



TALEGHANI PROJECT

TECHNICAL REPORTS



ANALYSIS OF SITE CONTEXTUAL ADJACENCIES



***STUDY OF SITE
ENVIRONMENTAL
PROXIMITY***



COMMERCIAL AND ADMINISTRATIVE



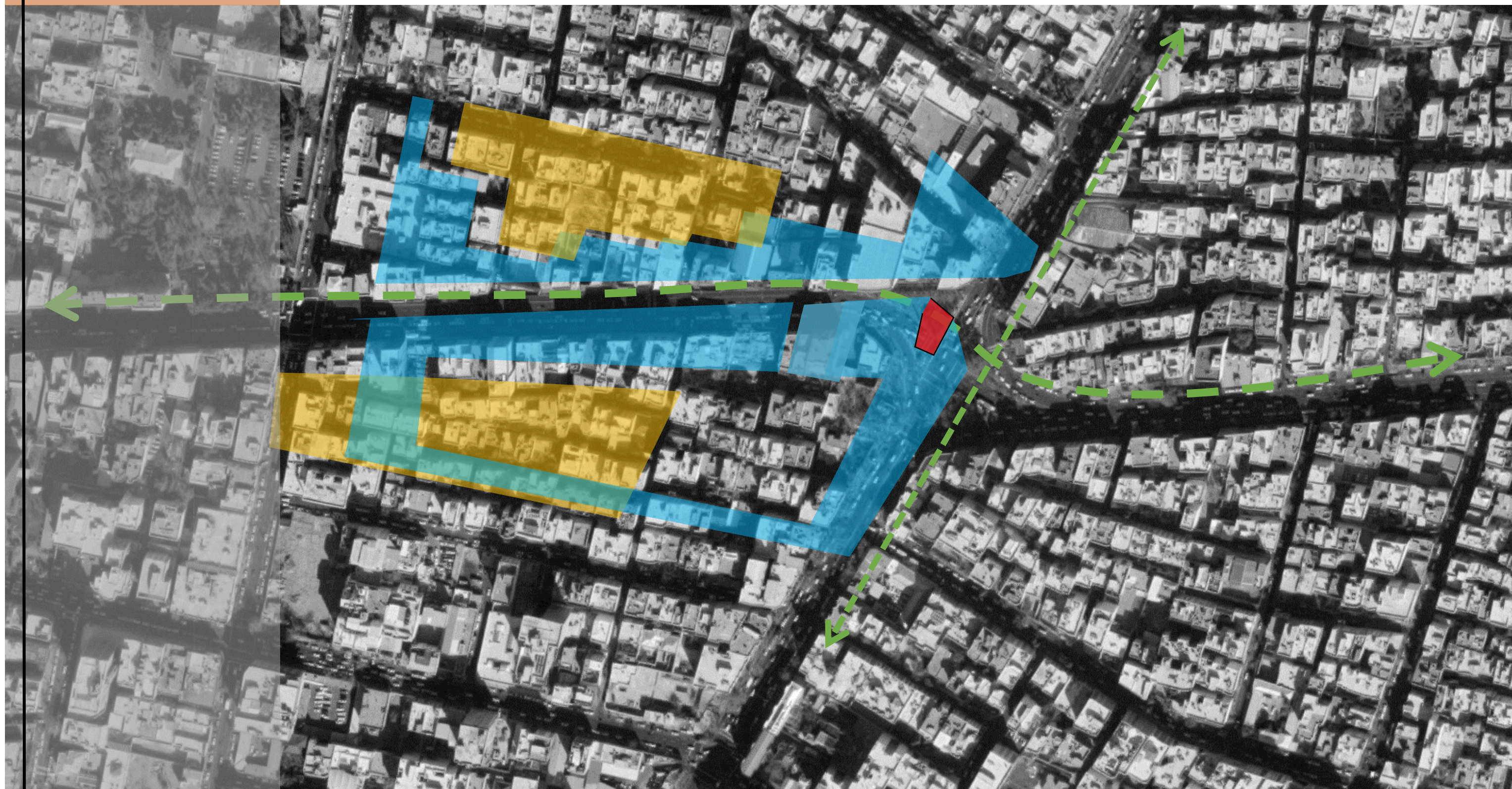
RESIDENTIAL AREA



SELECTED SITE



ACCESS ROUTE TO THE SITE



ARCHITECTURAL PLANNING

FLOOR AREA RATIO



BASEMENT FLOOR



GROUND FLOOR



FIRST FLOOR



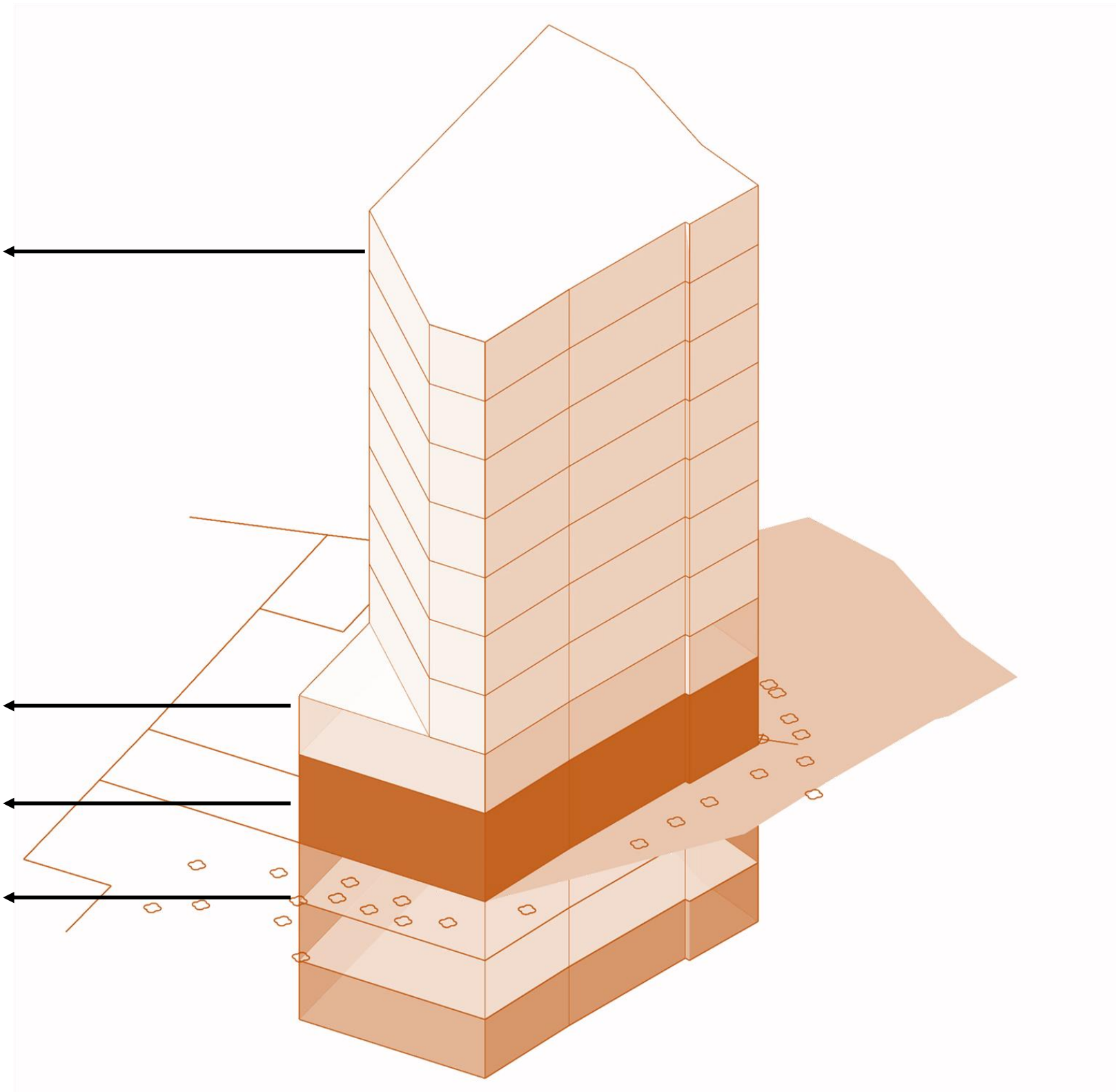
FLOORS 2 TO 8

70%

100%

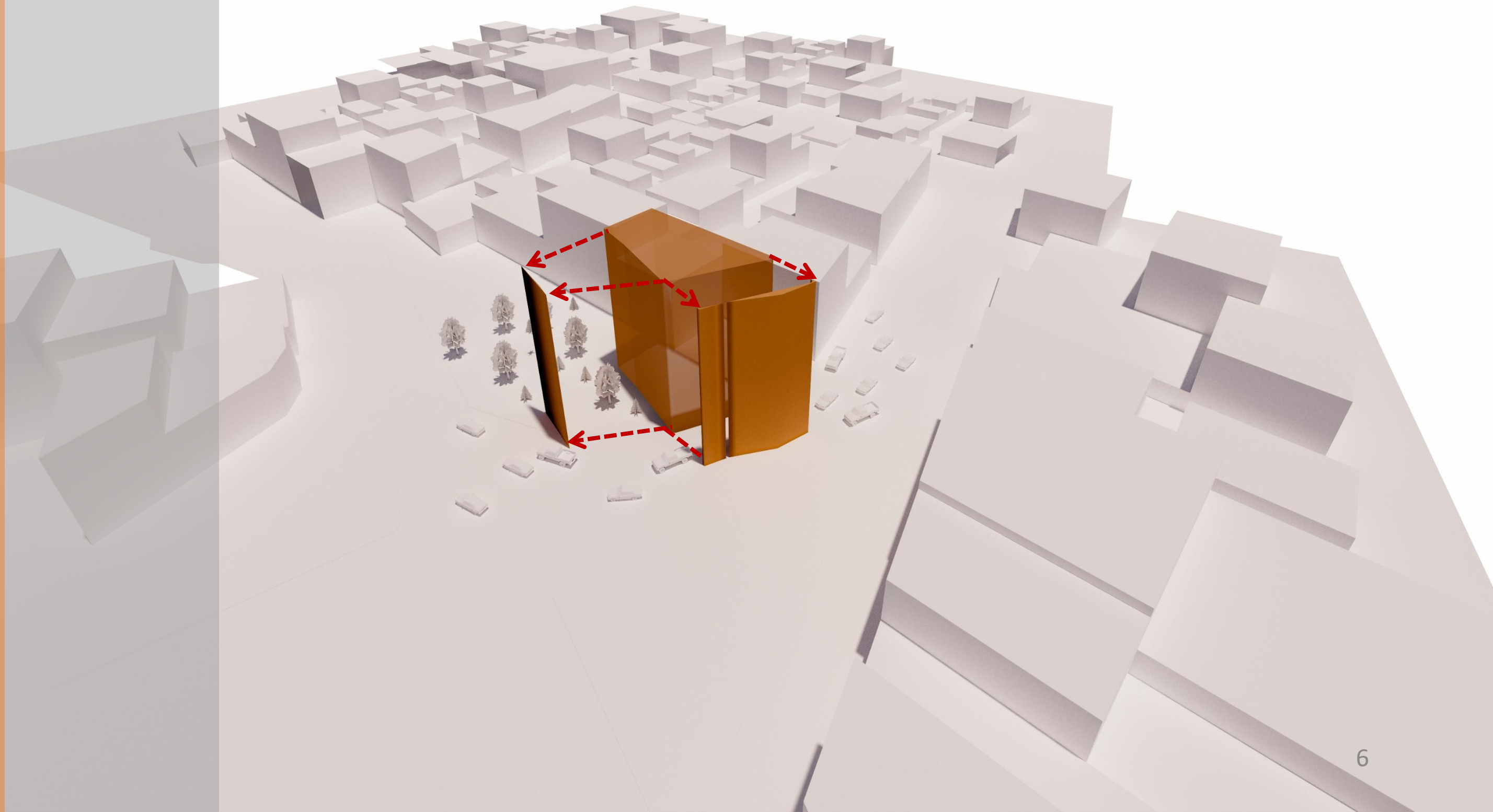
100%

100%



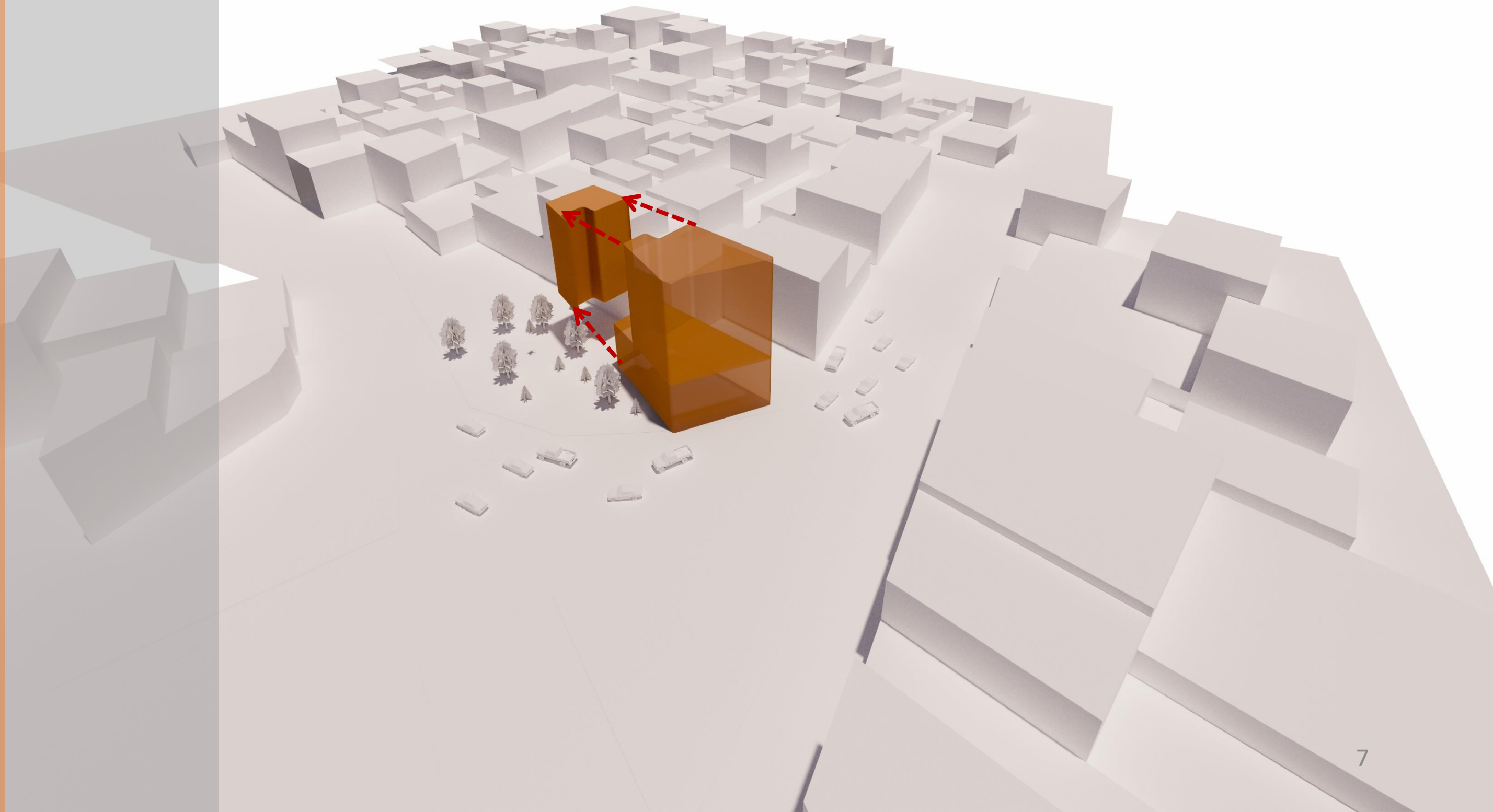
*ARCHITECTURAL
DIAGRAM*

ELIMINATION OF
UNWANTED ANGLES



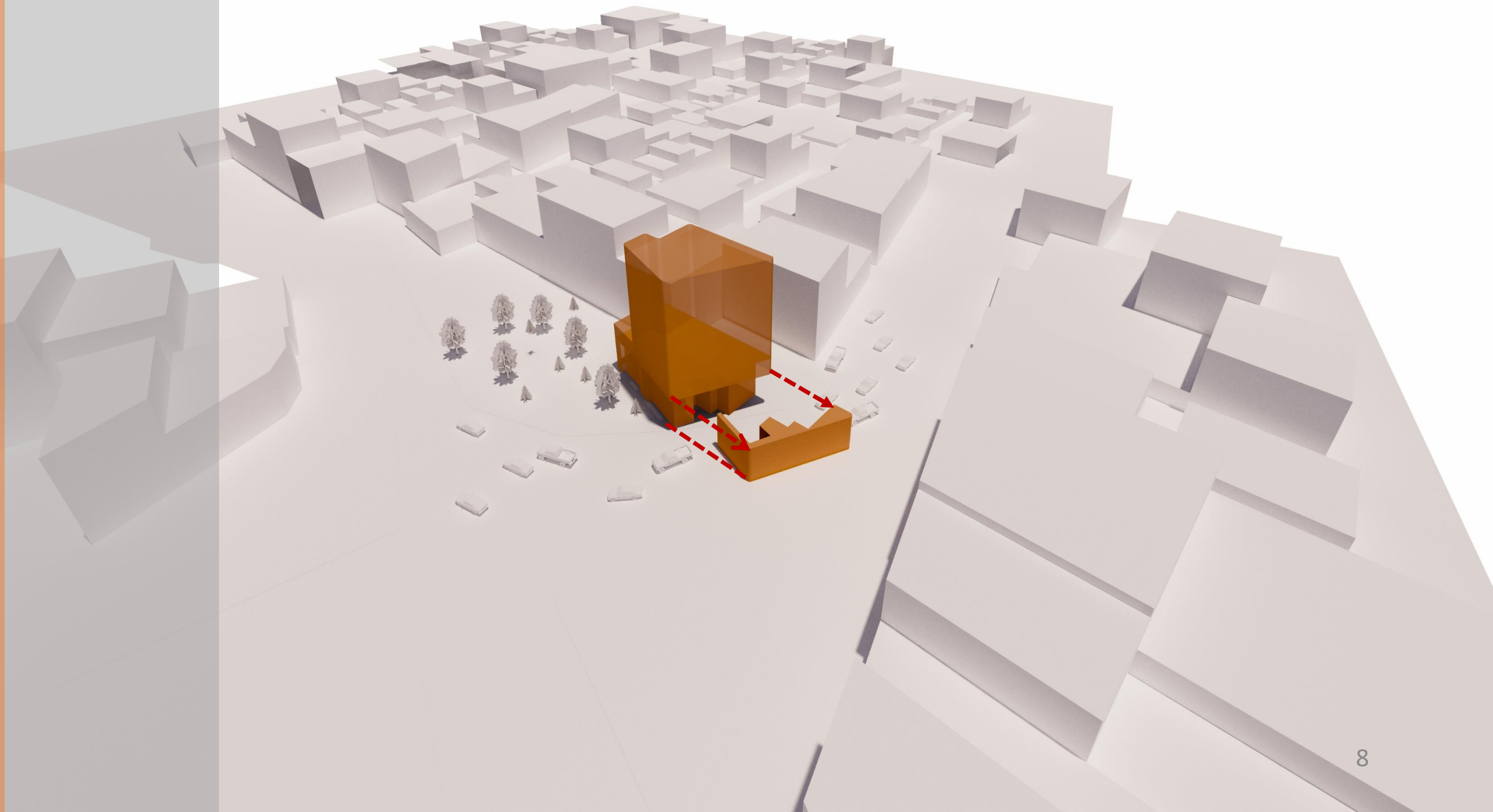
*ARCHITECTURAL
DIAGRAM*

REDUCING BUILDING
