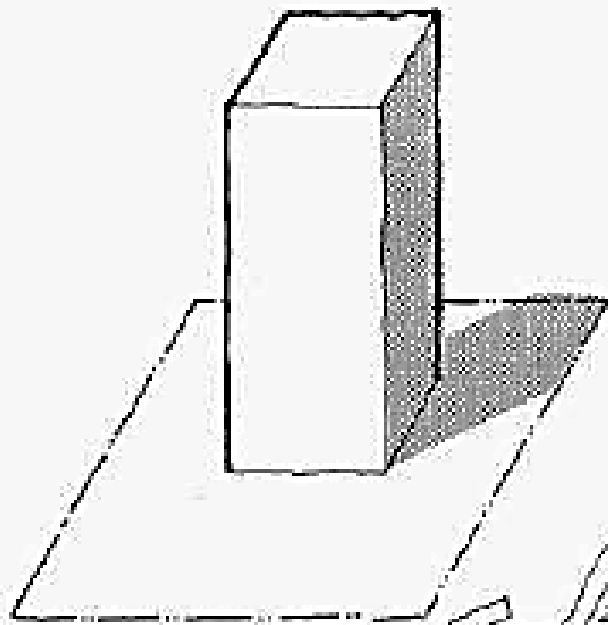
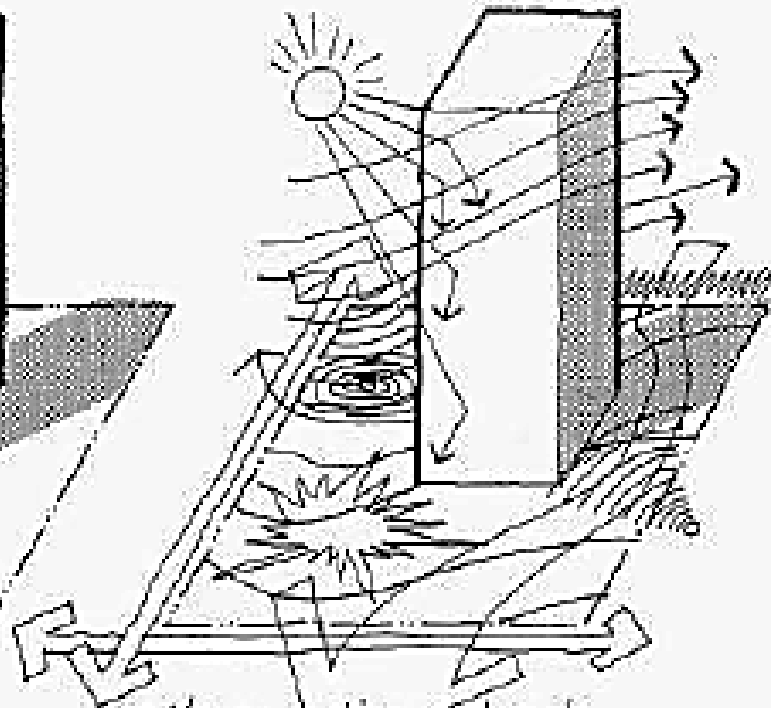


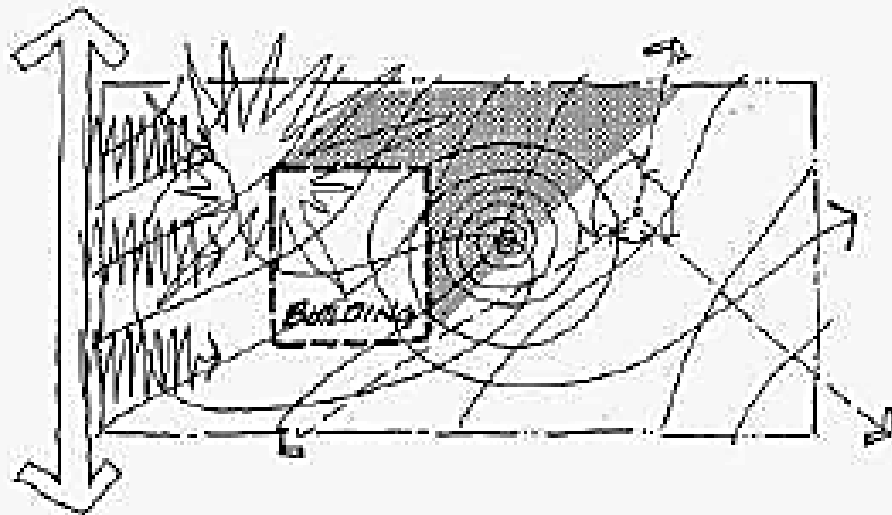
ANALISIS TAPAK



site as inert plot

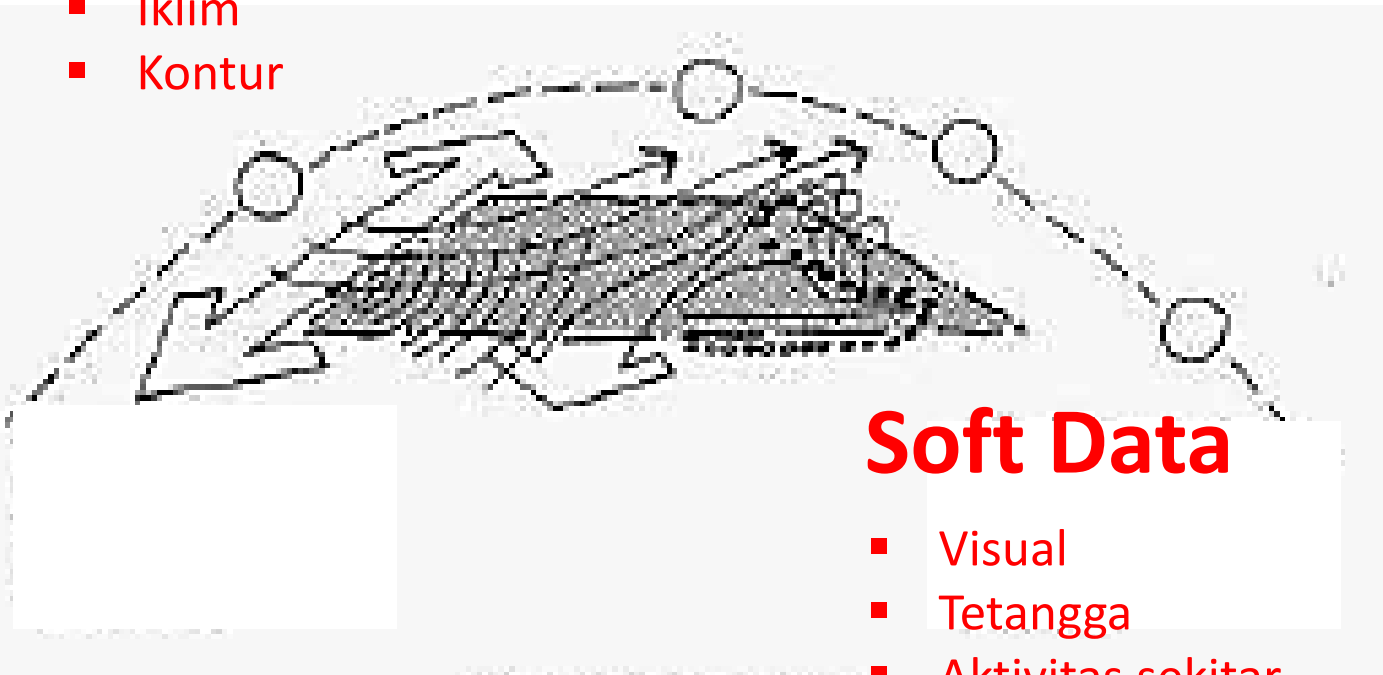


site as active network



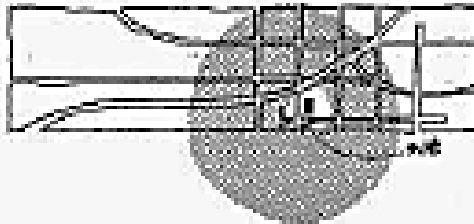
Hard Data

- Lokasi
- Dimensi
- Iklim
- Kontur



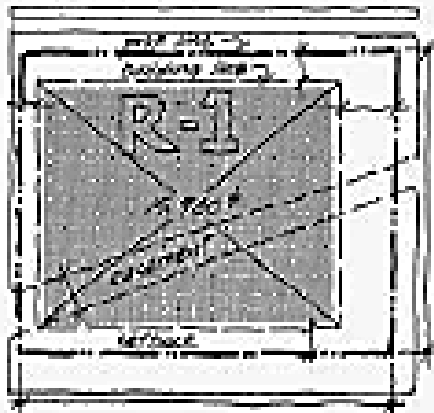
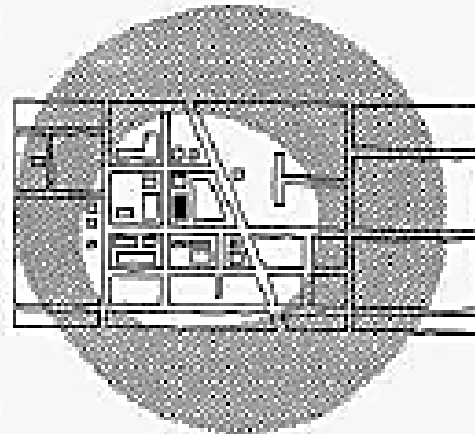
Soft Data

- Visual
- Tetangga
- Aktivitas sekitar
- Kebisingan



LOCATION May include state map and city map showing location of site in relation to city as a whole. City map may also show distances and travel times to related functions in other parts of the city.

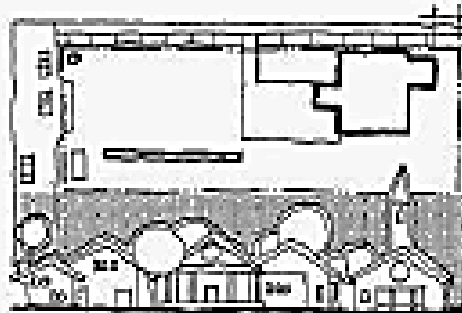
NEIGHBORHOOD CONTEXT Presents the immediate surroundings of the site for perhaps three to four blocks beyond the site boundary. This may be extended further to include an important factor or because of the scale of the project. Map may show existing and projected uses, buildings, zoning and any other conditions that may have an impact on our project.



SIZE AND ZONING Documents all the dimensional aspects of the site including boundaries, location and dimension of easements, and present zoning classification with all its dimensional implications (setbacks, height restrictions, parking formulas, allowed uses, etc.) and buildable area (land available for the project after all setbacks and easements have been subtracted). Analysis should also document the present and projected zoning trends, plans by the city transportation department to widen roads (change rights of way) and any other trend that might affect our project in the future.

