

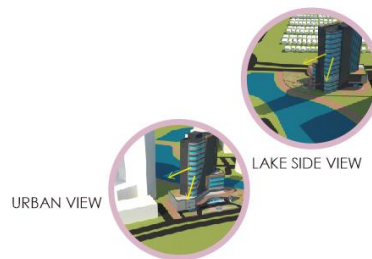
BAB IV

PENDEKATAN PROGRAM PERENCANAAN DAN PERANCANGAN

4.1 Konsep Desain

SUMMARECON OFFICE PARK dengan LAKE SIDE VIEW CONCEPT menjadi kekuatan dari pusat bisnis BCBD (Bekasi Central Business District) di Summarecon Bekasi. Yaitu kawasan bisnis dan perkantoran (office + business park) yang ramah lingkungan dengan memanfaatkan suasana di sekitar danau.

Breathtaking view yang dihadirkan di dalam kantor didesain pada bukaan melingkar di bagian timur laut menghadap langsung pada danau. Menghadirkan suasana yang rileks dan enjoyable dalam bekerja sehingga dapat menghadirkan ide-ide segar yang menunjang kesuksesan perusahaan.



Gambar 4.1

Place to Breathe Concept

Sumber : Analisis Pribadi

Menghadirkan taman aktif sebagai ruang public atau communal space yang terintegrasi dan bias diakses oleh siapa pun. Khususnya para pedestrian yang hendak berjalan kaki di pedestrian ways yang disediakan di tepi Danau BCBD Summarecon.



Gambar 4.2

Integrates with Surrounding Streetscape Concept

Sumber : Analisis Pribadi

Desain fasad melambungkan huruf S untuk Summarecon. Juga merupakan salah satu huruf yang tidak kaku, sehingga diharapkan kantor ini menghadirkan suasana yang dinamis.

dan fleksibel . Selain itu, adanya sculpture atap bergelombang berbahan ACP cladbond dengan rangka pipa baja, menjadi landmark Summarecon office park



Gambar 4.3
Summarecon & Landmark Concept
Sumber : Analisis Pribadi

4.2 Analisa Ruang

Analisa ruangan yang dibutuhkan untuk mempermudah penggunaan syarat-syarat yang ideal bagi perancangan fisik *Rental Office berbasis EDGE*, yaitu :

- Kebutuhan Ruang Utama :
 1. Rental Office Space Type A (Perusahaan Besar)
 2. Rental Office Space Type B (Perusahaan Menengah)
 3. Rental Office Space Type C (Perusahaan Kecil)
- Kebutuhan Ruang Kegiatan Pengelola :
 1. Ruang Direktur
 2. Ruang Manager
 3. Ruang Sekertaris
 4. Ruang Divisi Pemasaran
 5. Ruang Divisi Administrasi & keuangan
 6. Ruang Divisi Pemeliharaan Bangunan
 7. Ruang Divisi MEP
 8. Ruang Rapat
 9. Ruang Tamu & Lobby
 10. Ruang Arsip
 11. Receptionist
 12. Pantry
 13. Gudang
- Kebutuhan Ruang Penunjang :
 1. Lobby, Resepsionis, Ruang tunggu
 2. Restaurant
 3. Coffee Shop
 4. Minimarket
 5. Ruang Konferensi
 6. Ruang Seminar
 7. Co Working Space
 8. Perpustakaan

9. Taman/Lounge
10. Fitness Room
11. ATM Center

- Kebutuhan Ruang Servis :

1. Toilet Pria
2. Toilet Wanita
3. Mushola & Tempat Wudhu
4. Pantry
5. Ruang Laktasi
6. Lift Penumpang
7. Lift Barang
8. Tangga Darurat
9. Gudang peralatan
10. Janitor
11. Ruang Panel Listrik
12. Ruang Genset
13. Ruang Trafo
14. Ruang Pompa
15. Ruang Cleaning Service
16. GWT PDAM
17. GWT Grey Water
18. GWT Rain Water Harvesting

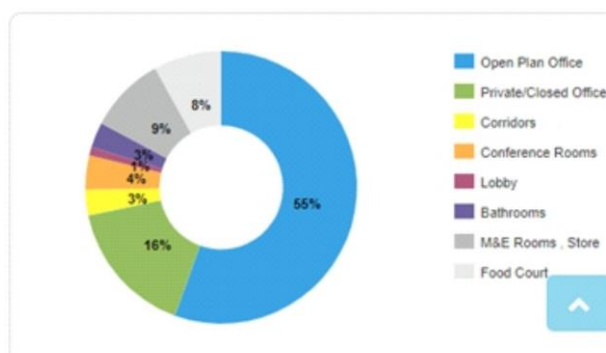
- Kebutuhan Ruang Parkir :

1. Parkir Mobil
2. Parkir Mobil Difabel
3. Parkir Motor

4.3 Passive Desain Strategies

4.3.1 Building Data

Gross Internal Area : 10914 m²
 Floors Above Grade : 4
 Floors Below Grade : 14
 Floor to Floor Height : 4,5 m
 Open Plan Office : 5975 m²
 Private / Closed Office : 1761 m²
 Corridors : 330 m²
 Conference Rooms : 471 m²
 Lobby : 150 m²
 Bathrooms : 308 m²
 M & E Rooms, Store : 1036 m²
 Food Court : 883 m²
Gross Internal Area : 10914 m²



4.3.2 Building Depth

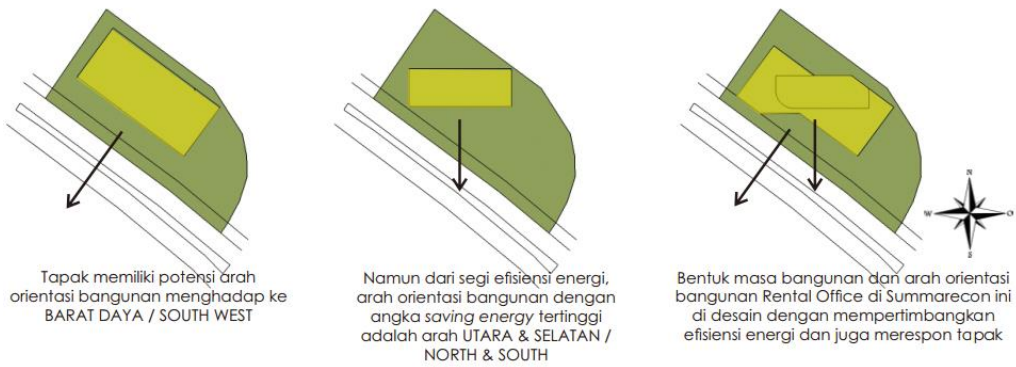
Building Depth pada perencanaan dan perancangan *Rental Office di Summarecon Bekasi dengan Pendekatan Green Building Melalui Platform EDGE* ini adalah 15,35 m.

4.3.3 Building Length

North : 42 m
 South : 42 m
 East : 16 m
 West : 16 m
 Northeast : 22 m
 Northwest : 21 m
 Southeast : 36,6 m
 Southwest : 15,8 m

