



**FINAL ARCHITECTURAL DESIGN STUDIO PROJECT PROPOSAL
INTERNATIONAL UNDERGRADUATE PROGRAM IN ARCHITECTURE**

**DESIGN OF AGROTOURISM & RESORT WITH ECO-TOURISM
ARCHITECTURAL APPROACH IN TLOGOMULYO ,KERTEK,
WONOSOBO, CENTRAL JAVA**

AKAH MOUNT RESORT & AGRO

DESIGNED BY

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UNIVERSITAS
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DEPARTMENT of
ARCHITECTURE



한국건축학교육인증원
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Undergraduate Final Project with the title:

**Designing of Agrotourism & Resort with Ecotourism
Architectural Approach in Tlogomulyo , Kertek, Wonosobo,
Central Java.**

**Perancangan Agrowisata & Resort dengan Pendekatan
Arsitektur Ekowisata di Tlogomulyo , Kertek, Wonosobo, Jawa
Tengah.**

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DEPARTMENT of
ARCHITECTURE



한국건축학교육인증원
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is a work of its own except the work mentioned in the reference and there is no help from any other party either in whole or in part in the process of making it. The final result of this work was handed over to the Department of Architecture, Islamic University of Indonesia for use for educational and publication purposes, but the intellectual property rights are still owned by the author.

Yogyakarta. 1st August 2022



Aliya Jauhari Hildayanti

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Yogyakarta, 1st August 2022

Aliya Jauhari Hildayanti

DEDICATION SHEET

This design report is dedicated to:

1. Beloved parents Nirwan Djauhari and Norhasanah who always pray , provide encouragement and motivation for the author.
2. The author's brother Muhammad Irsan Jauhari Putra who always pray and give encouragement to the writer.
3. Author partner Muhammad Taufik Hidayat who is very instrumental in helping the author in providing encouragement and time to accompany the author when he is happy or sad.
4. The writer's close friends in architecture such as Afa, Tyas, Fai, Ummi, Rafi, Sultan, Rifqi, and Faris who always helped the writer during the lectures. may you all always be given safety and success.
5. My friends in arms, the author of the 2018 International Architecture Program Force, who provide full support in all things and the author cannot mention one by one.
6. All the lecturers of Architecture at the Islamic University of Indonesia, who I respect.
7. My Almameter, Islamic University of Indonesia.

FOREWORD

All praise is due to Allâh, the Lord of the Worlds. Let's say gratitude for the presence of Allah SWT who has given mercy, guidance and his blessings. Shalawat and greetings we pour out to Prophet Muhammad SAW and his family and friends, hopefully with that we can feel intercession until the Day of Judgment. Amen

The completion of this Bachelor's Final Project cannot be separated from various parties who provide moral support, as well as material. Therefore, the author would like to dedicate this foreword as a form of appreciation of the author to these parties.

For Mr. Ir. Tony Kunto Wibisono, M.Sc as the supervisor, Mr. Dr.-Ing. Ir. Ilya Fadjar Maharika, MA., IAI. and Mr. Dr. Ir. Arif Wismadi, M.Sc. as the examiner lecturer who has given the author the opportunity to work on and complete this undergraduate final project. He-he has taught the author how to communicate and the value of good self-confidence.

The author realizes that this final undergraduate project is still far from perfection, then criticism, and suggestions are expected to continue to develop architectural science and science that develops. Thank you, thank you, happiness for all, love

Author,
Aliya Jauhari Hildayanti

TABLE OF CONTENT

CHAPTER I

INTRODUCTION

1,1 Background	3
1.2 Problem Formulation	11
1.3 Design Limitation	13
1.4 Design Method	14
1.5 Preliminary Design Hypothesis	15
1.6 Design Framework	16
1.7 Originality and Novelty	17

CHAPTER II

PROBLEM AND STUDIES

2.1 Locatio, Site, Context Studies and Analysis	21
2.2 The Selection Site Context Analysis	39
2.3 Study and Analysis of Design Approach	51
2.4 Study and Analysis of Design Typology	65
2.5 Study and Analysis of Precedent	101
2.6 Study and Analysis of Bussiness	115
2.7 Summary of Issue	119
2.8 Summary Design Development	120

CHAPTER III

DESIGN PROBLEM SOLVING

3.1 Exploration of Site Context Concept	137
3.2 Design Theme Concept Exploration	157
3.3 Exploration of the Concept of Building Function	171
3.4 Figurative Design Concept	184

CHAPTER IV

DESIGN CONCEPT & SCHEMATIC

4.1 Concept & Schematic Design of the Site Area	189
4.2 Concept & Schematic Design of the Building	195
4.3 Concept & Schematic Architectural Detail	255
4.4 Concept & Building Envelope Design	262
4.5 Concept & Schematic Design of Building Interior and Exterior	269
4.6 Concept & Structural System Design	291
4.7 Concept & Building Safety and Barrier Free Utility System Design	294

CHAPTER V

DESIGN REFLECTION

5.1 Design Reflection	299
5.2 Conclusion & Recommendation	304

CHAPTER VI

REFERENCES & ATTACHMENT



DESIGN PREMISE.

Wonosobo is a city with the nickname "**The Land of a Million Enchantments and Culture**", based on its strategic location, which is in the heart of Central Java Province as a district that has beautiful natural resources where the scenery is flanked by two mountains that are still active, namely Mount Sindoro and Mount Sumbing. Its strategic location makes this place has a lot of potential in the fields of economy, tourism, and agriculture which is very large and is managed from fertile soil and is maintained in terms of sustainability. But from the many existing tourism potentials, many have not been developed optimally.

So to optimize the tourism potential this project proposes the need for an architectural ecotourism approach that is related to nature and tourism packaged in terms of architecture can also be applied to the design of agro-tourism and resorts. so that it can give birth to a design that is the answer to problems such as a poor economy while taking advantage of the existing potential, namely tourism and agriculture.

CHAPTER 1



INTRODUCTION

CITY OF A MILLION ENCHANTMENT AND CULTURE -
WONOSOBO - TOURISM

1.1 BACKGROUND

1.1.1 Phenomenon of Economic in Wonosobo

The tourism sector is a sector that is indispensable and includes a sector that plays an important role in a country, especially in this era of globalization. The encouragement in equal distribution of opportunities to build businesses also obtains several benefits that can be used to face challenges and changes in life that occur on a local, national and global scale to become one of the things needed in tourism development. Economists often term tourism as an invisible export because of its quite capable ability to bring in foreign exchange as well as commodity export activities that are not inferior to one another, while also increasing tax revenues from a country.

Wonosobo is one of the regencies located in Central Java which has a total area of 984.68 km². This area has a highland which is included in the province in Central Java. The economic structure in Wonosobo district has promising potential in terms of tourism so it is expected to increase the economy in regional income.

In addition, **the tourism potential of the Wonosobo Regency has not been developed optimally.** Even though it is ranked as the fourth-highest tourist visit compared to several districts included in Central Java, Wonosobo is recorded by the Central Statistics Agency as 15 districts that are included **in the poverty zone, with Wonosobo as the poorest district in Central Java with a percentage of poor people of 20.32%.** The problem of poverty occurs because of problems in **the ownership of latrines, houses that are not suitable for habitation, and lack of educational participation.**





1.1.2 Economic Sector in Wonosobo



Picture 1.1. Poverty In Wonosobo. Source : Solopos.com 2021

One of the problems that a country always pays attention to is poverty. Poverty in the economic field is a phenomenal problem which is used as a reference point in the success of a government. The poverty criteria cited by the World Bank in 2006 are life below the average, which includes low levels of health, access to clean water sanitation, education, and low security.

Poverty alleviation is one of the programs prioritized by the Wonosobo district government in 2020, Wonosobo is in the second-highest rank as the poorest district in Central Java. Based on the publication "Wonosobo Regency in Figures 2021" the percentage of poor people reached 17.36% which experienced several increases from the previous year, namely 2019 with a rate of 16.63%.

The contributors to the problems with the highest poverty rates are in the education, health, infrastructure, and economic sectors.

4.6 KEMISKINAN POVERTY

Tabel 4.6.1 **Garis Kemiskinan, Jumlah, dan Persentase Penduduk Miskin di Kabupaten Wonosobo, 2013–2020**
Poverty Line, Number, and Percentage of Poor People in Wonosobo Regency, 2013–2020

Tahun Year	Garis Kemiskinan (rupiah/kapita/bulan) Poverty Line (rupiah/capita/month)	Jumlah Penduduk Miskin (ribu) Number of Poor People (thousand)	Persentase Penduduk Miskin Percentage of Poor People
(1)	(2)	(3)	(4)
2013	258 522	170,10	22,08
2014	267 548	165,83	21,42
2015	275 180	166,40	21,45
2016	297 422	160,10	20,53
2017	308 553	159,20	20,32
2018	323 490	138,32	17,58
2019	340 827	131,35	16,63
2020	362 683	137,64	17,36

Sumber/Source: .BPS, Survei Sosial Ekonomi Nasional Maret/BPS-Statistics Indonesia, March National Socioeconomic Survey

Picture 1.2. Poverty Table in Wonosobo 2013-2020
Source : Publication Wonosobo Regency in Figures 2021



Picture 1.3. Poverty Diagram in Wonosobo 2016-2020
Source : Publication Wonosobo Regency in Figures 2021

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JATENG | WONOSOBO

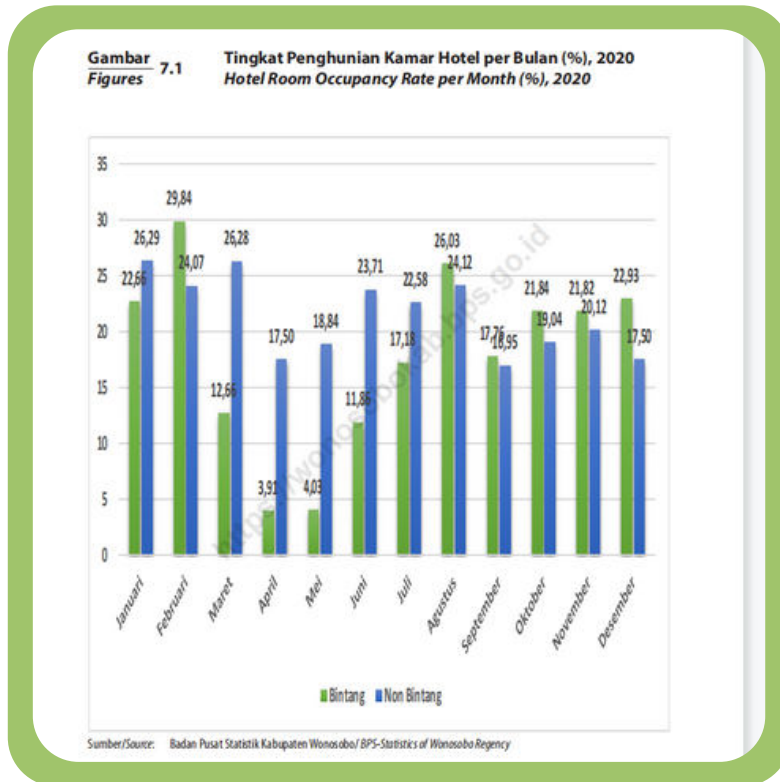
Angka Kemiskinan Wonosobo Tertinggi Kedua di Jateng

Jumat, 4 Maret 2022 13:08 wib 1 menit

f t w e p i c

Picture 1.4. Poverty in Wonosobo 2022
Source : Radarsemarang.id

1.1.2 Tourism Sector During a Pandemic in Wonosobo



Picture 1.5. Tourism in Wonosobo January-December 2020
Source : Publication Wonosobo Regency in Figures 2021

Accommodation in Wonosobo Regency in 2020 is divided into 2, namely star hotels and non-star hotels. Star hotels consist of 4 units which add up to 281 rooms and non-star hotels consist of 23 units if they add up to 658 rooms. In terms of room occupancy rates in 2020, residents with star hotels decreased from 21.49% to 17.71% and non-star hotels had a percentage increase from 20.09% to 21.42%.



Picture 1.6. Tourism During Pandemic in Wonosobo 2013

Based on data obtained from the pandemic, Wonosobo district, C from the economic sector, especially this made the 2020 original region Head of Tax Management and Wonosobo Financial and Assets explained that up to June the total 17 billion and decreased by 234 in the same period.

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-2020 Source : Wonosobo Express 2021

the news, at the time of the covid 19
Central Java experienced a battering
specially tourism, which as a result of
onal income (PAD) must be revised.
and Regional Revenues from the
et Management Agency (DPPKAD),
tal PAD revenue was in the range of
million compared to last year's PAD

Tabel 7.2
Table 7.2
Persentase Tingkat Penghunian Kamar (TPK) Akomodasi
Hotel Menurut Bulan di Kabupaten Wonosobo, 2019 dan
2020
Percentage of Room Occupancy Rate of Hotel Accomodation
by Month in Wonosobo Regency, 2019 and 2020

Klasifikasi Hotel Hotel Classification	2019			2020		
	Bintang Star	Non Bintang Non Star	Total Total	Bintang Star	Non Bintang Non Star	Total Total
(1)	(2)	(3)	(4)	(5)	(6)	(7)
Januari/ January	11,42	13,03	12,22	22,66	26,29	24,11
Februari/ February	25,32	11,28	18,40	29,84	24,07	27,53
Maret/ March	16,62	13,11	14,89	12,66	26,28	16,43
April/ April	21,17	13,88	17,57	3,91	17,50	7,67
Mei/ May	10,28	6,47	8,33	4,03	18,84	8,13
Juni/ June	28,94	47,92	38,35	11,86	23,71	15,14
Juli/ July	34,44	32,97	33,71	17,18	22,58	18,79
Agustus/ August	21,48	19,00	20,25	26,03	24,12	25,32
September/ September	25,38	13,59	19,55	17,76	16,95	17,46
Oktober/ October	19,02	19,19	19,10	21,84	19,04	20,81
November/ November	11,70	19,19	15,40	21,82	20,12	21,20
Desember/ December	32,48	31,94	32,21	22,93	17,50	20,80
Wonosobo	21,49	20,09	20,80	17,71	21,42	18,98

Sumber/Source: Badan Pusat Statistik Kabupaten Wonosobo/BPS-Statistics of Wonosobo Regency

Picture 1.7. Tourism in Wonosobo January-December 2020
Source : Publication Wonosobo Regency in Figures 2021

The discovery of four weaknesses that are still
obstacles to tourism objects in Wonosobo, Central
Java, the first is the relatively short length of stay of
tourists and tourist attractions that have not been
worked out properly, accessibility has not met the
requirements as a national tourism destination,
and supporting facilities are still limited.

1.1.3 Agriculture Potential in Wonosobo

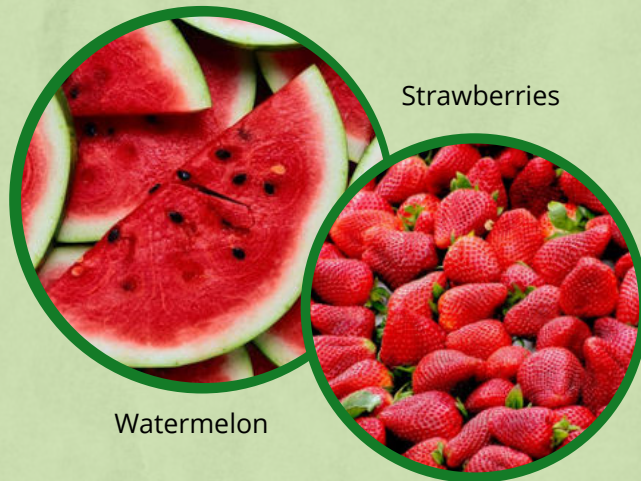


Picture 1.8. Agriculture In Wonosobo. Source : Solopos.com 2021

In saving the Indonesian economic sector during the pandemic, the plantation sector was reopened. One of them, of course, applies in Wonosobo district. Horticulture is divided into 4, namely vegetables, fruits, biopharmaceuticals and ornamental plants, which in 2020 had the highest productivity, dominated by cabbage plants as much as 586,238 quintals and salak fruits as a large-scale production with a value of 549,283 tons. Not only that, there are biopharmaceutical plants with 3,047,167 kg of cardamom, and ornamental chrysanthemums with a production value of 2,566,970 stalks.

The types of plantation crops planted by the community were recorded in 2020, namely coconut with the type of plant in the widest plantation category of 5,138.40 hectares with a total production of 4,613,035 tons. On the other hand, the plantation with the smallest planting area is tea with an area of 69.40 ha with a total production of 89,780 tons.

FRUITS



Watermelon

Strawberries

VEGETABLES



Shallot



Garlic



Big Chili



Chinese



Cayenne Pepper



Potato



Cabbage



Spring Onion

Wonosobo Regency has agriculture which is the sector with the highest contribution to the regional economy

POTENTIAL AGRICULTURE

Source : Publication Wonosobo Regency in Figures 2021

The hilly contours of Wonosobo's land are suitable for planting horticultural crops

ORNAMENTAL PLANTS



Orchid



Chrysanthemum



Rose



Tuberose



Fern



Philodendron

Every plant, fruit and vegetable has a competitive and comparative advantage in every sub-district in Wonosobo.

BIOPHARMACEUTICALS



Ginger



Aromatic Ginger



Turmeric



Laos



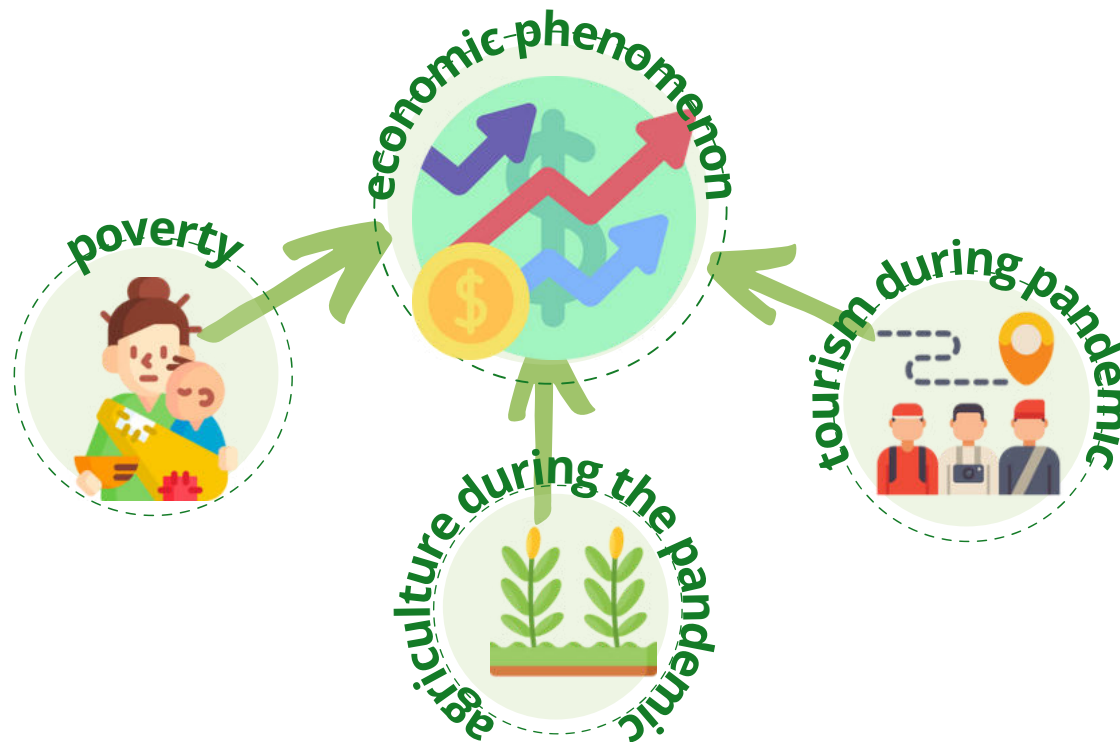
Village



Curcuma

1.2 PROBLEM FORMULATION

MAP OF PROBLEMATICS



ARCHITECTURE ISSUE

1. The function of agrotourism and resort tourism in Wonosobo is not yet optimal
2. There has been no innovation in processing tourism function buildings on ex-mining land in the Kertek area, and solutions for processing the topography of the land

ARCHITECTURE NON ISSUE

1. Many years bearing the title of the poorest district in Central Java
2. Pandemic affecting reduce economic sector in agriculture and tourism

PROBLEM STATEMENT

The urgency of the ecotourism approach in designing agro-tourism and resorts is an effort to increase the value of tourism potential area which can be empowered optimally so that it can help increase economic value, of course, in the tourism sector, it also balances the potential that exists around it as well. Based on the background of the problem that has been described, the formulation of the problem is as follows:

GENERAL PROBLEM

How to design an Agrotourism & Resort in Wonosobo that can optimally function tourism and can increase the economic sector from agriculture and tourism with an ecotourism architecture approach?

SPECIFIC PROBLEM

- How to design an Agrotourism & Resort with Ecotourism architecture approach?
- How do design an Agrotourism area that applies the ecotourism concept in architecture and still maximizes the income of the place?
- How to design a Resort that completes the design of the building in the ex-mining area?

GOALS

This design aims to help the Tourism Village, , to increase income from the existing tourism economic sector by using an architectural eco-tourism-based approach. The economic and socio-cultural potential possessed by the local community can become a force that can unite and support tourist destinations around the area.

OBJECTIVE

The plan for the development of Agrotourism and Resorts area is the development of recreational-educational tourism and participation from plantations, livestock and processing where there are resorts to rest while enjoying nature and are also connected by introducing existing cultural values.

1.3 DESIGN LIMITATION

Of course, in designing agro-tourism and resorts that use an architectural eco-tourism approach, it is necessary to have limitations that are used to study, so that the study in this design is not too broad and focuses on the things to be conveyed, analyzed, and discussed, these limitations include the following aspects:

- The design focuses on the ex-mining area located in Tlogomulyo, Kertek, Wonosobo, Central Java which will function as a development activity in ecotourism, namely the construction of buildings with the function of tourism such as resorts and tea garden agro-tourism.
- There are zone boundaries according to the functions that will be conveyed in this design, namely the functions of staycation, recreation and service
- And there are also architectural limitations regarding architectural aspects using ecotourism principles that will be applied to the design.

1.4 DESIGN METHOD

Problem Identification Methods

Identify the issues (architectural and non-architectural) that exist in Wonosobo and its surroundings so that problems are found to be addressed. The problems at hand can result in a design theme and function.

Data Collection Method

1. Primary Data

Data was collected directly by the author by collecting context data of existing location site design in Wonosobo

- a) Interviews with relevant resource persons to obtain information
- b) Observation
- c) Comparative studies, namely studying other similar cases as input in the design.

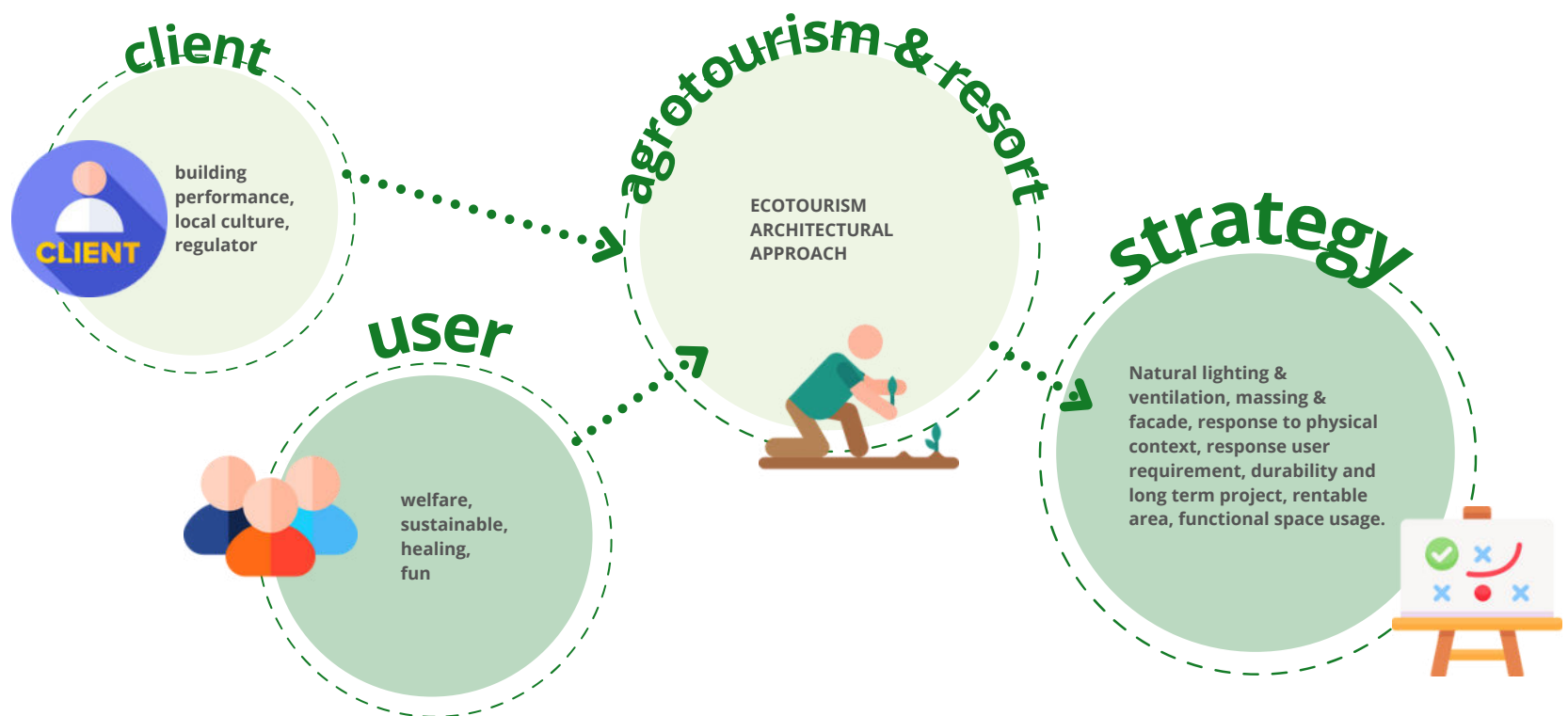
2. Secondary Data

It is the data that is already available so the author only needs to collect the data. Secondary Data, such as:

- a. RDTR Wonosobo , RTRW Wonosobo and other related regulations.
- b. Theoretical review
- c. Precedent
- d. Figures and supporting information from the internet.

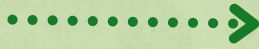
1.5 PRELIMINARY DESIGN HYPOTHESIS

From the design hypothesis itself, the author want to make agro-tourism from tea plantations in Wonosobo because from the literature that tea gardens are still very small and the processing is not optimal, in it there will be an educational to participatory process from visitors to be able to find out and have fun exploring tea garden agrotourism in Wonosobo. Not only that, based on the typology, this agro-tourism resort is included as a rural resort which is far from the hustle and bustle of the city because the purpose of establishing this resort is to create comfort and relieve stress. What distinguishes this design resort from the others is that there will be an additional concept where the architectural building uses an ecotourism architectural approach which of course will take a little cultural values as an introduction to the identity of a tourist place. The building will be in a natural style following the shape of the contour and as much as possible the building that takes this nature will be processed as well as possible so that it can improve the existing economy from the tourism and agriculture sectors.



1.6 DESIGN FRAMEWORK

GENERAL PROBLEM



How to design an Agrotourism & Resort in Wonosobo that can optimally function tourism and can increase the economic sector from agriculture and tourism with an ecotourism architecture approach?

SPECIFIC PROBLEM



- How to design an Agrotourism & Resort with Ecotourism architecture approach?
- How do design an Agrotourism area that applies the ecotourism concept in architecture and still maximizes the income of the place?
- How to design a Resort that completes the design of the building in the ex-mining area?

LITERATURE STUDY



- Location, Site, and Context Analysis
- Building Design Typology
- Architectural Design Approach
- Precedent Studies
- Bussiness Studies

SYNTHESIS



Designing Agrotourism and Resorts in ex-mining areas located in Tlogomulyo, Kertek, Wonosobo with an architectural ecotourism approach to optimize the function of tourism and improve the natural conditions of the area.

1.7 ORIGINALITY AND NOVELTY

So far, the design of Agrotourism and Resorts with the Ecotourism Architectural Approach has not been studied by any party because some places only focus on one of them and use quite different approaches, some of them have the same approach but are applied in different places and locations. Issues and focuses that are different from each other in terms of titles are proposed by the author to avoid plagiarism, the authors include several supporting references:

PERANCANGAN RESOR AGROWISATA DI DESA PUPUAN TABANAN

Approach : Green Arhitecture
Author : Ida Bagus Idedhyana, Made Mariada
Rijasa, Ni Made Ari Dwijayanti
Publication : 2017
Concept : Design Resort Agrotourism
Similarity : Concept
Differential : Location, Approach

ANALISIS EFISIENSI OBYEK WISATA DI KABUPATEN WONOSOBO

Approach : Data Envelopment Analysis (DEA)
Author : Linda Agustiana, Hastarini Dwi Atmanti
Publication : 2013
Concept : Tourist Atrraction Analysis Efficiency
Similarity : Location
Differential : Concept, Approach

PERANCANGAN AGROWISATA DI ARGOMULYO KOTA SALATIGA DENGAN PENDEKATAN ARSITEKTUR ECOTOURISM

Approach : Ecotourism Architecture
Author : Ahmad Taufiq Setiawan
Publication : 2019
Concept : Agrotourism
Similarity : Approach
Differential : Concept, Location

ISLAMIC RESORT DI WONOSOBO

Approach : Islamic Architecture
Author : M. Adib Husni Mustofa
Publication : 2007
Concept : Designing Resort
Similarity : Location and Building
Differential : Approach and Type of Resort



CHAPTER 2



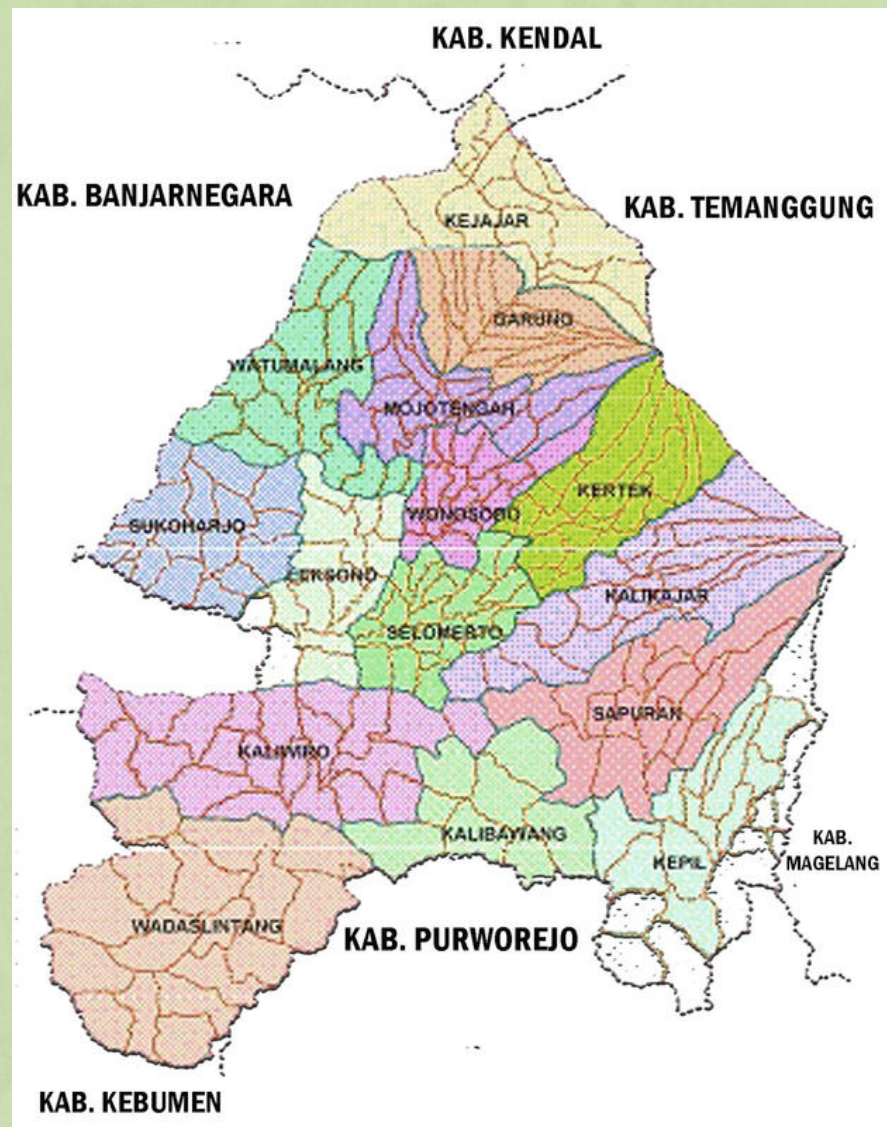
PROBLEM AND STUDIES

STUDIES OF LOCATION, TYPOLOGY, CONCEPT -
PRECEDENT

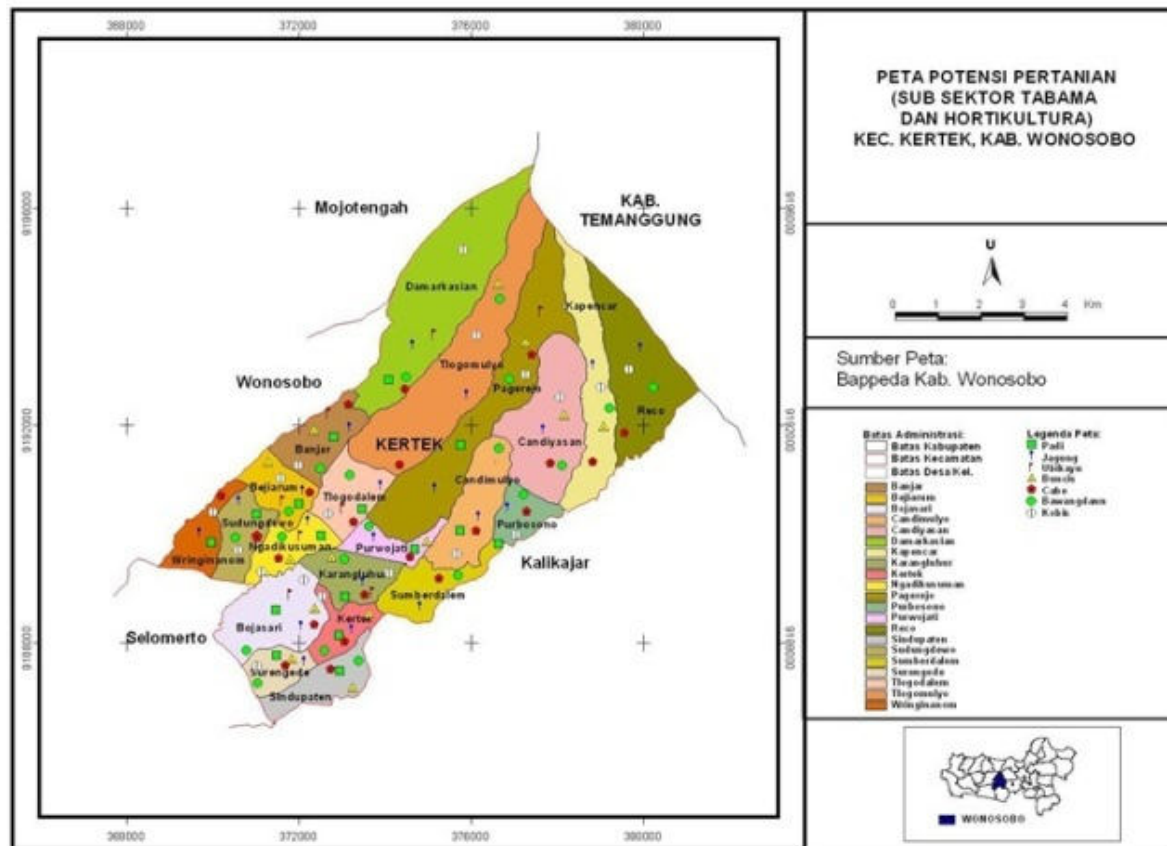
2.1 LOCATION, SITE, CONTEXT STUDIES, AND ANALYSIS

The Site Location

Regarding the location of the site, it is located in Tlogomulyo which is the name of a village located in the Kertek sub-district in Wonosobo district, Central Java. Kertek itself is the name of a sub-district in Wonosobo district which is included in the mountainous area. Regionally, this sub-district consists of 19 villages which have 2 sub-districts in which there are 72 hamlets with 151 RW and 731 RT. It is located 8 km from the capital city of Wonosobo Regency and 112 km from the capital city of Central Java Province. This district is located on the slopes of Mount Sindoro and is flanked by Mount Sindoro & Sumbing. This sub-district is the second satellite city after the capital because it is often a stopover for domestic and foreign tourists because of the beautiful panorama it has. The area owned is about 6,214,365 hectares, with the use of rice fields covering an area of 1,705,284 hectares and non-rice fields covering an area of 4,509,081 hectares.



The Site Characteristic



Kertek sub-district has crops that are rich in vegetables, secondary crops, chilies, corn, and tobacco which are the mainstay products in this sub-district. The majority of the sub-district residents make a living as farmers who work to supply local needs, sent to various cities in Central Java to Jakarta, and Surabaya.

According to Wonosobo's official website, there are several types of investment in Kertek District including:

- Industry: Iron craftsman, batik, and woven bamboo
- Agriculture: Food crops, vegetables, fruits
- Livestock: Cows, goats, sheep
- Plantation: Coffee and tea
- Tourism: Tours in mountainous areas

The Site Regulation

Based on the site regulation which refers to the Wonosobo Regency Regional Regulation Number 9 of 2011 concerning Buildings and the Wonosobo Regency Regional Regulation Number 17 of 2007 concerning the General Spatial Planning of the Wonosobo Urban Area, which is valid until now, discussed at least the function of the building to determine KDB, KLB, RTH. , as well as Borders on buildings.

- Article 30 concerning the Slope Boundary is located below the slope of 7 meters from the foot of the top of the slope.
- Article 24 concerning the Boundary Line of Buildings and Fences to the Road to the primary collector road is 12.5 meters from the road and the building boundary line is 7 meters from the fence border.
- Article 5 concerning Building Functions is called a business function if there are activities with business functions covering offices, trade, industry, hotels, tourism and recreation, and other business activities that do not conflict with the provisions of laws and regulations.
- Article 7 buildings in sparse locations with a KDB of 30%-45% located in the outskirts of the area or area that is functioning as absorption
- Article 21 on trade and service functions, 80% KDB can be built and must have a hazard door capable of emptying the room or building for no more than 7 minutes,
- Article 133 on buildings in disaster areas, namely Kertek with areas prone to hurricanes/typhoons, forest fire areas, and prone to eruption disasters.
- Another regional regulation stipulates in Article 16 concerning that the City Area III is located towards the east with the functions of a trade center, offices, health, settlements, medium density, open space, and agriculture.
- Article 17 is called the primary collector road connecting Magelang - Wonosobo - Dieng.
- Article 33 KDB at BWK III in Trade and Services 60%-80% and 40%-80% mixed
- Article 36 KLB at BWK III in Trade and Services with a maximum height of 2.6-2.8 of a 4-story building and a mixture of 0.8-2.8 a maximum height of 4 floors.
- Sub-district green open space with a garden area of at least 24,000 square meters, and 0.2 meters spacing of plants in the relevant sub-district area. the area planted with plants is at least 80% -90% of the garden area, the rest can be in the form of yards or pavements to carry out various activities. There are at least 50 protective trees of small and medium species for active gardens and a minimum of 100 annual trees of small and medium species for passive garden types.

The Main User Target



People who want to do business in the plantation and livestock sectors



Tourist



Family



Student



Couple

The Site Consideration



Fertile Soil



Accessible



Had View to Offer



Had "Buy & Sell Value"



Close to Tourist Area



Quiet far to Resident



Strategic Area

Site Alternative 1



7°20'01.1"S

KERTEK, WONOSOBO, CENTRAL JAVA

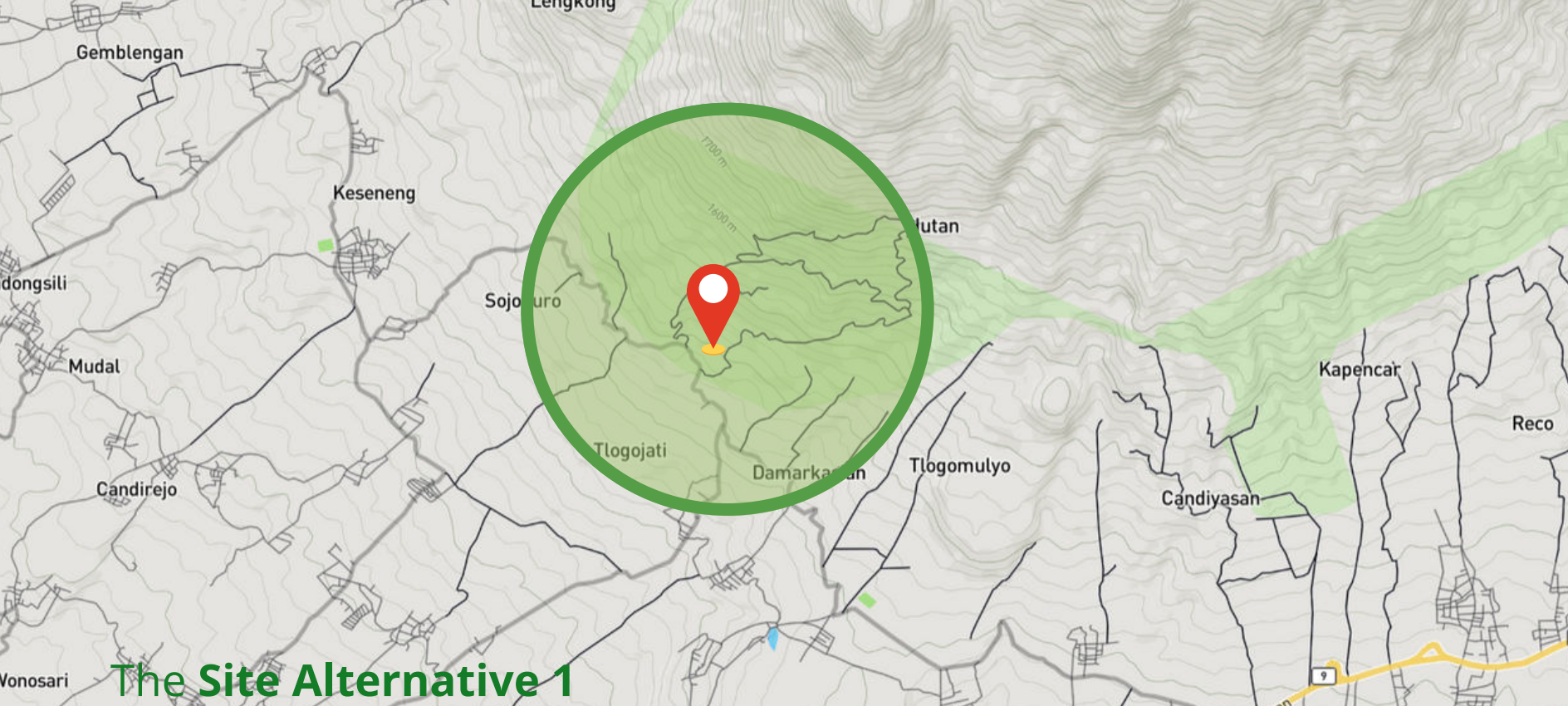
There are 2 Site Alternative

109°58'08.2"E

Site Alternative 2



7°20'27.6"S 109°58'40.8"E



The Site Alternative 1



In accordance with the concept this area is very suitable to be used as agro-tourism in terms of place, the government that supports the establishment of agro-tourism, also has the potential to build resorts from the location and available natural resources that can be processed and maximized for use for educational-recreational tourism.



The road that has not been processed is something that must be considered and handled when designing this project.



can increase and support local economic income in terms of recreation, and create jobs as well as prosper local residents.



it is necessary to pay attention because it is a form of recreation, so visitors from older people who have limited stamina will be matched with available activities so that they can be enjoyed by people of all ages



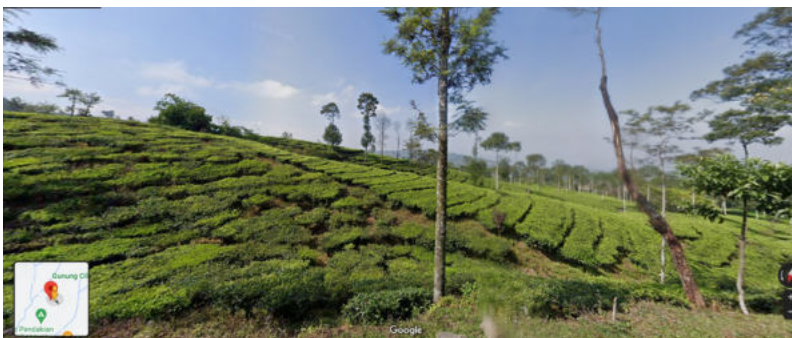
Mt. Area, Damarkasiyan, Kertek District, Wonosobo Regency, Central Java 56371
 7°20'01.1"S 109°58'08.2"E



The access in to the site



The access out from the site



In front of site location



The site location

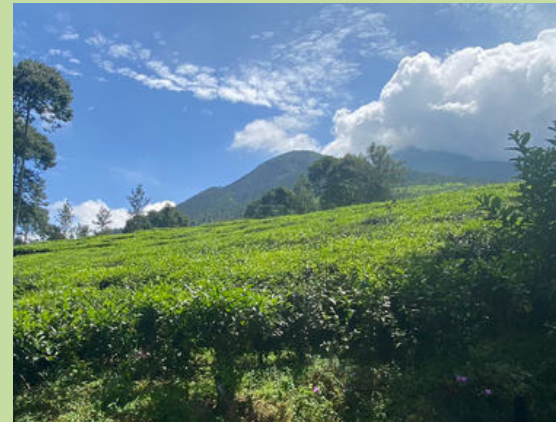
The pictures from author's google earth survey



The site road texture



The access enter the site



The view in right of site location



The exit access to the right



The exit access to the left



The view in left of site location

The pictures from author's document survey

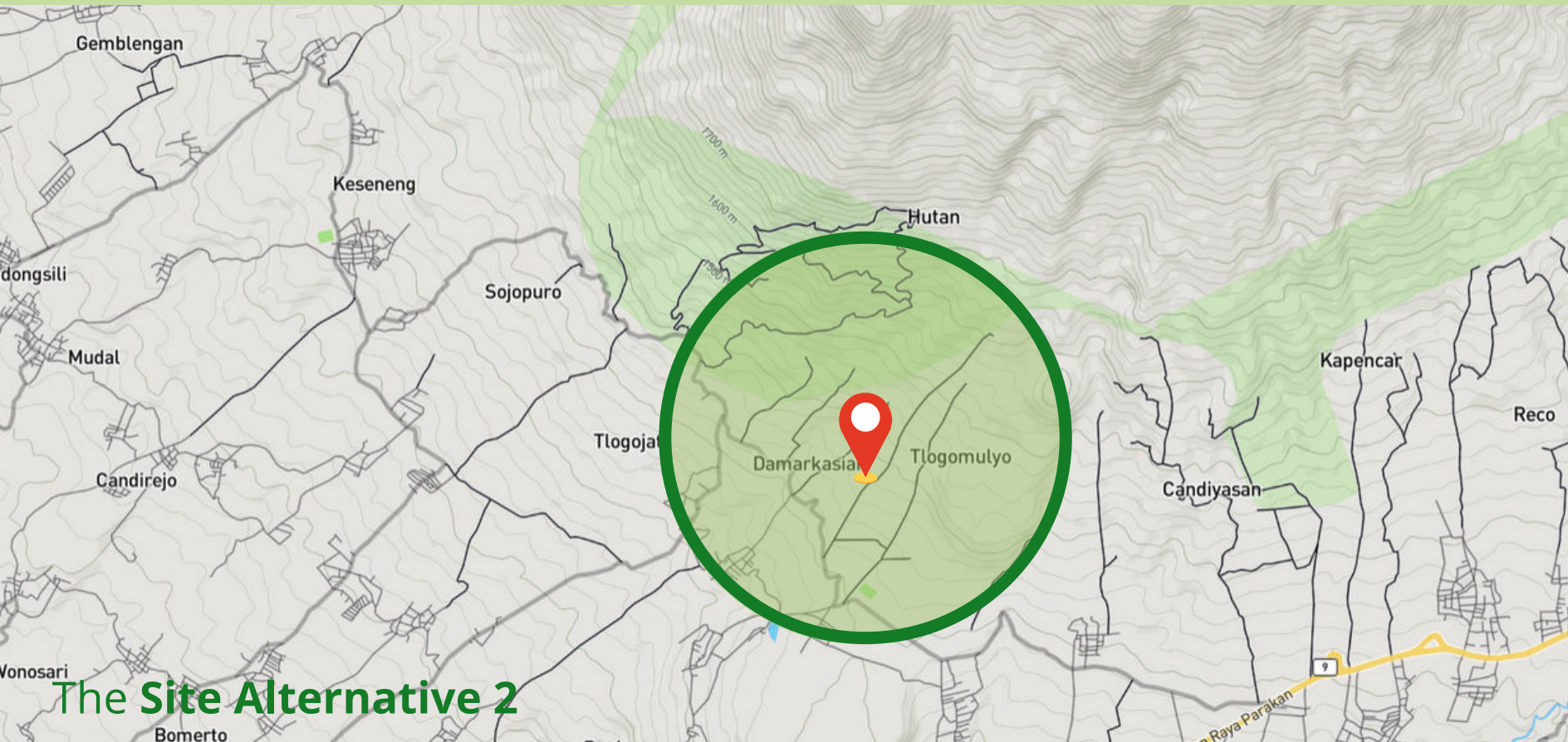
The Site Value

Soil **Accessible** View **Value** Touristic **Resident** Strategic **Selection**

The **Site Location in Wonoobo 1**



The site is good but for ecological value it will have a negative impact on the environment because development can damage the environment



The Site Alternative 2

S

The condition of the site which is a former mine will create potential as well as challenges in the application of ecotourism which improves nature and builds better functions

W

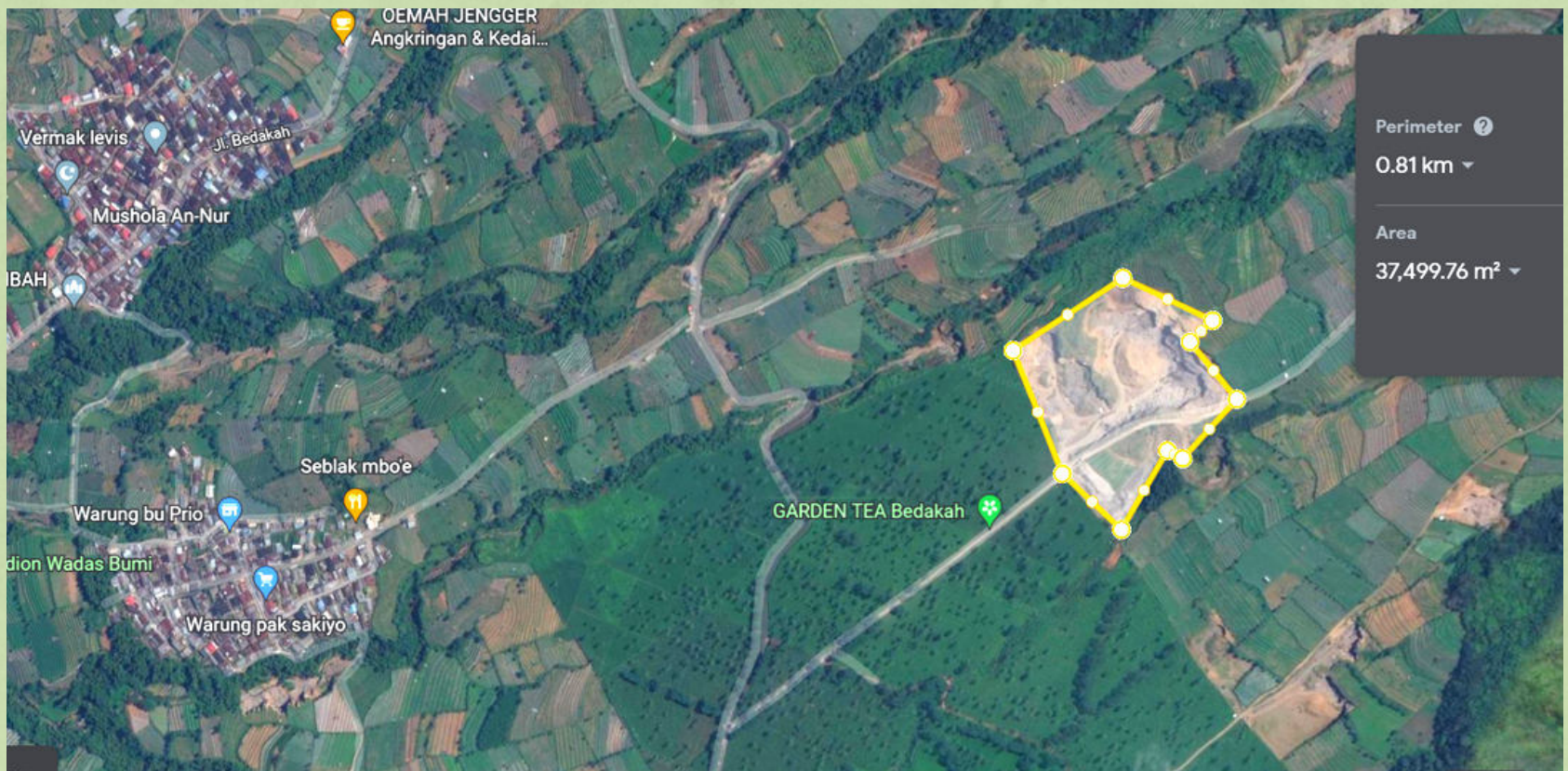
The road is damaged, the site is damaged, it will cost a lot of money to repair this site, but it will have a very good impact in the future.

O

adjacent to a tea garden and 2 villages, it will have opportunities for local communities as new jobs, and a new spirit to develop the regional economy

T

because the land is ex-mining, there will be many executions in the future, regarding the sterilization of land and land so that it is suitable for planting plants and is not toxic, it takes a very long time to handle this.



Rice fields, Tlogomulyo, District. Kertek, Wonosobo Regency, Central Java 56371
 7°20'27.6"S 109°58'40.8"E

The distance to the tea garden is 0.1 km from the location of the site
 Distance to rural areas on Bedakah road 1.25km from the site
 Distance to rural areas on Kasiyan road 1.05 km from the site

Soil **Accessible** View **Value** Touristic **Resident** Strategic **Selection**

The **Site Location in Wonoobo 2**



Because the site was damaged from the start, it will fit the ecological concept. Improve the environment better by doing reforestation.



The site location



Out site location



Enter site location



Front site Location



View on the left site



The view on the site while raining



Access on the site

View to the right

View to the front

In & Out Access

T-junction to site



The view at the location when the rain has stopped



Out from site



Access near site



Enter to site



View on the left



Road Texture

The Site Issue

Aktivitas Tambang Galian C Dituding Tak Beri Kontribusi untuk PAD

M Abdul Rohman - Rabu, 9 Oktober 2019 | 13:55 WIB

WONOSOBO, suaramerdeka.com - Aktivitas penambangan Galian C di wilayah **Wonosobo** yang sudah sangat parah, dinilai tidak memberi dampak positif terhadap Pendapatan Asli Daerah (PAD). Pemerintah Kabupaten (Pekab) **Wonosobo** mengaku hanya menerima imbas kerusakan lingkungan yang terjadi akibat penambangan yang sembarangan. Hal itu disampaikan langsung Kepala BPPKAD **Wonosobo**, Kristidjadi, kepada wartawan.

Dirinya menyebutkan bahwa dari banyaknya usaha tambang, **Pekab Wonosobo** tidak pernah mendapatkan keuntungan. Baik dari sisi materi mau pun non materi. "Yang kita dapatkan ya hanya kerusakan lingkungan itu. Sudah lingkungannya rusak. Jalan yang dibangun **Pekab** juga rusak," katanya.

Source from
suaramerdeka.com

Pertambangan di Wonosobo Ilegal, Siapa Beking Tambang Galian C di Jawa Tengah?

Senin, 3 Februari 2020 07:34 WIB

Editor: **Dewi Agustina**

Berdasarkan data yang dikeluarkan Dinas ESDM Jawa Tengah tentang Penambangan Tanpa Izin (Peti), hingga Januari 2020 terdapat tiga kabupaten yang memiliki banyak titik tambang ilegal.

Satu di antaranya Kabupaten **Wonosobo**, terdapat 13 titik tambang tanpa izin.

Dari data tersebut bisa dilihat bahwa sebagian besar tambang yang ada di Kabupaten **Wonosobo** terletak di Kecamatan Kertek dengan komoditas sirtu (pasir dan batu).

Kepala Dinas ESDM Provinsi Jawa Tengah, Sujarwanto, mengatakan pertambangan di Kecamatan Kertek di Kabupaten **Wonosobo** tidak ada yang berizin alias ilegal.

Source from
tribunnews.com

Pemkab Sepakat Galian Ilegal Ditutup

Jumat, 19 Maret 2021 15:31 wib

1 menit



Bupati Afif Nurhidayat saat menemui sejumlah peserta audiensi menyebut akan mendukung warga untuk menutup tambang galian ilegal. Faktor kerusakan lingkungan menjadi alasan bagi Pemkab untuk mendukung gerakan tersebut. Terlebih pemkab tak pernah memberi izin pada jenis usaha tambang di seluruh kawasan.

Source from
radarsemarang.id

Based on the articles that have been obtained, illegal mining in the kertek has been closed so that this place is no longer used as a mining activity or rather is a former mining area, because the location in the former mine is dominantly damaged, but some have recovered/greened again. because this location has been unused for a year and has been left abandoned, therefore to optimize the function of tourism, improve the environment and improve the local economy, this location is very suitable to be chosen to be better developed so that it can provide benefits to the surrounding community.

The **Problem Site with One Word Damage**

According to the language dictionary, the word damage refers to destruction which has a loss in terms of value, usefulness, and even the ability that results from an action to an event that has occurred.

The **Solution Site with One Word Reforestation**

In the big language dictionary, reforestation can be defined as the process of replanting trees in areas that have been affected by natural disturbances like wildfires, drought, and insect and disease infestations — and unnatural ones like logging, mining, agricultural clearing, and development.

