

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.1. Konsep Perancangan

1. Air/Udara

- Air Quality
- Smoke Free Environment
- Ventilation Design
- Construction Pollution Management



2. Water/AIR

- Water Quality Indicators
- Drinking Water Quality
- Basic Water Management



3. Nourishment/Makanan

- Fruits and Vegetables
- Nutritional Transparency



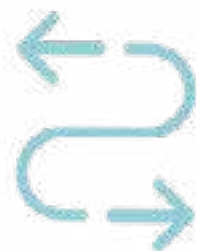
4. Light/Pencahayaan

- Light Exposure
- Visual Light Design



5. Movement

- Active Buildings and Communities
- Ergonomic Workstation Design



6. Thermal Comfort

- Thermal Performance



7. Sound/Suara

- Sound Mapping



8. Materials

- Material Restriction
- Hazardous Materials Management
- CCA Management



9. Mind

- Mental Health Promotion
- Nature and Places



10. Community

- Health and Well-Being Promotion
- Integrative Design
- Emergency Preparedness
- Occupant Survey



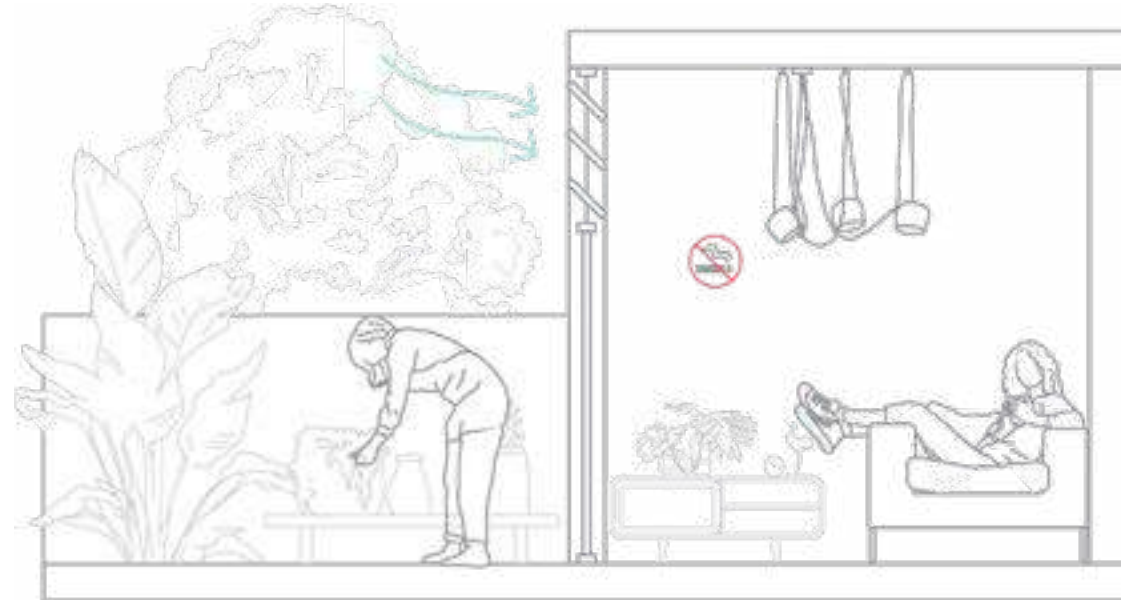
Gambar 4.1. Fitur-Feat WELL Building
Sumber : <https://v2.wellcertified.com/en/wellv2>

Gambar 4.2. Fitur-Feat WELL Building
Sumber : <https://v2.wellcertified.com/en/wellv2>

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.2.1. Penerapan Strategi Perancangan

1. Air



Gambar 4.3. Ilustrasi Fitur Air
Sumber : Ilustrasi Penulis

- Operable Ventilation
- Ban Smoking
- Parking Restriction

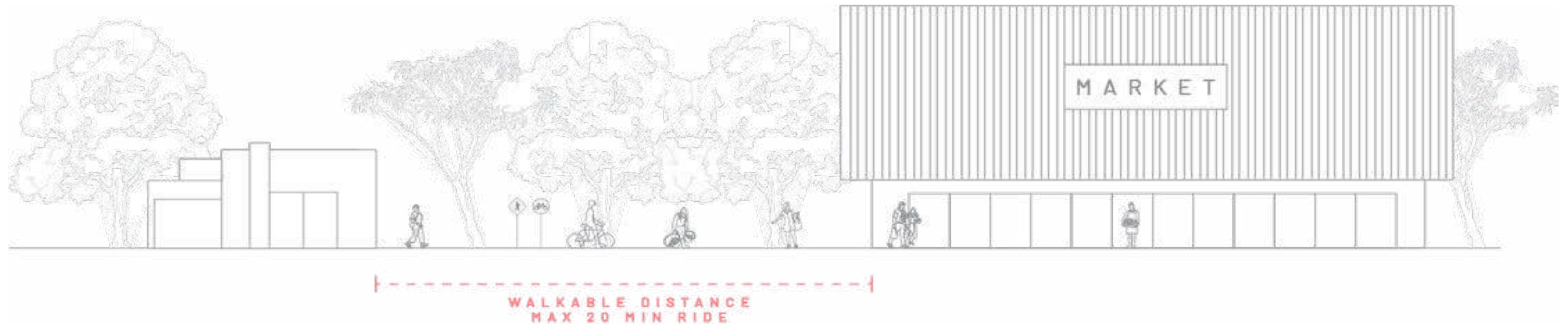
2. Mind



Gambar 4.4. Ilustrasi Fitur Mind
Sumber : Ilustrasi Penulis

- Restorative Green Space
- Enhance Access to Nature
- Preservation of Scenic Views

3. Nourishment



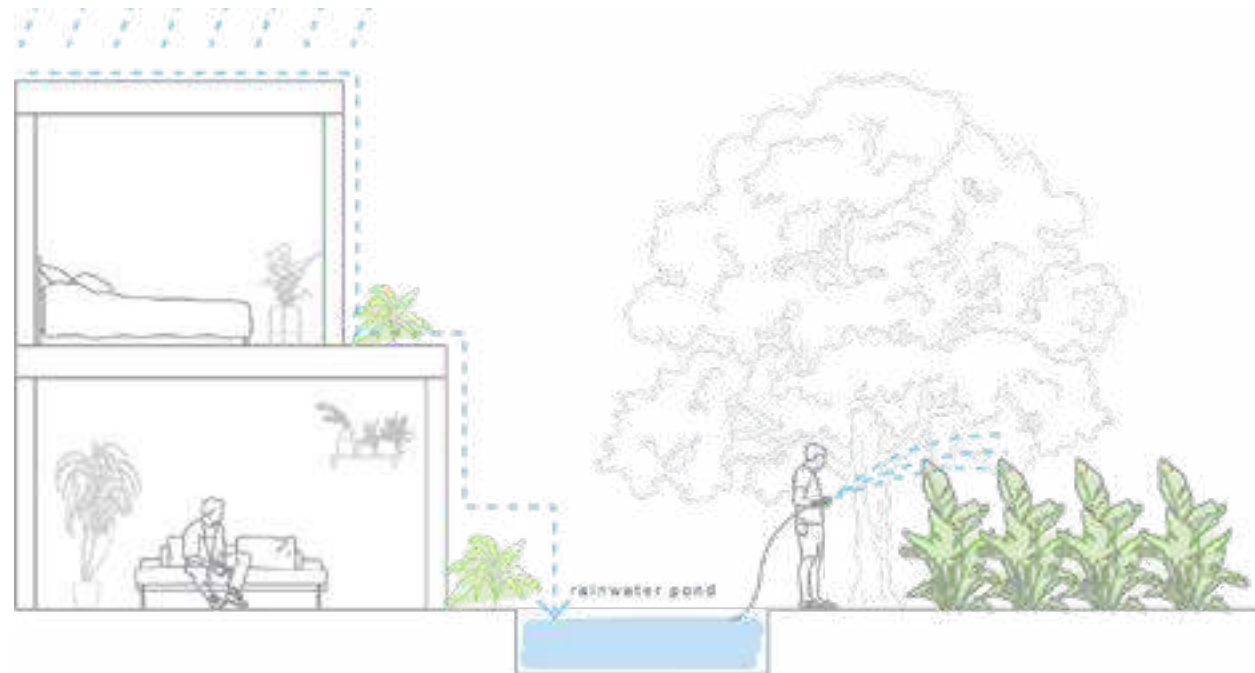
Gambar 4.5. Ilustrasi Fitur Nourishment
Sumber : Ilustrasi Penulis

- Supermarket Access
- Food Advertising
- Food Affordability

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.2.1. Penerapan Strategi Perancangan

4. Water



Gambar 4.6. Ilustrasi Fitur Water
Sumber : Ilustrasi Penulis

- Stormwater Management
- Overflow Water Management
- Water Feature

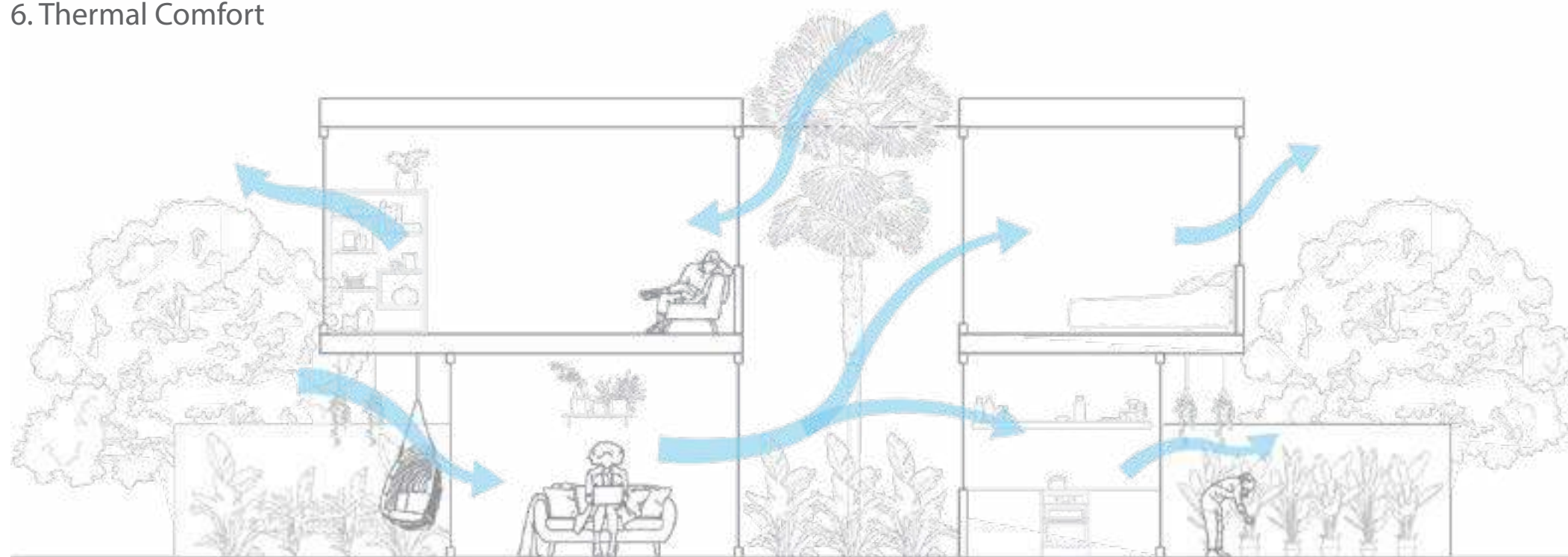
5. Materials



Gambar 4.7. Ilustrasi Fitur Materials
Sumber : Ilustrasi Penulis

- Waste Management
- Cleaning Protocol
- Material Restriction

6. Thermal Comfort



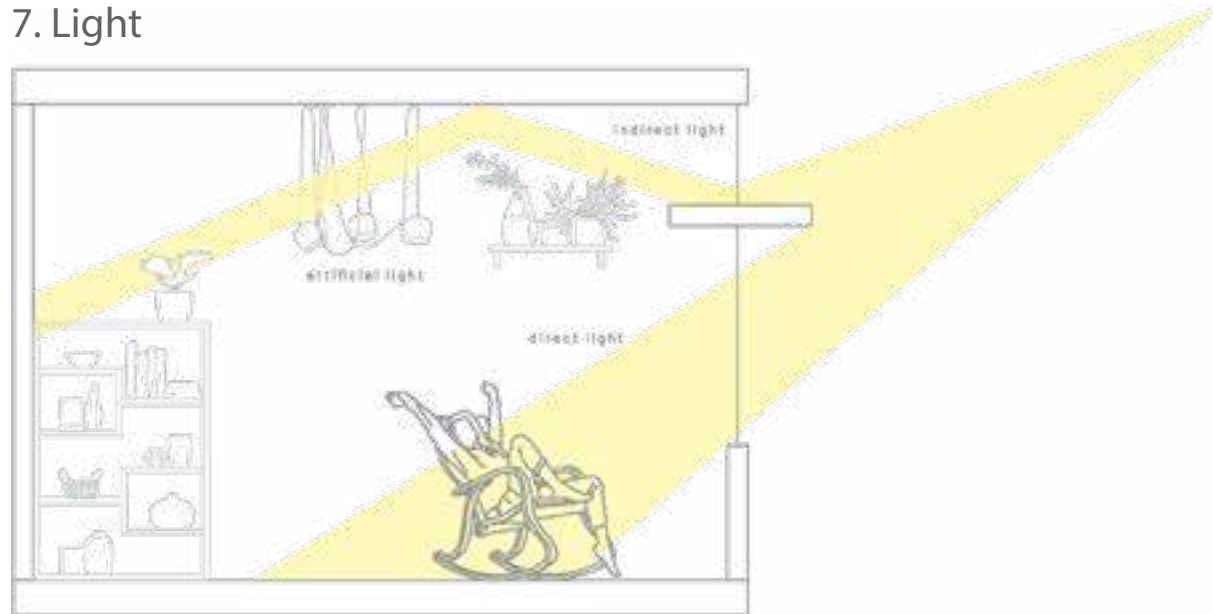
Gambar 4.8. Ilustrasi Fitur Thermal Comfort
Sumber : Ilustrasi Penulis

