

# Retail & Office Tower

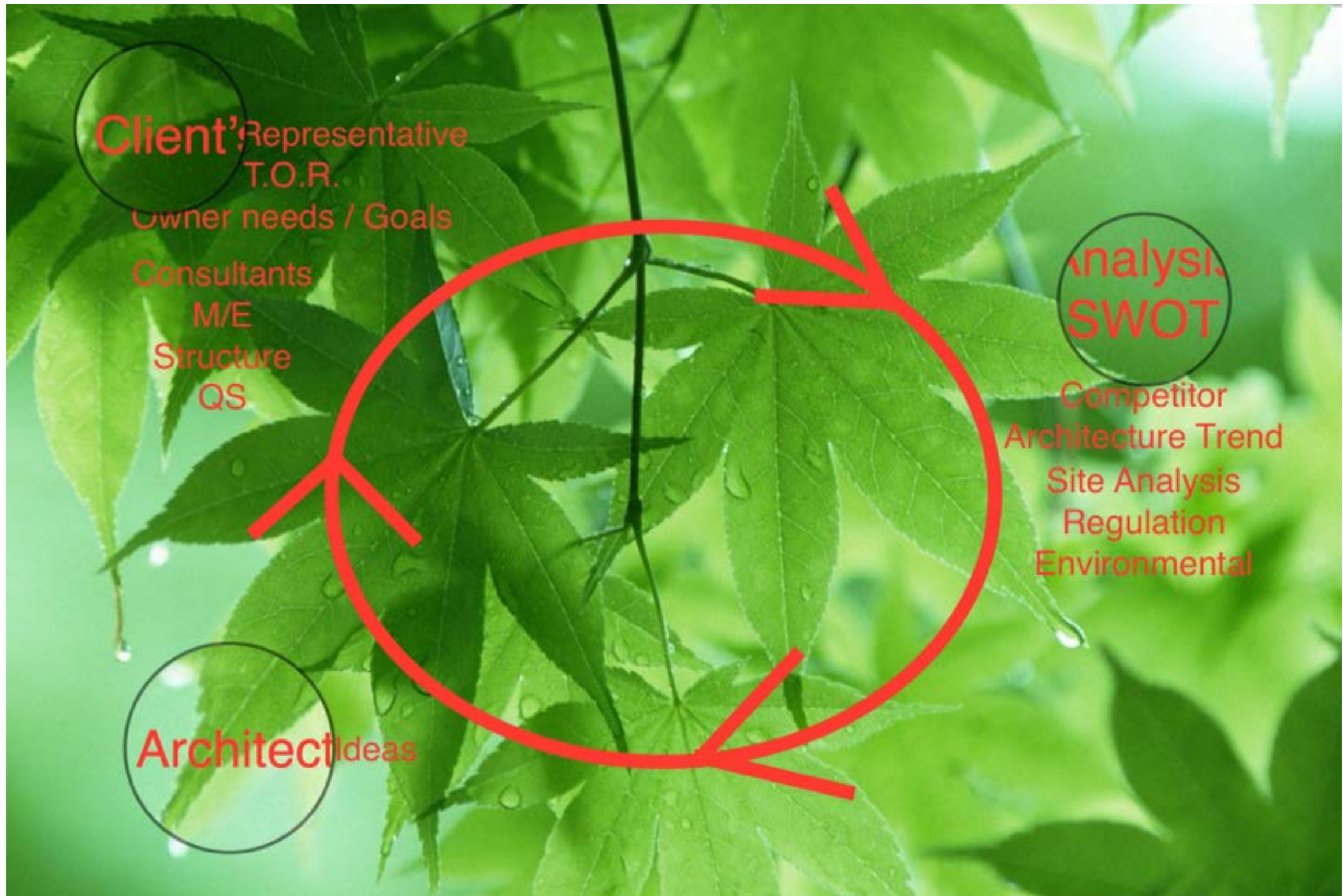
typology design experiences

arga calista disain (arcadia)

[www.arcadiadisain.com](http://www.arcadiadisain.com)

IG : arcadia\_architect

- Design Thinking



# RETAIL

- THE BREEZE - BSD CITY

- GWK - BALI

- 

OFFICE TOWER

- 

MENARA PERTIWI

- 

MENARA ANTAM

# The Breeze

BSD CITY

conceptual by JERDE



# Site Analysis

- Regional Significance

## Jakarta/ Batavia

- capital and largest city of Indonesia
- country's economic, cultural and political centre
- most populous city in Indonesia and in Southeast Asia
- the thirteenth-largest city in the world

## Tangerang

- the third largest urban center in the Jabotabek region after Jakarta and Bekasi.
  - industrial and manufacturing hub on Java
  - urban expansion of Jakarta



## South Tangerang and BSD City

- BSD City's success as an integrated city and hub is determined by its ability to attract the right mix of residents, retailers, offices, visitors and students.



- Master Plan & Site Analysis



- Benchmarking

- **benton junction**
  - outdoor dining experience
  - dappled light and shade provided by trees



- **flavor bliss**
  - event plaza
  - water and landscaping incorporated into dining experience



- **summerecon downtown walk**
  - outdoor street experience



- **paris van java**
  - facades controlled by individual tenants
  - height provided for mezzanine



- **cihampeles walk**
  - bridges through the trees experience
  - outdoor dining incorporated within building volume



- Site Survey & Photos





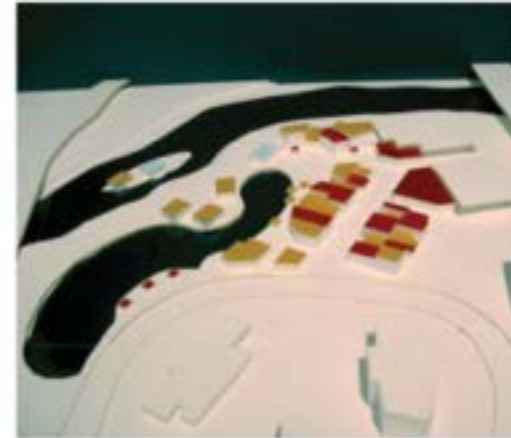
# Architect's Ideas Planning & Design

- Process : Consultation & Discussion

## Process

### 1. Streets and Squares

This scheme uses a series of well defined streets and open plazas as an organizational device. The waterfront pedestrian street, the boulevard and the plaza each create their own distinct experience. Retail occurs all at grade or above.



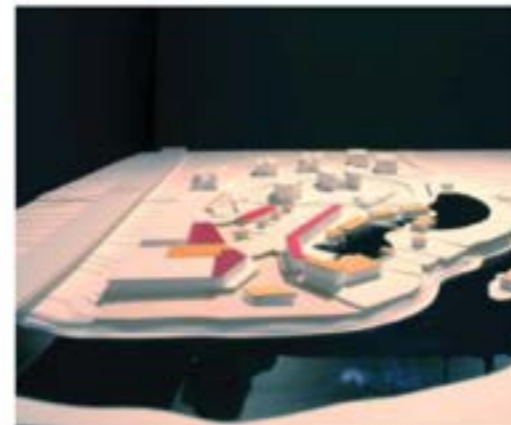
### 2. The Canopy

This scheme creates several layers (waterfront dining, pedestrian street, cultural park) of experiences that blur together under the unifying gesture of a large canopy. Landscape, building, water, path blur together to create a wholly unique and comfortable experience. Retail occurs all at grade or above.



### 3. The Oasis

This scheme introduces a sectional component which helps make a more spatially experiential place. Here we create two grounds, one at pond level and another, which we are calling the grotto, at a lower ground level engages the river. The orientation of the Boulevard is axial with the Sinarmas Headquarters, while the grotto connects the project to the masterplan through a meandering path. Like the other schemes a series of plazas are connected by strong pedestrian paths. Based on our meeting from last week we have advanced the development of this scheme incorporating elements of the other two options.



Aerial view



- Opportunities & Constraints

## Opportunities

### 1. Site & Nature

What a beautiful site! Let's make the most of the water, landscape, and Indonesia's natural biodiversity as amenity to the shops and restaurants and as cultural & community hub.

### 2. Sinarmas 'Experience Showcase'

With the corporate headquarters so close the project will be identified with Sinarmas.

### 3. Food & Culture

Nothing draws families together like the dinner table and nothing describes a culture more wonderfully than the smells, tastes, and community of it's food.

### 4. Open Air Authenticity

Open air experiences have a more direct connection with the urban and natural environment. Reduced capital costs on equipment and maintenance can also be realized.

### 5. Sustainability

Water remediation between the pond and river, Passive energy systems such as orientation and wind catching canopies, Active energy such as solar panels can all be utilized to demonstrate Sinarmas' interest in sustainability.

## Constraints

### 1. Access & Visibility

While the project is adjacent to major vehicular arteries the connection is not direct. Increase connectivity through innovative use of public transit. Use iconic architecture to advertise the location of the project.

### 2. Proximity to a 24 hour population

The project has a captive office population, but has three inactive sides of freeway and river. Activate the river and use the freeway and dynamic public spaces to get a nighttime and weekend population to the project.

### 3. Climate-Rain, Heat, & Humidity

Need to be addressed at multiple scales to ensure comfort through out the project. Ventilation, Wind, Shade, and refuge areas from adverse weather are important.



# • Architect's Ideas : Design Narrative

## Paradise....a journey of the senses

### 1. Gorgeous Nature

Each garden distinct experience will draw upon the beautiful and abundant biodiversity that makes Indonesia one of the world's great ecosystem treasures.

### 2. Urban Village

Human scaled with a smart tenant mix will make a happening neighborhood that is going from morning to midnight.

### 3. Edges

Landscaped terraces, River's edge, Lakefront, and Canopy clouds are journeys along a path with new experiences to either side.

### 4. Location

A car ride away from major retail and population clusters, the project must stand on its own as THE destination to go for spectacular dining, dynamic nightlife, and leisure activities.

### 5. Food Paradise

Let us make a lifestyle destination for anyone who loves the culture of food and the community that comes with: slow food, local produce, nostalgic street food, chef demonstration, cooking school. If a culture's soul is in its food, then let us make this place, "The soul of Jakarta".

### 6. Climate Comfort

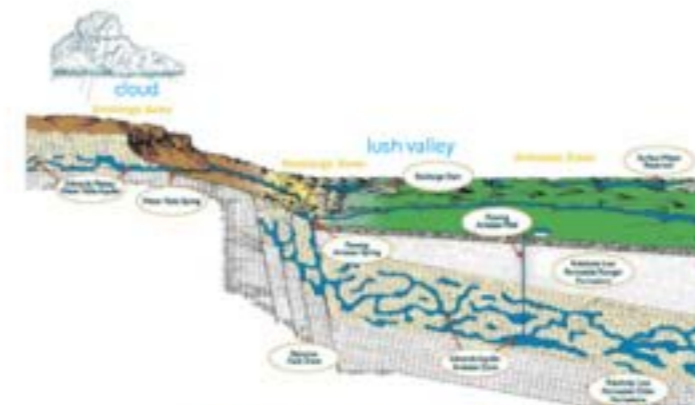
Create a comfortable pedestrian outdoor environment that utilizes passive comfort systems such as canopies and prevailing winds and promotes sustainability throughout.

### 7. Flexibility

Mezzanine level allows for maximum flexibility for tenancy mix. Retail compliments dining.

### 8. Identity

This place is a wonderful venue to promote the values of Sinarmas Land. And will serve as a brilliant sales center for all of Sinarmas' future commercial land developments.



Different Altitudes have Different Character

- Architect's Ideas : Design Narrative

## Paradise....

Has no singular definition. As a state of mind, as a destination, as a temporary retreat, the exact image of paradise will be different depending on who you ask. But if one's notion of paradise has any roots, those roots will run to the very foundations of what makes our experiences on this earth grand, lively and worthwhile: community, camaraderie, nature, bounty, purity, a sense of ultimate arrival.

Blessed with a **beautiful site** this project will take full advantage of its natural resources and **weave that landscape narrative** into every aspect of the project. Serene and contemplative at times, exciting and performance based at others, water and nature draw a controlled but lush element into the project. Along the waterways and landscaped terraces **food and culture** is central to the entire place and is presented as bountifully as a Padang Restaurant. Architecture and plazas frame **distinct places** creating **individual neighborhoods** of differing communities and commercial offerings. Subtle elevation changes as one traverse through these neighborhoods make for **strong spatial experiences** and this leisurely promenade through the project makes for an easy but **inspired journey**. This journey reminds us of such thoughtful words by one of America's great poets, the naturalist, Walt Whitman,

O to realize space!  
The plenteousness of all,  
that there are no bounds,  
To emerge and be of the sky,  
of the sun and the moon and flying clouds,  
as one with them.

Such a beautiful expression of the transcendent power of nature and space, wherein lies our aim which when achieved will make this project into the **food and experience destination** for Jakarta firmly integrated into the Sinarmas masterplan. And if you love food let this Paradise be a **journey of the senses**.



- Districts



LEISURE LAKE



WATERFRONT



GROTTO



- Retail Armature & Leasing Strategies : Circulation Links



- Leasing & Zoning Diagrams

TARGET USER:

**BUSINESS:** OFFICE TENANTS - CAPTIVE AUDIENCE  
BREAKFAST - LUNCH - HAPPY HOUR - CORPORATE EVENTS

**FAMILY:** LOCAL RESIDENTS - NEARBY DESTINATION  
LUNCH - NIGHT LIFE - WEEKEND ESCAPE - SEASONAL EVENTS

**UNIVERSITY STUDENTS:** LOCAL STUDENTS - NEARBY DESTINATION  
WEEKEND AND WEEK DAY NIGHT LIFE

**FRIENDS:** MASTERPLAN DESTINATION  
AMENITY TO THE SURROUNDING

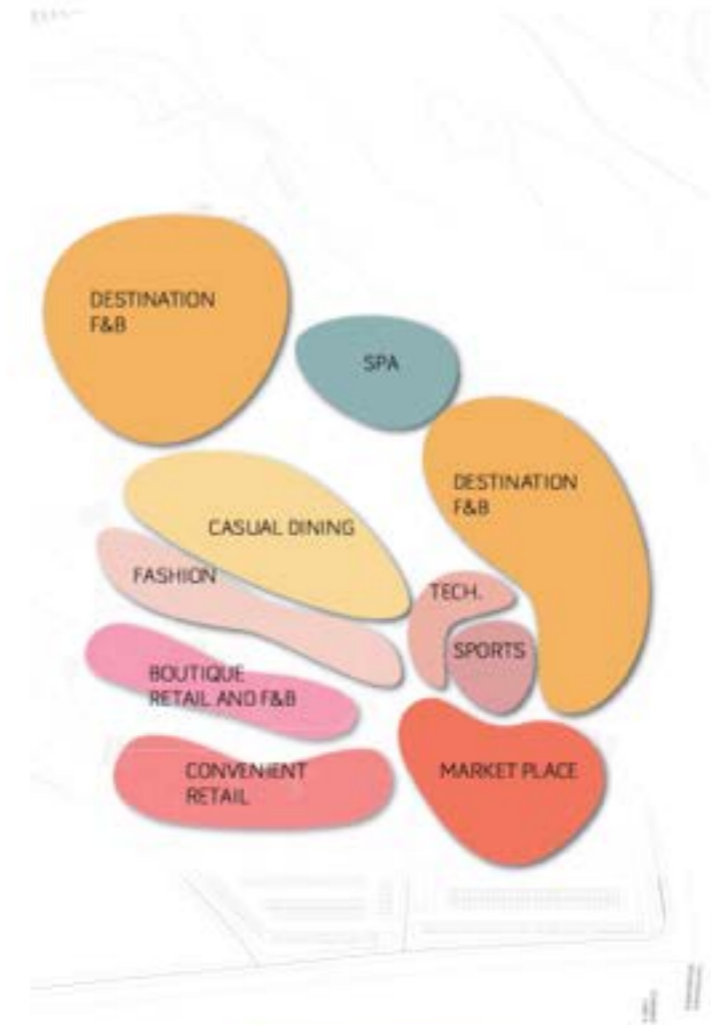
**TOURISTS:** JAKARTA DESTINATION  
WORLD CLASS FOOD



ARMATURE OF EXPERIENCES



LEASING ALLOCATION



DISTRICTS AND ZONING



- Jakarta Festivals & Events and Potential Venues



- Architectural Strategies

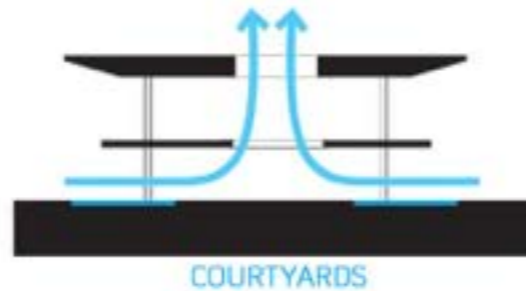
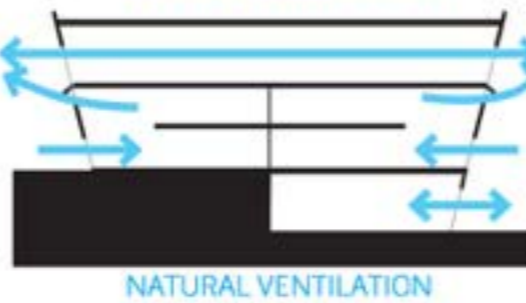
## ARCHITECTURAL STRATEGIES

TRADITIONAL JAVANESE ARCHITECTURE

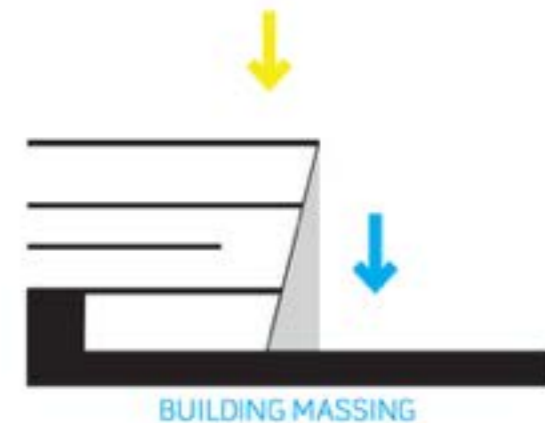
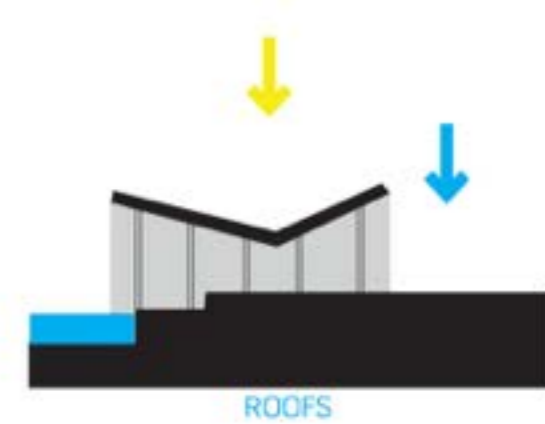
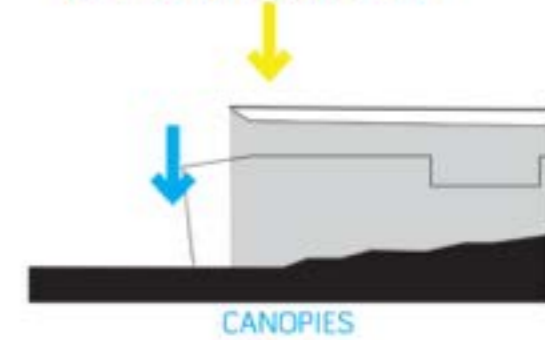


- Sun Protection
- Rain Protection
- Natural Ventilation
- Light Construction

NATURAL VENTILATION



CLIMATE PROTECTION



- Lake Floor Plan (L01)



- Mezzanine Floor Plan (LMZ)



- Sky Floor Plan (L02)



- Roof Floor Plan



- Grotto Floor Plan (B01)



# Districts + Architecture



LEISURE LAKE



WATERFRONT



GROTTO



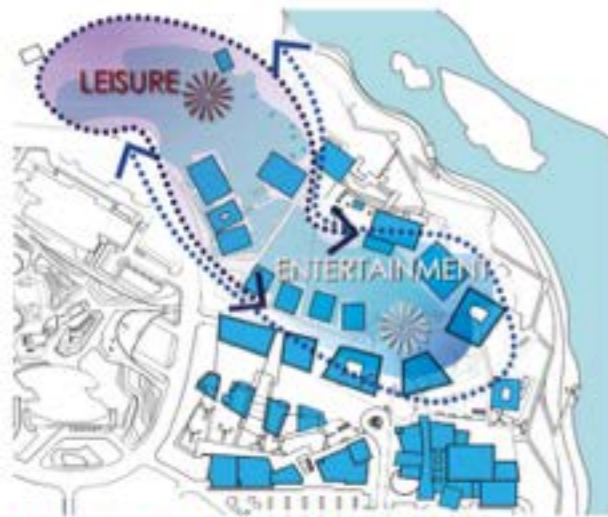


- Waterfront : Ideas

## WATERFRONT IDEAS:

### WATERFRONT ENTERTAINMENT

One of two districts along the lake, the Waterfront Entertainment area comprises the Pavilions, Bar Street, Main Plaza and Grand Steps going to the Grotto.



### CANOPY AND MAIN PLAZA

- waterfall event during rainy season
- festival plaza
- adjacent to the Grand Stairs to the Grotto



### BAR STREET

- an 18 hour a day destination
- happy hour and events
- between the batik building and waterfront pavilions



### PAVILIONS

- independent restaurants
- outdoor dining on the water
- resort like setting



### ENTERTAINMENT

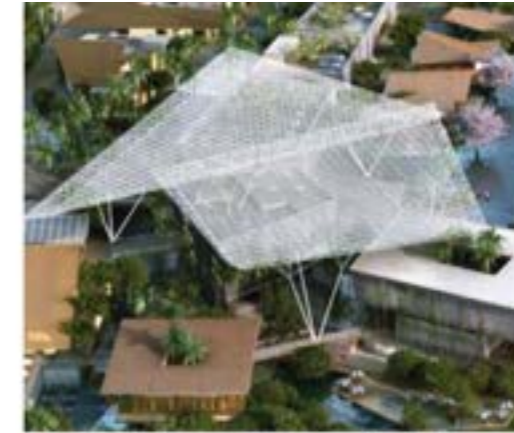
- water show
- festival plaza
- water taxis



- Waterfront : Canopy

### WATERFRONT CANOPY

- Utilizes a simple **space frame system**
- Is an architectural icon that will establish the project as a **landmark destination**
- As opposed to many smaller canopies, a monolithic structure **lowers maintenance requirements**
- Transparent Solar Panels will **protect from rain and generate electricity, a potential 5% offset**
- Buildings below will require less HVAC and **reduce the overall energy consumption**
- Will create rooftops protected from the elements generating an **additional 2,394 m2 of covered outdoor leasable space**



SECTION

### PHOTOVOLTAIC DATA COMPILED BY SHERWOOD DESIGN ENGINEERS

Canopy Array - Jakarta		Results by TR	
Station Identification			
City:	Jakarta		
Country/Province:	Indonesia		
Latitude:	6.12° S	Month	1 Aug
Longitude:	106.48° E		8 Aug
Elevation:	22 m	J	88,687
Weather Data:	WSL	F	79,790
		M	90,395
		A	80,049
		M	83,170
		J	74,714
		J	81,899
		A	95,173
		S	103,280
		O	110,983
		N	102,725
		D	90,180
		Year	1,079,960
		Beta	2.4%



### TRANSPARENT PHOTOVOLTAIC PANEL



Building Load Assumptions**	Average Site EUI*	
	kWh	kWh
Mall Space	307.8	21.4
Restaurant / Cafeteria	1189.8	88.8
Fast Food	534.8	156.5
	1826.4	176.7

\* EUI is a measure of energy that is consumed on-site and does not account for energy generated on-site.  
 \*\* Assumptions are based on typical values for the building type and location. Consult your local utility for more information.



