

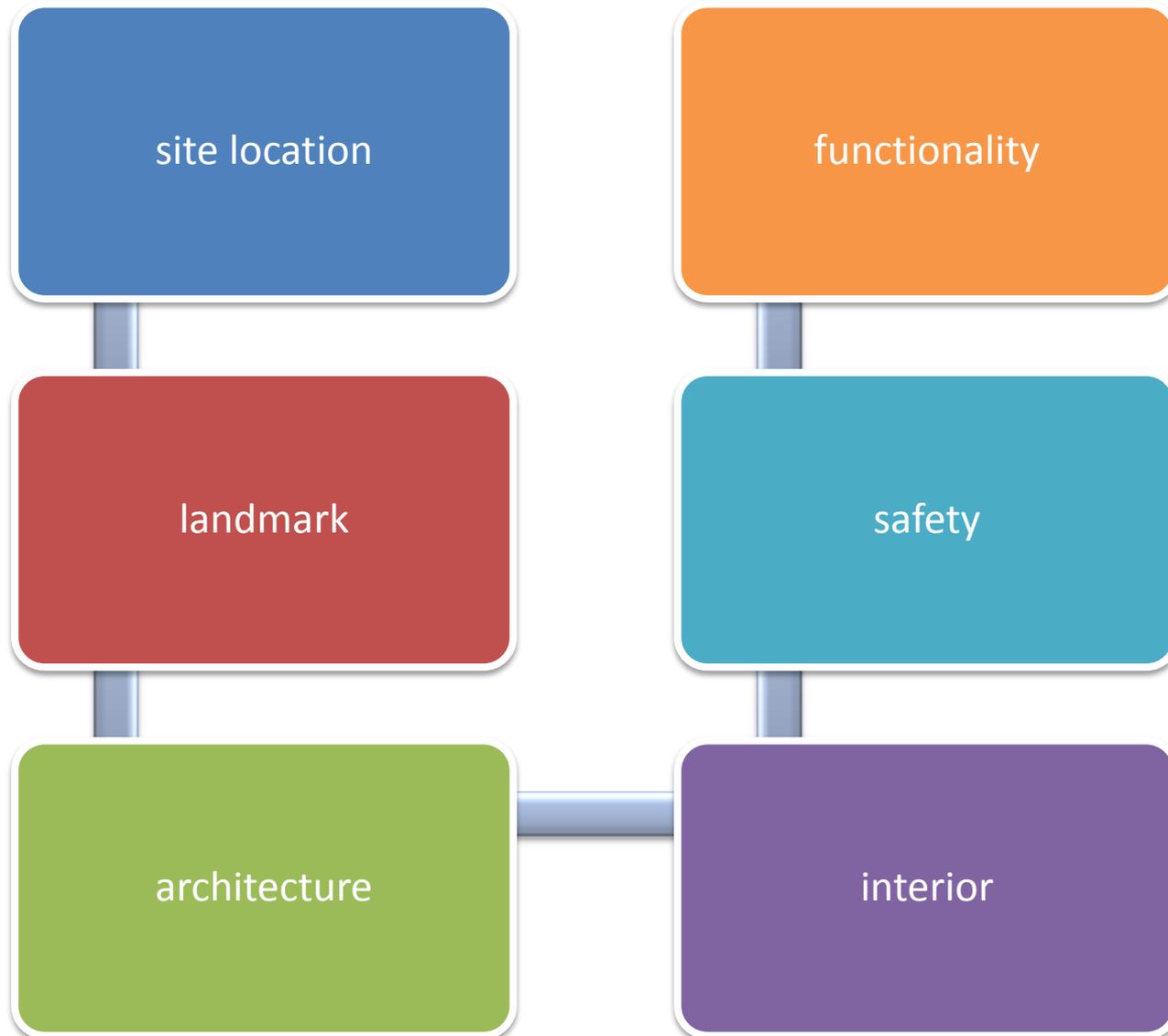
TID TOWER

out of the ordinary



SCOPE OF PRESENTATION

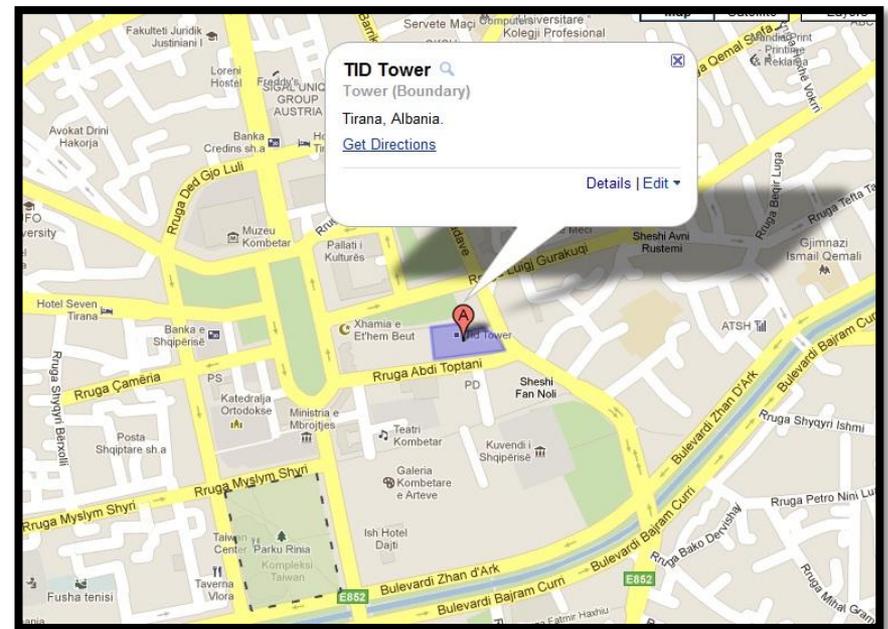
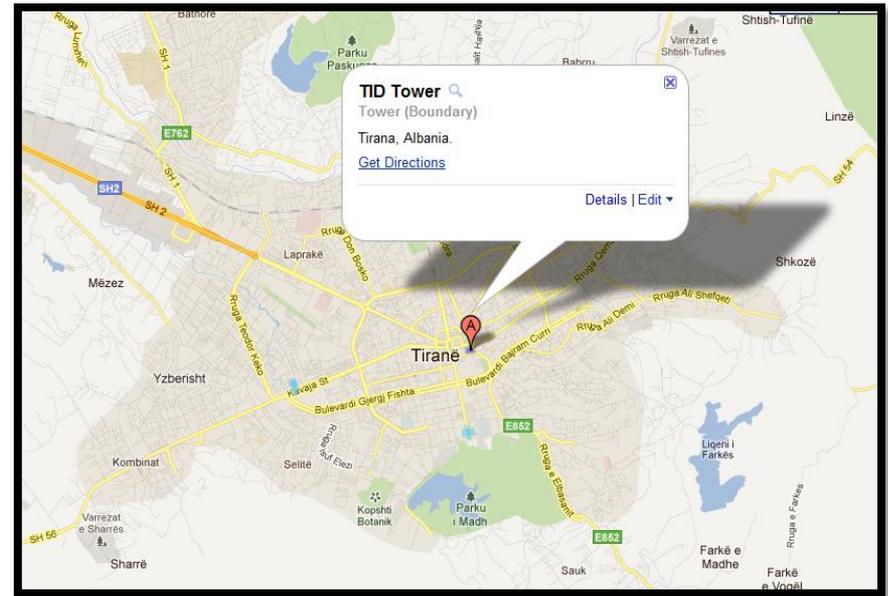
what is and what does TID tower represents



TID Tower SITE Location

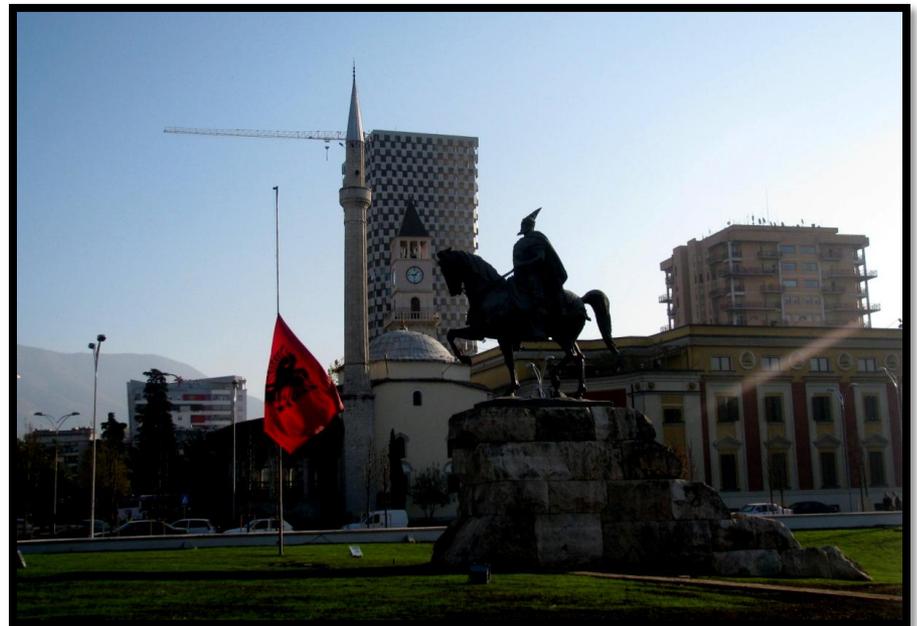
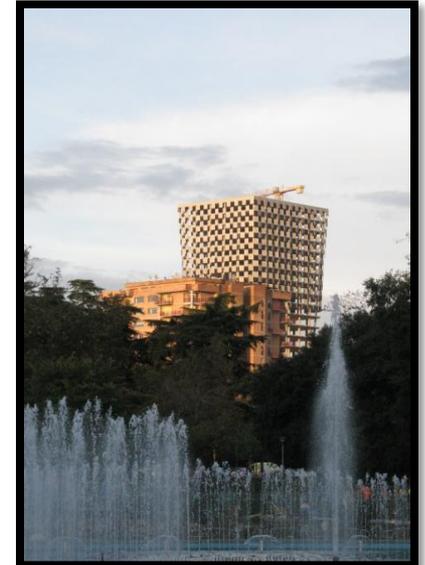
The only building in Tirana

- ❖ next to Tirana's historical square
- ❖ next to all local/central governmental offices and private institutions.
- ❖ pedestrian accessible from north, south, east and west.
- ❖ car accessible from north, east and south
- ❖ with 370 underground parking spaces designated only for the building
- ❖ where all corners of Tirana are interconnected as a result of over 10 bus lines crossing their routes only by the TID Tower.