LEGAL This category presents the legal description of the property, covenants and restrictions, present ownership, present governmental jurisdiction (city or county) and any future projections that may influence the project (such as the fact that the site is in a future city urban renewal area or within the boundaries of eventual university expansion).



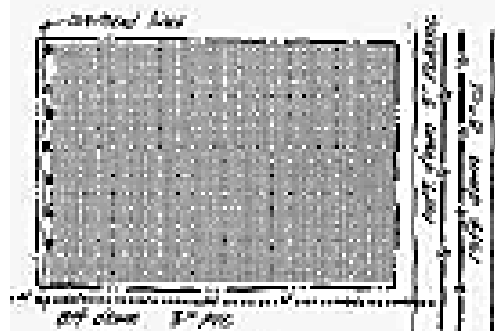
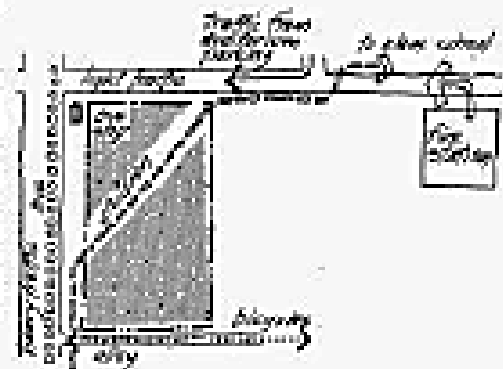


NATURAL PHYSICAL FEATURES Includes contours, drainage patterns, soil type and bearing capacity, trees, rocks, ridges, peaks, valleys, pools and ponds.

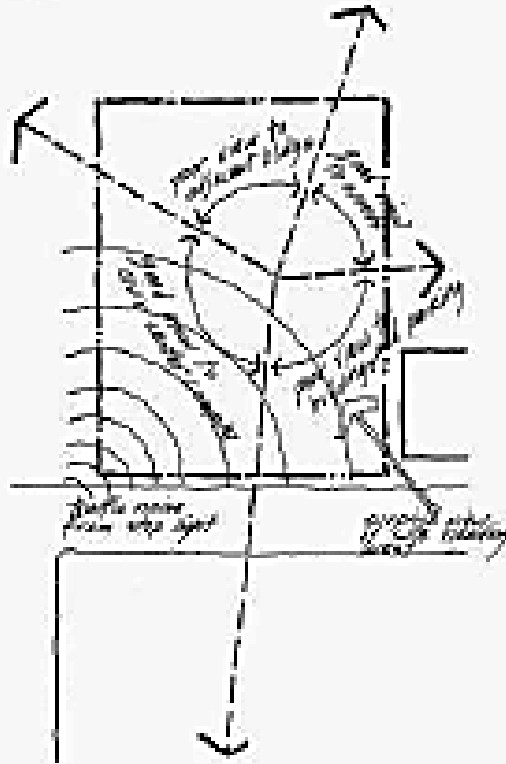
MAN-MADE FEATURES Document on site conditions such as buildings, walls, drives, curb cuts, hydrants, power poles and paving patterns. Off site features may include characteristics of surrounding development such as scale, roof forms, fenestration patterns, setbacks, materials, colors, open spaces, visual axes, paving patterns, porosity and ascertiveness of wall forms and accessories and details.

CIRCULATION Presents all vehicular and pedestrian movement patterns on and around the site. Data includes duration and peak loads for surrounding vehicular traffic and pedestrian movement, bus stops, site access edges, traffic generators, service truck access and intermittent traffic (parades, fire truck routes, concerts at nearby auditorium). Traffic analysis should include future projections insofar as they can be made.

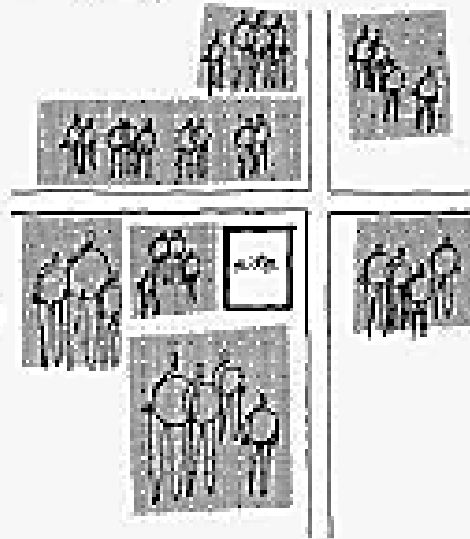
UTILITIES This category deals with the type, capacity and location of all utilities on, adjacent to and near the site. Typical utility types include electricity, gas, sewer, water and telephone. Where utilities are some distance from the site, those dimensions should be given. It is useful to document the depths of utilities when they are underground as well as the pipe material and diameters.



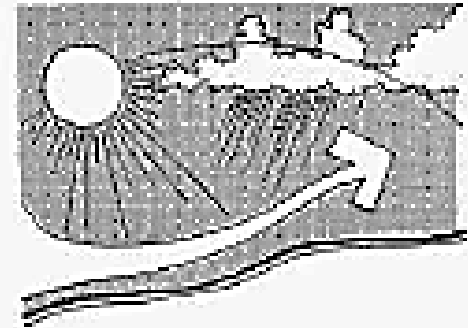
SENSORY Documents the visual, audible, tactile and olfactory aspects of the site. Typical issues are views to and from the site and noise generated around the site. It is of value to record the type, duration, intensity and quality (positive or negative) of the sensory issues. As discussed earlier, this often involves making some judgments about the relative desirability of the different sensory conditions on and around the site.

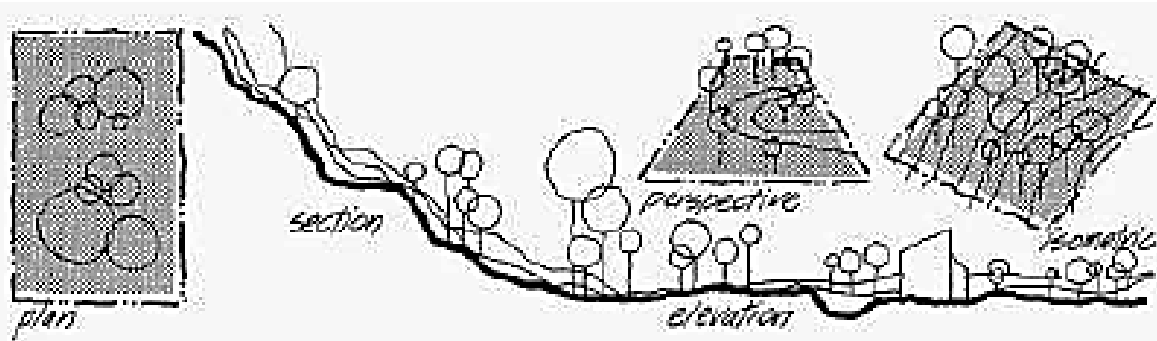


HUMAN AND CULTURAL Includes an analysis of the surrounding neighborhood in terms of cultural, psychological, behavioral and sociological aspects. This category is different from "Neighborhood Context" listed earlier in that the latter addresses the physical while this category deals with the activities, human relationships and patterns of human characteristics. Issues here might involve population age, ethnic patterns, density, employment patterns, values, income and family structure. Also of importance are any scheduled or informal activities in the neighborhood such as festivals, parades or crafts fairs. Vandalism and crime patterns, although not pleasant, are of value to designers when conceptualizing site zoning and building design.

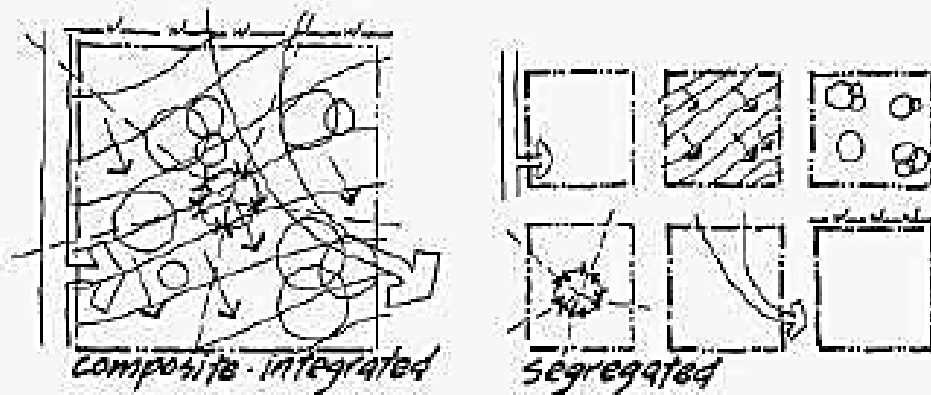
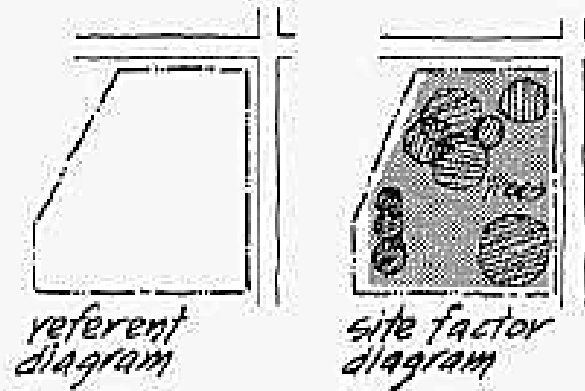


CLIMATE Presents all the pertinent climate conditions such as rainfall, snowfall, humidity and temperature variations over the months of the year. Also included are prevailing wind directions, sun-path and vertical sun angles as they change over the year and potential natural catastrophes such as tornados, hurricanes and earthquakes. It is helpful to know not only how climate conditions vary over a typical year but also what the critical conditions might be (maximum daily rainfall, peak wind velocity).