- Waterfront : Batik Building

**WATERFRONT BATIK BUILDING**

The Batik Building from a planning and massing point of view is an organizing device that serves as backdrop for the village like pavilions and intimate spaces of the Grotto.

Along with the canopy the Batik Building forms the Main Plaza. Set behind the Waterfront Pavilions the Batik creates the central pedestrian spine of the Bar Street and Paseo.

The building envelope of the Batik is layered and thoroughly porous. Windows and screens open throughout the buildings glass and wood skin giving the building a varied and faceted visual identity as the interior opens to the exterior.

Taking its cues from an Indonesian print, the Batik Building uses its building envelope as a cultural reference and as it opens and closes reveals a hive of activity.



GARDEN TERRACES ON THE BATIK BUILDING ROOF TOP



GLOWING GLASS TOWERS AND ROOF TERRACE ELEMENTS ARE ICONIC NIGHT DISPLAYS



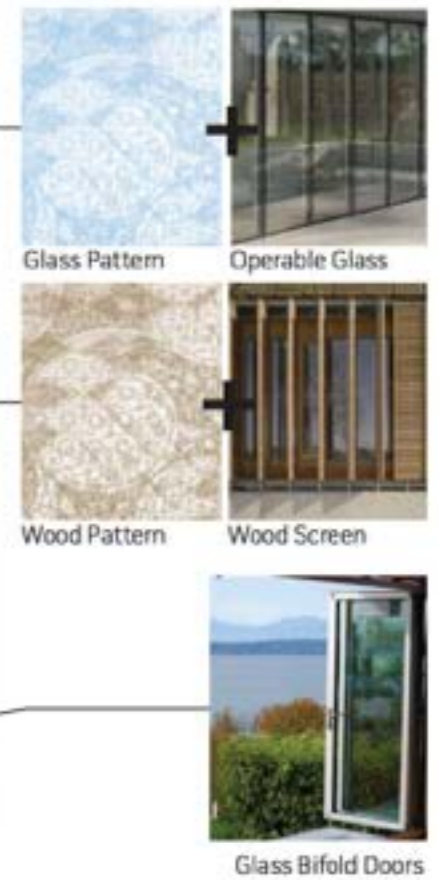
THE BATIK PATTERN MAKES A NICE CULTURAL REFERENCE AND SCREENS THE BUILDING FROM WESTERN SUN EXPOSURE



- Waterfront : Batik Building Elevation

### BATIK BUILDING WATERFRONT ELEVATION

The Batik building presents a lively, animated facade along the waterfront with open windows, storefronts and roof terraces.



- Waterfront : Pavilions

**WATERFRONT PAVILIONS**

Inspired by traditional Indonesian architecture:

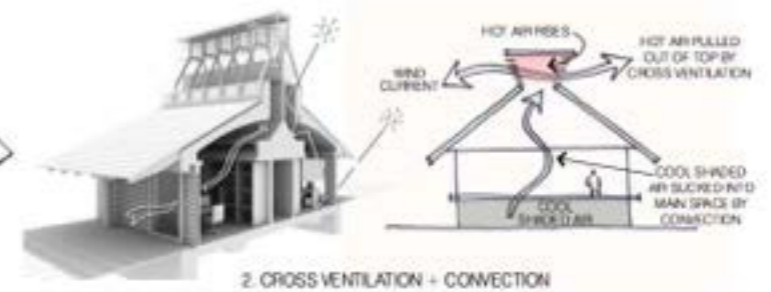
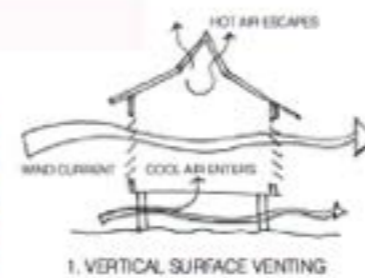
1. FORM: dramatic roof, open plans
2. MATERIALS: Wood, stone, tile, plaster
3. SUSTAINABILITY: Passively cooled, large openings
4. NATURE: integrated with the water and nature



FORM AND MATERIAL MAKE FOR INTIMATE WARM PLACES

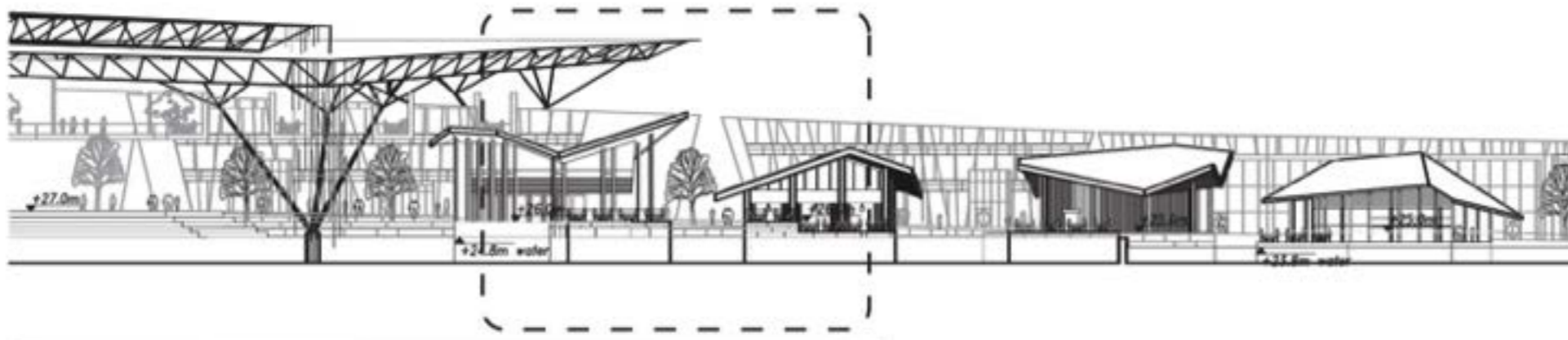


CROSS VENTILATION AND SURFACE VENTING FOUND IN TRADITIONAL BUILDING FORMS ARE USED IN A CONTEMPORARY WAY



- Waterfront : Elevation

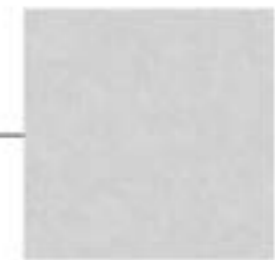
PAVILIONS WATERFRONT ELEVATION



Wood-Teak



Wood-Bintangur



Plaster



Wood Slider



Wood Screen

- Leisure Lake : Ideas

### LEISURE LAKE IDEAS:

#### RESORT DESTINATION

The Leisure Lake is a destination where one can get away from it all and indulge in the ultimate dining experience that BSD City has to offer.



#### PATTERN, LIGHT, REFINEMENT

- lightweight buildings sit in harmony with nature
- screens filter light and provide a subtle separation with the garden outside



#### DESTINATION DINING

- fine dining in a resort setting
- interior and exterior integrated with nature
- a real destination for all of Jakarta



#### RIVERWALK

- biodiversity and sustainability
- water remediation
- baskets retreats
- outdoor dining on the water
- spa, gym and fragrance garden

- Leisure Lake : Riverwalk



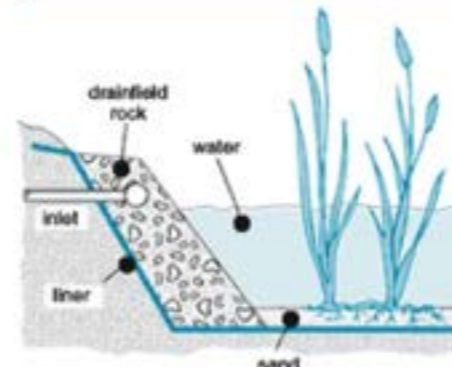
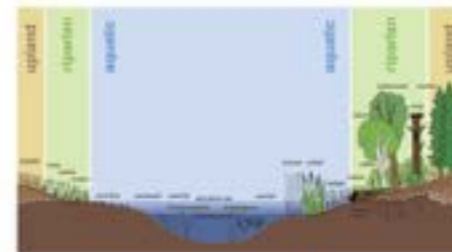
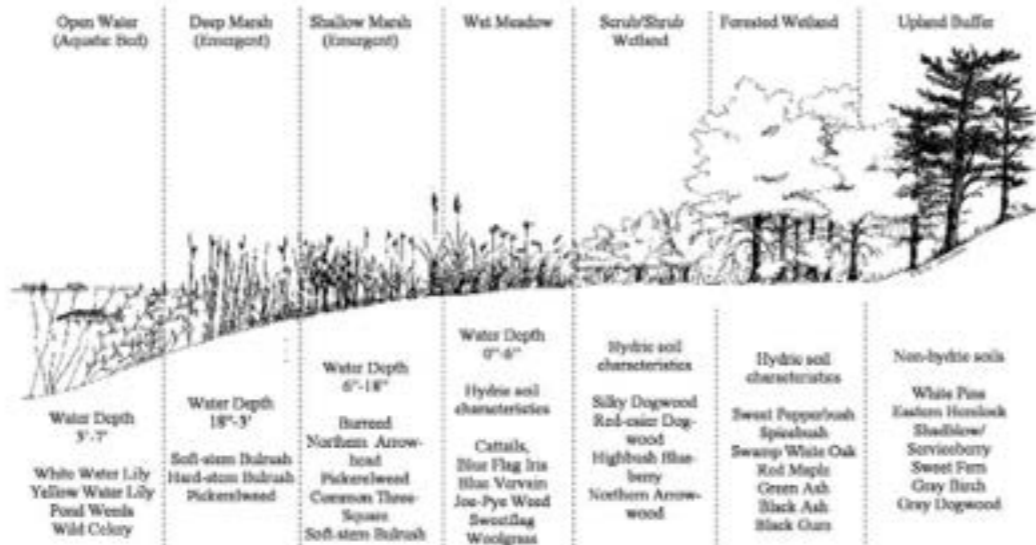
**WATER, PARK, PLAY:**

**AN INTERPRETIVE LANDSCAPE**

- amenities: waterfront baskets, children's play, orchard walk
- water taxis and leisure boats leave from the boathouse
- series of pools cleans the water as it moves towards the river
- terraced pools creates bio-diversity and a luxurious amenity



**Wetland Cross Section**  
(with typical plant species for each zone)





- Leisure Lake : Destination Dining Pavilions



- Grotto : Ideas

### GROTTO IDEAS:

#### PARADISE WITHIN

The site is blessed with tremendous natural beauty and opportunity. The Grotto takes advantage of these given virtues: natural cooling and riverfront beauty to create a lush environment of a distinctly different experience from the Waterfront and Leisure Lake Districts.



#### GROTTO EXPERIENCE

The experience of the grotto is defined by three zones:

- Arrival
- Canyon
- Water plaza



#### LEASING STRATEGY: 2 FIRST FLOORS

- the gradual descent to the Grotto blurs the notion of a single primary level.
- each level is distinct, dynamic, and primary with equal access and tenant anchoring
- the majority of leasable area can be marketed as ground floor.

#### NATURAL CLIMATE CONTROL

- The Grotto is oriented to take advantage of the prevailing winds to provide sustainable natural passive cooling year round.

Shading strategies in the Grotto include:

- Vegetation
- The Canopy
- Building massing



#### GARDEN BIO-DIVERSITY

- uses landscape to make a lush tropical experience
- makes a real connection to the river
- building architecture evolves from the landscape utilizing natural materials, water, and green walls

- Grotto : Batik Building

### GROTTO BATIK BUILDING

Introduced earlier in the Waterfront District, the Batik Building takes on a completely different character along the Paseo and in the Grotto

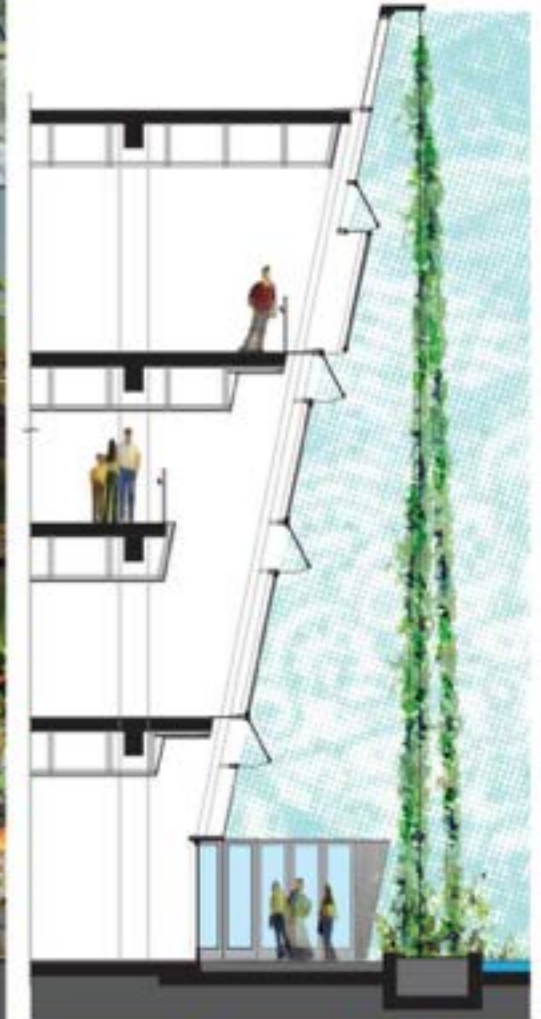
The Batik building is expressed as a lush, living building in the Grotto. Vines climb from the Grotto up cables suspended from the top of the building framing a loggia at its base as well as the interior spaces of the building as they open out to the Grotto.

Operable windows throughout open the building to the exterior. The vines help provide a natural sense of enclosure to the openings in the facade.



LARGE OPENINGS IN THE FACADE EXPRESS VIBRANT DINING AND RETAIL OCCUPANTS

OPENINGS TO THE ROOF TERRACES LURE VISITORS TO THE ROOF. THE ROOF TERRACES ARE EXCELLENT VIEWING PLATFORMS TO THE WHOLE PROJECT

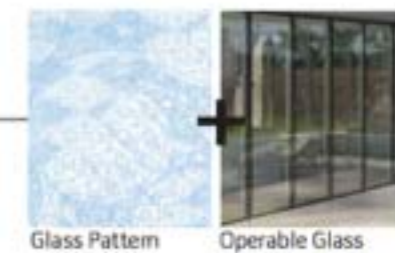
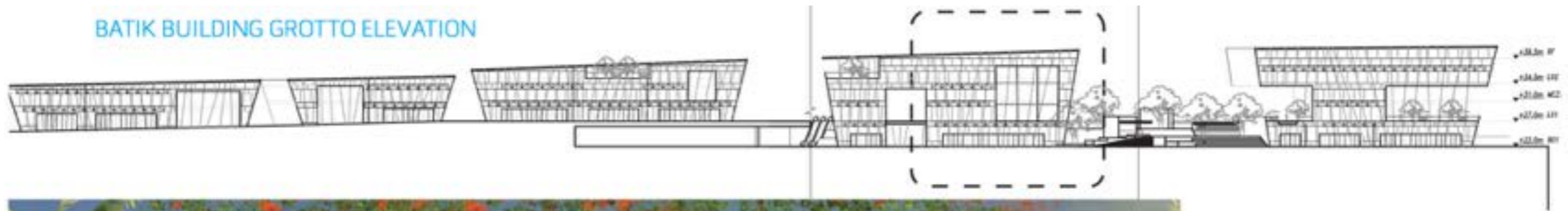


OPERABLE WINDOWS: SLIDERS, CASEMENT AWNING, AND BIFOLD DOORS OPEN THE BUILDING TO THE OUTSIDE.



- Grotto : Batik Building Elevation

BATIK BUILDING GROTTO ELEVATION



Glass Pattern



Operable Glass



Climbing Vines



Glass Bi-fold Doors

- Grotto : Water Plaza

### GROTTO WATER PLAZA

The Water Plaza is the nexus of the Grotto experience. Located at the base of the Grand Stairs to the Main Plaza in the Waterfront District and at the end of the Grotto Walk, the Water Plaza is a tropical paradise.

Shallow pools burst forth with water lilies, green walls rise from the ground making intimate spaces for dining and leisure. The Seafood Restaurant and Marketplace anchor the space.

THE SEAFOOD RESTAURANT IS LIFTED OFF THE GROUND SO THAT THE WATER PLAZA LANDSCAPE CAN RUN UNDERNEATH. DINERS DINE IN A COOL SHADE GARDEN. A CENTRAL COURTYARD TAKES THE VISITOR TO THE PLAZA AT LAKE LEVEL.



THE GRAND STAIRS LINK THE TWO MAIN PLAZAS TOGETHER. A LOW GARDEN LANDSCAPE WITH HIGH TREE CANOPIES ABOVE FRAMES AND ELEGANT WALK WITH RESTAURANT KIOSKS ALONG THE WAY



- Grotto : Seafood Restaurant



- The Marketplace : Ideas

### MARKETPLACE

The Marketplace is a Foodie Paradise locating the Grocery in an open hall of specialty food purveyors and opening up to a Food Court Terrace with wonderful views into the Water Plaza and River. The whole makes for a Food Retail Destination that should draw from a regional market share.

Drawing from Food Retail models in Australia and in the United States the Marketplace will be a must shop for food lovers: Think Harrods, Mercado San Miguel in Madrid, Japanese Depachika or Ferry Building in San Francisco. A tower element anchors the Marketplace along the Paseo; a drop off adjacent to the Market Hall provides easy access directly to the grocer.

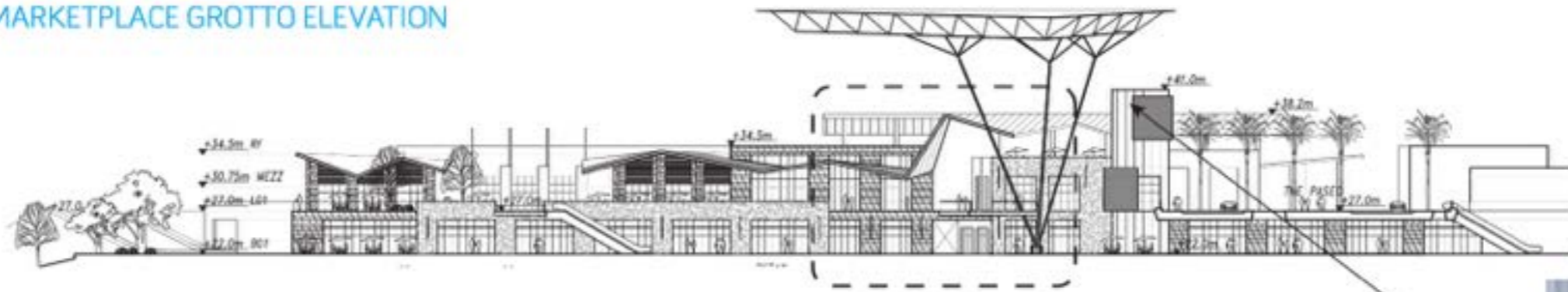


THE MARKET HALL IS A COLLECTION OF SPECIALTY FOOD PURVEYORS FROM AROUND THE WORLD. KITCHENWARE AND LIFESTYLE GOODS CAN ALSO BE SOLD.



- The Marketplace : Elevation

### MARKETPLACE GROTTO ELEVATION



Channel glass tower



Canopy



Green wall



Green wall



Stone



- The Paseo

### THE PASEO

The Paseo links the various arrival points and the two phases of the project with a pedestrian hardscape experience which provides complete freedom of movement to a pedestrian while still allowing the passage of slow moving vehicle traffic.



THE PASEO IS AN ACTIVE STREETScape: A PLACE FOR GOURMET STREET FOOD, BOUTIQUE SHOPPING, INTIMATE LIVE PERFORMANCES AND PEOPLE GAZING, WE THINK OF IT AS A 'STREET AMPHITHEATER' WITH DINING ROOF TERRACES ON BOTH SIDES.



