

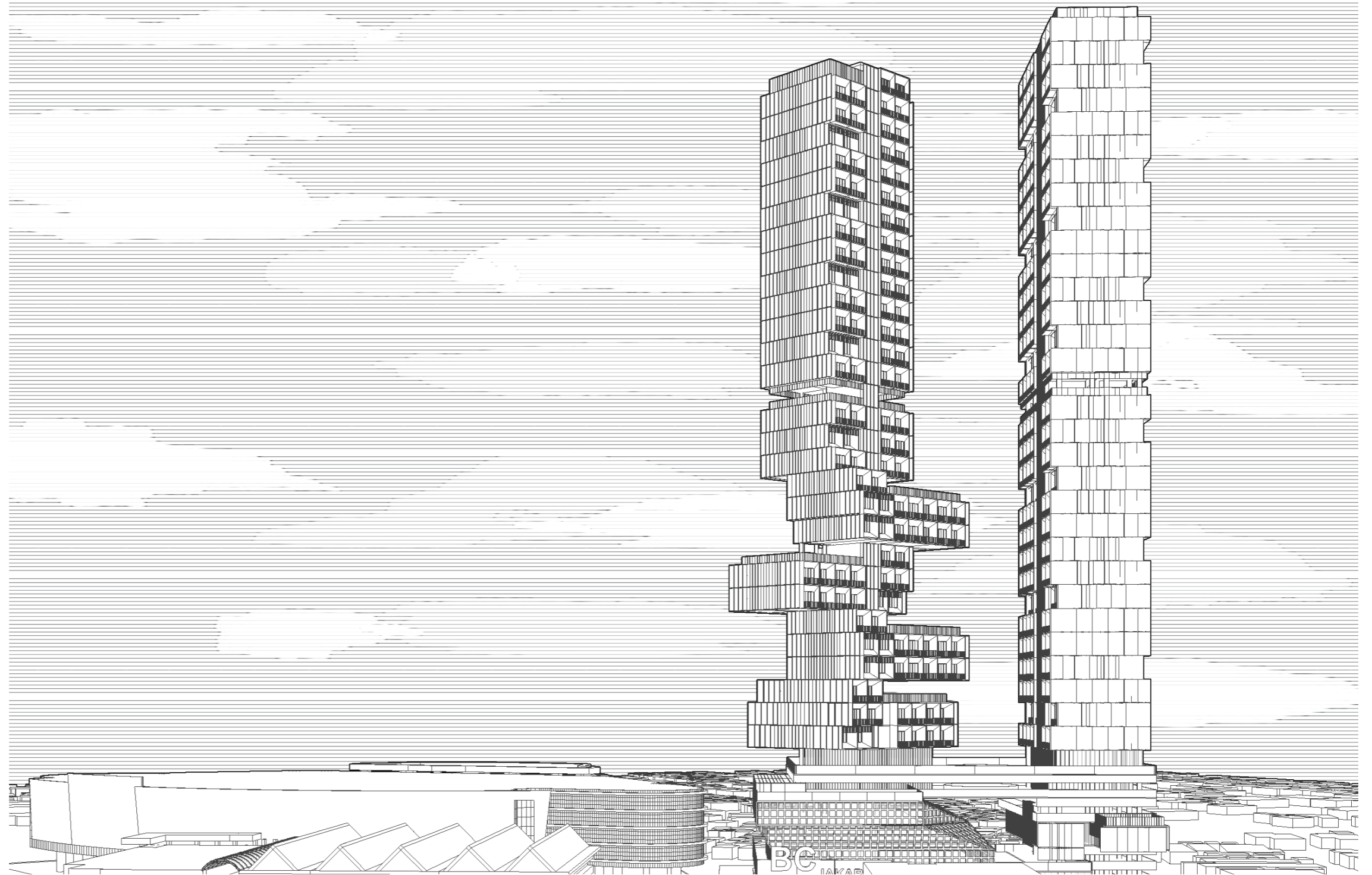
BC TOWER

Project Year : 2023
Location : Jakarta, Indonesia
Project Type : Commission Project
Project Team : Fikri Izza
Princess Griffith
Satrio Seno
Advan Beryl

Short Desc. : Located in South Jakarta, BC Tower is a multifunction high-rise building. With total site area of 4400 sqm, the tower is primarily programmed for residential apartment. Although, several supporting program include hotel, shopping mall, shops, sport facilities, club, and lounge also coexist inside the building. The overall design exploration of this project culminates on two options of single and double tower.