The Site Solution



The obligation to carry out mine reclamation has been regulated by Law No. 4 of 2009 article 96 and is bound by Perpu No. 78 of 2010 Article 2 paragraph 1 concerning Post Mining Reclamation. The mechanism starts with land management, planting cover crops, planting local pioneer plants and finally revegetation.

And for the success of development on this site, there will be a precedent study with projects that have succeeded in using a similar case, namely ex-mining land.

Value Proposition Canvas

A value proposition canvas is a tool that is used to get to know more about the product or service that will be created or developed by connecting market desires so as to create value that can meet the needs and desires of consumers.

Customer Profile

Gains: A place that is fun, unique, with a beautiful view, suitable for all ages, healthy, memorable, and able to learn new things.

Pains: damaged environment, tired, less pleasant and less memorable, no shelter when it rains, muddy

Customer Jobs: How damage to the environment can be repaired so as to increase local income by maximizing the potential of an area

Value Proposition

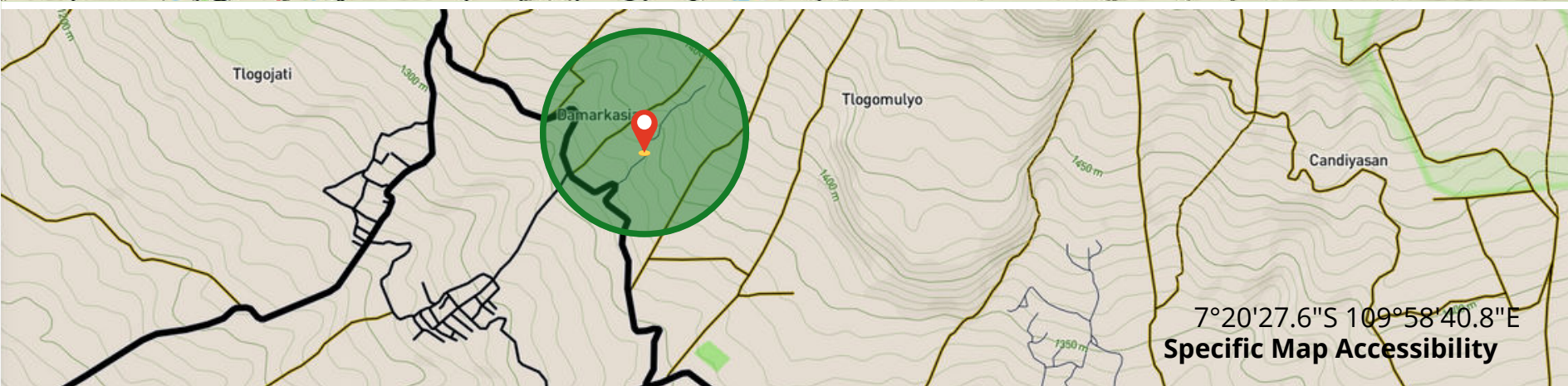
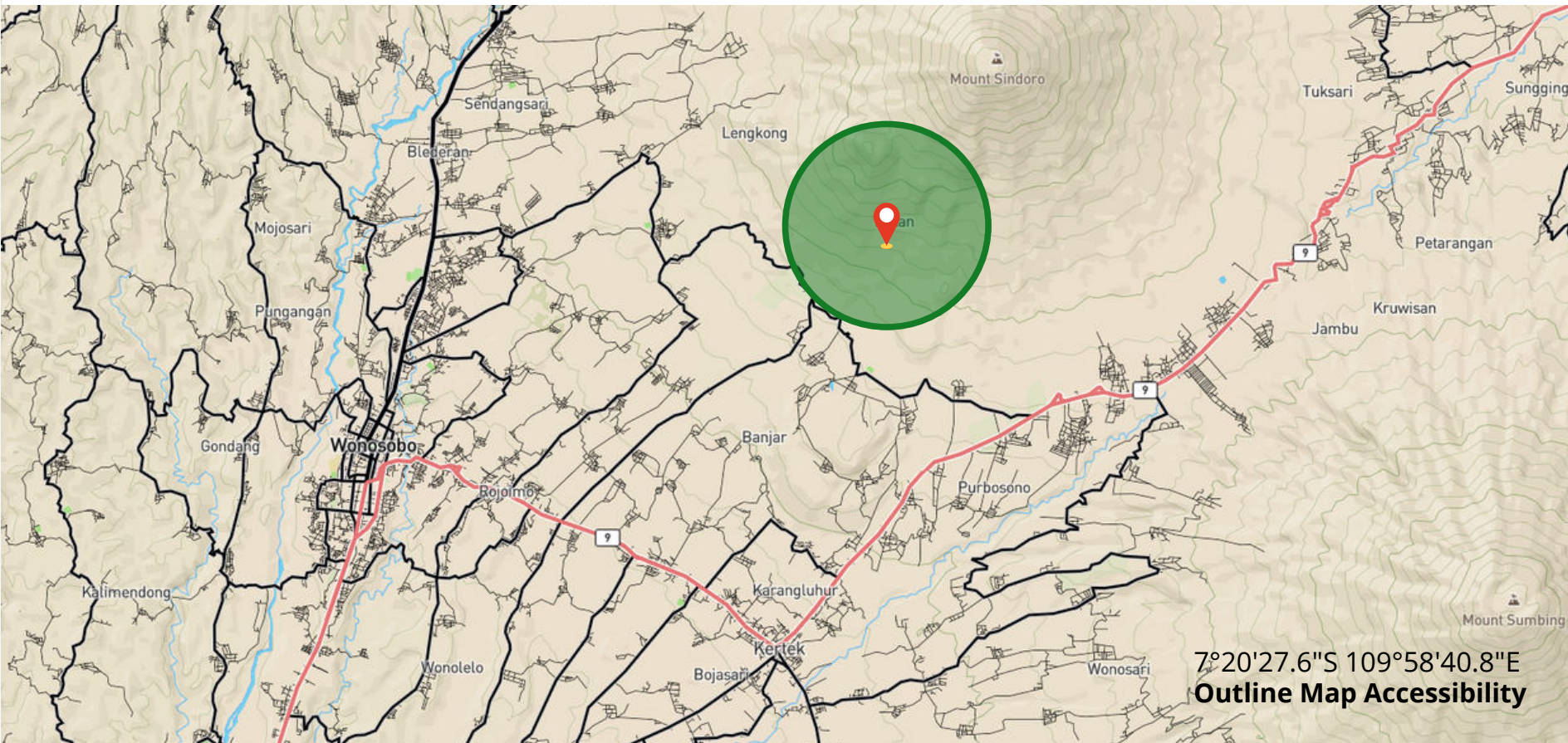
Product & Services: Reforestation and Design of agro-tourism and resorts with an ecotourism architectural approach

Gain Creators: Designing a place based on the activities that will be carried out by adjusting the age group, of course, there will be educational recreation as well as participation from customers to be active in some of the activities offered, packaged with a unique ecotourism architectural concept so that it has added value to a place to be designed.

Pain Relievers: Accommodating a place for customers to carry out activities that care for the environment, maximizing spatial planning and concepts including the shape of the facade, indoor and outdoor so that visitors can enjoy all the activities in that place and can create a memorable place for visitors.

2.2 THE SELECTION SITE CONTEXT ANALYSIS

2.2.1 Site Accessibility Analysis



The design location is in a former sand mining area located in Tlogomulyo Village, Kertek District, Wonosobo Regency, Central Java, precisely at the foot of the slopes of Mount Sindoro. In the area designation itself, it is included in BWK III (Based on Regional Regulation number 17 of 2007 Article 16 issued by the Wonosobo Regency Regional Regulation) with territorial division because it passes through and is included in the **"Primary Collector's Line"** by using the Magelang-Wonosobo-Dieng route.



Source : Wonosobo.kab.go.id

BORDER LINE

North = Temanggung Regency
 South = Selomerto District
 West = Wonosobo District
 East = Kalikajar District

CLIMATOLOGY

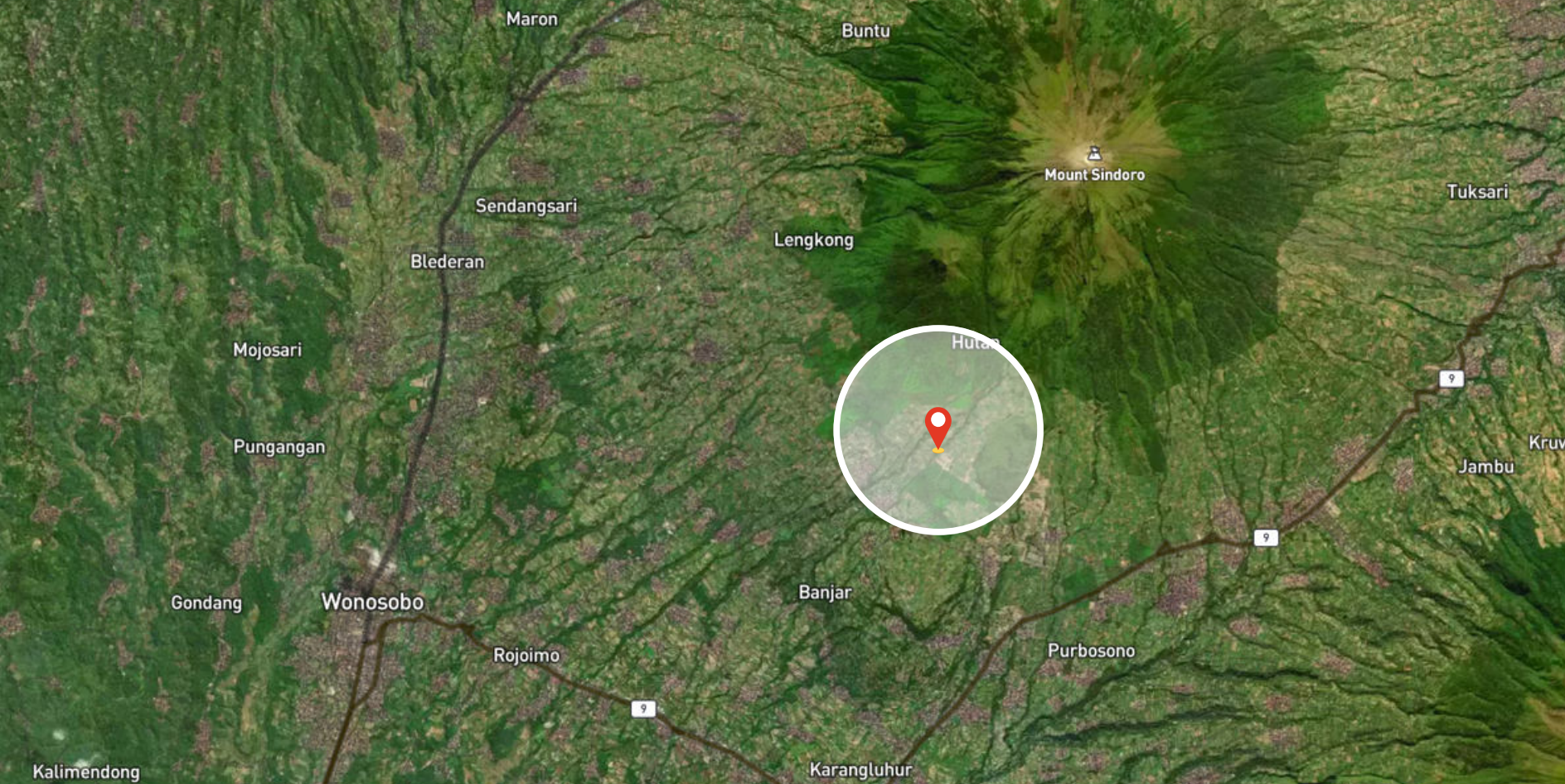
2 seasons each year, namely the dry season from April to September and the rainy season from October to March. The air temperature in this area is fairly cool, where the average during the day ranges from 26 – 29 C and at night it drops to 20 C.

AREA

The area of this sub-district is 6,214,365 Ha
 rice field area of 1,705,284 Ha
 not rice fields with an area of 4,509,081 Ha.

ORBITAL VILLAGE

The administrative center of this sub-district is 8 km from the capital city of Wonosobo Regency and 112 km from the capital city of Central Java Province.



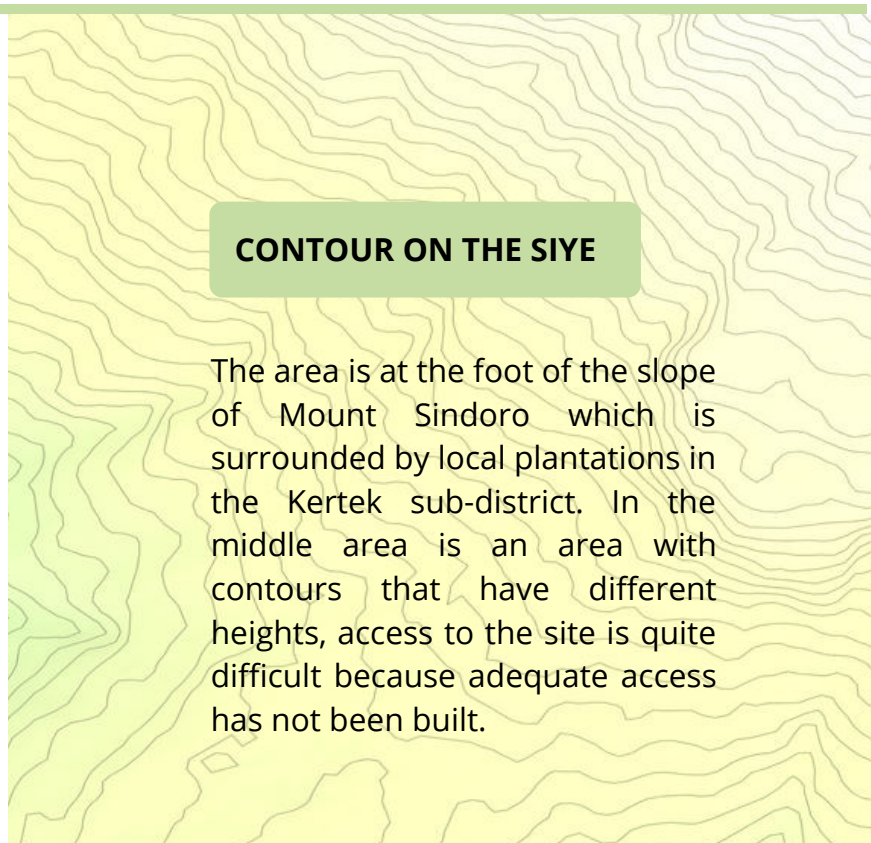
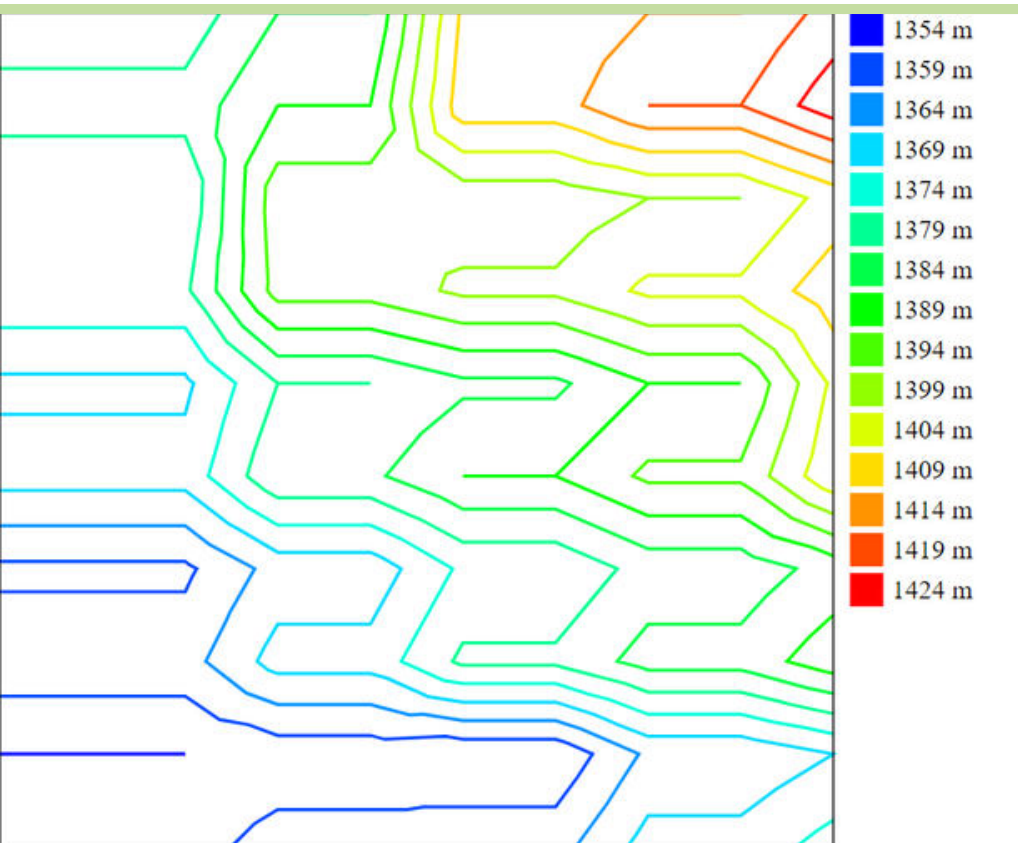
LOCATION

The area is located at the foot of the slopes of Mount Sindoro, Tlogomulyo Village, Kertek District, Wonosobo Regency with a geographical location of 7°20'27.5"S 109°58'40.5"E. This area is actually a former mining area which has been closed and inactive for 2 years since 2020.

SITE AREA

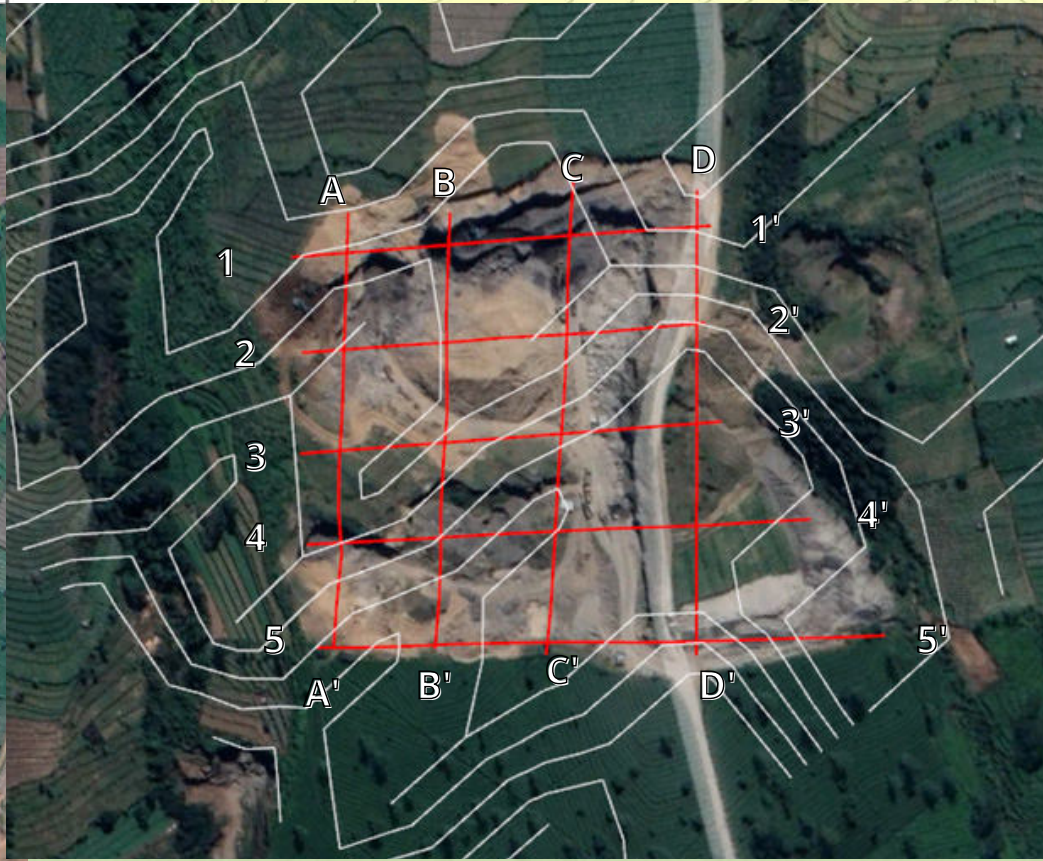
Site Circumference: 0,81km
 Site Area : **37,499.76 m²**
3,7 Ha

- KDB = 30%
- KLB = 2,8
- Building Height= max. 4 Floor
- GSB = 7 m
- KDB = 30%
 = 30% x Land Area
 = 30% x 37,499.76 m²
 = **11.249,928 m²**
- KLB = 2,8
 2.8 x 11.249,928 m² = **31.499,7984 m²**
- Total Floor Area = (KLB x KDB) : KDB
 = (2,8 x 11.249) m² : 11.249 m²
 = 31.499,7984 m²: 11.249 m²
 = **2,8 Floor = 3 Floor**



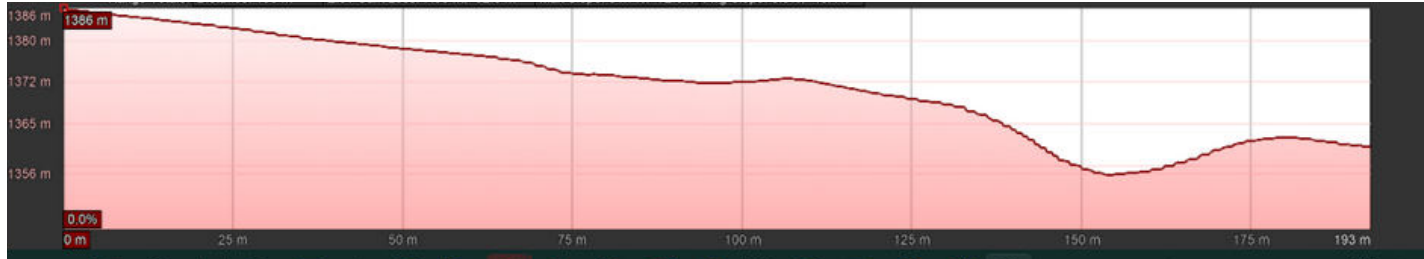
CONTOUR ON THE SIYE

The area is at the foot of the slope of Mount Sindoro which is surrounded by local plantations in the Kertek sub-district. In the middle area is an area with contours that have different heights, access to the site is quite difficult because adequate access has not been built.



SITE SECTION

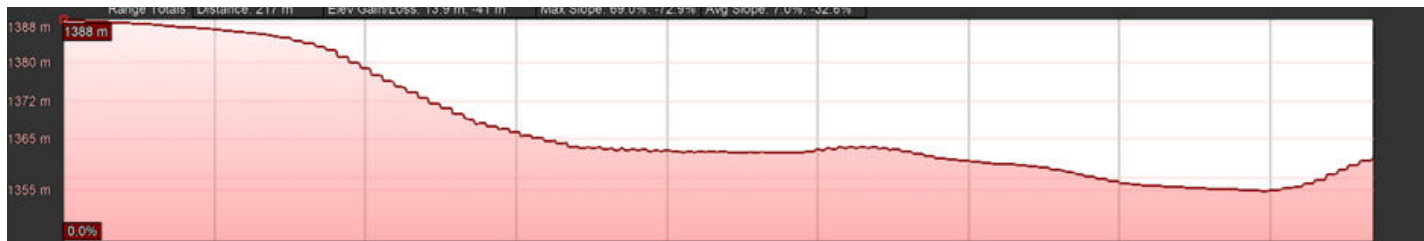
A-A'



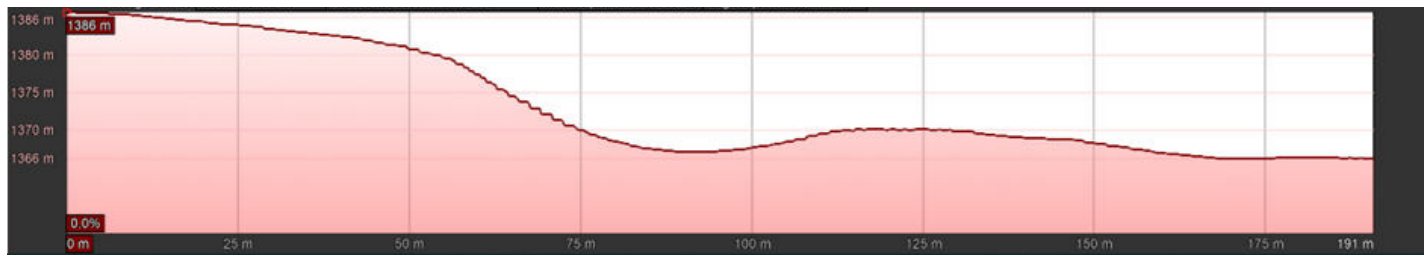
B-B'



C-C'



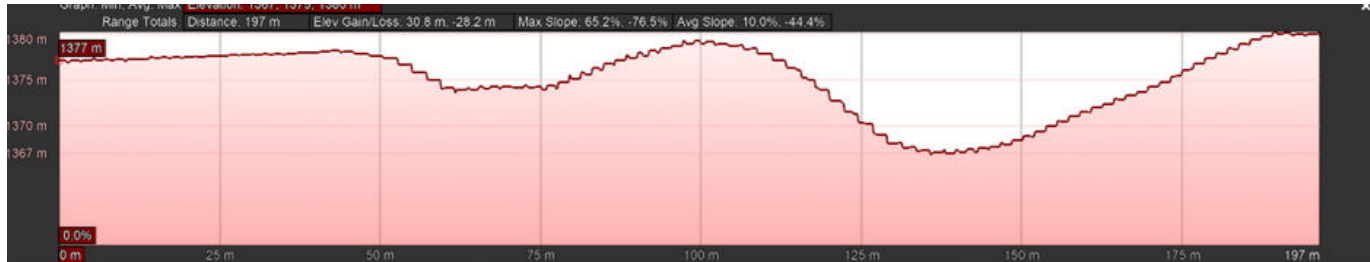
D-D'



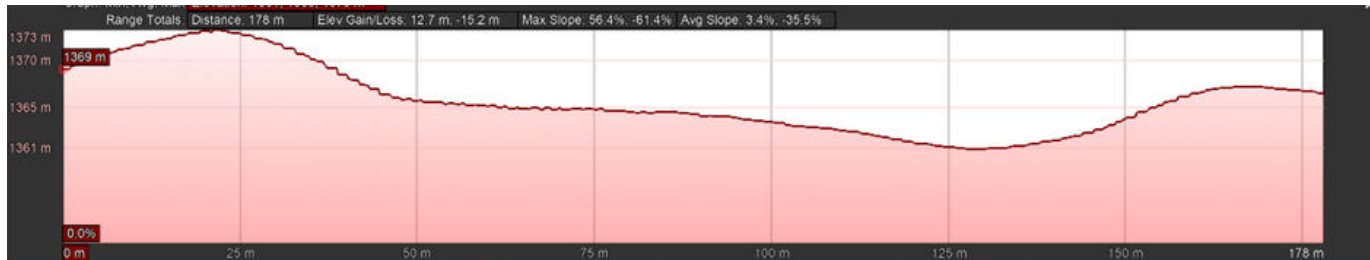
1-1'



2-2'



3-3'

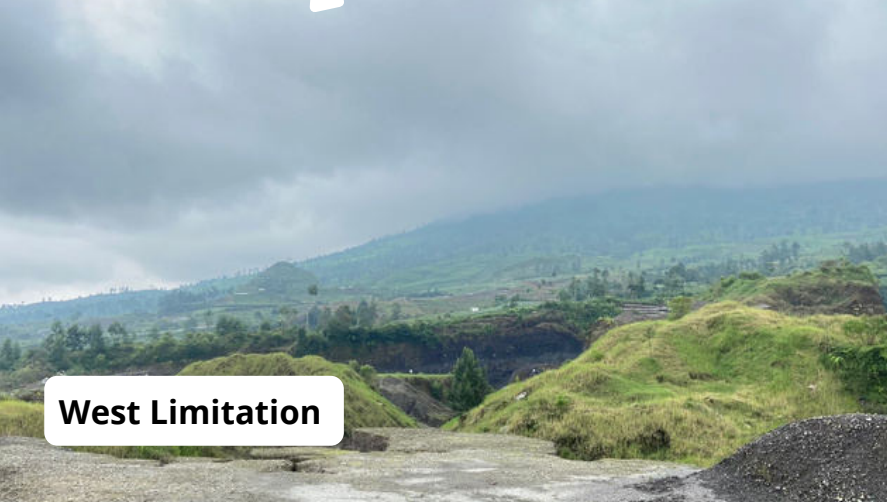


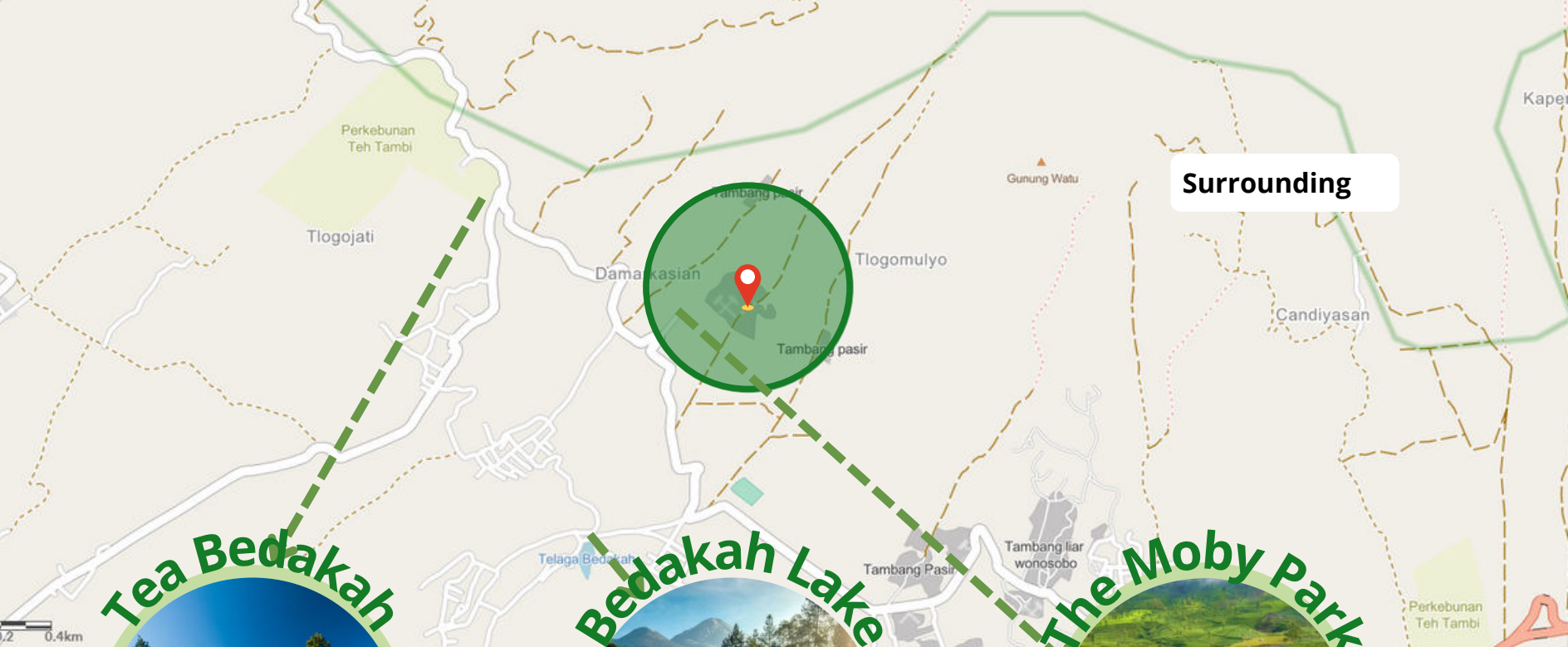
4-4'



5-5'







Surrounding

Tea Bedakah

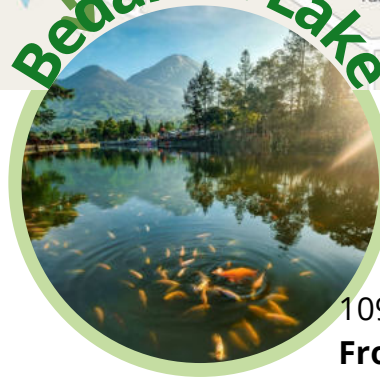


1,24 km
From Site

ACCESS

Access to the site is easy and difficult, because it is at the foot of the slopes of Mount Sindoro, it is necessary to travel by vehicle to arrive at the site, some of the paths are quite damaged and some are also good and wide.

Bedakah Lake



109 km
From Site

CIRCULATION

The circulation is not too congested, because it is in a location close to the mine several times, trucks are found crossing the road, so large vehicles can be passed to arrive at the site.

The Moby Park



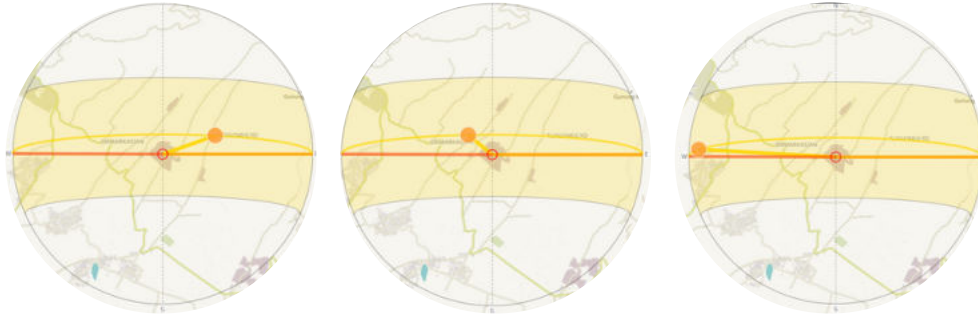
1,01 km
From Site

VIEW

Because it is located at the foot of the slopes of Mount Sindoro, you will clearly see 2 mountains, namely Sindoro and Sumbing, also surrounded by tea plantations that are still beautiful.

2.2.2 Site Microclimate Analysis

21st March 2022

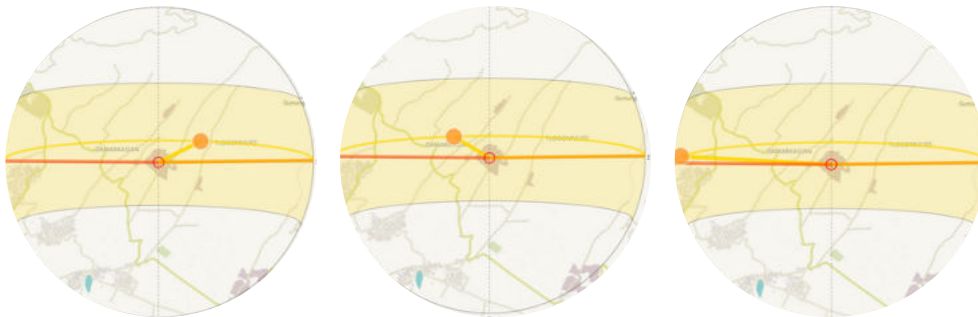


10.00 AM

12.00 AM

16.00 PM

21st September 2022



10.00 AM

12.00 AM

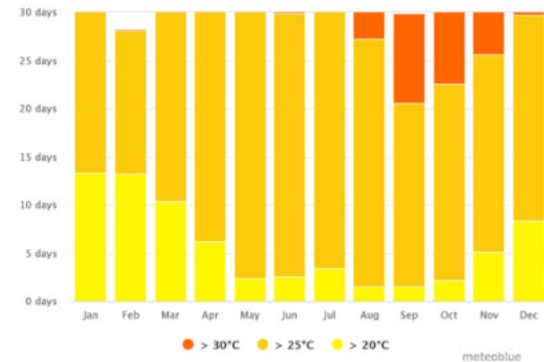
16.00 PM

21st December 2022



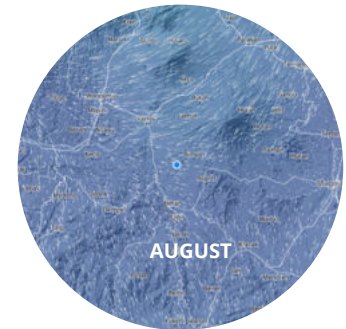
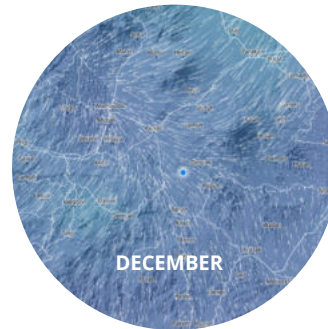
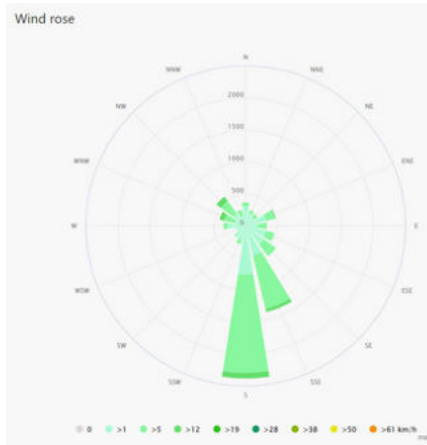
SUN ANALYSIS

Maximum Temperature in Kertek in annual time had hotter in >30 C on September, October & November and had cooler in >20 C February



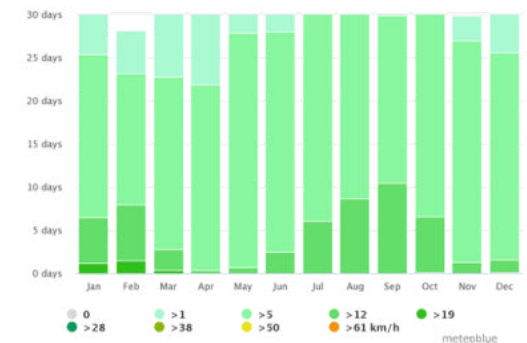
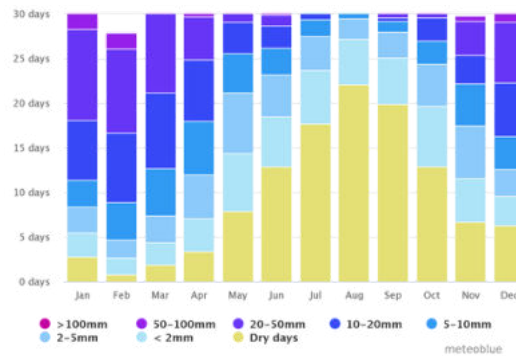
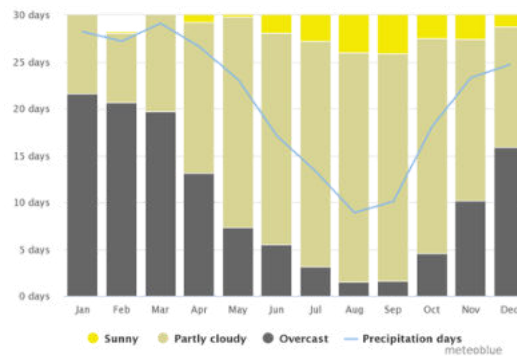
In annual time on march, september and december at 10.00 - 12.00 - and 16.00 the longest shading in the building and the hotter was on september at 16.00 PM

WIND AND PRECIPITATION



The wind steady strong from Desember to April in 1 year

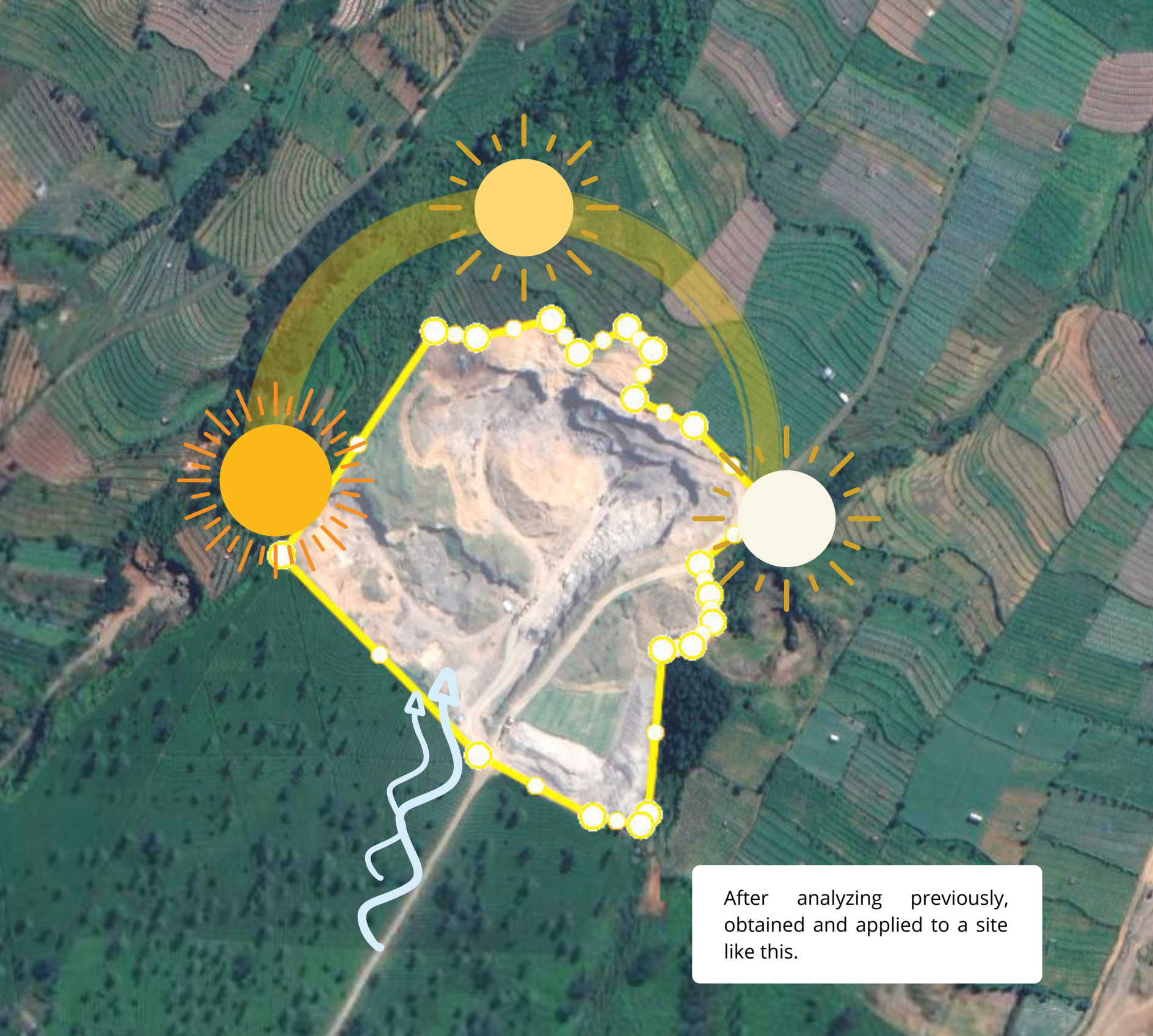
In Annual mostly wind direction of the the site goes from south to the northwest



August only has 1.5 days to be cloudy while January has 21.6 days to be cloudy

August is the driest month with 22 days and January the most rainy with 10 days

May had the strongest wind speed of 5km/h for 27.5 days in January



After analyzing previously, obtained and applied to a site like this.

UTILITIES

The source of water for the location comes from the taps and wells, while electricity already exists via the road to the location because previously the route was close to two villages and tourist attractions.

SOIL TYPE

The type of soil found in Wonosobo Regency consists of Andosol soil (25%), found in Kertek District, this soil is very rich in minerals, nutrients, water and minerals so it is very good for plants.

SITE POTENTIAL

The high and open site area has the potential to be used for gardening areas, as well as recreational sports. Areas with fairly sloping contours can be used as space for private rooms, and sloping areas for the main resort area, as well as other supporting facilities.

VEGETATION

The plantations are rich with tea gardens while for tree crops such as cypress trees, laurel trees, and resin trees

SOCIAL, ECONOMIC, CULTURAL

Livelihoods are mostly farmers because they are in plantation areas.

NOISY

Because it is quite up from the main road which is approximately 1m and there are many trees and plants, the noise from vehicles has little effect on this site.

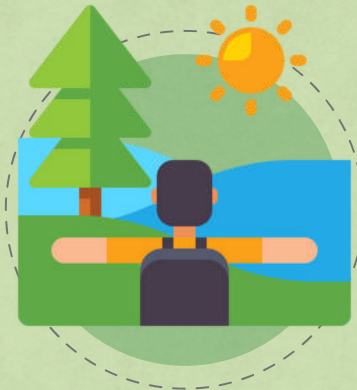
2.3 STUDY AND ANALYSIS OF DESIGN APPROACH

2.3.1 Eco-tourism Architecture Approach

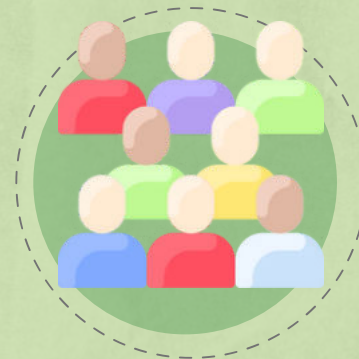
The concept of eco-tourism includes eco-friendly tourism strategies. A tourism strategy that does not only look at the profit (economic) aspect but involves elements of environmental sustainability as a tourist attraction, social, economic, and other related aspects. Ecotourism includes three aspects such as **Educational, Recreational, and Participatory** also focuses on three main things, namely; natural or ecological sustainability provides economic benefits and is psychologically acceptable in the social life of the community.



Education



Recreation



Participatory

According to Subhadra in 2008 ecotourism can directly provide access for everyone to be able to know, see, and even enjoy some natural experiences, not only that there is also an experience to add intellectual and cultural values to the local community. This ecotourism activity can also increase income in terms of nature conservation because it can be used as an ecotourism object that can generate economic benefits for the lives of local people.

Not only that, the Directorate General of Destination Development of the Ministry of Tourism, Culture and Tourism as well as WWF Indonesia in 2009 also argued that ecotourism has five principles which will be described as follows :



a. Nature-based

The first principle is nature-based ecotourism where a product of a market is based on nature, this tourism is the whole of nature itself which has the value of natural resource conservation in it as the most basic thing in the management and development of natural tourism.

b. Ecologically Sustainable

Ecological stability is the management and planning of an ecologically sustainable area, where all functions of the environment, both physical and biological as well as social, continue to run as well as possible.

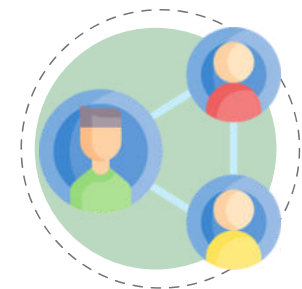


c. Environmentally Educative

In an educational environment this is addressed to several visitors and managers. Education which is a "core" of ecotourism which can distinguish a tour from other tours. Ecotourism that implements the function of education can create a pleasant and even meaningful atmosphere to foster care for one another and in the form of appreciation for the environment. This sustainable environment in the long term will be carried out on par with educational activities.

d. Beneficial for the local community

Directly and indirectly the benefits can be felt, among others, to the people involved in tourism activities, services to tourists, to the sale of goods to tourists. Increased insight from tourists and managers is a form of indirect benefits obtained.



e. Satisfaction for tourists

Tourist expectations are met for everything that is offered is one form of satisfaction. It can also be seen that tourism activities are very closely related to nature tourism because the flow of tourists between countries is one of the largest and quite important parts in the tourism industry.

2.3.2 Neo Vernacular Architecture Approach

Neo-Vernacular architecture is an architecture that was born in the post-modern era (19th century) which is a combination of modern architecture with locality architecture with brick building materials. In Greek, "Neo" means new, while "Vernacular" in Latin means original. (from Vernaculus). So, Neo-Vernacular is a renewal of Vernacular architecture (ie architecture that carries the authenticity of an area), by utilizing technological assistance to meet the cultural needs of the local community.

Explained by Reza Pahlevi Bahansubu et al, in a journal entitled "Neo Vernacular Architecture" states that Neo Vernacular is an architectural concept that is based on normative, cosmological, and local cultural roles in people's lives. The journal also mentions several characteristic of the Neo Vernacular Architecture flow.

First, the form of the neo vernacular building applies elements of local culture, environment, and climate. Then it is created in the physical form of modern architecture (layout plans, details, structures, and ornaments).

Second, in addition to physical elements which are applied in a modern form, non-physical elements such as culture, mindset, belief, layout which refers to the macro cosmos and others are also used in neo vernacular schools.

The third and important point of the neo vernacular school is that although it applies the principles of vernacular building, the result of neo vernacular is a new work (prioritizing modern visual appearances wrapped in historical values). Thus, it can be concluded that the criteria of Neo-Vernacular architecture taken from (Jencks, 1990) include:

- a. It is a building with a roof and a sloping roof.**
- b. Prioritizing regional locality materials (eg bricks, natural stone).**
- c. Carrying sustainable traditional formations with proportions that tend to be vertical.**
- d. Have a contrasting and balanced color between the characteristics of modern architecture and traditional architecture**
- e. There is unity between the open interior and the open space outside the building.**

Vernacular and Neo-Vernacular Architecture Comparison

COMPARISON	VERNACULAR	NEO VERNACULAR
Ideology	Formed by hereditary traditions based on local culture and conditions	Application of existing architectural elements underwent an update to the work that modern
Principle	Have rules and norms thick religion, developed for reflect the environment and culture	Aims to preserve local elements that has been formed and developed become a modern style
Design	Emphasizes ornaments as a must	Modern design shape

Source: Sonny Susanto, Joko triyono, Yulianto Sumalyo (2013)

Regionalism and Neo-Vernacular Architecture Comparison

COMPARISON	REGIONALISM	NEO VERNACULAR
Definition	Region is the area and Isme is understand, so understand regional	Neo means new, transitional period and vernacular is Native / native / local language, so it is a transition from the local form
ideology	Creating contextual architecture that is responsive to local conditions and always refers to traditions, historical heritage and the meaning of space and place	Focus on the application of architectural elements that already exist from the vernacular and then more or less undergo an update to a modern work.

Regionalism and Neo-Vernacular Architecture Comparison

COMPARISON	REGIONALISM	NEO VERNACULAR
Principle	Leads to the fulfillment of satisfaction and self-expression that refers to the past, present and future and is still dependent on vernacularism	Architecture that aims to preserve local elements that have been formed empirically by tradition and develop it into a modern style and a continuation of architecture vernacular.
Design Concept	They still tend to only imitate the physical form, variety and style of traditional styles that are already owned by the local community.	The form of the design is more modern and tries to display new works.
Criteria	Using local building materials with modern technology. Responsive in dealing with local climatic conditions Refers to traditions, historical heritage and the meaning of space and place Looking for cultural meaning and substance, not style as the final product.	The neo-vernacular flow is an attempt to carry historical values in a modern form. neo vernacular applies architectural elements that already exist (vernacular), both physical (forms and constructions) and non-physical (concepts, philosophies, spatial plans) into an architecture with more modern forms or variations.

Source: Regionalism and Neo Vernacular applications in building design. Agus Dharma and Hasan Sadli.

2.3.3 Java Local Architecture Approach

Javanese architecture is heavily influenced by the conception and philosophy of buildings which are inspired by nature too influenced by oriental traditions. Broadly speaking, the house's Traditional Javanese culture can be divided into the forms of roasted pe, kampung, limasan, tajug, and joglo (Wahyudi, 2009). Each form has developed in the form of adding building elements. The following is a form of a variety of traditional Javanese houses:

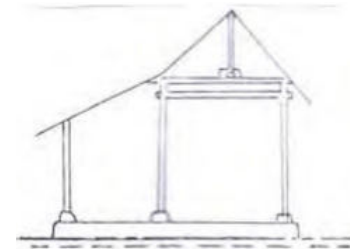
House with Panggang-pe Shape

It is the oldest and simplest type of architecture, it can be seen from the reliefs on the walls of the temples of Borobudur and Prambanan, formed from four pillars with a rectangular roof that slopes.



House with Kampung Shape

The architecture is a level more perfect than Panggang-pe, with a rectangular plan of four pillars, two sloped roof planes that are joined at the top and covered with a "conch lid".



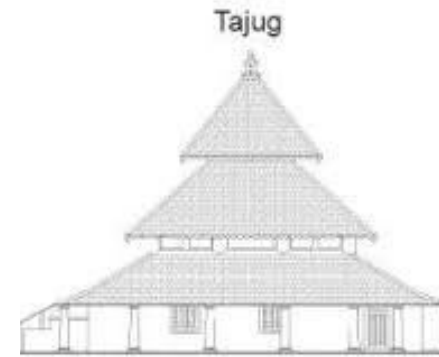
House with Limasan Shape

Has a rectangular plan, with four roof areas. The two fields are in the form of an isosceles triangle called Kejen or Cocor, while the other two fields are called Brunjung. In its development, the shape of the main Limasan was added to the sides called the Empat Emper. Created various types of Limasan.



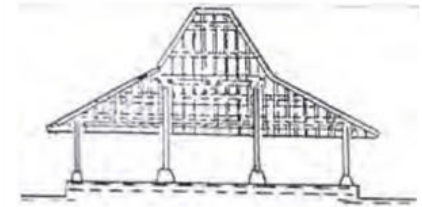
House with Masjid and Tajug Shape

It has a square plan with four pillars and four roof planes that meet at one point on a pointed vertex. This variety is widely used for sacred buildings such as cupolas, tombs, langgars and mosques, as we know the shape of a mosque in Java, unlike mosques in other countries, has a traditional shape that blends with the local environment around it. Indicates that the Javanese people are strong enough to ward off outside influences.



House with Joglo Shape

Is the most perfect and sophisticated architectural variety, with a larger size than the other varieties. The general characteristic of the Joglo building form is the four pillars in the middle called Saka Guru, and the use of stacked blandar called intercropping.



Javanese Architectural House Forms | Source: Wahyudi, 2009

The difference in the shape of the Javanese house indicates social status, while the similarities in the spatial arrangement indicate a view of life that is manifested through the rules in domestic life. In the form of interior space, the ideal Javanese house consists of at least two or three building units, namely pendopo (room for meetings), pringgitan (room for performances) and dalem (family core room). Dalem is divided into the outer part which is called the overhang and the inside which is covered by the wall. The inside consists of two parts (front and back) or three parts (front, middle and back). The back consists of sentong kiwo, sentong tengen and sentong middle. The orientation of the building is south (Tjahjono, 1990).



Source: Dakung, Traditional Architecture of Central Java (Department of Education and Culture Project Inventory and Documentation of Regional Culture, 1982)

1. Pendapa, functioned as an area for formal activities (meetings, ceremonies, artwork performances and so on). Even alaven though it's far positioned on the the front, the pendapa isn't always a reception room that escorts human beings earlier than getting into the residence. The get admission to factor to the residence that regularly occurs isn't always from the the front thru the pendapa, however rather rotates thru the aspect of the residence

2. Pringgitan, the relationship corridor among the pendapa and Omah Njero. This pringgitan segment is regularly functioned as an area for shadow puppet shows / arts / public activities. The overhang is the the front porch of the omah-njero segment. The the front terrace, that is normally approximately 2 meters wide, is an area for non-formal public activities.

3. Omah-njero, from time to time additionally called omah-mburi, dalem ageng or omah. The phrase omah in Javanese society is likewise used as a time period that consists of a home meaning, specifically as a residential unit.

4. Senthong-kiwa, may be used as a own circle of relatives bed room or as a garage place for rice and farming tools.

5. Senthong Tengah (krobongan), regularly additionally called boma, pedaringan, or krobongan. In the cluster of conventional Javanese residence buildings, the region of senthong-vital is the deepest, furthest from the outside. Senthong Tengah is a area this is the middle of all elements of the residence. this room is regularly a "display room" for the own circle of relatives of the occupants of the residence. This location is likewise a garage room for the own circle of relatives heirlooms of the citizens of the residence.

6. Senthong-tengen, its characteristic is similar to sentong kiwa

7. Gandhok, an extra constructing that surrounds the perimeters and rear of the principle constructing.

2.3.4 Typology Cultural Heritage Building Wonosobo



Pringgitan (Regent's Office House)

Merdeka Street, East Wonosobo, ,
Wonosobo District, Wonosobo Regency,
Central Java 56311, Indonesia

Scout Studio

Kyai Hasyim Asya ri Street, Number 5,
East Wonosobo, Wonosobo District,
Wonosobo Regency, Central Java 56311



Regent's Office House

45th Street No. 7, East Wonosobo,
Wonosobo, East Wonosobo,
Wonosobo District, Wonosobo
Regency, Central Java 56311



Bappeda Wonosobo Regency

Pangeran Diponegoro Street No. 8,
East Wonosobo, Wonosobo District,
Wonosobo Regency, Central Java
56311



Office Head of Health Office

A. Yani Street, Tosari, Distancesari,
Wonosobo District, Wonosobo
Regency, Central Java 56314



Office of the Secretary of State

Serayu Street No.1, East Wonosobo,
District. Wonosobo, Wonosobo
Regency, Central Java 56311



DPRD office

Soekarno - Hatta Street No. 6, East
Wonosobo, Kec. Wonosobo,
Wonosobo Regency, Central Java
56311



Office of Agriculture

Lt. Gen. S. Parman Street KM 02
Ngasinan Village, Kramatan,
Wonosobo District, Wonosobo
Regency, Central Java 56315



Deputy Regent's Hall

Pemuda Street No.25, East Wonosobo, Wonosobo District, Wonosobo Regency, Central Java 56311



Post office

Pemuda Street No. 9, East Wonosobo, Wonosobo District, Wonosobo Regency, Central Java 56311



Great Mosque of Jami Wonosobo

Pemuda Street, East Wonosobo, Wonosobo District, Wonosobo Regency, Central Java 56311



Military Office

Pemuda Street No.11, East Wonosobo, Wonosobo District, Wonosobo Regency, Central Java 56311



Paseban Alun-Alun Wonosobo

Pemuda Street No.2, East Wonosobo, Wonosobo District, Wonosobo Regency, Central Java 56311

2.3.5 Material and Ornament Local Approach

Material



Javanese Natural Material

The use of natural materials also gives a traditional impression on Javanese buildings. The use of bamboo, wood and reeds with light colors that give a natural impression without lacquer dyes and woven wood pattern.

