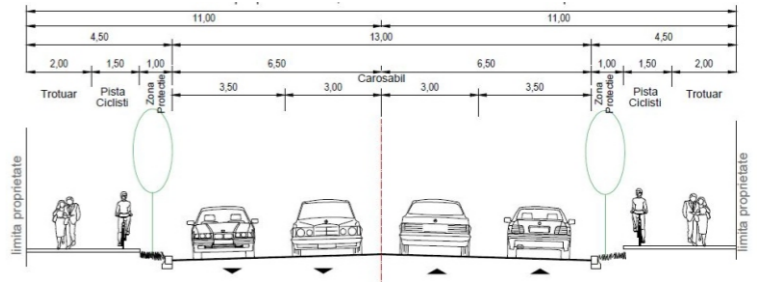
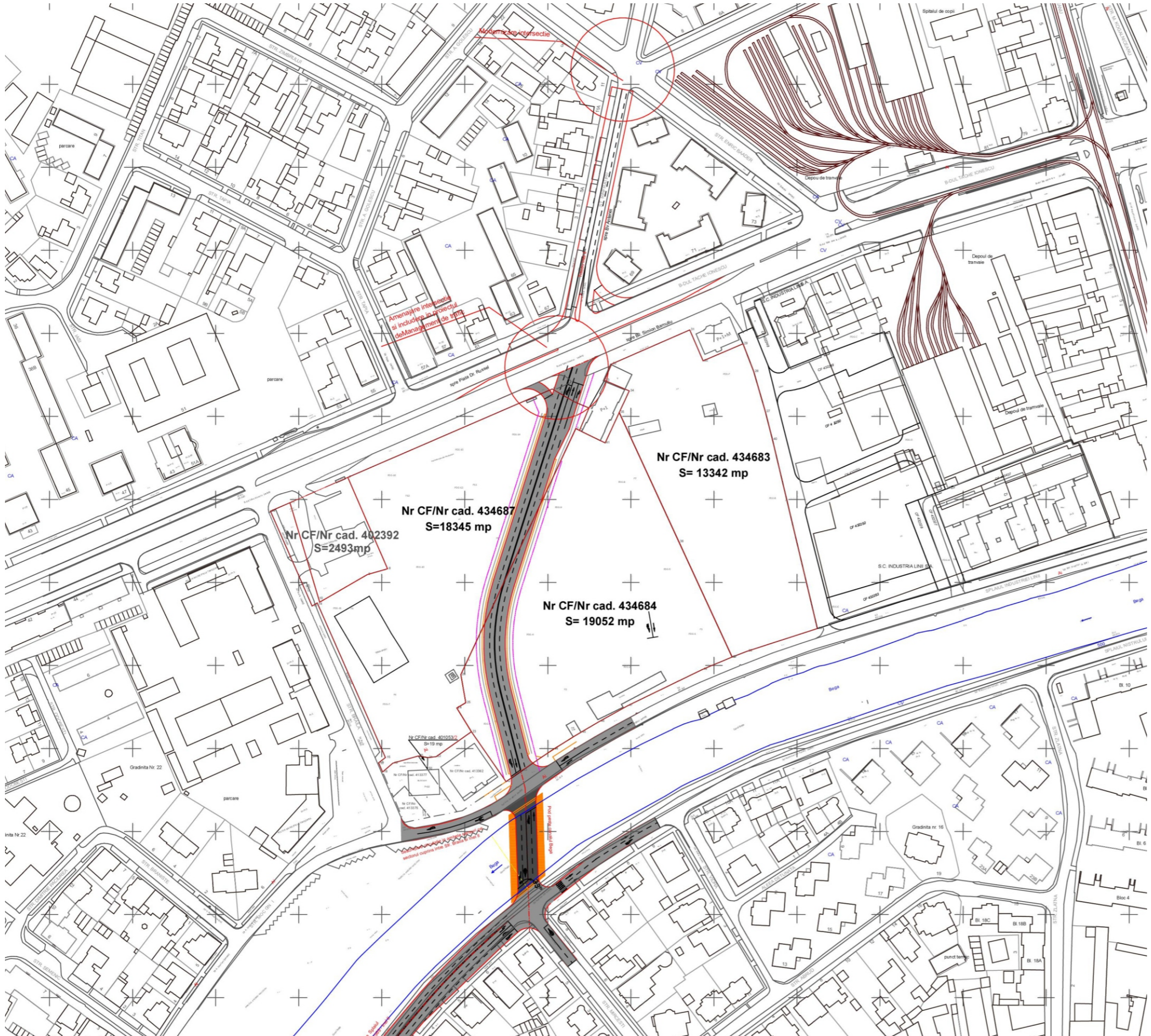
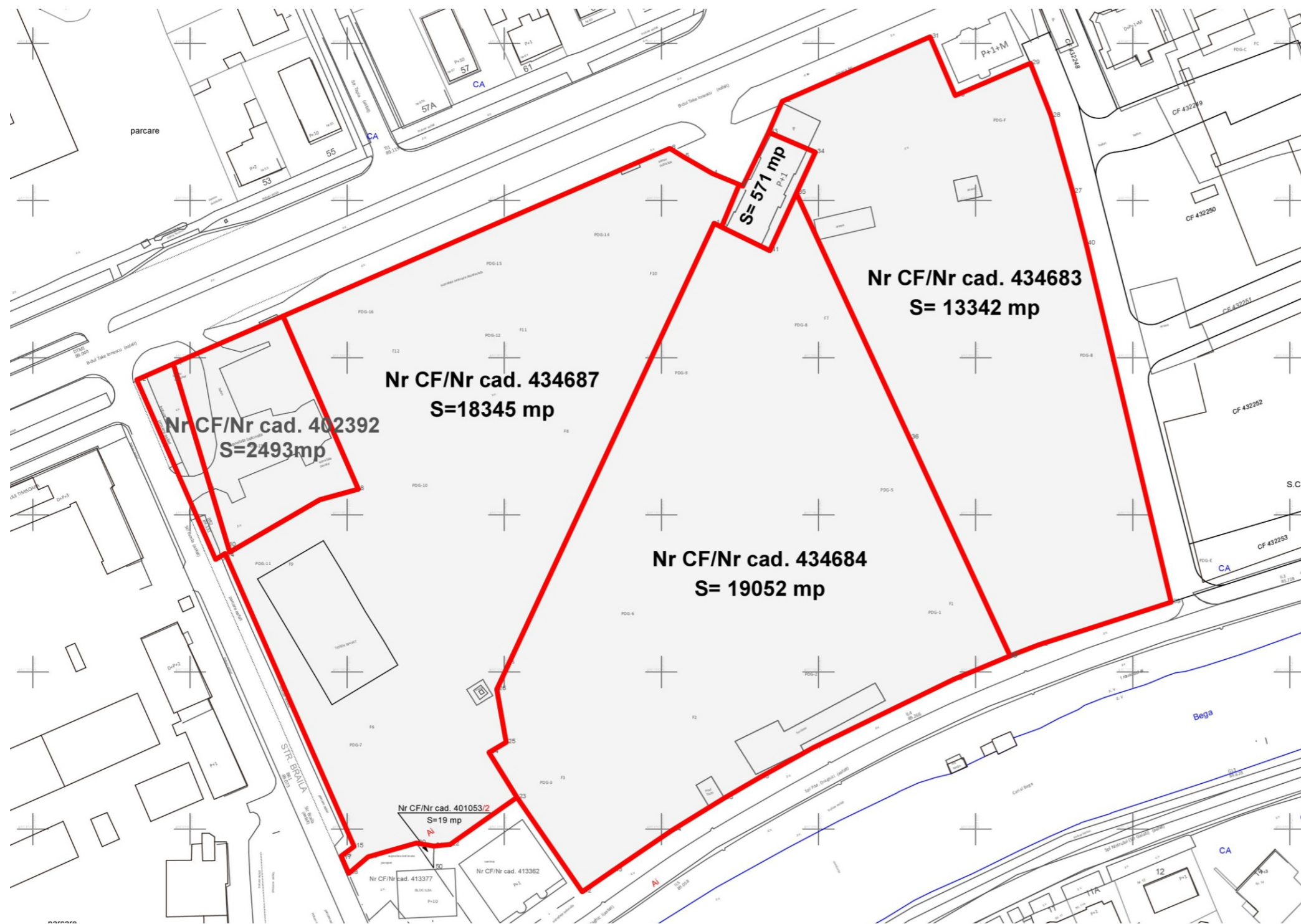


