## ■ The Practice



Target planning, project structuring and operations flow management

Hospital and laboratory technology

Master planning, urban planning and structural planning

Competitions and surveys

Project management and project coordination

Energy efficiency upgrading and construction in line with the european efficiency regulation

Health and safety management

Order of Romanian Architects - DAR



HOSPITAL



INSTITUTIONAL



INDUSTRIAL



OFFICE

RETAIL



**EXHIBITION** 



CULTURAL



MASTER PLANNING



RESIDENTIAL



HOUSING



### Profile

SQUARE BAU was officially founded in 2004, in Arges. We work in a multidisciplinary team, with over 20 creative professionals such architects, designers, engineers, urban planners and technicians. The extessive experience gained in 16 years, based on structured planning processes, result in high quality designs that are realized with technical expertise and great attention to detail.

### Our Goal

Our goal is to create vibrant, sustainable buildings that reach beyond themselves and become of durable value to the user and to the society and culture that they are built into. We shape, challenge and change the physical environment – from master plans, urban spaces and buildings to interior design, components and strategic design – with the overall objective of providing the user with a strong, visionary and thoroughly prepared design adapted to the specific context. Our ideas are developed in close collaboration with the client, users and partners in order to achieve long-lasting buildings and reduced life-cycle costs. This value-based approach is the key to our designs of numerous building projects - from complex master plans to successful architectural landmarks.

### Collaboration

The success of our projects is due to the capacity to gather and calibrate the team of collaborators with the specific skills and right dimension in order fulfill the Client requirement.

Our competence is continuously developed through our close collaboration with partners, experts and specialists in various area of activity like, structure engineering, mechanicals and equipment design, process experts, project management, finance, sociology, arts.

### Team

HORATIU STAN - Architect, Partner CODRIN TRITESCU - Architect, Partner

REDIN ABDURAMAN-TANIOR - Architect, Healthcare Specialist, Partner

MIHAI BUTUCARU - Architect, Project Manager - collaborator

CRISTINA MOCANASU - Architect

**ILEANA GALAI** - Architect

**VASILE GHERGHEL** - Architect

IULIA MANITIU - Architect

BOGDAN PIRVU - Architect

IDLANDA SABO - Architectural Technician

ALEXANDRA ARDELEANU - Architect

**DANA PAVAL** - Architect

**DNAR STANESCU** - Architect

ANCA GHEONEA - Junior Architect

PETRE FRANGULEA - Junior Architect

ION HASCHI - Engineer

PETRE CERNAIANU - Engineer

CARMEN CERNAIANU - Engineer

ANCA BOGEA - Engineer

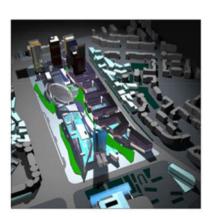
**COSMIN MOGA** - Engineer











## Philosophy

We believe that good planning comes from integrating innovative design into existing urban structures while taking account of the specific challanges posed by a project.

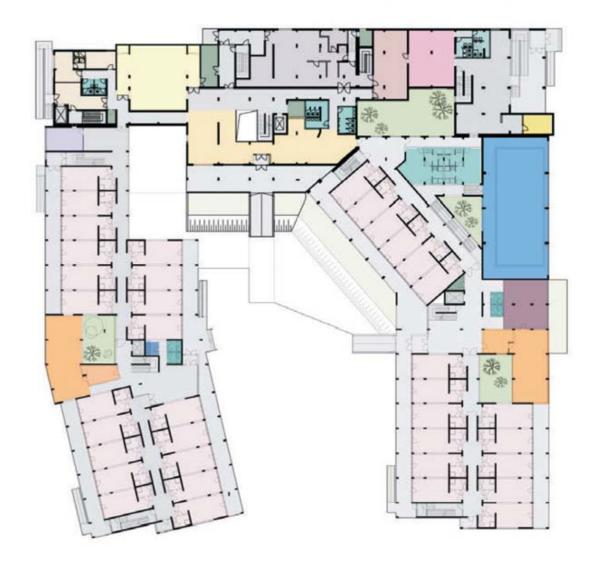
This holistic approach is augmented by a strong commitment to the clients we serve. Our client relationships are therefore characterized by a high degree of personal service.

## Strenghts

We have long-standing experience in coordinating diverse user groups and in integrating complex operations. Bringing together experts from all relevant fields, our projects thrive on the mutual inspiration of functionality and design.

## Skills

In the area of health care and research institutes, clients from the private and public domain rely on the tried and tested skills of our architects and medical facilities planners. We coordinate and organize highly complex construction projects and as construction managers we provide design and construction advice.

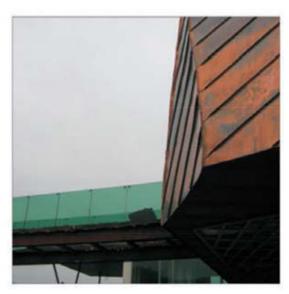












Our project management is based on dialogue and synthesis.

By establishing designs and structural concepts at an early stage we ensure that projects advance swiftly at all levels. We respect our clients resources of cost and time. Our departments work concurrently to achieve speedy completion.