4.3.4 Building Orientation

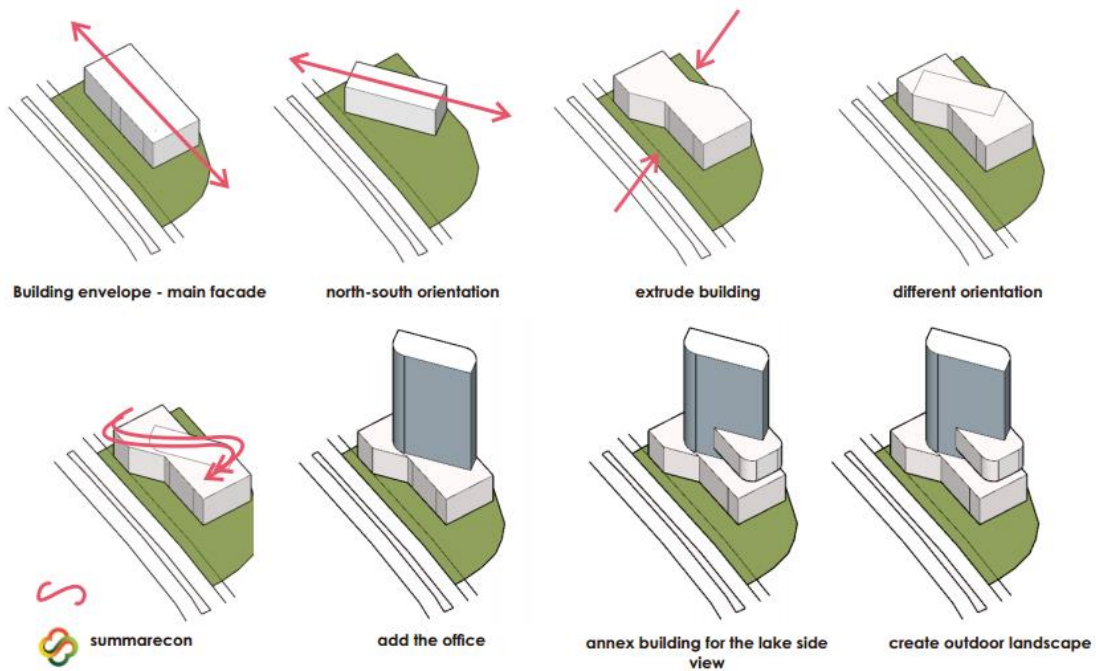
Main orientation : Equal



Gambar 4.4
 Building orientation
 Sumber : Analisis Pribadi

4.4 Gubahan Massa dan Zoning

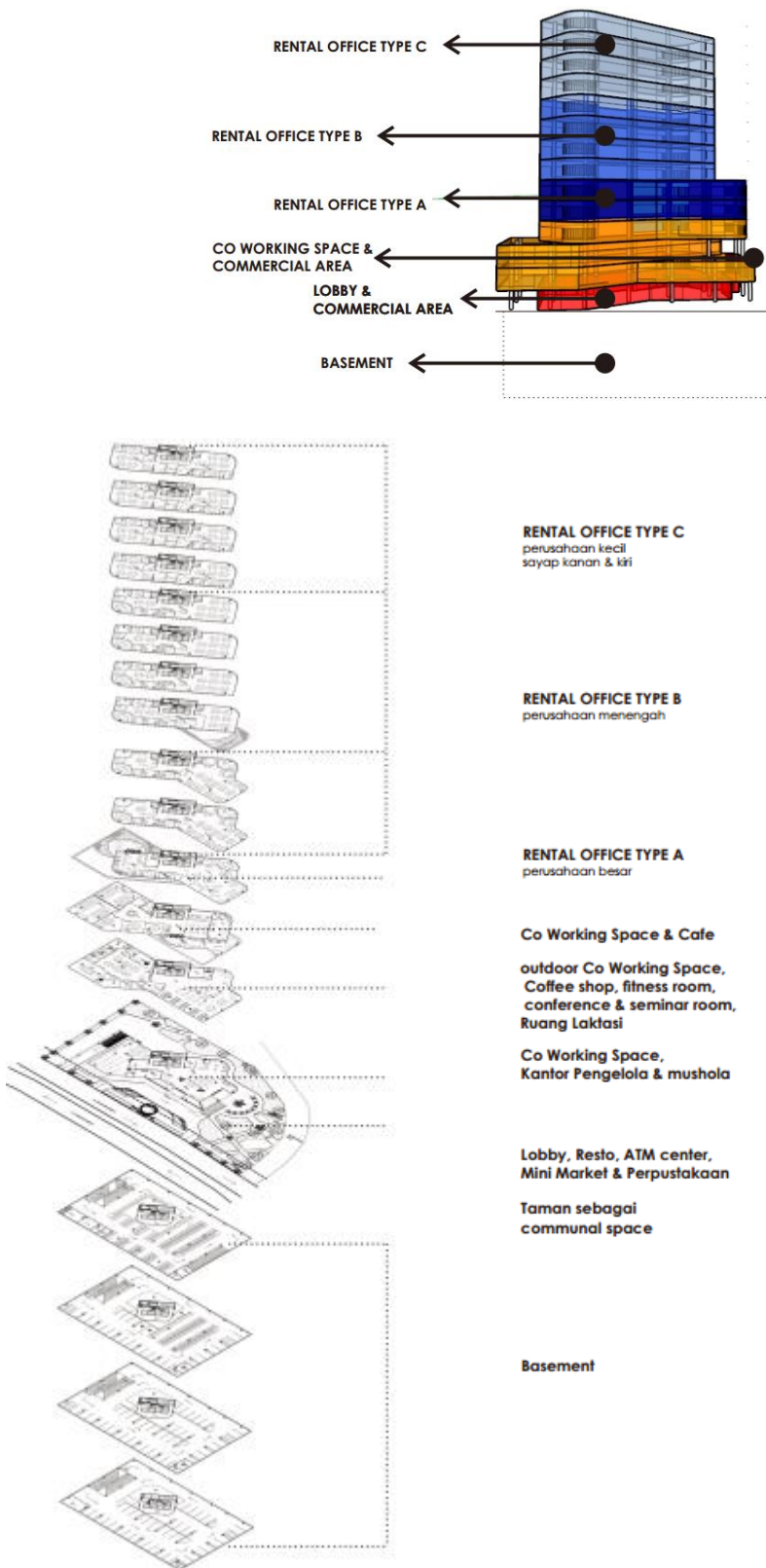
BUILDING MASSING



Gambar 4.5

Gubahan massa
Sumber : Analisis Pribadi

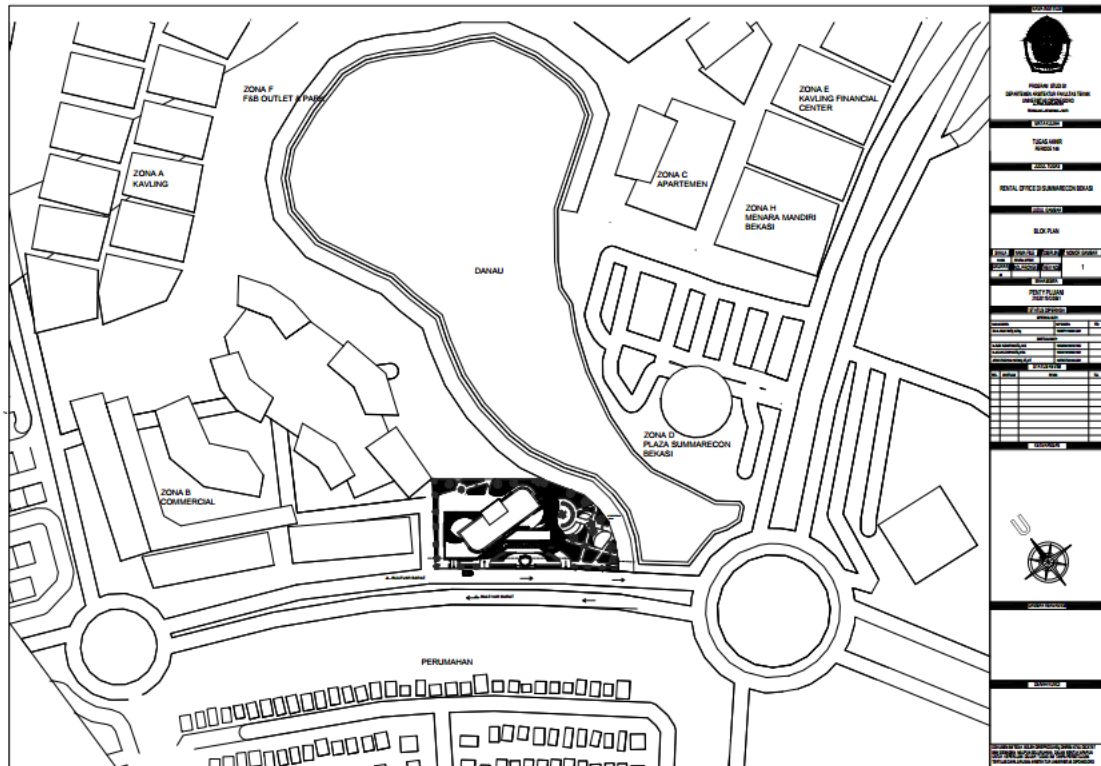
Zonning :



