# POR TFO LI 0

### **SEPEHR YASINI**

Architect



### 2023

# THE ART OF ARCHITECTURE

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### Nonresidential

Specialized Children's Clinic / Razi Bazaar / Beheshti Faculty of Statistics / Vita Main Entrance Gate of Beheshti University of Tehran / Baam Restaurant



**6** Interior

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First project / Second project / Third project / Fourth project

### Facade Designing

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**Concept** Babol Park Resident / Dashtesar / Royal Park



Villa Ghobakhlou / khosroshahi Apartment / Nehzat Apartment



### **SEPEHR YASINI**

Architect & Project Manager

www.sepehryasini.com in sepehryasini.linkedin Sepehryasini.ar@gmail.com **C** +61 411 943994

☑ sy.archfirm 

#### **ABOUT ME**

I was raised in a family who all worked in the construction industry. My father was one of the most prominent builders in this field in Mazandaran province. Consequently, I developed an interest in the construction industry as a child. While growing up I realized there was no proper field for me except Architecture because of the desire for innovation. I have the ability to analyze situations and make logical decisions under tension. I am an extrovert with excellent team-work skills Moreover capable of managing a crew. Not only I'm a good listener, but also i can figure out people's requirements and analyze their needs. I'm eager to learn and take on new experiences. This professional background enabled self-confidence allowing strong connections as well as public relations with others and taught me to be responsible for my decisions. Accordingly, the mentioned induced passion for my life-time career while striving and satisfaction come hand in hand.

#### **EDUCATION**

- 2016 Graduated with a Master of Architectural Engineering of Architecture and Urban Planning Faculty of Shahid Beheshti University of Tehran (Tehran, Tehran) (www.sbu.ac.ir) Graduated with GPA of 18.5
- 2013 Graduated with a Bachelor of Architectural Engineering at Art and Design Faculty of University of Mazandaran (Babolsar, Mazandaran) (www.umz.ac.ir)
  - Top Ranked in the class between 2009 2013 with GPA of 17.18
  - Invited to study at Shahid Beheshti University of Tehran (number 2 in Iran in Architecture) in 2 fields simultaneously (Architecture & Project Management) as a exceptional student without even taking the national entrance examination which is necessary to be accepted in master.
- 2009 Graduated from Shahid Beheshti High School (the national organization for development of exceptional talents) (Sari, Mazandaran) Graduated with a GPA of 17.81

#### SKILLS

Excellent communication skills / team-work ability / Photography / Sketching / Making and building maquette / Great knowledge in structure, mechanical and electrical systems

#### **INTERESTS & HOBBIES**

Movies / Cooking / Video Games / Painting / Playing the piano / Running / Making handcrafts / Singing

#### **EXPERIENCE**

2019-Present	Established my own office (Sepehr Yasini Architectural Started designing residential and non-residential proje project, interior, facade designing and sketching reno projects as and on my own.
2023-Present	<b>Consultant at Ariyo Beton Negin Mazan</b> Consulted to invest on profitable, suitable and up to da
2021 - 2022	<b>Project manager at Farous Sazeh Shomal</b> Managed medium scale projects, coordinated enginee ed standrards, qualities and the timing process. I also the quality simultaneously.
2018 - 2019	Project manager and lead Architect at Coup Telar Saze Managed medium scale projects, formed relationships and contractors. Worked in residential and non-reside quality, cost and timetable.
2 <b>015 - 2018</b> (2017 - 2018) (2015 - 2017)	Senior and lead Architect at Sarmaye Gozari Maskan Co Chief designer in charge of the architecture department with the main office, other engineers and clients Focused on residential and non-residential large scale
2011 - 2015	Worked as a junior architect at Ara System ( Tehran, Te
(2013 - 2015)	Supervised and checked projects, designed middle-size
(2011 - 2013)	Teleworked as a middle-sized project developer and co with lead architects
2009 - 2011	<b>Completed the apprenticeship in (Babolsar, Mazandara</b> Worked as a presentational-renders creator of projec affordable materials and techniques for the constructi





#### Firm (SYarchfirm))

ects in all sizes, such as designing the whole ovation plans. Started building middle-sized

ated projects

ers and contractors and also supervised and inspected therelat suggested some methods to reduce the expenses and increase

s and coordinated design decisions with consultants, engineers ential projects as a supervisor and project manager to check the

#### ompany www.maskanco.ir

while working closely with the interior office also communicated

- projects
- ehran)
- ed projects

oordinator between structural, mechanical, electricalengineers

#### an)

ts, draughtsman, small project developer and investigated new ion industry



## **RESIDENTIAL** Projects

#### Location

THE

**WINNER OF** 





Projects

#### PLANS OF BLOCK A





Views

#### RESIDENTIAL

Projects









### **VILA BAVAN**

The project is located in **Sari** (the north of Iran) A client wanted to have a villa which has full of light for daily living on 130 sq meter land. He also wanted to have 2 car parking and also an internal elevator. The most important point about this project was it's land size which was rather small according to their needs. But this project has been designed progressively by my team using disadvantages to our favor.

#### DISADVANTAGES

- Low privacy level
- Limited and small land area
- Annoying view from neighbor
- The land was located in the southern side of the street
- Numerous client's needs









### **PHYSICAL PROGRAM**

### **PLANS**



### SECTIONS



SECTION A-A

SECTION B-B

#### SECTION C-C

(C)



RESIDENTIAL Projects



RESIDENTIAL Projects

## VILA NAZARGAH

This project is located in **Khanabbasi** ( a village in the North of Iran ) It needed paying attention to the view and maximizing light absorbent surfaces. A Jacuzzi, open terrace, two-sided pitched roof with a skylight being added to the project.

