

## BAB V

### PROGRAM PERENCANAAN DAN PERANCANGAN ARSITEKTUR

#### 5.1 Program Dasar Perencanaan

##### 5.1.1 Program Ruang

a. Kelompok Aktivitas Utama

1) Retail Stores

| No.               | Ruang                  | Luasan                     |
|-------------------|------------------------|----------------------------|
| 1.                | Retail Besar @6 unit   | 900 m <sup>2</sup>         |
| 2.                | Retail Sedang @14 unit | 1.400 m <sup>2</sup>       |
| 3.                | Retail Kecil @20 unit  | 1.000 m <sup>2</sup>       |
| <b>TOTAL LUAS</b> |                        | <b>3.300 m<sup>2</sup></b> |

Tabel 5.1 Program Ruang Retail Stores

Sumber : analisa penulis

2) Main Anchor

| No.               | Ruang               | Luasan                        |
|-------------------|---------------------|-------------------------------|
| 1.                | Restoran @12 unit   | 3.537 m <sup>2</sup>          |
| 2.                | Foodcourt           | 873,6 m <sup>2</sup>          |
| 3.                | Coffee Shop @3 unit | 292,2 m <sup>2</sup>          |
| 4.                | Game Center         | 656 m <sup>2</sup>            |
| 5.                | Supermarket         | 1.875 m <sup>2</sup>          |
| 6.                | Departmen Store     | 2.500 m <sup>2</sup>          |
| 7.                | Cineplex            | 903,52 m <sup>2</sup>         |
| <b>TOTAL LUAS</b> |                     | <b>10.637,3 m<sup>2</sup></b> |

Tabel 5.2 Program Ruang Main Anchor

Sumber : analisa penulis

b. Kelompok Aktivitas Pengelola

| No.               | Ruang                     | Luasan                     |
|-------------------|---------------------------|----------------------------|
| 1.                | Kantor                    | 510 m <sup>2</sup>         |
| 2.                | Ruang Rapat               | 20,4 m <sup>2</sup>        |
| 3.                | Lavatory                  | 44,4 m <sup>2</sup>        |
| 4.                | Gudang                    | 25 m <sup>2</sup>          |
| 5.                | Pantry @8 unit            | 120 m <sup>2</sup>         |
| 6.                | Ruang Istirahat           | 20,4 m <sup>2</sup>        |
| 7.                | Sirkulasi ruang penunjang | 102 m <sup>2</sup>         |
| <b>TOTAL LUAS</b> |                           | <b>842,2 m<sup>2</sup></b> |

Tabel 5.3 Program Ruang Aktivitas Pengelola

Sumber : analisa penulis

c. Kelompok Aktivitas Pelengkap

| No.               | Ruang     | Luasan                  |
|-------------------|-----------|-------------------------|
| 1.                | Ruang ATM | 20 m <sup>2</sup>       |
| <b>TOTAL LUAS</b> |           | <b>20 m<sup>2</sup></b> |

Tabel 5.4 Program Ruang Aktivitas Pelengkap

Sumber : analisa penulis

d. Kelompok Aktivitas Pelayanan

| No.               | Ruang                | Luasan                      |
|-------------------|----------------------|-----------------------------|
| 1.                | Musholla             | 56,25 m <sup>2</sup>        |
| 2.                | Ruang P3K            | 18 m <sup>2</sup>           |
| 3.                | Pos Keamanan @4 unit | 16 m <sup>2</sup>           |
| 4.                | Lavatory Umum        | 452,1 m <sup>2</sup>        |
| <b>TOTAL LUAS</b> |                      | <b>542,35 m<sup>2</sup></b> |

Tabel 5.5 Program Ruang Aktivitas Pelayanan

Sumber : analisa penulis

e. Kelompok Aktivitas Pendukung

| No.               | Ruang                    | Luasan                   |
|-------------------|--------------------------|--------------------------|
| 1.                | Ruang Pendukung Teknis   | 262 m <sup>2</sup>       |
| 2.                | Area Bongkar Muat Barang | 339 m <sup>2</sup>       |
| <b>TOTAL LUAS</b> |                          | <b>601 m<sup>2</sup></b> |

Tabel 5.6 Program Ruang Aktivitas Pendukung

Sumber : analisa penulis

f. Luas Total Bangunan Cikarang Shopping Mall

| No.                           | Kelompok Ruang  | Luasan                         |
|-------------------------------|-----------------|--------------------------------|
| <b>Kelompok Ruang Indoor</b>  |                 |                                |
| 1.                            | Retail Stores   | 3.300 m <sup>2</sup>           |
| 2.                            | Main Anchor     | 10.637,3 m <sup>2</sup>        |
| 3.                            | Ruang Pengelola | 842,2 m <sup>2</sup>           |
| 4.                            | Ruang Pelengkap | 20 m <sup>2</sup>              |
| 5.                            | Ruang Pelayanan | 542,35 m <sup>2</sup>          |
| 6.                            | Ruang Pendukung | 601 m <sup>2</sup>             |
| 7.                            | Parkir Basement | 9.208,8 m <sup>2</sup>         |
| <b>TOTAL</b>                  |                 | <b>25.151,65 m<sup>2</sup></b> |
| <b>Kelompok Ruang Outdoor</b> |                 |                                |
| 1.                            | Parkir          | 2.302,2 m <sup>2</sup>         |