PROPUNERI
VARIANTE DE MOBILARE URBANA SI REGLEMENTARI


PROPUNERE TRASEU INEL II

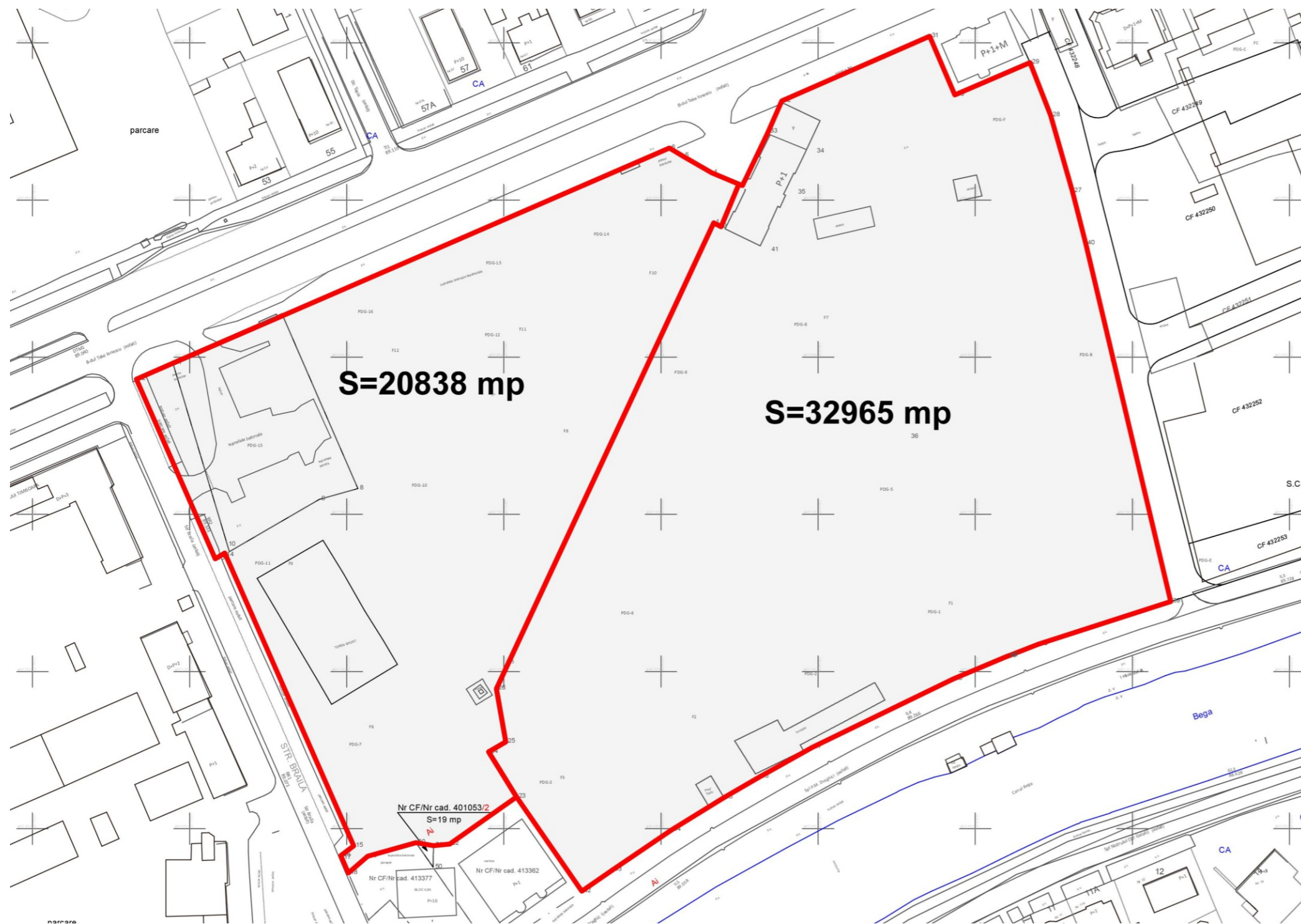




SITUATIA TERENURILOR


FAZA I

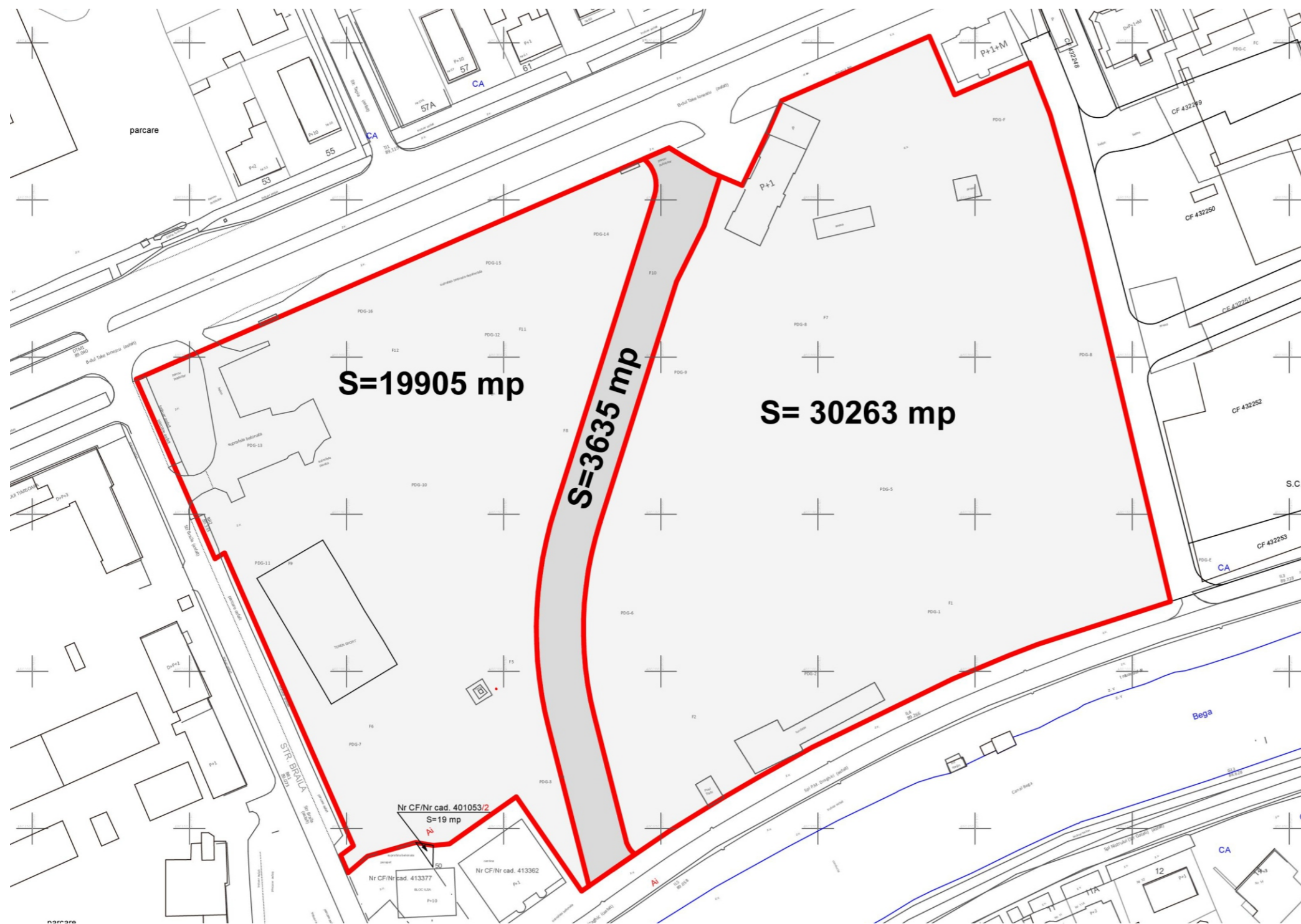
 Terenuri aflate in proprietate privata
 S= 53803 mp



SITUATIA TERENURILOR

FAZA II

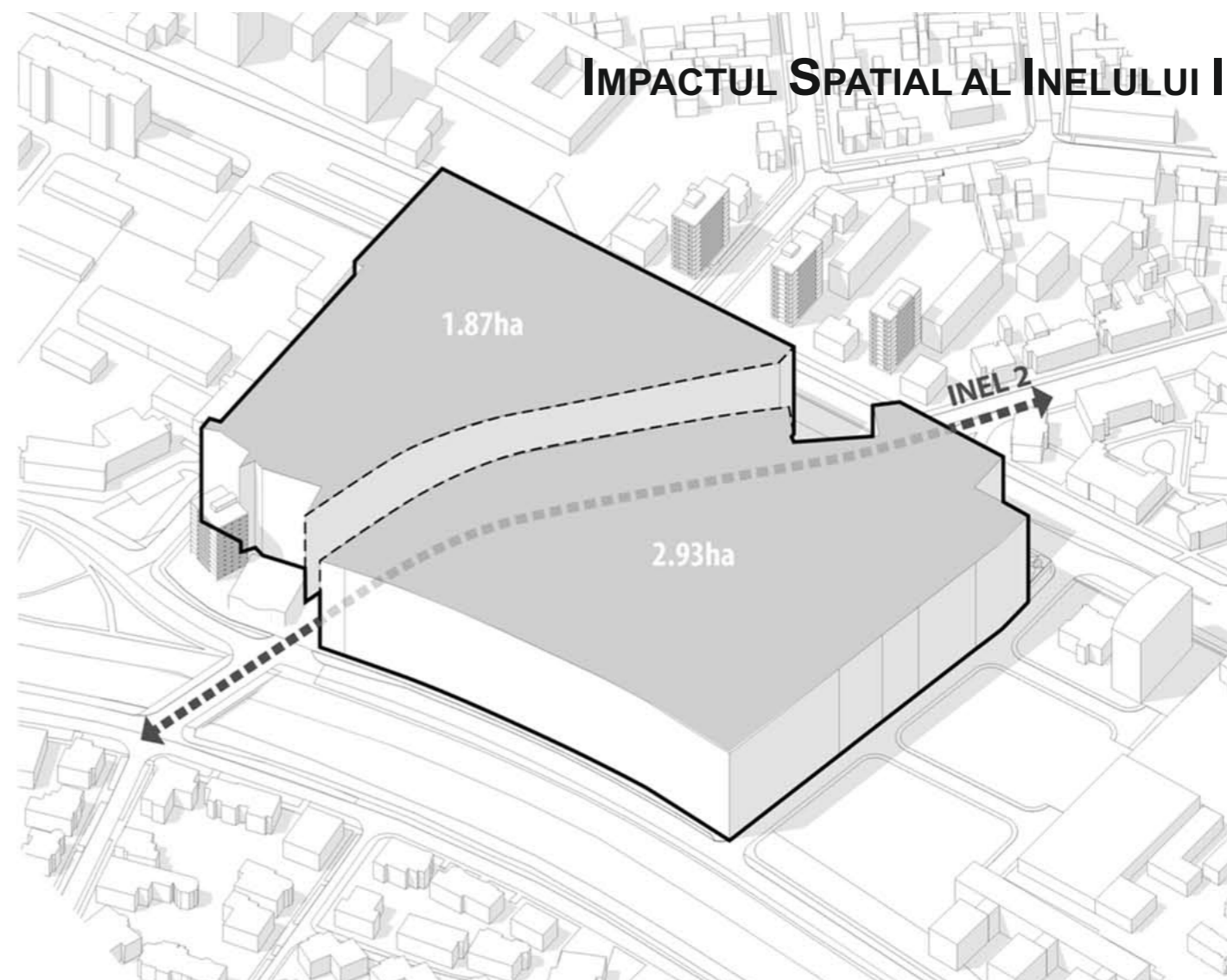

Terenuri aflate in proprietate privata
S= 53803 mp



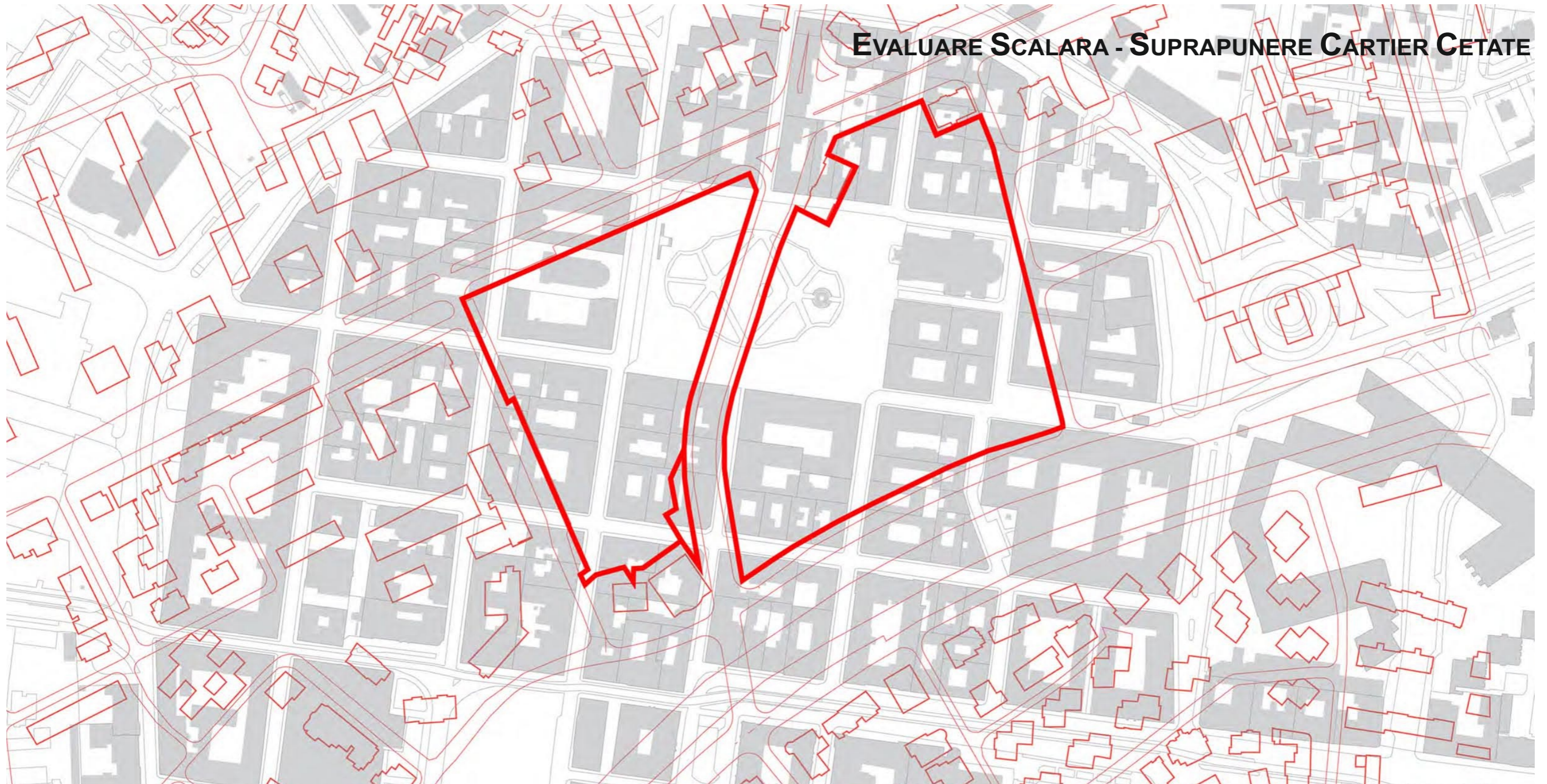
SITUATIA TERENURILOR

FAZA III

- Terenuri aflate in proprietate privata
S= 50168 mp
- Teren destinat inelului II de circulatie
S=3635 mp



