

FAZA STUDIO [HITRA]

The Faza studio architectural team brings extensive experience in phases one and two, interior and exterior building design, and architectural coordination with other disciplines. We offer creative and efficient solutions for various projects, demonstrating our ability to manage complex projects and meet client needs through our strong skills in design, analysis, and planning. Our team's personality traits include effective collaboration, creativity, and attention to detail, which enable us to create unique spaces tailored to our clients' tastes and requirements. We believe in close communication with our clients and a deep understanding of their needs, striving to execute each project with high quality and precision.

fazastudio1@gmail.com

Olfat Residential

In recent years, Tehran has witnessed a remarkable shift in residential architecture, characterized by innovative designs that prominently feature stacked cubic forms. These contemporary buildings not only redefine urban aesthetics but also respond to the need for efficient living spaces in a densely populated city.

Emphasizing clean lines and geometric simplicity, the cubic structures often showcase open floor plans that maximize natural light and foster a sense of spaciousness. Materials such as concrete, glass, and metal are commonly used, blending modernity with durability.

Many of these designs also prioritize sustainability, incorporating green roofs and energy-efficient technologies.

Through this architectural approach, the buildings reflect a harmonious balance between tradition and modernity, enriching Tehran's urban landscape while meeting the demands of contemporary living.

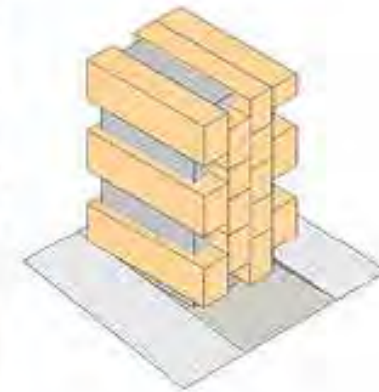




01



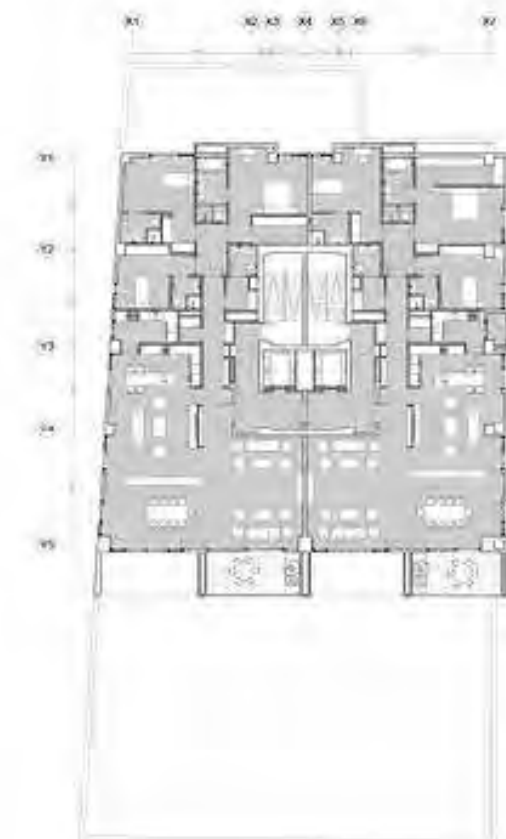
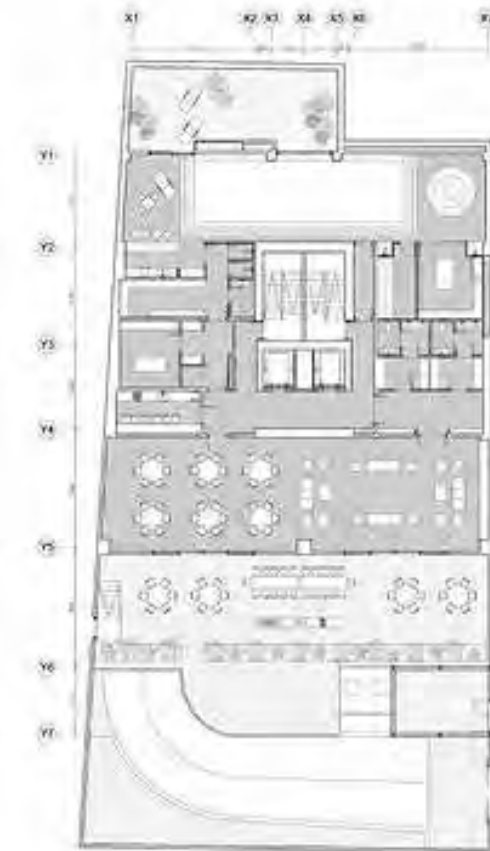
02



03



04





Vafa Residential

The twin residential buildings in Tehran exemplify modern architectural design through their mirrored forms, creating a harmonious and symmetrical presence in the urban landscape. Typically mid-rise or high-rise, these structures feature contemporary facades of glass, concrete, and metal, allowing for abundant natural light and stunning city views. Each building contains spacious, open-layout units with private balconies or terraces, promoting a sense of community among residents. Shared amenities such as gardens and recreational areas enhance the living experience. Incorporating sustainable design elements like green roofs and energy-efficient systems, these buildings aim to minimize their environmental impact while reflecting a blend of modernity and traditional Persian aesthetics. Overall, they enrich Tehran's architectural identity and foster vibrant urban living.











Rahimi Residential

The narrow residential building in Tehran is designed to maximize sunlight while fitting seamlessly into the dense urban landscape. Characterized by its verticality, the structure features large windows and reflective materials that enhance natural light penetration. The open floor plans allow for a spacious feel, and light wells or atriums further illuminate interior spaces. Sustainable practices, such as energy-efficient glazing and green roofs, contribute to environmental consciousness. While modern in its design, the building may also incorporate elements of traditional Persian architecture, enriching the local aesthetic. Overall, this narrow building effectively combines functionality, sustainability, and cultural context.















Deniz Residential Complex

Lead Architect: Arad Office Contribution: Phase 1 & 2, Render, Architectural Revit modeling, Interior design

Deniz residential complex is a complex consisting of 600 residential units on 22 floors on the ground floor, 2 service floors and 9 basement floors, which are designed as flat and duplex units in the Oshan area of Tehran. The geometric shape of the project follows the irregular shape of the land and the modules on the facade They provide terrace units.



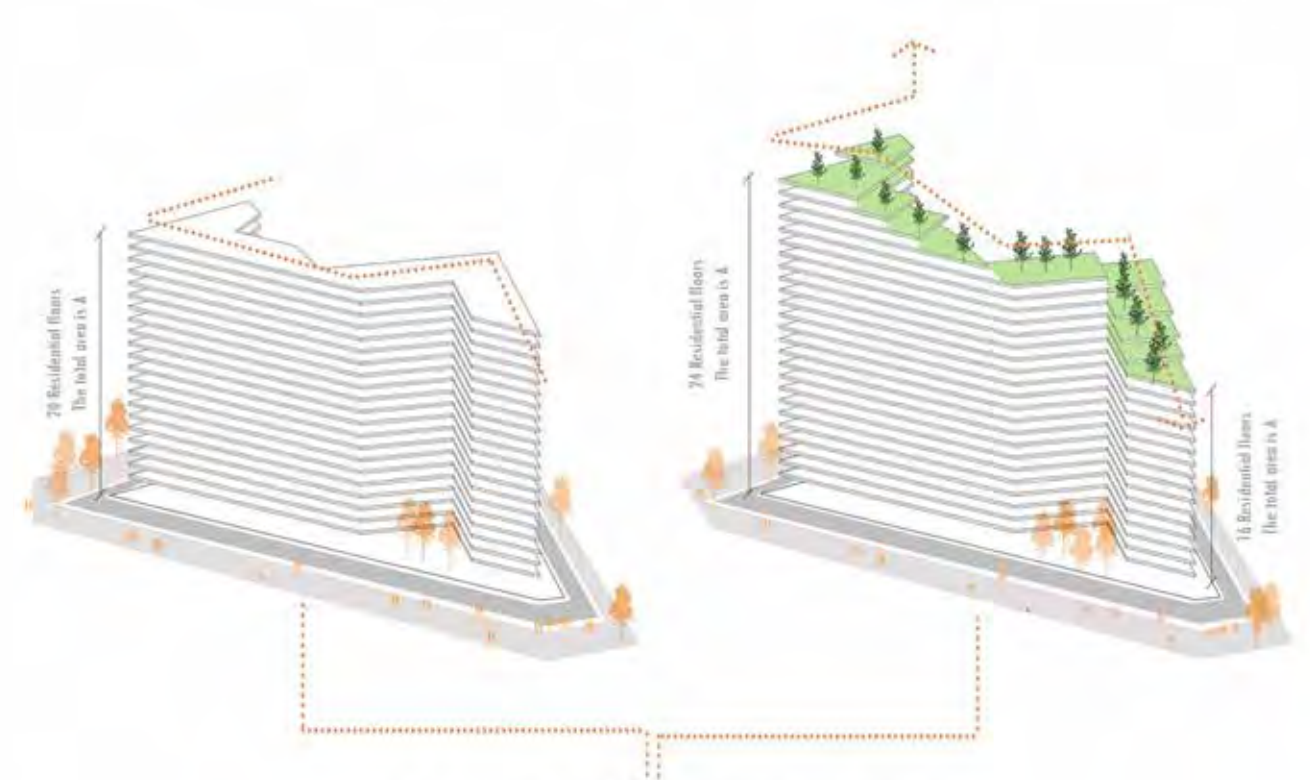
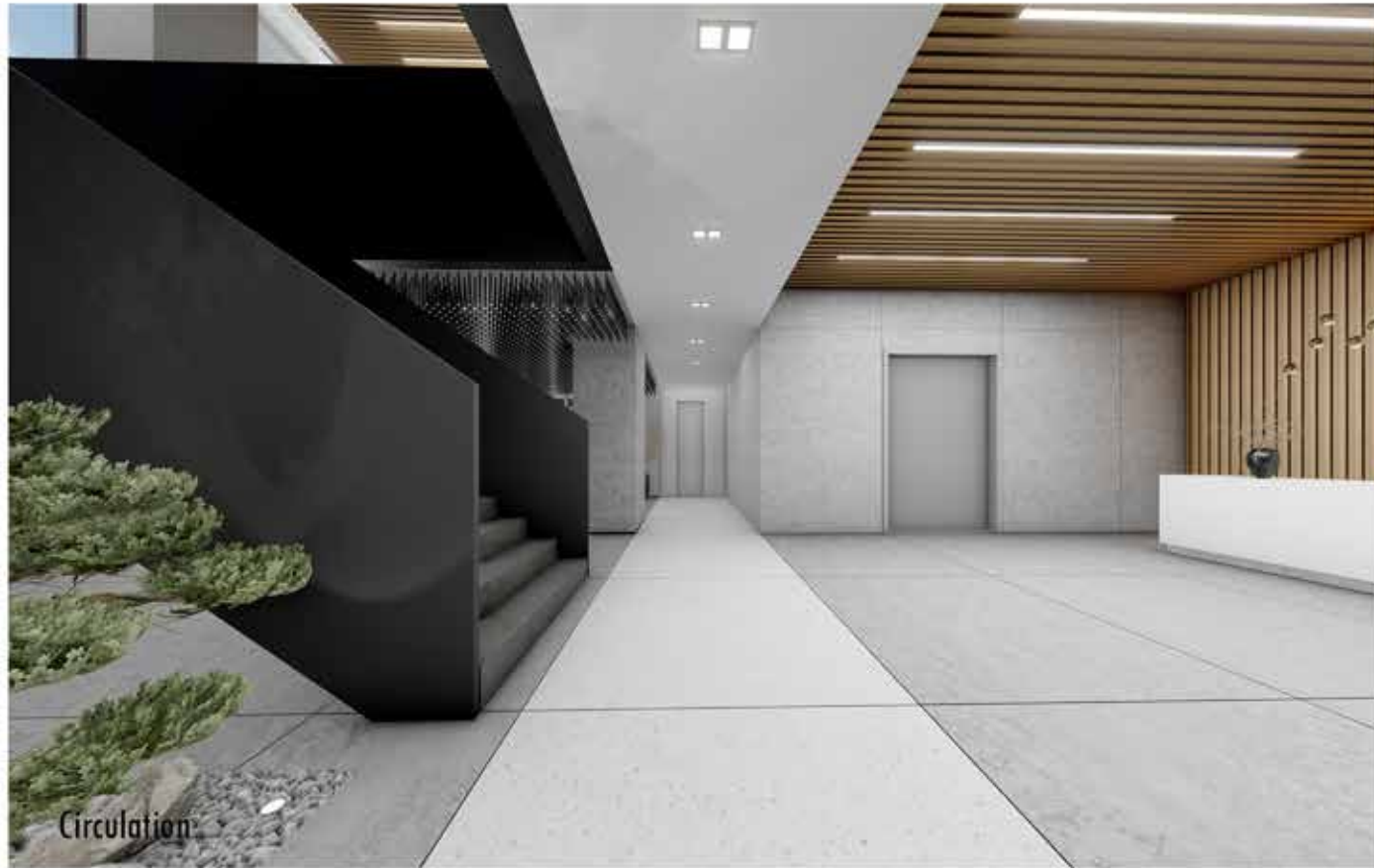




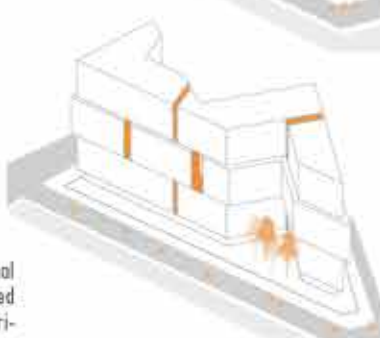
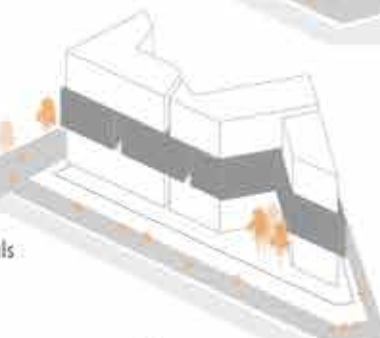
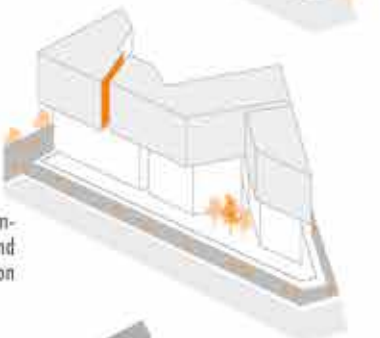
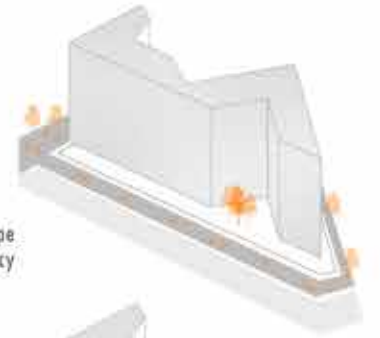
circulation



Typical Floors Plan



The average number of floors is 20 floors



Palazzo

1st prize winner

Contribution: Member of the design team (team of 4)

The subject of the competition was the design of a residential building on northern land with an area of 390.92 square meters with two basement floors and five residential floors on the ground floor. The design of 2 types of residential plans was considered in such a way that the first to fourth floors are two units (one unit with an approximate size of 100 square meters, two bedrooms, preferably with a master bedroom, and a unit with an approximate size of 140 square meters, three bedrooms with a master bedroom) and The fifth floor is a single unit (three bedrooms and one master bedroom). The impossibility to console the facade and the area limitation requested by the client, move the design towards a simple and non-volumetric facade. By dividing the slanted side of the earth into 4 parts and moving forward in the direction of the slant of the land, we were able to achieve a rhythmic and volumetric facade.