- Phasing Diagram



PHASE I		
	TOTAL NIA	TOTAL GFA
GROTTO LEVEL	4478	15427
LAKE LEVEL	15816	15811
MEZZANINE LEVEL	2390	0
SKY LEVEL	2623	2623
<b>TOTAL NIA</b>	<b>25307</b>	<b>33861</b>

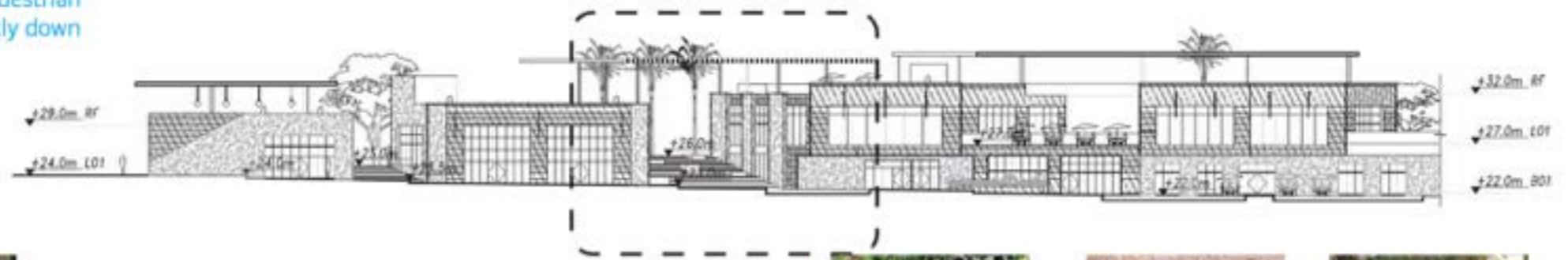
  

PHASE II		
	TOTAL NIA	TOTAL GFA
GROTTO LEVEL	5506	6282
LAKE LEVEL	3998	3997
MEZZANINE LEVEL	0	0
SKY LEVEL	0	0
<b>TOTAL NIA</b>	<b>9504</b>	<b>10279</b>

- Phase 2 : Grotto

**PHASE 2 GROTTA**

The Paseo leads naturally into the Phase II portion of the grotto, a pedestrian experience which terraces gently down into the canyon



Canopy Trellis



Green wall



Stone



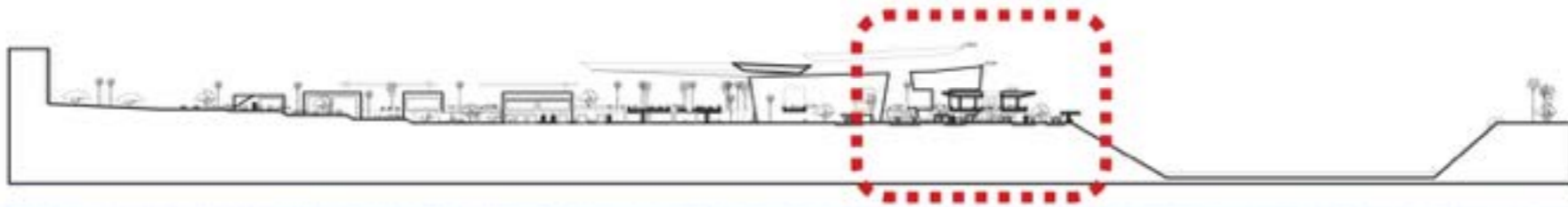
Pool



- Grotto Water Plaza



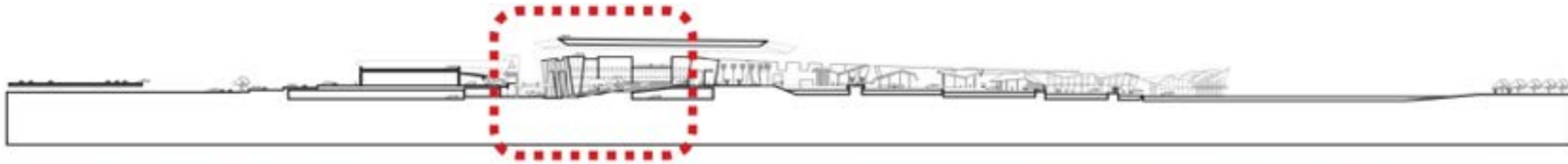
- Section Through Water Plaza



SECTION THROUGH WATER PLAZA AND SEAFOOD RESTAURANT



- Section Through Grand Stairs



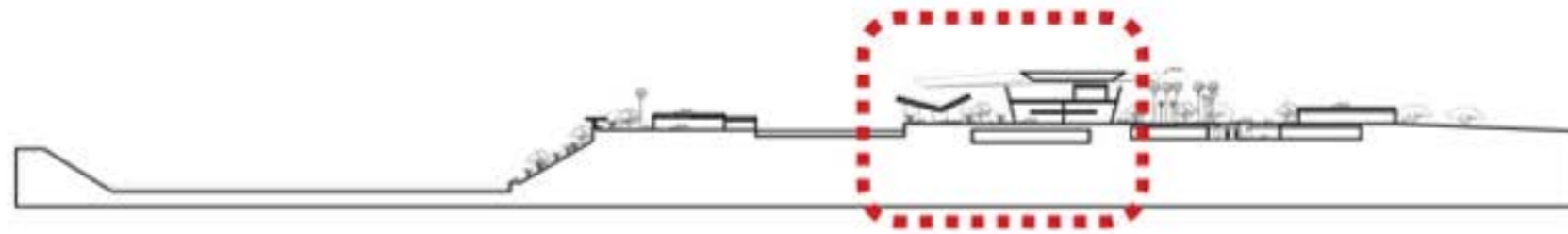
SECTION THROUGH WATER PLAZA AND GRAND STAIRS



PLR & BAR
CASUAL DINING
RESTAURANT
SEA FRESH
LANDSCAPE 1
LANDSCAPE 2
CIRCULATION
PLAZAS
TERRACE
PLAYLAND
GARDEN
BIOPHILIC
SPORTS
STATIONARY
FASHION/OTHERS
PARKING/SERVICE
SEA



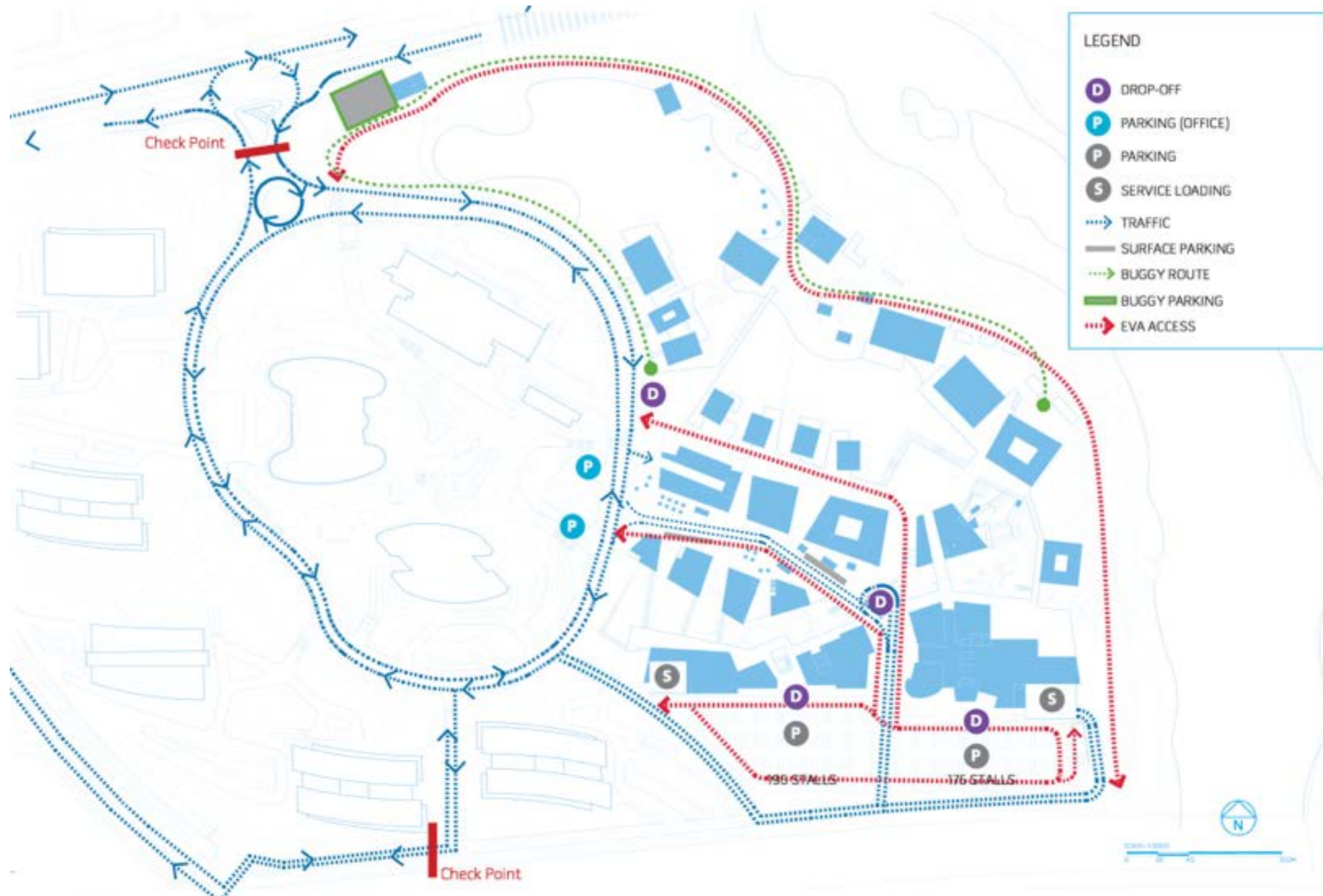
- Section Through Bar Street



SECTION THROUGH BAR STREET AND PASEO



- Vehicular Circulation Lake Level

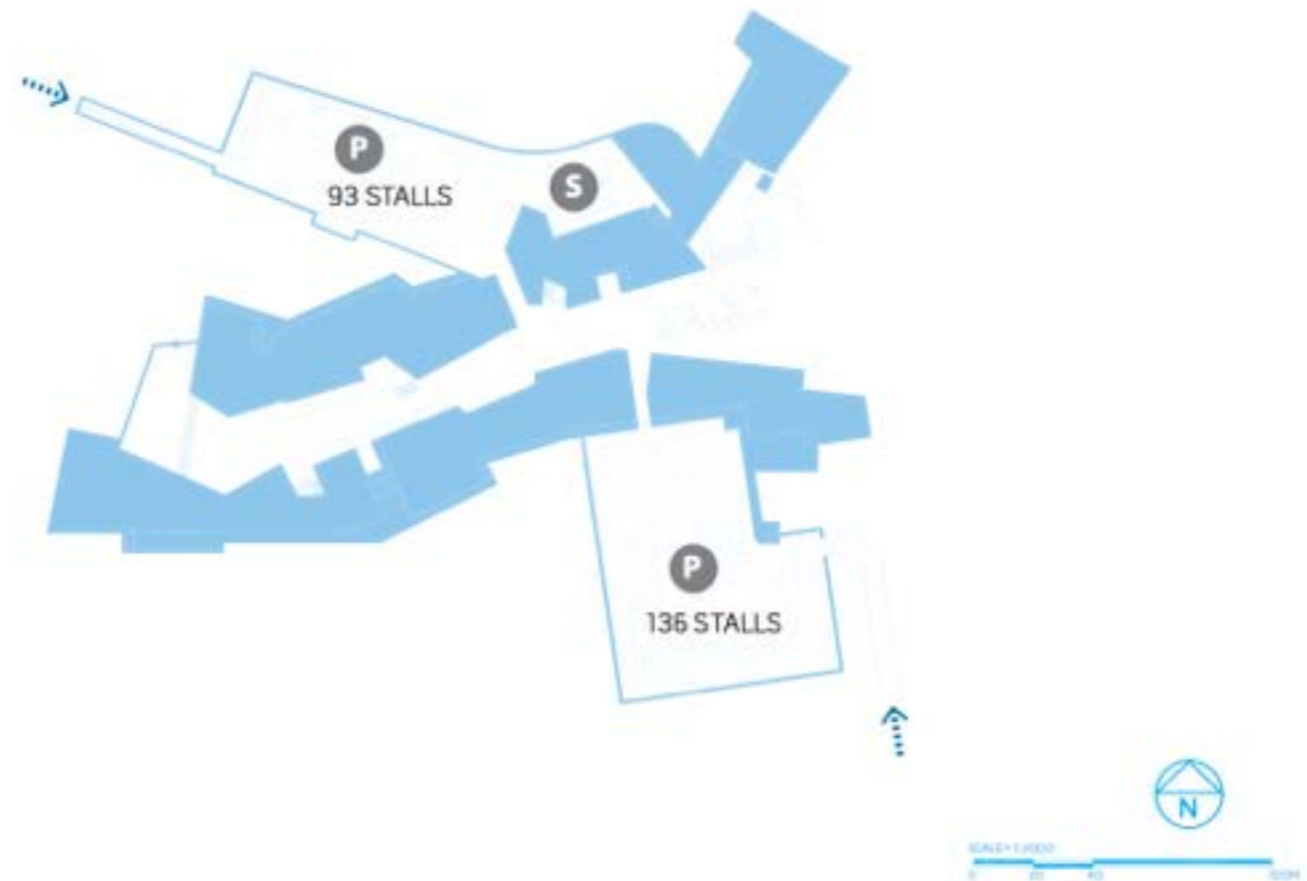




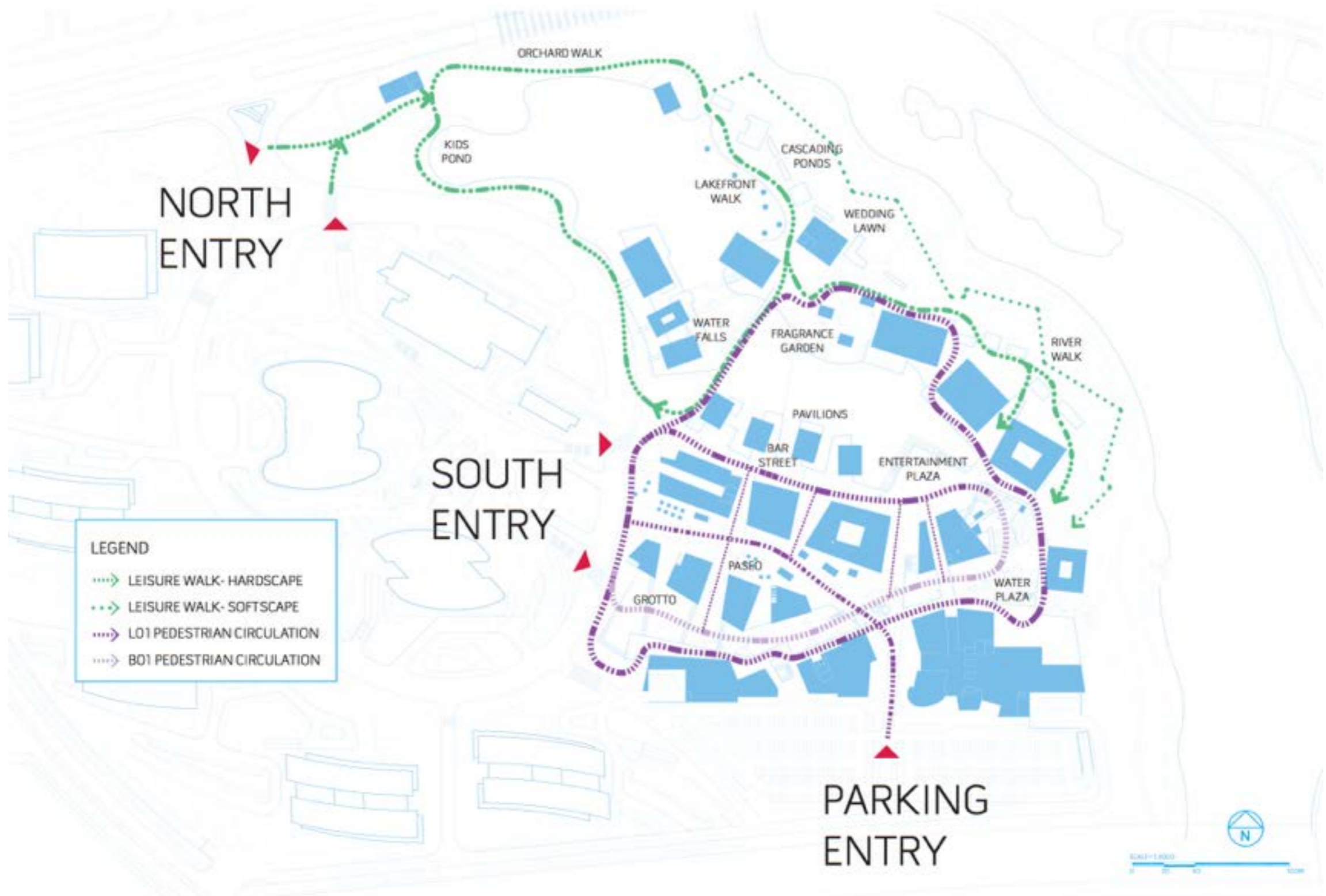
- Vehicular Circulation Grotto Level

**LEGEND**

- D** DROP-OFF
- P** PARKING (OFFICE)
- P** PARKING
- S** SERVICE LOADING
- TRAFFIC
- OPTIONAL SURFACE PARKING
- BUGGY ROUTE
- BUGGY PARKING
- EVA ACCESS



- Pedestrian Circulation



- Area Tabulation

PHASE I												
	RETAIL	CD	REST./ PUB	MARKET	SPA/ GYM	TOTAL NLA	TOTAL GFA	TEMPORARY EXHIBITION	OUTDOOR LEASING	BOH/ SERVICE	PARKING	STALLS
GROTTO LEVEL	1933	1050	1495	0	0	4478	15427	1544	793	1976	9117	229
LAKE LEVEL	3514	5395	2992	2545	1370	15816	15811	11144	5345	838	5770	175
MEZZANINE LEVEL	0	1496	894	0	0	2390	0	0	0	0	0	0
SKY LEVEL	0	1421	0	0	1202	2623	2623	0	2393	0	0	0
<b>TOTAL NLA</b>	<b>5447</b>	<b>9362</b>	<b>5381</b>	<b>2545</b>	<b>2572</b>	<b>25307</b>	<b>33861</b>	<b>12688</b>	<b>8531</b>	<b>2814</b>	<b>14887</b>	<b>404</b>

PHASE II												
	RETAIL	CD	REST./ PUB	MARKET	SPA/ GYM	TOTAL NLA	TOTAL GFA	TEMPORARY EXHIBITION	OUTDOOR LEASING	BOH/ SERVICE	PARKING	STALLS
GROTTO LEVEL	4037	1469	0	0	0	5506	6282	1590	234	774	0	0
LAKE LEVEL	2127	1871	0	0	0	3998	3997	940	763	528	6847	195
MEZZANINE LEVEL	0	0	0	0	0	0	0	0	1695	0	0	0
SKY LEVEL	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL NLA</b>	<b>6164</b>	<b>3340</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9504</b>	<b>10279</b>	<b>2530</b>	<b>2692</b>	<b>1302</b>	<b>6847</b>	<b>195</b>

<b>TOTAL PHASE I + II</b>						<b>34811</b>	<b>44140</b>					
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- Road & Pond Area Tabulation



- NLA Lake Floor



	PHASE I						TOTAL NLA	TOTAL GFA	TEMPORARY EXHIBITION	OUTDOOR LEASING	BOH/ SERVICE	PARKING	STALLS
	RETAIL	CO	REST./PUB	MARKET	SPA/GYM								
GROUNTO LEVEL	2933	3390	3495	0	0	9818	19427	1344	793	1976	911	229	
LAKE LEVEL	3534	5395	2963	1545	1370	15814	15411	11144	5345	834	5770	171	
MEZZANINE LEVEL	0	1496	894	0	0	2390	2390	0	0	0	0	0	
SKY LEVEL	0	1421	0	0	1700	2621	2621	0	2393	0	0	0	
<b>TOTAL NLA</b>	<b>5467</b>	<b>9362</b>	<b>5381</b>	<b>1545</b>	<b>2572</b>	<b>25307</b>	<b>33861</b>	<b>13688</b>	<b>8532</b>	<b>2814</b>	<b>14881</b>	<b>404</b>	

	PHASE II						TOTAL NLA	TOTAL GFA	TEMPORARY EXHIBITION	OUTDOOR LEASING	BOH/ SERVICE	PARKING	STALLS
	RETAIL	CO	REST./PUB	MARKET	SPA/GYM								
GROUNTO LEVEL	4032	1403	0	0	0	5435	5435	2389	234	734	0	0	
LAKE LEVEL	2122	1871	0	0	0	3994	3997	945	761	524	6847	191	
MEZZANINE LEVEL	0	0	0	0	0	0	0	0	5893	0	0	0	
SKY LEVEL	0	3	0	0	0	3	3	0	0	0	0	0	
<b>TOTAL NLA</b>	<b>6154</b>	<b>3277</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9432</b>	<b>10435</b>	<b>3334</b>	<b>3198</b>	<b>1258</b>	<b>6847</b>	<b>191</b>	
<b>TOTAL PHASE I + II</b>						<b>34739</b>	<b>44296</b>						

- NLA Mezzanine Floor



	PHASE I						TOTAL NLA	TOTAL GIA	TEMPORARY EXHIBITION	OUTDOOR LEASING	BOH/ SERVICE	PARKING	STALLS
	RETAIL	CO	REST / PUB	MARKET	SPA/GYM								
GROUPO LEVEL	1943	1070	1495	0	0	4508	13437	1544	791	1976	9117	224	
LARE LEVEL	8514	5195	2992	2545	1170	19816	13811	11344	1345	838	5720	175	
MEZZANINE LEVEL	0	1436	894	0	0	2330	8	0	0	0	0	0	
SKY LEVEL	0	1421	0	0	0	1393	3021	0	2891	0	0	0	
<b>TOTAL NLA</b>	<b>5447</b>	<b>3362</b>	<b>5381</b>	<b>2545</b>	<b>2372</b>	<b>25307</b>	<b>33851</b>	<b>11548</b>	<b>8531</b>	<b>2814</b>	<b>14837</b>	<b>404</b>	

	PHASE II						TOTAL NLA	TOTAL GIA	TEMPORARY EXHIBITION	OUTDOOR LEASING	BOH/ SERVICE	PARKING	STALLS
	RETAIL	CO	REST / PUB	MARKET	SPA/GYM								
GROUPO LEVEL	4037	1400	0	0	0	5537	4380	1590	234	774	0	0	
LARE LEVEL	2127	1871	0	0	0	3998	3997	940	761	528	8817	195	
MEZZANINE LEVEL	0	0	0	0	0	0	0	0	1091	0	0	0	
SKY LEVEL	0	0	0	0	0	0	0	0	0	0	0	0	
<b>TOTAL NLA</b>	<b>6164</b>	<b>3271</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9535</b>	<b>13377</b>	<b>2530</b>	<b>2691</b>	<b>1302</b>	<b>8817</b>	<b>195</b>	

<b>TOTAL PHASE I + II</b>	<b>5481</b>	<b>4410</b>
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- NLA Sky Floor



	PHASE I						TOTAL NLA	TOTAL GFA	TEMPORARY EXHIBITION	OUTDOOR LEASING	BOV SERVICE	PARKING	STALLS
	RETAIL	CD	REST / PUB	MARKET	SPA/GYM								
GROSS LEVEL	1919	3300	1895	0	0	6114	13427	1548	793	1976	9117	279	
LAKE LEVEL	3518	5495	2992	2545	1220	15770	15801	11144	5465	648	5790	175	
MEZZANINE LEVEL	0	1696	494	0	0	2390	0	0	0	0	0	0	
SKY LEVEL	0	1421	0	0	1200	2621	2621	0	2313	0	0	0	
<b>TOTAL NLA</b>	<b>5437</b>	<b>9912</b>	<b>5381</b>	<b>2545</b>	<b>2520</b>	<b>25907</b>	<b>33861</b>	<b>12692</b>	<b>8513</b>	<b>2824</b>	<b>14907</b>	<b>454</b>	

	PHASE II						TOTAL NLA	TOTAL GFA	TEMPORARY EXHIBITION	OUTDOOR LEASING	BOV SERVICE	PARKING	STALLS
	RETAIL	CD	REST / PUB	MARKET	SPA/GYM								
GROSS LEVEL	4017	3409	0	0	0	7426	6282	2390	234	774	0	0	
LAKE LEVEL	2127	3871	0	0	0	6008	8997	940	763	518	8847	195	
MEZZANINE LEVEL	0	0	0	0	0	0	0	0	1895	0	0	0	
SKY LEVEL	0	0	0	0	0	0	0	0	0	0	0	0	
<b>TOTAL NLA</b>	<b>6144</b>	<b>8949</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>8434</b>	<b>15279</b>	<b>3330</b>	<b>2692</b>	<b>1302</b>	<b>8847</b>	<b>195</b>	
<b>TOTAL PHASE I + II</b>						<b>34341</b>	<b>49140</b>						

- NLA Grotto Floor

	PHASE 1					TOTAL NLA	TOTAL GFA	TEMPORARY EXHIBITION	OUTDOOR LEADING	BOPV SERVICE	PARKING	STALLS
	RETAIL	ED	REST./PUB	MARKET	SPA/GYM							
GROTTO LEVEL	1933	1050	1491	0	0	4474	15427	1544	793	1976	9117	274
CARE LEVEL	3534	5395	2990	2740	1370	15929	15811	11184	5461	838	5790	175
MEZZANINE LEVEL	0	1496	894	0	0	3390	0	0	0	0	0	0
SKY LEVEL	0	1411	0	0	1250	3671	0	0	299	0	0	0
<b>TOTAL NLA</b>	<b>5467</b>	<b>9352</b>	<b>5381</b>	<b>2740</b>	<b>2572</b>	<b>25,927</b>	<b>3,3811</b>	<b>1,268</b>	<b>8520</b>	<b>2814</b>	<b>14907</b>	<b>454</b>

