

"eco-sustainable havens"

yang tidak hanya mendukung keberlanjutan lingkungan tetapi juga menciptakan lingkungan kerja yang lebih sehat dan produktif bagi penghuninya. "Beyond Sustainability" dalam arsitektur bertujuan untuk menciptakan lingkungan yang tidak hanya mengurangi dampak lingkungan, tetapi juga meningkatkan kualitas hidup penghuninya.



sustainable

incorporation of sustainable design elements, such as natural lighting, green roofs, and energy-efficient systems, creating a healthier workspace.



biophilic

the environment is not only functional but also enhances the quality of life for its users.



innovative

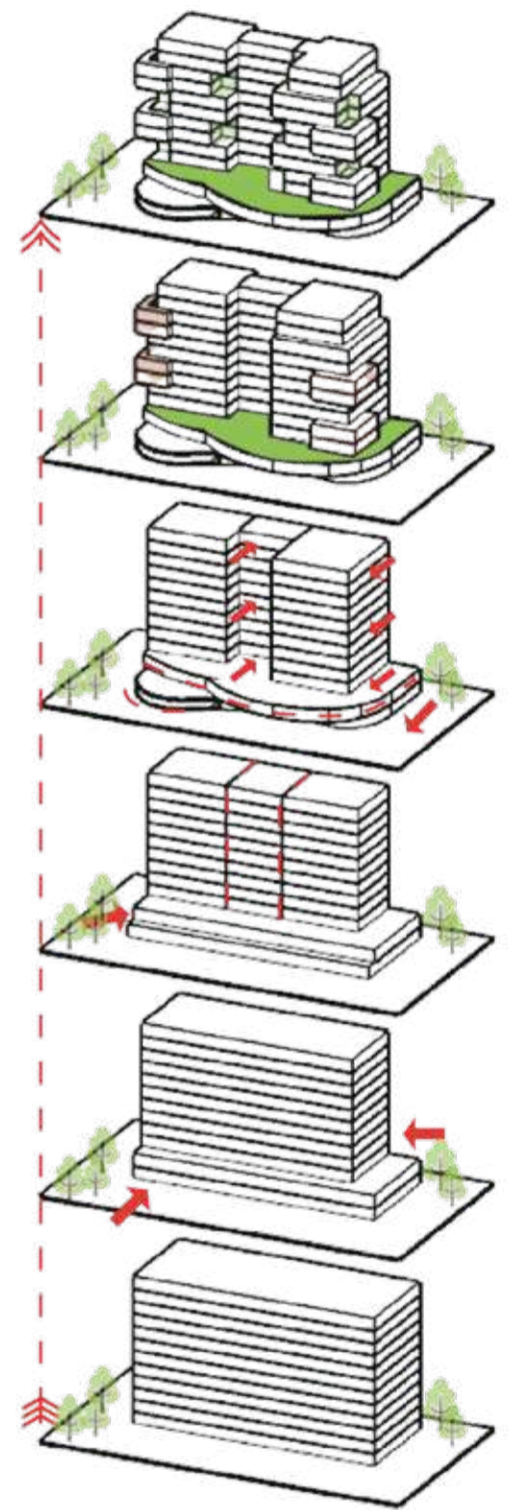
innovative technologies and solutions work together to create an efficient, productive, and healthy workplace