#### **CLIENT'S DEMANDS**

- Must not exceed more than 40 sq meters
- Must have a great view of the jungle
- Have a cozy place inside
- Adding spaces:Sitting room-kitchen-Library Master bedroom-Bath-Chimney-Terrace
- Use natural materials for the facade











SECTION A-A







#### First Floor( Furniture)



#### SOUTHERN ELEVATION

S.

## DIAGRAM OF SITE PLAN



# Intense Wind & Rain +10.20 Wind Direction View Of The Jungle WES. +0.00 Neighborhood $\mathbf{O}$ View of the city

#### LIMITS

- 40 sq meters
- Sloped land
- Using pitched roof
- Needing many zones in a small area





### **RAASTAAN APARTMENT**

This project is located On a 800 sq meter land 20 m width and 40m length which has the 20 meter width facing the street.

#### **Client's Requests**

- Divide project into 2 blocks with mutual parking
- 2 staircases and 2 elevators
- 2 large lobbies
- Solving 24 parking spaces on the ground floor
- Apartments must be 150 sq meter and 100 sq meters no more nor less

#### Considered Points In The Design

- sunlight direction
- shadows on the building
- using setbacks in order to highlight shadows
- paying attention to residential zones







### DESIGN **PROCESS**



#### TO RESPOND TO SUNLIGHT DIRECTION AND MAKE SHADOWS PATTERNS ON THE BUILDING AT **DIFFERENT TIMES OF THE DAY**





### FACADE Layout

# 



### FACADE PLANS



Using Special Patterns To Respond The Sunlight Direction and making better shadows



Divide the project into 2 blocks with 2 separated staircases and elevators





**RESIDENTIAL** Projects





In each block, there are two 3-bedroom units which are 150 & 120 sq meter

### **DIMA APARTMENT**

The structure of this project was constructed but the owner decided to redesign the whole project.

#### Needs

- An eye catching facade
- Functional architectural plan
- Paying attention to mechanical systems

#### Limits

- The structure had been built
- 10 m land width
- 40 m projects height
- Bad proportion between height and width
- The final level had stepped forward about 3 m
- Annoying view of the side neighbors
- The city council's regulations











#### APPROACHES

- Using Large Windows To Absorb More Sunlight
- Designing 12 Levels ( 2 Units on Each Level Till 8th Floor 2 Penthouses On The Final 4 Level )
- Providing 18 Parking spaces on 2 Levels Just In 300 Square Meters Land Area With 10 Meters Width



Projects

#### APPROACHES

- Designing 140 Sq Meters And 120 Sq Meters Units on Each Level

- Defining Private Semi-private And Public Zones on Each Unit









ELIMINATION THE DISTURBING VIEW TO THE PROJECT

#### **APPROACHES**

- Eliminate Disturbing Views To The Project
- Dividing The Project Horizontally
- Solving The Final Level Step-forwarding
- Adding Double Height And Green Zones To Improve The Project's Atmosphere
- Adding Sunshades To Decrease The Risk Of Getting Moisturized By Rain



#### RESIDENTIAL Projects

### **NARROW APARTMENT**

The client asked to design a one-unit building on the land which was 125 sq meter with 5 meter width

Because of the lack of light absorbing surfaces an atrium has been used in the middle of the building to penetrate light to the heart of the building and also double and triple height spaces have been applied to enlarge inner spaces and make them seem larger than they really are. Stairs and bridges have been located in the atrium to increase the functional spaces and divided the whole apartment by privacy.

#### **Clients Requirements**

- Pool
- 2 car park
- 3 bed rooms
- Sitting room
- Living room
- Dining room
- Laundry
- Inner elevation
- Kitchen
- Roof garden







### PLANS AND SECTIONS









#### Forth & Roofgarden Floor Plan



46.Skylight 47.Roof 48.Elevator Engine





Zone Divisions

Double Or Tripple Spaces



- Using double-height and triple-height zones to enlarge living room and sitting room and pool area
- Dividing the project in to 4 horizental zones Private,
- Using winds to cool down the area by adding large windows in each northern and southern sides
- Using a double-height window and a sky-light window to increase the volume of sunlight absorbent area





#### Wind Circulation

## VILLA EYVANKHANEH

The project is located on a high and slopped area one of the points that needs special attention to the instability of land slide, on the other hand the client needed to have convertible traces on all levels and also huge openings but the whole project must not exceed 250 sq meter in total..





### CLICK HERE

To watch design process motion graphic

https://youtu.be/Ng3i3dcGte0



#### Limits

- Villa must be maximum 250 sq meter
- Disturbing view to water storage
- Great view of the city,But in the same course as the rainfall direction
- Annoying views of neighbors













### DIAGRAMS





WEST ELEVATION















Solid Model

### **VILLA DARYASAR**

This project had 113 sqm land with 7.5 m width and15m length the client wanted a private house with all spaces ,anormal house would have.