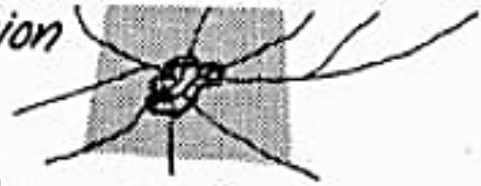




Penyusunan Data & Analisis Data Dalam Bentuk Diagram (Transformasi Desain)



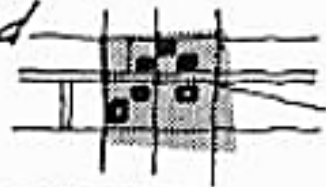
● *region*



● *city*



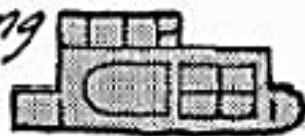
● *neighborhood*



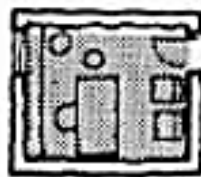
● *parcel*



● *building*

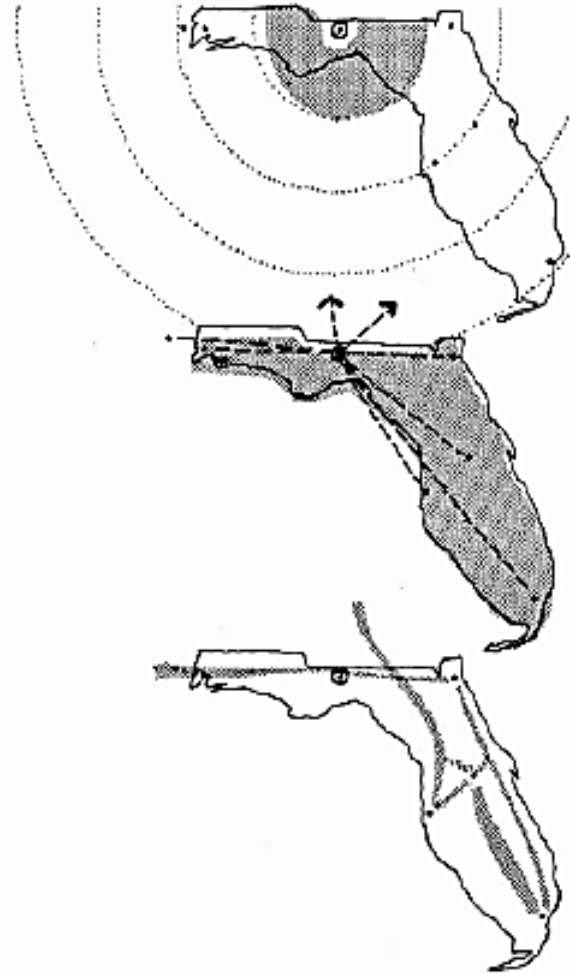
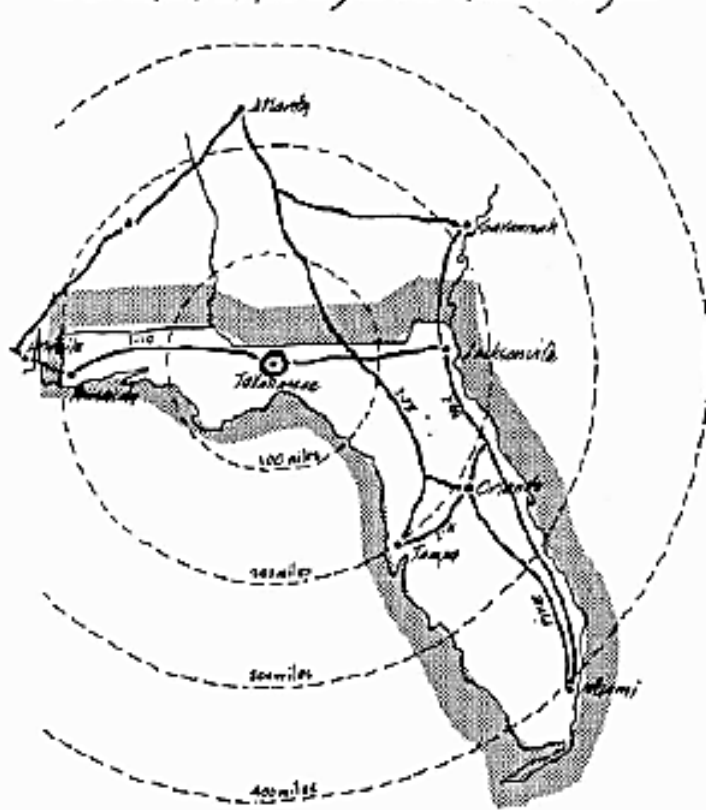


● *space*

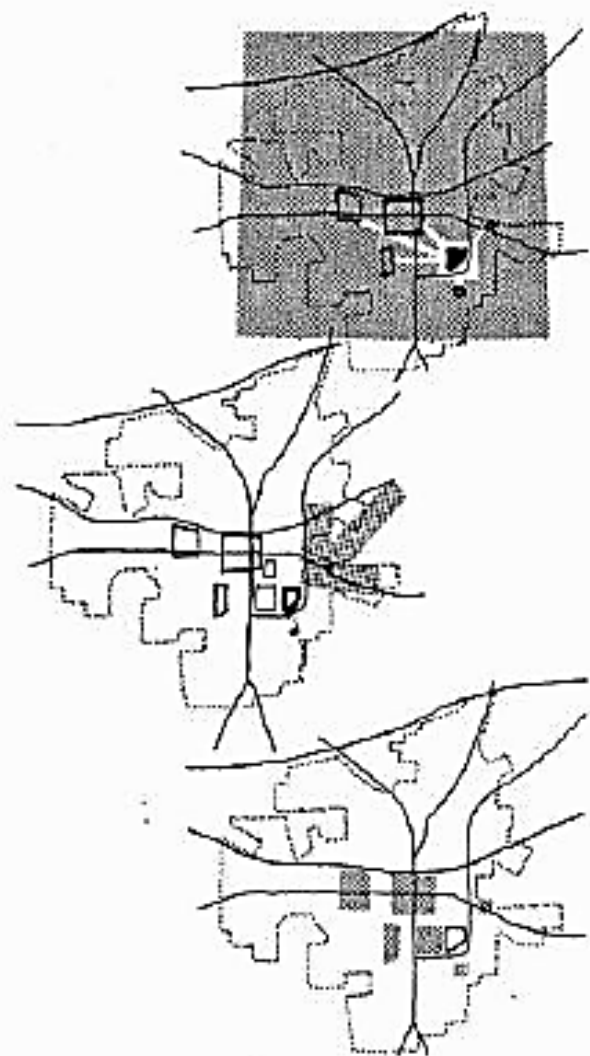
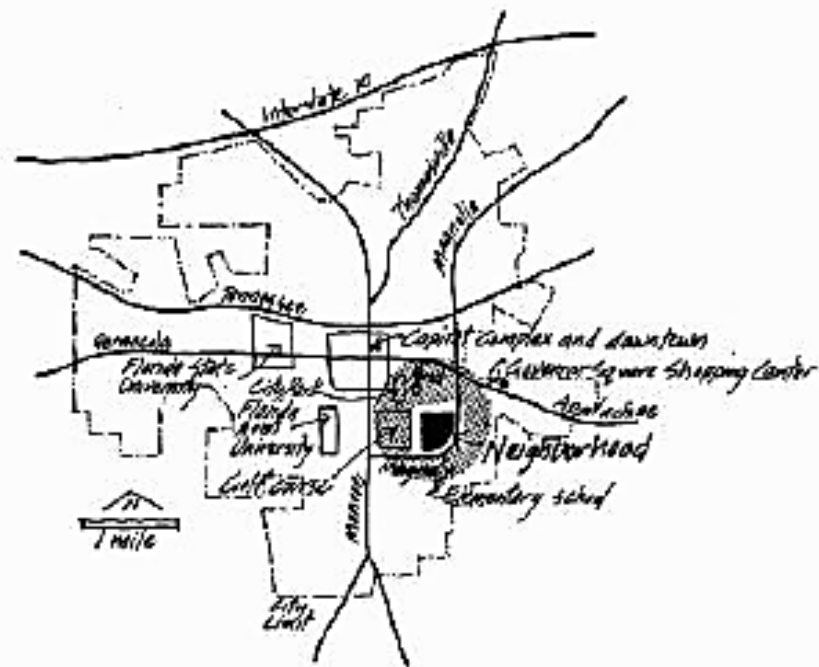


Location

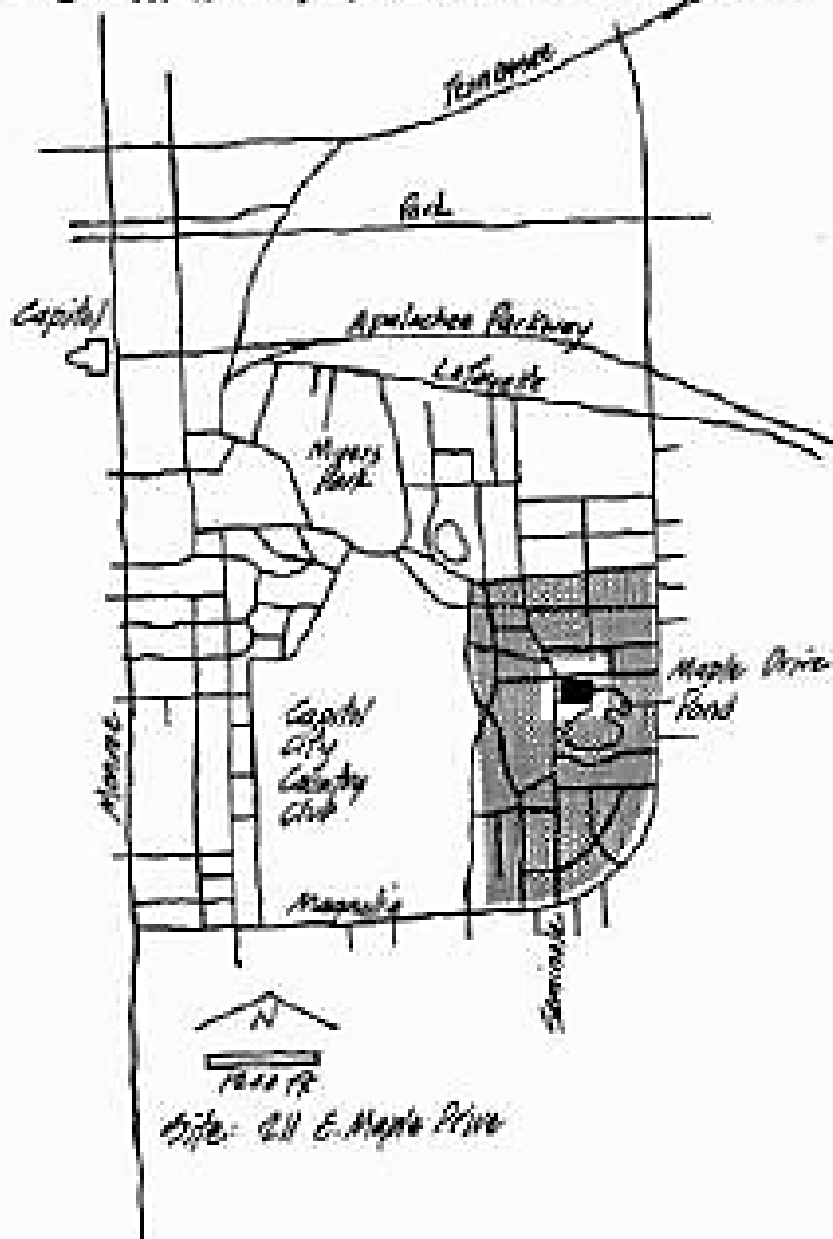
● *Location of the city in the state or region*



