



**RE**

**PORT**

HIM ROYAN RESIDENCE

### ساختمان مسکونی رویان

قرارگیری پروژه مسکونی تفریحی حیم در بستر و زمینه ای با پتانسیل های متنوع، عاملی شده است بر شکل گیری ایده ها و تفکر های خلاقانه در طراحی.

با توجه و مطالعه بر تاریخچه معماری اقلیم معتدل کشور، با معماری بسیار پایدار و هم راستا با طبیعت روبرو می شویم، معماری برون گرایی که سه عامل مردم، خانه و طبیعت از ارکان اصلی این نوع معماری به حساب می آیند، تعامل و ارتباطی که در این سه رکن اصلی یافت میشود بسیار پرتنگ و قابل ملاحظه است به طوری که مردم اقلیم شمالی کشور همواره در ارتباط با واحد های همسایگی خود و در تعامل با زمینه و طبیعت می باشند این تعامل و ارتباط بینابینی در بین خانه های قدیمی و طبیعت شمال هم بسیار مورد توجه است. سوال اصلی این است که، این پروژه چگونه می تواند تعاملات فرهنگی و اجتماعی را که در تاریخچه و معماری این اقلیم همواره در فضاهای ویلایی و خانه های برونگرایی گذشته یافت میشود در قالب یک برج به نسبت بزرگ مقیاس پیاده سازو ایجاد کرد؟ از طرفی به دلیل موقعیت و قرارگیری زمین، تأمین دید منظر شمالی- جنوبی برای واحد ها از دیگر چالش های اصلی این پروژه بوده است.



**INTRODUCTION**

SITE PLAN, DIAGRAM

**INTERIOR DESIGN**

PLANS

**EXTERIOR DESIGN**

EXTERIOR VIEWS

**INTERIOR DESIGN**

INTERIOR VIEWS

**SECTION**

A-A , B-B

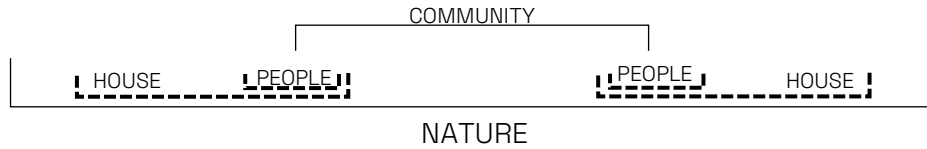
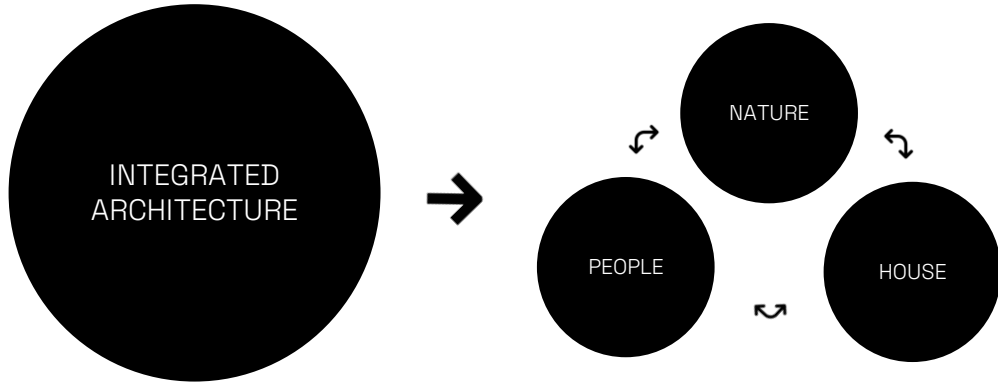
**AREA TABLE**