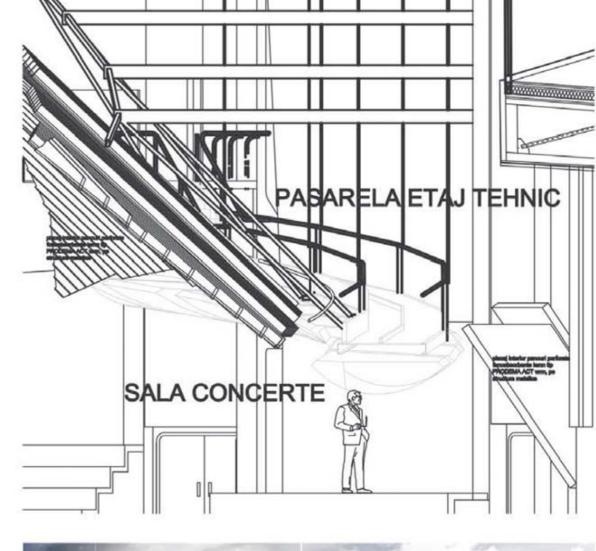
## Project Documentation

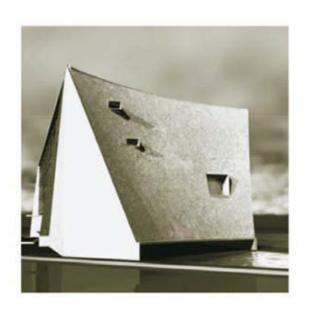
Our project organization and operational processes follow the ISO 9001 standards for quality management. We record our projects in extensive, transparent documentation.

## Facility Management

Integrative process management approaches enable us to offer premium facility and property management services. Our commitment does not end with the legal warranty period.

Clients can seek our general planners' advice at any time.









CONCERT HALL - DETAIL

### SURGERY ROOM - DETAIL

## Hospital and Laboratory Technology

Our projects bring together experts from all relevant fields.

## Medical Technology

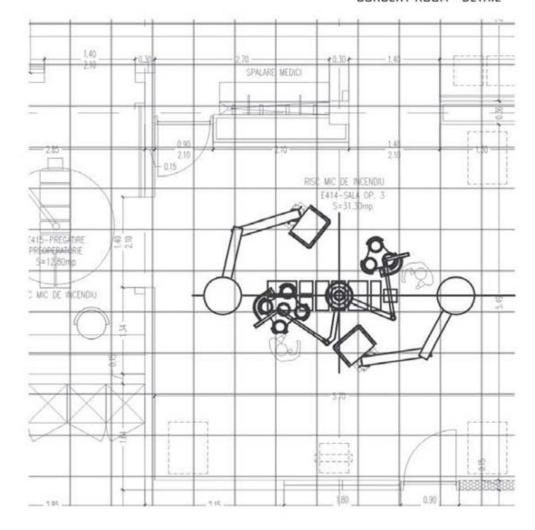
We define clear standards and goals for the technology required by our hospitals and laboratory projects.

## Analysis and Documentation

Comprehensive document preparation and constructing reviews enable us to provide sound evaluations of existing stock and new buildings.

## Construction Management - Occupancy

We assist users in familiarizing themselves with the completed project and ensure a high level of user satisfaction.













### CONSTRUCTION SITE



## Quality Management

All projects are carefully mapped and documented. We take account of building's prospective life cycle and establish the basis for effective facility management.

## Process Management

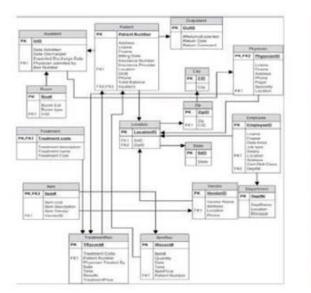
Comprehensive documentation and finishes schedules are stored in our document management systems.

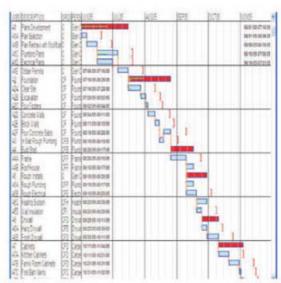
## Cost Management

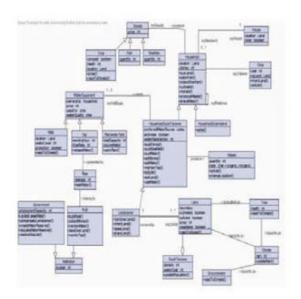
Completed pojects provide the basis for continuous bench-marking. Special software developed to calculate the costs of construction according to floor space and uses, enables us to offer stringent liquidity planning and cost control.

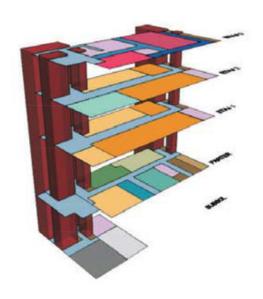
## Time Management

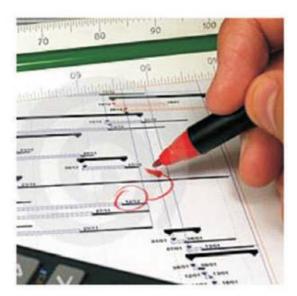
We ensure effective overall time planning by setting a series of deadlines that clearly describe the processes involved.