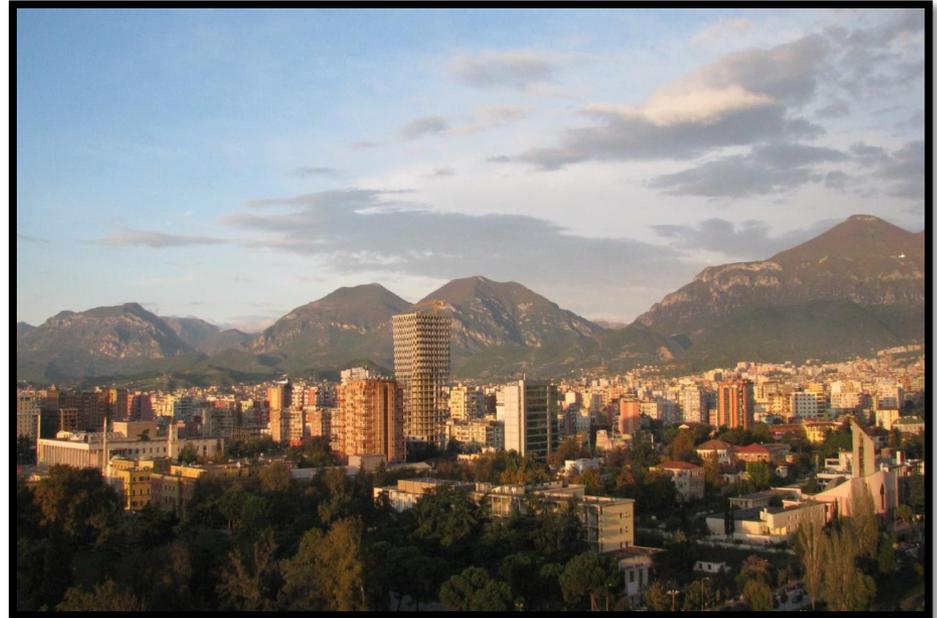
TID Tower SITE Location

- ❖ Seen from Tirana's central square, the shape of the tower gracefully complements the urban ensemble consisting of the mosque, the clock tower and the cultural palace
- ❖ The public space – a crucial asset of any Mediterranean city – merges with the space of the building.



TID Tower landmark

- ❖ the only building that can be seen within a 10 km radius
- ❖ at 85 m height TID Tower is the highest building in Albania.
- ❖ all Tirana street and roads intersect at TID Tower.
- ❖ it has become a reference point and a tourist attraction... a must see...picture perfect...in every Tirana postcard.
- ❖ from the grounds up TID Tower has become one of Tirana's most admired landmarks...

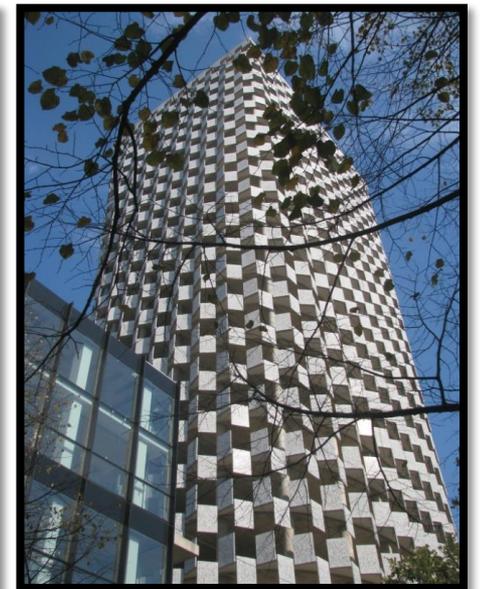
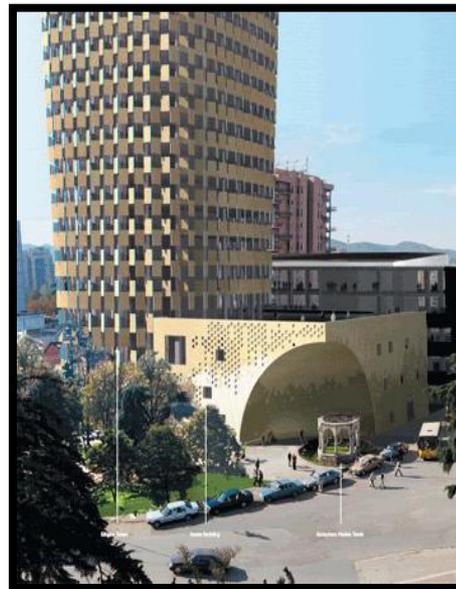


TID Tower landmark

❖ Sited almost on top of the Kapllan Pasha Tomb - in remembrance of Tirana's founding father- the tower potentially obliterates the history of the city it wants to complement.