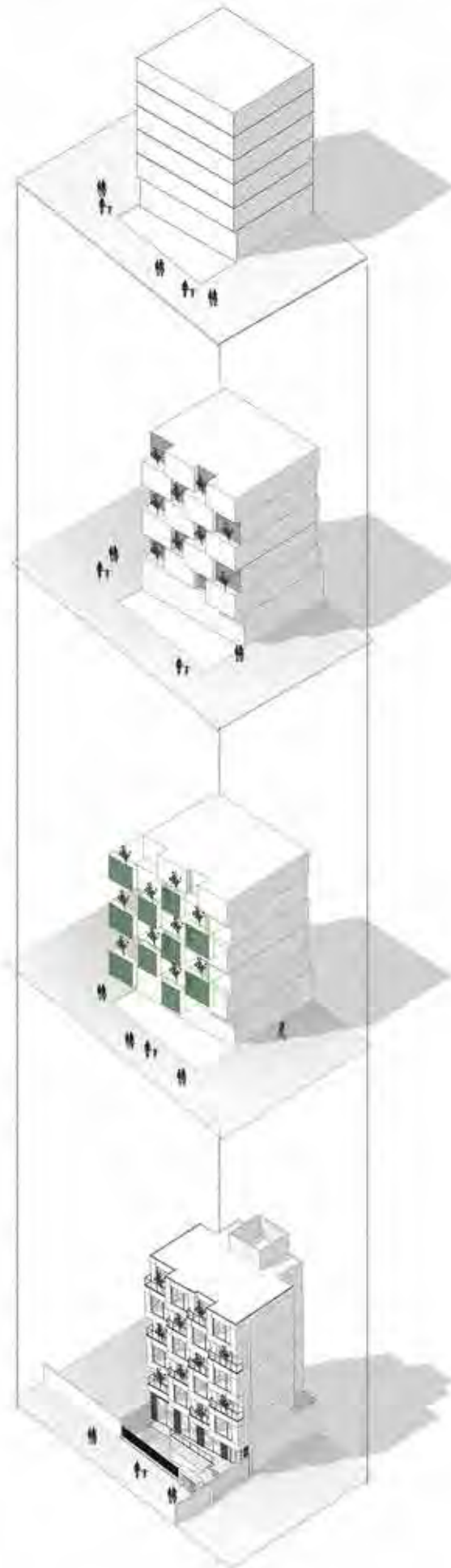
1- 60+2 Area

2-Using the slanted side of the ground to make the facade look more voluminous as follows:

- Dividing the facade into four equal boxes
- Moving the boxes along the slant line in order to deepening the facade
- Following the checkered pattern in order to create a terrace for residential units

3-created Terraces from the volumetric composition of the facade

4-Using tall and large windows for maximum lighting of residential units



Year: 2022 | Location: Tehran , Niavaran | Project Type: Residential | Type: Competitive



1st to 4th Floor plan



5th Floor plan



Basement plan



ground Floor plan

Golestan residential

Finalist

Contribution: Member of the design team (team of 4)

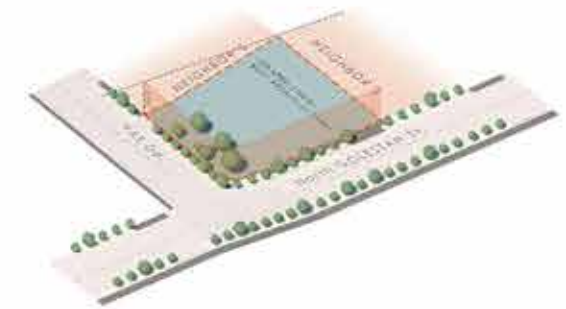
Golestan residential building with a land area of 1102 square meters includes 9 residential floors on the ground floor and five basement floors. The console was only available on the east side and the important issue for the client was to pay attention to the location of the ground on the corner of the street and urban space in massing. In the design, we chose the patio in a place to add another facade to the project, and by doing that, we made the three-facade building. We have two duplex units on the ground floor, 7 floors of 2-unit floors, and two single floors of 600 meters on the 8th and 9th floors.





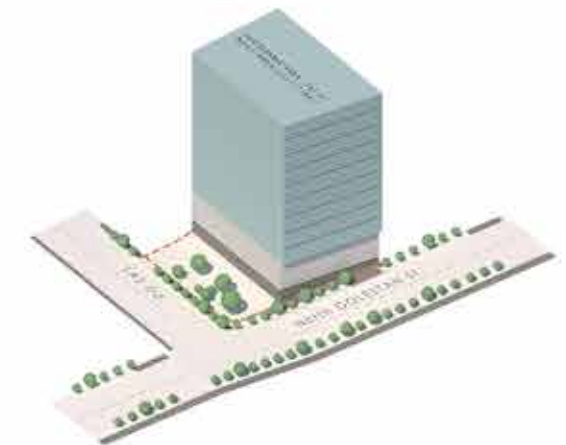
1-Situation

Land with an area of 1103 square meters, located on North Golestan Street, with access to 15 meters of street from the east, 15 meters of dead end in the south, and neighbors in the north and west of the site.



2-Project subject

The design of 9 residential floors on the ground with a net area of about 716 square meters in the area of 767 square meters.



3-Third facade

Volume set back in the north and west sides to provide light to the interior spaces and create a third facade



4-Eastern facade

Creating right angles in the facade to create the highest spatial quality for residential units





5-Volumetric design

Volumetric design leads to the creation of full and empty spaces (terraces), which provides the possibility of combining indoor and outdoor spaces.



6-Combination of east and south view

The volumes of the main facade are extended in the southern facade.



7-The second volume

Defining the second volume as the central core connecting small volumes



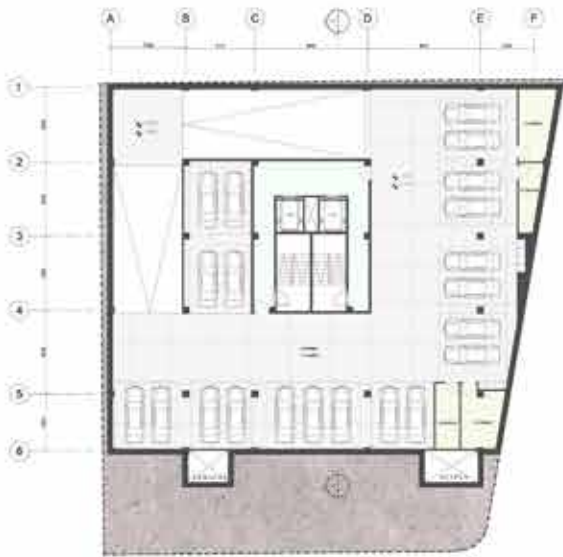
8-Details and final design

Adding the final details of the facade and the combination of materials and green roof



Year: 2023 | Location: Tehran , Golestan | Project Type: Residential | Type: Open Competition





Parking Floors



-1 Basement Floor



Ground Floor



Mezzanine



1st to 7th Floors



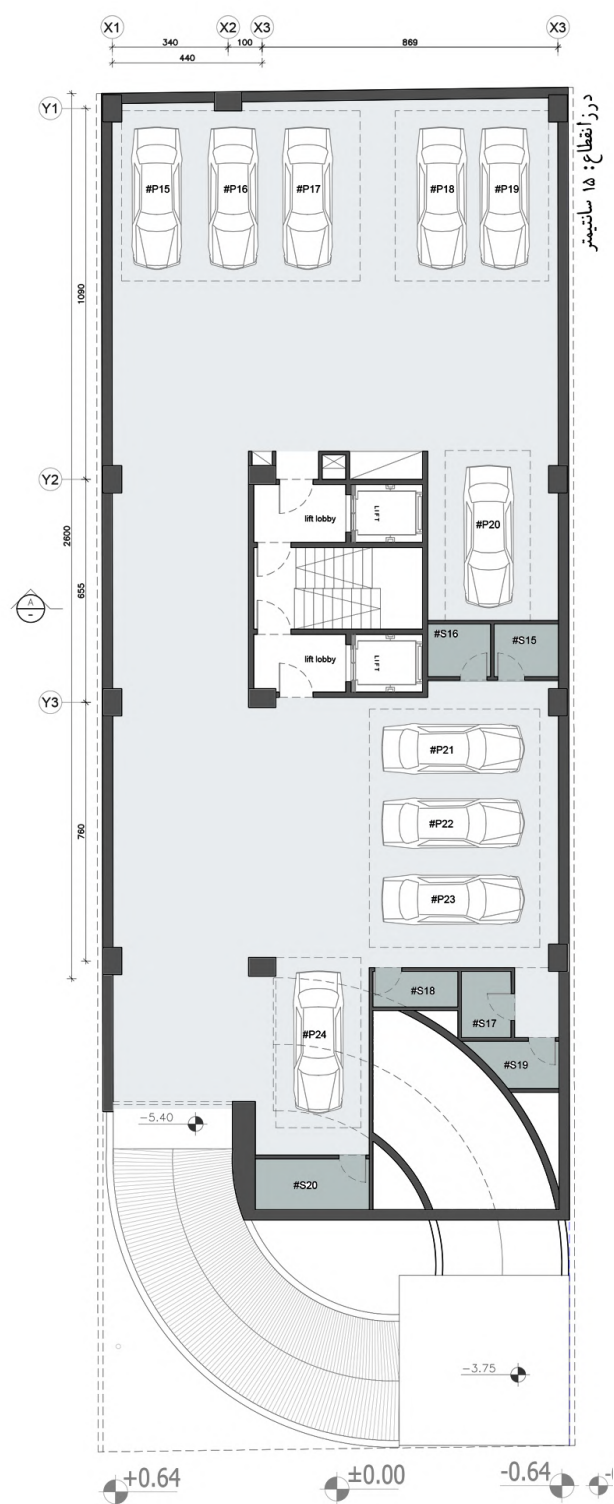
8th & 9th Floors



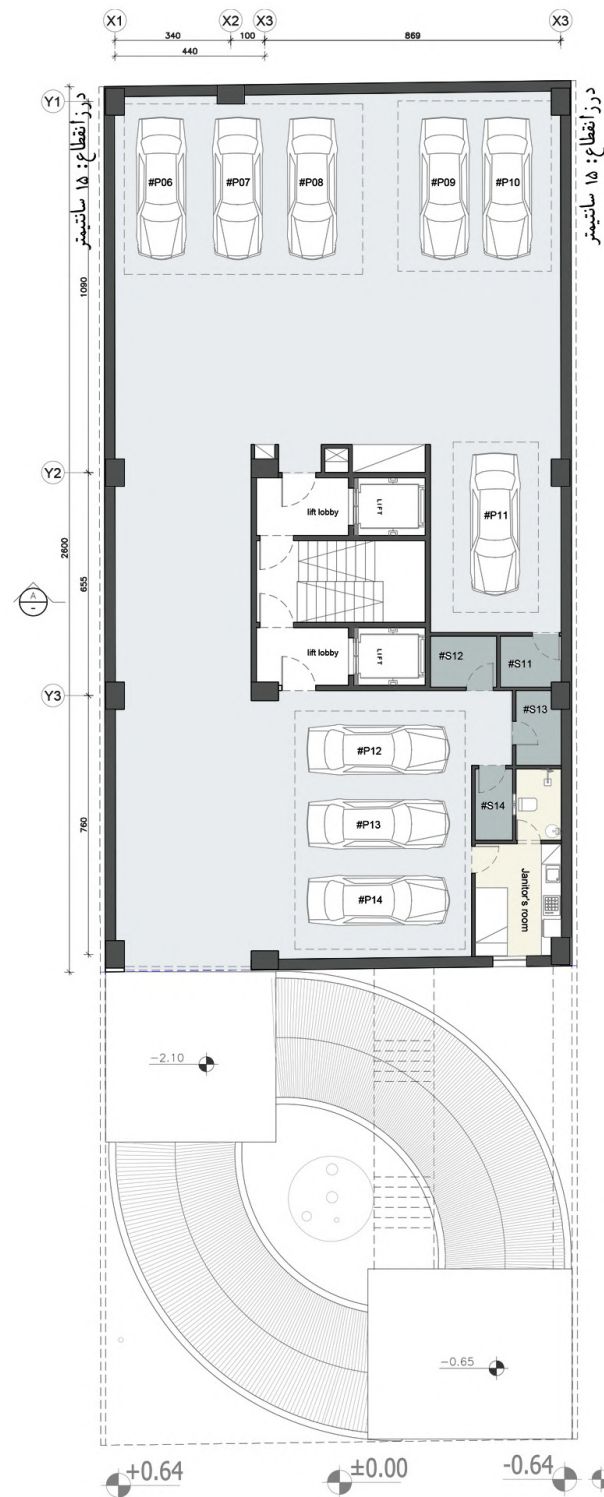


Mehr Qeytarieh _ Alternative 1

This modern residential building features a sleek and minimalist design with clean geometric lines and large glass windows that maximize natural light. The façade is defined by alternating frames that create depth and rhythm, while recessed balconies with greenery add a touch of softness to the contemporary look. The neutral color palette of gray and white enhances its elegant appearance, blending harmoniously with the surrounding trees and landscape. Standing five stories tall, the building presents a refined yet welcoming presence on the street, with a gated entrance that ensures privacy and sophistication.



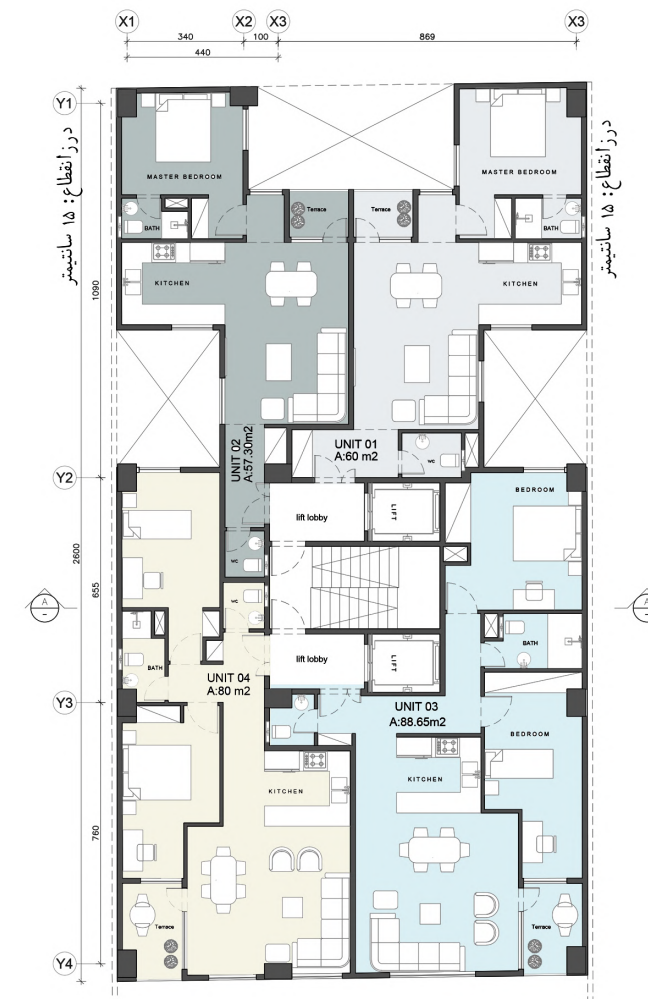
BASEMENT -2



BASEMENT -1



GROUND FLOOR

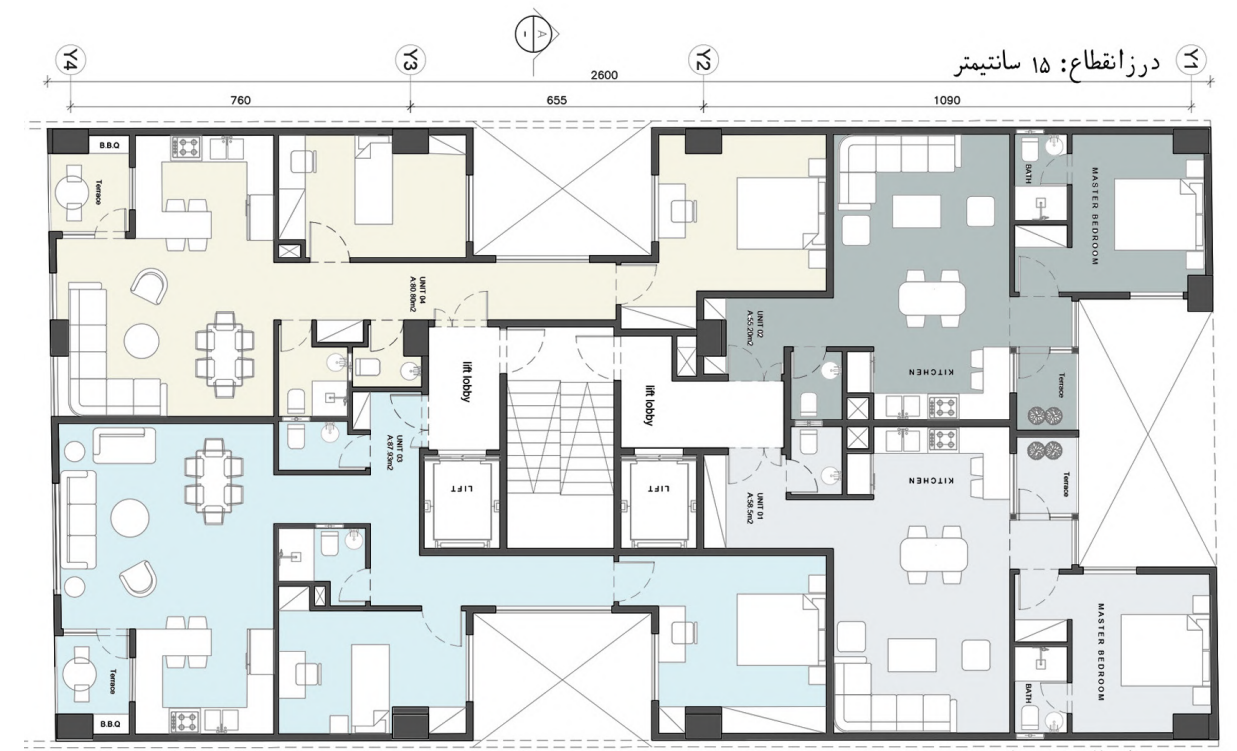


1ST TO 5TH FLOOR



Mehr Qeytarieh _ Alternative 2

In response to the client's request for the design of four compact residential units, our main objective was to maximize the usable floor area while maintaining the spatial quality of each unit. This goal was achieved through a simple, minimal volumetric approach, avoiding unnecessary recesses and formal complexities. In the overall composition, we created a continuous visual flow from the entrance to the façade, establishing a coherent relationship among the building's elements. To emphasize this continuity, corten steel was selected as the main material, beginning at the entrance and extending through the staircase core, elevator shaft, lobby, and terraces.



