

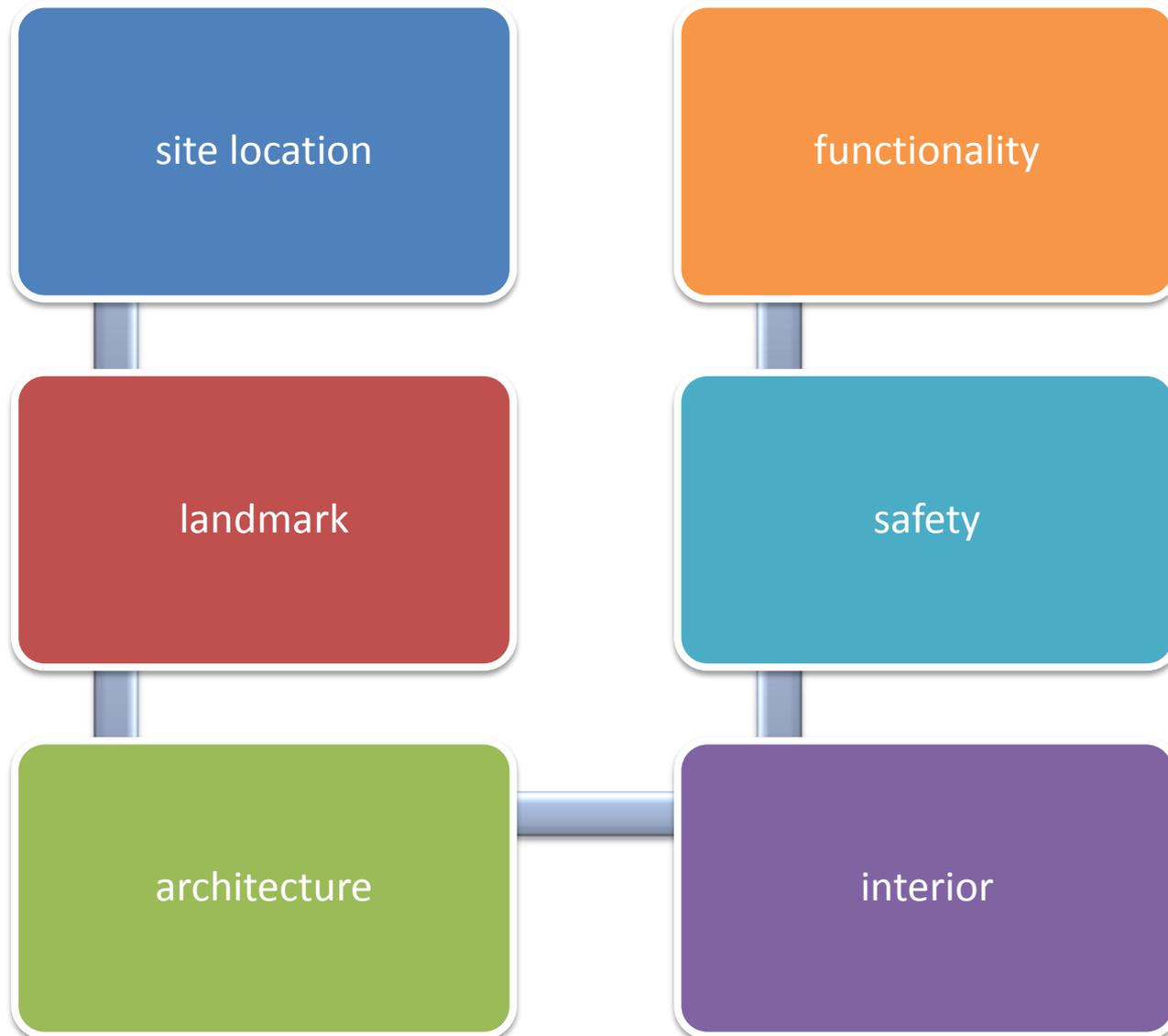
TID TOWER

out of the ordinary



SCOPE OF PRESENTATION

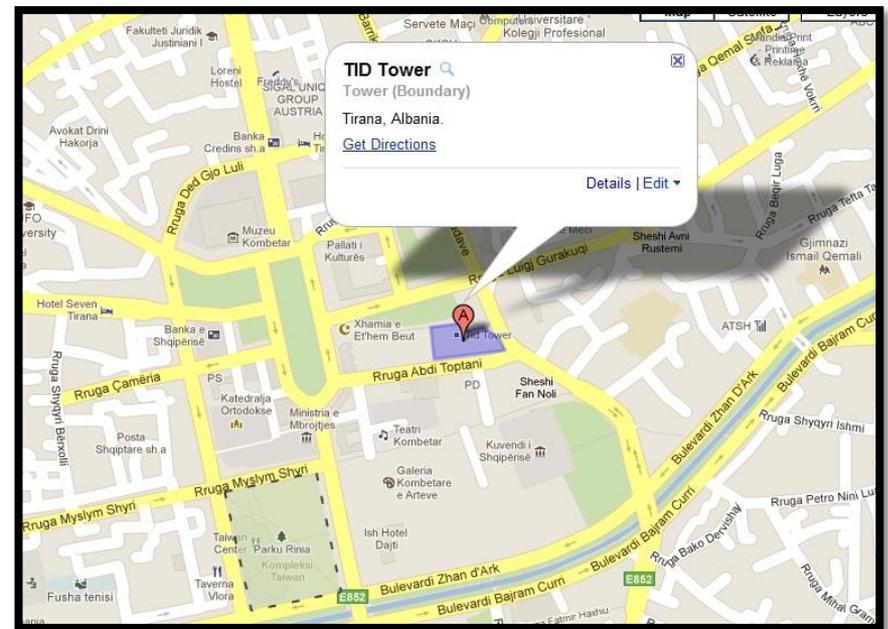
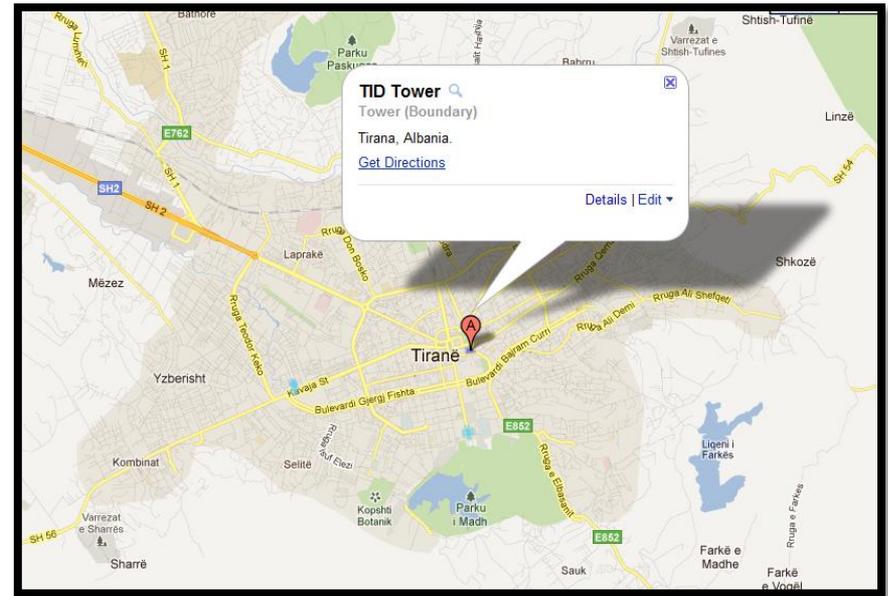
what is and what does TID tower represents



TID Tower SITE Location

