



BAB V
PENDEKATAN PROGRAM PERANCANGAN ARSITEKTUR

5.1. Rekapitulasi Program Ruang

5.1.1. Kelompok Ruang Kegiatan Utama

Tabel 5.1. Rekapitulasi Kelompok Ruang Kegiatan Utama

| No. | Jenis Ruang | | Luas |
|--------------|-------------|--------------------------------|------------------------------|
| 1. | Kamar Tamu | <i>Standard room</i> | 1.272 m ² |
| | | <i>Deluxe room</i> | 1.824 m ² |
| | | <i>Executive room</i> | 828 m ² |
| | | <i>Junior suite room</i> | 576 m ² |
| | | <i>Presidential suite room</i> | 137 m ² |
| | | Jumlah | 4.637 m² |
| | | Sirkulasi 30% | 1.391,1 m² |
| | | Jumlah Keseluruhan | ± 6.028 m² |
| TOTAL | | | ± 6.028 m² |

Sumber: Analisa Pribadi

5.1.2. Kelompok Ruang Kegiatan Publik

Tabel 5.2. Rekapitulasi Kelompok Ruang Kegiatan Publik

| No. | Jenis Ruang | | Luas |
|---------------------------|------------------------------|-----------------------|-----------------------------|
| 1. | R. Penerima | <i>Drop off/in</i> | 12 m ² |
| | | Lobby | 143 m ² |
| | | <i>Lounge</i> | 57,2 m ² |
| | | <i>Lavatory Tamu</i> | |
| | | - Pria | 3,4 m ² |
| | | - Urinoir | 1,4 m ² |
| | | - Wanita | 5,1 m ² |
| | | - Wastafel | 3 m ² |
| | | <i>Front Office</i> | 92,95 m ² |
| | | <i>Security</i> | 1,8 m ² |
| | | Jumlah | 319,85 m² |
| Sirkulasi 30% | 95,95 m² | | |
| Jumlah Keseluruhan | ± 416 m² | | |
| 2. | Function Room | <i>Ballroom</i> | 625 m ² |
| | | <i>Ballroom Foyer</i> | 187,5 m ² |
| | | <i>Meeting Room</i> | 250 m ² |
| | | R. Operator | 15 m ² |
| | | Gudang Perabot | 100 m ² |
| | | <i>Cloakroom</i> | 40 m ² |
| | | <i>Lavatory Tamu</i> | |
| | | - Pria | 6,8 m ² |
| | | - Urinoir | 2,8 m ² |
| | | - Wanita | 10,2 m ² |
| | | - Wastafel | 6 m ² |
| Jumlah | 1.243,3 m² | | |
| Sirkulasi 30% | 372,99 m² | | |



| | | Jumlah Keseluruhan | ± 1.616 m ² | |
|------------------------|-------------------------------|-----------------------------------|------------------------|----------------------------|
| 3. | Fasilitas Olahraga & Rekreasi | <i>Swimming pool</i> | 105 m ² | |
| | | - <i>Surround Area</i> | 104 m ² | |
| | | - <i>Locker, shower, lavatory</i> | 10,5 m ² | |
| | | - <i>Whirpool (single)</i> | 9,4 m ² | |
| | | - <i>Whirpool (group)</i> | 15,2 m ² | |
| | | <i>Fitness center</i> | 40 m ² | |
| | | - <i>Receptionist</i> | 4,8 m ² | |
| | | - <i>Locker, shower, lavatory</i> | 7,2 m ² | |
| | | Sauna | 4,8 m ² | |
| | | - <i>Receptionist</i> | 10 m ² | |
| | | - R. ganti pakaian | 5 m ² | |
| - R. pembersihan | 5 m ² | | | |
| - R. Sauna | 10 m ² | | | |
| - R. pendingin | 10 m ² | | | |
| - R. tenang/ istirahat | 6 m ² | | | |
| - Kamar mandi | 6 m ² | | | |
| - Pijat & refleksi | 6 m ² | | | |
| Taman | | | | |
| - <i>Jogging Track</i> | 600 m ² | | | |
| | Jumlah | 948,9 m² | | |
| | Sirkulasi 30% | 284,67 m² | | |
| | Jumlah Keseluruhan | ± 1.234 m² | | |
| 4. | Restoran | <i>Main Dining Room</i> | 343,2 m ² | |
| | | <i>Coffee Shop</i> | 115,2 m ² | |
| | | <i>Bar</i> | 129,6 m ² | |
| | | <i>Lavatory Tamu</i> | | |
| | | - Pria | 6,8 m ² | |
| | | - Urinoir | 2,8 m ² | |
| | | - Wanita | 10,2 m ² | |
| - Wastafel | 6 m ² | | | |
| | Jumlah | 613,8 m² | | |
| | Sirkulasi 30% | 184,14 m² | | |
| | Jumlah Keseluruhan | ± 798 m² | | |
| 5. | Retail | Biro perjalanan | 9 m ² | |
| | | <i>Money Changer</i> | 28,6 m ² | |
| | | <i>Souvenir Shop</i> | 20 m ² | |
| | | <i>Drugstore</i> | 32 m ² | |
| | | | Jumlah | 89,6 m² |
| | | | Sirkulasi 30% | 26,88 m² |
| | Jumlah Keseluruhan | ± 116 m² | | |
| 6. | Sirkulasi Vertikal | Lift Pengunjung | 10,83 m ² | |
| | | Tangga | 11,9 m ² | |
| | | | Jumlah | 22,73 m² |
| | | | Sirkulasi 30% | 6,8 m² |
| | Jumlah Keseluruhan | ± 30 m² | | |
| 7. | Mushola Utama | R. Sholat | 20 m ² | |
| | | R. Wudhu | 3,2 m ² | |
| | | <i>Lavatory</i> | 3 m ² | |
| | | | Jumlah | 26,2 m² |



