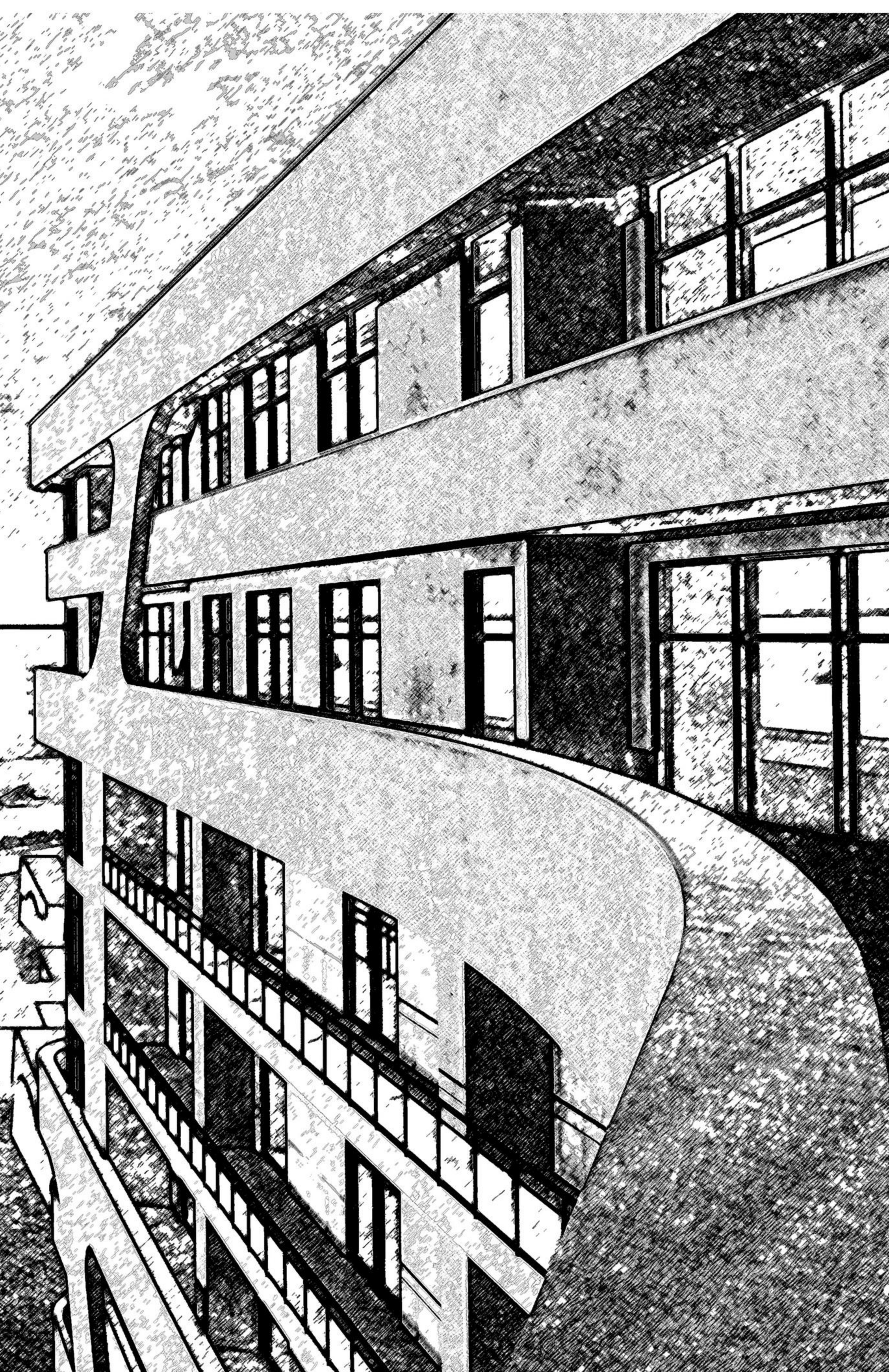
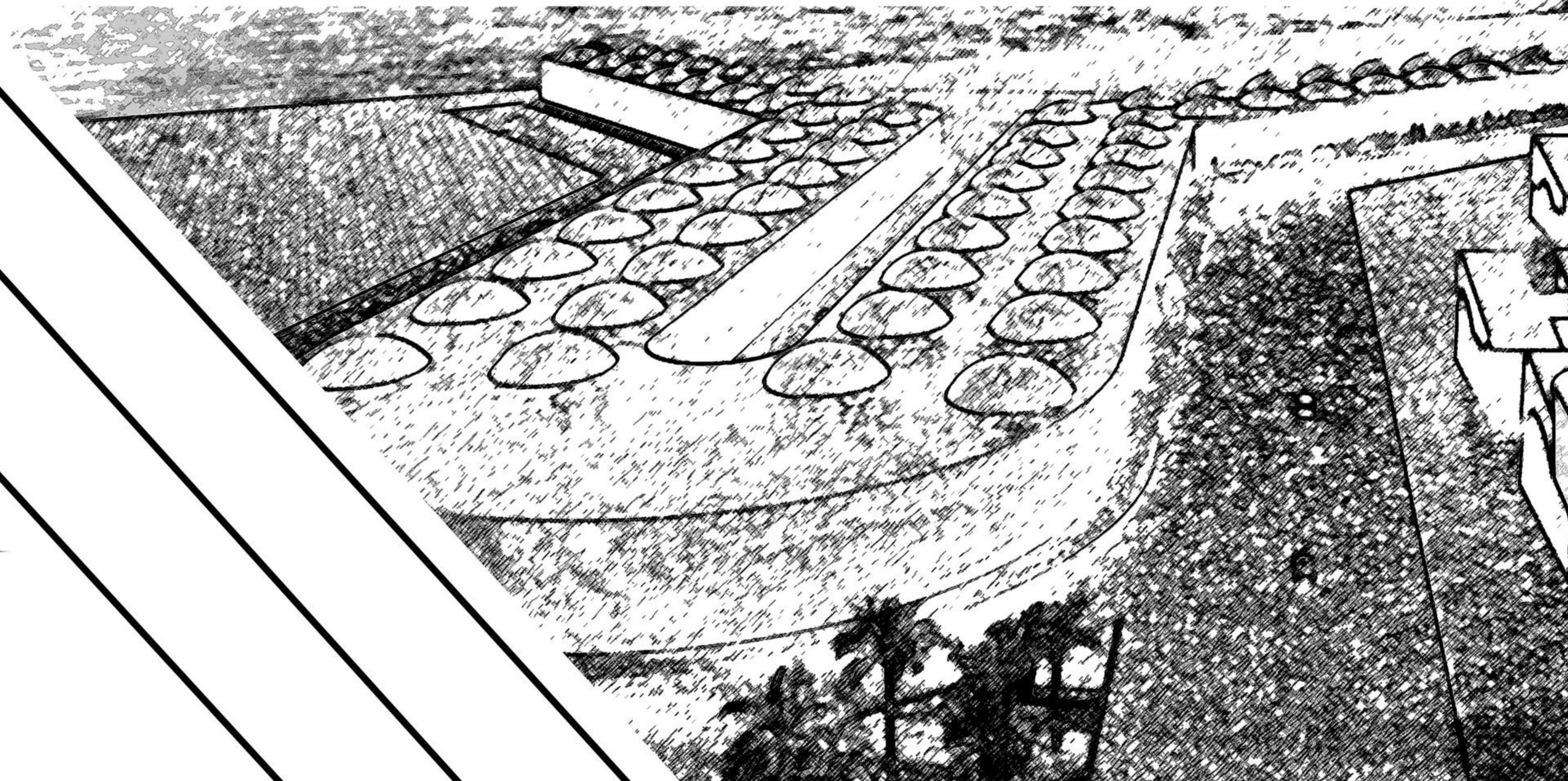