## Surveys - Competitions

We analyze development potential, devise restructuring concepts and pursue targeted planning.

## Cost Engenieering

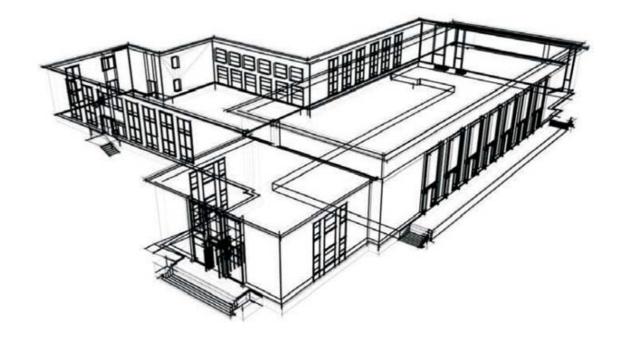
We advise investors on the best option in terms of construction, deadlines and costs. Our consultants are supported by comprehensive, database-assisted documentation.

## Master Planning

Our room-by-room schedules include performance figures and precise deadlines. We implement reliable quality assurance procedures.

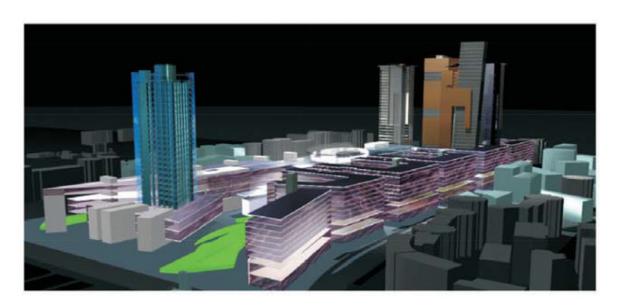
## ■ Time Management

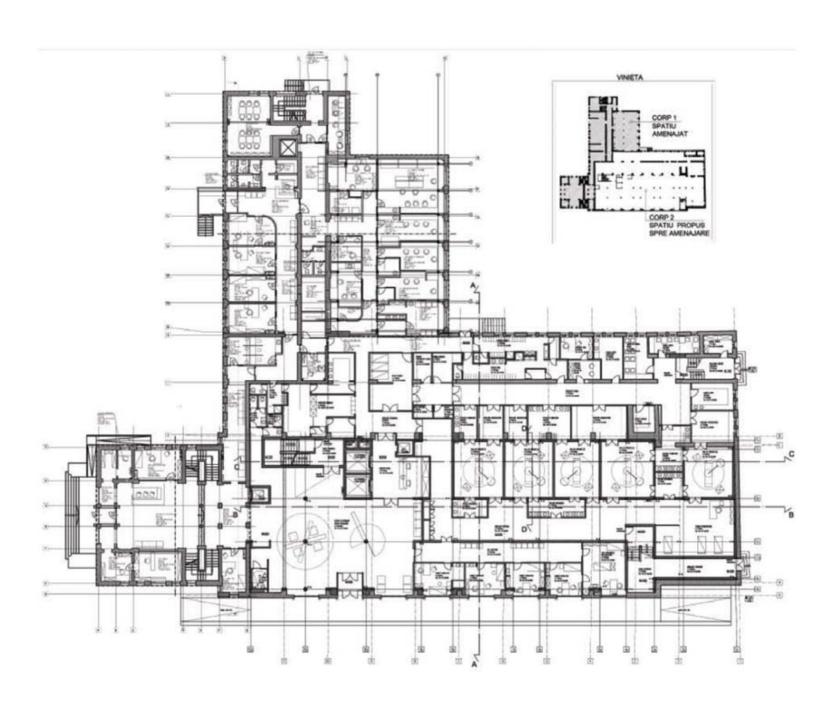
We analyse existing building stock in terms of energy efficiency and functionality. Our sustainable approach ensures a comprehensive picture of operation costs.









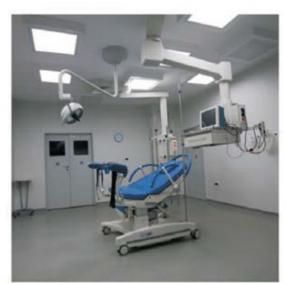




















- Building a hospital is a highly complex project and requires systematic planning to deliver the heterogeneity and flexibility required when such a large number of people are involved. The construction process must satisfy the needs of a number of functions: accommodation, research, teaching, medical activity, storage and administration. A proper planning methodology enables this to be done by utilising a variety of room dimensions and installations.
- The planning team, consisting of architects, doctors, nurses, specialist engineers and administrative staff, needs to co-operate closely throughout both the planning and construction stages because the design brief could, at any time before completion, be compromised by unforeseen developments which highlight inadequacies or errors
- Hospitals are often build in several phases or are added in stages to existing hospitals. Therefore, the design (circulation system, floor levels) and construction must be such as to allow a variety of extension possibilities.