| | | | |
|--------------|--|--------------------|------------------------------|
| | | Sirkulasi 30% | 7,86 m ² |
| | | Jumlah Keseluruhan | ± 34 m ² |
| TOTAL | | | ± 4.244 m² |

Sumber: Analisa Pribadi

5.1.3. Kelompok Ruang Kegiatan Pengelola

Tabel 5.3. Rekapitulasi Kelompok Ruang Kegiatan Pengelola

| No. | Jenis Ruang | Luas | |
|---------------------------|-----------------------------|--|----------------------------|
| 1. | Office | R. <i>General Manager</i> | 13,4 m ² |
| | | R. <i>Secretary</i> | 6,7 m ² |
| | | R. <i>Executive Assistant Manager</i> | 9,3 m ² |
| | | R. <i>Resident Manager</i> | 9,3 m ² |
| | | R. <i>Executive Housekeeping dan supervisor</i> | 18,6 m ² |
| | | R. <i>Food and Beverage Manager dan supervisor</i> | 18,6 m ² |
| | | R. <i>Chief Engineering dan supervisor</i> | 18,6 m ² |
| | | R. <i>Accounting Manager</i> | 9,3 m ² |
| | | R. <i>Marketing Director</i> | 9,3 m ² |
| | | R. <i>Sales Manager</i> | 9,3 m ² |
| | | R. <i>HRD Director dan assistant</i> | 18,6 m ² |
| | | R. <i>Chief Security dan supervisor</i> | 18,6 m ² |
| | | Jumlah | 159,6 m² |
| | | Sirkulasi 30% | 47,88 m² |
| Jumlah Keseluruhan | ± 207 m² | | |
| 2. | Penunjang Office | R. Rapat | 50 m ² |
| | | R. Arsip | 25,74 m ² |
| | | Pantry | 9 m ² |
| | | Mushola Pengelola | |
| | | - R. Sholat | 15,3 m ² |
| | | - R. Wudhu Pria | 2,4 m ² |
| | | - R. Wudhu Wanita | 2,4 m ² |
| | | Lavatory Pengelola | |
| | | - Pria | 3,4 m ² |
| | | - Urinoir | 1,4 m ² |
| - Wanita | 5,1 m ² | | |
| - Wastafel | 3 m ² | | |
| Jumlah | 117,74 m² | | |
| Sirkulasi 30% | 35,322 m² | | |
| Jumlah Keseluruhan | ± 153 m² | | |
| 3. | Sirkulasi Vertikal | Lift Pengelola | 3,61 m ² |
| | | Lift Pegawai (servis) | 7,22 m ² |
| | | Jumlah | 10,83 m² |
| | | Sirkulasi 30% | 3,249 m² |



| | | |
|--|---------------------------|----------------------------|
| | Jumlah Keseluruhan | ± 14 m² |
| | TOTAL | ± 374 m² |