Ornament

Carica plant is a fruit that grows in the highlands of Dieng and the mountains where the weather is cold, because it is a plant that requires an altitude between 1,800-2,200 m above sea level to get good quality. Wonosobo makes carica an icon of the city of Wonosobo, Carica is a fruit specifically because there are no other areas besides Wonosobo. The people of Wonosobo are very proud of and favor carica, so that many products are inspired and made into one of the characteristics of souvenirs from the city of Wonosobo. Can be made into jam, lunkhead, chips, to batik ornaments. The development of motifs in the Wonosobo area carried out by batik craftsmen by utilizing the potential of the surrounding nature became the basic idea of making the Carica batik motif. There are several types of Carica batik motifs created by Carica Lestari, including Abstract Carica Batik, Sidomukti Carica Batik, Sekar Jagad Carica Batik, Lung Carica Batik, Parang Carica Batik and Carica Gradasi Batik.



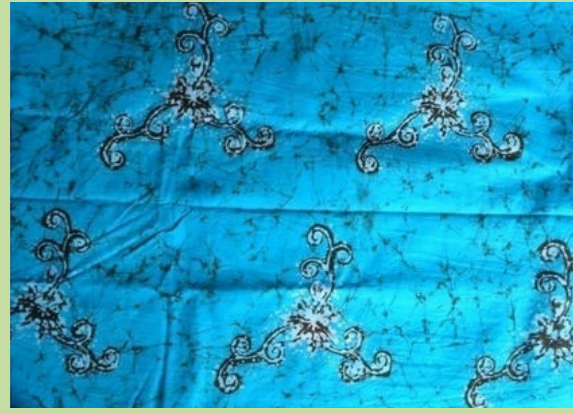
Carica Abstract Batik Pattern



Sidomukti Carica Batik Pattern



Parang Carica combined with Lung Carica Batik Pattern



Lung Carica Batik Pattern

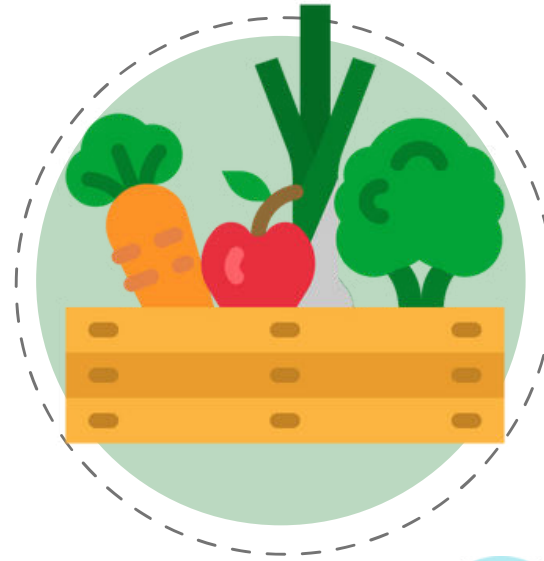
2.4 STUDY AND ANALYSIS OF DESIGN

TYOLOGY

2.4.1 Agrotourism

Tourism objects that are built with the concept of combining two activities, namely agriculture and tourism, are called agro-tourism. Known agricultural activities include matters relating to dry land, rice fields, palawijaya, plantations, forestry, animal husbandry and so on. In the concept of agro-tourism, tourists will carry out agricultural activities such as picking fruit, planting plants and so on. The manager will present activities where tourists can take walks, enjoy and appreciate agricultural activities and natural beauty.

Haeruman in 1989 and Afriana in 2010 defined agrotourism as an activity that can develop tourism, also related to activities that refer to agriculture and rural areas so as to increase the value of rural welfare with agricultural activities. The Ministry of Agriculture in 2005 also defined ecotourism, known as eco-tourism, which is a grouping of agro-tourism because its activities are related to tourism that do not damage or pollute nature, and also have the aim of enjoying and admiring the beauty of nature, wildlife, plants in the natural environment as one of the main activities. one of the educational facilities.



Agrotourism has several types that can be described according to their scope according to the potential for attractiveness that can be shown as one of their identities or characteristics, namely agro-tourism with the concept of horticulture, plantation, fisheries, animal husbandry, and forestry which of each type of agro-tourism has its own characteristics that have different characters and also require quite different management.



1. Food Crops and Horticulture Agrotourism

The creative activities that are presented from the pre-harvest, harvest, post-harvest processes, processing results to marketing are agro-tourism with types of food crops and horticulture.

2. Plantation Agrotourism

The attractions offered such as history in an area that is in plantations, scenery and fresh air are conventionally operated on plant patterns such as processing techniques, packaging processes for processed products called plantation agrotourism.

3. Fishery Agrotourism

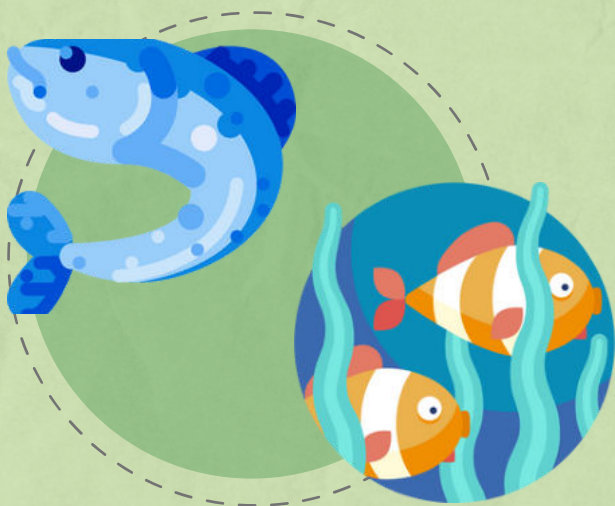
Tourism and recreational facilities are provided for tourists in aquaculture such as catching and processing fish, white water rafting, sailing, snorkeling, diving and others called fisheries agro-tourism.

4. Livestock Agrotourism

Animal husbandry tourism areas such as horse riding, hunting animals and seeing wild animals to feeding them are called livestock agro-tourism.

5. Forestry Agrotourism

Forest recreation which is sufficiently related to production forest and can only be done in the forest becomes the main attraction of the forest itself, it is called forestry agrotourism.



2.4.2 Resort

Resorts designed for tourist recreational activities, according to Coltman in 1895, there are various forms and characteristics of the resort itself, such as simple resorts to very luxurious resorts, in terms of accommodation that can accommodate various family needs as well as business needs. Pendit in 1999 also argued that a resort is a place to stay that is specially facilitated for relaxation as well as sports such as golf, tennis, tracking, jogging and spas. And not only that but there are also resorts as supporting facilities in the existing tourism area so that visitors can enjoy every moment that is in that place, in contrast to hotels, resorts are places to stay on vacation and at the same time have recreation that has a natural feel that must be located in the mountains, beaches, small pulung, hills, valleys that have natural beauty and charm with the aim of, among other things, to get the freshness of body and soul as well as the desire to know something.

According to Geovanni, in 2012 there were four characteristics of resorts so that they can be distinguished according to the type of resort:

A.General Location

The location is placed with beautiful views such as mountains, the beach and so on.

B.Facilities

The facilities offered motivate visitors to be able to enjoy free time by having fun such as the availability of basic and recreational facilities such as indoor and outdoor.

C.Architect and Atmosphere

Architectural accommodation with a special atmosphere makes tourists tend to look for resorts that have this because there is a special atmosphere that can distinguish a resort from other resorts.

D.Market Segment

Tourists or visitors who want to vacation, have fun, enjoy the natural scenery such as beaches, mountains, and also places that have beautiful panoramas are targets that need to be reached in this market segment.



the important things that can be taken into consideration before starting to build a resort.

1. Recreation Resorts

There are two subtypes of recreation resorts: health-focused and sports resorts.

2. All-Inclusive Resorts

All-inclusive resorts pride themselves on offering a huge selection of amenities. Most of these resorts operate under a fixed-price model. Vacationers pay a lump fee per day and can enjoy most of what the resort has to offer.

3. Destination Resorts

A destination resort is built around a central feature that draws vacationers' interest. This might be a castle converted into a hotel or a beautiful natural area, like Beach resorts, Island resorts, Mountain resorts, and Desert resorts.

4. Ecotourism and Ecological Resorts

Conservation is a big concern for many people nowadays. Ecotourism resorts allow people to have a fun vacation and feel like they're leaving the world a little better off than it was. Sometimes these resorts are set up with a green design like solar panels on the roofs and rainwater cisterns.

5. Historic Resorts

Historic resorts focus on a historic site or archaeological area. Location isn't the only thing that matters here. A historic resort isn't just near these sites. It celebrates them, often through a theme, enrichment activities, day trips to the site, etc.

6. Casino and Amusement Park Resorts

They're built with a focus on the central attraction. Meanwhile, amusement park resorts tend to cater to a younger crowd.

7. Adults-Only Resorts

Adults-only resorts are places like singles' focused establishments where people go to have fun and find a potential partner. People under retirement age may not be able to book a room.

8. Family-Focused Resorts

Some resorts work hard to cater to the children of the family. They may have extensive kids' menus that work around the preferences of picky eaters, enrichment activities like nature tours, and plenty of games and arts or crafts opportunities.

9. Clothing Optional Resorts

Nudist resorts tend to be small, private, cozy affairs. Here, many generations of clothing-optional people can gather to do exactly what they do at any other resort: splash in the water, tan on the private beach, hike in the mountains, and fire up the grill for dinner. They're just wearing a lot less as they do it.

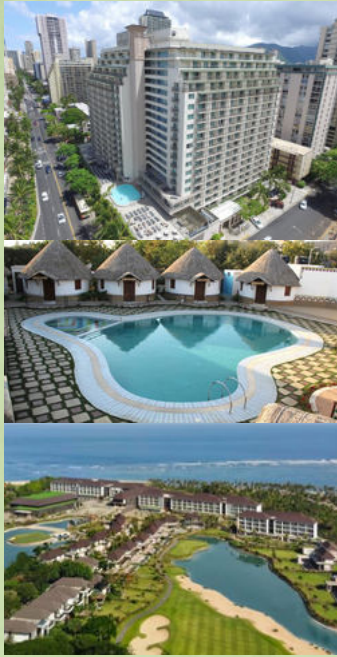
10. Dude Ranches

Sometimes, pampering and luxury aren't what people are looking for in a vacation. Sometimes they want to get in touch with their inner cowboy in a rustic but comfortable setting. Enter the Dude Ranch, where people can experience the rugged life of a cowpoke and still enjoy hot meals and soft beds.



Based on the location, resort hotels can be grouped as follows:

- **Rural Resort and Country Hotels: located in rural areas.** The main attraction of this resort is its unspoiled location, reinforced with sports facilities and recreation that is rarely found in cities, such as hunting, playing golf, tennis, horse riding, rock climbing, archery, or other special activities
- **Mountain Resort Hotel: is located in a mountainous area.** This resort is built in mountainous areas that have a pleasant air clean. The natural potential can be used as a means of health, and the design of this resort is equipped with facilities for the restoration of physical, spiritual, and mental fitness, as well as activities related to fitness. The main activities of recreational sports include; paragliding, golf, horse riding and also supporting sports areas.
- **Marina Resort Hotel: located in the seaport area.** Usually, the response of this kind of resort design is realized it by equipping facilities in the form of a pier and prioritizing the provision of facilities related to water activities, beachfront views, and facilities for enjoying abundant sunshine.
- **Health Resort and Spa: located in an area with natural potential as a means of health.** The design of this kind of resort building must be equipped with facilities for the restoration of freshness, both physically (physically) and spiritually (inner) with activities related to fitness and scenery that also supports the relaxation process.
- **Beachfront Resort Hotel: located in the beach area,** with Free view towards the ocean, beautiful beaches, and complete and up-to-date water sports facilities, often used as the main consideration in building design.



Resorts are divided based on the shape of the building:

1. Form of Convention or Highrise building

This type is in the form of a large building that has several floors, and a spatial planning system using vertical transportation.

2. The form of cottages or buildings spread out

Resort buildings are not independent because some buildings are spread out and are low-rise buildings with one or two floors and sometimes are designed with split levels. The central pattern of the building units is spread out and there are binding buildings which are supporting facilities and management buildings, the spatial planning system and its activities take place horizontally.

3. Combination of Convention and Cottage

It is a combination of vertical units and spread units.

Distribution of Hotel Resorts Based on Facilities and Equipment (WTO)

Facilities	★	★★	★★★	★★★★	★★★★★
Number of rooms	Minimum 10	Minimum 10	Minimum 30	Minimum 50	Minimum 100
Single bed size	800 x 1900mm	800 x 1900 mm	800 x 1900 mm	800 x 2000 mm	800 x 2000 mm
In-room entertainment	-	-	TV	TV	TV & Video
Payphone	At the reception	Telephone shop and lobby	Close with all room public	Telephone shop in Lobby with national network and IDD	Telephone shop in Lobby with national network and IDD
Lounge	Music, TV, sit down place, can for eat	Music, TV, magazine, sit down place, can for eat	Music, TV, sit down place, magazine	Music, TV, magazine, sit down place, drinking service	Music, TV, magazine, sit down place, drinking service, 24 hour service

Facilities	★	★★	★★★	★★★★	★★★★★
Restaurant	-	restaurant and cafeteria	Restaurant and cafeteria minimum area not less of 1/2 the number of beds	Same with 3 star resort , coupled with a variety of high-quality food	Same with 4 star resort , coupled with a variety of highest-quality food
Bar	-	-	-	Separated bar	Separated bar and cocktail lounge
Conference	-	-	-	-	Meeting and convention with complete facility
Recreation	-	-	-	Sauna/gym/ swimming pool/ combination	Sauna, gym, swimming pool
Room Cleaning	Daily	Daily	Daily	Additional calls until 24.00	24 hour service
Laundry	Laundry	Laundry & dry cleaning	Laundry & dry cleaning	Express Laundry & dry cleaning	Express Laundry & dry cleaning
Setting hair	-	-	-	Beauty Salon	Beauty Salon

Standard Room Size At the Resort

based on the decision of the director-general of tourism year No. 4/U/I 1/I 988, that is :

- Standard Room: 24 - 28 m² (single bed and double bed)
 - Deluxe Room: 24 - 28 m² (single bed and double bed)
 - Suite Room: 48 m²
- (for all resort rooms 62% of the number of rooms for lodging)

A. Lodging Area

The division is divided into 5, such as:

• **Deluxe**

Area:40 m²

Facilities: 1 King or 2twin beds, bathroom, balcony

• **Superior**

Type: Cottage, one floor

Area: 60 m²

Number of rooms: 1 piece

Facilities: 1 king bed, 1 bathroom, pantry, family room, terrace

• **Junior Suites**

Type :2 story cottage

Area;80 m²

Number of Rooms: 2 Pieces

Facilities: 1 king bed, 2 twin beds, 2 bathrooms, pantry, terrace, living room.

• **Executive Suite**

Type: Cottage 3 floors with split level

Area: 120 m²

Number of Rooms: 2 pieces

Facilities: 1 king bed, 2 twin beds, 2 bathrooms, pantry, terrace, living room, private garden.

• **Presidents Suite**

Type: 2 story cottage

Area:150 m²

Number of Rooms: 3 pieces

Facilities: 2 king beds, 2 twin beds, 2 bathrooms, pantry, terrace, living room, private garden.

B. Public Area

• **Lobby & Front Office**

Standard: 1.35 m² /guest Room

Lobby Facilities:

1. Bell Captain table: 5m²
2. Concierge desk: 5m²
3. valet parking table: 5 m²
4. Reception desk (included in the front office)
5. Travel agency desk: 5 m²
6. stairs/ramps (included in circulation and utilities)
7. Seating (including in the main lobby)
8. Minibar (included in the main lobby)
9. Public Telephones: 5 m²
10. Toilets:30m²
11. Access to other facilities (including circulation and utility)

Front office space:

- 1.Receptionist room, consisting of cashier area, accountant, reservation, telephone operator, facsimile, fire alarm system center, security monitor, safe - deposit room.
 - 2.Reservation room and front desk controller
 - 3.The accounting room consists of a room for the controller, assistant room controller, payment manager room supported with space computer, secretarial area, storage
 4. General manager and executive room
 - 5.Marketing director's room, public relations room, catering manager room, convention manager room, banquet manager room, sales representatives room, function book room, secretarial pool.
 - 6.Executive room for the resort's superior facilities
 - 7.Specialist rooms for heads of departments and senior kitchen staff, laundry, and housekeeping.
- The standard area of 1.5 m² / guest room

• Lounge

There are 3 categories.:

Lobby Lounge (near the main lobby):64m²
Poolside lounge (near the swimming pool):72m²
Garden lounge (near the garden):115m²

• Shopping arcade

Florist Shop:10m²
Gifts, jewelry, & souvenirs:25m²
Cakes & bakery:30m²
Book shop and newspaper:40m²
Boutique & leisure clothes:60m²
Art Gallery:40m²
Beauty salon:60m²

• Swimming pool & Garden

Consists of an outdoor swimming pool with a recreational design and are surrounded by a garden.

Room in a swimming pool:

1. Swimming pool:450m²
2. locker :1m²/ unit
3. Toilet:2m²/unit
4. Shower:1,8m²/unit
5. Equipment storage:30m²
6. Pool pump/filter:30m²
7. Management:25m²

• Tennis court

Tennis court: 215 m²
Lockers, toilets, showers: s.d.a
Equipment storage: 30 m²
Management : 25 m²

• Fitness Center

Fitness Center: 120 m²
Sauna: 25 m²
Jacuzzi:10 m²
Massage room: 25 m²
Lockers, toilets, showers: s.d.a
Equipment storage: 30 m²
Management: 25 m²

• Open Arena

Basketball Court: 370 m²
Children's Playground: 200 m²

• Plaza

Open area to welcome guests: 400 m²
Open area to bind all existing facilities: 400 m²

• Car park

Car: 30 m²
Tour bus: 156 m²

C. Food and Beverage

• Restaurant

Standard: 1,9 mil orang
Toilet: sda
Main kitchen • 140 m²
Room Service Area: 25 m²
Dishwashing: 1 5 m²
Refrigerated food storage: 60 m²
Beverage Storage: 45 M²
Dry Food storage: 90 m²
Refrigerated beverage storage : 30 m²
China, silver, Glass, Storage: 60 m²
Food Controler : 30 m²

• **Coffe Shop**

Standard: 1,4 m2/person
Main kitchen: 80 m2
Dishwashing: 15 m2
Dry food storage 60 m2
Refrigerated food storage 20 m2

• **Conference area**

Standard 1,9 m2/person

D. Service area

• **Receiving and storage**

Loading Dock: 60 m2
Receiving arena: 75 m2
Receiving Office: 36 m2
Purchasing office: 36 m2
Garbage Empty • 20 m2
Trash holding area 45 m2
Refrigerated garbage 24 m2
Can wash 30 m2
Compactor 45 m2
Ground equipment storage: 60 m2
General storage: 300 m2
Locked storage: 40 m2
Empty bottle storage: 30 m2

• **Housekeeping**

Executive Office: 30 m2
Assistant Office: 20 m2
Supervisor: 20 m2
Housekeeping room: 30 m2
Clean linen storage: 42 m2
Soiled linen sto. : 30 m2
Laundry: 200 m2

Maintenace sto. : 43 m2

Silver, glass, sto : 20 m2

Supplies sto. : 15 m2

• **Mechanical engineers**

Engineer office: 20 m2
Assistant engineer: 20 m2
Workshop: 90 m2
Boilers: 40 m2
Chiller: 40 m2
Groundwater tank and pump: 300 m2
Generator: 300 m2
Control panel 60 m2
Plumbing 60 m2
Water treatment 300 m2
Communication room 30 m2

• **Security**

Chief security office: 15 m2
Assistant chief: i 5 m2
Security post: 15 m2
Security monitor room: 30 m2

• **Employee areas**

Employee & control room : 50 m2
Changing room & locker : 5 m2/unit
General manager suite: 80 m2
Employee accommodation : @ 9 m2
Toilet: 4 m2/unit
Cafeteria, kitchen, dining room: 6.5 m2/ person
Musholla: 0.75 m2/person
Clinic :30m2

2.4.3 Analysis of Activities and Building User

ACTIVITIES ANALYSIS

VISITORS

No	Type of Users	Activity	Room Type
1.	Non Staycation Visitor	<ul style="list-style-type: none"> -Agrotourism Recreation -Worship -Toilet -Eating and Drinking -Buying Souvenirs 	<ul style="list-style-type: none"> • Agrotourism Area • Mushola • Toilet • Restaurant • Souvenir Area
2.	Staycation Visitor	<ul style="list-style-type: none"> - Stay the night -Sports (Indoor & Outdoor) - Meeting - Relaxation - Eating and drinking - Buying Souvenirs - Entertainment -Agrotourism Recreation -Worship -Toilet 	<ul style="list-style-type: none"> • Room (Standard,Family, Luxury,) • Sports (Jogging Track) • Restaurant • Hot Springs • Spa • Mini Hall • Laundry • Coffee Shop • Souvenir Shop • Entertainment Area (Dancing, Batik) • Musholla • Toilet

ACTIVITIES ANALYSIS**RESORT MANAGER**

No	Type of Users	Activity	Room Type
1.	General Manager	Meeting, Check Up, Administration, Finance, Food & Drink, Calling, Reading	<ul style="list-style-type: none">• Meeting room• Employee Room• Office• Dining room
2.	Assistant General Manager	Meetings, Front Office Checks, Telephone, Food & Drink	
3.	Front Office 1. Front Office Manager 2. Reservation Section 3. Reception section 4. Bell Boy section 5. Medical section	1.Meeting, Supervising Section, Coordination, Administration, Eating and Drinking 2.Serving Room Reservations 3.Receiving Guests, Providing Information, Serving Check In/Out 4. Serving Guest Luggage 5.Giving Medical First Aid	<ul style="list-style-type: none">• Meeting room• Office• Dining room• Archive Room• Lobby• Lounge Area• Information Room• Medical Room• Toilet
4.	Accounting 1. Accountant Manager 2. Marketing Staff	1.Creating a Work Program 2.Coordination, Promotion, Market survey, Meeting	<ul style="list-style-type: none">• Meeting room• Office• Archive Room

ACTIVITIES ANALYSIS**RESORT MANAGER**

No	Type of Users	Activity	Room Type
5.	Sales marketing 1. Marketing Manager 2. Marketing Staff	1.Meeting, Coordination 2.Manage Hotel Product Marketing, Promotion, Exhibition	<ul style="list-style-type: none">• Meeting room• Office• Archive Room
6.	Personnel 1. Personality Manager 2. Personnel Staff	1. Meeting, Coordination, receiving job seekers 2.Recruiting hotel staff/ employees, coordinating	<ul style="list-style-type: none">• Meeting room• Office• Archive Room• Living room
7.	Housekeeping & Doby (Loundry) 1. Housekeeper Manager 2. Room Section 3. Uniform Section (Loundry) 4. Gardener Section 5. Hotsprings Section	1.Meeting, Supervising the section below, Coordination 2. Check the cleanliness of the room 3. Checking the room needs, and employee clothes 4. Caring for the garden 5. Take care of the cleanliness of the hot springs	<ul style="list-style-type: none">• Meeting room• Head of cleaning room• General cleaning room• Equipment Headroom• Head of garden cleaning• Hot spring cleaning staff room• Employee Room• Equipment Warehouse
8.	Engineering 1. Manager 2. Staff	1.Meeting, Checking up, Coordination 2.Inspecting machine tools, electrical, installation communication, Utilities	<ul style="list-style-type: none">• Utility Room• Control Room• Equipment Room• Staff Room

ACTIVITIES ANALYSIS

RESORT MANAGER

No	Type of Users	Activity	Room Type
9.	Food & Beverage	Meal menu scheduling, coordination, food preparation	<ul style="list-style-type: none"> • Meeting room • Office
10.	Restaurant 1. Manager 2. Head Chef 3. Waiter 4. Cleanliness kitchen 5. Introduction Ingredients	1.Create a Work Program, Meeting 2.Coordination, making menus, cooking, meeting 3.Cooking, coordinating, making material requirements 4.Clean up leftovers, serve guests 5. Delivering materials and equipment for kitchen needs	<ul style="list-style-type: none"> • Dining room • Office room • Kitchen space • Warehouse Room • Reception Room • Staff Room • Serving Room • Toilet
11.	Spa Manager 1. Manager 2. Professional Spa 3. Staff	1.Coording, meeting, arranging spa schedule 2.Doing spa therapy for guests 3.Prepare equipment needs, Cleaning warehouse and equipment	<ul style="list-style-type: none"> • Office • Massage Spa Room • Bath spa room • Toilet
12.	Entertainment Manager 1.Manager 2.Staff	1.Coordination, Meetings, Making Schedules / Events 2. Teaching, and Preparing Event Equipment	<ul style="list-style-type: none"> • Mini Hall • Storage Space • Preparation Room • Workshop

ACTIVITIES ANALYSIS

AGROTOURISM MANAGER

No	Type of Users	Activity	Room Type
1.	Agrotourism Manager 1.Manager 2.Tour guide 3.Field Staff 4.Processing Staff	1.Coordinate staff, Check work, make schedules 2. Inviting visitors for recreation, planting and other recreational activities 3. Dive right into gardening, watering, planting, and picking plants 4. Processing the harvested plants for distribution or sale to the local community	<ul style="list-style-type: none">• Office• Meeting Room• Staff Room• Storage Space• Processing Room• Distribution Room

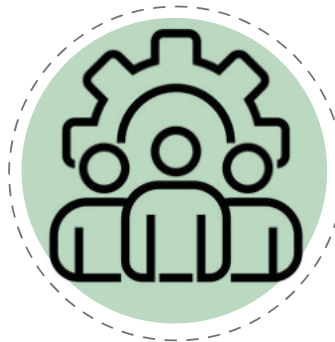
VISITOR ANALYSIS

1. VISITORS



- MIDDLE TO UPPER
- VIP GUEST
- PUBLIC
- FAMILY/GROUP
- COMMUNITY
- COACH

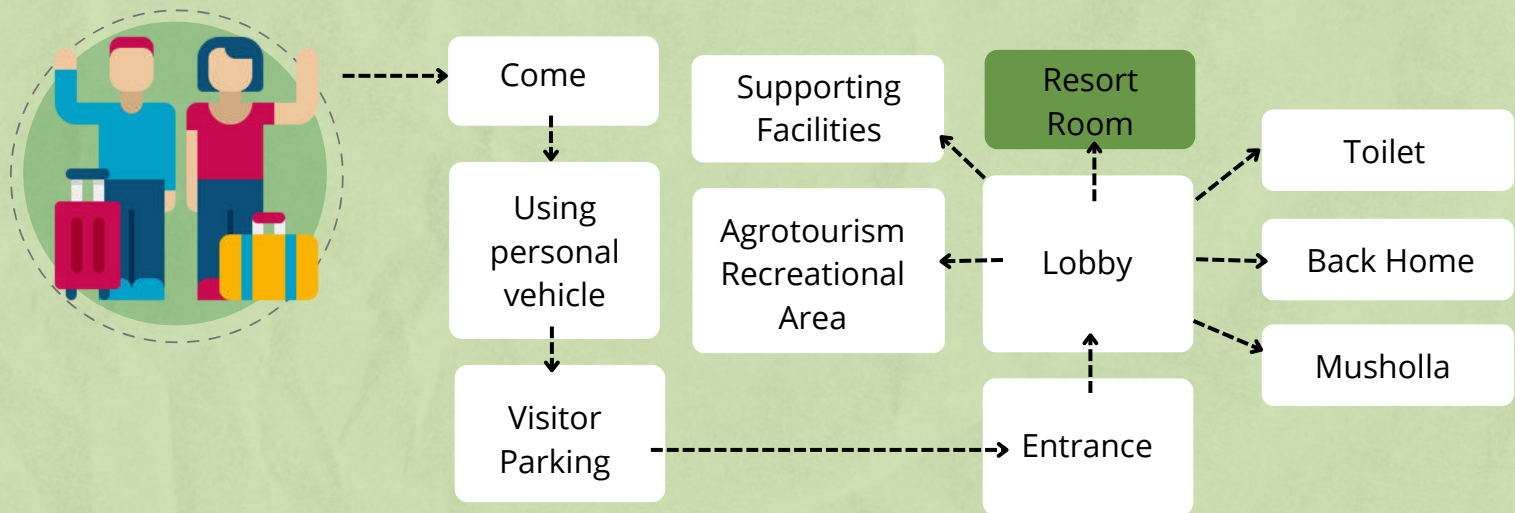
2. MANAGER



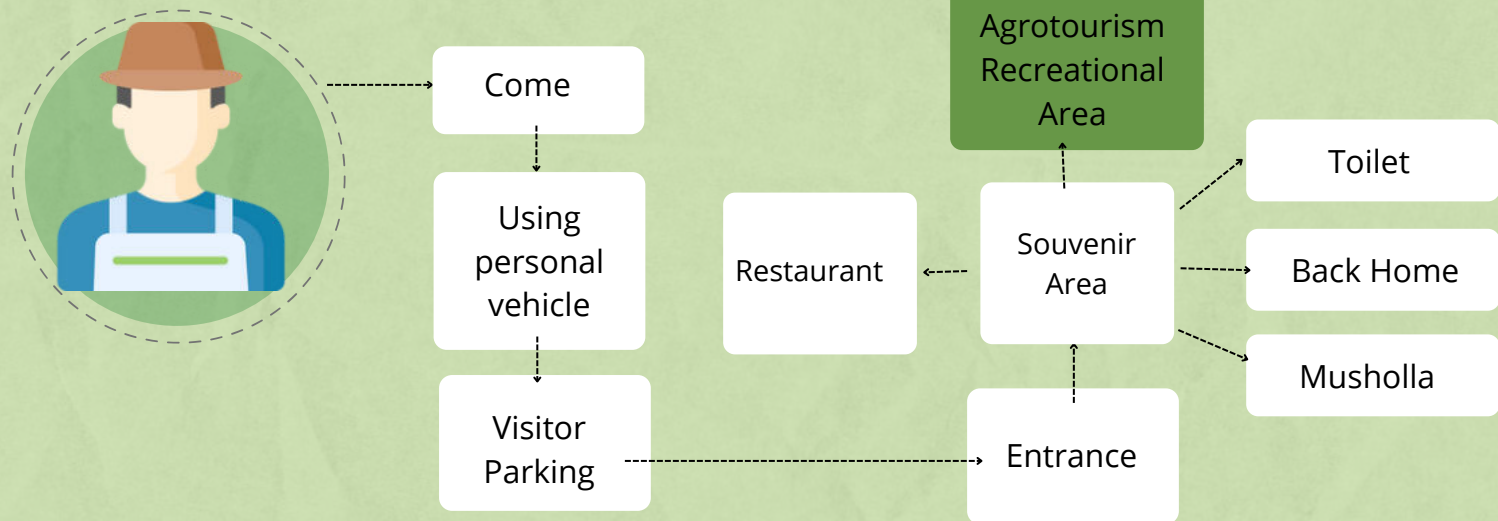
- ADMINISTRATIVE ADMINISTRATION
- FACILITY MANAGEMENT
- ENGINEERING
- LAUNDRY & CLEANING
- AGRO-TOURISM MANAGEMENT
- RESORT ROOMS MANAGEMENT

RESORT AND AGRO-TOURISM USER CIRCULATION

1. STAYCATION GUEST

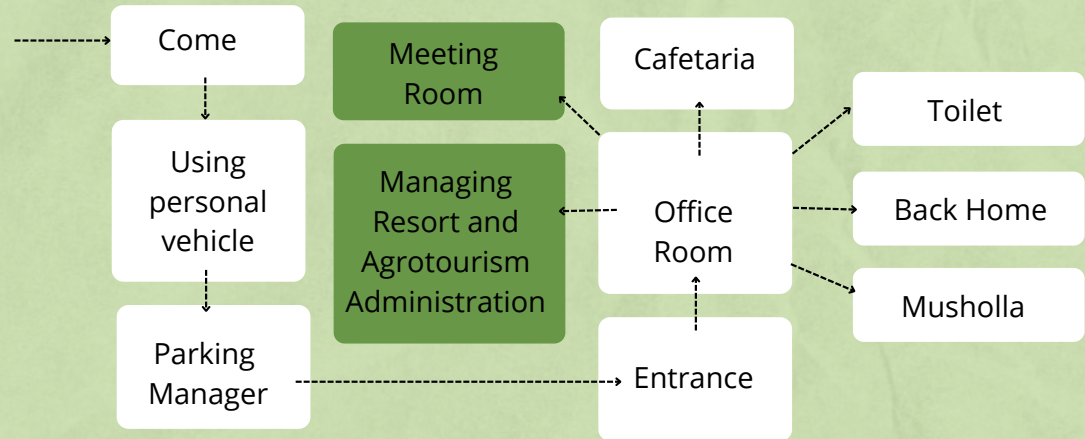


2. NON STAYCATION GUEST

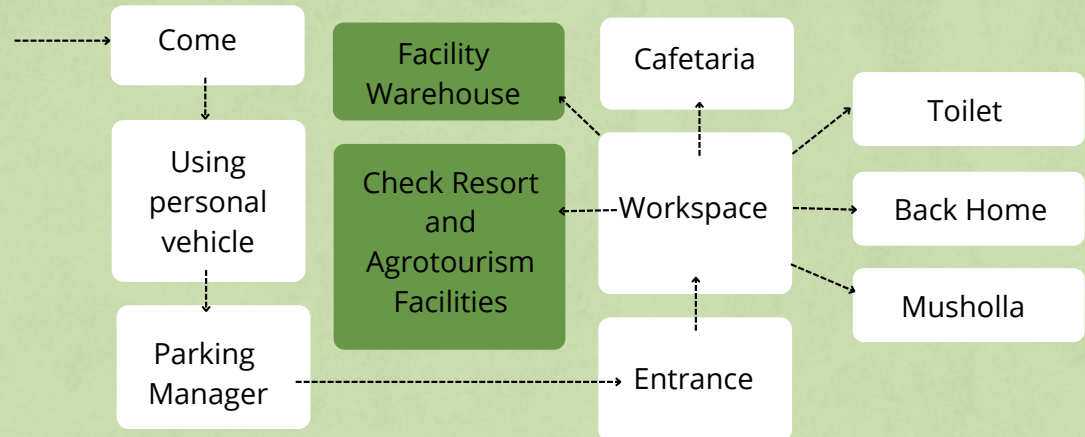


MANAGEMENT CIRCULATION

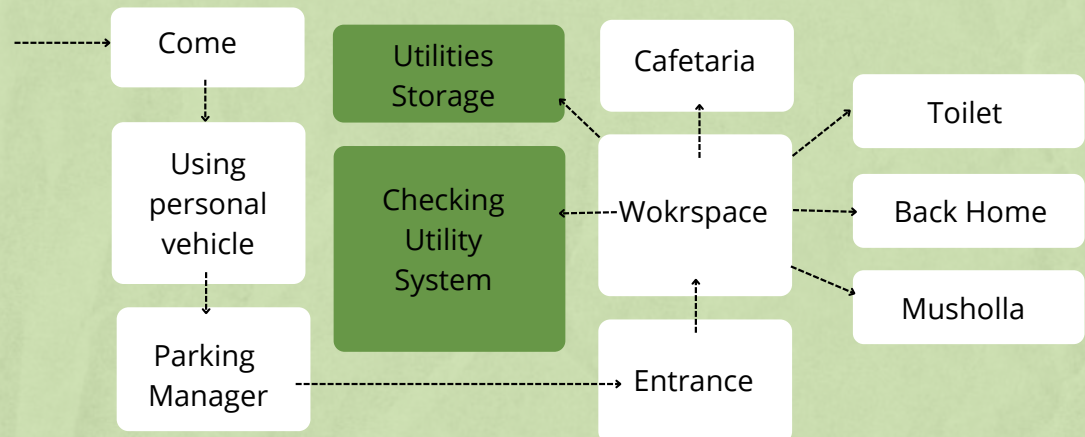
1. ADMINISTRATIVE ADMINISTRATION



2. FACILITY MANAGEMENT

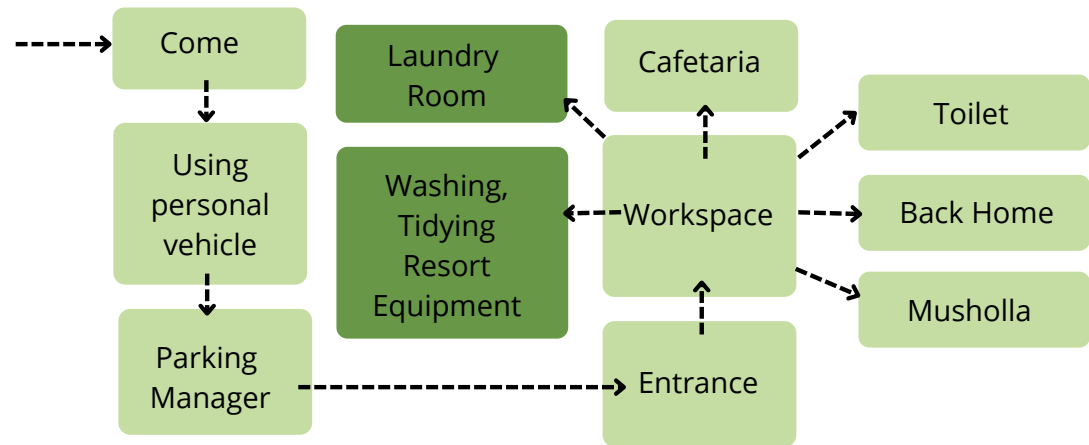


3. ENGINEERING

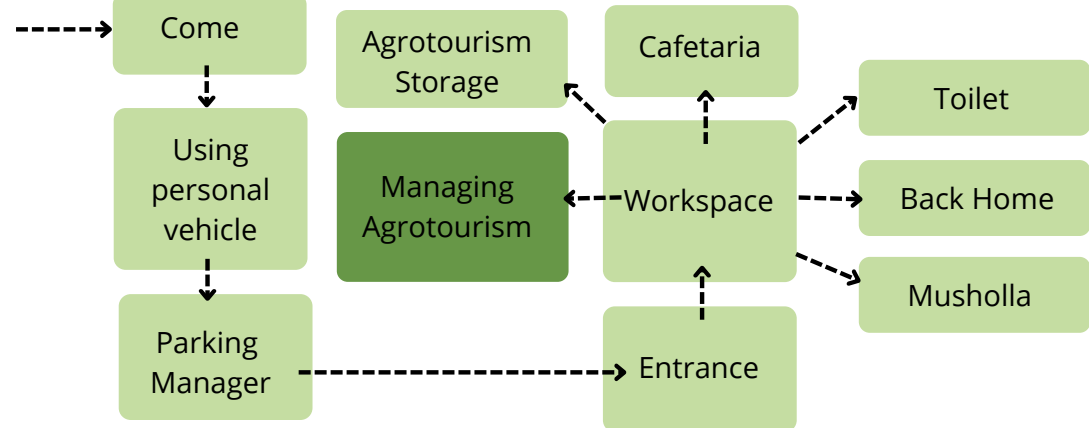


MANAGEMENT CIRCULATION

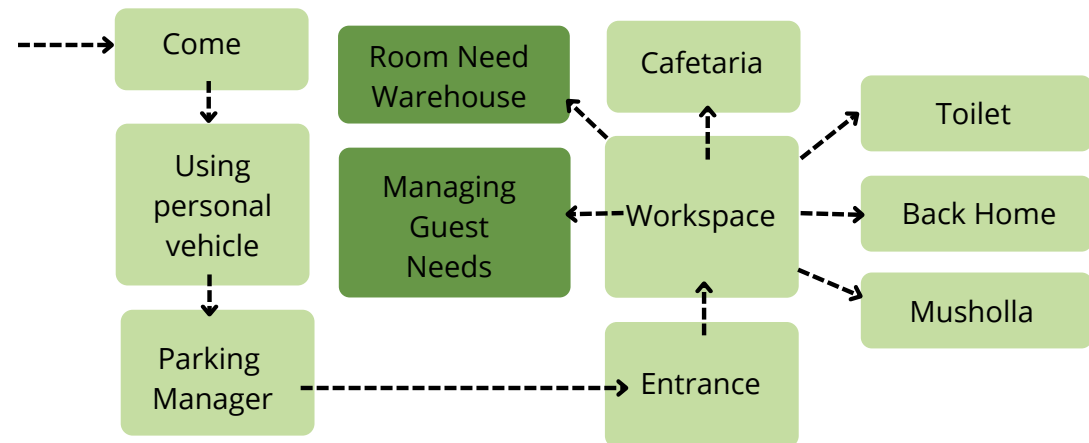
4. LAUNDRY & CLEANING



5. AGROTOURISM MANAGEMENT

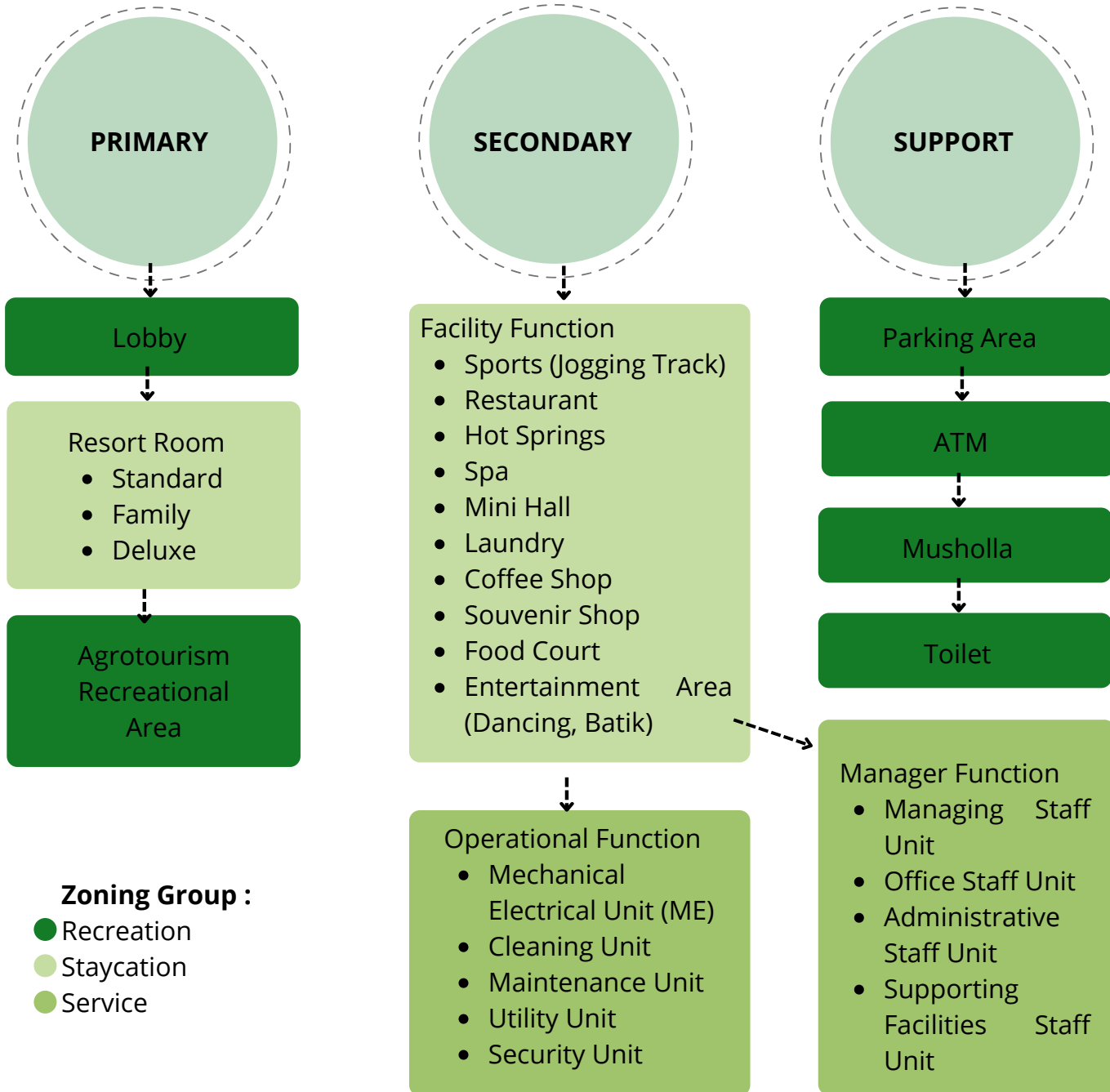


6. RESORT ROOM MANAGEMENT



2.4.4 Space, Group Analysis and Zoning

GROUPING FACILITIES



SPACE REQUIREMENTS

No	Room	Natural Lighting	View	Acoustic	Accessibility	Character Space
1.	Main Lobby	●	●	●	●	Open Space
2.	Parking Area	●	●	●	●	Open Space
3.	ATM	●	●	●	●	Closed Space
4.	Musholla	●	●	●	●	Closed Space
5.	Toilet	●	●	●	●	Closed Space
6.	Standard Room	●	●	●	●	Closed Space
7.	Family Room	●	●	●	●	Closed Space
8.	Deluxe Room	●	●	●	●	Closed Space
9.	Agrotourism	●	●	●	●	Open Space
10.	Jogging Track	●	●	●	●	Open Space
11.	Restaurant	●	●	●	●	Open Space
12.	Hot Springs	●	●	●	●	Closed Space
13.	Spa	●	●	●	●	Closed Space
14.	Mini hall	●	●	●	●	Open Space
15.	Laundry	●	●	●	●	Closed Space
16.	Coffee Shop	●	●	●	●	Closed Space
17.	Souvenir Shop	●	●	●	●	Closed Space
18.	Entertainment	●	●	●	●	Open Space
19.	Management Staff Unit	●	●	●	●	Closed Space
20.	Electrical Mechanical Unit (ME)	●	●	●	●	Closed Space

No	Room	Natural Lighting	View	Acoustic	Accessibility	Character Space
21.	Cleaning Unit	●	●	●	●	Closed Space
22.	Maintenance Unit	●	●	●	●	Closed Space
23.	Utility Unit	●	●	●	●	Closed Space
24.	Security Unit	●	●	●	●	Closed Space




Note :

- Need
- Less Need
- No Need

SPACE RELATIONS

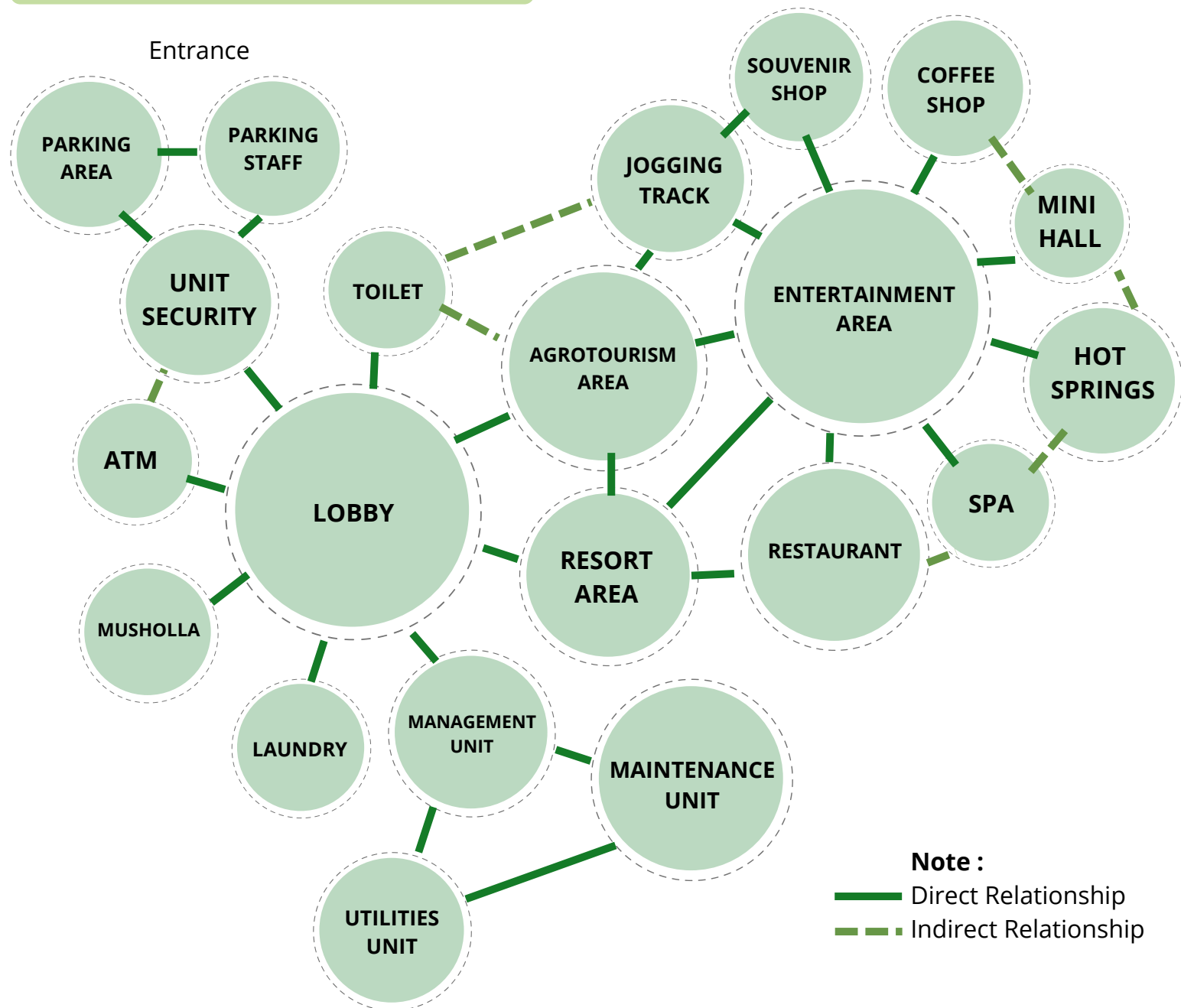
No	Room	Name of Room Based Number																							
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1.	Main Lobby																								
2.	Parking Area																								
3.	ATM																								
4.	Musholla																								
5.	Toilet																								
6.	Standard Room																								
7.	Family Room																								
8.	Deluxe Room																								
9.	Agrotourism																								
10.	Jogging Track																								
11.	Restaurant																								
12.	Hot Springs																								
13.	Spa																								
14.	Mini hall																								
15.	Laundry																								
16.	Coffee Shop																								
17.	Souvenir Shop																								
18.	Entertainment																								
19.	Management Staff Unit																								
20.	Electrical Mechanical Unit (ME)																								
21.	Cleaning Unit																								
22.	Maintenance Unit																								
23.	Utility Unit																								
24.	Security Unit																								

Note :

-  Direct Relationship
-  Indirect Relationship
-  Not Related

2.4.5 Analysis of Space Program and Spatial Size

SPACE RELATIONSHIP DIAGRAM



2.4.6 Space Zone Percentage Analysis

NEEDS OF SPACE (PUBLIC)

Room	Space Requirement	Standard	Source	Capacity	Area
MAIN LOBBY	<ul style="list-style-type: none"> • Reception Room • Lounge • Administration room • Toilet 	<ul style="list-style-type: none"> • 0,65m2/ person • 1.8m2/person • 2,52m2/unit 	<ul style="list-style-type: none"> • NAD • NAD • A • NAD 	<ul style="list-style-type: none"> • 0.65 m2 x 50 Person • 1.8 m2 x 50 Person • 3m2 x 5 Person • 2.52 m2 x 7 Unit 	<ul style="list-style-type: none"> • 32,5 m2 • 90 m2 • 15 m2 • 17,64 m2
	Lobby Area Lobby Area + Circulation (20%) = 155,14 m2 + 31,03				
ATM	<ul style="list-style-type: none"> • ATM Booth 	<ul style="list-style-type: none"> • 2,52m2/unit 	<ul style="list-style-type: none"> • NAD 	<ul style="list-style-type: none"> • 2.52 m2 x 4 Unit 	<ul style="list-style-type: none"> • 10,08 m2
	ATM Area ATM Area + Circulation (20%) = 10,08 m2 + 2,016				
PARKING AREA	<ul style="list-style-type: none"> • Visitors Area 	<ul style="list-style-type: none"> • 2 m2 / Motor 12.5 m2 / Car 	<ul style="list-style-type: none"> • NAD 	<ul style="list-style-type: none"> • 2 m2 x 20 Motor 12.5 m2 x 80 Car 	<ul style="list-style-type: none"> • 40 m2 1000m2
	<ul style="list-style-type: none"> • Manager Area 	<ul style="list-style-type: none"> • 2 m2 / Motor 12.5 m2 / Car 	<ul style="list-style-type: none"> • NAD 	<ul style="list-style-type: none"> • 2 m2 x 30 Motor 12.5 m2 x 20 Cars 	<ul style="list-style-type: none"> • 60 m2 250 m2
Parking Area Parking Area + Circulation (20%) = 1.350 m2 + 270					1.350 m2 1.620 m2
AGRO-TOURISM AREA	<ul style="list-style-type: none"> • Garden • Workspace • Storage 	<ul style="list-style-type: none"> • Max 13.000 Ha • 4 m2 / Person • 4 m2 x 5 m2 	<ul style="list-style-type: none"> • RPP • NAD • NAD 	<ul style="list-style-type: none"> • 3000 m2 • 4 m2 x 10 Person • 4 m2 x 5 m2 	<ul style="list-style-type: none"> • 2000m2 • 40 m2 • 20 m2
	Agrotourism Area Agrotourism Area + Circulation (20%) = 2.060 m2 + 412				

NEEDS OF SPACE (PUBLIC)

Room	Space Requirement	Standard	Source	Capacity	Area
Musholla	<ul style="list-style-type: none"> Prayer Room Ablution Room 	<ul style="list-style-type: none"> 1,5 m2 / Person 	<ul style="list-style-type: none"> NAD A 	<ul style="list-style-type: none"> 1.5 m2 x 30 Person 1 m2 x 10 Person 	<ul style="list-style-type: none"> 45 m2 10 m2
	Musholla Area Musholla + Circulation (20%) = 55 m2 + 11				55 m2 66 m2
Toilet	<ul style="list-style-type: none"> Female Toilet Male Toilet Disabilities Toilet 	<ul style="list-style-type: none"> 2.52 m2 / Unit 2.52 m2 / Unit 2,85 m2/ Unit 	<ul style="list-style-type: none"> NAD NAD NAD 	<ul style="list-style-type: none"> 2.52 m2 x 3 Unit 2.52 m2 x 3 Unit 2,85 m2 x1 Unit 	<ul style="list-style-type: none"> 7,56 m2 7,56 m2 2,85 m2
	Toilet Area Toilet + Circulation (20%) = 17,97 m2 + 3,594				17,97 m2 21,564 m2

NEEDS OF SPACE (SEMI PUBLIC)

Room	Space Requirement	Standard	Source	Capacity	Area
Restaurant	<ul style="list-style-type: none"> Dining room Serving Room Kitchen Washing room Warehouse Service Room Toilet 	<ul style="list-style-type: none"> 1.3 m2 / Person 5% Dining Room 15% Dining Room 0.15 m2 / Person 15% Dining Room 2.52 m2 / Person 	<ul style="list-style-type: none"> NAD NAD NAD A NAD NAD NAD 	<ul style="list-style-type: none"> 1.3 m2 x 50 Person 5% x 65m2 15% x 65m2 1 m2 x 3 m2 3 m2 x 4 m2 15% x 65m2 2.52 m2 x 8 Person 	<ul style="list-style-type: none"> 65 m2 3,5m2 10m2 3 m2 12 m2 10 m2 20 m2
	Restaurant Area Restaurant + Circulation (20%) = 123,5 m2 + 24,7				123,5 m2 148,2 m2
Hot Springs	<ul style="list-style-type: none"> Female Bath Female Storage Female Shower Male Bath Male Storage Male Shower 	<ul style="list-style-type: none"> 2 m2 / Person 2,52 m2 / Unit 2 m2 / Person 2,52 m2 / Unit 	<ul style="list-style-type: none"> A NAD NAD A NAD NAD 	<ul style="list-style-type: none"> 6m2 x 5m2 2 m2 x 30 Person 2,52 m2 x 10 Unit 6m2 x 5m2 2 m2 x 30 Person 2,52 m2 x 10 Unit 	<ul style="list-style-type: none"> 30m2 60 m2 25,2 m2 30 m2 60 m2 25,2 m2
	Hot Springs Area Hot Springs + Circulation (20%) = 230,4 m2 + 46,08				230,4 m2 276,48 m2

NEEDS OF SPACE (SEMI PUBLIC)

Room	Space Requirement	Standard	Source	Capacity	Area	
Spa	<ul style="list-style-type: none"> Spa Room Massage Room Service Room Warehouse Toilet 	<ul style="list-style-type: none"> 1.3 m² / Person 5% Dining Room 15% Dining Room 0,15 m² / Person 2.52 m² / Unit 	<ul style="list-style-type: none"> NAD NAD NAD NAD NAD 	<ul style="list-style-type: none"> 1.3 m² x 40 Person 5% x 65m² 15% x 65 m² 3 m² x 4 m² 2.52 m² x 8 Unit 	<ul style="list-style-type: none"> 65 m² 3,5m² 10m² 12 m² 20 m² 	
	Spa Area					110,5 m²
	Spa + Circulation (20%) = 110,5 m² + 22,1					132,6 m²
Mini Hall	<ul style="list-style-type: none"> Hall Preparation Room Sound Room 		<ul style="list-style-type: none"> A A A 	<ul style="list-style-type: none"> 10m² x 12m² 8m² x 8m² 5m² x 4m² 	<ul style="list-style-type: none"> 120 m² 64 m² 20 m² 	
	Mini Hall Area					204 m²
	Mini Hall + Circulation (20%) = 204 m² + 40,8					244,8 m²
Laundry	<ul style="list-style-type: none"> Laundry Room Ironing Room Drying Room Storage 	<ul style="list-style-type: none"> 0.63 m² / Person 4 m² x 5 m² 	<ul style="list-style-type: none"> A NAD A NAD 	<ul style="list-style-type: none"> 3 m² x 6 m² 0.63 m² x 5 Person 6 m² x 6 m² 4 m² x 5 m² 	<ul style="list-style-type: none"> 18 m² 3,15 m² 36 m² 20 m² 	
	Laundry Area					77,15 m²
	Laundry+ Circulation (20%) = 77,15 m² + 15,43					92,58 m²
Coffee Shop	<ul style="list-style-type: none"> Dining room Serving Room Kitchen Washing room Warehouse 	<ul style="list-style-type: none"> 1.3 m² / Person 5% Dining Room 15% Dining Room 0.15 m² / Person 	<ul style="list-style-type: none"> NAD NAD NAD A NAD 	<ul style="list-style-type: none"> 1.3 m² x 50 Person 5% x 65 m² 15% x 65 m² 1 m² x 3 m² 3 m² x 4 m² 	<ul style="list-style-type: none"> 65 m² 3,5 m² 10 m² 3 m² 12 m² 	
	Coffee Shop Area					93,5 m²
	Coffee Shop + Circulation (20%) = 93,5 m² + 18,7					112,2 m²
Souvenir Shop	<ul style="list-style-type: none"> Display Area Storage 	<ul style="list-style-type: none"> 0,65m²/ person 4 m² x 5 m² 	<ul style="list-style-type: none"> NAD NAD 	<ul style="list-style-type: none"> 0.65 m² x 50 Person 4 m² x 5 m² 	<ul style="list-style-type: none"> 32,5 m² 20 m² 	
	Souvenir Shop Area					52,5 m²
	Souvenir Shop Area + Circulation (20%) = 52,5 m² + 10,5					63 m²

