

VIVO

WHY VIVO?

In the current real-estate market, when choosing a new home one needs to look beyond the exterior aspects such as aesthetics, finishing, environment, closeness to main activities and consider also the technical aspects that were often underestimated and often even ignored in the past.

It is of common knowledge that in the last years, the real estate business has come to a halt and the number of unsold homes has risen, saturating the market. In turn, prices of those homes built with the “old generation concept” have decreased as the market considers them not up to current standards and value.

What has brought around this phenomena is the fact that the real estate market has introduced residential developments that enclose all aspects of energy efficiency and sound insulation, granting residents a higher comfort at very low operating costs.

There is therefore a clear difference in value between the new generation developments and the “old generation concept” of construction of the past and in some cases, of the present.

Why invest in a property of value.

All is confirmed by the current legislation which obliges to certificate the energy efficiency class during the bill of sale and which in the near future (we are anxiously waiting for this) will oblige the seller to include also the sound proofing efficiency certification.

In brief, buying a Class A+ residence with a high level of sound proofing means investing in the future.

Crema Costruzioni snc, the construction company with the highest number of residential units in Treviso (70) certified as CLIMATEHOUSE (Cee 2002/91/Ce Legislation), embraces in VIVO 50 years experience in research of new technologies and materials.

“VIVO LIVING IN CLASS A+”

A lifestyle combining substance to exterior prestige.

VIVO

Not just low consumption but a residence that aims in all its characteristics, to offer well-being with low resource consumption.

Thanks to the following characteristics VIVO is the new concept of quality residential living:

1. The house is self managed: no adjustment of the heating to control costs or opening and closing windows to eliminate odors or freshen the spaces; your home will do that autonomously. Thanks to the most advanced cooling and heat recovery systems available today (Balance Mechanical Ventilation System) your job is simply to decide your ideal comfort. The technical characteristics of your system will manage temperature, humidity, air exchange both in summer and winter at very low costs and with no polluting emissions.
2. Livability of the living area: the classic external wall has been eliminated and replaced with floor to ceiling sliding balcony doors that flood the space with natural light giving the idea of a unique space indoor/outdoor, also with spacious verandas that are particular to the ground floor residential units and the spacious terraces of the upper floors.
3. The common stairways are alive, not just simple passageways but environments that are welcoming with their materials, lighting and aromas. The courtyards ensure secure and private play areas whilst the natural fencing between residential units ensures the requested privacy.
4. Living in a prestigious modern environment, far from the hustle and bustle and pollution, yet close to main amenities; the best construction technologies, the use of eco-friendly materials, the high energy efficiency all contribute to a major respect of the environment, enjoying the best comfort and maintaining the operating costs at their lowest.

The technical and home automated options and aesthetic finishing may be bespoke.

The objective in summary is living the sensation of BEING ON VACATION EVERY DAY OF THE YEAR.

VIVO THE ARCHITECTURE

In a few daystomorrow will be history!

Summer 2011, Crema Costruzioni during the completion of the residential development Althea, entrusts us with the project named "VIVO".

Their main request was: "think ahead, I don't want to risk being trapped in the past!!!"

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The VIVO project took almost three years, its realization will require four more years, therefore around 2020, time limit within which it will be mandatory to respect the prescriptions regarding the "nearly zero energy", the Residential Energy Efficiency certificate imposed by the European Union.

However for us architects, thinking ahead is not just respecting the energy legislations of the residential units but it is a more complex process that considers various aspects such as "lifestyle", an ever changing attitude based on social and economic dynamics, the "exterior/interior architecture" as the final image based on design and fashion trends and a "building technology" that evolves every day....

This is our hard task: foresee, anticipate and plan a residential development that will be built in a few years.....trying to avoid that the end product is something that belongs to "history".

"VIVO" is the summary of the above and not just people with no expectations. It is a place where the resident plays the leading role in a development that encloses comfort and well-being both in the privacy of the home and the common areas as well as design and innovation.

A residential development where "content" has become "form" overlooking any emotional aspect tied to architecture in vogue. For those who know Claudio Crema, this reflects his personality.

Arch. Marco Bonariol

Arch. Renato Bredariol

THE VIVO CONSTRUCTION TECHNIQUE

Our construction system combines the solidity of an anti seismic building with the installation of stylish architectural details as well as highly efficient sound and thermal insulation systems.

The bearing structure consists of diaphragms and columns in reinforced concrete and bearing walls in brick modules.

Slabs are built in steel reinforced concrete that improve the already high level of sound proofing.

The thermal insulation is obtained by installing a double layer; a 16cm width external coat and an internal wall lining with a proofing panel of 7cm, a specific construction technique that is of primary importance to us.

5.1 VIVO Living in Class A+ comfort

The installation of the insulation must be carried out with extreme care and precision and with tested products and techniques. The design and realization of the heat channels is crucial as well as the design and realization of the air tightness of the building envelope.