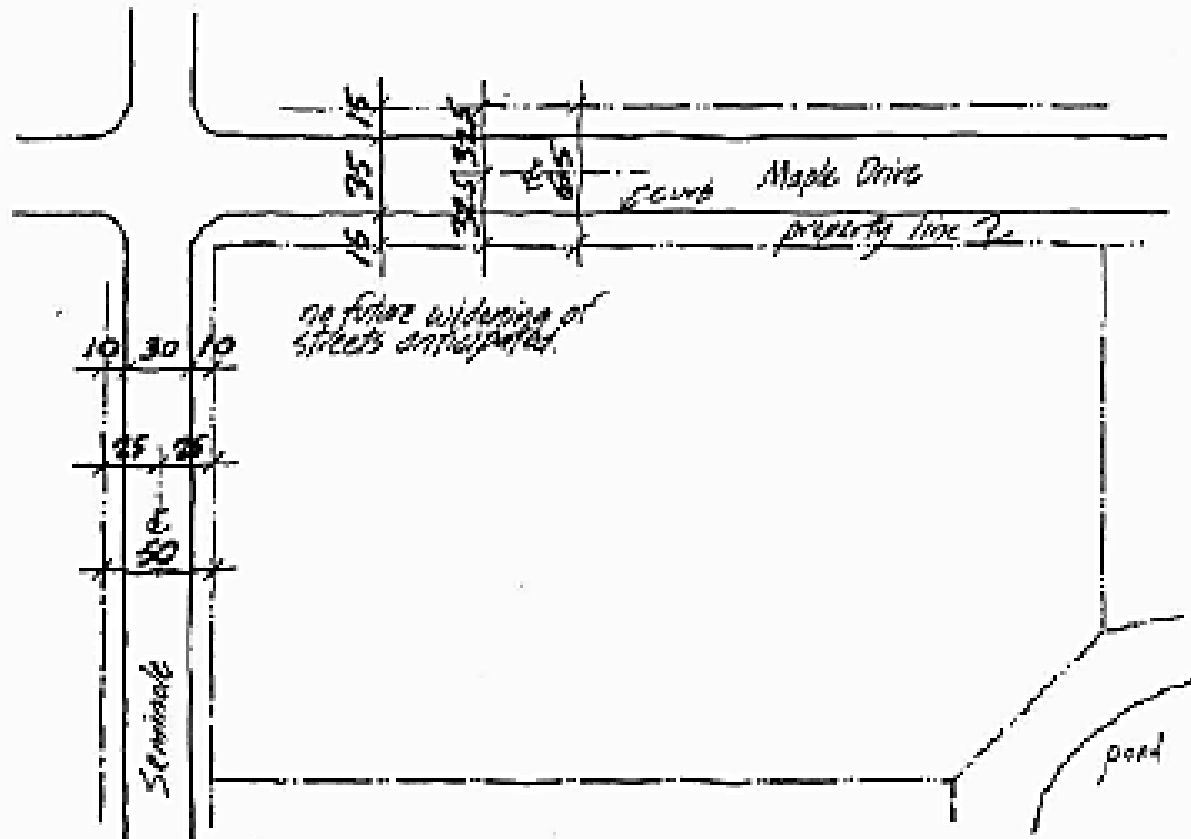
● Location of the neighbourhood in the city



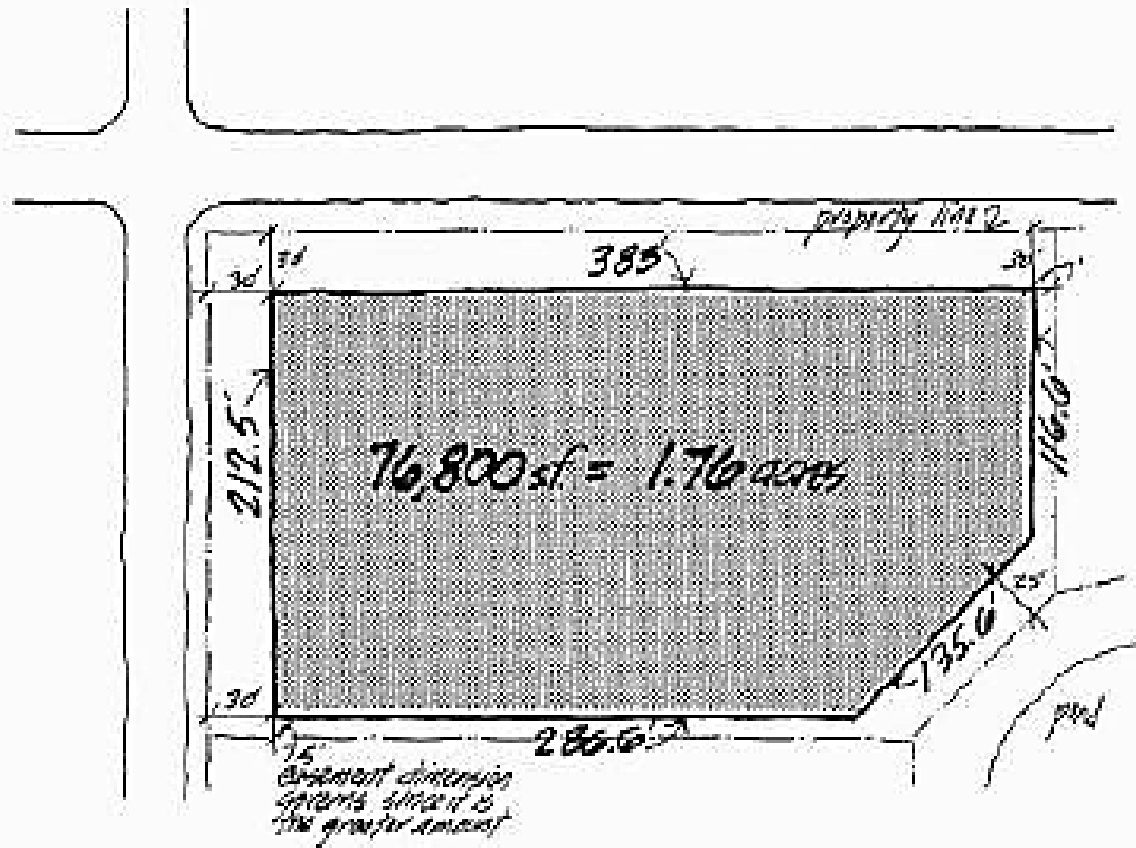
● Location of the site in the neighborhood



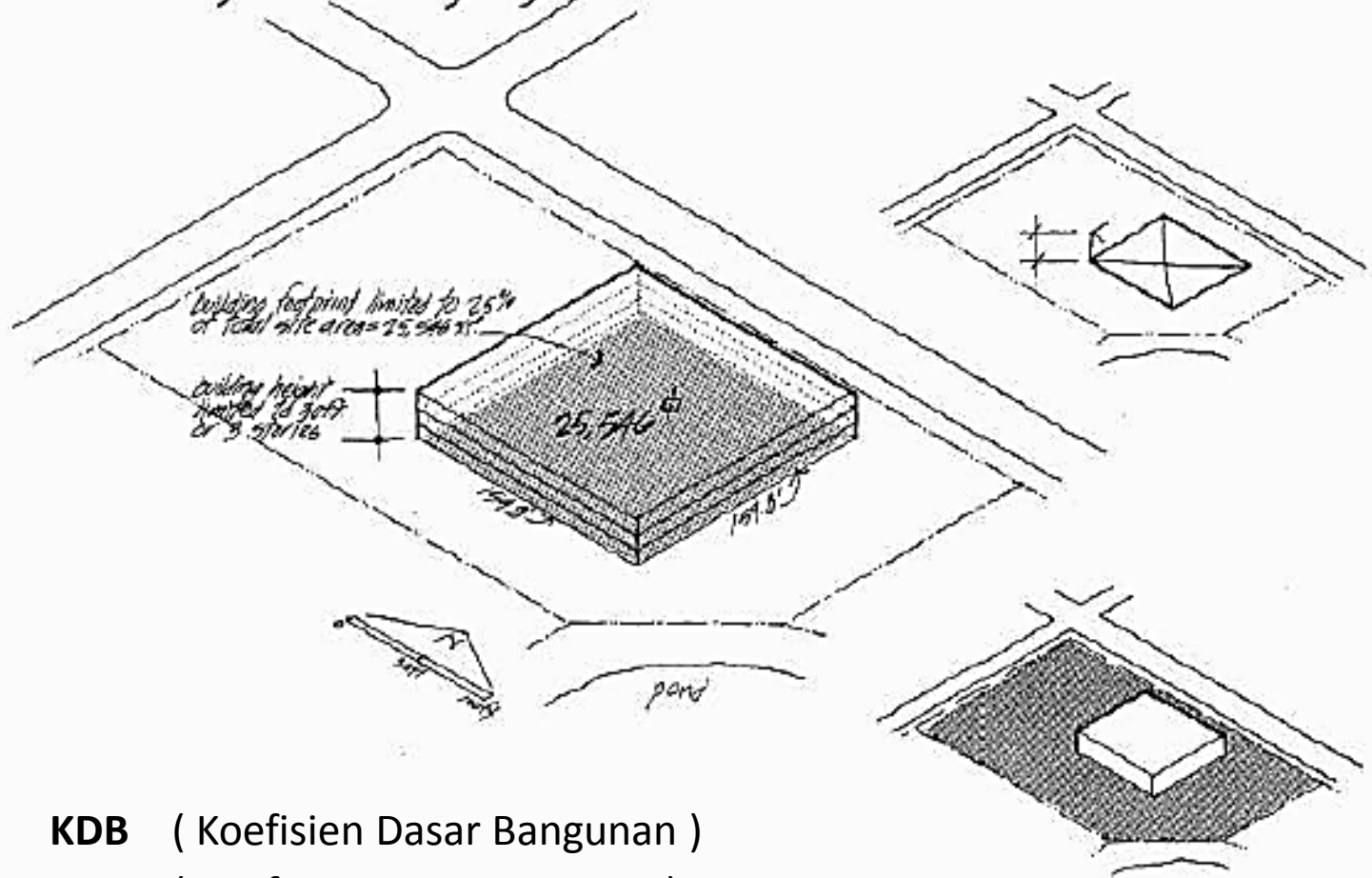
● Street rights of way



● Buildable area



● Site coverage and building height limit



KDB (Koefisien Dasar Bangunan)