eco-friendly

minimize environmental impact

TRANSFORMASI MASSA



TENTANG ADHIKARYA

Adhikarya memiliki tugas pokok sebagai BUMN yang bergerak di bidang konstruksi



Engineering & Konstruksi



Properti & Hospitality



Manufaktur

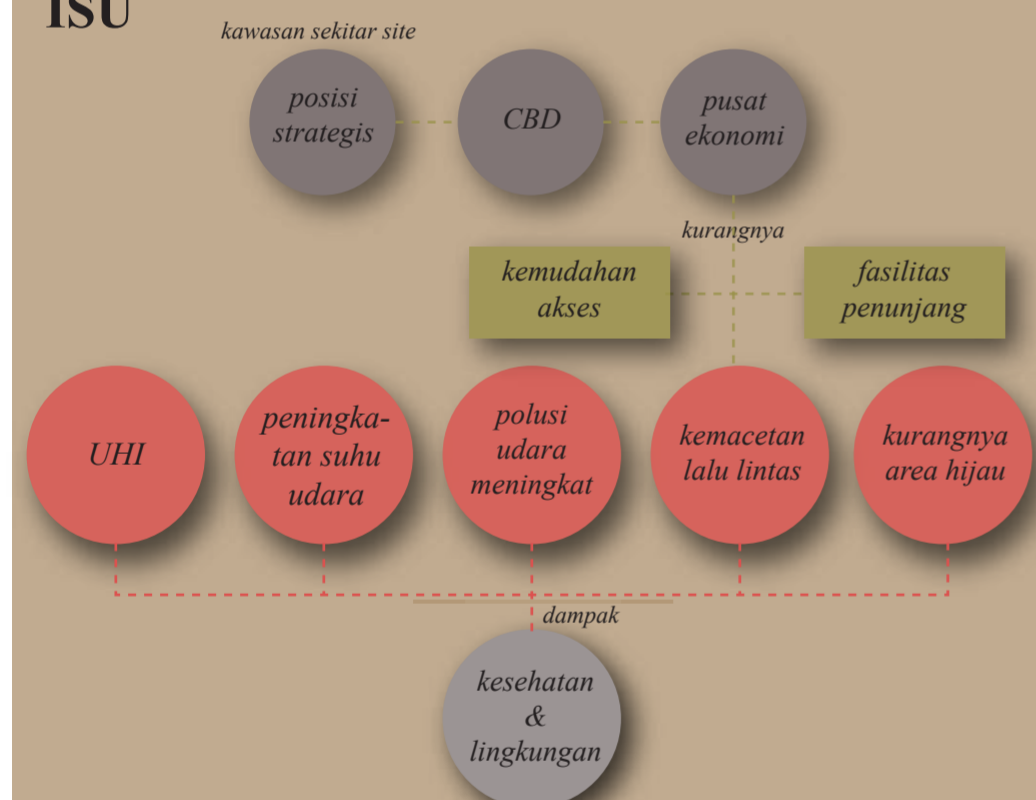


Investasi & Konsesi

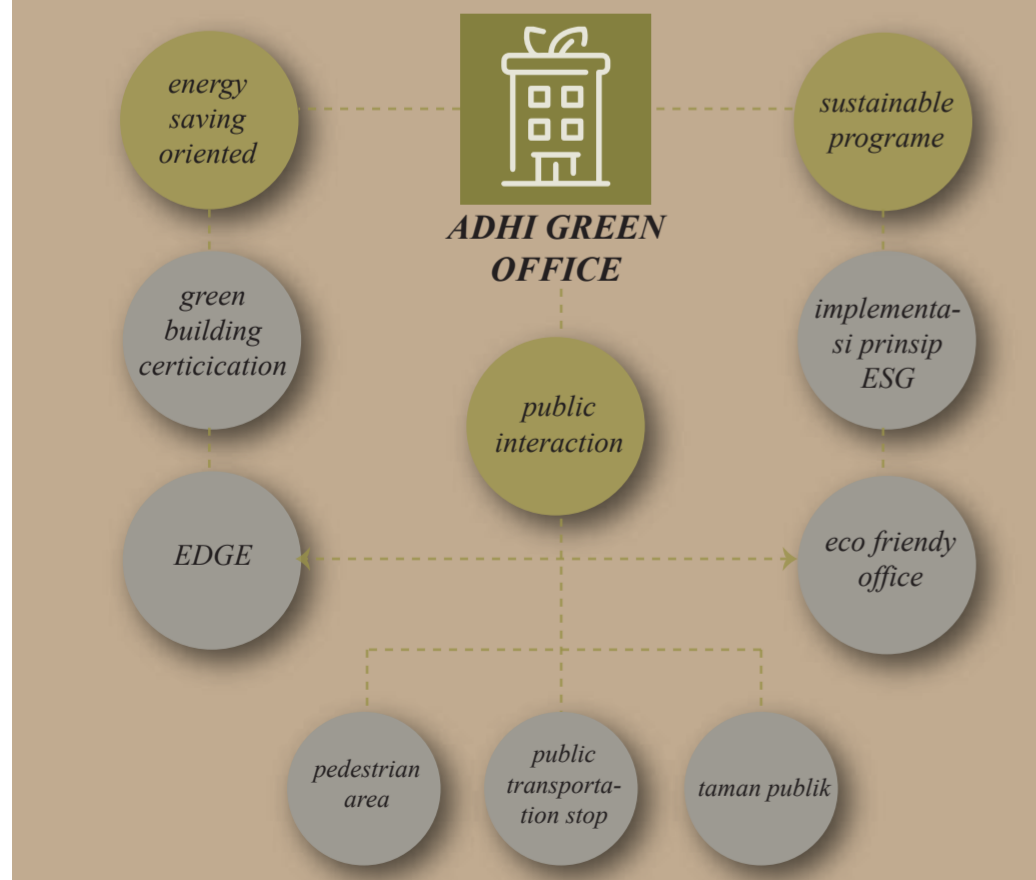
SUSTAINABLE PROGRAMME



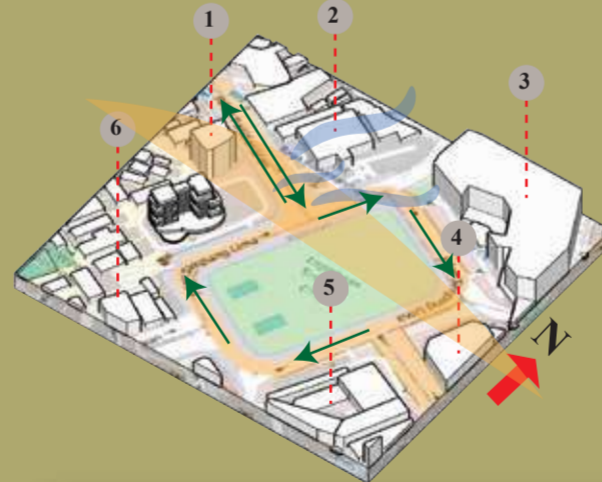
ISU



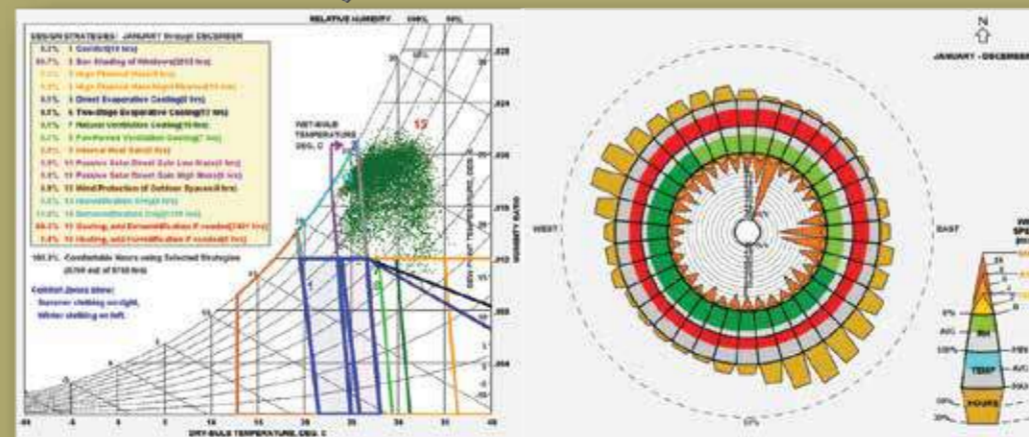
SOLUSI



ANALISIS SITE



- 1 Indosat Office
- 2 Masjid Baiturrahman
- 3 Mall Ciputra
- 4 Plaza Simpang Lima
- 5 Pertokoan
- 6 Area Pedagang Kaki Lima