Sumber: Analisa Pribadi

5.1.4. Kelompok Ruang Kegiatan Pelayanan

Tabel 5.4. Rekapitulasi Kelompok Ruang Kegiatan Pelayanan

| No. | Jenis Ruang | Luas | |
|---------------------------|------------------------------|-----------------------------------|------------------------------|
| 1. | R. Tata Graha | <i>Lost & found room</i> | 14,3 m ² |
| | | <i>Laundry & dry cleaning</i> | 90,09 m ² |
| | | R. Linen & Uniform | 57,915 m ² |
| | | R. Jemur | 53,625 m ² |
| | | Jumlah | 215,93 m² |
| | | Sirkulasi 30% | 64,779 m² |
| | | Jumlah Keseluruhan | ± 281 m² |
| 2. | R. Pegawai | Pantry | 103 m ² |
| | | R. Training | 80 m ² |
| | | R. Seragam & loker | 137,4 m ² |
| | | R. Istirahat | 137,4 m ² |
| | | Mushola Pegawai | |
| | | - R. Sholat | 5,95 m ² |
| | | - R. Wudhu Pria | 2,4 m ² |
| | | Lavatory Pegawai | |
| | | - Pria | 6,8 m ² |
| | | - Urinoir | 2,8 m ² |
| | | - Wanita | 10,2 m ² |
| - Wastafel | 6 m ² | | |
| Jumlah | 491,95 m² | | |
| Sirkulasi 30% | 147,585 m² | | |
| Jumlah Keseluruhan | ± 640 m² | | |
| 3. | Dapur | Dapur utama | 287 m ² |
| | | Dapur pembantu | 114,8 m ² |
| | | Dapur <i>coffee shop</i> | 51,84 m ² |
| | | Dapur banquet | 125 m ² |
| | | Jumlah | 578,64 m² |
| | | Sirkulasi 30% | 173,592 m² |
| | | Jumlah Keseluruhan | ± 752 m² |
| 4. | Gudang | Gdg. Kering | 57,4 m ² |
| | | Gdg. Dingin | 71,75 m ² |
| | | Gdg. Sayuran | 71,75 m ² |
| | | Gdg. Minuman | 71,75 m ² |
| | | Gdg. Peralatan Dapur | 57,4 m ² |
| | | Gdg. Barang Umum | 71,75 m ² |
| | | Gdg. Service/ maintenance | 71,75 m ² |
| | | <i>Loading dock</i> | 100,1 m ² |
| | | Jumlah | 573,65 m² |
| | | Sirkulasi 30% | 172,095 m² |
| Jumlah Keseluruhan | ± 746 m² | | |
| 5. | R. Genset | 50 m ² | |



| | | | |
|--------------|-----------------------|---------------------------|------------------------------|
| | R. Engineering | R. Panel Listik | 32 m ² |
| | | R. Pompa Air | 25 m ² |
| | | R. Mesin AC dan AHU | 36 m ² |
| | | Jumlah | 143 m² |
| | | Sirkulasi 30% | 42,9 m² |
| | | Jumlah Keseluruhan | ± 186 m² |
| 6. | Security | Pos satpam | 8,1 m ² |
| | | Ruang CCTV | 9 m ² |
| | | Jumlah | 17,1 m² |
| | | Sirkulasi 30% | 5,13 m² |
| | | Jumlah Keseluruhan | ± 22 m² |
| 7. | Emergency Room | Tangga Darurat | 14,28 m ² |
| | | Jumlah | 14,28 m² |
| | | Sirkulasi 30% | 4,284 m² |
| | | Jumlah Keseluruhan | ± 19 m² |
| TOTAL | | | ± 2.646 m² |

Sumber: Analisa Pribadi

5.1.5. Kelompok Ruang Kegiatan Parkir

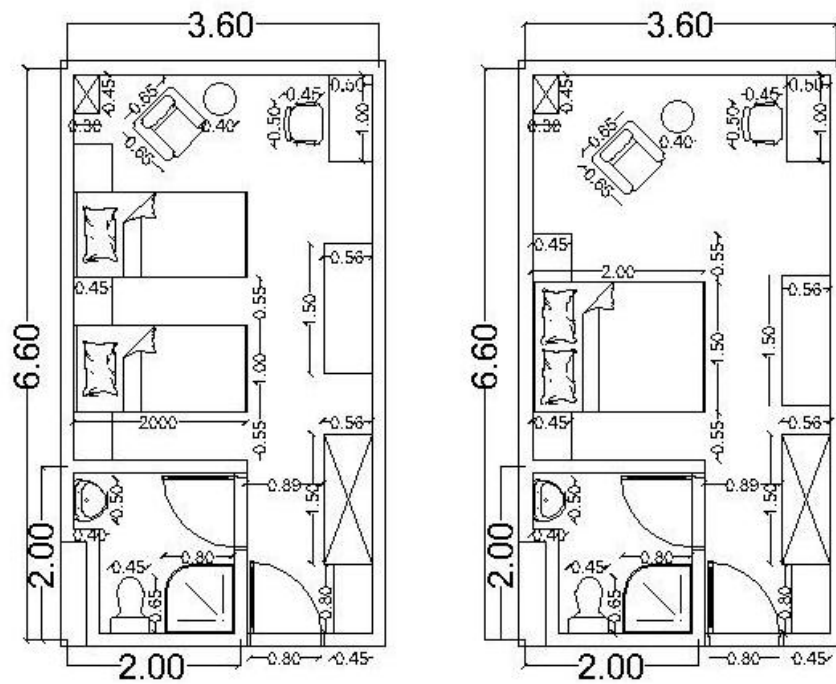
Tabel 5.5. Rekapitulasi Kelompok Ruang Kegiatan Parkir

| No. | Jenis Ruang | | Luas |
|-----|------------------------|---|---|
| 1. | Parkir Basement | Pengunjung Menginap - Parkir Mobil - Parkir Motor | 1.787,5 m ² 178,75 m ² |
| | | Pengelola - Parkir Mobil - Parkir Motor | 312,5 m ² 67,5 m ² |
| | | Jumlah | 2.346,25 m² |
| | | Sirkulasi 100% | 2.346,25 m² |
| | | Jumlah Keseluruhan | ± 4.693 m² |
| 2. | Parkir Outdoor | Pengunjung Tidak Menginap - Parkir Mobil - Parkir Motor - Parkir Bus | 1.525 m ² 152,5 m ² 57 m ² |
| | | Truk Barang | 85 m ² |
| | | Jumlah | 1.819,5 m² |
| | | Sirkulasi 100% | 1.819,5 m² |
| | | Jumlah Keseluruhan | 3.639 m² |
| | | TOTAL | ± 8.332 m² |