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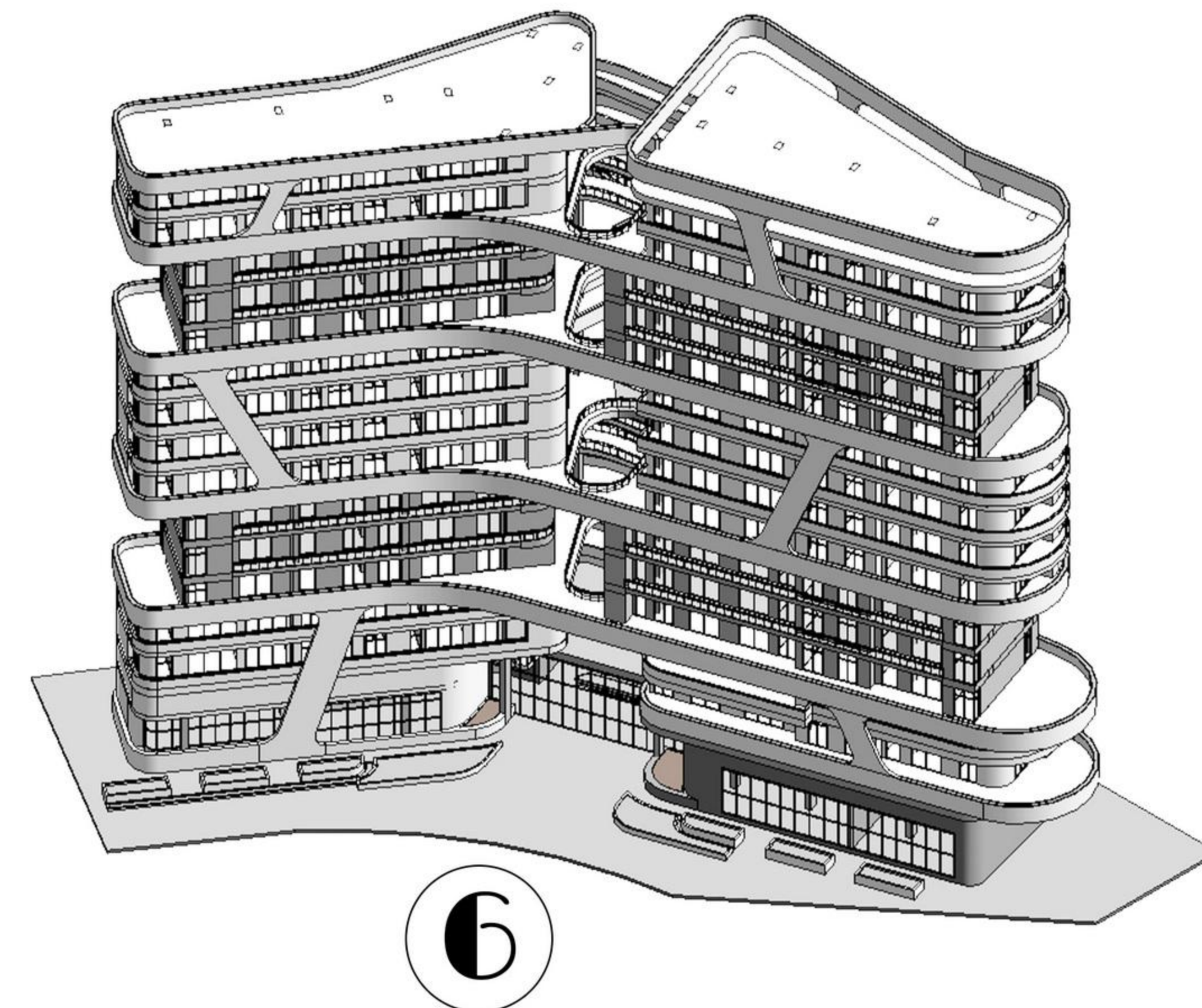
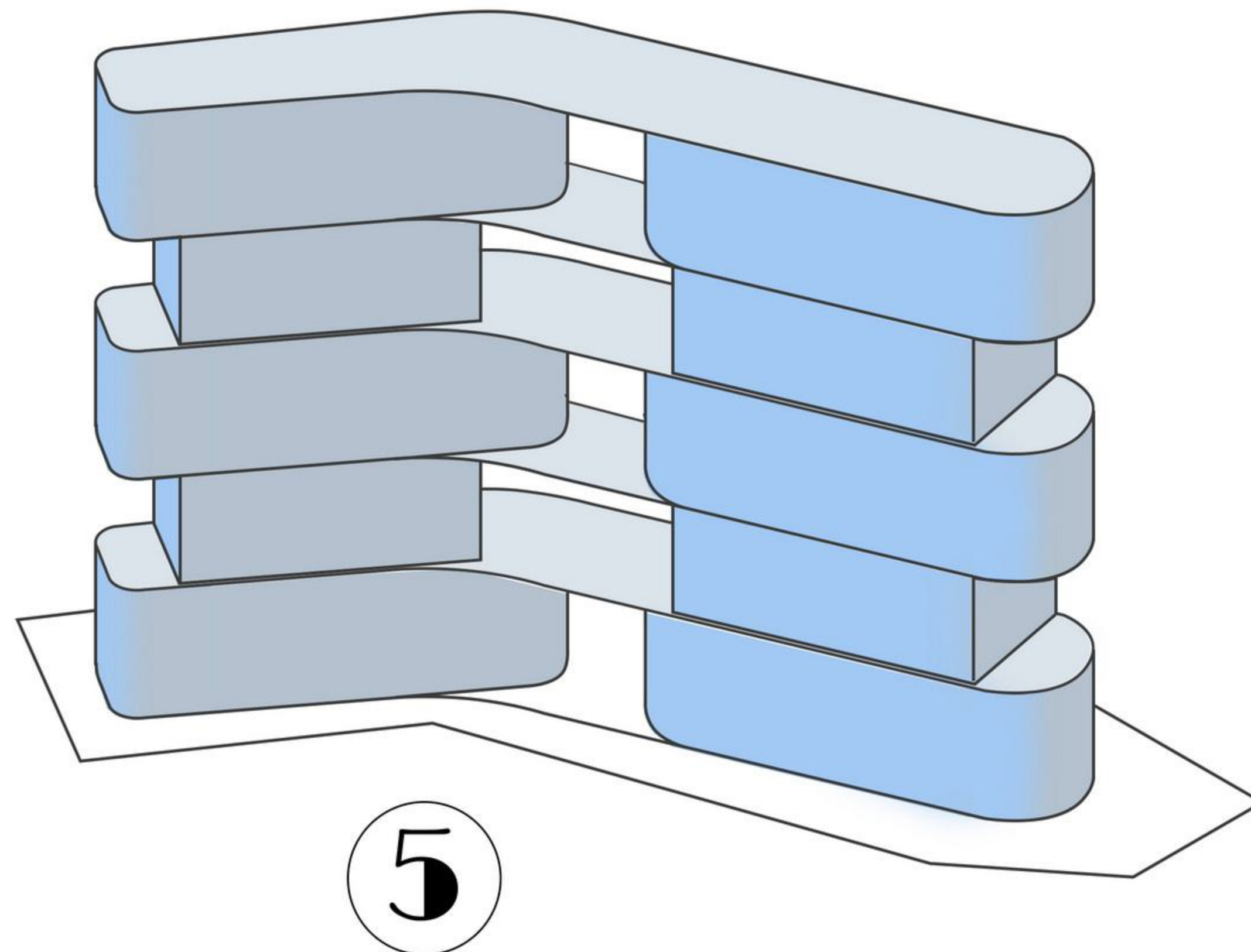