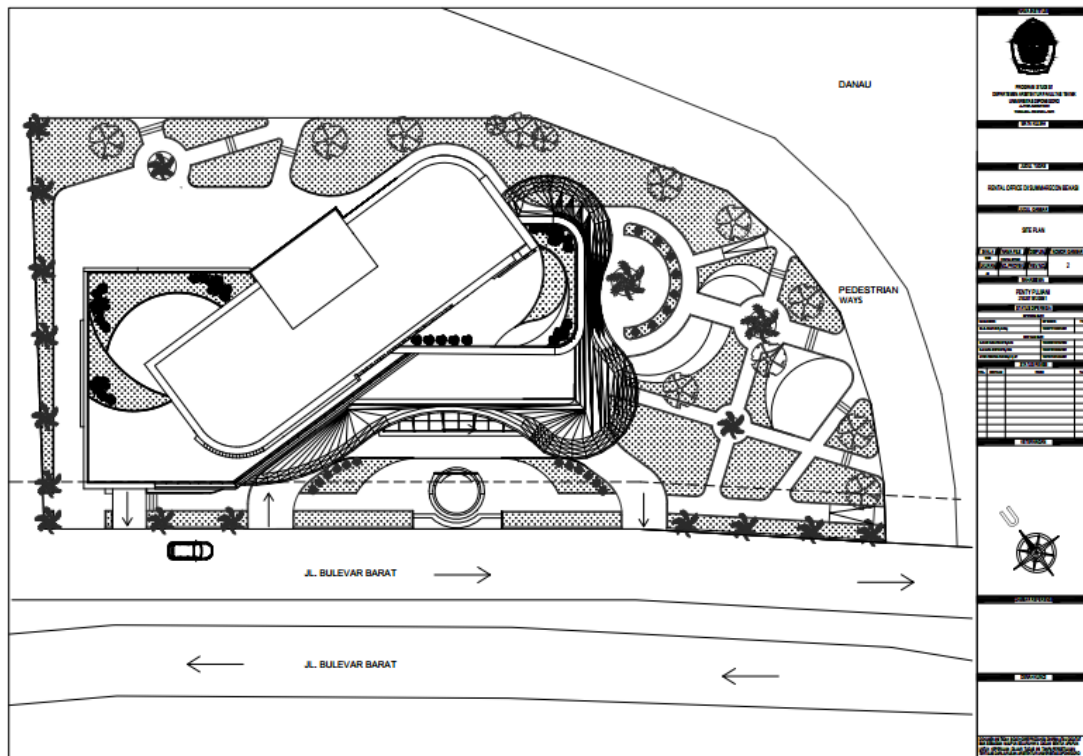
Gambar 4.6

Zonning
 Sumber : Analisis Pribadi

4.5 Blockplan dan Site plan

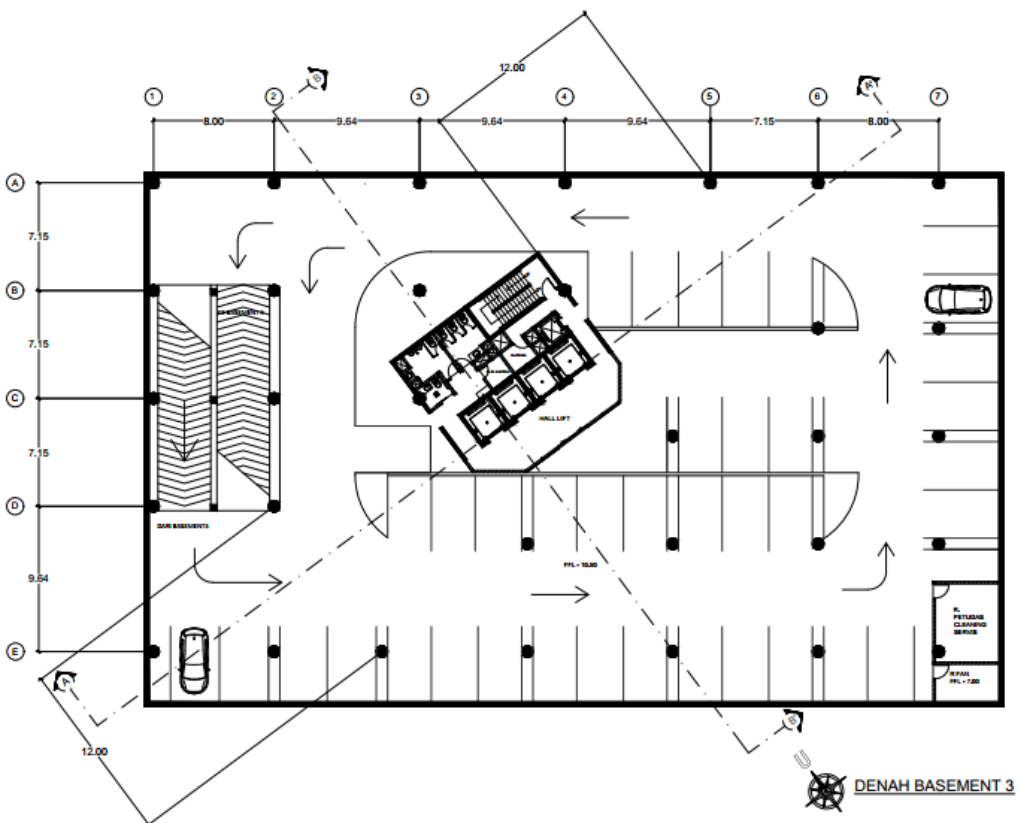
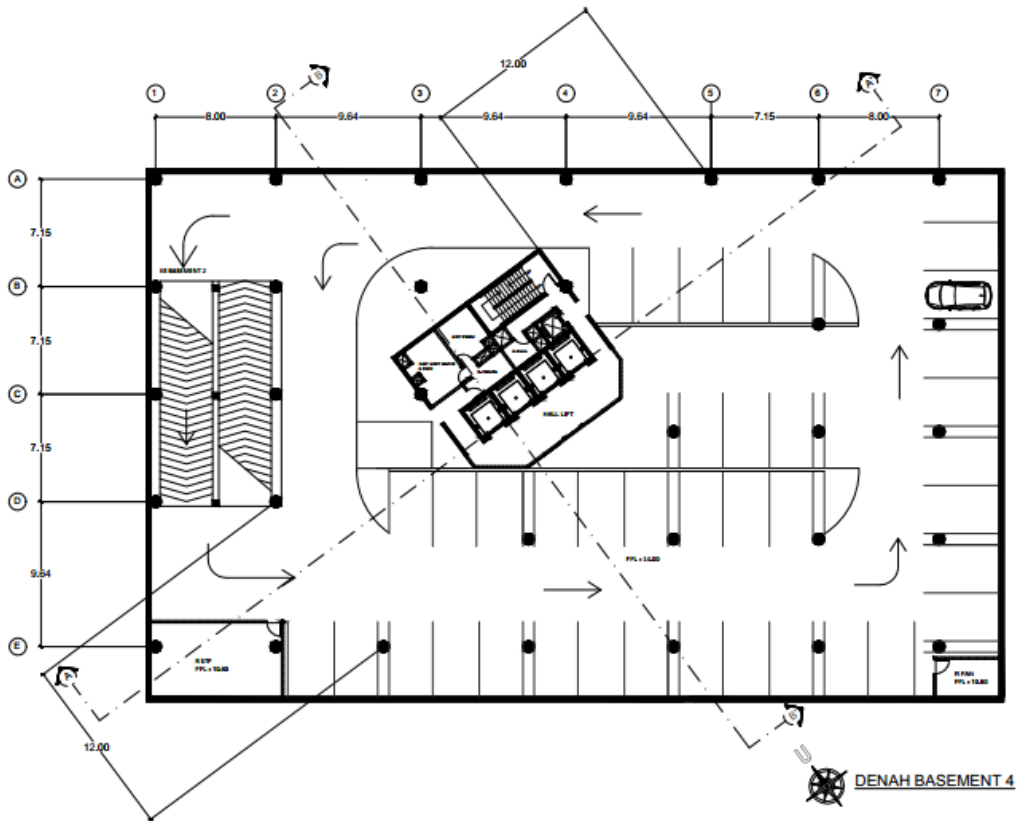


