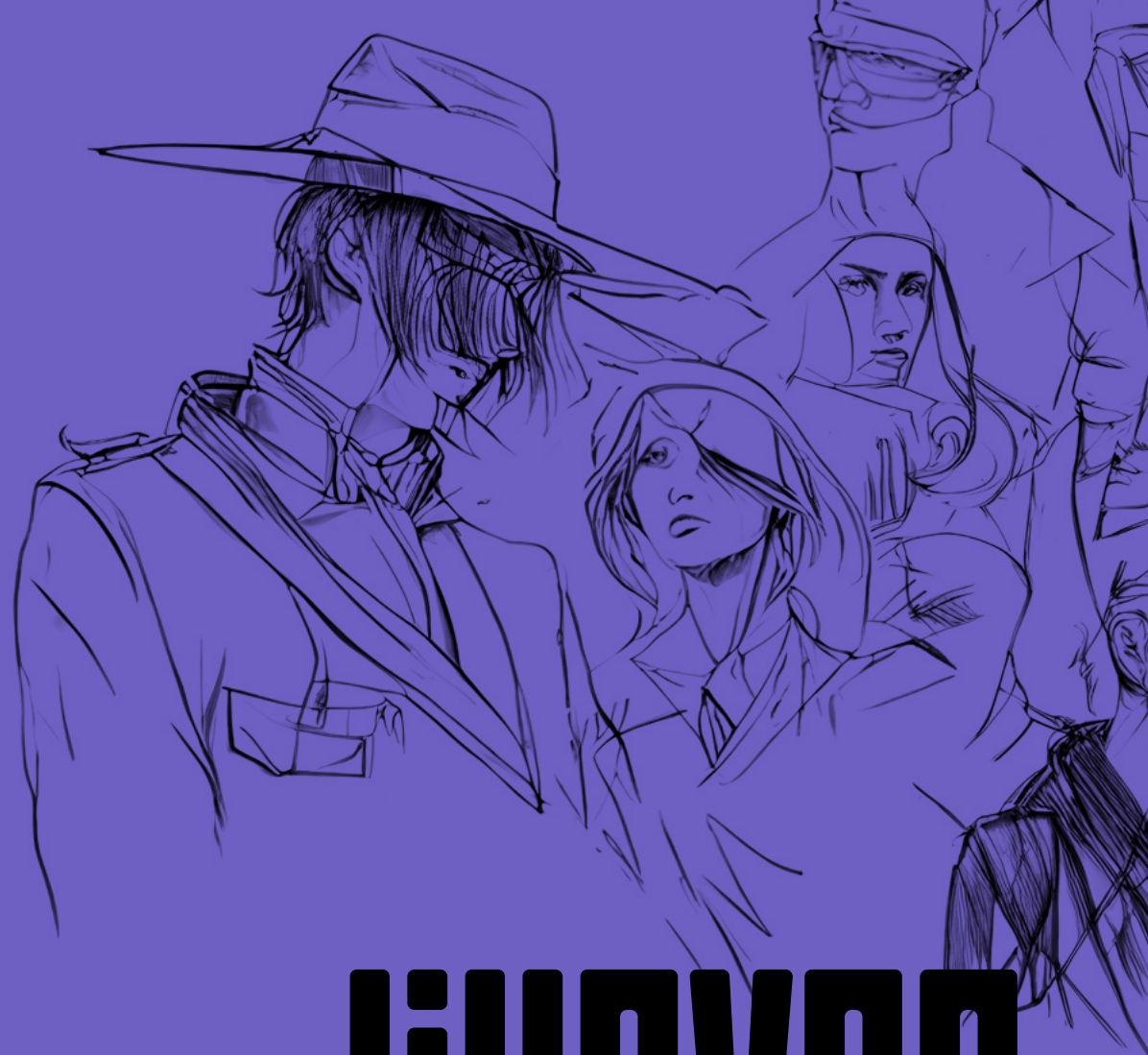


STANDARDS CATALOGUE

STAGE ONE



CHOVAR
*Spirit of
Smichov*

CONSTRUCTION STANDARDS AND TECHNICAL FACILITIES FOR FLATS

VERTICAL LOAD-BEARING STRUCTURES

- Combination of reinforced concrete and masonry wall system made of sand lime bricks.