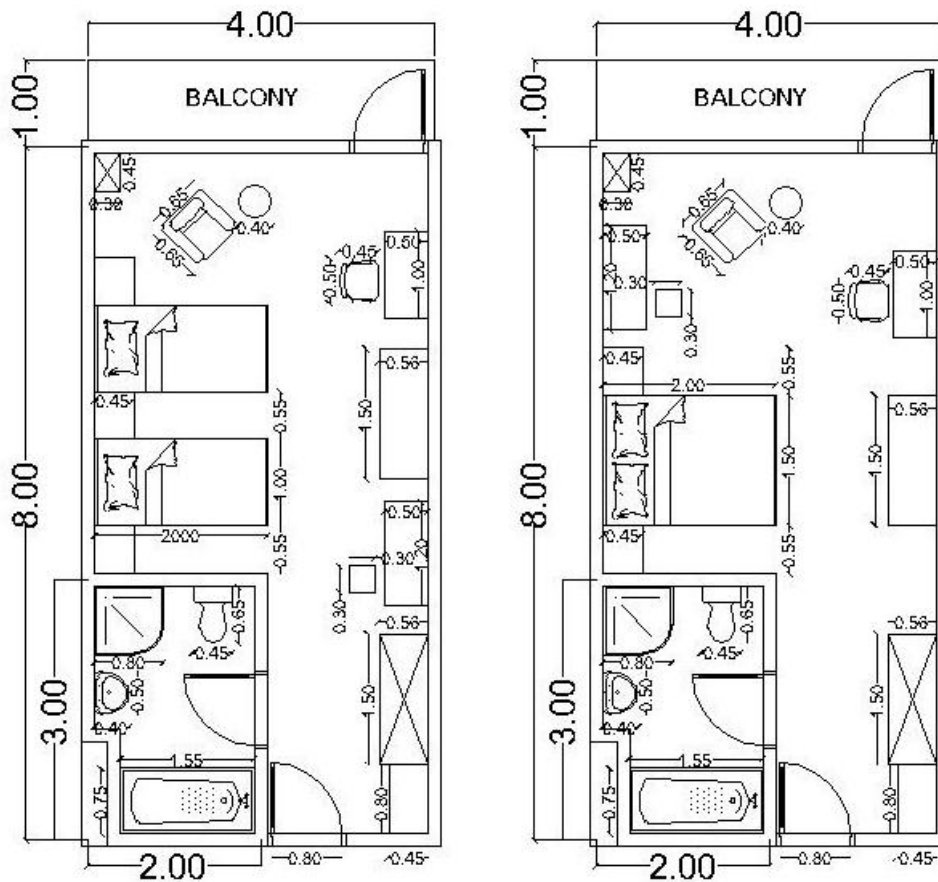
Sumber: Analisa Pribadi



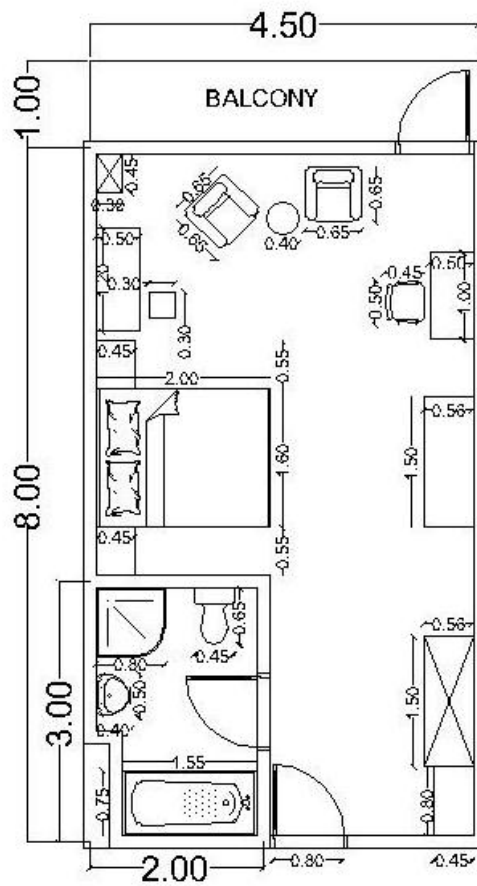
5.2. Studi Ruang



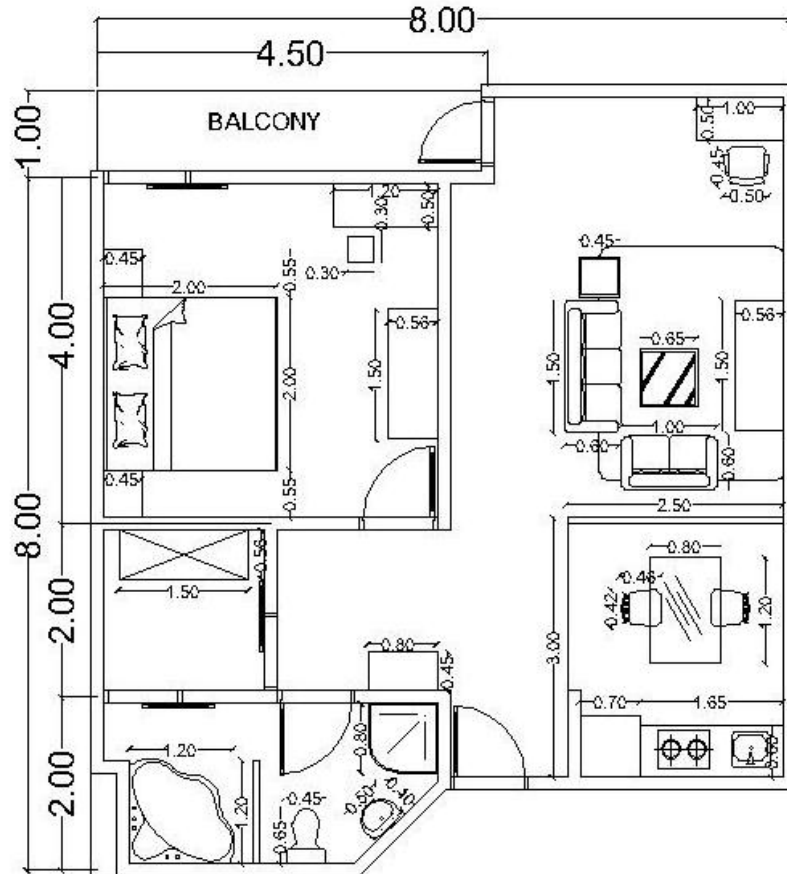
