

STANDARDS FOR 7th FLOOR



LIHOVAR
*Spirit of
Smichov*

BUILDING STANDARDS AND APARTMENT FIT-OUT

VERTICAL LOAD-BEARING STRUCTURES

- Reinforced concrete structure

HORIZONTAL LOAD-BEARING STRUCTURES

- Reinforced concrete monolithic slab

STAIRCASES

- Reinforced concrete prefabricated or steel flights, as per project documentation

FAÇADE

- External thermal insulation composite system (ETICS) with pigmented render finish, or clay brick slip cladding, as per project documentation
- Ventilated façade clad with sheet metal, or glass-concrete panels, as per project documentation

BALCONY AND TERRACE BALUSTRADES

- Galvanised steel with dark colour coating, as per project documentation

SHADING

- External electrically-operated aluminium venetian blinds in dark colour, including controls, connected to the building weather station

ROOF

- Flat, thermally insulated, with PVC waterproofing membrane resistant to UV radiation, or modified bitumen membranes

GARAGE DOORS

- Sectional entrance doors with electric drive, operated by chip or licence plate reader

WINDOWS AND BALCONY DOORS

- Frame – aluminium as selected by the architect, dark colour both internally and externally
- Glazing – thermal insulating triple glazing
- Access to balconies and terraces – hinged or sliding doors, as per project documentation
- Balustrades in front of French windows – safety glass or metal with dark colour coating, as per project documentation

SKYLIGHT TUBES

- Skylight tubes with acrylic dome over the internal staircases of maisonette apartments (rigid tube with reflective lining, terminated by a circular diffuser)

WINDOW SILLS

- External flashing – coated aluminium sheet, dark colour
- Internal window sills – stone, as selected by the architect

BUILDING ENTRANCE DOORS

- Aluminium frame with insulating safety glazing; door closer, panic exit device, and intercom with electric door release; RFID chip access control

APARTMENT ENTRANCE DOORS

- Security doors (class 3), width 900 mm, semi-rebated, height 2200 mm, CPL surface finish, smooth, fire-rated, steel door lining in dark colour, acoustic insulation $R_w = 39$ dB
- Security ironmongery: fixed knob externally / lever handle internally, security lock cylinder, door viewer, wooden or ceramic threshold, door closer as per project documentation

INTERNAL DOORS

- Solid doors, threshold-free, lacquered white, height 2200 mm, rebateless (flush), concealed hinges, magnetic latches

- Wrap-around door lining (with integrated architrave)
- Pocket sliding doors in selected units
- Door leaves between hallway and living room – solid or partially glazed, depending on selected standard
- Interior ironmongery – lever handles on rose plates, as selected by the architect

PARTITIONS AND SERVICE WALLS

- Partitions are gypsum drywall or masonry using calcium silicate blocks with lime-gypsum plaster
- Service walls built from aerated concrete blocks or gypsum drywall as per project documentation

INTERIOR WALL FINISHES

- High quality washable paint (matt white)
- Walls in common areas – single-coat lime-gypsum plaster, high quality washable paint, decorative renders, exposed concrete or wall tiles as selected by architect
- Garages and plant rooms – concrete walls or masonry with dustproof coating or paint

STORAGE ROOMS

- Individual lockable masonry compartments with LED lighting activated by integrated motion sensor, ventilated, located in basement level
- Doors wooden or metal as per project documentation, width 700 mm, height 1970 mm, metal door lining

- Internal walls – concrete or masonry with dustproof coating or white paint

CEILING FINISHES

- Ceilings in apartments – lime-gypsum skim coat, suspended gypsum drywall ceilings in apartment hallways, bathrooms, WC and other rooms as required to conceal services and installations, painted white (washable)
- Ceilings in common areas – lime-gypsum skim coat, suspended gypsum drywall ceilings to conceal services and installations, white paint or exposed concrete
- Ceilings in garages, storage rooms and plant rooms – dustproof coating or white paint, localised thermal insulation