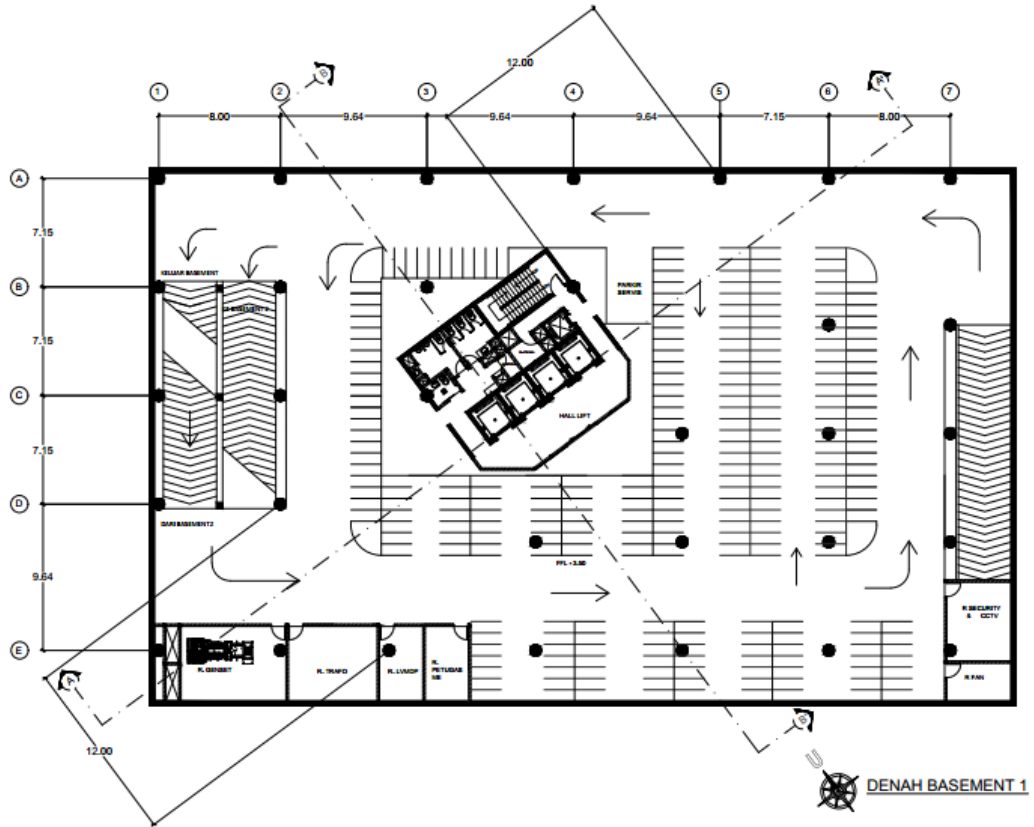
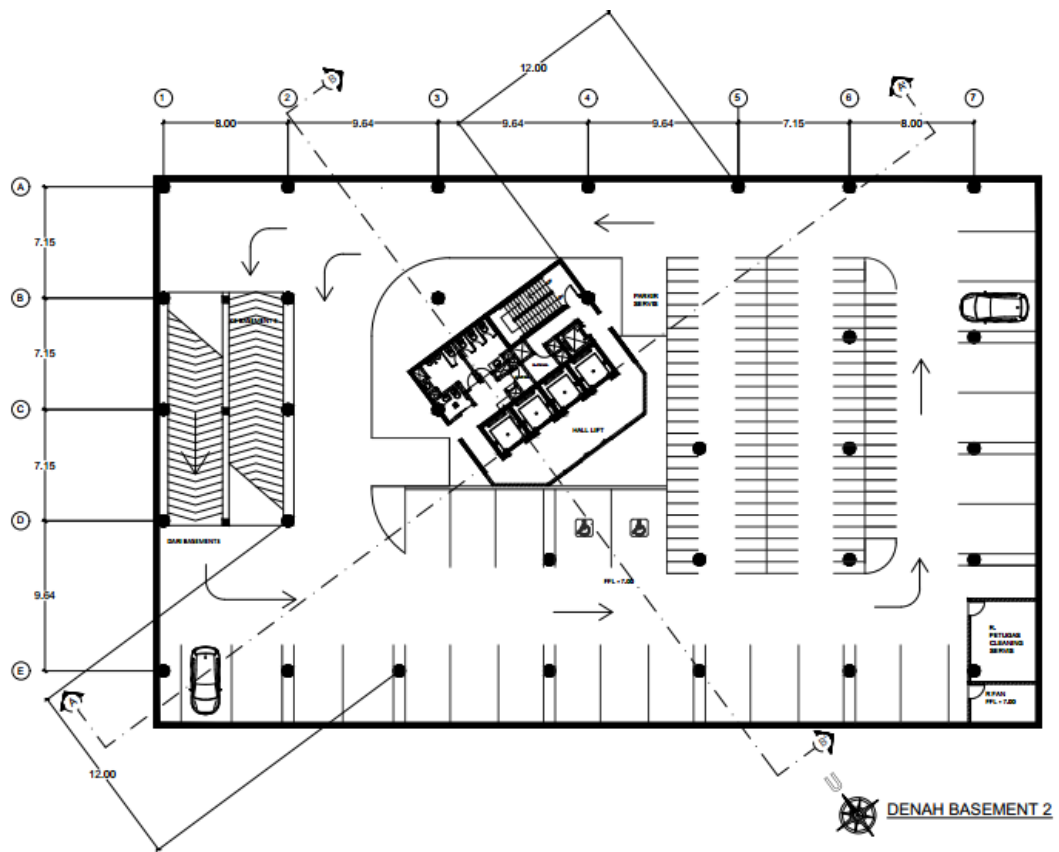
Gambar 4.7
 Block plan