Tags : *Highrise, Apartment, Tower, Commercial, Residential.*

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| <input checked="" type="checkbox"/> | commission project | <input type="checkbox"/> | workshop |
| <input type="checkbox"/> | built project | <input type="checkbox"/> | exhibition |

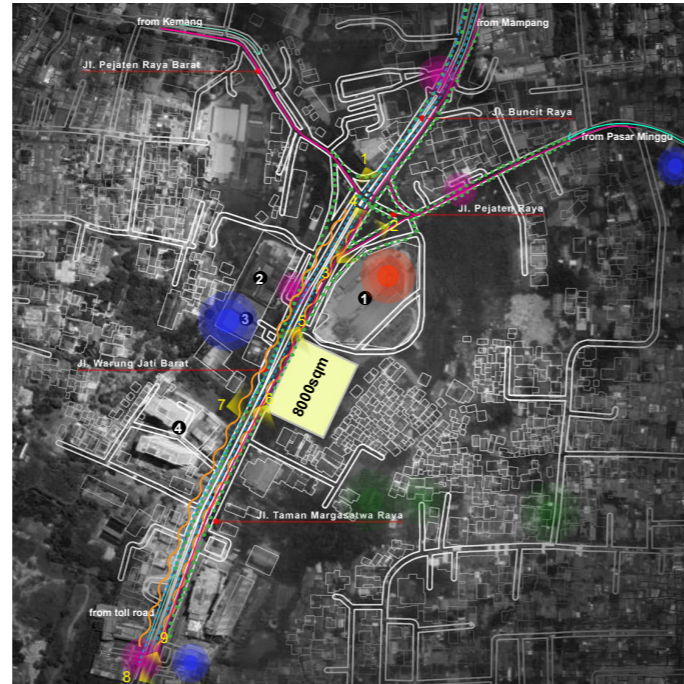


DESIGN WORKFLOW

The design process start with an analysis of the surrounding area that results in findings regarding vista, climate, and accessibility. By considering aspects of zoning regulation and building calculation, two option of tower are produced. Single tower and double tower with 6000 sqm and 8000 sqm respectively.

Iteration of forms are produced through an exploration of single and double area calculation. The chosen form in each category are further injected with selected program and articulated through series of explorative spatial rules.

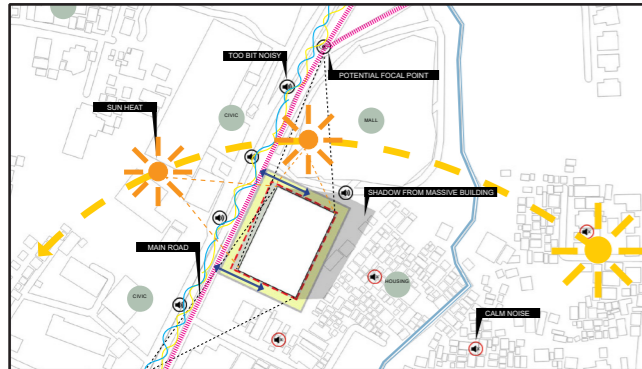
macro analysis



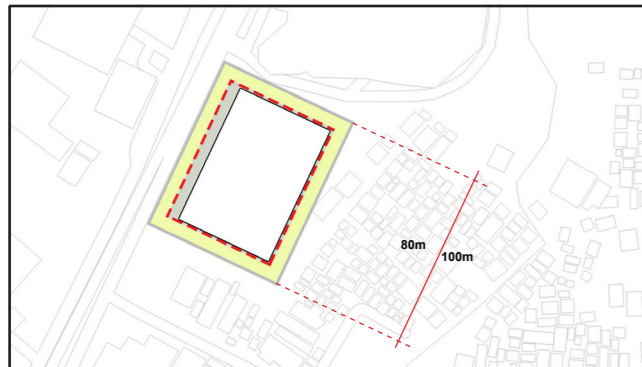
- | | | |
|--|---------------|--------------|
| A pejaten village mall | bus stop | motor lane |
| B apartment pejanten indah | shopping mall | bike lane |
| C islamic and arabic collage of indonesia | garden | transjakarta |
| D pejaten park residence | education | pedestrian |