NEEDS OF SPACE (SEMI PUBLIC)

Room	Space Requirement	Standard	Source	Capacity	Area
Entertainment Area	<ul style="list-style-type: none"> • Workshop Batik • Workshop Dance • Display Area 	<ul style="list-style-type: none"> • 0,65m²/ person • 0,65m²/ person • 0,65m²/ person 	<ul style="list-style-type: none"> • NAD • NAD • NAD 	<ul style="list-style-type: none"> • 0.65 m² x 30 Person • 0.65 m² x 30 Person • 0.65 m² x 50 Person 	<ul style="list-style-type: none"> • 19,5 m² • 19,5 m² • 32,5 m²
	Entertainment Area				71,5 m²
	Entertainment Area + Circulation (20%) = 71,5 m² + 14,3				85,8 m²

NEEDS OF SPACE (PRIVATE)

Room	Space Requirement	Standard	Source	Capacity	Area
Standard Room	<ul style="list-style-type: none"> • Bed Room • Bath Room 	<ul style="list-style-type: none"> • 22 m² / Room • 4 m² / Unit 	<ul style="list-style-type: none"> • NAD • NAD 	<ul style="list-style-type: none"> • 22 m² x 25 Rooms • 4 m² x 25 Units 	<ul style="list-style-type: none"> • 550 m² • 100m²
	Standard Room Area				650 m²
	Standard Room Area + Circulation (20%) = 650 m² + 130				780 m²
Family Room	<ul style="list-style-type: none"> • Bed Room • Bath Room • Living Room 	<ul style="list-style-type: none"> • 24 m² / Room • 4 m² / Unit 	<ul style="list-style-type: none"> • NAD • NAD • A 	<ul style="list-style-type: none"> • 24 m² x 15 Rooms • 4 m² x 15 Unit • 3 m² x 3 m² X 15 Units 	<ul style="list-style-type: none"> • 360 m² • 60 m² • 135 m²
	Family Room Area				555 m²
	Family Room Area + Circulation (20%) = 555 m² + 111				666 m²
Deluxe Room	<ul style="list-style-type: none"> • Bed Room • Bath Room • Living Room 	<ul style="list-style-type: none"> • 44 m² / Room • 4 m² / Unit 	<ul style="list-style-type: none"> • NAD • NAD • A 	<ul style="list-style-type: none"> • 44 m² x 10 Rooms • 4 m² x 10 Unit • 3 m² x 3 m² X 10 Units 	<ul style="list-style-type: none"> • 440 m² • 40 m² • 90m²
	Deluxe Room Area				570 m²
	Deluxe Room Area + Circulation (20%) = 570 m² + 114				684 m²

NEEDS OF SPACE (PRIVATE)

Room	Space Requirement	Standard	Source	Capacity	Area	
Staff Unit Manager	<ul style="list-style-type: none"> Director's Room Deputy Director's Room Secretary Room Meeting room Living room Toilet 	<ul style="list-style-type: none"> 2.52 m² / Person 	<ul style="list-style-type: none"> A A A A A NAD 	<ul style="list-style-type: none"> 5 m² x 4 m² 5 m² x 4 m² 5 m² x 4 m² 5 m² x 6 m² 3 m² x 4 m² 2.52 m² x 4 Unit 	<ul style="list-style-type: none"> 20 m² 20 m² 20 m² 30 m² 12 m² 10,08 m² 	
	Staff Unit Manager Area					112,08 m²
	Staff Unit Manager Area + Circulation (20%) = 112,08 m² + 22,416					134,496 m²
Office Staff Unit	<ul style="list-style-type: none"> Workspace Kitchenette Toilet 	<ul style="list-style-type: none"> 4 m² / Person 2.52 m² / Person 	<ul style="list-style-type: none"> NAD A NAD 	<ul style="list-style-type: none"> 4 m² x 10 Person 3 m² x 4 Unit 2.52 m² x 8 Unit 	<ul style="list-style-type: none"> 40 m² 12m² 20,16 m² 	
	Office Staff Unit Area					72,16 m²
	Office Staff Unit Area + Circulation (20%) = 72,16 m² + 14,432					86,592 m²
Administrative Staff Unit	<ul style="list-style-type: none"> Administration room Archive Room 	<ul style="list-style-type: none"> 4 m² / Person 	<ul style="list-style-type: none"> NAD A 	<ul style="list-style-type: none"> 4 m² x 5 Person 2 m² x 3 m² 	<ul style="list-style-type: none"> 20 m² 6 m² 	
	Administrative Staff Unit Area					26 m²
	Administrative Staff Unit Area + Circulation (20%) = 26 m² + 5,2					31,2 m²
Facility Staff Unit	<ul style="list-style-type: none"> Multipurpose room Living room 		<ul style="list-style-type: none"> A A 	<ul style="list-style-type: none"> 6 m² x 5 Rooms 4 m² x 3 m² 	<ul style="list-style-type: none"> 30m² 12 m² 	
	Facility Staff Unit Area					42 m²
	Facility Staff Unit Area + Circulation (20%) = 42 m² + 8,4					50,4 m²

NEEDS OF SPACE (SERVICE)

Room	Space Requirement	Standard	Source	Capacity	Area
Electrical Mechanical Unit	• ME Equipment Room		• A	• 7 m2 x 8 m2	• 56 m2
	• ME Officer Room	• 3 m2 / Person	• NAD	• 3 m2 x 2 Person	• 6m2
	Electrical Mechanical Unit Area				62 m2
Electrical Mechanical Unit Area + Circulation (20%) = 62 m2 + 12,4					74,4 m2
Cleaning Unit	• Work Room		• A	• 7 m2 x 8 m2	• 56 m2
	• Changing Rooms & Lockers	• 2 m2 / Person	• NAD	• 2 m2 x 30 Person	• 60 m2
	• Toilet	• 2.52 m2 / Person	• NAD	• 2.52 m2 x 8 Unit	• 20 m2
Cleaning Unit Area					136 m2
Cleaning Unit Area + Circulation (20%) = 136 m2 + 27,2					163,2 m2
Maintenance Unit	• Warehouse		• A	• 7 m2 x 8 m2	• 56 m2
	Maintenance Unit Area				
Maintenance Unit Area + Circulation (20%) = 56 m2 + 11,2					67,2 m2
Utility Unit	• Utility Room		• A	• 7m2 x 8m2	• 56 m2
	Utility Unit Area				
Utility Unit Area + Circulation (20%) = 56 m2 + 11,2					67,2 m2
Security Unit	• Guard Room		• A	• 2 m2 x 3 m2	• 6 m2
	Security Unit Area				
Security Unit Area + Circulation (20%) = 6 m2 + 1,2					7,2 m2

Source: Analysis Results, 2022

Description : **NAD** = Neufert Architect's Data

A = Assumption

2.4.7 Space Zone Percentage Analysis

NEEDS OF SPACE

Room	Total Area	Room	Total Area
Main Lobby	186,17 m2	Entertainment Area	85,8 m2
ATM	12,096 m2	Standard Room	780,8 m2
Parking Area	1.620 m2	Family Room	666 m2
Agrotourism Area	2.472 m2	Deluxe Room	684 m2
Musholla	66 m2	Staff Unit Manager	134,496 m2
Toilet	21,564 m2	Office Staff Unit	86,592 m2
Restaurant	148,2 m2	Administrative Staff Unit	31,2 m2
Hot Springs	276,48 m2	Facility Staff Unit	50,4 m2
Spa	132,6 m2	Electrical Mechanical Unit	74,4 m2
Mini Hall	244,8 m2	Cleaning Unit	163,2 m2
Laundry	92,58 m2	Maintenance Unit	67,2 m2
Coffee Shop	112,2 m2	Utility Unit	67,2 m2
Souvenir Shop	63 m2	Security Unit	7,2 m2
TOTAL AREA			8.446,178 m2

2.4.8 Spatial Zone Percentage Analysis

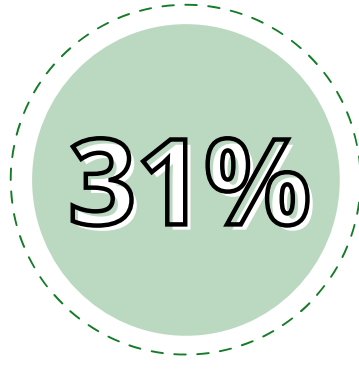
After calculating the amount of space as described previously, the total area required was obtained. Total building area based on the calculation of the amount of space, namely **8.446,178** m² with the percentage of each room group as follows:



4.354,66m²

RECREATION

- Agrotourism Recreational Area
- Souvenir Shop
- Food Court
- Parking Area
- ATM
- Musholla
- Toilet



3.409,63 m²

STAYCATION

- Main Lobby
- Resort Room
- Jogging Track
- Restaurant
- Hot Spring
- Spa
- Mini Hall
- Laundry
- Coffee Shop
- Entertainment Area



681,888 m²

SERVICE

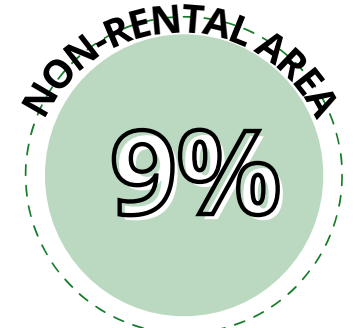
- Staff Manager Unit
- Office Staff Unit
- Administrative Staff Unit
- Facility Staff Unit
- Electrical Mechanical Unit
- Cleaning Unit
- Maintenance Unit
- Utility Unit
- Security Unit

In the design of the building, it is necessary to know the size of the planned area as a leased area. The leased area is an area that is directly used by clients, and tenants in carrying out their commercial activities. This area is hereinafter referred to as the leased area. While the rest is a non-leasable area. However, this area is a non-lease support facility that is indirectly used for tenants, clients, tenants, and even general users. Thus, the area that is not leased is indirectly part of the area that is leased.

Total area : 8.446,178 m²

Total area **for rent** : 7.764,29 m²

Non-rental area : 681,888 m²



2.4.9 Land Use Analysis

Planning for the spatial program is carried out by analyzing the pattern activities, needs, and activities of space users. In this section, the study has explained the target and target user building. This analysis is carried out to find out the possibilities of space that can be done when entered on site. Moreover, the functions of the space must be able to have good quality when combined with existing land. The spatial program that is prepared also adapts to site conditions related to land regulations. On Regional Regulation Wonosobo City Building No. 9 of 2011, there are provisions regarding the Basic Building Coefficient (KDB), Building Height (TB), Green Basic Coefficient (KDH), and Building Floor Coefficient (KLB). These regulations limit and become one of the design references on the site.

- KDB = 30%
- KLB = 2,8
- Building Height= max. 4 Floor
- GSB = 7 m

- KDB = 30%
= 30% x Land Area
= 30% x 37,499.76 m²
= **11.249,928 m²**
- KLB = 2,8
2.8 x 11.249,928 m² = **31.499,7984 m²**

- Total Floor Area = (KLB x KDB) : KDB
= (2,8 x 11.249) m² : 11.249 m²
= 31.499,7984 m² : 11.249 m²
= **2,8 Floor = 3 Floor**

MAXIMUM BUILDING SPACE

Land Area = 37.499.76 m²

KDB site = 30% of the total land area.

In the applicable regulations, the KDB site is a maximum of 30% of the total land area, so it is still possible to increase the floor area.

Land Area = 37,499.76 m² - (KDB = 30%) = 26.249,832m²

Built-up Land Area = 8.446,1788 m²

Land Remaining = 17.803,6532 m²

*The rest of the land will be used as Open Space, Parks, and other supporting facilities.

2.4.10 Analysis Construction Cost Calculation

Prep & Unloading Works

- Land acquisition 37,499.76 m² -> 900,000/m
 $900,000 \times 37,499.76 \text{ m}^2 = 33,749,784,000$

- Extraction work 10,000,000/hectares
37,499.76 m² -> 3,750 hectare -> 37,500,000

-Landscape work -> 800,000/m
 $800,000 \times 37,499.76 \text{ m}^2 = 29,999,808,000$

Total Preparatory & Unloading Work = **63,787,092,000**

39%

Building Construction Cost

-Architectural Works -> 10.000.000/m
 $10.000.000 \times 8.446,178 \text{ m}^2 = 84.461.780.000$

Total Building Construction Cost = **84.461.780.000**

51%

Infrastructure and Utilities Cost

-MEP jobs -> 2,130m² x 3,500,000 = 7,455,000,000
- Utilities -> 50 units x 3,500,000 = 175,000,000

Total Infrastructure and Utilities Cost = **7,630,000,000**

5%

Licensing Fee

-Land & Environment Permits -> 50.000
 $50,000 \times 37,499.76 \text{ m}^2 = 1,874,988,000$

-Building Permit -> 100,000
 $100,000 \times 37,499.76 \text{ m}^2 = 3,749,976,000$

Total Licensing Fee = **5,624,964,000**

3%

Total Overall

161.503.836.000

Marketing Fee

-Marketing Management 1.5 % of 161.503.836.000 = 2.422.557.540

Total Marketing Cost = **2.422.557.540**

2%

Total Overall

163.926.393.540

Then it is known that the total number of calculations for the overall construction cost is 163.926.393.540, in which the percentage distribution is as follows:

Cost Component

Percentage

- | | |
|---|-------|
| • PPh (Income Tax) | • 2% |
| • BAU (Administration and General Fees) | • 3% |
| • Profit (Contractor Profit) | • 5% |
| • PP (Preparatory Work) | • 39% |
| • Physical Construction Cost | • 51% |

Total Overall

100%

Which of the five components will even be 100% as a total percentage of the total cost of the component.

2.4.11 Feasibility Analysis of Commercial Space Rental Business Investment

Space Rental Income

- Room Rental (Standard Room) -> 1.200.000/unit

25 units x 1,200,000 = 30,000,000/day -> 900,000,000/month -> 10,800,000,000/year

-Family Room Rent -> 1,700,000/unit

15 units x 1,700,000 = 25,500,000/day -> 765,000,000/month -> 9,180,000,000/year

-Rental Room Room (Deluxe Room) -> 2,500,000/unit

10 units x 2,500,000 = 25,000,000/day -> 765,000,000/month -> 9,180,000,000/year

-Restaurant -> 50.000/pax

100 people x 50,000 = 5,000,000/day -> 150,000,000/month -> 1,800,000,000/year

-Spa -> 100,000/person

50 people x 100,000 = 5,000,000/day -> 150,000,000/month -> 1,800,000,000/year

-Hot Spring -> 50.000/pax

100 people (50 Women + 50 men) x 50,000 = 5,000,000/day -> 150,000,000/month -> 1,800,000,000/year

-Coffee Shop -> 50.000/pax

50 people x 50,000 = 2,500,000/day -> 125,000,000/month -> 1,500,000,000/year

-Entertainment Area (Batik & Dance Workshop) -> 50.000/pax

100 people x 50,000 = 5,000,000/day -> 150,000,000/month -> 1,800,000,000/year

-Mini Hall -> 5,000,000/day -> 150,000,000 -> 1,800,000,000/year

-Laundry -> 50.000/person

100 people x 50,000 = 5,000,000/day -> 150,000,000/month -> 1,800,000,000/year

-Food Court -> 50.000/pax
100 people x 50,000 = 5,000,000/day ->150,000,000/month -> 1,800,000,000/year

-Souvenir -> 50.000/person
100 people x 50,000 = 5,000,000/day ->150,000,000/month -> 1,800,000,000/year

- Agrotourism -> 55.000/person
100 people x 55,000 = 5,500,000/day -> 165,000,000/month -> 1,980,000,000/year

-Parking -> 2,000/motorcycle & 5,000/car
80 motors x 2,000 = 160,000
120 cars x 5,000 = 600,000
Total 700,000/day -> 21,000,000/month -> 252,000,000/year

Total Annual Income

45.492.000.000

-Property Management Fee -> 50.000/unit
50 Units x 50,000 = 2,500,000/day -> 125,000,000/month -> 1,500,000,000/year

-Energy and Water Cost -> 5% of 45,492,000,000 = 2,274,600,000

So, Gross rental profit -> 45,492,000,000 - (1,500,000,000 + 2,274,600,000) = 41,717,400,000

-Insurance -> 0.10% of 41,717,400,000 = 41,717,400

-Tax -> 0.50% of 41,717,400,000 = 208,587,000

-Manager -> 0.50% of 41,717,400,000 = 208,587,000

So, Profit after tax -> 41,717,400,000 - (41,717,400+208,587,000+208,587,000) = **41,258,508,600**

-
- **Total Investment = 163.926.393.540**
 - **Time of Return on Investment (years) = 4 years**



The concept promoted by this project is "filling existing gaps in agriculture development by integrating a responsible architecture solution", which has three interesting things, namely:

1. Architecture has unique opportunity, in addressing and understanding "needs" of the farmers and fisher works.

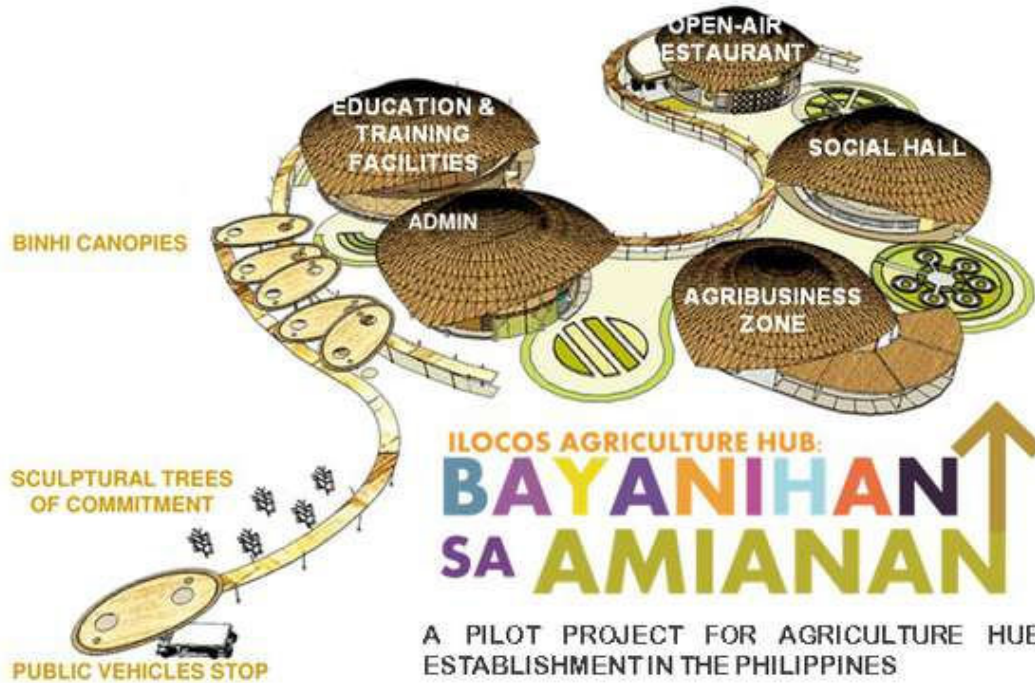
The consideration based on the needs of user, like farmer and architectural approach can significantly contribute to the domino effect of socio economic issue.

2. Architecture make better communities, built environment

The potential, powerful instrument in creating a greater impact of development is terms of achieving sense of community by built environment and the concept of place making

3. Architecture as Identity

By connected with people, architecture can create identity of agriculture in Encouraging prospective agriculture workers and image of the sector.



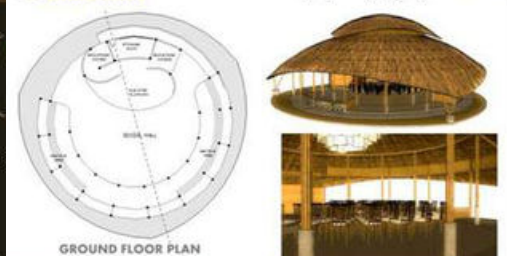
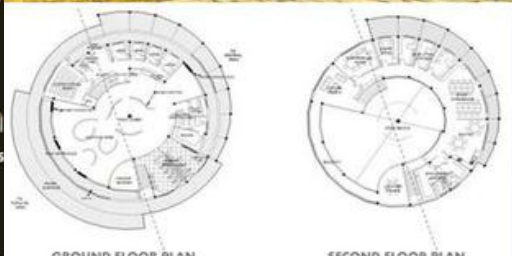
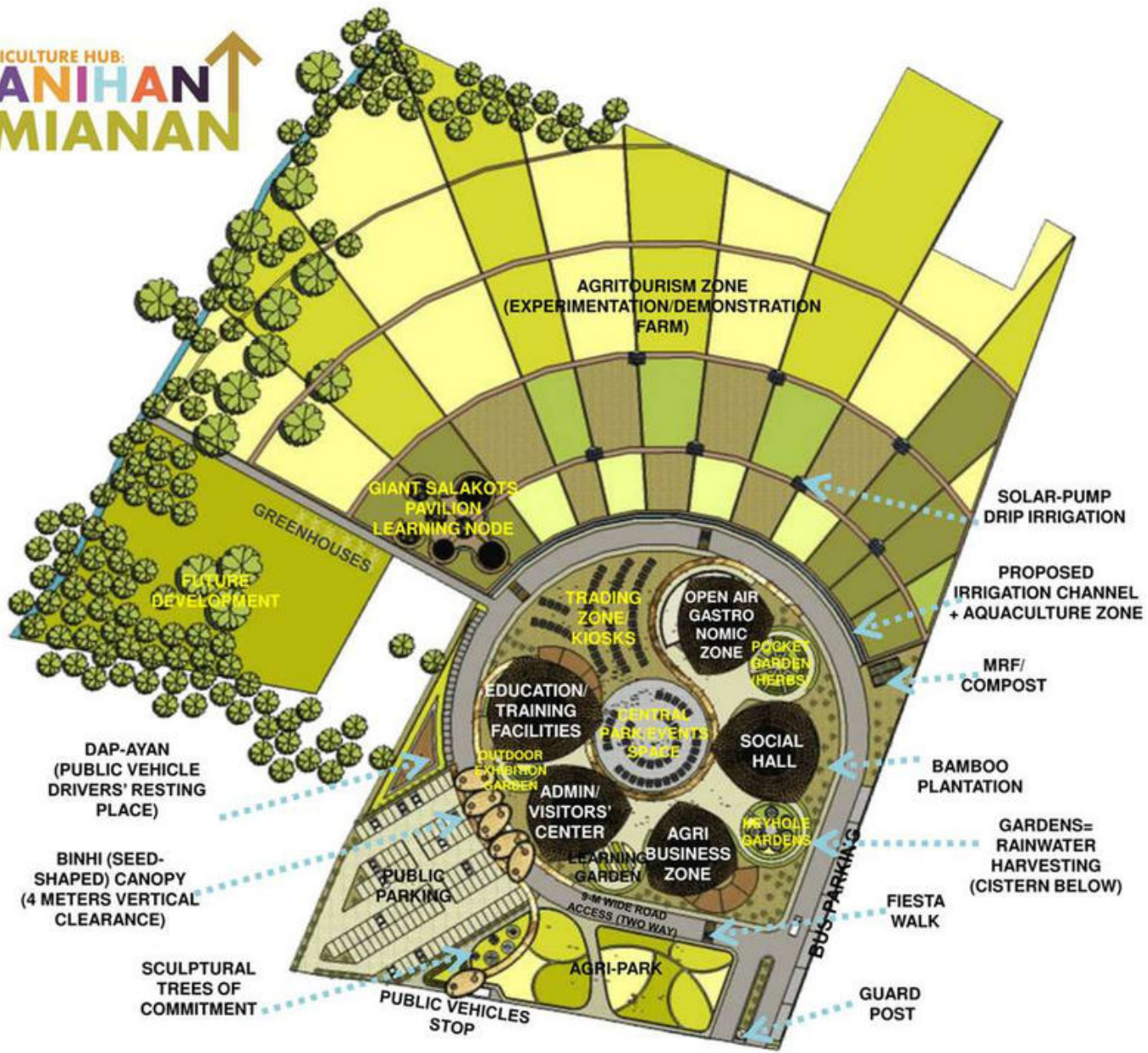
Agriculture Hub has a theory of change which reads “Pulling the Threads of Agricultural Development through Responsible Architecture”. The involvement of a community in the center of agriculture because the place was created by people from various places and have the same vision to create a systematic and centralized agricultural network.

FROM NATURE TO THE FUTURE

The thing that can be taken as inspiration from this project is how this project can create a forum for an activity that can hold major interests such as the government, farmers, and business investors.



ILOCOS AGRICULTURE HUB:
BAYANIHAN
 SA AMIANAN



2.5.2 Eco-tourism Resort

Idea by : DNA Barcelona Architects
Tulum, Mexico
2018



DNA Architects introduced a creative design entitled "Cocoon Hotel & Resort" located in Tulum Mexico, the concept introduced offers a new sensation to the world of ecotourism, and the opportunities created are quite large because it uses an approach that relates to nature, community, self combined inspired by exotic forests and oceans.

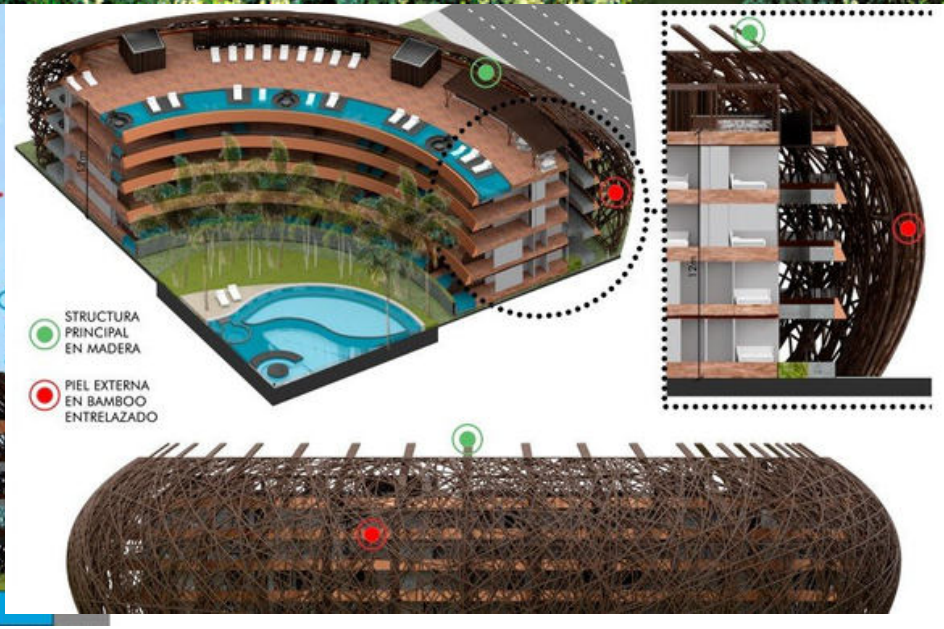
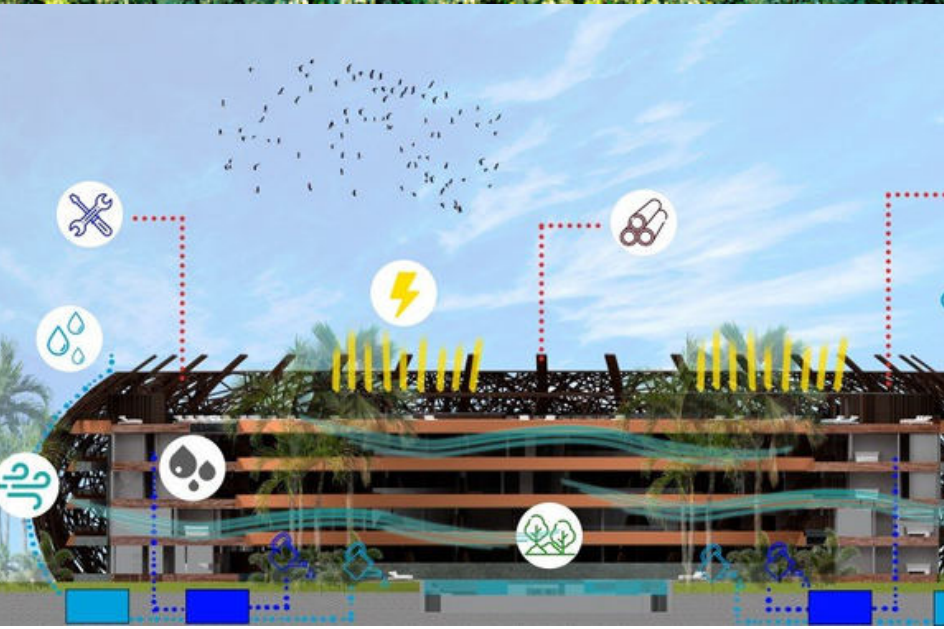
The features provided serve to provide a unique experience for guests, as well as identify the characteristics of Mexico itself. This project offers community spaces that are quite luxurious but still integrated with nature such as forest parks, living rooms outdoor living, several multipurpose villas and pavilions arranged to complement each other, and community spaces. All that is designed is how architecture can communicate work in the form of design language and also architectural biomimicry.

RESPECT ECOSYSTEMS & DIVERSITY

DNA architects in designing this project have a goal that is aspired to achieve a balance between mind-body-spirit and also to make a place designed as an escape from everyday life which is quite complicated. The relaxation center of this concept emphasizes the concept of sustainability which respects ecosystems and biodiversity which contributes to using natural materials because it can minimize the impact of development and the generation of waste.



© DNA BARCELONA ARCHITECTS



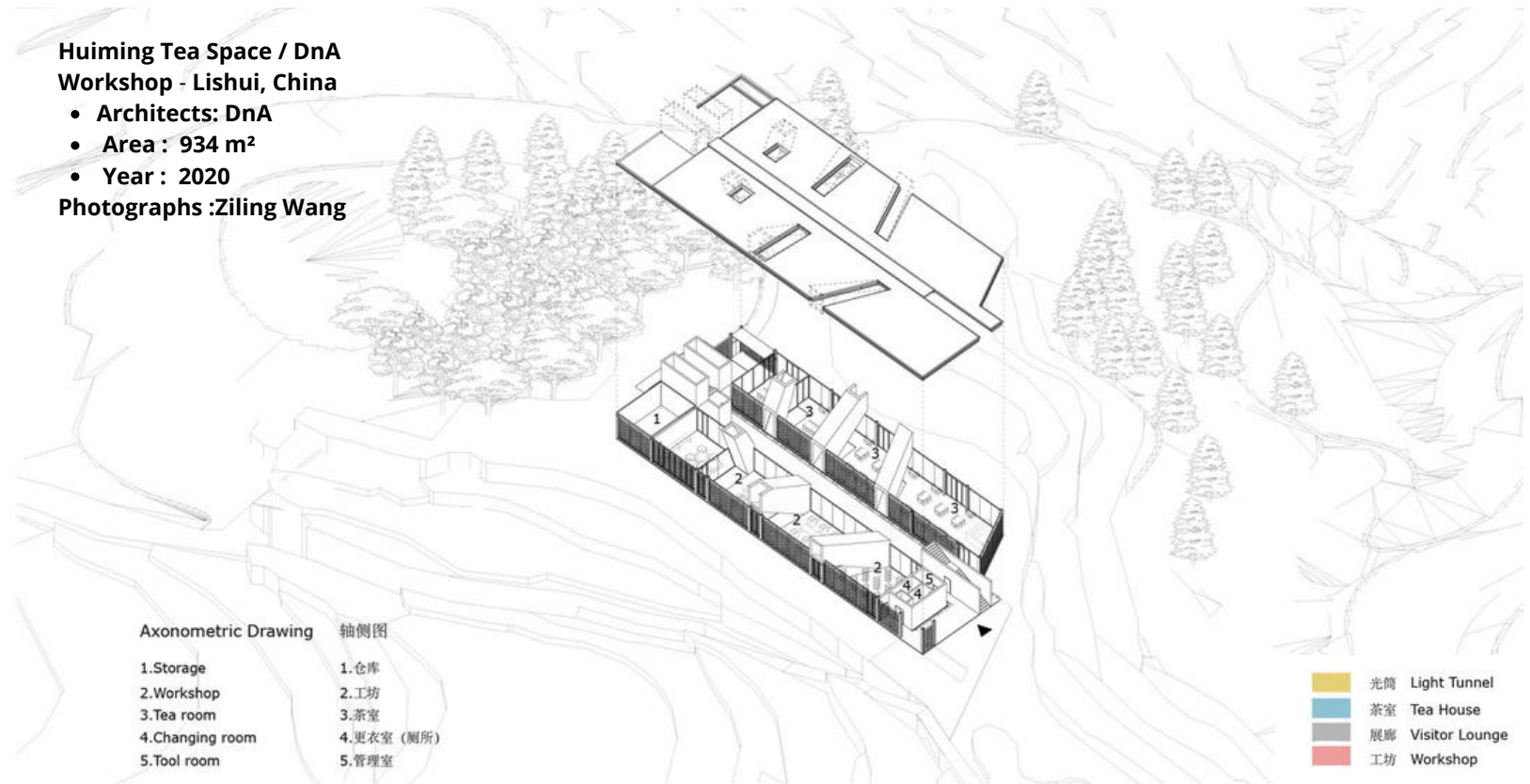
● STRUCTURA PRINCIPAL EN MADERA
● PIEL EXTERNA EN BAMBOO ENTRELAZADO

2.5.3 Tea Space

Huiming Tea Space / DnA
Workshop - Lishui, China

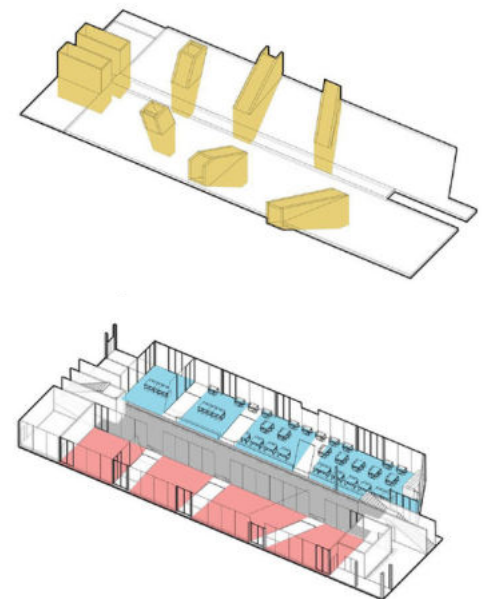
- Architects: DnA
- Area : 934 m²
- Year : 2020

Photographs :Ziling Wang



Huiming Tea Workshop. serves as a facility for visitors to the scenic area and a place for the daily activities of the surrounding villagers, showcasing the traditional Huiming tea production process, integrating the local She culture with Buddhist culture, and is intended to become a space for Zen tea workshop for the nearby Huiming Temple in the future. The site's unique topography and the surrounding natural and human environment provide this project with more possibilities.

The middle visitor lounge is open to the public and a place for rest for both villagers and visitors. The traditional picking and processing of Huiming tea in its harvest season-best showcase and demonstrate this craft and will be the most intuitive "agricultural production exhibition" on display.



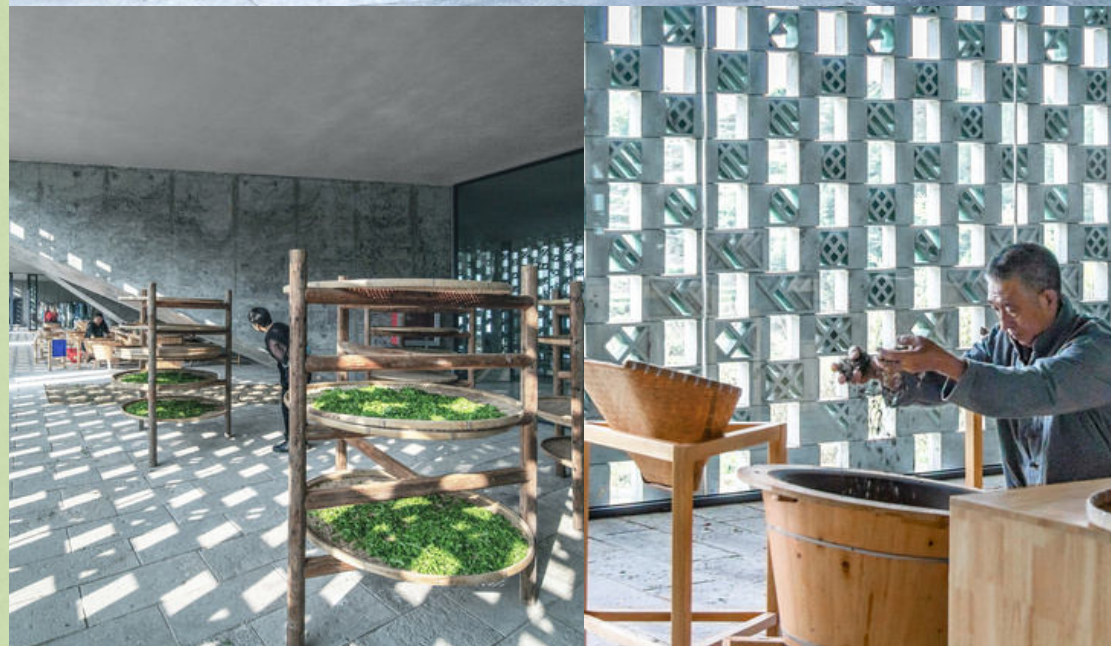


The building volume is designed as a one-story horizontal block, echoing the gradation of the surrounding tea plantation terraces. As for indicators of the site's direction and scale, it consists of three parallel spaces running north-south: a traditional Huiming tea-making workshop facing the tea plantation, a tea-tasting space facing the distant mountains to the east, and an open corridor in the middle as a visitor lounge for observing the tea-making process. Tea making and tea tasting form a complete cycle in experiencing tea culture.

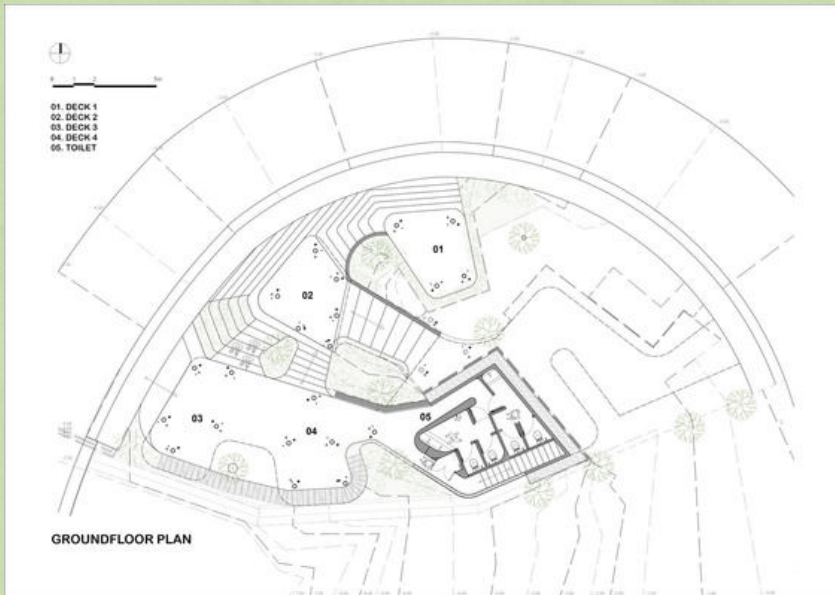


ADAPTIVE CULTURE TO PLANTATION SPACE

In the agricultural era, the daily life circle of Chinese tradition "Working from sunrise, Resting when the sun sets", together with the circles of all lives, animals or plants, are all based on the natural pattern of sun and light. The space of tea is not only to integrate production and activity but also to reveal the basic law of nature and the spirit of Zen Buddhism, implying the third layer of exhibition content.



2.5.4 WYAH Art & Creative Space



WYAH Art & Creative Space / PARISAULI ARSITEK STUDIO Coffee Shop, Visual Arts Center, Arts & Architecture - Indonesia

- **Architects:** PARISAULI ARSITEK STUDIO
- **Area :** 518 m²
- **Year :** 2021
- **Photographs :** Mario Wibowo
- **Manufacturers :** Toto, Tsudio

Lead Architects : Ario Wirastomo, Ditta Astrini Wijayanti

Located in the remote area in Ubud, Bali, the building is surrounded by forest and contoured land. This site is challenging to make a building that merges with nature. The design started with maintaining the existing elements, such as contoured land and trees. It makes the building initiate people to have more connection with nature. A rounded polygon shape has made the building merge with the landform and filled a space among the existing trees. Make more ease to being built by conventional engineers in Bali.

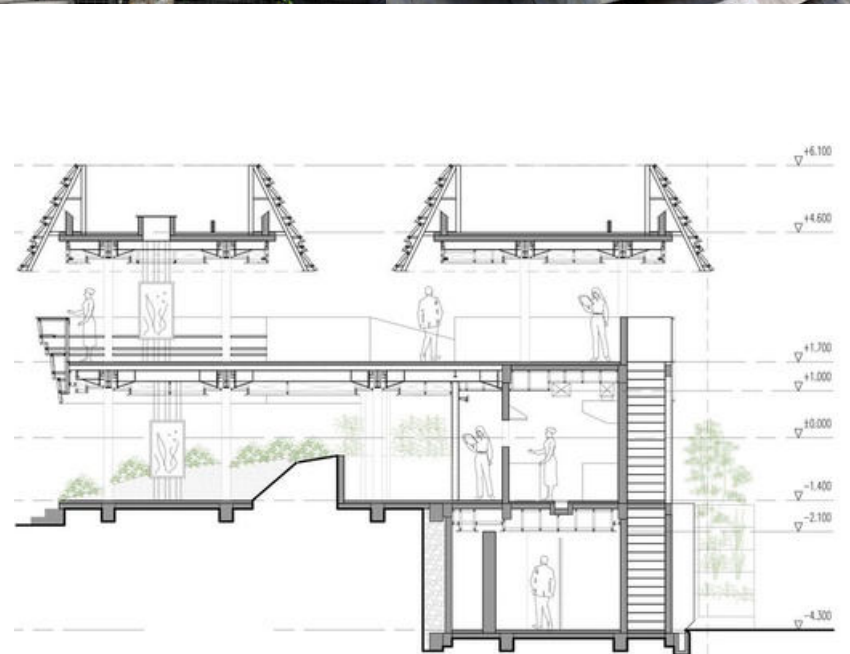
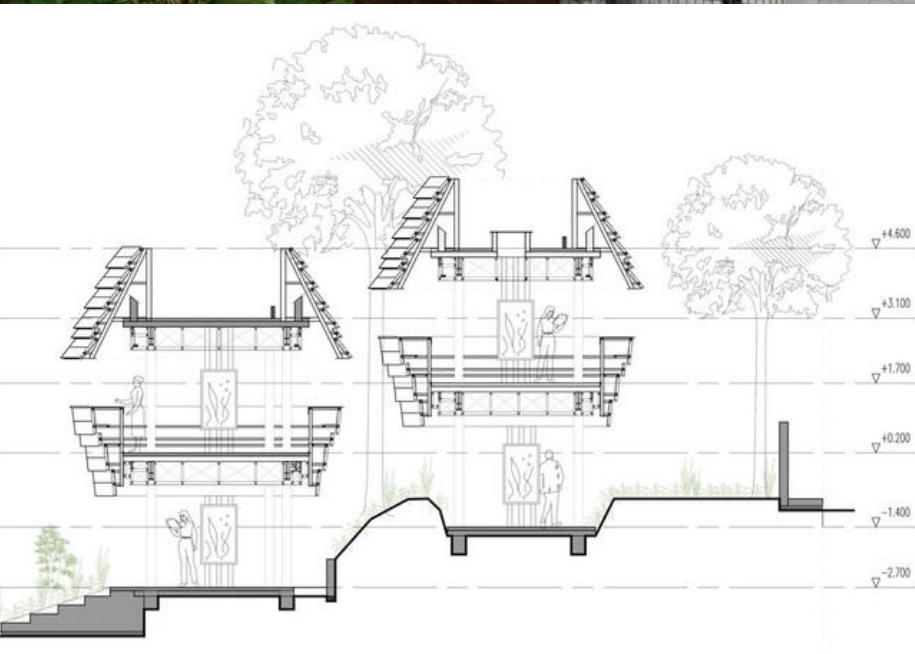
The Rounded Polygon shape is covered by Sirap, which merges naturally with the surrounding. Pipe columns are arranged in scattered positions and sites, to represent tree arrangement inside the building.

The result of avoiding the existing trees and adapting the contour level creates a unique spatial sensation and connection between people, space, and nature. The flowing line of contoured land is articulated in the roof and railing pattern. Create a unique dynamic pattern and functional roof covered by Sirap (iron wood). The main stair connection between humans that surrounded by nature in this remote area.

The absence of walls in this building lets a lot of dynamic nature phenomena felt by human's five senses, such as thermal changing, wind, humidity, the smell of the rain, natural light, and shadow. Surrounded by trees and the absence of the wall is followed by the absence of an air conditioner, but then presenting the natural light and natural temperature. This means, reducing building energy by using lamps and air conditioners.

ARCHITECTURE CONNECTED WITH NATURE

The design started with maintaining the existing elements, such as contoured land and trees. It makes the building initiate people have more connection with nature.



2.5.5 Intercontinental Shanghai Wonderland Hotel

Idea by: Ballistic Architecture Machine (BAM)

Songjiang District, Shanghai, China

Site Area: 105350 m²

2018



InterContinental Shanghai Wonderland located in China is a hotel that is quite unique because it is located in a former mining pit, for its construction itself requires more than 5,000 workers with a construction period of approximately 12 years. The hotel with an area of approximately 5,600 square meters is equipped with 336 rooms, therefore in carrying out this project it is enough to spend a large amount of funds around 300 million US dollars or around 4.2 trillion rupiah, which is the 200th property of the InterContinental Hotel Group globally. The hotel's interior designer has applied the concept of 'Mining Aesthetic' as a reference, combining wild rocks and vertical cliffs with the natural environment, creating a new concept hospitality culture that only InterContinental Hotel Wonderland Shanghai has.



The relationship between humans, architecture, and the natural environment is applied to the concept of "Mining Aesthetics" as a reference by combining existing materials on the site, namely wild rocks and vertical cliffs which will create a hospitality culture with a new concept. The inspiration put into the design relates to the balance between natural and human landscapes trying to create harmony between the environment with artificial designs where the design has a story namely "Adventure to the Center of the Earth" which is defined as a design concept taking into account the geographical location, topography and uniqueness of the project.



The thing that can be taken from this project apart from minimizing the impact of the building on the environment, this building adopts a fairly low profile and is covered with a grass roof, there is a "glass waterfall" structure that houses the core of the vertical elevator circulation used for observation. There are sustainable features that mainly take advantage of the passive design in orientation, low profile, grass roof also in the microclimate which is quite unique because it is generated by the thermal properties of the mine rock mass and lakes present in the mine, this can cool the structure in summer and can heat up in the winter.

THE ARCHITECTURE IS LOCATED ON EX MINING LAND

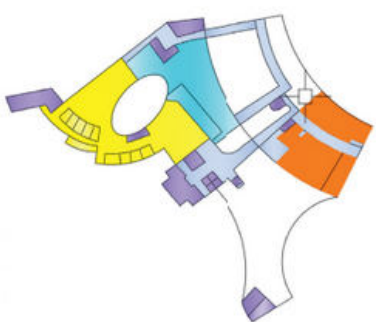
Nothing is impossible if you build buildings on ex-mining land. This project has been completed, so this is a clear example that architecture can improve the environment and manage and optimize building functions while still applying the concept of sustainability so as to minimize environmental damage. The materials used and how each room has an "adventure" story is a good concept offered by this hotel, although the workmanship is not cheap and takes a long time the future impact is better than not processing it at all.



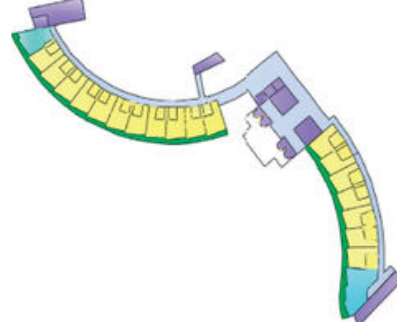
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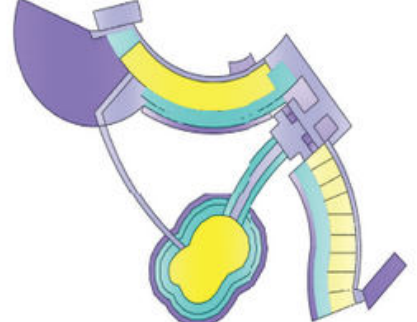
- Lobby
- Food and beverage
- Banquet and meeting
- B.O.H
- Public areas



- Banquet and meeting
- Food and beverage
- B.O.H



- Guest room
- Core
- Corridor
- Balcony



- M&E
- Under water guest rm
- Core
- Under water restaurant

2.6 STUDY AND ANALYSIS OF BUSSINESS

2.6.1 Study Developer

In accordance with the Domestic Government Regulation in article 5 paragraph one, number 5 of 1974, a Developer or Housing Development Company is a company that engages in the development of various types of housing in large quantities or quantities.

Developer used :



PT Sanurhasta Mitra Tbk. prioritizing to develop resorts as the main prospect in business. This is based on the many potential tourist destinations in Indonesia, to make this tourist spot known throughout the world. A warm and quiet holiday destination, for a precious vacation experience with family.

In addition, to strengthen the business line, PT Sanurhasta Mitra Tbk. also has an affiliated company named PT Sanurhasta Griya which is engaged in construction, real estate (real estate), and property. Currently, SHG is focusing on building subsidized housing (FLPP) in Indonesia. One of the projects is in Boyolali, building more than 1,000 subsidized houses with an area of 11 ha. This project is carried out in an effort to support government programs.

VISION

To become a trusted and reliable property developer company.

MISSION

To become a trusted resort property developer company, committed to serving consumers wholeheartedly.

COOPERATE VALUE

1.

Professional

When working, prioritize professionalism above all else.

2.

Can be trusted

The nature of the individual who is always reliable, and can be trusted to carry out the company's duties.

3.

Innovative

In running the company's business, creatively innovate in order to compete.

4.

Integrity

Committed to running the company with ethical standards and in accordance with company values.

5.

Harmony

Harmonious working relationship, to achieve company goals.

6.

Cooperation

Maintain teamwork between divisions, in order to achieve company goals.

7.

Respect

Respect for other parties, as our nature, between incumbents and consumers.

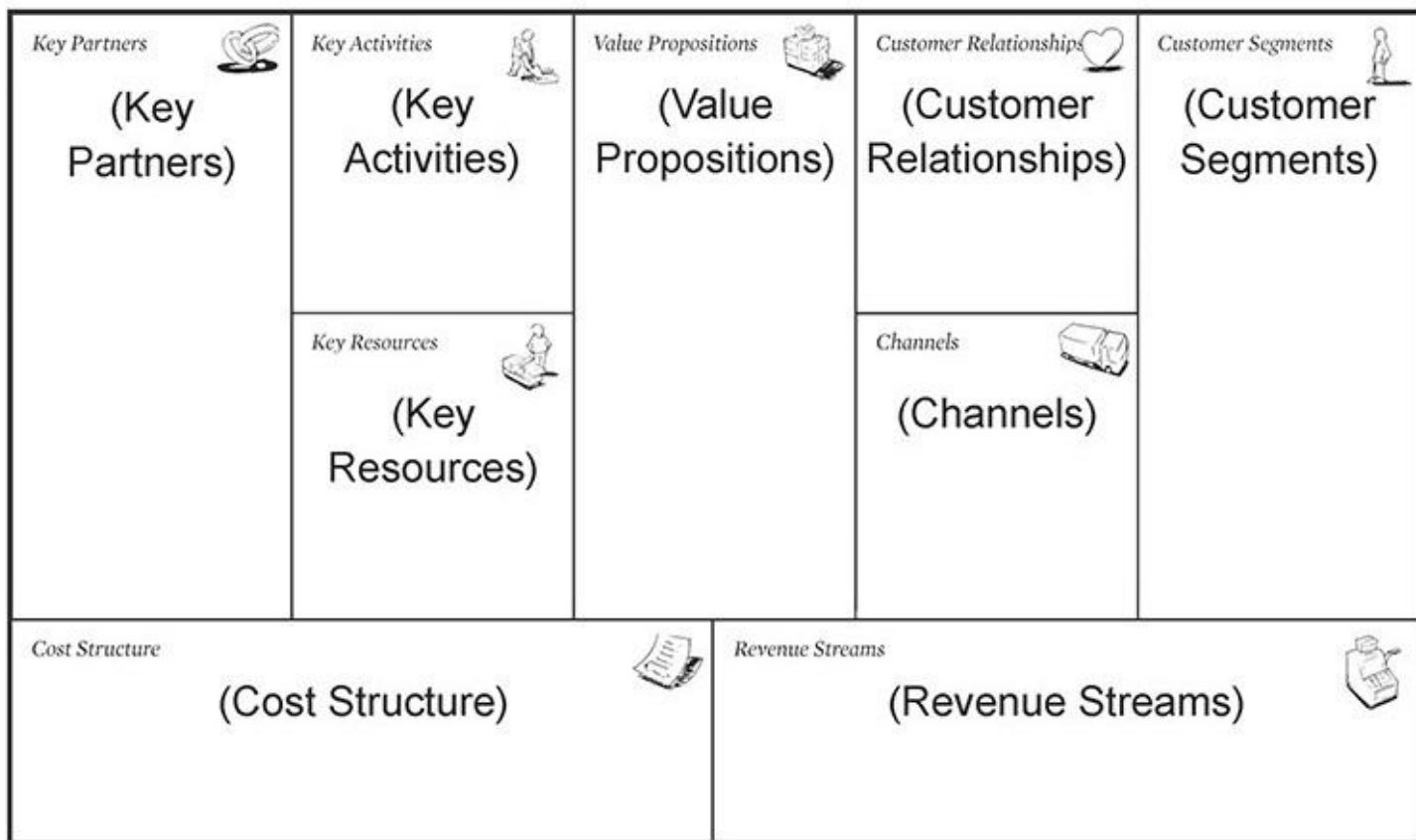
8.

Superior

With HR who work wholeheartedly, continue to develop for the better.

2.6.2 Study Business Model Canvas

The Business Model Canvas (BMC) is a strategic management tool to quickly and easily define and communicate a business idea or concept in the form of a one-page document working through the fundamental elements of a business or product, and structuring ideas in a coherent way. external), while the left side canvas focuses on business (internal). Both external and internal factors converge around a Value Proposition, which is an exchange of value between a business and a customer/client.



Source : glcworld.co.id

How to use BMC

Value Proposition

Value Proposition is the foundation for any business/product which is the basic concept of value exchange between business and customers/clients. Generally, value is exchanged by customers for money when their problems are solved by the business solutions/products offered.

Customer Segments

Customer segmentation is the practice of dividing the customer base into groups of individuals who are similar in certain ways, such as age, gender, interests, and shopping habits.

Customer Relationships

Customer Relationships are defined as how a business interacts with its customers.

Channels

Channels are generally included in a marketing plan for a business.

Key Activities

Business/product key activities are actions taken by the business to achieve a value proposition for customers.

Key Resources

Key means the resources a business needs to do business.

These resources are what are practically needed to perform business actions/activities.

Key Partners

Key Partner is a list of companies/ suppliers/ other external parties that may be needed to achieve key business activities and provide value to customers.

Revenue Streams

Revenue Streams are defined as the way your business turns its Value Proposition or solutions to customer problems into financial gain. Like how a business generates revenue.

2.7 SUMMARY OF ISSUE



ISSUE IN WONOSOBO

- There is no adequate accommodation for tourists in the Kertek area
- Not optimal tourism in Kertek
- The place where the former Kertek mine was left abandoned



ISSUE ON SITE

- The road circulation to the site is quite damaged
- There is a large difference in ground height at the site
- Ex-mining land so it is necessary to treat the soil first



SOLUTION

- Looking for studies related to the project and precedents that support the project theme so that the project will be built properly because it is designed based on relevant data.
- Bringing the principles of architectural ecotourism to buildings with tourism activities, namely agro-tourism and resorts so as to provide a place for visitors to rest and relax as well as learn.

2.8 SUMMARY DESIGN DEVELOPMENT

2.8.1 Summary of Site Design Development



- **Based on the literature studied, the site is located in Wonosobo, Kertek District, Tlogomulyo Village, located at the foot of the slopes of Mount Sindoro and flanked by two mountains, namely Sindoro and Sumbing.** The livelihoods of local residents are farmers because most of this area is plantations of approximately 1.7 hectares for plantations and 4.5 hectares for non-plants. It is located 8 km from the city of Wonosobo and 112 from the province of Central Java. Having investments in the industry that will be applied to the design in site, namely the art of **batik, agriculture on tea plants, and tourism that are close to each other but not yet optimal due to the lack of available lodging so it will be good to build a resort.**



- **For self-regulation,** the site is located at the foot of Mount Merapi 12.5 km from the main road and 7 meters from the fence, including the primary collector road because it passes through the Magelang-Wonosobo-Dieng road and is included in the **BWK III area, KDB 30%-45%** is in the area absorption, **KLB 2.6-2.8** with a **maximum of 4 floors.**



- **The chosen site is the second alternative site because the site was originally damaged,** it will fit the concept of environmental improvement, namely by optimizing the tourism function, and restoring the damaged environment. The site is a former sand mine that has not worked for 2 years because the mine is an illegal mine. However, because of choosing ex-mining land, there will be a need for reclamation activities on the land to sterilize the dangers of ex-mining.