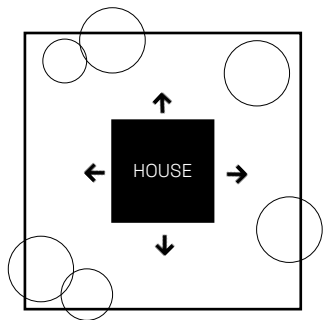
DIAGRAM

# INTRODUCTION

SITE PLAN, DIAGRAM



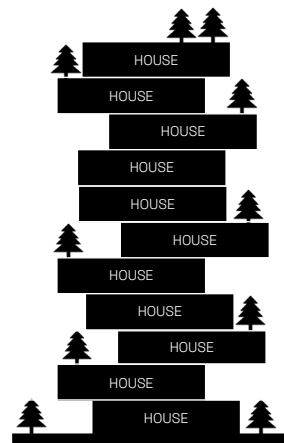




TRADITIONAL PLAN



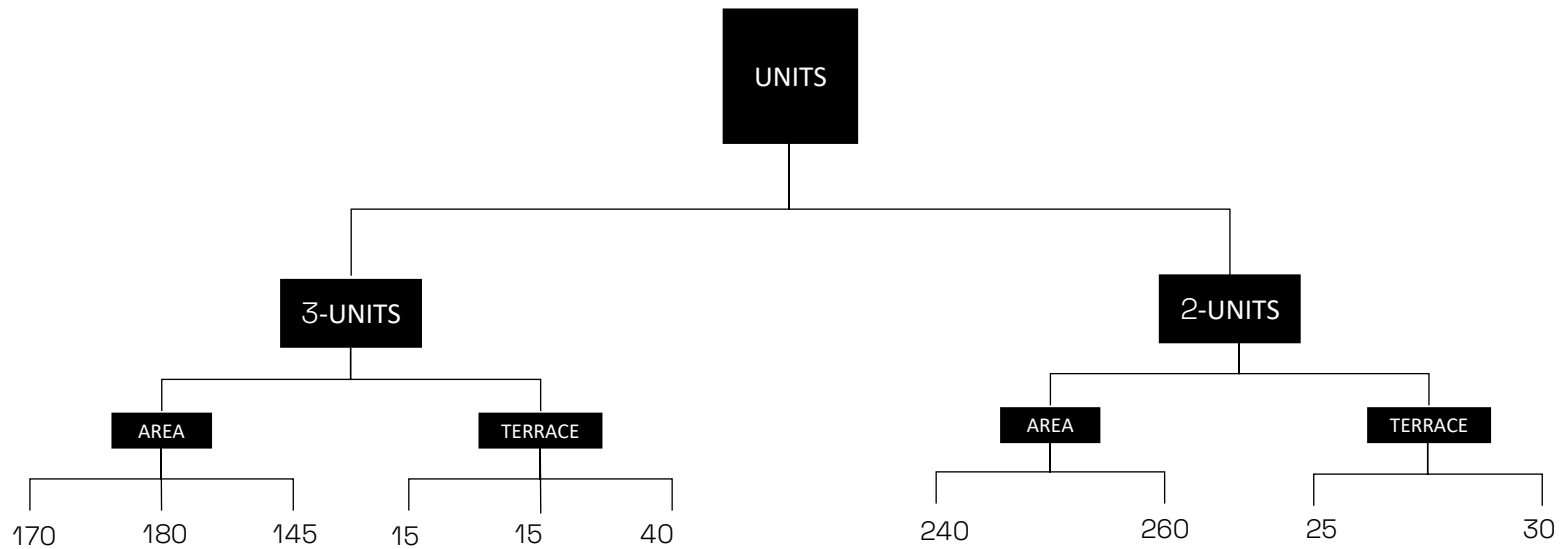
TRADITIONAL ELEVATION

FINAL  
GOAL

## AREA TABLE

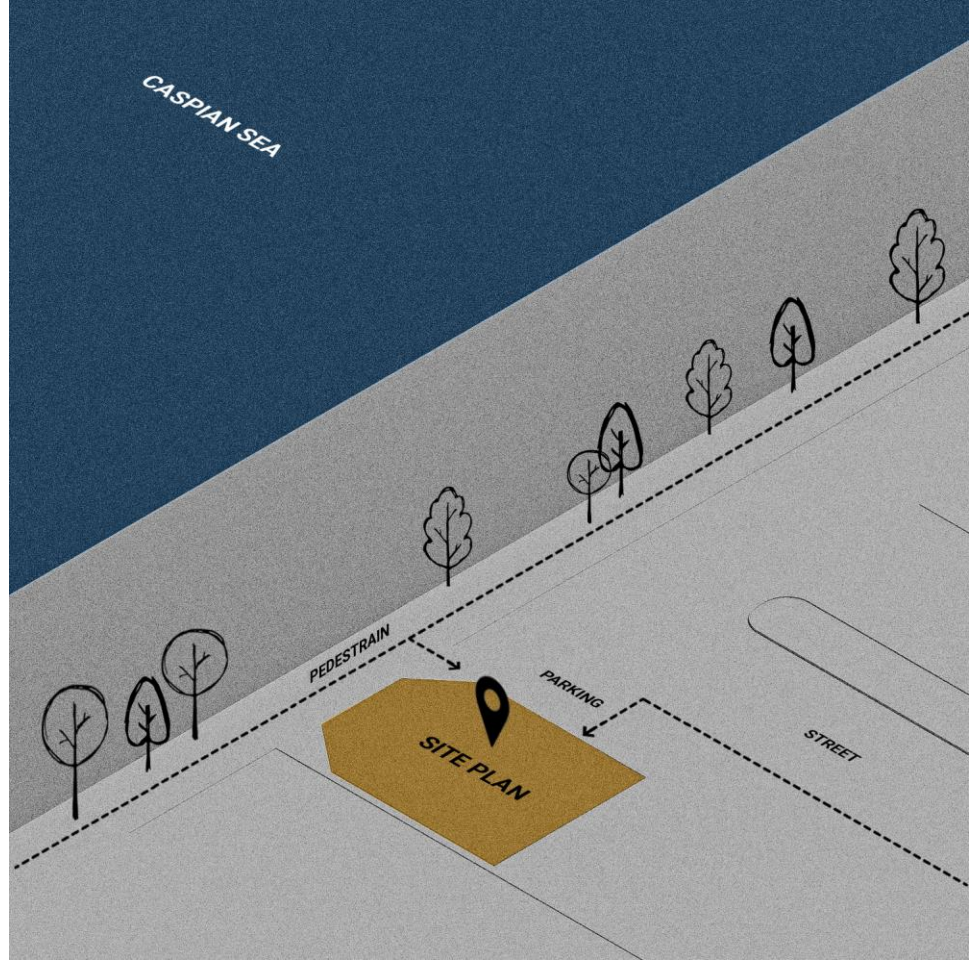


| مجموع مساحت قابل فروش مسکونی | مساحت مفید مسکونی | مساحت مشاعات | مجموع مساحت ترانس طبقه | تعداد پارکینگ | تعداد انبار | تعداد واحد در طبقه | طبقات           |
|------------------------------|-------------------|--------------|------------------------|---------------|-------------|--------------------|-----------------|
| <b>5417.3</b>                | <b>0</b>          | <b>31.1</b>  | <b>0</b>               | <b>14</b>     | <b>0</b>    | <b>0</b>           | <b>BASEMENT</b> |
|                              | <b>0</b>          | <b>132</b>   | <b>0</b>               | <b>9</b>      | <b>0</b>    | <b>0</b>           | <b>GF</b>       |
|                              | <b>0</b>          | <b>36.1</b>  | <b>0</b>               | <b>10</b>     | <b>0</b>    | <b>0</b>           | <b>MEZZ</b>     |
|                              | <b>510.5</b>      | <b>65.6</b>  | <b>72.2</b>            | <b>0</b>      | <b>3</b>    | <b>3</b>           | <b>1ST</b>      |
|                              | <b>490.7</b>      | <b>60.4</b>  | <b>78.2</b>            | <b>0</b>      | <b>3</b>    | <b>3</b>           | <b>2RD</b>      |
|                              | <b>490.7</b>      | <b>60.4</b>  | <b>77.8</b>            | <b>0</b>      | <b>3</b>    | <b>3</b>           | <b>3TH</b>      |
|                              | <b>490.7</b>      | <b>60.4</b>  | <b>78.2</b>            | <b>0</b>      | <b>3</b>    | <b>3</b>           | <b>4TH</b>      |