#### The client's demands

2 Parking spaces / Lobby / Outdoor Pool 3 Bedrooms / Sitting Room / Living Room Dining Room / Kitchen / Roof Garden Convertible Pergola

#### Limits

- The land size ( 13 sqm )
- 7.5 m width
- Adding the client's request to the project
- Having no side to absorb natural light





### **DIAGRAMS**



#### SOLUTIONS

- Divide the project into 3 zones vertically
- Using atrium to penetrate light into the center of the project
- Adding indoor patio to boost the volume of light
- Adding suspended stairs in the atrium to use sunlight and shadows to improve the sense of peace and tranquility.



Adding Patio And Indoor Patio To penetrate Light Into The Heart Of The Project

Adding Folded-Windows To Make The Pergola Convertible

Adding Convertible Sun Shades To Make The Pergula Useful In Different Weathers



of the Day

Materials



### SECTIONS



+12.20

+6.20

+9.30

+3.10

+0.00





Main Elevation

Section D-D

Section B-B

#### **RESIDENTIAL** Projects



#### **PHYSICAL PROGRAM**

#### Public zone (ground floor)

- a. Pool
- b. Gym
- c. Lobby
- d. Parking

#### Semipublic zone (first floor)

- a. TV room
- b. Living room
- c. Dining room
- d. Kitchen

#### Private zone ( second floor )

a. Rooms b. Private TV room

Roof Garden

### **VILLA TELAR**

This project has been located in a vast orange orchard which had farming fish pool inside it. The pool was based on the ground and came out about 2.5 m and also it was about 25m long and 7m width.There were 3 walnut trees beside that pool. The client wanted to build a villa beside the pool and those walnut trees to have a great view of the garden.



#### Client's demands

- 5 bedrooms
- a. 1 for guests on the ground floor b. 4 bedrooms on the first floor plan
- Play area, private and public sitting room,kitchen,large terraces,living room dining room, pool, saunas
- Attaching the pool to the building





### **SECTION-DIAGRAM**



![](_page_30_Figure_2.jpeg)

![](_page_30_Picture_3.jpeg)

## **PLANS**

![](_page_31_Picture_1.jpeg)

Ground-Floor Plan

1.Game room 2.Sitting room 3.Dining room 4.Parking 5.Porch 6.Sunken Courtyard 7.Kitchen 8.Pool 9.Jacuzzi 10.Engine 11.Dry Sauna 12.Steam Sauna 13.Outer access to the pool 14.Guest room 15.Back door 16.Entrance 17.Closet & bathroom 18.Inner garden & stair 19.TV room 20.Chimney & Bar

![](_page_31_Picture_4.jpeg)

21.Playing area 22.Shower 23.Private outdoor sitting area 24.TV room 25.Void 26.Parent's room 27.bedrooms 28.Laundry 29.Balcony 30.Balcony

First-Floor Plan

![](_page_31_Picture_18.jpeg)

#### **APPROACHES**

- Round the whole building around the walnut tree and the pool
- Divided the whole building into private, semiprivate and public zones
- Creating a central yard beside centralizing the walnut tree
- Adding a private terrace
- Adding a second back door to improve the function of the private area - Using an inner garden and a void as divider object
- Adding an external access to the pool beside the internal access
- Leveling the first floor to the pool's level

#### **PHYSICAL PROGRAM**

#### Public & Semipublic zone (ground floor)

- a. Sitting room
- b. Dining room
- c. Kitchen
- d. Parking
- e. TV room
- f. Terrace
- g. Dry and Steam sauna
- h. Engine
- i. Inner patio
- j. A guest room

#### Private zone (first floor)

- a. Parent's room
- b. Bedrooms
- c. Private TV room
- d. Void
- e. Private terrace
- f. Pool
- g. Roof garden

### **VILLA ARAMESH**

The project has been designed in a 126 sqm land with 8.5 meter width and 15 m length in a touristic city called Farahabad in Iran. The client wanted to sell the villa immediatly after he can after being constructed, so it needed to have 2 parking spaces, a great sitting room with abundant of natural light, 3 bedrooms and a private terrace but all in a small villa. This made the designing challenging.

![](_page_32_Picture_2.jpeg)

#### Limits

- The width of the land
- A great deal of different spaces in the villa
- Needing 2 parking spaces lots beside each other
- 3 bedrooms
- A private terrace

![](_page_32_Picture_9.jpeg)

![](_page_32_Picture_10.jpeg)

![](_page_32_Picture_11.jpeg)

![](_page_33_Figure_0.jpeg)

### DIAGRAMS

![](_page_33_Figure_2.jpeg)

![](_page_33_Figure_3.jpeg)

**RESIDENTIAL** Projects

### **PLANS**

![](_page_34_Figure_1.jpeg)

### **SECTION-DIAGRAMS**

![](_page_34_Figure_3.jpeg)

RESIDENTIAL Projects

In order to respond to the demands the design needed 2 parking spaces beside each other, but after locating parking spaces the remaining width was used for the main entrance zone. To penetrate light into the project, one of those two parking spaces has been designed roofless. On the other hand, the pool had to be alocated beside the sitting room. The client wanted to have a private terrace which has been located on the first floor separated with a divider wall from side neighbor. The terrace has been stepped back to penetrate light into

**GREEN FILTER** 

MASTER-ROOM

![](_page_34_Picture_9.jpeg)

### **VILLA CHESHMESAR**

The client needed to design a villa on a 1000 sqm land with 15m width and with 67m length and also a 20m difference in height between the lowest and the highest level of the land. The land had two accesses for cars, one from the top and the other one from the bottom. We suggest to divide the land into two equal lands in area (500 sqm) and suggested the client to build two uniform villas and give accesses one from the top and the other from the bottom but the point was the difference in land levels and additionally the disturbing view that the upper villa would have to the bottom villa. On the other hand, the owner wanted to design those two villas with the local housing typology that Mazandaran province had in the past. Those two villas must be duplexes with pools.