EVALUARE SCALARA - SUPRAPUNERE CARTIER CETATE



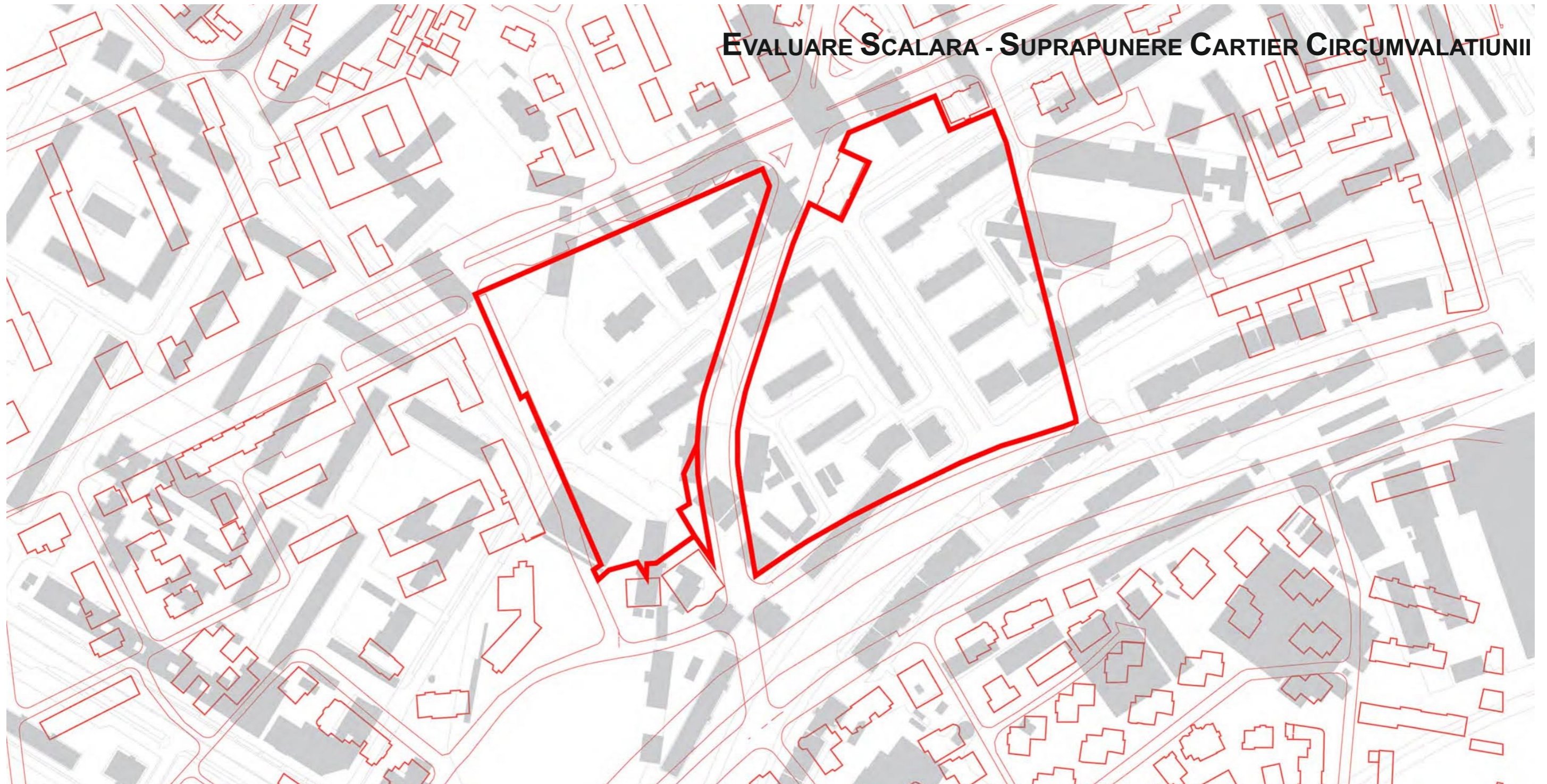
STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA

str. Take Ionescu, nr. 46B, Timisoara

MULBERRY DEVELOPMENT srl

   ANDREESCU & GAIVORONSKI srl

EVALUARE SCALARA - SUPRAPUNERE CARTIER CIRCUMVALATIUNII



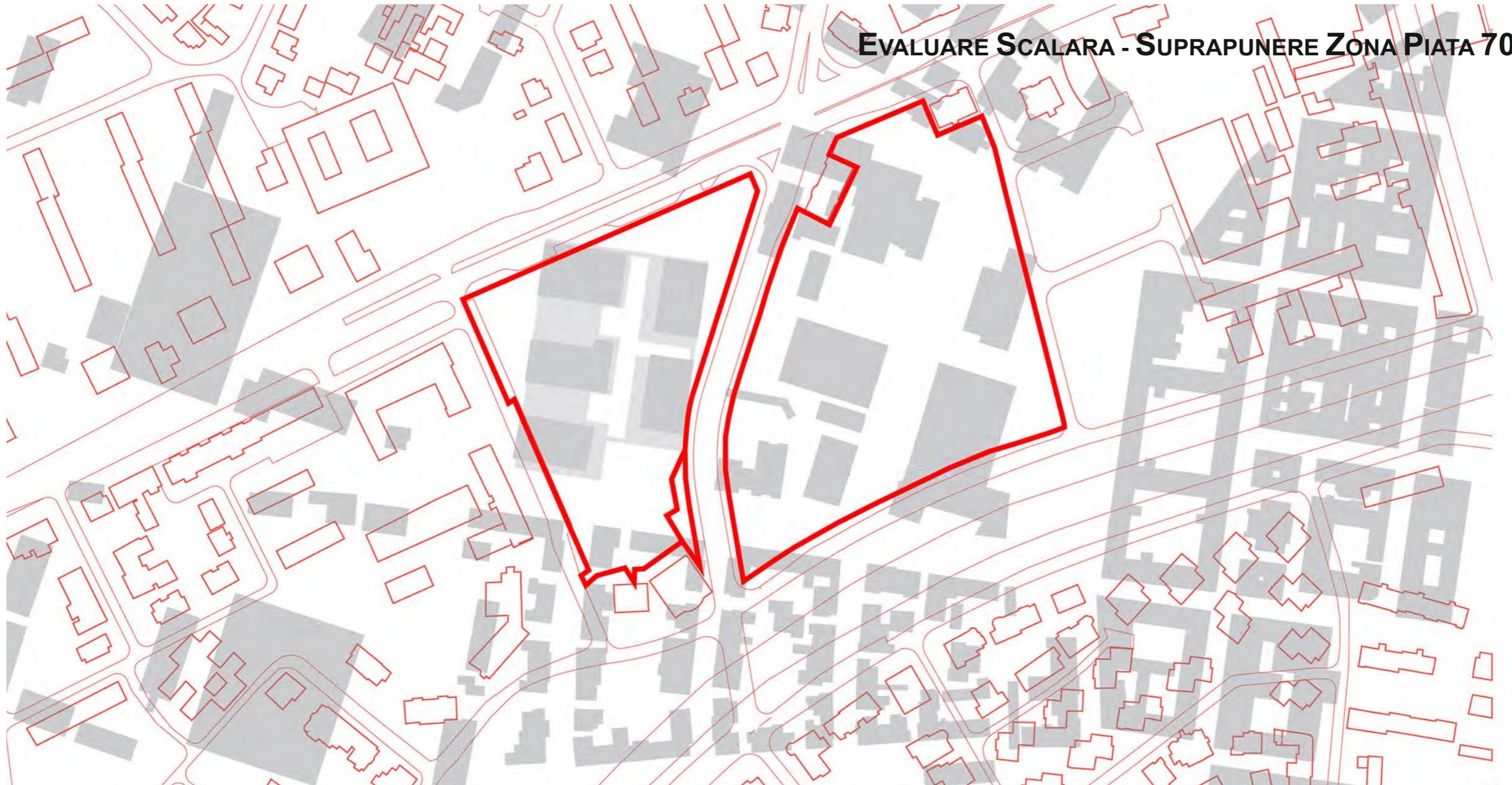
STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA

str. Take Ionescu, nr. 46B, Timisoara

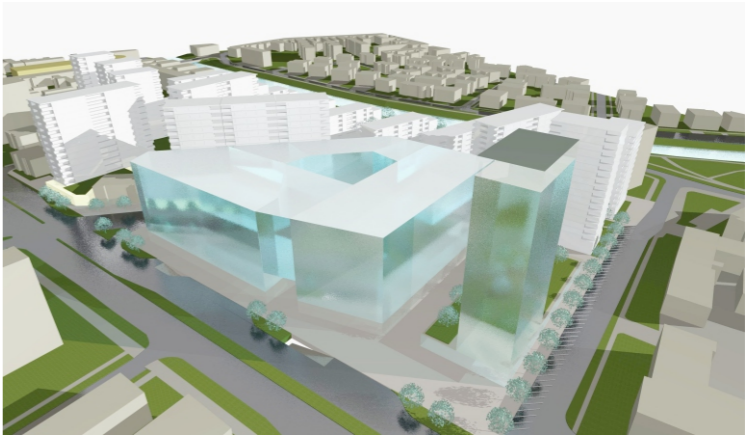
MULBERRY DEVELOPMENT srl

   ANDREESCU & GAIVORONSKI srl

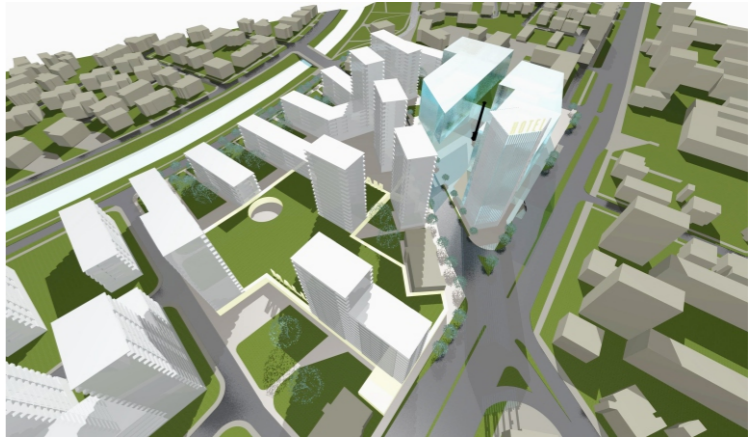
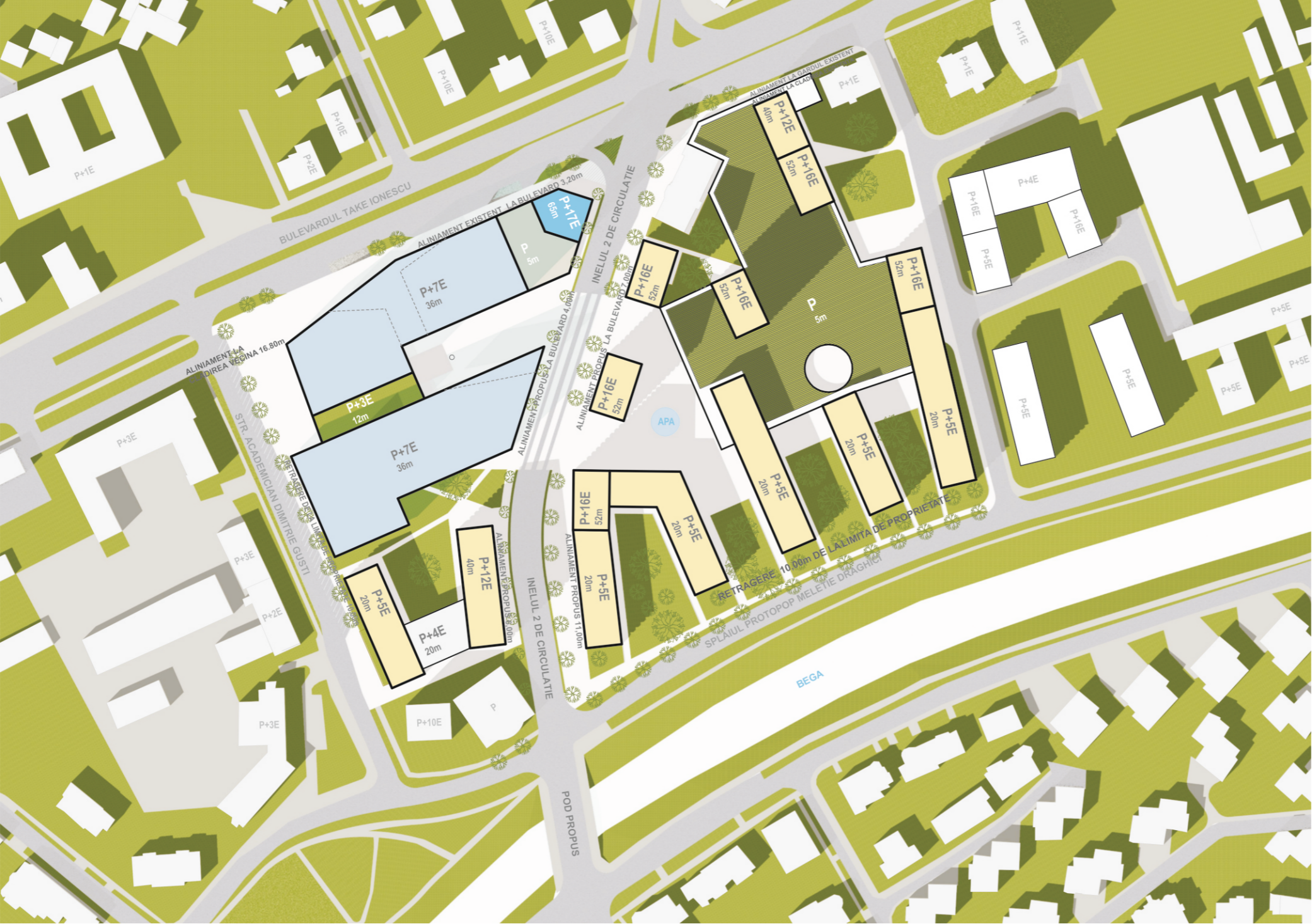
EVALUARE SCALARA - SUPRAPUNERE ZONA PIATA 700