- Enhance Operable Window
- Thermal Zoning
- Urban Vegetation and Green Spaces

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.2.1. Penerapan Strategi Perancangan

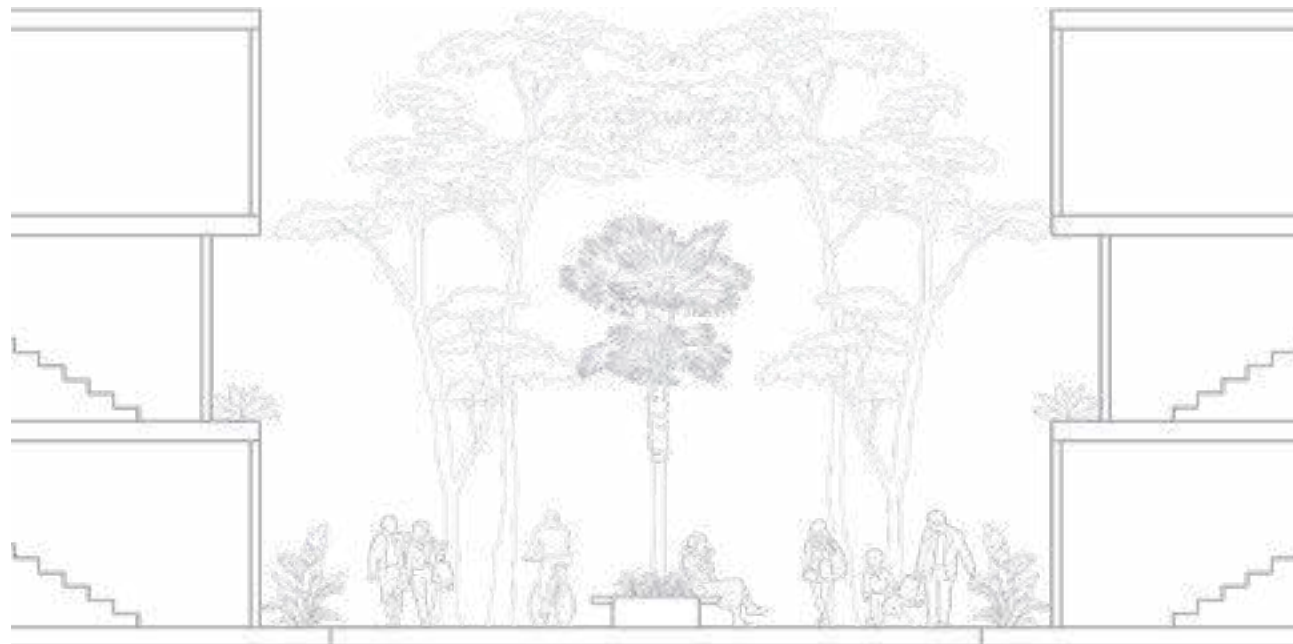
7. Light



Gambar 4.9. Ilustrasi Fitur Light
Sumber : Ilustrasi Penulis

- Light Exposure
- Daylight Design Strategies
- Lighting for Exteriors

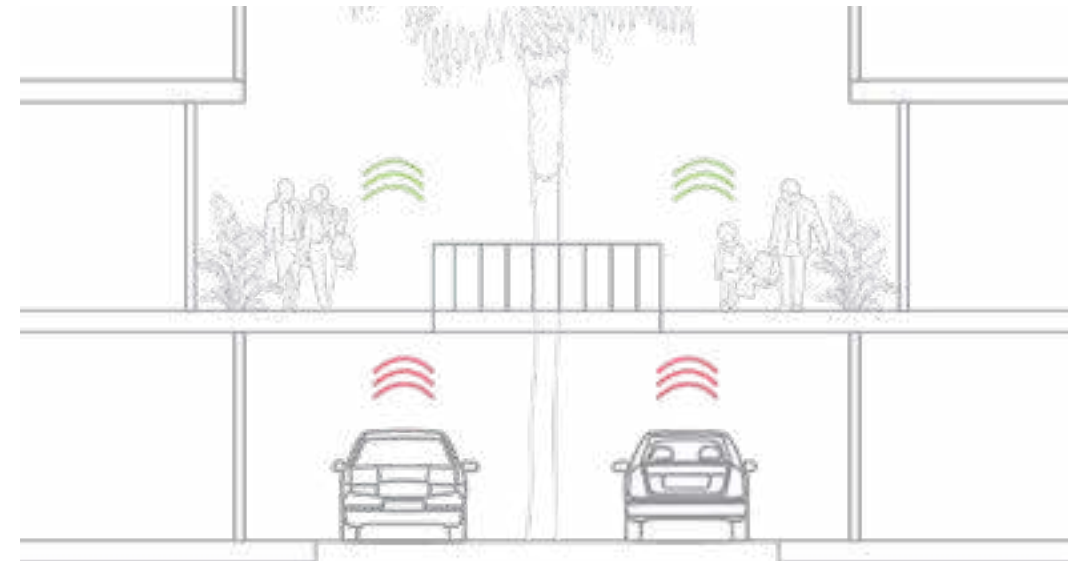
9. Movement



Gambar 4.11. Ilustrasi Fitur Movement
Sumber : Ilustrasi Penulis

- Active Building
- Circulation
- Physical Activity Spaces

8. Sound



Gambar 4.10. Ilustrasi Fitur Sound
Sumber : Ilustrasi Penulis

- Sound Mapping
- Community Sound Mapping
- Sound Barrier

10. Community



Gambar 4.12. Ilustrasi Fitur Commniy
Sumber : Ilustrasi Penulis

- Accessibility and Universal Design
- Public Spaces
- Social Spaces

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.2.2. Penerapan Strategi Perancangan Kawasan



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.3. Program Ruang

Analisa program ruang ini berdasarkan pengelompokan antara fungsi private dan publik fungsi, keterhubungan antar fungsi dan juga berdasarkan :

- Jenis bangunan
- Fungsi ruang
- Kapasitas pengguna ruang
- Kebutuhan ruang yang diperlukan

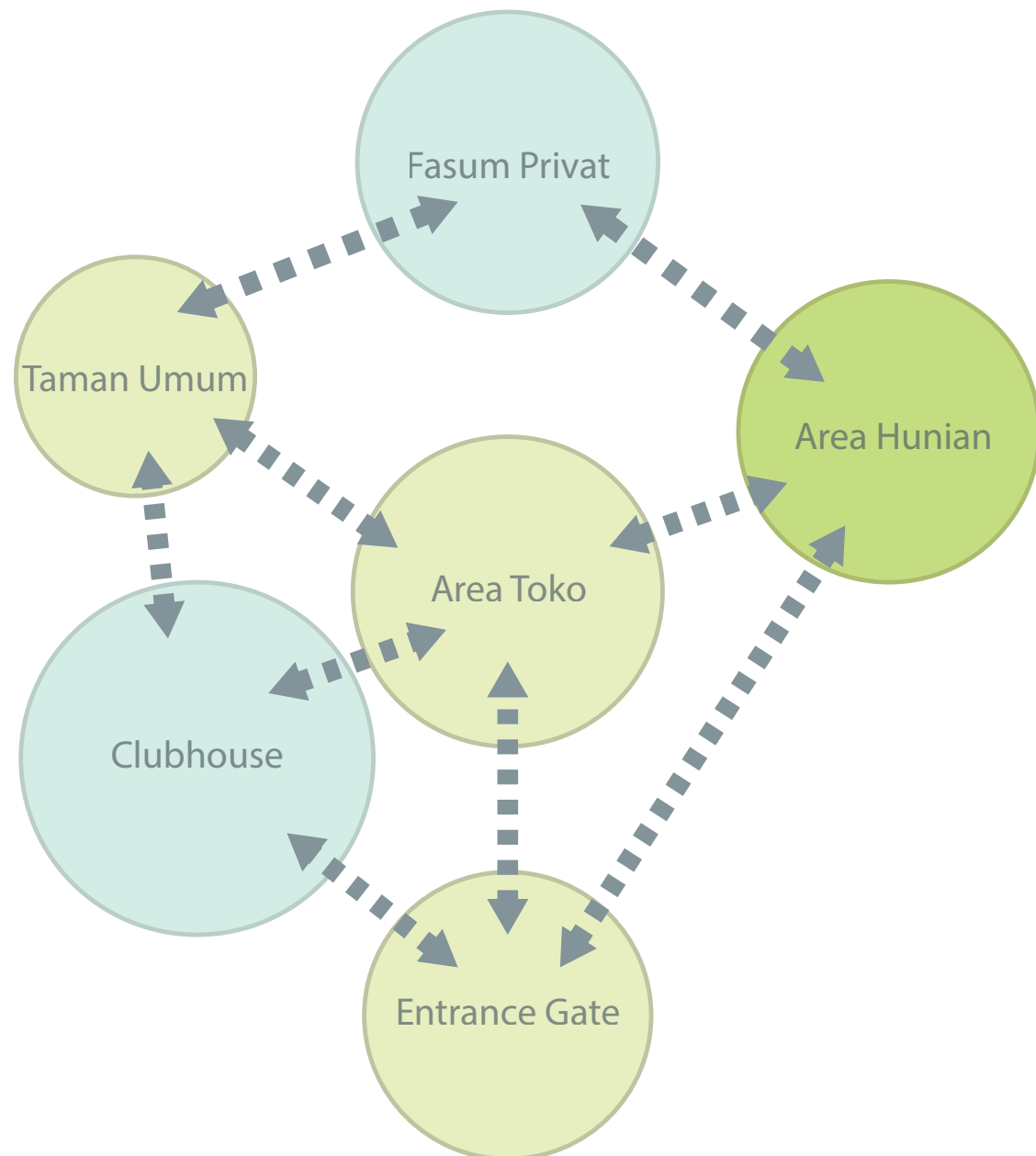
Jenis	Nama Ruang	Kapasitas Orang	Luas Ruang
Unit 98	Carport	-	33,65
	Service	2	6,27
	R. Tamu/Foyer	4	12,62
	Living, Dining, Kitchen	6	31,75
	Powder Room	1	3,03
	KT Utama	2	21,58
	KM Utama	1	7,31
	KT Anak	1	12,54
	KT Anak	1	12,54
	KM ANAK	1	3,85
	KT ART	1	4,11
	KM ART	1	2,36
	R. Kerja	2	15,8
	167,41		
Clubhouse	Lobby	10	44,1
	Lounge	20	155,6
	Toilet	10	33,8
	R. Staff	10	31,1
	Gudang	5	12
	Mushola & Wudhu	20	31,45
	Kolam Renang	20	293,4
	601,45		
Store	Display Area	20	196,5
	Gudang	5	32
	R. Staff	5	8,89
	Toilet	2	8
	245,39		
Total	1014,25		

Tabel 4.1 Standarisasi WELL Building

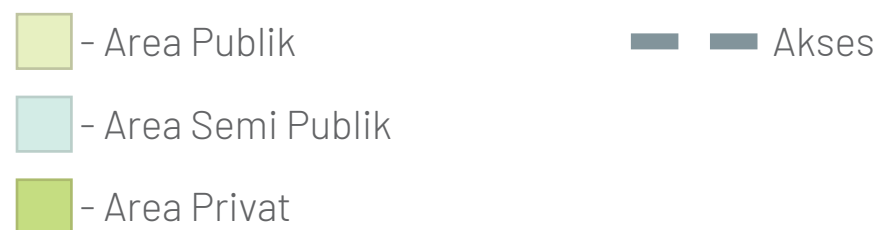
BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.4.1. Bubble Diagram