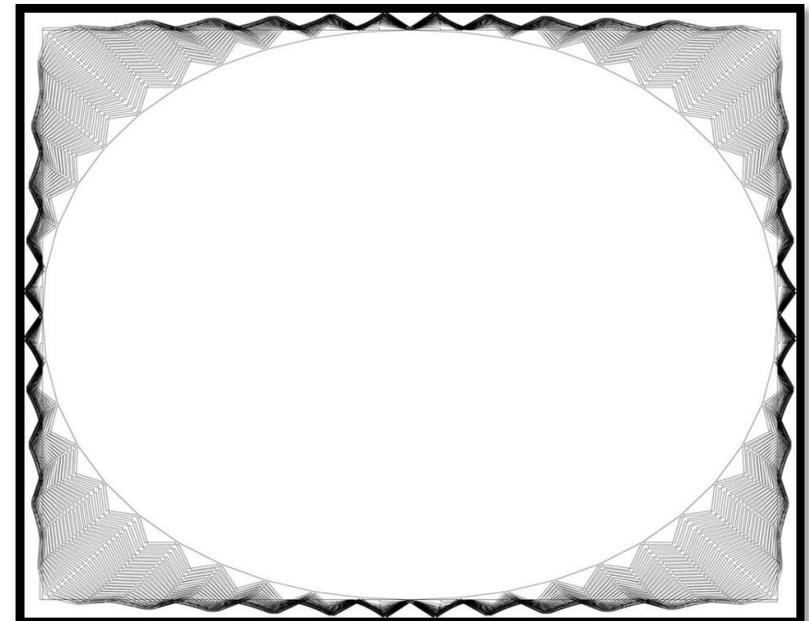
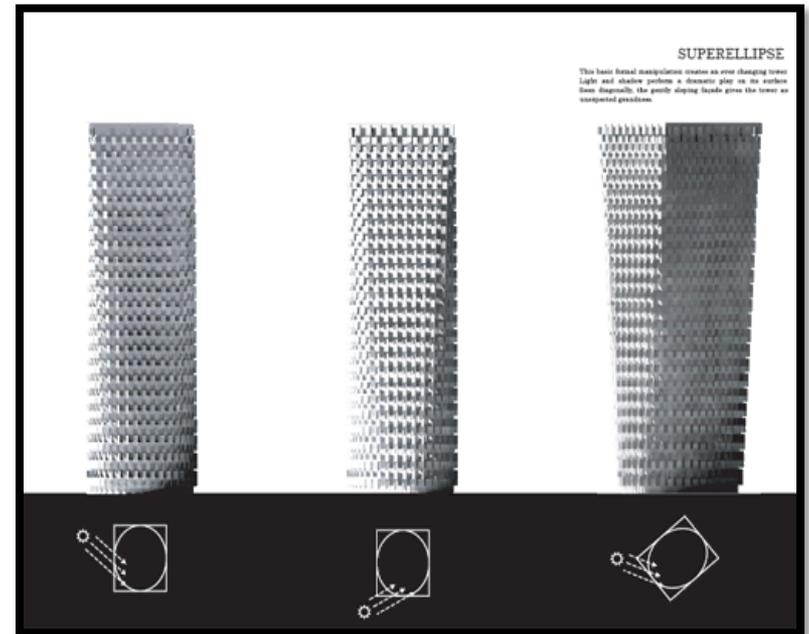
❖ a circular, three-dimensional cut out of the base of the tower creates an almost ethereal aura for the tomb.

❖ The unusual combination of the two structures results in an exciting urban monument.



TID Tower architecture

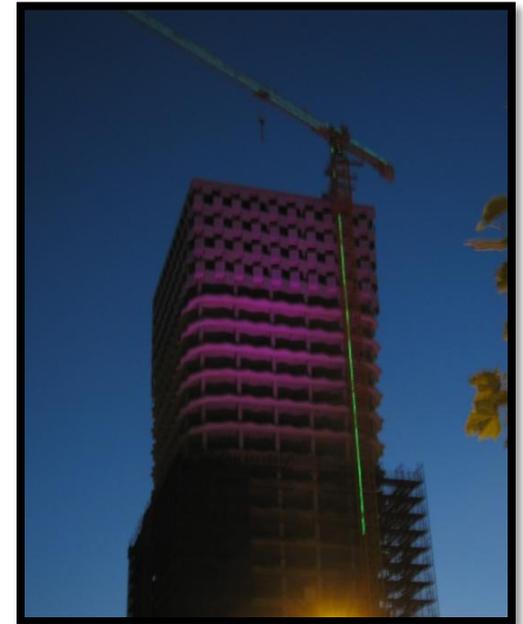
- ❖ The tower is part of the ambitious new master plan for the city, which converges around ten towers.
- ❖ The tower's volume starts as a perfect ellipse on the base and ends as a rectangle on the very last floor.
- ❖ The subtle transition between these two basic shapes makes a grand tower which fully captures the Mediterranean light.



TID Tower architecture

The only words people use when describing the tower are

- ❖spectacular,
- ❖fascinating
- ❖mesmerizing,
- ❖intriguing,
- ❖daunting,
- ❖impossible,
- ❖matchless,



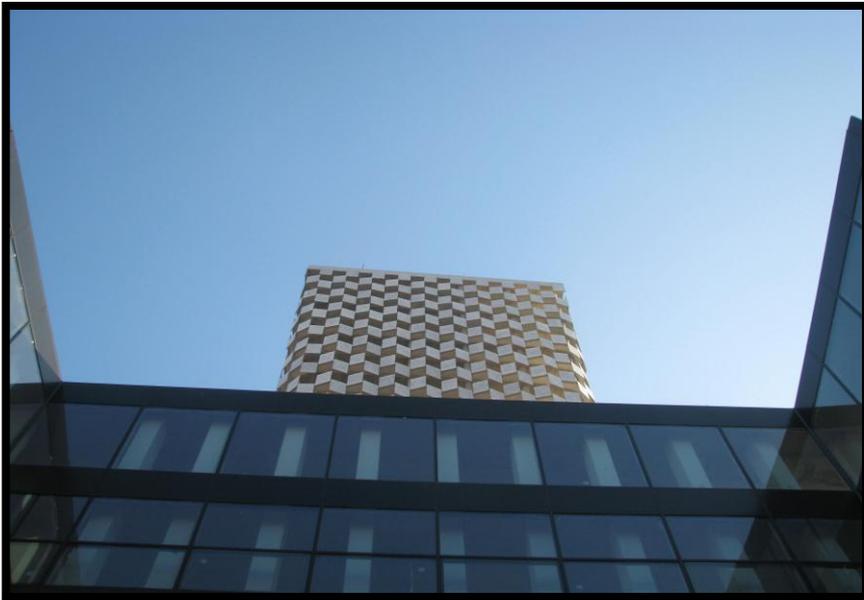
TID Tower architecture (cont)