VOLUME BASED ON
REQUIRED FLOOR
AREA



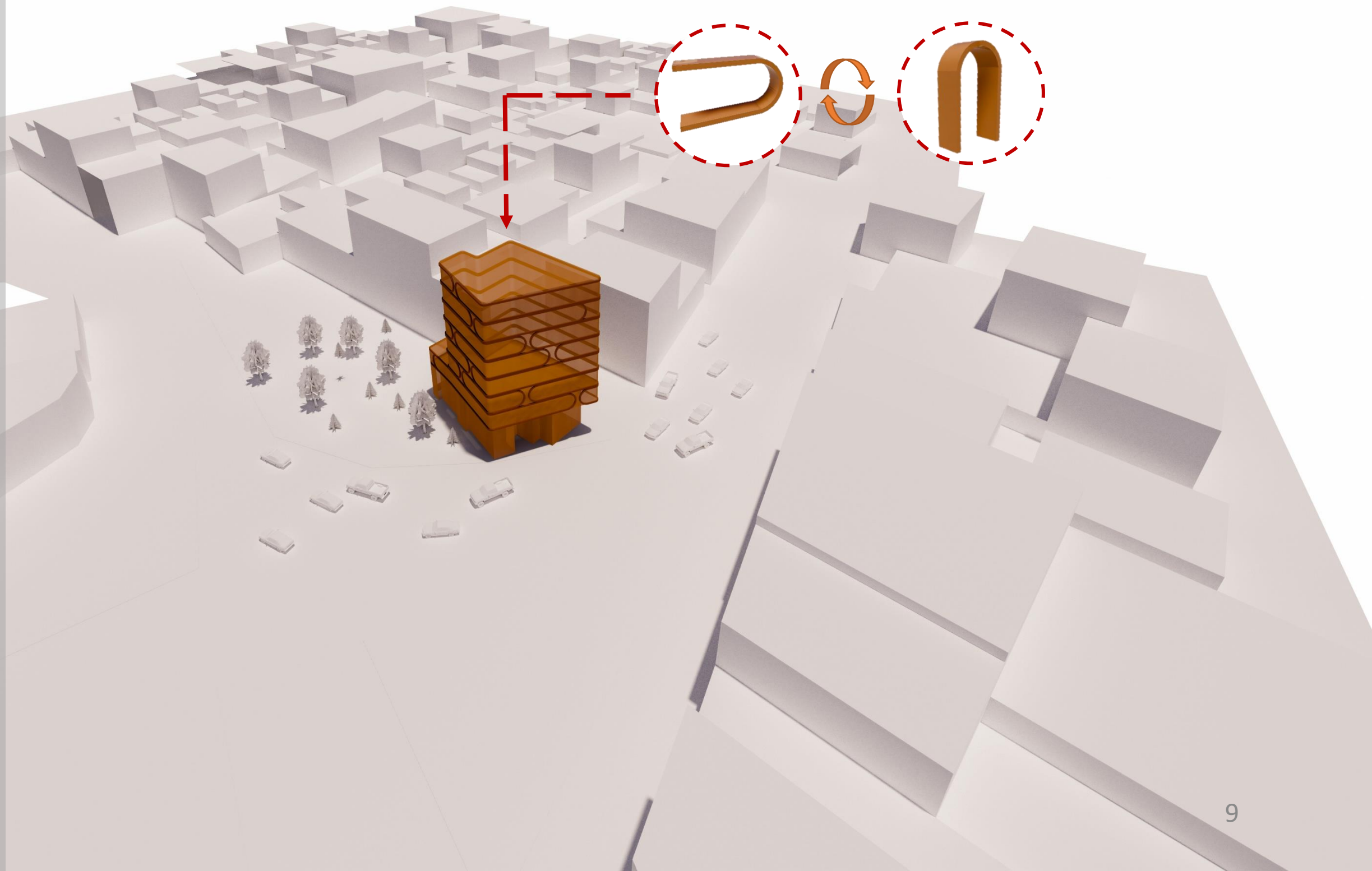
*ARCHITECTURAL
DIAGRAM*

CREATING AN ENTRY
POINT TO INTERFACE
WITH THE STREET



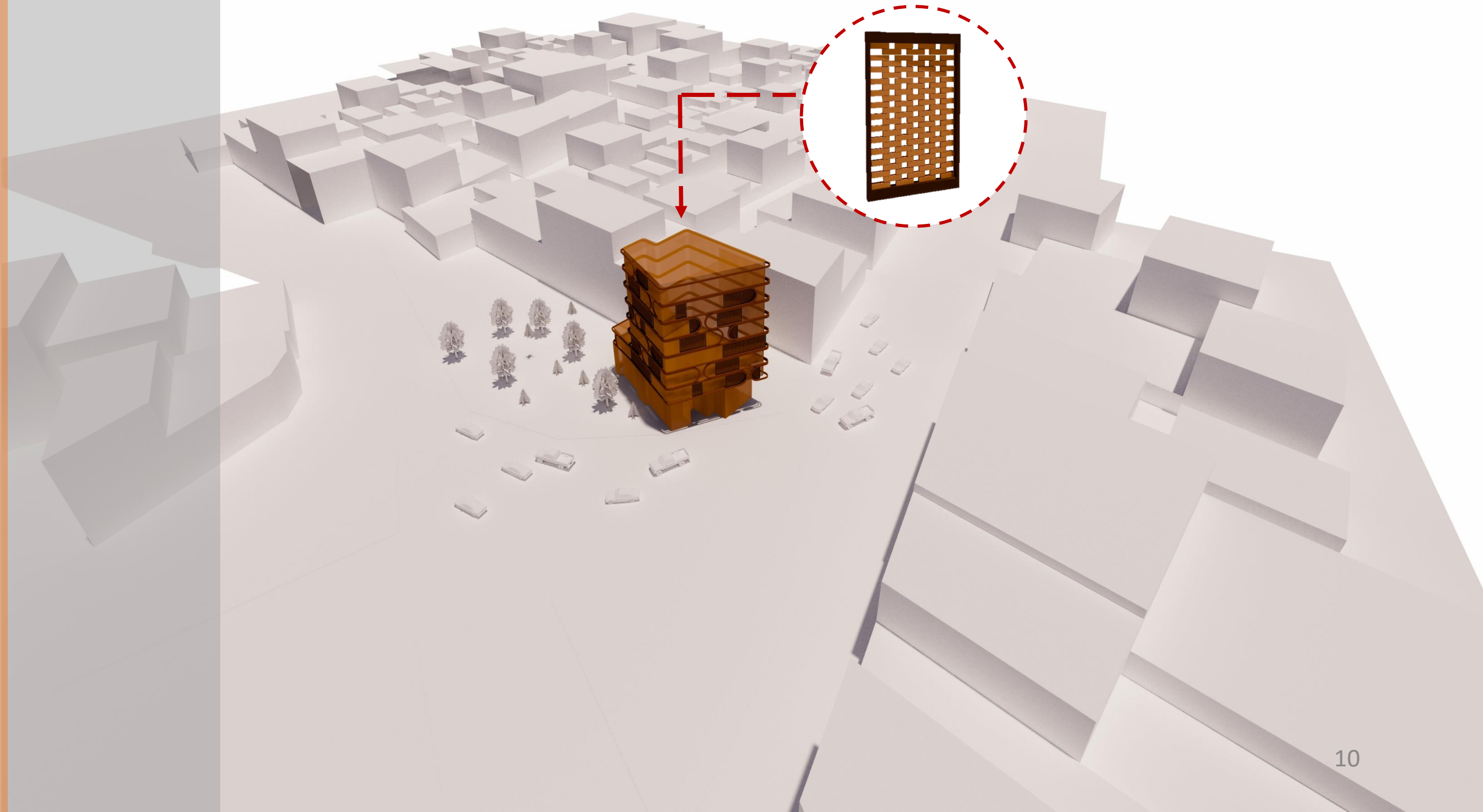
ARCHITECTURAL DIAGRAM

1. PRESERVATION OF HISTORIC FABRIC OF THE AREA
2. INTEGRATION OF NEW NEEDS AND CONTEMPORARY DEMANDS
3. MIXED-USE DEVELOPMENT FOR COMMERCIAL AND ADMINISTRATIVE FUNCTIONS
4. UTILIZATION OF HORIZONTAL AWNINGS FOR MAXIMUM DAYLIGHTING



ARCHITECTURAL DIAGRAM

CREATING SHADOW
PATTERNS WITH BRICK
FACADE TO MITIGATE
EASTERN SUN



ARCHITECTURAL
PLAN

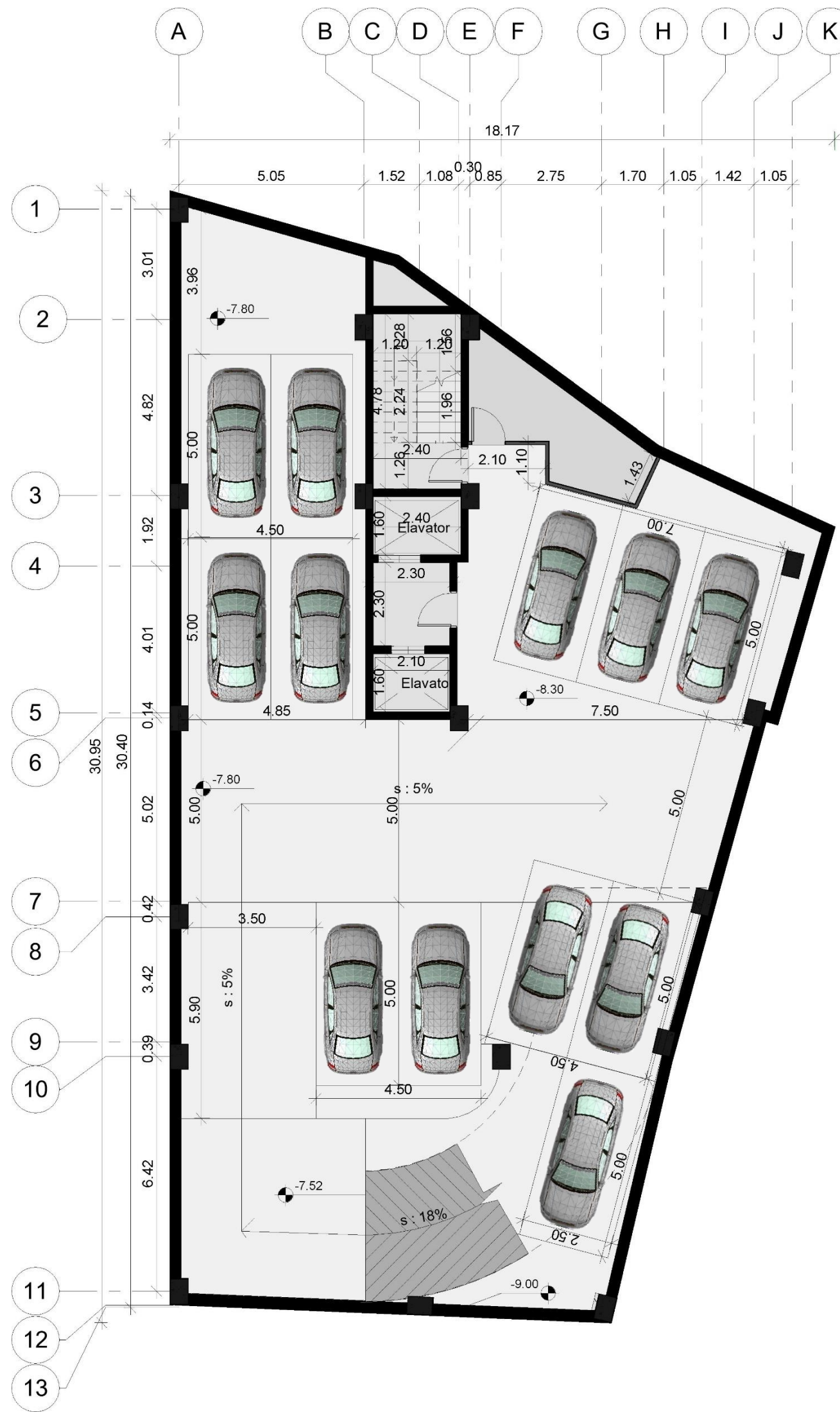


ARCHITECTURAL PLAN

*PARKING LEVEL B3
(BASEMENT 3)