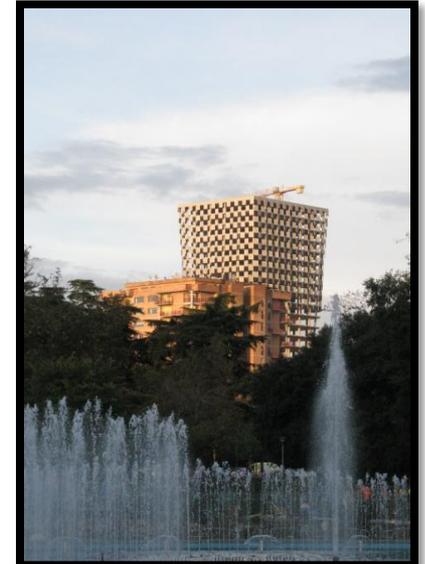
The only building in Tirana

- ❖ 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.



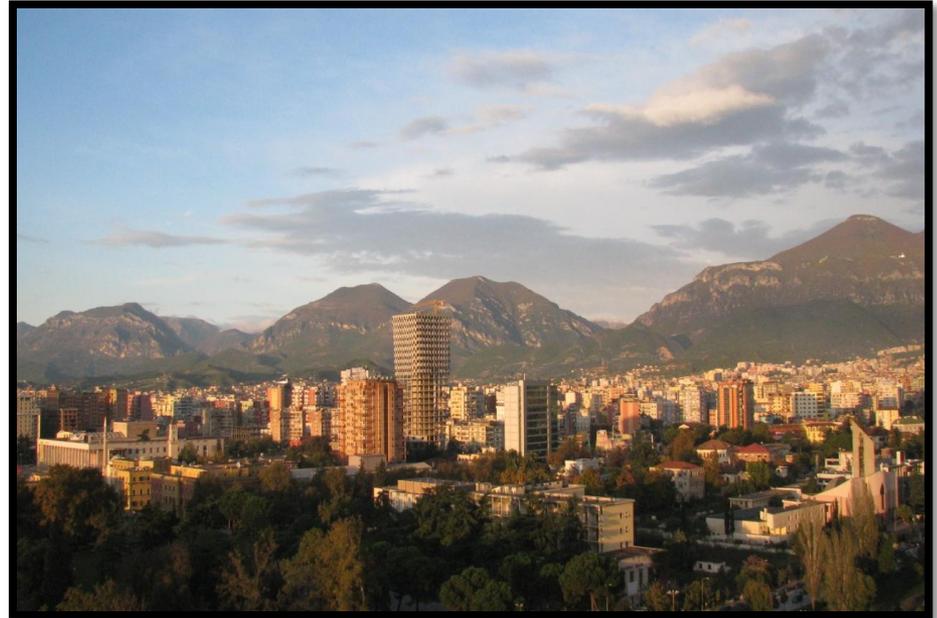
TID Tower SITE Location

- ❖ 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...