- ❖ The specific position of the building in the cityscape works on two scales: on an urban scale and on a private scale.
- ❖ The façade is developed as one system, emphasizing the tower as a whole, while allowing for diversity and variation when zooming in.
- ❖ It becomes a mediator between the public and private. The facade generates diverse conditions in response to the inside and outside environment.



TID Tower architecture (cont)

❖ As important as its silhouette, is the base of the tower. This base is organized around a central open gallery, covered by a cantilevering roof



TID Tower interior

❖ The net-office area for each floor, which size varies from 510 square meters, starting on the fifth floor and gradually increasing to 626 square meters, on the 24-th floor, wraps around the main core and makes perfect for all type of office divisions, letting natural light to come in from all sides

❖ with 360 degrees of breathtaking views, to relax your eyes on, TID Tower makes perfect for a workplace environment

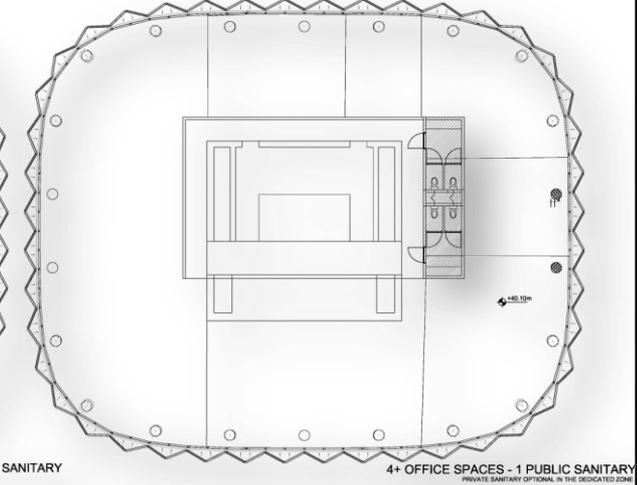
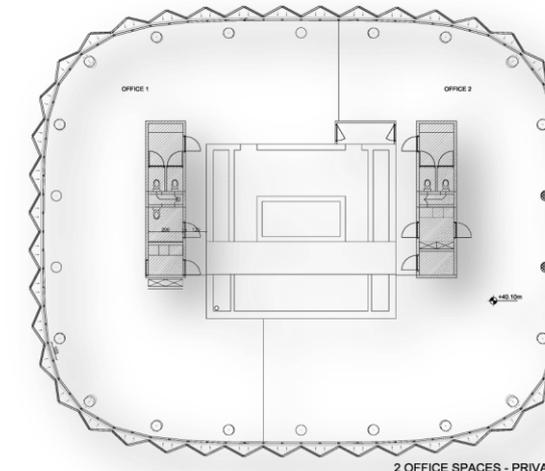
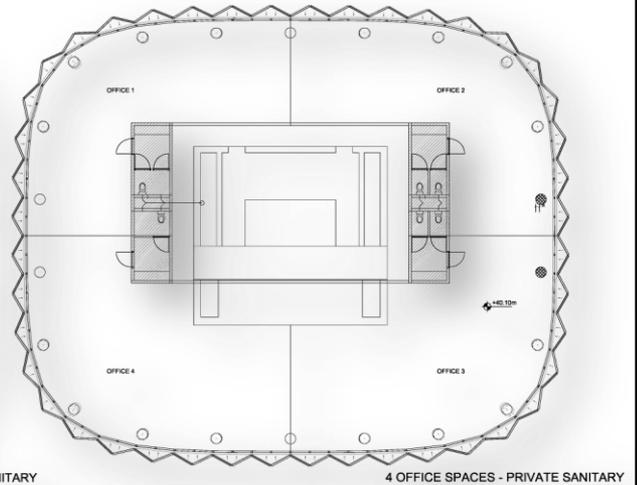
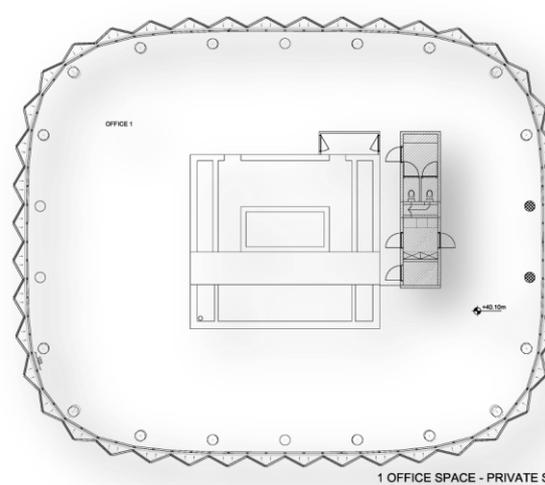