**GROUND FLOOR** 



FIRST FLOOR



SECOND FLOOR



THIRD FLOOR

# SECOND FLOOR Lin

GROUND FLOOR

FIRST FLOOR



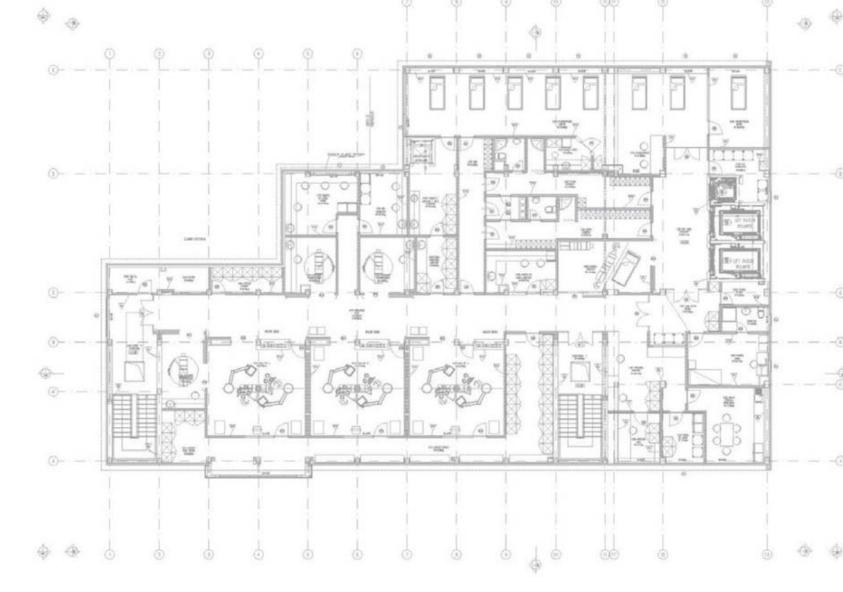












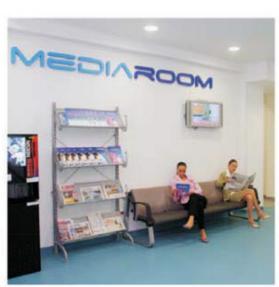












- scara viritatori
   tojer
   circulatie sectie
   vestbul acces pacienti
   scara exteriore evacuare
   condor evacuare

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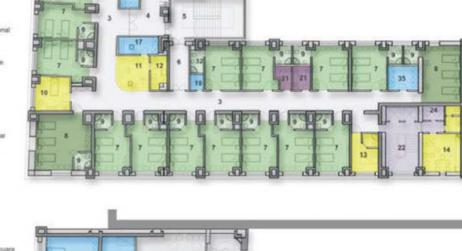
16

- 7 salon 2 paturi 8 salon 3 paturi 9 grup sanitar

- 10 tratament 11 supraveghere 12 camera lucru 13 camera de garda 14 camera oditina personal

- 15 oficiu alimentar 16 depozitare rufe curate 17 depozitare sterile 18 boxa
- 19 spatiu tehnic
- 20 rufe murdare

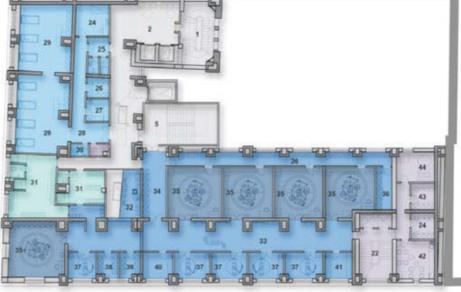
- 21 baxa curatenie/ploscar 22 scara personal 23 colectare infectioase



- scara vizitatori
   foyer
   scara extenoararevacuare

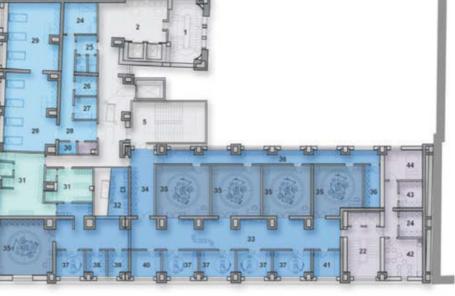
- 24 camera de garda 25 titru 26 sterite 27 camera lucru 28 circulatie A.T.I. 29 terapie intensiva 30 hous curatemeiros
- 30 boxa curatenie/pioscar
- 31 filtru chirurgi
- 32 hoi transfer
  33 circulate bloc operator
  34 cordor evacuare
  35 sala operatir
  36 depozit sterile
  37 pregatire preoperatorie
  38 rufe curate
  39 camera aparate
  40 camera lucru alesterite
  41 camera lucru medici

- 22 scara personal
- 42 protocol operator 24 colectare infectioase 43 rufe murdare 44 C.T.A.