PARKING: 12

STORAGE AREA: 21.2

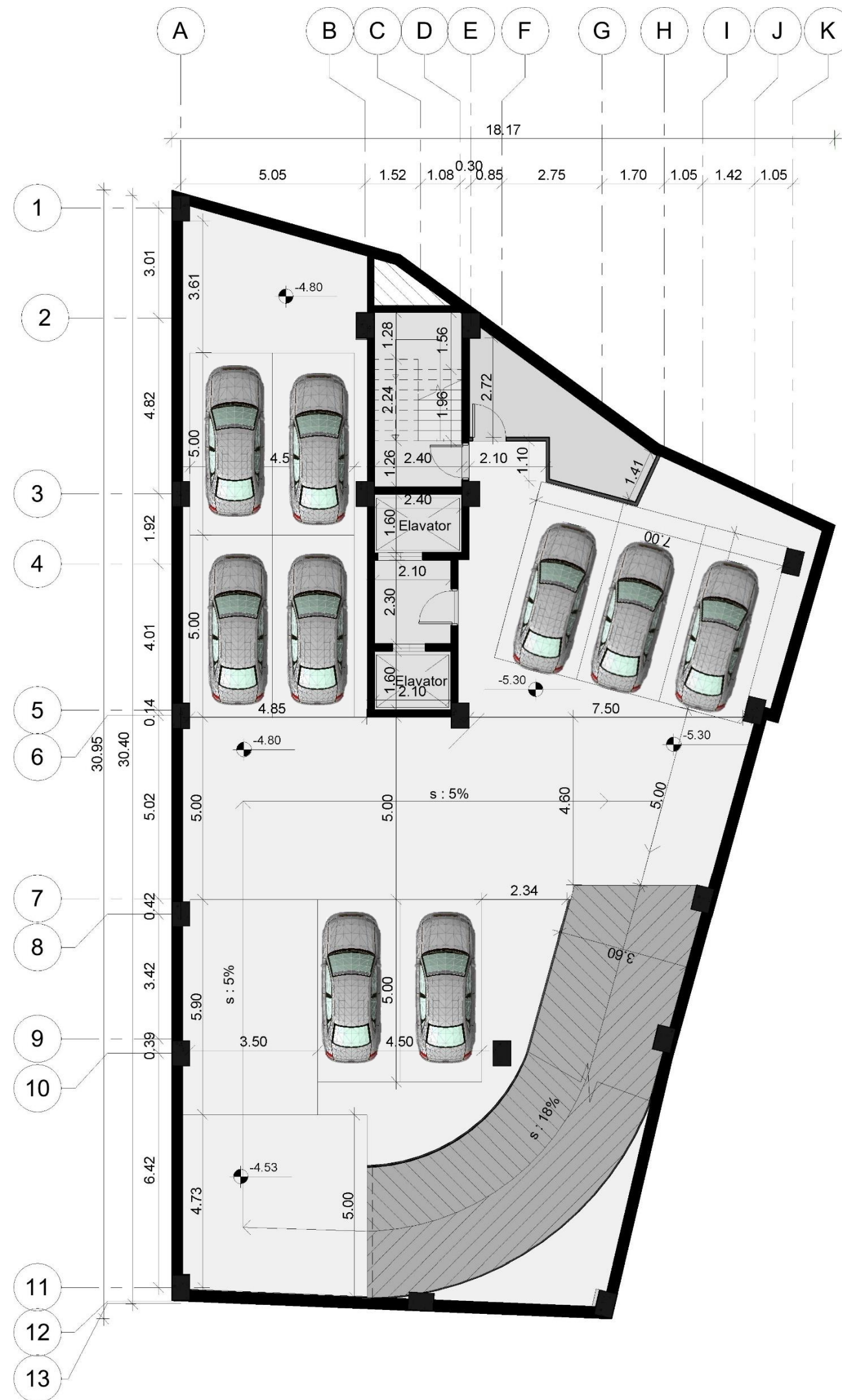


**ARCHITECTURAL
PLAN**

*PARKING LEVEL B2
(BASEMENT 2)

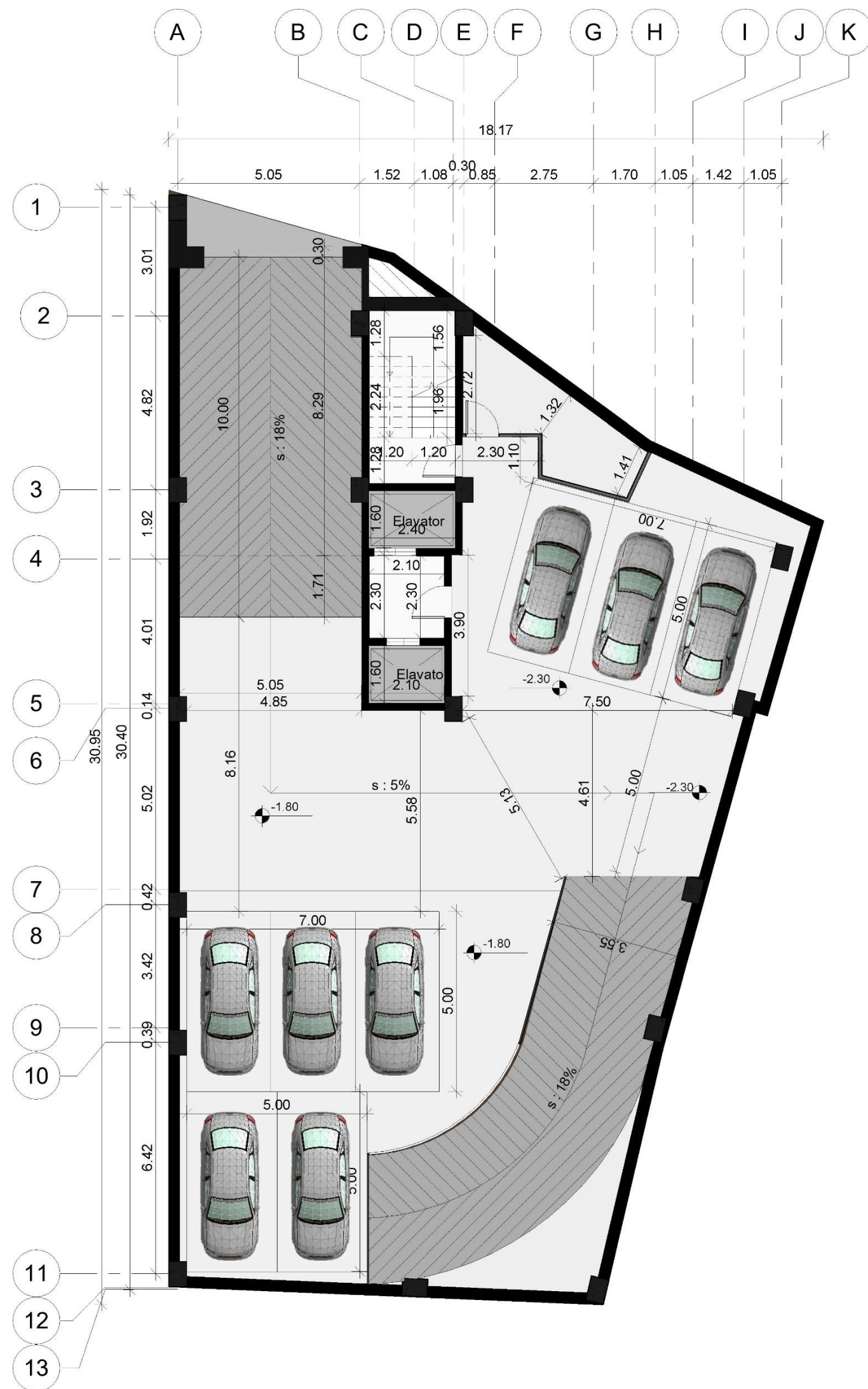
PARKING: 9

STORAGE AREA: 21.2



*PARKING LEVEL B1
(BASEMENT 1)

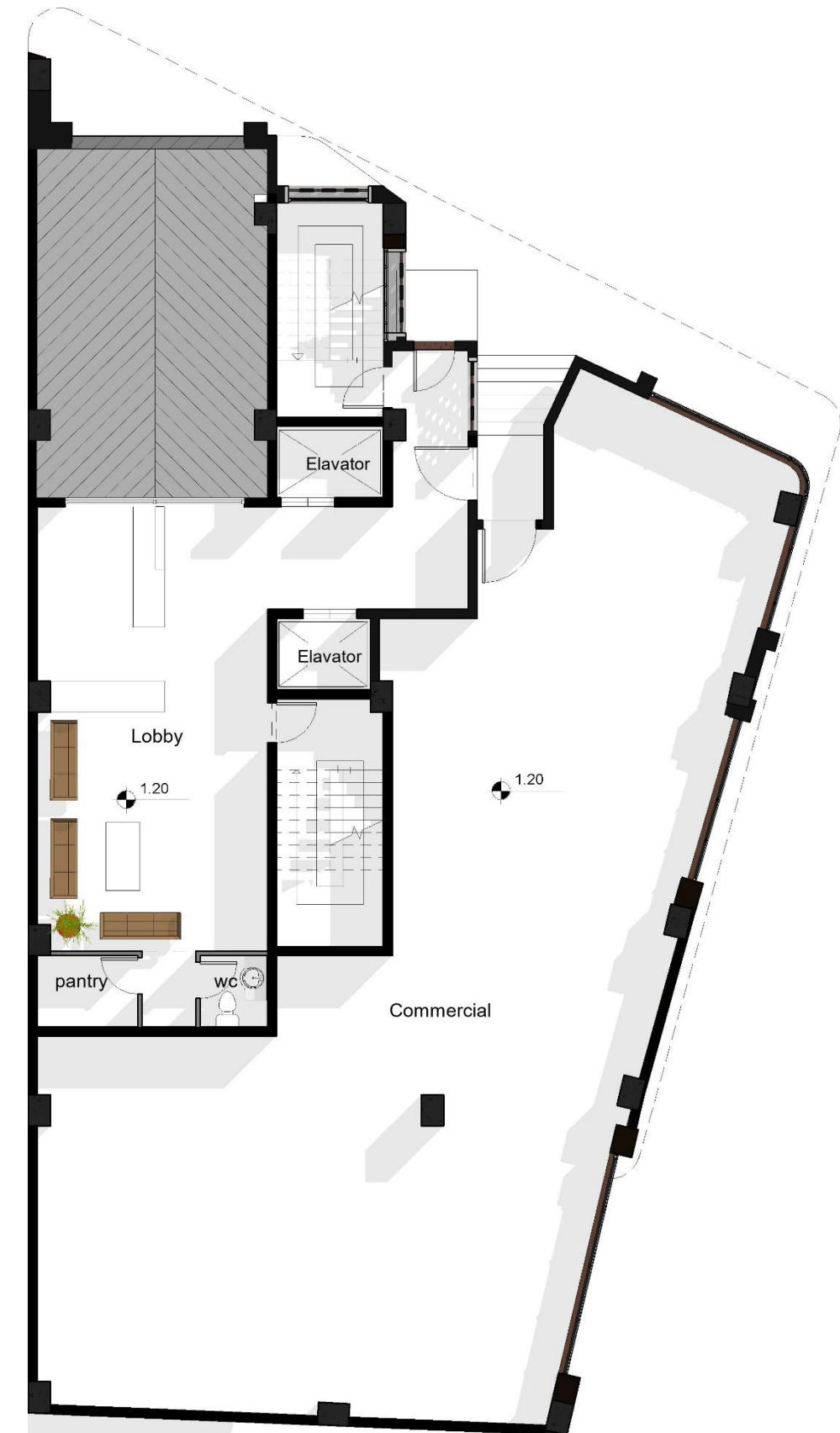
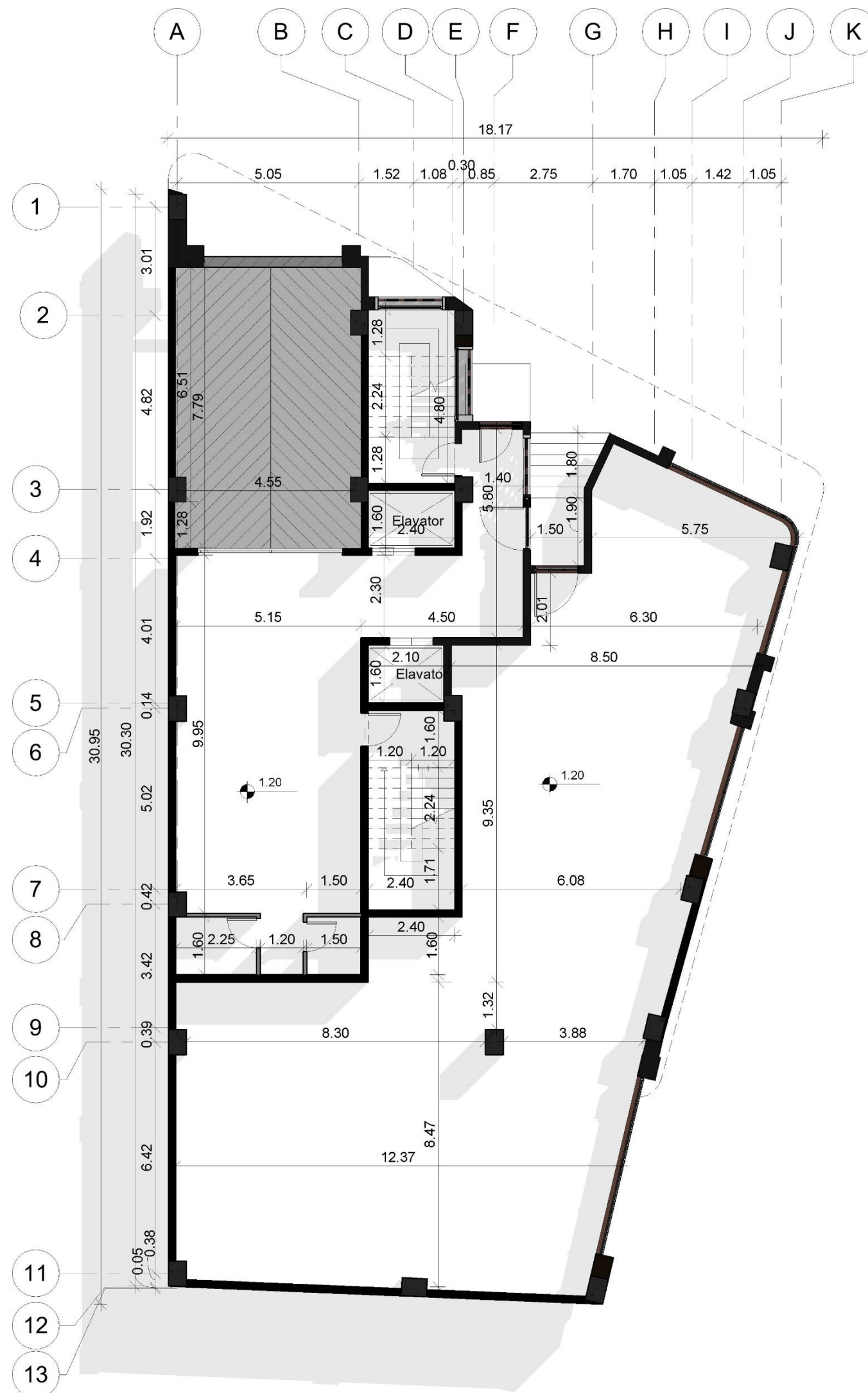
PARKING: 8
STORAGE AREA: 21.2