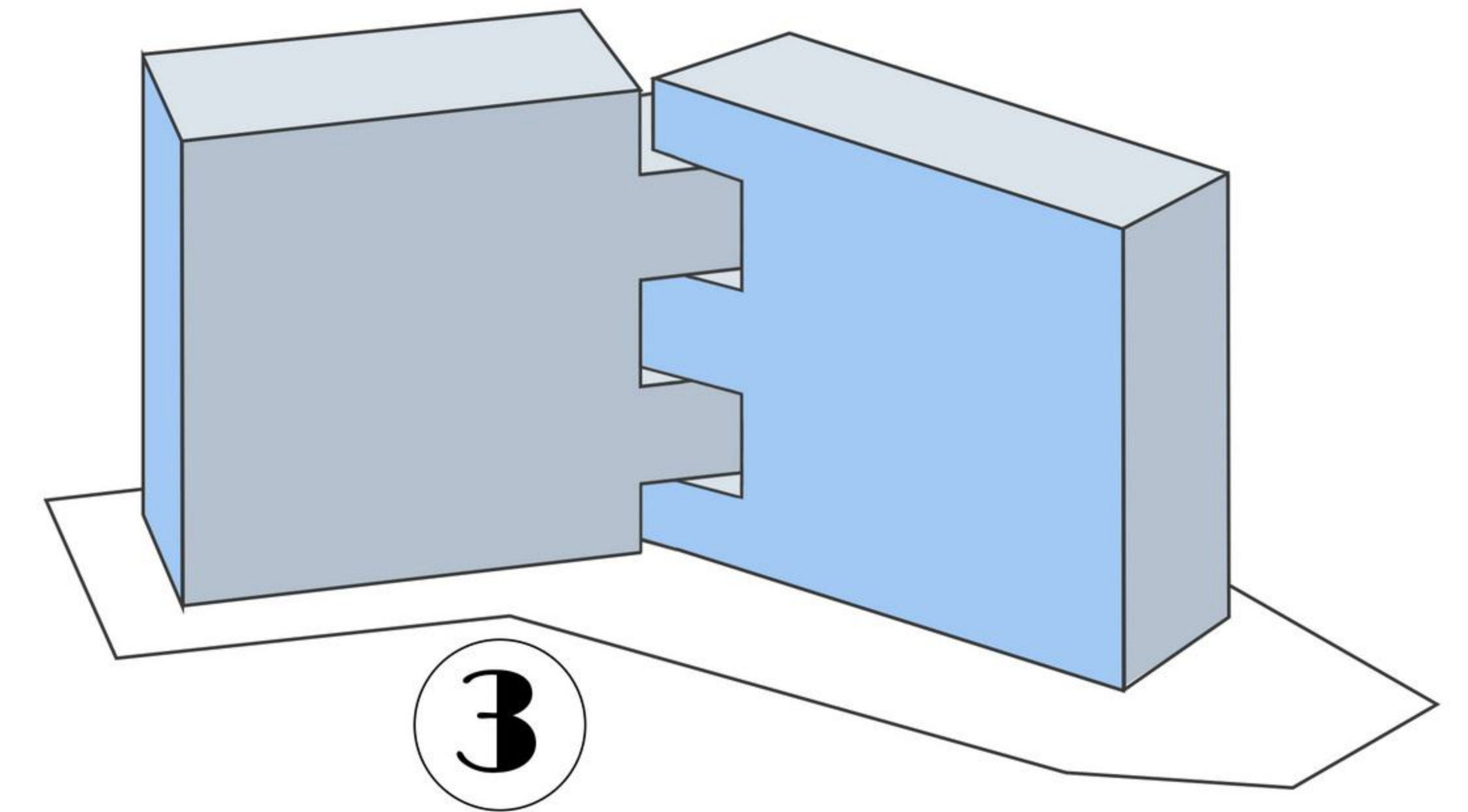
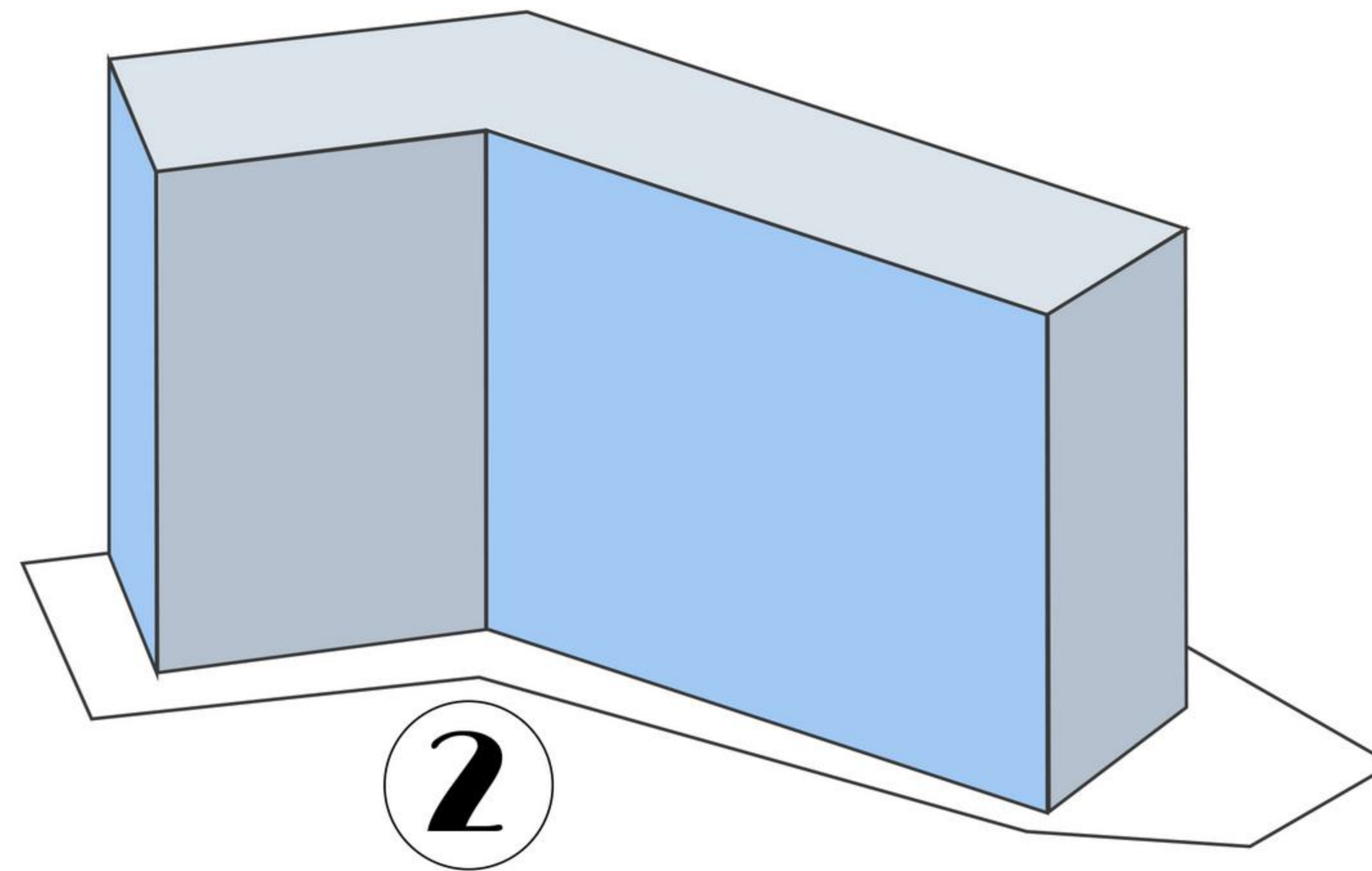
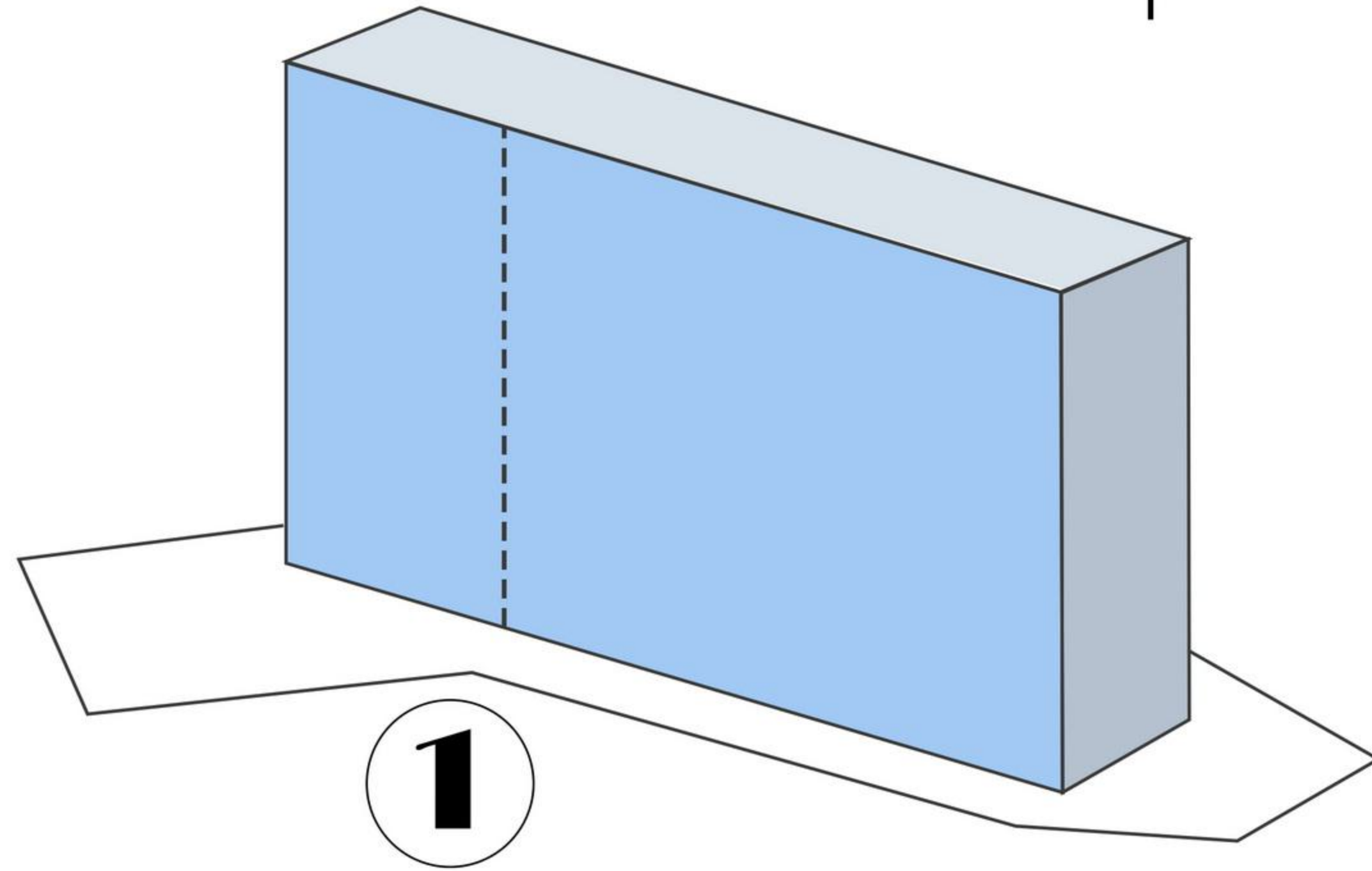