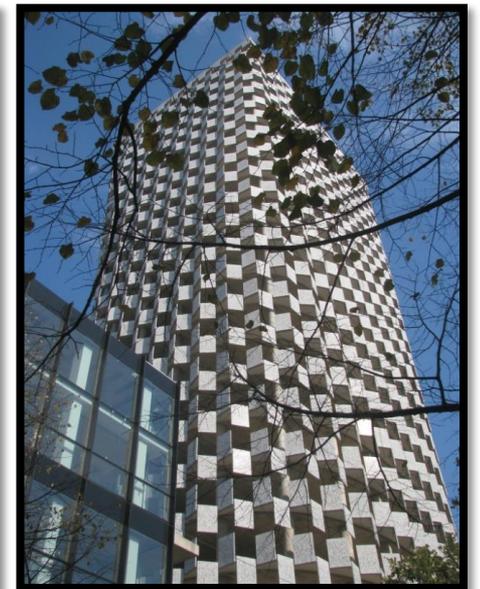
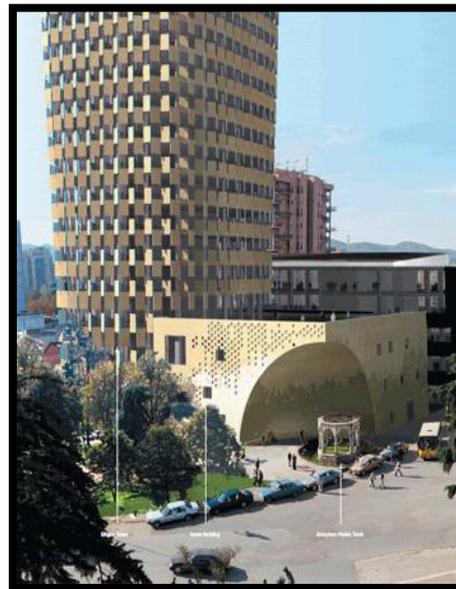
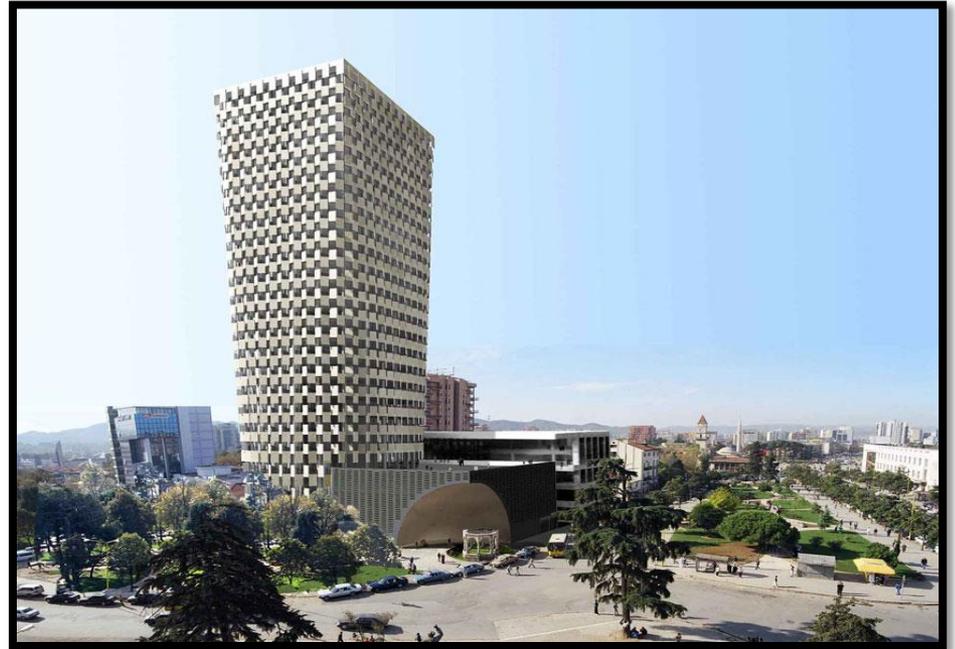


TID Tower landmark

❖ 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.