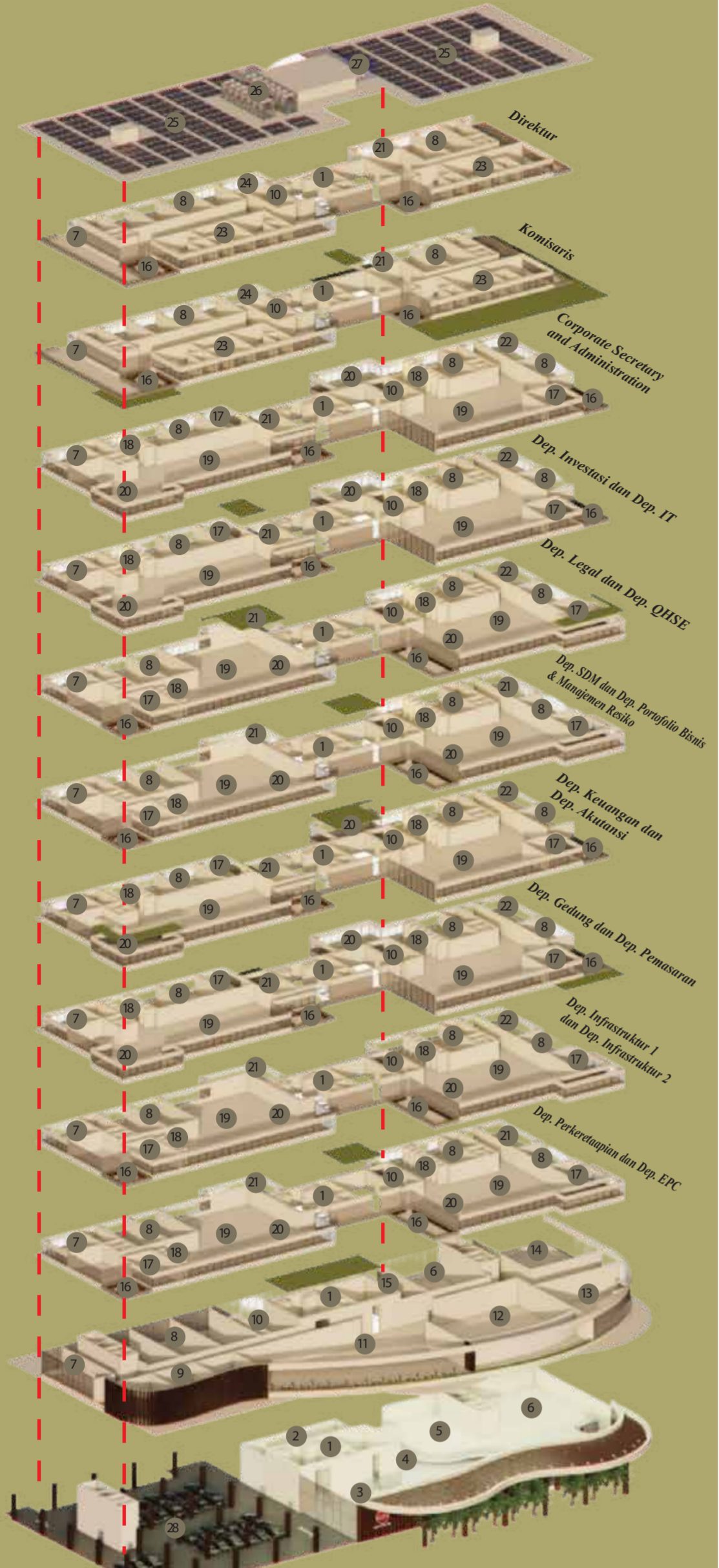
REGULASI KAWASAN

LUAS LAHAN	9.000 m ²
KDB	60% 5.400m ²
KLB	6 54.000m ²
KDH	15% 1.350m ²
GSB	8 m
JBB	
lantai dasar	4 m
lantai 12	9,5 m
kenaikan 1 lantai	0,5 m