|                              | <b>490.7</b>      | <b>60.4</b>  | <b>77.8</b>            | <b>0</b>      | <b>3</b>    | <b>3</b>           | <b>5TH</b>      |
|                              | <b>490.7</b>      | <b>60.4</b>  | <b>78.2</b>            | <b>0</b>      | <b>3</b>    | <b>3</b>           | <b>6TH</b>      |
|                              | <b>490.7</b>      | <b>60.4</b>  | <b>77.8</b>            | <b>0</b>      | <b>3</b>    | <b>3</b>           | <b>7TH</b>      |
|                              | <b>490.7</b>      | <b>60.4</b>  | <b>78.2</b>            | <b>0</b>      | <b>3</b>    | <b>3</b>           | <b>8TH</b>      |
|                              | <b>490.3</b>      | <b>60.4</b>  | <b>77.8</b>            | <b>0</b>      | <b>2</b>    | <b>2</b>           | <b>9TH</b>      |
|                              | <b>491.3</b>      | <b>60.4</b>  | <b>78.2</b>            | <b>0</b>      | <b>2</b>    | <b>2</b>           | <b>10TH</b>     |
|                              | <b>490.3</b>      | <b>60.4</b>  | <b>77.8</b>            | <b>0</b>      | <b>2</b>    | <b>2</b>           | <b>11TH</b>     |
|                              | <b>0</b>          | <b>51.1</b>  | <b>0</b>               | <b>0</b>      | <b>0</b>    | <b>0</b>           | <b>ROOF</b>     |
| <b>5417.3</b>                | <b>919.9</b>      | <b>852.2</b> | <b>33</b>              | <b>30</b>     | <b>30</b>   | <b>TOTAL</b>       |                 |



# INTRODUCTION

SITE PLAN, DIAGRAM



CASPIAN SEA

EXTERA LEVEL

10

09

08

07

06

05

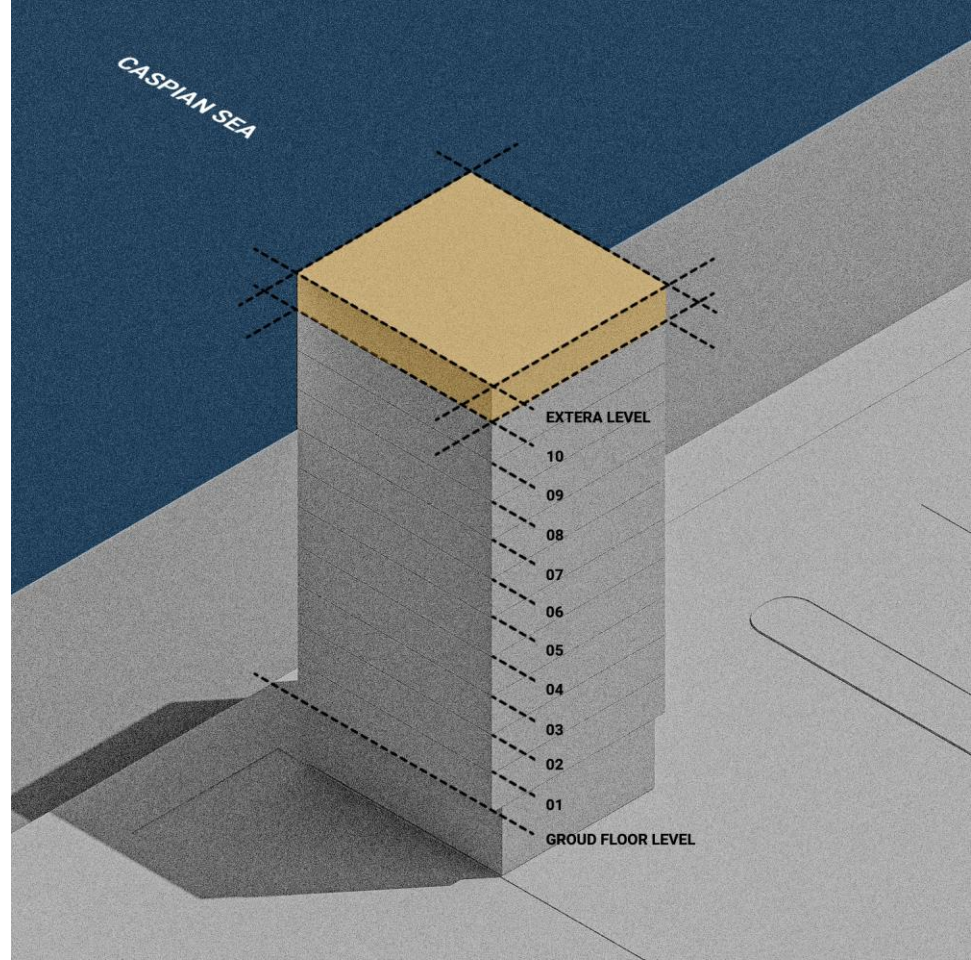
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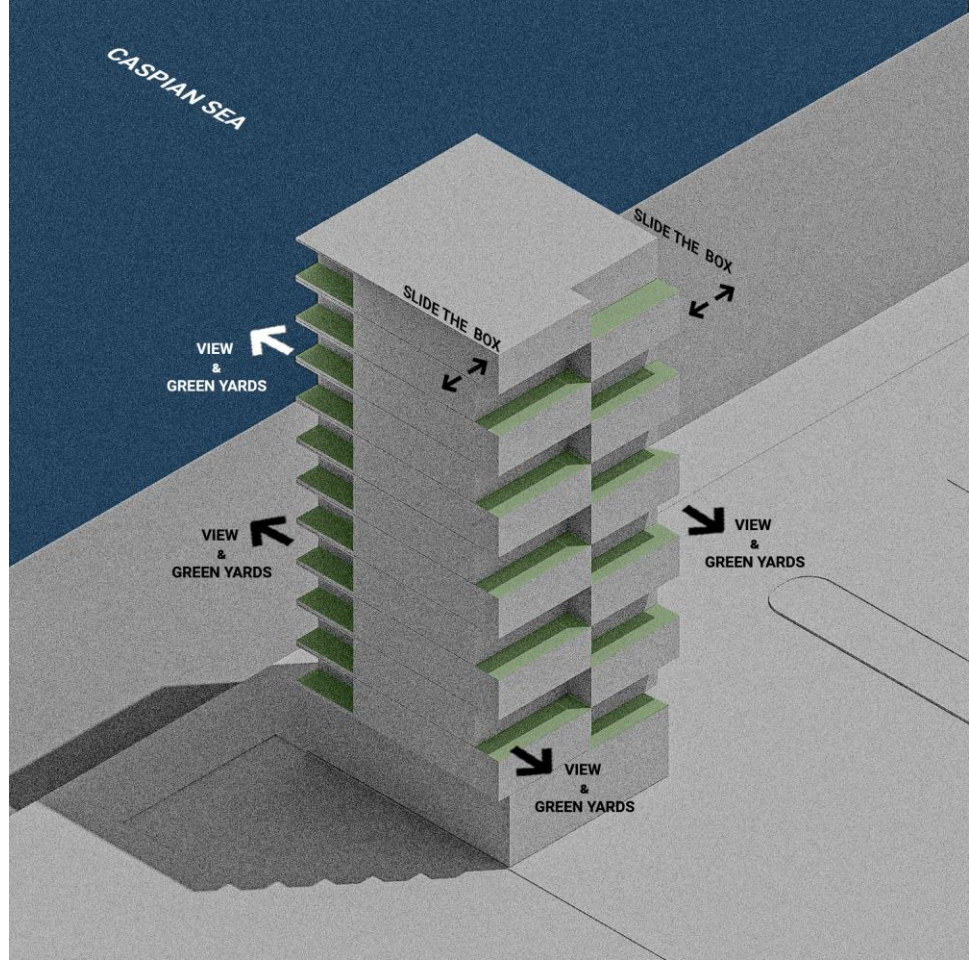
03

