



# Complex solutions for office buildings



Master Key Systems



Door Hardware



Interior Glass Systems



Lodging systems



Safe Locks



Movable Walls



Entrance systems



Electronic Access & Data



Key Systems



Service

# WE OFFER COMPLEX SOLUTIONS FOR OFFICE BUILDINGS



01



## 01 Entrance doors

The revolving door systems and automatic sliding doors are perfectly suitable for installation in entrance areas where interior environment control coupled with elegant aesthetics. The doors are very flexible and suit all owners requirements.



02

## 02 Electronic access and data

Access control for personnel, vehicles and tracking of workforce - profit from flexible possibilities of various solutions and of data collection.

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03



04



05

## 03 Door closers

High-quality solution for all project application requirements.

## 04 Fittings for toughened glass assemblies

All fittings are based on a modular system, consisting of a base unit, functional inserts and clip-on covers in the widest possible range of finishes.

## 05 Mechanical key system

Mechanical locking is the easiest and most secure way to protect your property. For the organization of office buildings, dormakaba master key systems are an ideal solution and can be combined with electronic locks and access control systems.

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06

## 06 Physical Access System

Half- and full-height physical access systems (turnstiles) with sensors and high security interlocks. The systems use identification media to efficiently control access to secure areas and optimize the people flow.



07

## 07 Horizontal sliding walls

HSW Horizontal Sliding Wall Systems and FSW Folding Sliding Wall Systems are ideal for any application where total vision is required.

# System solutions for office buildings

Systems	Applicable places
Automatic and Revolving doors	Entrances
Physical Access System	Entrances
Electronic Access & Data	Employees access
Master Key System	Employees access
Door closers	Fire-proof and smoke-proof doors, other regular doors
Panic hardware for evacuation and emergency exits	Evacuation and emergency exits
Hold-open devices (magnets)	Fire-proof and smoke-proof doors
TMS evacuation and emergency systems management	Evacuation and emergency exits
Interior Glass systems	Office, lobby, restaurants, common areas
Movable walls	Offices conference hall

# Office buildings

## Entrance doors

Revolving doors:

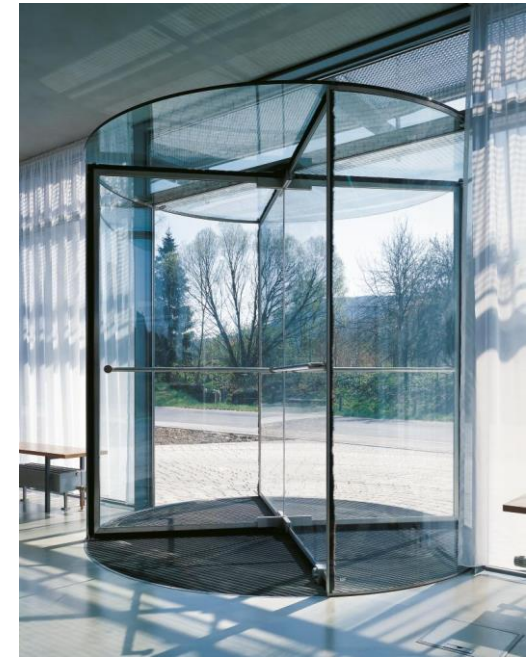
KTV revolving door systems are perfectly suitable for main entrances giving a clear statement of the buildings' image.

KTV revolving doors also hold back noise, dust and dirt, reliably protect employees in the vicinity of the entrances from drafts, and help to keep heating costs down.

- three- or four-wing design
- manual operation, positioning, Servomatic or automatic drive system
- flexible options (night shields, air curtain, locks etc.)
- Inside diameter of door from 2000mm to 3400mm



KTV 4



KTV Atrium

# Office buildings

## Entrance doors

Automatic doors:

Thanks to its low profile width, the FLEX system allows plenty of light penetration. Offering high user convenience and easy accessibility, the DORMA ST FLEX invokes an inviting atmosphere.