MOBILARE URBANA - VARIANTA I



MOBILARE URBANA - VARIANTA II



MOBILARE URBANA - VARIANTA III
PLAN DE SITUATIE PROPOS



MOBILARE URBANA - VARIANTA III

VOLUMETRIE



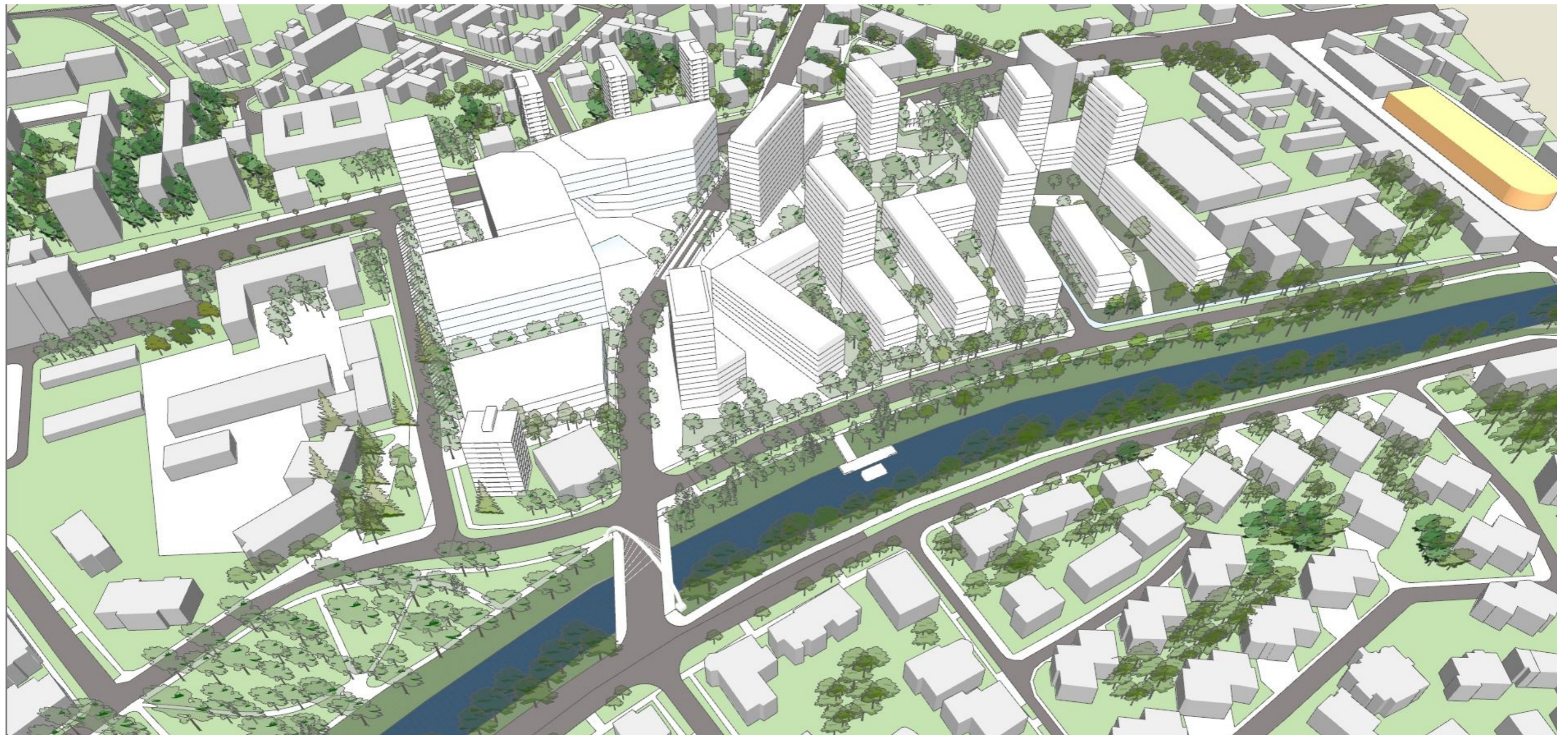
STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA
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MULBERRY DEVELOPMENT srl