FLOOR FINISHES

- Living room, bedroom, hallway, kitchen area – bonded engineered wood flooring, no transition strips, as per standard selection. Option of herringbone pattern installation, dimensions 15,5 x 100 x 600 mm
- Bathroom, WC – ceramic floor tiles, matt, as per standard selection
- Entrance hall, storage room – bonded engineered wood flooring or ceramic floor tiles 120 x 60 cm, matt, as per standard selection
- Balcony, loggia – large format ceramic floor tiles 60 x 60 cm laid on pedestals
- Terraces – thermo-ash timber decking (60 x 60 mm) or large format ceramic floor tiles x cm laid on pedestals in selected units, as per project documentation. A combination of both is also possible.

- Common corridors, landings, staircases – ceramic floor tiles as selected by architect, recessed entrance matting zones at building entrance and in front of apartments
- Storage rooms and plant rooms – epoxy coating
- Garage – epoxy coating or resin screed

WALL TILES

- Bathroom, WC – ceramic wall tiles 120 x 60 cm, gloss finish, as per standard selection, tiling height to gypsum drywall ceiling
- Ceramic wall and floor tiles grouted with grouting compound as per standard
- No corner or finishing trims – stone mitre joints
- Frameless access panels with push-lock concealed mechanism

SANITARYWARE

- Shower enclosure with tray and sliding or hinged clear glass doors as per project documentation
- Washbasin and small washbasin – white, ceramic, siphon, click-clack pop-up waste, white
- WC – white wall-hung smart WC with wellness functions (bidet, odour extraction from the pan), soft-close plastic seat, concealed cistern with in-wall frame system
- Each additional WC white without bidet shower, soft-close plastic seat, concealed cistern with in-wall frame
- In maisonette apartments, additional WC with integrated bidet shower may be specified in selected bathrooms and WC rooms as per project documentation
- Washing machine connection point provided in hallway, bathroom or storage room as per drawings

- Washbasin mixers – lever, pillar type, as per standard selection. Option of Laufen PURE concealed mixers in chrome or black finish
- Shower and bath taps – lever, concealed, shower set, ceiling-mounted overhead shower, as per standard selection
- Bath tub – white, Marbond, rectangular, with sound insulation pad, overflow filling, as per project documentation

COMMON AREA AMENITIES

- Automatic irrigation system for common areas in the inner courtyard
- A4-size letter boxes recessed into the building entrance lobby
- Bicycle storage and pram storage room
- Wayfinding and signage system
- Dedicated waste room for general and separated waste bins within the building
- Wash station for dogs and bicycles

PLUMBING INSTALLATIONS

- Apartment sub-meters with M-bus remote reading are installed on the cold, hot and utility water supply lines to each apartment

- Kitchen connection preparation includes waste pipes and cold and hot water supply pipes, terminated in position as per project documentation
- Frost-free water valves installed on selected terraces as per project documentation
- Hot water temperature maintenance – HWAT system

HEATING AND COOLING

- Apartment heating and cooling is provided by a radiant panel system embedded in the ceiling slab and, in selected units, partially in the wall, as per project documentation. Bathrooms are heated by electric underfloor heating.
- The apartment manifold with main shut-off valve is located in the common corridor outside the apartment entrance as per project documentation.
- Individual temperature control for each habitable room and bathroom
- Heat consumption is measured by heat meters with M-bus remote reading, installed outside the apartment.
- The primary heat and cooling source is ground-water heat pumps (borehole system), with a central building gas boiler as backup heat source.