The profile system is tested for a minimum service life of 1 million cycles

- attractive glass surfaces, thanks to slender frames
- high stability and torsional rigidity
- excellent insulation features thanks to interlocking side seals and top and bottom seals
- very flexible and adaptable to project requirements



ST FLEX



ST FLEX Secure



SST FLEX



# Office buildings

## Entrance doors

Automatic swing doors:

Modern swing door operators are the all-rounder of the dormakaba operators. They are easy to handle and highly flexible. The operators have a small size and can be easily adapted to the individual needs thanks to its modular design.

Despite its strength, the drive is so quiet in operation that it is hardly noticed.

- modular design and variable functional range
- for single- and double-leaf swing doors
- may be installed as a push or pull version
- can be used for opening support or as a fully automatic drive.
- reliable even at very low temperatures.



ED 100/250



ED 250



PORTEO

# Office buildings

## Solutions for emergency exits

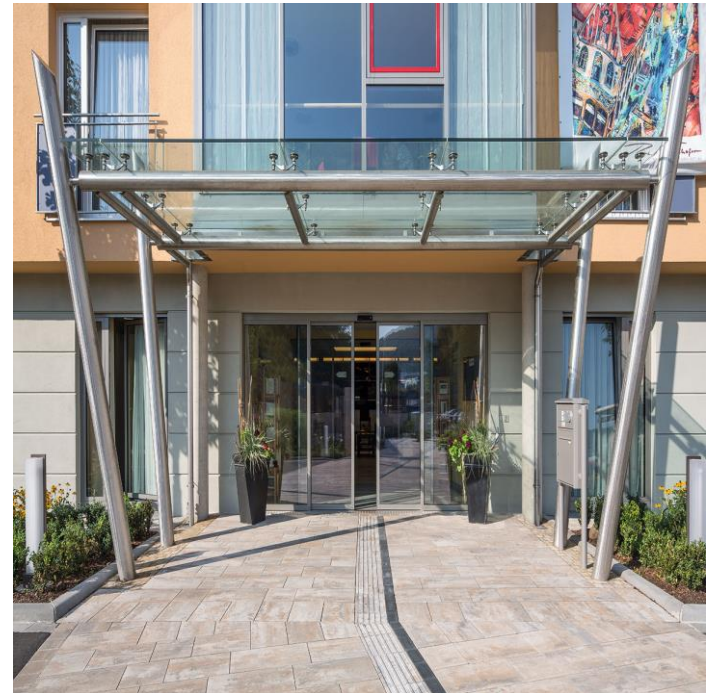
### Anti-panic doors

In order to ensure better evacuation process, side doors could be equipped by panic hardware to ensure fast and hazard-free emergency exits.



### Automatic sliding door SST

The SST breakout sliding door looks like a standard sliding door, but ensure escape route width almost to amounts of the full door width through inserted breakout hinges function.



# Office buildings

## Physical access system

Complex solutions for office buildings

Half-height and tripod turnstiles are ideal for use in stylish interiors thanks to their wide range of design options. *These stylish turnstiles together with elevators intelligent destination-control systems provide improved people traffic management and security for flexible access control to working places.* All units can be combined with time recording systems and ID readers, including contactless and biometric systems.

- smooth and silent running performance
- minimal power consumption
- comfortable passage thanks to servo positioning drive
- space-saving variants available
- barrier-free solutions with automatic swing doors in matching design
- also suitable for emergency and escape routes when combined with swing doors



Argus HSB half-height sensor barriers



Charon half-height turnstiles



Kerberos tripod turnstiles

# Office buildings

## Electronic data & access

**Kaba evolo**, a modern access system for the future, security that looks good.  
Existing mechanical key systems can be co-managed with ease and complemented by Kaba evolo's digital components.



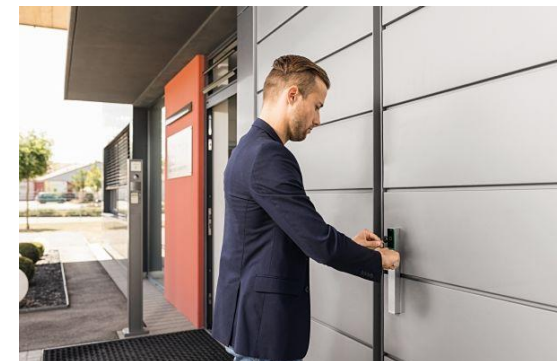
# Office buildings

## Electronic data & access

**Evolo C – lever compact** is the first electronic door furniture solution which replaces a mechanical lever handle and is completely independent from the cylinder.

