

OVERSEA BUILDING

A real sustainable story in Chioggia for Ghirardon Group designed by Simone Micheli.

Architectural Project and interior design: **Arch. Simone Micheli**

Hydro thermo sanitary system project: **Idrosistemi**

Constructor: **Costruzioni Clodiensi**

Client: **Ghirardon Group**

Planning: **2010**

Realization: **2012**

Place: **Chioggia (Venice)**

Photo: **Juergen Eheim**

DETAILS:

Overall Area to 3325 smq

(five floors + attic + ground floor+ basement)

Basement

610 sqm | sixteen garages + parking ramp

Groundfloor

670 sqm | fourteen garages + hall

Firstfloor

485 sqm | fourteen garages + hall

From 2° to 4° floor

390 sqm | four apartments

5° floor + Attic

390 sqm + 390 sqm duplex | four apartments

Twenty apartments

Thirty garages

Client Ghirardon Group's Mission

Oversea Building is an extraordinary, eco-innovative, eco-functional residential complex whose decidedly eco- design bears the signature of the brilliant architect Simone Micheli. A true window over the sea, this new architecture developed by Ghirardon Group is geared to the world-class property market. The complex is a whole new approach to the buildings we live in. With an A-class energy rating, it is self-sustainable, using photovoltaic and geothermal technologies. Located a stone's throw from the sea, the new building offers top-of-market amenities. Large, all-around terraces are a key architectural feature. The mission of the Ghirardon Group is to make available beautiful, functional and ethically impeccable buildings that cater for occupant requirements. Whatever the project, Ghirardon Group aims to generate arresting architecture that meets the most stringent technical performance regulations. A key driver in any endeavour today has to be full compliance with an increasingly demanding property market, where iconic buildings have to respond to man's dreams and needs. With its singular building projects, Ghirardon Group is a forerunner, pointing the way to a new approach to the spaces we occupy. Oversea Building is a perfect example of this new vision where quality of life is achieved by taking special care of how we transform the material world. With its focus on aesthetics and content, the Company aims to lead the way, providing an operating model based on ethics and social responsibility. Manuel Ghirardon

GHIRARDON GROUP

Society has one purpose the Building Quality. Create modern building made Ghirardon Group the only reference mark for an "Exclusive and Elegance house".

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Architect Simone Micheli's architectural and interior design project

Oversea Building stands before the sea as a powerful totemic image. An eco-compliant landmark building, it symbolises the very future of architecture. The building's essential geometry has a streamlined fluidity that projects it upward. With 6 above-ground storeys and a surface area of 3325 square metres, it combines a series of running balconies and high density technology, such as huge photovoltaic panels that are an integral part of the architectural aesthetic. The sleek, streamlined interior design mirrors the dynamic exterior. Significant sections of this iconic building are presented at Abitare il Tempo 2010. A 3-D cross sectional model illustrates the project's focus on sustainability and optimization of building and running costs, without sacrificing quality. Eschewing any temptation to cut corners and fall into the trap of development speculation, the project fuses function and form. The perfect osmosis between exterior and interior make the building truly "post-organic", allowing for seamless transition between inside and out, between building envelope and technical plant. The Oversea Building project deliberately aims to bring a new lease of life to a built environment remarkable only for its drabness, and ugly, stereotype constructions. It is hoped that the new building will set a trend towards aesthetic regeneration. Oversea Building tells an exciting story of excellence of form and performance. It is an architectural entity belonging to a completely new dimension. Our cities, suburbs, exteriors and interiors need a thorough overhaul if we are to return to an urban fabric whose interfaces are truly osmotic and allow all manner of exchange and interactivity - the essence of the vitality that infused our urban centres in the past. If our current Brutalist urban systems are to achieve this sort of interconnection, we must create a network capable of containing a medley of different stories, ideas and functions. The architectures too must be many and varied, standing not in glorious isolation but as part of an intermeshed system that encourages hybridization, contamination and, even more important, an interdisciplinary approach. Our complex times demand that we re-appropriate certain values and truths, discard insignificant trends that lead nowhere. We must re-discover the simplicity of the extremely complex. Oversea Building brings together all these aspects to proclaim it belongs to a future that is already here. Both inside and out, it contains a whole series of stories that together make it part of our future urban network. **Simone Micheli**

COSTRUZIONI CLODIENSI

Society specializing in creation of buildings with high architectural standards and completely self-sustaining, that meet the parameters of energy efficiency and environmental respect determined by certification independent system LEED.