1ST TO 5TH FLOOR





LOBBY



NARENJESTAN RESIDENTIAL BUILDING

The Narenjestan Building is a five-story structure on a narrow rectangular plot, where the elongated shape posed a unique challenge: bringing natural light into the core of the building. To solve this, we designed a fully transparent facade, with staggered terraces and floating floor slabs cutting across it like layered planes. This not only floods the interior with daylight but also creates dynamic interplays of light and shadow.

This building includes common facilities such as a green roof, conference hall, cinema, club, and lobby. The area of each residential unit is approximately 400 square meters.



ALTERNATIVE 1



ALTERNATIVE 2



ALTERNATIVE 3



ALTERNATIVE 4

Step 1: The allowable range for design has been determined.



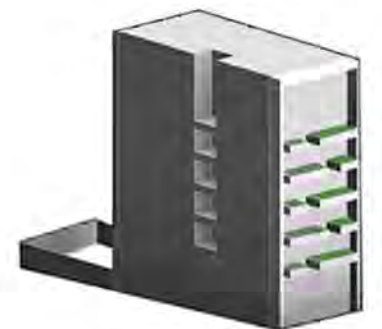
Step 2: Due to the narrow width of the skylight, it was decided to maximize the use of glass surfaces in the facade for optimal daylighting, with a small central skylight added to illuminate the interior spaces.



Step 3: floors were added.

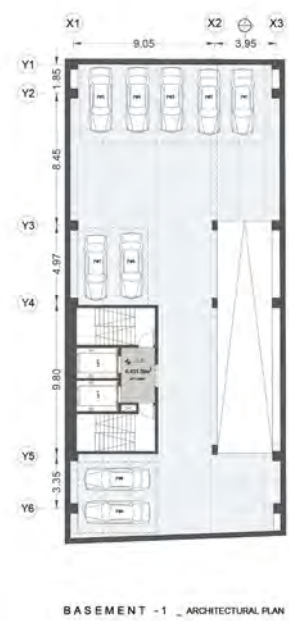
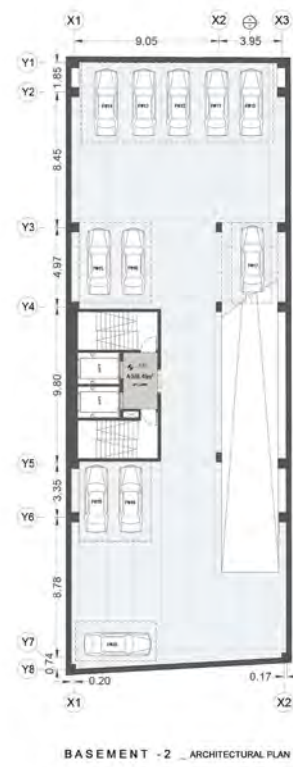


Step 4: By stepping back the glass facades on both sides, terraces were created. The dynamic massing of these terraces not only enhances visual appeal but also integrates them as private extensions of interior spaces.



Step 5: A frame was added to the glass box, extending it to the roof for visual and design continuity between the facade and roof. The same strategy was applied to the southern elevation with minor adaptations to maintain a cohesive aesthetic across all facades.







NARENJESTAN RESIDENTIAL BUILDING

This modern residential building showcases a striking contemporary design characterized by clean lines and geometric forms. The façade features a series of prominent white rectangular frames that create a bold, three-dimensional effect. These frames encase spacious balconies with glass railings, offering both aesthetic appeal and functional outdoor space. The building's neutral color palette, with shades of white, grey, and beige, enhances its sleek and sophisticated appearance. Large windows allow for ample natural light, while subtle landscaping and street-level glass entrances add to the welcoming urban charm. The overall design blends seamlessly with the surrounding architecture, yet stands out for its modern elegance.





Alternative 1



Alternative 2



Alternative 3



Alternative 4





VILLA YAS

Design for Tarh2Tarh Competition

"This site covers an area of 582 square meters and is open on all four sides. To the north, it offers a stunning view of the sea, while to the south, it overlooks a forest. Located in a green, foothill area, the villa is designed for permanent use and has 2 stories."





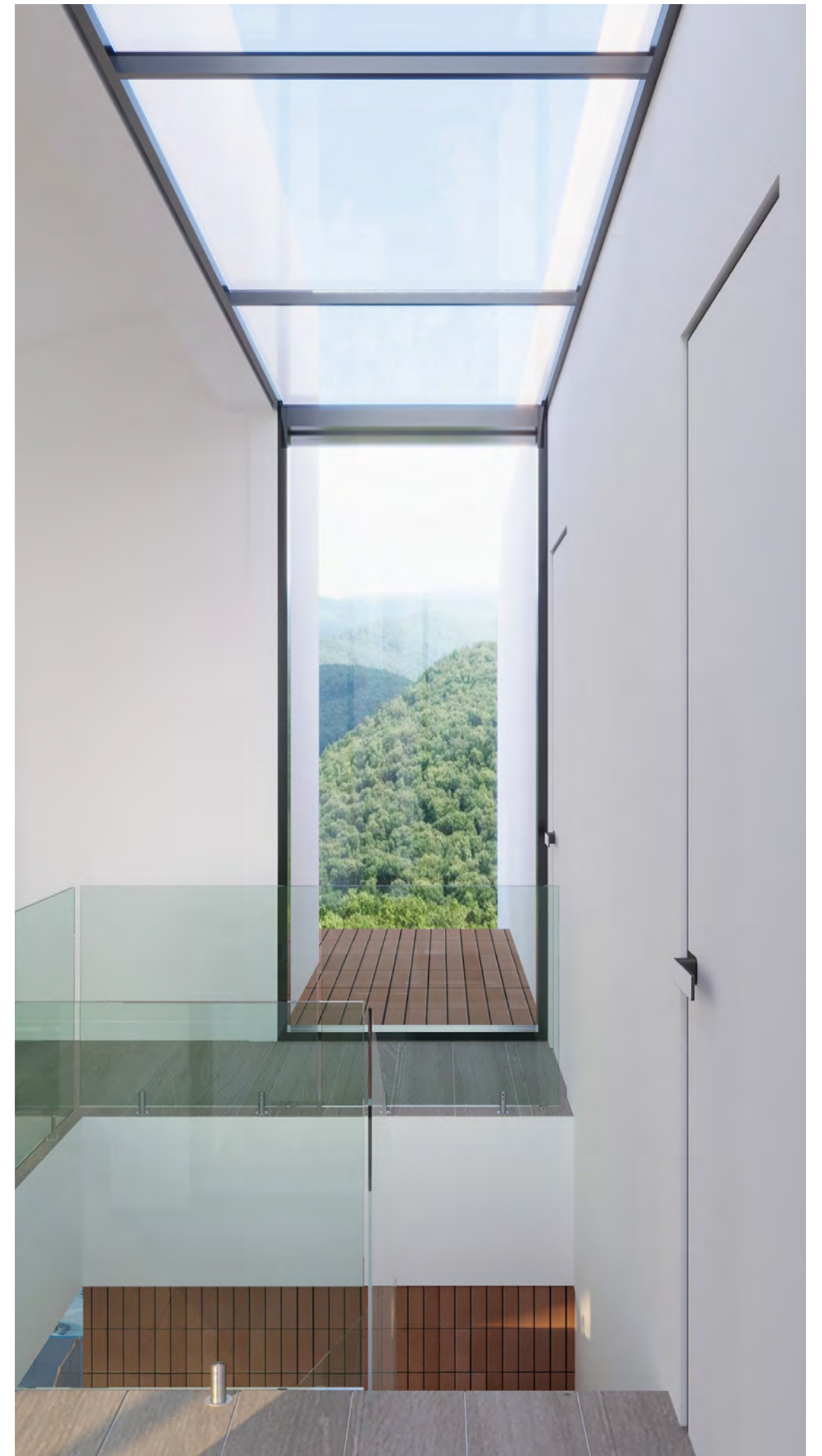
GROUND FLOOR _ ARCHITECTURAL PLAN



FIRST FLOOR _ ARCHITECTURAL PLAN







Lahijan villa complex

Lead Architect: Arad Office

Contribution: Design team

This complex consists of 4 villas on sloping land in Lahijan and between the tea gardens, each villa is about 300 square meters and is designed on three floors. In its design, natural materials such as wood and stone are used to convey the feeling of nature to the user.







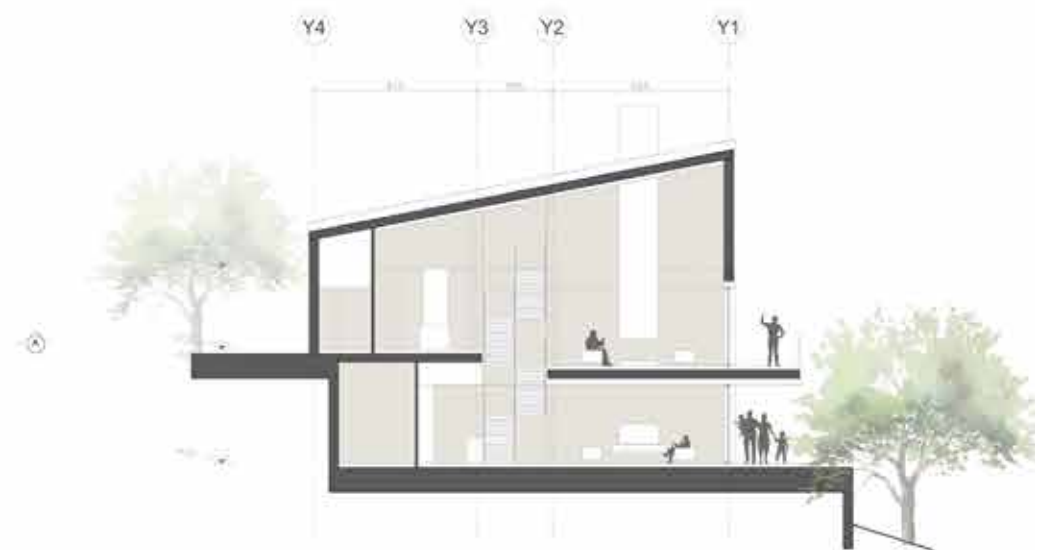
-1 Floor Plan



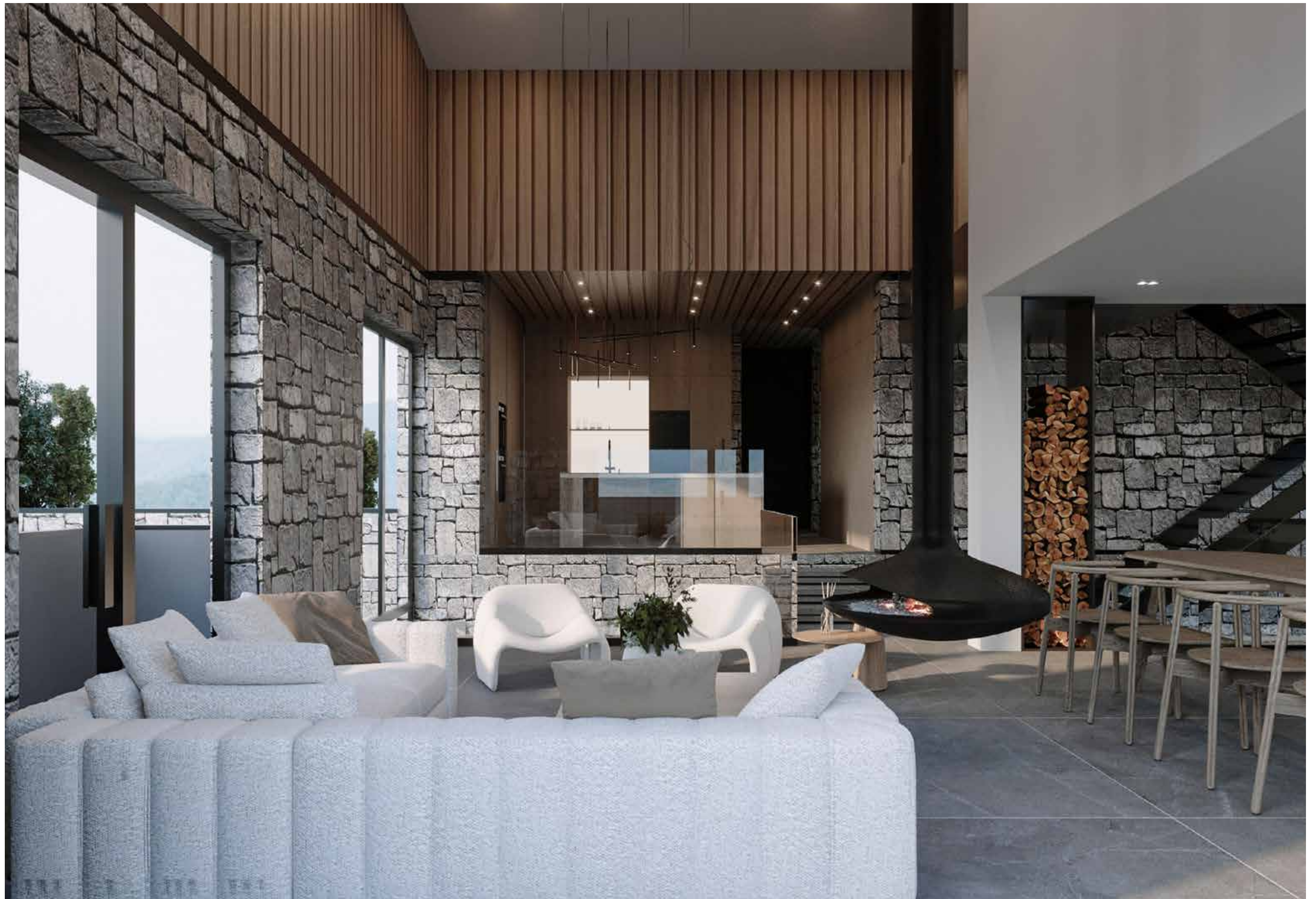
Ground Floor Plan



First Floor Plan



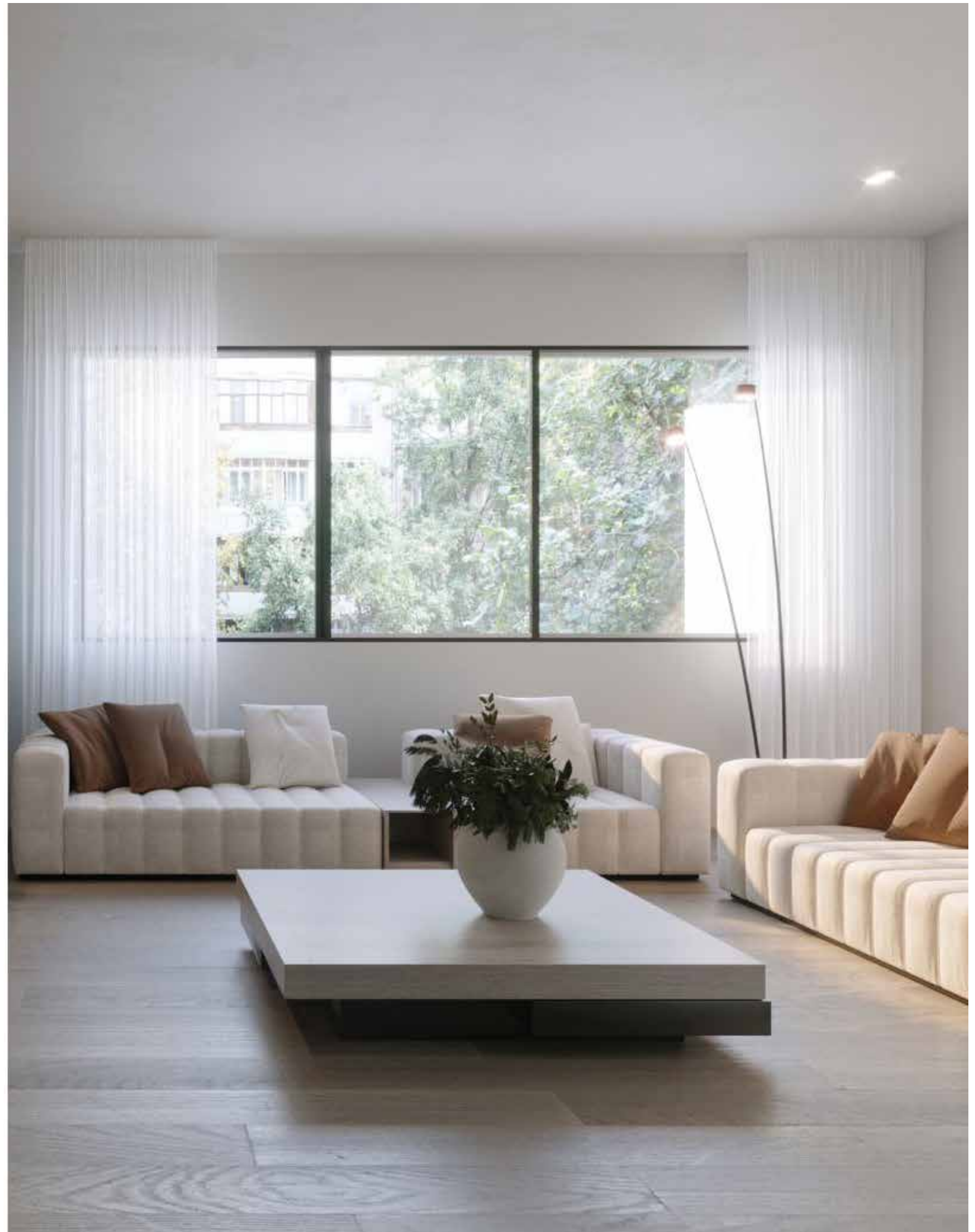
Section A-A



THE HOUSE GROWS WITH THE FAMILY

MONZA, ITALY

The building is located in Monza and It was a former artisan and office building on three floors: basement, mezzanine and first floor. It is located in a semi-central area with a shortage of greenery. It is surrounded by condominium buildings and is supported on two sides by a craft-type building. The client wanted to transform this 1970s building into a residence for his family by inserting 3 apartments internally connected so that the first apartment should be in the basement, a second apartment should be on the mezzanine floor and first floor in the future. also divisible into two apartments.