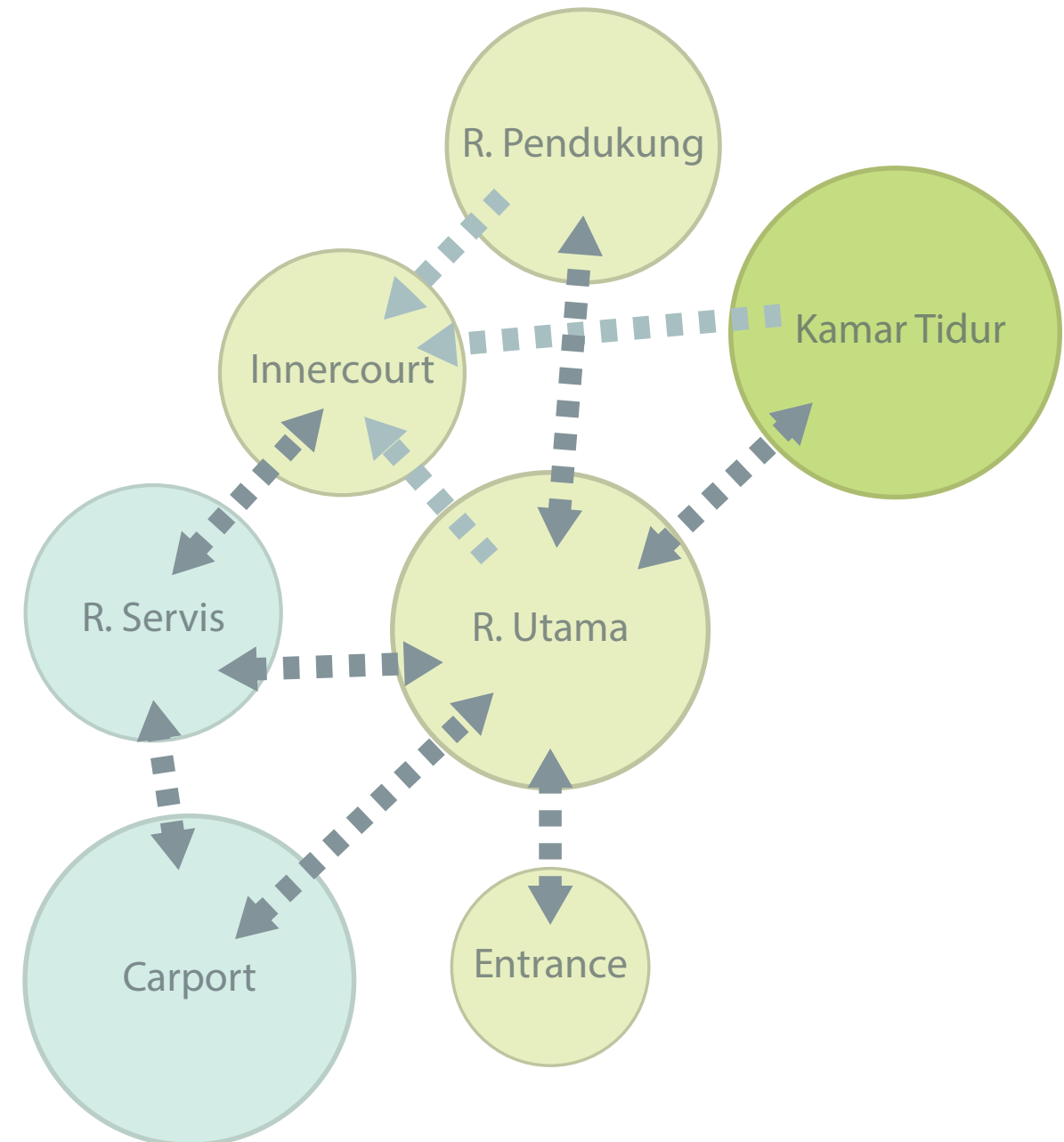
Kawasan



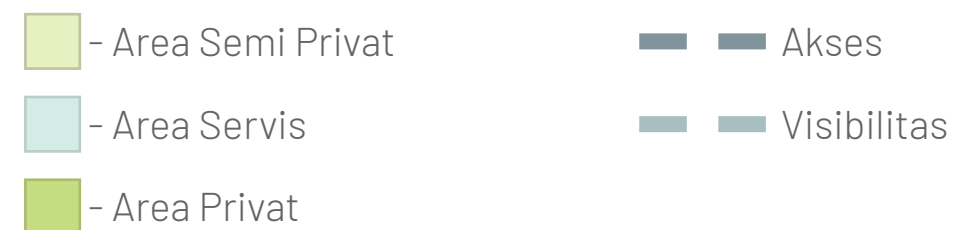
Gambar 4.14. Bubble Diagram Kawasan
Sumber : Ilustrasi Penulis



Rumah

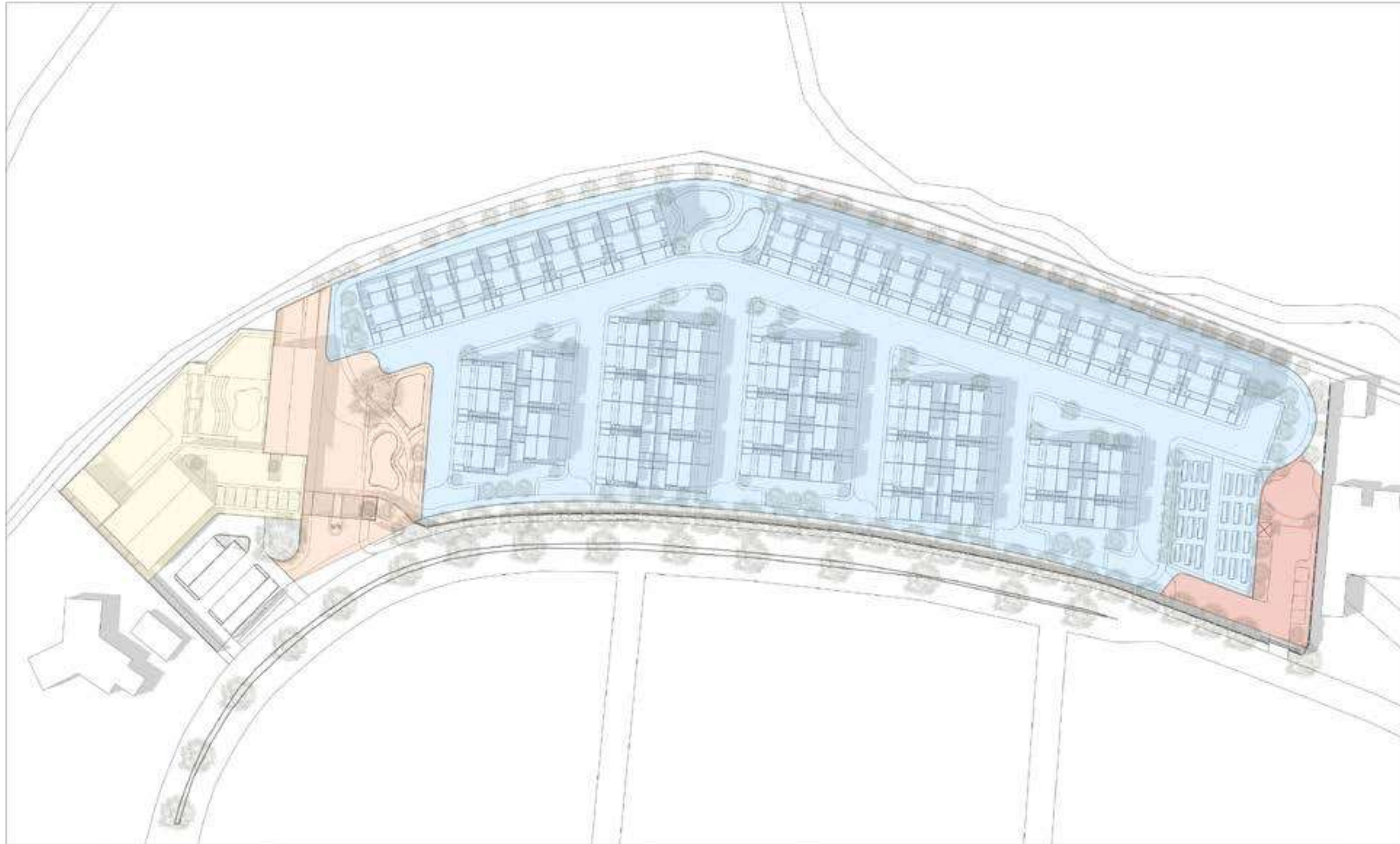


Gambar 4.15. Bubble Diagram Rumah
Sumber : Ilustrasi Penulis



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.4.2. Zonasi Kawasan



Gambar 4.16. Zonasi Kawasan
Sumber : Ilustrasi Penulis

- | | |
|---|--|
|  Ruang Publik |  Ruang Privat |
|  Ruang Perantara |  Ruang Servis |

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.5. Siteplan



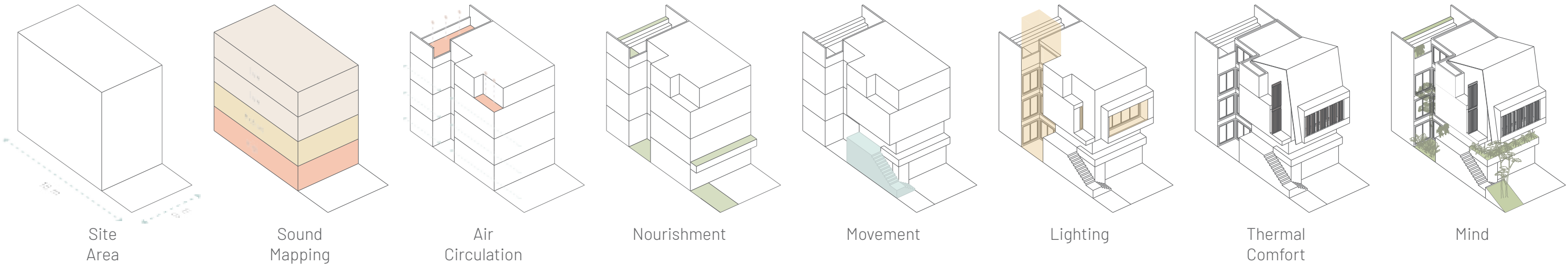
Gambar 4.17. Siteplan
Sumber : Ilustrasi Penulis

LEGENDA

- | | | |
|--------------------|-------------------|-------------------------------|
| 01. Entrance Utama | 05. Jogging Track | 09. Bin Center (Area Servis) |
| 02. Clubhouse | 06. Taman Umum | 10. Danau Resapan |
| 03. Unit Tipe B | 07. Urban Farm | 11. Lapangan golf (eksisting) |
| 04. Unit Tipe A | 08. Akses Servis | |

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.6.1. Konsep Massa Bangunan



Gambar 4.18. Massing Bangunan
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.6.2. Data Bangunan



Alamat : Jl. Bukit Golf 3, Lengkong Karya, Kec. Serpong Utara, Kota Tangerang Selatan, Banten 15310

Luas Lahan : 2,88 Ha

Unit : 10.100m²

Clubhouse : 4.531 m²

Area Hijau : 6.037 m²

Total Bangunan : 14.631m²

Jalan : 8.132m²

Tinggi Bangunan : 14,3 m

Luas Unit : 162 m²

KDB 60% (97,2 m²)

KLB : 3,2 (512m²)

KDH : 10% (16,2 m²)