Hydro thermo sanitary system project by Idrosistemi

The Oversea Building, the sustainable architecture project designed by architect Simone Micheli, is one of Idrosistemi's most important partnerships in 2010. All plant has been conceived and designed with an eye to the future, to environmental sustainability and real energy saving. Among the products used are condensation boilers producing hot and heating water with minimum consumption and emissions into the atmosphere. Radiant floor, wall and ceiling distribution systems, already commonly used in buildings, heat or cool the building without any movement of air, which means no dust. The low temperatures involved keep running costs down. A geothermal, or ground source, heat pump provides heating, cooling and hot water. An air exchange system monitors internal air quality, replacing stale with fresh air without having to open windows. Solar panels produce hot water and serve as a flexible, economical back-up heating system. Photovoltaic panels channel the sun's rays to produce clean electrical energy. Special accident-proof, low-temperature aluminium radiators are fitted throughout; these can be inclined thanks to a special

mechanism. A centralized vacuum cleaning system will allow for easy, silent, extremely hygienic cleaning. The building is also equipped with Edmond® - Home Energy Manager domotic software that allows professional and end-user remote control of all installed plant and equipment. With the Oversea Building, Idrosistemi confirms its commitment to the green economy as the right ethical and economic choice. This innovative building with its forward-looking plant confirm that the market has really come round to the concept of renewable energy systems, increasingly turning to this type of plant and equipment for the economic advantages provided but also for the environmental safeguard they imply. **Idrosistemi**

IDROSISTEMI

We take care of the planning and realization of high technological heating-cooling and hydraulic systems for the domestic comfort, the energetic saving and the atmosphere respect.

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001_Oversea Building



002_Oversea Building



003_Oversea Building



004_Oversea Building



005_Oversea Building



006_Oversea Building



07_Oversea Building



08_Oversea Building



009_Oversea Building



010_Oversea Building



011_Oversea Building



012_Oversea Building



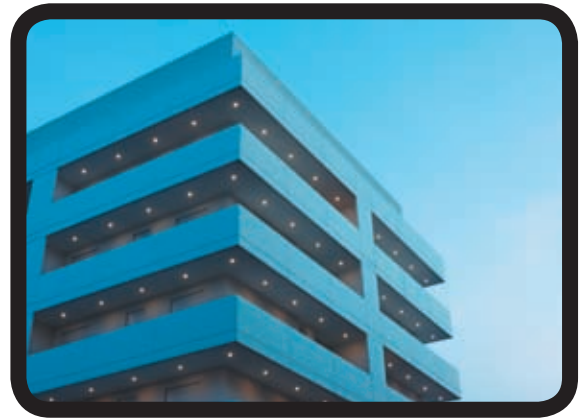
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014_Oversea Building



015_Oversea Building



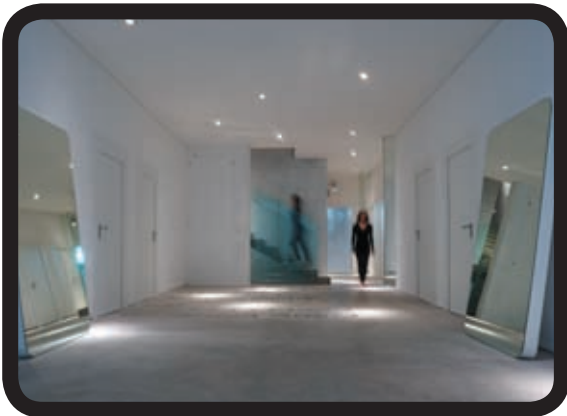
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017_Oversea Building



018_Oversea Building



019_Oversea Building



020_Oversea Building

TECHNICAL SUPPLIERS

Ave

AVE s.p.a is an Italian company leading the international scene of the high quality electric and electronic equipment manufacturers.

