

Technical description



SMART TECHNOLOGY

Strawinsky is integrated with core smart functionalities which enables users to adjust the workplace to their personal needs:

- A smart application lets users adjust climate settings in a specific zone according to personal preferences.
- Sensor-data analytics optimally fine-tune the operation of various building installations, preventing energy wastage and unnecessary maintenance.



SPRINKLER

Core smart functionalities let users adjust other aspects of the workplace to personal requirements:

- A complete sprinkler system throughout the entire building.
- High level of flexibility in dividing up office floors.



OCCUPANCY

- Max. occupancy based on the fire safety: approx. 670 persons.
- Ratio 1 person per 12 sq m LFA.
- A higher occupancy rate is possible on the floors for meeting rooms.



FLEXIBILITY

- Strawinsky is designed as a multi-tenant building and in such a way that it is possible to divide a floor into three separate office units per "floor" (approx. 800 sq m LFA per "floor").
- Due to the layout of the climate islands every floor can easily be adjusted, without major changes.
- Zones of min. 3.6 metres from the garden floor up to the second floor.
- Two zones on the third floor.



GROSS FLOOR HEIGHTS

- Approx. 3 meters for office space.
- Approx. 2.6 meters for office (fictional) corridors.
- Approx. 2.4 meters for sanitary rooms.



CLIMATE CEILINGS/ISLANDS

Climate ceilings/islands including: heating, cooling, ventilation, LED lighting and sensors

GARDEN FLOOR UP TO SECOND FLOOR

- Climate islands.
- Grid of 1.8 meter.

THIRD FLOOR

- Climate ceiling.
- Divided in two zones.



BUILDING SERVICES

- The building is equipped with LED lighting. The first line of lighting fixtures near the façade will be dimmed with the presence of daylight.
- Lighting is switched on and will regulated due to the presence of people. (200 lux up to 500 lux).
- Building services equipment based on an average occupation of 1 person per 12 sq m LFA.
- All central building services will be located in the garden floor.
- A sustainable Thermal Energy Storage (TES) will be used for the heating and cooling.
- In addition – regarding the peak supply moments – the building is connected to a local air heat pump.



SUN PROTECTION

- New glass in the façade will have a sun-entry factor ("ZTA") with a max. of 27%.
- The ambition is to use as transparent glass as possible.



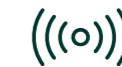
BUILDING MANAGEMENT

- The BMS is part of the core and shell scope of delivery and suitable for operating and managing building software.
- The following aspects can be measured and operated by the BMS:
- Lighting management.
- Climate systems.
- Energy and water meters.
- Elevators.



FACADE

- The existing façade will be replaced by thermally insulating glass panels.
- An optimal daylight approach in relation to the sun load on the façade is sought, contributing to the entire building's energy concept.



SENSORS

- To best understand and optimise the building's strengths, data into the use of the building will be collected. Self-learning is key.
- Sensors will provide historic and real-time insight into the usage of and conditions inside the building.
- Sensor nodes will be integrated into the ceilings.