	PHASE 2					TOTAL NLA	TOTAL GFA	TEMPORARY EXHIBITION	OUTDOOR LEADING	BOPV SERVICE	PARKING	STALLS
	RETAIL	ED	REST./PUB	MARKET	SPA/GYM							
GROTTO LEVEL	8037	1400	0	0	0	9437	8382	1500	234	774	0	0
CARE LEVEL	2127	1871	0	0	0	4000	8997	940	75	539	8947	190
MEZZANINE LEVEL	0	0	0	0	0	0	0	0	1891	0	0	0
SKY LEVEL	0	0	0	0	0	0	0	0	0	0	0	0
<b>TOTAL NLA</b>	<b>8164</b>	<b>3271</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>9437</b>	<b>19,279</b>	<b>2540</b>	<b>2692</b>	<b>1300</b>	<b>8947</b>	<b>190</b>
<b>TOTAL PHASE 1+2</b>						<b>34861</b>	<b>44,140</b>					





# Construction

- Revised Plan



# Photos









SUPER BOWL



SHAE



CO

CO



SUPERBOWL

TOWN  
WHITE COFFEE

Custom House







**COFFEE**  
Roasted to Perfection

VIETNAM  
MEXICO  
CHINA  
LOS ANGELES  
LAS VEGAS  
TURKEY  
SINGAPORE  
SAUDI ARABIA  
MALAYSIA  
Bangkok

EGYPT  
DUBAI  
FALL  
BRUNAI  
DUBAI  
SINGAPORE  
DHI IDDIN

SHANGHAI  
KUWAIT  
India  
SOUTH KOREA  
MIAMI  
San Francisco  
Washington D.C.  
DIEGO MALIBU  
SINCE 1963  
BORN & BREWED IN CALIFORNIA  
SINCE 1963  
WHOLE LEAP

EGYPT  
DUBAI  
FALL  
BRUNAI  
DUBAI  
SINGAPORE  
DHI IDDIN

# The Coffee Bean







**RANCH MARKET**





















CHAKRA





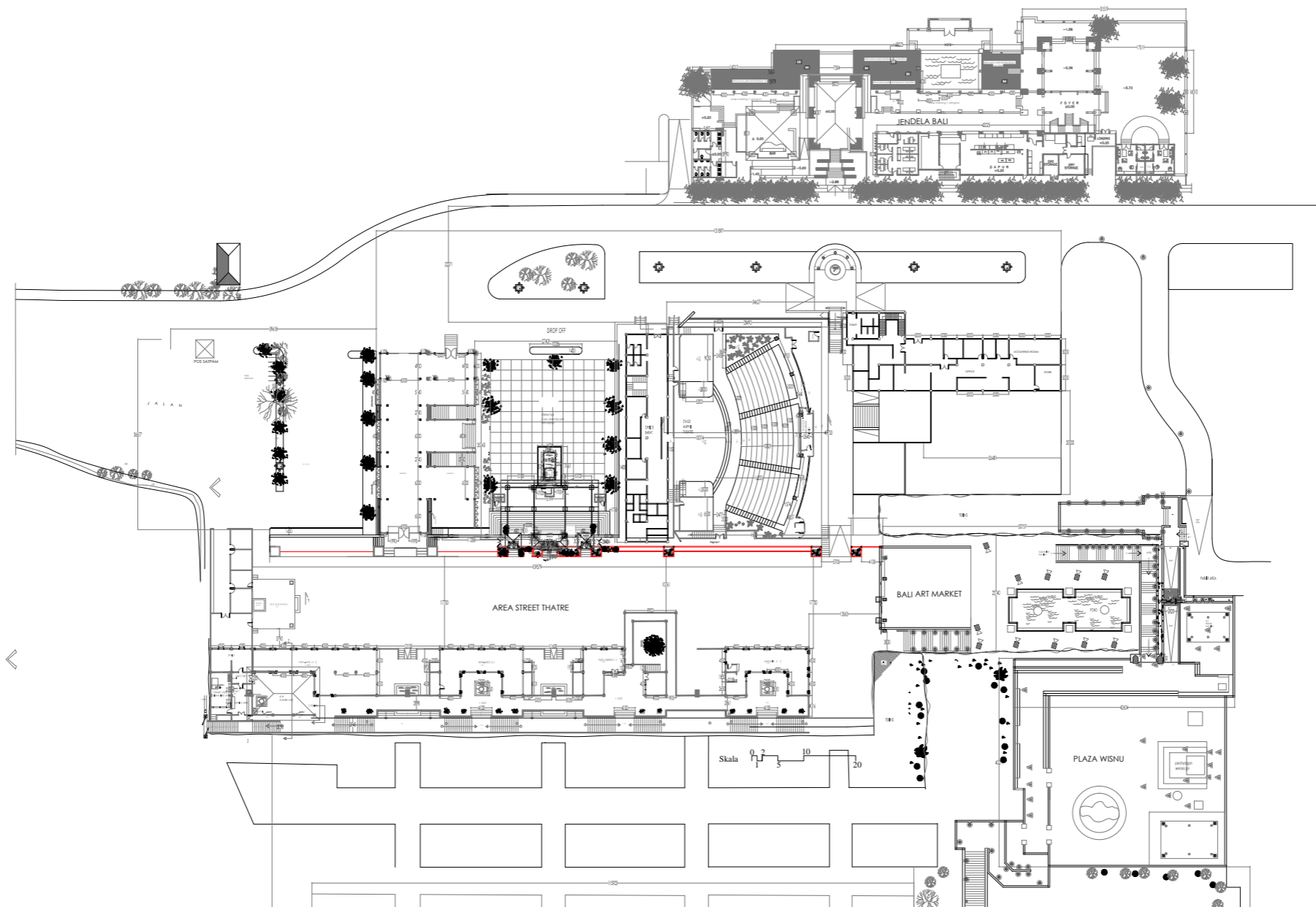
# Additions

- Cinema

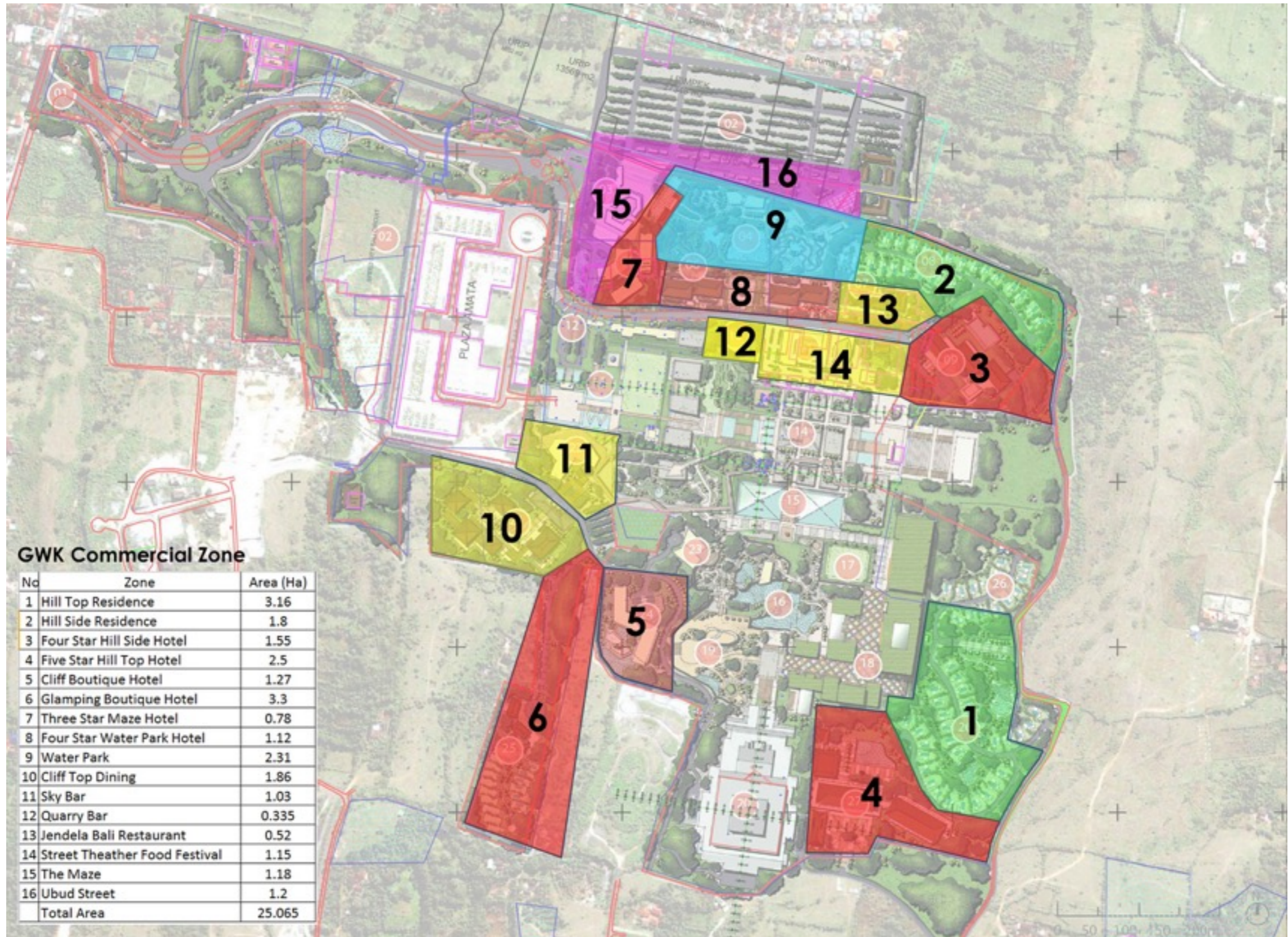


# GWK

## Garuda Wisnu Kencana - Bali



- Master Plan : Zoning

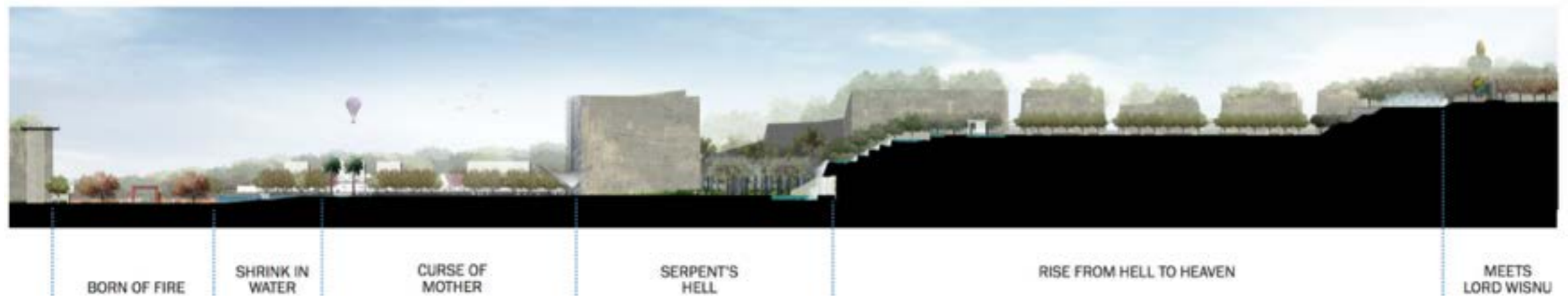


- Phase 1 : Facelift New Route - Journey of Garuda

## JOURNEY 2.



## JOURNEY OF GARUDA SITE SECTION



- Entry Drop Off

**JOURNEY OF GARUDA**  
ENTRY DROP-OFF





- Plaza 1 : Born of Fire



- Materials

**PESAMUAN CERAMIC**

**artiles**  
ART OF TILES

---

### Black&White Collection

*" These designs represent the idea of simplicity of pattern making . Together combined with a mono tone colour palette , these striking designs have a classic feel for those areas of a contemporary nature "*

Songlines Diamond	Aztec Navajo	Ripple
Aztec DNA	Songlines Hexagone	Kurah
Pueblo	Kyle	Escher

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**PT. PESAMUAN KERAMIK SENI**  
RAKX BY PASS NGURAH RAI STREET 969  
 Sanur Bali Indonesia  
 Phone : +62 361 281440 / 2107110  
 e-mail : pesamuan@indo.net.id

[www.pesamuanceramic.com](http://www.pesamuanceramic.com)  
 Pesamuan Ceramic

# Photos

- Street Theatre - Retail









# OFFICE TOWER

- Menara Pertiwi - Mega Kuningan, Jakarta
- Menara Antam - TB Simatupang, Jakarta

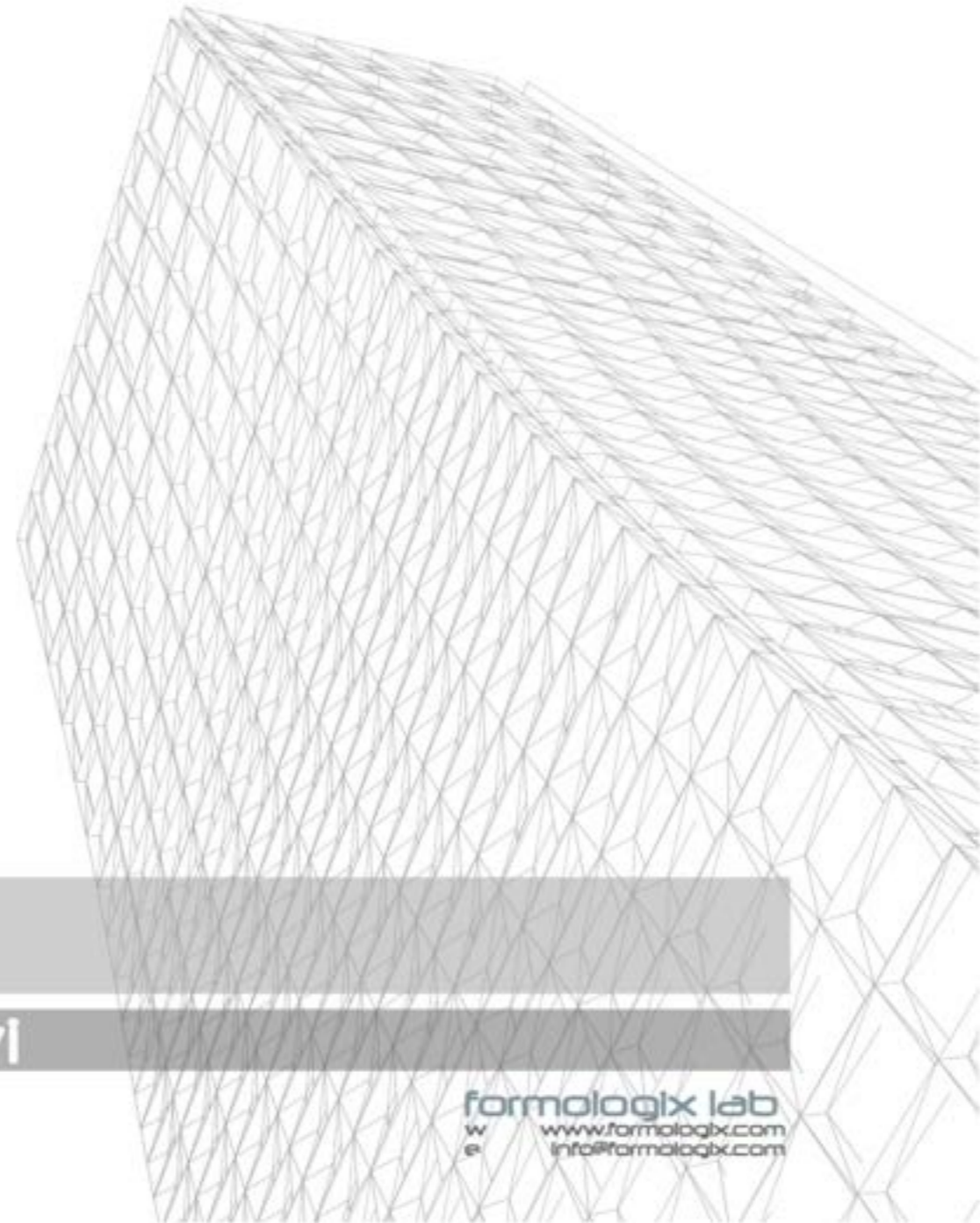
# Menara Pertiwi

Strata Title Office

generative facade  
conceptual design

Menara Pertiwi

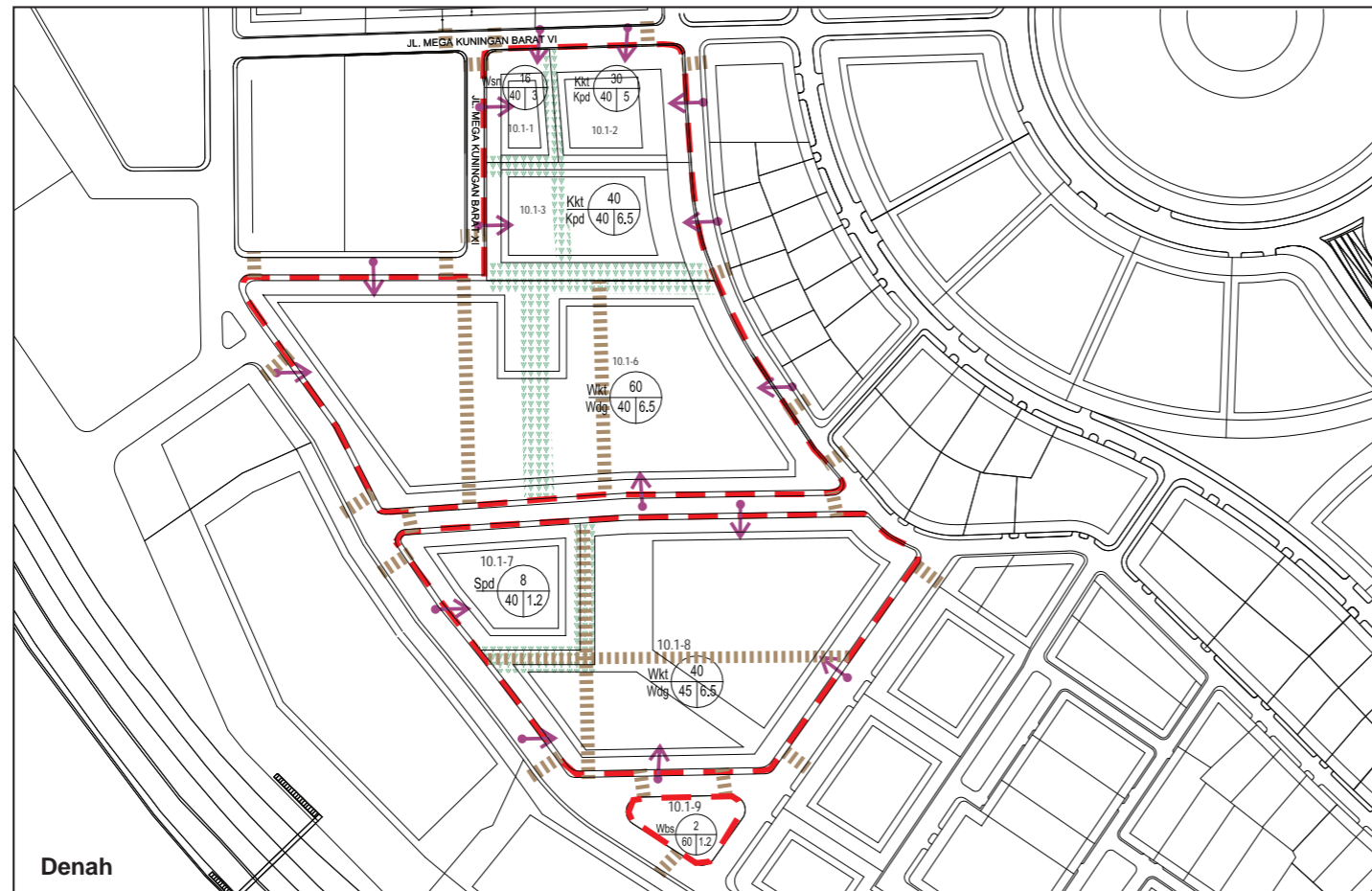
formologix lab  
w  
e  
www.formologix.com  
info@formologix.com



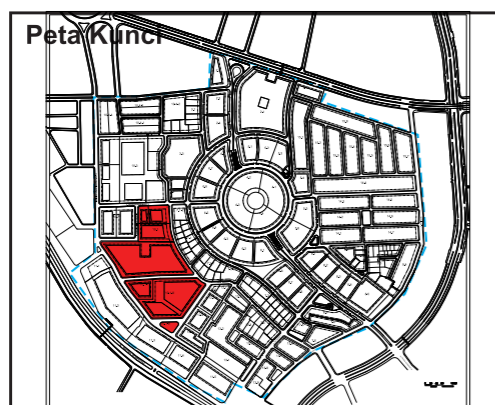


- Urban Design Guide Line

### 3.9 Blok 10.1 Hunian, Perkantoran, dan Sarana Pendidikan

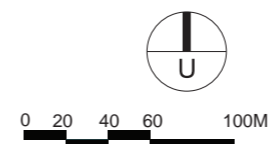


Denah



#### Legenda

- Daerah podium
- Daerah menara
- Bangunan penghubung antar-persil berupa jembatan
- Sunken plaza
- Penyempurna Hijau Taman (Pht)
- Daerah hijau privat akses publik
- Daerah privat akses publik (pedestrian)
- Terowongan penyeberangan bagi pedestrian
- Batas lot/kepemilikan lahan
- Garis pagar yang diijinkan
- Akses kendaraan bermotor ke dalam lahan



#### Sub-Blok 10.1

##### Peruntukan

Blok Perkantoran disisi Barat Daya yang terdiri atas sub-blok 10.1-1, 10.1-2, 10.1-3, 10.1-4, 10.1-5, 10.1-5,10.1-6, 10.1-7, 10.1-8, 10.1-9 dan blok 10.2 menyediakan lahan yang sesuai bagi area perkantoran dan komersial campuran. Arah akses menuju blok ini adalah dari jalan H.R. Rasuna Said dan Gatot Subroto. Pada blok 10.1-6 merupakan salah satu blok yang membentuk gerbang kawasan dari sisi Timur sehingga turut membentuk sebagian dari citra Jalan Mega Kuningan yang merupakan koridor utama kawasan. Oleh karenanya, bangunan tinggi bersama dengan ruang terbuka yang mengapit Jalan Mega Kuningan, berfungsi ganda sebagai gerbang masuk di sisi Timur kawasan sekaligus menjadi pengantar sebelum memasuki area pusat kawasan.