02

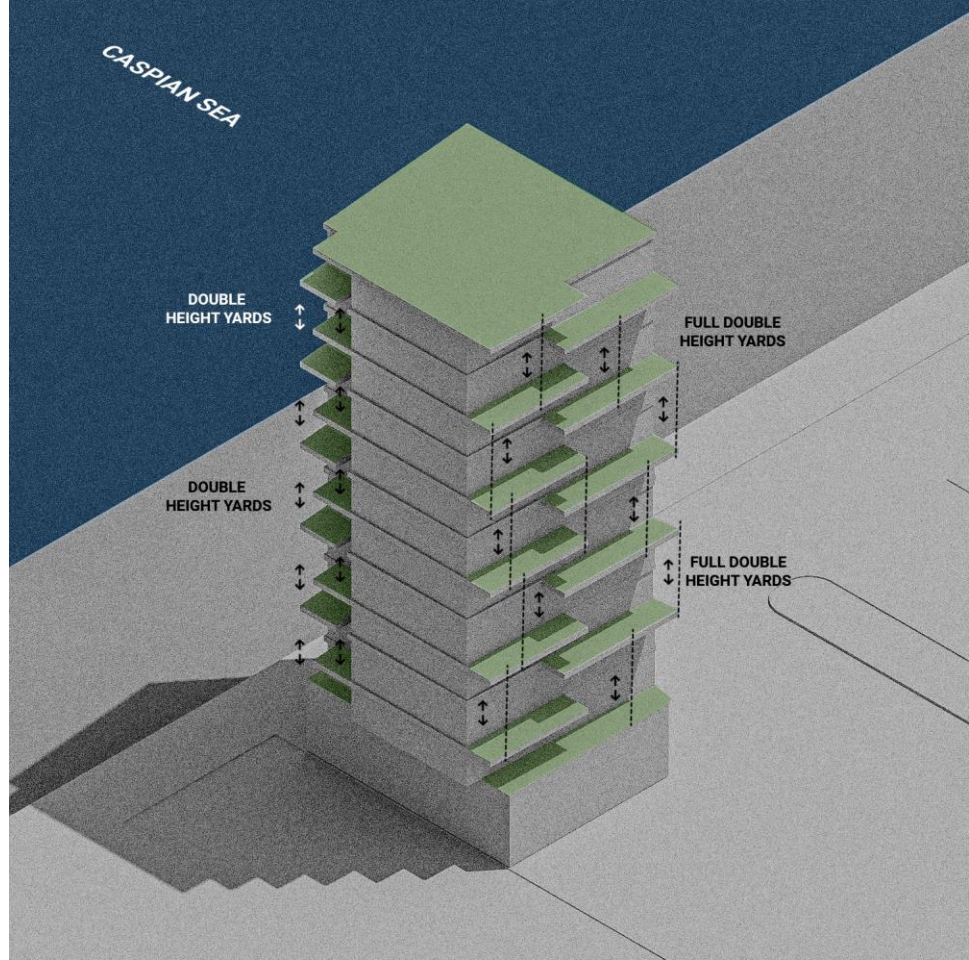
01

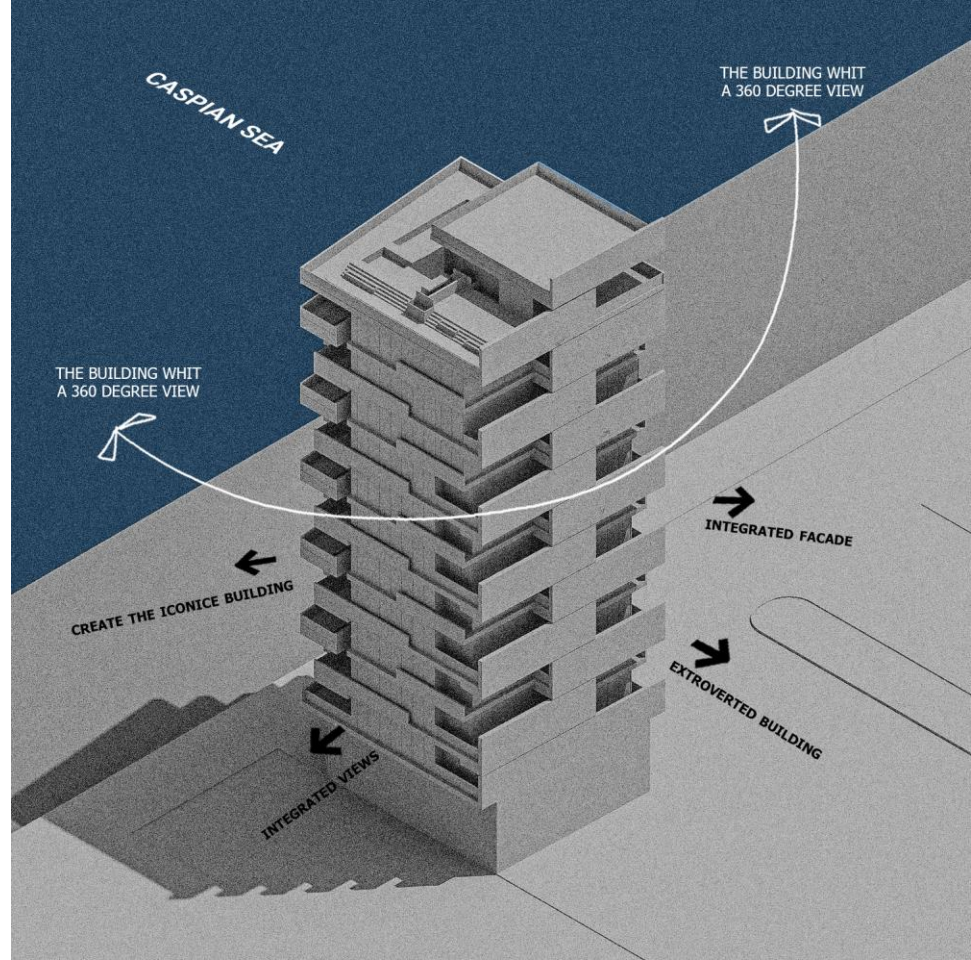
GROUND FLOOR LEVEL



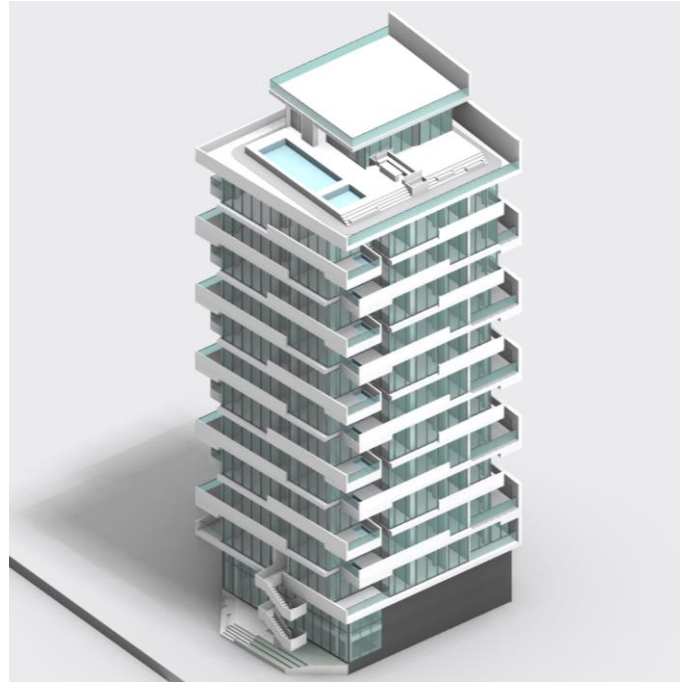








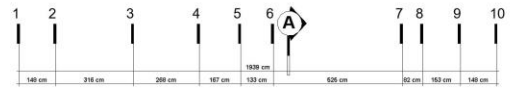




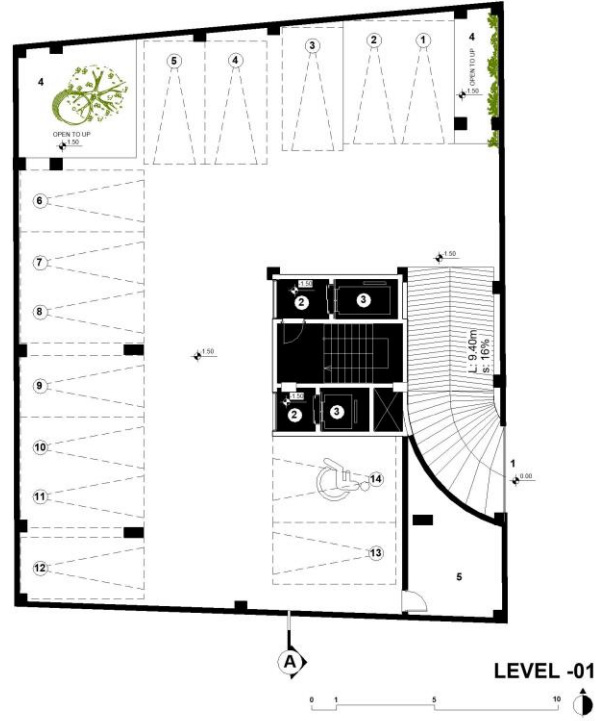
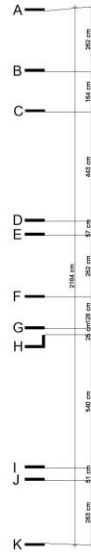
1. CREATE THE COMMUNITY
2. PEOPLE COMMUNITY
3. COMMUNITY BETWEEN NATURE AND HOUSE
4. KEEP THE VIEW FOR END USERS
5. TERRACE WITH JACUZZI
6. CREATE VOID IN LOBBY ADDING GREENARY
7. CREATE VOID IN PARKING ADDING GREENARY
8. FIRE PLACE - JACUZZI
9. TERRACE OR YARD THAT IS THE QUESTION??
10. BBQ – SITING AREA WITH GREEN PART
11. INFINITY POOL
12. DOUBLE HEIGHT TERRACE
13. ENTRANCE DEFINITION BY GREENYARD

# INTERIOR DESIGN

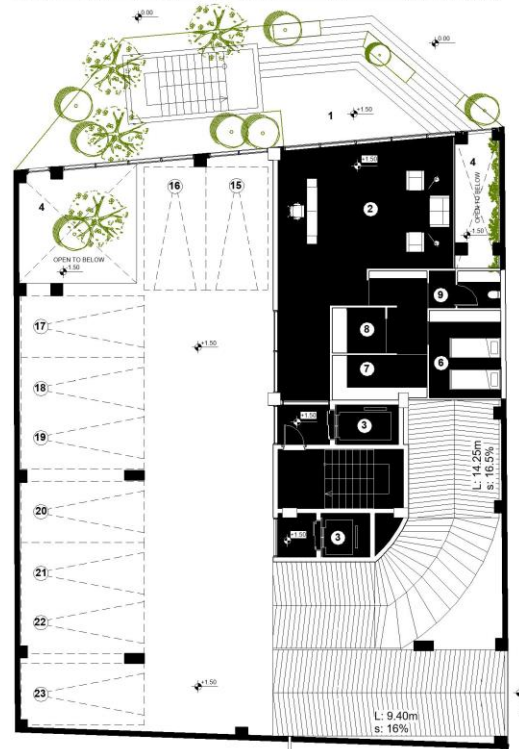
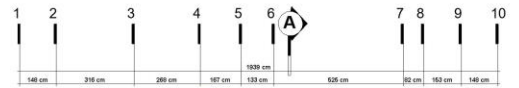
PLANS - FURNITURE



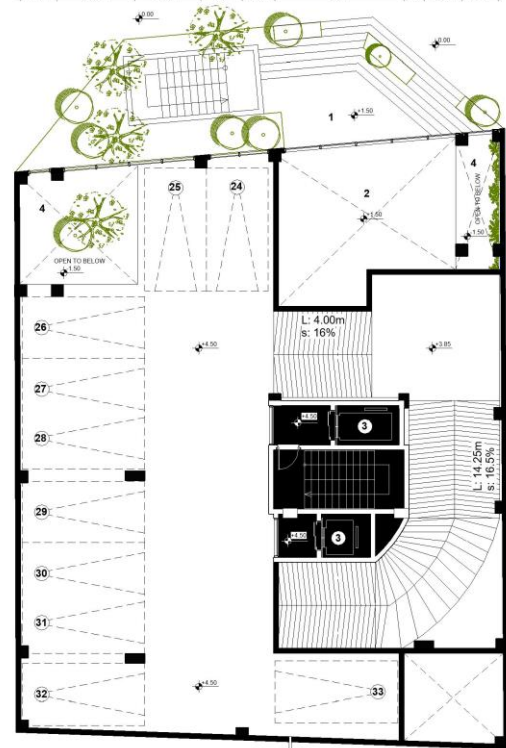
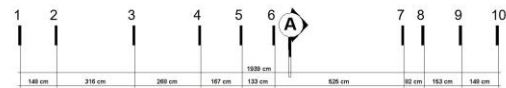
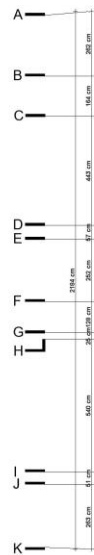
- 1 Car Entrance
- 2 Lobby
- 3 Elevator
- 4 Green Wall
- 5 Storage



- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Green Wall
- 5 Car Entrance
- 6 Rest room
- 7 Monitoring
- 8 Server room
- 9 WC



- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Green Wall

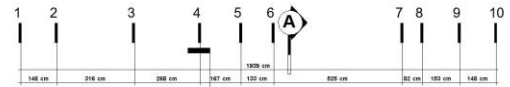


A

LEVEL M

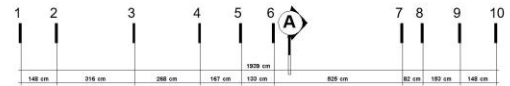


- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Living room
- 5 Master room
- 6 Walk in closet
- 7 Dining room
- 8 Kitchen
- 9 Back kitchen
- 10 Balcony
- 11 Jacuzzi
- 12 Storage
- 13 Laundry
- 14 Geemry
- 15 BBQ
- 16 Fireplace
- 17 WC