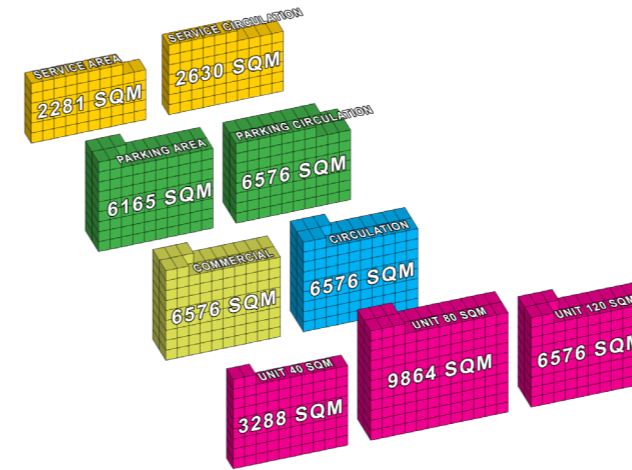
micro analysis



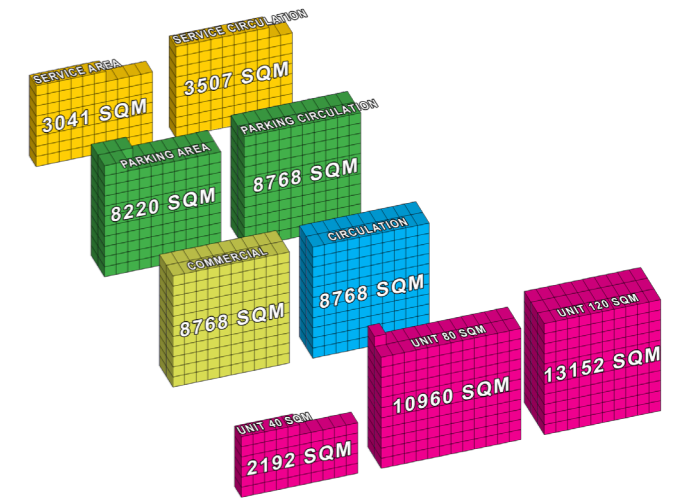
site profile



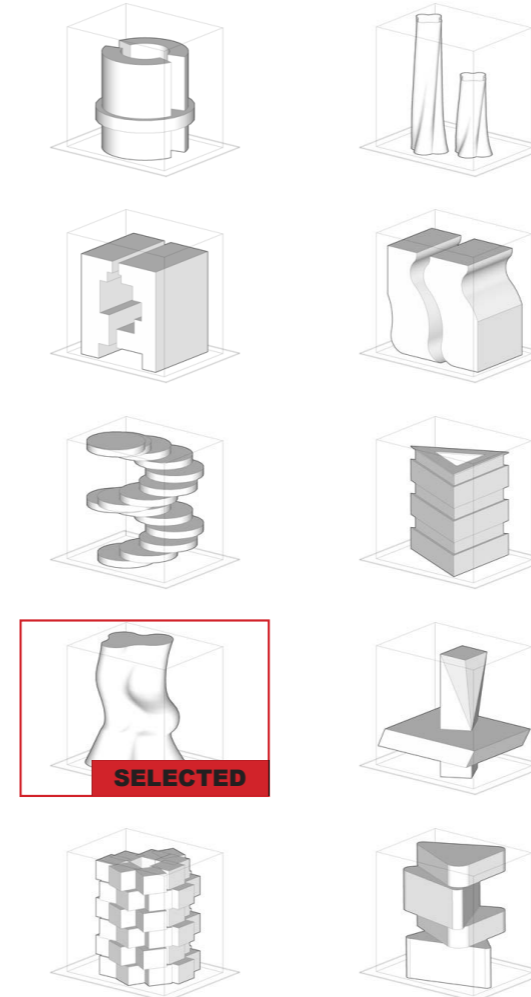
single tower 6000sqm



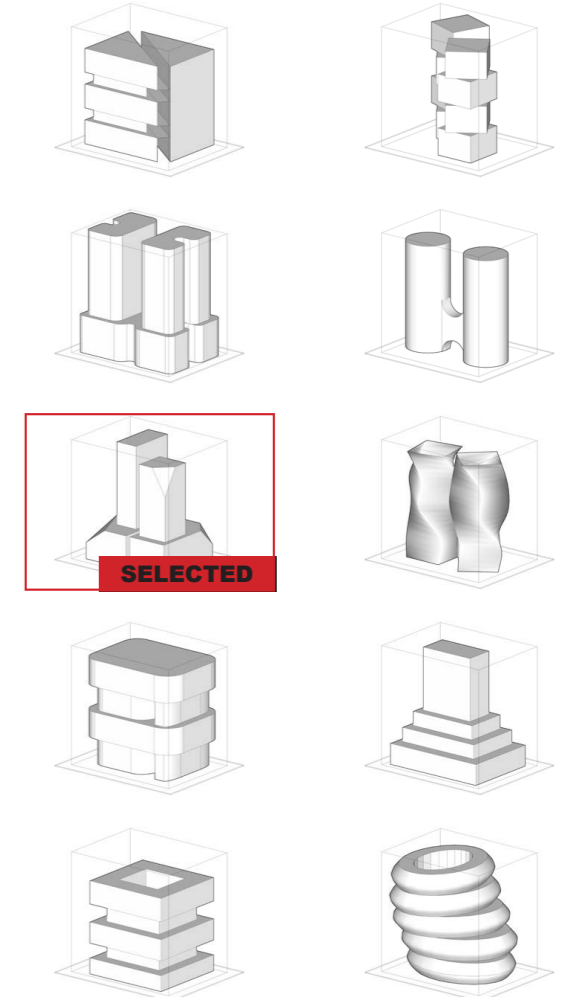
double tower 8000sqm