Almost any room can be organized, using this electronic solution. For example, access rights could be given to different user groups or individual persons for different rooms on different dates and at varying times, permanently or temporarily.

It is particularly suitable for office doors, and can be easily fitted either to timber or to glass doors.



### **Evolo C – lever pro**

The quality materials meet high standards in terms of robustness, weather resistance and security. The c-lever pro with TouchGo function detects when you are carrying an authorized transponder in your pocket, so you can enter the room by simply pressing the door handle as normal.

In addition, it offers protection against intrusion and fires, the c-lever pro can be used for emergency exits and escape routes.

C-lever pro is suitable for mounting on aluminum and timber doors.

# Office buildings

## Electronic data & access

### Digital cylinder

The digital cylinder controls access to the right areas at the right times. The digital cylinder is suitable for any interior or weather-proofed exterior door from timber or aluminum.

The system is extremely easy to use: simply hold the badge up to the outside knob and the cylinder will emit a visual and acoustic signal to indicate whether access can be granted. On the same time it is a protected cylinder, even if the outside part will be destroyed, the premises will stay locked.



**Compact reader 9110** with elegant high-gloss finish can be integrated easily into existing buildings.

Simply present either a card, key fob or key with RFID transponder clip to the reader and enter.

It can be used either as a reader to monitor the organization or for access control.

It is available in two designs:

- with a spacer frame for use indoors (surface wiring) or
- with rear panel and sealing pad for use in protected outdoor areas (flush-mounted wiring).

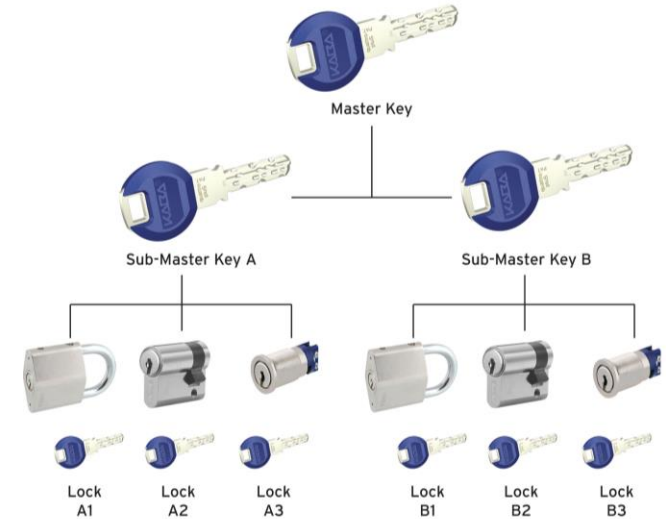


# Office buildings

## Mechanical key system

**Master key systems** are a key plan whereby selected keys can open a number of pre-defined doors. It helps maintain better control. dormakaba master key systems are among the most secure in the world. Here is what you get with a dormakaba master key system:

- A system designed specifically for your needs
- A tailor-made key plan
- Integration into your access control system if required.



## Kaba penta - Perfection and Flexibility

The high security of Kaba penta is based on the sophisticated technology inside the cylinder lock. Kaba penta cylinder locks are one of the most secure on the market against the most common opening methods. The bumping method - which can open a common cylinder lock with a specially prepared key and a hammer with leaving any traces of force - is no topic for the owner of a Kaba penta cylinder lock.