HORIZONTAL LOAD-BEARING STRUCTURES

- Reinforce concrete monolithic slab.

STAIRCASES

- Reinforced concrete prefabricated wings.

FAÇADE

- Thermal insulation composite system with coloured skim plaster, or brick lining, ventilated façade clad with sheet steel, or glassfibre reinforced concrete panels, as per architect's choice.

BALCONY AND TERRACE RAILINGS

- Steel painted in dark colours, as per project documentation.

SHADING

- Preparation for installation of external blinds (box, power supply).

ROOF

- Flat, thermally insulated, UV-resistant PVC waterproofing, or modified bitumen strips, with extensive/intensive greenery.

GARAGE GATES

- Remote control or smartphone control sectional door with electric actuator.

WINDOWS AND BALCONY DOORS

- Frame: aluminium as per architect's choice, dark interior colour, dark exterior colour.
- Glass: thermally insulating triple glazing.
- Exits to balconies and terraces: swinging or sliding doors, as per project documentation.
- Railings outside windows: glass.

MAIN BUILDING DOOR

- Glazed aluminium door (door closer, panic handle, buzzer), opened with el. chips.

MAIN FLAT DOOR

- Security door (class 3), width 900 mm, rebated, height 2,100 mm, CPL surface, smooth, fire-resistant, steel frame (dark colour).
- Security hardware: knob/handle, security lock, peephole, wooden or ceramic threshold, door closer as per project documentation.

INTERIOR DOORS

- Solid doors, no threshold, CPL white surface, height 2,100 mm, non-rebated, hidden hinges, magnetic latch bolts.
- Outer door frames.
- Door leaves between the hallway and living room are solid or partly glazed, as per chosen standard.
- Interior hardware: rosette, as per architect's choice.

PARTITIONS AND INSTALLATION SKIN WALLS

- As per project documentation: masonry or drywall.

INTERNAL WALL SURFACES

- Walls in dwelling units: single-layer lime gypsum plaster with paint (white, abrasion-resistant).
- Walls in shared areas: single-layer lime gypsum plaster, skim sections, visible concrete, tiles, as per architectural design.
- Garages and utility rooms: concrete walls or masonry with dust-free coat or white paint.

BASEMENT CUBICLES

- Separate, masoned, lockable, with lighting, located on the underground floor.
- Wooden doors, width 700 mm, height 1,970 mm, steel frames.
- Inner walls: concrete or masonry with dust-free coat or white paint.

CEILING SURFACES

- Ceilings in dwelling units: gypsum skim, suspended drywall ceilings in flat hallways, bathrooms, toilets and other rooms as necessary to cover distribution lines and installations.
- Ceilings in shared areas: gypsum skim, visible concrete, suspended drywall ceilings to cover distribution lines and installations.
- Ceilings in shared areas: gypsum skim, visible concrete, suspended drywall ceilings to cover distribution lines and installations.

FLOORS

- Living room, bedrooms, hallway, kitchenette: glued wooden or vinyl flooring, no threshold strips, as per chosen standard.
- Bathroom, toilet: ceramic tiling, as per chosen standard.
- Garage: epoxy coating or polyurethane skim.
- Lobby, closet: glued wooden or vinyl flooring/ceramic tiling, as per chosen standard.
- Balcony, terrace: large-format ceramic tiles laid on discs.
- Shared corridors, landings: ceramic tiling as per architectural design.

TILING

- Bathroom, toilet: ceramic tiling as per chosen standard, tiling height up to suspended ceiling.
- Kitchenette: no tiling.
- Ceramic wall and floor tiling faced with jointing compound as per chosen standard.
- Corner and end strips: polished stainless steel.
- Inspection doors made of drywall with embedded tiling, aluminium frames, hidden push lock.

WINDOW SILLS

- Exterior plating: varnished aluminium sheet, dark colour.
- Interior sills: wooden DTD laminated boards, dark colour.