The construction of residential buildings with a high energy efficiency is not only obtained by increasing the width of the proofing panel but also by:

INSTALLATION OF THE INSULATION. The installation of the insulation must be carried out with extreme care and precision and with tested products and techniques;

HEAT CHANNELS. The design and realization of the heat channels is crucial. The wrong installation of a thicker panel is more dangerous and problematic with respect to a poorer panel that is properly installed;

AIR TIGHTNESS. The design and realization of the air tightness of the building envelope is also crucial. Such costly aspects are often ignored in current construction works where highly efficient insulation panels are badly installed thus not creating an air tight envelope;

WINDOW FRAMES. The quality and technology of the high performance frames that are foreseen is fundamental. They are adapted with external roller blinds that can create a total or partial screening. The regulation of the natural light is easily managed by the home automation system.

5.2 VIVO Respecting the environment

An important aspect in the applied sustainability when thinking and designing VIVO refers to the concept of production, type and consumption of the energy necessary for the use and well being of the residential units. For us, this fundamentally means designing a project that as from today complies with all the legislations that will be mandatory for all constructions activities in the future.

All is with a view to less consumption of energy purchased from third parties along with the lowest emissions possible of polluting agents in the atmosphere and is obtainable by:

1. Constructing the residential development (10 units) with the capability of functioning with the same thermal power required in a single residence in a "D" energy efficiency class.
2. Summer and winter cooling with irradiative systems at low temperatures (therefore low energy consumption) through specific high efficiency heat pumps fed by solar panels.

3. Production of hot sanitary water obtained mainly at no cost thanks to the energy discarded by the cooling system and partly through the high efficiency heat pumps fed by the solar panels.
4. Installation of a residential photovoltaic plant designed and equipped with automated management system capable of activating the heat pumps during the sun peak hours in order to store in dedicated insulated boilers hot or cold water available also during night hours. This system produces a higher cost efficiency from the solar plant.

5.3 VIVO The detached home sensation

SOUND PROOFING

Obtaining the sound proof values between residential units, foreseen by the current legislation (Dpcm 5/12/1997) is not OUR objective but our starting point. Since years we realized that using the traditional construction techniques gave us high standards but such that even the costs were high. Since 2008 we have decided to adopt a new technique for the construction of the internal walls.

Such technique, named “box in box”, whereby every residential unit is considered an independent cell, surrounded on each of its six sides (floor, four walls and ceiling) by supporting walls within which high quality dry materials are inserted in a suspended manner (not attached, but ideally suspended within the main envelope from a suspended flooring) in order to create a “second skin”. The end result is the flooring of each space sitting on an insulating mattress, fixed with anti-vibration joints to the supporting structure of the four walls and the suspended ceiling.

This innovative technique allows for a very high sound proofing both among units on the same floor as well as units on lower and upper floors. This condition is usually unobtainable with normal techniques. We can therefore coin the phrase of a residential unit with a “Detached home effect”

This means that your next door neighbor can listen to music at very high volume or party with his friends without disturbing you and you can do the same. You can come and test the sound proofing of our residential units by visiting our showroom residential units.

The performance obtained grant a sound proofing higher than the expected standards for the future legislation for a “Class A” certificate which will bind the company to present the sound proof efficiency certificate along with the energy saving certificate. This is an added value to VIVO residential units in the future real-estate market. Moreover the use of coated high density sound proofing panels in this specific dry construction technique results in residential units that offer from the start a very high level of comfort.

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5.4 VIVO Home automation how and where you want

The home automated electrical system that VIVO is equipped with allows for a flexible and an advanced management unobtainable with the traditional electrical system.

Lighting control, scenario setting, irrigation control, electric charge management, open-close of external blinds, alarm system all via internet or gsm from any location is only part of the functions that are available with this innovative home-control network, undergoing continuous evolution that will surprise many with the option of being updated and upgraded with other functions.

5.5 VIVO living your sensations

It may seem out of context to speak of SENSATIONS.

But it is not.

VIVO came to life with the precise input given to the architects, of designing residential units that first and foremost gave an overall sensation of well-being.

All was achieved starting from an ideal construction site and enclosing in the construction project all those peculiarities that a fine and demanding client researches in his home.

5.6 VIVO equations:

“box in box” construction technique + high quality materials = high soundproof well-being
(residential unit with a detached home effect)

use of materials with optimal hygroregulator characteristics + “Comfort Ventilation” = excellent air quality

thorough architectural design + wise distribution of green areas (with partial use of the existing park) + installation of practical automated access closures = privacy between the units careful distribution of artificial lighting (low consumption) + internal courtyards for footpaths = stunning and pleasant atmosphere during daylight and night in the open spaces and common green areas.

spacious parking areas + underground parking lots + reduced total volume = excellent residential livability

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stylish and exclusive buildings + use of materials and finishing that have undergone tested durability + top notch execution of the common stairways with bespoke material and finishing = astonishing sensation of pleasure and prestige

great light obtained by floor to ceiling balcony doors + careful distribution of the volumes = emotional involvement with the outdoor environment

top thermal proofing + average irradiative temperature, i.e. average between the floor surface temperature, walls and ceilings, very close to that of the indoor air (fundamental requirement also specified in medical environments for personal well-being in indoor environments) = high level of indoor climatic well-being

home automated electric system + accurate design of internal utilities = extreme versatility of direct or remote home control network

The applied experience (fifty years) gained till now, along with a constant essential care and precision in the design and execution will enable a life of well-being, privacy and calm in VIVO.

Note:

The company Crema Renzo snc. reserves the right to modify both the aesthetics and technical characteristics from what is portrayed and represented .

The technical specifications may include bespoke variations that are obtainable separately.