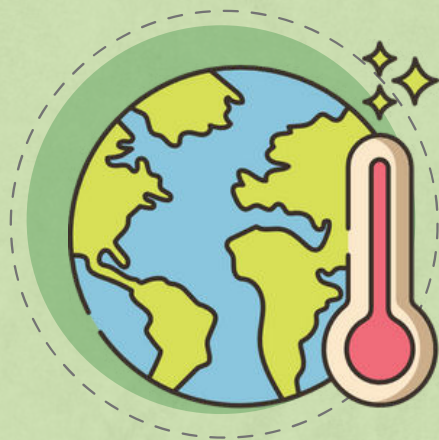


- **From all of this, there is a value proposition canvas** that has gains and pains, namely being able to design a resort and agro-tourism that can optimize local tourism because the pain is that there are too many tours but there is no tourism in terms of adequate accommodation/lodging in the Kertek area to rest and enjoy the environment.



- **The border area** from the north is Temanggung, the south is Selomerto, the west is Wonosobo and the east is Kalijar. is located at the coordinates **7°20'27.5"S 109°58'40.5"E**. has an area of **3.7 hectares** and a circumference of **0.81 km**, **KDB 30% KLB 2.8, Max Height 4 Floor, GSB 7m**. Has a fairly steep contour with a difference of **6m** in each layer. **Meanwhile, other tourist potentials are close to the Bedakah tea garden 1,24km from the site, Bedakah lake 1,04km from site and Moby park 1km from the site**, the circulation is quite easy for large vehicles to pass but it is damaged enough to go directly to the site, there are views of 2 Sindoro-sumbing mountains and a tea garden in the back. After knowing this, the known KDB KLB is calculated based on an area of 3.7 hectares that was implemented in the design,

- $KDB = 30\% = 11.249,928 \text{ m}^2$
- $KLB = 2,8 (2.8 \times 11.249,928 \text{ m}^2 = 31.499,7984 \text{ m}^2)$
- $\text{Total Floor Area} = (KLB \times KDB) : KDB$
 $= (2,8 \times 11.249) \text{ m}^2 : 11.249 \text{ m}^2$
 $= 31.499,7984 \text{ m}^2 : 11.249 \text{ m}^2$
 $= 2,8 \text{ Floor} = 3 \text{ Floor}$



- **The climate** at the site is $>30C$ in September and $>20C$ in February. The longest shadow is in September at 4 o'clock. **The wind flows from south to northwest in December, April, and August.** Cloudy in August is only 1.5 days while January is 21 days. It rains in January for 10 days and heats in August for 22 days, and for wind speed of 5km in January for as much as 27 days. **From that, it is known that the southern area will be suitable for tourist areas and will get maximum ventilation, the building design is divided into indoor and outdoor because it knows the location is quite cold and hot in several months of the year so that the design used adjusts to the surrounding climate.**



Water utilities from the well and electricity are there because they are close to street lights. Andosol soil type according to the location in Kertek, **the potential of the site will be very useful in laying open and closed spaces, indoor and outdoor.** The vegetation is mostly from tea gardens, resin trees, cypress, and resin. For most of the farmers' livelihood, it is not noisy because it is quite far and covered by plants along the 1 km.

2.8.2 Summary of Approach Design Development



- **Ecotourism Architecture Approach**

Using 3 Aspects, namely **Education (On tea in tea plantations), Recreation (Recreation in agro-tourism areas), and Participation (Inviting visitors to do Tea Planting/Tea Picking activities)**

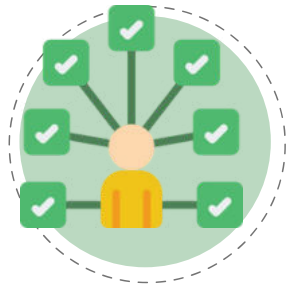
- **Application of 5 Ecotourism Principles in Design:**

- Nature-Based (**Activities carried out on visitors related to nature, enjoying and appreciating nature**).
- Ecologically Sustainable (**In building materials applied to buildings using environmentally friendly and durable materials, for example, Jackfruit Wood**)
- Environmentally Educative (**Learning Nature, providing a space for visitors to learn about the attractiveness of the surrounding environment, such as education on tea cultivation, education on batik as entertainment, and local dances that are displayed at the Workshop**)
- Beneficial for the local community (**Tourism located close to two villages opens up job opportunities for the local community and can add regional income in terms of tourism**)
- Satisfaction for tourists (**Provides a natural design that is environmentally friendly, unique, and attractive so that visitors will be satisfied to be in this project. Can play on optimizing the view, building form, room circulation, and design concept games that will be offered**).

2.8.3 Summary of Neo Vernacular Architecture Approach



- The Neo-Vernacular Architecture design applied to resort and agro-tourism buildings combine the authenticity of the architecture of the Wonosobo area mixed with new and modern styles because it responds to the nature and topography of the local area.



- The characteristics that will be applied in the building are:
 - Focusing on local materials (**Local materials taken from wood which is the dominant material in Java, and brick walls as in the neo vernacular concept**)
 - Definitely build with sustainable systems (**Some use the concept of the stage in addition to responding to topography but also reducing damage to the soil**)
 - Has a contrasting color between traditional and modern architecture (**of course the use of color adjusts the material and mixes it with white so that it is in harmony with the color of the material and local nature**).
 - Unity of open space inside and outside the building (**The concept of the building has open and closed spaces according to the needs of visitors, and the response from the climate obtained so as to maximize the income of natural light and natural ventilation**)



- Neo vernacular architecture that is applied based on ideology, principles, and forms:
 - Ideology = Application of architectural elements undergoing a modern update (**only taking a few local elements but developing by inserting modern styles**)
 - Principle = Preserving local elements and developing into a modern style (**taking local materials, but the form is more exploratory and there are local ornaments applied to the building**)
 - Shape = Modern design (**The shape of the building is not rigid and curved as a response to the building's nature**).

2.8.4 Summary of Java Local Architecture Approach

- After studying neo vernacular architecture based on the principles used, it also understands the vernacular form or locality of buildings in Java. Because Wonosobo is included in the province of Central Java, the application uses a form that is inspired by Javanese architecture.

House with Tajug Shape



- In the picture of a house with a tajug shape that has a unique shape because it has levels on each roof, of course, it will be applied to the design by taking inspiration from the terraced roof shape but for the shape itself, it will be more developed and not focused on the triangular shape.

2.8.5 Typology Cultural Heritage Building Wonosobo



Great Mosque of Jami Wonosobo

- Like the architectural form of the Great Jami Mosque in Wonosobo, there are many updates from the architectural form and also still applying the local values that exist in the form of the roof.

2.8.6 Summary Material and Ornament Local Approach

- For the use of the material itself, it is a combination of natural materials and motifs such as buildings which are dominated by wood, woven wood, bamboo and roof coverings using reeds.



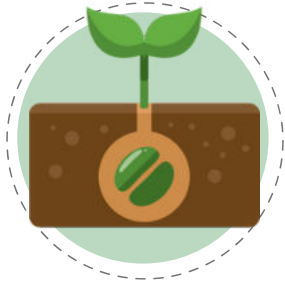
Javanese Natural Material

- As for the ornament itself, it will be applied to the facade of a large building such as a restaurant so that it can be seen from a distance and become the center of attention in this place, of course in the selection of ornaments using ornaments made of Sidomukti Carica Batik which are implemented on building walls or building coverings.



Sidomukti Carica Batik Pattern

2.8.7 Summary of Type Building Design Development



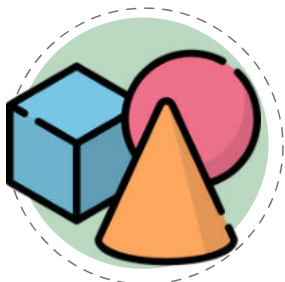
- For the type of agro-tourism, tea plantation agro-tourism is used, because the dominant local plantation in the Kertek area is tea.



- There are 4 characteristics of a resort based on its type, the first from location, facilities, architecture and atmosphere, and market segment. **The location is located at the foot of Mount Sindoro, with special facilities provided based on the special needs of resort visitors and agro-tourism recreation. The market segment for visitors is Middle and above but can be accessed by all people, only limited to places that you want to enjoy.**



- The most important thing to consider before starting to build a resort is to know the potential of the resort, this project design uses **ecotourism resorts and ecological resorts' potential surroundings because it focuses on the environmental potential that exists in the Kertek area.**

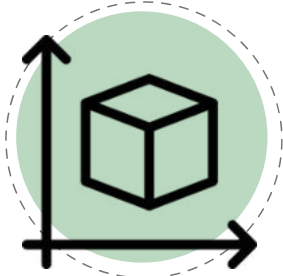


- Based on its location and function resort, this project is included in the Mountain Resort because it is located in a mountainous area, with activity functions that focus on facilities that are healthy physically, mentally, and mentally. (There are hot springs, spas, jogging tracks, and agro-tourism recreation at this resort).

- Based on the shape, this resort project is designed using a cottage/spread out the form but has the same view in each shape, only the placement will be different based on the type of resort space which can be seen from the number of guests staying and the type of room selected. (Such as standard rooms for 2 people, suites for 6 people and deluxe rooms for 4 people, each type of room has different facilities with different layouts so as to provide a different experience for each visitor).



- The division of resorts based on facilities and equipment in this project is a resort with 4 stars, with a minimum number of 50 rooms, has a single bed size of 800x2000mm, TV as entertainment in the room, Payphone in the lobby, Lounge has music, tv, magazines, seating, and drinking service, a restaurant with a variety of high-quality food, has a separate bar, the recreation provided consists of a spa and hot spring bath, there is a cleaning service that can be called up to 24.00, express laundry and dry cleaning are available.



- The standard size in the area to stay at the resort because it is 4 stars (minimum 50 rooms) then the distribution will be **25 for Standard Room with Superior type, 15 for Family Room with Junior Suites type, and 10 for Deluxe with Executive Suites type).**



- In the staycation areas at the resort, there are lobbies, lounges, hot springs, spas, restaurants, coffee shops, mini halls, and entertainment areas, In the recreation area, there are agro-tourism recreation areas, prayer rooms, toilets food court, souvenir shop, and parking. In the service area, there are storage, housekeeping, mechanical, security, and employee areas.



- Based on the type of visitors, they are divided into two, namely **non-staycation visitors (who can only enjoy agro-tourism recreation) and staycation visitors (who can enjoy resorts and agro-tourism recreation as well as other supporting facilities).**

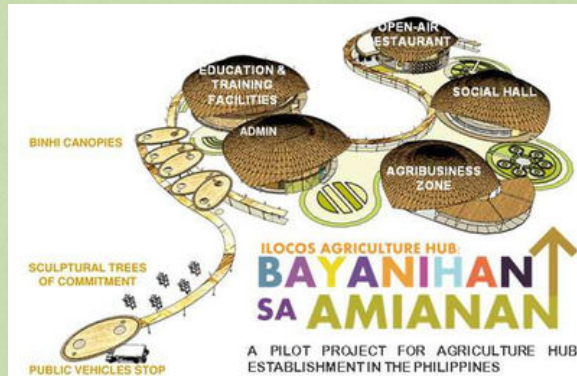


- **Based on the resort manager**, there are **general manager, assistant general manager, front office, accounting, sales marketing, personnel, housekeeping, engineering, food & beverage, Restaurant, Spa, Hot Spring Manager, and Entertainment Manager.**



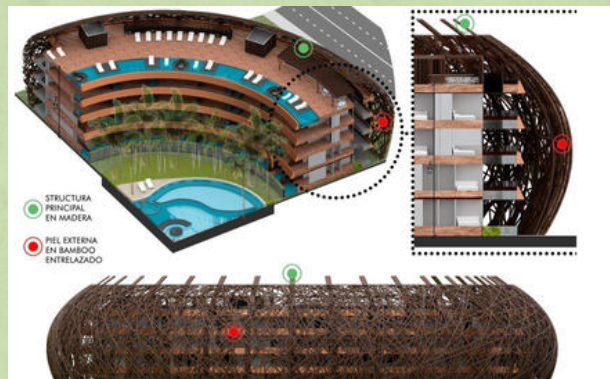
- **Based on agro-tourism managers**, there are **managers, tour guides, field staff, and processing staff.**
- **Analysis of visitors** can be from **Middle to Upper, VIP guests, the public, families, communities, and trainers**, and **managers** from **administrative administration, and facility managers. engineer, laundry, agro-tourism, and resort.**

2.8.8 Summary of Precedent Design Development



The precedent literature that will be applied to project design are:

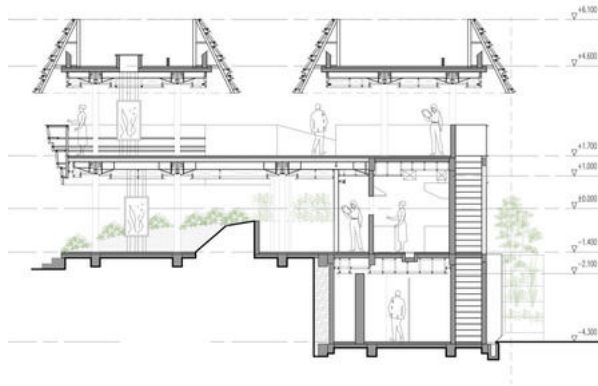
The first precedent is agriculture hubs, namely how architecture can connect the environment from the spatial placement of forms, circulation, zoning, and functions to the welfare of farmers through the technology provided by the design space.



The second precedent is resorts with ecotourism potential (such as the project the author is currently working on) that can be taken from environmentally friendly building materials, openings in the design so that they get natural lighting and ventilation, of course also ecotourism values that can be applied to designs such as relating to nature, using environmentally friendly materials to minimize environmental damage.



The third precedent is the room for tea, a unique concept to be adopted were from the tea management room which has a story about the origin of tea and is applied directly to the texture of the choice of building walls so that the building has a "story" to be known more deeply.



The fourth precedent is the shape of the building that is inspired by the topography or contours of how architecture can implement the values of a surrounding environment.

The fifth precedent is the ex-mining land project how the land can be successfully built, the concept is quite interesting attached to a cliff and the building represents a waterfall so that the architect can communicate with the environment based on the context of the existing environment and develop it for the better.

2.8.9 Summary of Bussiness in Design Development

Bedakah

Mount Resort with Recreational Agrotourism

Named Bedakah because the location is located on Jalan Bedakah, there is a lake and tea plantation under the name Bedakah but there is no accommodation such as lodging so this project uses the name Bedakah on the type of mount resort and agro-tourism recreation that is in it.

Of course, the developer of this project is PT Sanurhasta Mitra Tbk. Judging from the suitability of their vision and mission, they were very suitable to be chosen to be the developers of this project. Of course there are advantages and facilities offered by Bedakah which are different from other resorts:



Flanked by two mountains also surrounded by tea plantations, it is perfect for your holiday experience!



Traditional food is offered as a taste of the Kertek area.



Body spa formulated with green tea extract that can nourish and treat the body fresher.



Hot springs are good for your health, pamper your skin as part of relaxation and reduce stress.



Batik and folk dance classes can be learned with fun, there will be performances every night of the week!



Your memories will be stored in the form of items that will not be forgotten! Of course there are regional souvenirs that will be sold here

In Bedakah there is a Vision, Mission, and Values

Vision

Learn to love and appreciate nature as well as life.

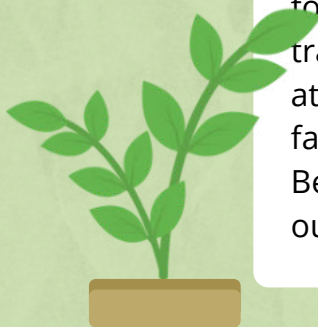
Mission

Creating a space that transforms the appreciation of nature and life through experience.

Value

Our philosophy is about guest comfort and attention. Inspired by local potential, every facility under Bedakah strives to create a relaxed atmosphere in the guest experience by offering a calm, pleasant atmosphere of educational, recreational, and participation activities, facilities that are constantly updated with special services delivered in harmony with the environment contained in the facilities offered.

Bedakah offers a new kind of experience by providing a four-star resort driven by our philosophy. With a blend of traditional and modern design and a welcoming atmosphere, excellent accommodation, and outstanding facilities as architectural ecotourism value is delivered, Bedakah brings a mix of traditional and new experiences to our business and leisure guests.



KEY PARTNER

- Wonosobo Regency Regional Development Planning Agency



KEY ACTIVITIES

Collaborating with the Wonosobo Regency Regional Development Planning Agency in the field of tourism to promote regional tourism and accommodate lodging visitors by developing agro-tourism and resorts located in Tlogomulyo, Kertek, Wonosobo.

KEY RESOURCES

- Professional staff
- Building Structure and Infrastructure
- Agro Tourism Educational Tour Fee
- Tea is produced from tea gardens.
- Some of the results from the workshop are resold at the Souvenir Shop

VALUE PROPOSITIONS

PEOPLE

- Improving the welfare of the economy because it provides opportunities for them
- Educate visitors about nature
- Optimizing the recreational, residential and gardening
- Produce high-quality products

PLANET

- Repairing damaged land
- Use of sustainable and eco-friendly materials

PROFIT

- Local area tourism optimization
- Increase productivity and income as well as local culture

COST STRUCTURE

- Construction Cost
- Production and Maintenance Cost
- Business Development and Marketing Costs
- Product Distribution Cost



f local communities in
provides employment

ature and local culture
ational function of
g in the local area
nts

and environmentally

nization
d quality of nature as

CUSTOMER RELATIONSHIP

- The comfort and attention of visitors is our top priority
- There is a customer member / VIP so it will get a 10% discount on every stay

CHANNEL

- Website
- Media social
- Travel app



CUSTOMER SEGMENTS

- Middle to Upper
- VIP Guest
- Public
- Family / Group
- Community
- Coach / Professional

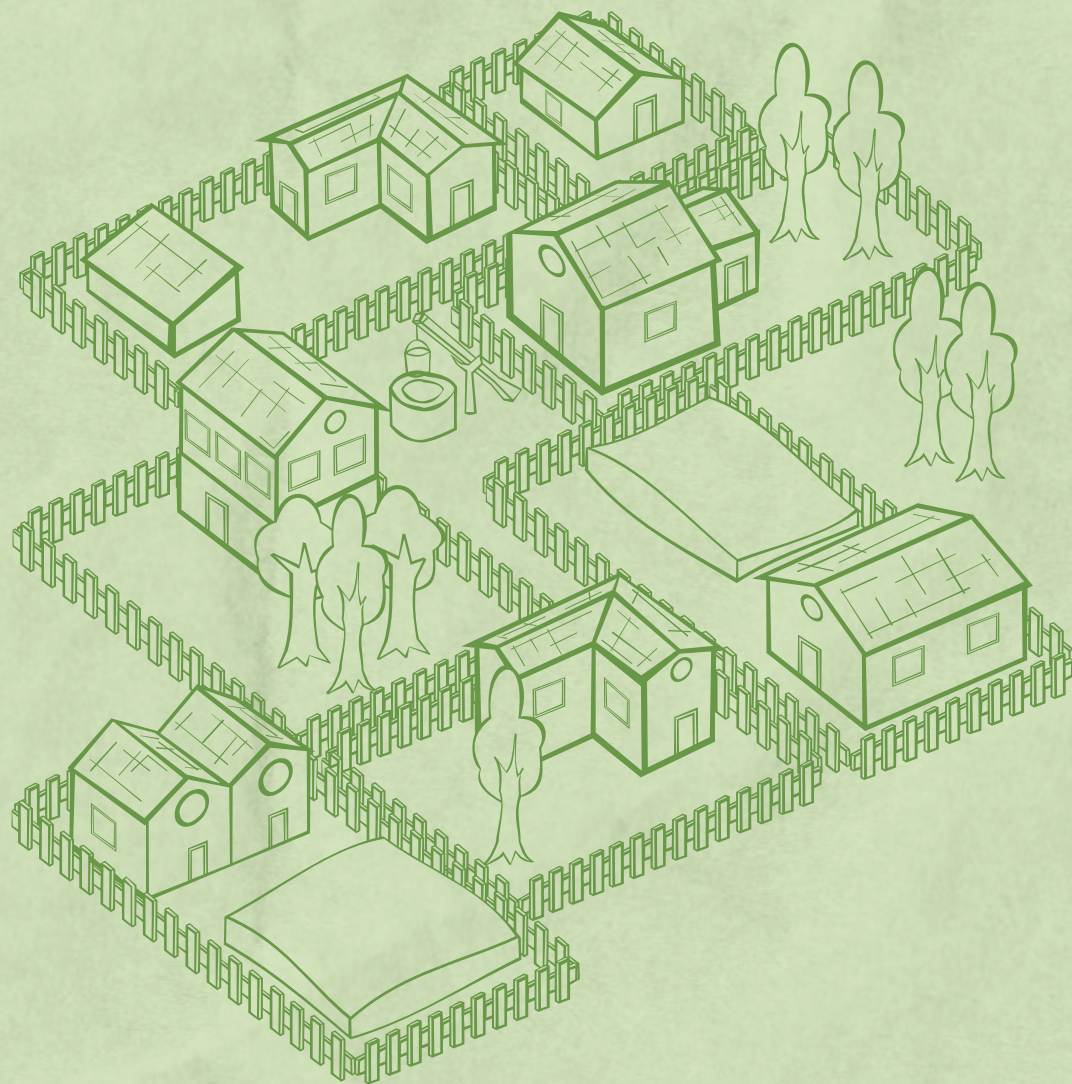


REVENUE STREAMS

- Resort
- Other Supporting Facilities (Coffee Shop, Souvenir Shop, Food Court, Agro-tourism Education & Recreation, Entertainment Area (Boutique and Dance Studio), Hot Springs, Jogging Tracek,Spa, Laundry, Parking)



CHAPTER 3



DESIGN PROBLEM SOLVING

FOCUS ON EXPLORATION

3.1 EXPLORATION OF THE ECOTOURISM DESIGN

- **Ecotourism Architecture Approach**

Using 3 Aspects, namely **Education (On tea in tea plantations), Recreation (Recreation in agro-tourism areas), and Participation (Inviting visitors to do Tea Planting/Tea Picking activities)**



NATURE BASED

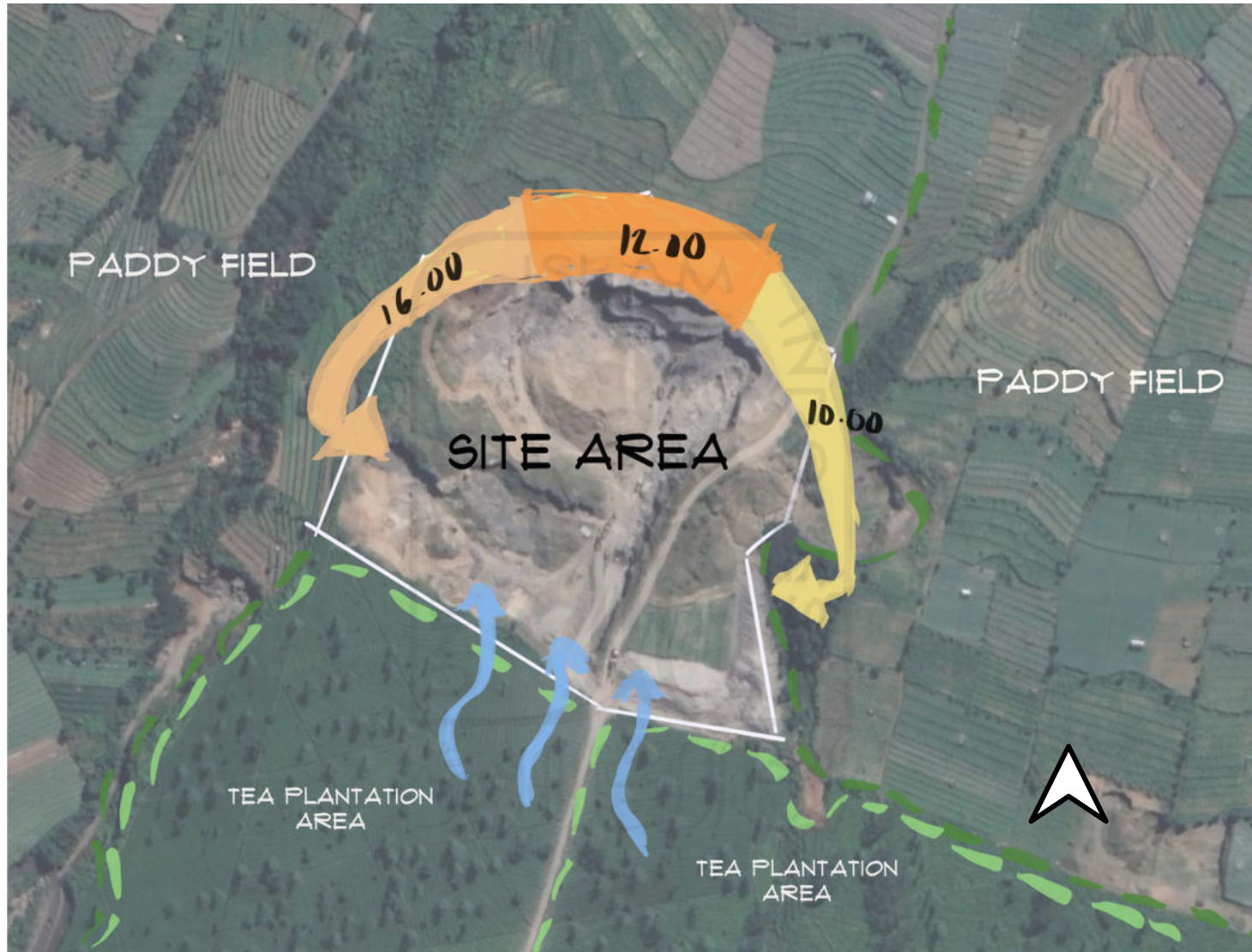
The first principle is nature-based ecotourism where a product of a market is based on nature, this tourism is the whole of nature itself which has the value of natural resource conservation in it as the most basic thing in the management and development of natural tourism.

- **Application in Design**

Activities carried out on visitors related to nature, enjoying and appreciating nature). By Site Context Exploration by Zoning, Vehicular, Access and View that utilizes the potential of the natural surroundings



SITE CONTEXT EXPLORATION

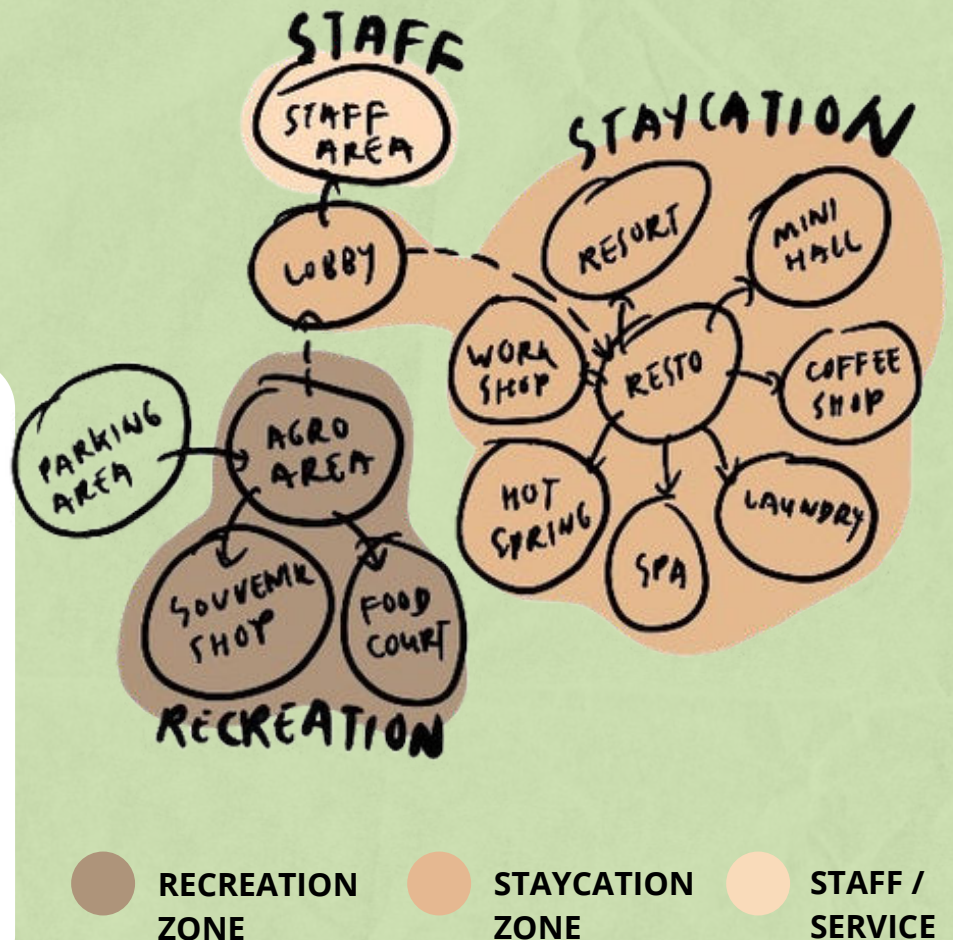


Surrounded by paddy fields and tea plantation areas, making the potential view of this site very soothing for visitors, the wind that blows from the south makes the land and environment healthy because it is exposed to the sun. Therefore, zone analysis is needed to determine the location of the building.

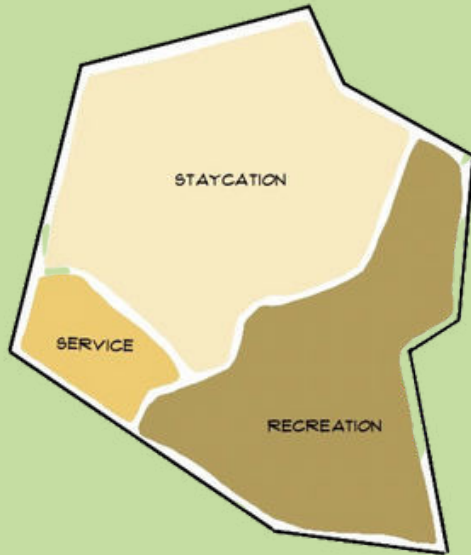
THE CONCEPT OF ZONING

Based on user activities which are divided into three namely staycation visitors (visitors of resorts and agro-tourism), non-staycation visitors (visitors of agro-tourism), and managers (areas for staff), the zones are divided into 3, such as:

- Recreation zone for non-staycation visitors (Agrotourism Area, Souvenir Shop, Foodcourt)
- Staycation zone for staycation visitors (Lobby, Resort, Restaurant, Mini Hall, Coffee Shop, Hot Spring, Spa, Laundry, Entertainment Area)
- Service zone for managers (Staff Area)

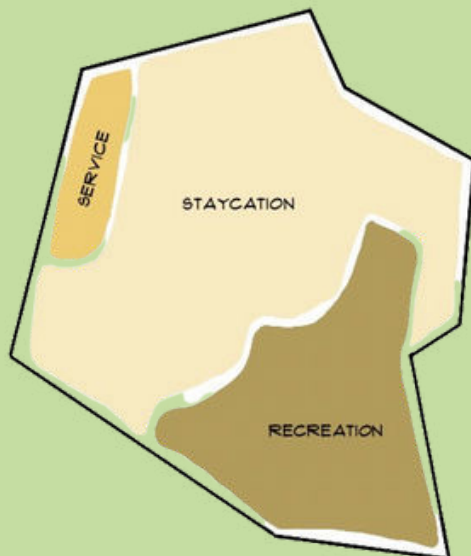


Then the design is divided into three alternatives to find the best zone for visitors :



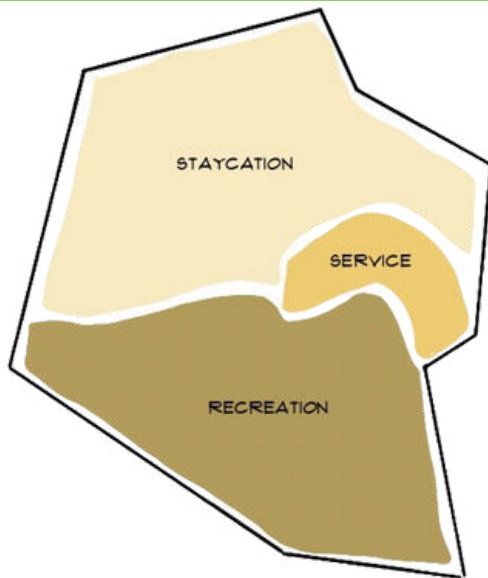
ALTERNATIVE 1

The staycation area is located predominantly upwards because the focus is for visitors to enjoy all the land with various views and experiences that will be obtained, the service is placed behind but close to the staycation and recreation to monitor and manage the two zones, as well as recreation in the southern area because the sun and wind are very strong. effective for this function.



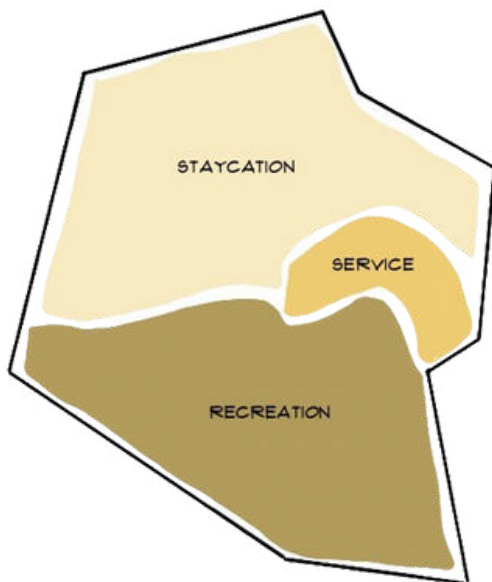
ALTERNATIVE 2

The staycation area is located in the middle adjacent to the service, the service is in a closed area so that it is far from the crowd, and recreation is located below or south because it gets a very maximum climate function so it is very suitable for the placement of the zone.



ALTERNATIVE 3

The staycation is located at the top because it maximizes the view, and the topography of the site so as to provide an interesting experience to visitors, while the service is in the eastern area and adjacent to two zones, namely staycation and recreation to make it easier for managers to control the site. enjoy the recreational atmosphere can also look around the staycation area without disturbing each other.

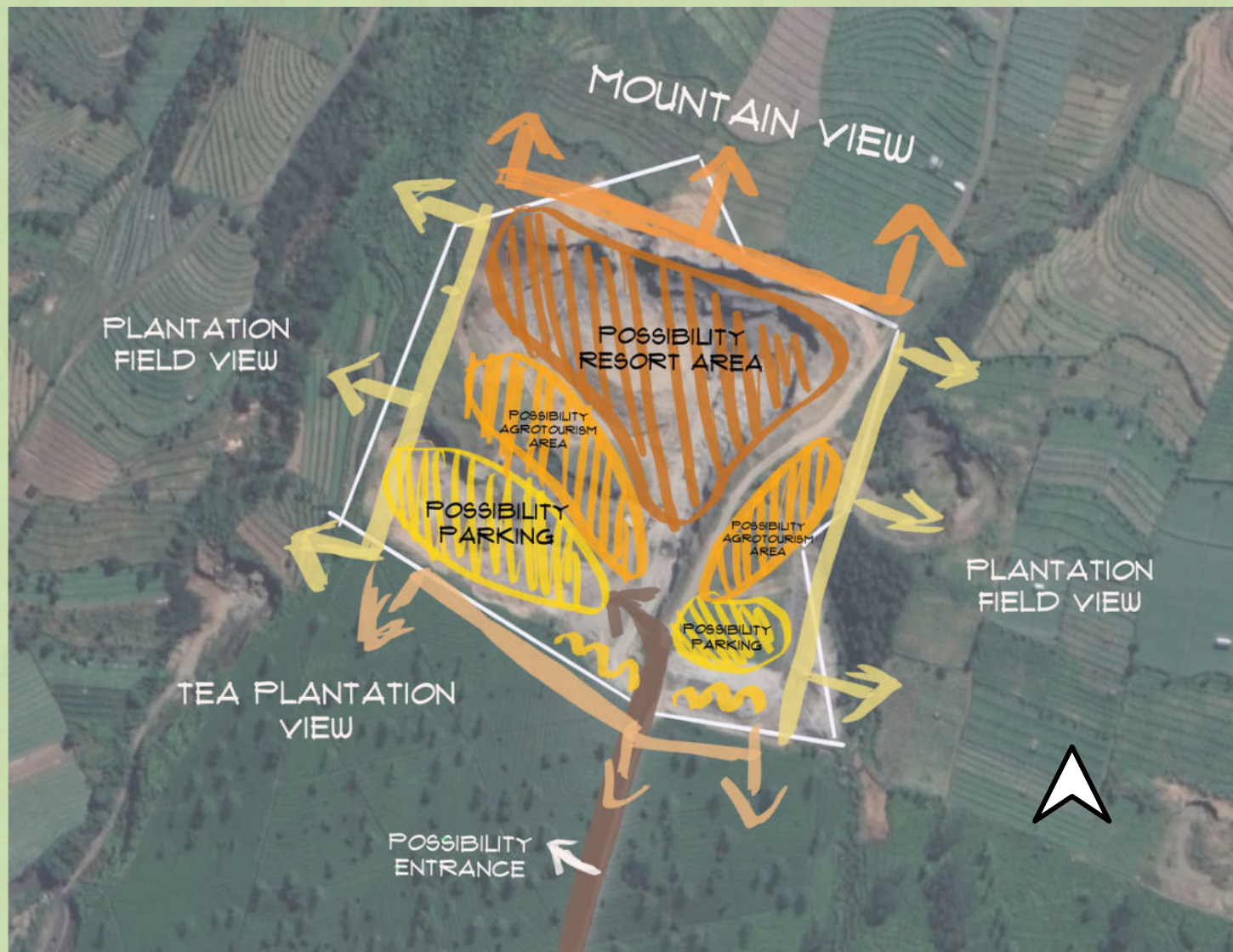


CONCLUSION

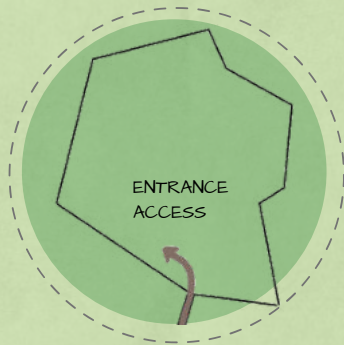
Of the three alternatives, the third alternative is very suitable to be chosen because in terms of staycation visitors get a lot of rights as well as visitors with recreational functions can enjoy the atmosphere from the south west and east also get a view on the north, also placing the service in the middle can monitor and manage the two zones easier.

THE CONCEPT VEHICULAR ACCESS AND VIEW

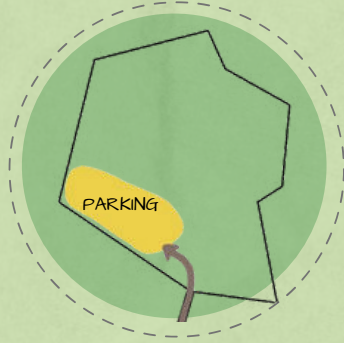
Based on the existing access and views, there are several possible placements that have been obtained from a predetermined zone, such as the possibility of an entrance, the possible location of the parking area, the possible location of agro-tourism, and the possible location of the resort.



From the conclusion of vehicular access and view :



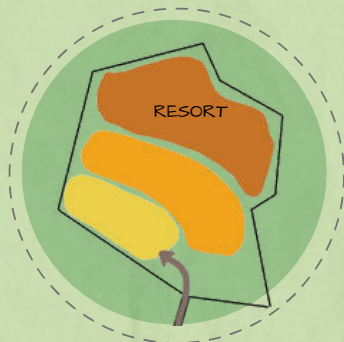
The possibility of access and the laying of views from the entrance area is very correct because there is only one access and it is still damaged, if building another access will damage the plantation, it is better to make a path according to the existing access.



The parking area on the left is more likely than the one on the right because the land on the right has started to turn green, making it inefficient to damage the land on the right.

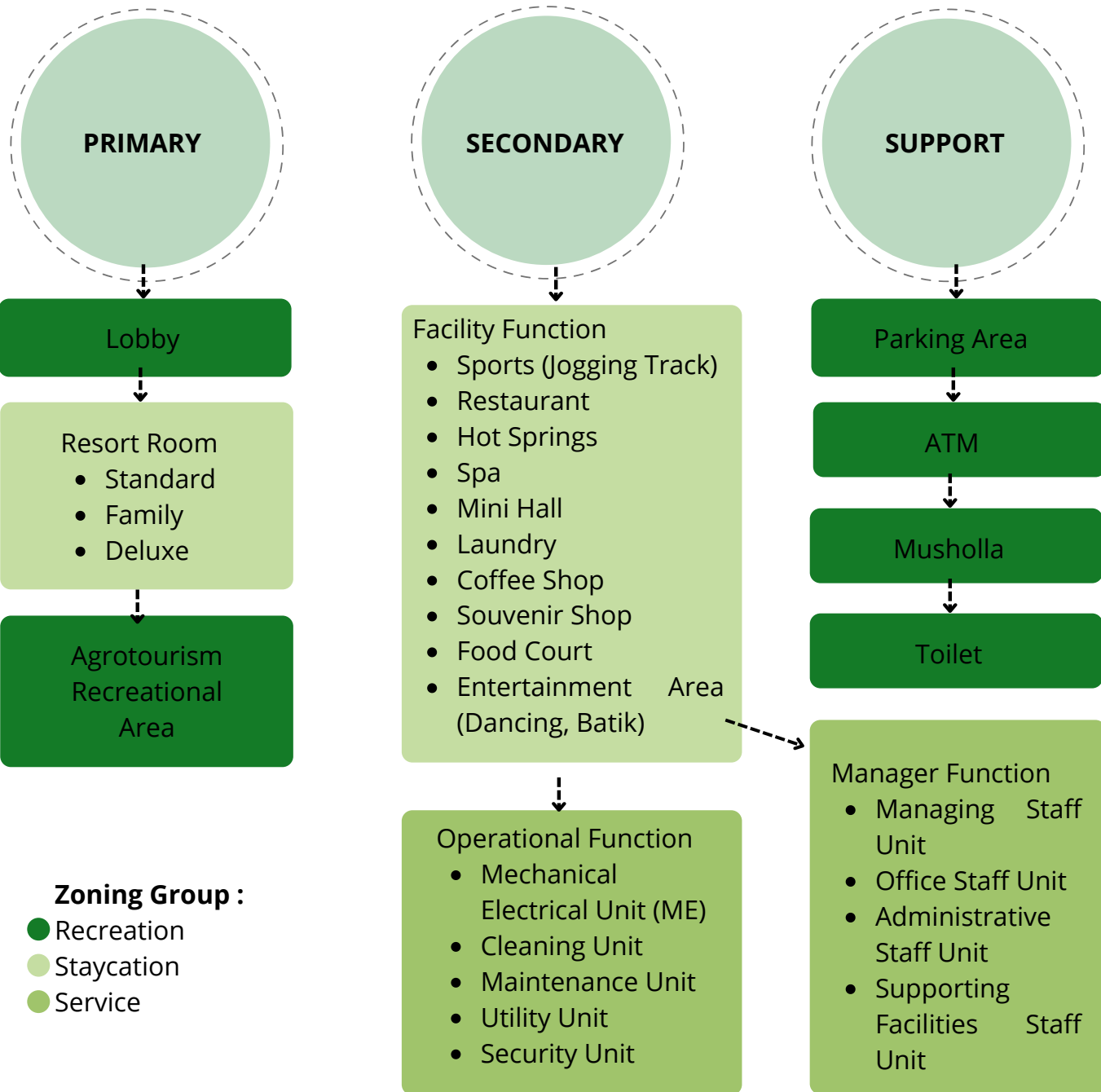


For the possibility of agro-tourism being located in the middle, it is very correct. It will be located lengthwise so that visitors can enjoy the recreation that is in the project also considering the view obtained will be very connected with the environment.



The location of the resort area located in the north is also very correct because it can focus on looking at the mountain view and right and left surrounded by very beautiful plantations so that access to the comfort of resort visitors is more focused.

GROUPING FACILITIES



SPACE REQUIREMENTS

No	Room	Natural Lighting	View	Acoustic	Accessibility	Character Space
1.	Main Lobby	●	●	●	●	Open Space
2.	Parking Area	●	●	●	●	Open Space
3.	ATM	●	●	●	●	Closed Space
4.	Musholla	●	●	●	●	Closed Space
5.	Toilet	●	●	●	●	Closed Space
6.	Standard Room	●	●	●	●	Closed Space
7.	Family Room	●	●	●	●	Closed Space
8.	Deluxe Room	●	●	●	●	Closed Space
9.	Agrotourism	●	●	●	●	Open Space
10.	Jogging Track	●	●	●	●	Open Space
11.	Restaurant	●	●	●	●	Open Space
12.	Hot Springs	●	●	●	●	Closed Space
13.	Spa	●	●	●	●	Closed Space
14.	Mini hall	●	●	●	●	Open Space
15.	Laundry	●	●	●	●	Closed Space
16.	Coffee Shop	●	●	●	●	Closed Space
17.	Souvenir Shop	●	●	●	●	Closed Space
18.	Entertainment	●	●	●	●	Open Space
19.	Management Staff Unit	●	●	●	●	Closed Space
20.	Electrical Mechanical Unit (ME)	●	●	●	●	Closed Space

No	Room	Natural Lighting	View	Acoustic	Accessibility	Character Space
21.	Cleaning Unit	●	●	●	●	Closed Space
22.	Maintenance Unit	●	●	●	●	Closed Space
23.	Utility Unit	●	●	●	●	Closed Space
24.	Security Unit	●	●	●	●	Closed Space




Note :

- Need
- Less Need
- No Need

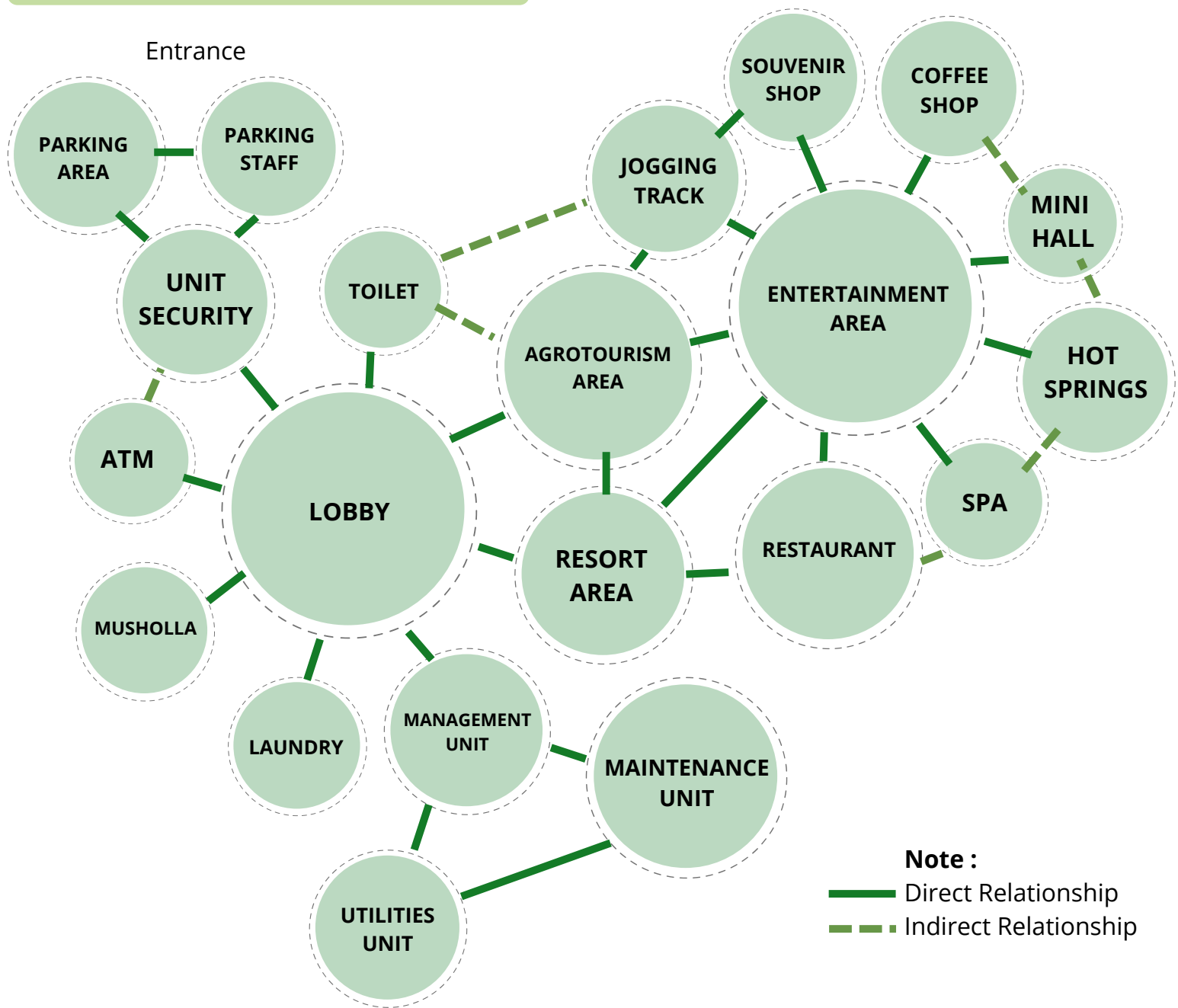
SPACE RELATIONS

No	Room	Name of Room Based Number																							
		1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24
1.	Main Lobby																								
2.	Parking Area																								
3.	ATM																								
4.	Musholla																								
5.	Toilet																								
6.	Standard Room																								
7.	Family Room																								
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20.	Electrical Mechanical Unit (ME)																								
21.	Cleaning Unit																								
22.	Maintenance Unit																								
23.	Utility Unit																								
24.	Security Unit																								

Note :

-  Direct Relationship
-  Indirect Relationship
-  Not Related

SPACE RELATIONSHIP DIAGRAM



NEEDS OF SPACE (PUBLIC)

Room	Space Requirement	Standard	Source	Capacity	Area
MAIN LOBBY	<ul style="list-style-type: none"> Reception Room Lounge Administration room Toilet 	<ul style="list-style-type: none"> 0,65m²/ person 1.8m²/person 2,52m²/unit 	<ul style="list-style-type: none"> NAD NAD A NAD 	<ul style="list-style-type: none"> 0.65 m² x 50 Person 1.8 m² x 50 Person 3m² x 5 Person 2.52 m² x 7 Unit 	<ul style="list-style-type: none"> 32,5 m² 90 m² 15 m² 17,64 m²
	Lobby Area Lobby Area + Circulation (20%) = 155,14 m² + 31,03				155,14 m² 186,17 m²
ATM	<ul style="list-style-type: none"> ATM Booth 	<ul style="list-style-type: none"> 2,52m²/unit 	<ul style="list-style-type: none"> NAD 	<ul style="list-style-type: none"> 2.52 m² x 4 Unit 	<ul style="list-style-type: none"> 10,08 m²
	ATM Area ATM Area + Circulation (20%) = 10,08 m² + 2,016				10,08 m² 12,096 m²
PARKING AREA	<ul style="list-style-type: none"> Visitors Area 	<ul style="list-style-type: none"> 2 m² / Motor 12.5 m² / Car 	<ul style="list-style-type: none"> NAD 	<ul style="list-style-type: none"> 2 m² x 20 Motor 12.5 m² x 80 Car 	<ul style="list-style-type: none"> 40 m² 1000m²
	<ul style="list-style-type: none"> Manager Area 	<ul style="list-style-type: none"> 2 m² / Motor 12.5 m² / Car 	<ul style="list-style-type: none"> NAD 	<ul style="list-style-type: none"> 2 m² x 30 Motor 12.5 m² x 20 Cars 	<ul style="list-style-type: none"> 60 m² 250 m²
	Parking Area Parking Area + Circulation (20%) = 1.350 m² + 270				1.350 m² 1.620 m²
AGRO-TOURISM AREA	<ul style="list-style-type: none"> Garden Workspace Storage 	<ul style="list-style-type: none"> Max 13.000 Ha 4 m² / Person 4 m² x 5 m² 	<ul style="list-style-type: none"> RPP NAD NAD 	<ul style="list-style-type: none"> 3000 m² 4 m² x 10 Person 4 m² x 5 m² 	<ul style="list-style-type: none"> 2000m² 40 m² 20 m²
	Agrotourism Area Agrotourism Area + Circulation (20%) = 2.060 m² + 412				2.060 m² 2.472 m²

NEEDS OF SPACE (PUBLIC)

Room	Space Requirement	Standard	Source	Capacity	Area
Musholla	<ul style="list-style-type: none"> Prayer Room Ablution Room 	<ul style="list-style-type: none"> 1,5 m² / Person 	<ul style="list-style-type: none"> NAD A 	<ul style="list-style-type: none"> 1.5 m² x 30 Person 1 m² x 10 Person 	<ul style="list-style-type: none"> 45 m² 10 m²
	Musholla Area Musholla + Circulation (20%) = 55 m² + 11				55 m² 66 m²
Toilet	<ul style="list-style-type: none"> Female Toilet Male Toilet Disabilities Toilet 	<ul style="list-style-type: none"> 2.52 m² / Unit 2.52 m² / Unit 2,85 m²/ Unit 	<ul style="list-style-type: none"> NAD NAD NAD 	<ul style="list-style-type: none"> 2.52 m² x 3 Unit 2.52 m² x 3 Unit 2,85 m² x1 Unit 	<ul style="list-style-type: none"> 7,56 m² 7,56 m² 2,85 m²
	Toilet Area Toilet + Circulation (20%) = 17,97 m² + 3,594				17,97 m² 21,564 m²

NEEDS OF SPACE (SEMI PUBLIC)

Room	Space Requirement	Standard	Source	Capacity	Area
Restaurant	<ul style="list-style-type: none"> Dining room Serving Room Kitchen Washing room Warehouse Service Room Toilet 	<ul style="list-style-type: none"> 1.3 m² / Person 5% Dining Room 15% Dining Room 0.15 m² / Person 15% Dining Room 2.52 m² / Person 	<ul style="list-style-type: none"> NAD NAD NAD A NAD NAD NAD 	<ul style="list-style-type: none"> 1.3 m² x 50 Person 5% x 65m² 15% x 65m² 1 m² x 3 m² 3 m² x 4 m² 15% x 65m² 2.52 m² x 8 Person 	<ul style="list-style-type: none"> 65 m² 3,5m² 10m² 3 m² 12 m² 10 m² 20 m²
	Restaurant Area Restaurant + Circulation (20%) = 123,5 m² + 24,7				123,5 m² 148,2 m²
Hot Springs	<ul style="list-style-type: none"> Female Bath Female Storage Female Shower Male Bath Male Storage Male Shower 	<ul style="list-style-type: none"> 2 m² / Person 2,52 m² / Unit 2 m² / Person 2,52 m² / Unit 	<ul style="list-style-type: none"> A NAD NAD A NAD NAD 	<ul style="list-style-type: none"> 6m² x 5m² 2 m² x 30 Person 2,52 m² x 10 Unit 6m² x 5m² 2 m² x 30 Person 2,52 m² x 10 Unit 	<ul style="list-style-type: none"> 30m² 60 m² 25,2 m² 30 m² 60 m² 25,2 m²
	Hot Springs Area Hot Springs + Circulation (20%) = 230,4 m² + 46,08				230,4 m² 276,48 m²

NEEDS OF SPACE (SEMI PUBLIC)

Room	Space Requirement	Standard	Source	Capacity	Area
Spa	<ul style="list-style-type: none"> Spa Room Massage Room Service Room Warehouse Toilet 	<ul style="list-style-type: none"> 1.3 m² / Person 5% Dining Room 15% Dining Room 0,15 m² / Person 2.52 m² / Unit 	<ul style="list-style-type: none"> NAD NAD NAD NAD NAD 	<ul style="list-style-type: none"> 1.3 m² x 40 Person 5% x 65m² 15% x 65 m² 3 m² x 4 m² 2.52 m² x 8 Unit 	<ul style="list-style-type: none"> 65 m² 3,5m² 10m² 12 m² 20 m²
	Spa Area Spa + Circulation (20%) = 110,5 m² + 22,1				
Mini Hall	<ul style="list-style-type: none"> Hall Preparation Room Sound Room 		<ul style="list-style-type: none"> A A A 	<ul style="list-style-type: none"> 10m² x 12m² 8m² x 8m² 5m² x 4m² 	<ul style="list-style-type: none"> 120 m² 64 m² 20 m²
	Mini Hall Area Mini Hall + Circulation (20%) = 204 m² + 40,8				
Laundry	<ul style="list-style-type: none"> Laundry Room Ironing Room Drying Room Storage 	<ul style="list-style-type: none"> 0.63 m² / Person 4 m² x 5 m² 	<ul style="list-style-type: none"> A NAD A NAD 	<ul style="list-style-type: none"> 3 m² x 6 m² 0.63 m² x 5 Person 6 m² x 6 m² 4 m² x 5 m² 	<ul style="list-style-type: none"> 18 m² 3,15 m² 36 m² 20 m²
	Laundry Area Laundry+ Circulation (20%) = 77,15 m² + 15,43				
Coffee Shop	<ul style="list-style-type: none"> Dining room Serving Room Kitchen Washing room Warehouse 	<ul style="list-style-type: none"> 1.3 m² / Person 5% Dining Room 15% Dining Room 0.15 m² / Person 	<ul style="list-style-type: none"> NAD NAD NAD A NAD 	<ul style="list-style-type: none"> 1.3 m² x 50 Person 5% x 65 m² 15% x 65 m² 1 m² x 3 m² 3 m² x 4 m² 	<ul style="list-style-type: none"> 65 m² 3,5 m² 10 m² 3 m² 12 m²
	Coffee Shop Area Coffee Shop + Circulation (20%) = 93,5 m² + 18,7				
Souvenir Shop	<ul style="list-style-type: none"> Display Area Storage 	<ul style="list-style-type: none"> 0,65m²/ person 4 m² x 5 m² 	<ul style="list-style-type: none"> NAD NAD 	<ul style="list-style-type: none"> 0.65 m² x 50 Person 4 m² x 5 m² 	<ul style="list-style-type: none"> 32,5 m² 20 m²
	Souvenir Shop Area Souvenir Shop Area + Circulation (20%) = 52,5 m² + 10,5				

NEEDS OF SPACE (SEMI PUBLIC)

Room	Space Requirement	Standard	Source	Capacity	Area	
Entertainment Area	<ul style="list-style-type: none"> • Workshop Batik • Workshop Dance • Display Area 	<ul style="list-style-type: none"> • 0,65m²/ person • 0,65m²/ person • 0,65m²/ person 	<ul style="list-style-type: none"> • NAD • NAD • NAD 	<ul style="list-style-type: none"> • 0.65 m² x 30 Person • 0.65 m² x 30 Person • 0.65 m² x 50 Person 	<ul style="list-style-type: none"> • 19,5 m² • 19,5 m² • 32,5 m² 	
	Entertainment Area					71,5 m²
	Entertainment Area + Circulation (20%) = 71,5 m² + 14,3					85,8 m²

NEEDS OF SPACE (PRIVATE)

Room	Space Requirement	Standard	Source	Capacity	Area	
Standard Room	<ul style="list-style-type: none"> • Bed Room • Bath Room 	<ul style="list-style-type: none"> • 22 m² / Room • 4 m² / Unit 	<ul style="list-style-type: none"> • NAD • NAD 	<ul style="list-style-type: none"> • 22 m² x 25 Rooms • 4 m² x 25 Units 	<ul style="list-style-type: none"> • 550 m² • 100m² 	
	Standard Room Area					650 m²
	Standard Room Area + Circulation (20%) = 650 m² + 130					780 m²
Family Room	<ul style="list-style-type: none"> • Bed Room • Bath Room • Living Room 	<ul style="list-style-type: none"> • 24 m² / Room • 4 m² / Unit 	<ul style="list-style-type: none"> • NAD • NAD • A 	<ul style="list-style-type: none"> • 24 m² x 15 Rooms • 4 m² x 15 Unit • 3 m² x 3 m² X 15 Units 	<ul style="list-style-type: none"> • 360 m² • 60 m² • 135 m² 	
	Family Room Area					555 m²
	Family Room Area + Circulation (20%) = 555 m² + 111					666 m²
Deluxe Room	<ul style="list-style-type: none"> • Bed Room • Bath Room • Living Room 	<ul style="list-style-type: none"> • 44 m² / Room • 4 m² / Unit 	<ul style="list-style-type: none"> • NAD • NAD • A 	<ul style="list-style-type: none"> • 44 m² x 10 Rooms • 4 m² x 10 Unit • 3 m² x 3 m² X 10 Units 	<ul style="list-style-type: none"> • 440 m² • 40 m² • 90m² 	
	Deluxe Room Area					570 m²
	Deluxe Room Area + Circulation (20%) = 570 m² + 114					684 m²

NEEDS OF SPACE (PRIVATE)

Room	Space Requirement	Standard	Source	Capacity	Area
Staff Unit Manager	<ul style="list-style-type: none"> Director's Room Deputy Director's Room Secretary Room Meeting room Living room Toilet 	<ul style="list-style-type: none"> 2.52 m² / Person 	<ul style="list-style-type: none"> A A A A A NAD 	<ul style="list-style-type: none"> 5 m² x 4 m² 5 m² x 4 m² 5 m² x 4 m² 5 m² x 6 m² 3 m² x 4 m² 2.52 m² x 4 Unit 	<ul style="list-style-type: none"> 20 m² 20 m² 20 m² 30 m² 12 m² 10,08 m²
	Staff Unit Manager Area				112,08 m²
	Staff Unit Manager Area + Circulation (20%) = 112,08 m² + 22,416				134,496 m²
Office Staff Unit	<ul style="list-style-type: none"> Workspace Kitchenette Toilet 	<ul style="list-style-type: none"> 4 m² / Person 2.52 m² / Person 	<ul style="list-style-type: none"> NAD A NAD 	<ul style="list-style-type: none"> 4 m² x 10 Person 3 m² x 4 Unit 2.52 m² x 8 Unit 	<ul style="list-style-type: none"> 40 m² 12m² 20,16 m²
	Office Staff Unit Area				72,16 m²
	Office Staff Unit Area + Circulation (20%) = 72,16 m² + 14,432				86,592 m²
Administrative Staff Unit	<ul style="list-style-type: none"> Administration room Archive Room 	<ul style="list-style-type: none"> 4 m² / Person 	<ul style="list-style-type: none"> NAD A 	<ul style="list-style-type: none"> 4 m² x 5 Person 2 m² x 3 m² 	<ul style="list-style-type: none"> 20 m² 6 m²
	Administrative Staff Unit Area				26 m²
	Administrative Staff Unit Area + Circulation (20%) = 26 m² + 5,2				31,2 m²
Facility Staff Unit	<ul style="list-style-type: none"> Multipurpose room Living room 		<ul style="list-style-type: none"> A A 	<ul style="list-style-type: none"> 6 m² x 5 Rooms 4 m² x 3 m² 	<ul style="list-style-type: none"> 30m² 12 m²
	Facility Staff Unit Area				42 m²
	Facility Staff Unit Area + Circulation (20%) = 42 m² + 8,4				50,4 m²

NEEDS OF SPACE (SERVICE)

Room	Space Requirement	Standard	Source	Capacity	Area
Electrical Mechanical Unit	<ul style="list-style-type: none"> ME Equipment Room ME Officer Room 	<ul style="list-style-type: none"> 3 m² / Person 	<ul style="list-style-type: none"> A NAD 	<ul style="list-style-type: none"> 7 m² x 8 m² 3 m² x 2 Person 	<ul style="list-style-type: none"> 56 m² 6m²
	Electrical Mechanical Unit Area				62 m²
	Electrical Mechanical Unit Area + Circulation (20%) = 62 m² + 12,4				74,4 m²
Cleaning Unit	<ul style="list-style-type: none"> Work Room Changing Rooms & Lockers Toilet 	<ul style="list-style-type: none"> 2 m² / Person 2.52 m² / Person 	<ul style="list-style-type: none"> A NAD NAD 	<ul style="list-style-type: none"> 7 m² x 8 m² 2 m² x 30 Person 2.52 m² x 8 Unit 	<ul style="list-style-type: none"> 56 m² 60 m² 20 m²
	Cleaning Unit Area				136 m²
	Cleaning Unit Area + Circulation (20%) = 136 m² + 27,2				163,2 m²
Maintenance Unit	<ul style="list-style-type: none"> Warehouse 		<ul style="list-style-type: none"> A 	<ul style="list-style-type: none"> 7 m² x 8 m² 	<ul style="list-style-type: none"> 56 m²
	Maintenance Unit Area				56 m²
Maintenance Unit Area + Circulation (20%) = 56 m² + 11,2				67,2 m²	
Utility Unit	<ul style="list-style-type: none"> Utility Room 		<ul style="list-style-type: none"> A 	<ul style="list-style-type: none"> 7m² x 8m² 	<ul style="list-style-type: none"> 56 m²
	Utility Unit Area				56 m²
Utility Unit Area + Circulation (20%) = 56 m² + 11,2				67,2 m²	
Security Unit	<ul style="list-style-type: none"> Guard Room 		<ul style="list-style-type: none"> A 	<ul style="list-style-type: none"> 2 m² x 3 m² 	<ul style="list-style-type: none"> 6 m²
	Security Unit Area				6 m²
Security Unit Area + Circulation (20%) = 6 m² + 1,2				7,2 m²	

Source: Analysis Results, 2022

Description : **NAD** = Neufert Architect's Data

A = Assumption

NEEDS OF SPACE

Room	Total Area	Room	Total Area
Main Lobby	186,17 m ²	Entertainment Area	85,8 m ²
ATM	12,096 m ²	Standard Room	780,8 m ²
Parking Area	1.620 m ²	Family Room	666 m ²
Agrotourism Area	2.472 m ²	Deluxe Room	684 m ²
Musholla	66 m ²	Staff Unit Manager	134,496 m ²
Toilet	21,564 m ²	Office Staff Unit	86,592 m ²
Restaurant	148,2 m ²	Administrative Staff Unit	31,2 m ²
Hot Springs	276,48 m ²	Facility Staff Unit	50,4 m ²
Spa	132,6 m ²	Electrical Mechanical Unit	74,4 m ²
Mini Hall	244,8 m ²	Cleaning Unit	163,2 m ²
Laundry	92,58 m ²	Maintenance Unit	67,2 m ²
Coffee Shop	112,2 m ²	Utility Unit	67,2 m ²
Souvenir Shop	63 m ²	Security Unit	7,2 m ²
TOTAL AREA			8.446,178 m²

MAXIMUM BUILDING SPACE

Land Area = 37.499.76 m²

KDB site = 30% of the total land area.