BASEMENT -1



GROUND FLOOR PLAN



FIRST FLOOR PLAN











LUXURY MULTI-USE COMPLEX FRANKFORT - MICHIGAN

INITIAL PROGRAMMING:

The original plan involved constructing three separate buildings. However, this would result in blocked windows for certain units due to plain facades. Additionally, it would create variations in the quality of three blocks.

MODULAR FACADE:

Leveraging a modular facade emphasises the prefabricated construction process, providing a straightforward and honest concept for final form. This also empowers constructors to seamlessly integrate prefabrication methods for both units and facades.





View From Betsie Lake

FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX





South-East Birdview perspective

FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX

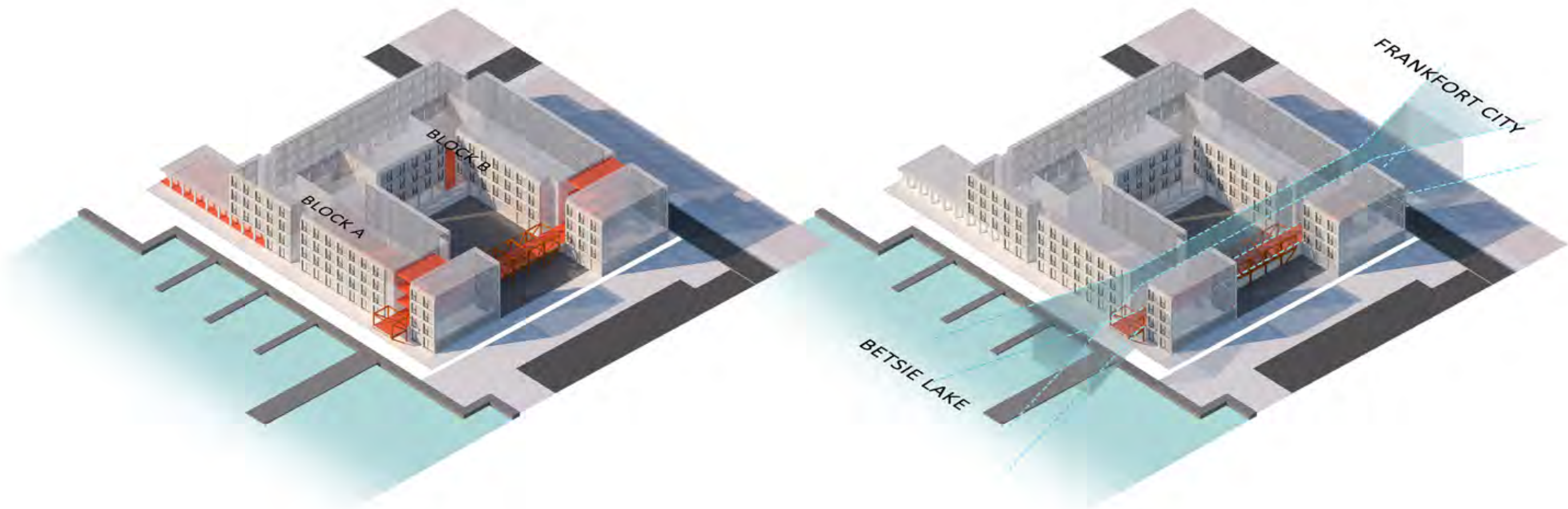




North-West Birdview perspective

FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX





PUBLIC AREAS

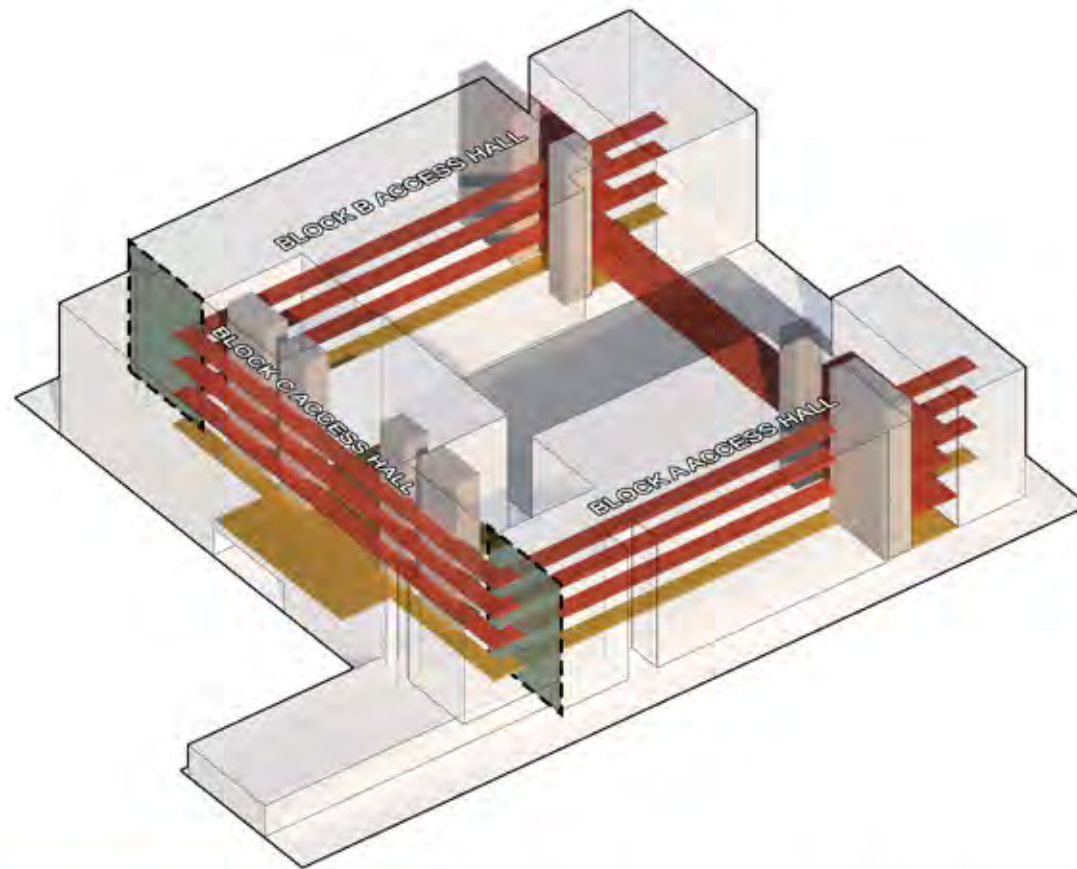
Adjacent to the parking areas, an array of open spaces serves as public areas on the ground floor. This includes a public restaurant a public restaurant with direct access to the street and marina, featuring both indoor and outdoor seating along with a fully equipped kitchen. Additionally, there is a cafe in collaboration with the city of Frankfort and the complex. Two small sunken-style open gardens provide direct access to residential floors and the lobby, catering to the condominiums. Furthermore, a bridge connecting blocks A and B functions as a secondary court adorned with greenery and an observatory deck overlooking the waterfront. The ground floor seamlessly links the city with the marina, fostering integration of the city within the project.

VIEW CORRIDOR

Due to the site of project's characteristics, the visual and physical connection between the city and Betsie Lake will be diminished. However, the strategic use of open terraces enhances a view corridor, preserving this connection and offering waterfront vistas from these roofed open terraces.

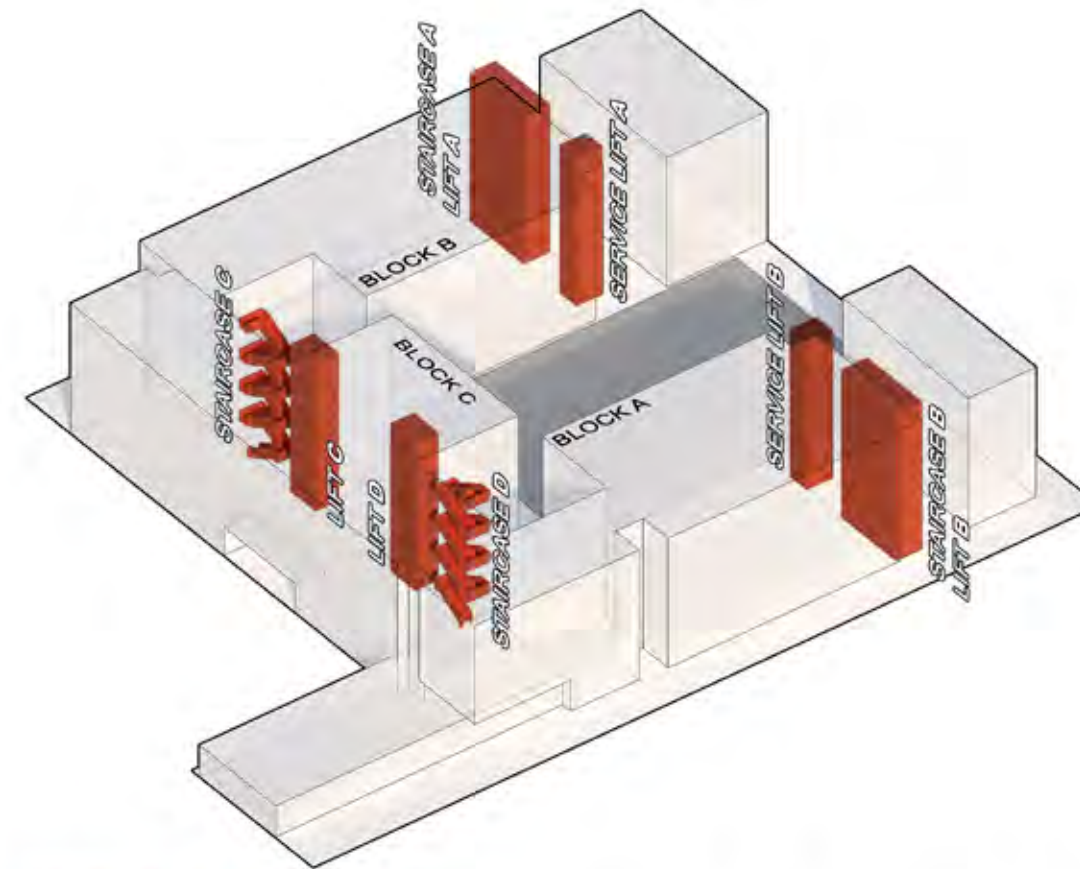
FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX

BRIDGE DIAGRAM



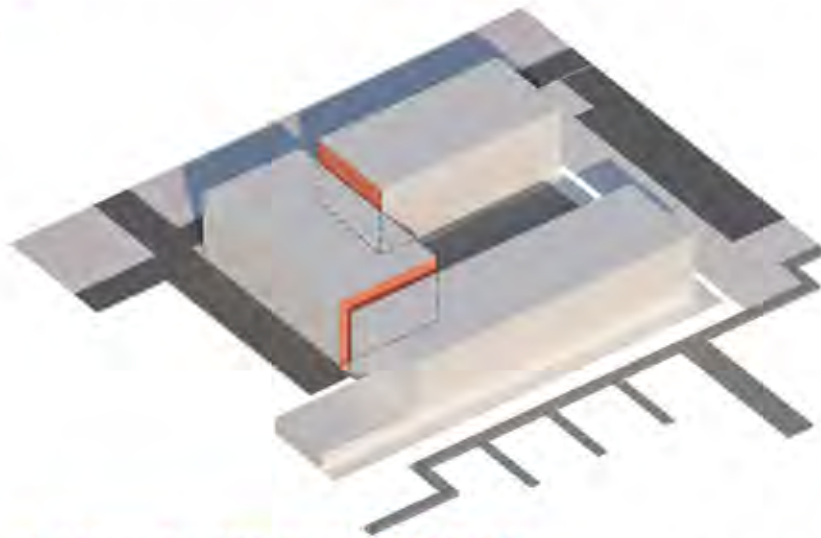
HORIZONTAL ACCESS

Each floor of every block features a horizontal access hall, running adjacent to both units and vertical access boxes. Additionally, each floor incorporates an open public space. Notably, Block B has connectivity to other blocks via an emergency door.



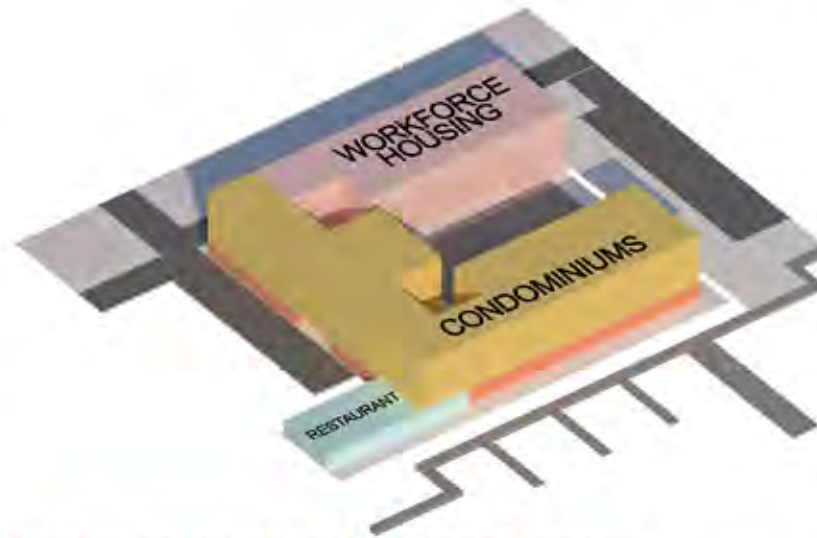
VERTICAL ACCESS

Block A and Block B each house one staircase and two lifts - one designated for service and the other as the main lift. Block C, linking the volumes of Block A and B, features two lifts and staircases. These outdoor elements serve as effective emergency routes for both Block A and Block B.



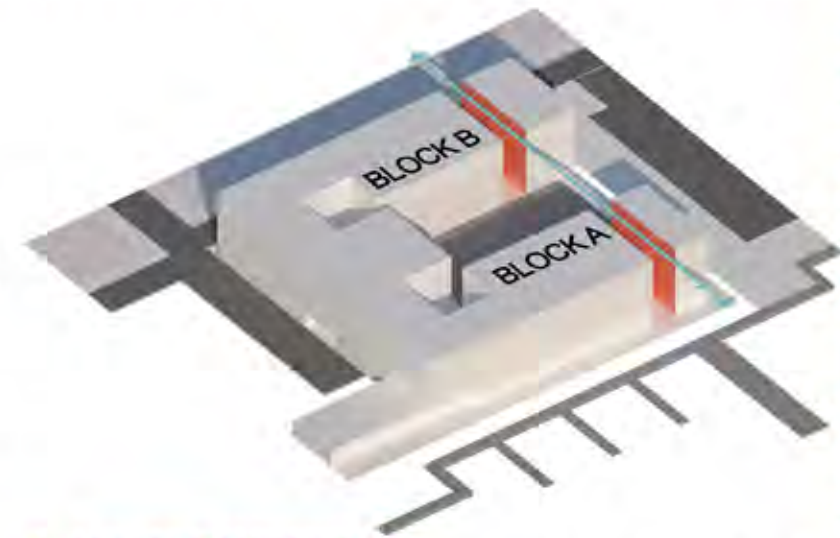
1. INITIAL PROGRAMMING:

The original plan involved constructing three separate buildings. However, this would result in blocked windows for certain units due to plain facades. Additionally, it would create variations in the quality of three blocks.