SANITARY FIXTURES

- Bathtub: white steel, with acoustic insulation mat, overflow filling.
- Shower box with groove drain and sliding or swinging door made of clear glass.
- Washbasins: white, ceramic, chrome-plated sink traps, click-clack plug.
- Toilet: white, hanging, with integrated bidet shower, ceramic, plastic soft-closing seat, reservoir: skin wall module, white control button.
- The hallway, bathroom or closet has preparation for washing machine connection as per drawing documentation.
- Washbasin taps: lever-type, top-mount, chrome-plated.
- Shower and tub taps: lever-type, countersunk, shower set, chrome-plated.

SANITARY INSTALLATIONS

- Cold and hot water inlets to the dwelling unit have secondary unit water meters with remote M-bus reading.
- The fitted kitchen preparation includes connections for sewerage and cold and hot water pipes, which are terminated at a position as per project documentation.
- Selected front gardens and terraces has frost-resistant watering valves as per project documentation.
- Hot water temperature maintenance: HWAT system.

HEATING

- Flat heating is via floor heating.
- The flat distributor is mounted in the dwelling unit lobby, hallway or closet, as per project documentation.
- Individual temperature control for each residential room.
- Consumption metering using calorimeters with remote M-bus reading.
- Bathrooms have electric ladder heaters, chrome-plated.

AIR-HANDLING SYSTEM

- Local air-handling unit for flat ventilation, including heat recovery.
- The use of circulating fume hoods in flats is assumed.

AIR-CONDITIONING

- Preparation (connection boxes, distribution pipelines, cabling, condensate drain) for installation of indoor and outdoor air-conditioning units for flats on the top floors.

SMART HOME CONTROLS

- Smoke detector.
- Automated ventilation and heating control based on required temperature.
- Immediate overview of heat and water consumption.
- Preparation for air-conditioning controls.
- Preparation for window blind controls.
- Window contacts in flats with preparation for A/C.
- Preparation for home control via smartphone or tablet app.
- The flat comes with a tablet for home control combined with a video entry phone.

ELECTRICAL INSTALLATIONS HEAVY-CURRENT

- The flat distribution board is installed in the lobby or planned wardrobe or utility room.
- Cables for the fitted kitchen, connected to the flat distribution board, will be terminated in an installation box behind the assumed fitted kitchen location to enable a standard scope of electrical installations.
- Each room has a cable outlet for installation of a ceiling-mount lighting fixture (with the exception of the building façade, lighting fixtures are not part of the flat supply).
- Light switches and sockets: standard white plastic, control buttons for smart home controls.
- Balconies and terraces have a power socket and a wall or ceiling-mount lighting fixture.

ELECTRICAL INSTALLATION LIGHT-CURRENT

- The flat distribution board with an optical network connection is installed in the dwelling unit lobby or planned wardrobe or utility room.
- Each residential room has a data socket and a shared TV antenna socket.
- The flat has a video entry phone tablet for communication and controlling the main building door. The door bell button is installed in the corridor outside the dwelling unit door.
- An autonomous smoke detector is installed in the flat lobby or hallway.

CCTV SYSTEM

- Cameras monitoring building entrances and the garage entrance.

ELECTRIC CAR CHARGING

- Preparation in garage electric distribution boards.

BUILDING ENERGY PERFORMANCE

- Primary energy from non-renewable sources will be class B according to the building PENB.
- Total energy supplied to the building will be class B.

WALL AND FLOOR TILING BASIC SERIES

Series	Abitare TRUST
Material	ceramic wall and floor tiles
Wall tile dimensions	600 × 600 mm
Wall tile thickness	9 mm
Wall tile shades	White, Silver, Beige, Gray, Black
Floor tile dimensions	600 × 600 mm
Floor tile thickness	9 mm
Floor tile shades	White, Silver, Beige, Gray, Black
Jointing compound	colour of the tiles