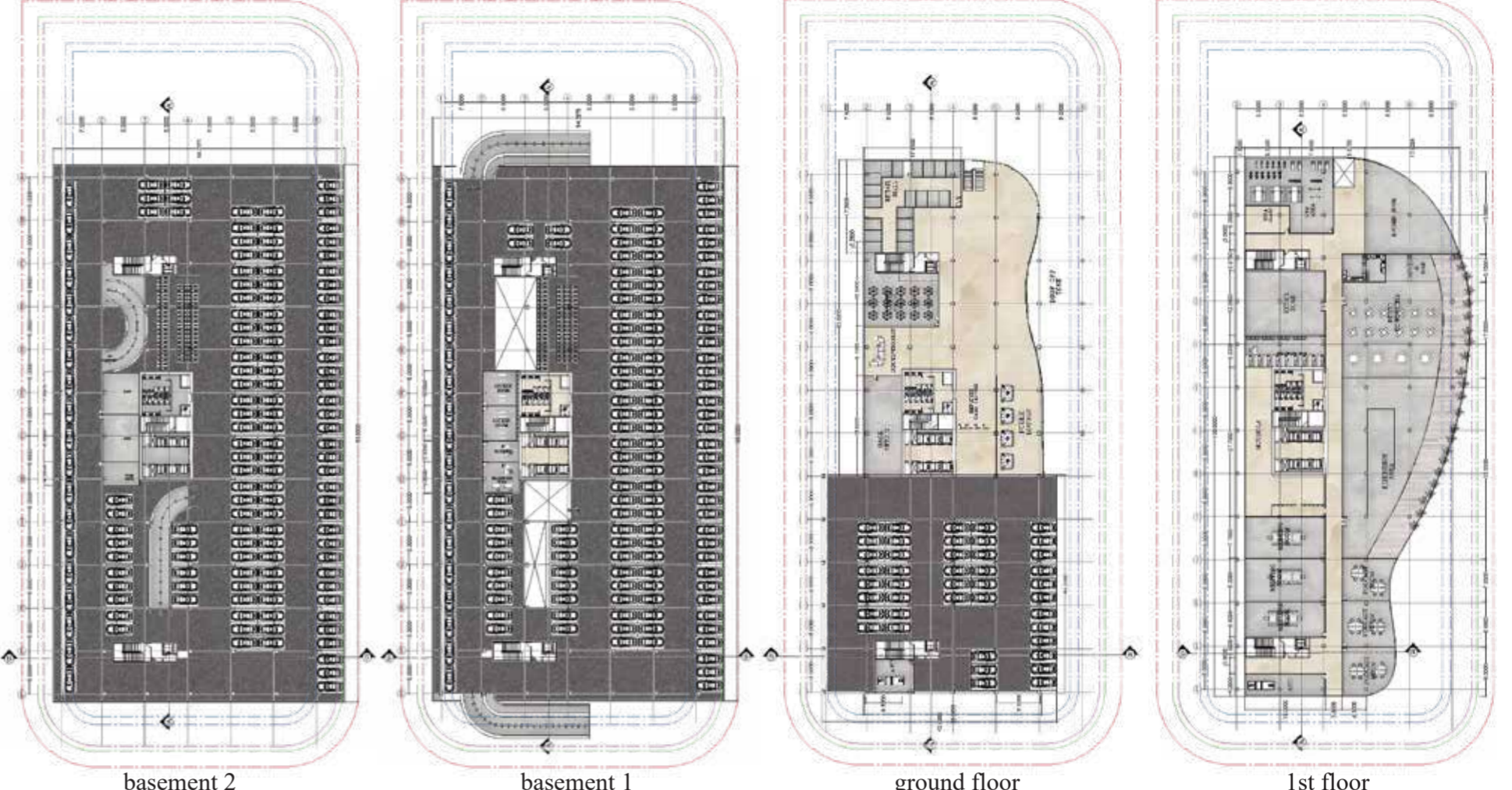
DATA BANGUNAN

LUAS BANGUNAN	38.421m ²
JUMLAH LANTAI	
2 lantai basement	
2 lantai podium komersial	
10 lantai fungsional kantor	
LUAS FUNSIONAL KANTOR	28.465m ²
LUAS KOMERSIAL	5.376m ²
JUMLAH PARKIR	
mobil = 327	
motor = 116	

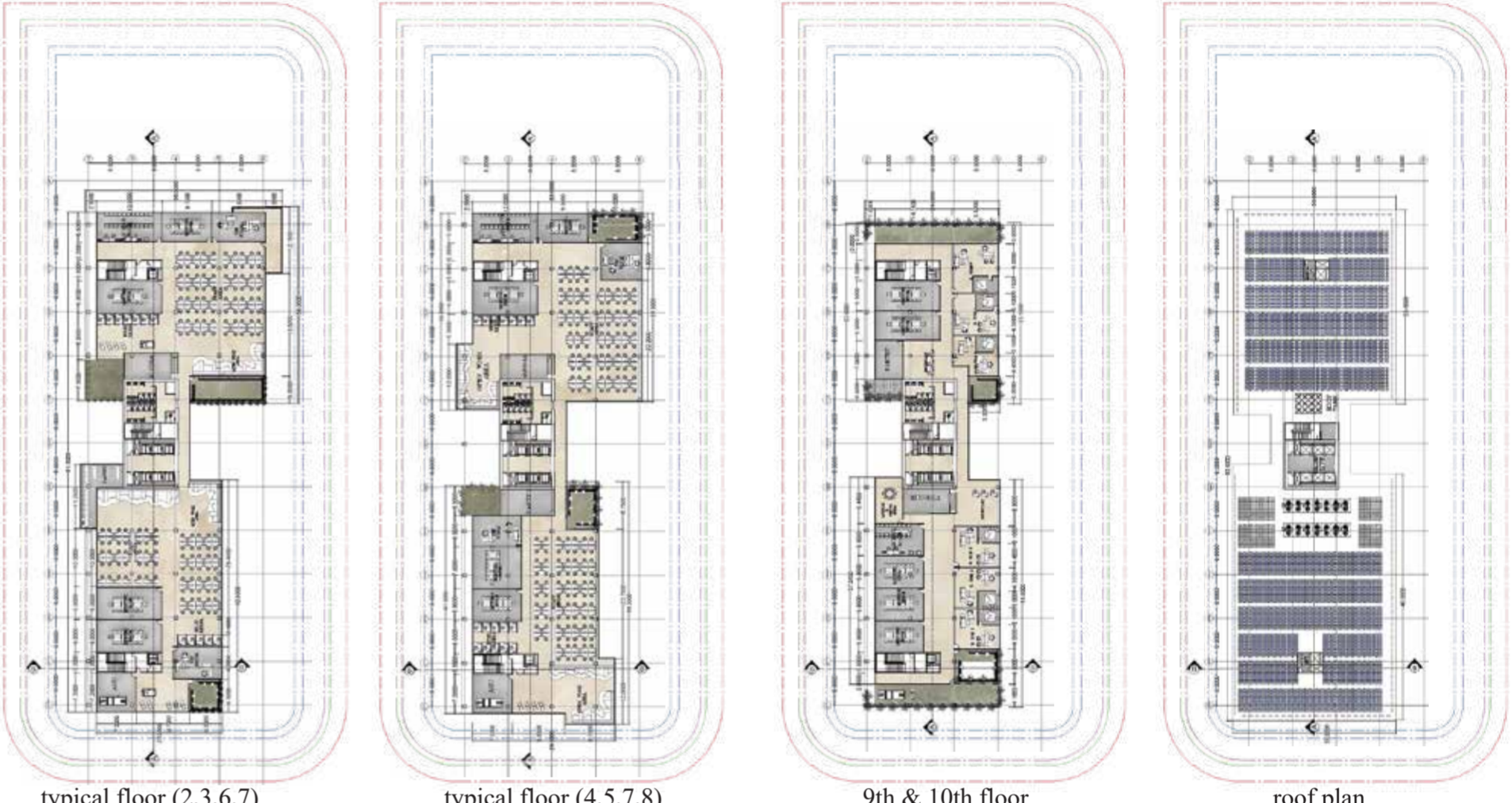




- | | | |
|----------------|-------------------------|----------------------------|
| 1 Lift, Toilet | 11 Art Gallery | 21 Pantry |
| 2 Back Office | 12 Co-Working Area | 22 Archived Room |
| 3 Lounge | 13 Locker Room | 23 Executive Room |
| 4 Receptionist | 14 Sport Area | 24 Lounge and Dining |
| 5 Coffee Shop | 15 Health Care Room | 25 Solar Panel Application |
| 6 Retail Shop | 16 Green Outdoor Area | 26 Centrifugal Chiller |
| 7 Service Room | 17 General Manager Room | 27 Roof Tank |
| 8 Meeting Room | 18 Individual Box | 28 Ground Parking Area |
| 9 Podcast Room | 19 Staff Area | |
| 10 Mushola | 20 Open Work Area | |