Blok ini termasuk dalam zona untuk pengembangan fungsi perkantoran dan komersial campuran dengan penggunaan yang diutamakan berupa perkantoran, kegiatan komersial yang mendukung fungsi perkantoran, seperti retail dan restoran, diijinkan pada lantai dasar maupun di puncak menara perkantoran. Peruntukan di lantai dasar pada kedua sisi Jalan Mega Kuningan dianjurkan untuk mewedahi fungsi yang dapat meningkatkan kegiatan pejalan kaki, seperti retail dan cafe, serta mendukung bisnis manca negara, seperti display aktivitas kenegaraan, kantor penerbangan international, *banking*, dan lain-lain.

##### Kepadatan

Luas Blok 10.1 : 76.462 m<sup>2</sup>  
yang terbagi menjadi 9 bagian

10.1-1 :	2.296 m <sup>2</sup>
10.1-2 :	4.566 m <sup>2</sup>
10.1-3 :	7.503 m <sup>2</sup>
10.1-6 :	32.445 m <sup>2</sup>
10.1-7 :	6.102 m <sup>2</sup>
10.1-8 :	23.550 m <sup>2</sup>

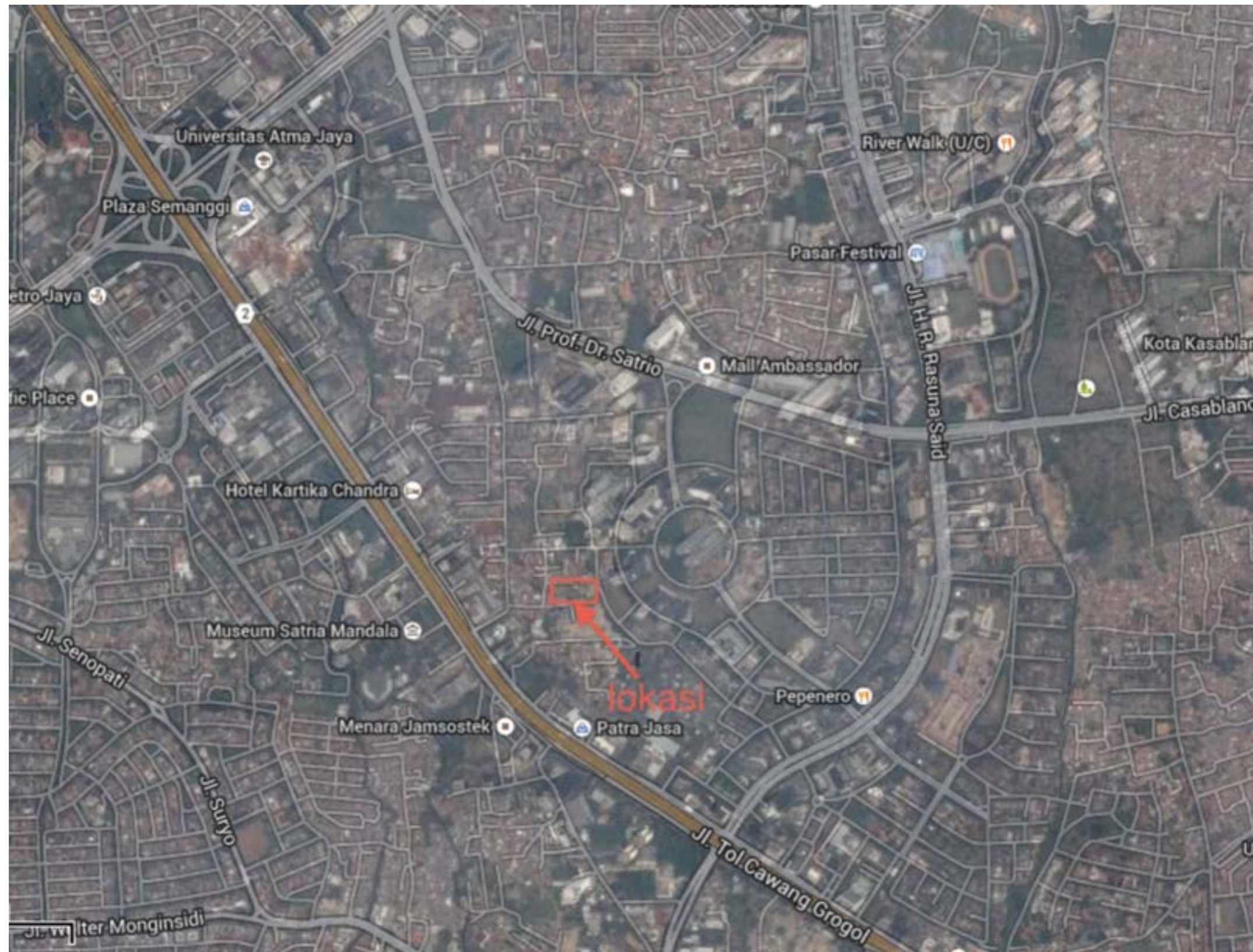
Luas total lantai total yang dapat dibangun di kawasan ini adalah sebesar 449.777 m<sup>2</sup>.

yang dibagi menurut fungsinyasebagai berikut:

Komersial	: 308.178 m <sup>2</sup>
Hunian	: 134.277 m <sup>2</sup>
Fasilitas	: 7.322 m <sup>2</sup>



- Lokasi

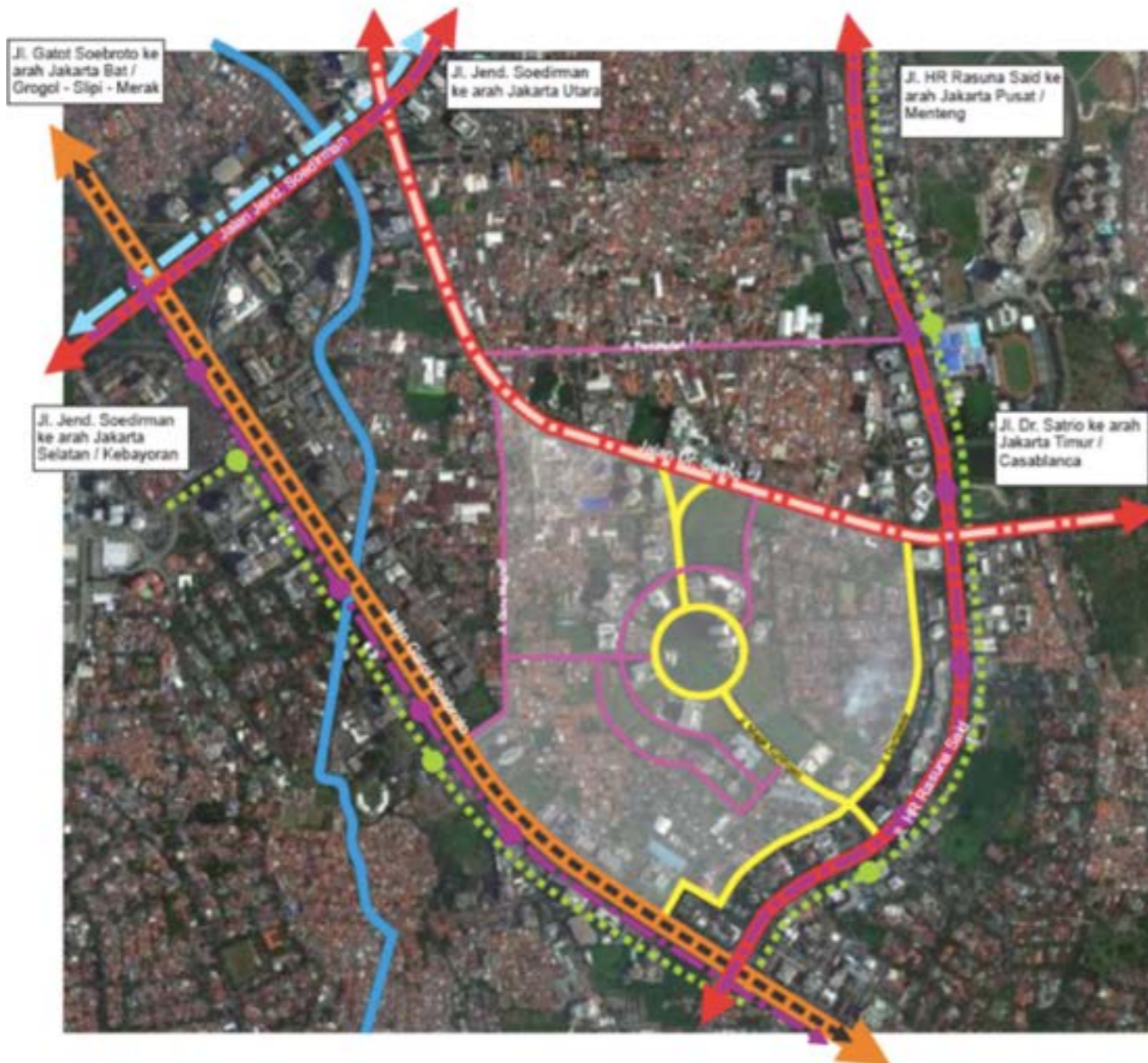


- Konteks



- Sister Sirkulasi Kawasan

## SISTEM SIRKULASI KAWASAN



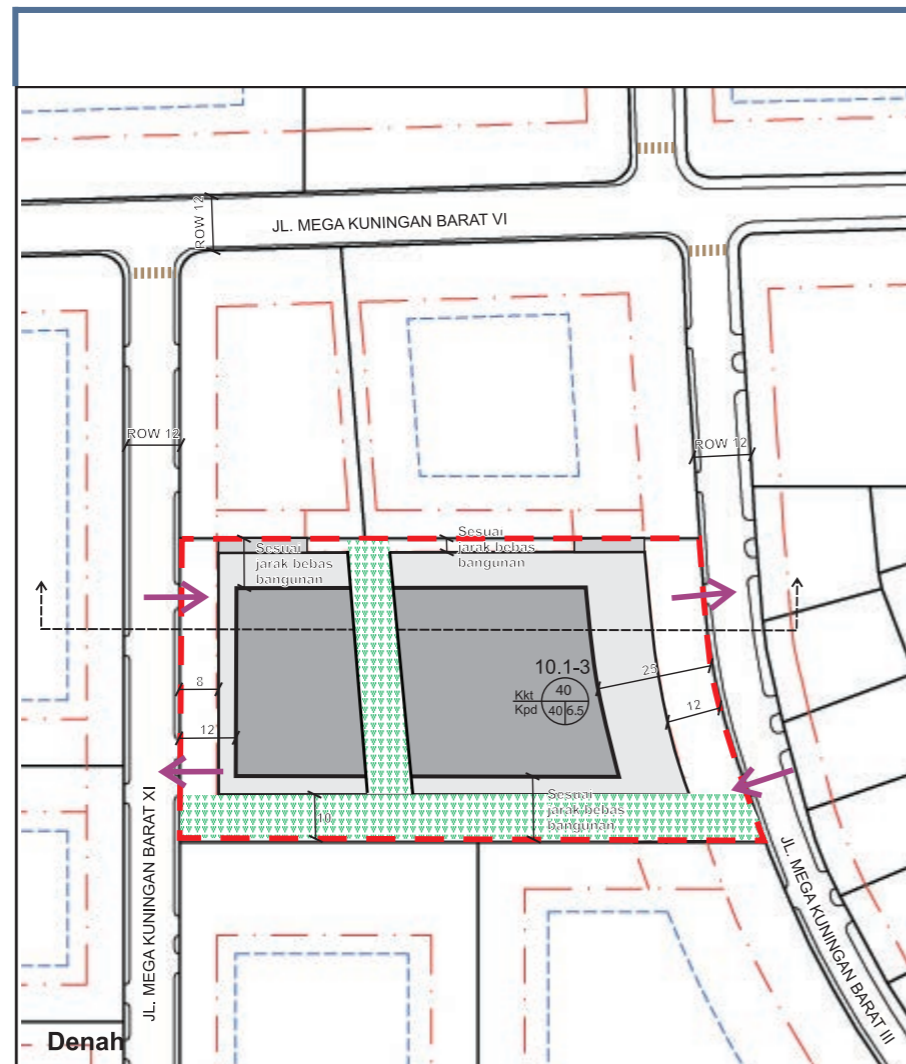
Ditinjau dari lokasinya, letak KPT Mega Kuningan dikelilingi oleh akses jalan primer serta didukung oleh SAUM busway dan rencana monorail.

Posisinya terhadap jalur MRT juga cukup dekat.

### Keterangan

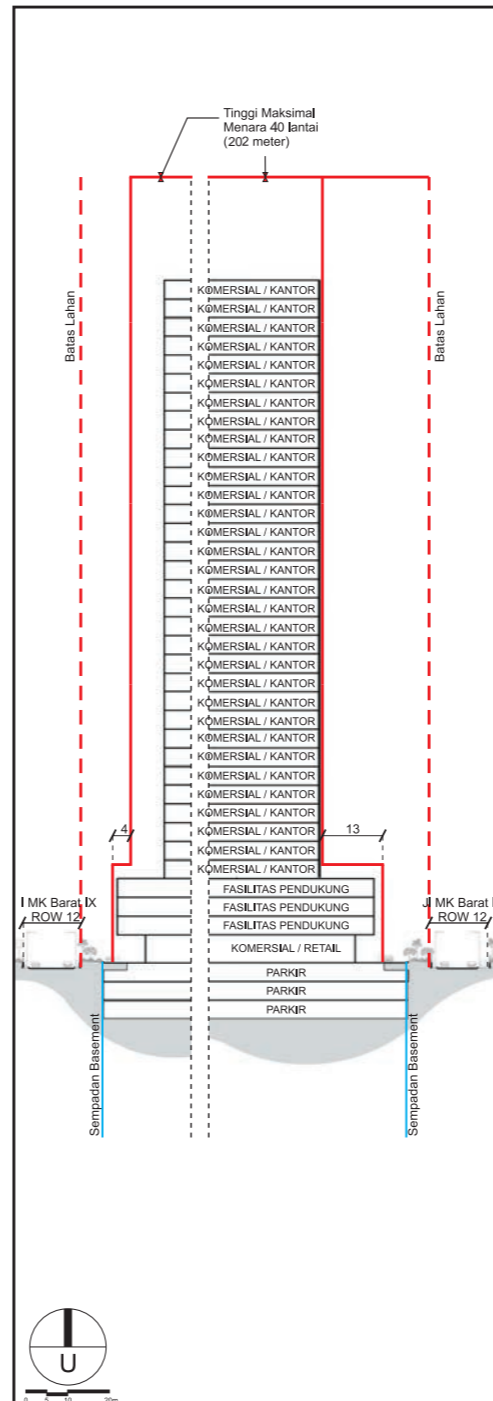
- Jalan arteri primer dan jalan tol
- Jalan arteri sekunder
- Jalan kolektor primer
- Jalan kolektor sekunder
- Badan air (kali krukut)
- Rencana jalur monorail
- Halte monorail
- Jalur busway
- Halte busway
- Jalan layang
- Rencana jalur MRT

- Urban Design Guide Line



**Legenda**

- Daerah podium
- Daerah menara
- Bangunan penghubung antar-persil berupa jembatan
- Sunken plaza
- Penyempurna Hijau Taman (Pht)
- Daerah hijau privat akses publik
- Daerah privat akses publik (pedestrian)
- Terowongan penyeberangan bagi pedestrian
- Batas lot/kepemilikan lahan
- Garis pagar yang diijinkan
- Akses kendaraan bermotor ke dalam lahan



**Panduan Detail Sub-Blok 10.1-3**

**Aturan Prinsip**

Area DP	7.503 m <sup>2</sup>	
Peruntukan	Komersial	(Wkt/Wdg)
KDB	40%	( 3.001 m <sup>2</sup> )
KLB	6,5	( 48.770 m <sup>2</sup> )
KDH	30%	( 2.251 m <sup>2</sup> )
KTB	75%	( 5.627 m <sup>2</sup> )

Ketinggian Bangunan  
podium 4 lantai ( 22 m)  
menara 40 lantai ( 205 m)

Garis Sempadan Bangunan  
Jl. Mega Kuningan Barat IX: 8 m  
Jl. Mega Kuningan Barat III : 12 m

Jarak Bebas Bangunan  
sesuai dengan peraturan tata bangunan yang berlaku

**Aturan Anjuran Utama**

Parkir 1 mobil untuk setiap 60 m<sup>2</sup> komersial

Penggunaan Lahan Parkir

- Parkir *on-ground* hanya untuk parkir berjangka pendek
- Parkir jangka panjang terletak di *basement*
- Luas bangunan untuk parkir tidak diperhitungkan dalam perhitungan KLB Rencana, selama tidak melebihi 50% dari batasan maksimum luas lantai yang diperkenankan.

Akses Publik dalam Persil  
Pemilik lahan diwajibkan membuka akses dan jalur tembus antar kavling yang berbentuk Ruang Koridor Hijau khususnya yang menghubungkan antar kavling dan bangunan seperti yang dicontohkan dalam diagram.

**Referensi Detail**

Pedestrian	2-21
Ruang privat akses publik	2-25
Akses ke dalam blok	2-29



- Urban Design Guide Line

**Panduan Sub-Blok 10.1**

**Gubahan Massa**

Bangunan-bangunan yang menghadap jalan Mega Kuningan akan membentuk dinding jalan (*street wall*) di sepanjang jalan Mega Kuningan. Bangunan pada sub-blok 10.1 -6 memiliki ketinggian hingga 60 lantai diharapkan pula sebagai penanda sebelum masuk ke kawasan ini. Bangunan pada blok ini berkisar 8 lantai hingga 60 lantai yang didesain sedemikian rupa sehingga memiliki visual arsitektur yang baik.

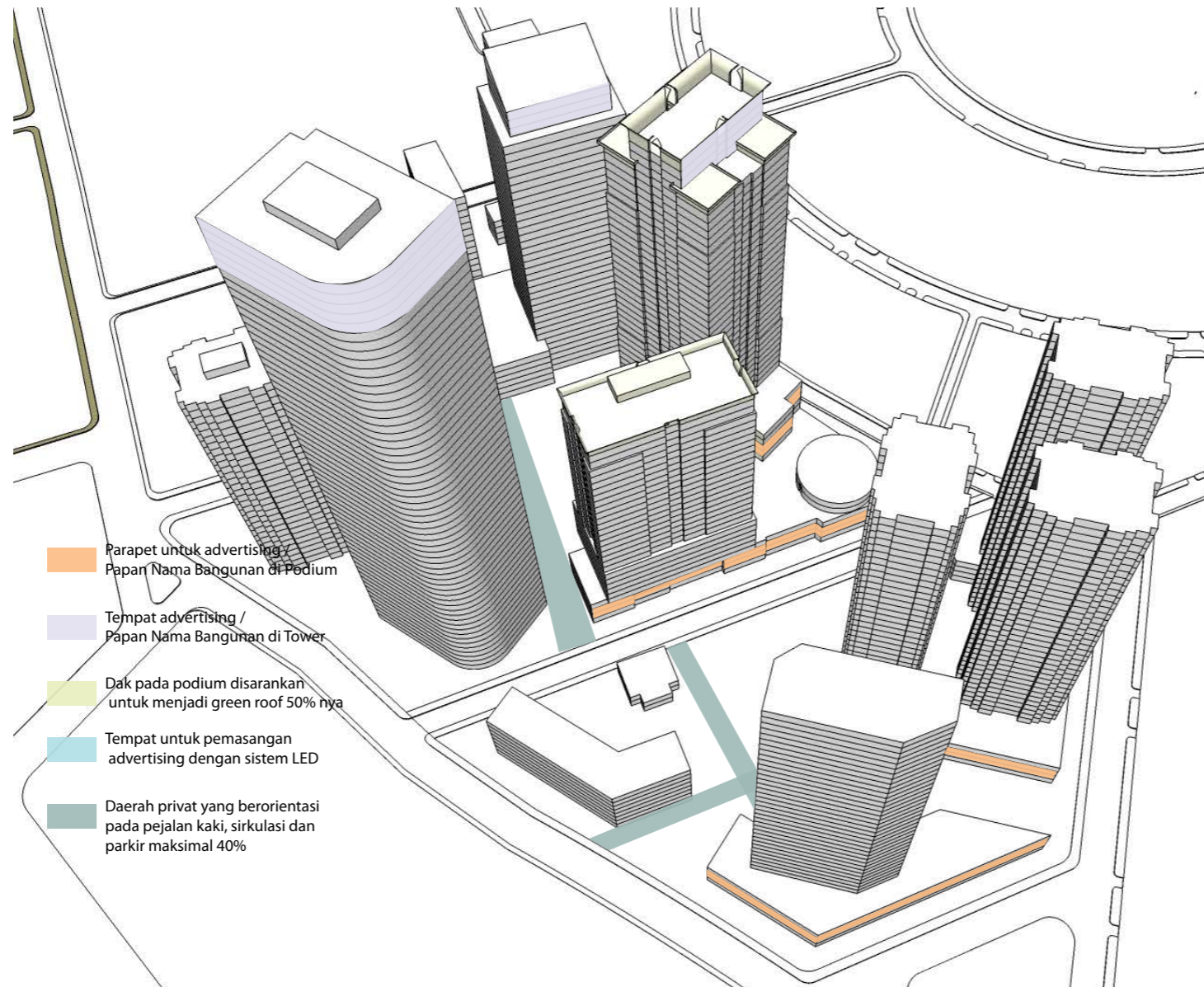
Podium setinggi 4 lantai digunakan untuk mengolah muka jalan dan ruang luar. Dianjurkan 70% dari podium dibangun pada garis sempadan di sepanjang jalan Mega Kuningan agar karakter dinding jalan dapat terwujud. Bentuk bangunan podium harus membentuk dinding jalan yang kuat di sepanjang jalan Mega Kuningan, memungkinkan orientasi pada menara *landmark* dan ruang terbuka pusat, serta meningkatkan pergerakan dan aktivitas menuju ruang terbuka pusat. Karena setiap lahan dapat dikembangkan secara mandiri melalui penugasan individual, maka terdapat kemungkinan hasil rancangan arsitektural yang beragam. Untuk menjamin kesinambungan rancangan secara luwes, diusulkan minimal 60% warna dan bahan tema blok ini harus digunakan pada setiap bangunan. Semua bangunan akan dilengkapi dengan sebuah jalur masuk dari tepi jalan dengan pencapaian langsung ke "porte cochere" dan ke *basement*. Seluruh fasilitas parkir diusulkan untuk ditampung di lantai basement serta gedung parkir.

**Pola Tata Hijau**

Ruang terbuka di lahan blok ini berhubungan langsung dengan Koridor Utama pedestrian yang membentuk koridor visual dan lansekap pada jalan utama dari gatsu menuju ke bagian dalam kawasan. Di sepanjang jalan Mega Kuningan penataan koridornya harus mendukung sebagai koridor yang mengarahkan menuju arah pusat kawasan. Ruang terbuka di antara kavling privat ditata terpadu dengan fungsi kegiatan di lantai dasar bangunan yang membentuk perimeter. Hal ini dimaksudkan untuk mengarahkan pejalan kaki ke arah tengah kawasan dengan memberikan pengalaman ruang yang menarik.

Penataan koridor antar bangunan dan antar kavling memiliki ruang-ruang bersama berupa plaza pada titik-titik yang telah ditentukan. Penataannya terpadu dengan desain bangunan dan fungsi kegiatan di lantai dasarnya.

