

WOLF ZIELNA

Wolf Zielna office building located in Warsaw at 41/43 Zielna street has exclusive technology solutions. Please find a detailed description below.

Air-conditioning

The building is air-conditions based on the climaconvectors system. It enables independent temperature regulation in particular rooms and allows for any arrangement of the usable area, as the Tenant pleases. The work of the air-conditioning system is designed based on extreme parameters of the outside air, which may be 30oC in summer with the relative humidity of 45%, and -20oC in winter, with relative humidity at the level of 100%. The air-conditioning system designed with the above assumed parameters lets the Tenants keep the temperature from 24°C to 26°C throughout the year, with the option of individual regulation by the User in the given range of temperatures. The building is also equipped with air damping system, which keeps air humidity at set parameters and provides comfortable working conditions for Users. The controllers mounted in rooms let the User change the temperature settings. All controllers are connected to the central building management system (BMS).

The building is supplied with heat from the municipal thermal network by a thermal grid equipped with a heat exchanger. The thermal water generated in the thermal grid is led to air-conditioning stations, individual air conditioners.

The ventilation system equips the office floors with fresh air by intake-exhaust stations with regulation setpoints to control the amount of intake air. The AC convectors mounted in the ceiling ensure an even inflow of fresh air. For design purposes the amount of fresh air in office floors is assumed at the level of minimum 25 m³ per one person per hour, with the assumed air exchange at least eight times per hour.

The air conditioning installation, ventilation and heat system was designed and made based on devices of Trane, Grundfos and Honeywell.

Teletechnology

Telephone connections were mounted in the building. It has a telephone switchboard installation, which serves both digital and analogical connections.

Vertical shafts and floor channels allow for a fast and comfortable connection of all joints to working places. The system of floor channels also enables the User to choose any interior design and location of the working place. Every working place may be connected to 4 teletechnological devices.

The switchboard and telephone connections as well as electrical installations were designed and made based on devices of Siemens, Alcatel oraz Electraplan.

Lifts

Vertical communication in the building is ensured by two lifts. Lifts grouped in one complex. Both lifts ensure also communication between the garage floors, the office reception floor and the office floors.

The lifts in the building are provided and serviced by ThyssenKrupp Elevator.

Safety

The building is equipped with the electronic safety management system (SMS) and automatic building management system (BMS).

The following installations are operated with the electronic safety management system (SMS):

- access control,
- robbery and burglary signalization,
- closed-circuit TV,
- fire safety,
- detecting dangerous gas concentration,
- intercom,
- alarm communication.

Automatic management system (BSM) serves the following devices and installations:

- air conditioning, ventilation and heating,
- access control,
- robbery and burglary signalization,
- closed-circuit TV,
- fire safety,
- detecting dangerous gas concentration,
- monitoring,
- lifts.

The above mentioned systems have been made in accordance with the presented description based on equipment and technologies of Honeywell.

Power supply

The building is connected to two independent municipal voltage networks. The design solutions allow for the option of taking over the work of one connecting system, in case of its breakdown, by the other one to ensure an uninterrupted flow of electrical power in the building. In the event of a complete power cutoff from the municipal network there is a back-up supply an electrical power generator, to guarantee power supply for IT technologies and other devices, which require uninterrupted work. The power generator will start up automatically. For additional safety of a smooth change into the emergency power supply system from the power generator, there is a guaranteed power supply - USP, which will allow to maintain power until the power generator is fully effective.

A system of vertical shafts and floor channels allows for a fast and comfortable connection to all electrical joints to any working place. Every working place is equipped with 3 sockets to connect computer systems and one socket to connect other devices.

In office buildings there is an illuminance of circa 500 lx with the use of frames, suitable for work with computer monitors. For the area of offices the envisaged power supply is circa 60 W/m².

The power supply, electrical installations and lightening system was designed and made based on devices of Montana, Electraplan and Thorn.

Water supply

The building is equipped with water from the municipal water supply system. Water for technical purposes was subject to the water treatment process. The process is based on a mechanical filtration in the active carbon filter and softening. The hot water in the building is generated in water heaters placed on every floor.

Wastewater is disposed to the municipal sewage system. Sewage from the ground floor and higher floors is disposed gravitationally and sewage from underground floors is disposed with a pump aggregate. Sewage from the parking area and is initially purified before disposing to the municipal sewage network.

The above mentioned systems have been made in accordance with the presented description based on equipment and technologies of Grundfos.