#### Demands

- Wantingto have one villa in the land
- Uniforming the façade with local housing typology
- Providing a pool for the villa
- Paying attention to the city view
- Designing a duplex villa
- Adding an elevator
- Providing a private terrace and a private sitting room on the second level of the building
- Need to have 4 bedrooms (1 as a guest-room in ground floor and 3 for the residents on first-floor)

![](_page_35_Picture_11.jpeg)

**RESIDENTIAL** Projects
## **CONTEXT AND ANALYSIS**





## **PLANS**

## **UPPER VILLA'S PHYSICAL PROGRAM**

## Public zone (first-floor)

- a. Sitting room
- b. Dining room
- c. Living room
- d. Kitchen
- e. Terrace
- f. Parking
- g. Entrance
- h. Guest-room

#### Private zone ( ground-floor )

- a. Private sitting room
- b. 3 bedrooms
- c. A private porch
- d. A pool





Entrance floor plan ( first floor)

Ground floor plan (rooms level )

## **BOTTOM VILLA'S PHYSICAL PROGRAM**

#### Public zone (ground-floor)

- a. Sitting room
- b. Dining room
- c. Living room
- d. Kitchen
- e. A porch
- f. Parking
- g. Entrance
- h. Guest-room

#### Private zone ( first-floor )

- a. Private sitting room
- b. 3 bedrooms
- c. A private terrace



Entrance floor plan (ground floor)



First floor plan ( rooms level )



#### **RESIDENTIAL** Projects





## **SECTIONS & ELEVATIONS**



SECTION C-C ( Upper villa )



#### EASTERN ELEVATION ( BOTTOM VILLA )



SECTION A-A ( BOTTOM VILLA )





#### APPROACHES

- We designed 2 villas in a way that have no disturbing views of each other

- Divided the land into two smaller and equal lands in a rood shape - Using the first floor as a public zone in the upper villa and use the ground floor of the bottom villa as a public zone as well - Using local facade housing typology in designing both villas - Getting inspiration from ancient summer-houses to design villas and their landscapes

- Adding elevators in villas

## DIAGRAMS







## **VILLA BARADARAN**

This project was designed for twin brothers, it has been designed in 500 sqm on a land but the client wanted the largest yard . They also wanted a sitting area in the yard, two parking space, a barbecue, a sunbath terrace, a private terrace with a view to the backyard and roof garden but the total mass area of the villa must not exceed more than 200 sqm and 100 sqm on each level.



#### Demands

- Minimum 2 parking lots
- 200 sqm Villa with 100 sqm each level
- 3 bedrooms (1 for guests and 2 for residents)
- A Sunbath terrace
- A covered porch
- Roof garden
- The largest yard as they can have





## **SECTION-DIAGRAMS**







The villa is designed in the path of north-south windflow to absorb the most volume of fresh air



Allocating sunbath terrace in front of the building and to face the sunlight direction



Adding a fountain under the inner-stairs to use it as a mirror in order to make the yard look enlarged





Providing many different levels to have a greater view

Paying attention to resident's vertical circulations (stairs location and form) Enlarging the yard by using suspended inner-stairs and adding the underneat space to the yard. Using the roof of the inner stairs as an outdoor-stairs to the roof of the villa

## **PLANS**







- Paying attention to resident's vertical circulations (stair's location and form)
- Locating sunbath terrace in front of the building and face to the sunlight direction
- Enlarging the yard by using suspended inner-stairs and add the underneath space to the yard
- Adding a fountain under the inner-stairs to use it as a mirror in order to make the yard look enlarged
- Using large and full-sized windows to have a greater view and absorb more light



#### **APPROACHES**

- Providing many different levels to have greater view
- The villa is designed in the path of north-south windflaw to absorb the most volume of fresh air
- Defining the entrance by using sunbath terrace
- Using the roof of the inner stairs as an outdoor-stairs to the roof



# **NONRESIDENTIAL** Projects

## SPECIALIZED CHILDREN'S CLINIC

Children-clinic is a place where parents take their children there when they are sick or feel unhealthy. Most of the children like to come and go, as a result of this fact I decided to combine the park (which is a public area beside the clinic). Every clinic has two separated zones one is the public helthcare and the other is specialized healthcare. The clinic needed to be separated into two parts. After that we payed more attention to aanounce the project to people. we decided to help pedestriants by allowing them a faster passage route by using the roof as a bridge which comes to the park and then to the subway station. As a result, we will see more people pass over the roof of clinic. On the other hand we tried to provid a variety of intertainment facilities in the project's zone. Colorful glass has been used in this design to make the atmosphere more joyful while light pass through it.