 Sumber : Analisis Pribadi

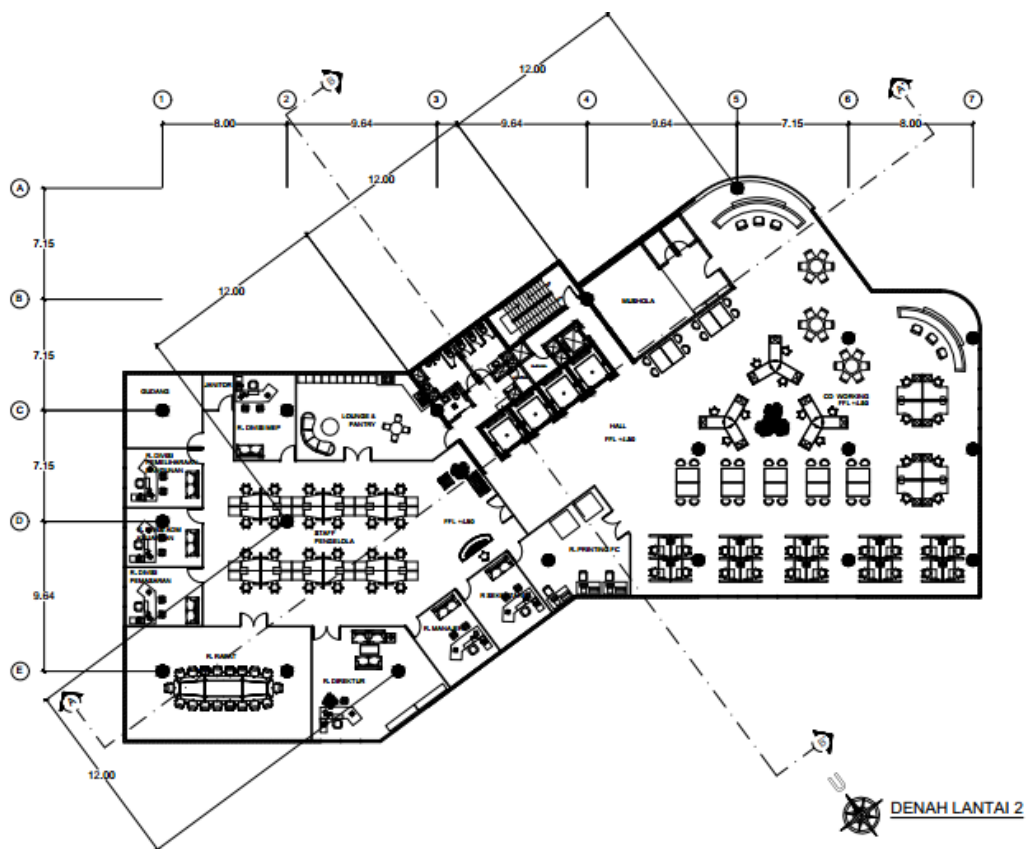
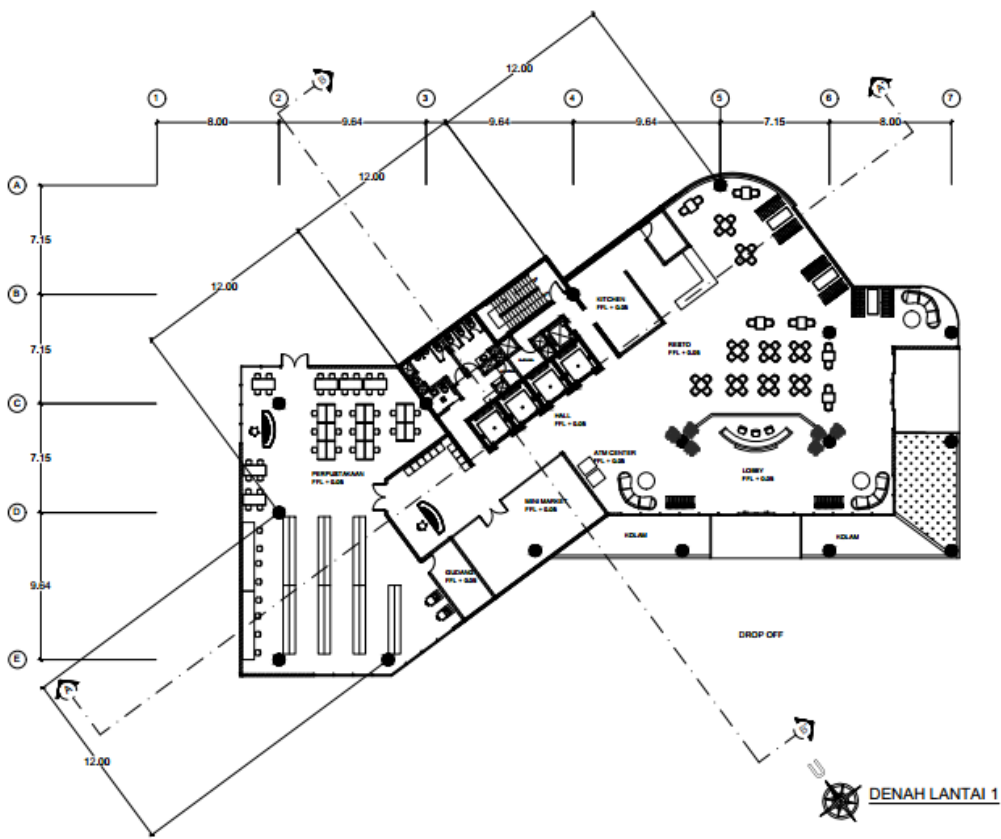