TOPS FIRM
Consulting Engineering Co.

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FORMAL EVOLUTION OF THE MASS



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EXTERIOR DESIGN
NORTH FACADE . TOPSFIRM GROUP



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EXTERIOR DESIGN
NORTH FACADE . TOPSFIRM GROUP



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EXTERIOR DESIGN

NORTH FACADE . TOPSFIRM GROUP



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EXTERIOR DESIGN

NORTH FACADE . TOPSFIRM GROUP



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EXTERIOR DESIGN
SOUTH FACADE . TOPSFIRM GROUP

Roya Elite

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EXTERIOR DESIGN

SOUTH FACADE . TOPSFIRM GROUP



Roya Elite

RESIDENTIAL COMPLEX

EXTERIOR DESIGN
SOUTH FACADE . TOPSFIRM GROUP



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RESIDENTIAL COMPLEX

EXTERIOR DESIGN

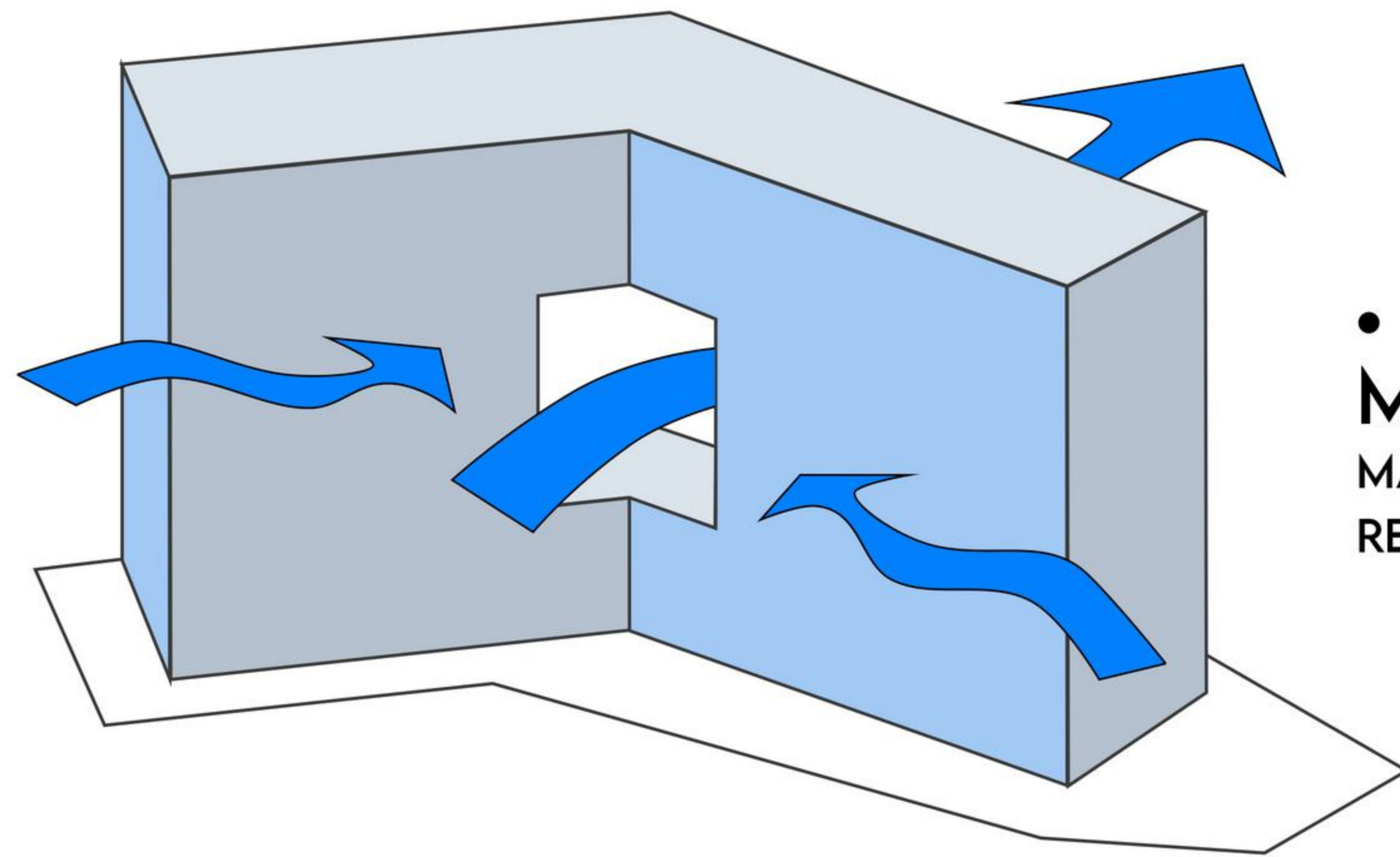
NORTH FACADE . TOPSFIRM GROUP



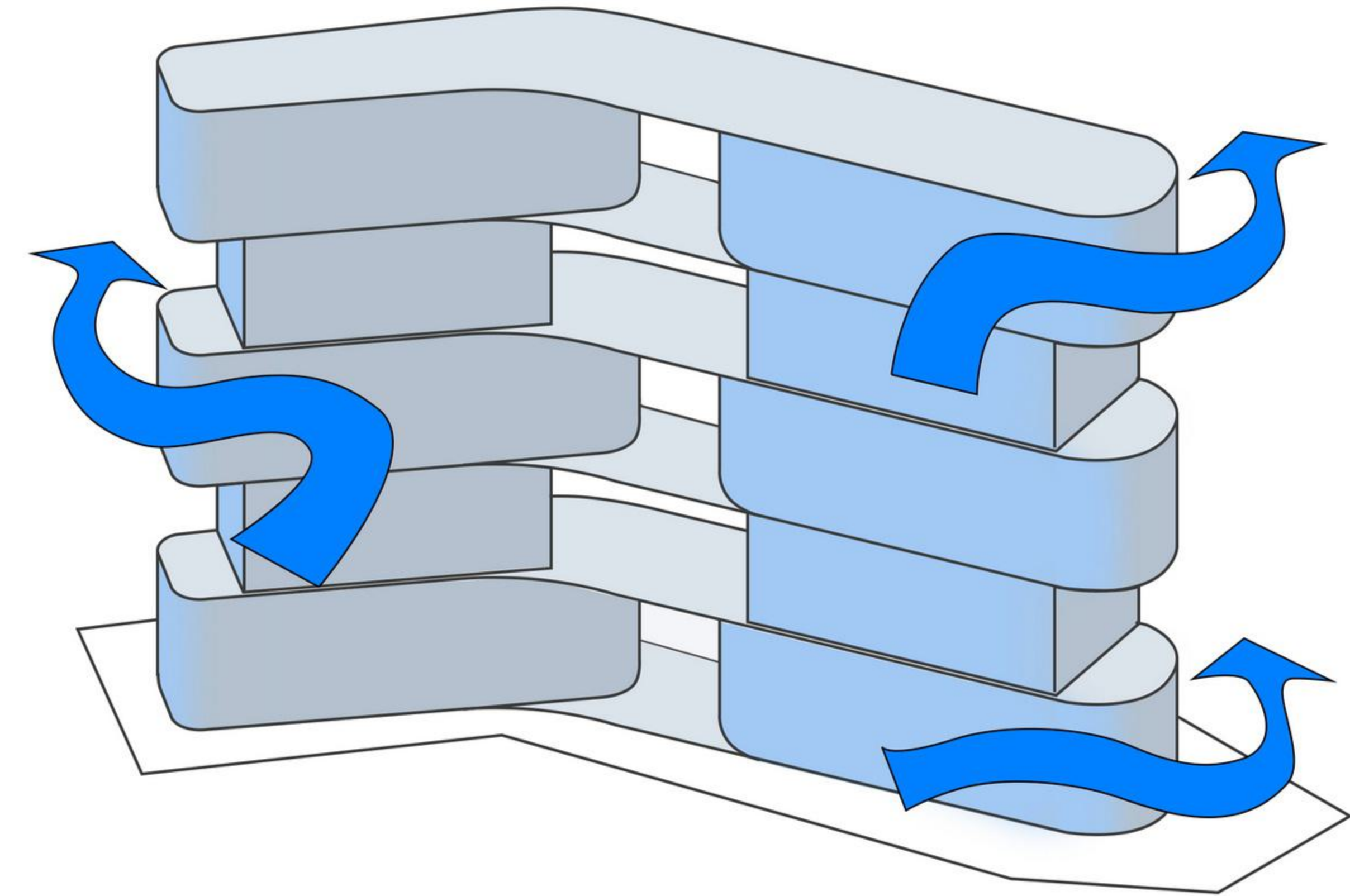
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FORMAL FEATURES

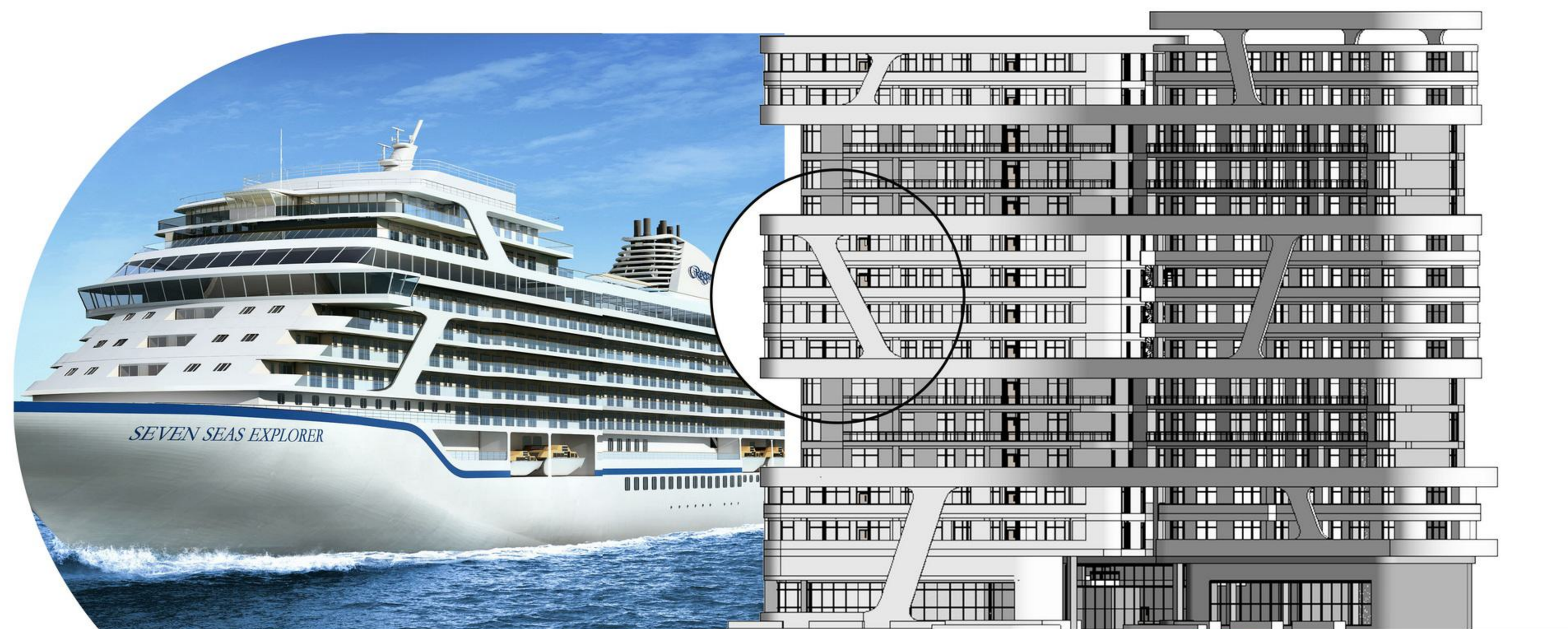


- OPENINGS IN THE MIDDLE OF THE MASS
MAKES BETTER VENTILATION AS A
RESPONSE TO HUMID HOT WEATHER



- THE ROUND CORNERS
OF THE FORM
CREATES A BETTER AERODYNAMIC PATH
FOR THE WIND TO CIRCULATE AROUND

- THE RESEMBLANCE
BETWEEN THE FORM
AND CRUISE SHIPS
CAN CREATE QUITE A JOYFUL FEELING
IN A OCEAN-SIDE ATMOSPHERE LIKE
THE KISH ISLAND BEACH