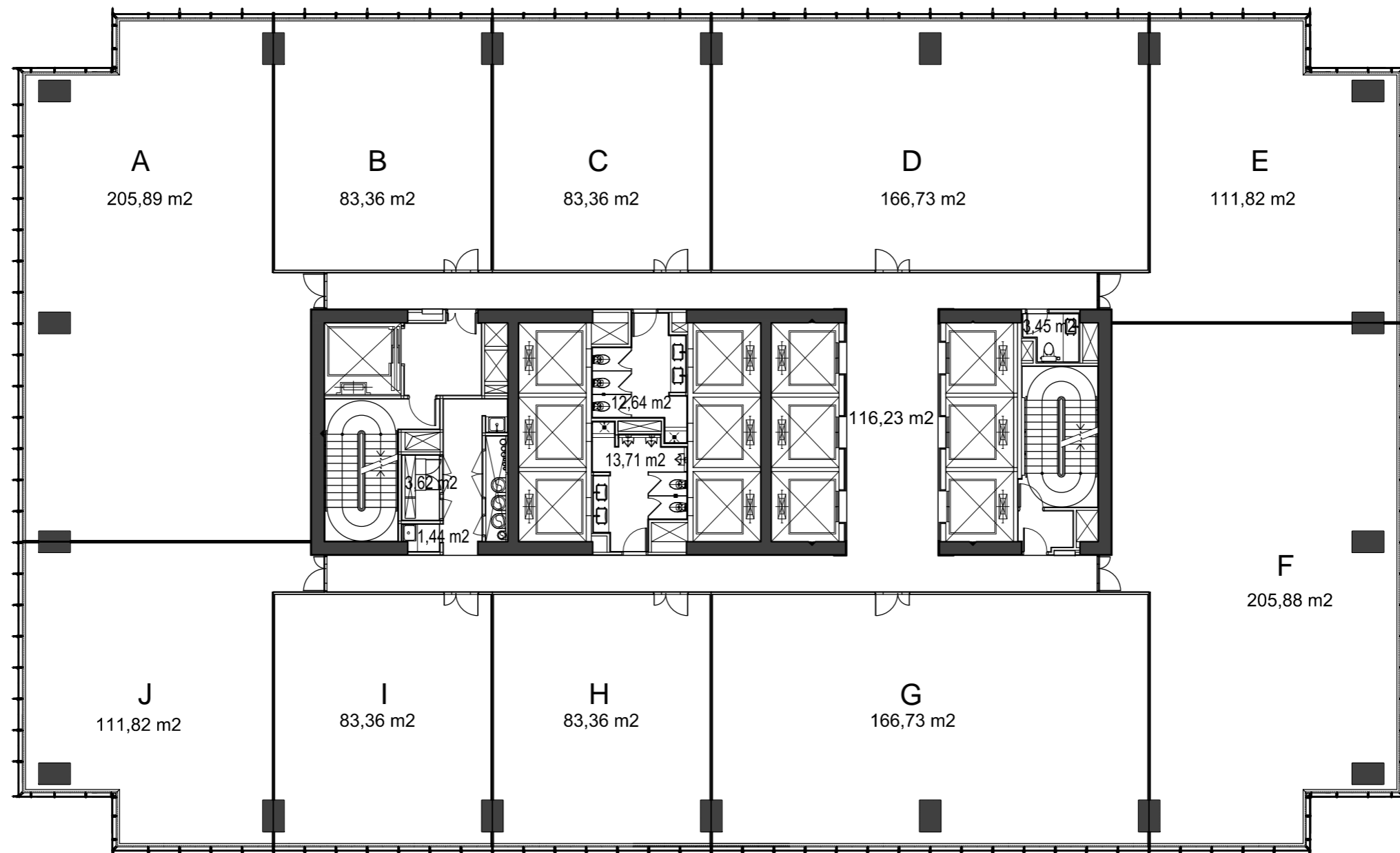
Gambar di sisi kiri ini hanya merupakan simulasi penerapan Panduan Rancang Kota. rancangan bangunan sesungguhnya akan merupakan variasi dari simulasi tersebut.



- Effisiensi

Number of Stories	Efficiency (%)
Two to four	83-86
Five to nine	79-83
10 to 19	72-80
20 to 29	70-78
30 to 39	69-75
40 +	68-73

**Table 2.** Building efficiency (net-to-gross floor area) of multi-story office developments (Davis Langdon and Everest, 1997).



- Semi Gross

MENARA PERTIWI

Status : RS - 20/10/2014

**BOMA**

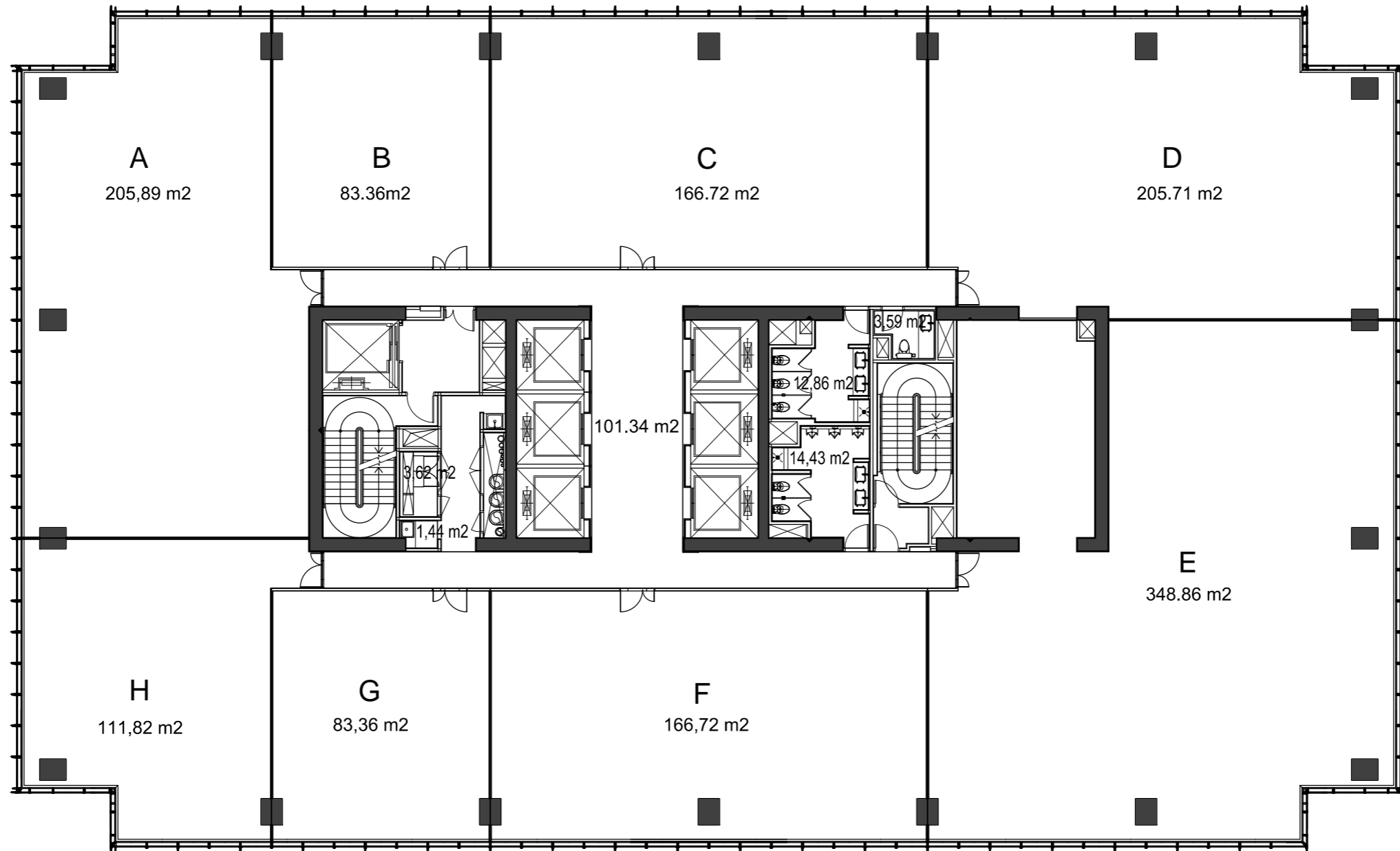
CONST. FLOOR	MARKETING FLOOR	NETT (1)	Circ	Male Toilet	Female Toilet	Lift Lobby & Corridor	Executive Toilet	Pantry	M&E Room	Floor Common Area	Building Common Area	Semigross (m2 *) (2)	Note / % Nett to SG
12	15	A	206.04									235.61	
		B	82.52									94.36	
		C	82.52									94.36	
		D	165.05									188.74	
		E	111.97									128.04	
		F	206.04									235.61	
		G	165.05									188.74	
		H	82.52									94.36	
		I	82.52									94.36	
		J	111.97									128.04	
<b>SUB TOTAL</b>		<b>1,296.20</b>		<b>13.85</b>	<b>12.78</b>	<b>116.93</b>	<b>3.67</b>	<b>1.56</b>	<b>3.62</b>	<b>152.41</b>	<b>33.6</b>	<b>1,482.21</b>	<b>14.4%</b>
13	16	A	206.04									235.61	
		B	82.52									94.36	
		C	82.52									94.36	
		D	165.05									188.74	
		E	111.97									128.04	
		F	206.04									235.61	
		G	165.05									188.74	
		H	82.52									94.36	
		I	82.52									94.36	
		J	111.97									128.04	
<b>SUB TOTAL</b>		<b>1,296.20</b>		<b>13.85</b>	<b>12.78</b>	<b>116.93</b>	<b>3.67</b>	<b>1.56</b>	<b>3.62</b>	<b>152.41</b>	<b>33.6</b>	<b>1,482.21</b>	<b>14.4%</b>
14	17	A	205.90									235.13	
		B	83.36									95.19	
		C	83.36									95.19	
		D	166.73									190.40	
		E	111.83									127.70	
		F	205.88									235.10	
		G	166.73									190.40	
		H	83.36									95.19	
		I	83.36									95.19	
		J	111.82									127.69	
<b>SUB TOTAL</b>		<b>1,302.33</b>		<b>13.71</b>	<b>12.64</b>	<b>116.23</b>	<b>3.45</b>	<b>1.44</b>	<b>3.62</b>	<b>151.09</b>	<b>33.8</b>	<b>1,487.18</b>	<b>14.2%</b>
15	18	A	205.90									235.13	
		B	83.36									95.19	
		C	83.36									95.19	
		D	166.73									190.40	
		E	111.83									127.70	
		F	205.88									235.10	
		G	166.73									190.40	
		H	83.36									95.19	
		I	83.36									95.19	
		J	111.82									127.69	
<b>SUB TOTAL</b>		<b>1,302.33</b>		<b>13.71</b>	<b>12.64</b>	<b>116.23</b>	<b>3.45</b>	<b>1.44</b>	<b>3.62</b>	<b>151.09</b>	<b>33.8</b>	<b>1,487.18</b>	<b>14.2%</b>

**BPN**

NO SERTIFIKAT	NO LANTAI/UNIT	LUAS (m2 **) (3)	Selisih (m2) (2)-(1)	Selisih (%)	Selisih (%) (3)-(1)
87	15 A	197.96	(8.08)	-4.1%	15.98%
88	15 B	80.10	(2.42)	-3.0%	15.11%
89	15 C	80.10	(2.42)	-3.0%	15.11%
90	15 D	160.20	(4.85)	-3.0%	15.12%
91	15 E	106.31	(5.66)	-5.3%	16.97%
92	15 F	197.96	(8.08)	-4.1%	15.98%
93	15 G	160.20	(4.85)	-3.0%	15.12%
94	15 H	80.10	(2.42)	-3.0%	15.11%
95	15 I	80.10	(2.42)	-3.0%	15.11%
96	15 J	106.31	(5.66)	-5.3%	16.97%
97	16 A	197.96	(8.08)	-4.1%	15.98%
98	16 B	80.10	(2.42)	-3.0%	15.11%
99	16 C	80.10	(2.42)	-3.0%	15.11%
100	16 D	160.20	(4.85)	-3.0%	15.12%
101	16 E	106.31	(5.66)	-5.3%	16.97%
102	16 F	197.96	(8.08)	-4.1%	15.98%
103	16 G	160.20	(4.85)	-3.0%	15.12%
104	16 H	80.10	(2.42)	-3.0%	15.11%
105	16 I	80.10	(2.42)	-3.0%	15.11%
106	16 J	106.31	(5.66)	-5.3%	16.97%
107	17 A	197.82	(8.08)	-4.1%	15.87%
108	17 B	80.94	(2.42)	-3.0%	14.97%
109	17 C	80.94	(2.42)	-3.0%	14.97%
110	17 D	161.88	(4.85)	-3.0%	14.98%
111	17 E	106.17	(5.66)	-5.3%	16.86%
112	17 F	197.82	(8.06)	-4.1%	15.86%
113	17 G	161.88	(4.85)	-3.0%	14.98%
114	17 H	80.94	(2.42)	-3.0%	14.97%
115	17 I	80.94	(2.42)	-3.0%	14.97%
116	17 J	106.17	(5.65)	-5.3%	16.86%
117	18 A	197.82	(8.08)	-4.1%	15.87%
118	18 B	80.94	(2.42)	-3.0%	14.97%
119	18 C	80.94	(2.42)	-3.0%	14.97%
120	18 D	161.88	(4.85)	-3.0%	14.98%
121	18 E	106.17	(5.66)	-5.3%	16.86%
122	18 F	197.82	(8.06)	-4.1%	15.86%
123	18 G	161.88	(4.85)	-3.0%	14.98%
124	18 H	80.94	(2.42)	-3.0%	14.97%
125	18 I	80.94	(2.42)	-3.0%	14.97%
126	18 J	106.17	(5.65)	-5.3%	16.86%



- Hi Zone

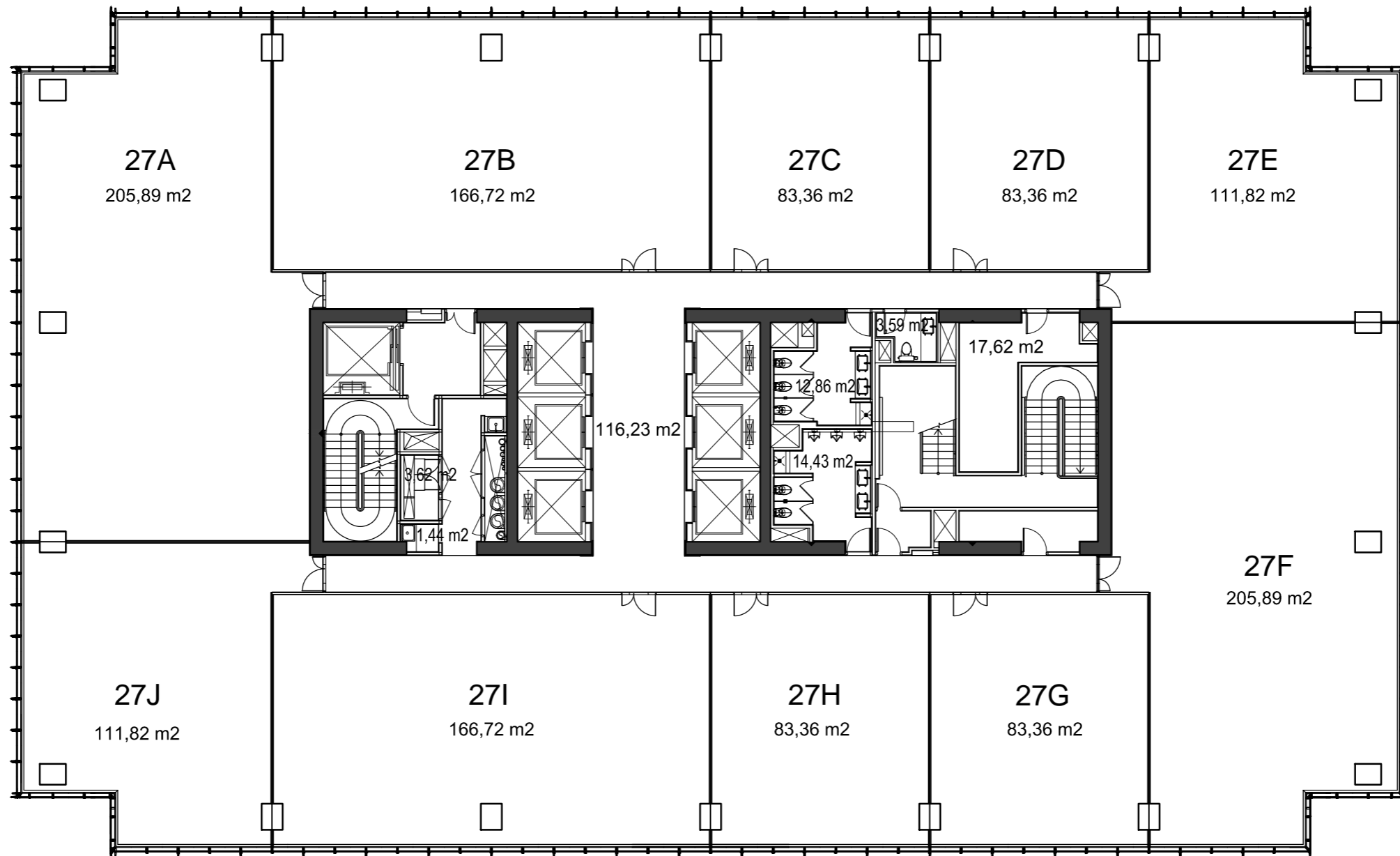


DENAH LANTAI 28, 29, 30, 31, 32, 33, 35, 36, 37, 38

SKALA 1 : 200

**Luas Area = 1.676,06 m<sup>2</sup>**

- Transfer Tangga

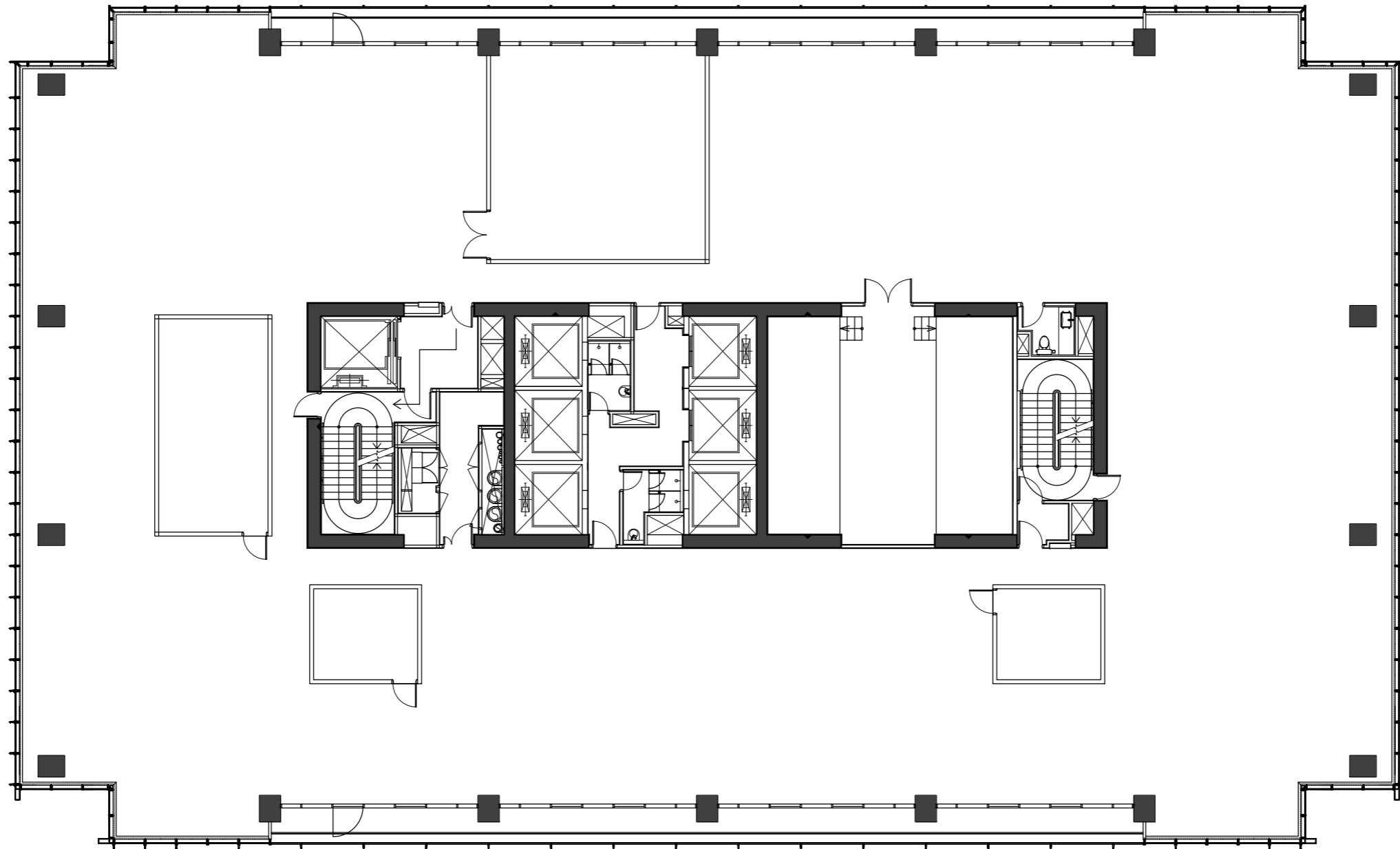


DENAH LANTAI 27

SKALA 1 : 200

**Luas Area = 1.676,06 m<sup>2</sup>**

- Refuge Floor

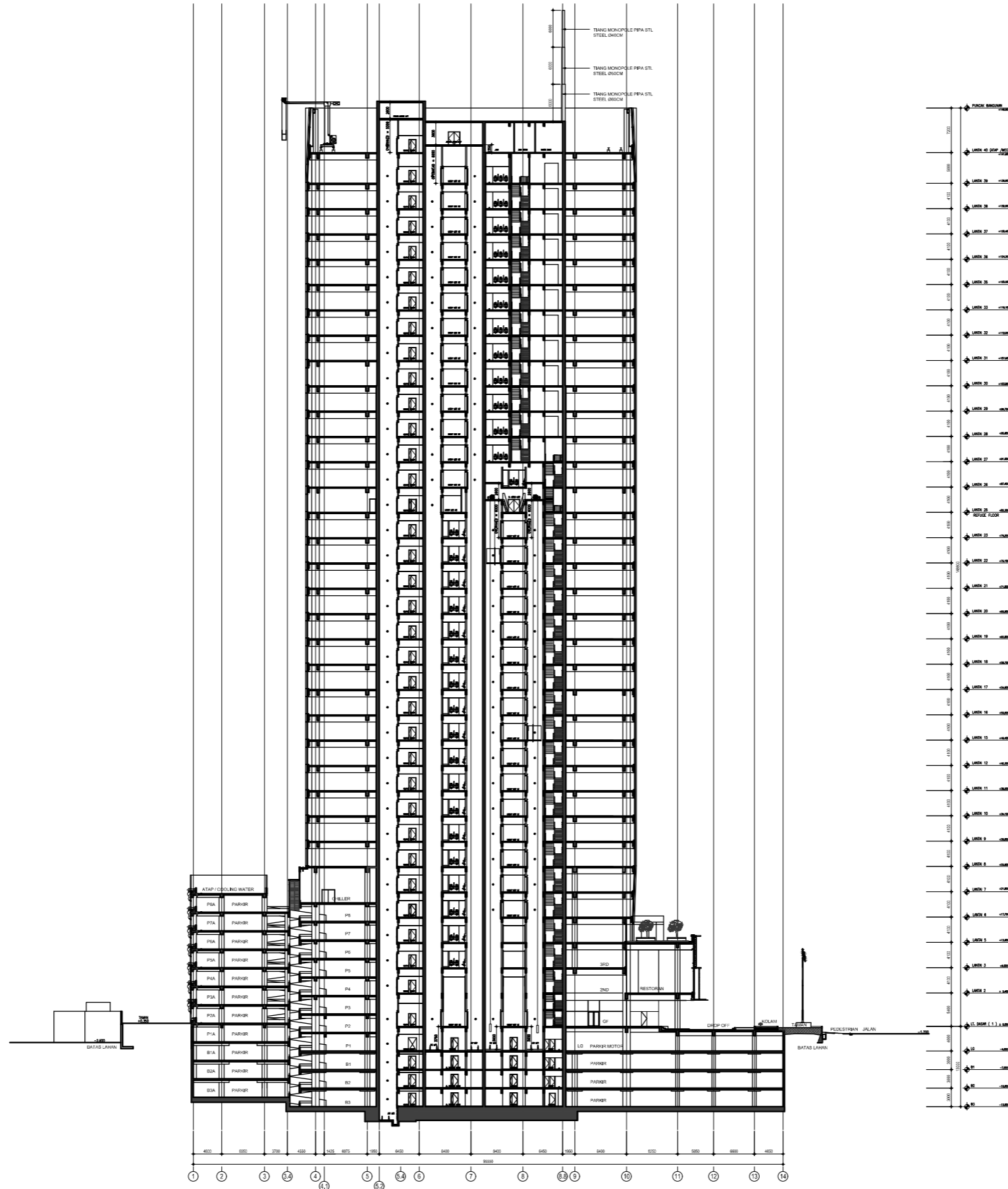


DENAH LANTAI 25 ( REFUGE )