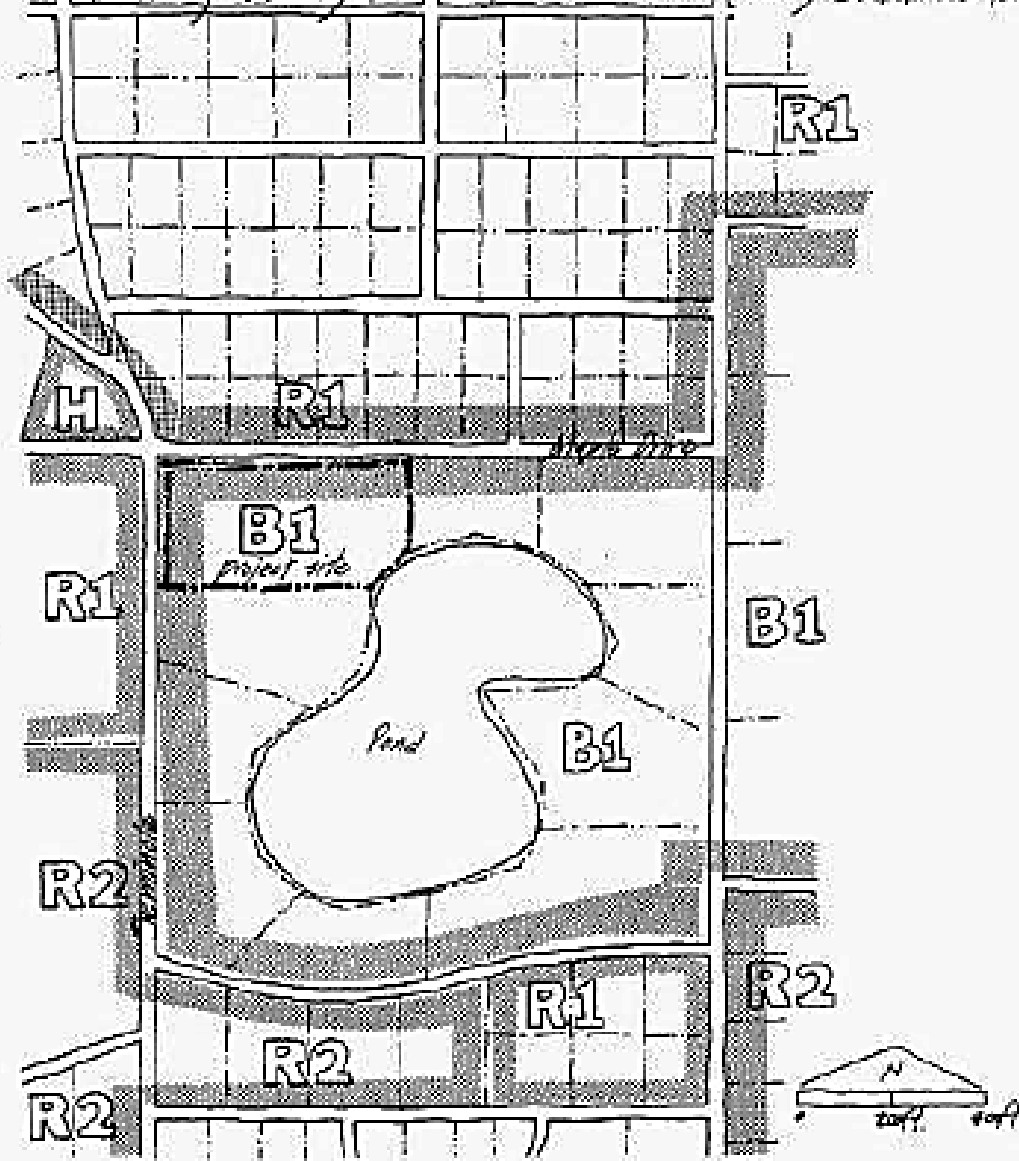
KLB (Koefisien Luas Bangunan)

ARP (Angka Ruang Parkir)

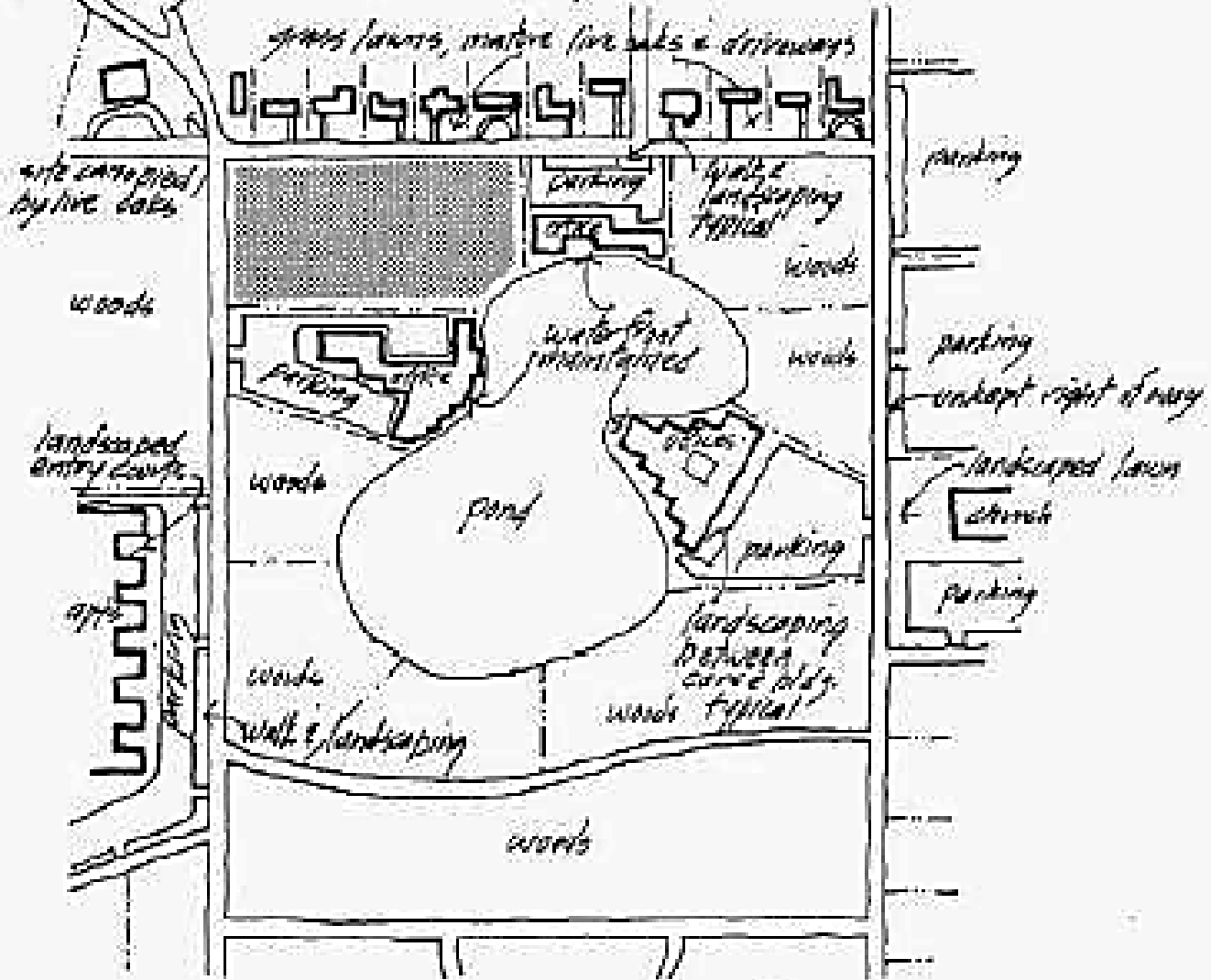
KDH (Koefisien Dasar Hijau)

Neighborhood Context

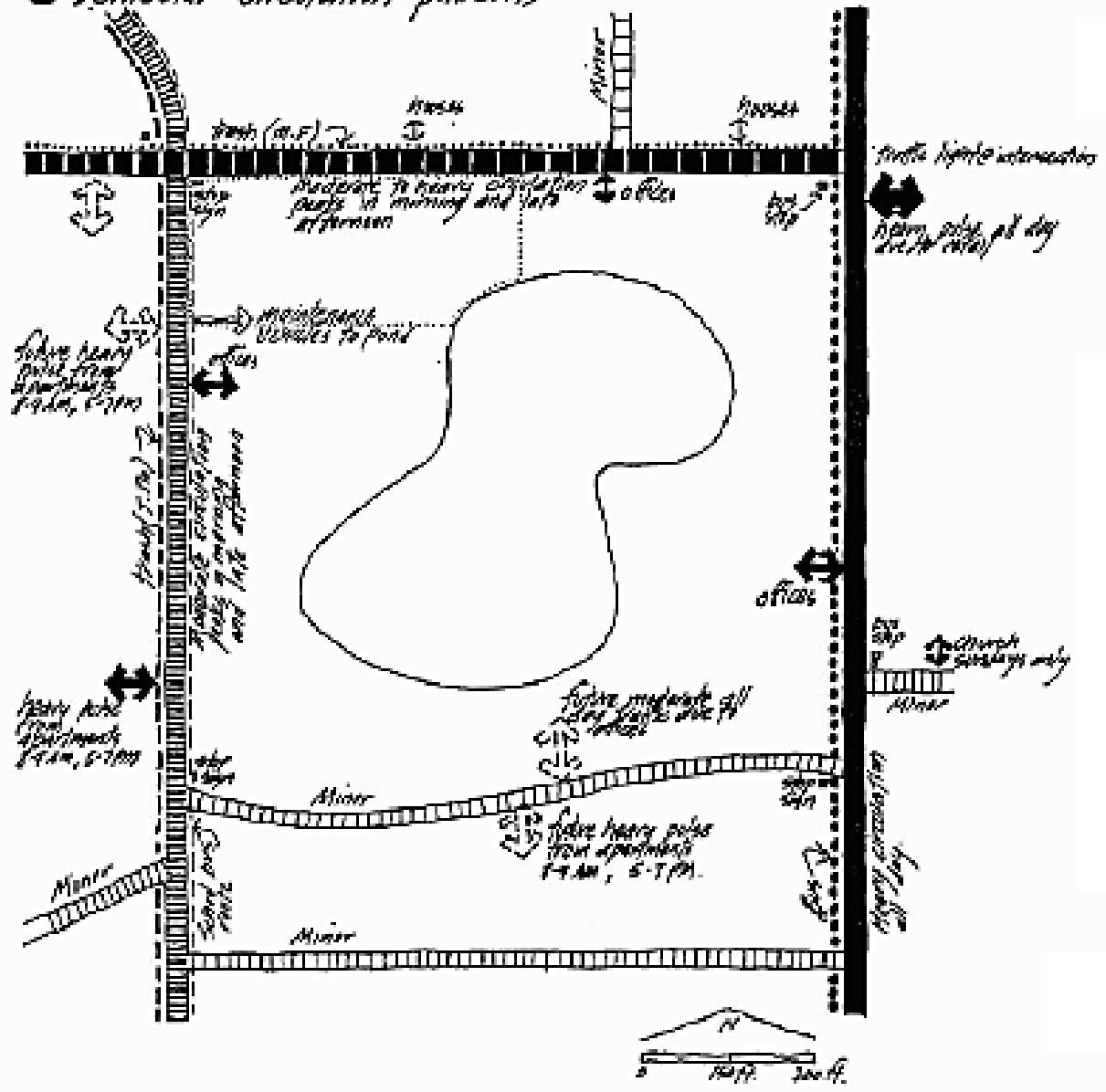
● Existing zoning (see City of Tallahassee Zoning Ordinance for details)