# Office buildings

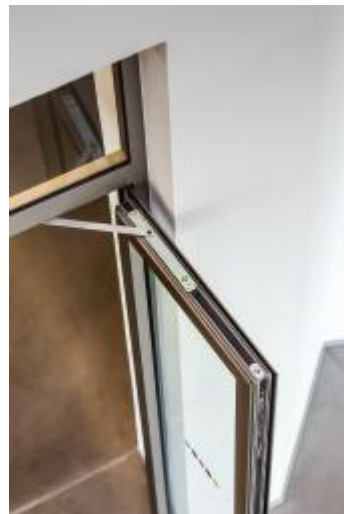
## Door closers

**Cam action door** closers system provide a high-quality architectural solution for all project application requirements. Designed especially for interior applications.



### DORMA ITS 96

- Concealed installation
- Door leaf thickness  $\geq$  40 mm
- Cushioned limit stay
- Optional hold-open
- Adjustable latch action
- Anti-tamper protection.



### DORMA TS 93

- Perfect solution for all applications
- Door widths up to 1250 mm / 1600 mm
- For single- and double-leaf doors
- Suitable for all fixing positions
- Modular system.





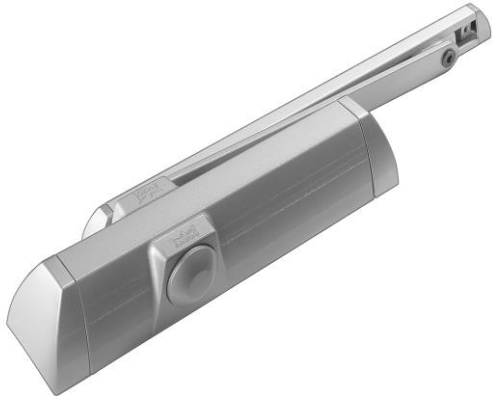
# Office buildings

## Door closers



### DORMA TS 92/91

- Especially for interior applications
- Door widths up to 950 mm (TS 91) / 1100 mm (TS 92)
- For single- and double-leaf doors
- Easy installation
- Quickly adjustable
- Suitable for timber, metal and glass doors



### DORMA TS 90 Impulse

The DORMA TS 90 Impulse combines technical superiority with outstanding value, and unites advanced design

- Outstanding value and advanced design
- Door widths up to 1100 mm
- For single-leaf doors
- Easy installation
- Long service life
- Certified manufacture to ISO 9001
- Suitable for timber and metal doors

# Office buildings

## Door levers



### OGRO by Architects

The OGRO by Architects product range exemplifies DORMA's decades of close cooperation with architects and designers. OGRO by Architects gives you the opportunity to realize your own creative ideas.

### DORMA OGRO

The OGRO range of door furniture offers attractive, technically proven solutions for satisfying the most exacting demands in project builds.

### DORMA Pure

The DORMA Pure range comes in an attractive design of functional quality. Fittings are characterized by their proven technology and operational reliability.

# Office buildings

## Emergency exits and escape routes



Dorma PHA 2500 for timber doors



Dorma PHA 2500 for glass doors

### Panic hardware

- Reliable systems provide security on escape routes and emergency exits
- High-quality appearance with no visible fixing screws
- Fully controlled, reliable closing
- Easy to install
- Readily adaptable to different door widths and heights
- Excellent range of accessories