Gambar 5.1. Studi Ruang Kamar Tamu Tipe *Standard Room*
 Sumber: Analisa Pribadi



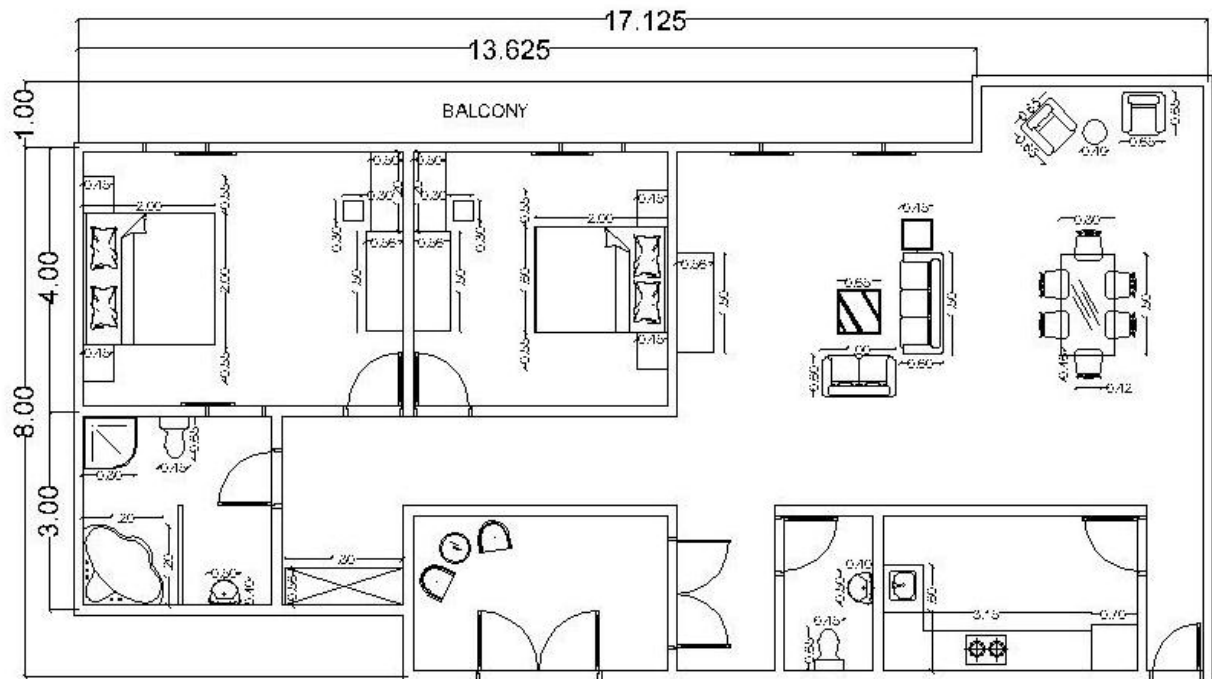
Gambar 5.2. Studi Ruang Kamar Tamu Tipe *Deluxe Room*
 Sumber: Analisa Pribadi