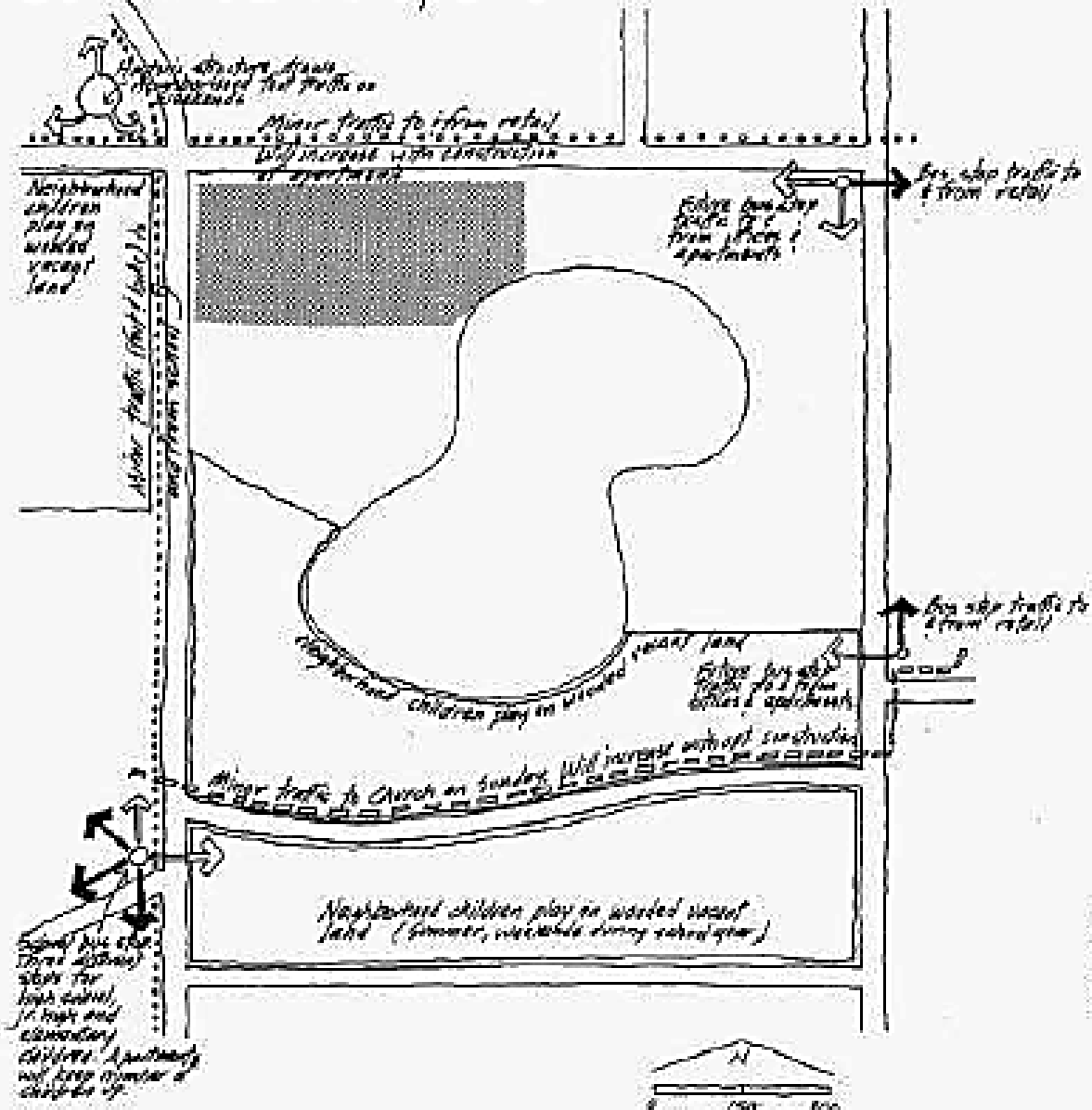
● Existing use of exterior space



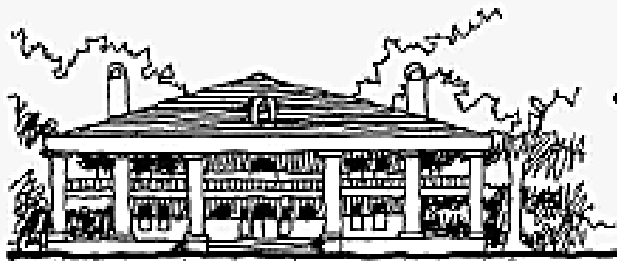
● Vehicular circulation patterns



● Pedestrian circulation patterns



● Significant architectural patterns



Historic structure is two story wide
spanwise with a brown slate veneer. Exterior
is horizontal wood siding. Building is
on 3' pedestal with open esp.
rail around the 2nd story porch.
Open porch on all 4 sides. Columns
and pedestal are stone.



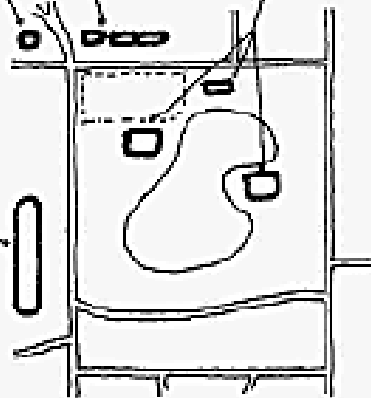
Offices around pond are built to strict image
requirements: vertical post profile, jumpy form, wood
exterior, slate shingle roof, pitched shed roof,
porch perimeter and natural landscape on pond side.



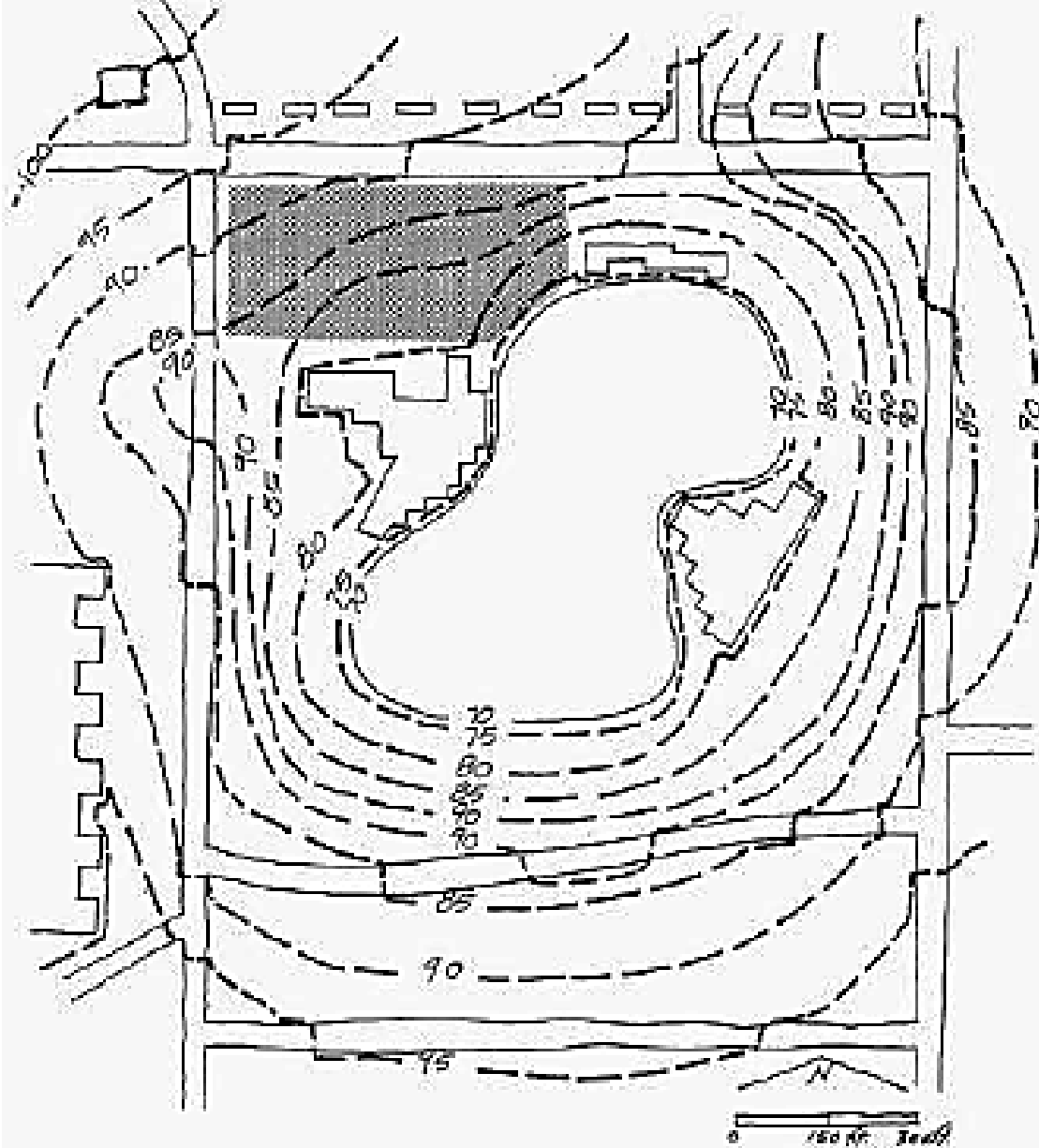
Typical suburban architecture
oil slick, maple drive. All sides
with slate asphalt shingles.
mixture of brick and wood siding
on exterior. Garage doors facing
street.