In the applicable regulations, the KDB site is a maximum of 30% of the total land area, so it is still possible to increase the floor area.

Land Area = 37,499.76 m² - (KDB = 30%) = 26.249,832m²

Built-up Land Area = 8.446,1788 m²

Land Remaining = 17.803,6532 m²

*The rest of the land will be used as Open Space, Parks, and other supporting facilities.

- KDB = 30%
- KLB = 2,8
- Building Height= max. 4 Floor
- GSB = 7 m

- KDB = 30%
 - = 30% x Land Area
 - = 30% x 37,499.76 m²
 - = **11.249,928 m²**
- KLB = 2,8
 - 2.8 x 11.249,928 m² = **31.499,7984 m²**

- Total Floor Area = (KLB x KDB) : KDB
 - = (2,8 x 11.249) m² : 11.249 m²
 - = 31.499,7984 m² : 11.249 m²
 - = **2,8 Floor = 3 Floor**

2.



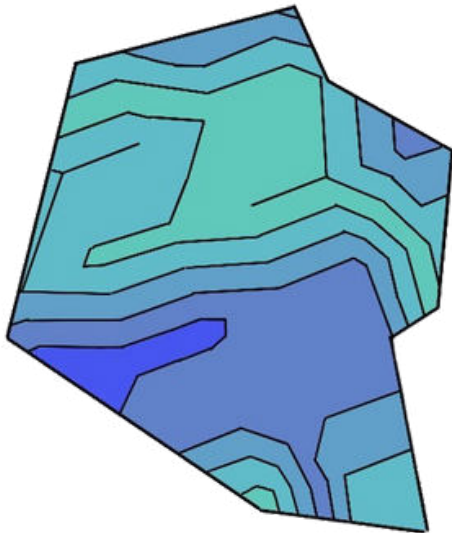
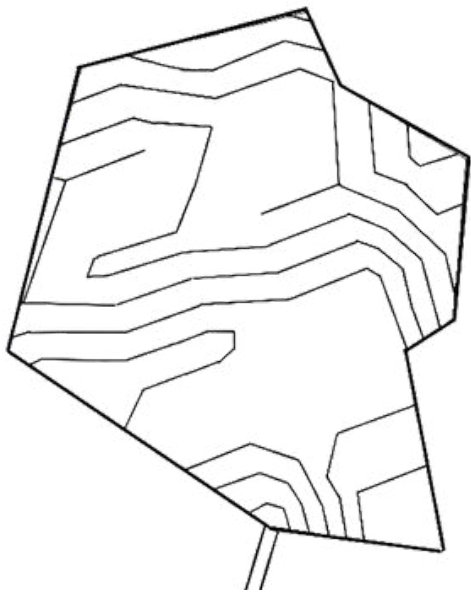
ECOLOGICALLY SUSTAINABLE

Ecological stability is the management and planning of an ecologically sustainable area, where all functions of the environment, both physical and biological as well as social, continue to run as well as possible.

- **Application in Design:**
(In buildings that respond to contours, from circulation and laying of vegetation.)

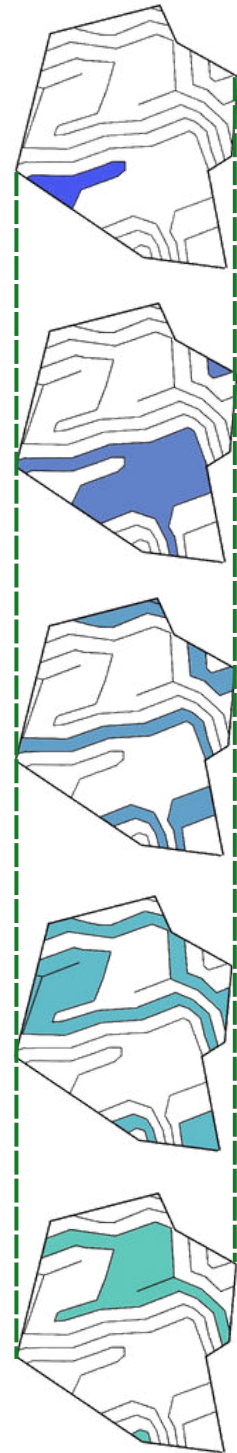


THE CONCEPT OF TOPOGRAPHY



For the topography that is used following the contours that have existed on the site since the beginning but because the land is ex-mining, then the land on the site will be reclaimed first to avoid the dangers caused by ex-mining land, **in this exploration the use of topography is set to be following the existing contours on the site with a height interval of 3 meters at each elevation.**

This is the result of exploration of the land that has been determined, **the height is located in the middle in the area that is mostly the "core" of laying out the function of the building, so that when visitors come they will be presented with views of the core building (supporting facilities) and agro-tourism tours, while visitors with other activities The staycation will have more privacy because it is located towards the north and is more private by utilizing the cliffs of the existing contours.**

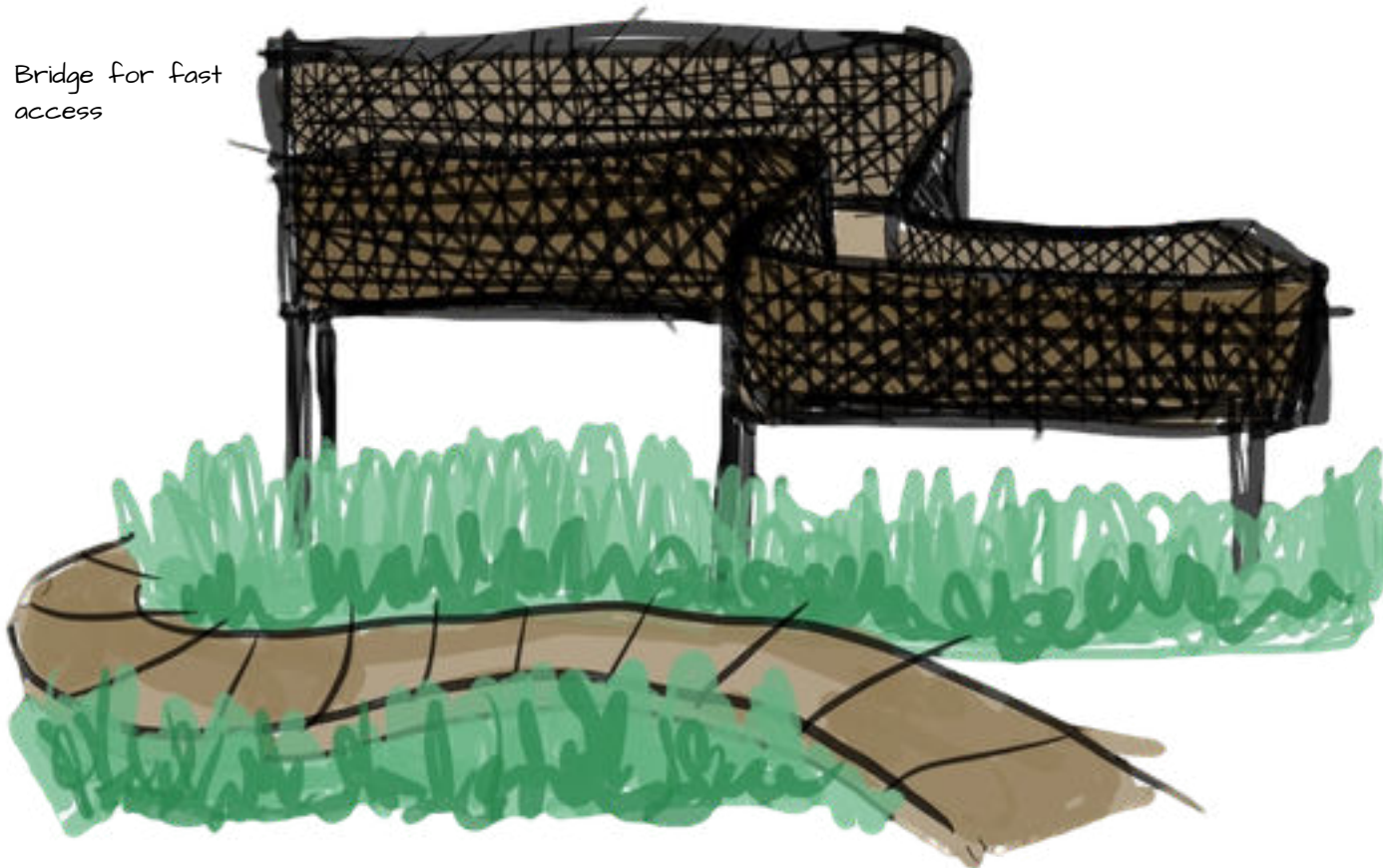


THE CONCEPT OF CIRCULATION



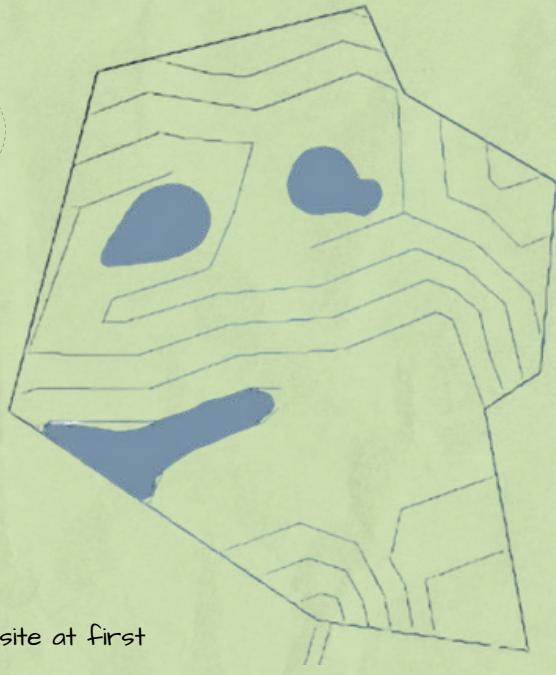
For circulation as described in the design development, there are **two circulations for user needed, which have 2 routes, the first is the bridge route, this route is located above and as a faster link to get to the staycation area, while the second is a pedestrian route, this route is very suitable for tourists. who want to travel for recreational purposes.**

Bridge for fast
access



Bridge for recreation access and enjoy the nature

1.



2.



additional access for non-staycation visitors in the recreation zone (access pattern follows the topography).

3.



adding fast access for staycation visitors in the staycation zone by using a bridge (the access pattern follows the topography).

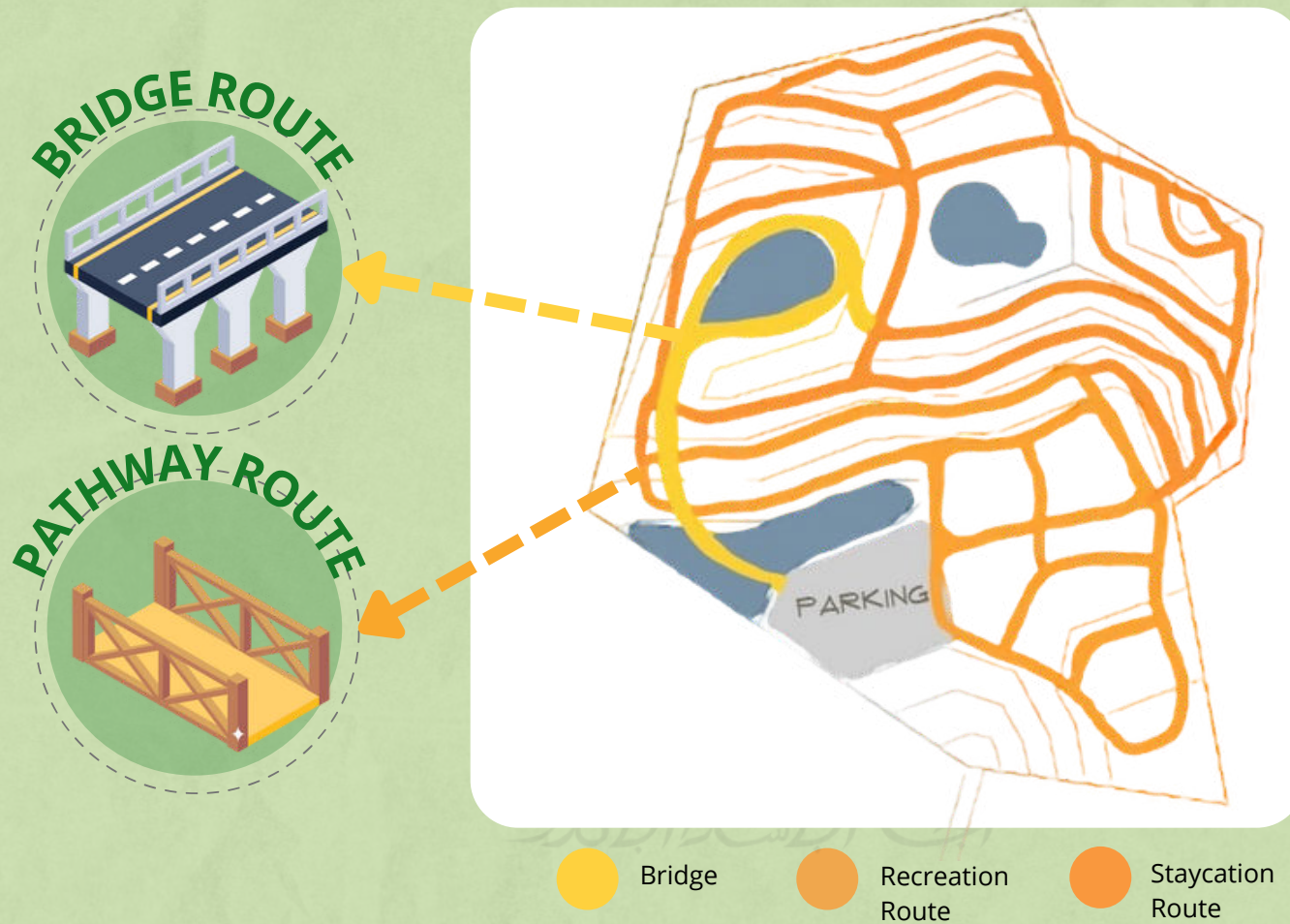
4.



adding access for staycation visitors in the staycation zone by using a pathway (access pattern follows the topography).

CONCLUSION

The final result of this circulation is obtained following the topography of the land, and also in the distribution of the compilation of recreation and staycation zones, which in use consist of access bridges and pathways.

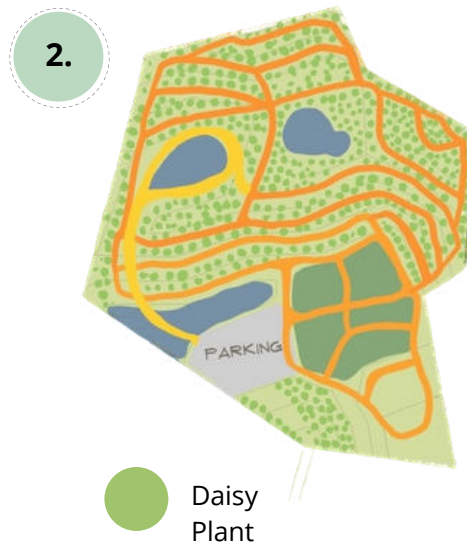


THE CONCEPT OF VEGETATION & LANDSCAPE

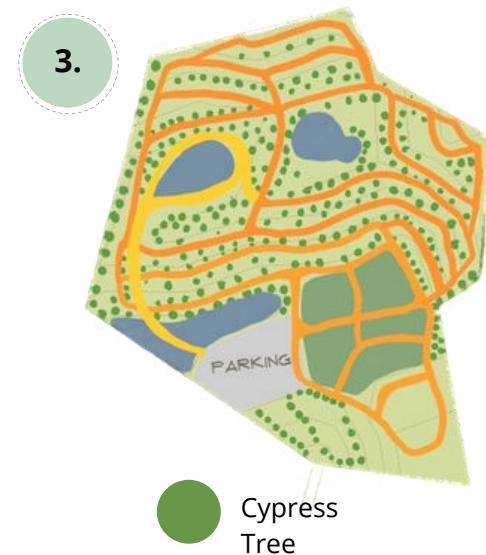
For the placement of vegetation in exploration, it is divided into 3, namely **shade plants, ornamental plants and local plants**, all of which are taken from endemic areas of the city of Wonosobo, for local plants that only grow in Wonosobo, namely carica trees, and the second is a daisy flower ornamental plant, the last one is a shade tree using cypress tree.



Carica trees will be placed in groups as a value for plant local cultivation.



Daisy flower ornamental plant, this flower is also found in the Wonosobo mountain area, for laying the site it is placed near residential areas and some of them are close to supporting facilities.



Shade tree using cypress trees, in addition to its function to shade cypress trees as well can relieve stress and good for soil fertility. These tree placements will be spread out and easily found throughout the site.

These tree placements will be spread out and easily found throughout the site.

CYPRESS TREE



DAISY PLANT



CARICA TREE

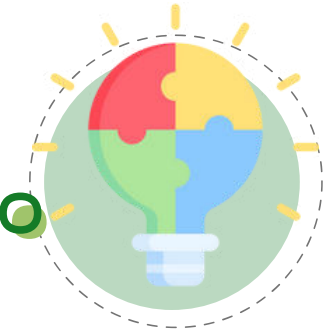


Carica Tree

Daisy Plant

Cypress Tree

3.



ENVIROMENTALLY EDUCATIVE

In an educational environment this is addressed to several visitors and managers. Education which is a "core" of ecotourism which can distinguish a tour from other tours. Ecotourism that implements the function of education can create a pleasant and even meaningful atmosphere to foster care for one another and in the form of appreciation for the environment. This sustainable environment in the long term will be carried out on par with educational activities.

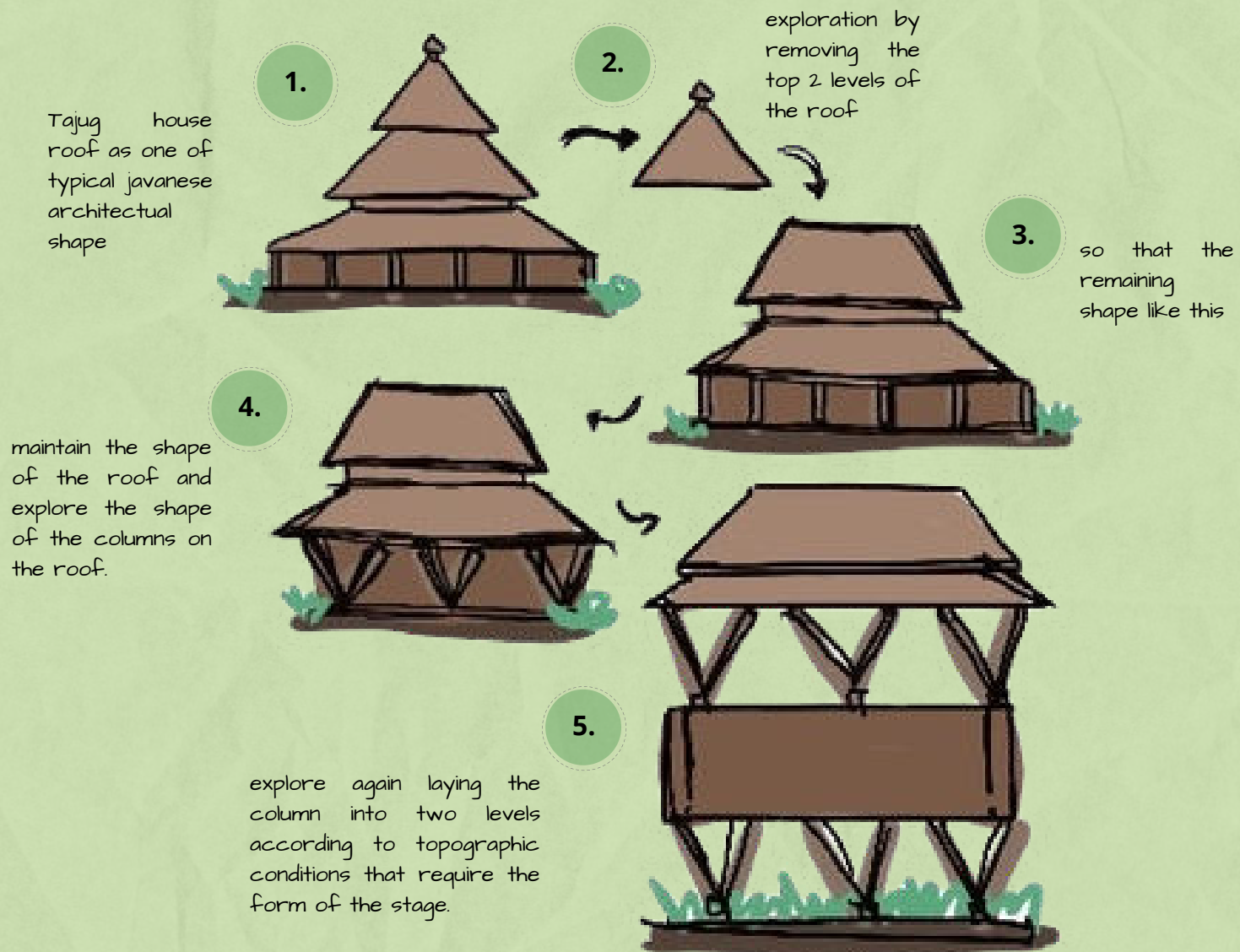
- **Application in Design:**

Learning Nature, providing a space for visitors to learn about the attractiveness of the surrounding environment, such as education on tea cultivation, education on batik as entertainment, and local dances that are displayed at the Workshop that omlplemented in building shape and pattern.

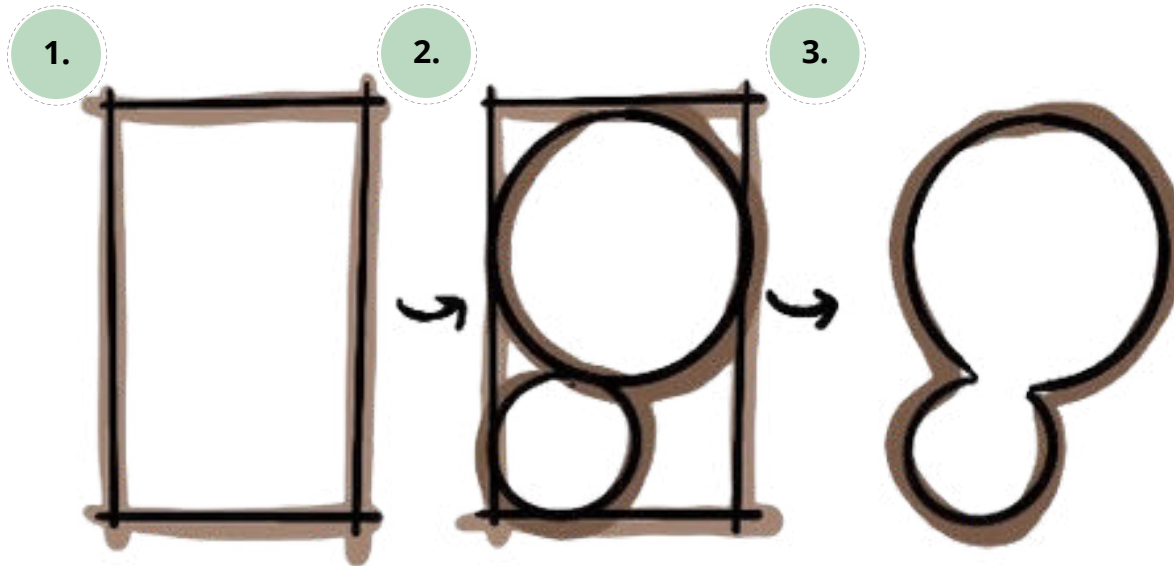


THE CONCEPT OF SHAPE

After studying neo vernacular architecture based on the principles used, it also understands the vernacular form or locality of buildings in Java. Because Wonosobo is included in the province of Central Java, the application uses a form that is inspired by Javanese architecture. a house with a tajug shape that has a unique shape because it has levels on each roof, of course, it will be applied to the design by taking inspiration from the terraced roof shape but for the shape itself, it will be more developed and not focused on the triangular shape.



EXPLORATION OF BUILDING SPATIAL FORMS

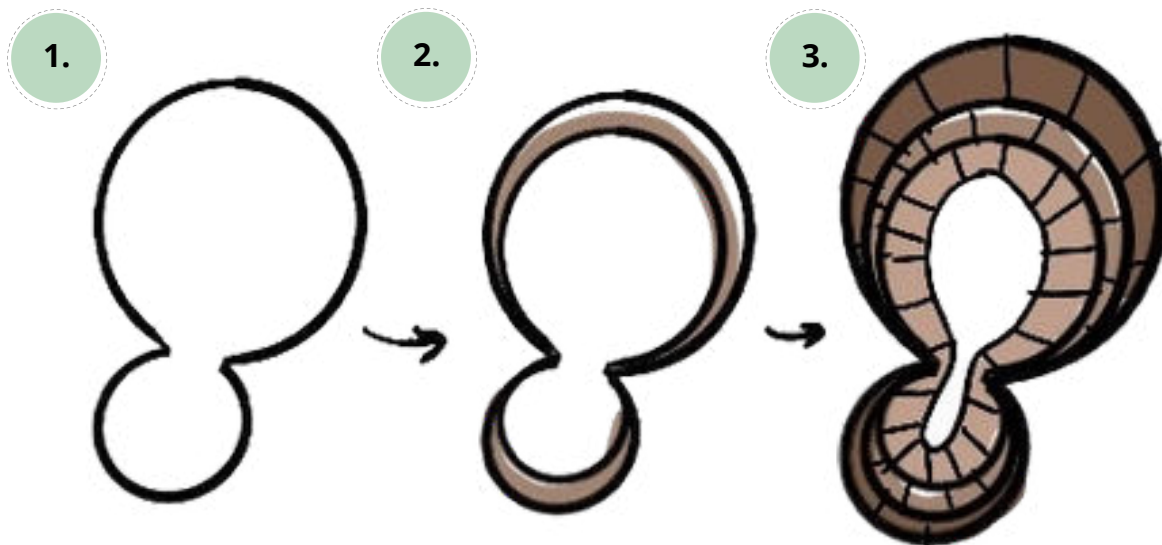


1. The initial layout of the Javanese building is predominantly rectangular

2. carry out an exploration of the layout of the building like precedent studies before

3. discard the box shape before and define the spatial shape that has been explored.

EXPLORATION OF BUILDING SPATIAL FORMS



1. the shape of the roof follows the layout of the building that has been determined.

2. carry out exploration by adding layers on each surface (according to the previous shape exploration)

3. Be this shape, and also the design of the middle of the roof is made empty so that light and rainwater can be directly exposed to the building.

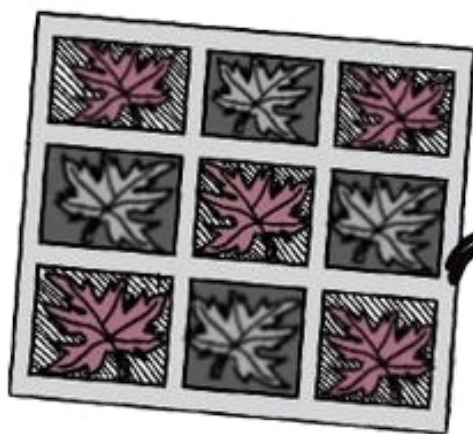
SIDOMUKTI CARICA BATIK PATTERN



As for the ornament itself, it will be applied to the facade of a large building such as a restaurant so that it can be seen from a distance and become the center of attention in this place, of course in the selection of ornaments using ornaments made of Sidomukti Carica Batik which are implemented on building walls or building coverings.

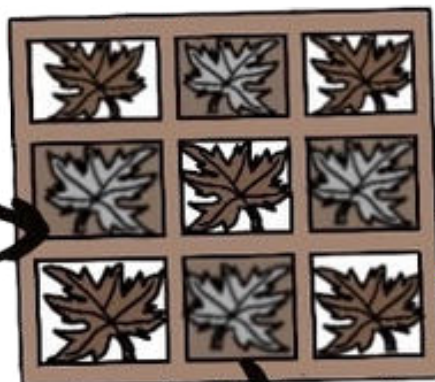
1.

Carica Sidomukti batik ornaments are based on pink and gray colors.

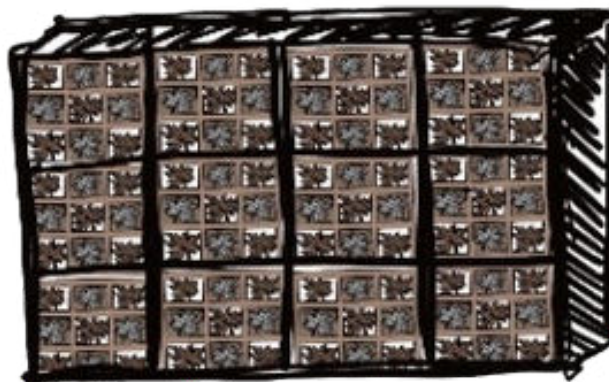


2.

Exploring colors by maintaining shape, choosing colors based on natural materials so that they will be more integrated with nature.



3.



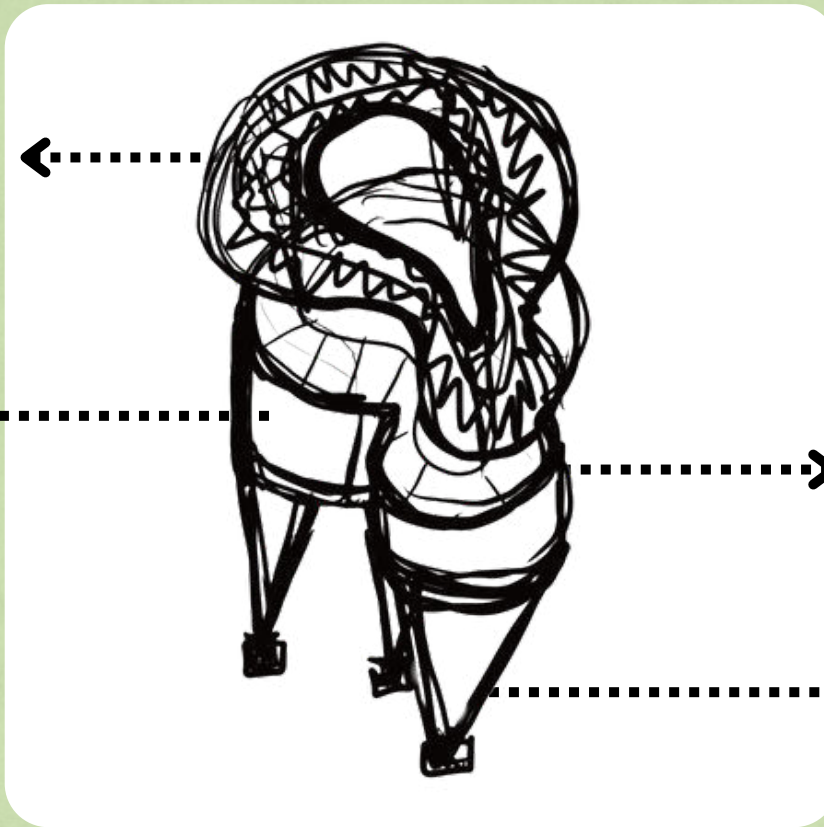
For implementation innovation in buildings, it is applied to wall ornaments found on several resort walls and other supporting facilities.

ROOF PROTECTOR

The roof is a combination of ideas from the shape of the tajug on the roof of the Javanese building and the topography of the building.

WALL BUILDING

For the walls of the building, local motifs will be applied and the use of local materials as a form of neo-vernacular architecture will be applied.



CONCLUSION

The concept of the building is based on the form that has been studied based on the precedents that have been studied previously.

ROOFTOP

This roof can be used for gardening as a form of visitors contributing to appreciate nature.

BUILDING SUPPORT

in response to the shape of the existing topography.



1.

The building is made with legs as a topographic response and reduces soil damage.



2.

building forms are connected to each other



3.

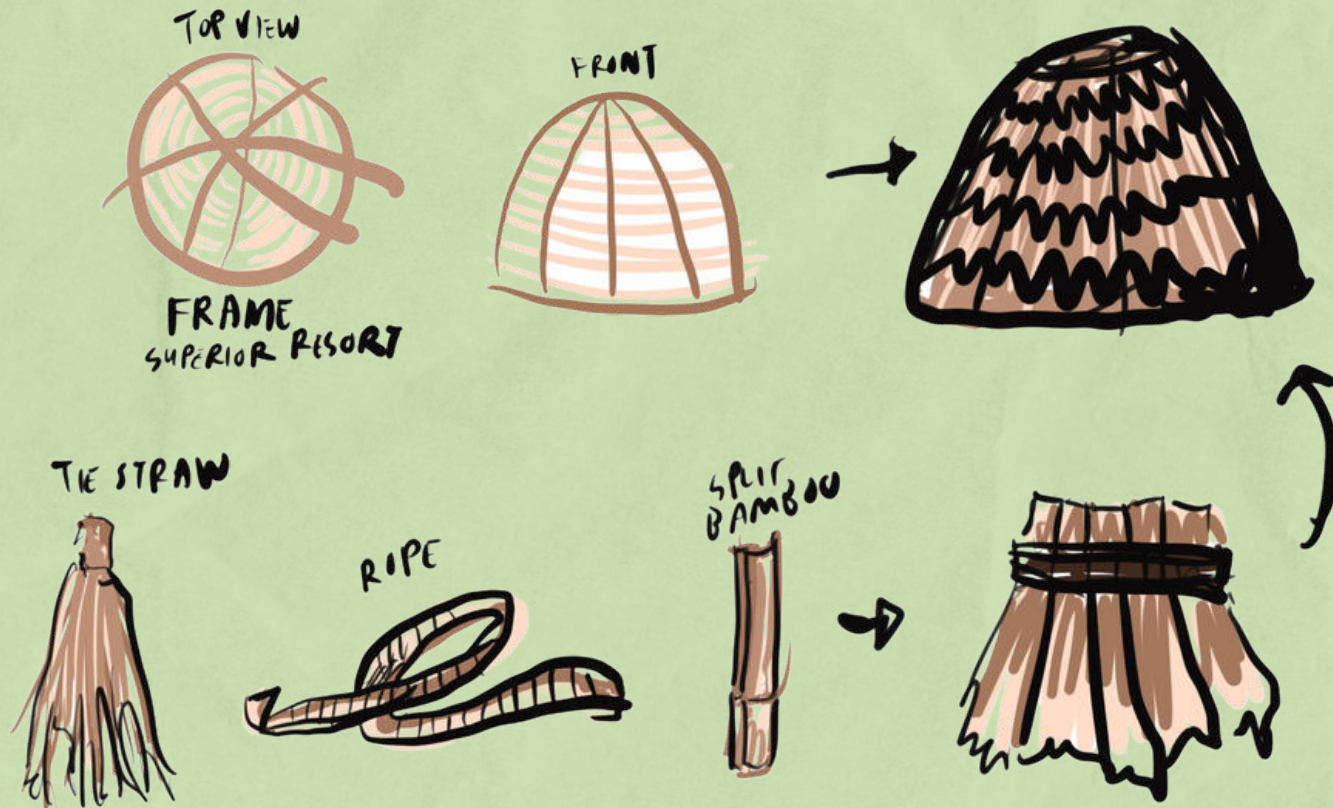
The middle part will be made a place for plants so that visitors can garden themselves



4.

the roof is made open so that light can enter

THE STRUCTURE OF ROOF



- Use of roof framing
- Use of a bunch of straw
- Use Rope
- Use Pieces of Bamboo
-

so from that it becomes a thatched roof that surrounds the building

4.



BENEFICIAL FOR LOCAL COMMUNITY

Directly and indirectly the benefits can be felt, among others, to the people involved in tourism activities, services to tourists, to the sale of goods to tourists. Increased insight from tourists and managers is a form of indirect benefits obtained.

- **Application in Design:**

Tourism located close to two villages opens up job opportunities for the local community and can add regional income in terms of tourism, and related the need of building, building arrangement and infrastructure system.



EXPLORATION OF BUILDING FUNCTION

Visitors are divided into two, namely staycation and non-staycation, where staycation visitors can access resorts, other supporting facilities and agro-tourism areas. Which has 3 alternatives to determine the zone to be built. Building Function are divided into several names, including:

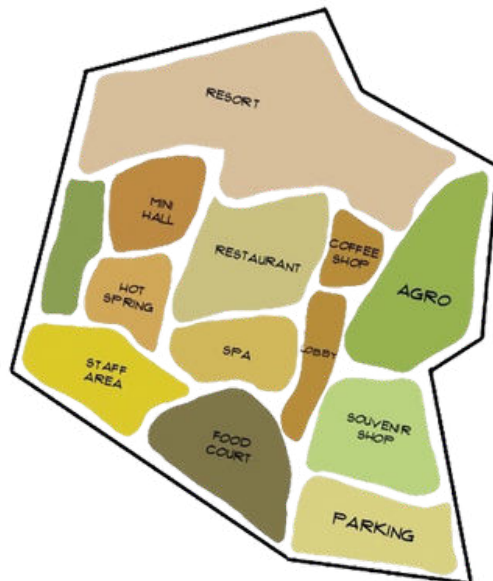
Staycation Visitors

- Resort Area
- Agrotourism Area
- Restaurant
- Mini Hall
- Hot spring
- Spa
- Coffee Shop
- Food Court
- Souvenir Area
- Staff Area
- Parking Area



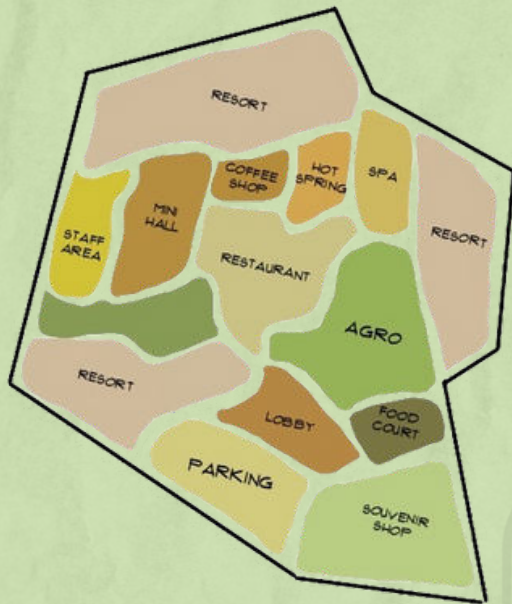
Nonstaycation Visitors

- Agrotourism Area
- Food Court
- Souvenir Area
- Parking Area



Alternative 1

In the first alternative, the resort is placed above because it focuses on the beauty of the view that will be obtained, with the restaurant surrounded by other supporting facilities, staycation visitors can access all facilities, in contrast to non-staycation visitors, they can only access agro-tourism areas located in the east because the eastern topography is quite gentle so that very suitable as a place for agro-tourism.



Alternative 2

The second alternative is placing the resort spread out so that visitors can relax according to the space and price ordered, with the restaurant as the core surrounded by other supporting facilities, and agro-tourism located in the east for the same reason.



Alternative 3

Alternative three resorts are still spread out but are directed to the north side and some to the east and west according to the price that visitors can pay, the restaurant as the core is surrounded by other supporting facilities, and agro-tourism is placed in the south, deliberately extending as a visitor limit and providing experience to all visitors, especially resort to be closer to nature.

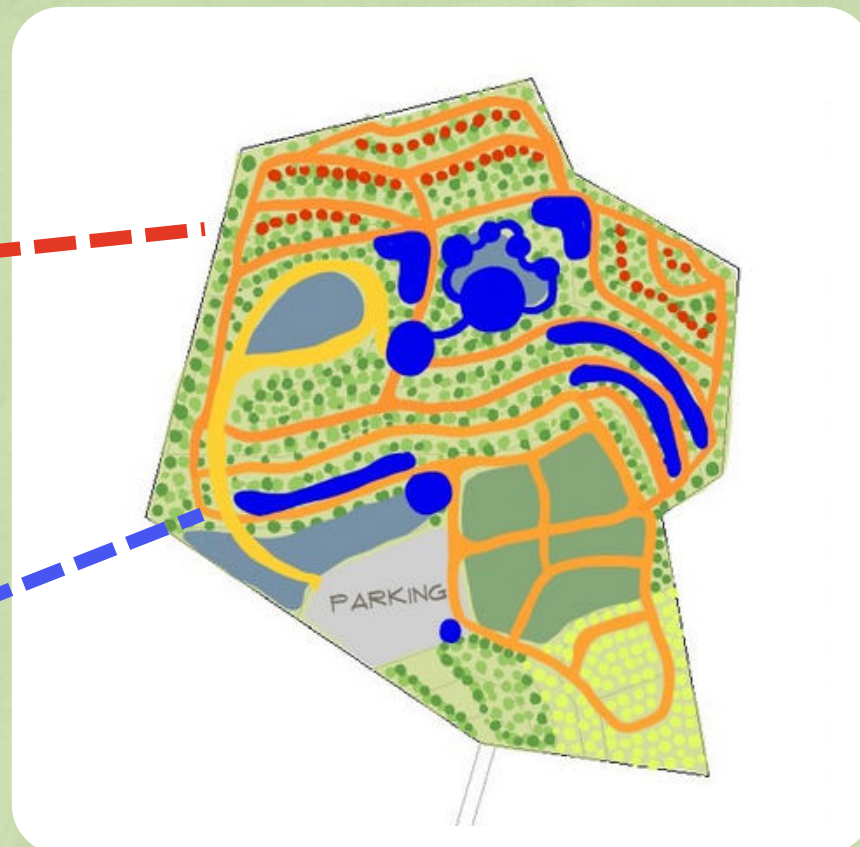


Based on the analysis and space requirements and the use of the third alternative, it is very good to be the chosen design because space constraints and visitor experience are the main reasons for choosing this zone.

THE CONCEPT OF BUILDING ARRANGEMENT



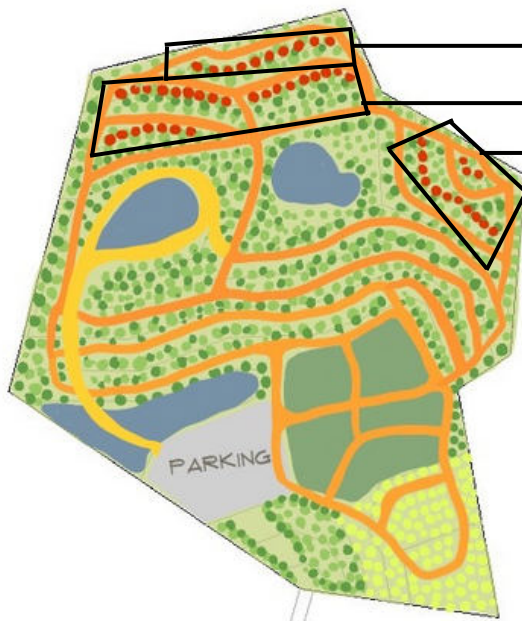
For circulation as described in the design development, there are **two circulations for user needed, which have 2 routes**, the first is the bridge route, this route is located above and as a faster link to get to the staycation area, while the second is a pedestrian route, this route is very suitable for tourists. who want to travel for recreational purposes.



Resort
Placement

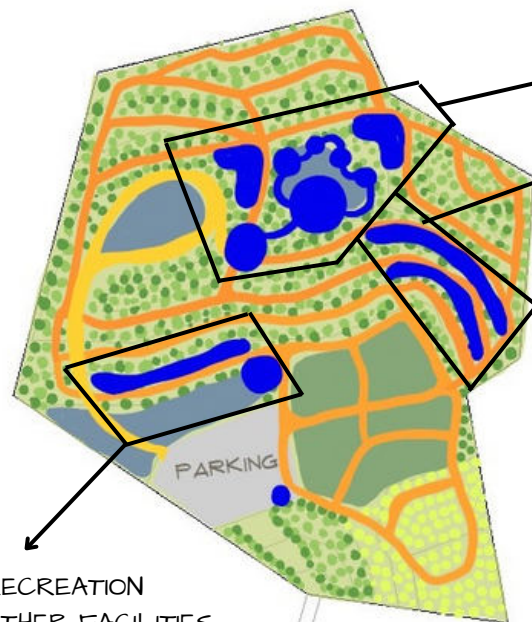


Other Facilities
Placement



DELUXE ROOM
STANDARD ROOM
FAMILY ROOM

There are 3 categories for the resort itself divided by room type, namely deluxe with an executive suite concept, family with a junior suite concept and standard with a superior concept. Each of which is divided into 10 for deluxe, 15 for family and 25 for standard. Laying based on the view obtained, the better the location and view obtained, the more expensive the concept of the room offered.



STAYCATION
OTHER FACILITIES
SERVICE
FACILITIES

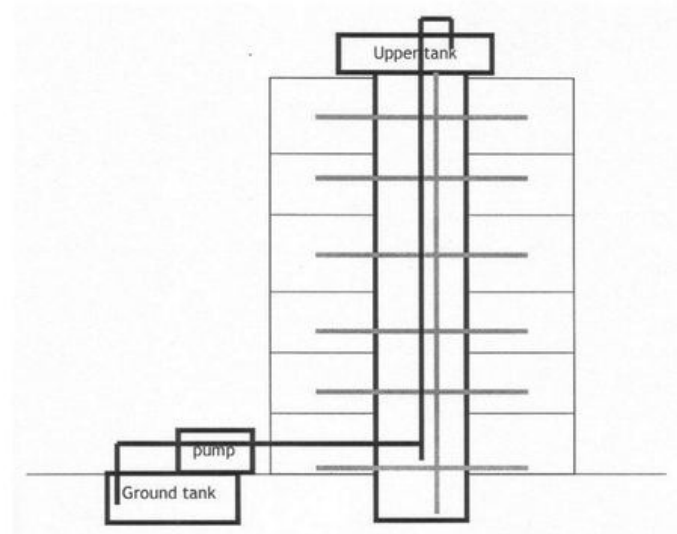
RECREATION
OTHER FACILITIES

Other staycation facilities consist of a lobby, restaurant, mini hall, coffee shop, workshop, spa, hot spring and laundry, all centralized in the middle so that they are easily accessible to all categories of resorts, while service feels in the middle of the corner to keep monitoring in two directions, namely agro and resort activities, without disturbing both parties, and other recreational facilities consisting of a food court and souvenir shop area adjacent to the tea garden agro-tourism recreation area.

THE CONCEPT OF INFRASTRUCTURE

CLEAN WATER SYSTEM

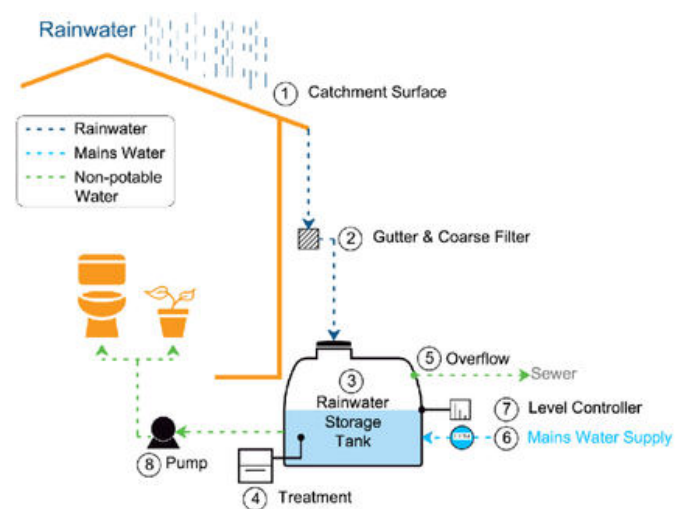
At this resort, clean water is obtained from two sources, namely PDAM and well water. To get around the sloping contour, a down feed water system is used. This system will pump water from a water source located at the lowest contour level to the highest contour level and stored in the upper tank and then distributed to the water distribution point.



Gambar: DOWN FEED SYSTEM

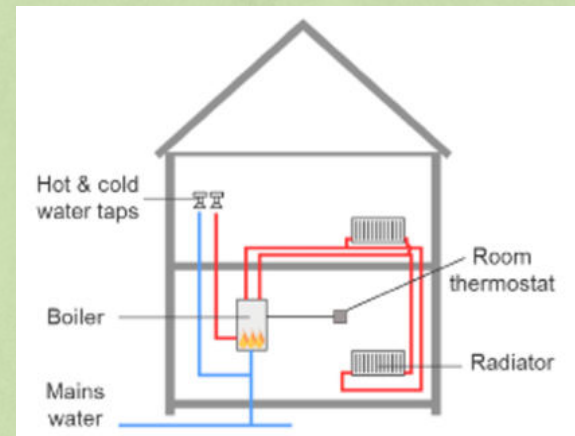
GREY WATER SYSTEM

Rainwater that falls on the site is used as a watering plant or additionally for a hydrant on a sprinkler. This water is channeled through an open gutter to a special ground tank for rainwater which is then distributed to water the plants. Infiltration holes or biopori are used to capture rainwater around the site that is not accommodated in waterways, thereby increasing rainwater infiltration into the soil. For gray water, water is utilized back with a processing system using an open filtering system which will later be used as plant watering in the building landscape



HOT WATER SYSTEM

the use of a deep artesian well system with the latest technology to directly obtain springs that are at a depth of 158 meters from the ground surface. Meanwhile, for closed baths, water is channeled into a reservoir before being used in the bath. The excess water is channeled into a separate channel before then to the river.



5



SATISFICATION TOURISTIC

Tourist expectations are met for everything that is offered is one form of satisfaction. It can also be seen that tourism activities are very closely related to nature tourism because the flow of tourists between countries is one of the largest and quite important parts in the tourism industry.