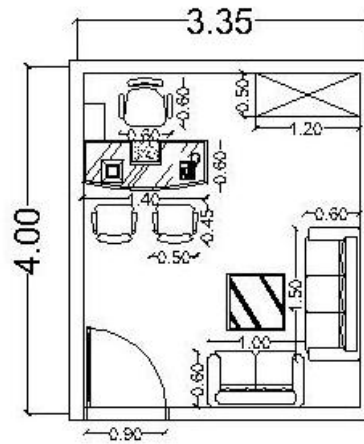
Gambar 5.3. Studi Ruang Kamar Tamu Tipe *Executive Room*
 Sumber: Analisa Pribadi



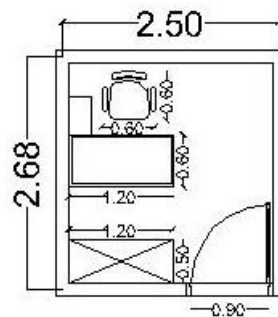
Gambar 5.4. Studi Ruang Kamar Tamu Tipe *Junior Suite Room*
 Sumber: Analisa Pribadi



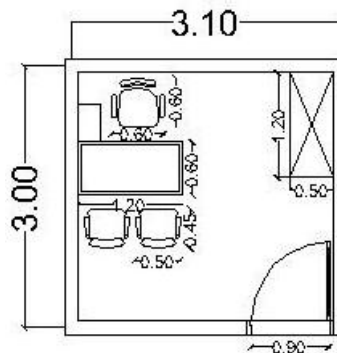
Gambar 5.5. Studi Ruang Kamar Tamu Tipe *Presidential Suite Room*
 Sumber: Analisa Pribadi



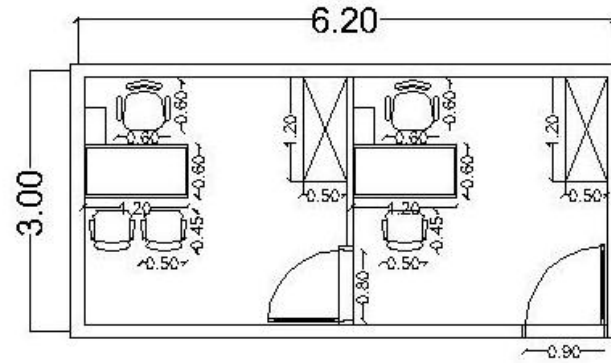
Gambar 5.6. Studi Ruang Ruang *General Manager*
 Sumber: Analisa Pribadi



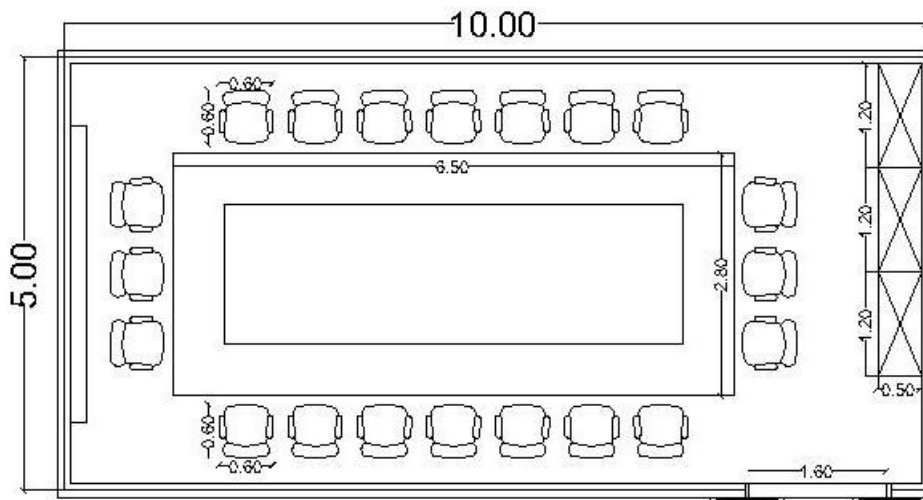
Gambar 5.7. Studi Ruang Ruang *Secretary*
 Sumber: Analisa Pribadi



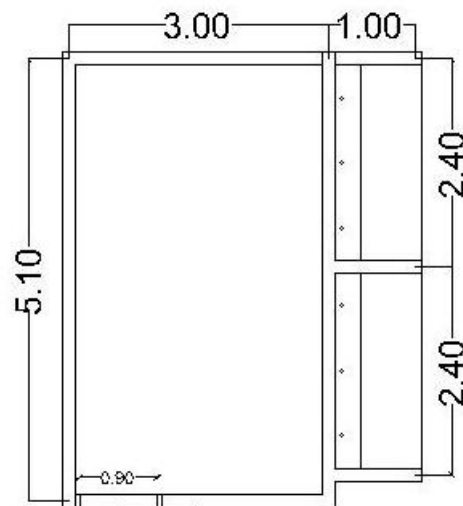
Gambar 5.8. Studi Ruang Ruang Pimpinan Bagian Tanpa *Supervisor*
 Sumber: Analisa Pribadi