KDB : 97 m²

KLB : 371,5 m²

KDH : 29,66 m²

Total Unit

Tipe A : 26 unit

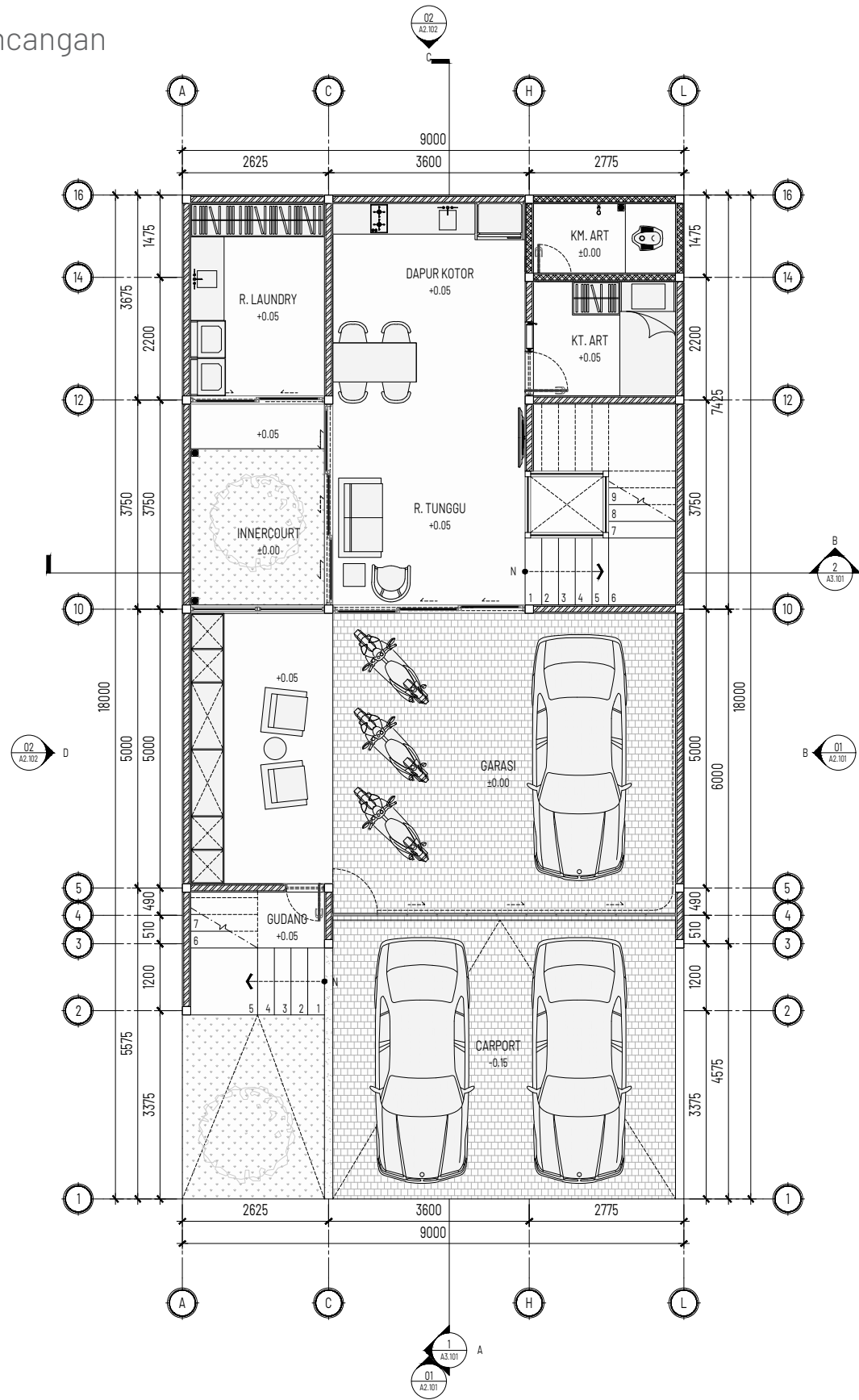
Tipe B : 46 unit

Total Unit : 72 unit

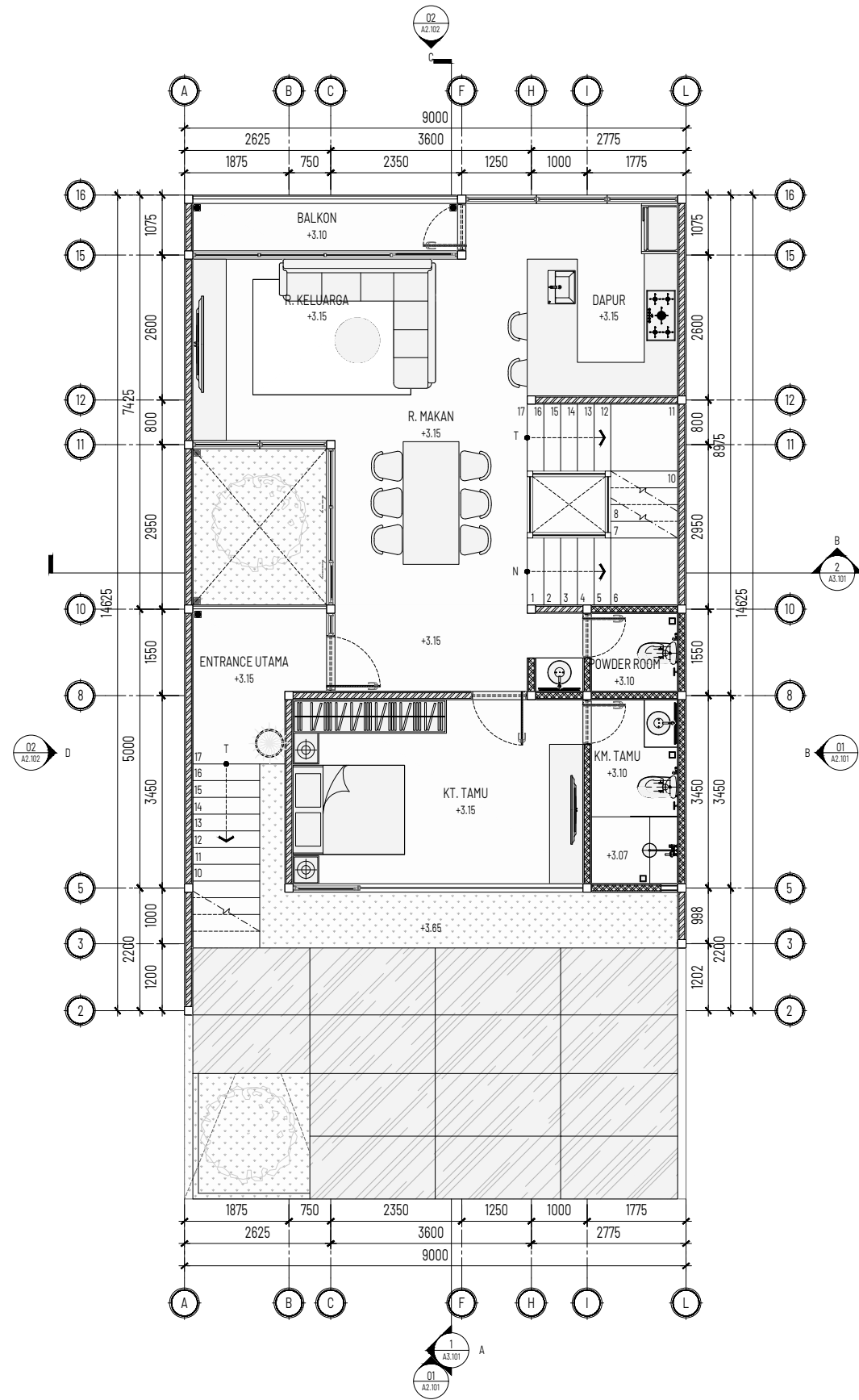
Gambar 4.19. Tampak Bangunan
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.7. Hasil Perancangan



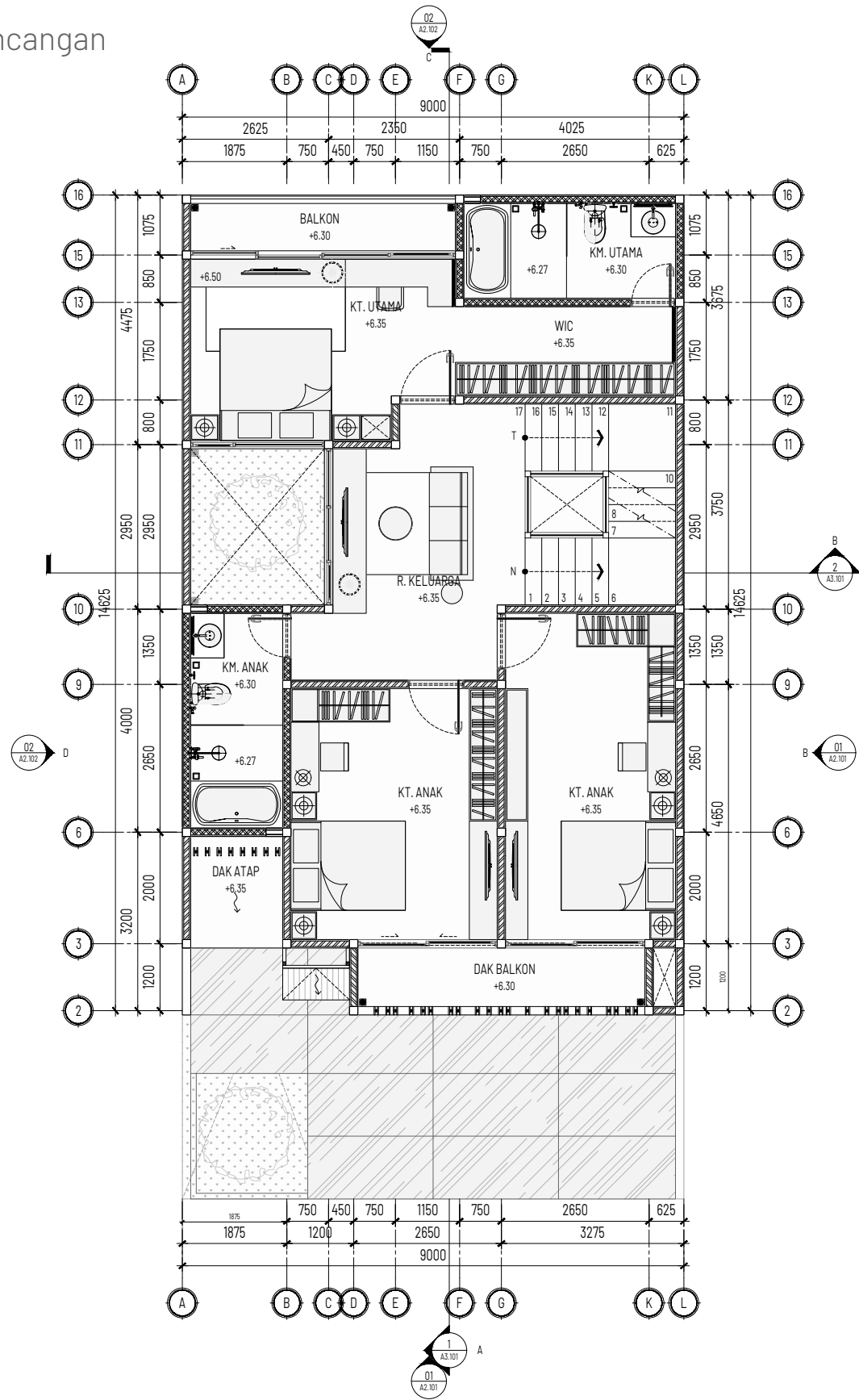
Gambar 4.20. Denah Lantai 1 Unit A
Sumber : Ilustrasi Penulis