Founded in 1904, the Company has always been in the vanguard of innovative solutions in line with the market requirements and has constantly improved its product range and the technology of its production units technology.

Via Mazzini 75 I - 25086 Rezzato (Bs) T +39 030 24981 F +39 30 2792605 info@ave.it www.ave.it
www.avetouch.it www.dominahotel.it

- Switches, sockets and plates Domus Touch series, Automation system Domina Plus.

Bertani Enrico

Bertani Enrico wooden roofs and floors. Since 1978, we offer ideas, quality and professionalism: in this way we conduct the market.

Via A. Valerio 92 I - 35028 Piove di Sacco (Pd) T +39 049 5841951 F +39 049 5840708 info@bertanienrico.com
www.bertanienrico.com

- The lamellar Spruce comes from sustainable forestry and is composed of boards bonded with adhesive resin and melamine according to EN and DIN, weather-resistant, transparent and free of formaldehyde.

Castell

Castell s.r.l. was born from the founders decades of experience in the industrial and residential closures sector. The company takes care of marketing and installation of fixtures and doors in aluminium and PVC, sectional doors, sliding folding doors to civil, industrial and commercial use. Design, building, frontage setting and metallic carpentry. All of our products are technologically advanced by using excellent materials, that have numerous European certifications.

Via del Velodromo 9 I - 36070 Castelvetro (Vi) T +39 0445-1930040 F +39 0445-193004
info@castell.eu www.castell.eu

- We provided and mounted sectional doors fitter of insulating material, colored with RAL 9016. The upper part of the door presents small openings to allow a good air circulation. We also provided the entire engine kit.

Clodia Elevatori

Artisan company founded in 1969. It works in the installation and maintenance of lifts and hoists with competence and reliability, providing customers the guarantee of a long experience and a strict adherence to the existing legislation. It focuses on the customer and his needs, providing a constant service.

B.go S. Giovanni 908/A I - 30015 Chioggia (Ve) T +39 041 4965696 F +39 041 5544793
clodia.elevatori@tin.it www.clodiaelevatori.com

- Single phase power supply gearless system with low power consumption, speed 1 m / s, custom made cabin, touch-screen keyboard equipped, floor doors completed with polished stainless steel frames.

Energy Glass

EnergyGlass designs and manufactures Architectural Innovative Elements for the production of renewable energy. The structural PV glazing EnergyGlass are custom made according to design specifications, and permit the realization of photovoltaic applications of particular architectural merit.

Via Domea 79 I - 22063 Cantù (Co) T +39 031 4120388 F +39 031 4250105 contact@energyglass.eu www.energyglass.eu

- Supply of FV structural glazing 6 +8 mm thick, backed with cladding system consisting of tubes and studs
- Positioning PV cells slightly offset from one another to give an idea of greater transparency without making the glass of the facade opaque by the presence of a dense mesh of cells.
- White screen printing on the glass perimeter that goes into creating a frame that follows the shape of the facade.
- Wiring designed and developed to make running the cables inside the structure and to make them not visible on the facade.

Fiandre

World leading company in the production of full body top-of-the-range porcelain floor and wall tiles, always on the cutting edge in innovation and chosen as partner by major international designers.
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- Fiandre Architectural Surfaces. Floor paved with Taxos Extreme in 75x75 cm in Active porcelain stoneware: an anti-bacterial and eco-active material by Fiandre Architectural Surfaces.

iGuzzini illuminazione

iGuzzini illuminazione: production of innovative high-performance luminaires and ability to combine them into lighting systems suitable for and able to blend into the most diverse architectures.
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iguzzini@iguzzini.it www.iguzzini.com

BASEMENT- GROUND FLOOR - STAIRS -HALLWAYS

- Adjustable wall- or ceiling-mounted LED spotlights warm white – medium optic.
- Ground floor - Ramp - Garage
- Luminaire designed to use blue LEDs (1 W blu) for illumination purposes that can be recessed.
 - Spotlight designed for Warm White (12x1W - 3100K) LED sources with Spot optic.
- Ground floor: external perimeter
- Luminaire designed to use white LEDs (3x1W – 3100K) for illumination purposes that can be recessed.