basement 2 basement 1 ground floor 1st floor



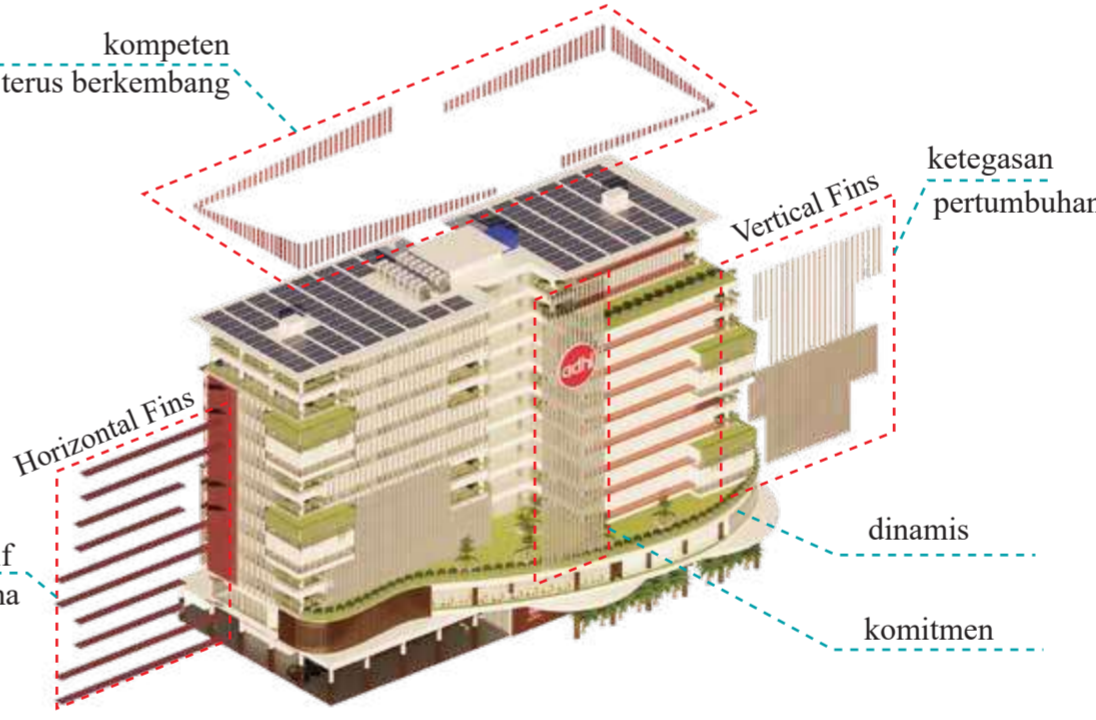
typical floor (2,3,6,7) typical floor (4,5,7,8) 9th & 10th floor roof plan

KONSEP EKSTERIOR



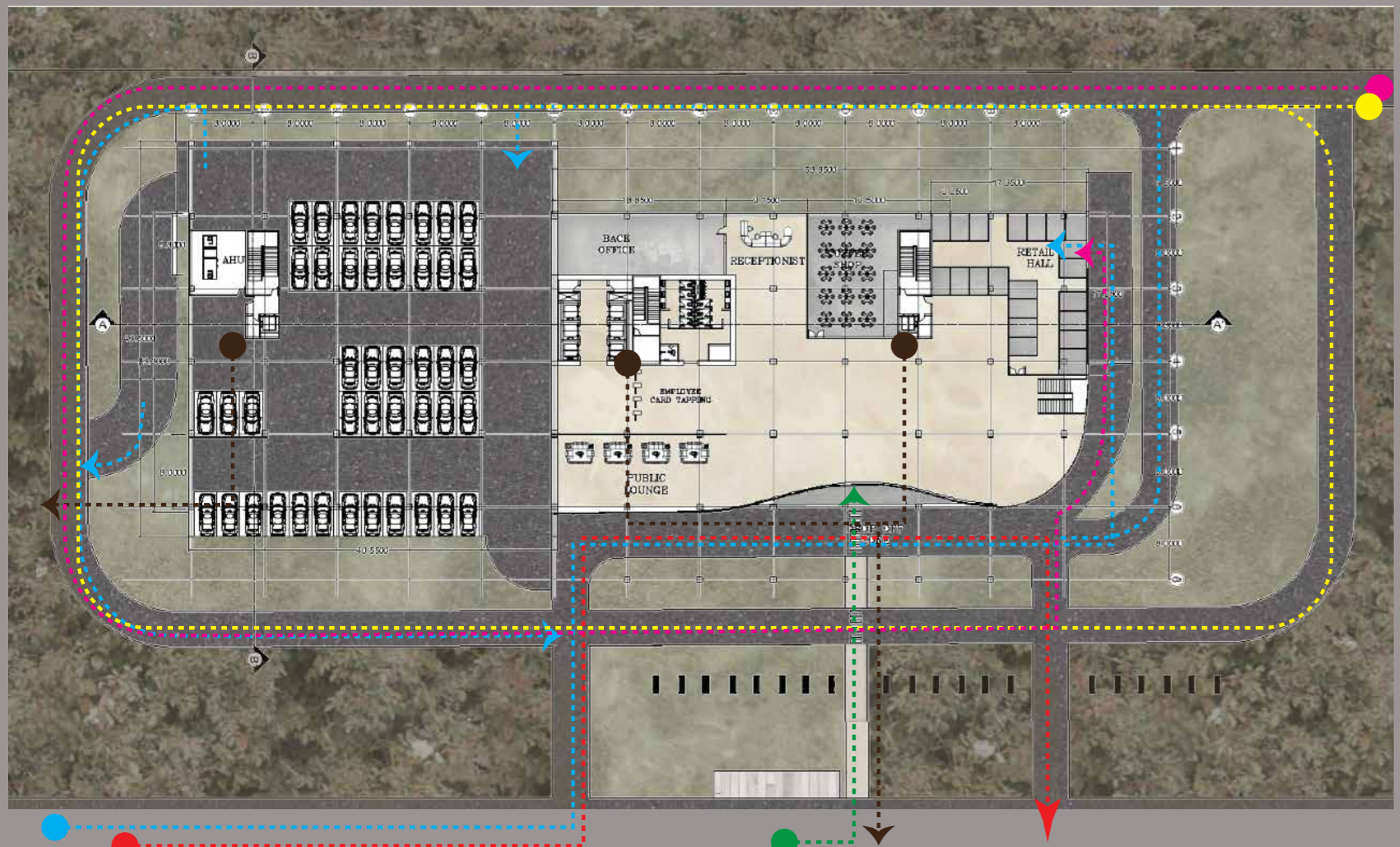
kompeten
terus berkembang

kolaboratif
kerja sama



- - - - garis terluar bangunan
- - - - JBB basement 3m
- - - - JBB podium 4m
- - - - GSB 8m
- - - - JBB tower 9,5m

basement 2	basement 1
mobil 139	mobil 139
motor 54	motor 54
<hr/>	
ground floor	total
mobil 43	mobil 321
	motor 108