## **DESIGN PROCESS**



## SECTION-DIAGRAMS



#### NONRESIDENTIAL

Projects

## SECTION



## **PLANS**



SECTION D-D

SECTIONS



SECTION C-C







NONRESIDENTIAL Projects

## **RAZI BAZZAR**

Bazars were the main elements in ancient cities in a way that all cities would have been built around them, on the other hand the middle east is located in the intersection of three continents and also in the middle of the silk-road. Sobazaars would play the most important roles in the middle east. Also bazaars were places for people to intract and even were a place for spending spare time. All bazaars would get built under the local environment regulations. In the north of the Iran bazaars were roofless but had some tents which were using on rainy days. Also they were connected to plazas and became more useful in cities. The project has been designed on a 1070 sqm land which was attached to two different streets from two sides. It was about 46 meter in length and 24 meters in width. The client wanted to have 42 separates stores in 12-14 sqm in average.







#### Demands

- 42 stores
- 12-14 sqm each store
- Being functional
- Paying attention to the city regulations



## CONTEXT AND ANALYSIS

Providing brick columns to divide stores





Using smaller windows for upper levels

Using reticular windows for upper levels



Using brick as a main material

Using divider columns



All store windows divided into two parts, one the main entrance and the other one for the showcase





Using horizontal element as a store sign

Adding reticular showcase

Traditional reticular windows



#### NONRESIDENTIAL



## **DESIGN PROCESS**



The land occupation: 60% of total land size 4m height for the first level



must occupy just 60% present of the

land capacity so we used this limitation

as an opportunity to give an access from one side of the project to another side.





Divide the wide pathway into two narrower pathways

The project needed to have just one main entrance so the two path ways were unified at the entrance



To defining the entrance, the aperture got wider and stepped back in order to provide convergences for entering the . project

- Adding the second floor for the whole project but the height of the level for the entrance zone was elevated than the rest of the project in order to emphasis on entrance.
- Regards to the client's demand most of

with 3m width and 4m depth

stores were divided into 12sqm area

- Choosing one store which was closer to the entrance for facilities and public restrooms



The gate has been provided for a proper entrance for the general public



To link all roofs together these elements has been added to the project







#### NONRESIDENTIAL

Projects

To provide a greater and more efficient pathways,the two were connected by a secondary access





Using columns as traditional local elements to divide stores

## **DESIGN PROCESS**



Using metal coping

Adding windows and doors



Projects



Providing two floor levels



Providing elements by getting inspiration from local traditional windows



Providing convertible automatic roofs

## **PLANS & SECTIONS**





1.11.11

0.48 0.250

SECTION

<u> 1995 - 1995</u>

SA 25449

の時間

#### NONRESIDENTIAL

Projects



19 18 17







FINAL SECTION





#### ELEVATION

#### APPROACHES

- Paying attention to local architecture
- Paying attention to local weather
- Making better interactions
- Using height differences in entrance building and the main building mass
- Defining entrance
- Using local patterns
- Paying attention to the regulations and technical needs



#### NONRESIDENTIAL

## **BEHESHTI FACULTY OF STATISTICS**

A faculty building is not a place only for education! It is a place to make students and tutors to interact with each other! So the main idea is to provide a place that encourages people to sit, greet, discuss, and... While designing special attention was paid to the orientation to the site's entrance. In such places we need a hierarchy in outdoor and indoor zones, as a result, the yard has been divided into two parts ( private and public) with pergolas and also the building has been split into three zones (public, semi public and private zones)





Projects

## EXTERIOR

## **DESIGN PROCESS**





## **LIBRARY & AMPHITHEATER**



## Concepts & Ideas

In general library Is a boring place; this fact inspired us to design a place which is different and is more attractive among other libraries. So we designed a double height room which has a silenced zone and an uncilenced zone. Moreover, this qualification gives us the better view and the better light for reading. We designed many different places to sit and read a book; student can lie and read, and also they have a special place for discussion as well.

On the other hand, we have another space in this project which calls a multifunctional room. This place may help us to have some kind of functions because of it's sliding walls and seats. If we want a proper place for exams we can slide all seats and walls. this fact makes these rooms special.









## **LOBBY INTERIOR**





## Concepts & Ideas

One of the most important characteristics that a faculty lobby would has is the interaction! it has to be a place to bring students together and also plays a main role as a vast corridor to connect the entrance to all parts of the faculty. to improve the sense of connection some convertible zones have been attached to the lobby, to show students the activity which would hold in those zones! and that would make the zone more touching!







## VITA

This project has been located in one of the most busiest streets in Sari which is the center for medical centers, additionally having two hospitals located there as well. The structure had been constructed when the client wanted to redesign the project from the start. We were asked to design a nine-floor building for medical use.

#### Client's demands

- Medical use
- 9 floor plan
- Creating an eye catcher
- Designing a proper entrance for a medical center