**Entrance:** The door will automatically open by pushing door panic bar.

**Remote access:** The door will automatically open by receiving fire alarm signal



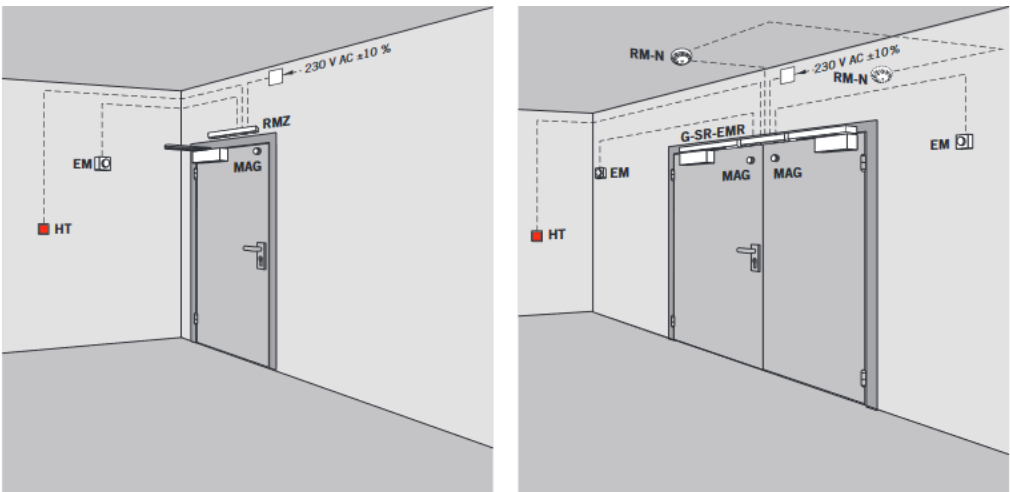
Dorma PHB 3000



Dorma PHA 2000

# Office buildings

## Emergency exits and escape routes



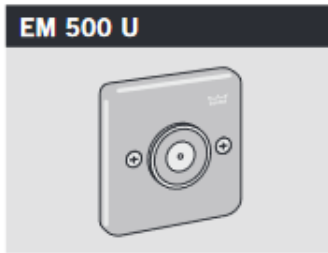
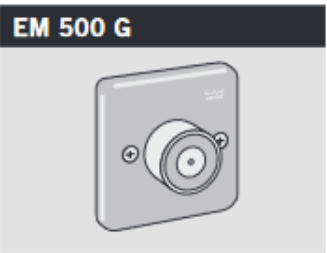
- EM = Electro-magnet
- HT = Manual release pushbutton
- MAG = Armature plate
- RM-N = Smoke detector (ceiling-mounted)
- RMZ = Smoke detector (lintel-mounted)
- G-SR-EMR = Door co-ordinator with integral smoke detector

### Hold-open devices (magnets)

#### Work

Normally, the doors stay in open mode, fixed by holding magnets

In case of fire alarm signal receiving, the doors will automatically closed.



# Office buildings

## Access management

Complex solutions for office buildings

DORMA TMS BASIC SET



In order to ensure additional safety, we recommend to use electromechanical locking devices, that meet the following criteria:

- Should ensure unblocking doors by pressing visible and recognizable button
- Electromechanical locking devices should unblock being under anti-load

DORMA TV 500 / TV 500 DCW



TMS SOFTWARE

Electrical systems that adding mechanical Anti-panic systems should ensure:

- Information about door unit mode in real time
- Compatibility with sensors of fire or security systems
- Safety (when the power is turned off, the door unit should be unblocked immediately), the door should leave locked for outside entering through mechanical Anti-panic system.



TMS CONTROL PANEL



# Office buildings

## Interior Glass Systems

Wall connection profile, which is available in aluminum or stainless steel and with various surfaces, provides a clean, elegant finish of toughened glass constructions toward the wall, the ceiling and the floor. It ensures the secure hold of side parts or fanlights.

Your benefits:

- Secure hold thanks to a load-bearing profile
- Elegant aluminum or stainless steel closure
- Surface: anodized aluminum and RAL colors as well as stainless steel

Wall connection profile, 2-leaf door with Universal patch fittings



# Office buildings

## Interior Glass Systems – profile systems

**Alexa 45** system provides a lot of solutions, matching the needs of every installation environment. The system are coupled from slim connecting profiles for glass thickness 10-12mm. Maximum system height is up to 3.00m. Swing or sliding glass doors could be integrated into the system using automatic sliding door operator *Magneo*, swing operator *Porteo* or door closer *TS 92*. The system glass doors could be equipped with electric strike and electro magnet for access control.

\*depending on your needs, Alexa interior glass system could be offered in different profile systems. For more information, please ask your sales representative.

**UNIQUIN** system offers you flush-mounted profiles, fittings, and locking systems in a uniform design. UNIQUIN accepts separator elements made of glass and wood or other materials in thicknesses up to 19mm. Decoupled glass mount offers sound protection. Access control could be integrated into the system for special security.

### Alexa 45 interior glass system\*



### UNIQUIN interior glass system



# Office buildings

## Interior Glass Systems

Thanks to a wide range of basic shapes and variants, dormakaba fittings allow implementation of any toughened glass systems.