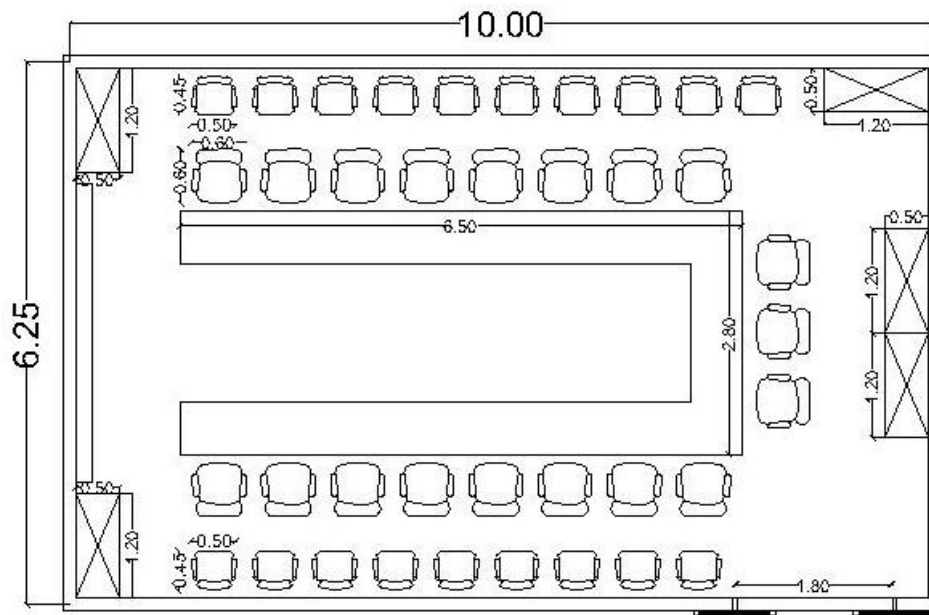
Gambar 5.9. Studi Ruang Ruang Pimpinan Bagian dengan Supervisor
Sumber: Analisa Pribadi



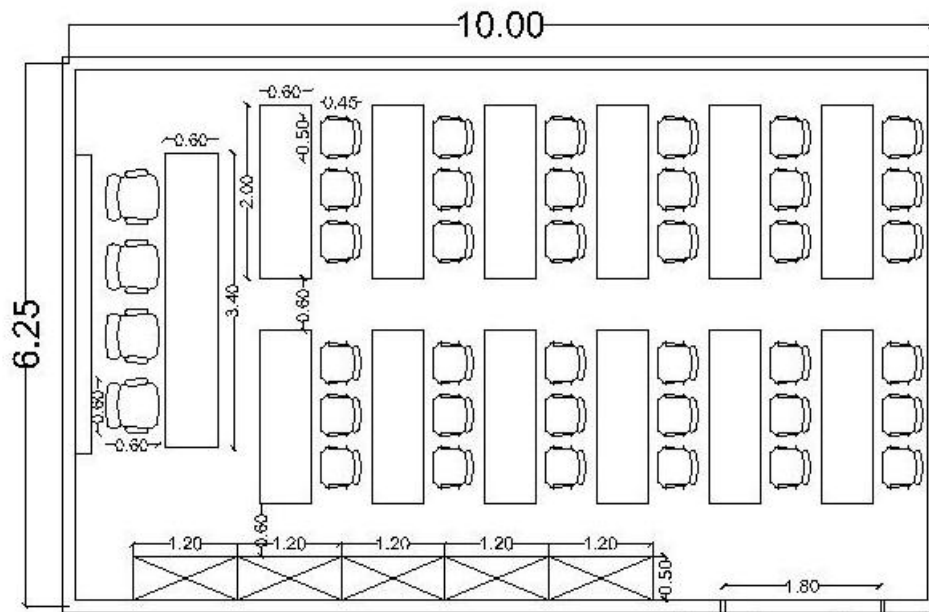
Gambar 5.10. Studi Ruang Ruang Rapat Pengelola (20 orang)
Sumber: Analisa Pribadi