TID Tower interior (cont)

the following floor plans divisions are possible/flexible (upon request)

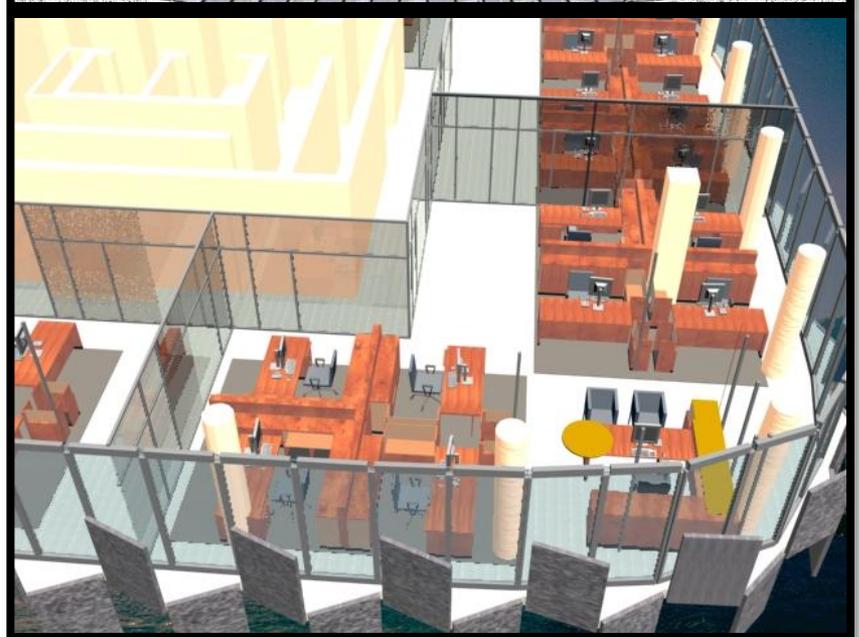
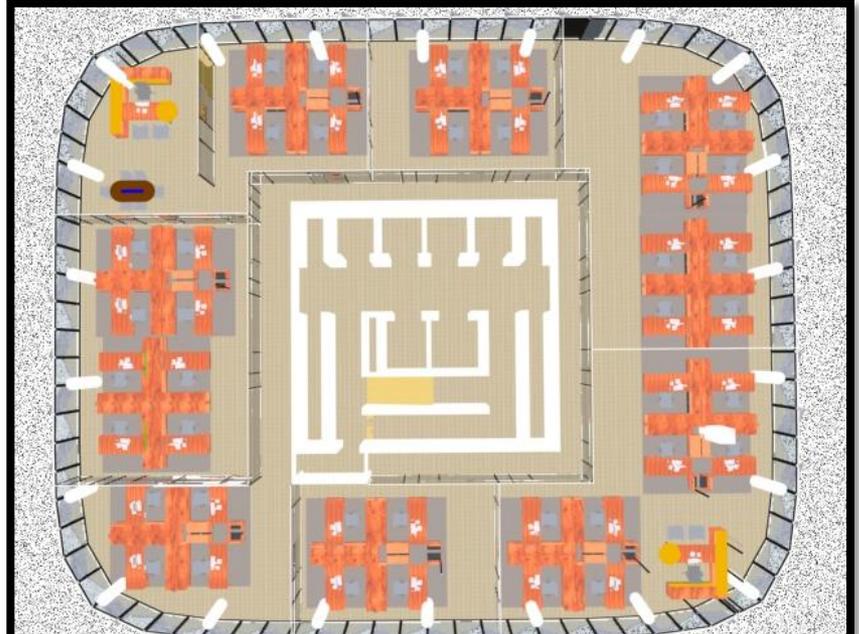
- ❖ one floor - one office open floor layout (with common sanitary)
- ❖ one floor-2 offices with (common or private sanitary)
- ❖ one floor-4 offices with (common or private sanitary)
- ❖ one floor- 4 plus offices (common sanitary)

Coffee break rooms can be located on each floor or in one main one. (upon request)



TID Tower interior (cont)