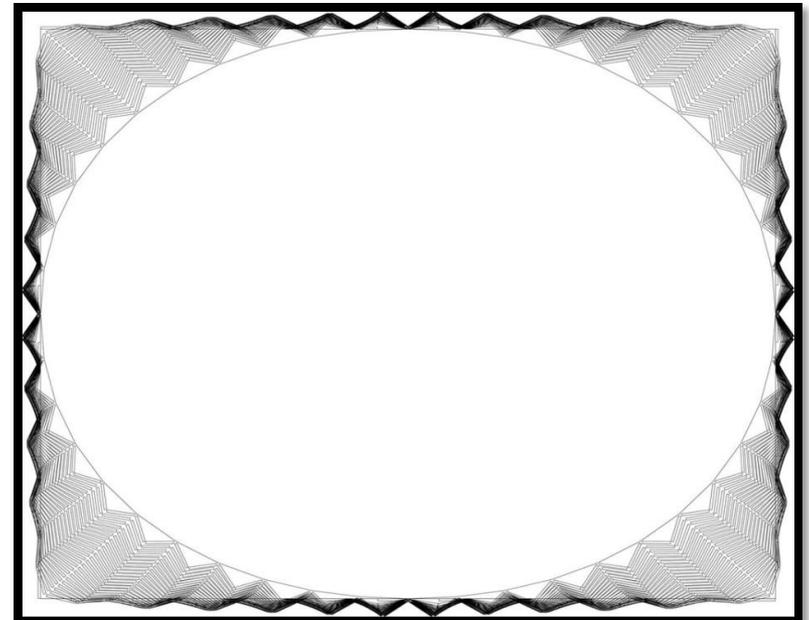
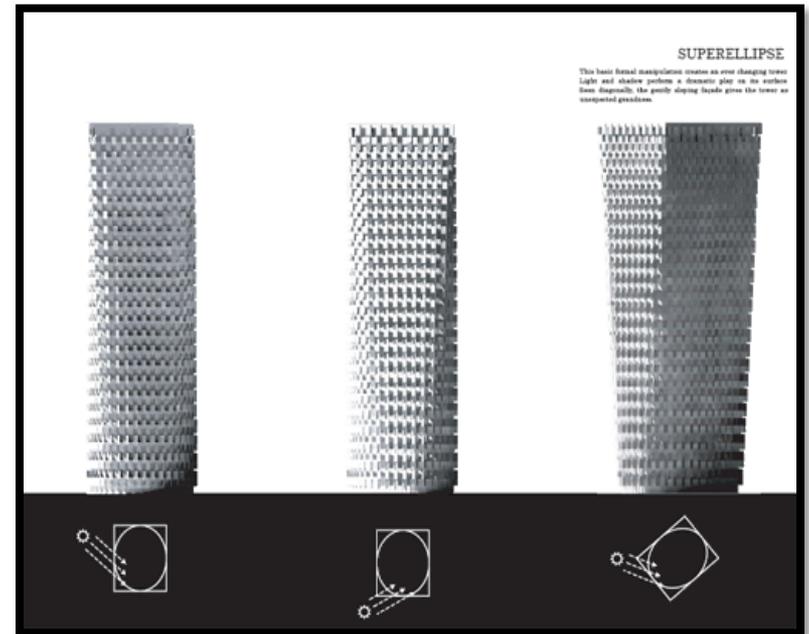
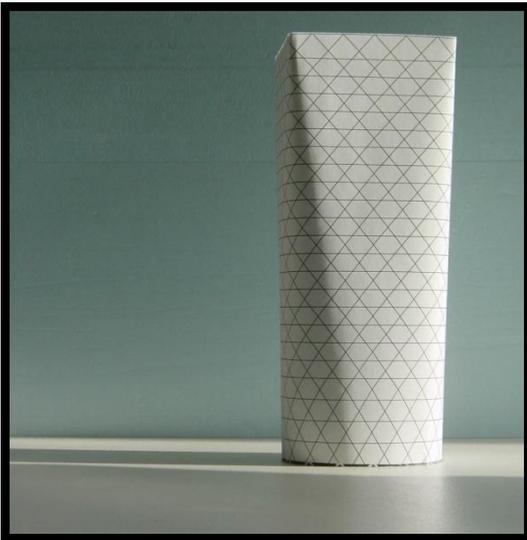
❖ a circular, three-dimensional cut out of the base of the tower creates an almost ethereal aura for the tomb.

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



TID Tower architecture

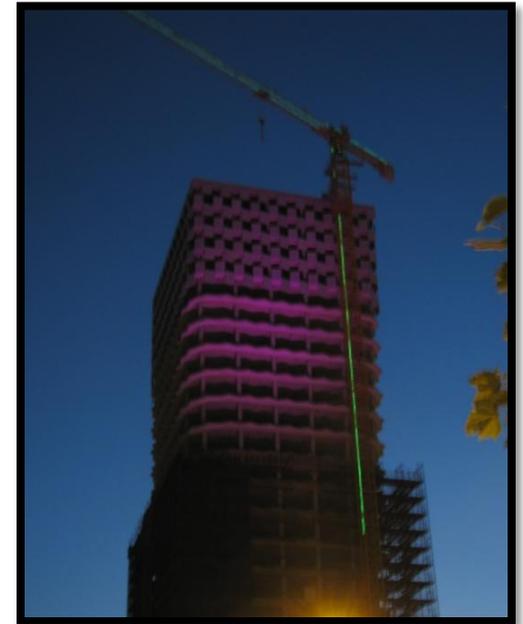
- ❖ The tower is part of the ambitious new master plan for the city, which converges around ten towers.
- ❖ The tower's volume starts as a perfect ellipse on the base and ends as a rectangle on the very last floor.
- ❖ The subtle transition between these two basic shapes makes a grand tower which fully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