Systems can be equipped with many differently arranged solid parts, fin fittings and corner fittings in every desired angle degree for double-action and single-action doors in 1 and 2-leaf versions.



Mundus



UNIVERSAL



Tensor



UNIVERSAL Arcos

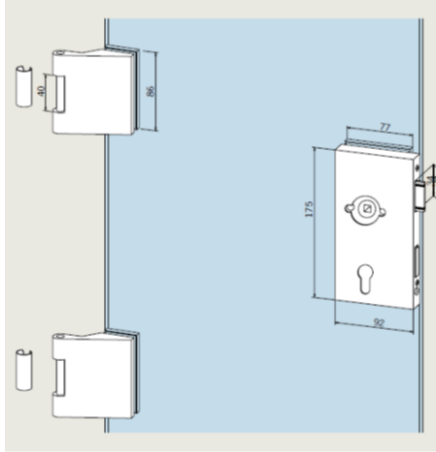
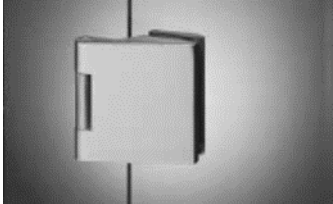




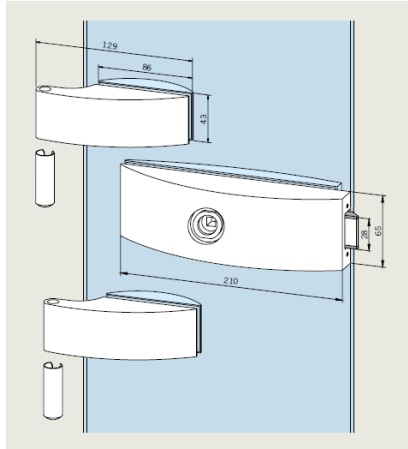
# Office buildings

## Interior Glass Systems

Office Classic



Office Arcos



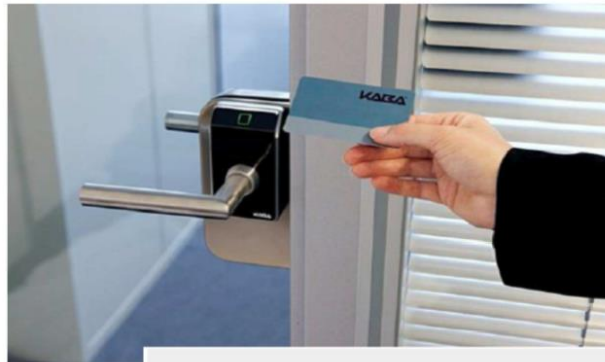
# Office buildings

## Interior Glass Systems

### Office Junior

### Innovation and high-quality design in one: Evolvo C-lever compact + Office Junior

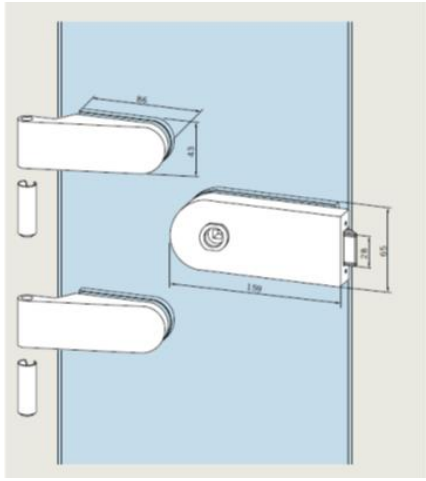
Existing **Office Junior** lock could be retrofitted with **Evolvo C-lever compact**. In no time your mechanical door handle becomes a flexible electronic door solution with the option of granting temporarily or permanently access rights.