MECHANICAL VENTILATION

- Apartment ventilation is provided by a central heat recovery unit
- Recirculating cooker hoods are used in apartments

SMART HOME CONTROL

- Automatic control of ventilation, heating and cooling based on set temperature
- Real-time consumption monitoring for heating/cooling and hot and cold water
- Control of external blinds
- Home control via mobile phone or tablet application
- A video intercom tablet installed in each apartment serves for communication and control of the building entrance doors, and also functions as the smart home control panel
- Lighting control
- Control of electric heating mat in bathroom floors and under wall tiles behind towel holders
- Connected to weather station on the building roof
- Lift call to 7th floor from the Loxone system

ELECTRICAL INSTALLATION - POWER

- The apartment distribution board is located in the entrance hall within the planned wardrobe or in the plant room as per project documentation
- Kitchen cables connected to the apartment distribution board will be terminated in a junction box behind the anticipated kitchen unit position to enable standard electrical installation
- In the entrance hall (and in the storage room, if part of the apartment), V dimmable LED spot lighting is installed.
- In the bathroom (and in the WC, if part of the apartment), V dimmable LED spot lighting and a cable outlet for V mirror lighting are provided.
- In all other rooms, cable provisions are made for ceiling light installation at V.
- In the master bedroom, sockets with USB-C connectors (x V + x USB-C min. W) are provided at the bedside positions.
- An electrical socket and wall-mounted or ceiling-mounted LED light fitting are installed on balconies, loggias and terraces.
- Common areas and garages are fitted with energy-efficient LED light fittings activated by motion sensors
- Switches and sockets – white or black, plastic; smart home control buttons

ELECTRICAL INSTALLATION - LOW VOLTAGE

- The apartment distribution board with fibre optic network feed is located in the apartment entrance hall at the planned wardrobe position or in the plant room as per project documentation
- A data socket and TV aerial socket are installed in each habitable room
- A doorbell button is located in the common corridor at the apartment entrance door
- Building entrances, garages, lifts, storage compartments, bicycle storage and waste rooms will be equipped with chip-based access control
- A smoke detector connected to the smart home control system is installed in the apartment entrance hall or corridor
- Akuvox " tablets are installed for central apartment control.
- Cable provisions are made in the bathroom for an audio system connected to the central apartment control.

CCTV SYSTEM

- Cameras monitoring the building entrance, bicycle storage room, waste room and garage entrance

ELECTRICAL VEHICLE CHARGING

- Selected parking spaces are prepared for wallbox installation
- Space provision for future installation of distribution boards

RENEWABLE ENERGY SOURCES

- Photovoltaic panels installed on the building roof generate electricity for the building's common areas and garage
- Ground-water heat pumps (borehole system) for apartment heating and cooling
- Rainwater harvesting tank collecting roof water for irrigation of common green areas
- Borehole water will be used for WC flushing

BUILDING ENERGY PERFORMANCE

- Primary energy from non-renewable sources will be Category A within the building energy performance certificate (PENB)
- Total delivered energy to the building will be Category A

WALL AND FLOOR TILES

Series	Abitare TRUST
Material	ceramic wall tiles, floor tiles
Dimensions	120 x 60 cm
Thickness	9 mm
Colours	White, Beige, Grey
Grouting	according to tile colour



White



Beige



Grey

WALL AND FLOOR TILES

Series	Refin PLAIN
Material	ceramic wall tiles, floor tiles
Dimensions	120 x 60 cm
Thickness	9 mm
Colours	Mist, Cinder, Iron
Grouting	according to tile colour



Mist



Cinder



Iron

WALL AND FLOOR TILES

Series	Imola Ceramica The Room
Material	ceramic wall tiles (gloss), floor tiles (matt)
Dimensions	120 x 60 cm
Thickness	9 mm
Colours	Statuario, Grey Roots, Dove Grey
Grouting	according to tile colour



Statuario



Grey Roots



Dove Grey

WASHBASINS

Series	VAL
Washbasin dimensions	600 x 420 x 115 mm
Double washbasin dimensions	1200 x 420 x 115 mm
Hand washbasin dimensions (right)	340 x 220 x 115 mm
Hand washbasin dimensions (centre)	600 x 310 x 115 mm (length, width, height)
Shape	rectangular
Material	ceramic, white
Waste	click-clack, ceramic, white
Siphon	chrome or black



Washbasin



Double washbasin



Hand washbasin (right)



Hand washbasin (centre)

LAUFEN

WASHBASIN MIXERS

Type	pillar tap, lever, or concealed
Finish	chrome or black
Waste	click-clack, ceramic, white
Siphon	chrome or black