45

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1 scara 1 2 foyer 53 recepte secretariat

45 camera de garda

46 grup sanitar 47 birou medical

19 spatiu tehnic

48 oficiu alimentar

49 sala de mese personal 50 boxa curaterie 51 grup santar 52 oficiu

se unclu

54 I T

55 personal

56 sala constitu

57 binou director spital

59 binou director medical unitale

60 binou asistent principal de igler

61 binou agenti dezinfector

62 grap sanitar

63 servational administrativ

64 áchiotis

65 contabilitate

66 coordonator receptie

67 director medical

88 director administrativ

69 spalare sterilizare 70 filtru personal sterilizare 71 sterilizare 72 depozitare/eliberare 22 scara 2



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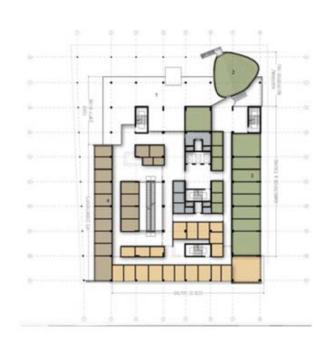














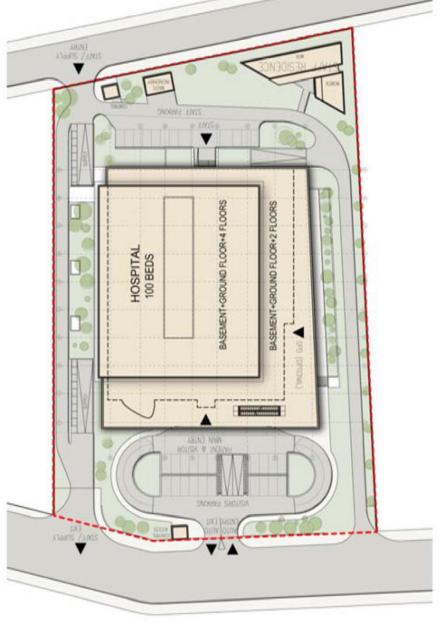


























CHILDREN'S HOSPITAL, SOUTH ERBIL, IRAQ (250 BEDS)

