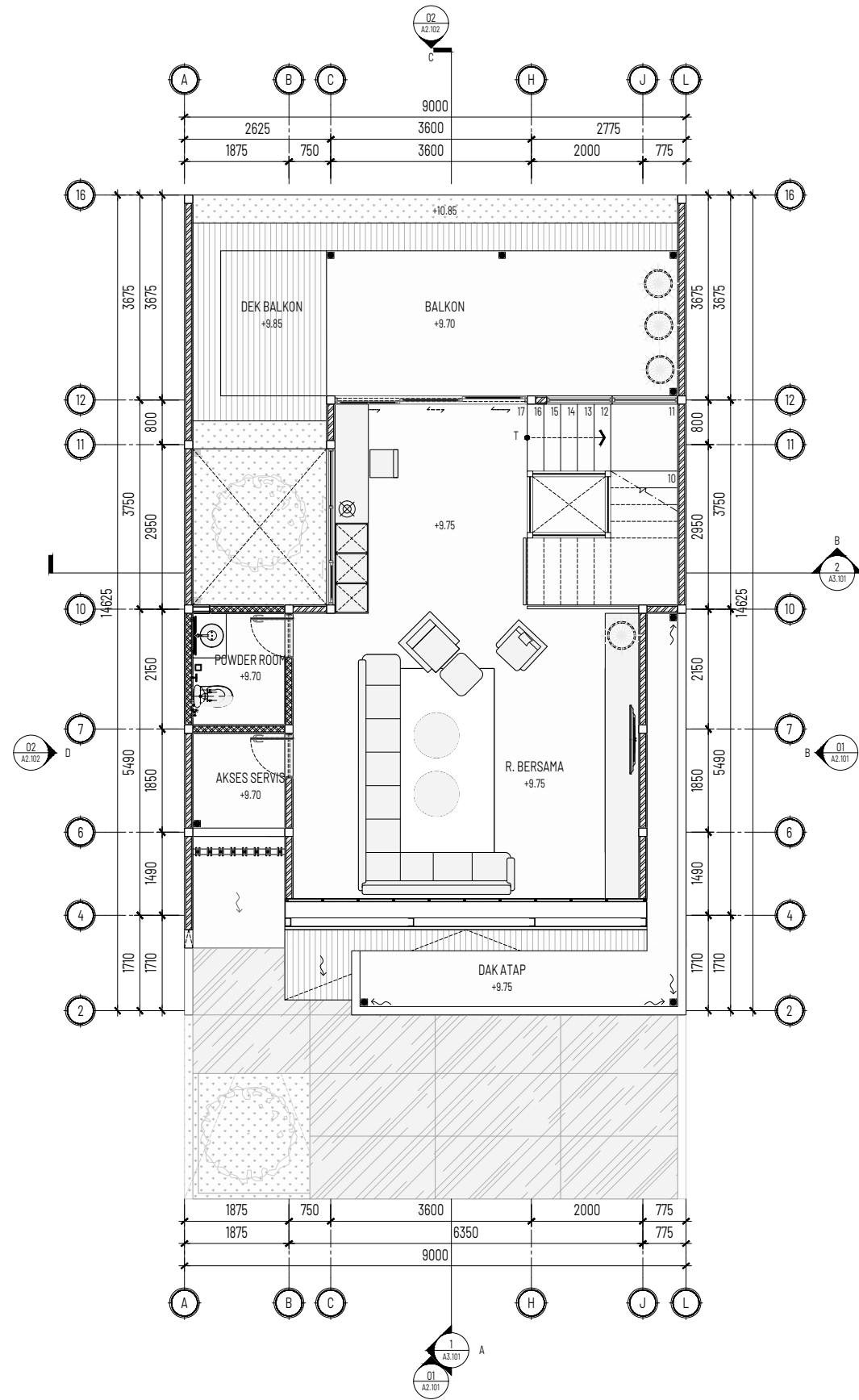
Gambar 4.21. Denah Lantai 2 Unit A
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.7. Hasil Perancangan



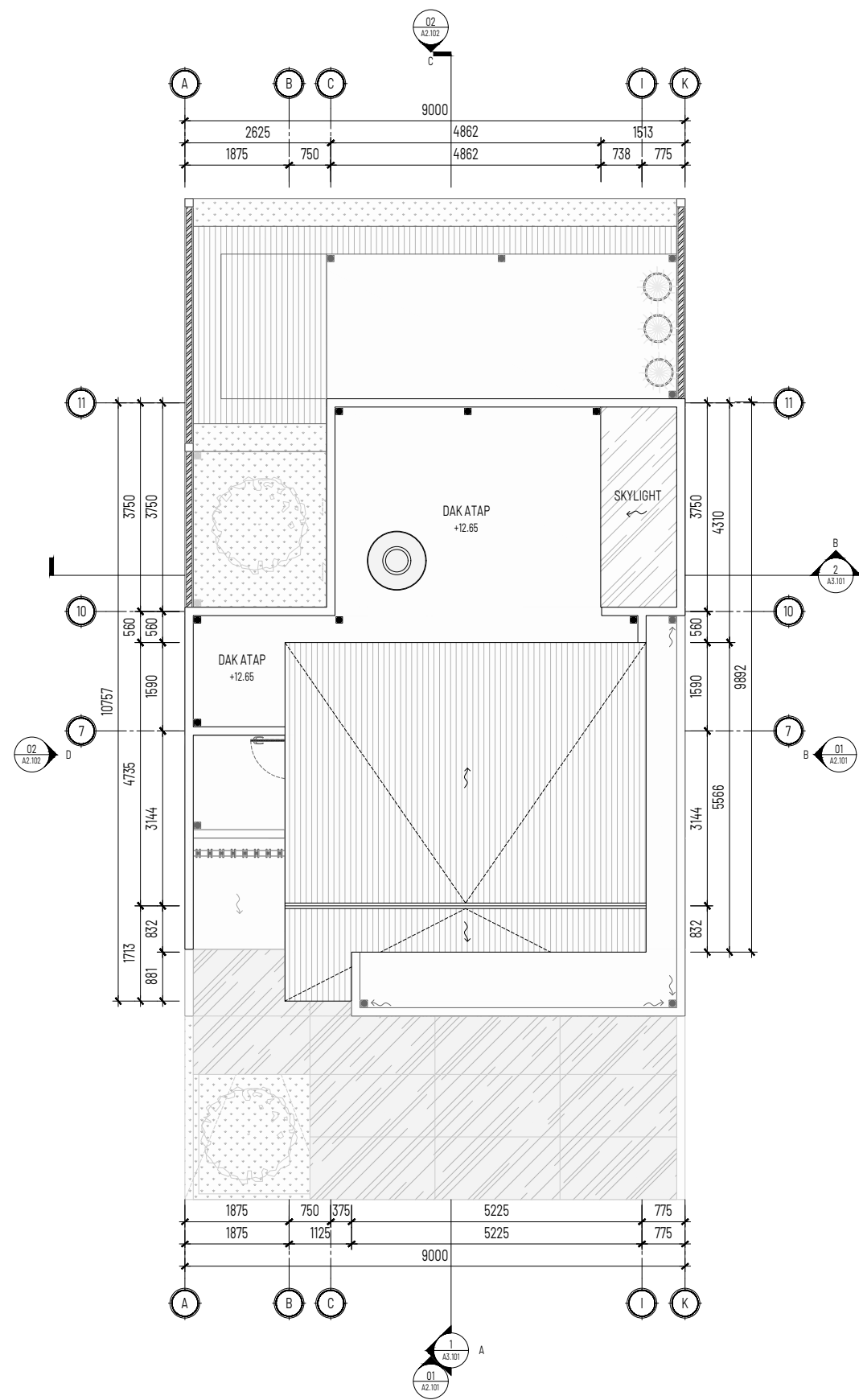
Gambar 4.22. Denah Lantai 3 Unit A
Sumber : Ilustrasi Penulis



Gambar 4.23. Denah Lantai 4 Unit A
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.7. Hasil Perancangan



Gambar 4.24. Denah Lantai Atap Unit A
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.7. Hasil Perancangan



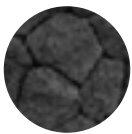
Gambar 4.25. Tampak Bangunan Unit A
Sumber : Ilustrasi Penulis