White



Beige



Silver



Gray



Black

WALL AND FLOOR TILING ADDITIONAL SERIES

Series	Refin PLAIN
Material	ceramic wall and floor tiles
Wall tile dimensions	600 × 600 mm
Wall tile thickness	9 mm
Wall tile shades	Mist, Cinder, Nickel, Iron
Floor tile dimensions	600 × 600 mm
Floor tile thickness	9 mm
Floor tile shades	Mist, Cinder, Nickel, Iron
Jointing compound	colour of the tiles



Mist



Cinder



Nickel



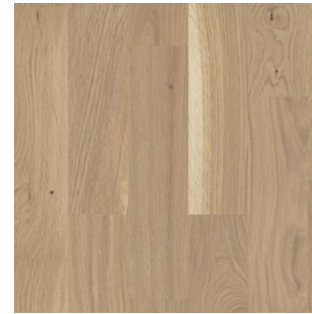
Iron

WOODEN FLOORING

Plank dimensions	2 200 × 215 mm
Plank thickness	14 mm
Surface veneers	Elephant Grey Oak, Finale Natural Oak, Grey Harmony Oak, Warm Cotton Oak, Brazilian Brown Oak, Natural Oak Lacquer, White Oak Lacquer
Laying method	glued
Floor fittings	flooring cover or white (angular)



Oak Elephant Grey



Oak Finale Natural



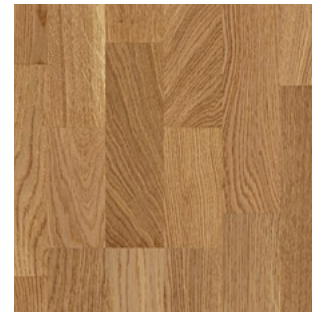
Oak Grey Harmony



Oak Warm Cotton



Oak Brazilian Brown



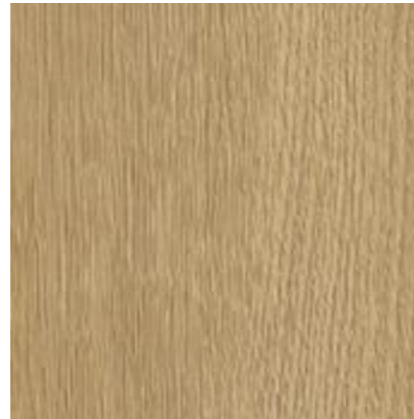
Oak Natural Lacquer



Dub Bleached Lacquer

VINYL FLOORING

Plank dimensions	1 200 × 210 mm
Plank thickness	2,5 mm
Surface veneers	White Oak, Natural Oak, Sandy Oak, Dark Brown Oak, Ivory Liberty Jasan, Vanilla Liberty Jasan
Laying method	glued
Floor fittings	flooring cover or white (angular)



White Oak



Natural Oak



Sandy Oak



Dark Brown Oak



Ivory Liberty Jasan



Vanilla Liberty Jasan

INTERIOR DOORS

Dimensions	high 2,100 mm, non-rebated
Door frames	outer, mitred
Surface	white
Door leaf	solid (glass only for living room door) toilet, bathroom and closet doors undercut (no ventilation grilles)



M&T handle with round rosettes

END COMPONENTS

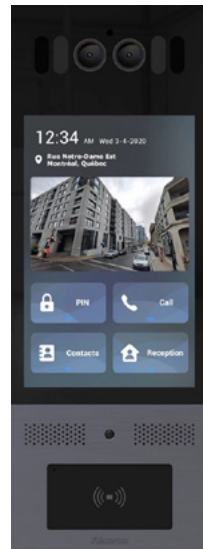
Series	LOXONE Touch Tree white
Colour	white RAL 9003
Touch type	5 touch points, capacitive surface sensing
Sensors	Integrated temperature and humidity sensor
Power supply	24 V DC



Button/Switch

INTERCOM

Series	AKUVOX
Design	stainless steel
Display	8"
Resolution	better - dual camera
Interface	NFC, BT, card, code, QR code, face ID
Security	cameras for security