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EXTERIOR DESIGN
PUBLIC SPACES . TOPSFIRM GROUP



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EXTERIOR DESIGN
PUBLIC SPACES . TOPSFIRM GROUP



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EXTERIOR DESIGN
ENTRANCE DESIGN . TOPSFIRM GROUP



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INTERIOR DESIGN
LOBBY DESIGN TOPSFIRM GROUP



Roya Elite

RESIDENTIAL COMPLEX

INTERIOR DESIGN
LOBBY DESIGN TOPSFIRM GROUP

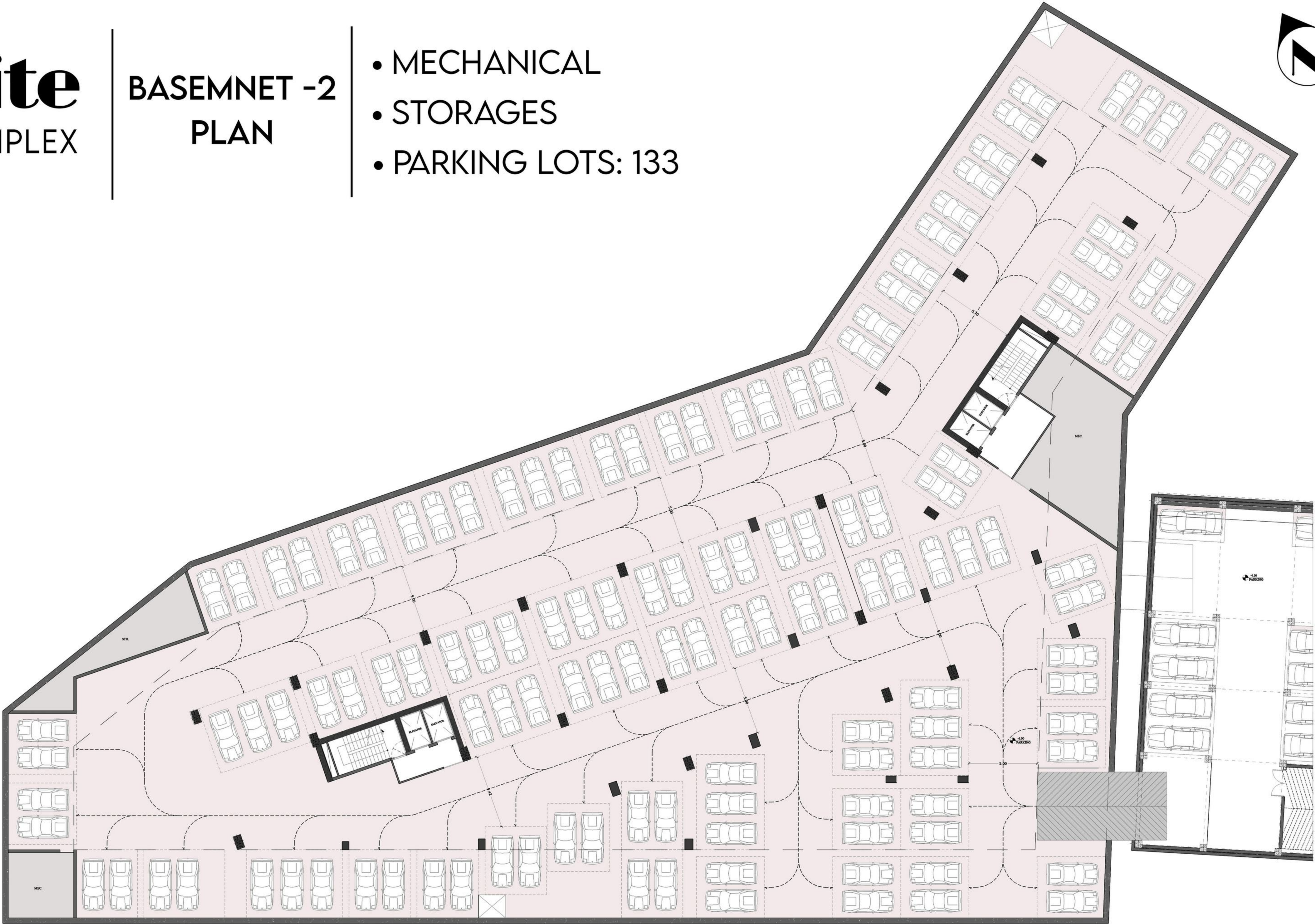


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BASEMNET -2 PLAN

- MECHANICAL
- STORAGES
- PARKING LOTS: 133

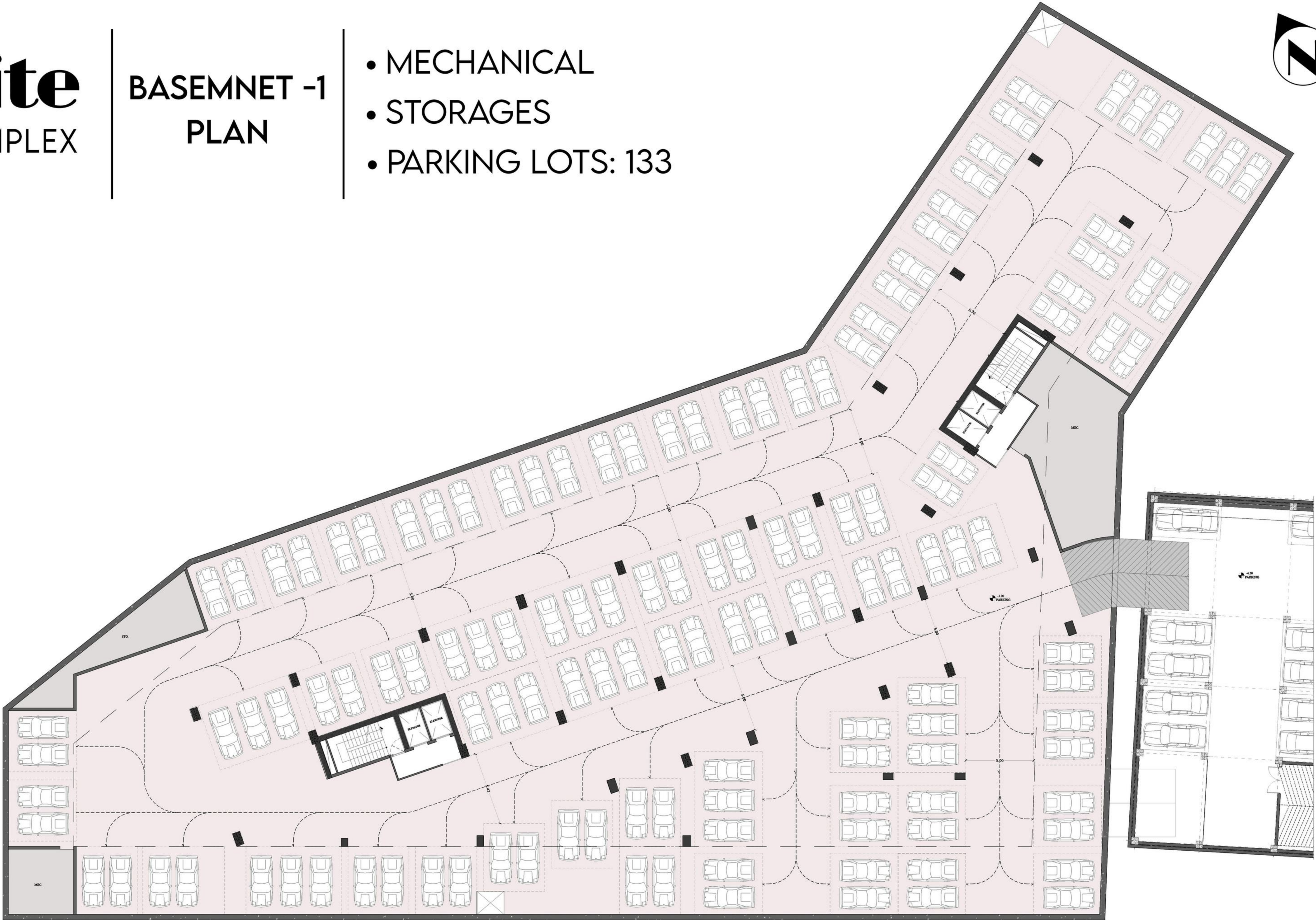