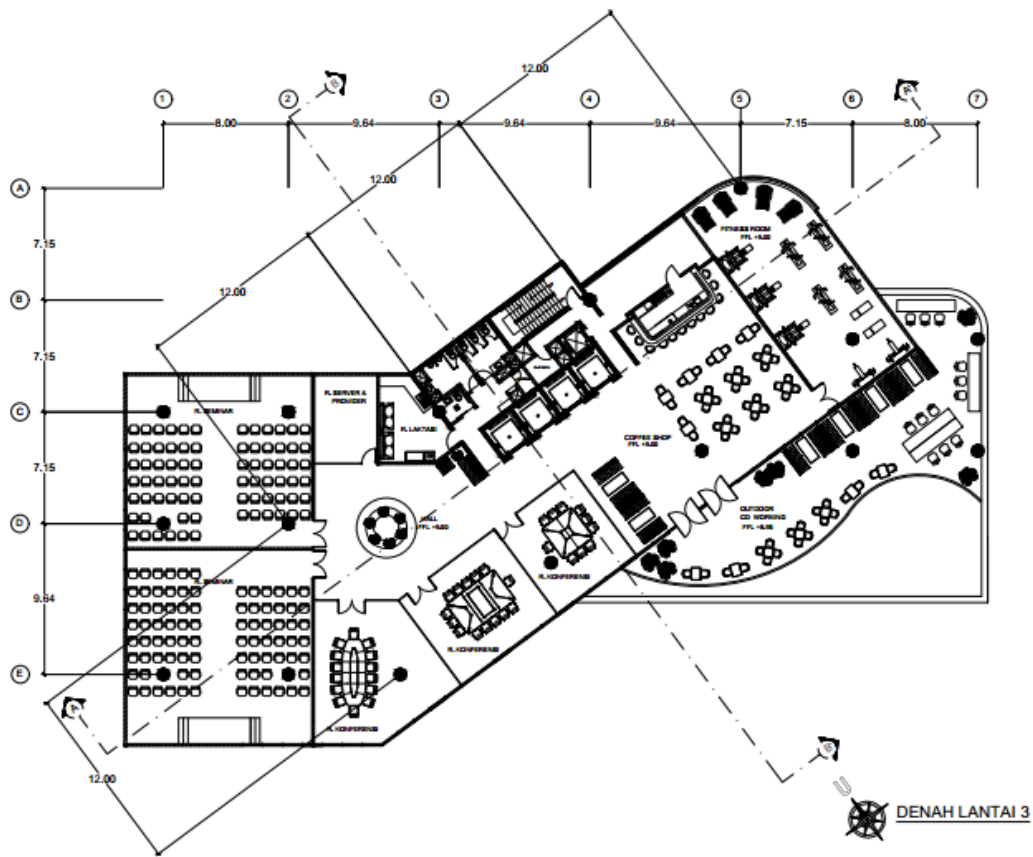
Gambar 4.8

4.6 Denah Tampak dan Potongan

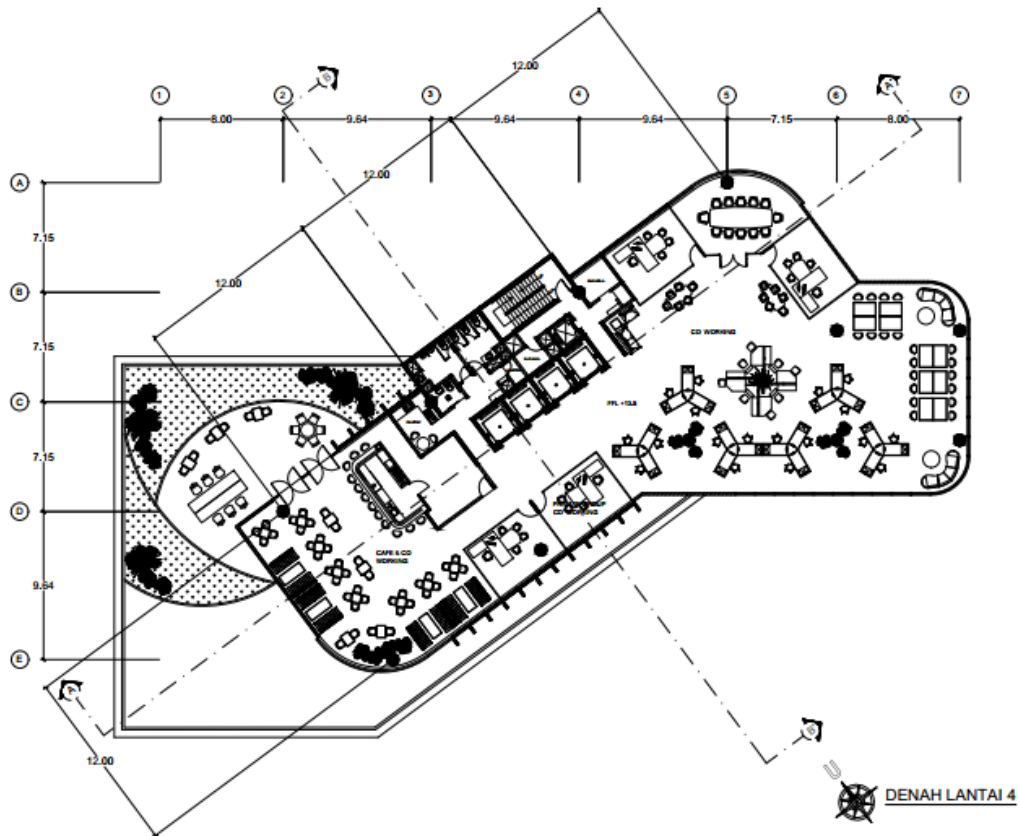




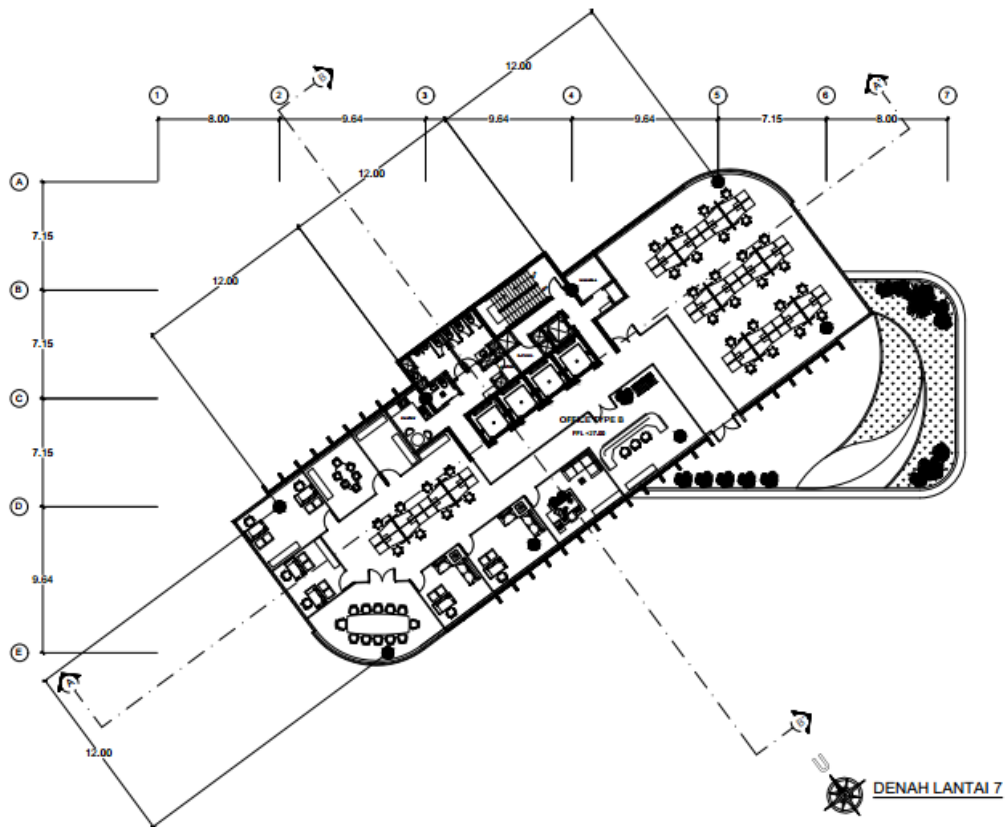
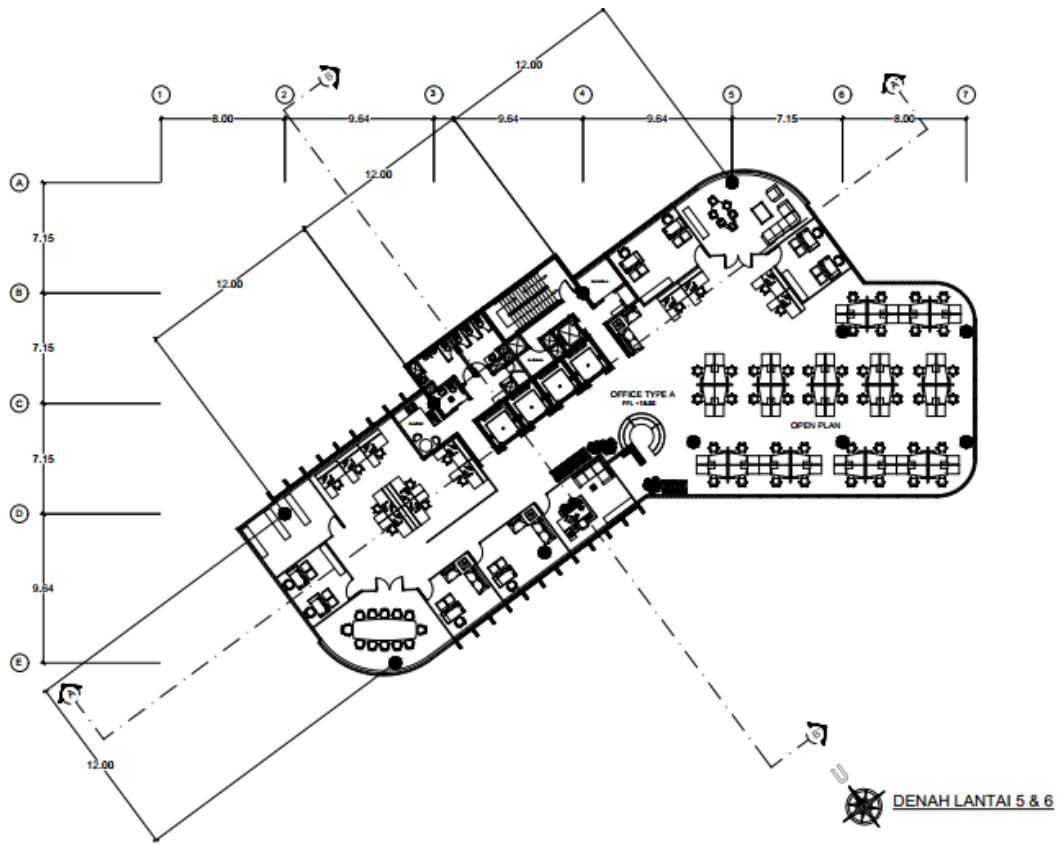