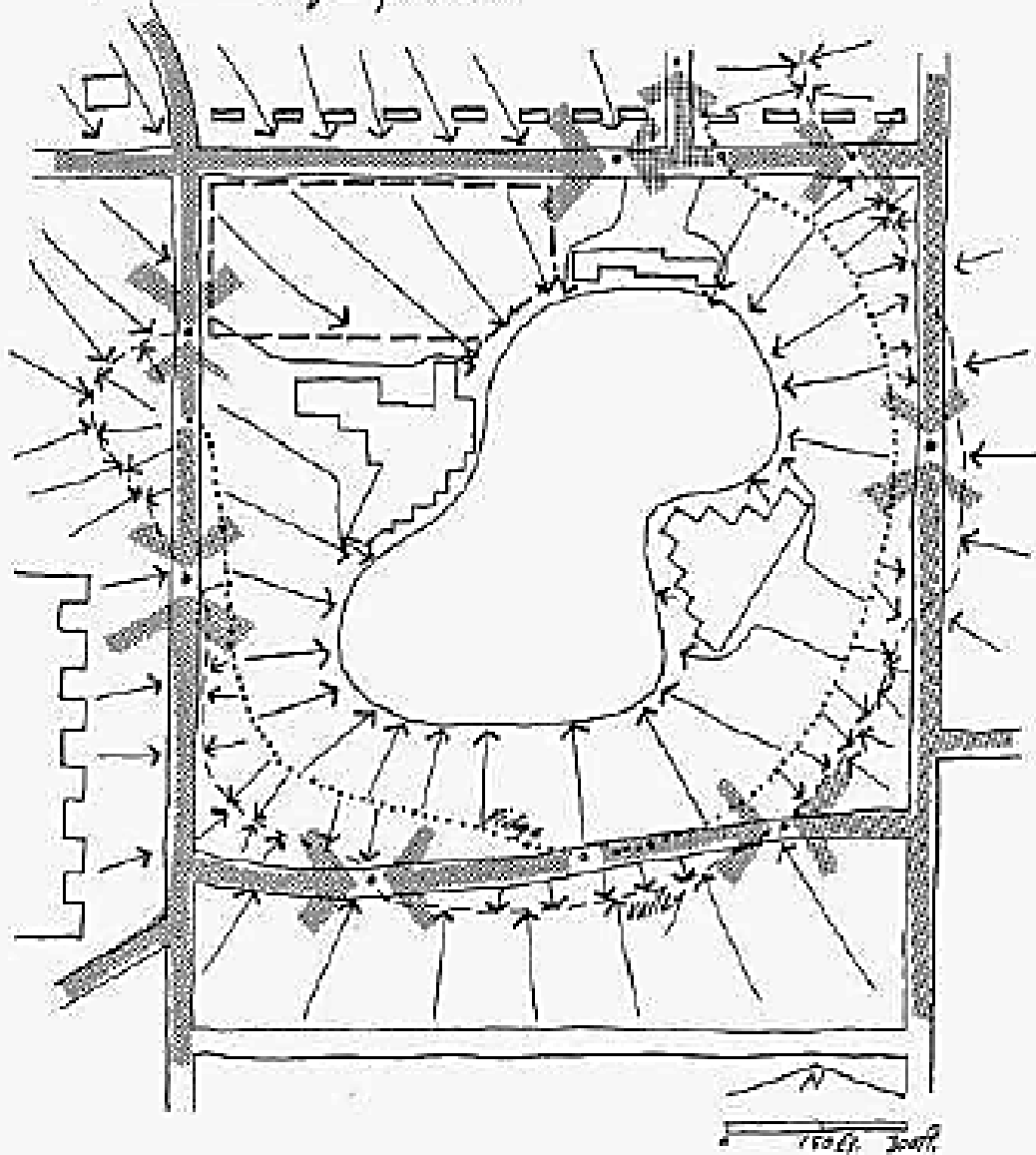
Blocky 6 story apartments with brick exterior. Emergency
stairs in back. Wings present concrete facade to
Summit Drive. 63' deep. Landscaped entry
courts between protruding wings. 1970s era
window pattern. Landscaping in entry courts and
in front of lobby at street suffers image
considerably.