Roya Elite

RESIDENTIAL COMPLEX

BASEMNET -1 PLAN

- MECHANICAL
- STORAGES
- PARKING LOTS: 133

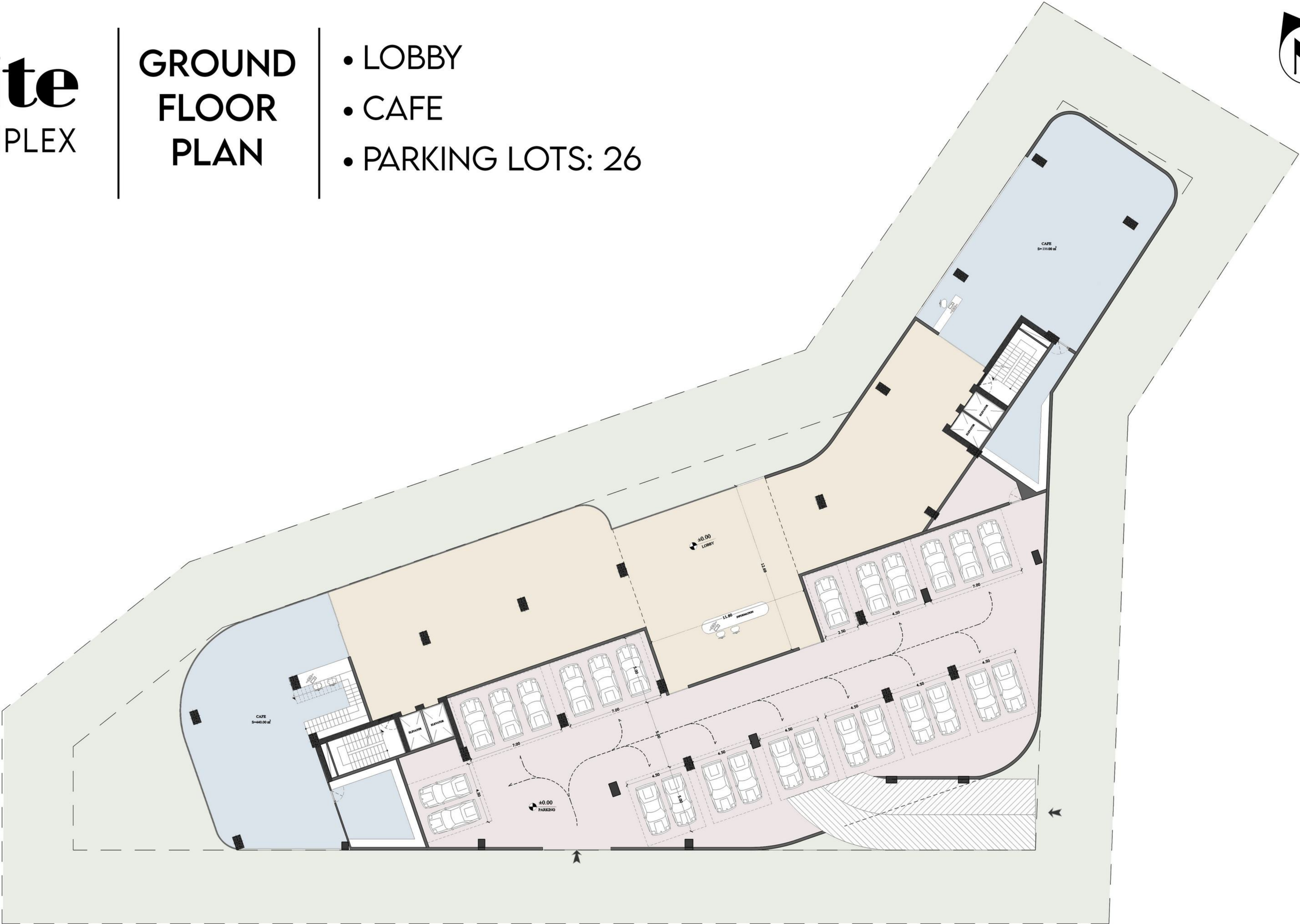


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GROUND FLOOR PLAN

- LOBBY
- CAFE
- PARKING LOTS: 26

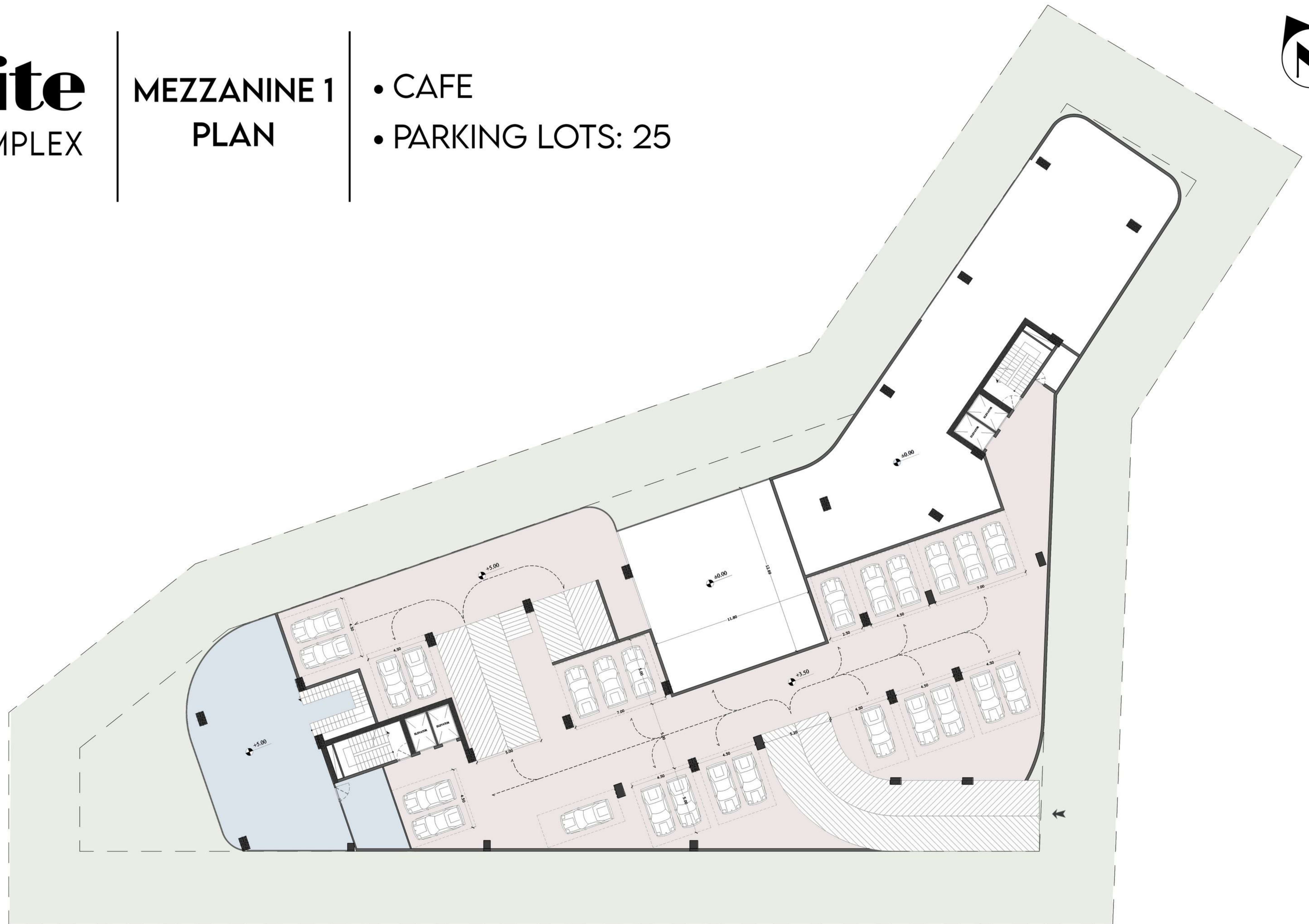


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RESIDENTIAL COMPLEX

MEZZANINE 1 PLAN

- CAFE
- PARKING LOTS: 25

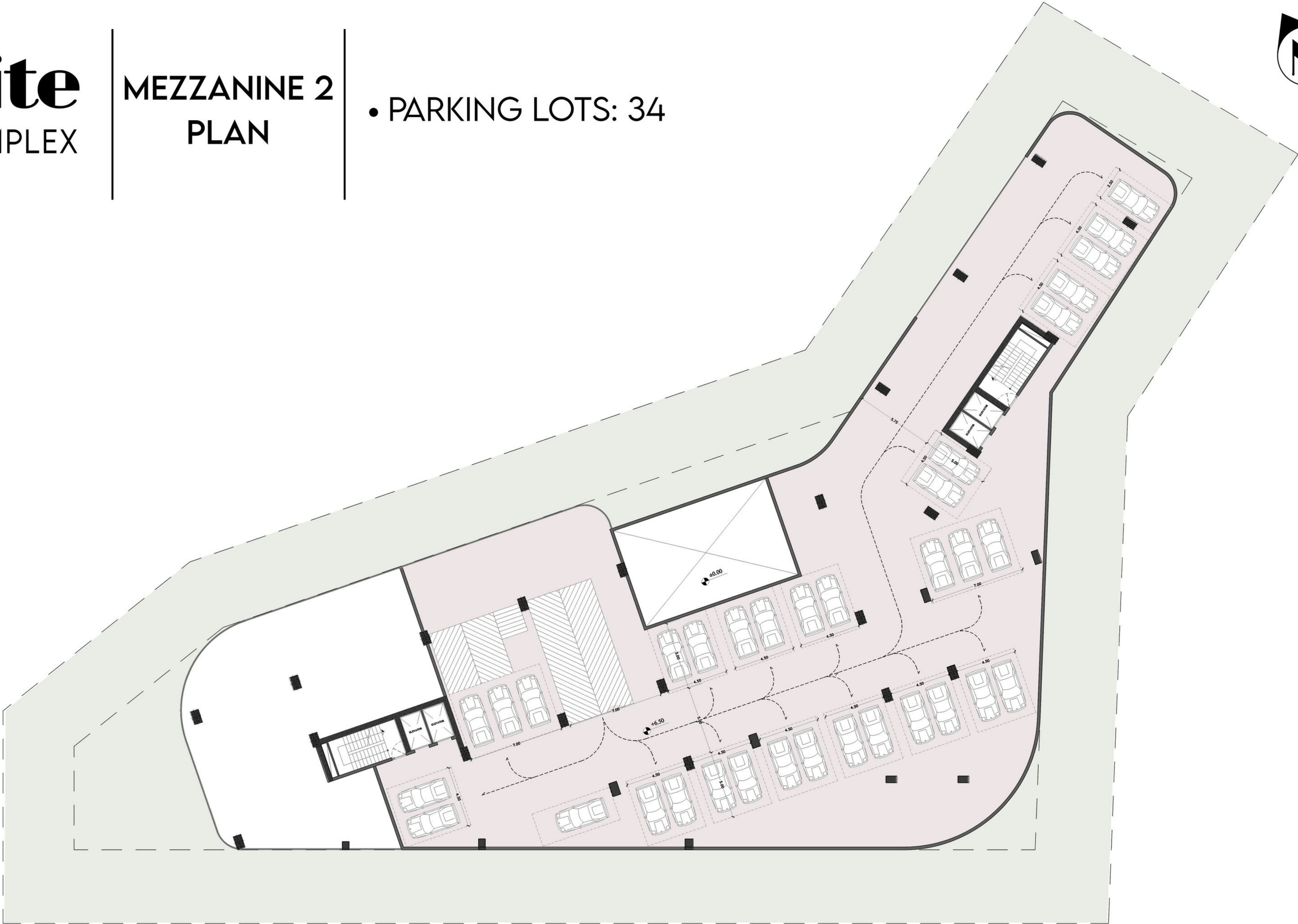


Roya Elite

RESIDENTIAL COMPLEX

MEZZANINE 2 PLAN

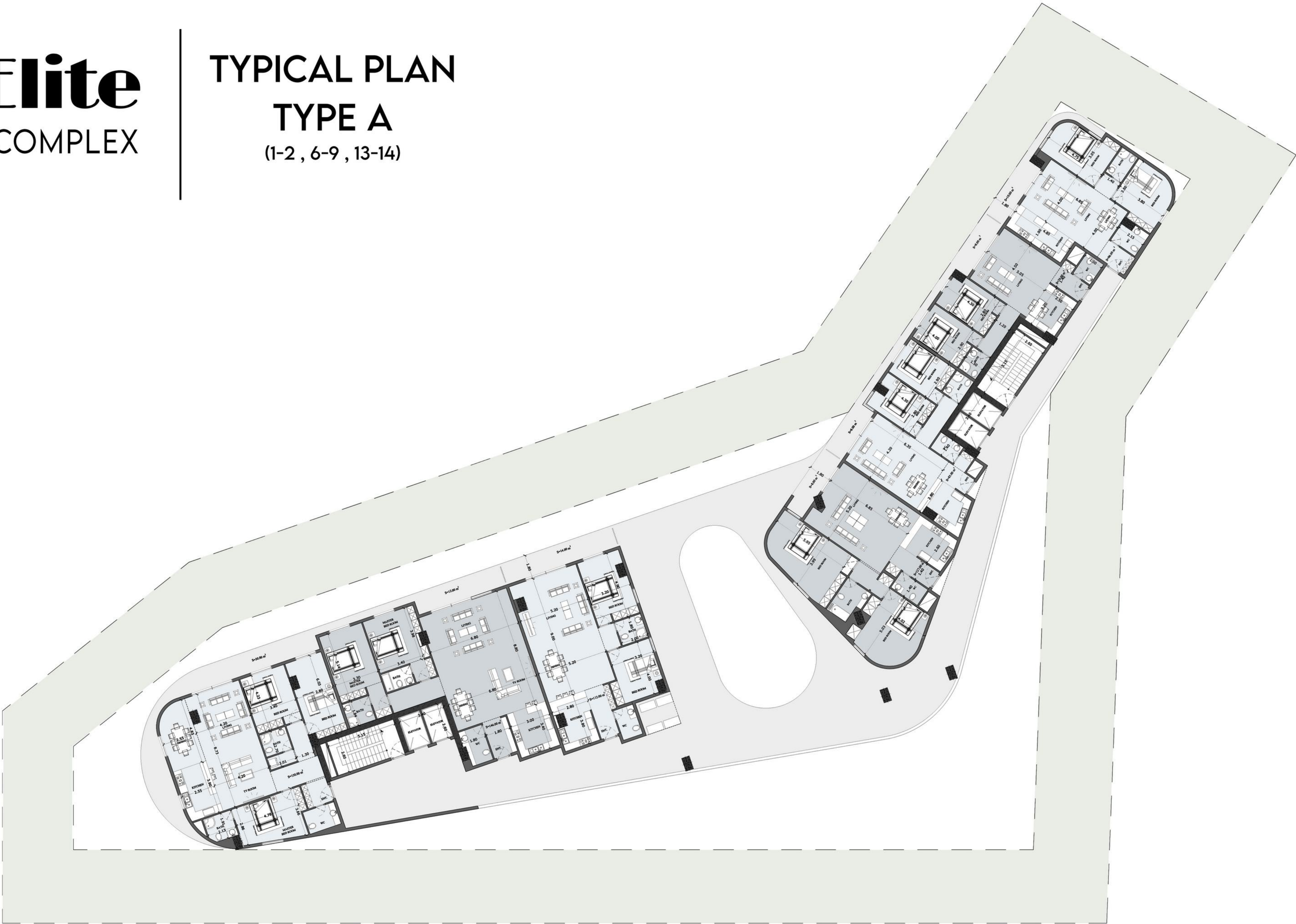
• PARKING LOTS: 34



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TYPICAL PLAN TYPE A (1-2 , 6-9 , 13-14)