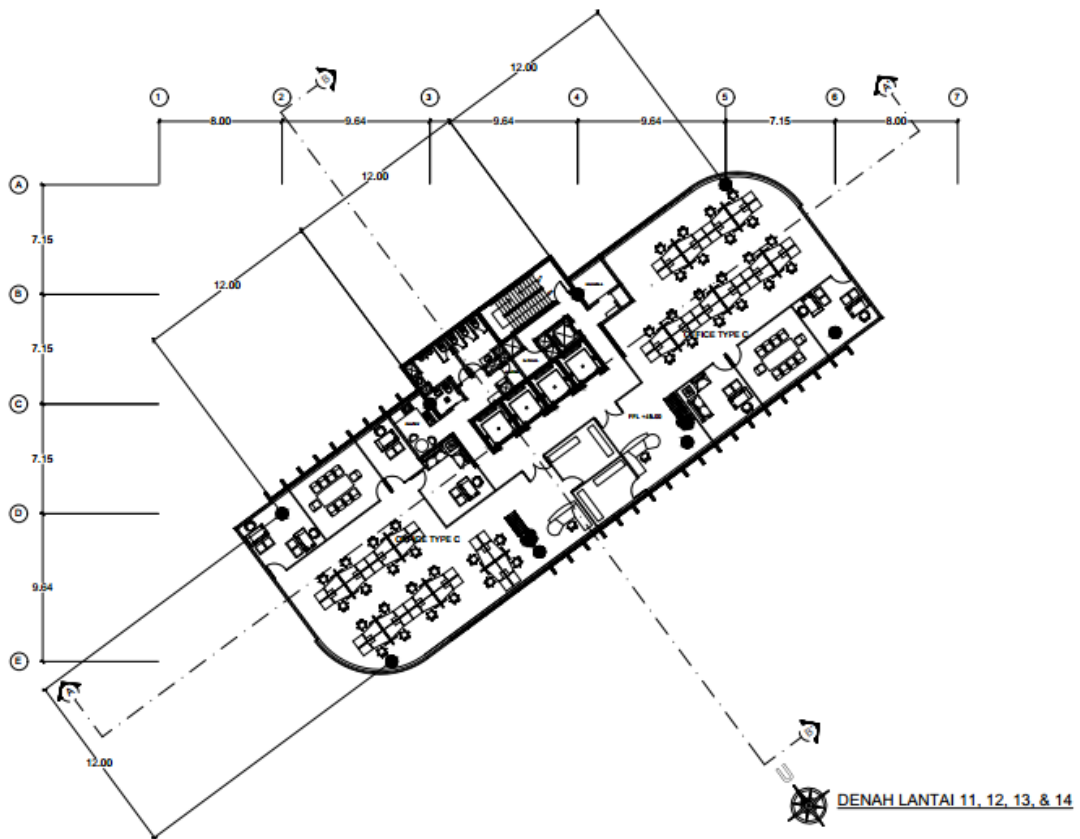
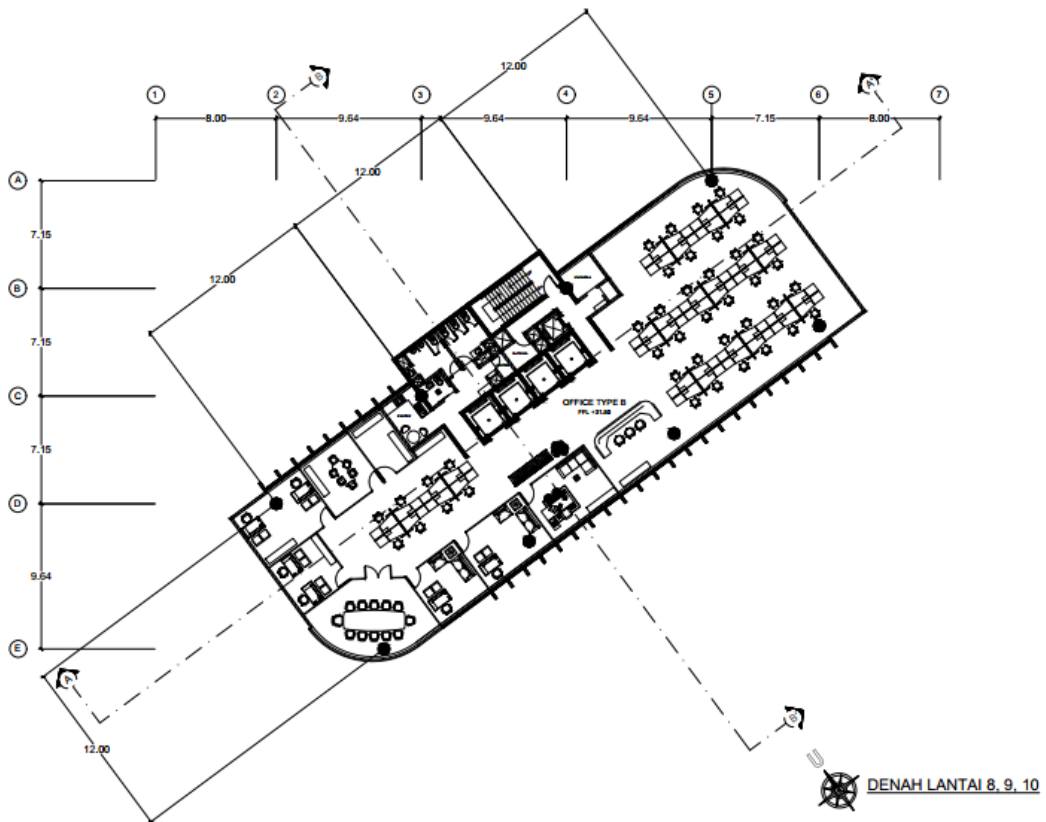


DENAH LANTAI 3



DENAH LANTAI 4





Gambar 4.10
Denah

Sumber : Analisis Pribadi

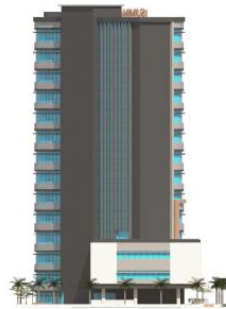


TAMPAK DEPAN

TAMPAK BELAKANG



TAMPAK KANAN

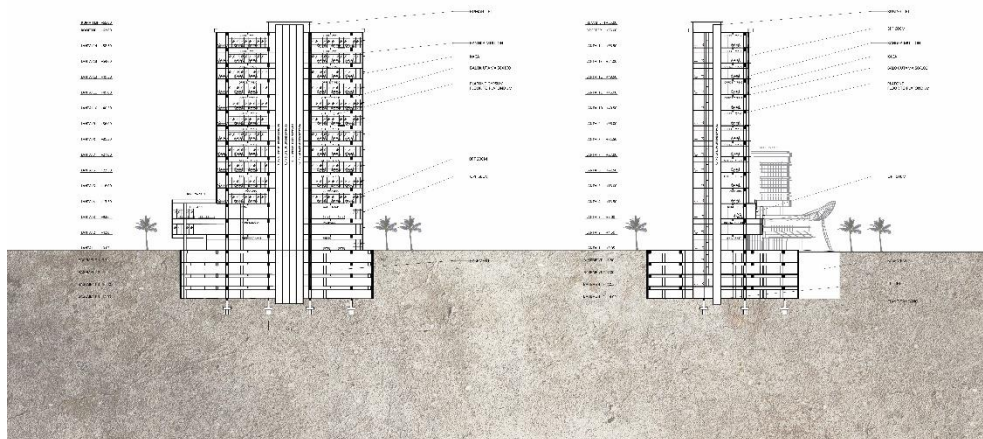


TAMPAK KIRI

Gambar 4.11

Tampak

Sumber : Analisis Pribadi



Gambar 4.12

Potongan

Sumber : Analisis Pribadi

4.7 Perspektif



Gambar 4.13
Perspektif eksterior
Sumber : Analisis Pribadi



Gambar 4.14
Perspektif Interior
Sumber : Analisis Pribadi

4.8 Analysis Edge

4.6.1 Energy Efficiency Measures

WALL TO WINDOW RATIO

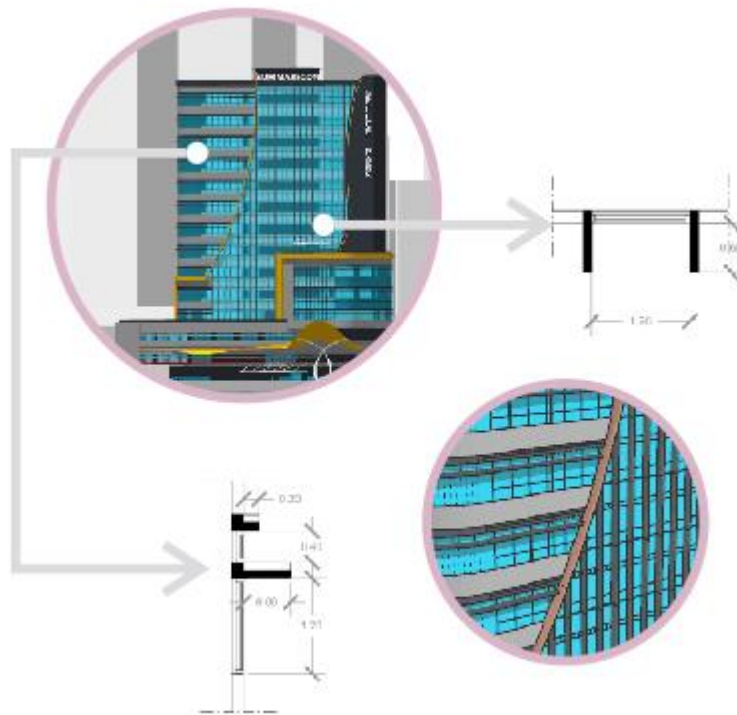
OFE01* Reduced Window to Wall Ratio - WWR of 25.14%

| | | | |
|-----------|---------|-----------|---------|
| North | 21.58 % | South | 34.65 % |
| East | 7.84 % | West | 5.11 % |
| Northeast | 28.42 % | Northwest | 17.31 % |
| Southeast | 30.88 % | Southwest | 29.29 % |