*GROUND FLOOR PLAN

*FURNITURE PLAN FOR
GROUND FLOOR

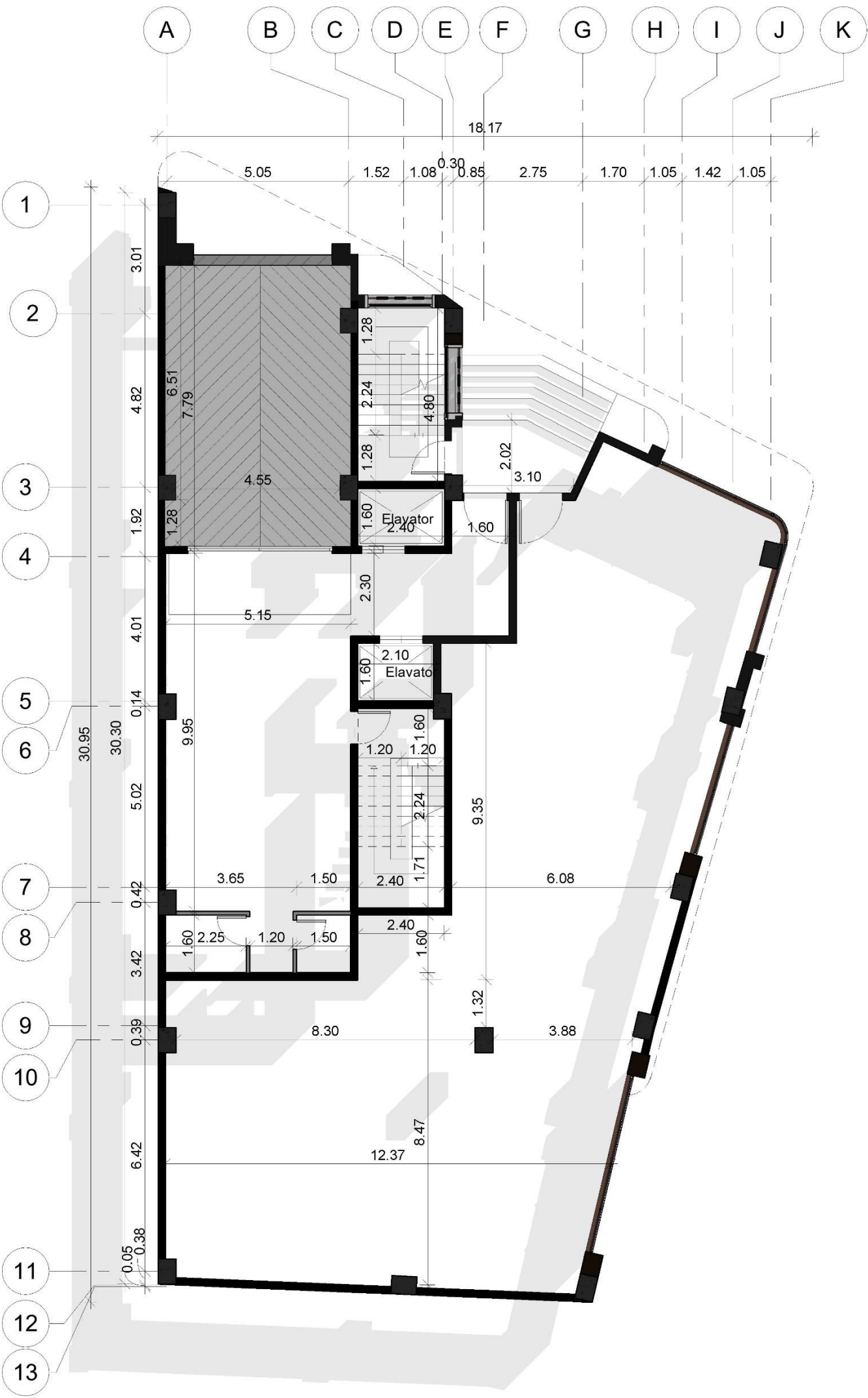
AREA
TOTAL AREA: 340.5
LOBBY: 89.6
COMMERCIAL: 216
STAIRS: 27
ELEVATOR: 7.2