TID Tower architecture

The only words people use when describing the tower are

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



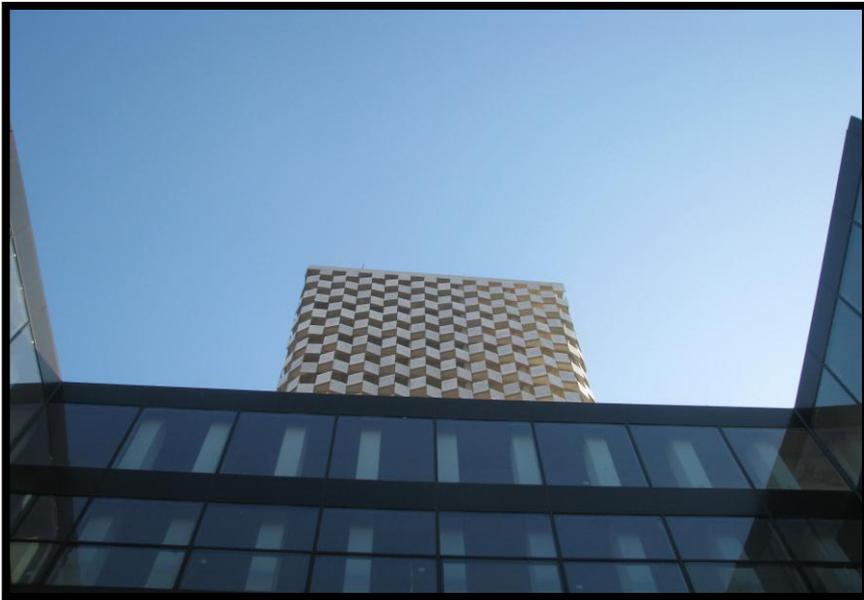
TID Tower architecture (cont)

- ❖ 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)

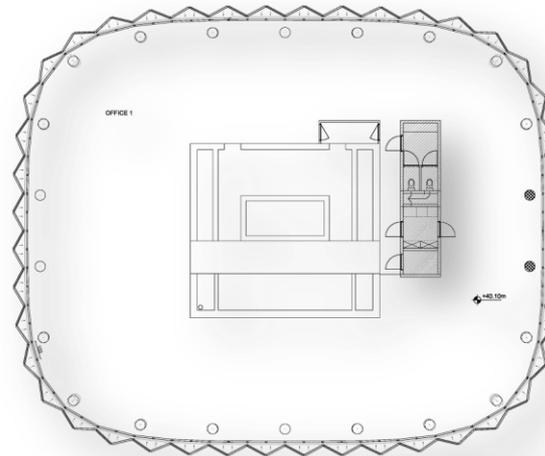
❖ one floor - one office open floor layout (with common sanitary)

❖ one floor-2 offices with (common or private sanitary)

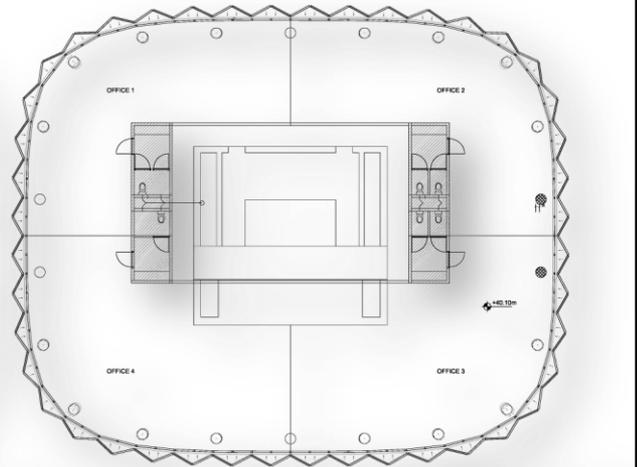
❖ one floor-4 offices with (common or private sanitary)

❖ one floor- 4 plus offices (common sanitary)

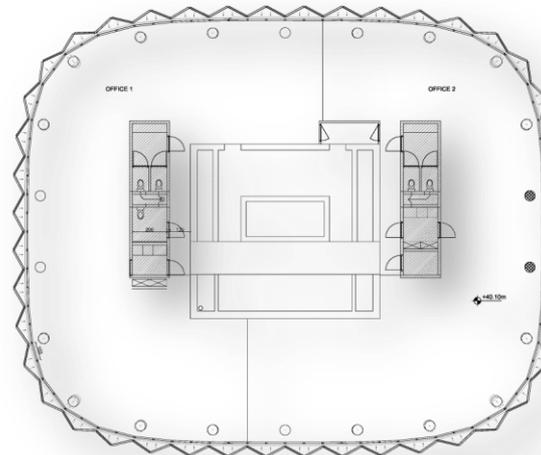
Coffee break rooms can be located on each floor or in one main one. (upon request)