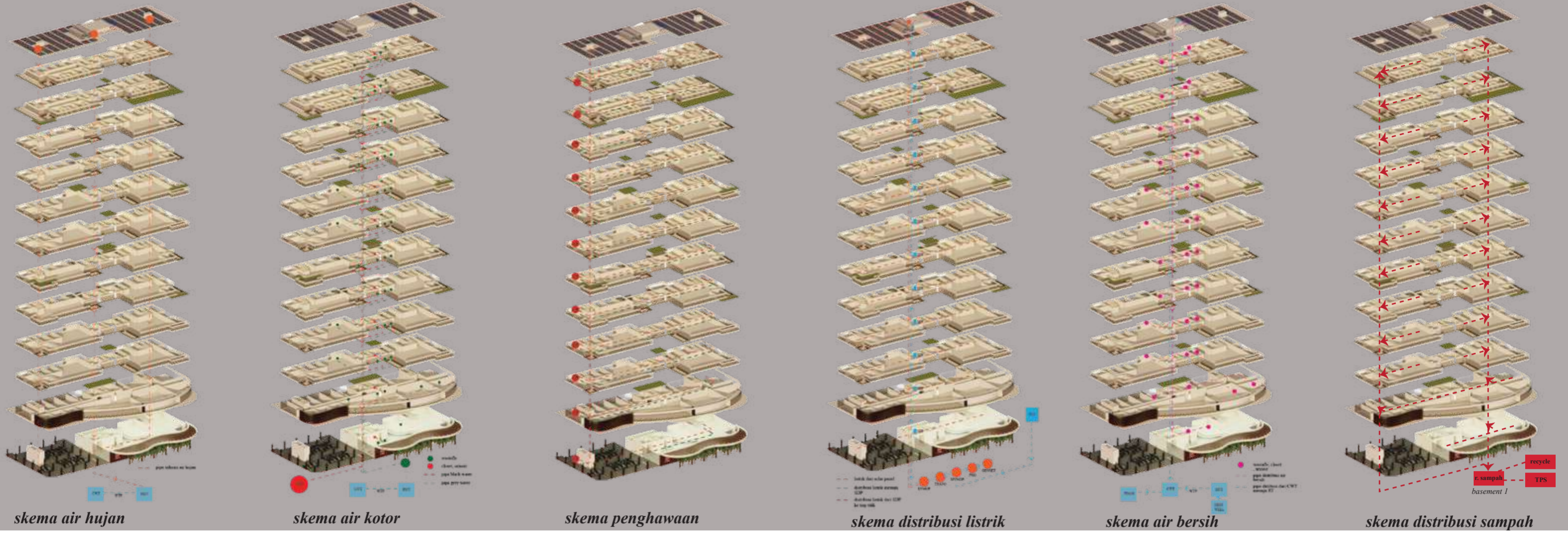


SKEMA AKSES BANGUNAN

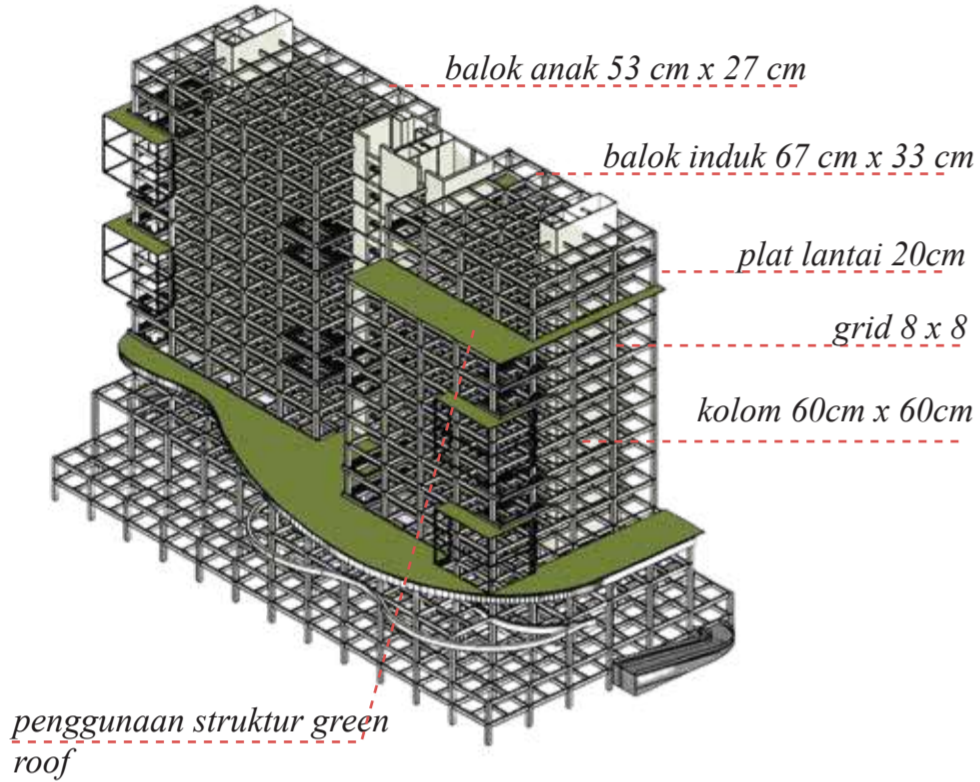
- - - - akses kendaraan drop off
- - - - akses sirkulasi damkar
- - - - akses pejalan kaki dari halte
- - - - akses parkir
- - - - akses servis
- - - - jalur evakuasi