   ANDREESCU & GAIVORONSKI srl

MOBILARE URBANA - VARIANTA III

VOLUMETRIE



STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA

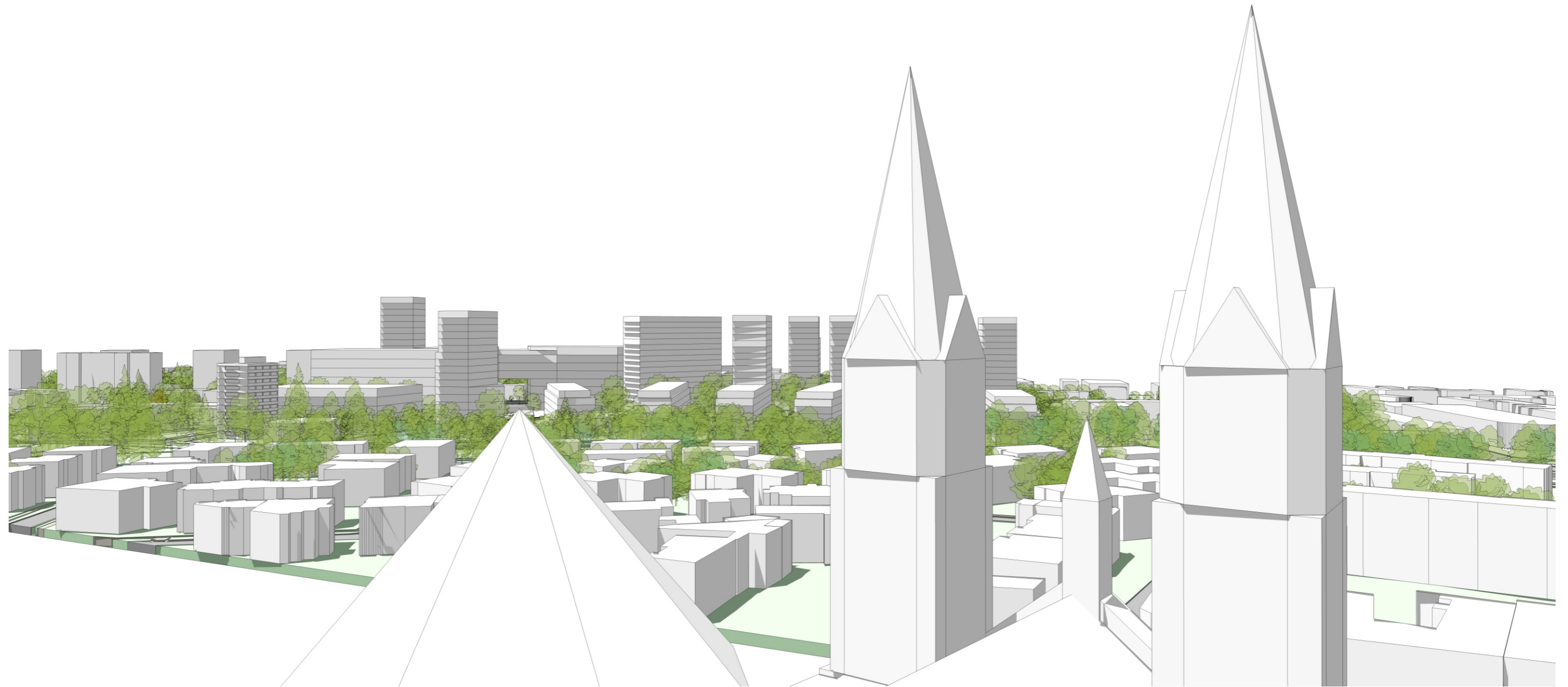
str. Take Ionescu, nr. 46B, Timisoara

MULBERRY DEVELOPMENT srl

   ANDREESCU & GAIVORONSKI srl

MOBILARE URBANA - VARIANTA III

VOLUMETRIE



STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA

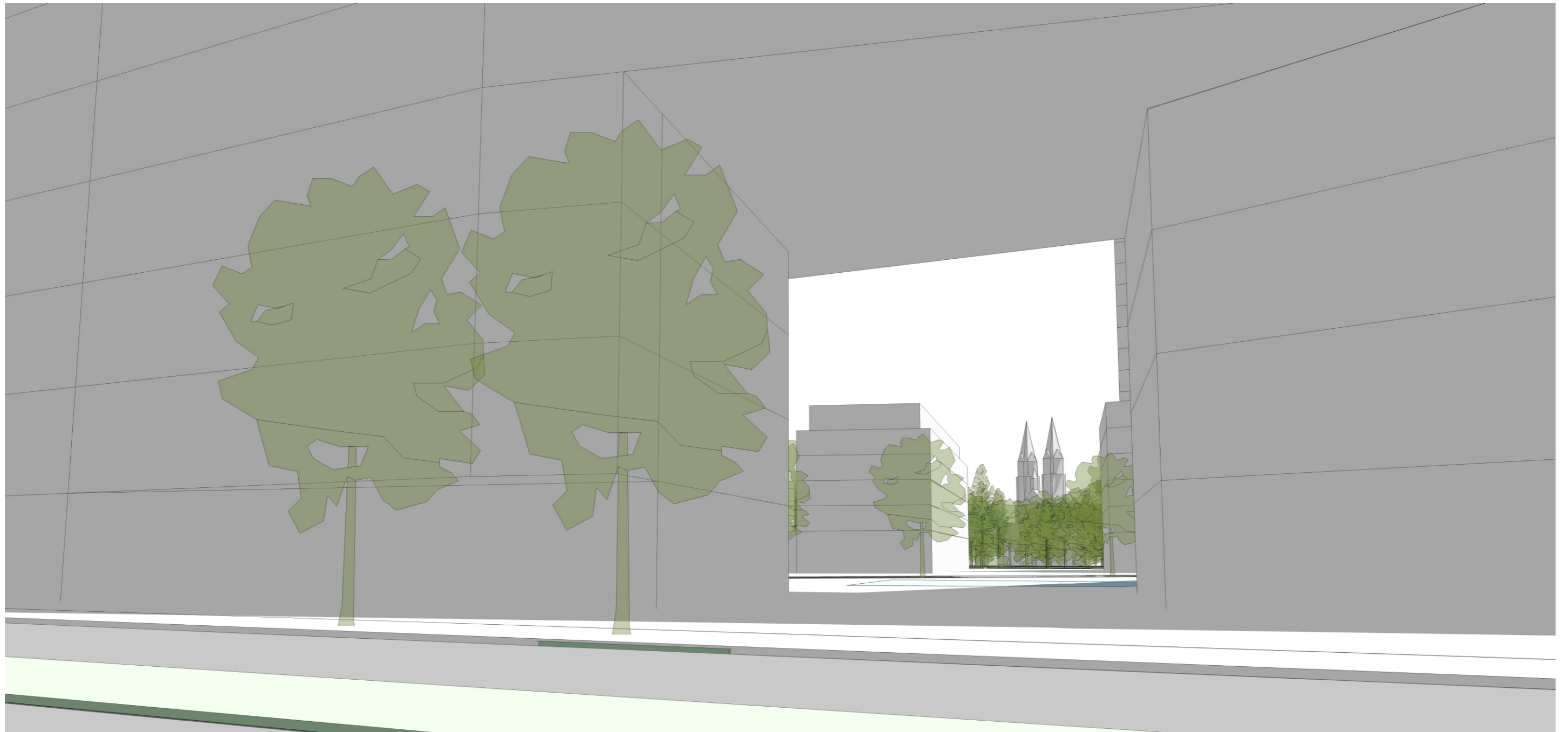
str. Take Ionescu, nr. 46B, Timisoara

MULBERRY DEVELOPMENT srl

   ANDREESCU & GAIVORONSKI srl

MOBILARE URBANA - VARIANTA III

VOLUMETRIE



STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA

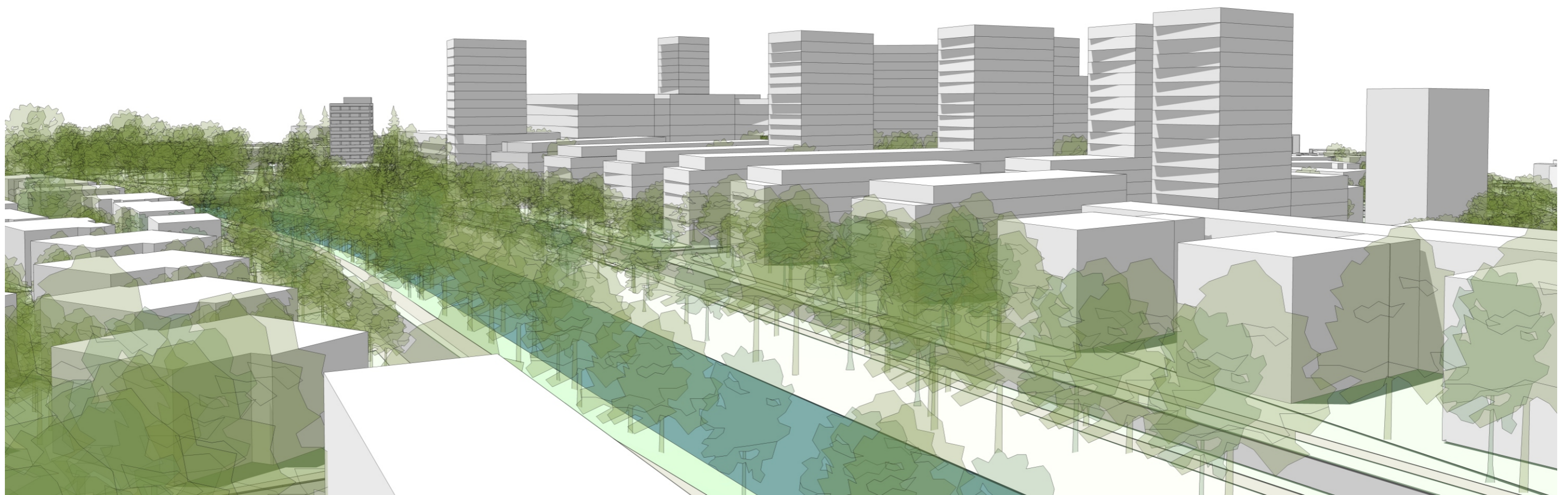
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MULBERRY DEVELOPMENT srl

   ANDREESCU & GAIVORONSKI srl

MOBILARE URBANA - VARIANTA III

VOLUMETRIE



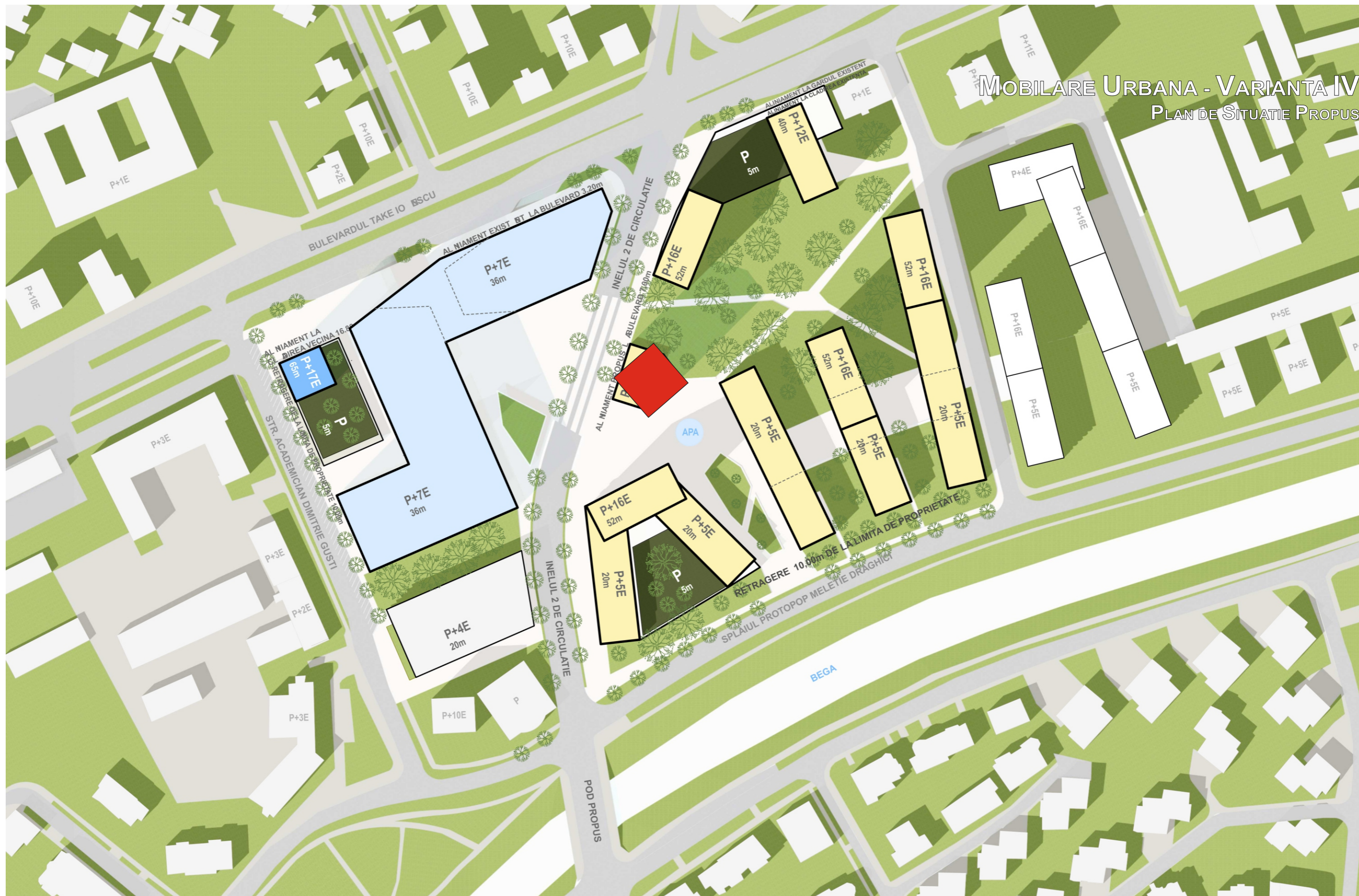
STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA

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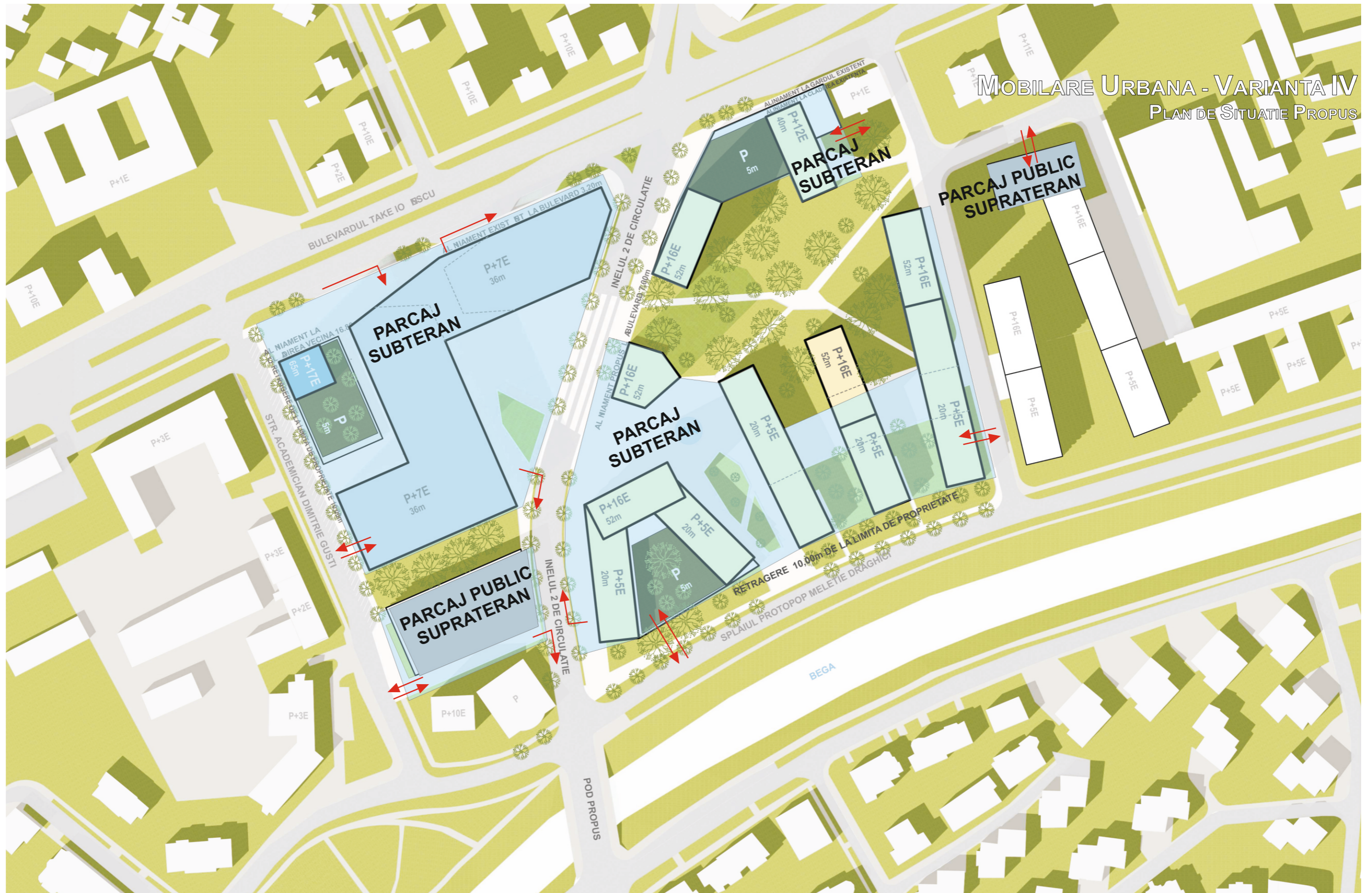
MULBERRY DEVELOPMENT srl