Tabel 5.7 Program Ruang Total

Sumber : analisa penulis

### 5.1.2 Tapak Terpilih

Tapak terpilih adalah **Alternatif Tapak I**. Tapak berlokasi di Jl. MH. Tamrin dan berada di dalam area District 1 Meikarta, Cikarang. Merupakan lahan tapak Meikarta *peruntukan shopping area*.

## 5.2 Program Dasar Perancangan

### 5.2.1 Aspek Kinerja

| No. | Aspek Kinerja                | Sistem  |
|-----|------------------------------|---|
| 1.  | Sistem Jaringan Air Bersih   | PDAM dan sumur artesis, sistem <i>down feed</i>   |
| 2.  | Sistem Pembuangan Sampah     | Manual  |
| 3.  | Sistem Air Kotor             | Grey Water, Rain Water Harvesting, Black Water  |
| 4.  | Sistem Penangkal Petir       | Sistem Sangkar <i>Faraday</i>   |
| 5.  | Sistem Pencegah Kebakaran    | Early Warning Alarm, Hydrant, Springkler, Passive Design  |
| 6.  | Sistem Jaringan Listrik      | PLN dengan Meteran disatukan di Ruang Kontrol Panel, Generator Set untuk keadaan darurat  |
| 7.  | Sistem Komunikasi            | Internal : PABX, Eksternal : telepon dan fax  |
| 8.  | Sistem Penghawaan            | Alami : optimalisasi bukaan utara-selatan, penanaman vegetasi, penggunaan rooster<br>Buatan : AC Split Ducting, AC Central, Exhaust Fan |
| 9.  | Sistem Pencahayaan           | Alami : Terang langit<br>Buatan : <i>Downlight</i> dan <i>Spotlight</i>   |
| 10. | Sistem Keamanan              | Security Crew, CCTV   |
| 11. | Sistem Transportasi Vertikal | Elevator, Lift, Tangga  |
| 12. | Sistem Audio                 | Public Address, Microphone dan Speaker, Audio High Fidelity   |

Tabel 5.8 Aspek Kinerja

Sumber : analisa penulis

### 5.2.2 Aspek Teknis

| No. | Aspek Teknis     | Sistem                          |
|-----|------------------|---------------------------------|
| 1.  | Lower Structure  | Pondasi Tiang Pancang           |
| 2.  | Middle Structure | Beton Bertulang dan <i>Core</i> |
| 3.  | Upper Structure  | Dak Beton Bertulang             |
| 4.  | Modul Vertikal   | 4m                              |
| 5.  | Modul Horizontal | 5m dan 10m                      |

Tabel 5.9 Aspek Teknis

Sumber : analisa penulis

### 5.2.3 Aspek Arsitektural

| No. | Aspek Arsitektural                        | Data LP3A               | Data EDGE             |
|-----|---|-------------------------|-----------------------|
| 1.  | Orientasi                                 | Selatan                 | Selatan               |
| 2.  | Building Depth                            | 35 m                    | 40 m                  |
| 3.  | Gross Internal Area Including Car Parking | 25.122 m <sup>2</sup>   | 25.122 m <sup>2</sup> |
| 4.  | Anchor Supermarket                        | 1.875 m <sup>2</sup>    | 1.507 m <sup>2</sup>  |
| 5.  | In-Line Store                             | 10.637,3 m <sup>2</sup> | 10.049 m <sup>2</sup> |
| 6.  | Leisure & Entertainment                   | 903,52 m <sup>2</sup>   | 754 m <sup>2</sup>    |
| 7.  | Food Court                                | 873,6 m <sup>2</sup>    | 1.005 m <sup>2</sup>  |
| 8.  | Bathrooms                                 | 452,1 m <sup>2</sup>    | 502 m <sup>2</sup>    |
| 9.  | Offices                                   | 842,2 m <sup>2</sup>    | 502 m <sup>2</sup>    |
| 10. | Mechanical & Electrical Room              | 262 m <sup>2</sup>      | 502 m <sup>2</sup>    |
| 11. | Car Parking                               | 9.245,6 m <sup>2</sup>  | 5.024 m <sup>2</sup>  |

Tabel 5.10 Aspek Arsitektural

Sumber : analisa penulis dan EDGE