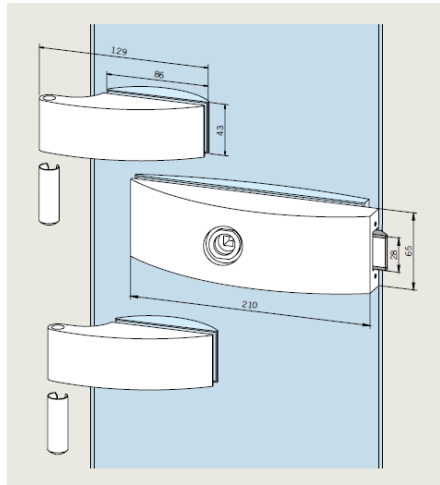
# Office buildings

## Interior Glass Systems

Studio Rondo



Studio Arcos



# Office buildings

## Interior Glass Systems – sliding door systems

Muto sliding door system



Using of dormakaba interior glass systems will ensure elegant, transparent and functional office building design. Every room obtains an indistinguishable face with *manual sliding door systems* like **Muto** and **Manet**.

Manet sliding door system



# Office buildings

## Interior Glass Systems – sliding door systems

Outstanding user convenience and unique operational behavior characterize the automatic sliding door operator **CS 80 MAGNEO**. The door is driven by the magnetic. The sliding door operator is extremely versatile as it is suitable for in-wall (corridor) or on-wall (face-fix) installation, with both handing options available.

CS Magneo 80 - automatic sliding door system



**HSW** Horizontal sliding walls are used in a wide range of different project types, and for both internal and external applications. They can satisfy a broad spectrum of requirements in relation to styling, material and finish or colour, and can also be mixed and matched as desired into flexible system.

HSW horizontal sliding door system



# Office buildings

## Interior Glass Systems – sliding door systems

**FSW** horizontal sliding wall system is suitable for a linear assembly pathway. Thanks to its easy and space-saving folding technology, separate park construction is not required. Coupling either two or four panels allows for glass fronts to be expanded as you wish - for spacious transparency and creative leeway

FSW horizontal sliding door system

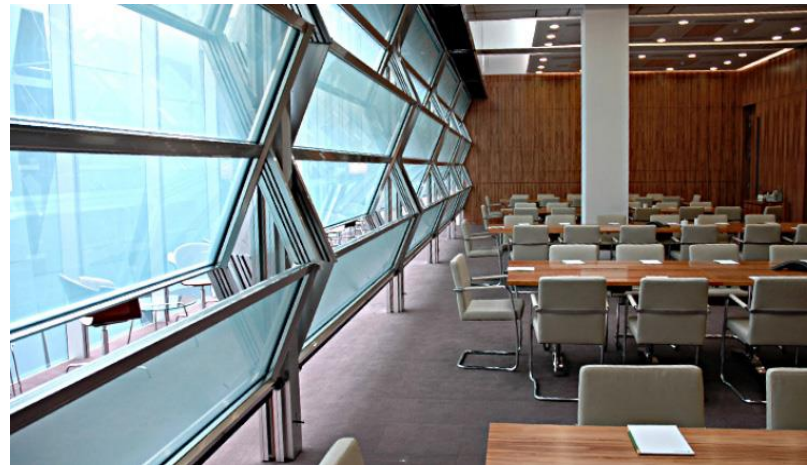


# Office buildings

## Conference & meeting rooms



**SKYFOLD** – Vertical retractable acoustic folding walls. The unique fully automatic system without analog on the market offers very good isolation and could be installed almost everywhere: system length is unlimited & system height – up to 14.00m. The vertically stacking configuration has allowed to optimize the space, dividing meeting or exhibition space as you wish.



# Office buildings

## Conference & meeting rooms



**VARIFLEX** – movable walls with intelligent solutions for sophisticated interior design requirements. Movable walls are offered from manual mode through semi-automatic to fully automatic mode in series: Variflex 88, Variflex ML 88, Variflex EI 30 with various stacked positions.

The system haven't limits for length, but the panel should be up to 1.25m, system height is up to 14.00m.





# References

Complex solutions for office buildings



1. Capital Fort Business Center - Sofia, Bulgaria

2. Torre Agbar – Barcelona, Spain

3. The Shard – London, Great Britain

4. WMF communications center - Geislingen/Steige, Germany

5. Millennium building - Sofia, Bulgaria



In case you need more  
information, please contact us!