   ANDREESCU & GAIVORONSKI srl

MOBILARE URBANA - VARIANTA IV
PLAN DE SITUATIE PROPOS



MOBILARE URBANA - VARIANTA IV
PLAN DE SITUATIE PROPOS





MOBILARE URBANA - VARIANTA IV
VOLUMETRIE

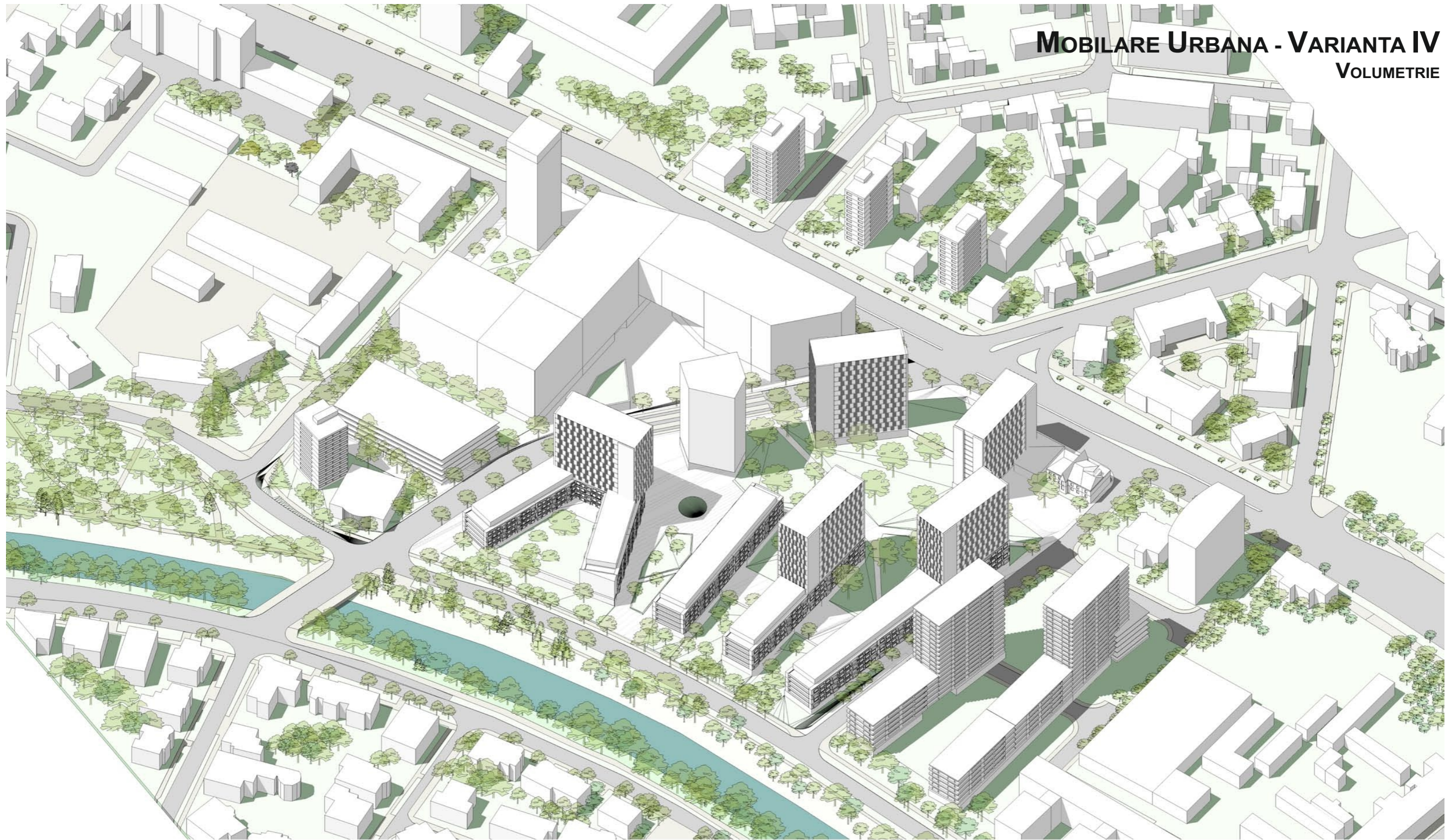
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MOBILARE URBANA - VARIANTA IV
VOLUMETRIE



STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA

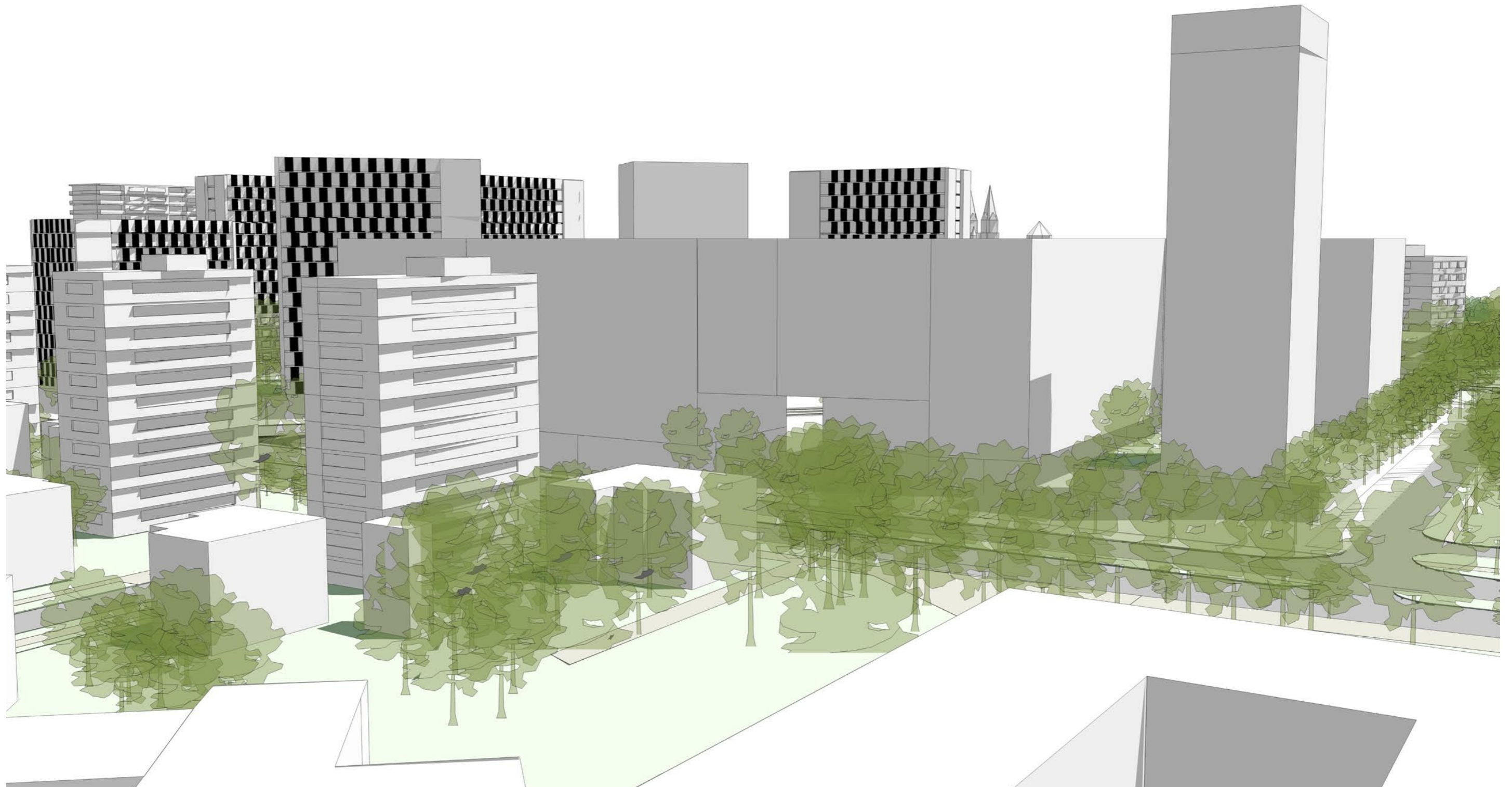
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MOBILARE URBANA - VARIANTA IV

VOLUMETRIE



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MOBILARE URBANA - VARIANTA IV

VOLUMETRIE



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MULBERRY DEVELOPMENT srl



ANDREESCU & GAIVORONSKI srl

MOBILARE URBANA - VARIANTA IV
VOLUMETRIE

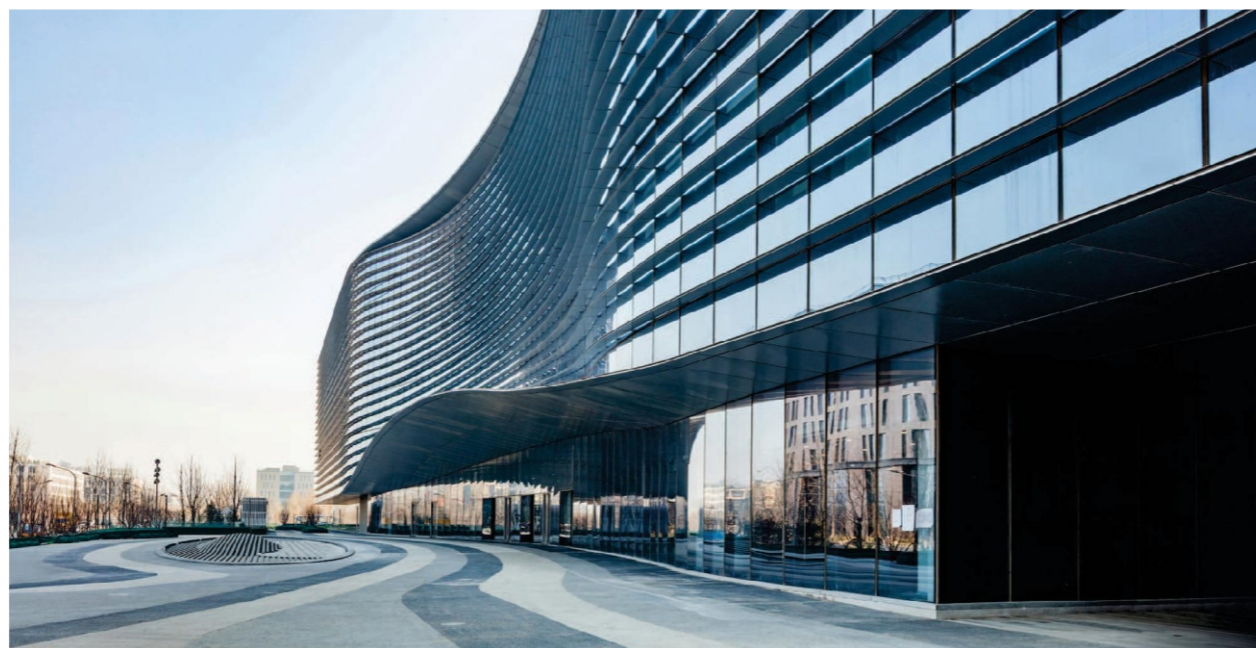
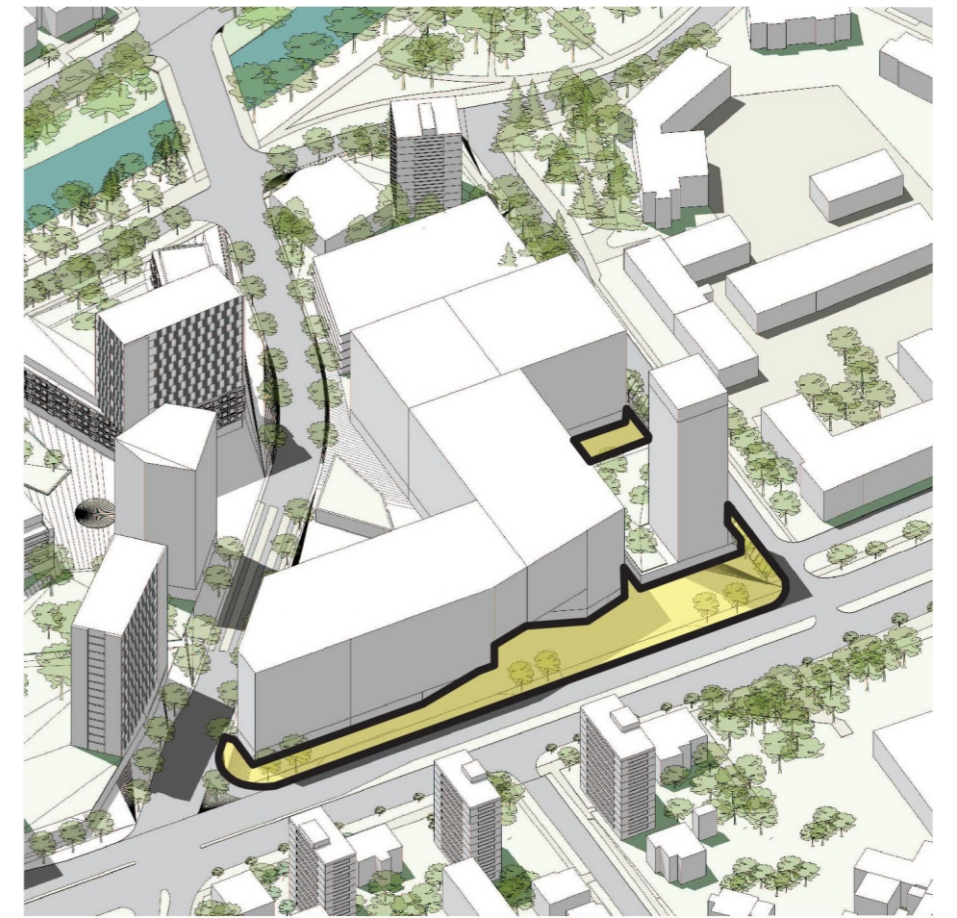