## DIAGRAMS





Defining entrance by using high contrast materials and adding greenery in facade

Using setbacks and double and triple height terrace





Facing windows to the street's direction



Projects



Using patterns on the facade to make it more special in day and night

## **PLANS & SECTIONS**

## WALL SECTION







#### GROUND-FLOOR PLAN

FIRST-FLOOR PLAN

SECOND TO THE EIGHTH-FLOOR PLAN

# Hanger Glass Handrail 30#60 Steel Channel







#### Private Levels

**PHYSICAL PROGRAM** 

Levels with more visitors

a. Doctors' offices

f. entrance and reception

a. laboratory

b. radiography

c. emergency d. pharmacy e. drugstore

SECTION B-B

#### NONRESIDENTIAL

Projects







ELEVATION

## INNER RENDERS







#### NONRESIDENTIAL

## MAIN ENTRANCE GATE OF BEHESHTI UNIVERSITY OF TEHRAN

The University of Shahid Beheshti is one of the best universities among other universities in Iran, but without a proper entrance. The university is located in one of the most valuable zones of Tehran the capital of Iran and the main entrance is placed in the corner of site which is beside the parking lot and a bank that all belong to the university. we decided to design a multifunct-ional entrance which would have ( a gathering area, an exhibition zone, a bank and hidden parking place ). providing such functions would bring iteractions and meet needs simultaneously. There are many parameters that we have to be paid attention to for instance: the slope, the terafic peak, needs, security, building a monument, providing interactions, privacy and the other crucial elements that we have to pay attention to like the local climate. The land of the project was steep and in winter it became so slippy and dangerous for the people who wants to pass through the gate. In addition as a monument corridor we had to pay attention to cultural and architectural heritages and were to provide inspired by them and provide a concept. all these helped us to deisgn a remarkable project which was accepted by the university to be built.





## LONG DISTANCE APPROACH







# FACADE DESIGNING Projects

## **BARAN APARTMENT**

The structure of this project was built when the client come to redesign the facade. We had just 30cm to design the elevation and also couldn't have any step forwarding and providing no console. Because of the wide width of the structure we decided to use vertical elements to break the length of the building. Using bricks as a main material was one of our criteria to reflect our ancient architecture.



#### Client's requests

- Paying attention to the regulations
- Having wide windows
- Eye-catching elevation

#### Considered points in the design

- Ancient architecture
- Providing a concept
- Using warm materials to represent the building function which was residential





#### FACADE DESIGNING

## DIAGRAM



Existing openings



Using vertical elements as a skin



Dividing the ground floor from the upper floors



Emphasising horizontal elements by using dark colored material



Adding facade lights like as the texture which has been chosen for the skin



#### FACADE DESIGNING

Projects



Pushing vertical elements from inside to outside



Final facade

## **PLANS & SECTIONS**



SECTION A-A

SECTION B-B





ELEVATION-DIMENTIONAL



#### FACADE DESIGNING

Projects







#### ELEVATION-MATERIAL





## FACADE DESIGNING

## **VILLA BAHAR**

This building was a paternal property which was inherited to the client, as a result the client decided to renovate it. He added a floor on the top and also changed the function of the basement to a gym and sauna instead of a huge storage. He wanted us to design a modern facade for the project. We divided the project into two parts by vertical elem- ents the first was a staircase and the other one was the remaining part of building. We used brick as the main material because of its ancient history. Using white brick as a main material helped the building to blend more easily in the neighborhood.







#### FACADE DESIGNING



## **PLANS & SECTIONS**



#### APPROACHES

- Using vertical elements to elongate the elevation
- Using vertical brick pointing to emphasis on height
- Increasing the level of natural light by adding a pool close to the basement window to reflect and absorb sunligh more
- Using black and white material creating a contrast





Projects





SECTION B-B

SECTION C-C



ELEVATION





## FACADE DESIGNING



## **DEZHUN TOWER**

The structure of the project had been built when the client came and wanted us to design a facade for his project. The project was located on the main and the most critical boulevards in Sari (the capital of Mazandaran province). It was10 meters width and 12 levels height. The function of the project was official but it had a huge store underneath.



#### Problems and demands

- The proportion between the width and the height
- The store which was located on the ground floor
- The project had a 3.5m step forwarding on its land and we had to cover it
- Needing outdoor signs for the store and the whole building

![](_page_71_Picture_8.jpeg)

#### FACADE DESIGNING
## **DESIGN PROCESS**





#### **APPROACHES**

- reach the sky" because of its height
- more glass in upper levels than the lower ones
- project from the sky
- iron profiles.



#### FACADE DESIGNING

Projects



- using a concept which is "starting from the ground to

- lightening the project by using step backs in upper levels - lightening the volume of the whole building by using

lightening the project by changing the color gradually from grey to white brick from bottom to top levels

- using a great and effective skyline to divide the whole

- defining and dividing the entrance of the store and the entrance of official levels by using different-colored





0.88

0.55

-<u>i</u>-



\$





#### FACADE DESIGNING

Projects





# **CONCEPT** Projects

## **BABOL PARK RESIDENT**

The land was located in the corner of one of the crucial intersections in Babol city it was close to the medical zone in the city but far from the high-level residential zone. But it had the potential to become a high-level residential complex. The location was even suitable for retail stores as well. But because of the regulations in Babol, building a commercial project won't be profitable and logical because of the amount of parking lots that commercial projects need and it would be about more than 400 parking lots for the project. The land was surrounded by streets from its three sides and its area was about 4500 sq meters. Because of the size of the land the city council gave the

permission to build a 22 floor level project which was an exception in that time in the city.