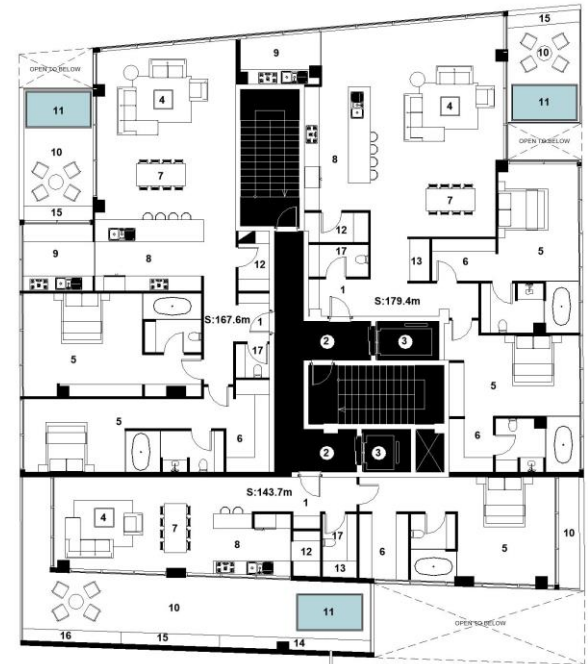
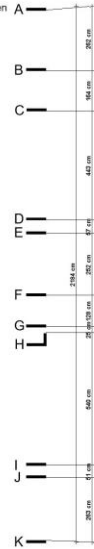


LEVEL 1



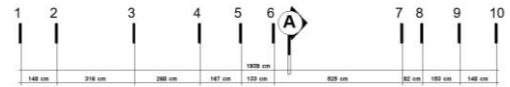


- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Living room
- 5 Master room
- 6 Walk in closet
- 7 Dining room
- 8 Kitchen
- 9 Back kitchen
- 10 Balcony
- 11 Jacuzzi
- 12 Storage
- 13 Laundry
- 14 Geemry
- 15 BBQ
- 16 Fireplace
- 17 WC

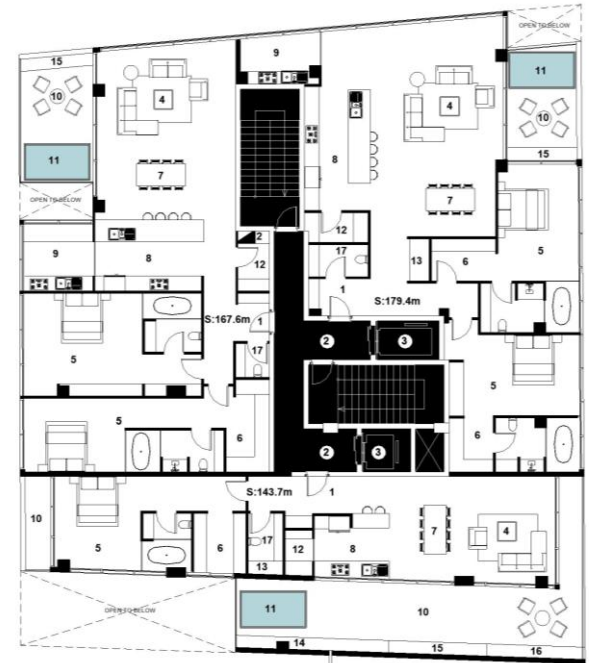
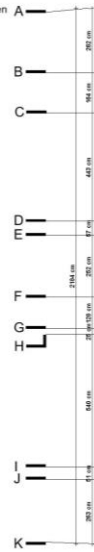


LEVEL 2,4,6,8





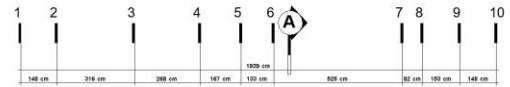
- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Living room
- 5 Master room
- 6 Walk in closet
- 7 Dining room
- 8 Kitchen
- 9 Back kitchen
- 10 Balcony
- 11 Jacuzzi
- 12 Storage
- 13 Laundry
- 14 Geemry
- 15 BBQ
- 16 Fireplace
- 17 WC



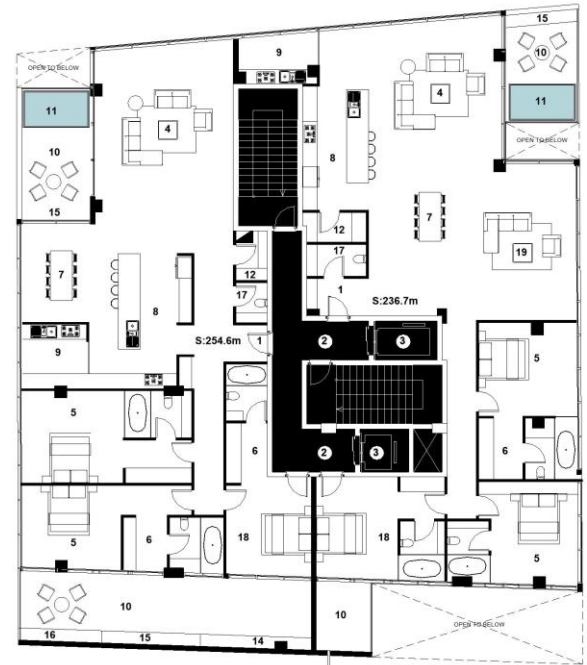
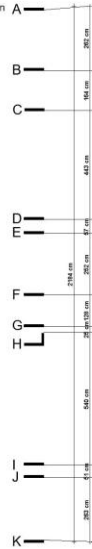
LEVEL 3,5,7





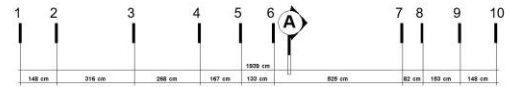


- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Living room
- 5 Master room
- 6 Walk in closet
- 7 Dining room
- 8 Kitchen
- 9 Back kitchen
- 10 Balcony
- 11 Jacuzzi
- 12 Storage
- 14 Geermy
- 15 BBQ
- 16 Fireplace
- 17 WC
- 18 Suite
- 19 Tv room

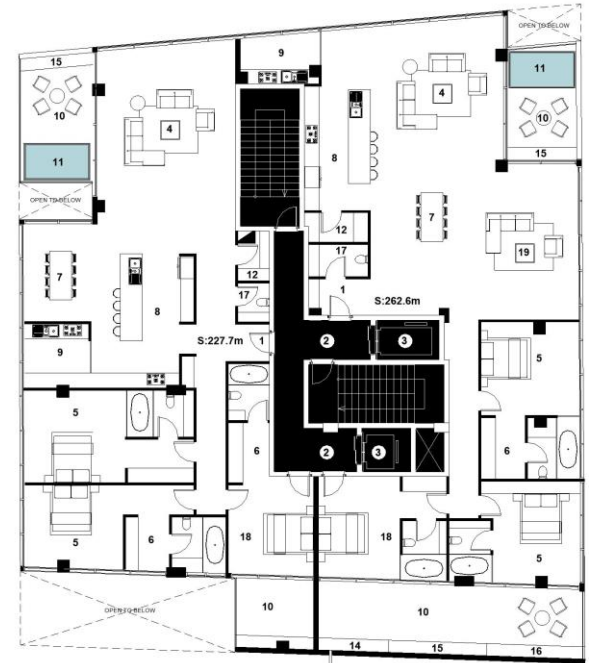


LEVEL 10



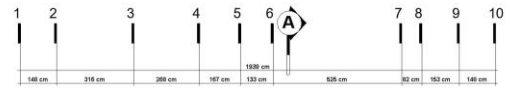


- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Living room
- 5 Master room
- 6 Walk in closet
- 7 Dining room
- 8 Kitchen
- 9 Back kitchen
- 10 Balcony
- 11 Jacuzzi
- 12 Storage
- 13 Laundry
- 14 Geomry
- 15 BBQ
- 16 Fireplace
- 17 WC
- 18 Suite
- 19 Tv room

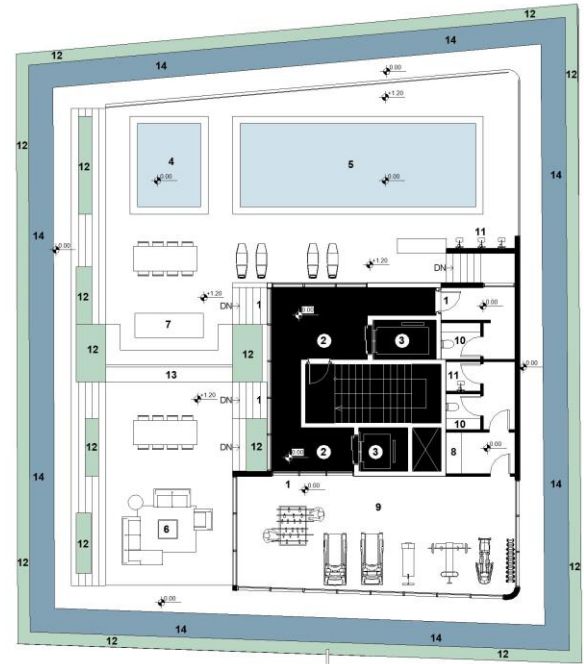


LEVEL 9,11





- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Jacuzzi
- 5 Pool
- 6 Sitting area
- 7 Fireplace
- 8 Locker room
- 9 GYM
- 10 WC
- 11 shower
- 12 Ceatmy
- 13 BBQ
- 14 Runnig road