2. PROPOSED PROGRAMMING:

Through a revised layout, every unit will enjoy unobstructed views. Moreover, two luxury condominiums can share a ground-floor space, providing diverse amenities and facilities. Furthermore, this reconfiguration will give rise to two public smaller gardens within the central court of the project.



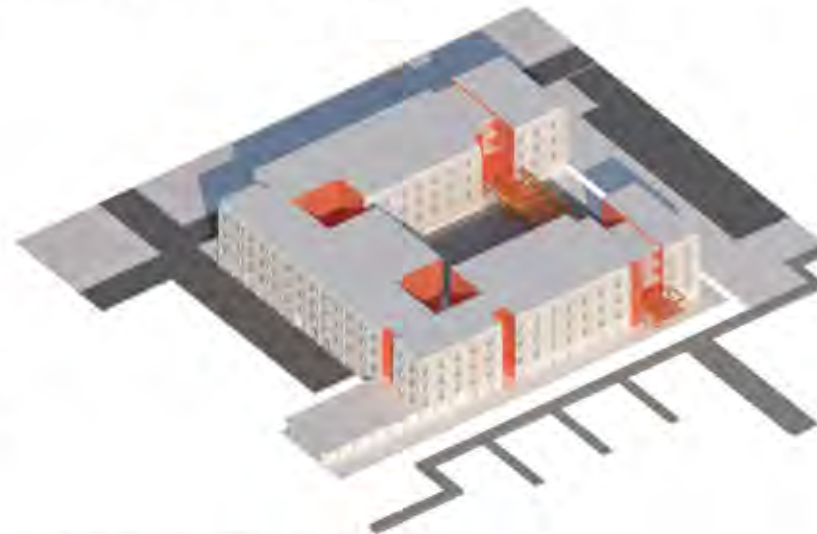
3. VIEW CORRIDOR:

As Block A positioned closest to the waterfront, would obstruct views of the central court and units in other blocks, a designated view corridor has been integrated alongside vertical accesses. This design not only provide the project with artistic and unique characteristics, but also ensures unobstructed water views in the Block B.



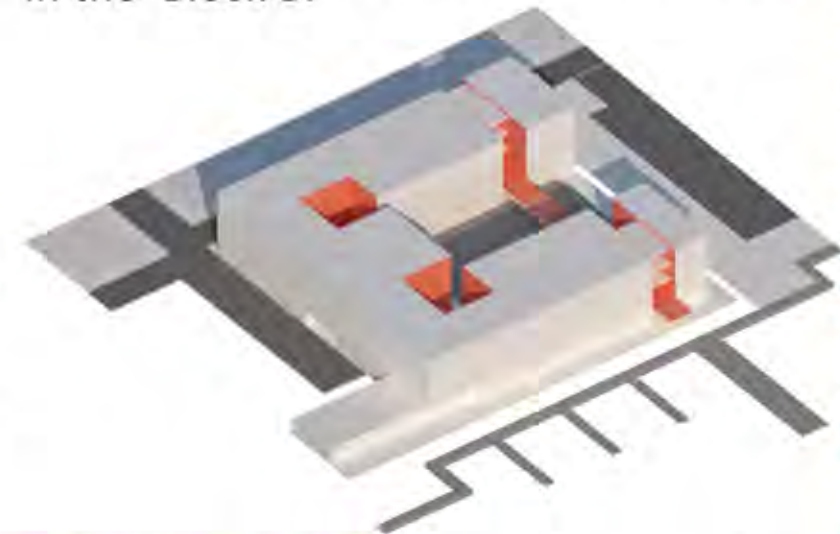
6. FINAL DETAILS:

Refined details in windows, facade, and landscaping contribute to the project's overall appearance, creating a harmonious yet distinctive form that exudes purity and uniqueness.



5. MODULAR FACADE:

Leveraging a modular facade emphasises the prefabricated construction process, providing a straightforward and honest concept for final form. This also empowers constructors to seamlessly integrate prefabrication methods for both units and facades.

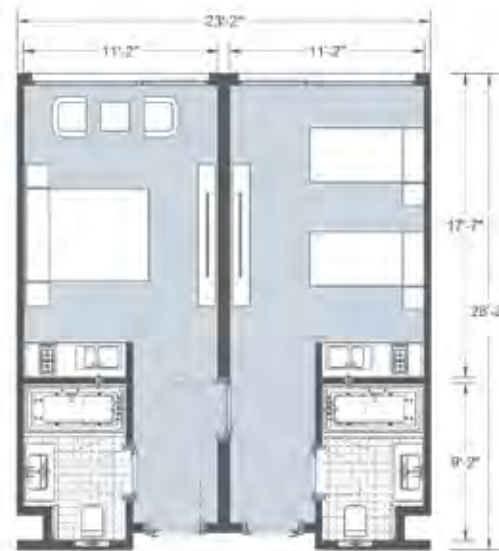


4. ACTIVE PLAZAS:

Due to the allocation of ground floor open spaces for parking, the project faces constraints in providing ample green public areas. To address this, a connecting bridge between the terraces in Block A and Block B has been incorporated, serving as a verdant public space along a corridor with panoramic waterfront views.



UNIT TYPE A
Studio



UNIT TYPE B
Lock-Off hotel room



UNIT TYPE C
1 Bedroom Suite



UNIT TYPE D
Penthouse Suite

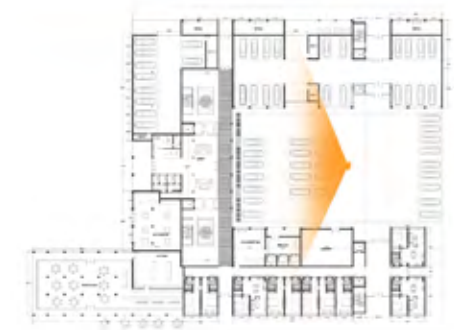
FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX

Prefabricated Unit Types



Central court and Lobby

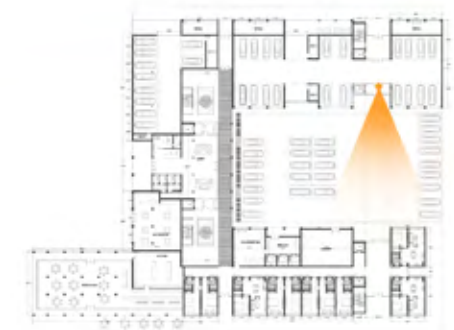
FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX





Connection Bridge

FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX





View From Betsie Lake

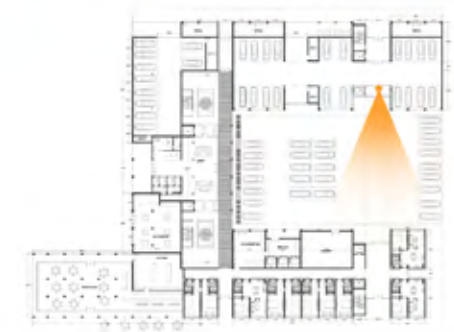
FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX





Central court, Sunken-Style garden, and access stairs

FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX





Elevated observatory deck, docks, and marina

FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX





Restaurant and Marina

FRANKFORT- MICHIGAN
LUXURY MULTI-USE COMPLEX



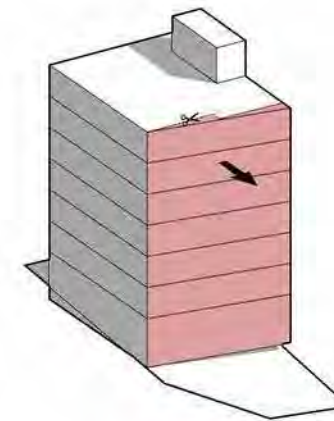
AVAN OFFICE & SPORT COMPLEX

2ND PLACE IN TARH2TARH COMPETITION

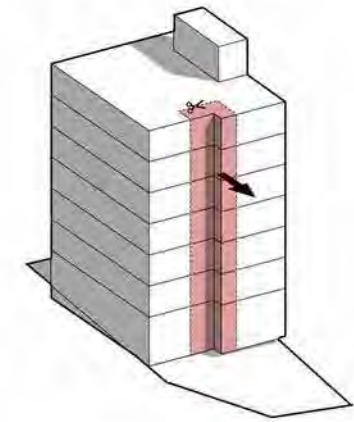
The sports office building is featuring a total of 12 floors, consisting of 5 office levels, 2 athletic floors, and 5 parking levels. The exterior is defined by a modern design that incorporates a prominent glass gap, allowing natural light to flood the interior spaces while creating a visual focal point.

The façade is elegantly adorned with louvers, which not only enhance the aesthetic appeal but also provide functional shading, optimizing energy efficiency. The combination of the sleek glass and the dynamic louvers gives the building a contemporary yet sophisticated appearance, seamlessly blending form and function.

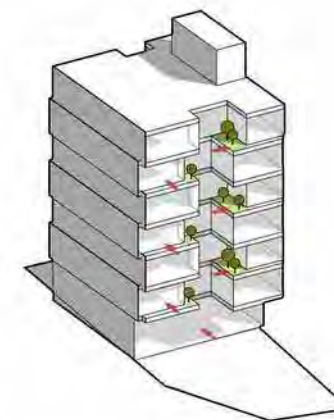




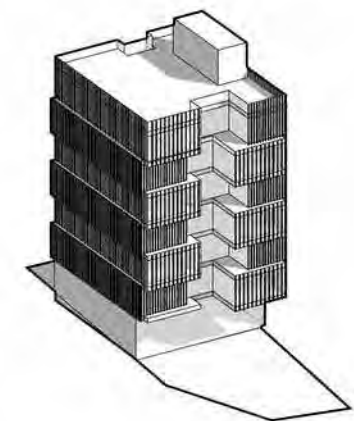
STEP 1. Creating vertical fractures to eliminate the non-vertical side of the land area



STEP 2. The creation of a gap between two breaks to add volumetric play to the facade, allowing for deeper lighting and a larger surface area for natural light.



STEP 4. The creation of terraces with volumetric play in the gaps, activating the building's facade through the sliding of the floors over one another.



STEP 5. The use of louvers to control light intensity and to achieve a unified appearance of the transparent and solid sections of the cubes created within the building's volume.



FIRST FLOOR PLAN



2TH/4TH/6TH FLOOR PLAN



BASEMENT -2 TO -5 FLOOR PLAN



BASEMENT -1 FLOOR PLAN

Dino commercial, sport & office complex

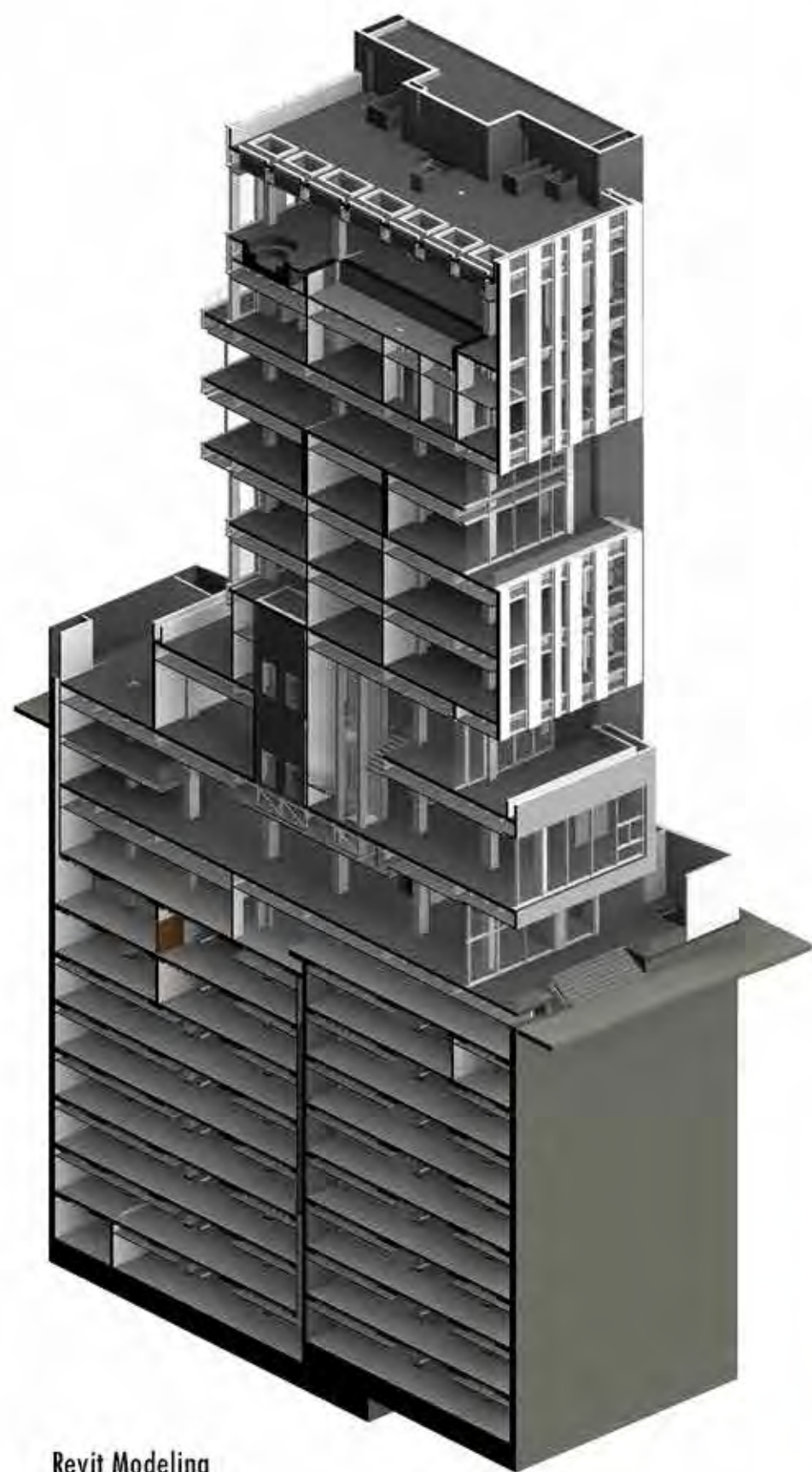
Lead Architect: Arad Office

Contribution: Concept, Interior design, Phase2, Render, Architectural & Structural Revit modeling, Diagram & Moquette

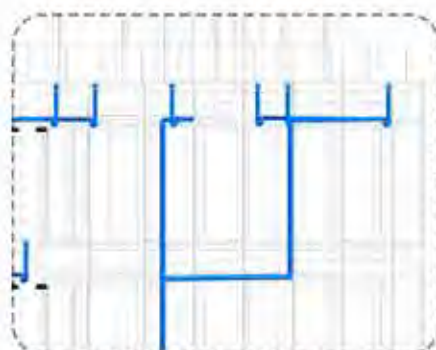
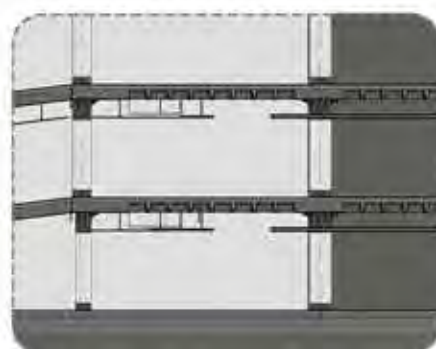
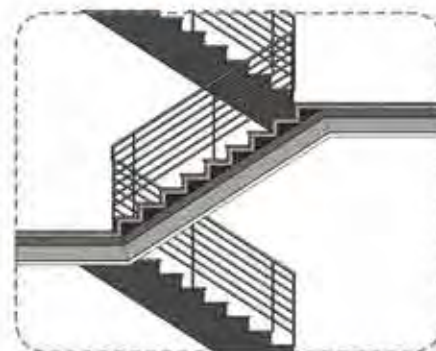
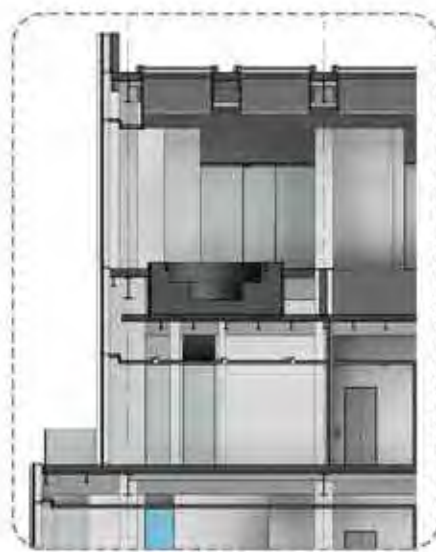
This project is designed for Dino Motor Company in the south of Qaitariya Metro. The client loves motor, food, and sports and wanted a building that has all 3 parts together. As a result, we designed the desired uses of the client in the form of separate cubes that slide on top of each other in a land area of 900 square meters and on 8 floors. The project includes 9 floors of parking, one floor of motor showroom, 2 floors of restaurant, 2 floors of offices, 2 floors of gym, one floor of gym backstage and one floor of swimming pool. The interior design of the project is derived from the minimal style and mostly uses neutral colors.