PURE
Washbasin mixer



PURE BLACK
Washbasin mixer



LAURIN
Washbasin mixer



LUA
Washbasin mixer



LUA BLACK
Washbasin mixer



PURE
Small washbasin mixer



PURE BLACK
Small washbasin mixer



LAURIN
Small washbasin mixer



LUA
Small washbasin mixer



LUA BLACK
Small washbasin mixer

LAUFEN



PURE
Concealed washbasin mixer



PURE BLACK
Concealed washbasin mixer

WC

Series	LAUFEN CLEANET NAVIA
Dimensions	580 x 370 x 380 mm (length, width, height)
Max. flow rate	3,5 L / min
Material	ceramic
Colour	white LCC
Installation type	wall-hung
Accessories	seat, flush plate button



Wall-hung rimless WC with integrated bidet shower



white



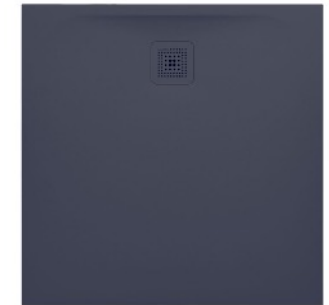
black

SHOWER ENCLOSURE

Series	ROCA Brisa
Style	sliding or hinged doors
Material	chrome, 6 mm clear glass



ROCA Brisa



shower tray, Laufen, anthracite



shower tray, Laufen, white

SHOWER ENCLOSURE

Series	ROCA Brisa
Style	sliding or hinged doors
Material	matt black, 6mm clear glass



ROCA Brisa



shower tray, Laufen, anthracite



shower tray, Laufen, white

SHOWER

Shower head

Dimensions	300 mm ø
Material	polished stainless steel
Flow rate	12 l/min
Accessories	ceiling shower arm



shower head



hand shower

Hand shower, 3 spray patterns

Dimensions	120 mm ø, circular
Material	chrome
Flow rate	5.7 l/min (at 3 bar)
Accessories	hose, hose connection with holder



Laufen LUA, LAURIN and PURE concealed bath/shower mixers with diverter, chrome

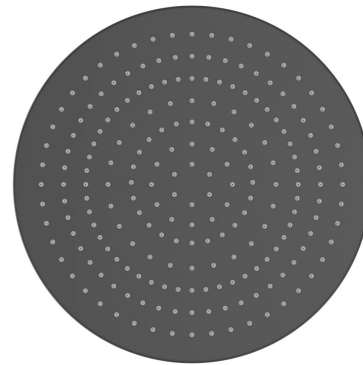
shower hose 1/2" connection with hand shower holder

LAUFEN

SHOWER

Shower head

Dimensions	300 mm ø
Material	matt black
Flow rate	11,5 l/min



shower head



hand shower

Hand shower, 3 spray patterns

Dimensions	80 mm ø, circular
Material	matt black
Flow rate	13 l/min (at 3 bar)