Cat Tekstur
Khaki



Cat Tekstur
Abu Gelap



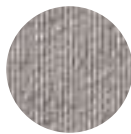
Batu Alam
Potong Acak



Atap
Spandek



Kisi-kisi Kayu
Komposit



Semen
Tekstur

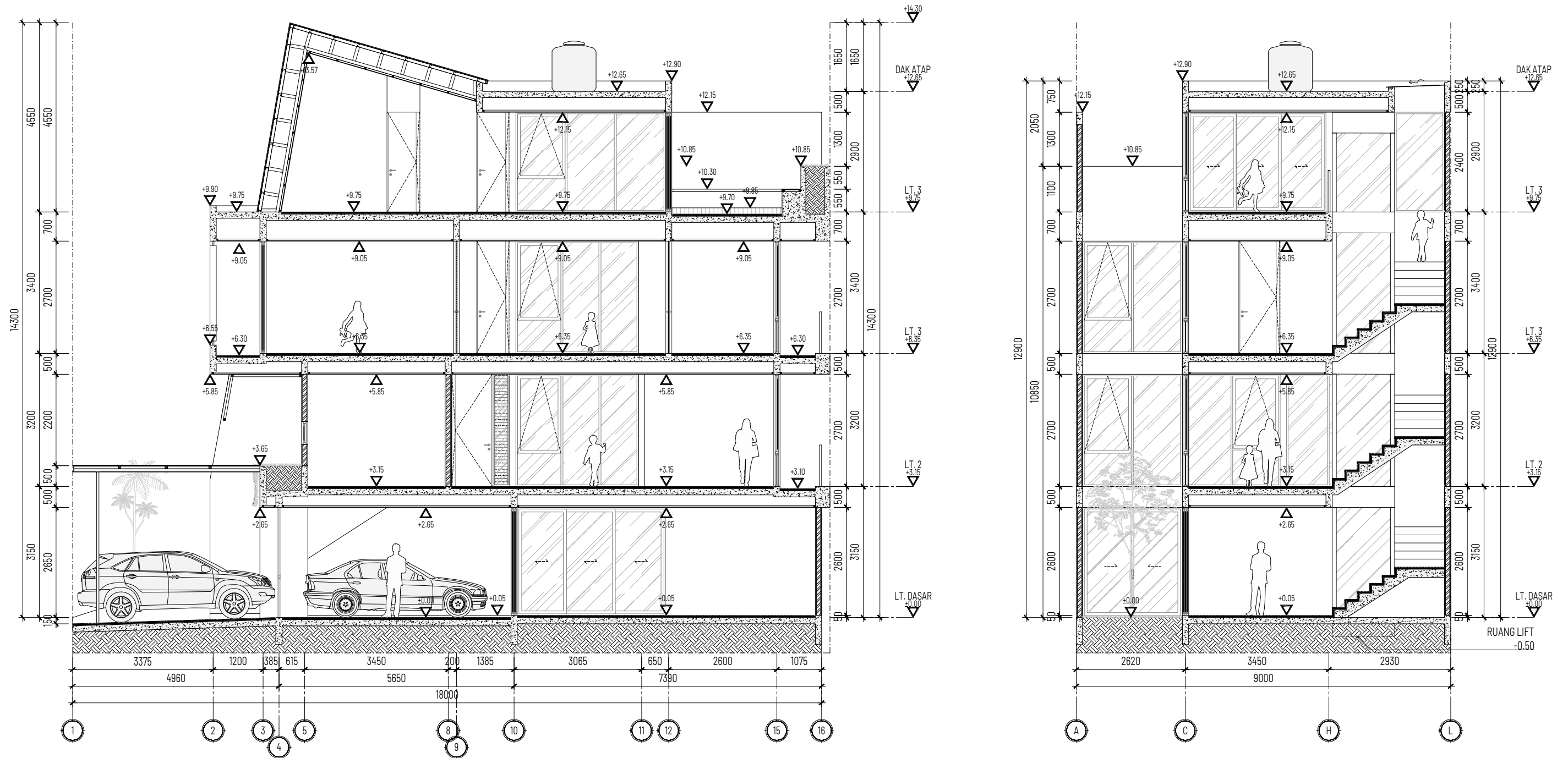


Lee Kuan
Yew

Tampak Depan

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

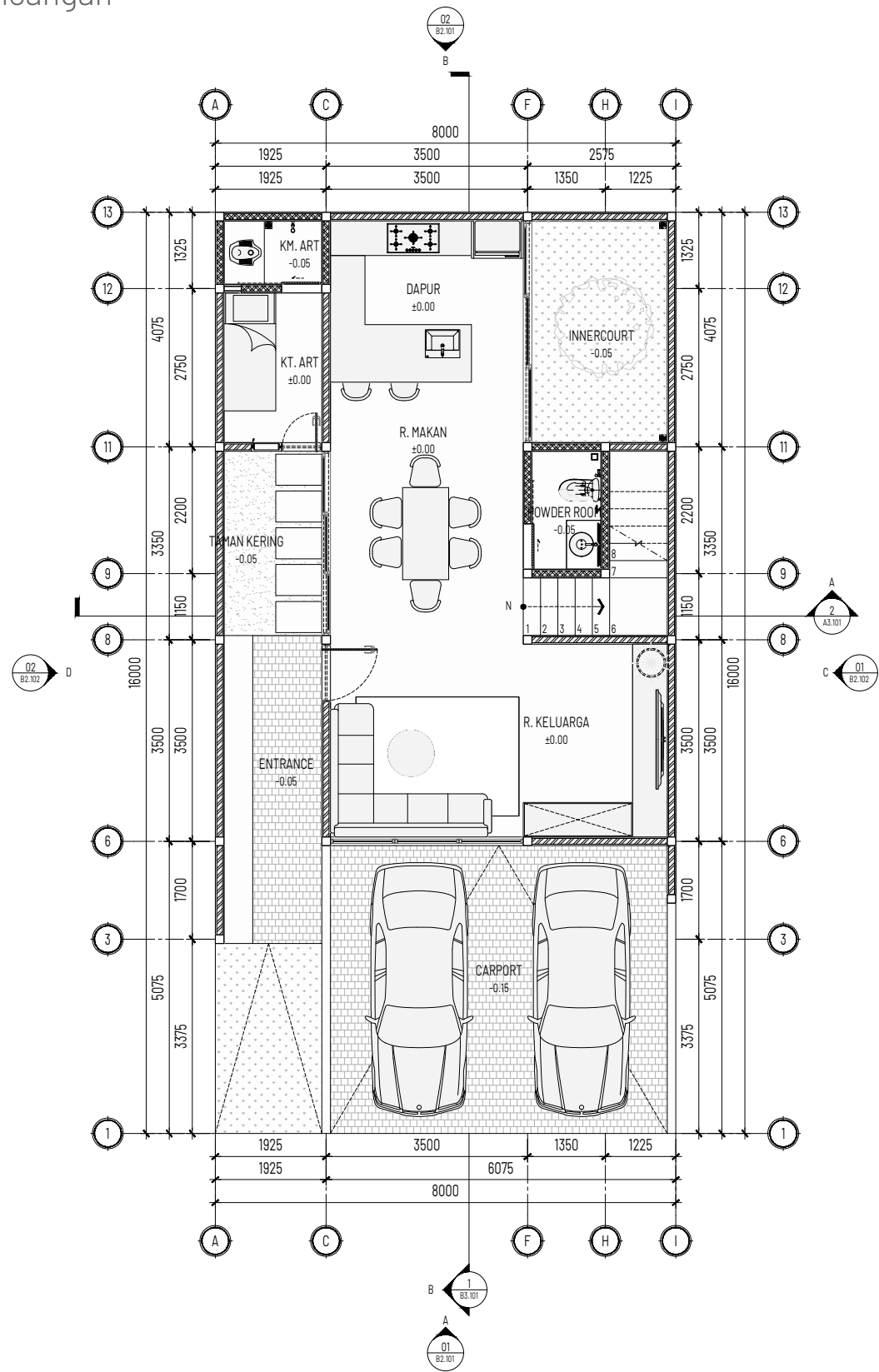
4.7. Hasil Perancangan



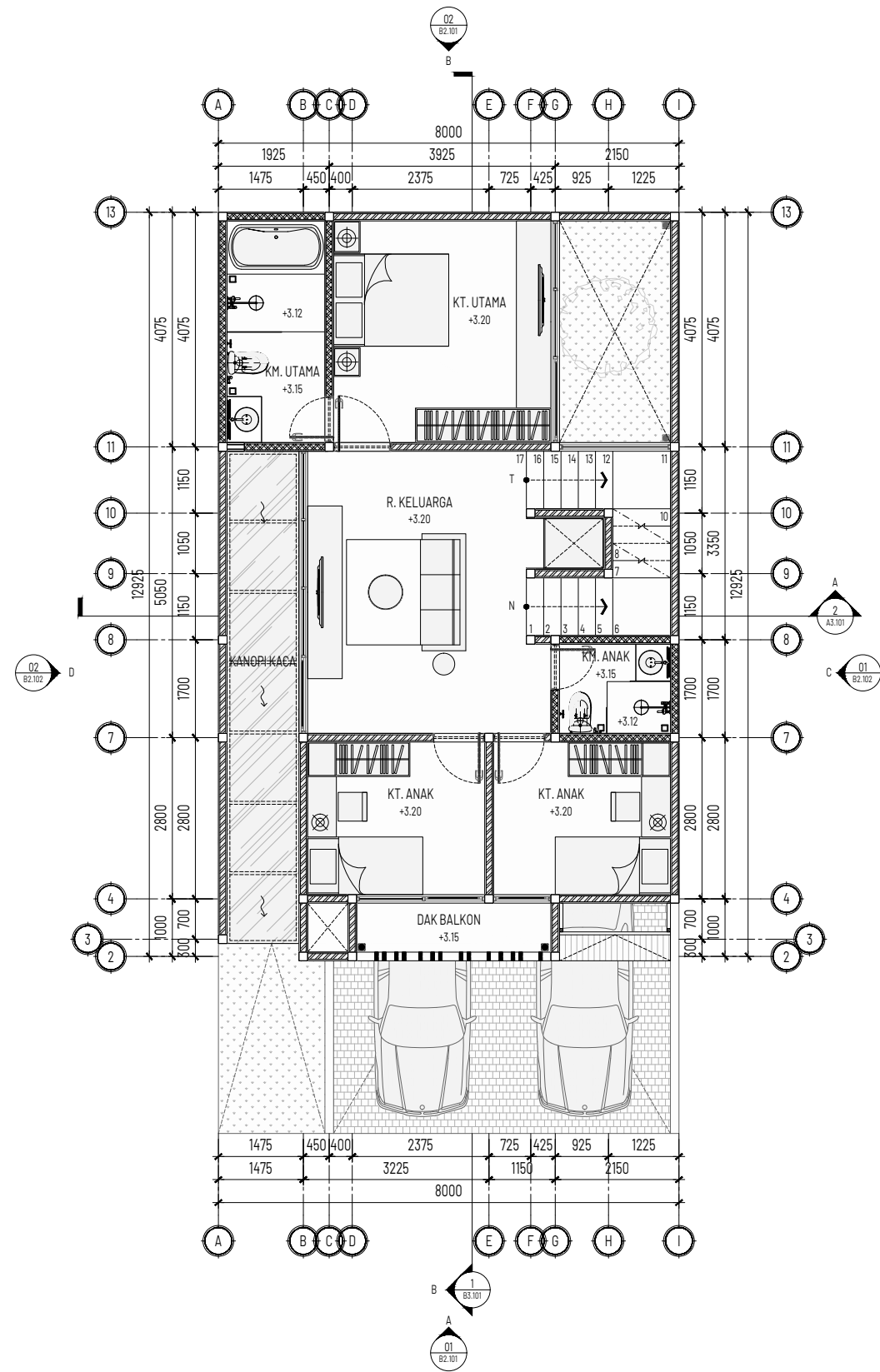
Gambar 4.26. Potongan Bangunan Unit A
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.7. Hasil Perancangan



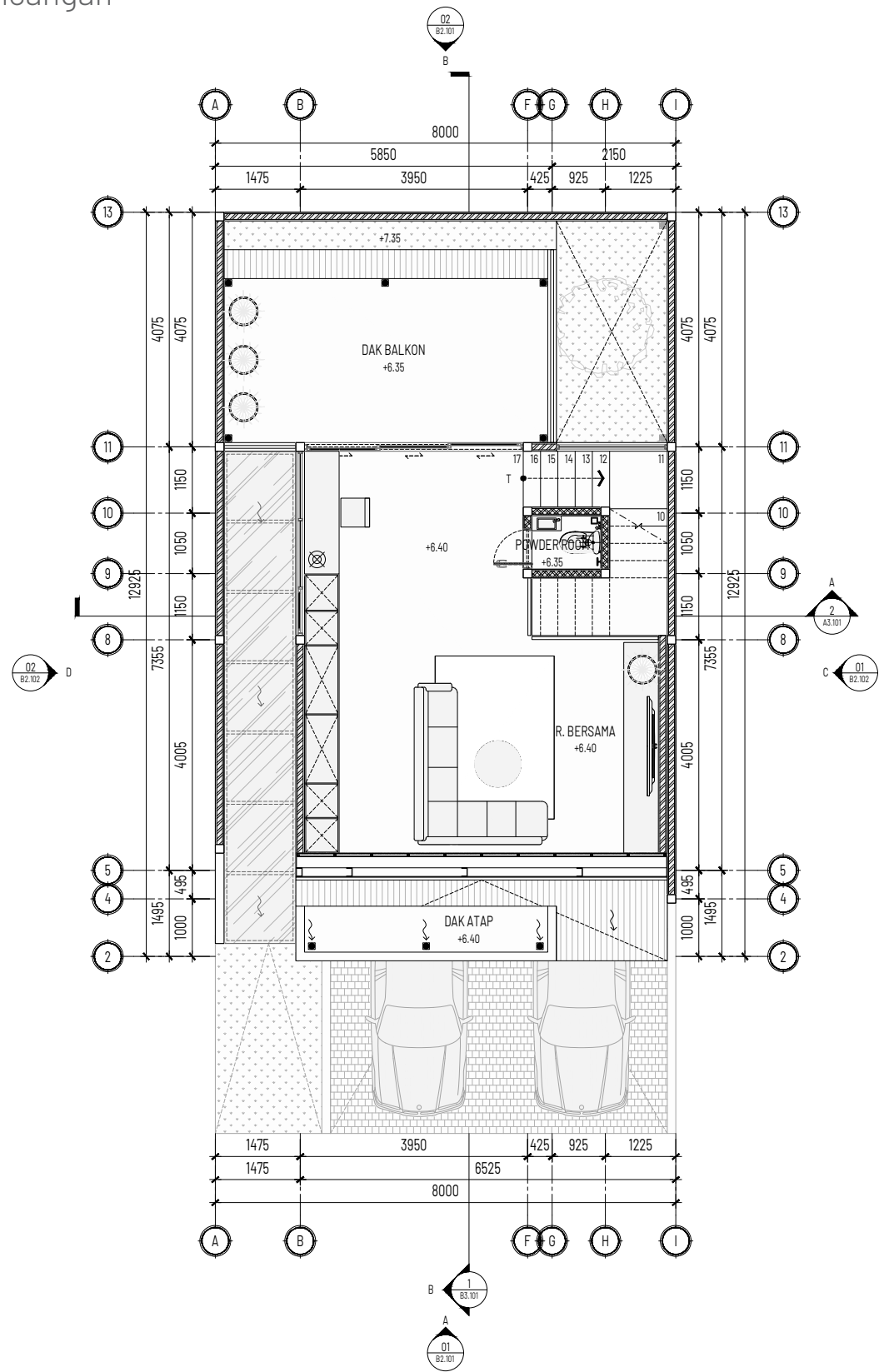
Gambar 4.27. Denah Lantai 1 Unit B
Sumber : Ilustrasi Penulis



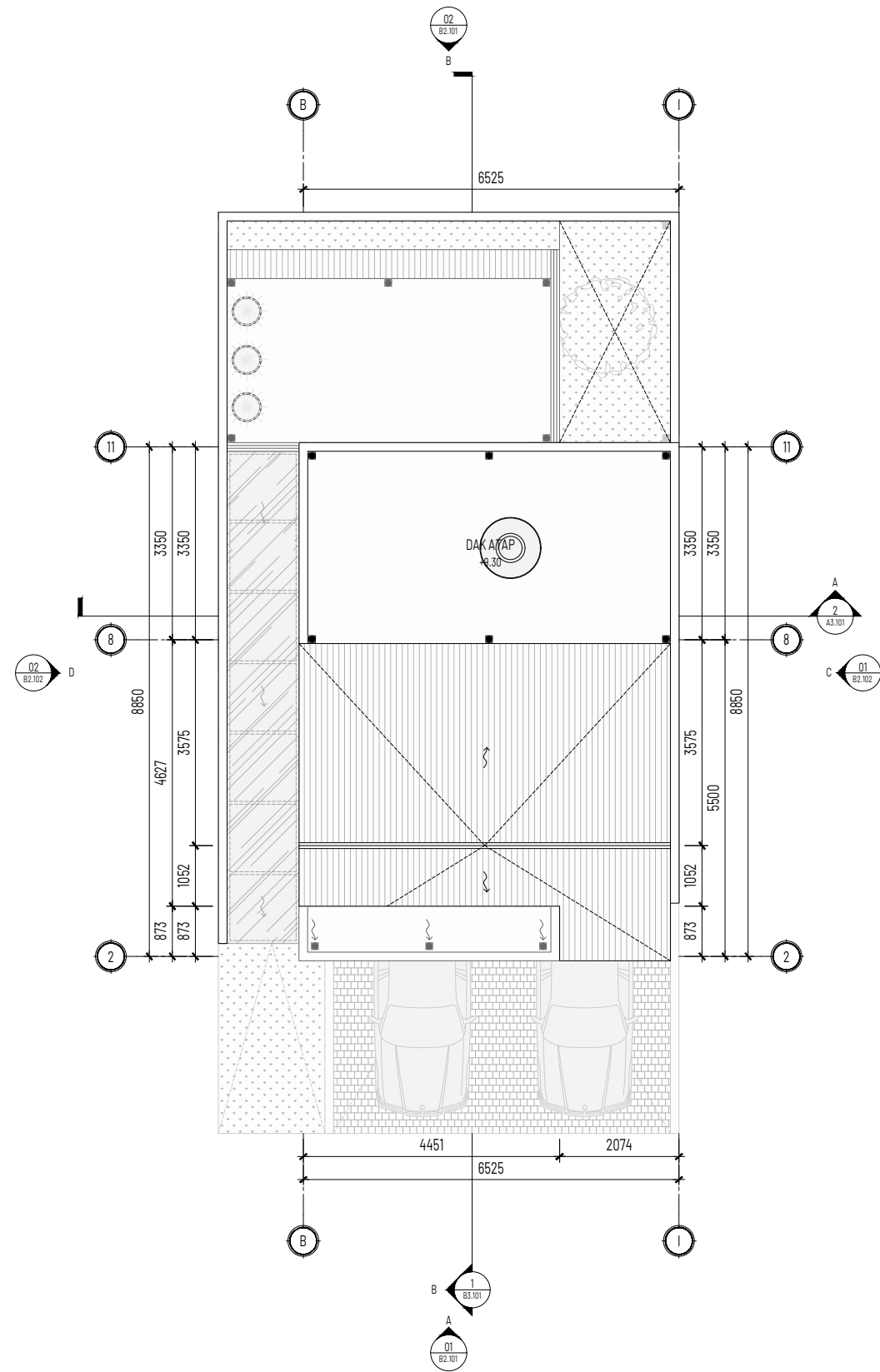
Gambar 4.28. Denah Lantai 2 Unit B
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.7. Hasil Perancangan