The restaurant is located on the first and second floors of the building, which are connected by a glass elevator and stairs, and has a total of 700 square meter of indoor space and 300 square meter of outdoor space. Storages and restaurant preparation areas are located in the basements, which are served by a special elevator.





Revit Modeling



Maquette



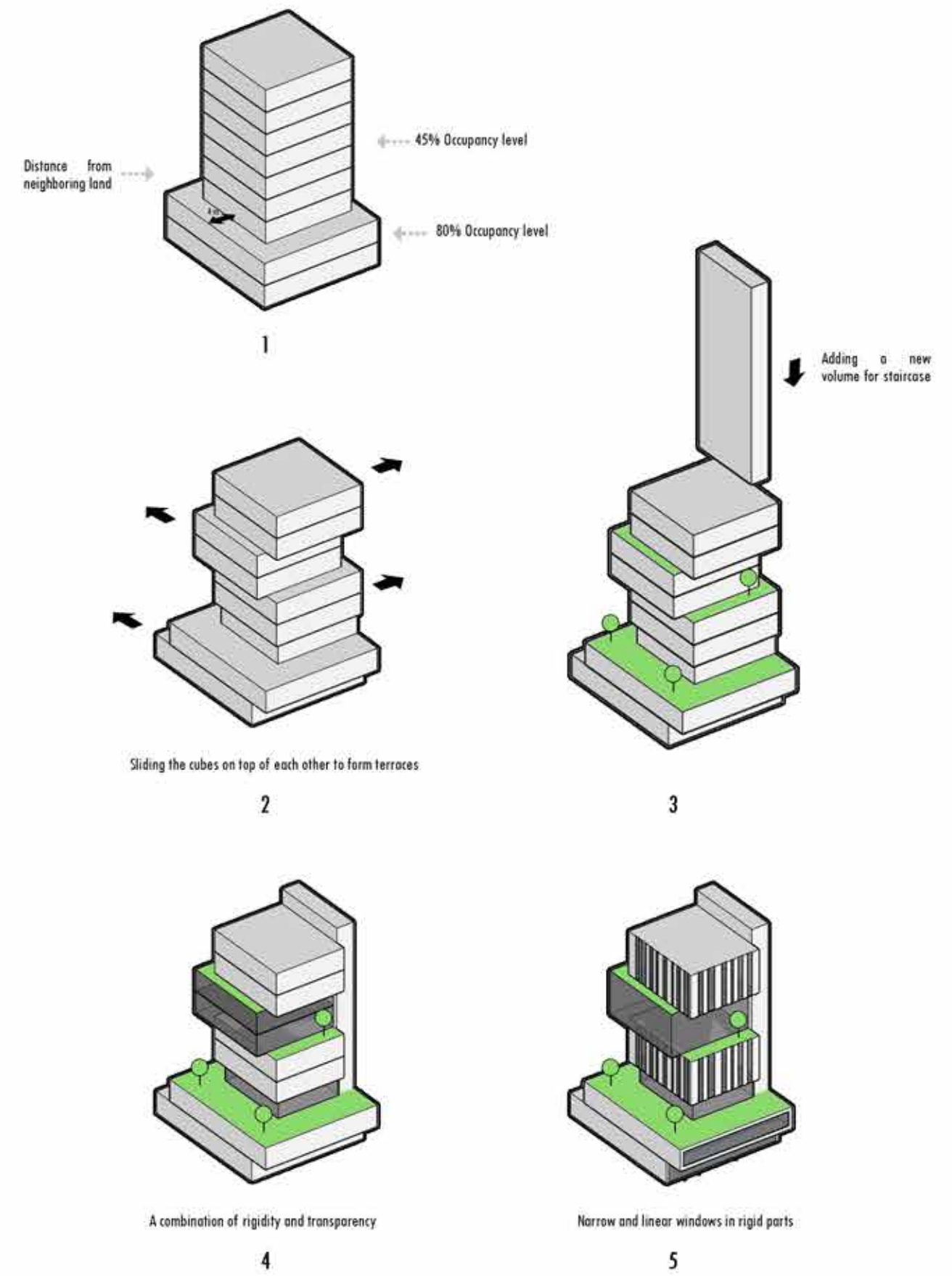
Restaurant

The restaurant is located on the first and second floors of the building, which are connected by a glass elevator and stairs, and has a total of 700 square meter of indoor space and 300 square meter of outdoor space. Storages and restaurant preparation areas are located in the basements, which are served by a special elevator.

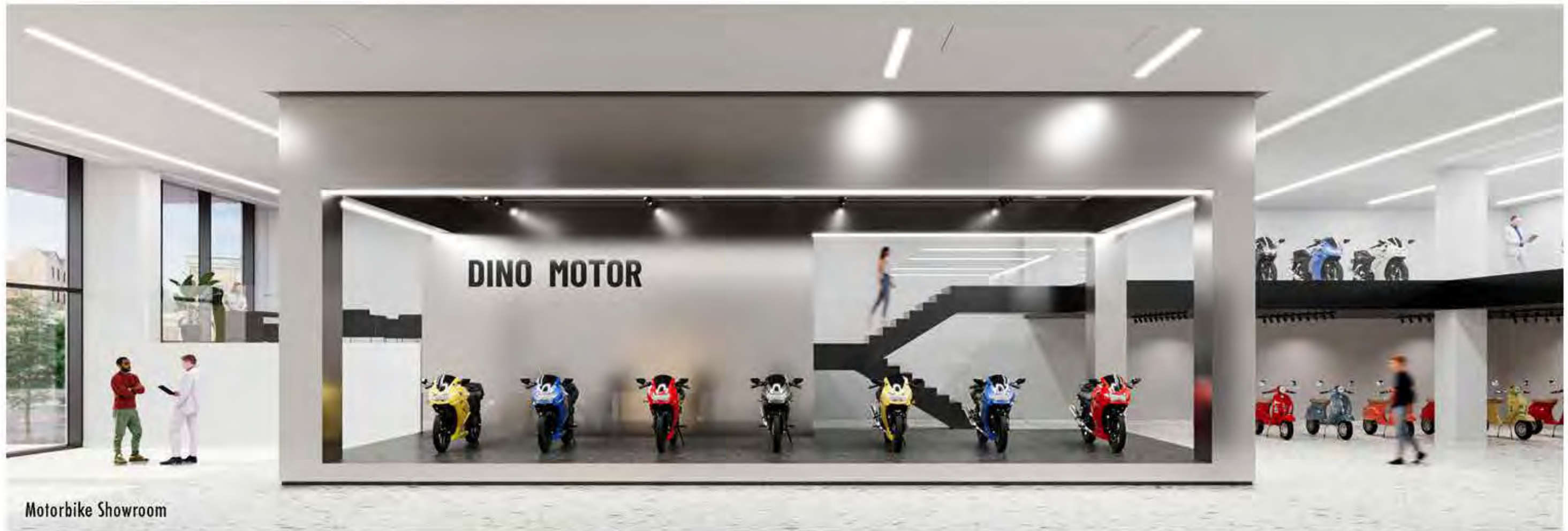


WC



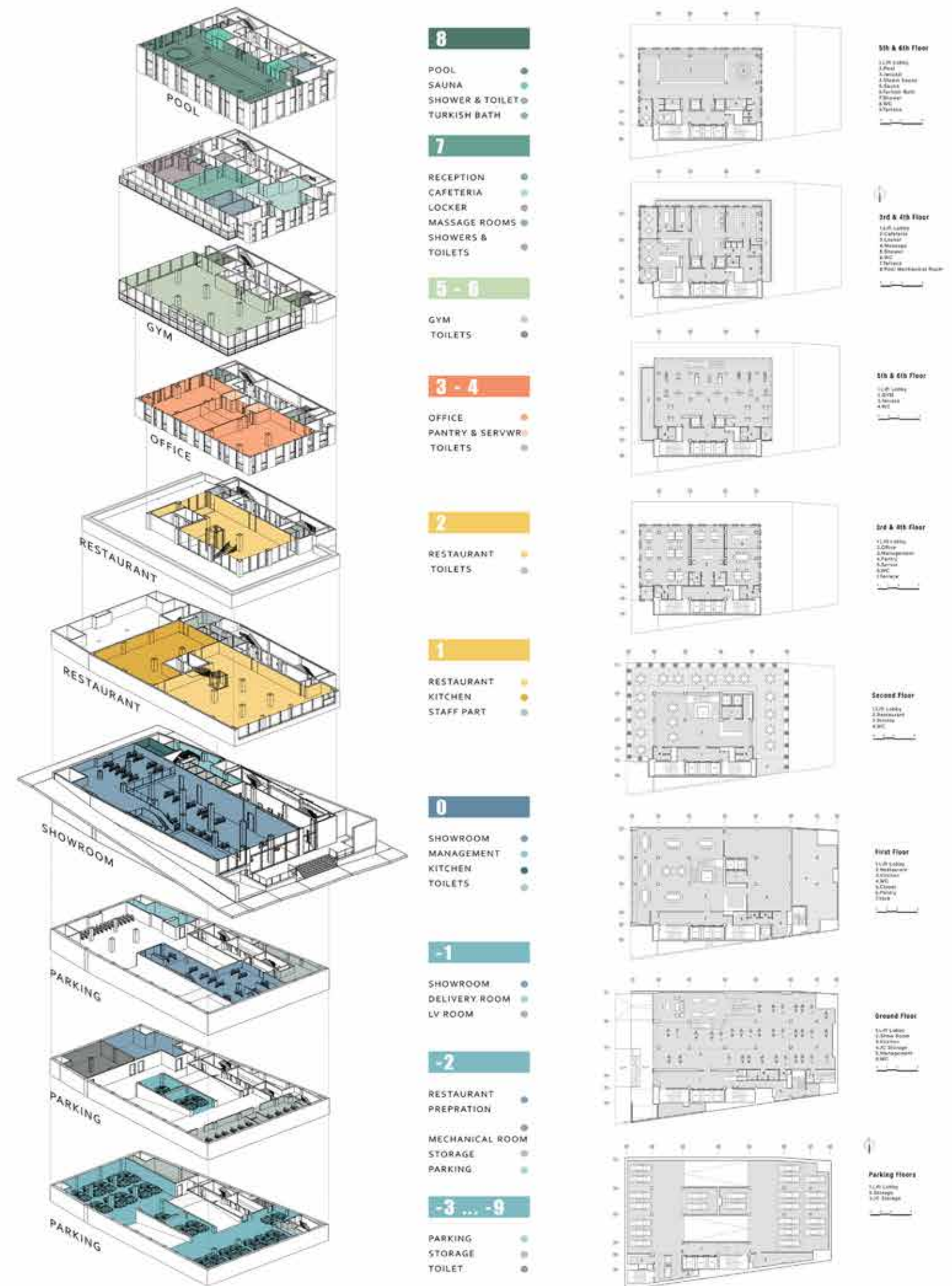


Design Process



The project includes 9 floors of parking, one floor of motor showroom, 2 floors of restaurant, 2 floors of offices, 2 floors of gym, one floor of gym backstage and one floor of swimming pool. The interior design of the project is derived from the minimal style and mostly uses neutral colors.





Usage Diagram



Gym



Locker room



1st to 8th Lift lobby



Massage Room



Manager's floor lobby



Open Office

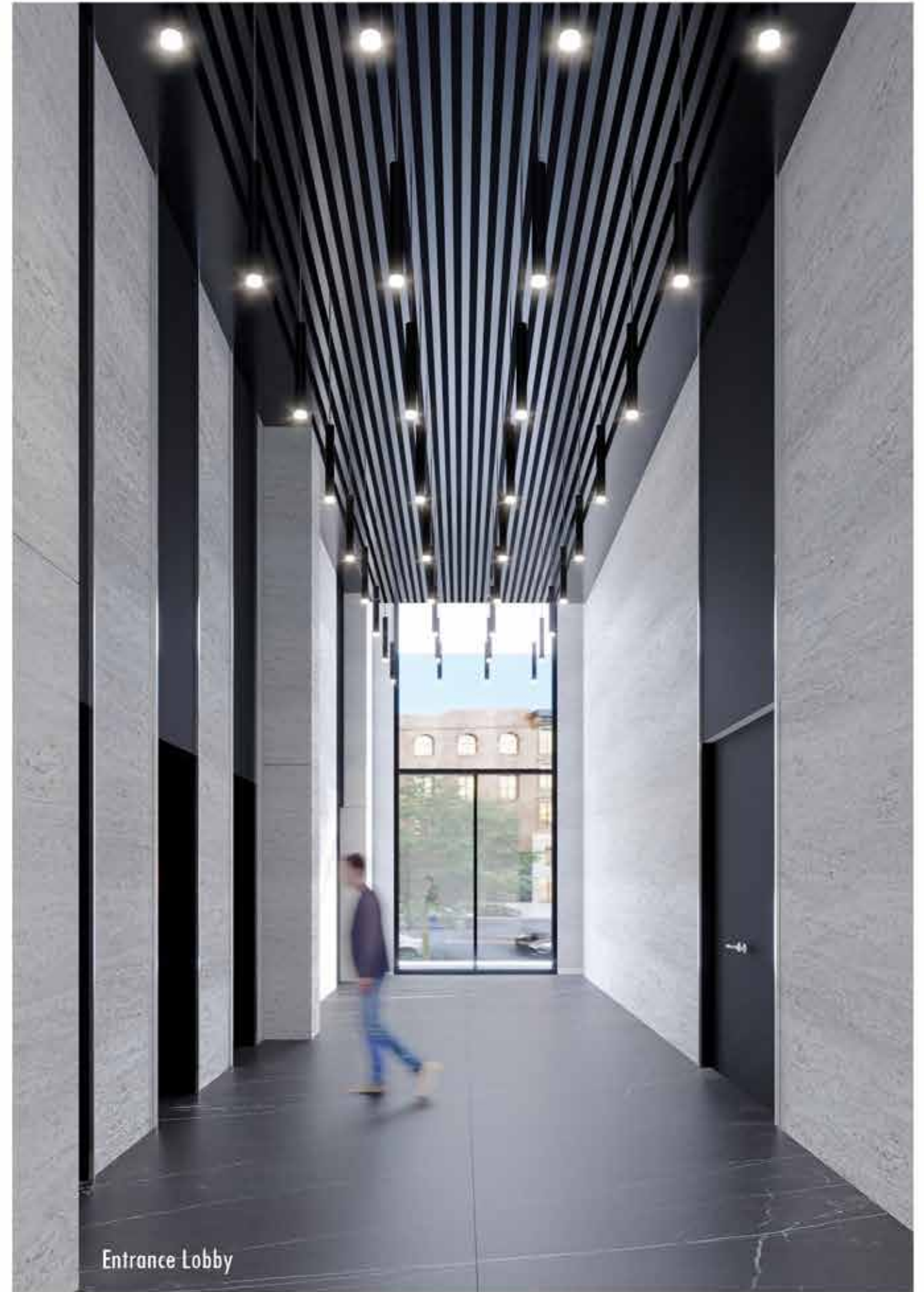




Parking



Parking



Entrance Lobby



Cafeteria



The seventh floor is the middle floor of the gym and the pool, which is dedicated to the backstage of these two users and includes the cafeteria, massage room, locker room, shower & toilet and the reception of the sports complex.