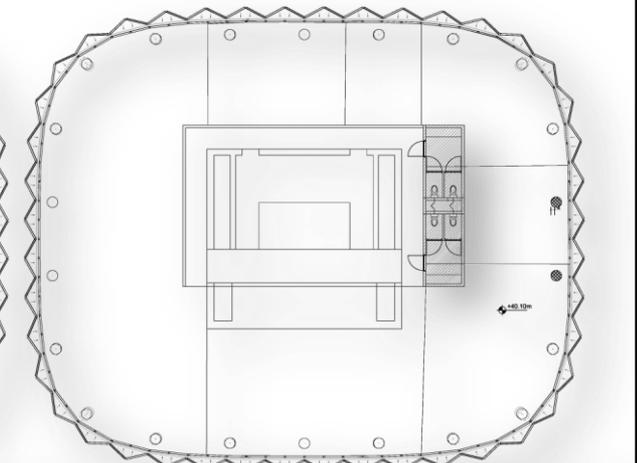
1 OFFICE SPACE - PRIVATE SANITARY



4 OFFICE SPACES - PRIVATE SANITARY



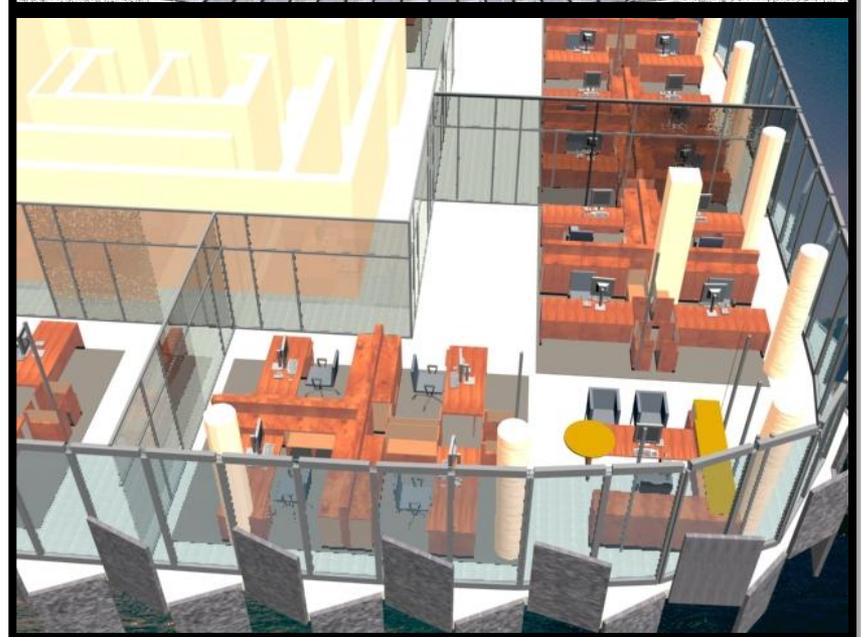
2 OFFICE SPACES - PRIVATE SANITARY



4+ OFFICE SPACES - 1 PUBLIC SANITARY
PRIVATE SANITARY OPTIONAL IN THE DESIGNATED ZONE

TID Tower interior (cont)

❖ The following divisions are suggested layouts



TID Tower interior (cont)

❖ The following divisions are suggested layouts



TID Tower interior (cont)

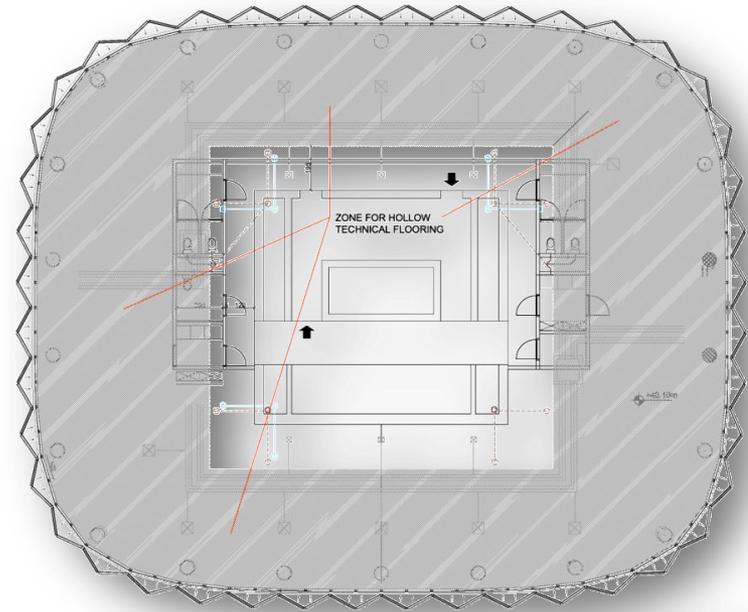
Raised Floor System

Finally, no more ;

- ❖ conventional wiring and cabling embedded in walls

- ❖ columns that are fundamentally inflexible, making moves/adds/changes expensive, disruptive, and wasteful,

- ❖ extensive amounts of ductwork and labor intensive installation.



OFFICE AREA - TECHNICAL FLOOR

Gain space by the multifunctional hollow floor

It is well known that buildings do not have unlimited space. Every square meter is used and every centimeter is counted. In order to make the most of the available space, it is necessary to use the space in a multifunctional way. The hollow floor system is a perfect solution for this. It allows you to use the space under the floor for technical installations, such as cables, ducts, and air conditioning. This saves space and makes it easier to move and change the floor system. The hollow floor system is a perfect solution for buildings that require a high degree of flexibility and adaptability.

Applications

- office buildings
- data centers
- hospitals
- schools
- hotels
- retail stores
- industrial buildings
- residential buildings

Advantages

- saves space
- easy to install
- easy to move and change
- long service life
- fire resistant
- sound absorbing
- easy to clean
- easy to maintain

Construction principle

Floor panel

The hollow floor system consists of a grid of hollow panels. The panels are made of a strong material, such as steel or aluminum. They are connected to each other by a grid of supports. The hollow floor system is a perfect solution for buildings that require a high degree of flexibility and adaptability.