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str. Take Ionescu, nr. 46B, Timisoara

MULBERRY DEVELOPMENT srl

   ANDREESCU & GAIVORONSKI srl

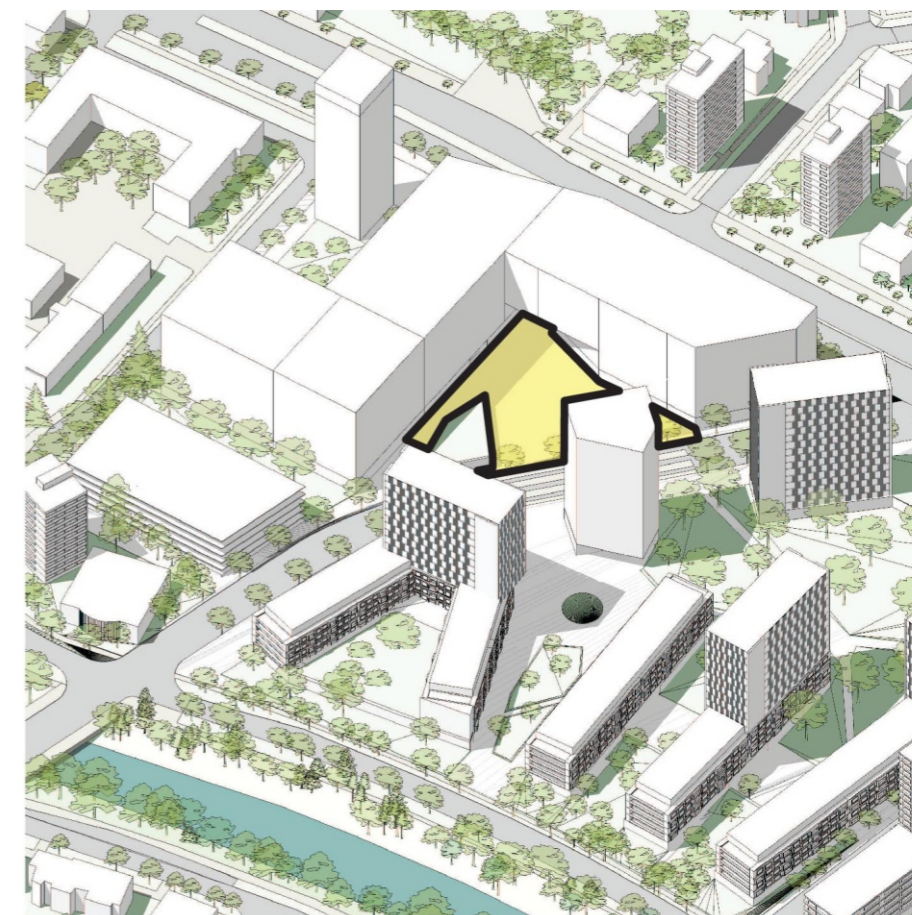


EXEMPLE AMENAJARE FRONT BULEVARD

THE OFFICE, CLUJ-NAPOCA
PODIUM ISLES ON BEETHOVENSTRAAT, AMSTERDAM
SINA PLAZA, BEIJING

STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA
str. Take Ionescu, nr. 46B, Timisoara

MULBERRY DEVELOPMENT srl
TUV CERT TUV AUSTRIA ANDREESCU & GAIVORONSKI srl



EXEMPLE AMENAJARE SPATIU PUBLIC BIROURI

REGENT'S PLACE, LONDRA

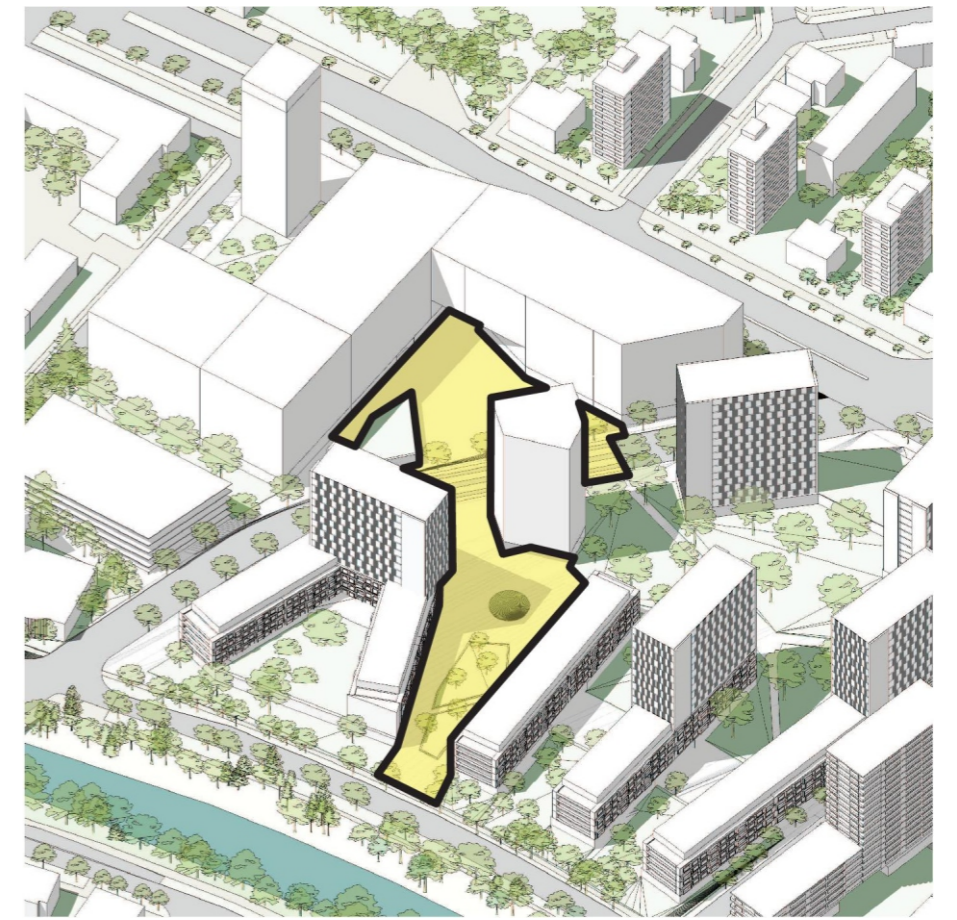
SINA PLAZA, BEIJING



STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA
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MULBERRY DEVELOPMENT srl

   ANDREESCU & GAIVORONSKI srl



EXEMPLE AMENAJARE TRAVERSARE INEL SI ESPLANADA

PANCRAS SQUARE, LONDRA

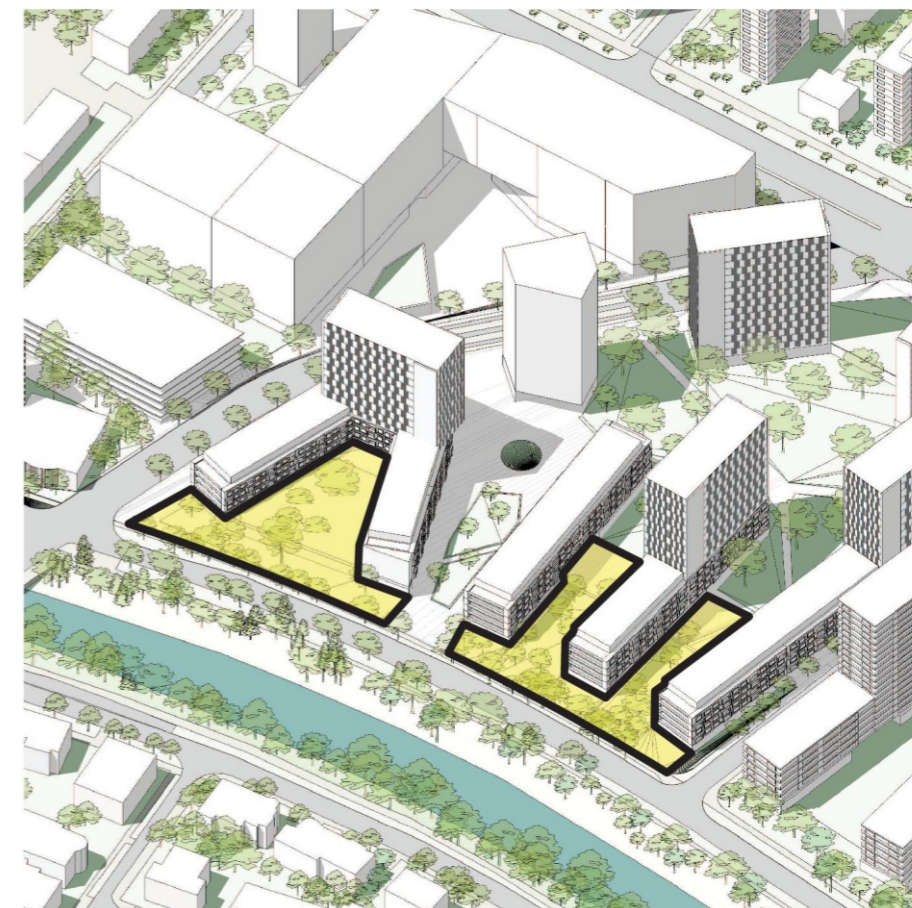
RIJNA SQUARE, CEHIA

STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA

str. Take Ionescu, nr. 46B, Timisoara

MULBERRY DEVELOPMENT srl

   ANDREESCU & GAIVORONSKI srl



EXEMPLE AMENAJARE SPATII PUBLICE DINTRE BLOCURI

SONNENHOF RESIDENTIAL COMPLEX, ELVETIA

COYOACAN

ASNIERES RESIDENTIAL PARK, PARIS

ZIG ZAG, SPANIA

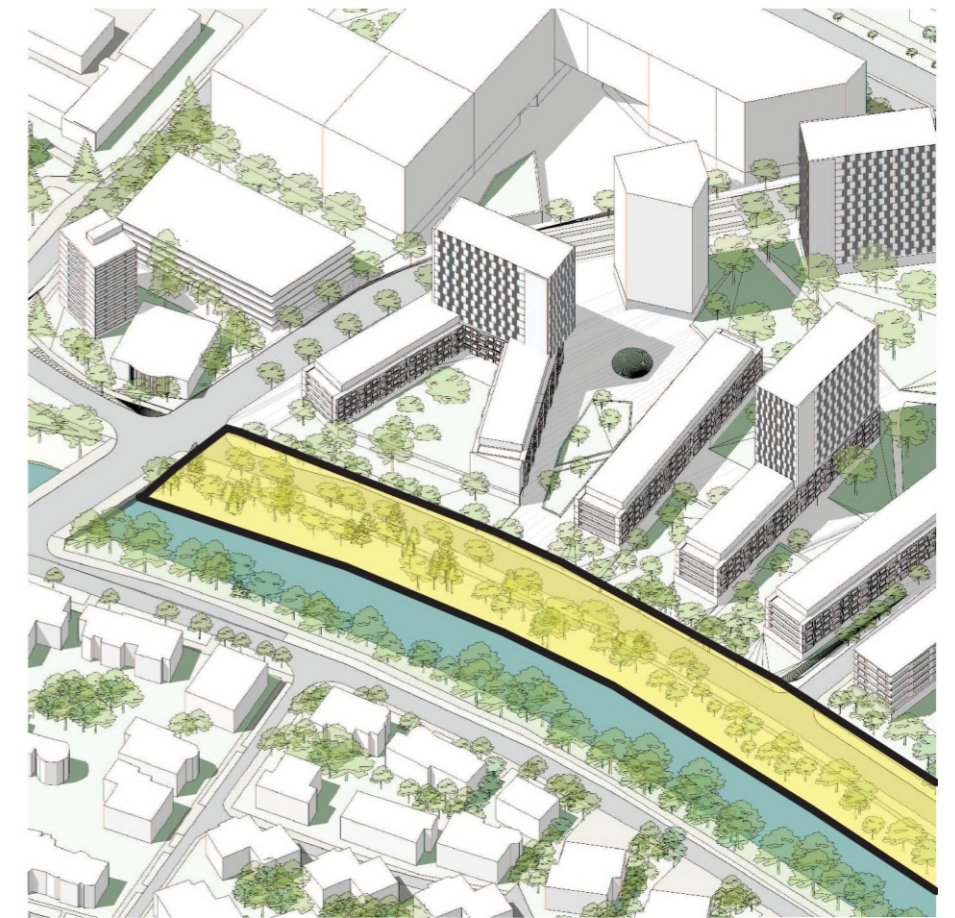
STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA