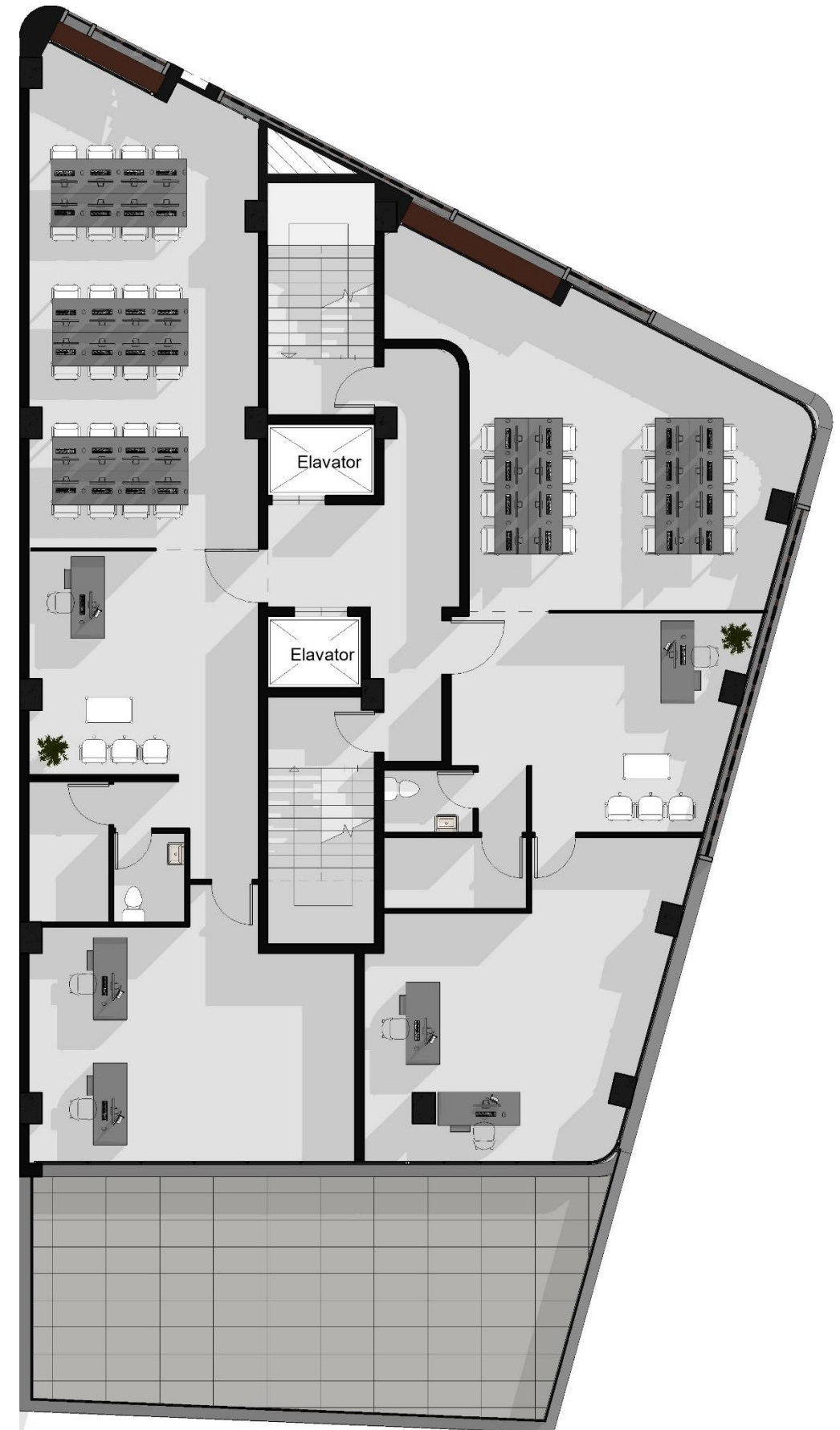
**ARCHITECTURAL
PLAN
(ALTERNATIVE)**

*GROUND FLOOR PLAN
*FURNITURE PLAN FOR
GROUND FLOOR

AREA
TOTAL AREA: 340.5
LOBBY: 89.6
COMMERCIAL: 216
STAIRS: 27
ELAVATOR: 7.2

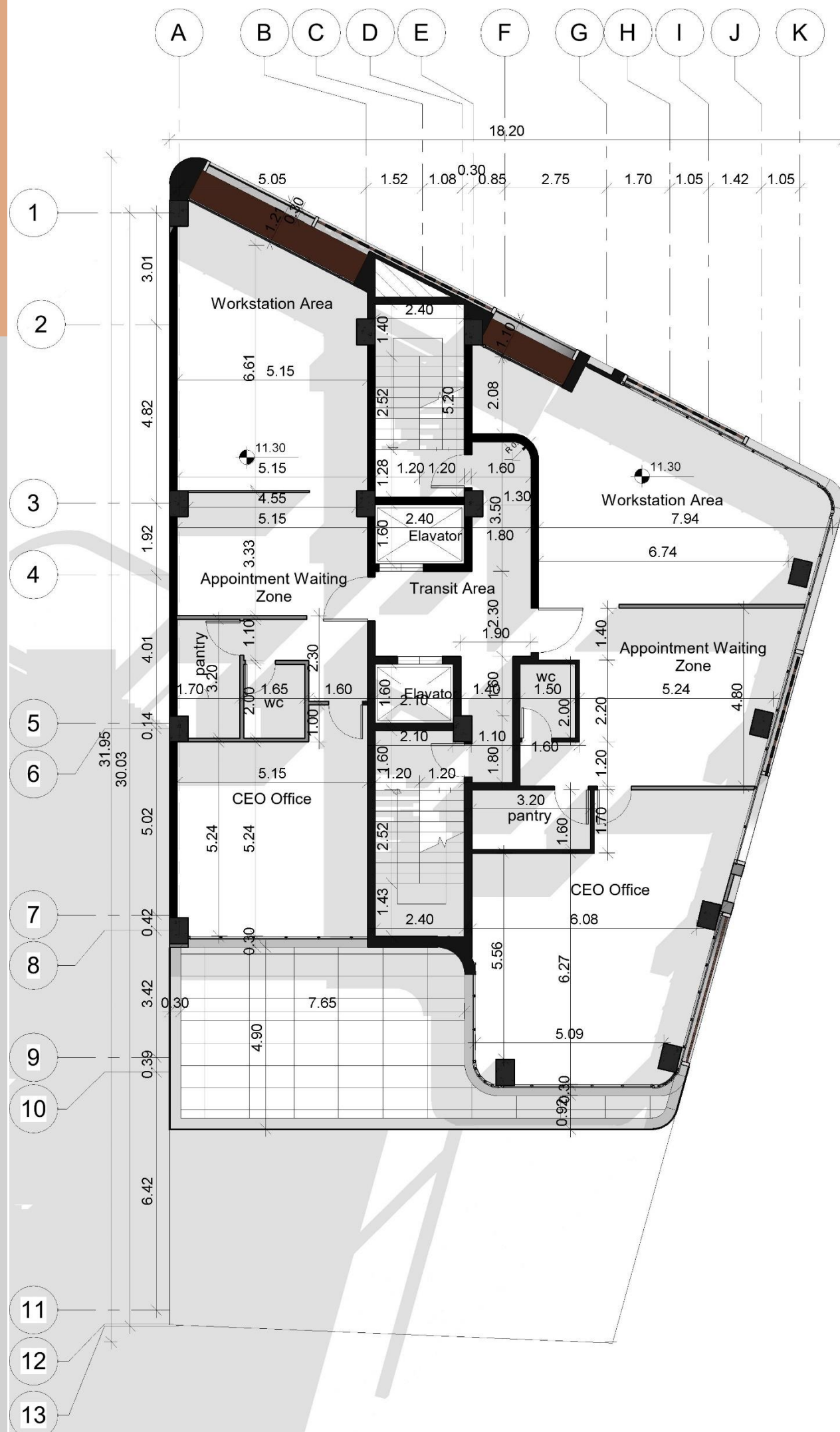


AREA
TOTAL AREA:360.6
UNITE1:149.7
UNITE2:149.8
LOBBY: 26.9
STAIRS:27
ELAVATOR:7.2



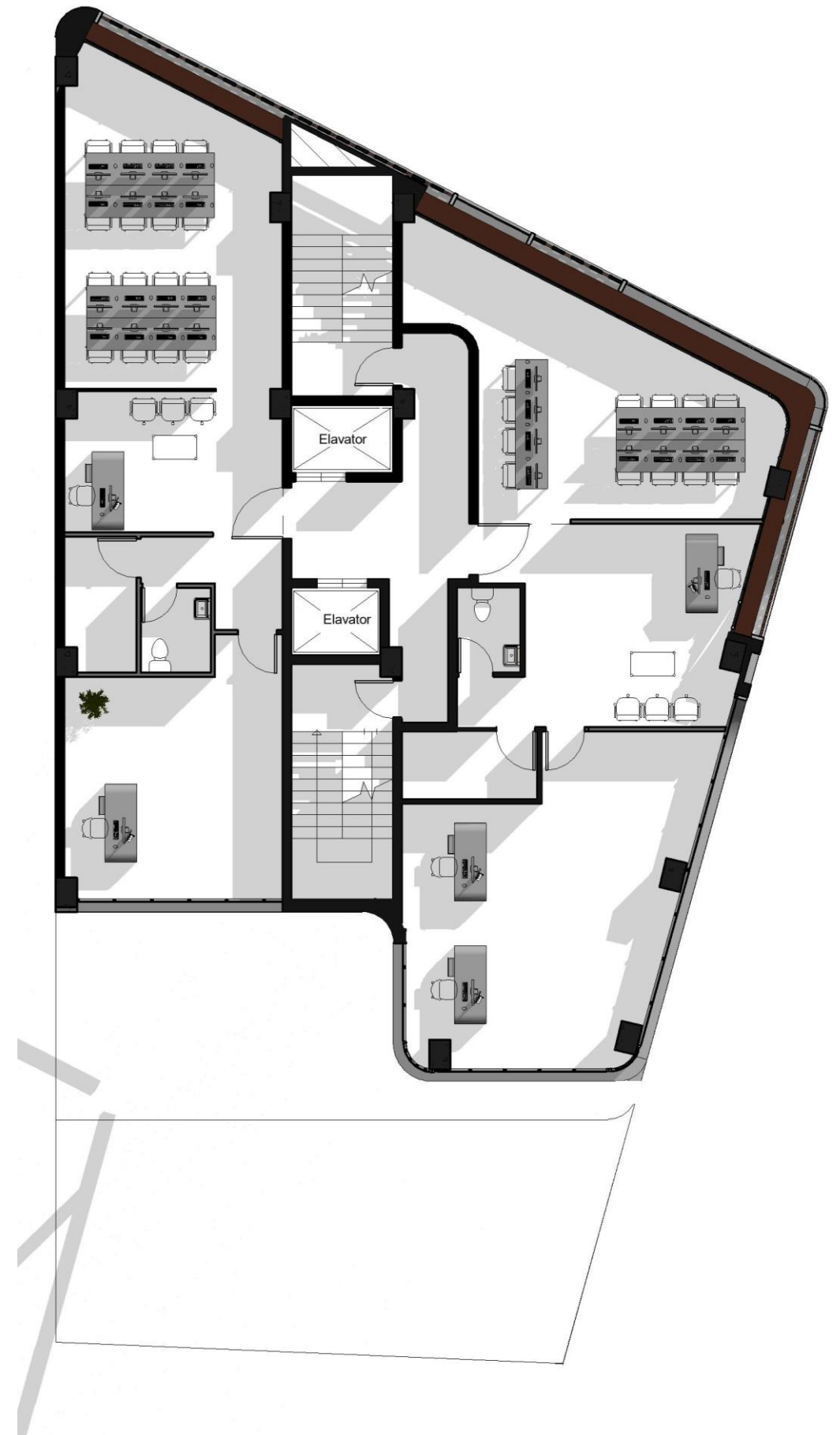
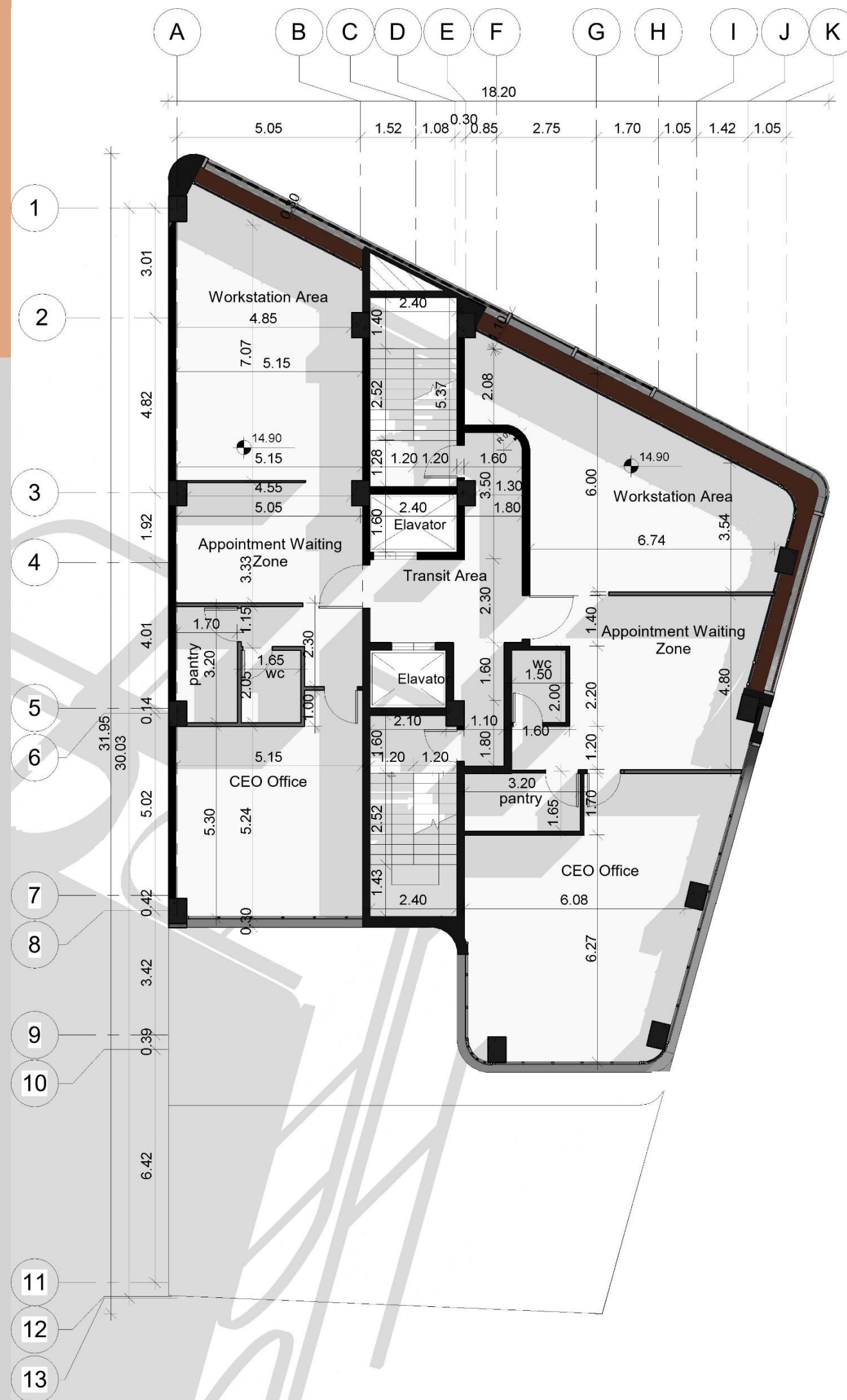
*SECOND FLOOR PLAN
*FURNITURE PLAN FOR
GROUND SECOND

AREA
TOTAL AREA:316.5
UNITE1:112.2
UNITE2:145.1
LOBBY: 25
STAIRS:27
ELAVATOR:7.2



*THIARD FLOOR PLAN
*FURNITURE PLAN FOR
GROUND THIRD

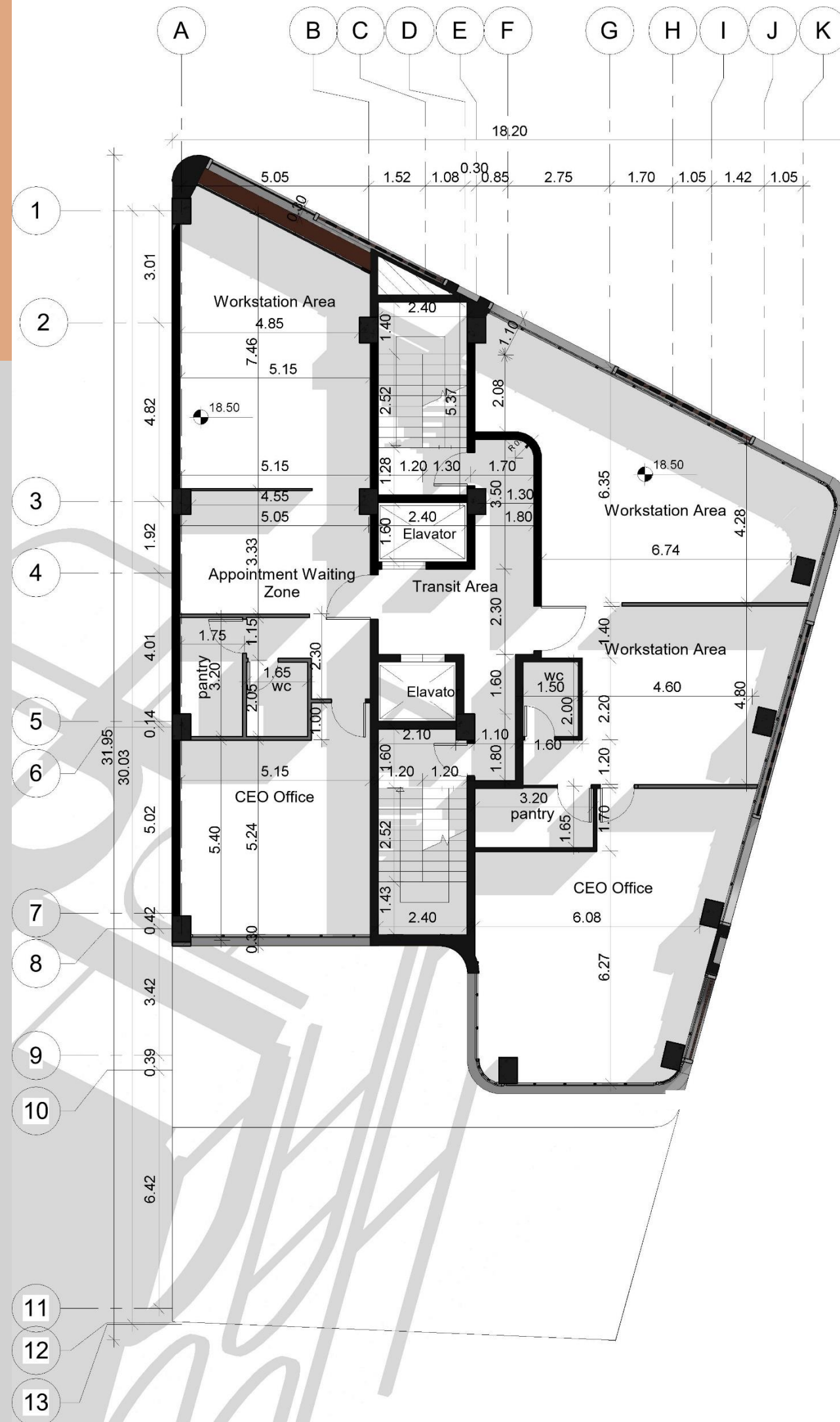
AREA
TOTAL AREA:316.5
UNITE1:112.2
UNITE2:145.1
LOBBY: 25
STAIRS:27
ELAVATOR:7.2



ARCHITECTURAL PLAN

*FOURTH FLOOR PLAN
*FURNITURE PLAN FOR
GROUND FOURTH

AREA
TOTAL AREA:316.5
UNITE1:112.2
UNITE2:145.1
LOBBY: 25
STAIRS:27
ELAVATOR:7.2



ARCHITECTURAL PLAN

*FIFTH FLOOR PLAN

*FURNITURE PLAN FOR
GROUND FIFTH

AREA

TOTAL AREA:316.5

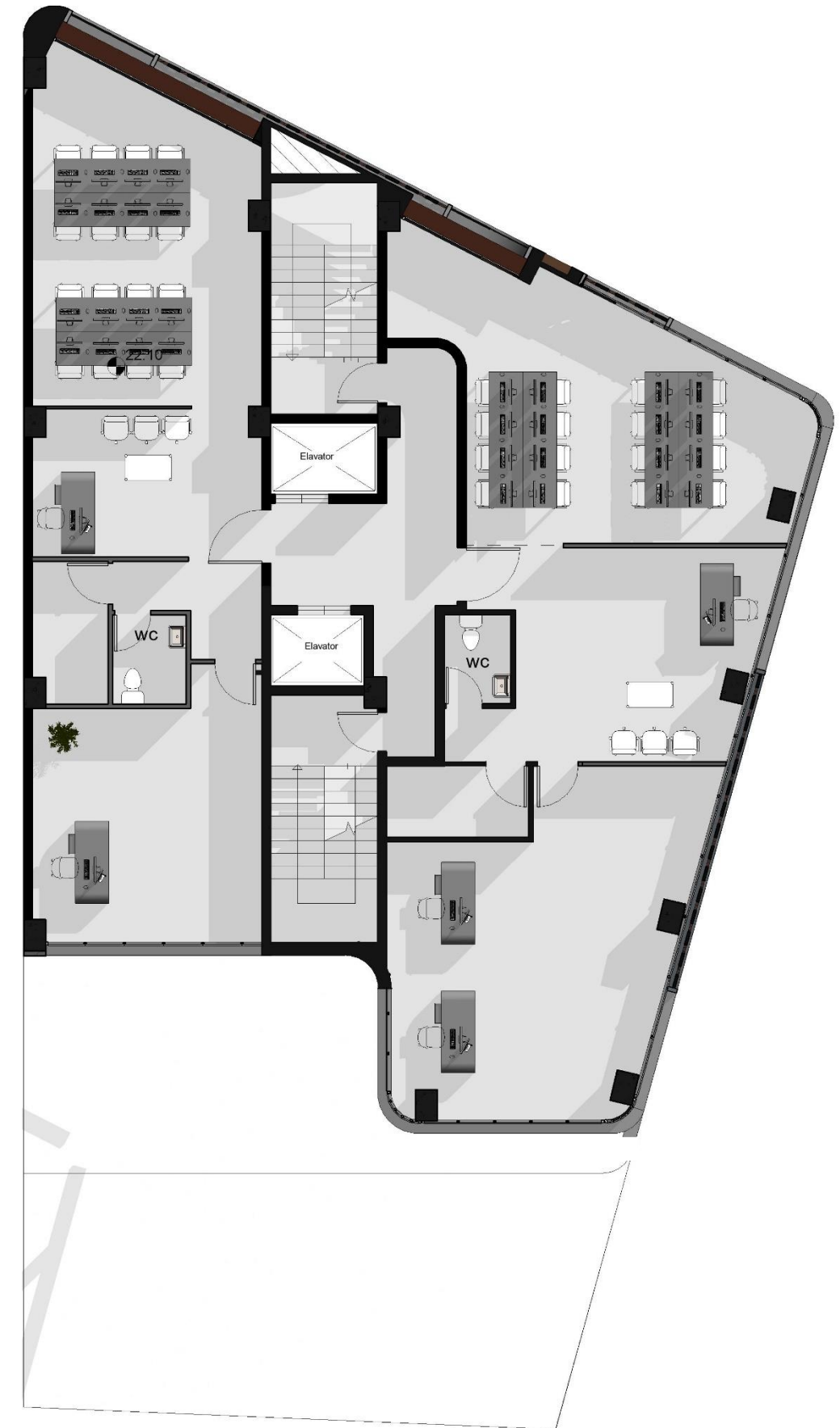
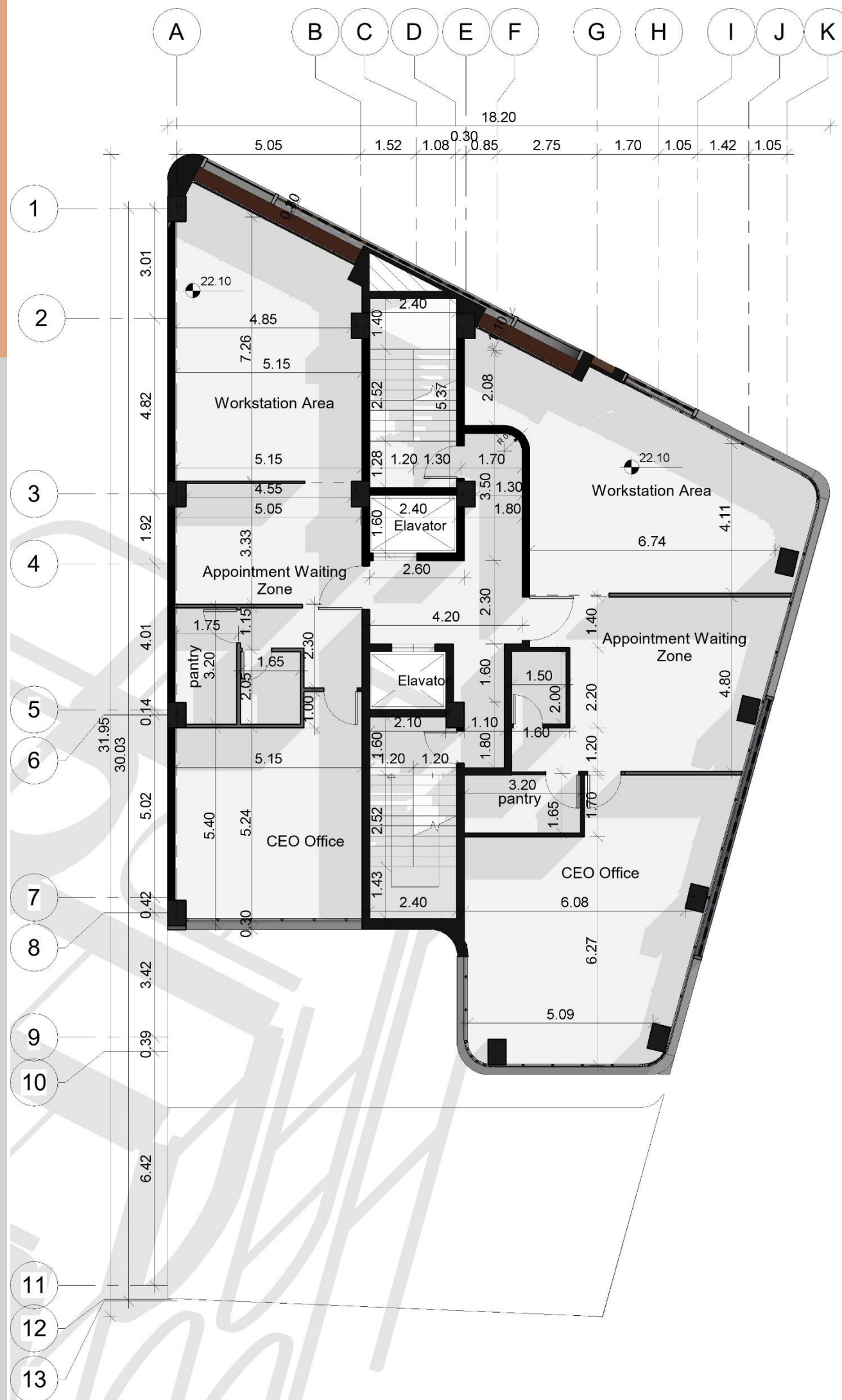
UNITE1:112.2