SKALA 1 : 200

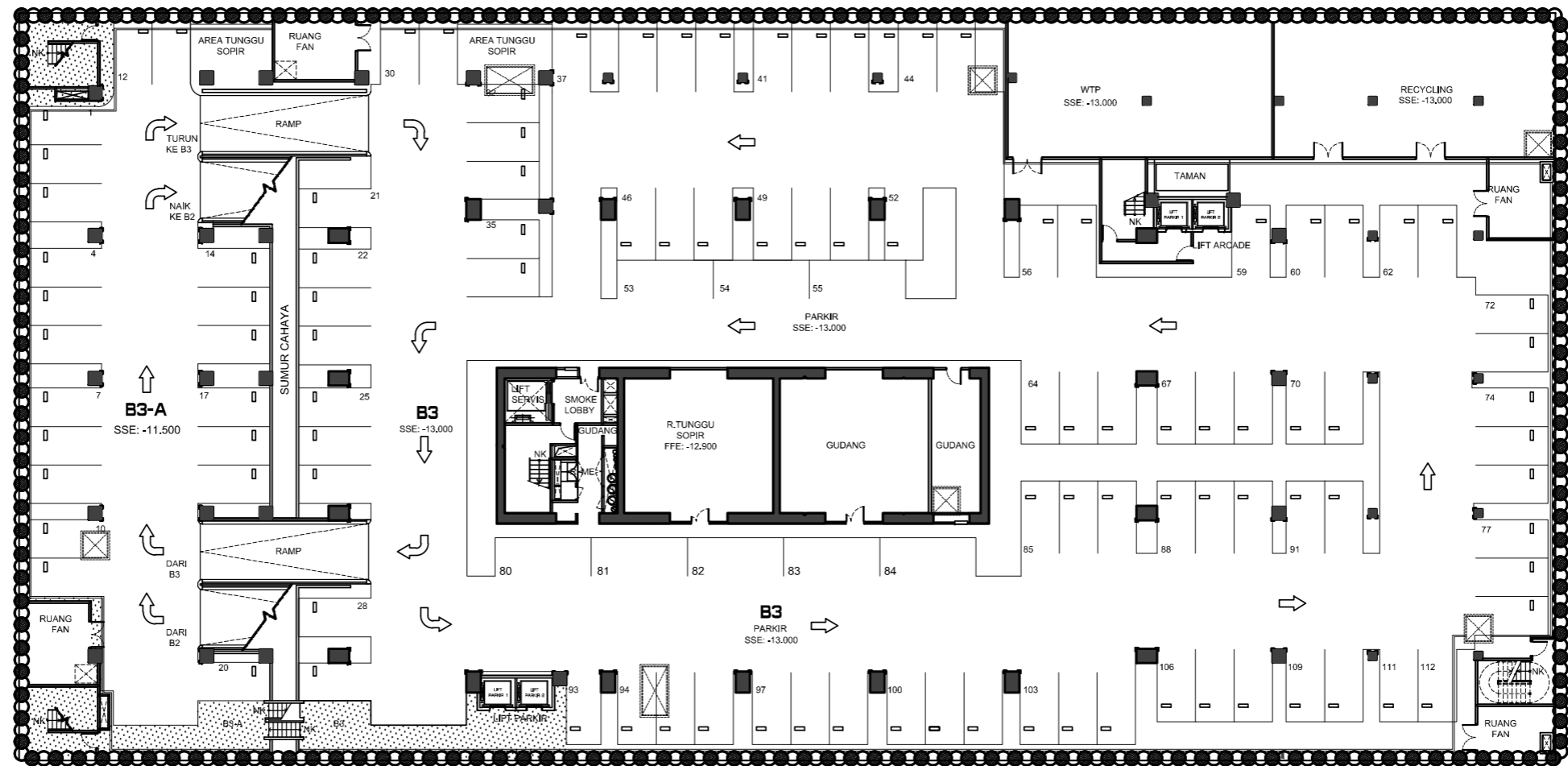
Luas Area = 1.676.06 m<sup>2</sup>

- Section



POTONGAN MEMANJANG  
SKALA 1 : 200

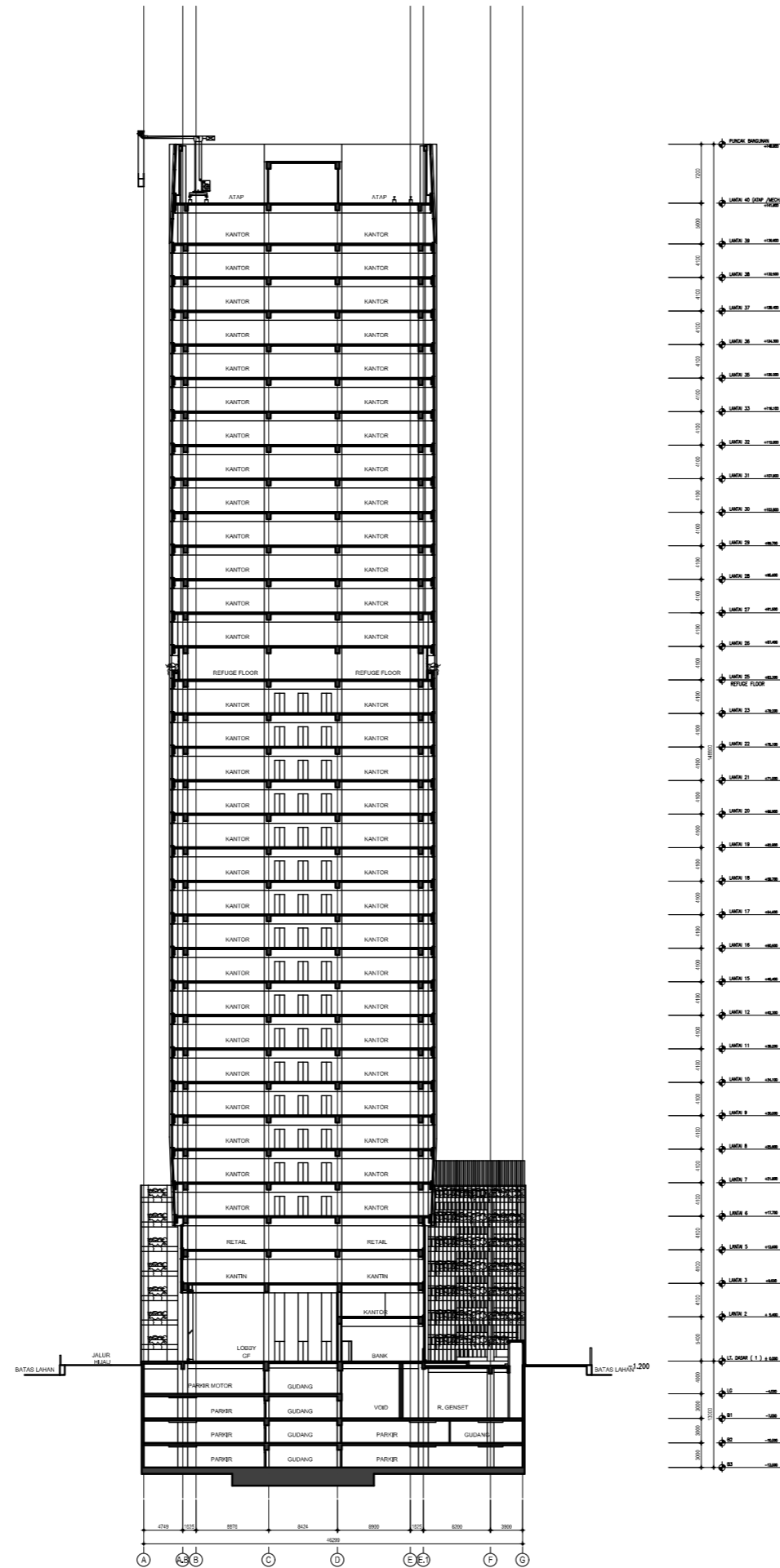
- Basement Plan



DENAH LANTAI B3-B3A  
SKALA 1:200

Luas Area = 4.466,61 m<sup>2</sup>

- Cross Section



POTONGAN MELINTANG  
SALA 1/200

- Security



# Green Building Issues

- Orientasi Bangunan
- Double Glass - Overall Thermal Transfer Value
- Heat Exchanger
- Instalasi Pengolahan Air Limbah Kawasan
- PDAM
- Water Recycling
- Rain Water Harvesting
- Zero Run Off
- Natural Light
- Energy Saving Lights
- Green Wall



- Design Ideas



## Pertiwi

**Pertiwi** (Sanskerta : *pr̥thivī*, atau juga *pr̥thivī*) adalah Dewi dalam agama Hindu dan juga "Ibu Bumi"

Nama lain untuknya adalah *Bhumi* atau *Bhudevi* atau *Bhuma Devi*.

Prthvi adalah bentuk lain Laksmi

**Laksmi** adalah dewi kekayaan, kesuburan, kemakmuran, keberuntungan, kecantikan, keadilan, dan kebijaksanaan.

**Ibu Pertiwi** merupakan personifikasi nasional Indonesia, sebuah perwujudan tanah air Indonesia

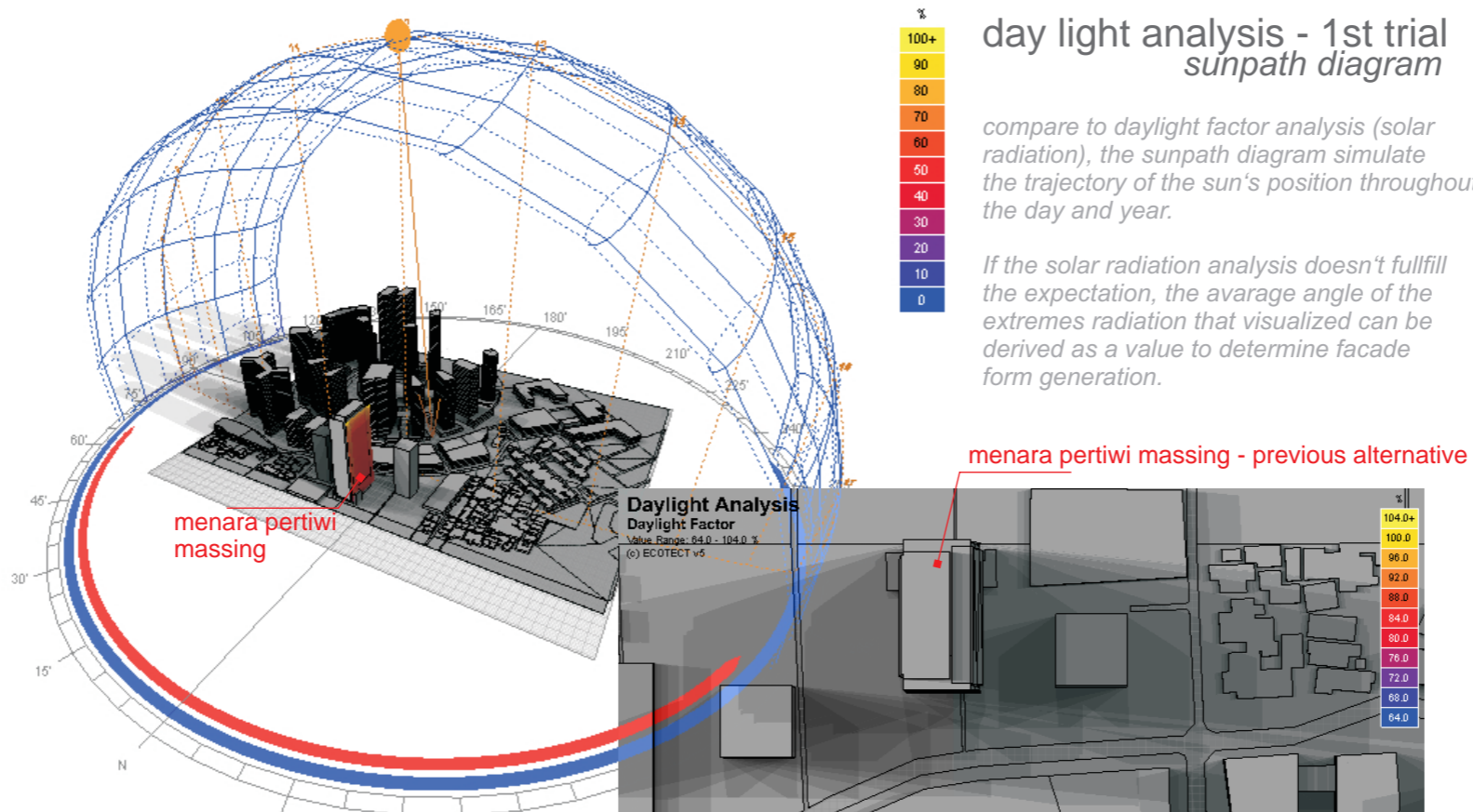
- Site Plan



- Garden

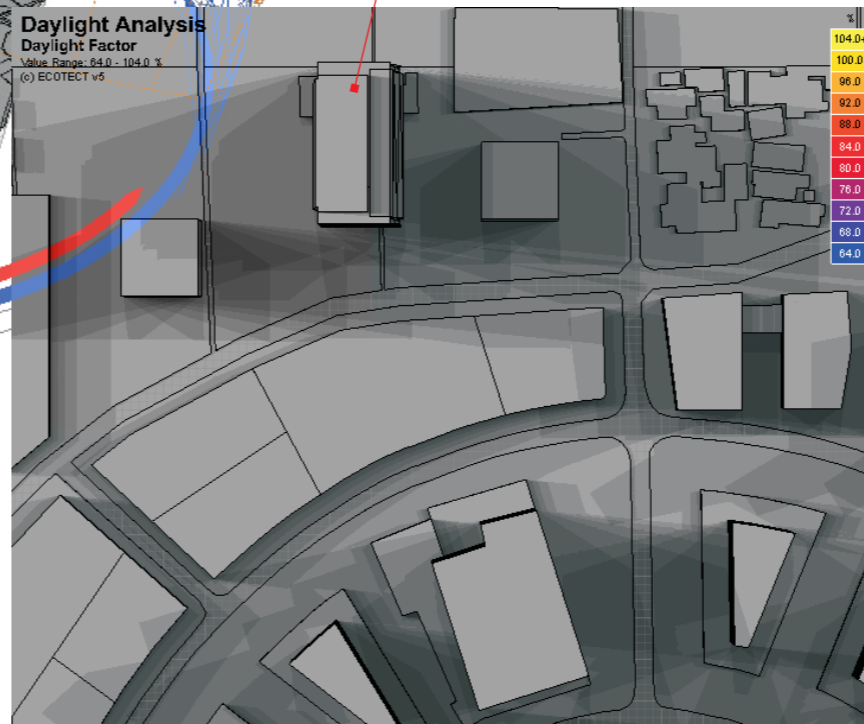


- Sun Path Diagram



sunpath and shadow studies -trial

From the images: above and right, an application bugs (false north direction) occured where the complexity of the geometry -as the result of file exchanging-, It affects the result of the sunpaht and shadows. At the moment the problem only can be solved by rebuild the geometry in the vasari application.