AKUVOX X915



AKUVOX Tablet X933

WASHBASINS

Manufacturer	LAUFEN PRO S
Washbasin dimensions	600 × 465 × 95 mm
Double washbasin dimensions	1200 × 465 × 95 mm
Hand washbasin dimensions	450 × 340 × 85 mm
Asymmetric hand washbasin dimensions (length, width, height)	480 × 280 × 85 mm
Shape	rectangular
Material	ceramic, white
Taps	washbasin top-mount, lever-type, chrome-plated
Plug	click-clack
Sink trap	chrome-plated



Washbasin



Double washbasin



Hand washbasin



Hand washbasin – asymmetric right



Hand washbasin – asymmetric left

LAUFEN

TAPS

Manufacturer	LAUFEN PRO S
Taps	top-mount, lever-type
Surface finish	chrome-plated
Plug	click-clack
Sink trap	chrome-plated

LAUFEN



Cold-start washbasin tap, 130 mm



Cold-start washbasin tap, 140 mm



Cold-start washbasin tap, 106 mm



Cold-start washbasin tap, 110 mm

TOILTET

Manufacturer	LAUFEN CLEANET NAVIA
Dimensions (length, width, height)	580 × 370 × 380 mm
Max. flow	3,5 l/minute
Including	slow-closing seat, controller with a stainless steel turning knob, requires water and electricity connection
Material	ceramics
Colour	white LCC
Instalation type	hanging
Accessories	seat, toilet control button - white



Rimless hanging toilet with an intergrated bidet shower



Control button for toilet

LAUFEN

SHOWER BOX

Series	HÜPPE Concept 400
Material	chrome, 6 mm transparent glass

Series	SanSwiss Top Line-S
Material	chrome, 6 mm transparent glass

TROUGH DRAIN AND COVER GRATING

Dimensions	750 × 60 mm
Description	In-drain, cover grating and drain
Material	metal



HÜPPE Concept 400



SanSwiss Top Line-S



cover grating and drain

SHOWER

Head shower

Dimensions	Ø 300 mm, round
Material	polished stainless steel
Flow rate	12 l/min
Accessories	shower arm, countersunk shower/bathtub kit



Head shower



Hand shower

Hand shower

Manufacturer	LAUFEN
Dimensions	Ø 120 mm, round
Material	chrome-plated
Flow rate	5.7 (l/min at 3 bar)
Accessories	hose, hose connection to bracket



Laufen top set of concealed bath/shower mixer with switch, chrome



1/2" shower hose connection with hand shower holder

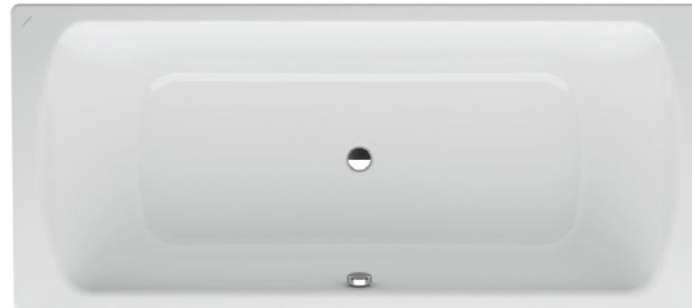
LAUFEN

BATHTUB

Manufacturer	LAUFEN Moderna Plus
Dimensions (length, width, height)	1700 × 750 × 410 mm (1580 × 640 × 410 mm internal)
	1800 × 800 × 450 mm (1660 × 680 × 450 mm internal)
Material	steel
Bathtub capacity to overflow edge (l)	194 l and 264 l
Taps	flush-mounted, chrome, shower set, overflow filling
Plug	chrome
Sink trap	chromome-plated bathtub
Accessories	steel legs



1700 × 750 × 410 mm



1800 × 800 × 450 mm

LAUFEN

BATHROOM RADIATOR

Series	Zehnder ZETA
Dimensions	1200 x 500 mm
Material	chrome finish
Connection	electricity heating rod



OUTLETS

Series	SystemAir outlets and valves
Colour	RAL 9003
Size	Slit outlet: 300, 450, 600 Bypass plate valve: 63, 80, 100, 125, 160, 200



Slit outlet



Bypass plate valve

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Lihovar Standards Catalogues

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