UNITE2:145.1

LOBBY: 25

STAIRS:27

ELAVATOR:7.2



ARCHITECTURAL PLAN

*SIXTH FLOOR PLAN

*FURNITURE PLAN FOR
GROUND SIXTH

AREA

TOTAL AREA:316.5

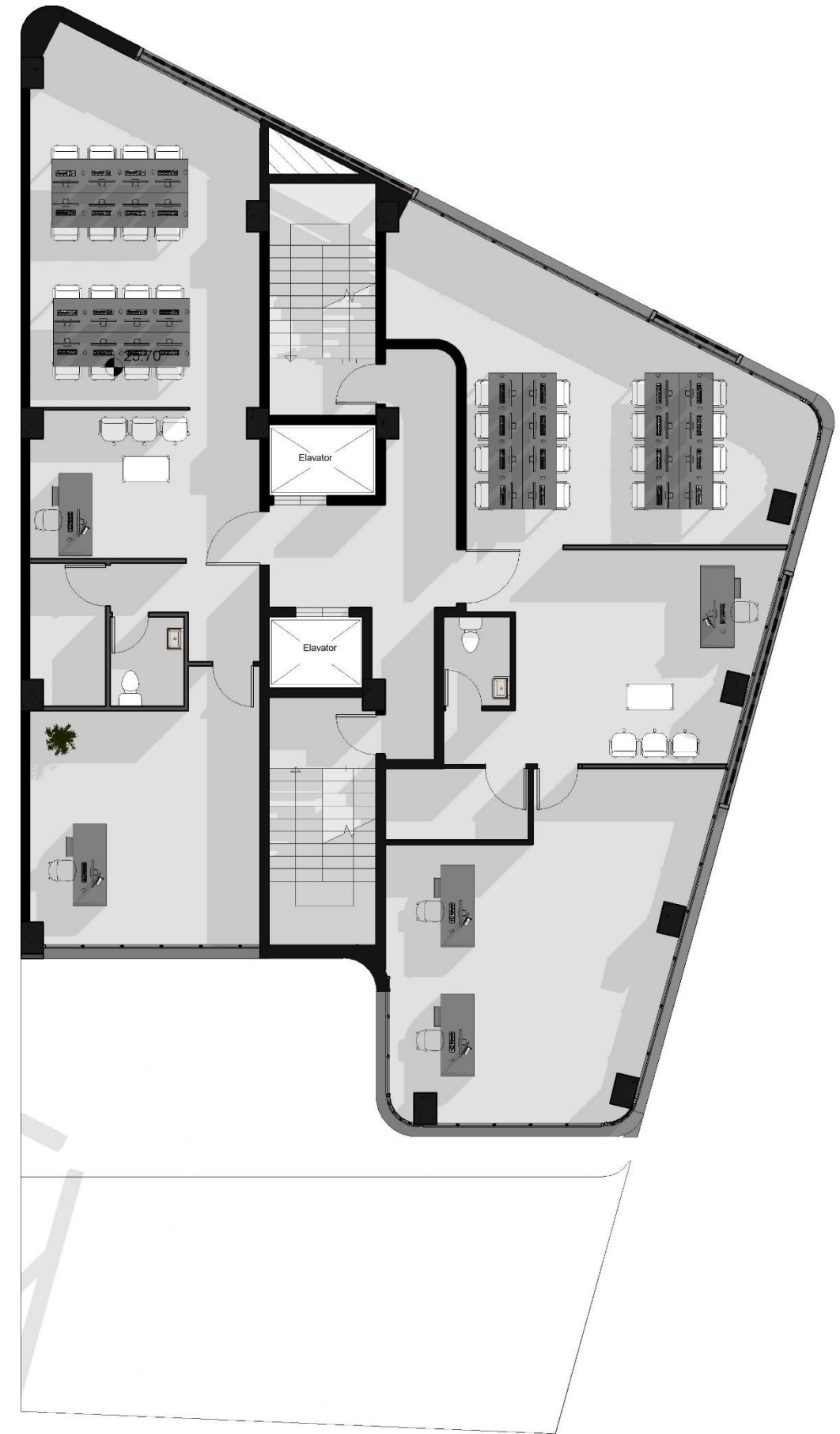
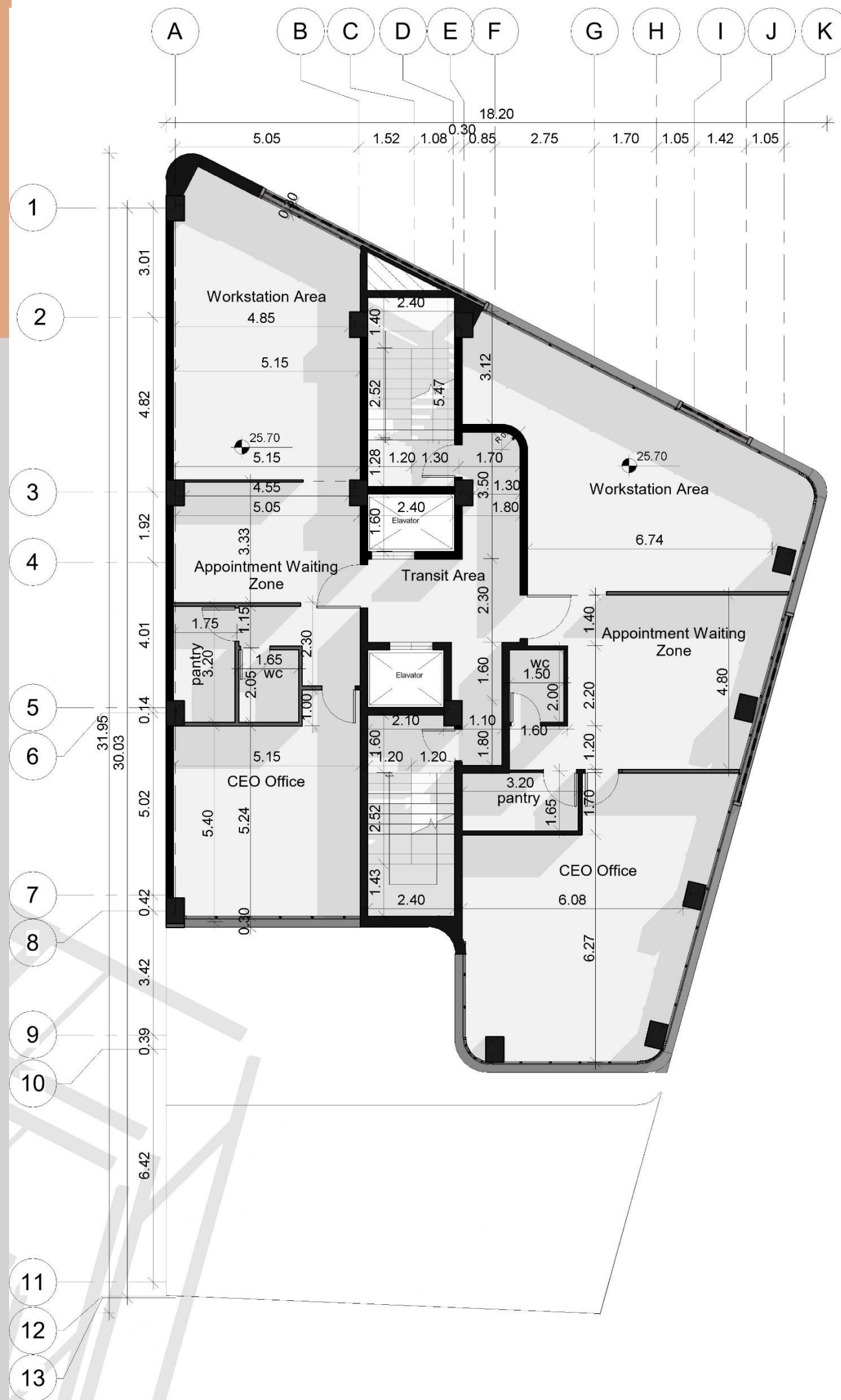
UNITE1:112.2