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TYPE A

(1-2, 6-9, 13-14)

WEST WING

- UNIT 1: 150 + 30 M²
- UNIT 2: 144 + 12 M²
- UNIT 3: 112 + 14 M²



Roya Elite

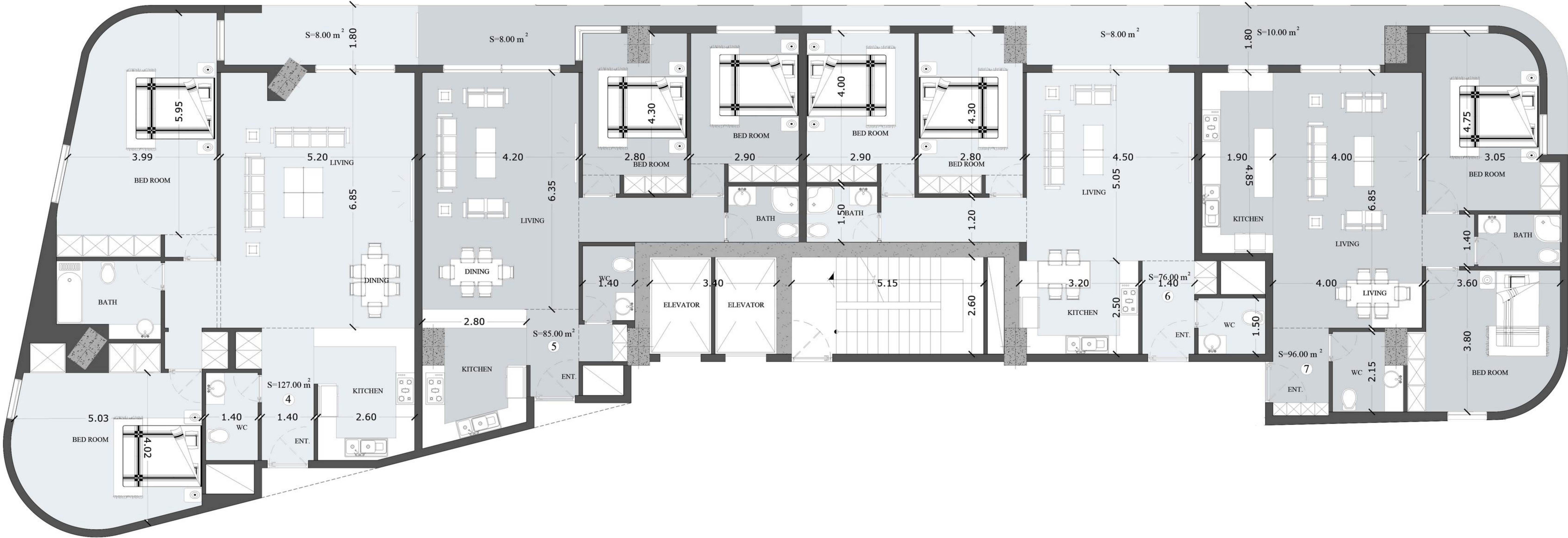
RESIDENTIAL COMPLEX

TYPE A

(1-2, 6-9, 13-14)

EAST WING

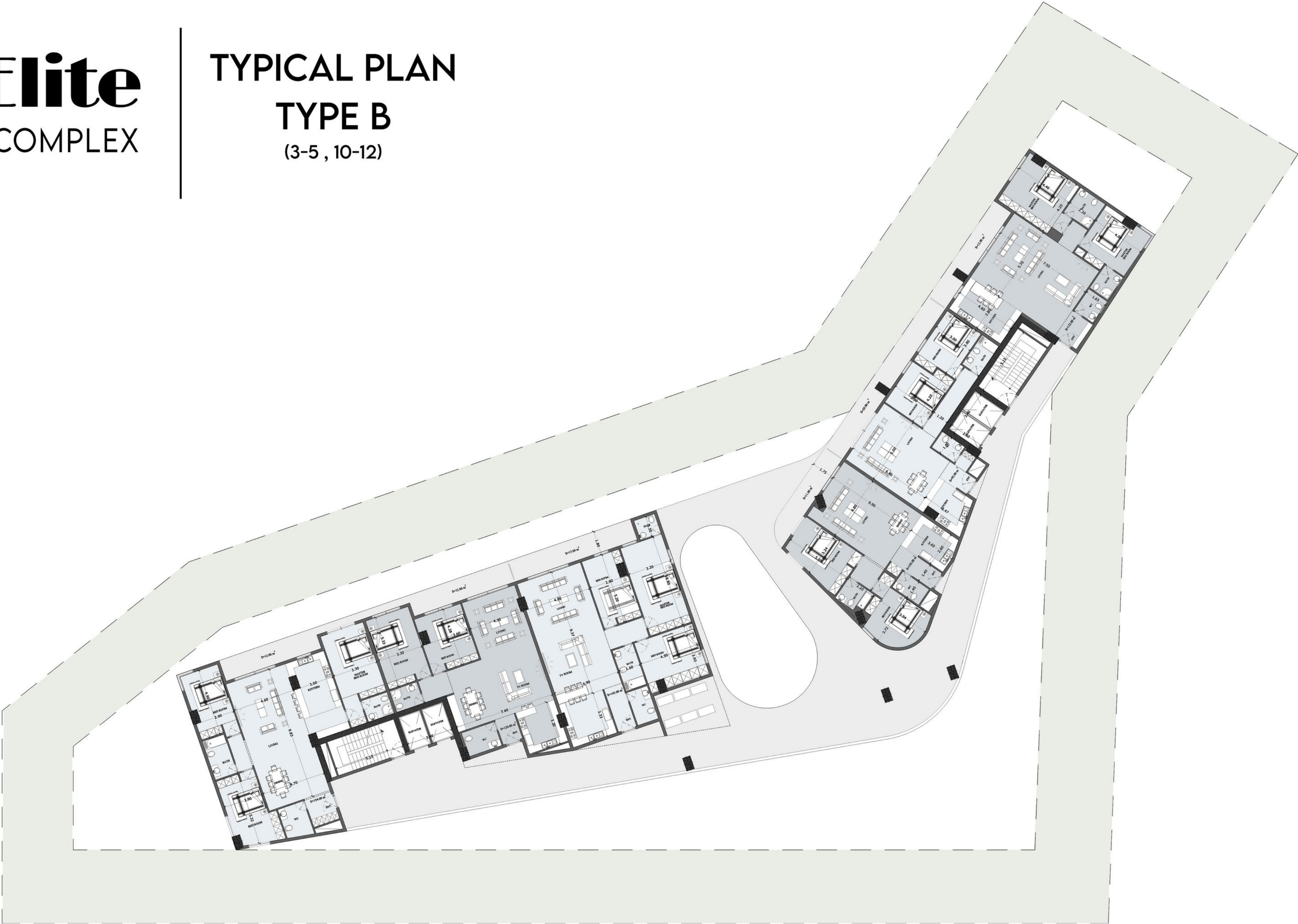
- UNIT 4: 127 + 8 M²
- UNIT 5: 85 + 8 M²
- UNIT 6: 76 + 8 M²
- UNIT 7: 96 + 10 M²



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RESIDENTIAL COMPLEX

TYPICAL PLAN TYPE B (3-5 , 10-12)



Roya Elite

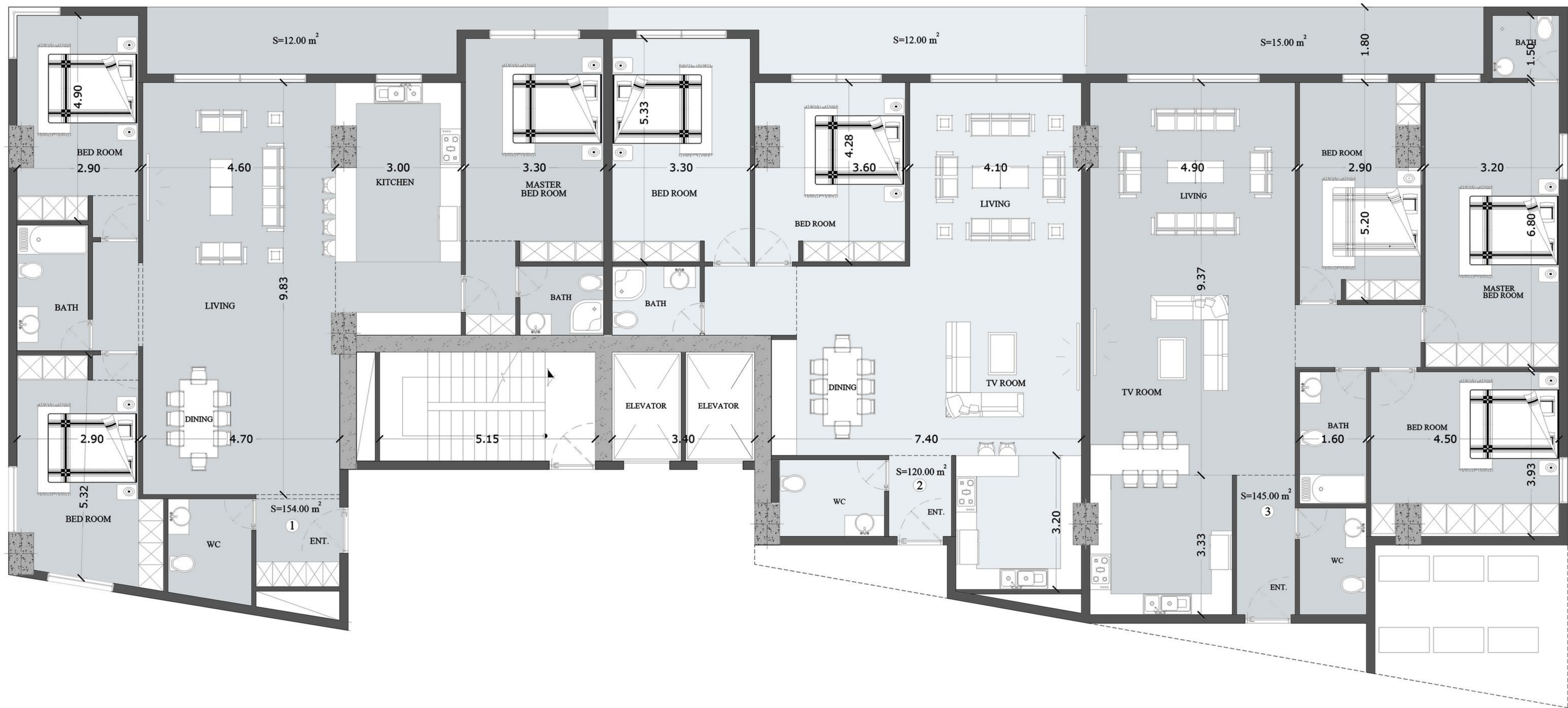
RESIDENTIAL COMPLEX

TYPE B

(3-5 , 9-12)