massing exploration

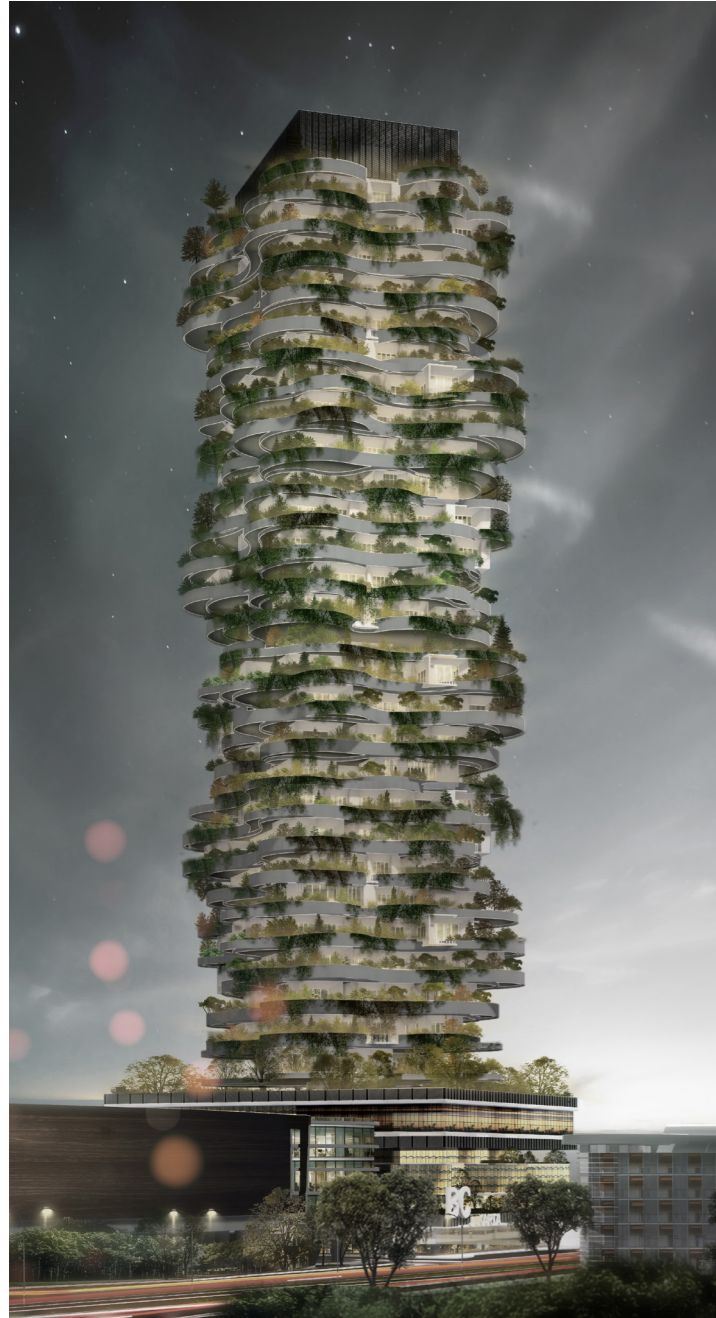


massing exploration



**PROPOSAL
DESIGN OVERVIEW**

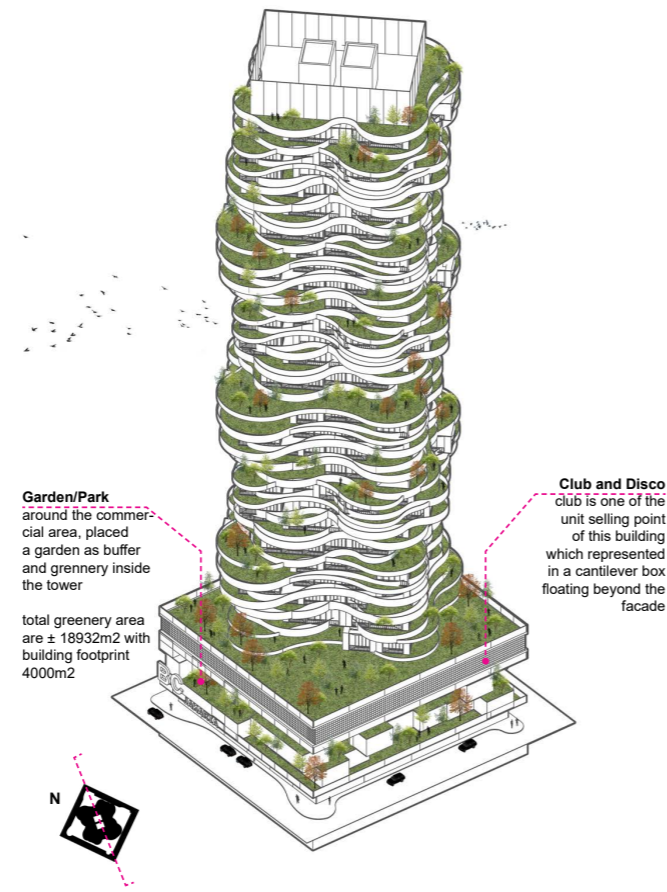
single tower



building information

site area	6000	sqm		
building floor	50.532	sqm	35	floor
basement floor	-	sqm	2	floor
parking area	12.741	sqm	4	floor
commercial	6.576	sqm	4	floor
mep	4.911	sqm	3	floor
refugee floor	-	sqm	2	floor
total unit	19.728	sqm	260	unit
unit 120	6.576	sqm	55	unit
unit 80	9.864	sqm	123	unit
unit 40	3.288	sqm	82	unit