Planning instructions

Notes

The hollow floor system is a perfect solution for buildings that require a high degree of flexibility and adaptability. It allows you to use the space under the floor for technical installations, such as cables, ducts, and air conditioning. This saves space and makes it easier to move and change the floor system. The hollow floor system is a perfect solution for buildings that require a high degree of flexibility and adaptability.

TSK

MERO Hollow Floor Combi T

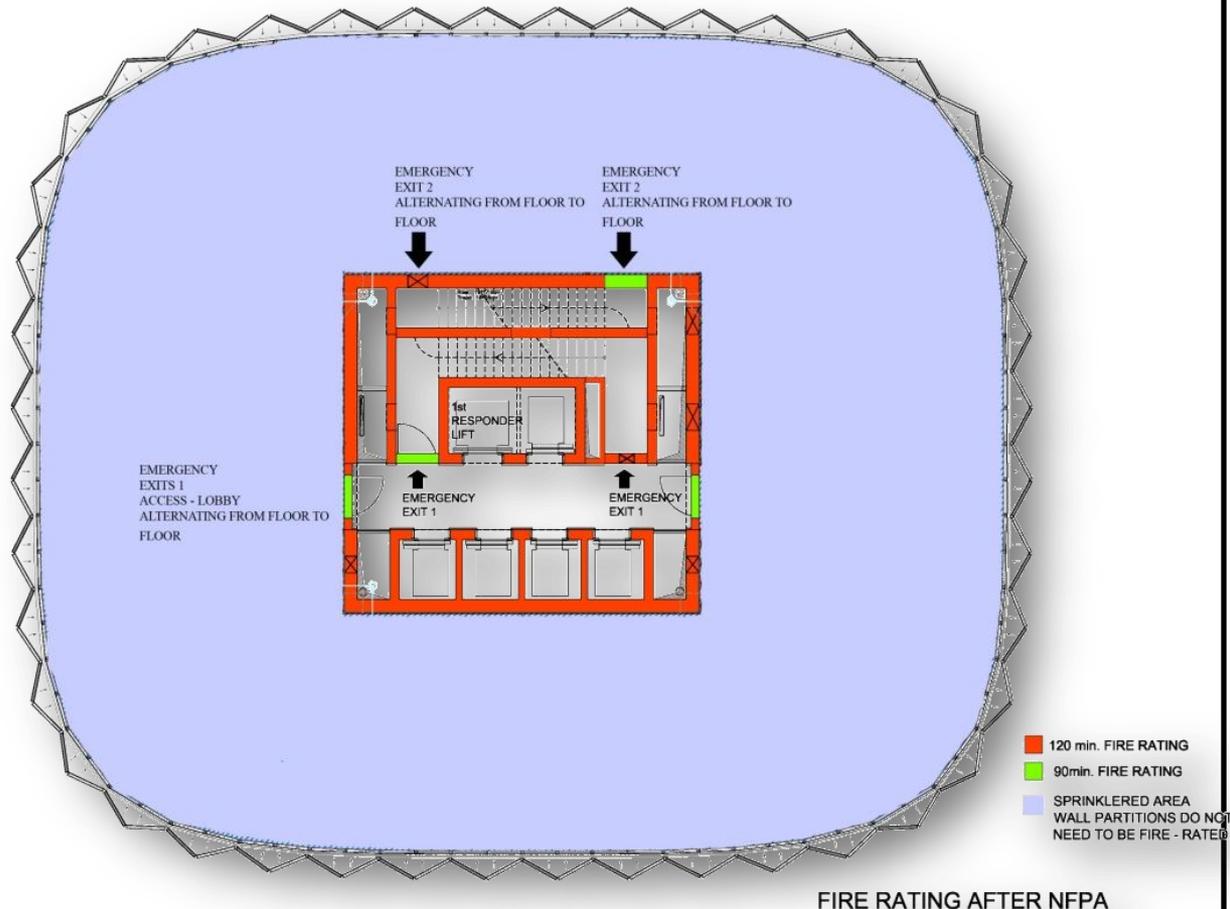
Innovative solution from one source

Development	Access floor
Consulting	Technical floor
Planning	Floor covering and
Manufacturing	Installation
Installation	Service

MERO TSK
MERO-TSK International GmbH & Co. KG
Floor systems

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.