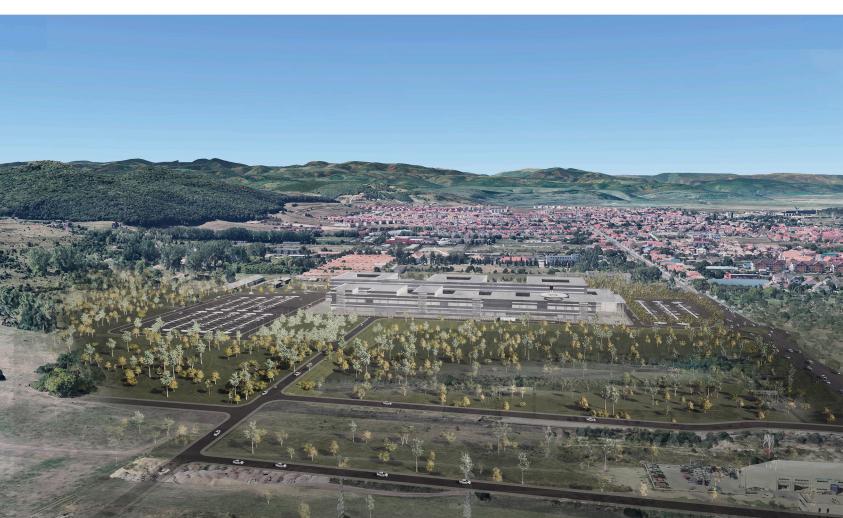










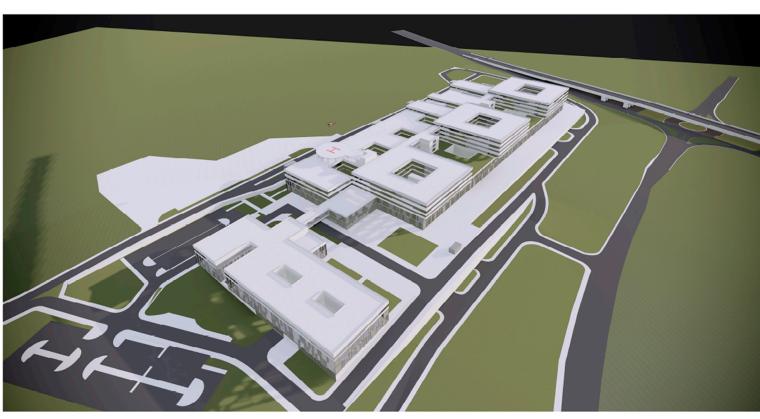




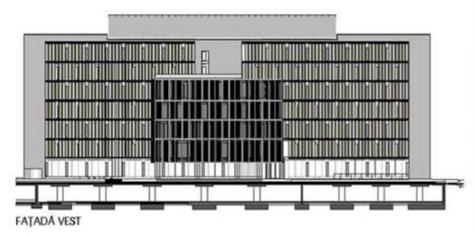








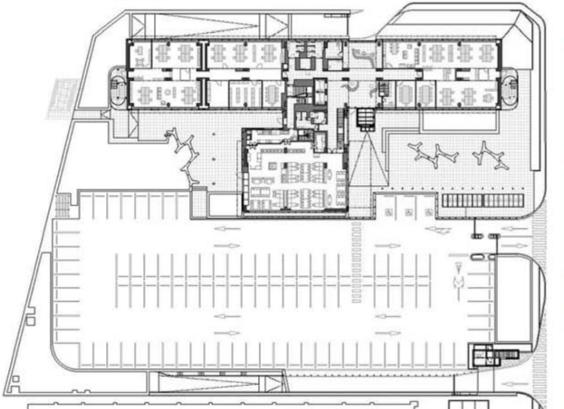






PLAN CURENT

PLAN PARTER















### **HEALTH FACILITIES**

Refurbishment and modernization offices - Oftalomologie Hospital, Bucharest

Refurbishment and modernization - Batistei Medical Center, Bucharest

Refurbishment and modernization - Filantropia Hospital, Bucharest

Restoration project and modernization - clinic, UCMR Resita

Hotel & elderly homes - Giurgiu

Health Center for Balneal-therapy 15.000 sqm Straulesti Ilfov

Private Medical Center - Busteni

Medlife Hyper Clinic - Grivitei Street, Bucharest

Medlife Memorial Hospital, Grivitei Street, Bucharest

Medlife Hyperclinic, Timisoara

Medlife Hyperclinic, Unirea, Bucuresti

Medlife Memorial Hospital, Brasov

Medlife Memorial Hospital, lasi

Medlife Hyperclinic, Baneasa Bucuresti

Medlife Hyperclinic, Dbor Bucuresti

Medlife Hyperclinic, Titan Bucuresti

Medlife Hyperclinic & Hospital, Cluj Napoca

Medlife Hyperclinic, Brasov

**Medlife lod Therapy** 

Maternity Hospital, Brasov

Maternity Unit, Pantelimon Hospital, Bucharest

NICU Unit, Marie Curie Hospital, Bucharest

Dermastyle Medical Clinic, Bucharest

New Surgery Department of the Republican Hospital of Chisinau, Rep. Moldova

Neolife Oncology Clinic, Bucharest

Children's Hospital, South Erbil, Iraq

Transplant Hospital, Sulaymanyah, Iraq

**Gral Radiotherapy Department, Bucharest** 

Gral Oncology Hospital, Bucharest

Interior design Pharmacy Shop - Farmaplanet. Bucharest

Interior design Pharmacy Shop - Farmaplanet. Constanta

Interior design Pharmacy Shop - Farmaplanet, Ploiesti

Interior design Pharmacy Shop - Farmaplanet, T argu Mures

Interior design Pharmacy Shop - Farmaplanet. Giurgiu

Interior design Pharmacy Shop - Farmaplanet, Brasov

Revera Medical City, Oncology Hospital and Elderly Center, Bucuresti

Pediatric Denstry Clinic , lasi

Regional Emergency Hospital Feasibility Study ,lasi

Regional Emergency Hospital Feasibility Study ,Cluj

Regional Emergency Hospital Feasibility Study, Craiova

### HOUSING DEVELOPMENTS - INDIVIDUAL HOUSES

Housing development Mangalia (4 levels), Constanta

Housing development Constanta (7 levels), Constanta

Housing development Mihailesti (110 units), Giurgiu

Housing development Mogosoaia (4 units), Ilfov

Housing development Constanta (10 levels), Constanta

Housing development Braila (12 levels), Constanta

Housing development Constanta (21 levels), Constanta

Housing development Dunavatu de Jos (29 units), Tulcea

Housing development Argentina Street(5 levels), Bucuresti

Housing development Argentina Street(5 levels), Bucuresti

Housing development Cotrus 71 Street(5 levels), Bucuresti

Housing development Cotrus 73 Street(7 levels), Bucuresti

Housing development Madgearu Street(5 levels), Bucuresti

Housing development Popa Savu Street(5 levels), Bucuresti

Housing development Nordului Street(5 levels), Bucuresti

Housing development 1 Mai Street(9 levels), Bucuresti

Housing development Vergului Street(14 levels), Bucuresti

Housing development Theodor Sperantia Street(8 levels), Bucuresti

Housing development ANL Vitan(600 units), Bucuresti

Housing development Ion Mihalache Street(8 levels), Bucuresti

House - Erou lancu Nicolae Street, Baneasa, Bucharest.

House - Stefan Iulian Street Bucharest.