JENIS TANAMAN

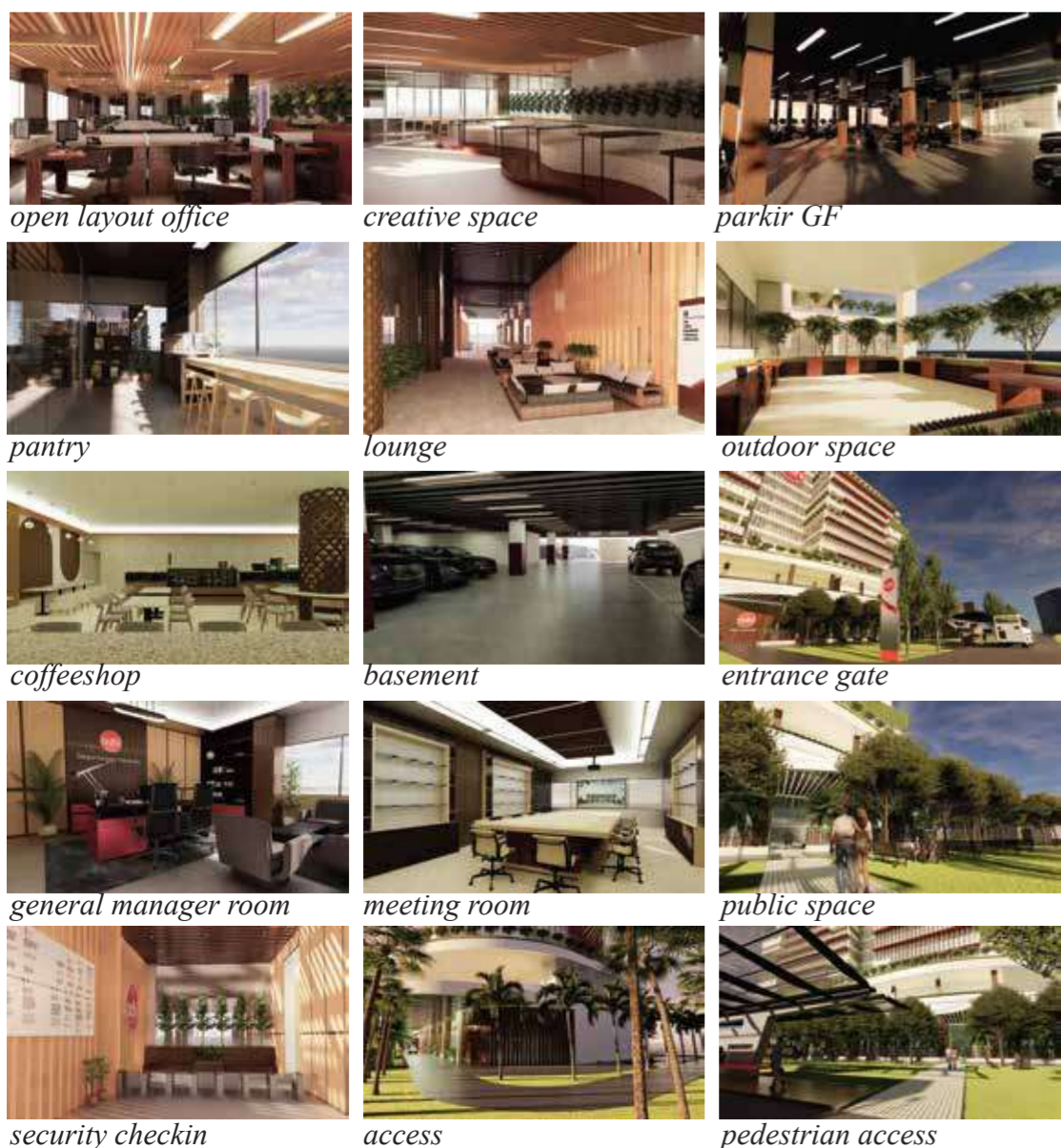
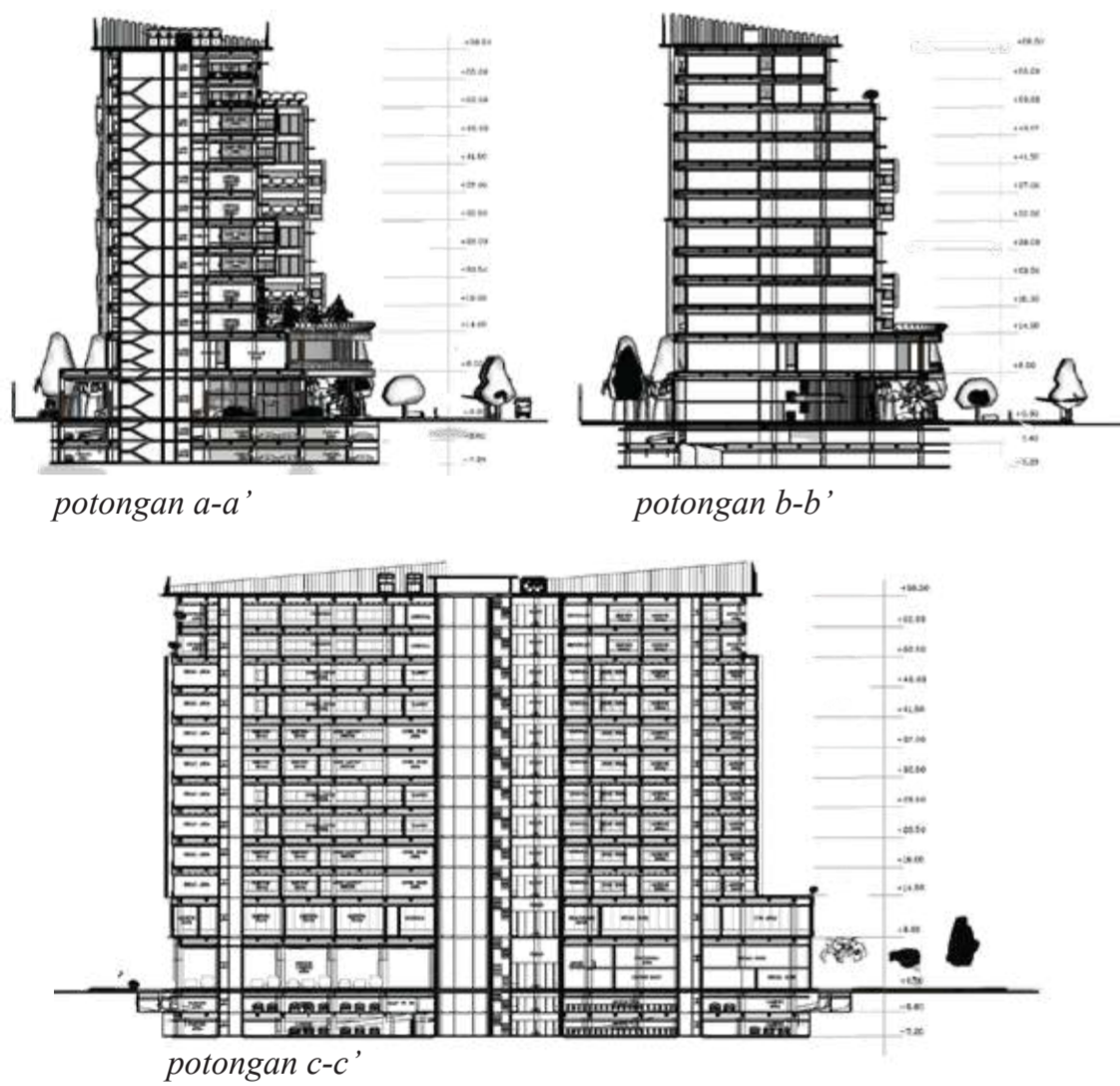