GROUND FLOOR

- Recessed luminaire with LED lamps spot optic. warm white (3100K) tone. Double adjustability: internal and external with continuous friction; rotation.
- Floor recessed lighting fitting flush with the surface designed for RGB dynamic colour-changing LED light sources for the production of signalling light.

LIGHTING MANAGEMENT SYSTEMS – PRECONFIGURED. The buttons with light memory are used to obtain max. 7 colour variations, 6 predefined sequences and change the speed of the selected sequences.

TERRACES

- Diffused light luminaire, designed to use Warm White LED lamps, for recessed wall-mounting.
- Wall-washer light luminaire, designed to use Warm White LED lamps, for recessed wall-mounting.

OKEY porte bilindate

OKEY “New Generation Security Doors” combine functional performances with design meeting any interior decoration requirement. 70% of the production is tailor made. High technical quality, comfort a

a progressive style are the distinguishing features of OKEY.

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- High quality security doors with hidden hinges, inside and outside flush with the wall. Model KAPRRI 200 HH, inside and outside finished with white lacquered panels, wall paneling system and frame finish in matching color.

VEGA SYSTEMS

We dress the most demanding architecture - Evolution of contemporary architecture with the development of all types of building envelopes through glass-aluminium and steel works of great aesthetic-functional value.

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-Realization of the glass screen. Design, substructure's manufacture and laying of the entire article management.

The supporting structure has been made in aluminum, with the exception of fastening studs in stainless steel, obtaining a lightweight product suitable to the marine environment.

Biography of Architect Simone Micheli

Simone Micheli is a university contract professor for the University of Architecture in Florence and for the Polytechnic of Design in Milan. He founded the architectural studio with his name in 1990 and the Design Company "Simone Micheli Architectural Hero" in 2003. The purchaser who chooses the Architect Simone Micheli will have the chance to be in contact with a single qualified team-member to follow an integrated external-internal design process, which starts from the architecture and spreads through the diffusion of communication with in the world created by every realized projects. The Architect's creations, sustainable and with particular attention to the environment, have a strong identity and uniqueness. His multiple realizations for public administrations and prestigious private customers, in the residential and community sectors, make him one of the main actors in the European planning field. There are many books and publications in international journals devoted to his work. He exhibited at the Biennale of Venice, in the Architecture sector. He has been curator of thematic "contract" exhibitions and not only for the most important sector international Fairs. He represents the Italian interior design taking part at the XXX Congreso Colombiano de Arquitectura a Baranquilla - Colombia and at Contract World Congress 2008 of Hannover – Germany; in 2008 he has signed the event called "La casa italiana" for ICE and Verona Fiere in collaboration with Abitare il Tempo - Acropoli, at the MuBE (Brazilian Museum of Sculpture) in San Paolo- Brazil; the same event will be present next year in Mexico City and in Monterey in Mexico. Among his recent awards we include: the "Best Interior Design" and the "Best Apartment Italy" with the project "Golfo Gabella Lake Resort" for the developer Sist Group at Maccagno on Lago Maggiore, for the competition "Homes Overseas Award 2007" – London (international award to the best developments of real estate residential in the world); the International Media Prize 2008 – Shenzhen (category "Annual public spaces grand award"), with the project New Urban Face for the province and municipality of Milan, winner of the International Design Award 2008 – Los Angeles as "Interior Designer of the year". The works in the contract and domestic field of the society Simone Micheli Architectural Hero (head office in Florence and Milan) consist of: architecture, interior design, design, visual design and communication.

For the consultation of his works, please visit the web site: www.simonemicheli.com

SIMONE MICHELI ARCHITECTURAL HERO

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Photo by Maurizio Marcato