#### Demands

- 22 floor residential building
- 1-2 levels for official use
- 1-2 levels for commercial retail stores
- Defining a high level project and providing its own facilities
- Solving all parking lots needs
- Providing the project as a land mark and monumental elements of the city





### **DESIGN PROCESS**





- Sort and put them together by their



- Spread them in the land in order to have a great interaction with passing people





- By paying attention to the council rule the project had to have step back from 4th level



- Utilize the opening in 5th level to penetrate the light into the lobby and make the circulation happen



- After 5th floor the tower starts to face the south absorb the better light and wind



- By following the regulations the building must shrink from width



- Utilizing double height units and terraces make the project unique



- Divide the project into two separated towers



- Front units located in the way that have no views to each other from their traces they placed in every other floor

## PLANS







## DIAGRAM



Providing voids to penetrate light into the green lobby

locating the lobby in the axis of the main yard



Providing parking entrance from the side street

Providing voids to penetrate fresh air into the green lobby in order to ventilate the stocked air there

Deciding the project into the commercial, official, and residential zones





The project has been surrounded by three streets

## **DASHTE SAR RESIDENT**

The land was about 4.6 hectares and located on the northern side of provincial government of Golestan province. The Golestan provincial government had distance limitation and in the radios of 100m no residential building had to exist. The client needed 500 units and also they wanted to find ways to reduce the expenses of the construction process and on the other hand find some other ways to break the maintenance cost. The land was sloppy and the difference of the peak point and the lower point would be about 10m. the land was surrounded by streets from three sides.

#### Demands

- 500 units apartment
- Figuring out about the amount and the measure of units by researches
- Following the rules and local regulations and paying attention to limits
- All units needs parking lots
- Providing new methods of building to reduce the cost of the construction
- Breaking the cost of maintenance even for builder and residents
- Total mass must not exceed of 68000 sqm









### **DESIGN PROCESS**











#### CONCEPTS AND APPROACHES

- Found out new methods in structure, covering, mechanical system, lighting, materials, roofing and other categories to reduce the expenses of the construction process
- Using central yards to avoid or reduce hiring security guards, gathering rain water for irrigating green zones, suggesting special plants that needs less observatory and gardening and using solar panels to provide electricity common areas use.
- To avoid having an intersection among pedestrian the accesses and car accesses round the car accesses around project and provide a main pedestrian access and a plaza in the middle of the project
- To reduce the cost have to use typical plans for units and designed 24
- The height of the blocks would raised by going to the south to absorb more light and wind
- Every blocks have to have lobbies and every lobbies must have an access to the main pedestrian access
- In some blocks we decided to use linear patio between apartments to penetrate light into the center of the blocks
- Figured out the amount and measure of unit sizes by local searching and distributing questionnaire 11115sqm one-bedroom, 20709 sqm two-bedrooms and 14976 sqm three-bedroom units











WEST ELEVATION

## **ROYAL PARK RESIDENT**

The land was located in the corner of one of the crucial intersections in Babol city it was close to the medical zone in the city but far from the high-level residential zone. But it had the potential to become a high-level residential complex. The location was even suitable for retail stores as well. But because of the regulations in Babol, building a commercial project won't be profitable and logical because of the amount of parking lots that commercial projects need and it would be about more than 400 parking lots for the project. The land was surrounded by streets from its three sides and its area was about 4500 sq meters.



#### Demands

- Providing maximum units as a result of providing maximum parking lots
- Paying attention to the terms of sale and it was all units must not exceed over 100 sq meter
- Designing a complex and mixed used project which would have commercial, official and residential zones
- Providing a great proficiency for commercial and official zones





## **DESIGN PROCESS**



#### CONCEPTS AND APPROACHES

- The main concept was providing more parking lots to build more units
- Using the cross shape form would help to increase the amount of parking lots
- Applying the dividing road between official and residential buildings and use that road as an access to parking lots simultaneously
- To absorb better light every unit had two sides and also the southern blocks are designed taller than the northern ones to get more sunlight
- Adding a linear patio in the middle of the official zone to penetrate the light through it
- Placing the commercial part across the streets with a small step back
- Using free spaces as a garden for the whole project







## **RENOVATION** Projects

## **VILLA ALIVAK**

The project had been built when the client referred to us to design the elevation and landscape, the inside of the project got renovated so there was a limitation which we couldn't change any opening and also wecouldn't provide any negative spaces. The main elevation was covered by dark bricks and there was no cover for the drainage pipes which were installed on the facade. The project was located in one of the high level zones in Sari city. The client wanted to renovate the elevation and also build the landscape.

#### Demands

- A modern design
- Having no manipulation in interior design
- Low cost renovation













### **CONSTRUCTION PROCESS**













#### CONCEPTS AND APPROACHES

- Defining the entrance by providing a new additional structure in front of the building
- Using modern elements to make the elevation more acceptable
- purpose





- Adding some positive masses in order to make corners sharp and hide pipes which were located on the facade
- Using white cover color to reduce the renovation expenses
  Adding wooden decorative ceiling covers to make the elevation warmer and make it suitable for the residential usage





EAST ELEVATION

SOUTH ELEVATION



WEST ELEVATION

## **VILLA BAVAN**

The project was located in a place which has the greatest view to the Sari city. The client wanted to expand the building from a side and also renovate the whole building. He wanted to have 3 bedrooms and a great terrace and a vast living room. Because of the age of the building and the carrier walls that it had we couldn't change the main structure but it was manageable.







#### To watch design process motion graphic

https://youtu.be/UwJyzkLnZt8



#### Demands

- Having an expansion from a side
- A great terrace to the view
- A vast living room
- 3 bedrooms
- Modern facade













#### Approaches

- Using an inner void to make a double height space to bring a great atmosphere in the building
- Defining an entrance
- Using a new method of bricks laying and also providing new brick type to make the elevation more dynamic in a day time
- Using previous windows as inner openings and connector elements
- To hide the side of the stair, a double height structure has been provided with a double height window which were faced to the best view
- Using a void beside the double height window would bring a potential to widen the sight to the view











SECTION B-B

SECTION C-C



#### SOUTHERN ELEVATION



# **INTERIOR** Projects

## **VILLA GHOBAKHLOU**

The project has been located in a cold province (Qazvin) the client wanted to design the whole floor with an open kitchen, wanted to have spaces as a living room, dining room and sitting room but separated.