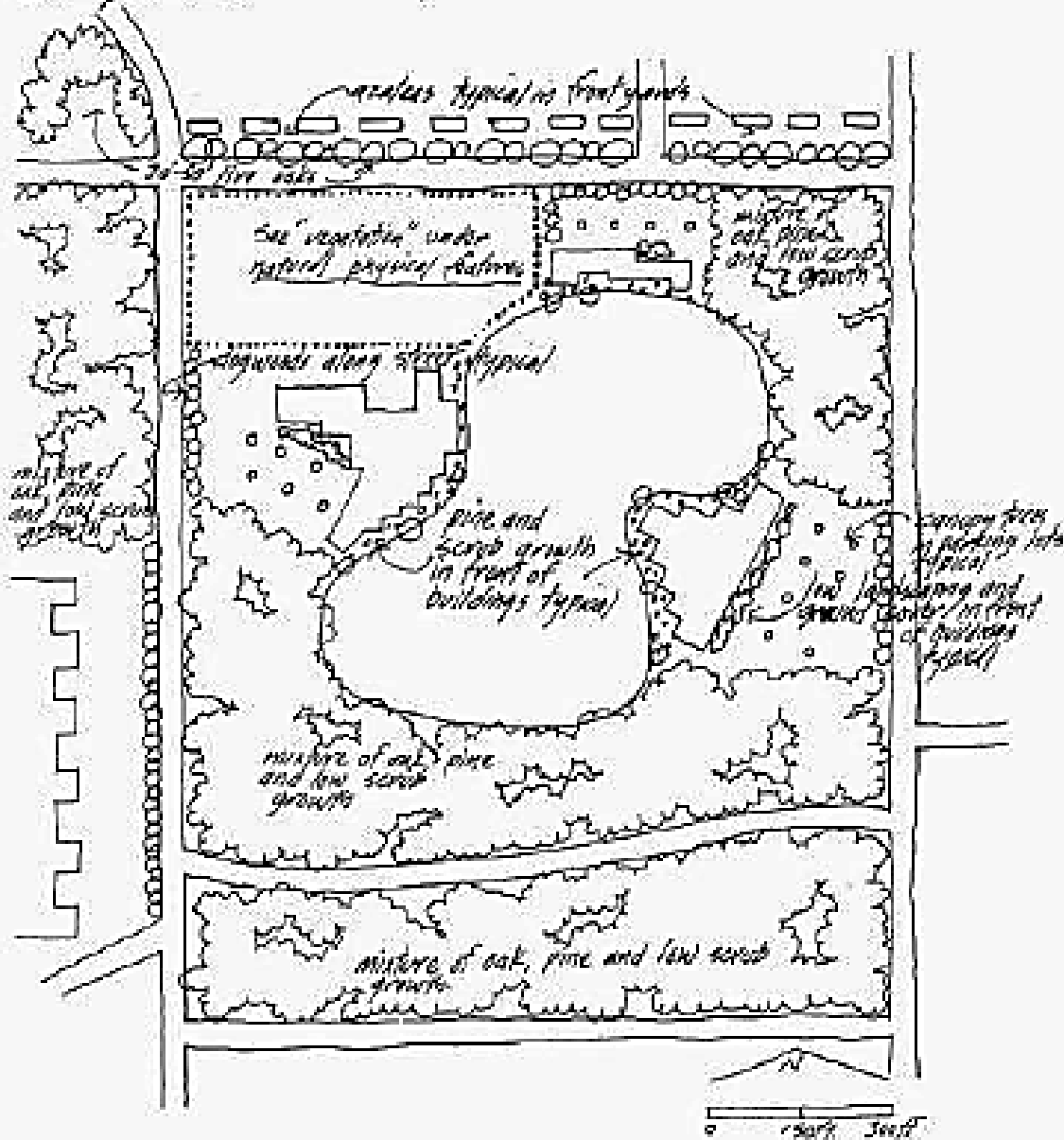
● Contours



● *Surface drainage patterns*

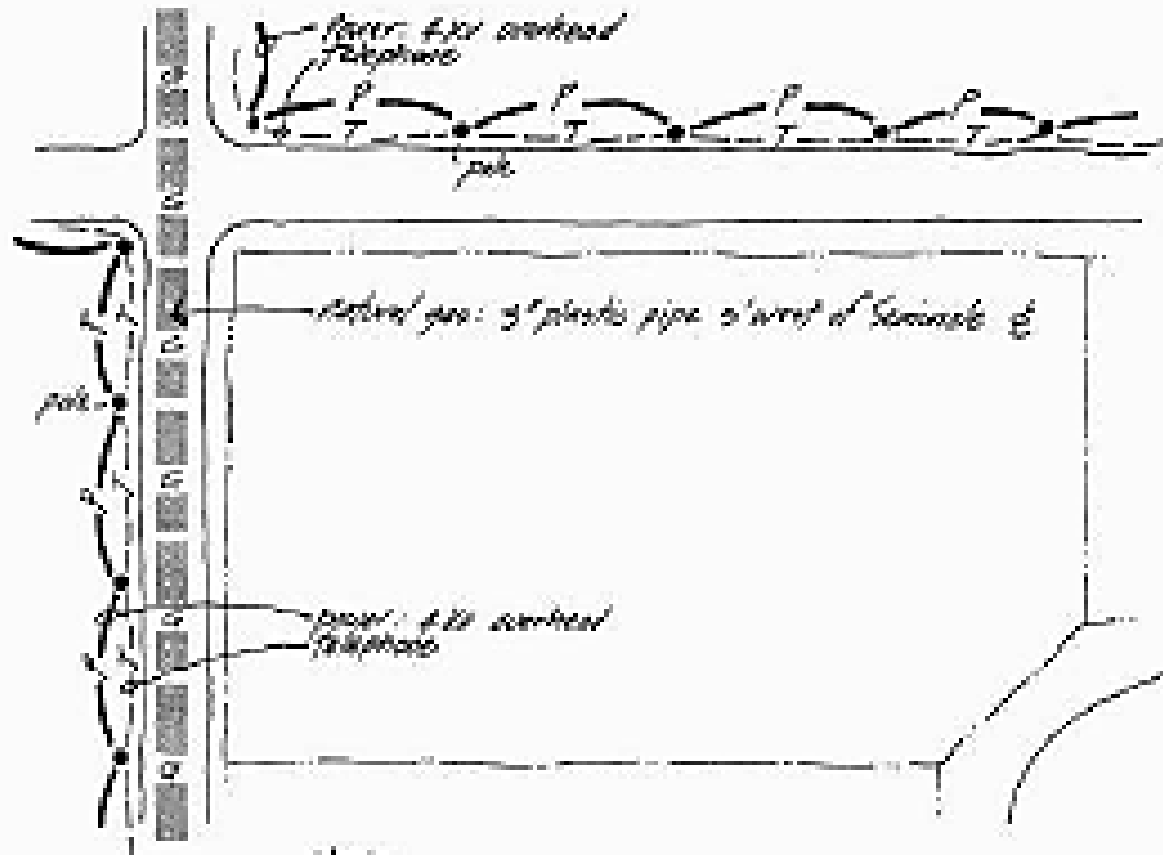


● Vegetation



Utilities

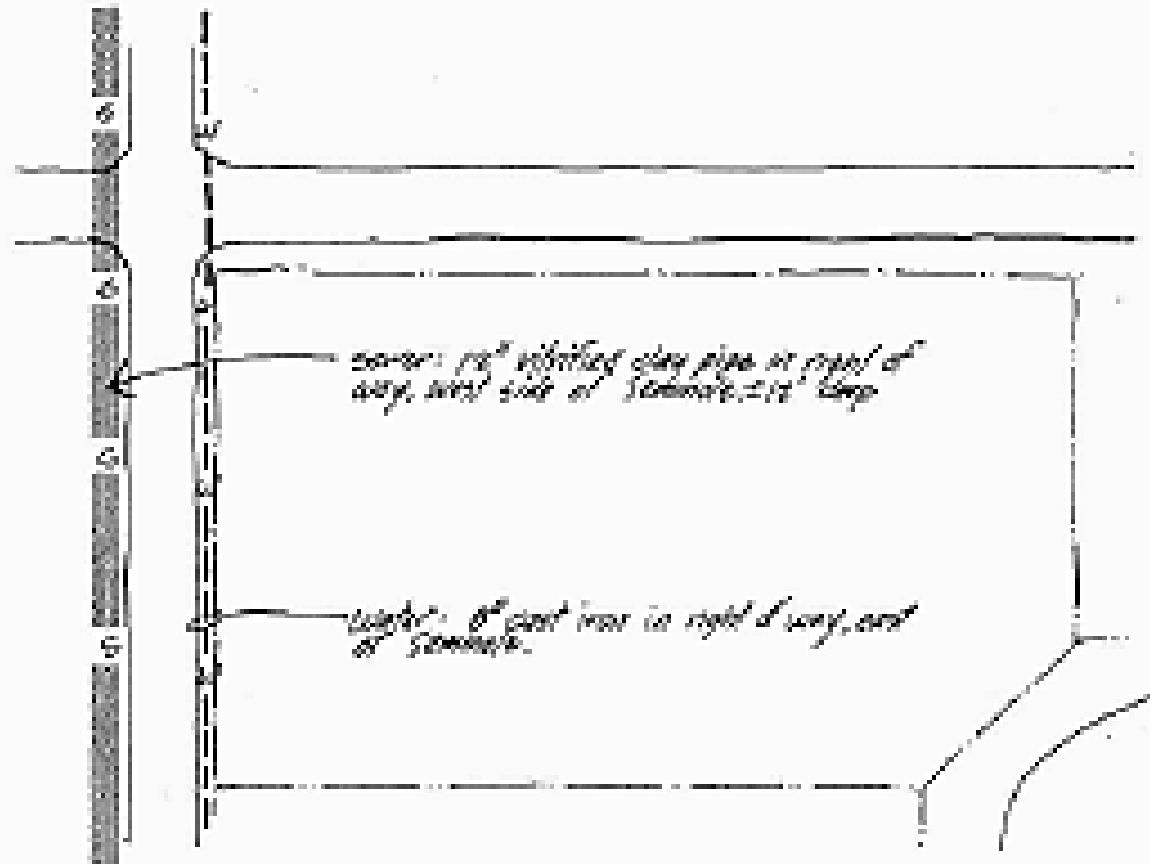
- Power, gas and telephones



NOTE:
all utilities within Boardman's Village
shall have meter on easting side



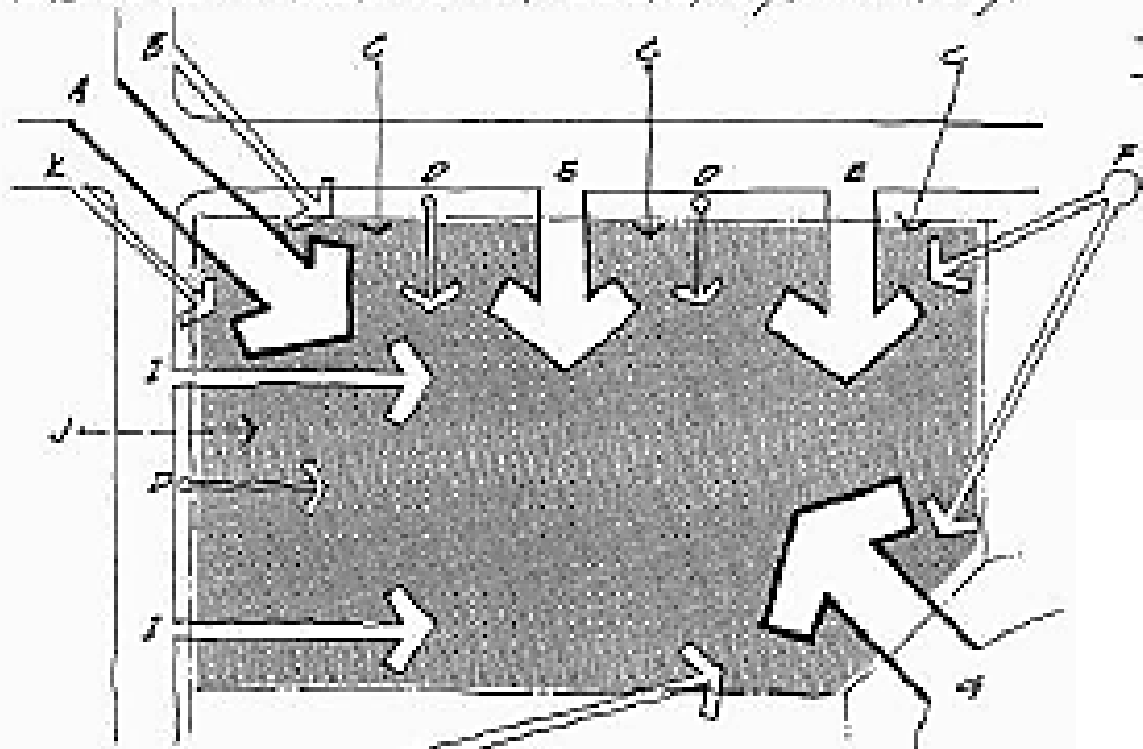
● *Water and sewer*



Sensory

● Views into the site

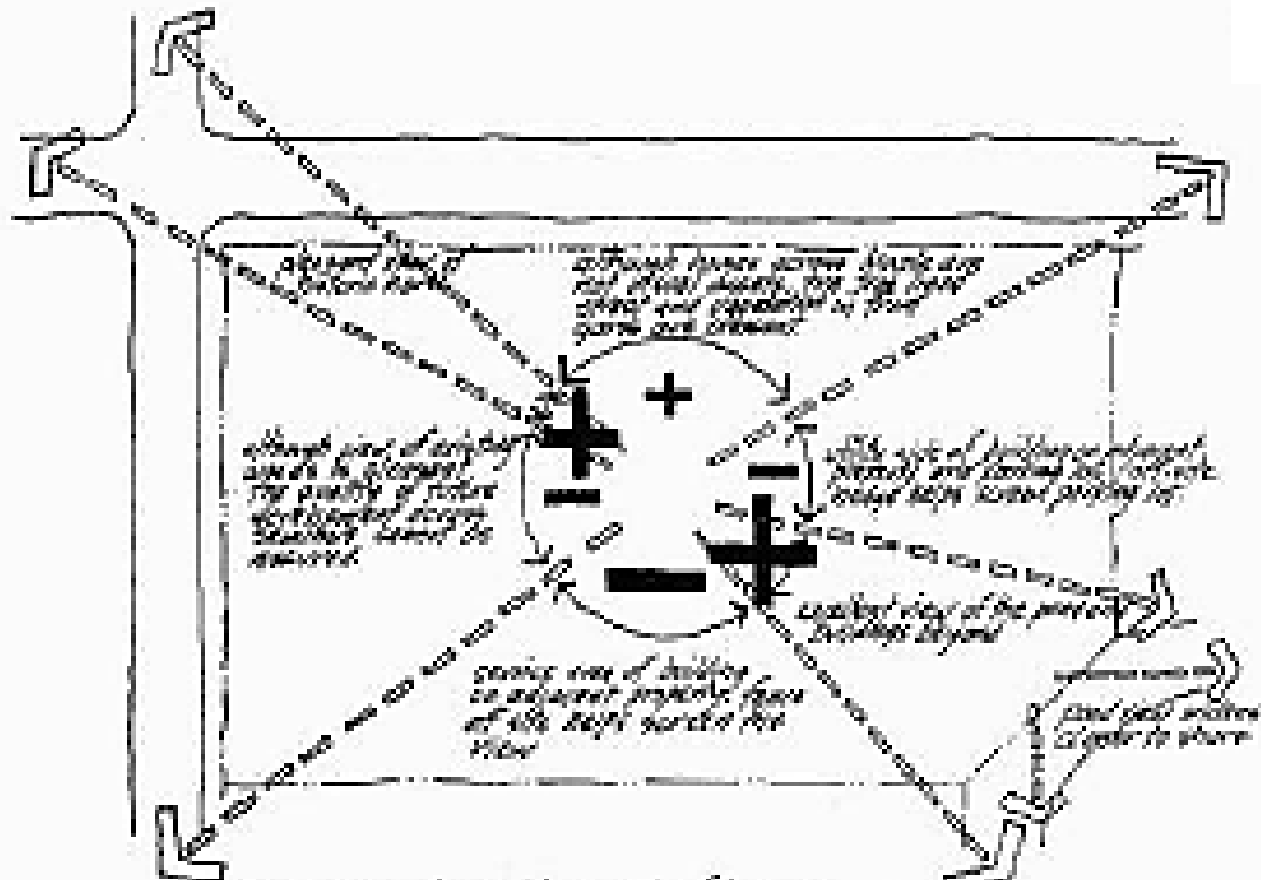
NOTE: width of arrows indicate relative importance of responding to views in design



- A major view to site from driving lanes
- B view vehicular approach from Seminals
- C type visibility across Maple Drive
- D view sidewalk
- E view walking on Maple Drive
- F view vehicular approach from Maple
- G major view from other buildings across road
- H glimpse into street from sidewalk and Seminals
- I from Seminals
- J future view from property across Seminals
- K view vehicular approach at Maple



● Views from the site



NOTE: comments about the quality of the views include later views with the buildings in context. It is not clear what exactly these views show depending upon where the new building will be located on the site.



● *Relation between diagrams*



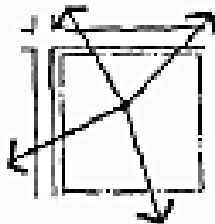
● *Relation between diagrams and referent drawing*

initial diagram

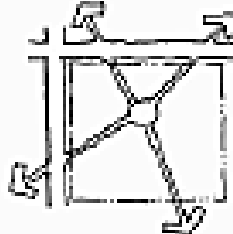


referent drawing

refined diagram



referent drawing

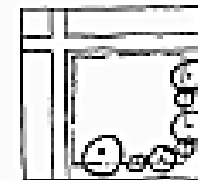
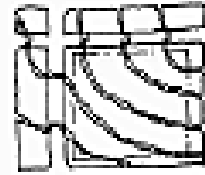


● *Relation between diagrams and border*

initial diagram



referent drawing



referent drawing