Laufen LUA and PURE concealed bath/shower mixers with diverter, black

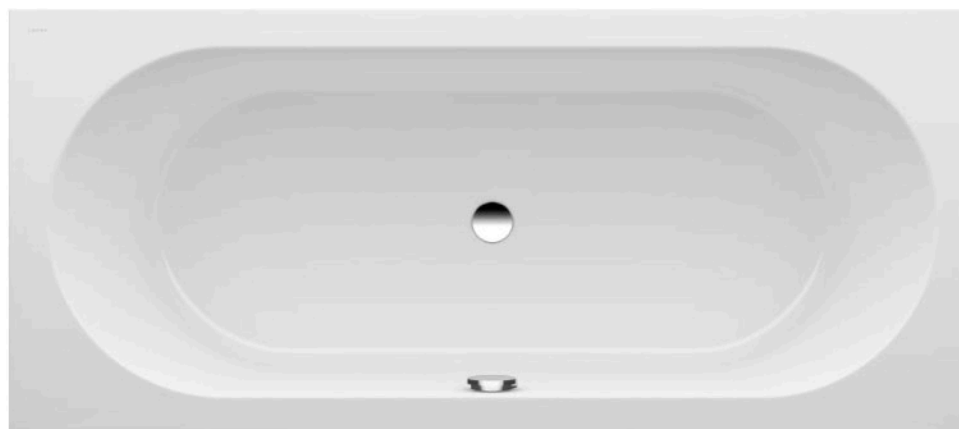


shower hose 1/2" connection with hand shower holder

LAUFEN

BATHTUB

Series	LAUFEN PRO
Material	Marbond
Filling	concealed, chrome or black, shower set, overflow filling
Waste	chrome or black
Siphon	chrome or black, bathtub type
Accessories	steel legs



Laufen PRO

LAUFEN

TOWEL RAIL

Series	LAUFEN Nixie
Dimensions	600 x 75 x 20 mm (length, width, height)
Finish	chrome or matt black

LAUFEN



ENGINEERED WOOD FLOORING

Dimensions	2 200 × 215 mm
Thickness	13 mm (3-layer engineered wood flooring with parquet pattern)
Installation	glued
Skirting board	floor colour or white (square)



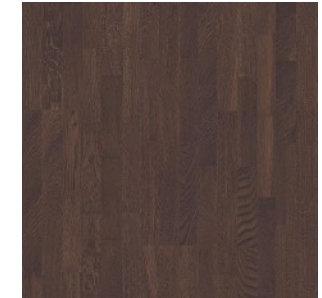
Oak Grey Harmony



Oak Bleached Lacquer



Oak Natural Lacquer



Oak Brazilian Brown

ENGINEERED WOOD FLOORING

Dimensions	2 200 × 138 mm
Thickness	13 mm (3-layer engineered wood flooring with plank pattern)
Installation	glued
Skirting board	floor colour or white (square)



Oak Bleached Matt Lacquer



Oak Natural Matt Lacquer

ENGINEERED WOOD FLOORING

Dimensions	15,5 x 100 x 650 mm
Pattern	Herringbone parquet
Skirting	white perimeter skirting (square)



Oak Baxter Select

INTERIOR DOORS

Dimensions	height 2 200 mm, rebateless
Frame	Wrap-around door lining (with integrated architrave)
Surface	white, lacquered
Infill	solid (glazed to living room only). Doors to WC, bathroom, and storage room undercut – no ventilation grilles



M&T handle with round rosette



M&T flush pull for sliding doors

VENTILATION OUTLETS

Series	SystemAir
Colour	RAL 9003 (white)
Type	linear diffuser, air valve



linear diffuser



air valve

LIGHTING

Material	aluminium
Colour	white
Dimensions	ø 85 mm



24 V LED recessed downlight

CONTROLS

Series	LOXONE Touch Pure Flex Tree
Colour	white or anthracite
Touch	capacitive surface sensing
Sensor	integrated temperature sensor

* Located in the living room and bathroom. Final graphic appearance may vary.

Series	LOXONE Touch Tree
Colour	white or anthracite, matt
Touch	5 touch points, capacitive surface sensing
Sensor	integrated temperature sensor

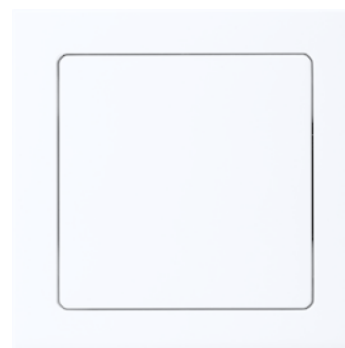
Series	square frame (reference e.g. Berker Hager Q.3)
Colour	white or anthracite, matt
IP rating	IP 20



Loxone Touch Pure Flex Tree



Loxone Touch Tree



Berker Hager Q.3



INTERCOM

Series	AKUVOX
Display	8"



AKUVOX Tablet S563 8"

LIHOVAR



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Lihovar Standards Catalogue for 7th Floor

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