axonometric full



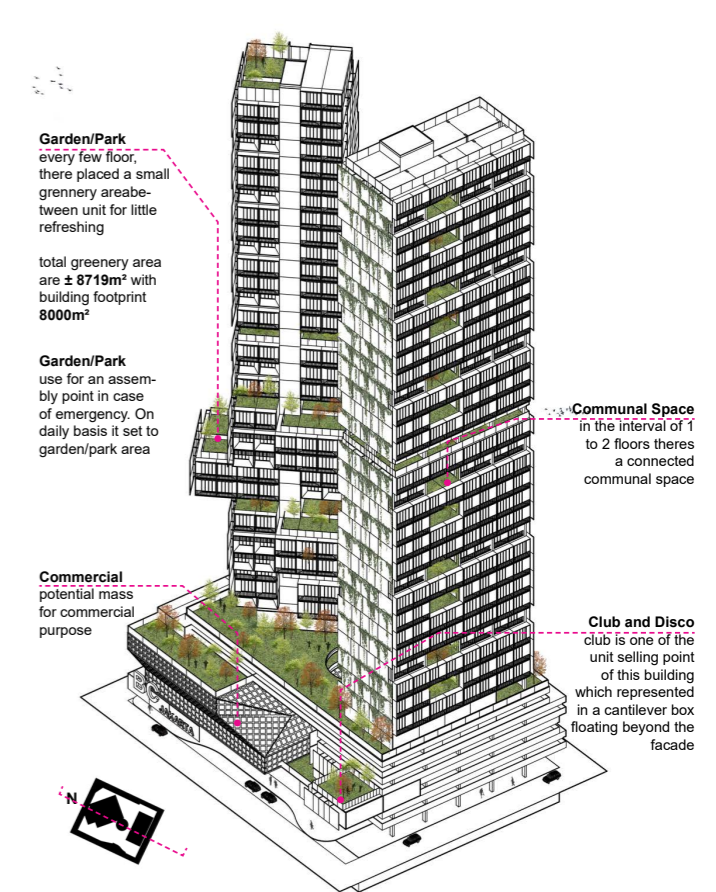
double tower



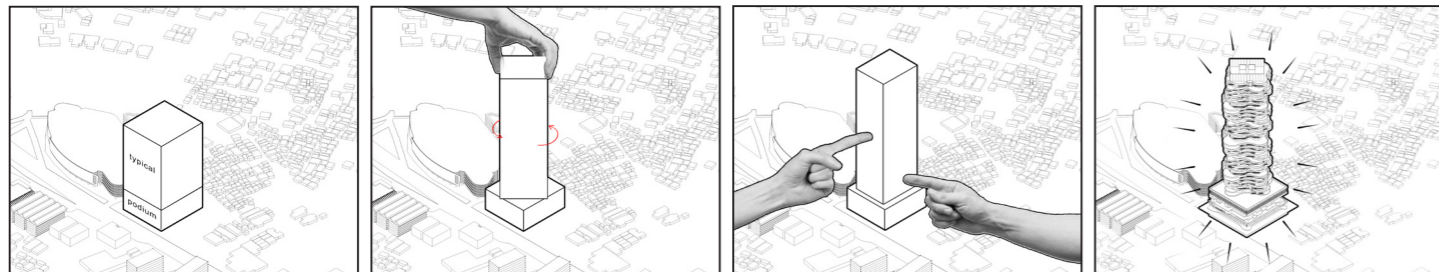
building information

site area	8000	sqm		
building floor	67.377	sqm	38	floor
basement floor	-	sqm	2	floor
parking area	16.988	sqm	4	floor
commercial	8.768	sqm	4	floor
mep	6.548	sqm	3	floor
refugee floor	-	sqm	2	floor
total unit	26.304	sqm	302	unit
unit 120	13.152	sqm	110	unit
unit 80	10.960	sqm	137	unit
unit 40	2.192	sqm	55	unit