UNITE2:145.1

LOBBY: 25

STAIRS:27

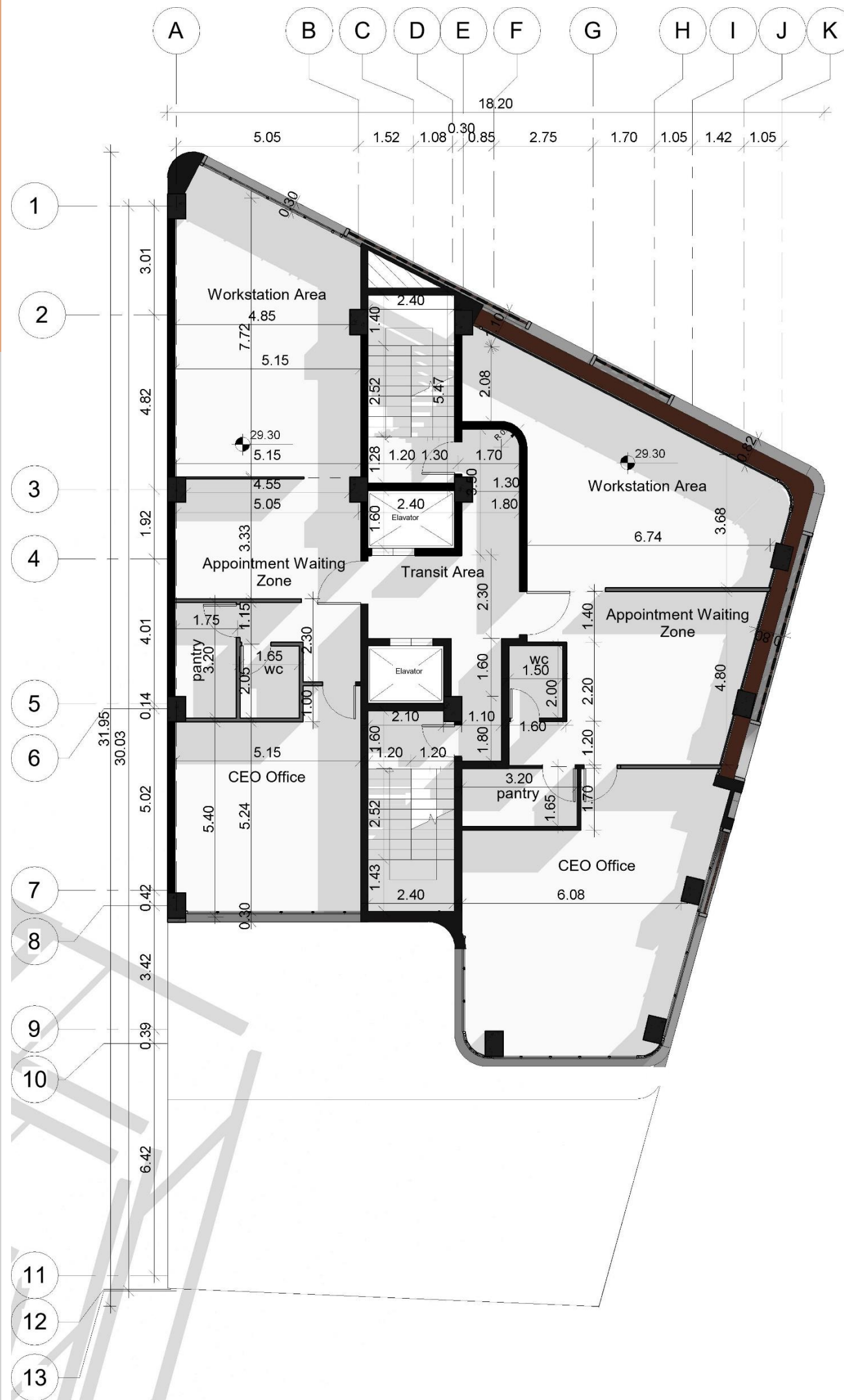
ELAVATOR:7.2



ARCHITECTURAL PLAN

*SEVENTH FLOOR PLAN
*FURNITURE PLAN FOR
GROUND SEVENTH

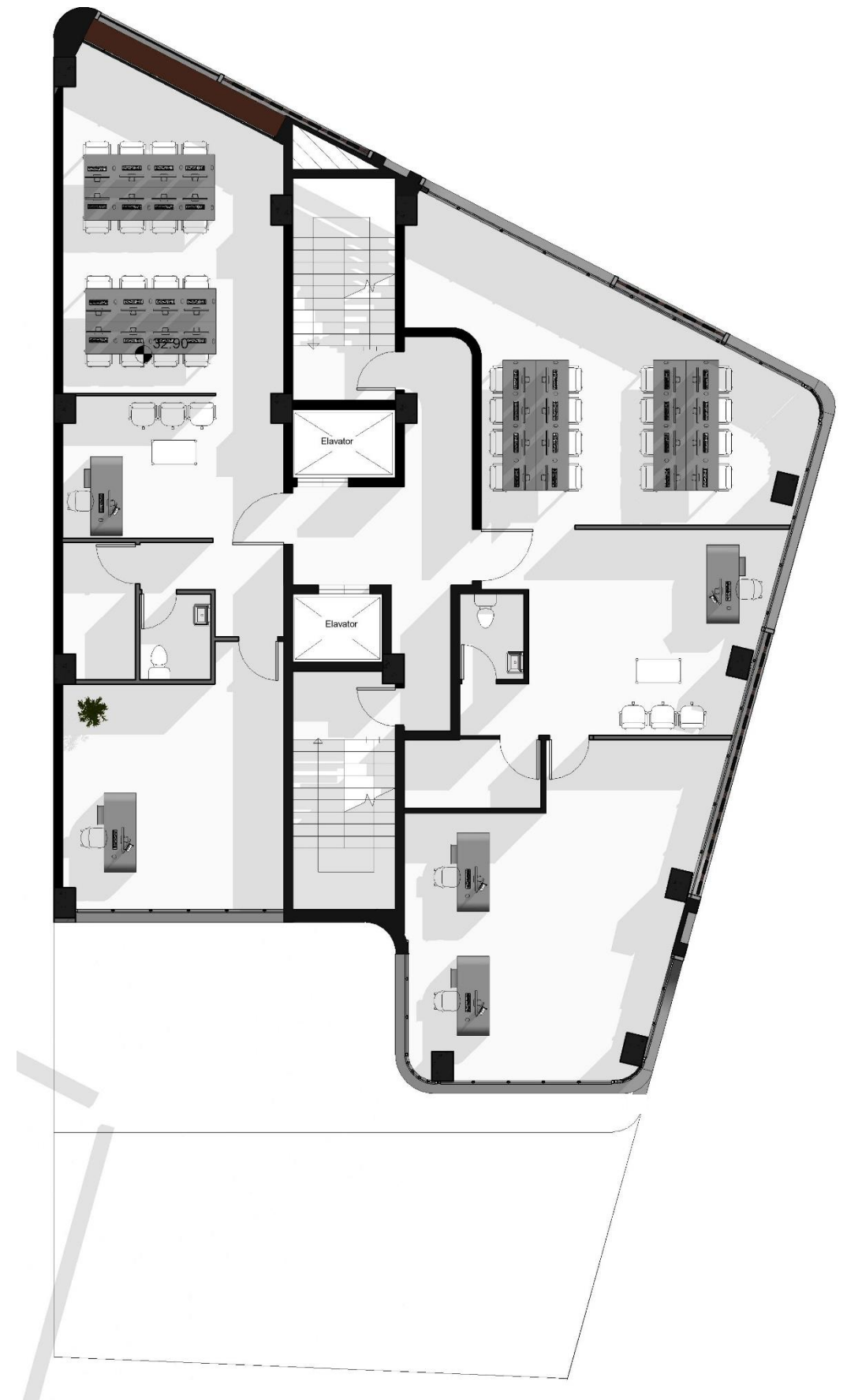
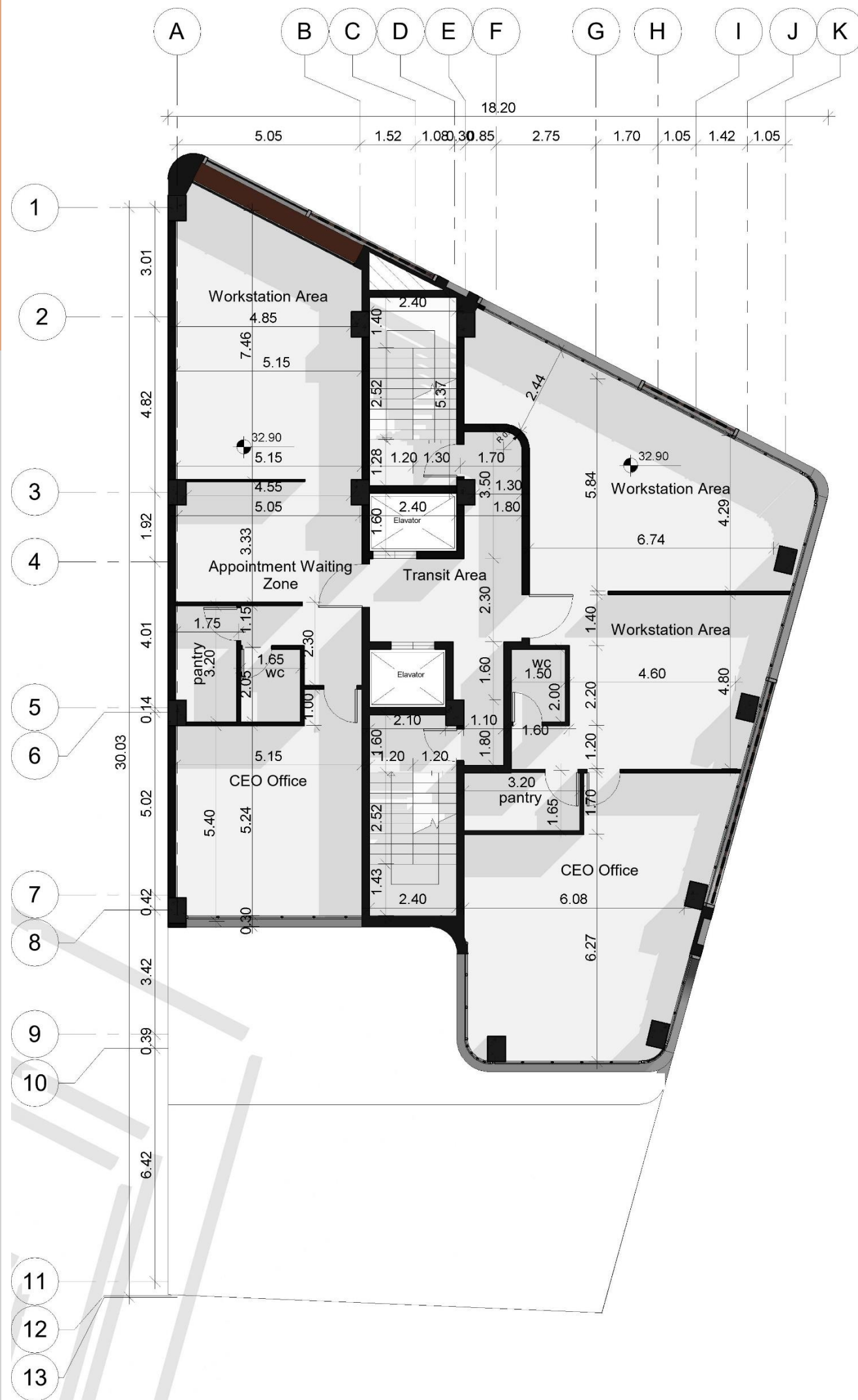
AREA
TOTAL AREA:316.5
UNITE1:112.2
UNITE2:145.1
LOBBY: 25
STAIRS:27
ELAVATOR:7.2



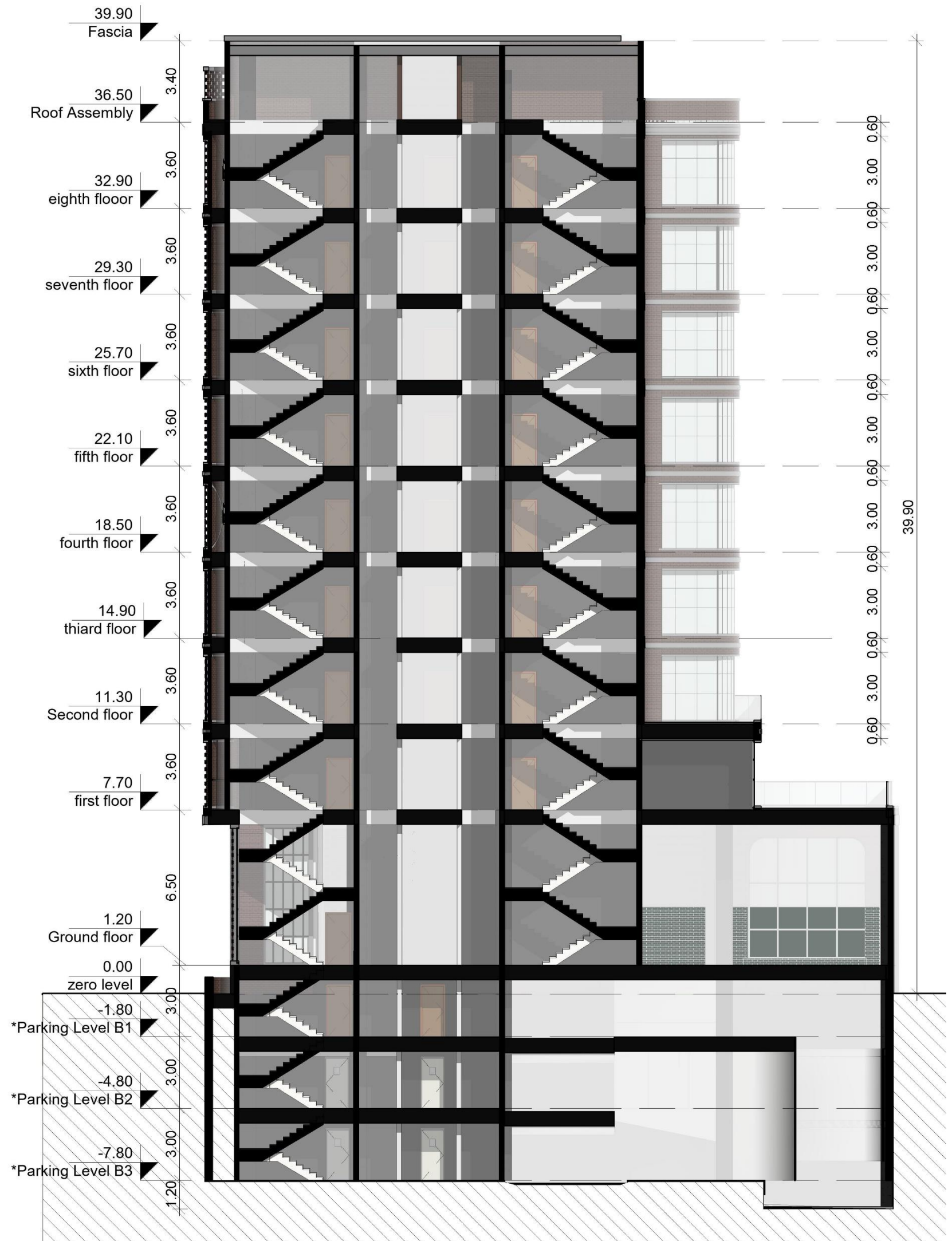
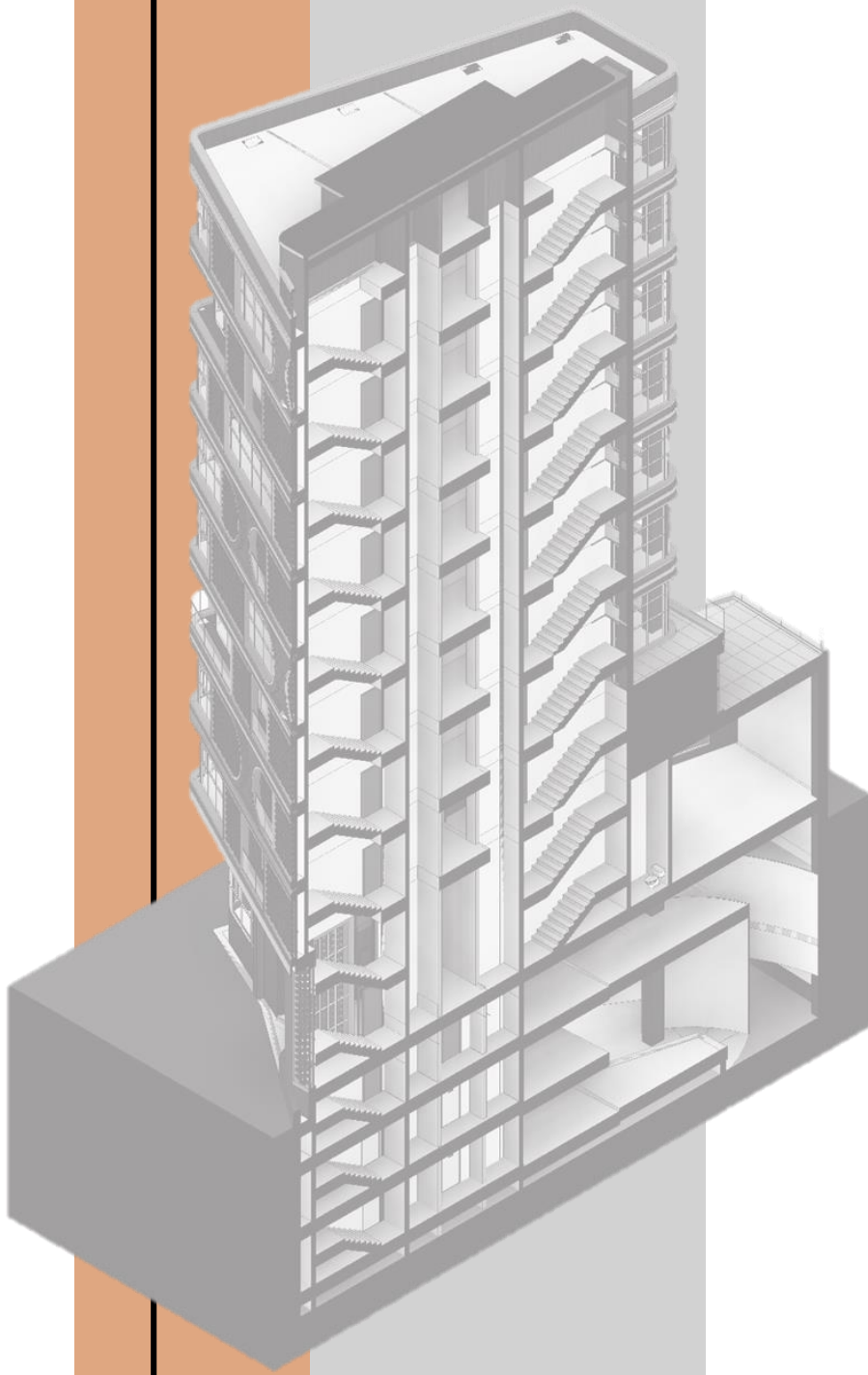
*EIGHTH FLOOR PLAN

*FURNITURE PLAN FOR
GROUND EIGHTH

AREA
TOTAL AREA:316.5
UNITE1:112.2
UNITE2:145.1
LOBBY: 25
STAIRS:27
ELAVATOR:7.2

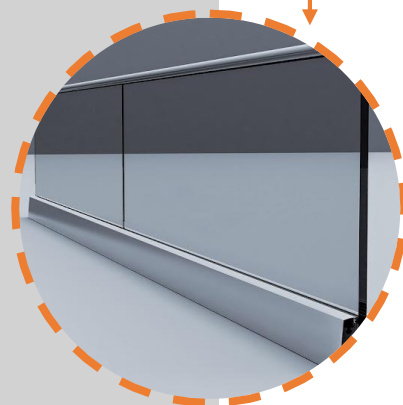


VERTICAL SECTION THROUGH BUILDING INTERIOR SHOWING HEIGHT

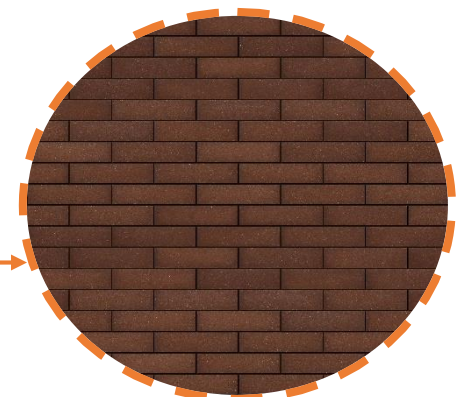
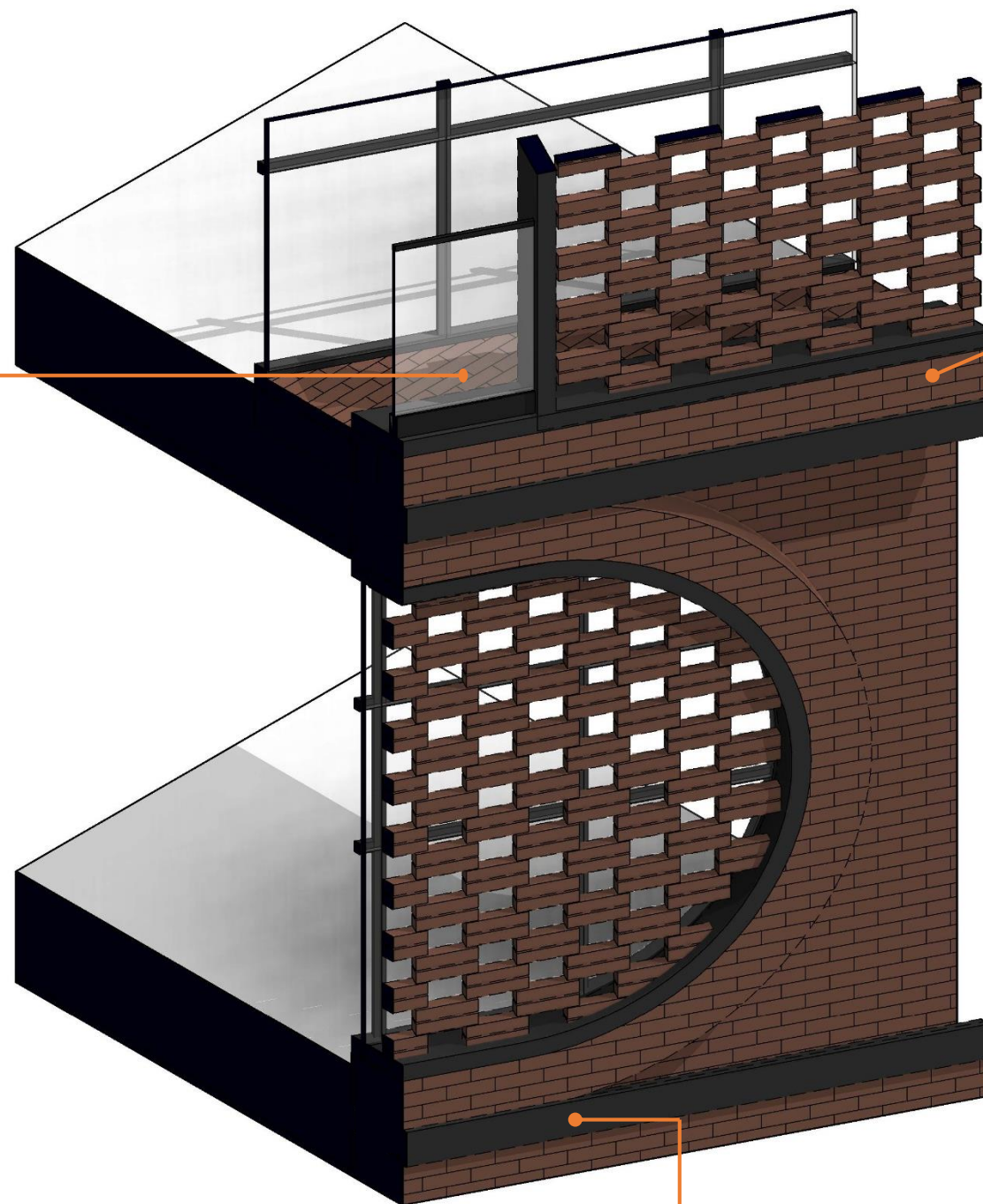