House - Busteni

House - Constanta

House - Mircea Vulcanescu Street, Bucharest

House - Baneasa, Bucharest

House - Traian Vasile Street, Bucharest

House - Oastei Street, Bucharest

House - Drumul Negru Street, Bucharest

House - Nastase Iordache Street, Bucharest

House - Eselnita, Mehedinti

House - Mogosoaia, Ilfov

House - Mogosoaia, Ilfov

House Pascut -Pipera, lancu Nicolae Ilfov

House Arvatu-Pipera, lancu Nicolae Ilfov

House Pitulea-Pipera, lancu Nicolae Ilfov

### PROJECTS AND COMPETITIONS

### HOUSING DEVELOPMENTS - INDIVIDUAL HOUSES

House Pitulea-Snagov, Ilfov

House Pascut-Pipera, lancu Nicolae Ilfov

House Ciubreag -Grivita, Bucuresti

House Simu-Herastrau, Bucuresti

House Pitigoi-Grivita, Bucuresti

House Botocan-Gruiu Ilfov

House Strae-Gruiu Ilfov

House Nedelcu-Gruiu Ilfov

House Catanas-Baneasa Ilfov

House Zaciu-Baneasa Ilfov

House Enoiu-Primaverii, Bucuresti

House Cramer-Corbeanca Ilfov

House Bardan-Coanda Street Bucuresti

House Cezare-Zosima Street Bucuresti

House Neagu-Comarnic

House Megas Predeal

Holiday residence - Valeni de Munte

Holiday residence - Valeni de Munte

Holiday residence - Moraresti, Arges

Holiday residence - Cornu, Prahova

Holiday residence - Moeciu, Prahova

### MONUMENTS AND BUILDING RESTORATION

Restoration and extension project - Radu-Voda Monastery, Bucharest
Restoration project and modernization of a house - Ing. Zablovschi Street, Bucharest
Restoration project and modernization of a house - Mendeleev Street, Bucharest
Restoration project and modernization - offices, Pictor Romano Street, Bucharest
Restoration project and modernization - house, Baniei Street, Bucharest
Restoration project and modernization - house, Ernest Juvara Street, Bucharest
Restoration project and modernization - house, Lipscani Street - Old Town, Bucharest
Restoration project and modernization - house, Franceza Street - Old Town, Bucharest
Restoration project and modernization - house, Selari Street - Old Town, Bucharest

Restoration project and modernization - house, Andrei Muresan Street, Bucharest

Restoration project and modernization - house, Silvestru Street, Bucharest

### MONUMENTS AND BUILDING RESTORATION

Restoration project and modernization - house, Washington Street, Bucharest

Restoration project and modernization - house, Frumoasa Street, Bucharest

Restoration project and modernization - house, Edgar Quinet Street, Bucharest

Restoration project and modernization - house, Rabat Street, Bucharest

Restoration project and modernization - house, Atena Street, Bucharest

Restoration project and modernization - house, Sofia Street, Bucharest

Restoration project and modernization - house, UCMR Resita

Restoration project and modernization - house, Zorileanu Street, Bucharest

Restoration project and modernization - hotel Stavropoleos Street, Bucharest

Restoration project and modernization - restaurant Heritage Polona Street, Bucharest

Restoration project and modernization - Caru cu Bere restaurant, Bucharest

Restoration project and modernization - restaurant Pache Boulevard, Bucharest

Restoration project and modernization - house, Paris Street, Bucharest

Restoration project and modernization - offices, 15 Dacia blvd., Bucharest

### OFFICE DEVELOPMENTS

Headquarters "SCOP COMPUTERS", Bucharest.

Head office - CETTEC, 48 Temisana Street, Bucharest.

Interior design - TELEMOBIL, Main Branch -Bucharest

Interior design - UNICEF Romania, Bucharest.

Interior design for Head office GENERALI ASIGURARI, Bucharest

Refurbishment and modernization - TEPRO office and warehouse, Bucharest

Refurbishment and modernization - BERE MARGINENI office and warehouse, Bucharest

Office Building and factory of ABBEY Company, Bucuresti

Office building, Splaiul Independentei, Bucharest.

Office building, Tomis Harbor, Constanta.

Office building ROBANK Commercial Bank, Constanta branch.

Office building Calea Mosilor, Bucharest.

Office Building, Lacul Tei Blvrd., Bucharest

Office Building, Carol I Blvrd., Bucharest

Office building "LA STRADA" - Albac str., Bucharest

Office Building "Luceafarul" - Matei Millo Street, Bucharest

Office Building- Buzias Street, Bucharest

Office Building- Floreasca Street, Bucharest

Office Building- interior design Agrovet, Bucharest

### OFFICE DEVELOPMENTS

Office Building- interior design Griro, Bucharest

Office Building- interior& façade design Valmetex, Bucharest

Office Building-Agrovet, Baia Mare

Office Building- interior design UCMR, Bucharest

Office Building- interior design IMGB, Bucharest

Office and warehouse - Constanta

Office and warehouse - Berceni Street, Bucharest

Business Centre, 116 Calea Victoriei, Bucharest

### HEADQUARTERS FOR ADMINISTRATIVE INSTITUTIONS

Tomis Harbor Head office, Constanta.

Head office of the United Nations - Feasibility Study, Bucharest

Impact Study, Romanian Post Headquarters - Calea Victoriei, Bucharest

Romanian Post Headquarters Bucharest

### BANK HEADQUARTERS

Interior design Head office - OTPBANK, Buzesti Street, Bucharest

Interior design - ROBANK Commercial Bank, Calea Dorobanti, Bucharest branch

Interior design - ROBANK Commercial Bank, Craiova branch.