WEST WING

- UNIT 1: 154 + 12 M²
- UNIT 2: 120 + 12 M²
- UNIT 3: 145 + 15 M²

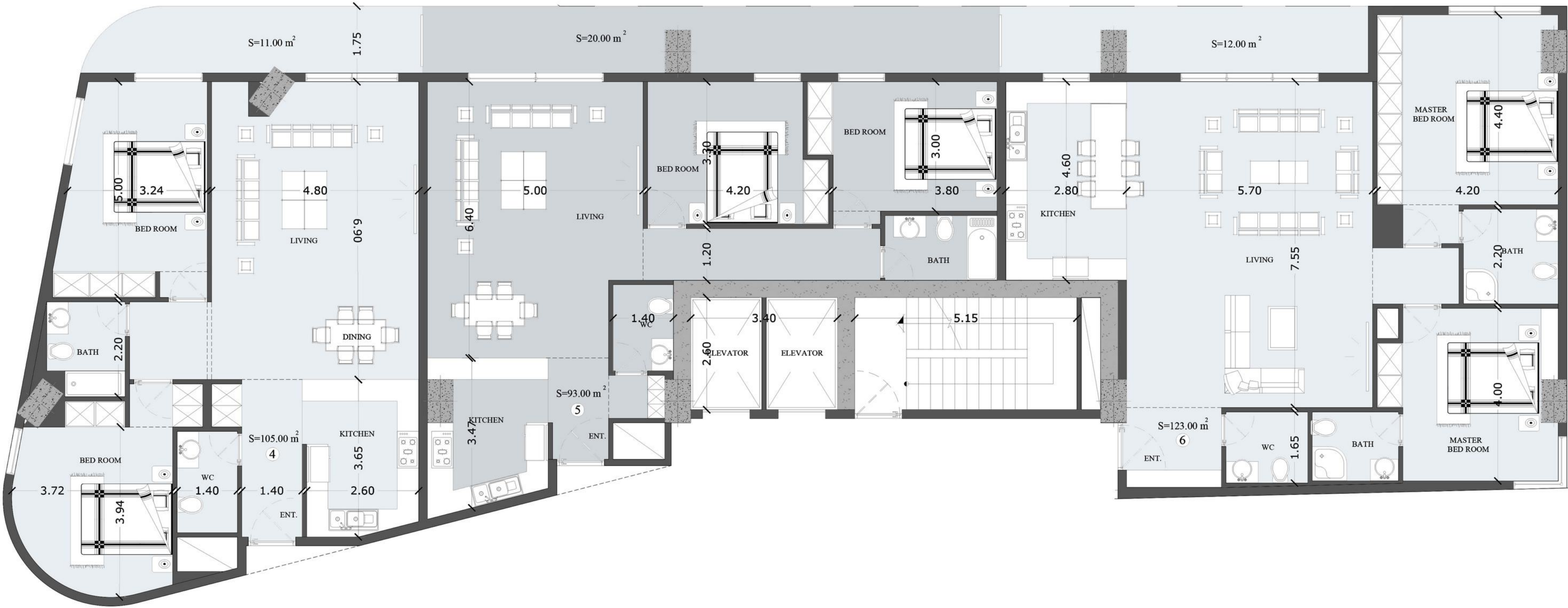


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RESIDENTIAL COMPLEX

TYPE B
(3-5 , 9-12)
EAST WING

- UNIT 4: 105 + 11 M²
- UNIT 5: 93 + 20 M²
- UNIT 6: 123 + 12 M²

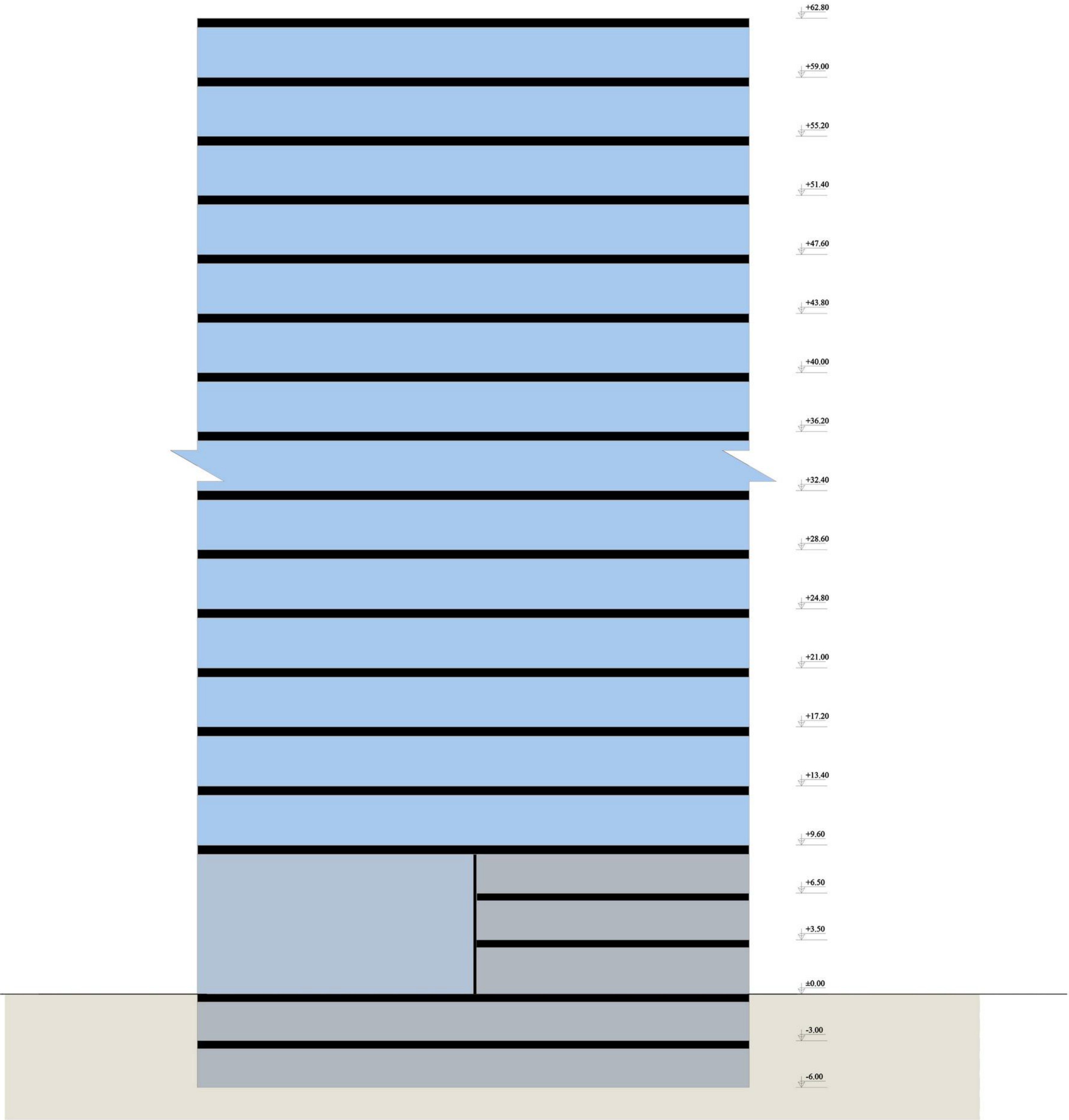


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RESIDENTIAL COMPLEX

SECTION, TITLE TABLE

کاربری	مسکونی			راه پله + آسانسور	پارکینگ سالم	پارکینگ مزاحم	رستوران	مساحت کل طبقه	تکثیر روی گذر
	واحد	مساحت	مساحت	مساحت	تعداد	تعداد	واحد	مساحت	
زیرزمین ۱-	-	-	-	-	129	4	-	3343.00	
زیرزمین ۱-	-	-	-	-	129	4	-	3343.00	
همکف	-	-	-	-	26	-	1030.00	1760.00	
همکف	-	-	-	-	25	-	-	1110.00	
همکف	-	-	-	-	34	-	-	1610.00	
اول	7	880.00		240.00	-	-	-	1120.00	
دوم	7	880.00		240.00	-	-	-	1120.00	
سوم	6	820.00		500.00	-	-	-	1320.00	
چهارم	6	820.00		300.00	-	-	-	1120.00	
پنجم	6	820.00		300.00	-	-	-	1120.00	
ششم	7	880.00		440.00	-	-	-	1320.00	
هفتم	7	880.00		240.00	-	-	-	1120.00	
هشتم	7	880.00		240.00	-	-	-	1120.00	
نهم	7	880.00		240.00	-	-	-	1120.00	
دهم	6	820.00		500.00	-	-	-	1320.00	
یازدهم	6	820.00		300.00	-	-	-	1120.00	
دوازدهم	6	820.00		300.00				1120.00	
سیزدهم	7	880.00		440.00				1320.00	
چهاردهم	7	880.00		240.00				1120.00	
جمع	مجموع مساحات مسکونی		مجموع تعداد پارکینگ سالم		مجموع تعداد پارکینگ مزاحم		مجموع مساحت انبار	مساحت کل مجموعه	
	92	11960.00	4520.00	343	8			27646.00	
دیوارهای مشترک بین فضای مسکونی و مشاعات(راه پله،آسانسور و لابی) جزء مساحت مسکونی محاسبه می شود									
نیازی به پر کردن خانه های با علامت (-) نیست									
لطفاً پلی لاین مساحت کل طبقه و واحدهای مسکونی در فایل اتوکد ترسیم شود									



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PREVIOUS ALTERNATIVES