Gambar 4.29. Denah Lantai 3 Unit B
Sumber : Ilustrasi Penulis



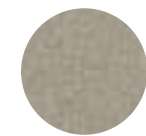
Gambar 4.30. Denah Lantai Atap Unit B
Sumber : Ilustrasi Penulis

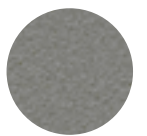
BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.7. Hasil Perancangan



Gambar 4.31. Tampak Bangunan Unit B
Sumber : Ilustrasi Penulis

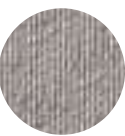
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Cat Tekstur
Khaki
- 

Cat Tekstur
Abu Gelap
- 

Batu Alam
Potong Acak
- 

Atap
Spandek
- 

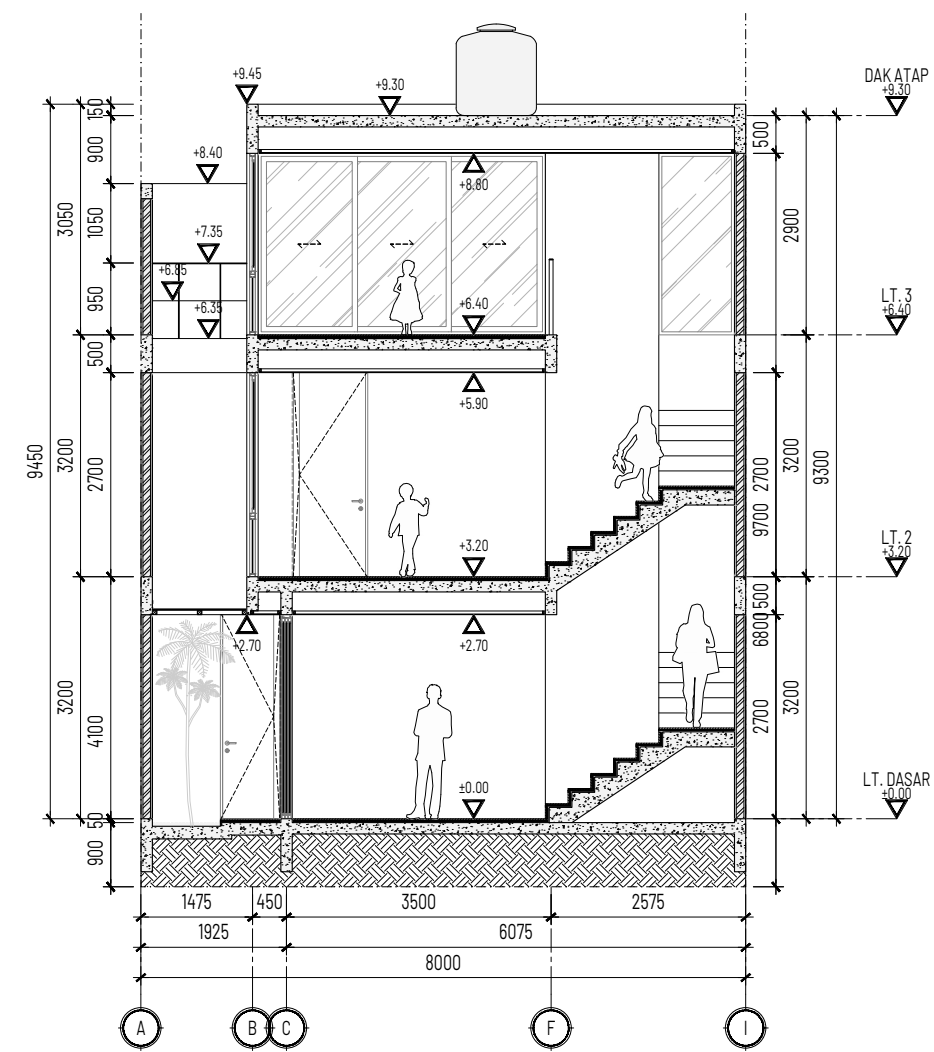
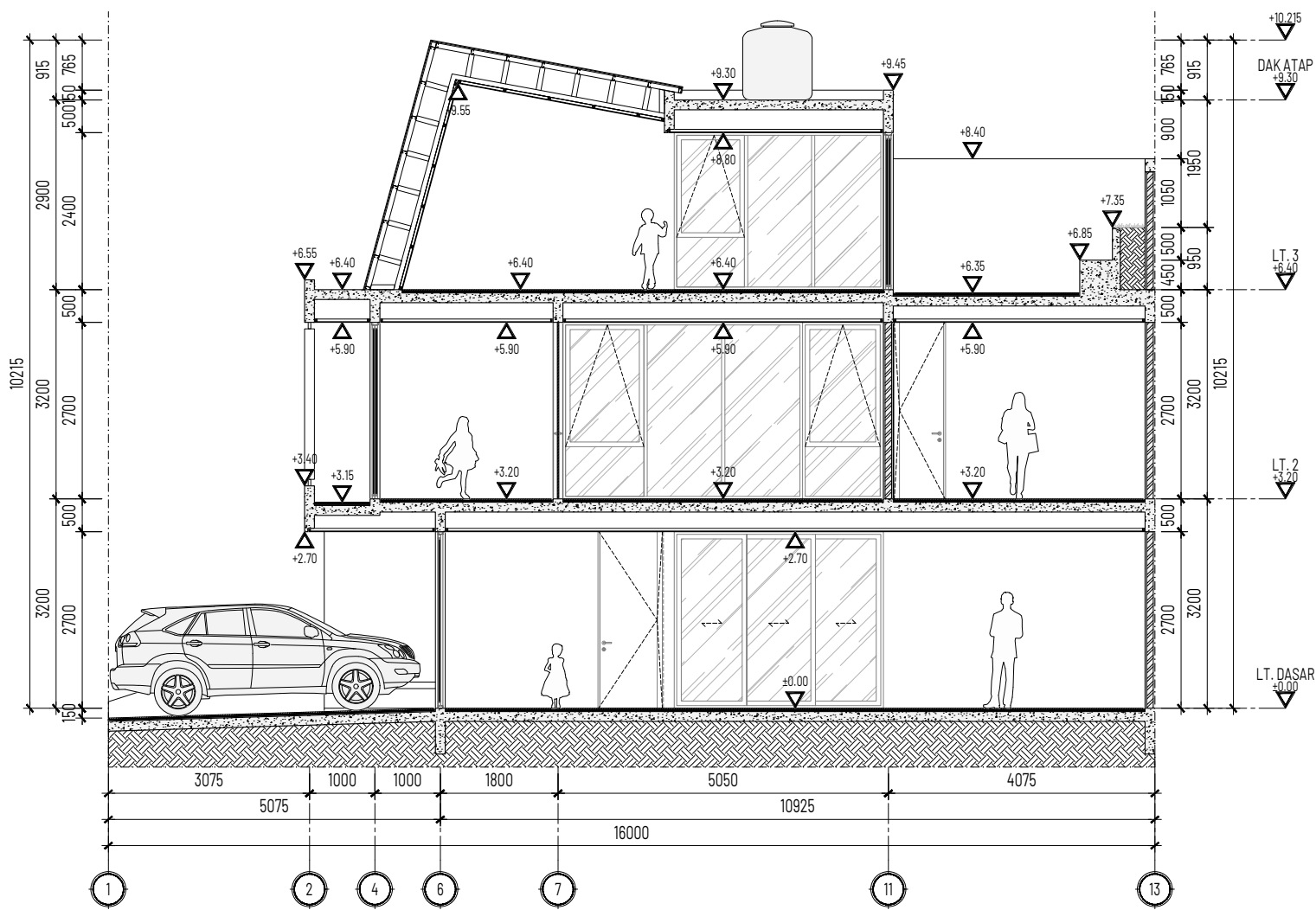
Kisi-kisi Kayu
Komposit
- 

Semen
Tekstur

Tampak Depan

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

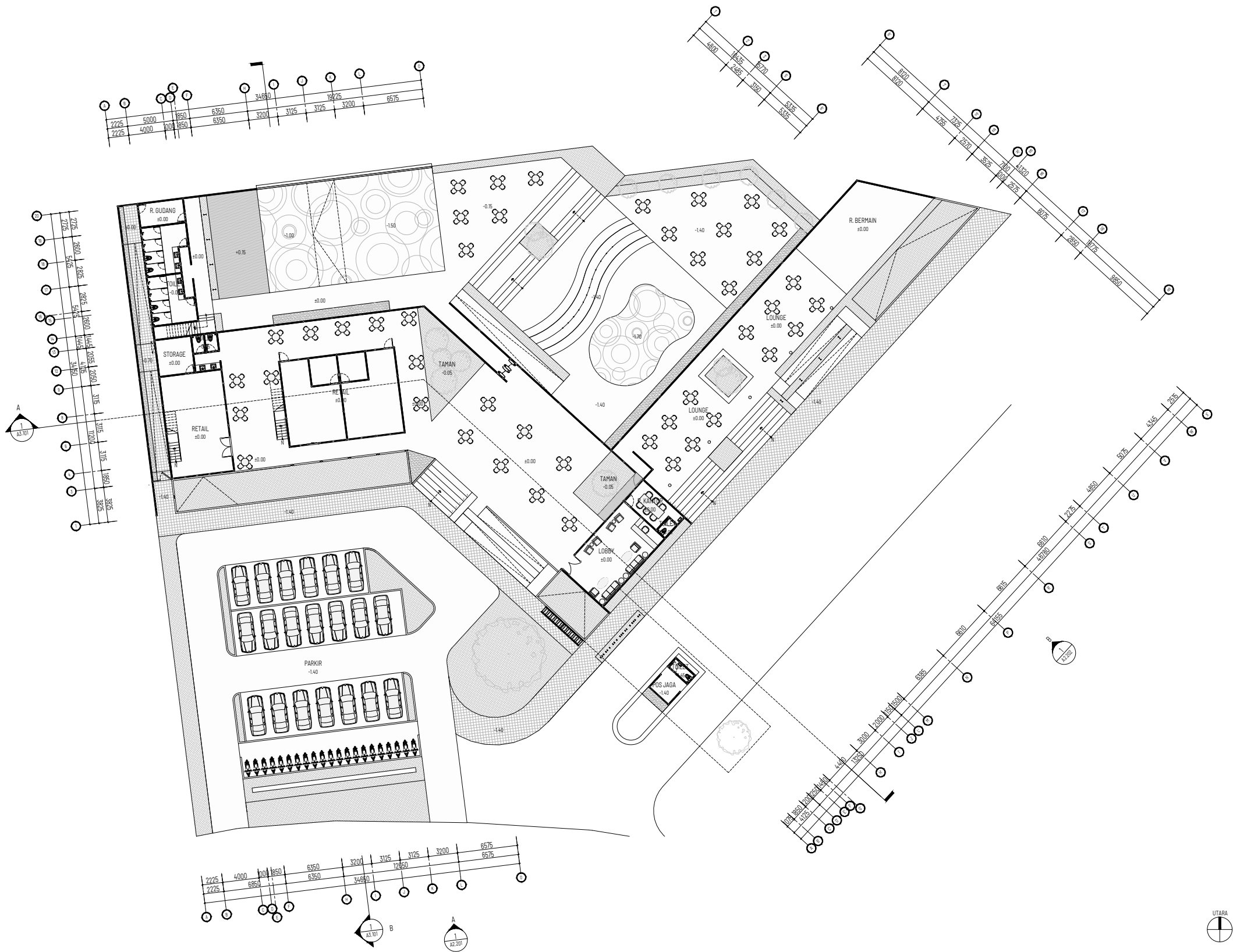
4.7. Hasil Perancangan



Gambar 4.32. Potongan Bangunan Unit B
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