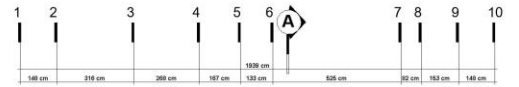


LEVEL RF

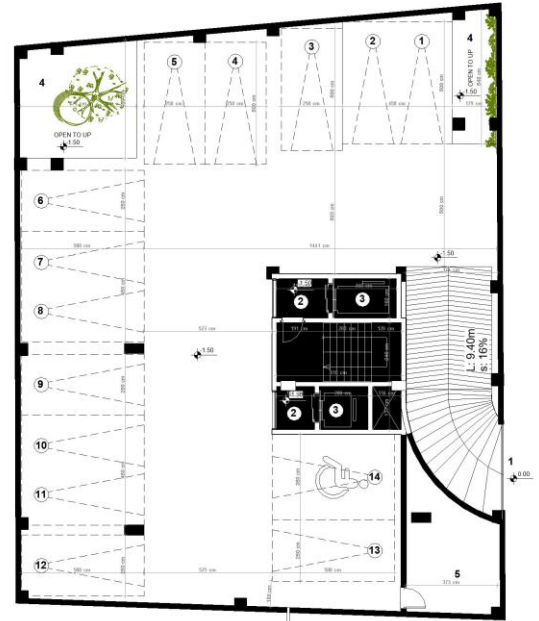
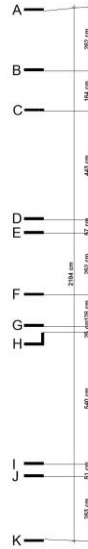


# INTERIOR DESIGN

PLANS - DIMENTION



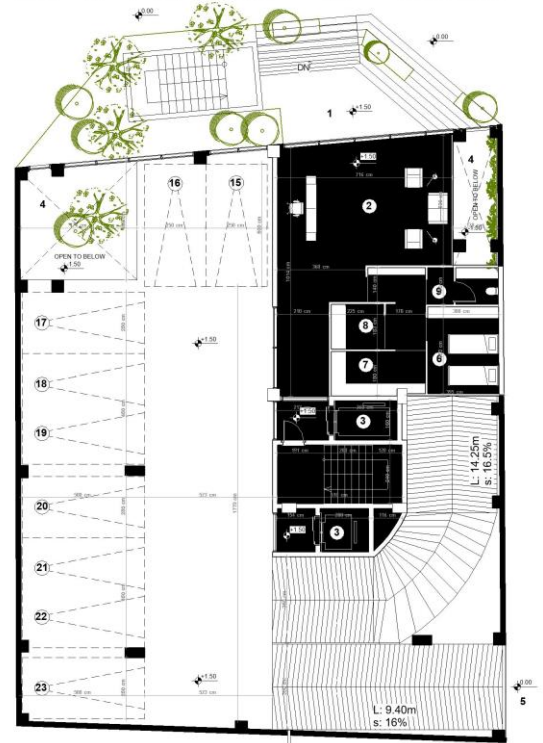
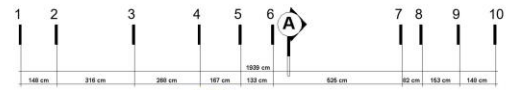
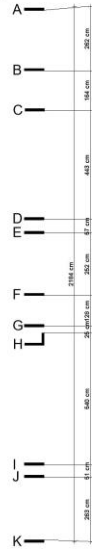
- 1 Car Entrance
- 2 Lobby
- 3 Elevator
- 4 Green Wall
- 5 Storage



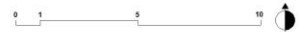
LEVEL -01



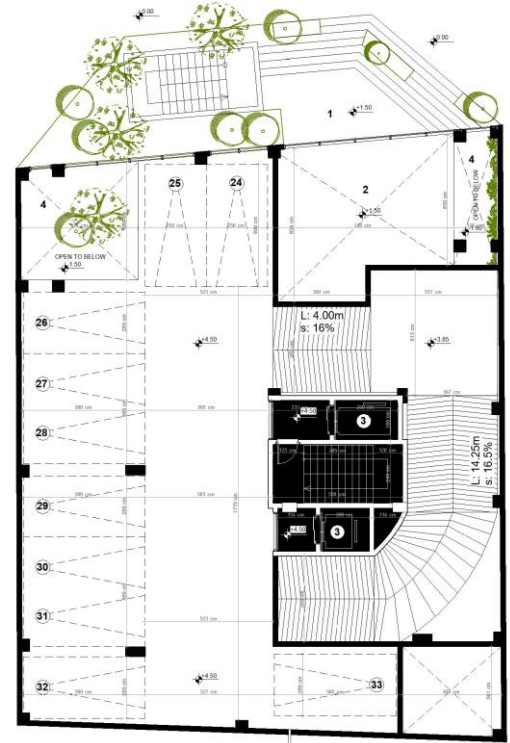
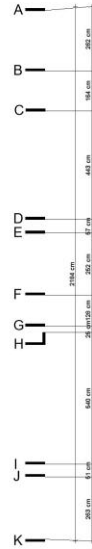
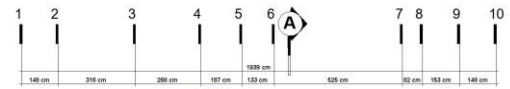
- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Green Wall
- 5 Car Entrance
- 6 Rest room
- 7 Monitoring
- 8 Server room
- 9 WC



LEVEL GN



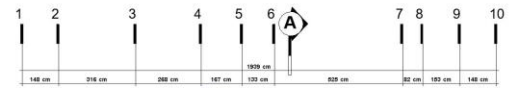
- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Green Wall



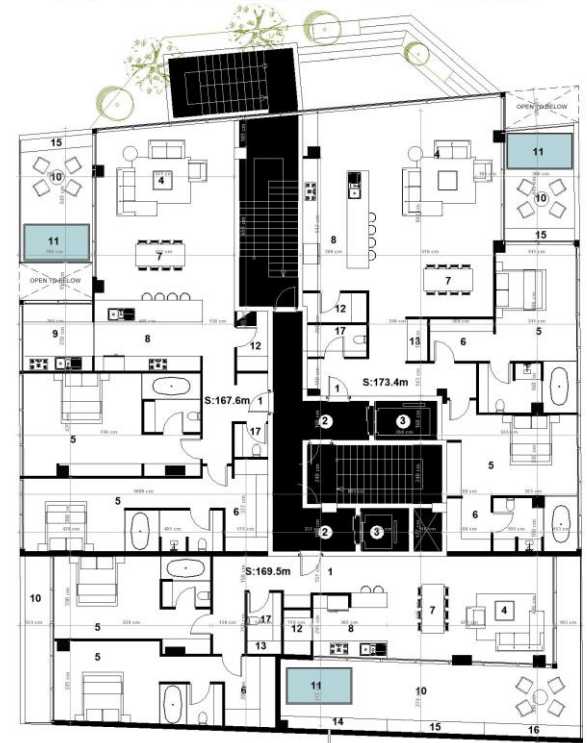
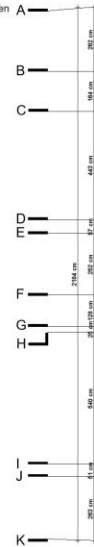
A

LEVEL M





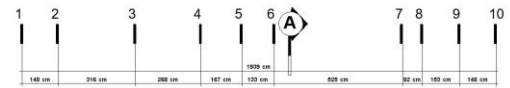
- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Living room
- 5 Master room
- 6 Walk in closet
- 7 Dining room
- 8 Kitchen
- 9 Back kitchen
- 10 Balcony
- 11 Jacuzzi
- 12 Storage
- 13 Laundry
- 14 Geomry
- 15 BBQ
- 16 Fireplace
- 17 WC