str. Take Ionescu, nr. 46B, Timisoara

MULBERRY DEVELOPMENT srl




 ANDREESCU & GAIVORONSKI srl



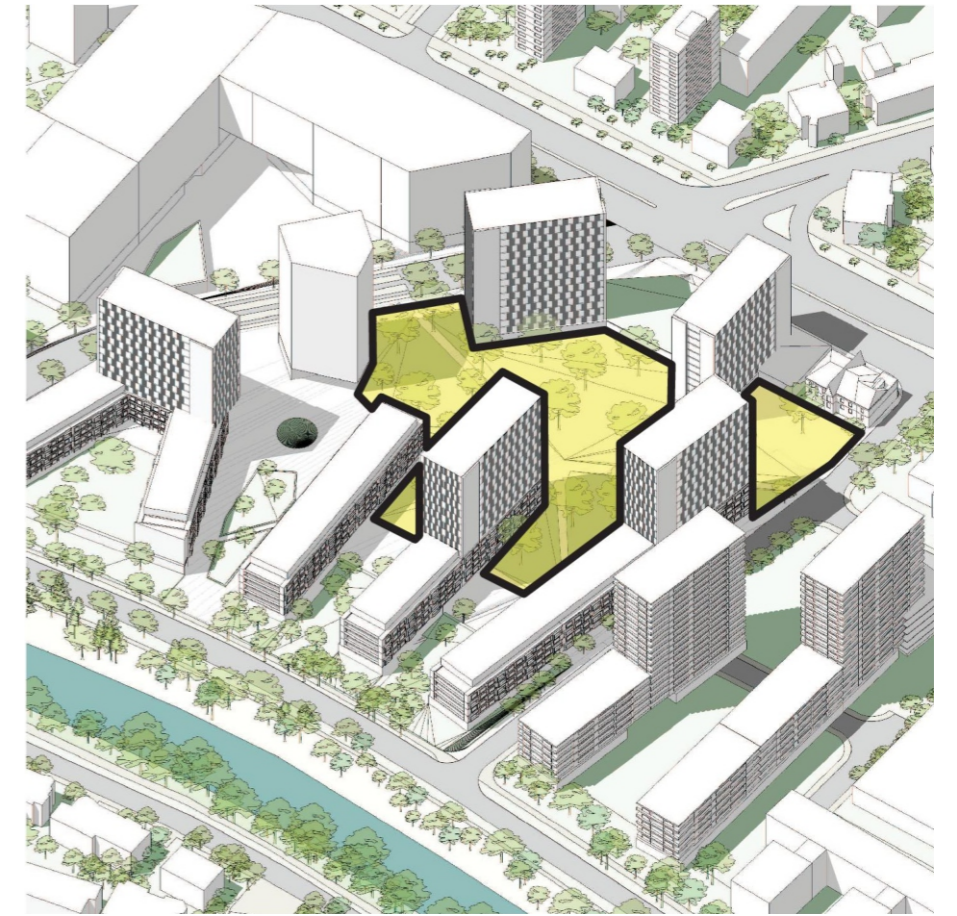
**EXEMPLE AMENAJARE
MALUL CANALULUI BEGA**

GROSVENOR PARK, MONTGOMERY COUNTY, MARYLAND

GTOWNWATERFRONT, WASHINGTON

RACE STREET PIER, PHILADELPHIA





EXEMPLE AMENAJARE PARC

CENTRAL PARK, PRAGA

ARKVISTA RESIDENCE, ISTAMBUL

CENTRAL PARK, PRAGA

STUDIU DE OPORTUNITATE ZONA ILSA, TIMISOARA

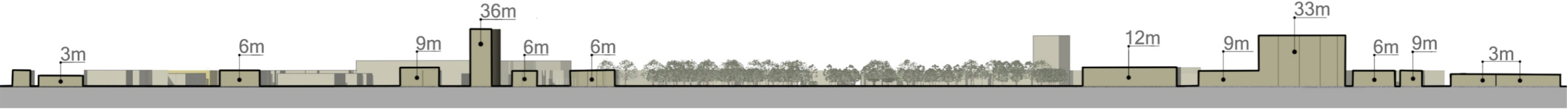
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MULBERRY DEVELOPMENT srl

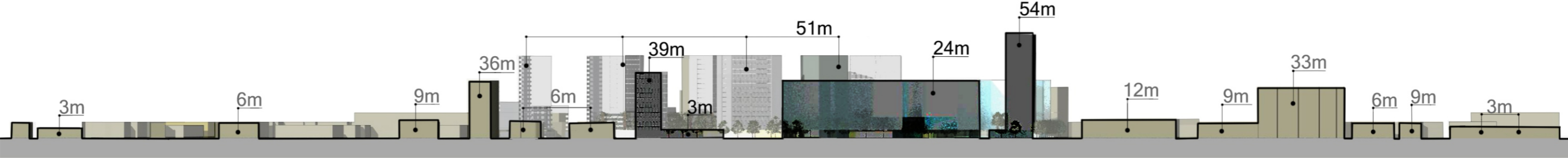



 ANDREESCU & GAIVORONSKI srl

DEFASURATE TAKE IONESCU

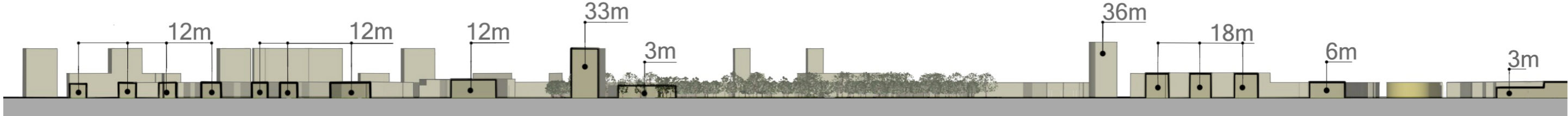


SITUATIA EXISTENTA

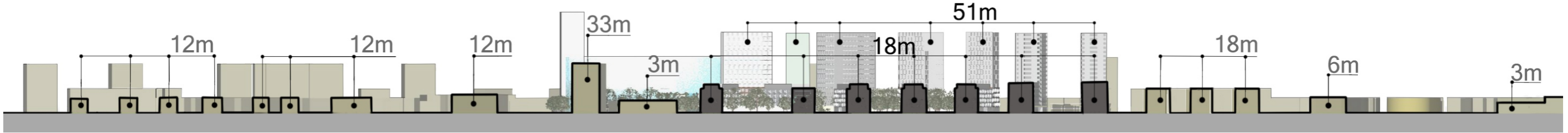


SITUATIA PROPUSA

DEFASURATE CANALUL BEGA



SITUATIA EXISTENTA



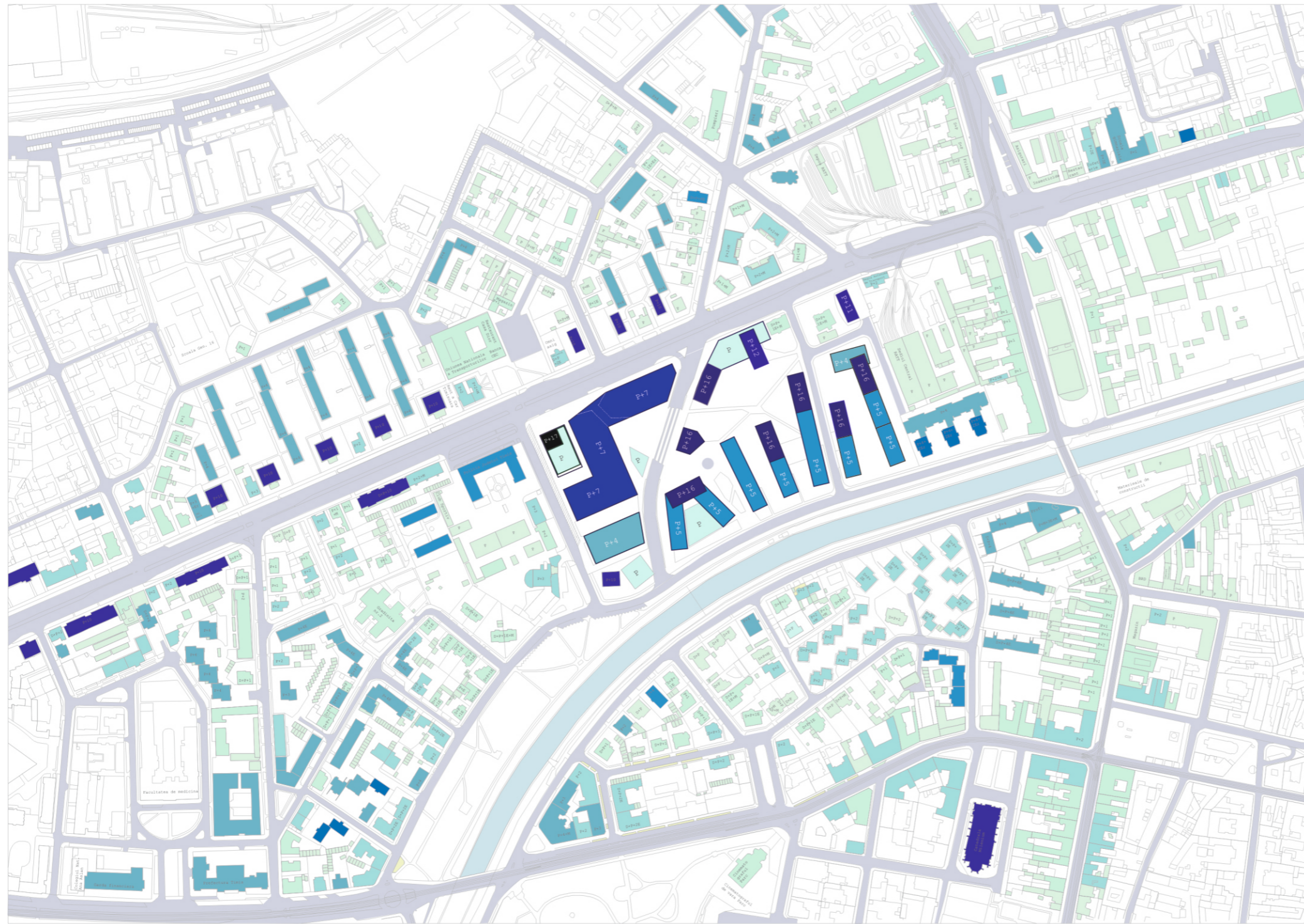
SITUATIA PROPUSA











DISTRIBUTIA FUNCTIUNILOR

- Locuinte si functiuni complementare P-P+2**
- Locuinte si functiuni complementare peste P+2**
- Institutii si servicii publice**
- Unitati industriale si de depozitare**
- Depoul de tramvai**
- Zone verzi**
- Cale rutiera**
- Canalul Bega**

- Societate asigurari**
- Afterschool**
- Sala expo / multifunctionala**
- Policlinica si farmacie**
- Minimarket**
- Sediu banca**
- Functiuni sportive**
- Alimentatie publica**
- Parcare**



REGIMUL DE INALTIME

	P
	P+1E
	P+2E
	P+3E
	P+4E
	P+5E
	P+6E
	P+7E
	P+10E, P+11E, P+12E
	P+16E
	P+17E



REGLEMENTARI PROPUSE

- Zona cu functiuni mixte P+20E
- Zona cu functiuni mixte P+16E
- Zona cu functiuni mixte P+12E
- Zona cu functiuni mixte P+5E
- Zona cu functiuni mixte P
- Parcaj subteran
- Spatiu verde
- Cale de circulatie rutiera
- Retragerere de la limita de proprietate