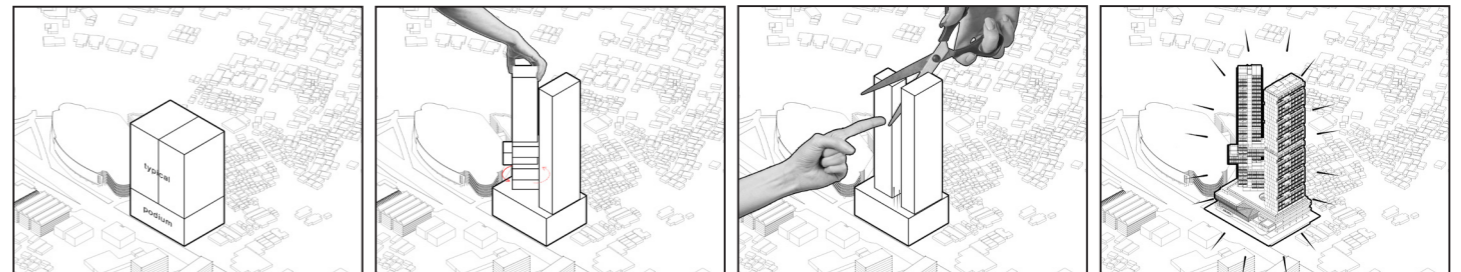
axonometric full



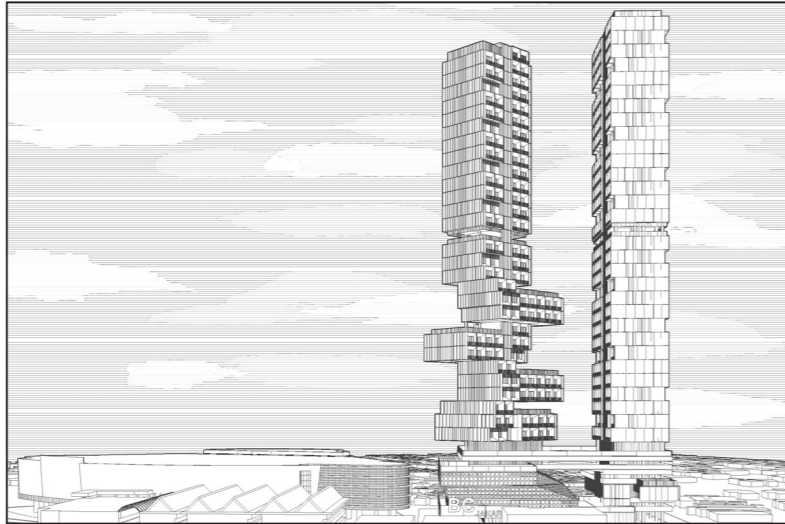
transformation



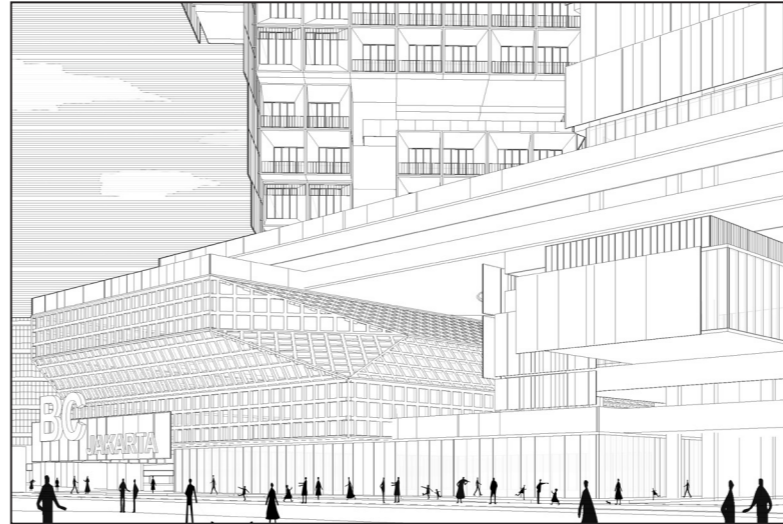
transformation



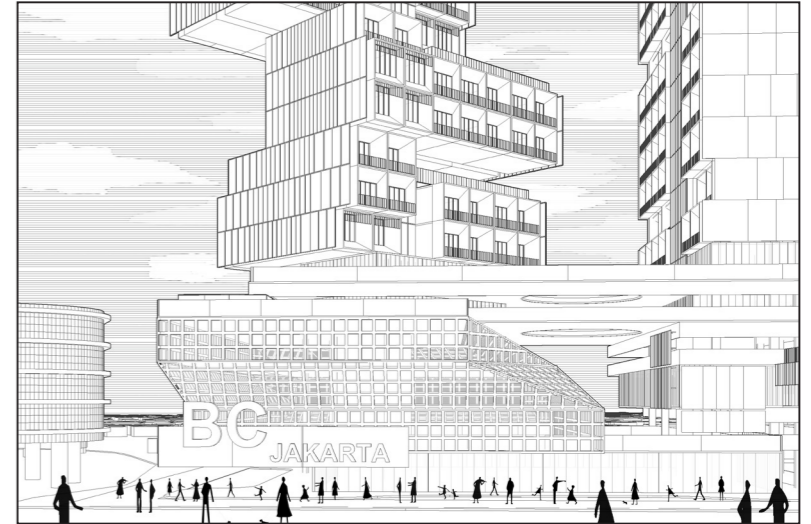
ATTACHMENT



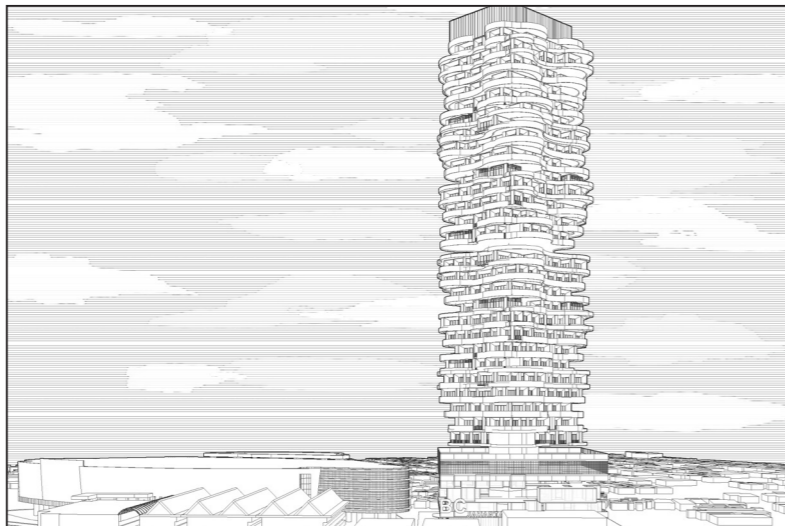
View of the double tower from afar