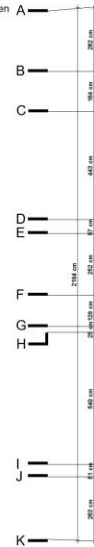
LEVEL 1





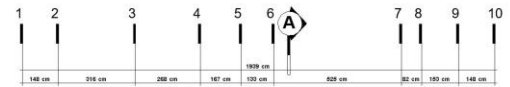


- 1 Entrance
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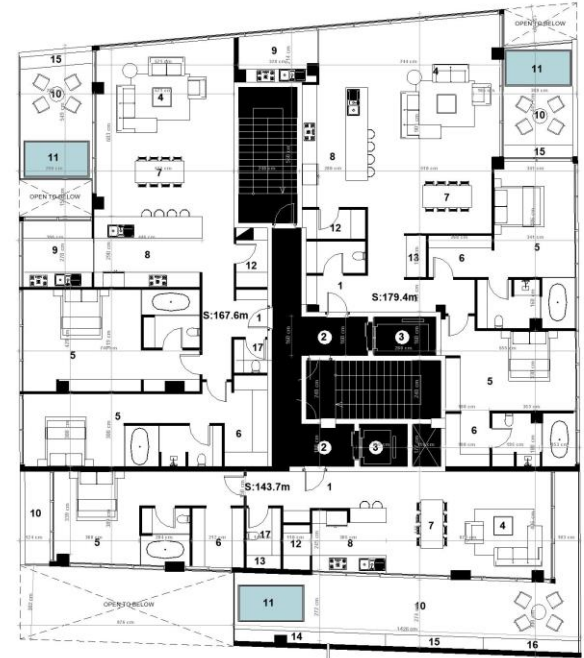
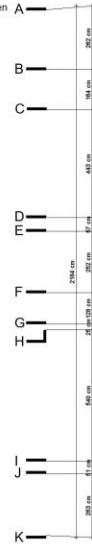


LEVEL 2,4,6,8



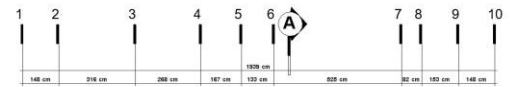


- 1 Entrance
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- 12 Storage
- 13 Laundry
- 14 Geamry
- 15 BBQ
- 16 Fireplace
- 17 WC

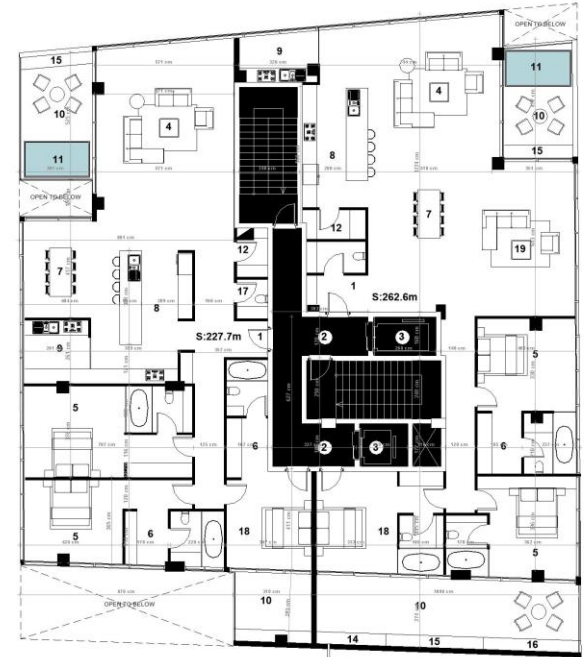
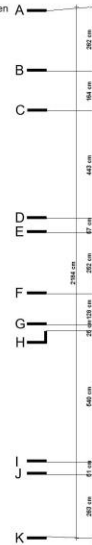


LEVEL 3,5,7



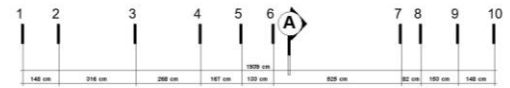


- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Living room
- 5 Master room
- 6 Walk in closet
- 7 Dining room
- 8 Kitchen
- 9 Back kitchen
- 10 Balcony
- 11 Jacuzzi
- 12 Storage
- 13 Laundry
- 14 Geemry
- 15 BBQ
- 16 Fireplace
- 17 WC
- 18 Suite
- 19 Tv room

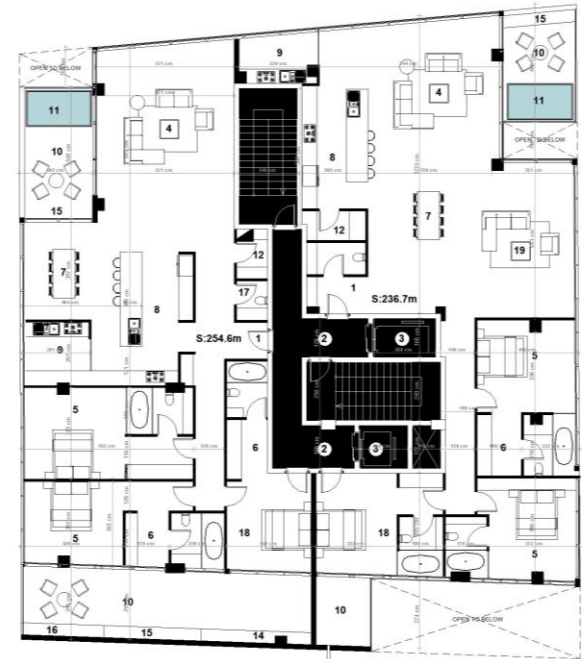
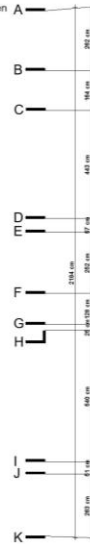


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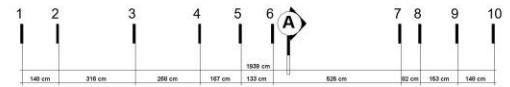


- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Living room
- 5 Master room
- 6 Walk in closet
- 7 Dining room
- 8 Kitchen
- 9 Back kitchen
- 10 Balcony
- 11 Jacuzzi
- 12 Storage
- 13 Laundry
- 14 Geemry
- 15 BBQ
- 16 Fireplace
- 17 WC
- 18 Sulle
- 19 Tv room

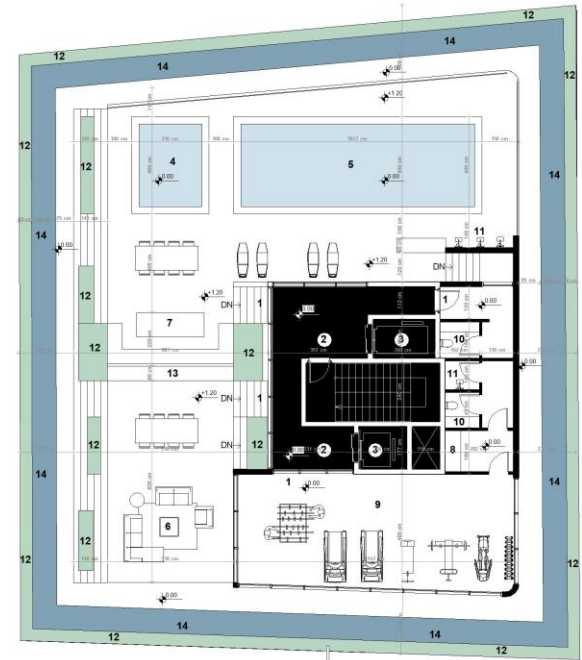
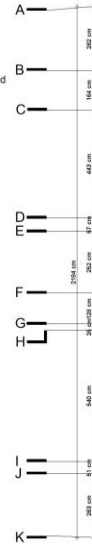


LEVEL 10

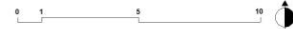




- 1 Entrance
- 2 Lobby
- 3 Elevator
- 4 Jacuzzi
- 5 Pool
- 6 Sitting area
- 7 Fireplace
- 8 Locker room
- 9 GYM
- 10 WC
- 11 shower
- 12 Geemry
- 13 BBQ
- 14 Runnig road

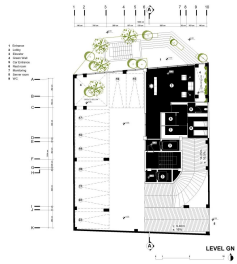


LEVEL RF



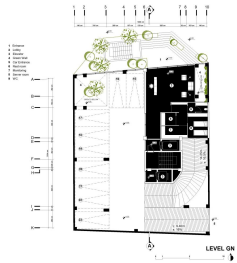
# EXTERIOR DESIGN

EXTERIOR VIEWS



HIM ROYAN RESIDENCE

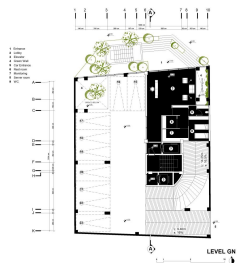




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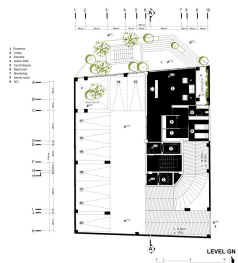