Interior design - ROBANK Commercial Bank, Galati Branch

Interior design - ROBANK Commercial Bank, Piatra Neamt branch

Interior design - ROBANK Commercial Bank, lasi Branch

Interior design - ROBANK Commercial Bank, Cluj Napoca Branch

Interior design - ROBANK Commercial Bank, Brasov Branch

Interior design - ROBANK Commercial Bank, Oradea Branch

Interior design - ROBANK Commercial Bank, Ploiesti Branch

Interior design - ROBANK Commercial Bank, Panduri Branch, Bucharest

Interior design - ROBANK Commercial Bank, Braila Branch

Interior design - OTPBANK, Baneasa Branch, Bucharest

Interior design - OTPBANK, Buzesti Branch, Bucharest

Interior design - OTPBANK, Satu Mare Branch, Satu Mare

Interior design - OTPBANK, Mihalache Branch, Bucharest

Interior design - OTPBANK, Obor Branch, Bucharest

Interior design - OTPBANK, Bacau Branch, Bacau

### BANK HEADQUARTERS

Interior design - OTPBANK, Pitesti Branch, Pitesti

Interior design - FINANSBANK ROMANIA, Doamnei Branch , Bucharest

Interior design - FINANSBANK ROMANIA, Voluntari Branch , Bucharest

Interior design - FINANSBANK ROMANIA, Main Branch - Splaiul Independentei, Bucharest

Interior design - FINANSBANK ROMANIA, Mosilor Branch - Calea Mosilor, Bucharest

### INDUSTRIAL DEVELOPMENTS

Commercial Center for Industrial Products - ELECTROTEHNICA, Bucharest. Warehouse, Constanta

### COMMERCIAL DEVELOPMENTS

Refurbishment and modernization - Obor market, Bucharest

Armonia Mall - Giurgiu, Giurgiu

Colentina Office building & Mall, Bucharest

Interior design - "HAPPY NATION" shop, Bucharest (Unirea Shopping Centre)

Shopping Mall BAIRAKTAR, Bucharest

European Retail Parc Braila- Chiscani, Braila

Retail Parc Doraly \_W, P4, P5,D1 - Voluntari, Ilfov

Retail Parc Doraly\_P6 - Voluntari, Ilfov

Retail Parc Doraly - Braila, Braila

### CULTURAL DEVELOPMENTS

Orthodox Church Cluj-Napoca.

Interior design " JEAN LOUIS CALDERON" Art Gallery, Bucharest

### OURBAN PLANNING & DESIGN

Urban Detail Project - A Pantheon for the ethnic people of "Moti" Country

- Tebea , Baia De Cris, Hunedoara

Urban Detail Project - CITY HALL Brasov

Urban Detail Project - Icoanei Street, Bucharest

Urban Detail Project - Berceni Street, Bucharest

Urban Zonal Project - Dunavat, Tulcea

Urban Zonal Project - Marina Parc, Constanta

Urban Zonal Project - Zona Libera, Braila

Urbanization development- Marina Parc, Constanta

### TOURISM AND RECREATION DEVELOPMENTS

Hotel 3\*\*\* Predeal

Hotel 3\*\*\* Busteni

Motel - Predeal, Brasov

Motel - Murighiol, Tulcea

Hotel Piscu Negru Fagaras

Hotel Cioplea interior design Predeal

Hotel Cauzasi 1 Bucuresti

Hotel Cauzasi 2 Bucuresti

Hotel UCMR Valing

Hotel Adrian Sovata

Hotel Dunarea Moldova Noua

Hotel Horia Ranca

**Hotel Venus Venus** 

Hotel & Housing development Constanta (4-6 levels), Constanta

Chilia Fisherman's Residence - Chilia Veche, Tulcea

Restaurant City Grill Old Center Bucuresti

Restaurant City Grill Feeria Bucuresti

Restaurant City Grill America House Bucuresti

Restaurant Venus Venus

Aquarium & Sea Life Museum, Tomis Harbor, Constanta

Aquarium and Shelter for wild sea animals, Pescarie Harbor, Constanta

Park for re-adaptation of dancing bears in Belitsa, Bulgaria - Feasibility Study

### COMPETITIONS

International Competition "BUCHAREST 2000"

International Competition "CATEDRALA NEAMULUI", Bucharest - project awarded.

International Competition "DEN NORSKE OPERA", Oslo

International Competition "CATEDRALA NEAMULUI", Bucharest - project awarded.

National competition: REHABILITATION OF THE ISTORIC CENTRE OF TARGOVISTE - project awarded

National competition: A Pantheon for the ethnic people of "Moti" Country

- Tebea, Baia de Cris, Hunedoara - first prize

National competition: REHABILITATION OF THE "CAROL" PARK,

Bucharest, selected project for the second stage of the competition

National Competition "WORLD TRADE CENTER IASI".

National Competition CITY HALL Brasov - first prize.

National Competition CITY HALL BRASOV - Feasibility Study - first prize.

### PROJECTS AND COMPETITIONS