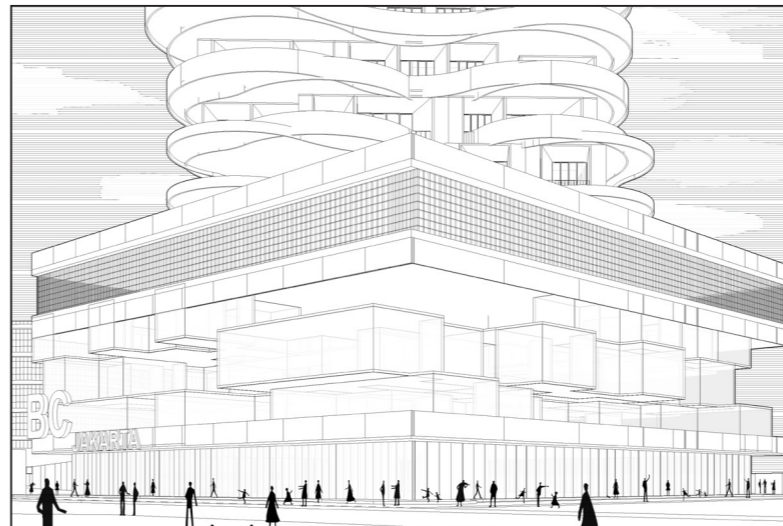
View towards the facade of the
commercial area



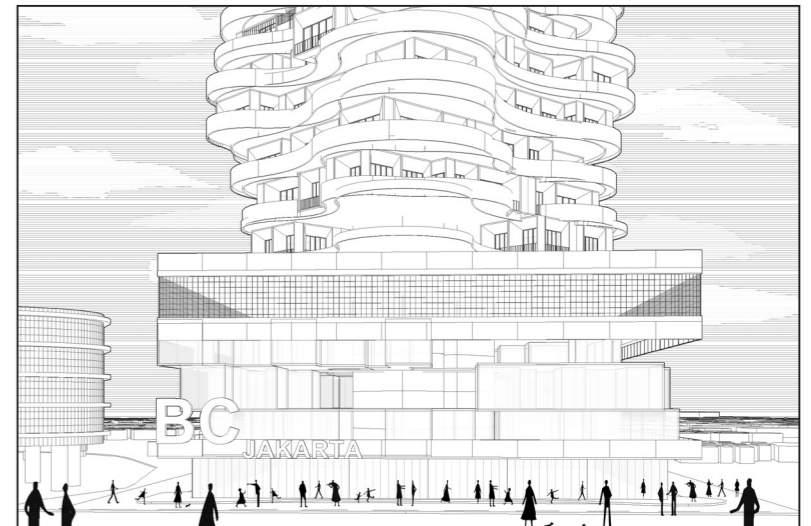
Front view of the double tower



View of the single tower from afar



View towards the facade of the
commercial area



Front view of the double tower