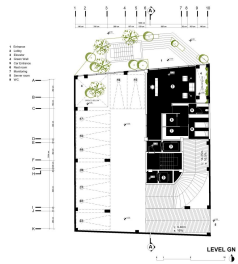
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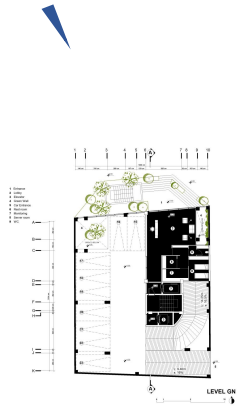
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HIM ROYAN RESIDENCE

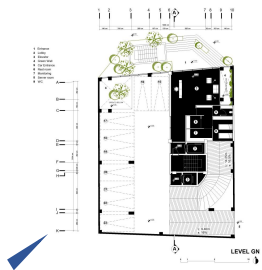




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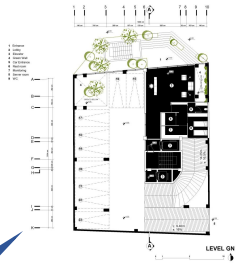






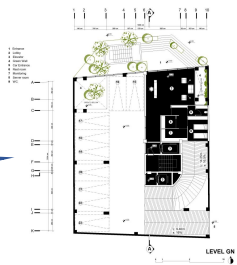
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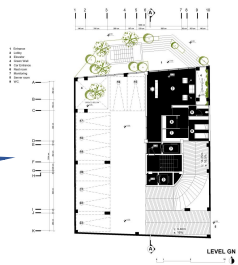




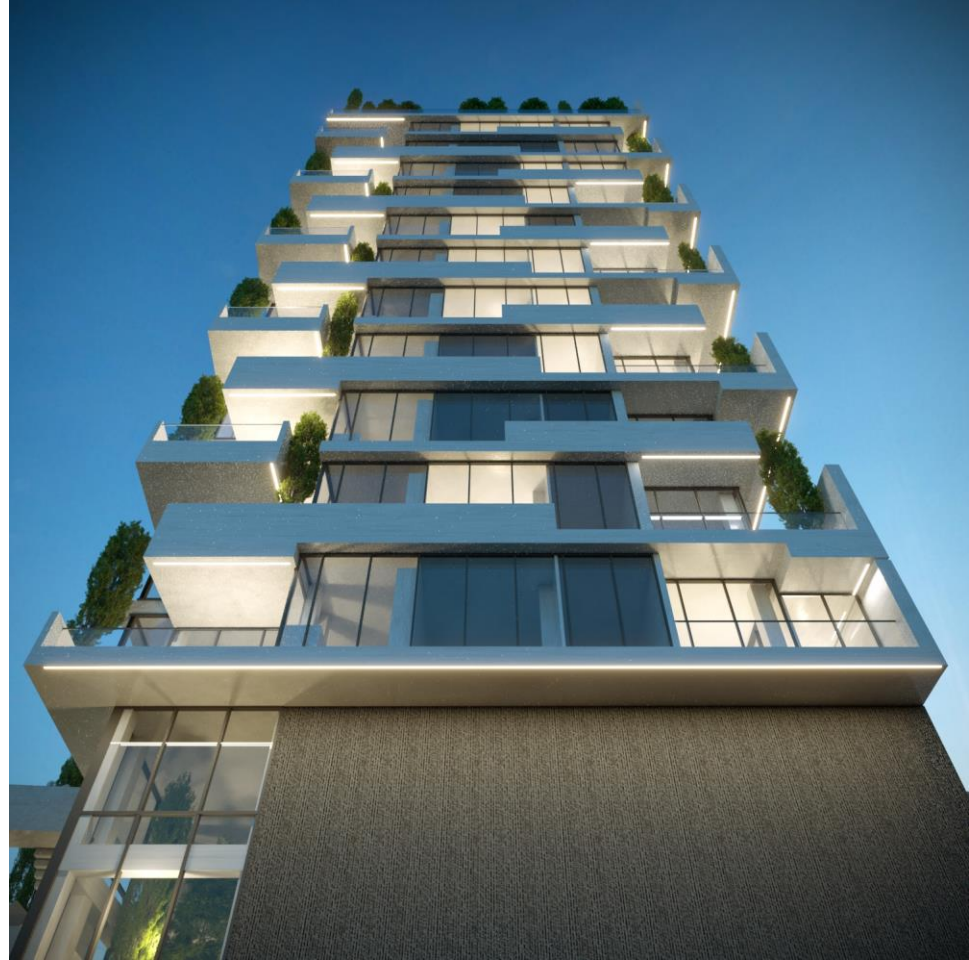
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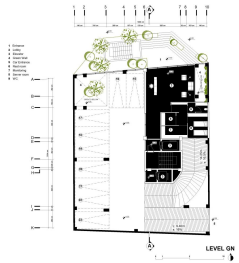




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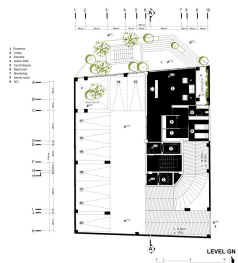






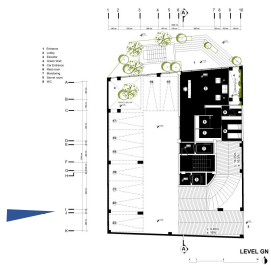
HIM ROYAN RESIDENCE





HIM ROYAN RESIDENCE





HIM ROYAN RESIDENCE



# INTERIOR DESIGN

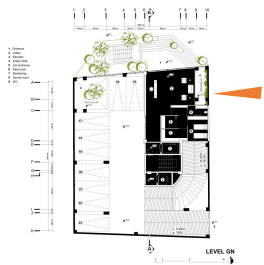
INTERIOR VIEWS





HIM ROYAN RESIDENCE





HIM ROYAN RESIDENCE





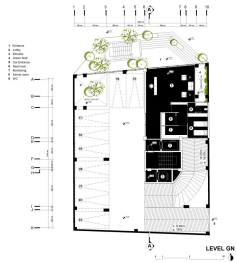
HIM ROYAN RESIDENCE



# EXTERIOR INTEREIOR DESIGN

MATERIALS





HIM ROYAN RESIDENCE

WHITE CEMENT

DARK GRANITE





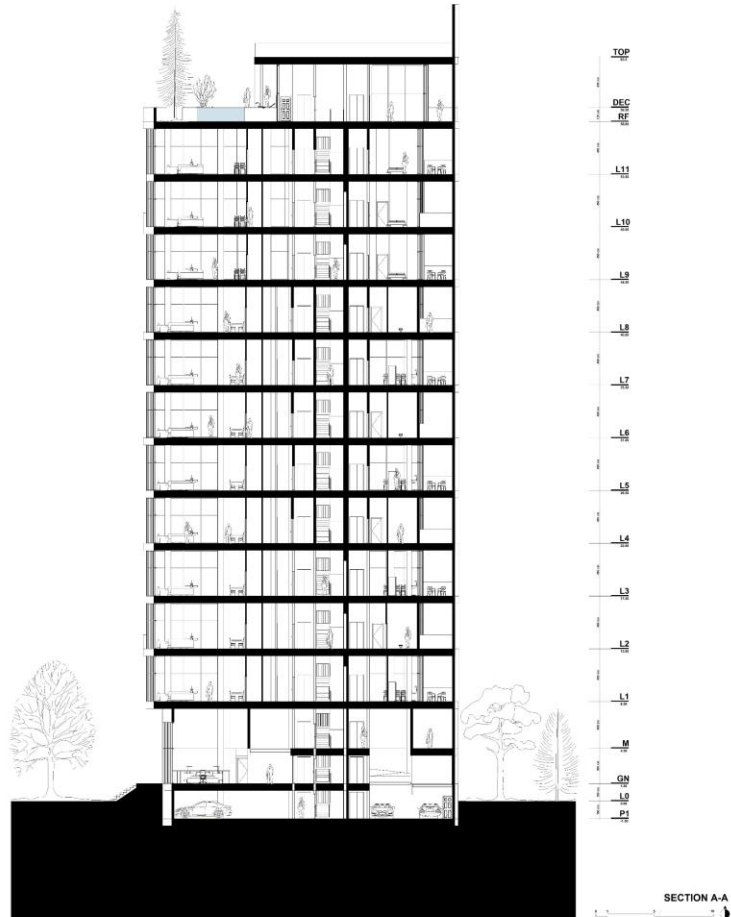
HIM ROYAN RESIDENCE

- STEEL
- GREEN WALL
- EXPOSE CONCRETE
- EXTREM LINEL GRANITE
- AZNA STONE



# SECTION DESIGN

A-A



**THANK YOU FOR ATTENTION.**