❖ The following divisions are suggested layouts



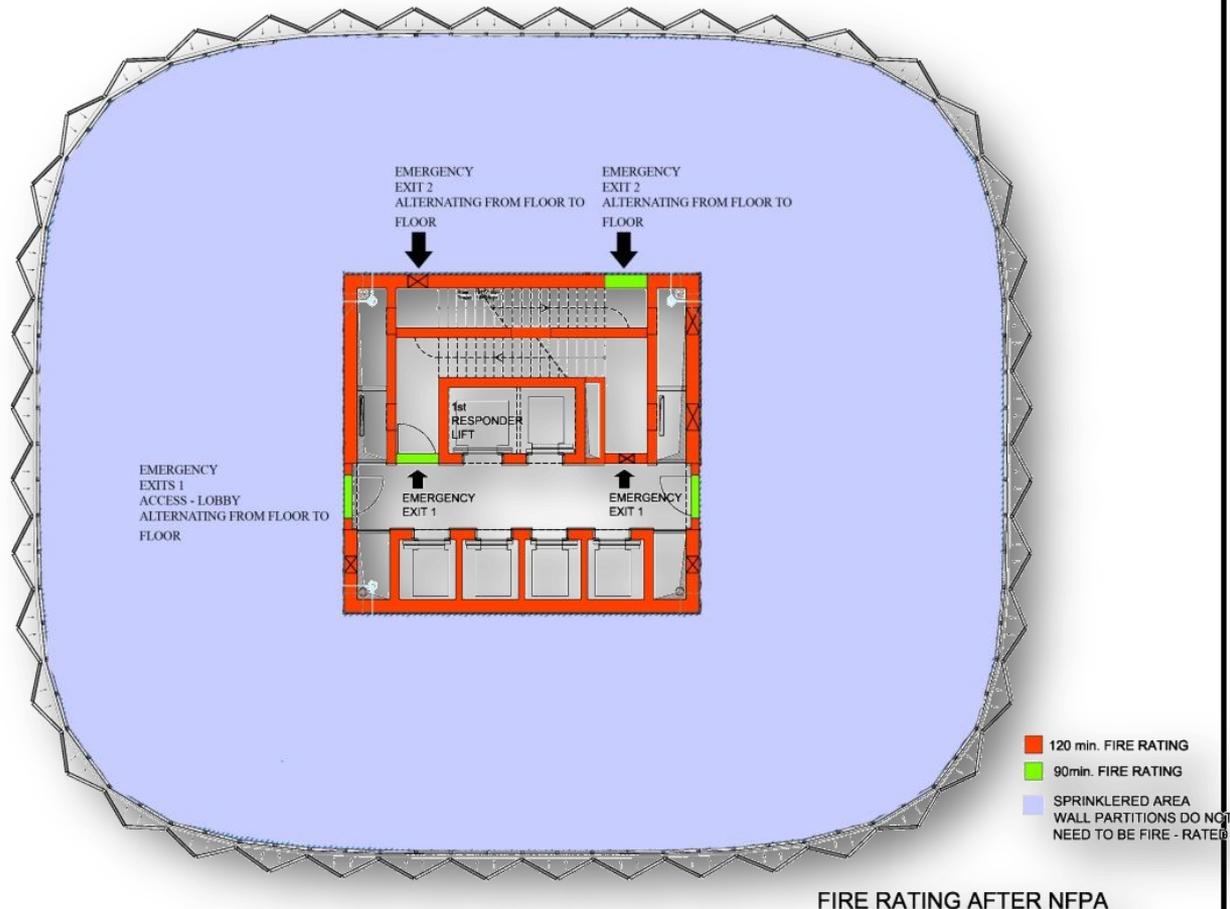
TID Tower interior (cont)

❖ The following divisions are suggested layouts



TID Tower safety

- ❖ TID Tower is the only building in Albania, which is being constructed according to NFPA regulations, preapproved onsite by FPC consultants.
- ❖ Structural design – bearing structures min 2 hour fire rating
- ❖ wall partitions do need to be fire rated since the building is fully sprinkled
- ❖ evacuation – two means of escape provided by scissor stairs that are completely separated by each other by a 2 hrs fire resistive construction.
- ❖ access to these stairs is granted via two separate openings at opposite side of stairs; and one of these scissor stairs gives out directly to the outside via a protected corridor.
- ❖ Smoke and heat and heat extraction - a smoke and heat control system will be installed in all parts of the building.



TID Tower SAFETY (CONT)

entrance, for personnel/staff or guests to the

- ❖ underground parking levels,
- ❖ elevators,
- ❖ commercial/retail
- ❖ individual floor/s
- ❖ offices
- ❖ technical areas

is allowed or restricted, by access control, through smart cards.

to control and monitor all the

- ❖ traffic flow, outdoor and indoor
- ❖ building's mechanical and electrical equipment such as, ventilation, lighting, power systems, fire systems, and security systems

integrated Building Management and CCTV systems are a **MUST HAVE** in our building.



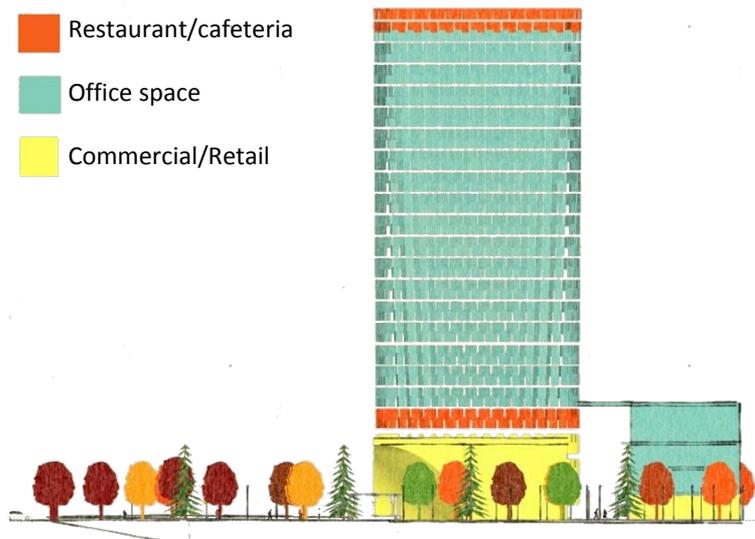
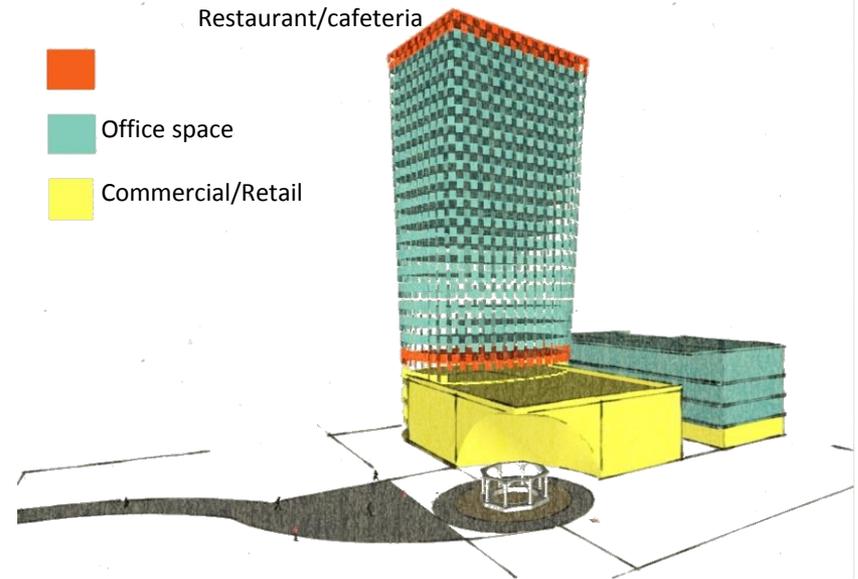
TID Tower functionality/zoning