Sport Complex Reception



Pool

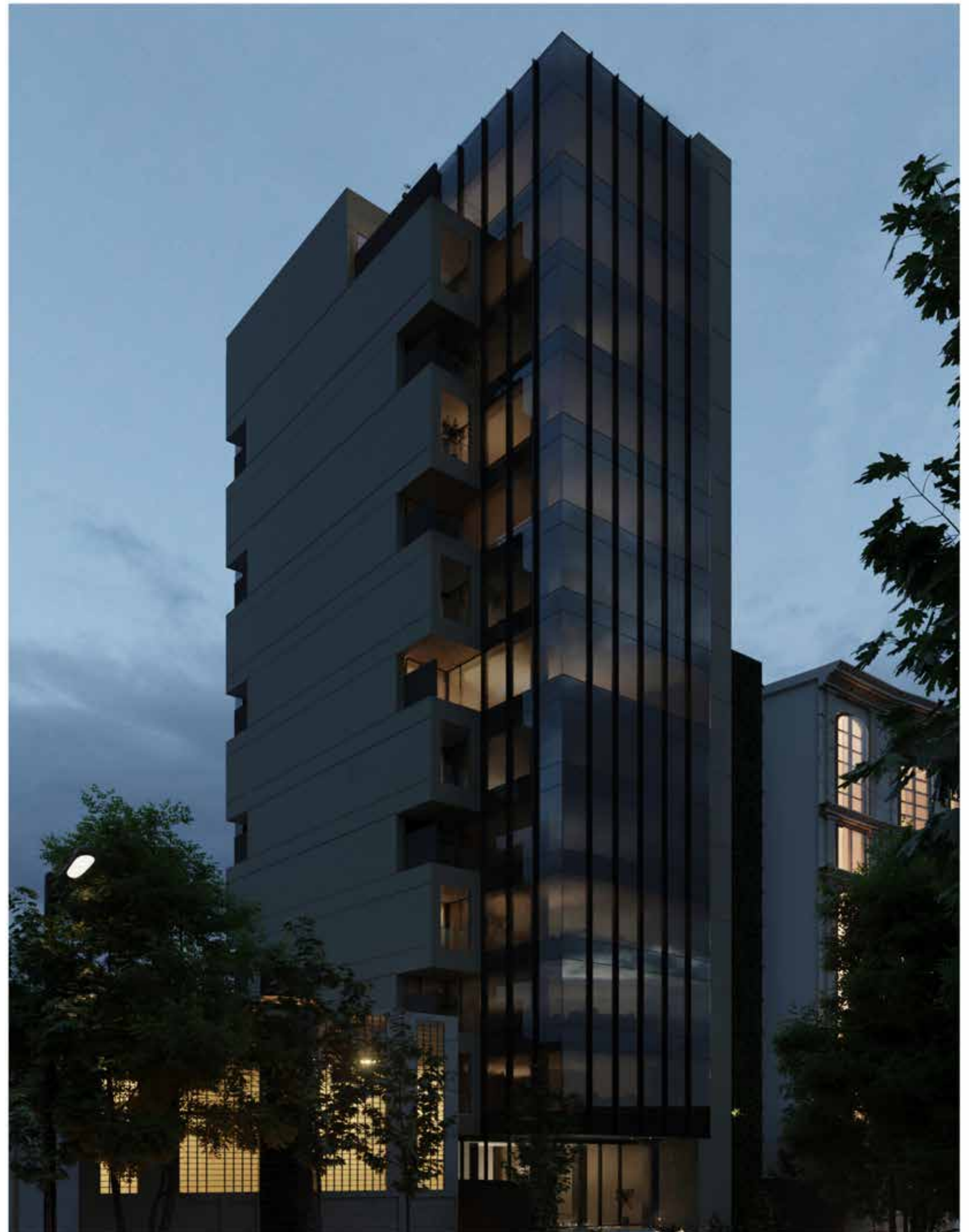
Farmaniye Office

The building is a blend of contrasting forms, featuring a prominent large black solid box made primarily of glass, which serves as the main volume of the office space. This element symbolizes strength and modernity, while maximizing natural light and views.

The use of glass for the black box not only creates a sleek aesthetic but also allows for transparency and visual connection with the surrounding environment. The contrasting cubic boxes, likely constructed from materials such as concrete or metal, create dynamic visual interest and add complexity to the structure.

The smaller cubic volumes that appear to “move” in relation to each other can represent modular design principles, emphasizing flexibility and innovation in workspace configurations. This design can facilitate collaboration and interaction among occupants.

The layout may incorporate a variety of office spaces, meeting rooms, and communal areas, promoting an open and collaborative work environment. The juxtaposition of the solid black box with the modular cubes enhances spatial dynamism







01



02



03



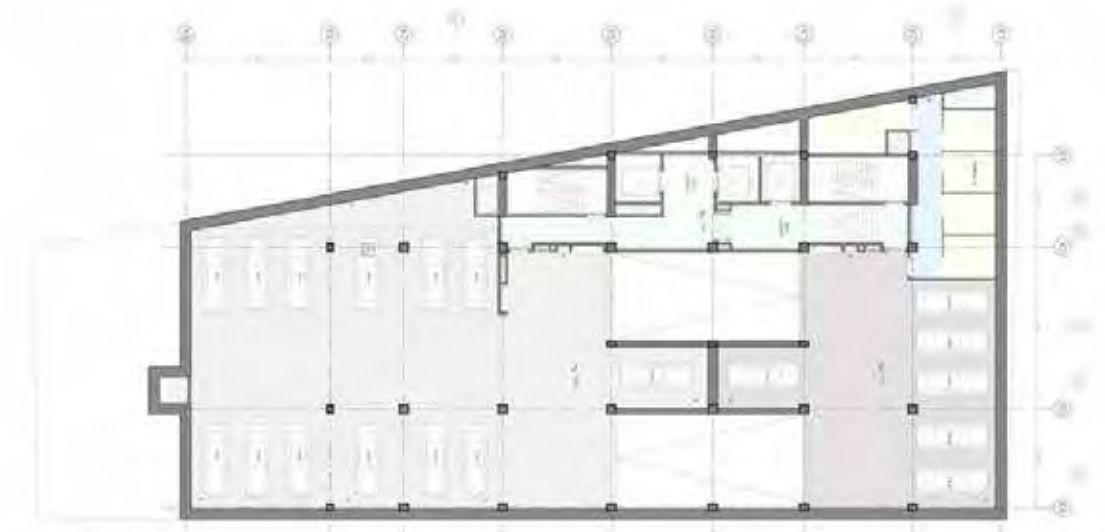
04



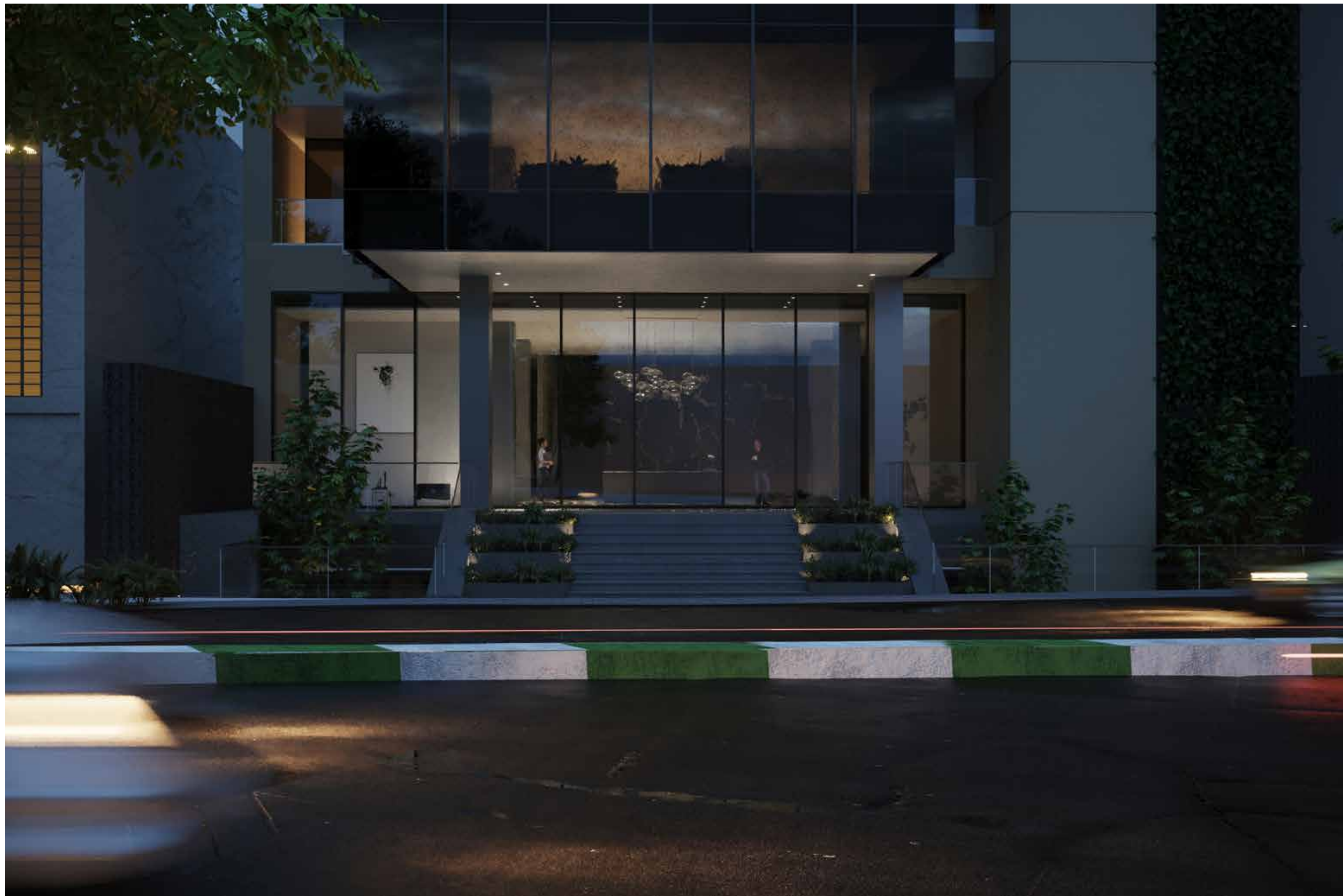
Office Typical Plan

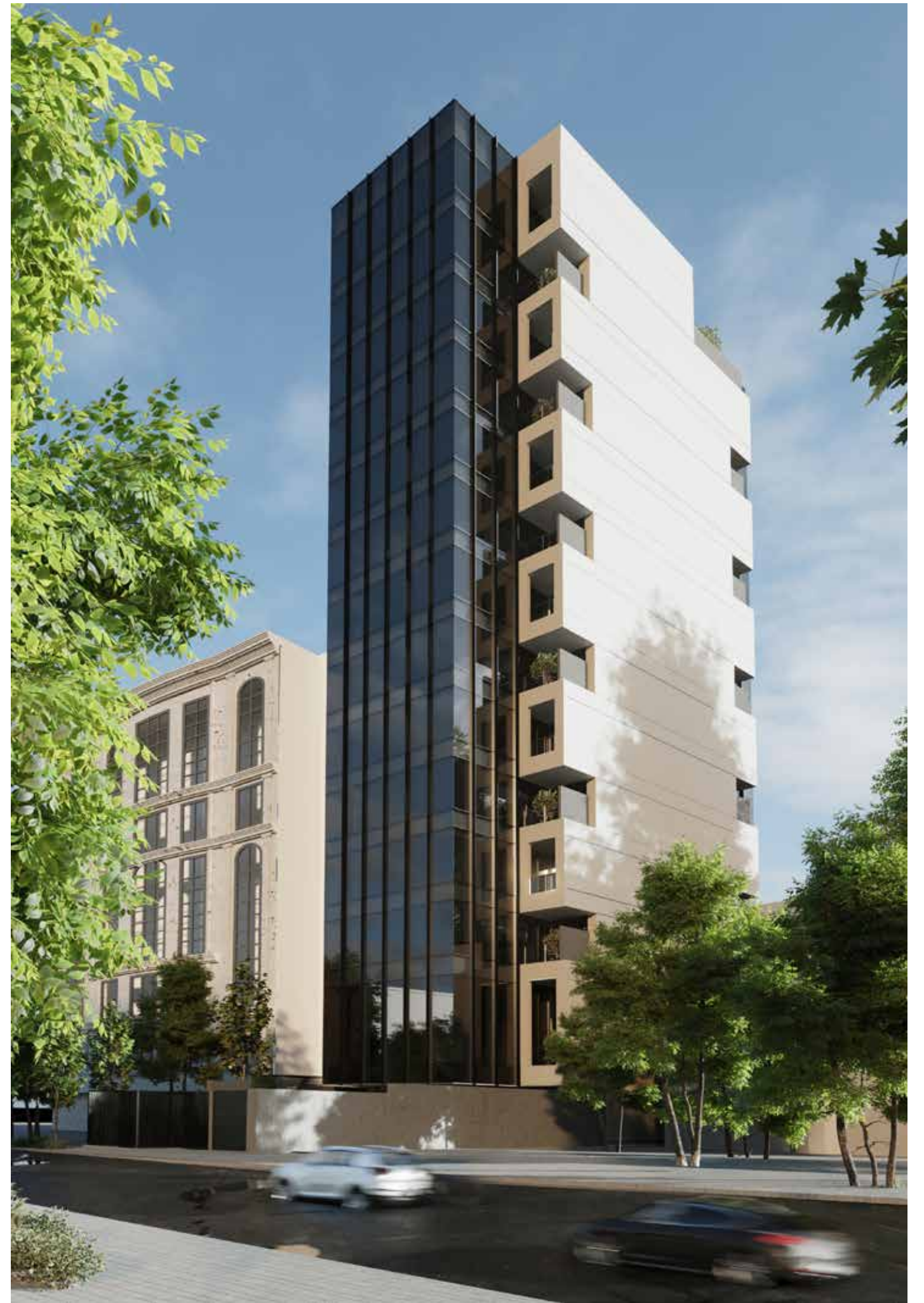
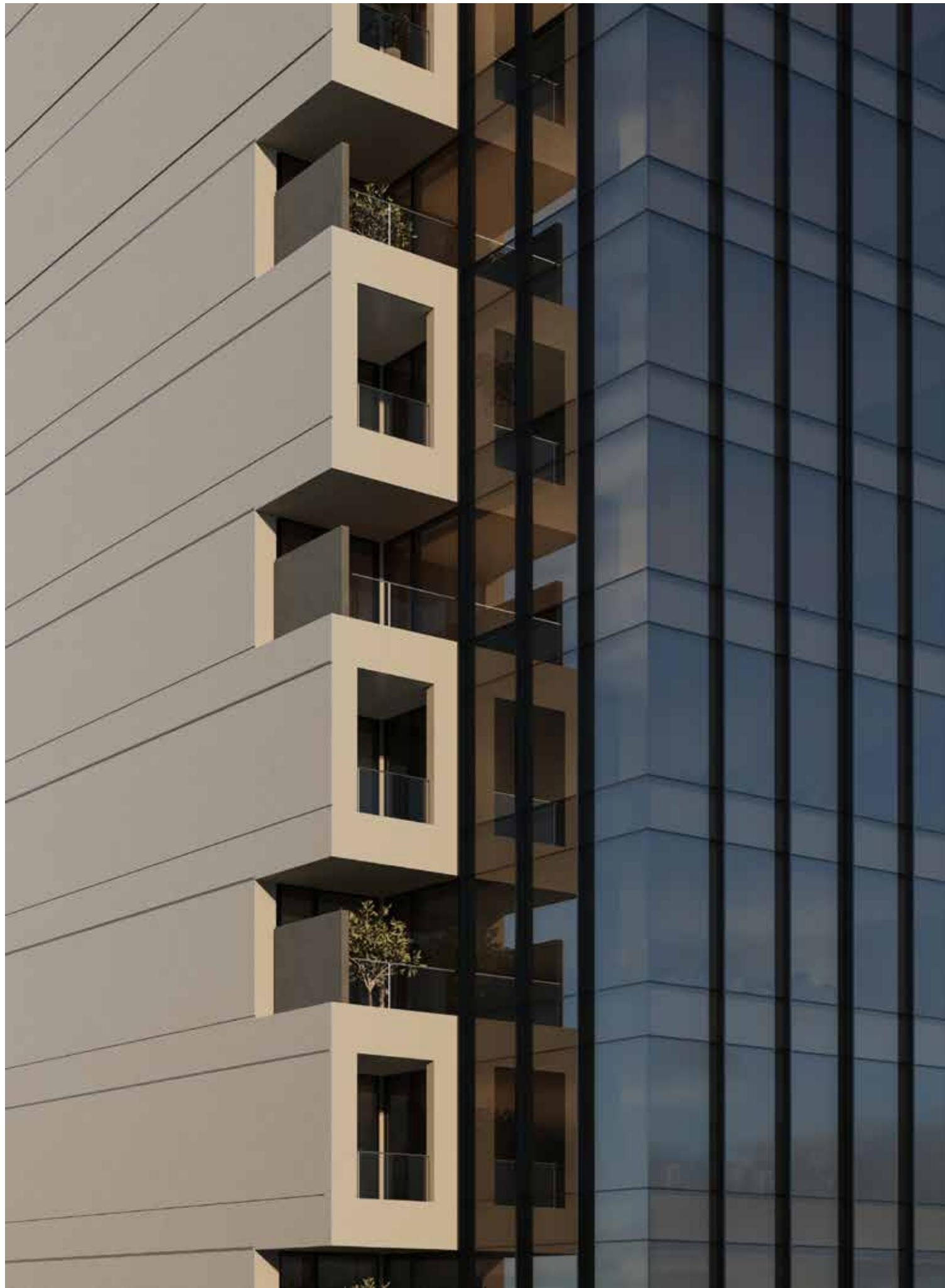