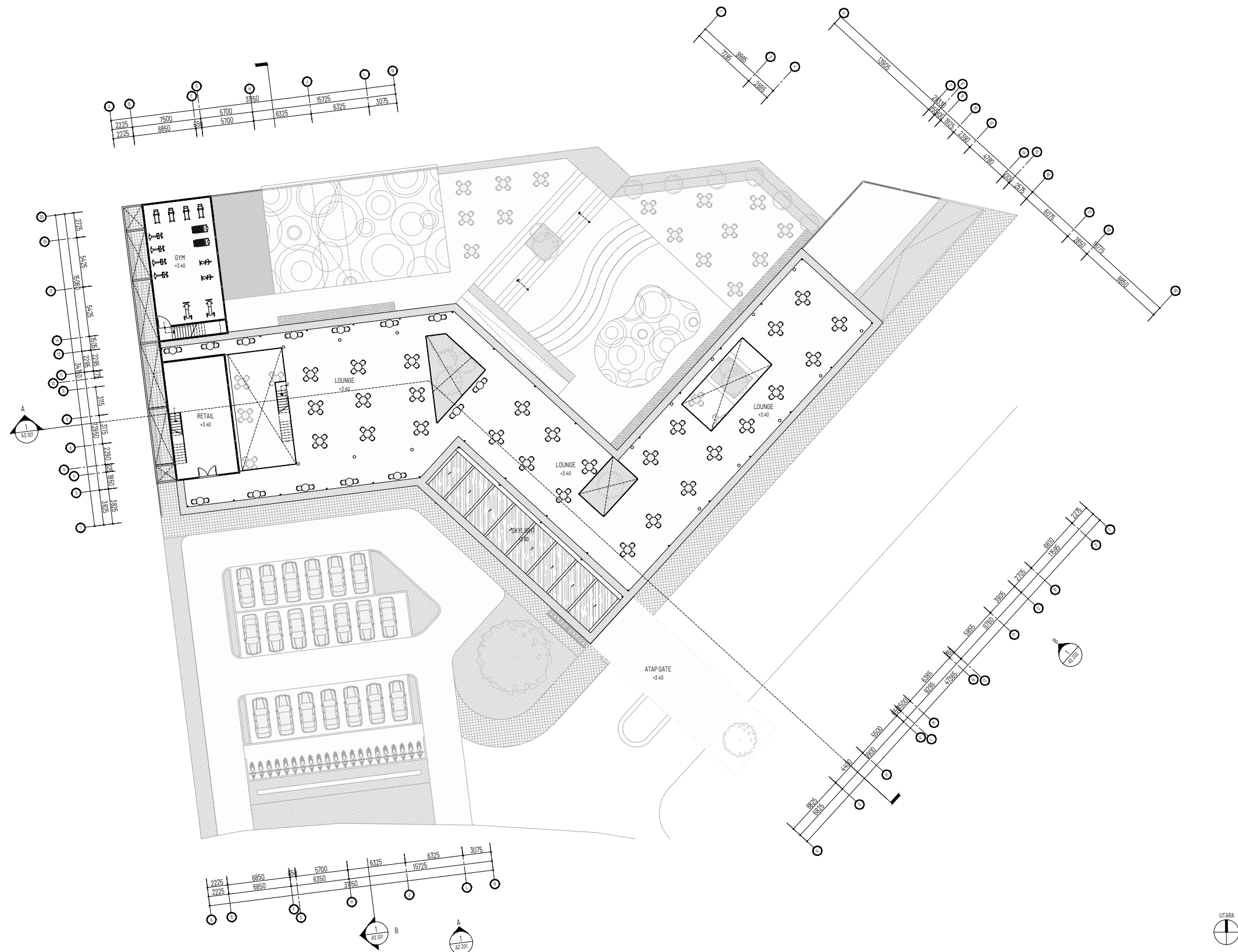
4.7. Hasil Perancangan



Gambar 4.33. Denah Lantai 1 Clubhouse
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

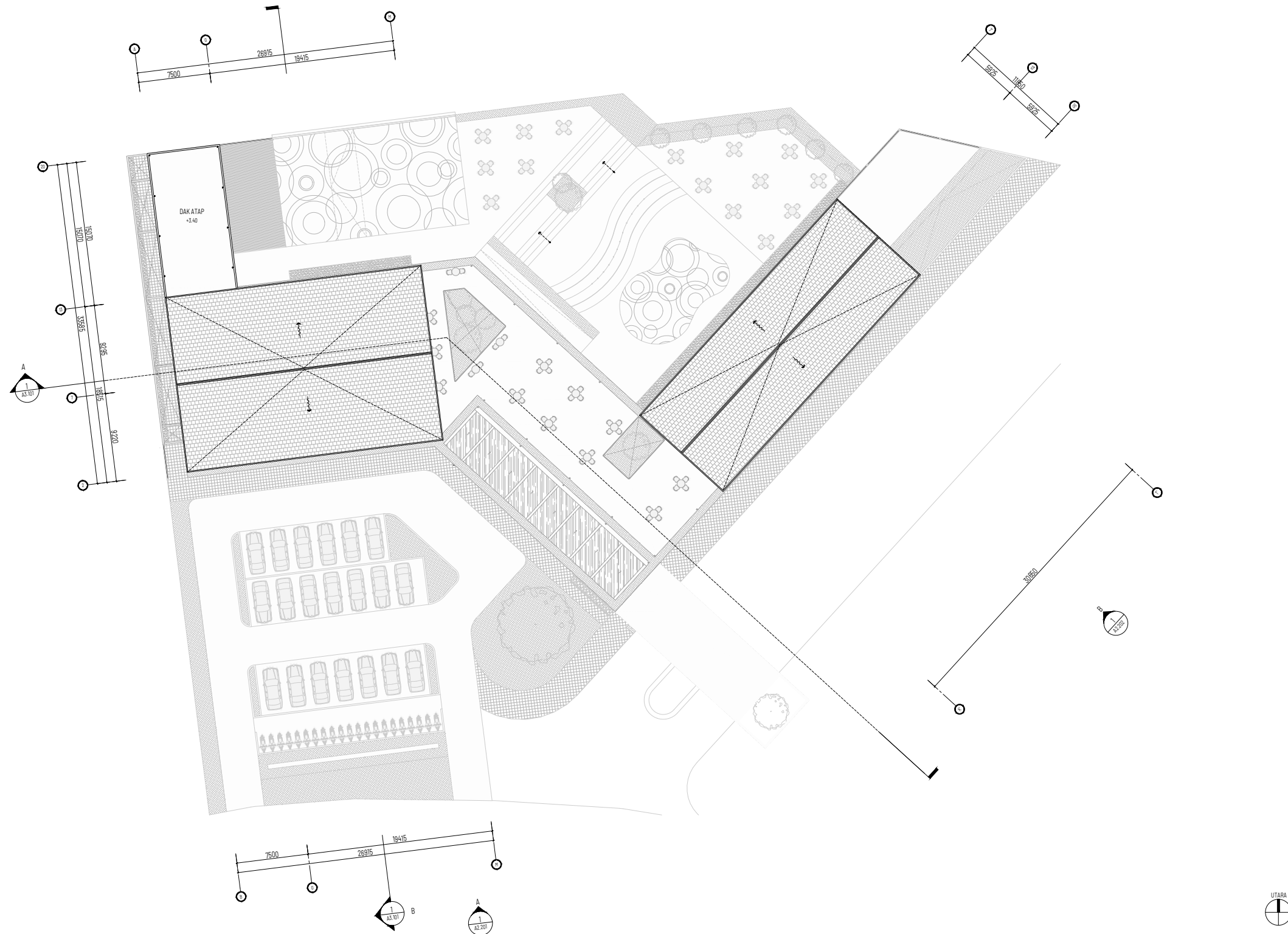
4.7. Hasil Perancangan



Gambar 4.34. Denah Lantai 2 Clubhouse
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.7. Hasil Perancangan



Gambar 4.35. Denah Lantai Atap Clubhouse
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

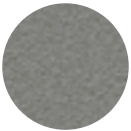
4.7.Hasil Perancangan



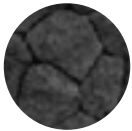
Gambar 4.36. Tampak Bangunan Clubhouse
Sumber : Ilustrasi Penulis



Cat Tekstur
Khaki



Cat Tekstur
Abu Gelap



Batu Alam
Potong Acak



Atap
Bitumen



Kisi-kisi Kayu
Komposit



Cat Gypsum
Coastline

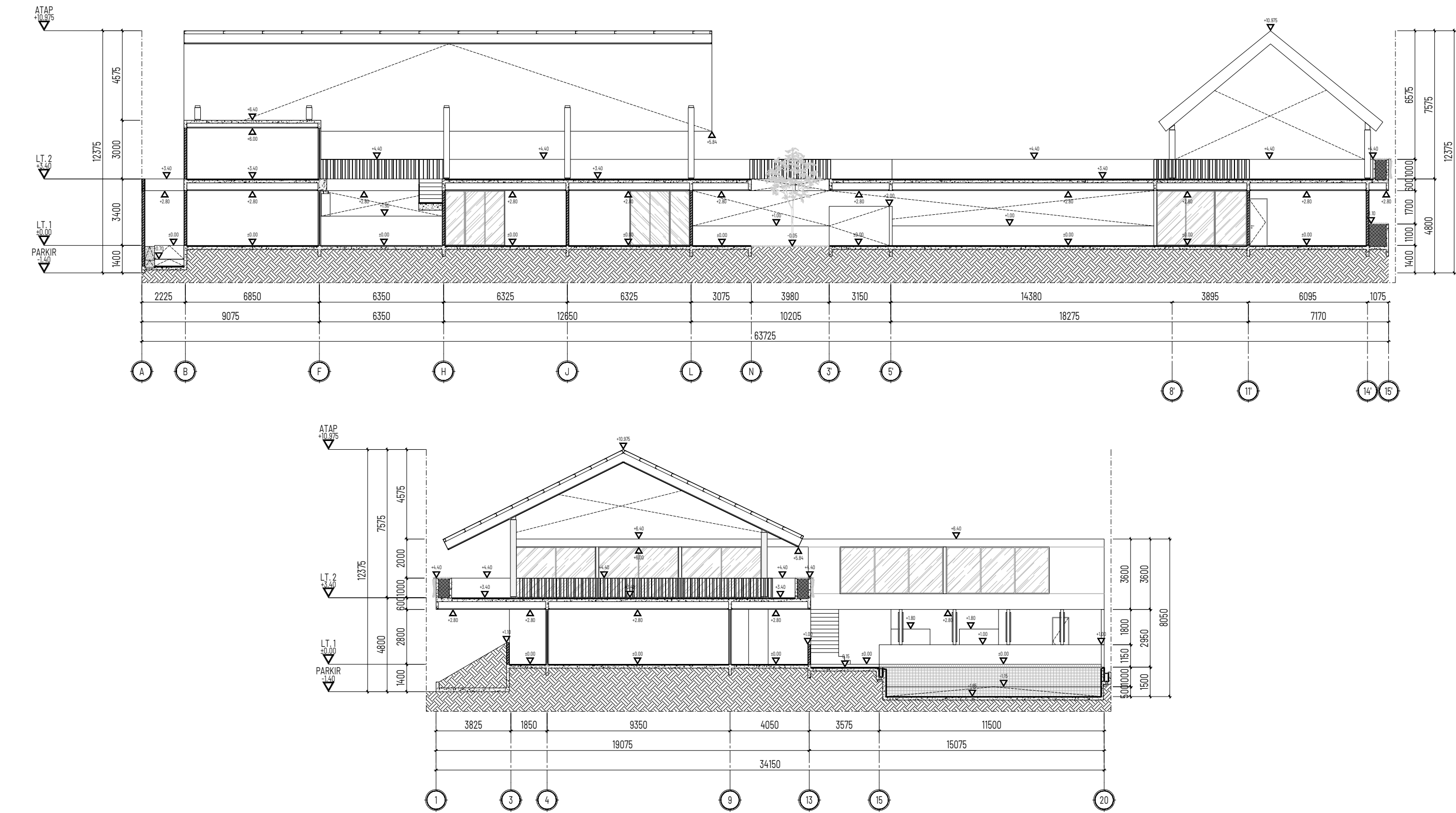


Lee Kuan
Yew

Tampak Depan

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.7.Hasil Perancangan



Gambar 4.37. Potongan Bangunan Clubhouse
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

4.7.Hasil Perancangan



Gambar 4.38. Potongan Jalan
Sumber : Ilustrasi Penulis

BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Eksterior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Eksterior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Eksterior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Eksterior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Interior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Interior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Eksterior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Interior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Interior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Eksterior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Eksterior



BAB.4 KONSEP DAN STRATEGI PERANCANGAN

Perspektif Interior