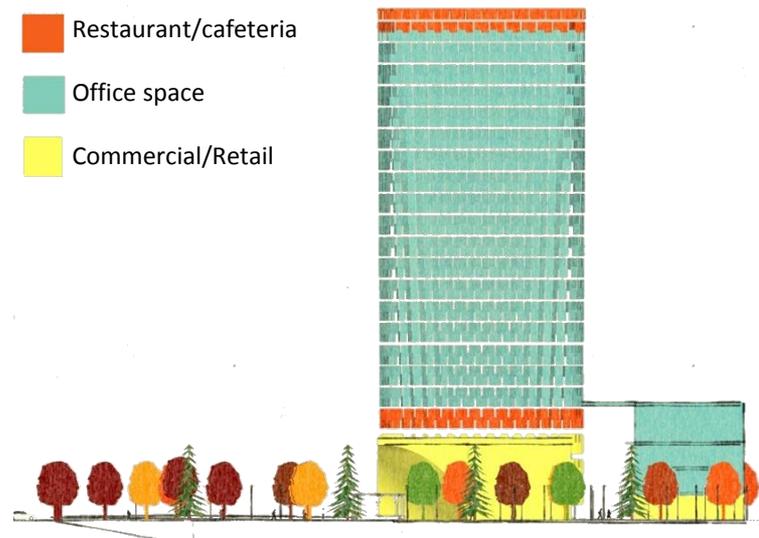
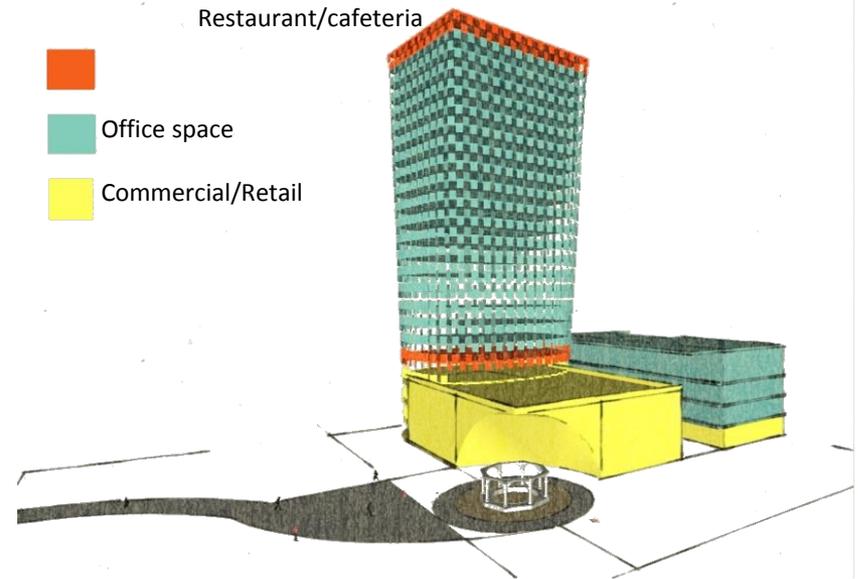
TID Tower functionality/zoning

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.

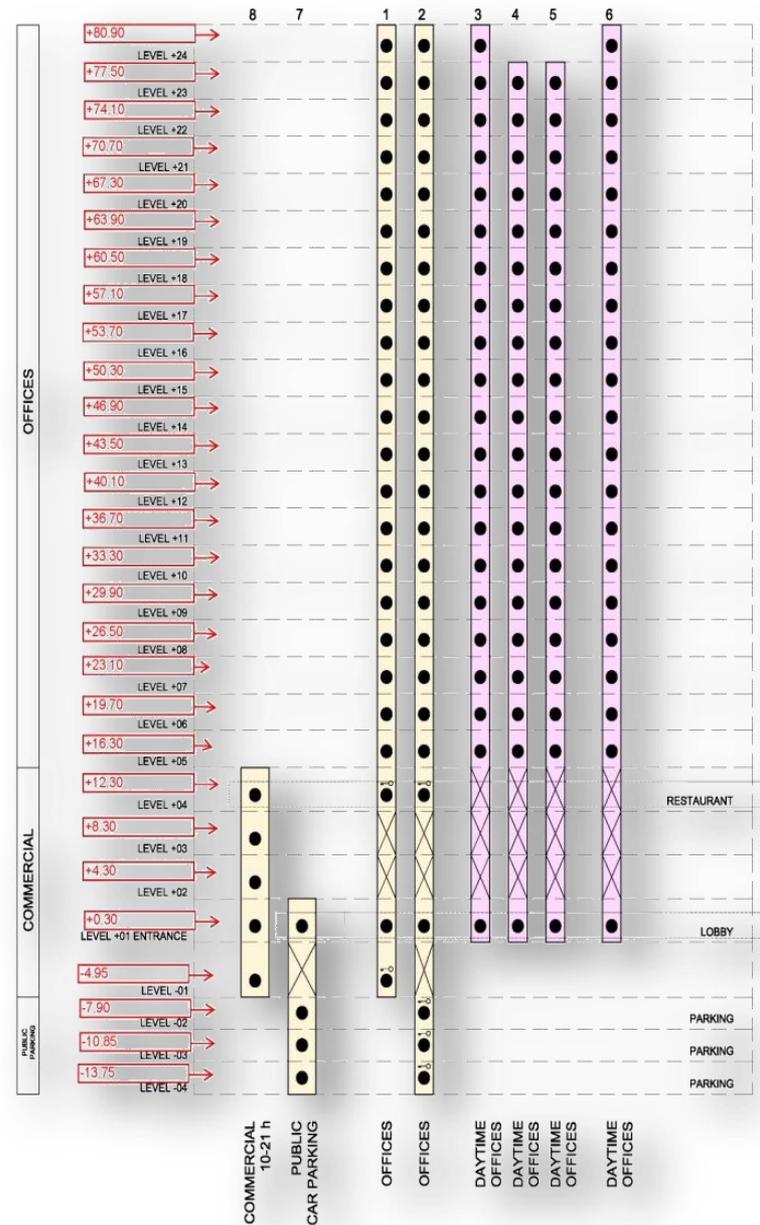


TID Tower functionality/zoning

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)