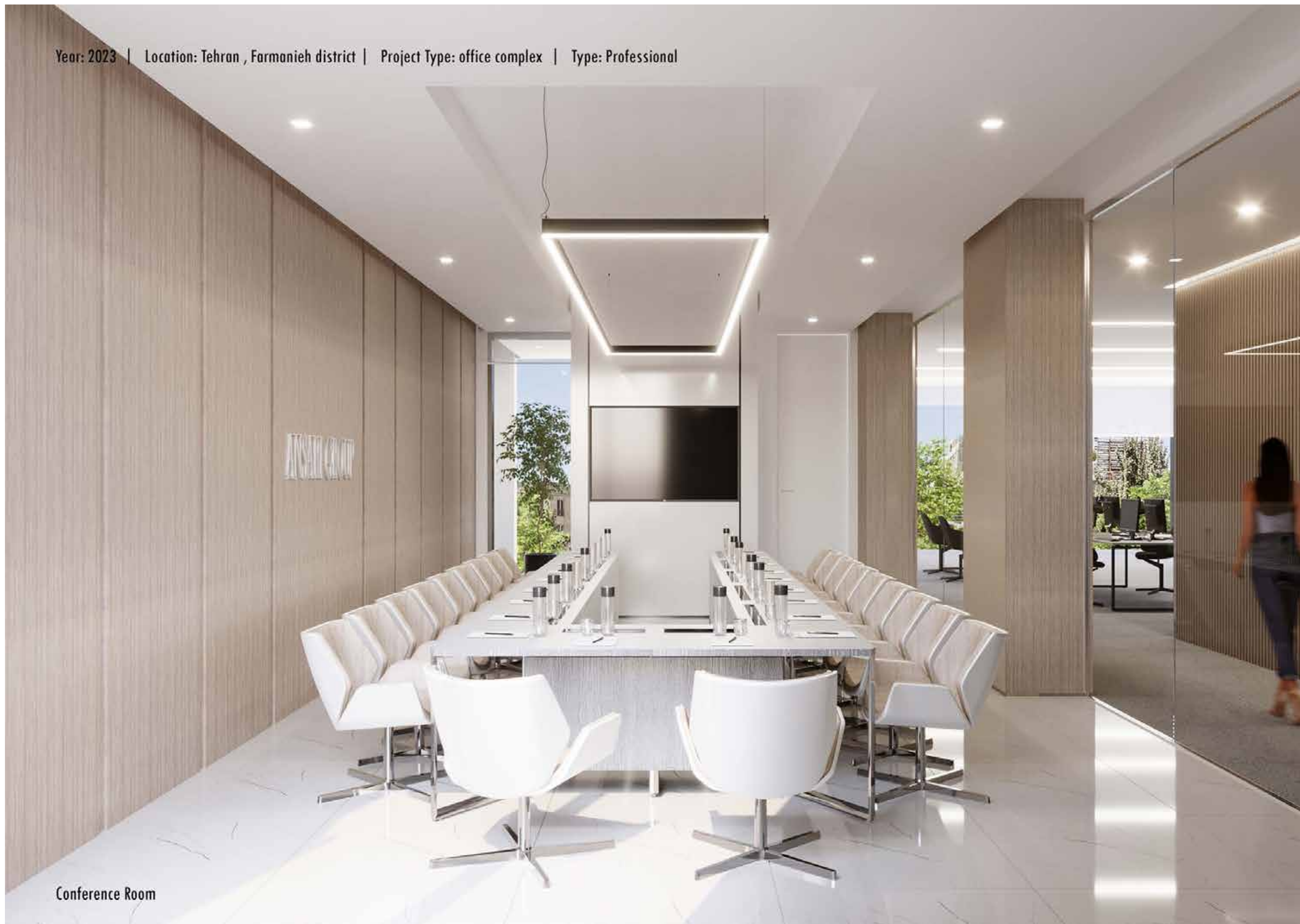
Ground Floor Plan



Parking Typical Plan







Conference Room

Nahid Office

The office building in Tehran features a striking design composed of interlocking yellow boxes, creating a vibrant and modern architectural statement. This modular design allows for flexible office configurations and maximizes natural light through large windows. The building promotes collaboration with communal spaces, such as meeting rooms and lounges. Incorporating sustainable features like energy-efficient systems and potential green roofs, it aims to enhance environmental performance. While bold and contemporary, the design may also reflect local architectural influences, making it a distinctive landmark within the urban landscape.









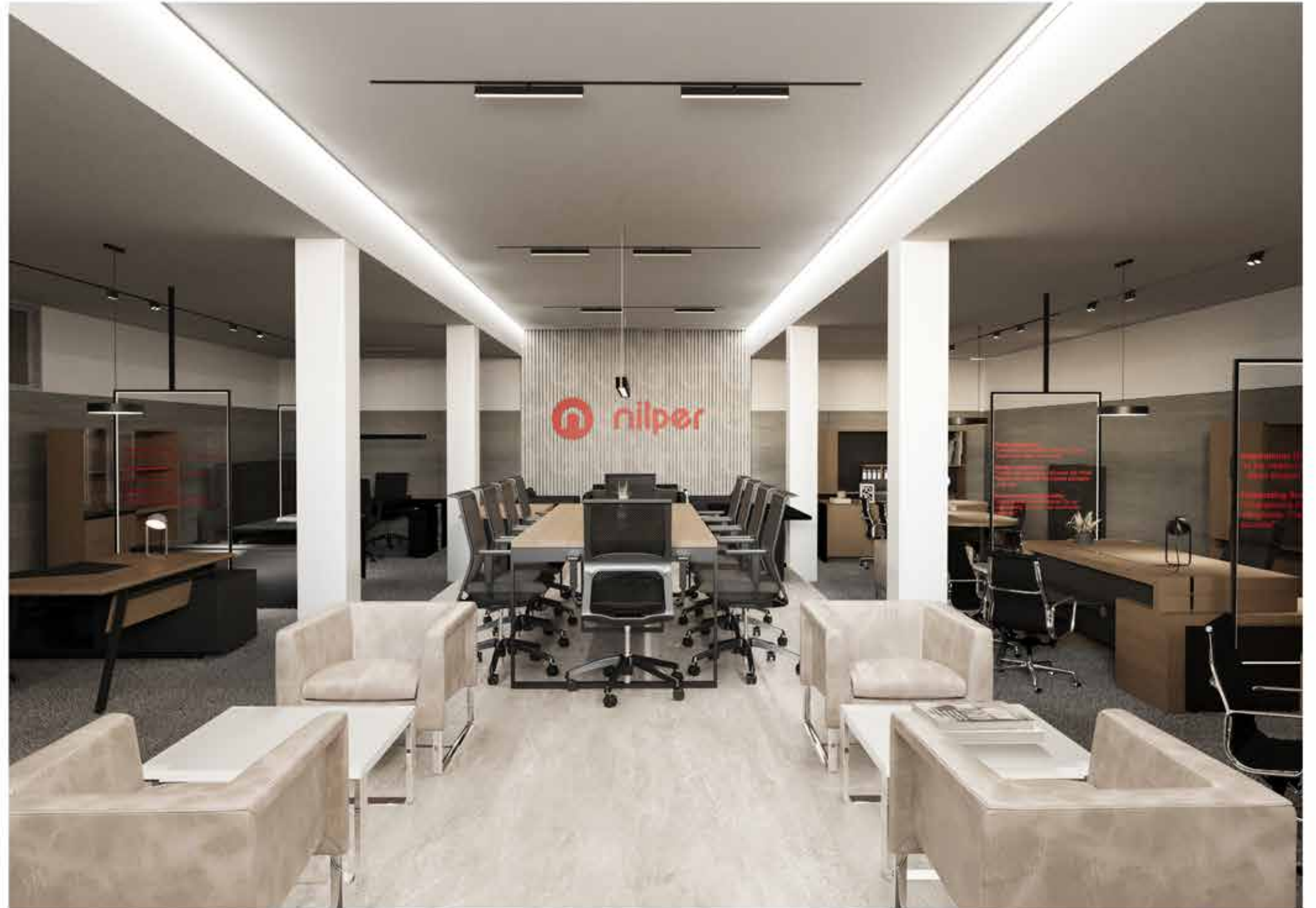
FURNITURE SHOWROOM RENOVATION SIRJAN

In the showroom design, due to The large number of products relative to the space, we tried to organize the layout by dividing the space into two zones. One zone, aligned with the entrance axis, was designed with a higher ceiling and raised flooring, distinct from the adjacent zone, and shaped as a cube in light beige color. The branding wall is positioned at the end of this zone, in the axis of the space. The side zones are designed with lower ceilings and designed with darker materials, similar to a gallery, with less lighting, where each product is highlighted by hanging lights. Because of the large amount of furniture, instead of using solid partition like walls, we used transparent and visually light dividers to prevent the space from feeling cluttered. Additionally, the existing elements, such as windows, were in an unsuitable position relative to the product layout, so material changes in that area were made to minimize their impact on the space.

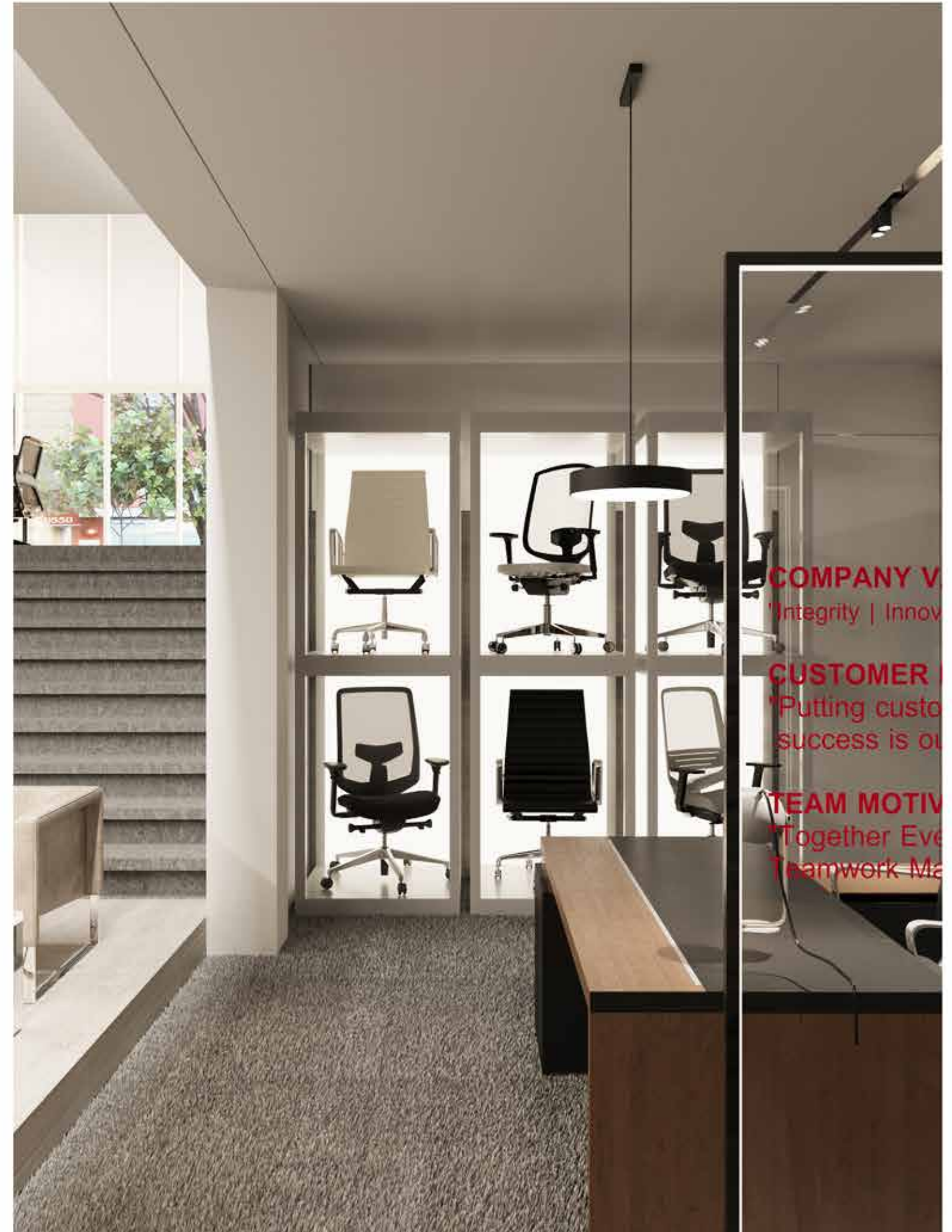




Before design



After design



Office renovation

The client has requested the renovation of the conference hall, management room, and associated administrative areas on one floor of the office building. The client asked for minimal changes to the ceiling in the conference hall, for the flooring to remain the same, and for the seating arrangements to be organized and create a warm and inviting atmosphere.

To achieve this, two fixed seating areas were designed on either side of the conference hall using wood materials to add warmth. Lacobel glass was used for whiteboards. Additionally, since the ceiling gaps could not be removed, lighting

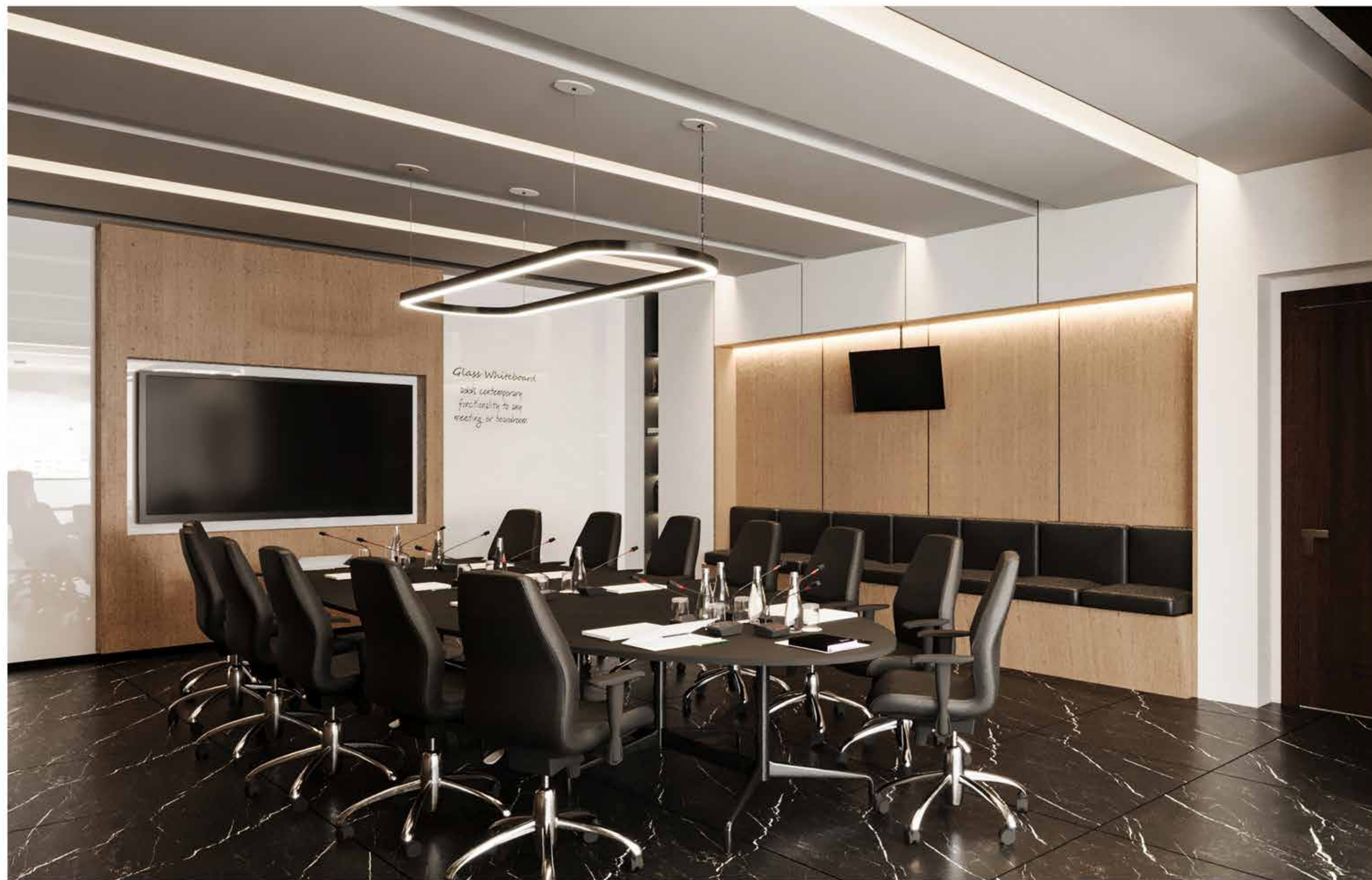
lines were embedded to allow for the removal of square ceiling lights, resulting in a more minimalist ceiling.

For the administrative section, walls were removed and glass partitions were installed that making the entryway feel larger and more open. In areas requiring more storage, cabinets were positioned between the partitions . Further changes included alterations to wall materials, the identification of certain walls, and ceiling lighting adjustments.



Entrance lobby







conference hall



Before design



Management room

After design

Student dormitory interior design

The dormitory was a five-story building, with 20 rooms on each floor. Each room needed a study space, sleeping zone, wardrobe, living area, and kitchen. We aimed to optimize the room space by combining the bed, closet, and desk into a single unit, thereby providing more free space for the users.





Bedroom



Livingroom