### **CONSTRUCTION PROCESS**



#### Approaches

- Defining a private tv room
- Adding an island cabinet between the sitting room and the dining room
- Adding a divider wall to define the entrance
- Using warm color material which is proper for residential use
- Adding a skylight to penetrate light into the sitting room which were located in the middle of the project and had no openings

















## **KHOSROSHAHI APARTMENT**

The client wanted to renovate the whole unit which was just a 135sqm flat official apartment, it had 5 rooms and a central hall. The client also wanted to renovate the entrance of the whole apartment.

#### Demands

- A room for the chief's residence
- One room for accountant
- One room for meetings which has to be linked to the chief's room
- 2 rooms for employees
- A hall for waiting
- A place for receptor
- Defining the entrance





### **CONSTRUCTION PROCESS**



#### Approaches

- Using vegetation in order to show the nature of the province which the project has been located there
- Using open space systemUsing sharp colors to bring joy
- Defining a waiting areaProviding a pantry
- Using the roof as a yard for the project



**BEFORE & AFTER 6** 







SECTION 1





SECTION 3



SECTION 2









SECTION 4

## **NEHZAT APARTMENT**

The project has been located in one of the best zones in Sari city and constructed in 12 levels. The clients wanted to design the whole interior such as: levels which has 3 units, levels which has 2 units, corridors, lobby, stores, parking and roof garden.

#### Approaches

- Defining zones
- Using warm colors for the residential use
- Providing modern and eye-catching design







### RENDERS







3 UNITS





# **OUT OF IRAN** Projects

## SCOTLAND

This project has been located in 500 sqm land in Edinburgh, the house was built in 2 flat. The client decided to expand the house more than 40 sq meter in each floor. The client wanted a larger kitchen, sitting room, dining room and rooms.





#### Limits

- Wet areas have to be in their previous place
- Paying attention to carrier walls
- Ddefining an entrance
- Paying attention to hierarchy
- A private terrace
- Providing larger rooms















Providing internal zones such as bedrooms kitchen, defining entrance,...

Adding bathrooms and restrooms beside previous ones.

Hiding swage pipe by located between joists and putting it beside the kitchen's column

















## **TAJIKESTAN**

The apartment was 130 sq meters. It was located in Dushanbe the capital of Tajikistan. it has been designed with 4 separated rooms and a large entrance area and also 2 restrooms and bathrooms beside each other. The client wanted us to design 2 rooms and open sitting room space.



#### Limits

- Mechanical ducts
- Paying attention to hierarchy in architectural plan
- Adding laundry room and entrance
- Paying attention to the cold weather and providing terrace filter



### **CONSTRUCTION PROCESS**



#### PHYSICAL PROGRAM

### Public zone

a. Sitting room
b. Kitchen
c. terrace

#### Semipublic zone

a. laundry b. restroom

#### Private zone

a. rooms




















# **OWEND AND BUILD** Projects

## **FIRST PROJECT**

#### Project info

Total area: 900 sq meters Land area: 250 sq meters Construction period: 2 years Units: 7 units in 3 levels Start date: 2013 Location: Sari, Mazandaran Total levels: 5 levels ( 3 residential, 2 level parking ) Heating system: central engine Cooling system: split unit













## OWEND AND BUILD







## PLANS & SECTIONS



## OWEND AND BUILD



# **SECOND PROJECT**

#### Project info

- Total area: 1500 sq meter
- Land area: 267 sq meter
- Construction period: 1.5 year
- Units: 5 units in 6 levels
- Start date: 2016
- Location: Sari, Mazandaran
- Total levels: 7 levels (5 residential, 1 level parking, 1 level store)
- Heating system: wall mounted gas boiler and ducted split unit
- Cooling system: ducted split unit













## INTERIOR









PLANS



#### **OWEND AND BUILD** Projects



# **THIRD PROJECT**

## PROJECT INFO

- Total area: 1700 sq meter
- Land area : 250 sq meter
- Construction period: 2 year
- Units: 6 units in 7 levels
- Start date: 2018
- Location: Sari, Mazandaran
- Total levels: 7 levels (6 residential, 1 level parking and store)
- Heating system: wall mounted gas boiler and ducted split unit
- Cooling system: ducted split unit



















## **CONSTRUCTION PROCESS**











# **FOURTH PROJECT**

### PROJECT INFO

- Total area: 4000 sq meter
- Construction period: under construction
- Units: 6 units in 8 levels
- Start date: 2022
- Location: Sari, Mazandaran
- Total levels: 8 levels (7 residential, 1 level parking and store)
- Heating system: wall mounted gas boiler and by passed central
- Engine and ducted split unit
- Cooling system: ducted split unit







#### FACILITIES

Tennis playground, Jacuzzi, pergola, roof garden, central intelligence system, lobby with a 24 hrs. safety guard,

## OWEND AND BUILD





## **CONSTRUCTION PROCESS**





## **CONSTRUCTION PROCESS**



#### **OWEND AND BUILD** Projects



## PLANS







TYPICAL PLAN

# **YOUR ATTENTION IS APPRECIATED.**