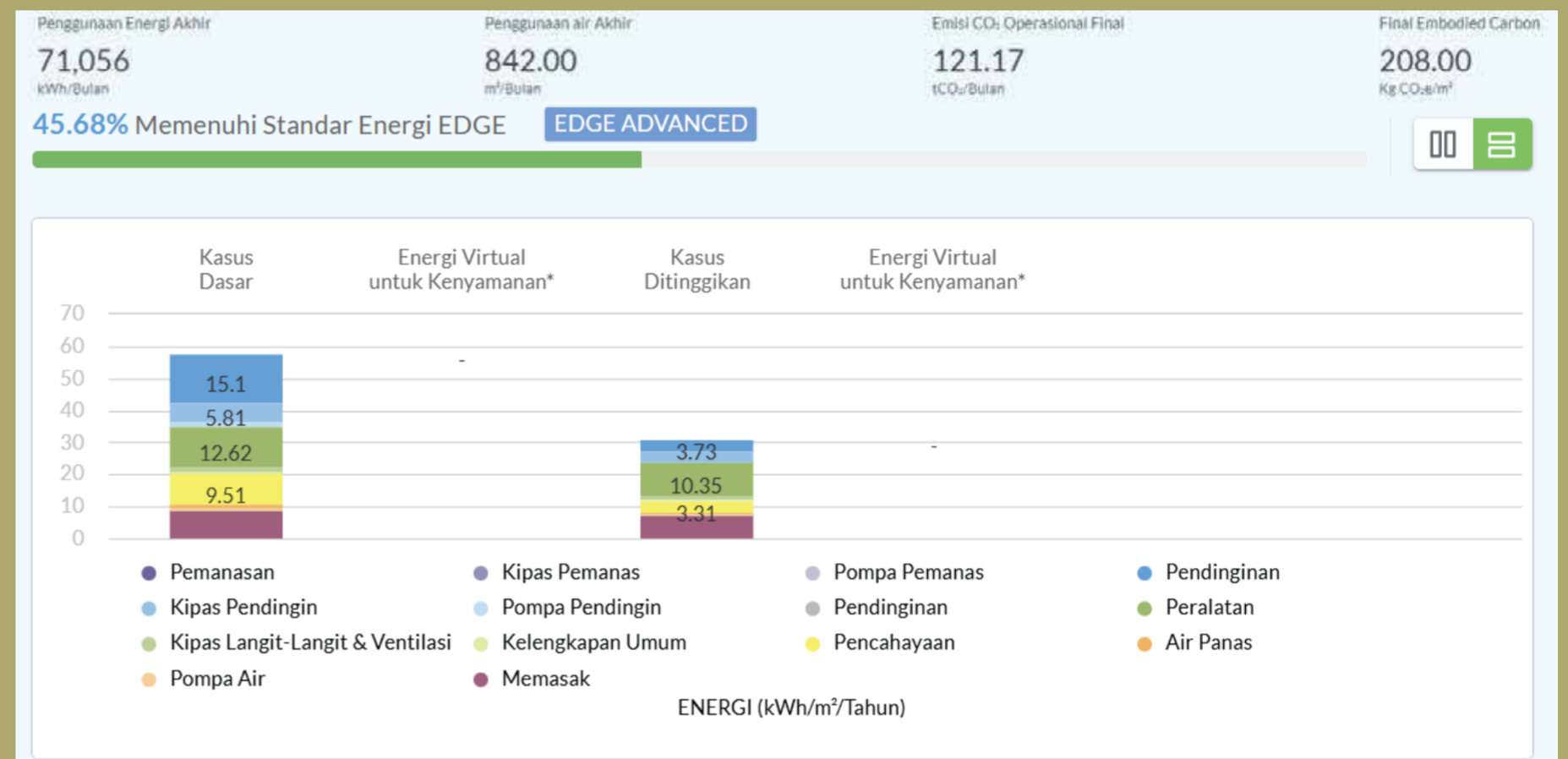
AKSONOMETRI STRUKTUR



POTONGAN



ENVIRONMENT HIGHLIGHT INTEGRATED WITH EDGE BUILDING CALCULATION



Desain Energi 45.68% Air 33.90% Bahan 38.00%

WWR 35.06%
AASF 0.42
Low E-Glass
Sunergy Cool by Ahimas
U_g : 4.3W/m²K
SC : 0.55
SF : 47%

GREEN ROOF
1.137m²
SRI 106 coated by BeCool

High Gloss Aluminum Composite Panel by Alcopan
PVDF KPF-1002 Chinese Red
PVDF KPF-2075 Champagne Silver

SOLAR PANEL
Supply listrik tahunan 18%
Kapasitas (kWp) 188,892

High Efficiency Magnetic Bearing Centrifugal Chiller
HXEV500TSTTG/E3014-RH/C2614-JK
Cooling Capacity: 450TR / 1582 kW
COP : 6.484

HFO Refrigerant R-1234ze

Wood Panel TKDN

green industry beton ADHIKARYA
pemanfaatan industri fly ash + Pulverised Fuel Ash (PFA) 20% + Semen Portland 80%