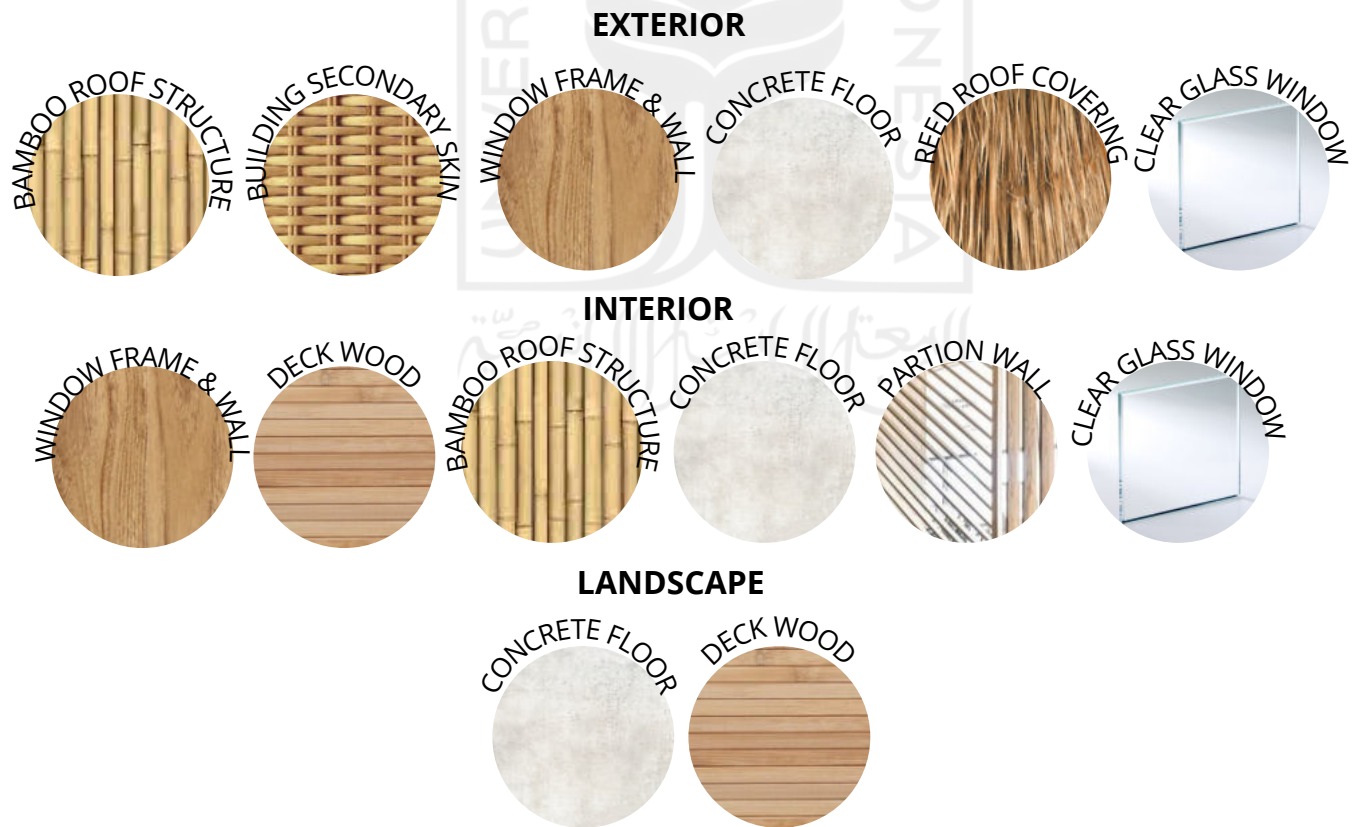
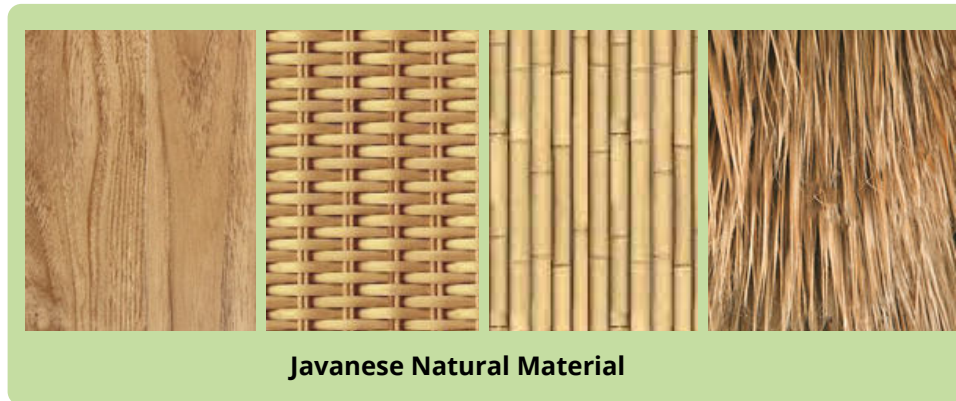
- **Application in Design:**

Provides a natural design that is environmentally friendly, unique, and attractive so that visitors will be satisfied to be in this project. Can play on optimizing the view, building form, room circulation, and design concept games that will be offered

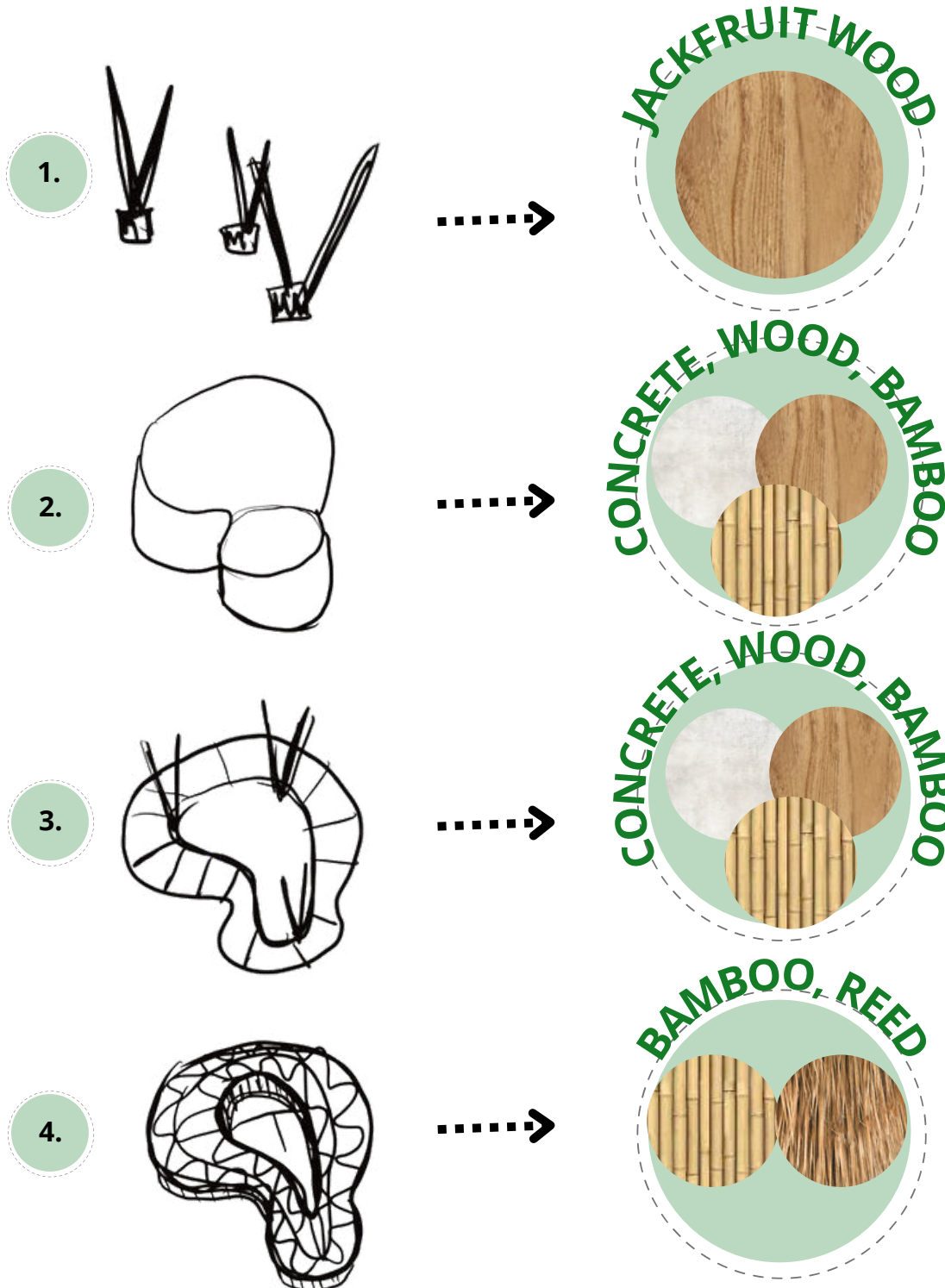


THE CONCEPT OF MATERIAL

Based design development, for the use of the material itself, it is a combination of natural materials and motifs such as buildings which are dominated by wood, woven wood, bamboo and roof coverings using reeds. some vernacular material.



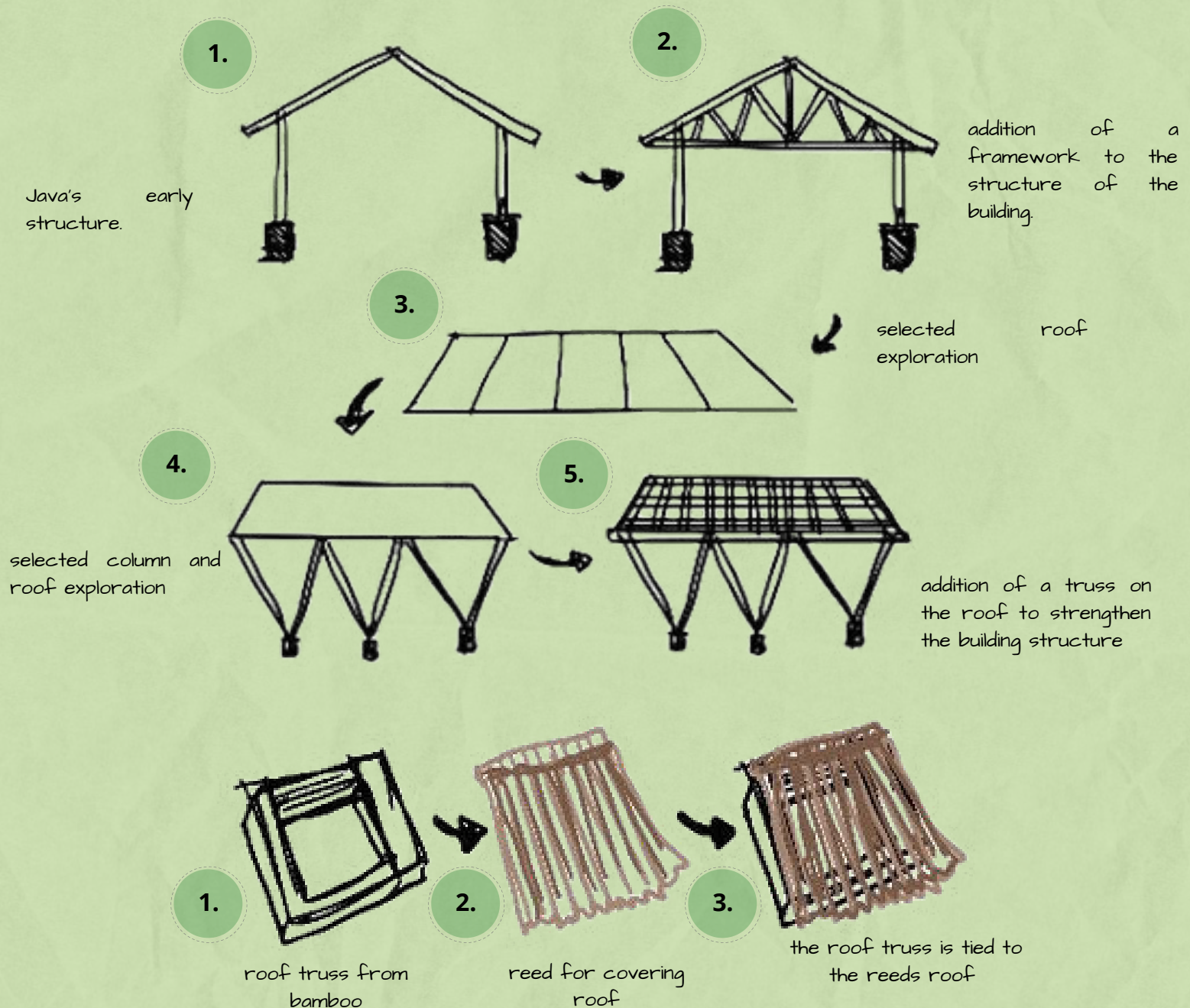
Implemented material on the resort design :



The use of local materials found in Wonosobo.

THE CONCEPT OF STRUCTURE

The concept of the structure is taken from the initial model of the Javanese building structure, and exploration is carried out following the exploration of the shape of the roof that has been decided and the framework is developed following the shape of the roof that has been determined.



Implemented structure on the resort design :



Because of the stage shape, the foundation structure itself uses a pile structure foundation.

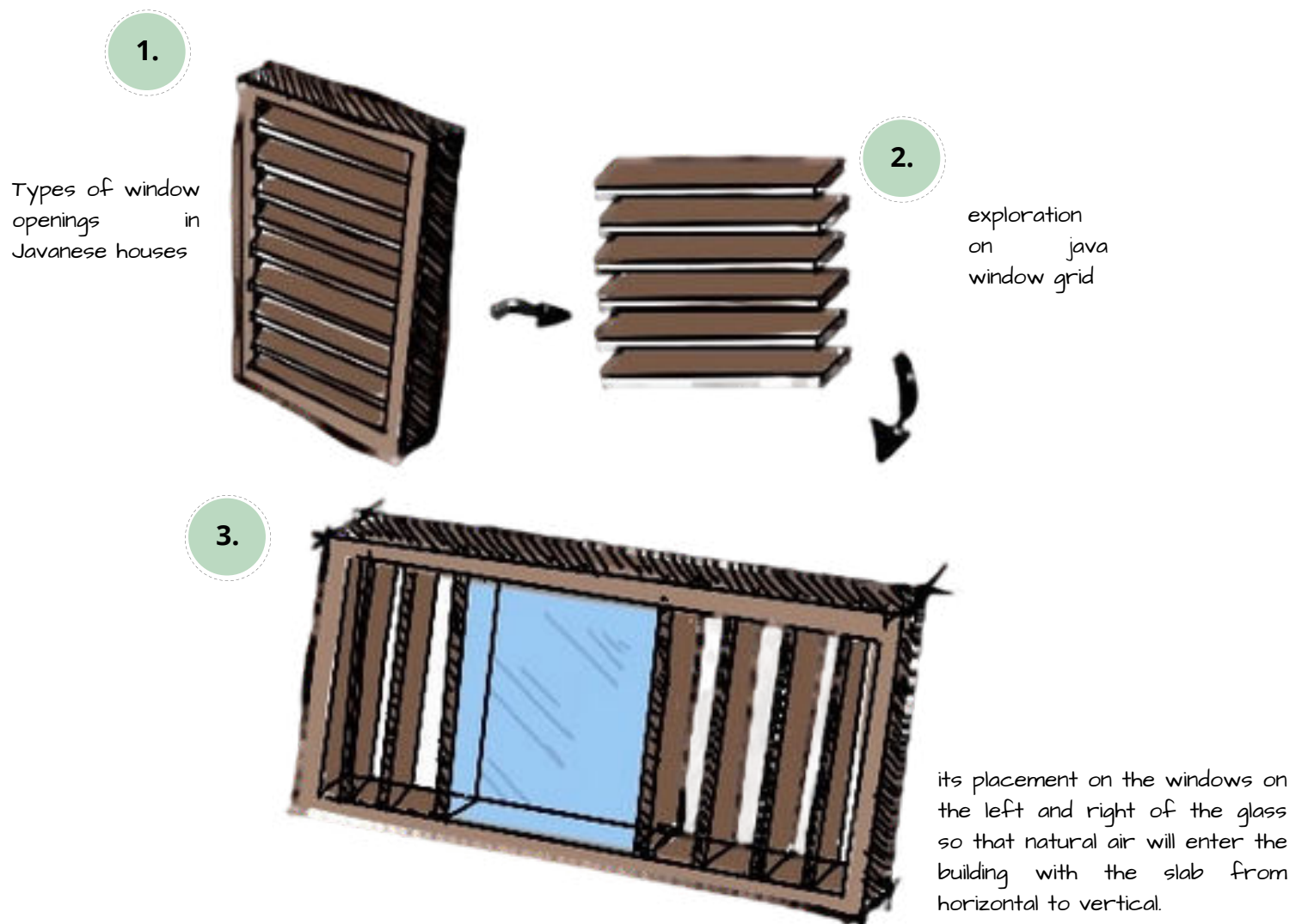
on the walls themselves are made of stone stacked and then covered with asphalt, and there are some wall decorations made of wood and bamboo.

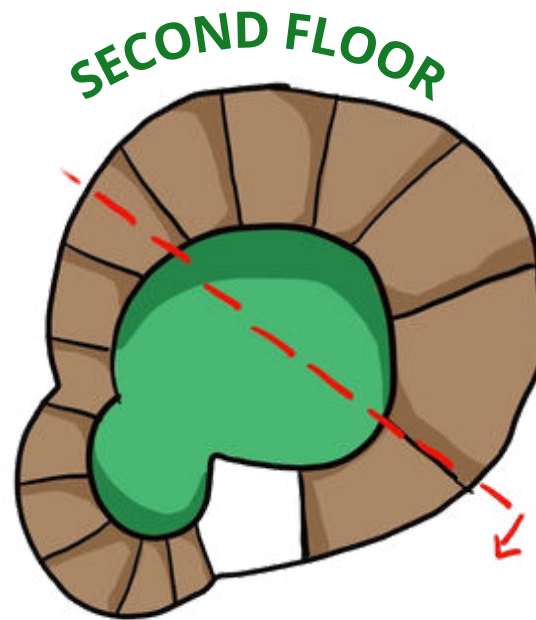
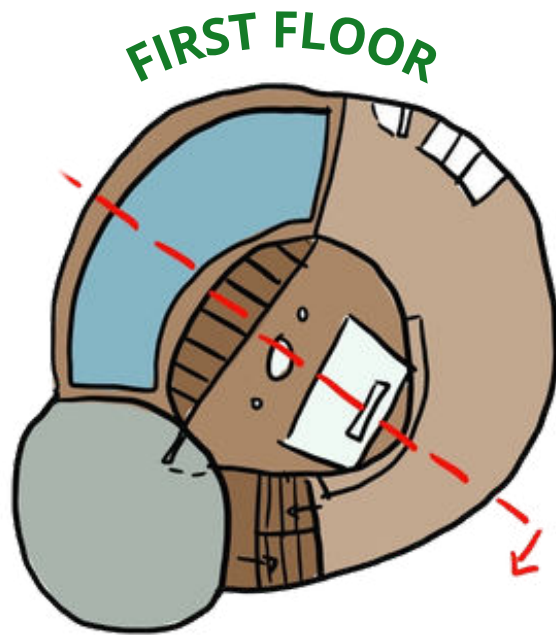
on the rooftop themselves are made of stone stacked and then covered with asphalt, and there are some wall decorations made of wood and bamboo.

there is a frame made of bamboo and tied with a roof covering made of reeds.

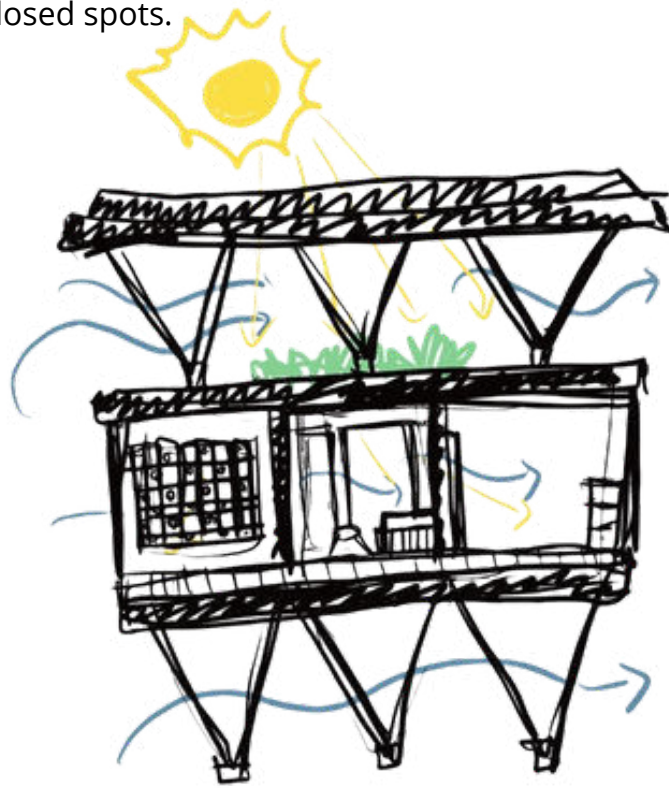
THE CONCEPT OF BUILDING ENVELOPE

In vernacular buildings, the focus is on ornaments, and in neo vernaculars it is more on modern applications and considering the function aspect, as well as the adaptation of the building envelope which is taken from the traditional window shape of a Javanese house which will be developed in accordance with neo vernacular exploration.





The concept in the building focuses on the activities of visitors, to maximize natural ventilation and natural light, the building has open and closed spots.

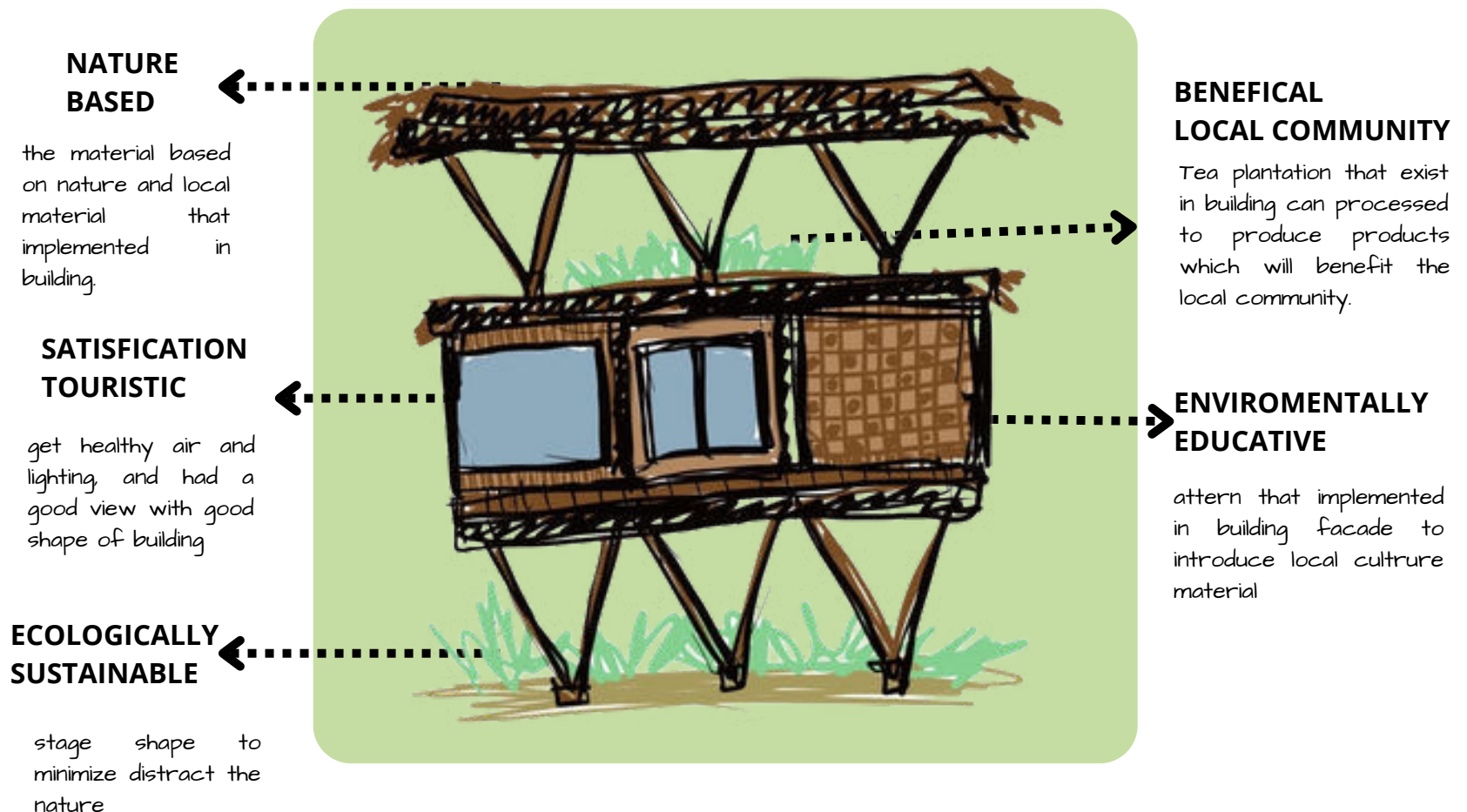


3.2 FIGURATIVE DESIGN CONCEPT

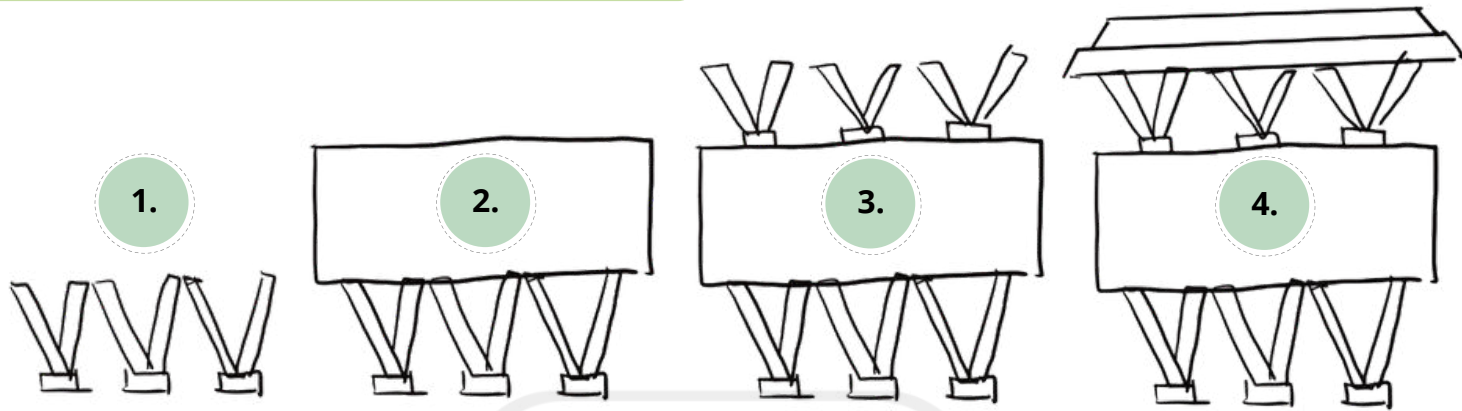
FACADE EXPLORATION

There are several aspects that become the basis for consideration in designing Agrotourism and Resorts in Tlogomulyo, Kertek, Wonosobo, Central Java by considering the architectural aspects of ecotourism, including:

1. Nature Based
2. Ecologically Sustainable
3. Enviromentally Educative
4. Beneficial for Local Community
5. Satisfication for Touristic



THE CONCEPT OF MASS CONFIGURATION



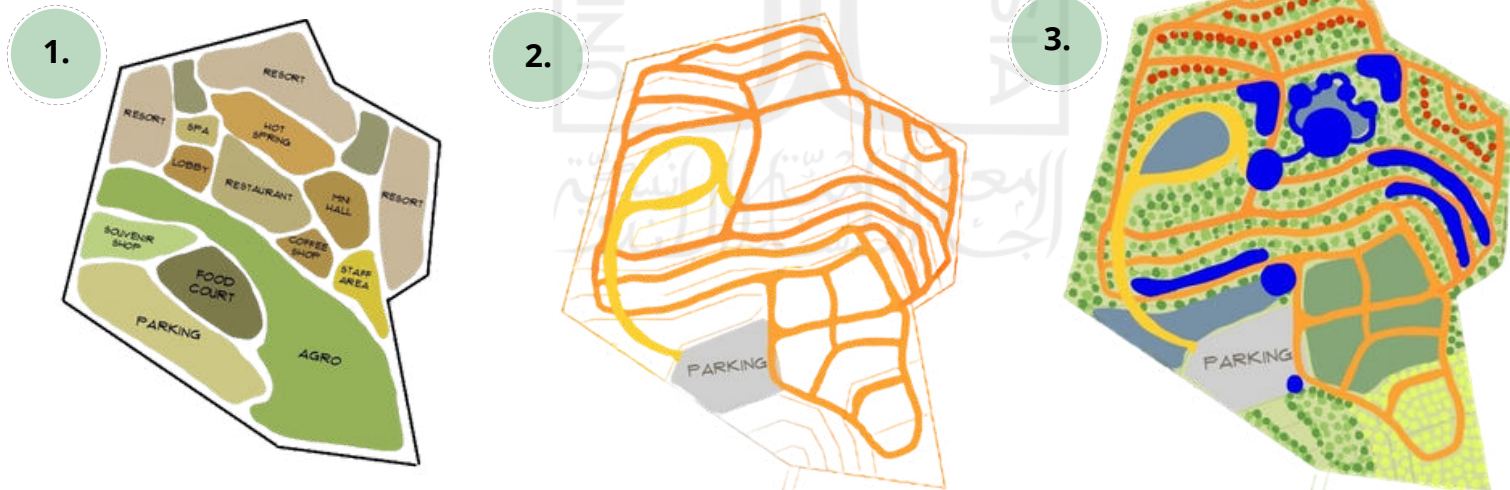
1. Initial mass is the use of supporting elements in the building so that the building can be durable and structurally strong.

2. the second period is the main building which is used as the main function of visitor activities.

3. the third mass by adding a structure to the roof which also creates an open space to support visitor activities.

4. the last is the building cover mass, made semi-open so that water from rain and natural light can enter the building at this level.

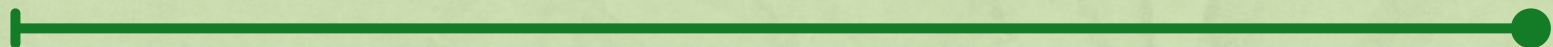
THE CONCEPT OF SITE CONFIGURATION



1. Divide the function of the building based on the exploration of a pre-determined zone.

2. The addition of access routes to achieve the function of the building, the laying of routes follows the topography of the building.

3. After the route and the vegetation of the building are arranged, of course the building follows by considering access, view, and the potential of the surrounding nature.



CHAPTER 4

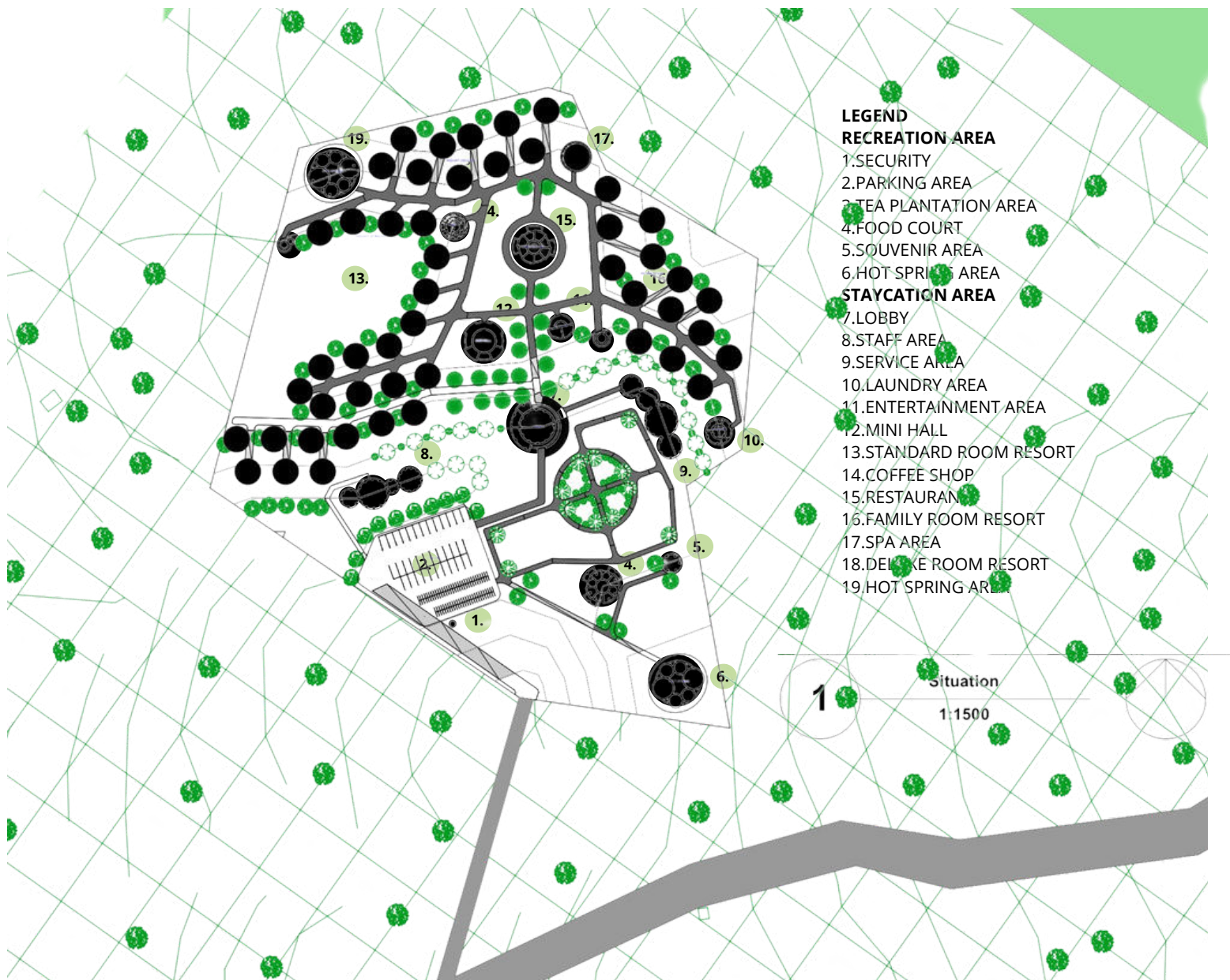


DESIGN SCHEMATIC

FOCUS ON DESIGN DEVELOPMENT CONCEPT

4.1 SCHEMATIC DESIGN OF THE SITE AREA

SITUATION



SITE PLAN

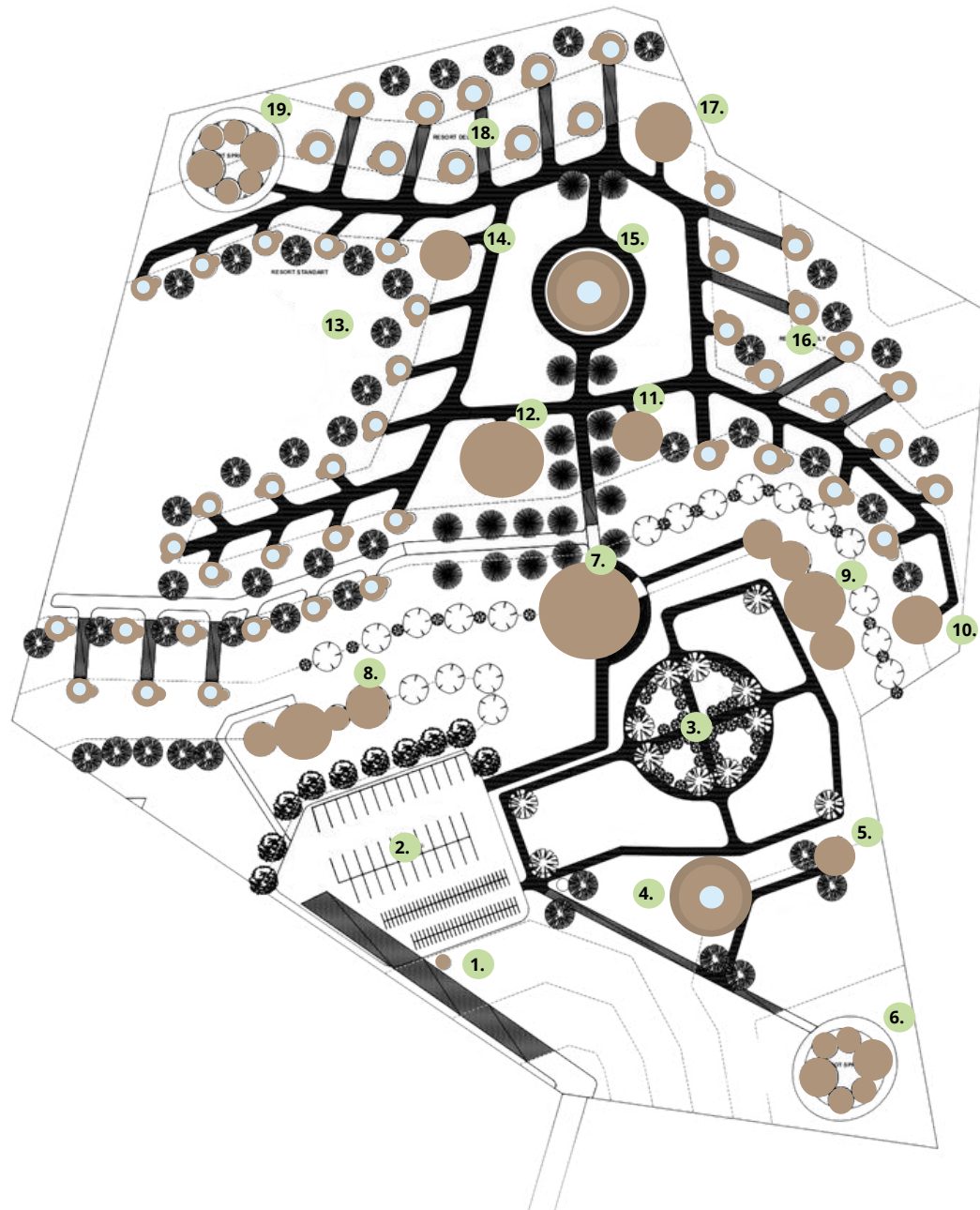
LEGEND

RECREATION AREA

1. SECURITY
2. PARKING AREA
3. TEA PLANTATION AREA
4. FOOD COURT
5. SOUVENIR AREA
6. HOT SPRING AREA

STAYCATION AREA

7. LOBBY
8. STAFF AREA
9. SERVICE AREA
10. LAUNDRY AREA
11. ENTERTAINMENT AREA
12. MINI HALL
13. STANDARD ROOM RESORT
14. COFFEE SHOP
15. RESTAURANT
16. FAMILY ROOM RESORT
17. SPA AREA
18. DELUXE ROOM RESORT
19. HOT SPRING AREA



SITEPLAN

1:1000



ALL FLOOR PLAN

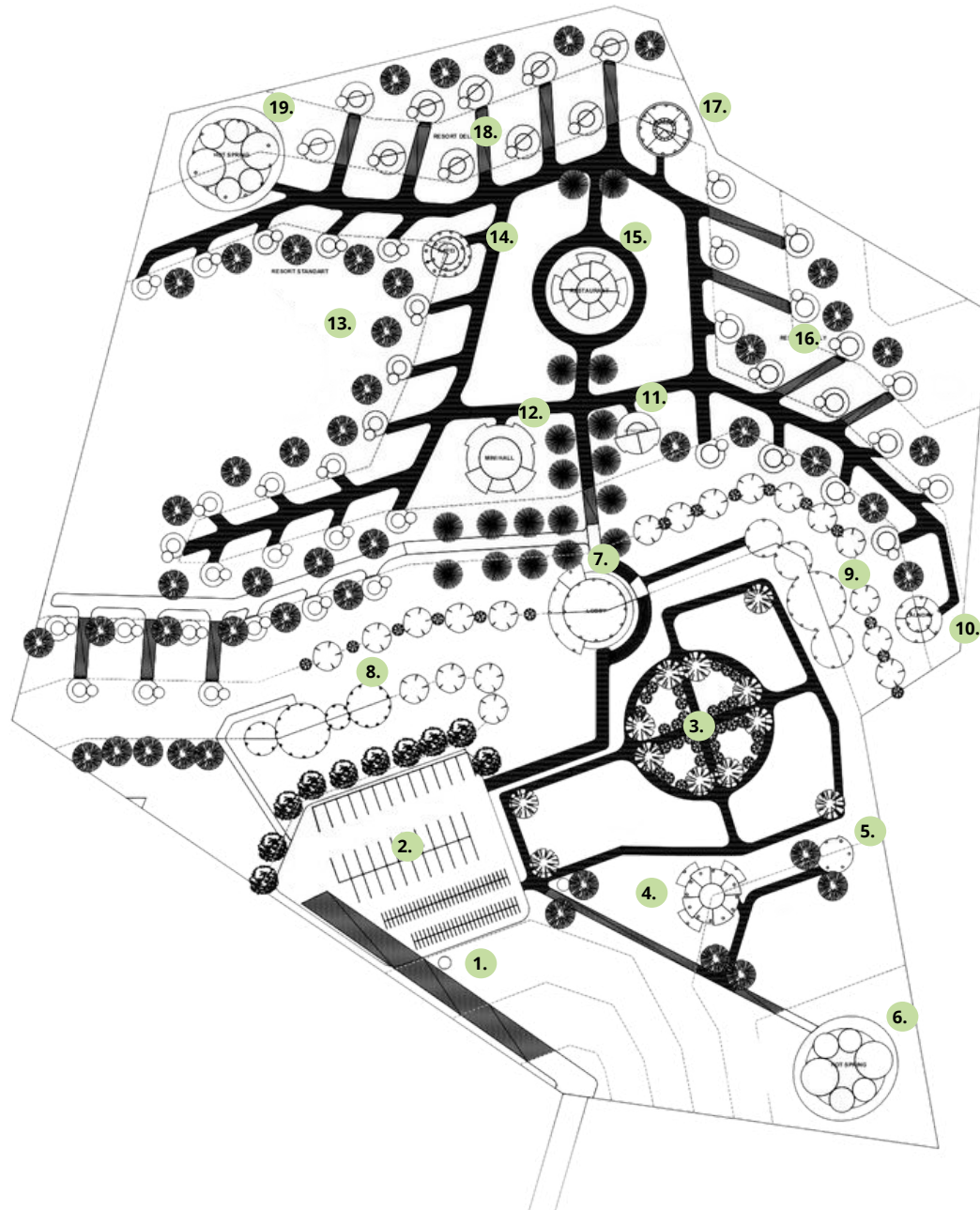
LEGEND

RECREATION AREA

- 1. SECURITY
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- 3. TEA PLANTATION AREA
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- 14. COFFEE SHOP
- 15. RESTAURANT
- 16. FAMILY ROOM RESORT
- 17. SPA AREA
- 18. DELUXE ROOM RESORT
- 19. HOT SPRING AREA



ALL FLOOR PLAN

1:1000



LANDSCAPE PLAN

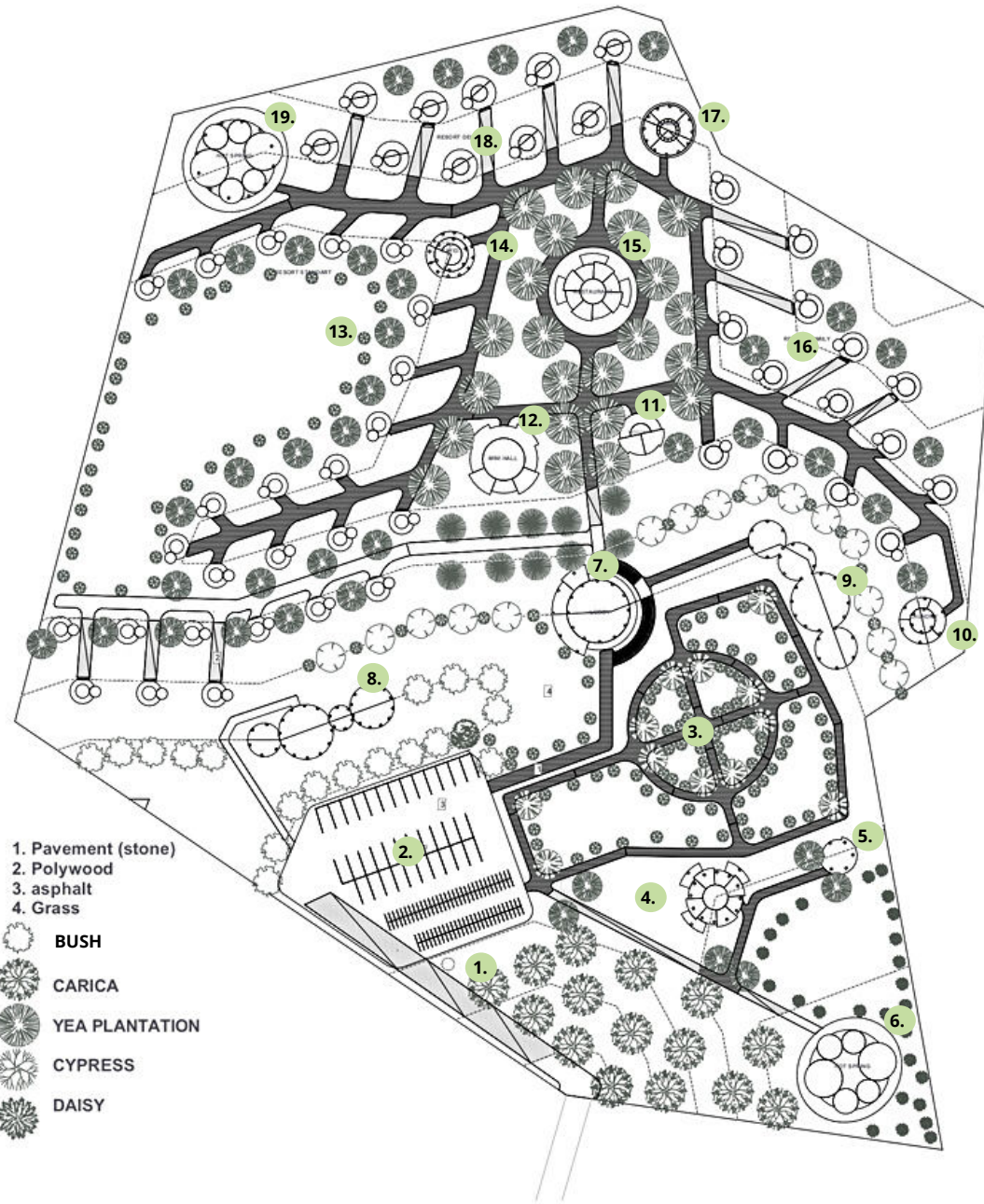
LEGEND

RECREATION AREA

1. SECURITY
2. PARKING AREA
3. TEA PLANTATION AREA
4. FOOD COURT
5. SOUVENIR AREA
6. HOT SPRING AREA

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16. FAMILY ROOM RESORT
17. SPA AREA
18. DELUXE ROOM RESORT
19. HOT SPRING AREA



LANDSCAPE PLAN

1:1000



ELEVATION PLAN



North Elevation



North- West Elevation



West Elevation



West-South Elevation



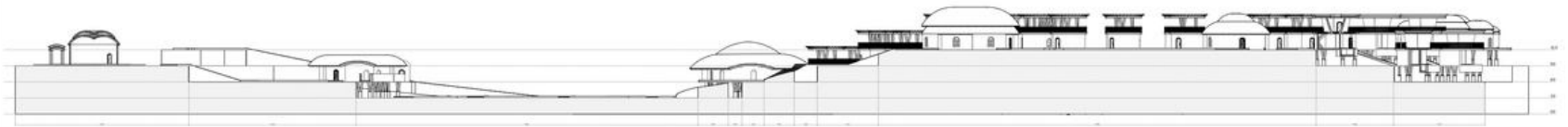
South Elevation



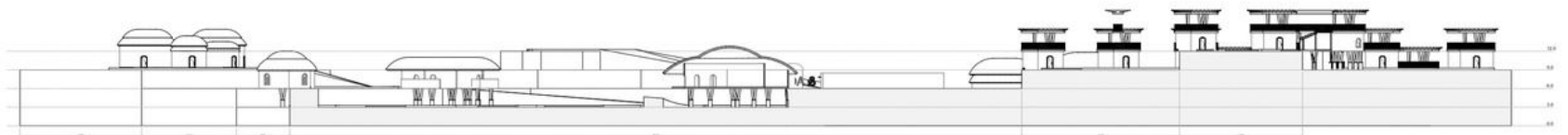
East Elevation

The design of agro-tourism and resorts located at the foot of Mount Sindoro-suming using ex-mining land produces the latest inspiration for architects to design buildings on ex-mining land, besides that the application of ecotourism architecture also supports the creation of more efficient building functions by maximizing natural potential. around to regional tourism. Playing with contour heights in response to a building with a "stage" system is one way to minimize damage to the ground.

AA SECTION PLAN

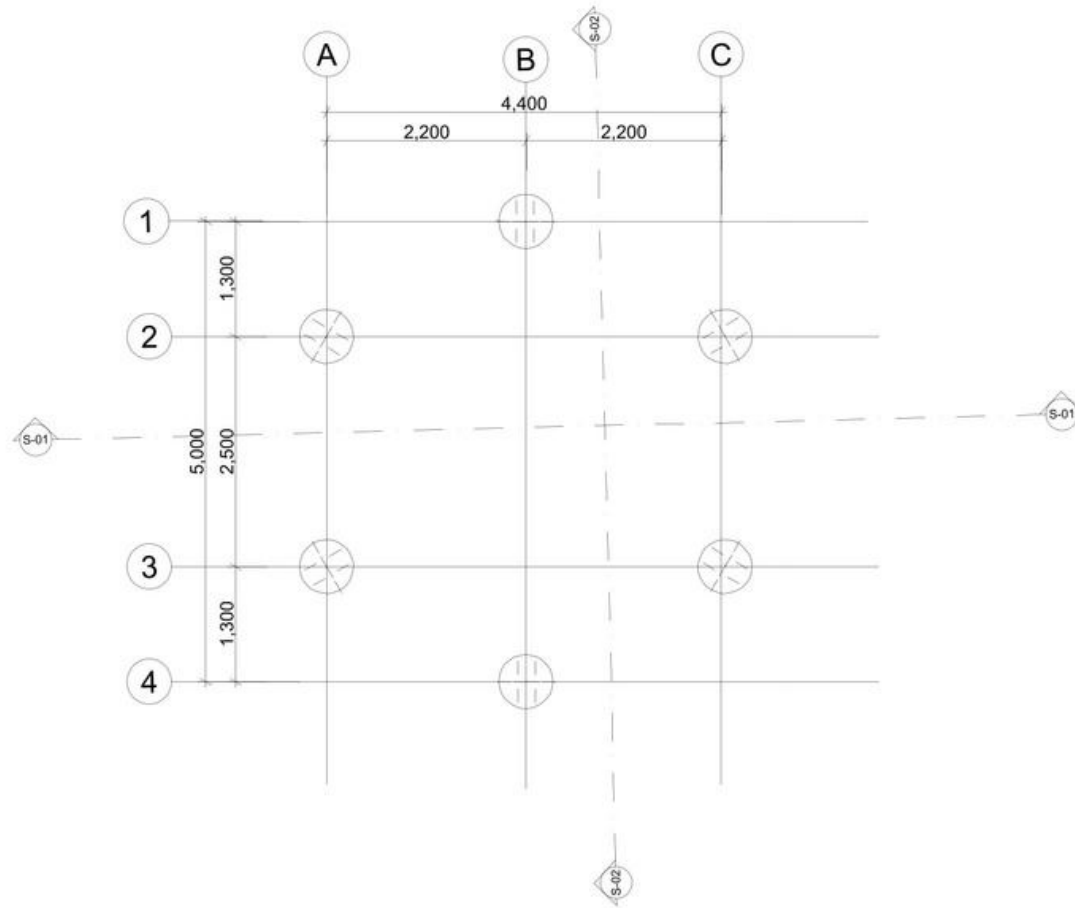


BB SECTION PLAN

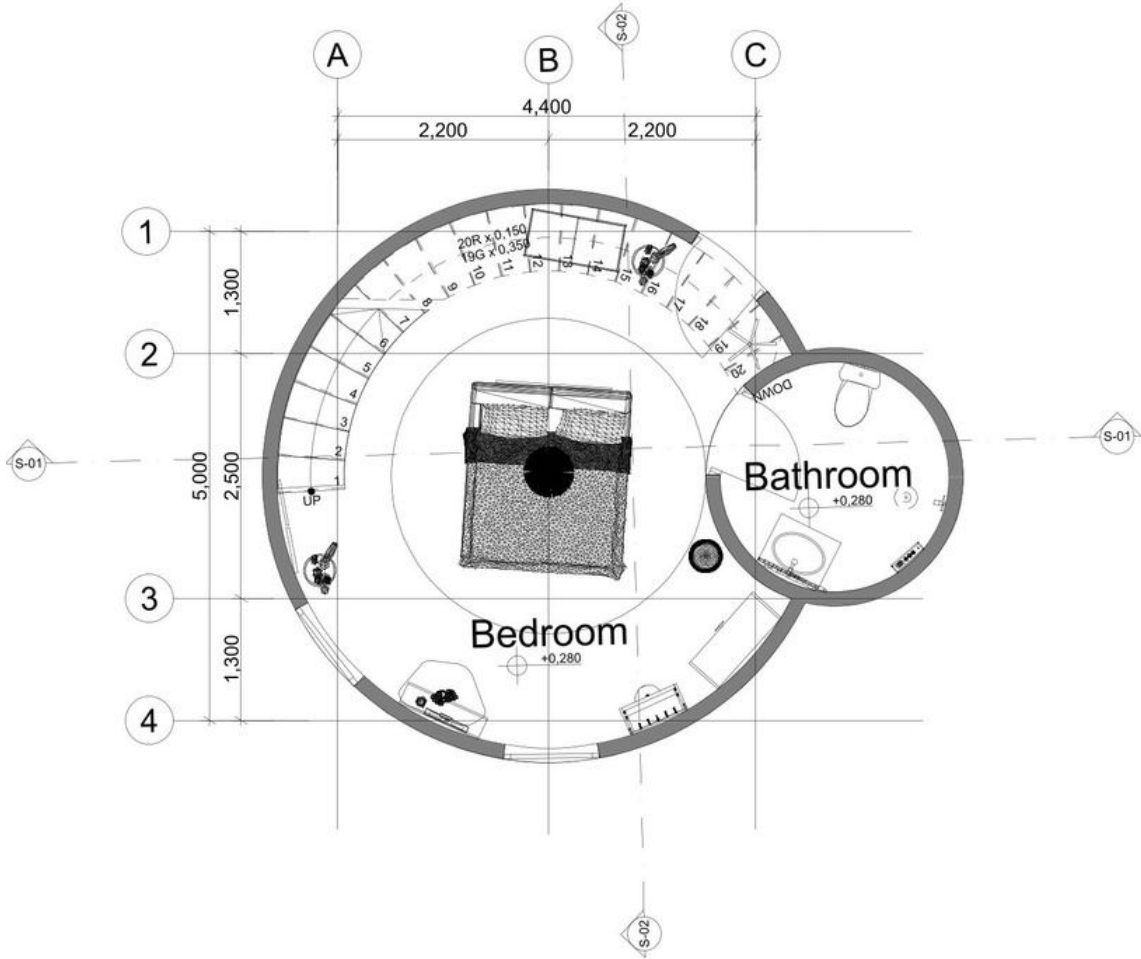


4.2 SCHEMATIC DESIGN OF THE BUILDING

UNDER GROUND RESORT STANDARD PLAN



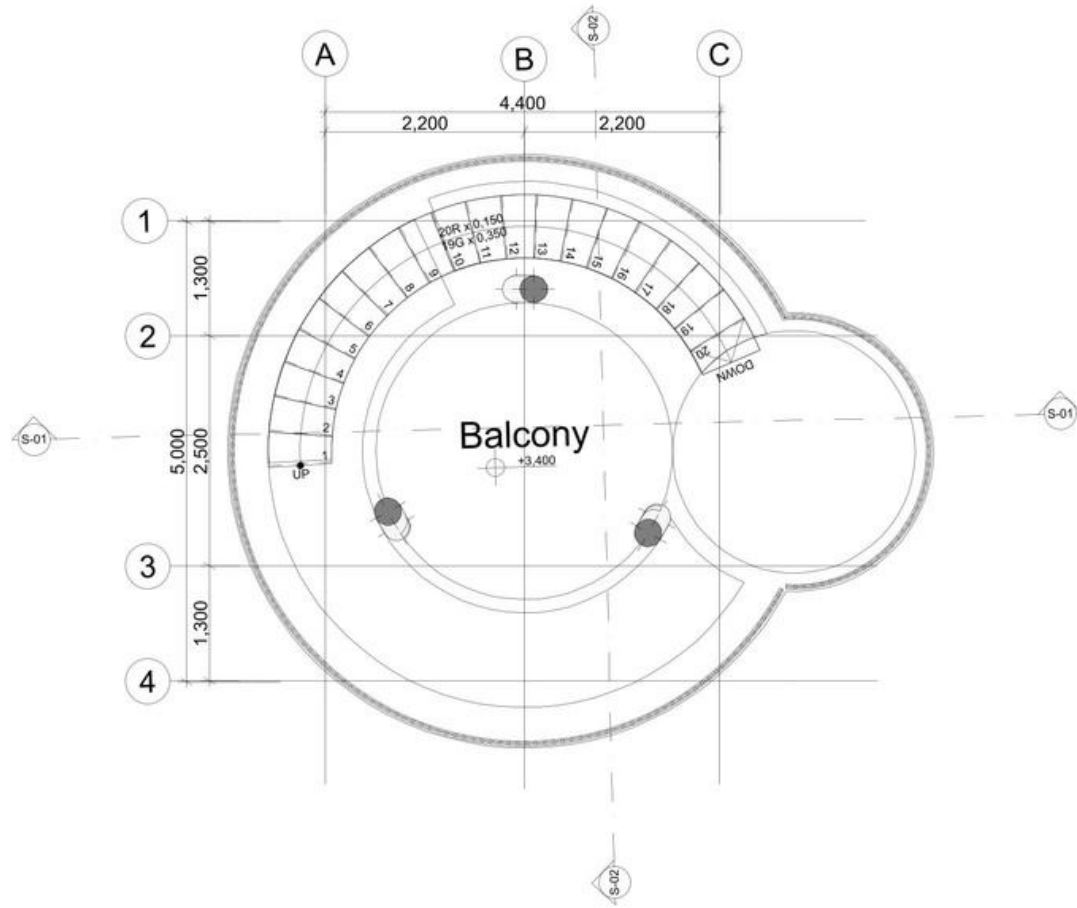
GROUND FLOOR RESORT STANDARD PLAN



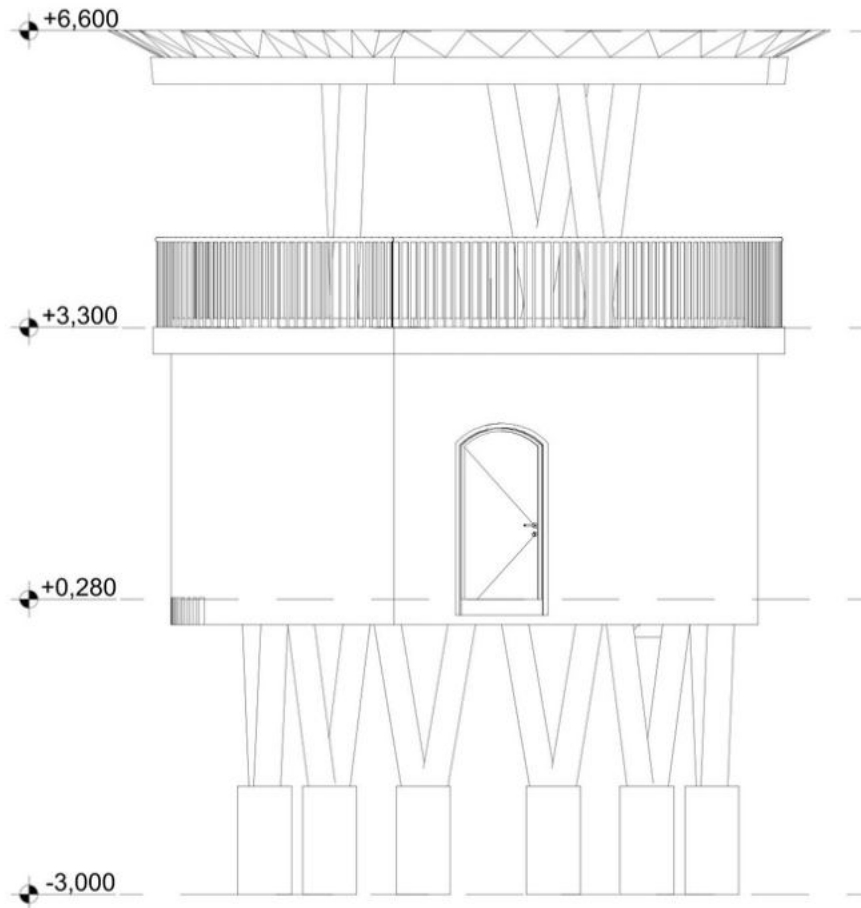
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Ground Floor
 1:50