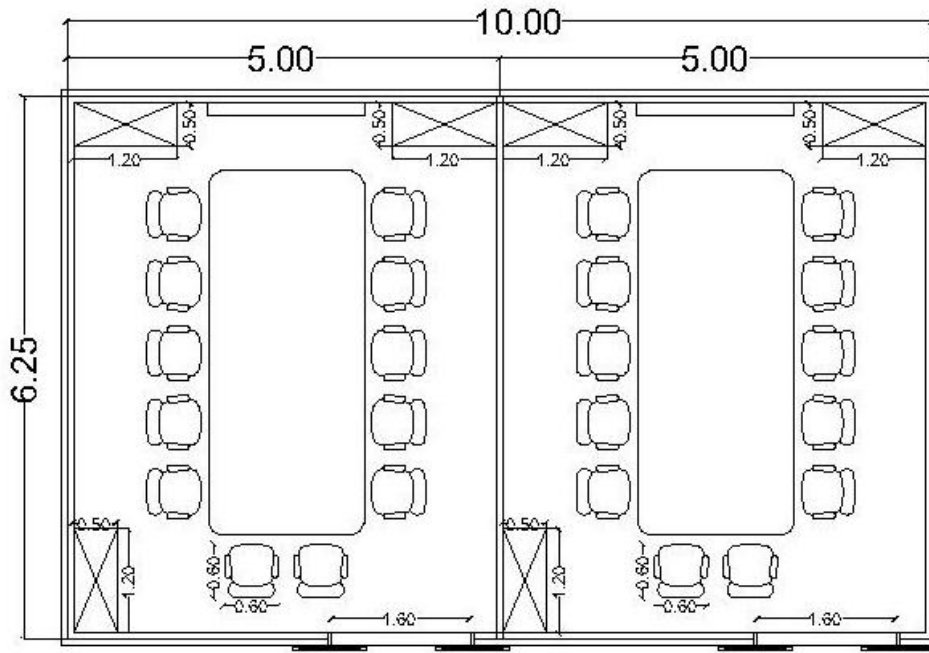
Gambar 5.11. Studi Ruang Mushola Pengelola
Sumber: Analisa Pribadi



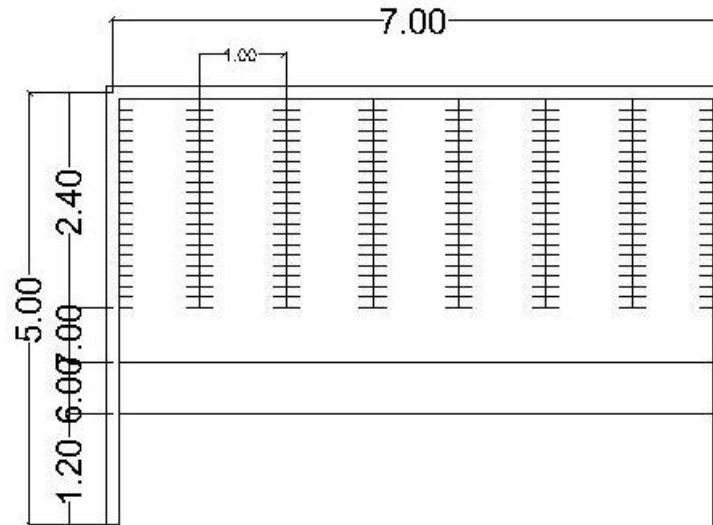
Gambar 5.12. Studi Ruang Meeting Room 1 (38 orang)
 Sumber: Analisa Pribadi



Gambar 5.13. Studi Ruang Meeting Room 2 (40 orang)
 Sumber: Analisa Pribadi



Gambar 5.14. Studi Ruang Meeting Room 3, 4, 5, 6 (@ 12 orang)
 Sumber: Analisa Pribadi



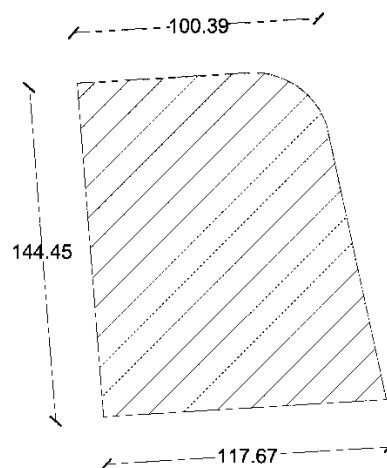
Gambar 5.15. Studi Ruang Cloakroom
 Sumber: Analisa Pribadi



5.3. Tapak Terpilih



Gambar 5.16. Tapak terpilih untuk perancangan City Hotel di BSD, Tangerang Selatan
Sumber: (Google Maps, 2017)



Gambar 5.17. Dimensi Tapak terpilih
Sumber: (Google Maps, 2017)

Tapak terpilih yang berada di Jalan Boulevard BSD Timur, Kecamatan Serpong, kota Tangerang Selatan merupakan tapak yang sesuai dengan kebijakan peruntukan lahan kota Tangerang Selatan yaitu pada zona kawasan perdagangan dan jasa (Pusat Pelayanan Kota (PPK) II). Peraturan daerah setempat adalah sebagai berikut :

- KDB : Paling tinggi 70%
- KLB : Paling tinggi 8
- KDH : Paling rendah 10%
- GSB : 4 m
- Luas : $\pm 13.143 \text{ m}^2$
- Kontur : Relatif datar