ARCHITECTURAL FACADE DETAILS

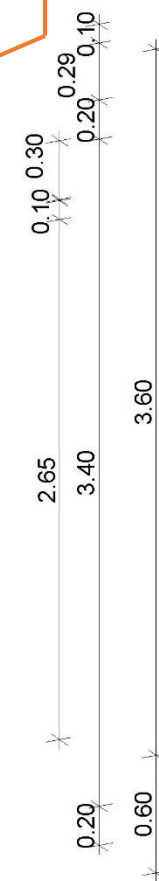
MATERIAL AND
DIMENSION DETAILS



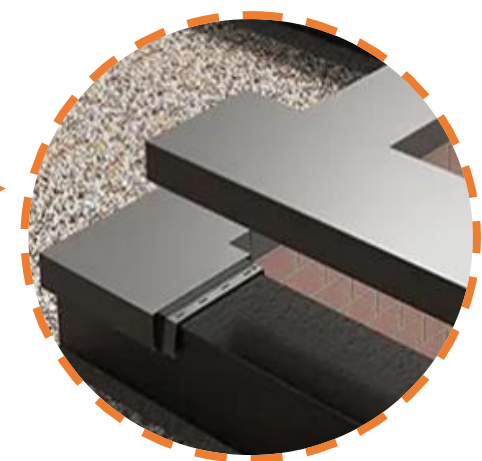
Material: Glass railing
namakaranayeghgostar.com

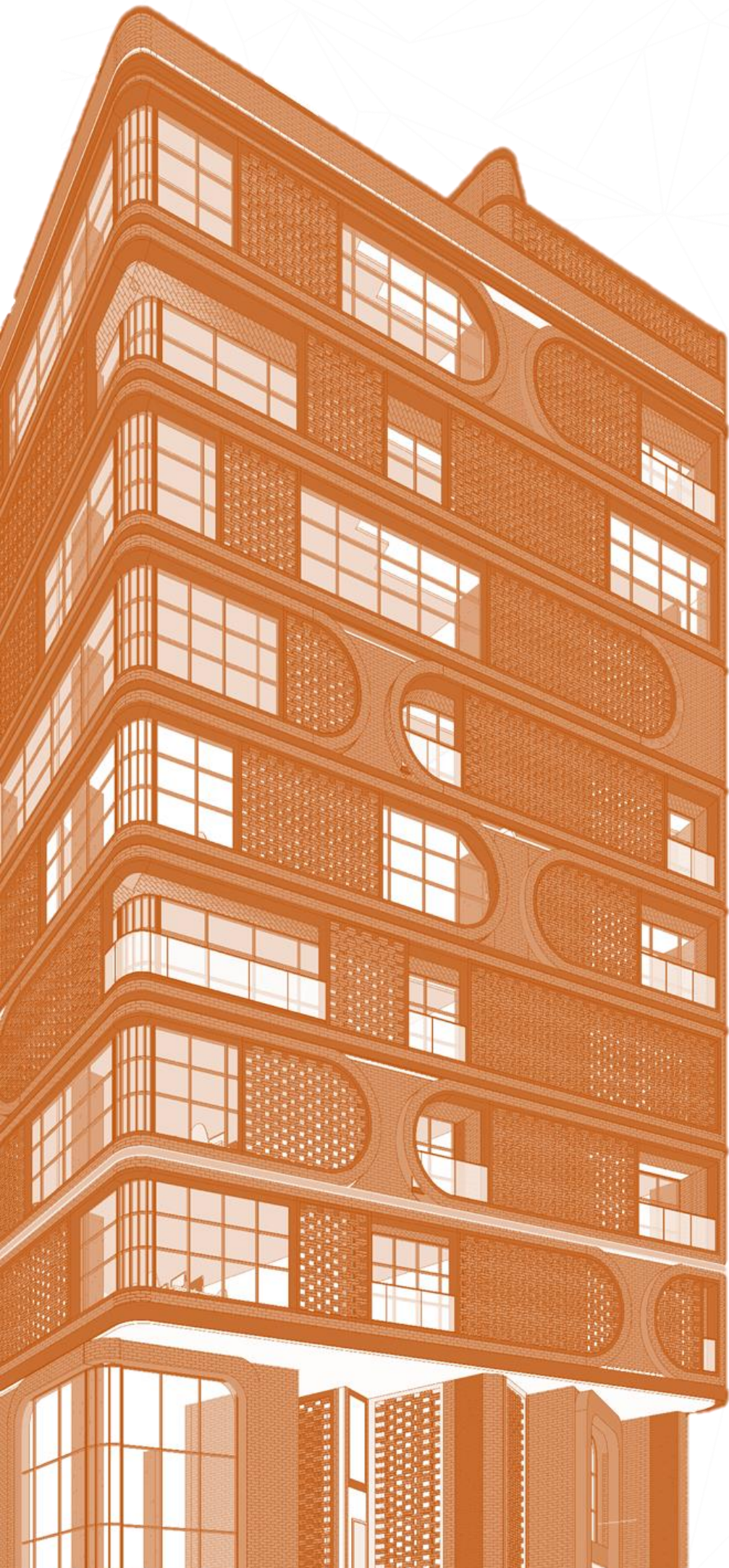


Material: Brick (namachin.ir)
Code: FN33 (7*31)



Material: Black metal





***RENDERED VIEWS
OF ARCHITECTURAL PROJECT***

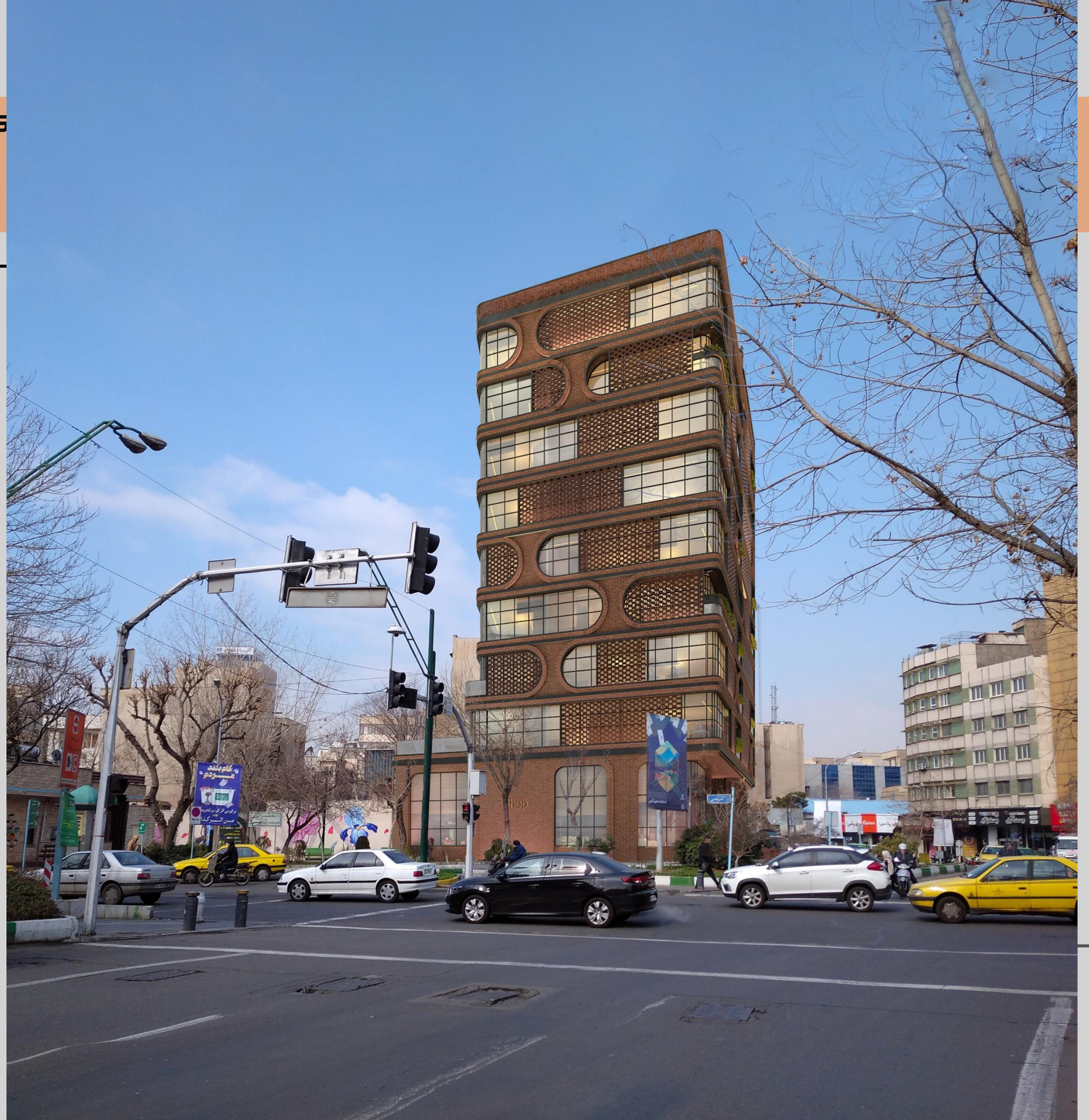
RENDERED VIEWS OF ARCHITECTURAL PROJECT

DAYTIME RENDERINGS



***RENDERED VIEWS
ARCHITECTURAL
PROJECT***

DAYTIME RENDERINGS



RENDERED VIEWS OF ARCHITECTURAL PROJECT

DAYTIME RENDERINGS



*RENDERED VIEWS OF
ARCHITECTURAL
PROJECT*

NIGHTTIME RENDERINGS



*RENDERED VIEWS OF
ARCHITECTURAL
PROJECT*

NIGHTTIME RENDERINGS



*RENDERED VIEWS OF
ARCHITECTURAL
PROJECT*

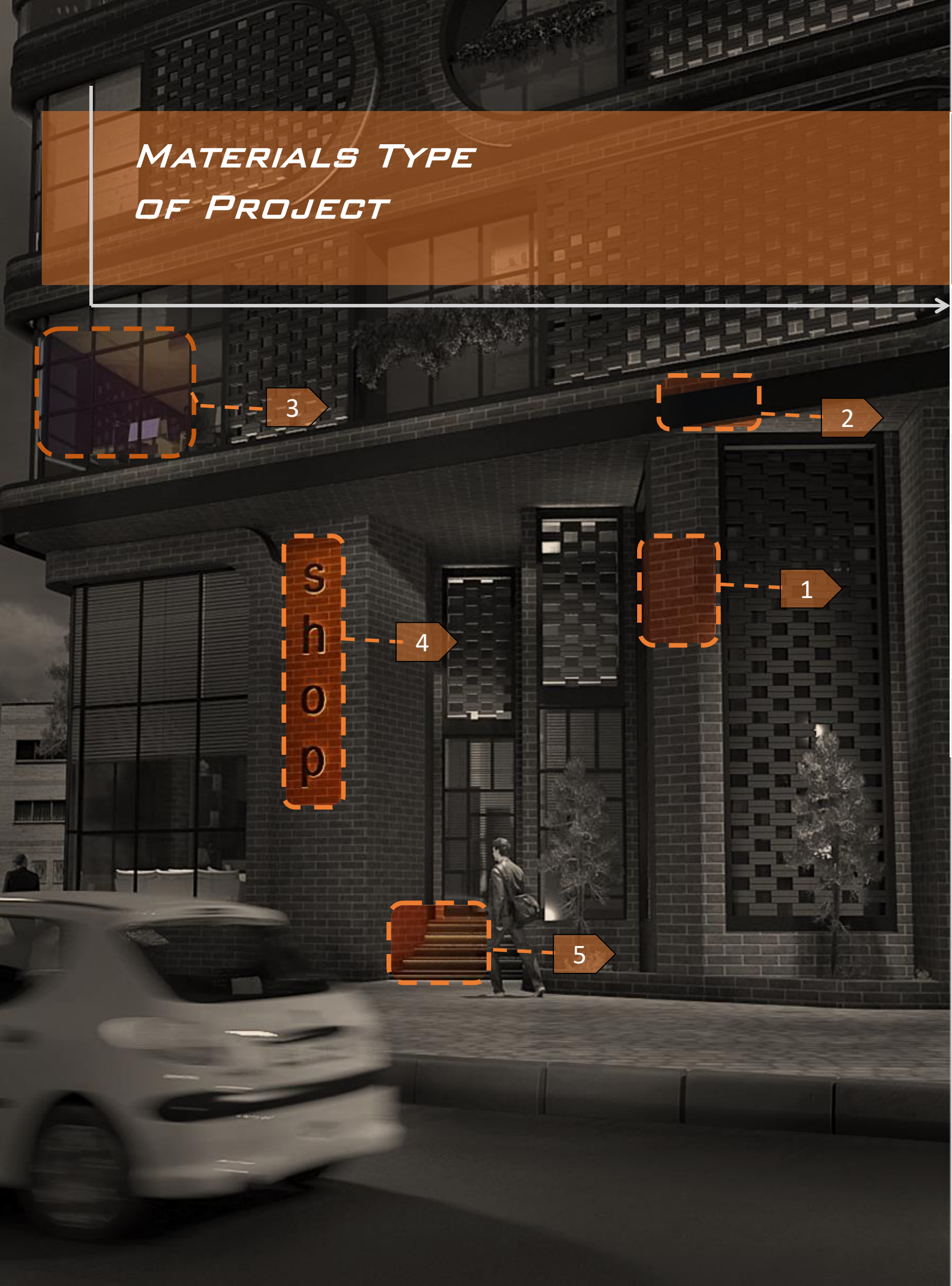
NIGHTTIME RENDERINGS



TOTAL USABLE
AREA OF PROJECT



Row	LEVEL	TOTAL AREA	USABLE AREA
1	PARKING LEVEL B3	412.7	*
2	PARKING LEVEL B2	412.7	*
3	PARKING LEVEL B1	412.7	*
4	GROUND FLOOR PLAN	340.5	216
5	FIRST FLOOR PLAN	360.0	299.5
6	SECOND FLOOR PLAN	316.6	257.3
7	THIRD FLOOR PLAN	316.6	257.3
8	FOURTH FLOOR PLAN	316.6	257.3
9	FIFTH FLOOR PLAN	316.6	257.3
10	SIXTH FLOOR PLAN	316.6	257.3
11	SEVENTH FLOOR PLAN	316.6	257.3
12	EIGHTH FLOOR PLAN	316.6	257.3
		4154.8	2316.6



*MATERIALS TYPE
OF PROJECT*

Row	MATERIALS TYPE	COLORS	COVERA GE PERCEN T
1	BRICK	RED BROWN	53%
2	BLACK METAL SHEET	BLACK	5%
3	GLASS	TRANSP ARENCY	40%
4	STEEL SHEET SURROUNDED WITH LIGHT	BLACK	1 %
5	BLACK STONE	BLACK	1 %



END