AASF

OFE04 External Shading Devices - Annual Average Shading Factor (AASF) of 0.38

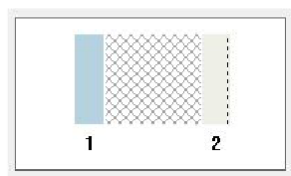
AASF



LOW E

panasap dark blue 5mm
- argon -
Lo E clear 5mm

OFE07 Low-E Coated Glass : U-value of 1.794 W/m².K and SHGC of 0.421



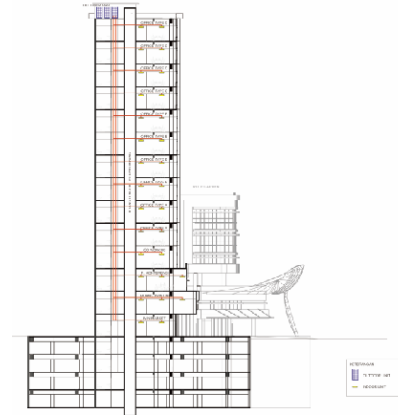
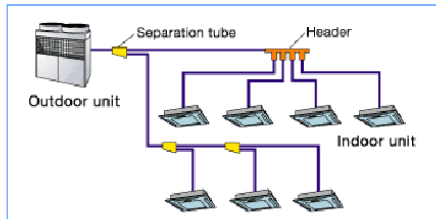
| Ufactor | SC | SHGC |
|---------------------|-------|-------|
| W/m ² .K | | |
| 1.794 | 0.484 | 0.421 |

| ID | Name | Mat | Thk | Rp | Tot | Rinf1 | Rinf2 | Tinf | Rinf1 | Rinf2 | Tr | E1 | E2 | Cond | Convect |
|-------|--------------|------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|----|------|---------|
| Glaz1 | 124 SHL5arg | 4.8 | 0.478 | 0.051 | 0.051 | 0.051 | 0.051 | 0.051 | 0.000 | 0.940 | 0.940 | 1.000 | | | |
| Gas1 | 2 Argon | 16.0 | | | | | | | | | | | | | |
| Glaz2 | 210 L6785SG5 | 4.8 | 0.691 | 0.151 | 0.157 | 0.963 | 0.950 | 0.177 | 0.000 | 0.940 | 0.369 | 1.000 | | | |

AC VRF

OFE11* Variable Refrigerant Flow (VRF) System - COP of 4.41

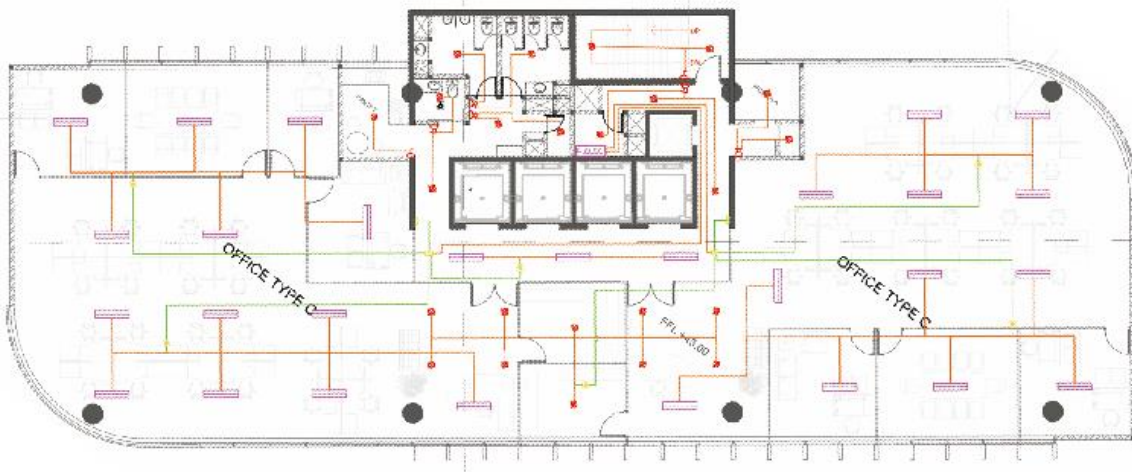
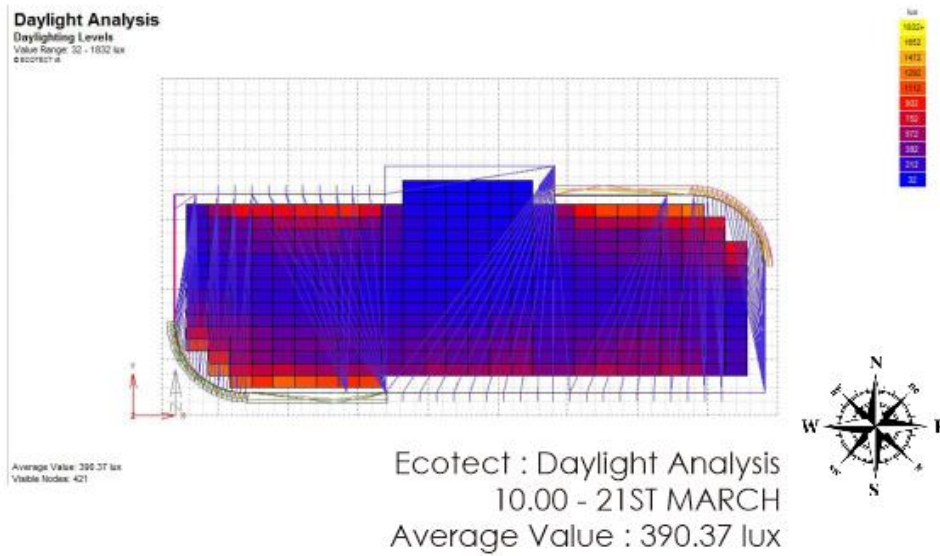
COP



SKEMA UTILITAS AC VRF

DAY LIGHT PHOTOELECTRIC SENSORS FOR INTERNAL SPACE

OFE29 Daylight Photoelectric Sensors for Internal Spaces



4.6.1 Water Efficiency Measures

OFW01* Low-Flow Faucets in All Bathrooms - 7 L/min

| Keran Tembok (diluar keran wudhu) | L/menit | L/menit |
|-----------------------------------|---------|---------|
| T30AR13V7N | 8 | 7 |

OFW02* Dual Flush for Water Closets in All Bathrooms - 6 L/first flush and 3.3 L/second flush

| WC Flush Tank | L/flush | L/flush |
|--|---------|---------|
| CW638J Close coupled Toilet, 4.5/3L Dual Flush | 6 | 3.3 |

OFW03* Water-Efficient Urinals in All Other Bathrooms - 3.3 L/flush

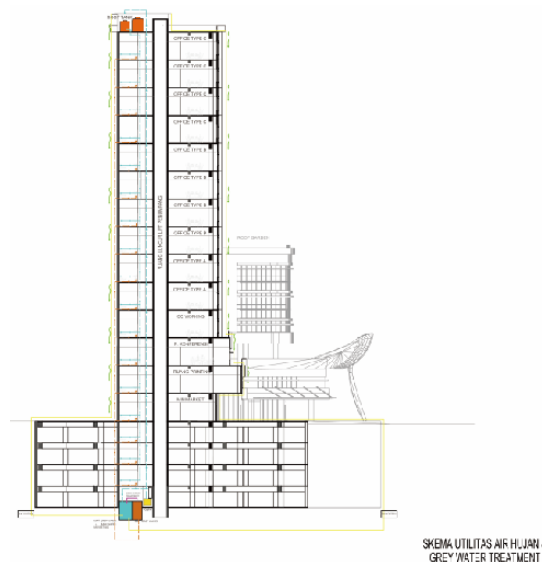
| Peturasan Flush Valve | L/flush | L/flush |
|---|---------|---------|
| TX501U Urinal Flush Valve Flow Rate 15lpm | 4 | 3.3 |

OFW04* Water-Efficient Faucets for Kitchen Sinks - 5 L/min

| Keran Wastafel | L/menit | L/menit |
|-------------------|---------|---------|
| Toto TX115LP 5lpm | 8 | 5 |

OFW06 Rainwater Harvesting System - 50% of Roof Area Used for Collection

OFW07 Grey Water Treatment and Recycling System



4.6.1 Material Efficiency Measures

| | | | | | |
|--------|--|--------|---|-----|---|
| OFM01* | Floor Slabs Upload Document(s) | | Concrete Filler Slab with Polystyrene ▼ | | |
| OFM02* | Roof Construction Upload Document(s) | Type 1 | Concrete Filler Slab with Polystyrene ▼ | 100 | % |
| OFM03* | External Walls Upload Document(s) | Type 1 | Curtain Walling (Opaque Element) ▼ | 80 | % |
| | | Type 2 | Ferrocement Wall Panel ▼ | 20 | % |
| OFM04* | Internal Walls Upload Document(s) | Type 1 | Common Brick Wall with Plaster on B ▼ | 100 | % |
| OFM05* | Flooring Upload Document(s) | Type 1 | Finished Concrete Floor ▼ | 90 | % |
| | | Type 2 | Parquet/Wood Block Finishes ▼ | 10 | % |
| OFM06* | Window Frames Upload Document(s) | Type 1 | UPVC ▼ | 100 | % |