TID Tower is conceptualized such

The first three floors to be commercial/retail/ offices

on the fourth floor a fine dining restaurant with a massive balcony overlooking north, east and west of Tirana.

24-th floor (upon request) panoramic restaurant/ cafeteria/offices which can be used commercially or for staff only.

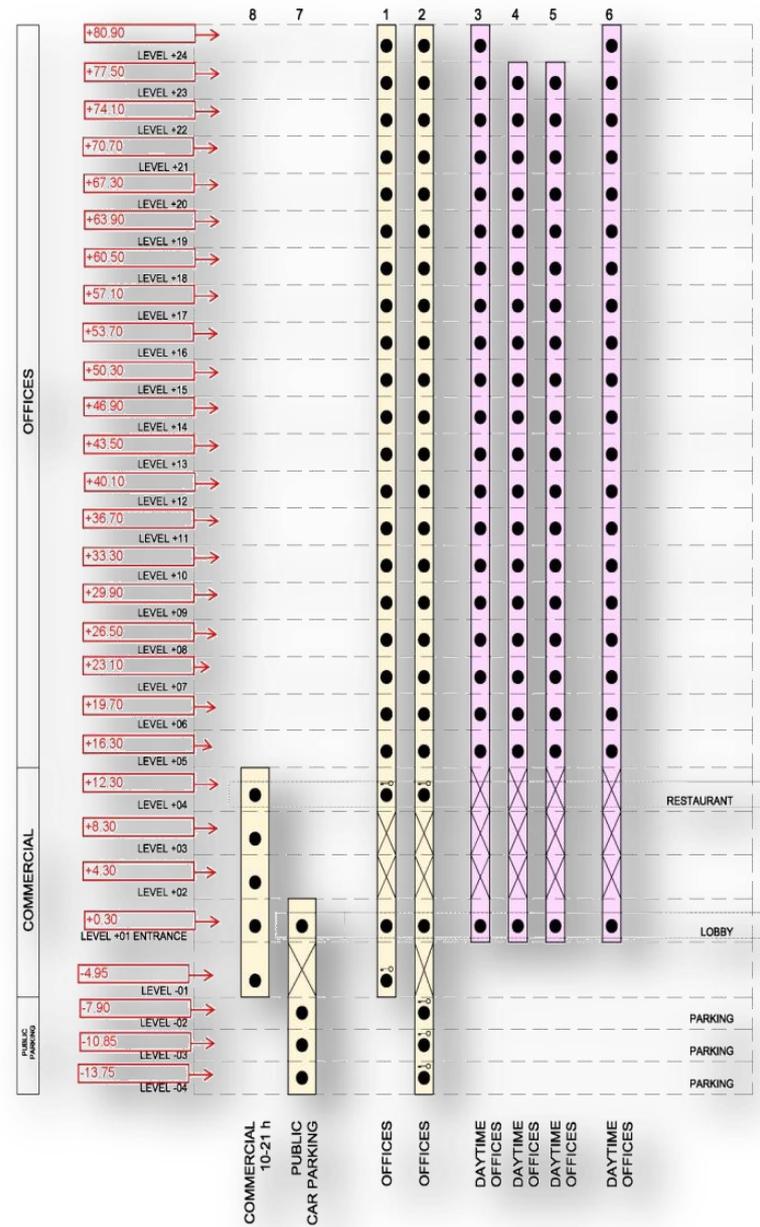


TID Tower functionality/zoning

to minimize passenger waiting and flight times, 6 (six) space-efficient elevators are the primary transportation in this high-rise office building

They are located in the main core of the building and serve from the underground parking levels all the way to the 24-th floor.

two separate elevators, located on the west side of the core, serve the commercial areas, floors 0 to 4.



End of the presentation
Thank you for your attention



TID TOWER TIRANA



Curator

Luan Mema

TID Tower Project Coordinator

Additional attached information (on cd)

Floor plans 5-24 see attached pdf file. (TID_floor_plans_areas)

Mechanical specs see attached word file (Mechanical specs)

Lighting systems

Folder - ABS -iGuzzini - Prezantimi ndricimit (poerpoint file)

Folder - ndricimi i fasades Martini (powerpoint file)