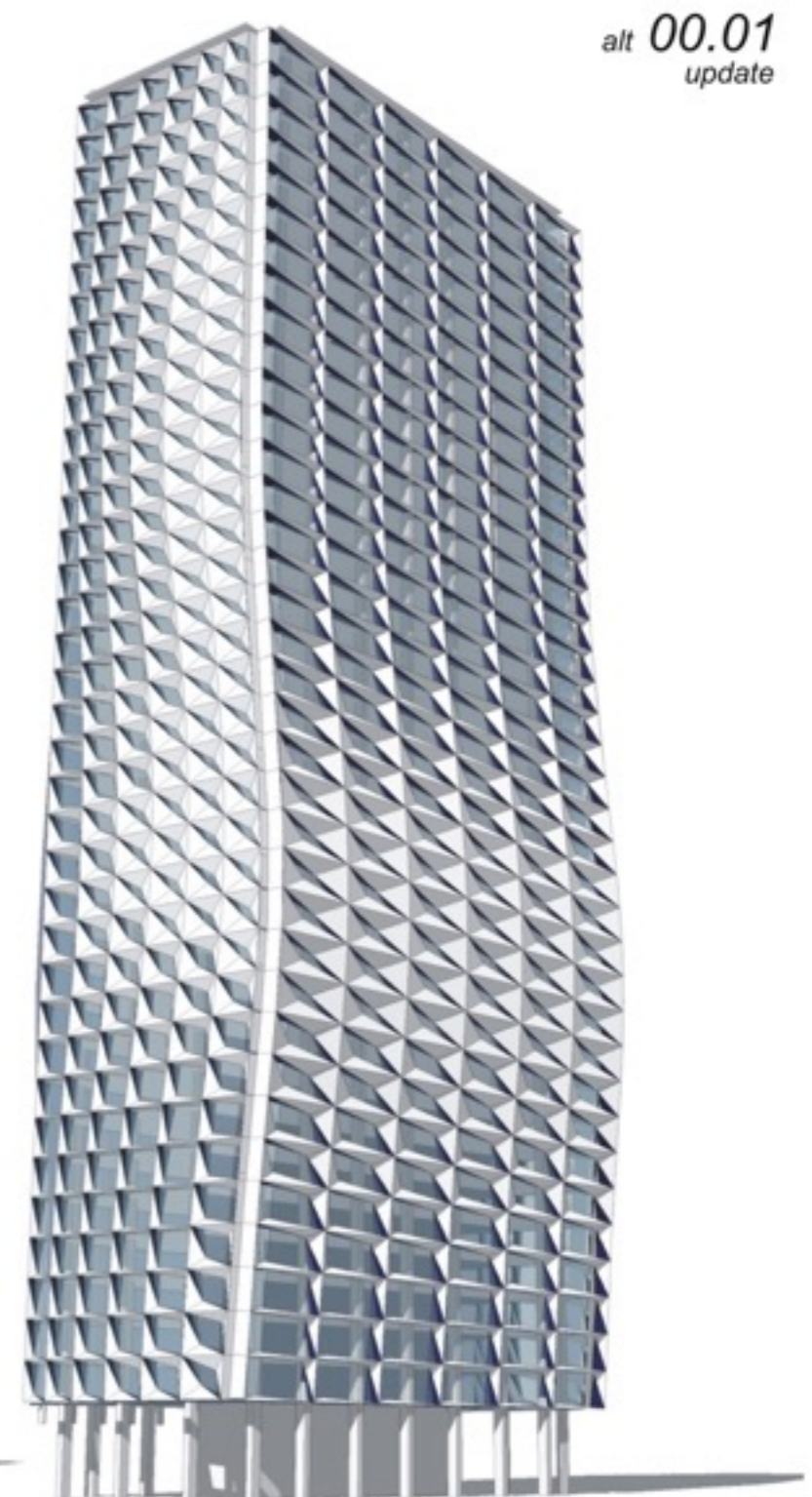


shadow analysis - trial

- Generative Facade

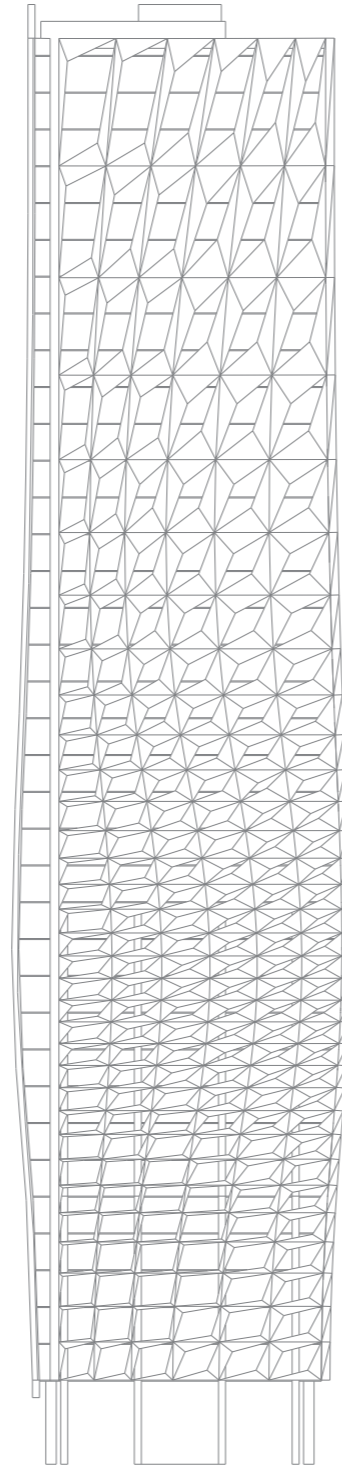


west-south perspective

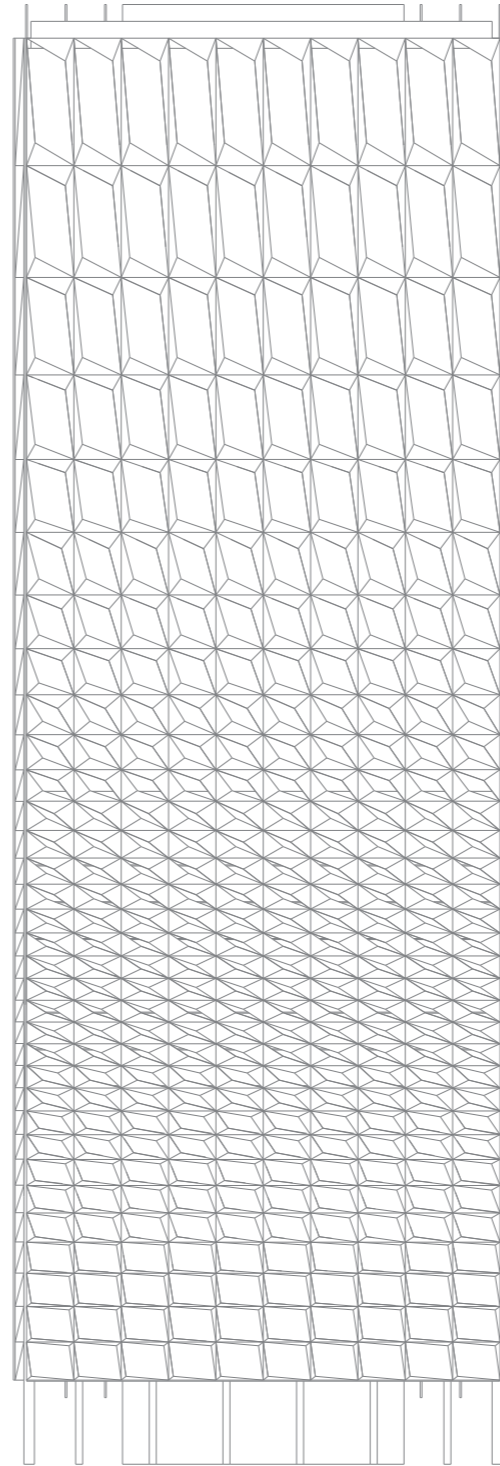


west-south perspective

- Parametric Module



south elevation  
skala 1:1000



east elevation  
skala 1:1000

generative facade  
conceptual design  
**Menara Pertiwi**

alt 00.01

- 3D Printing



- Final Scheme



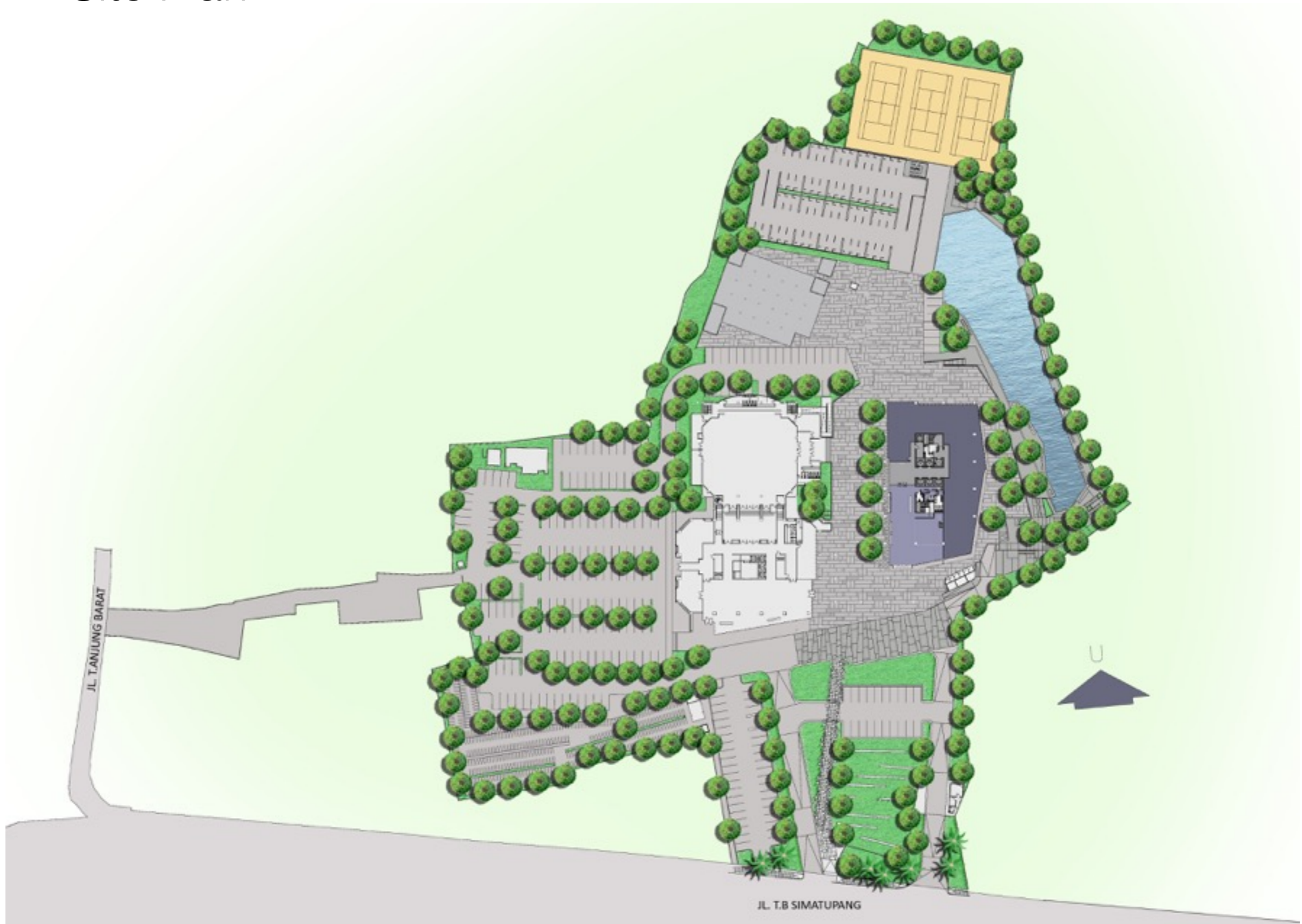


# Menara Antam

Rental Office



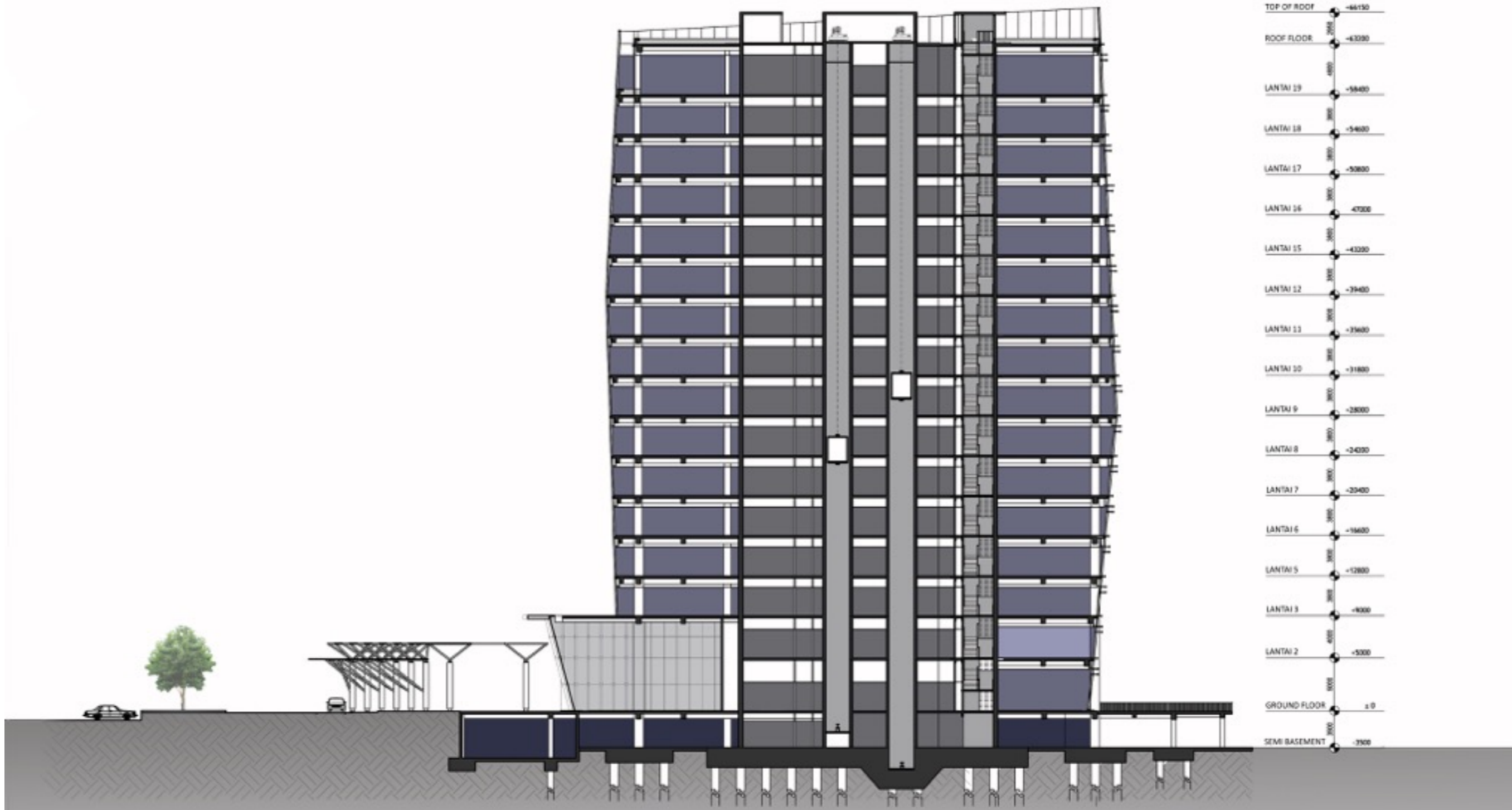
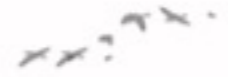
- Site Plan



- Tampak Depan



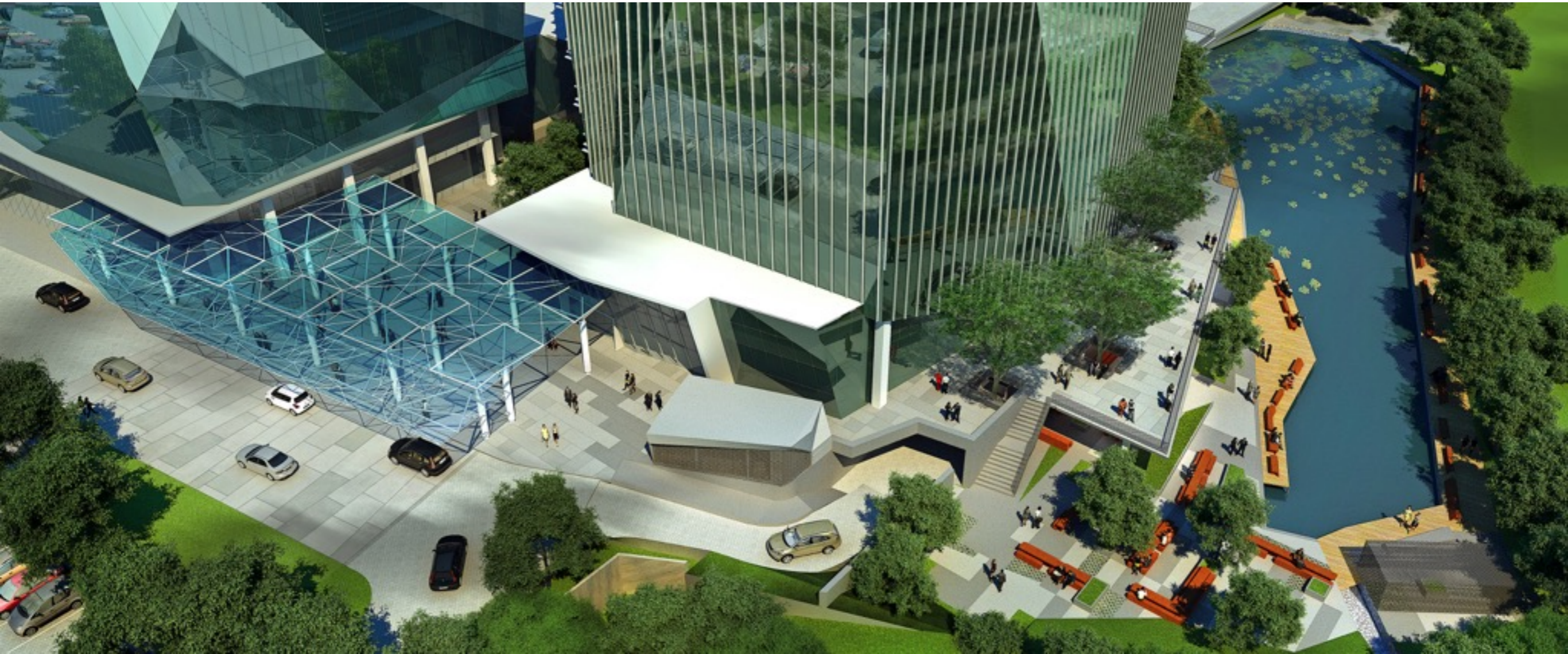
- Section



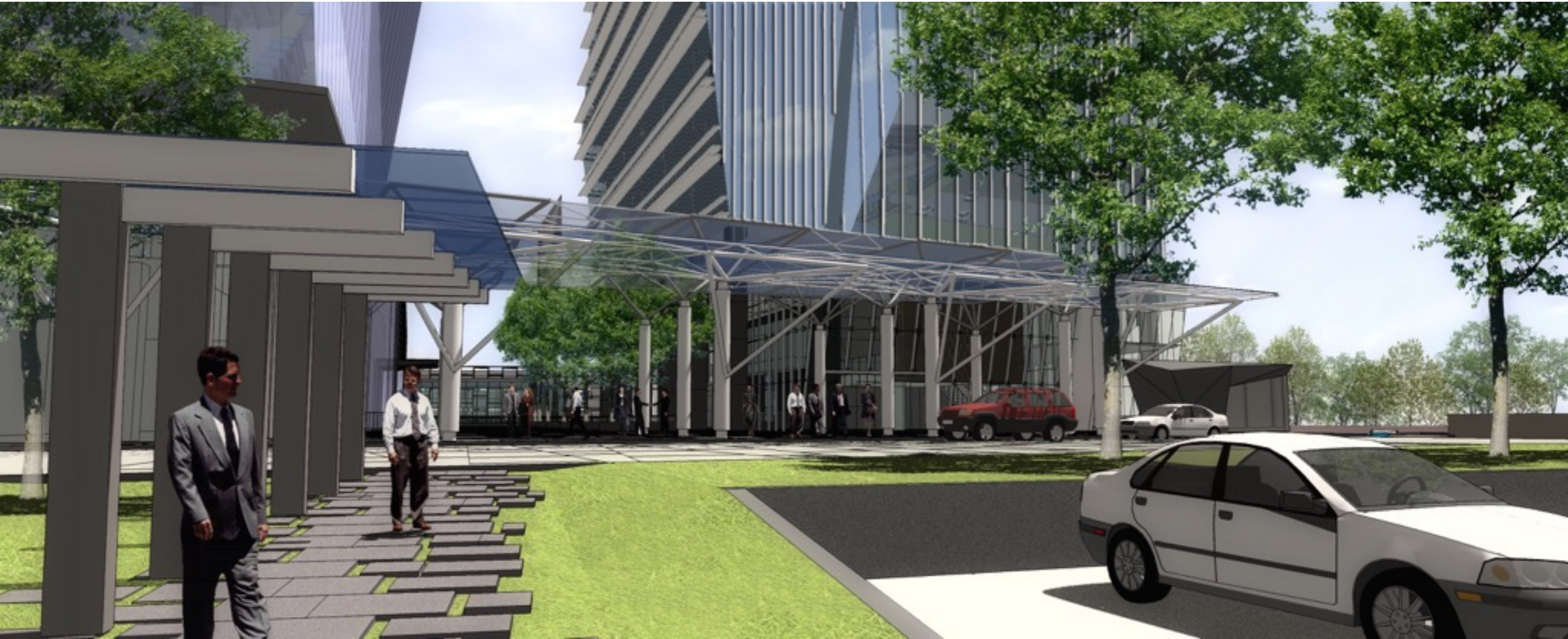
- Cross Section



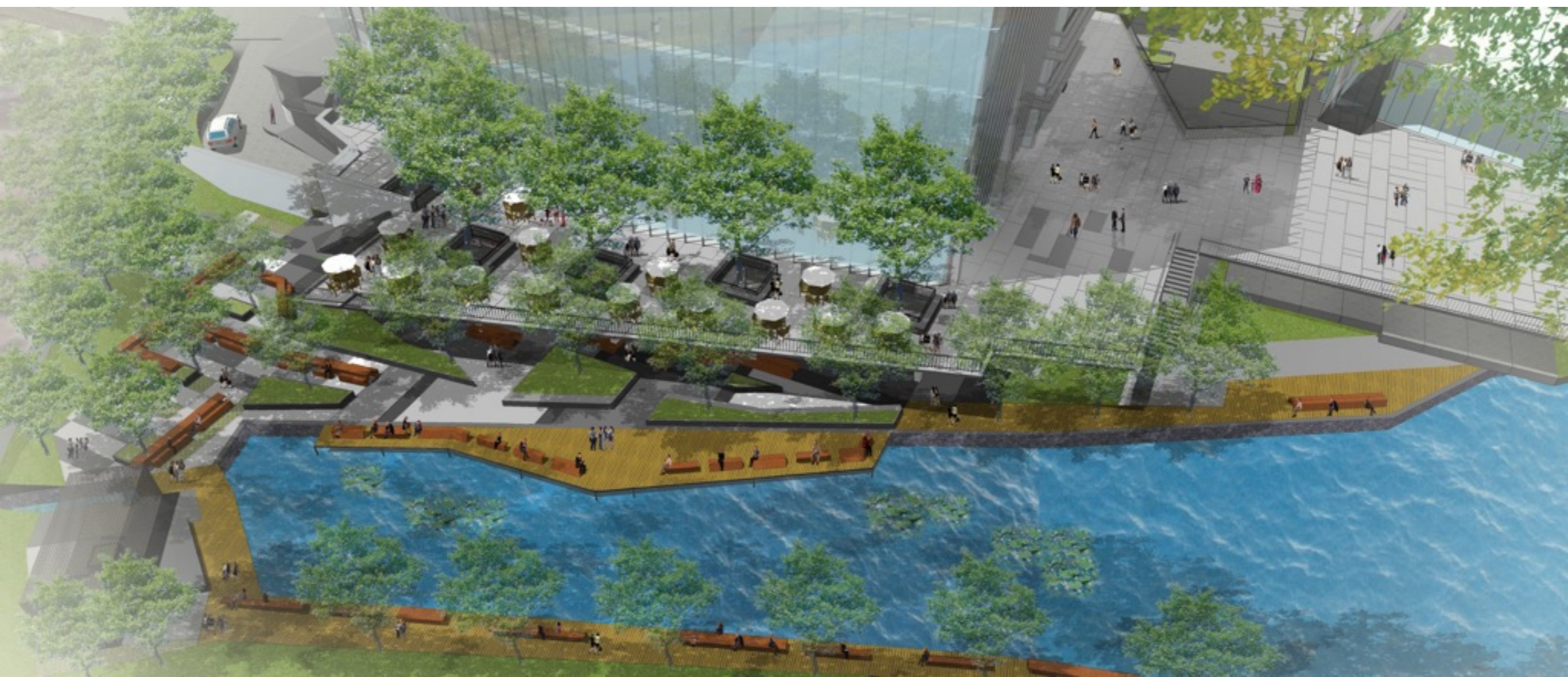
- Street Level View



- Pedestrian Link Canopy



- Pujasera

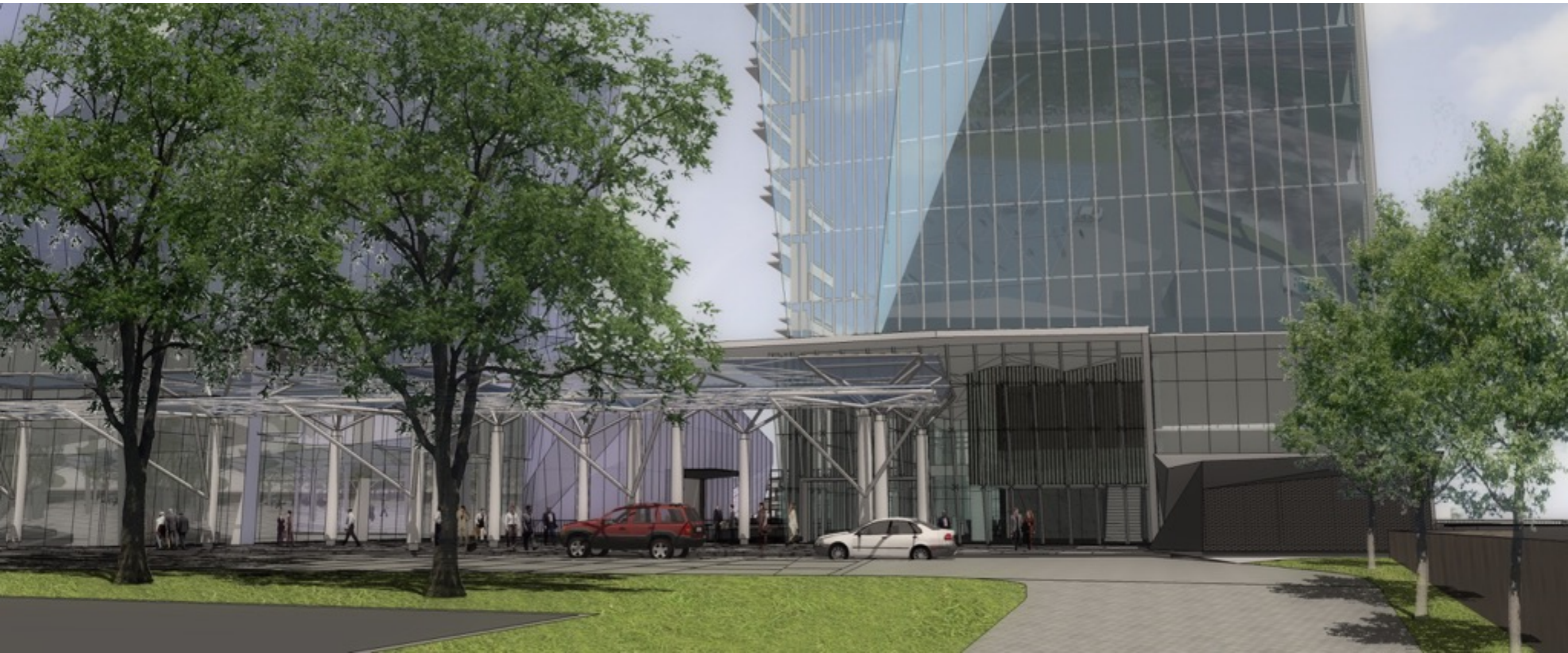




- Public Space



- Entrance



- Entrance Canopy



- Photo