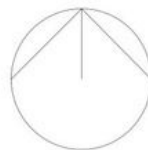
FIRST FLOOR RESORT STANDARD PLAN



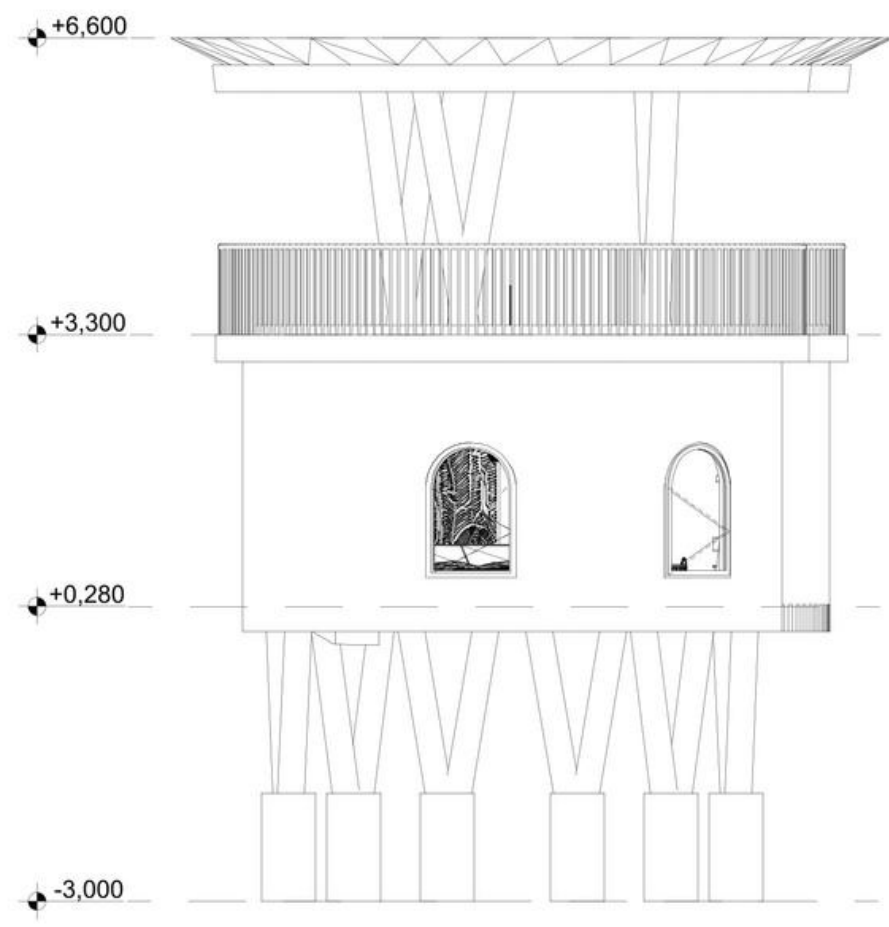
RESORT STANDARD NORTH ELEVATION



Elevation
1:50



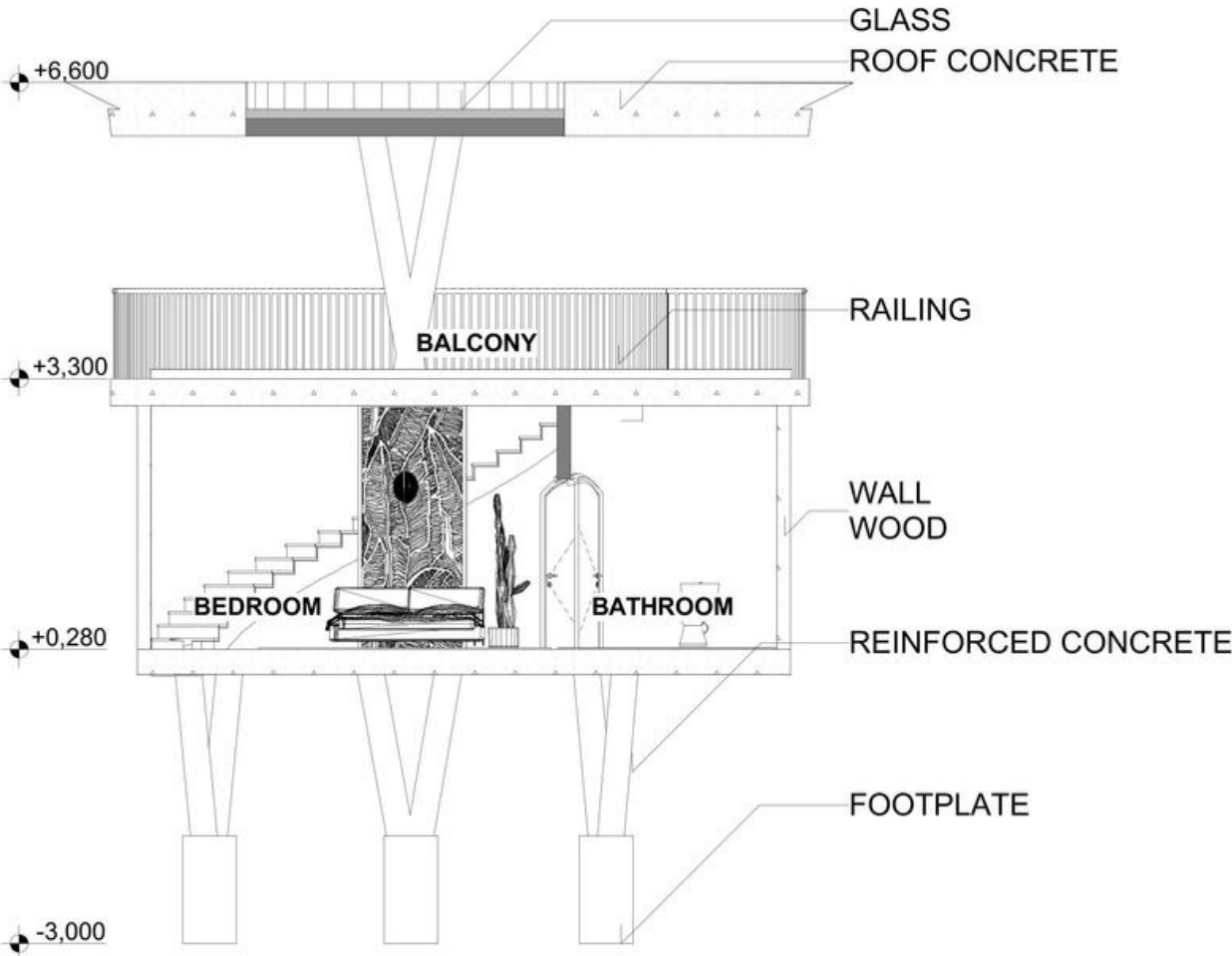
RESORT STANDARD SOUTH ELEVATION



Elevation
1:50



RESORT STANDARD AA SECTION

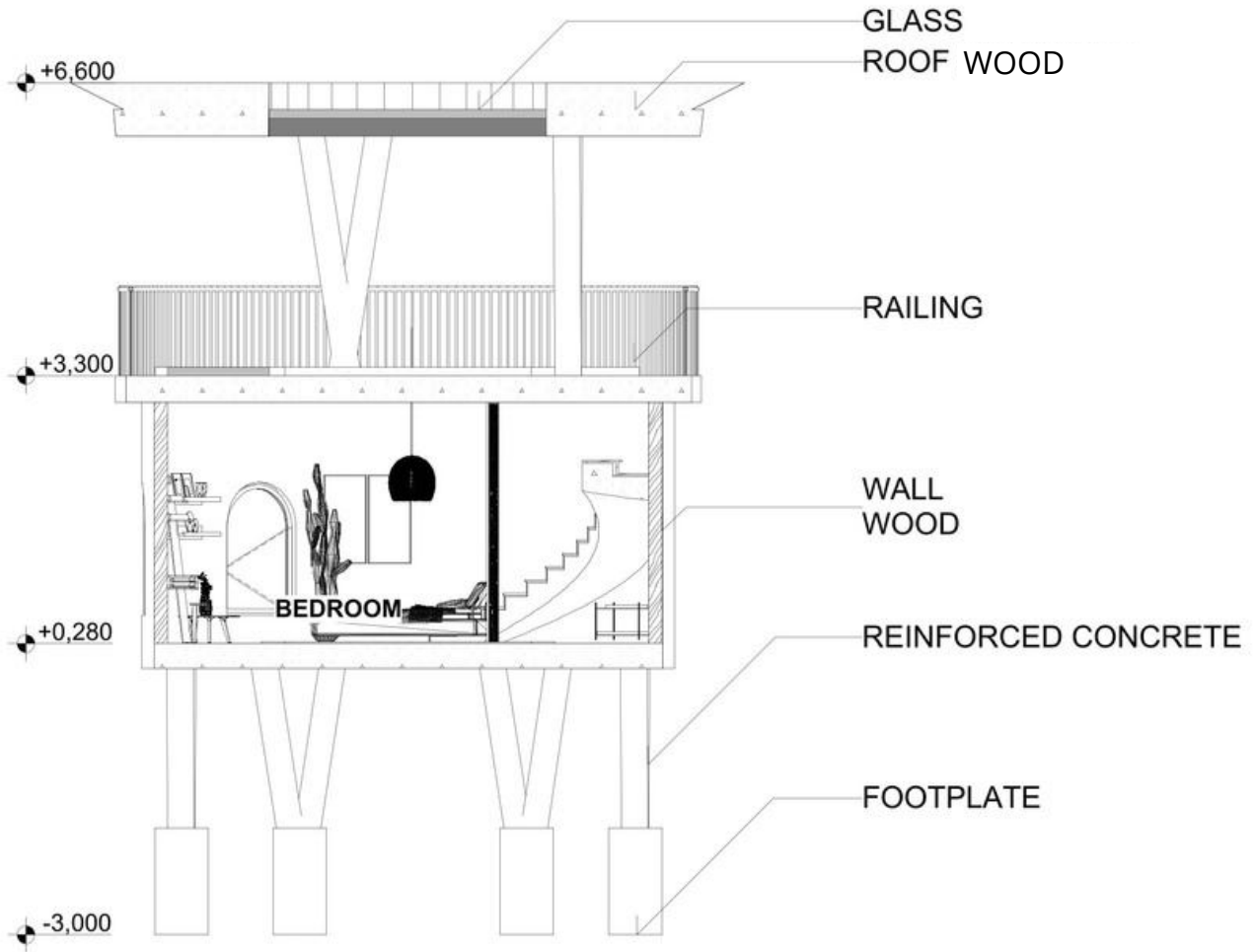


1

Building Section
1:50



RESORT STANDARD BB SECTION



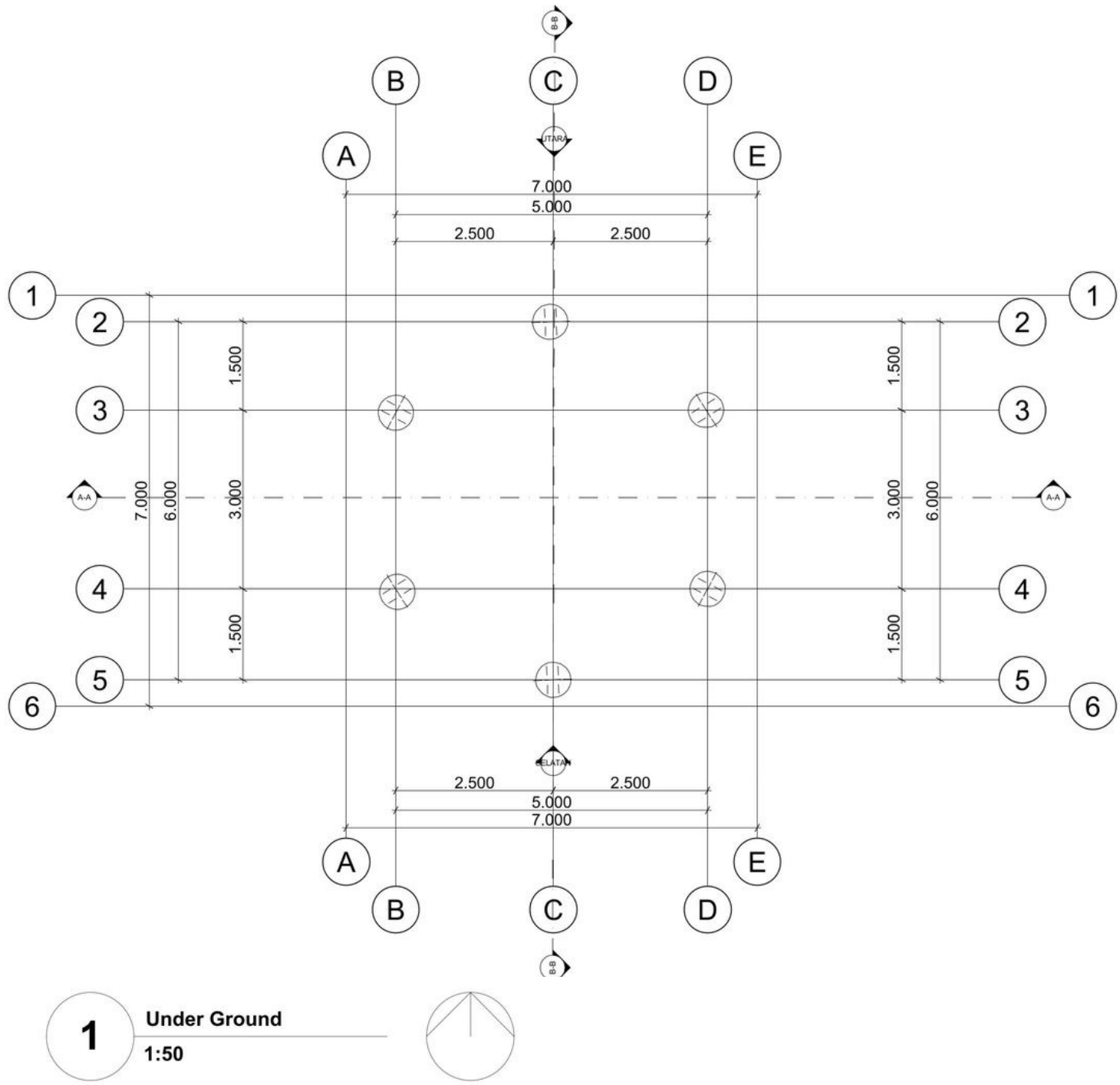
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Building Section

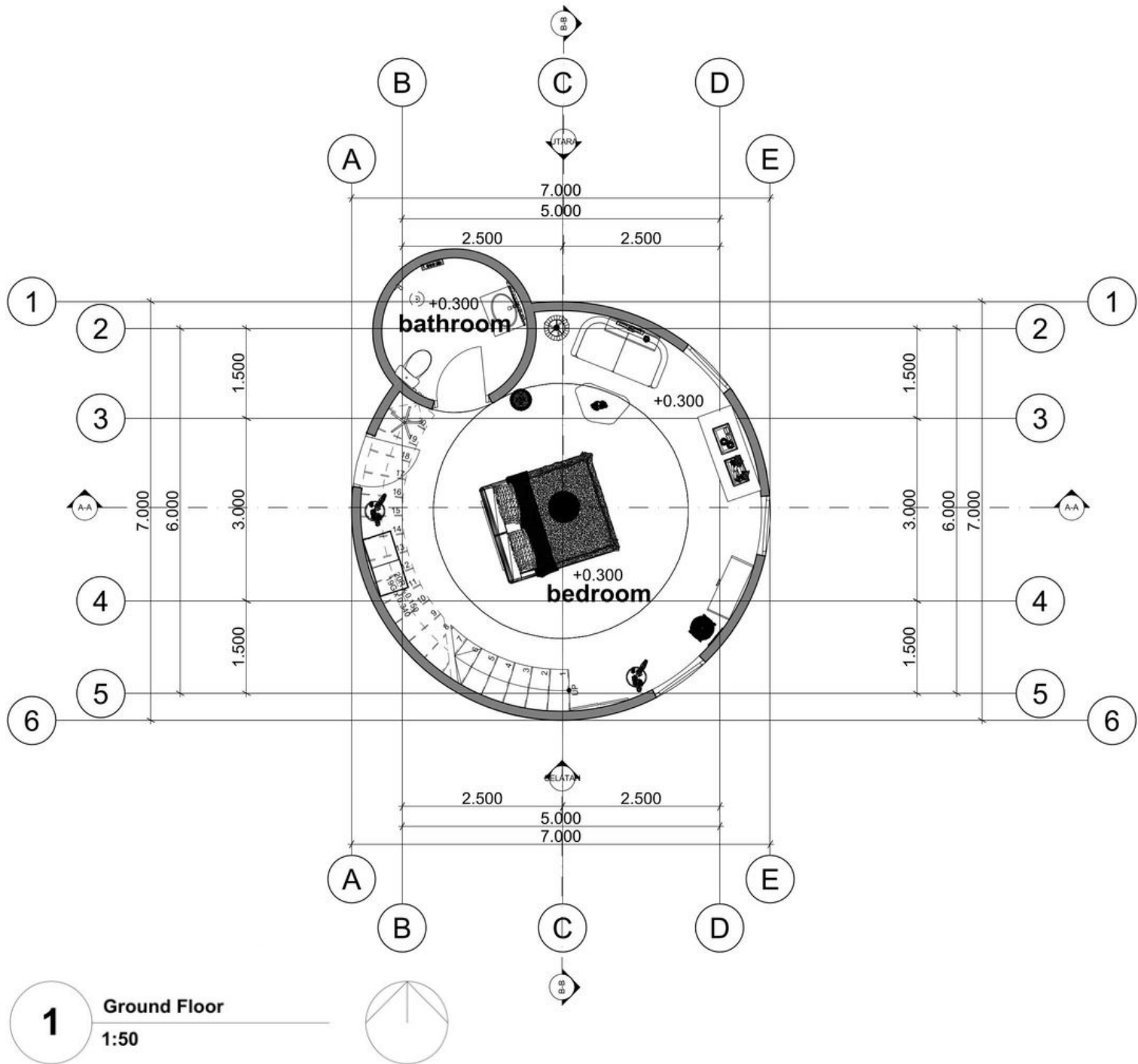
1:50



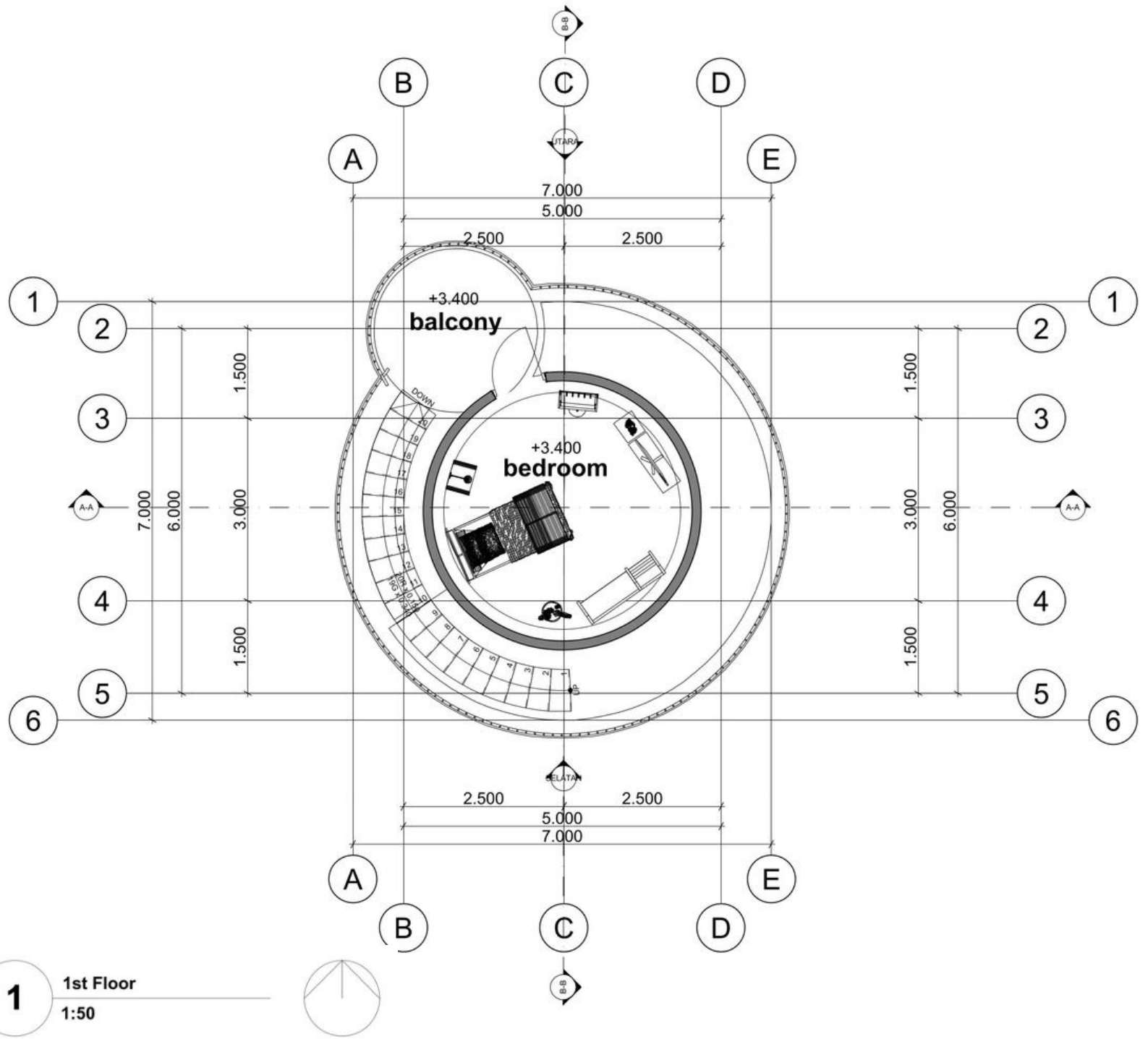
UNDER GROUND RESORTFAMILY PLAN



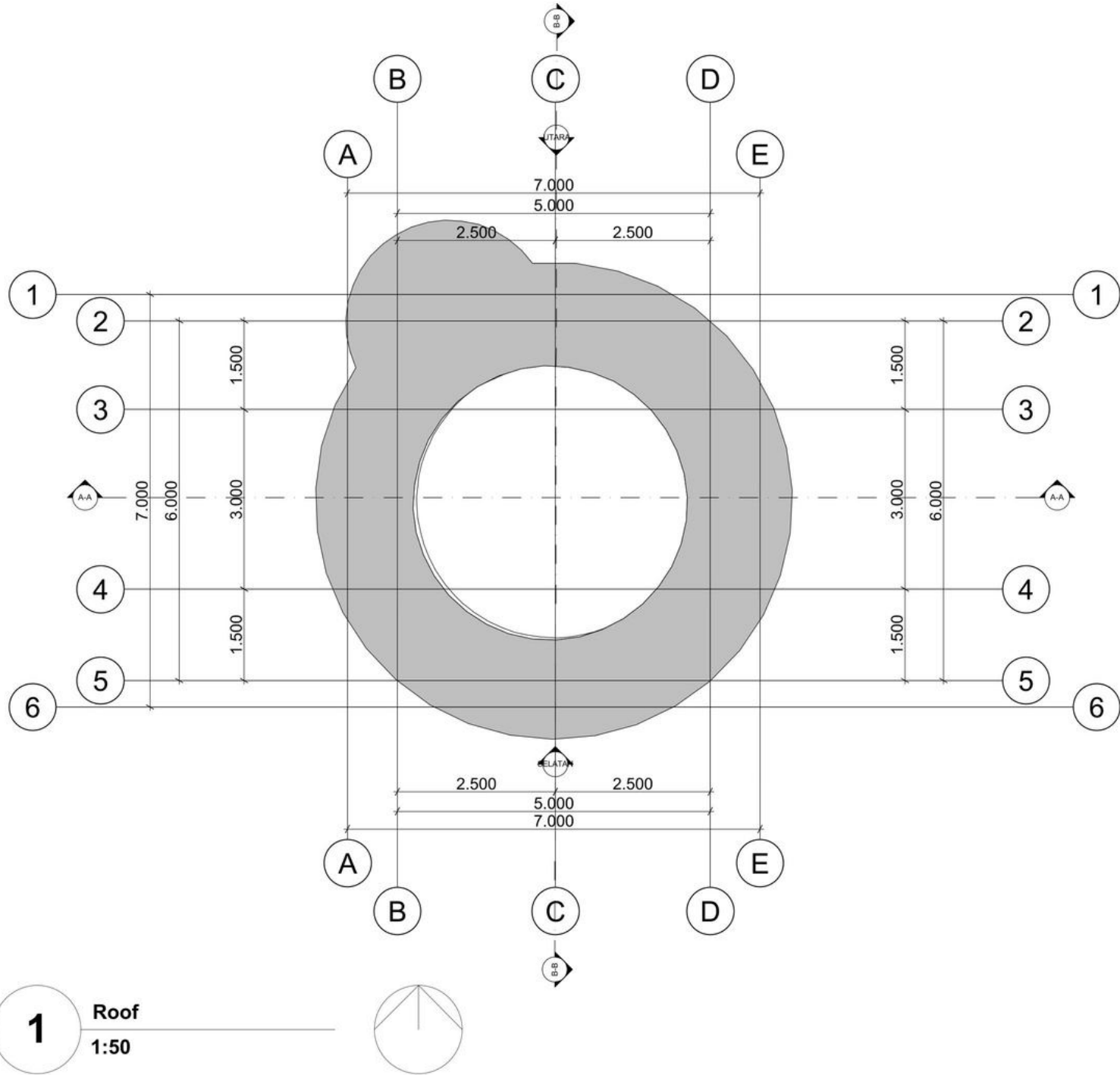
GROUND FLOOR RESORT FAMILY PLAN



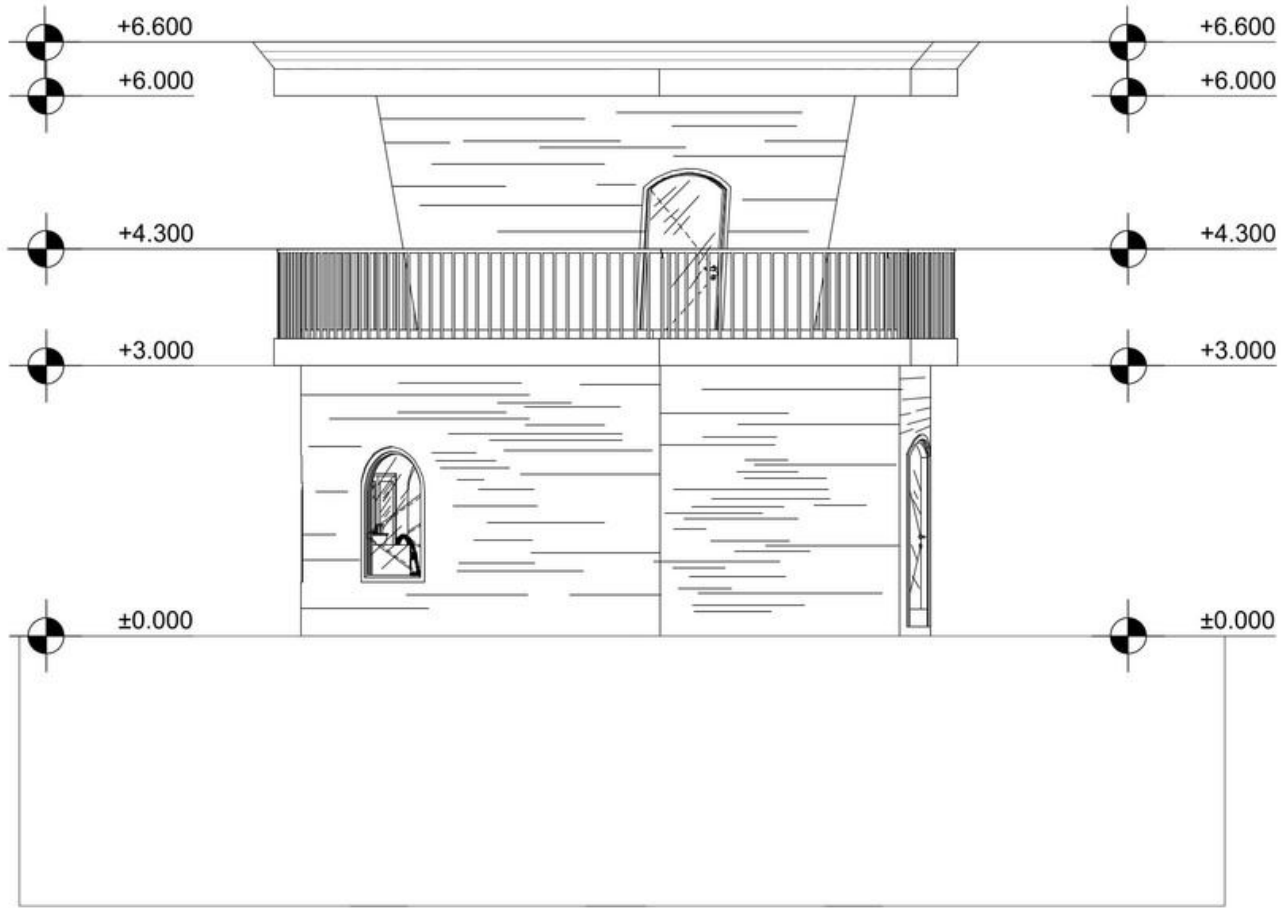
FIRST FLOOR RESORT FAMILY PLAN



ROOF RESORT FAMILY PLAN



RESORT FAMILY NORTH ELEVATION

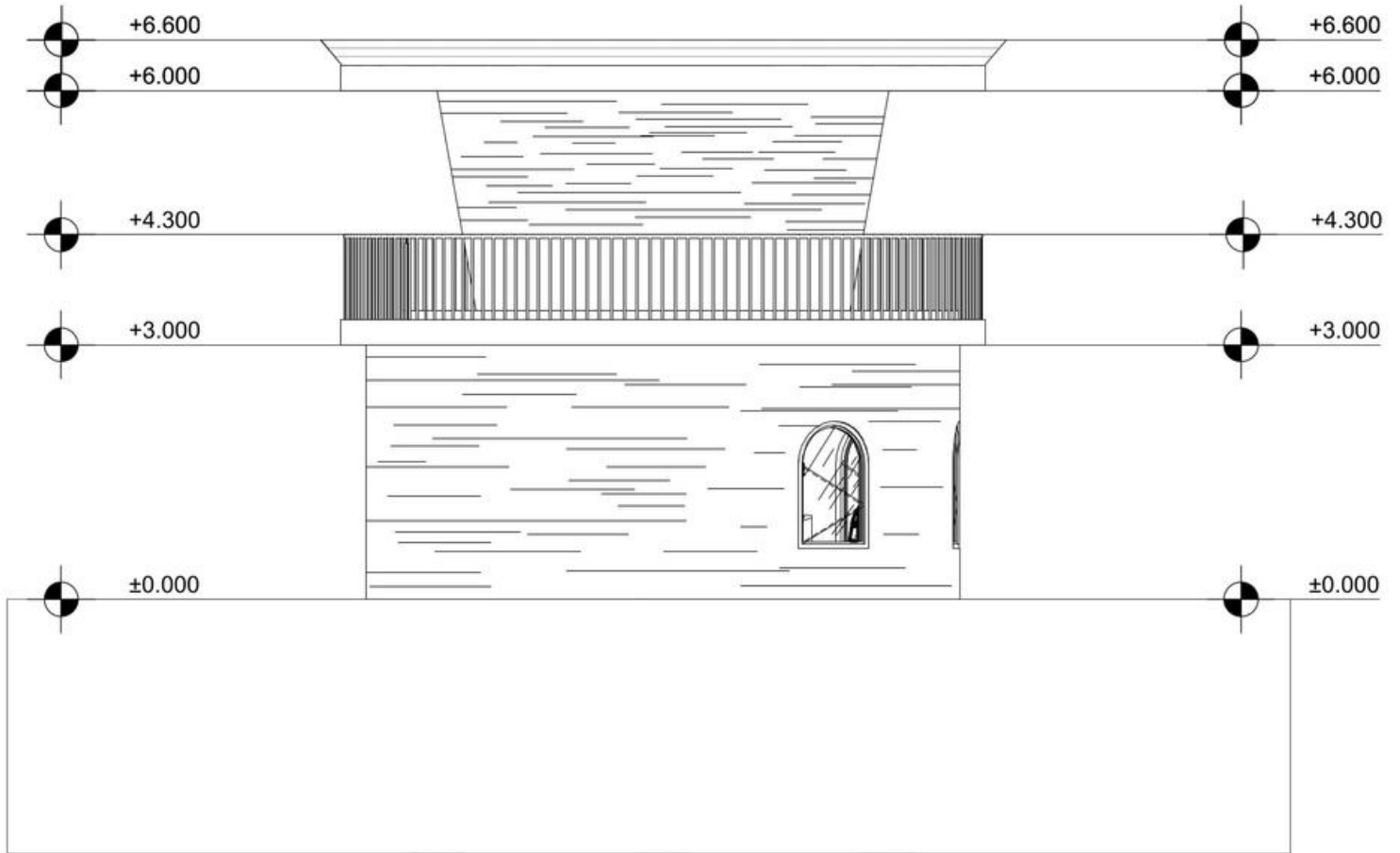


1

North Elevation
1:50



RESORT FAMILY SOUTH ELEVATION

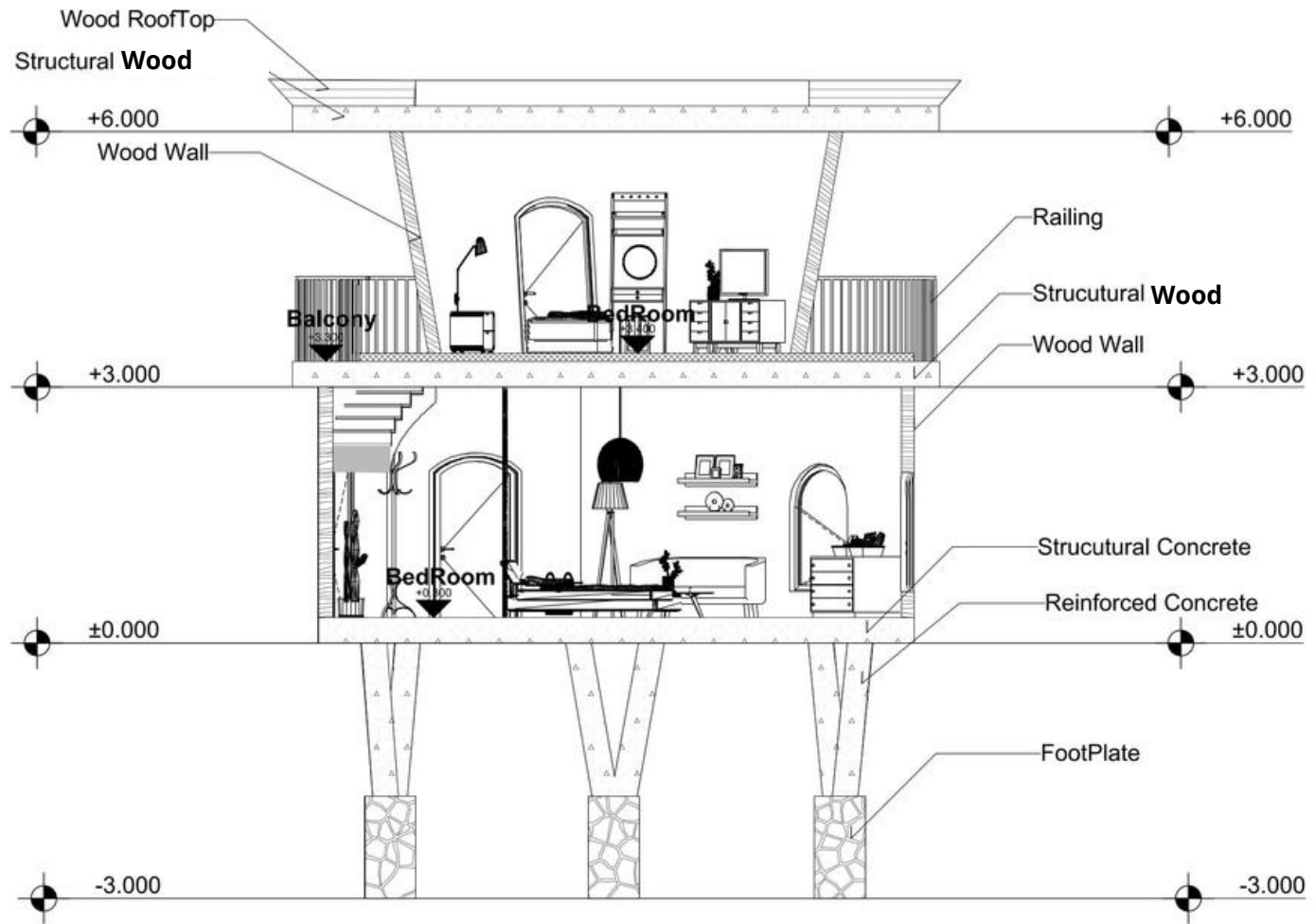


South Elevation

1:50



RESORT FAMILY AA SECTION

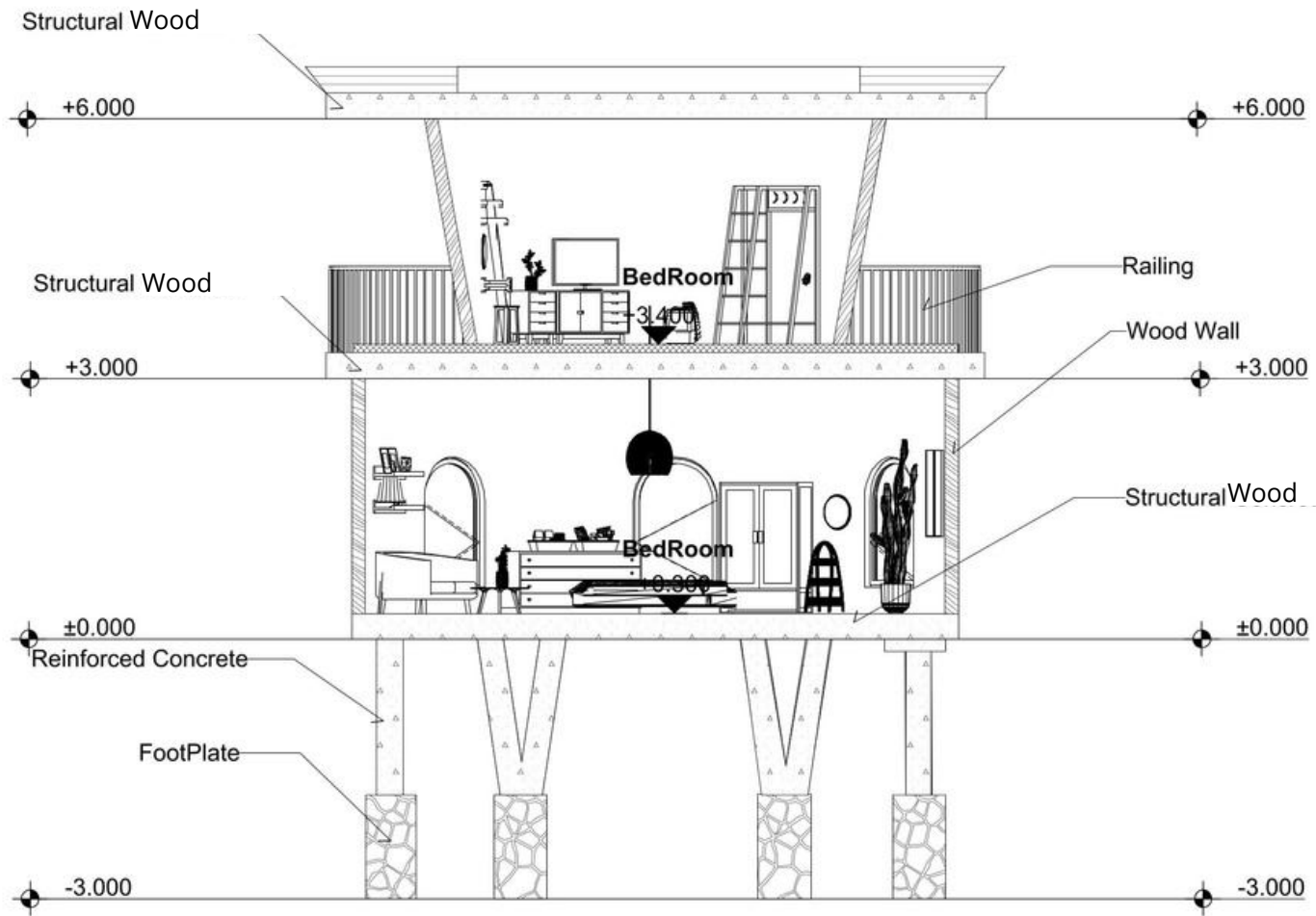


1

A-A Section
1:50

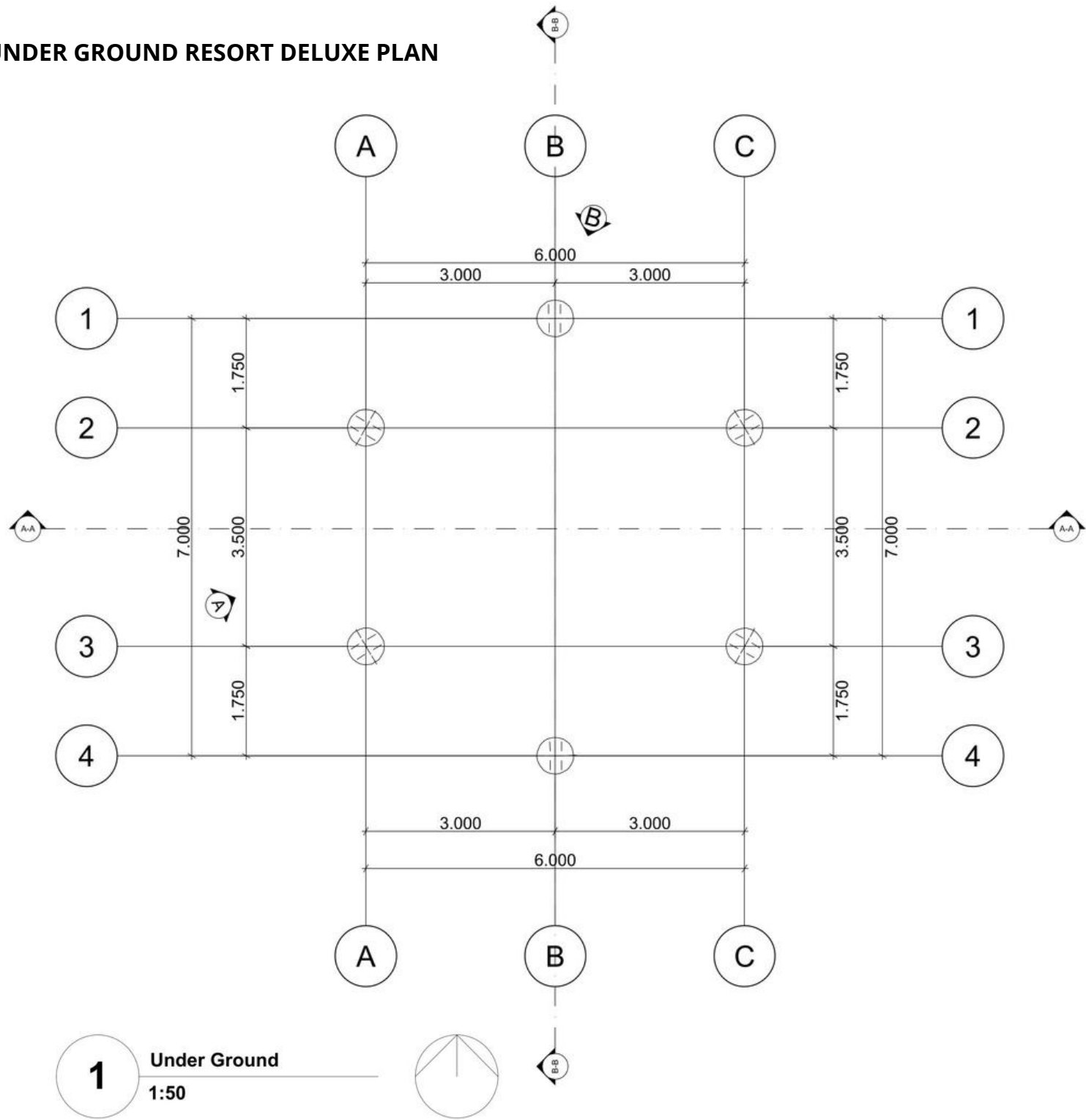


RESORT FAMILY BB SECTION

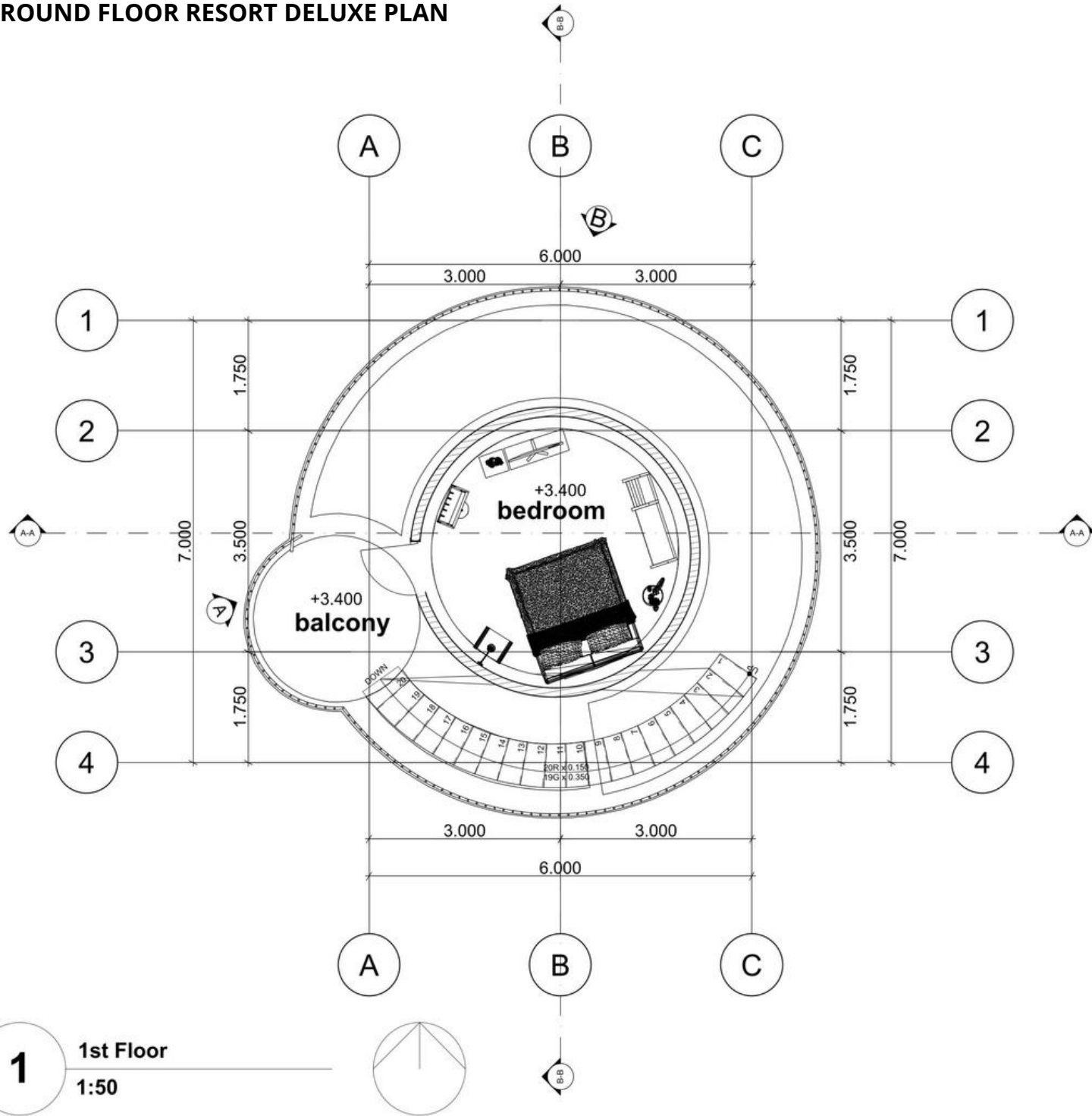


1 B-B Section
1:50

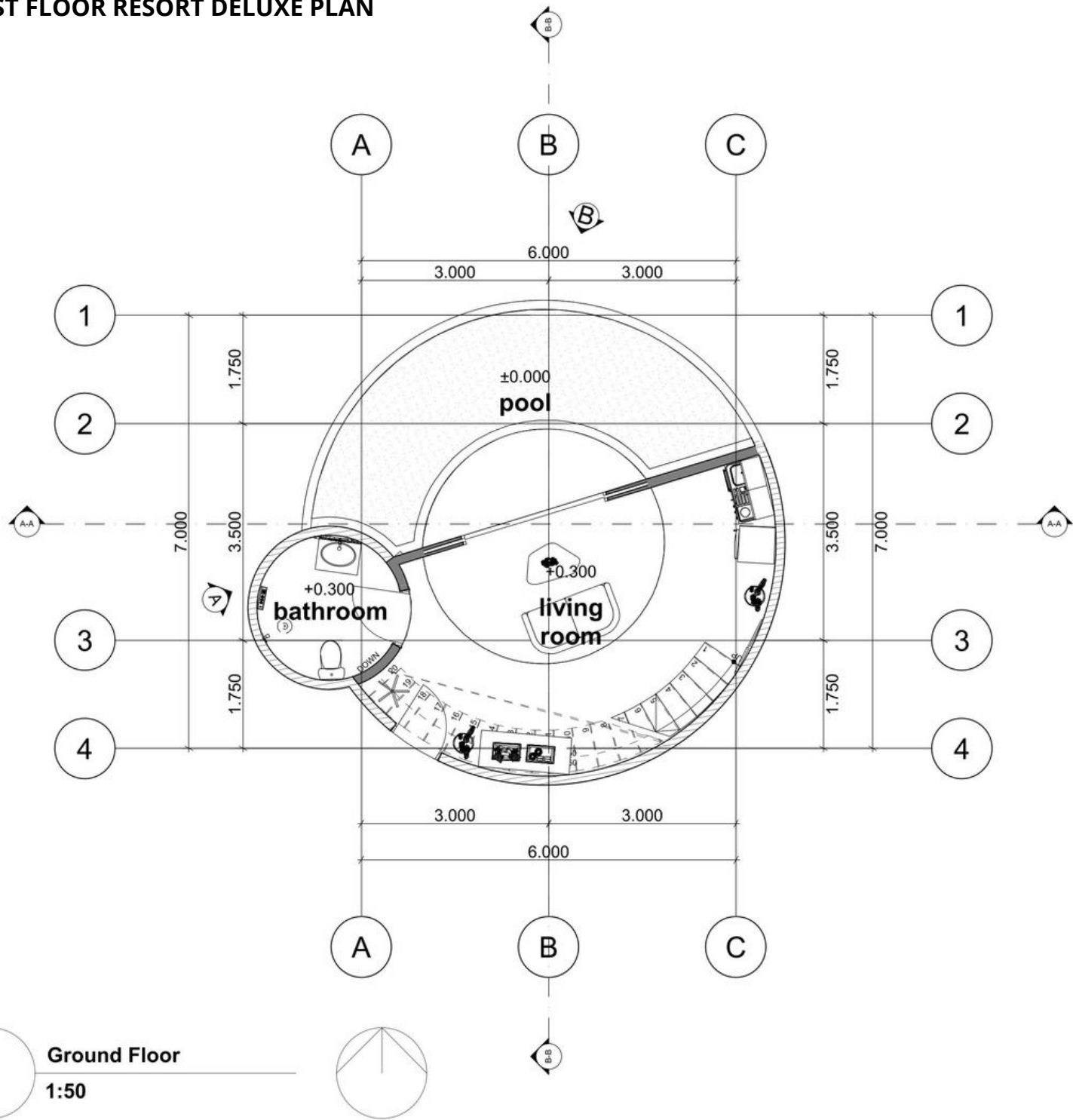
UNDER GROUND RESORT DELUXE PLAN



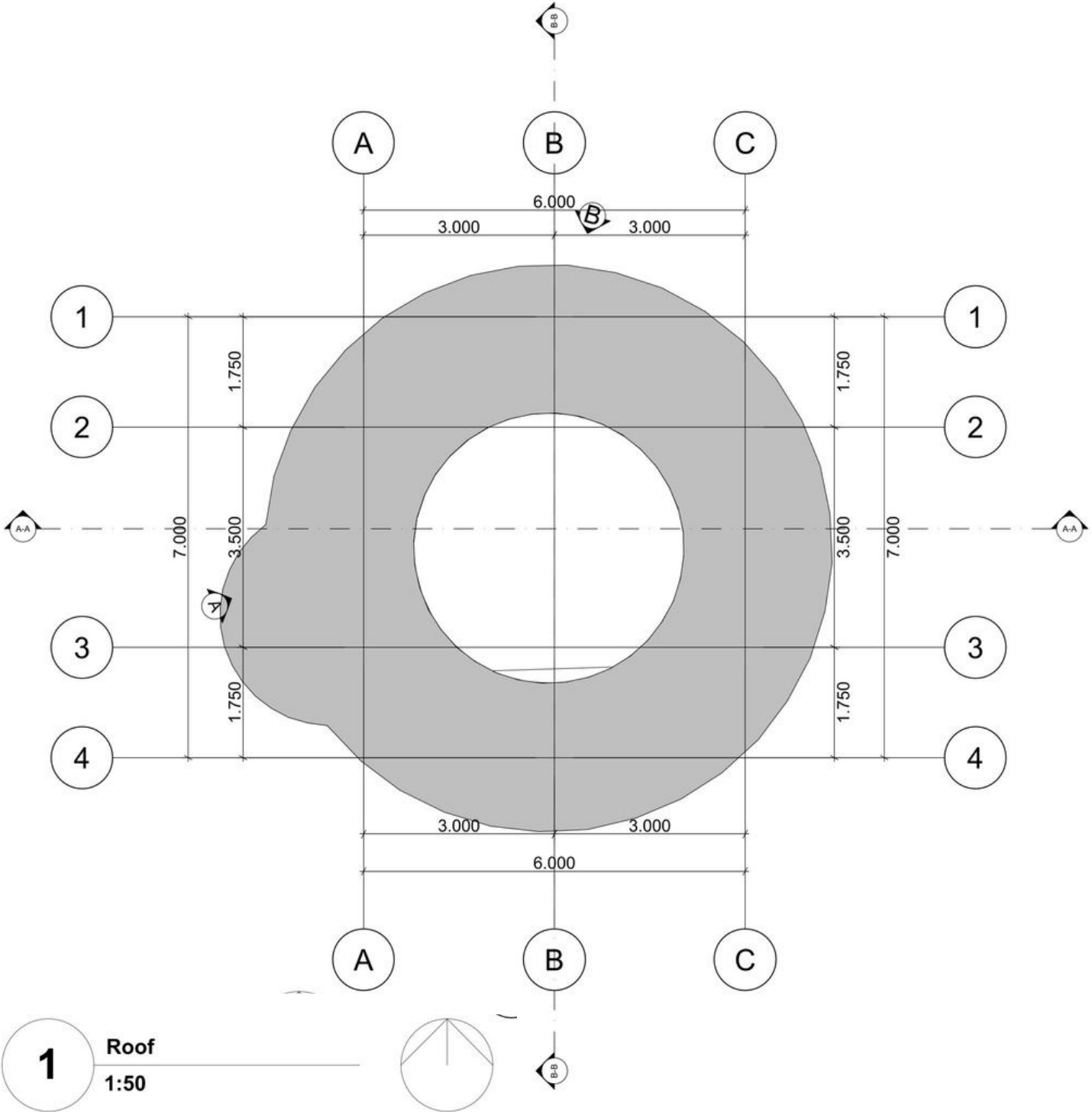
GROUND FLOOR RESORT DELUXE PLAN



FIRST FLOOR RESORT DELUXE PLAN



ROOF RESORT DELUXE PLAN



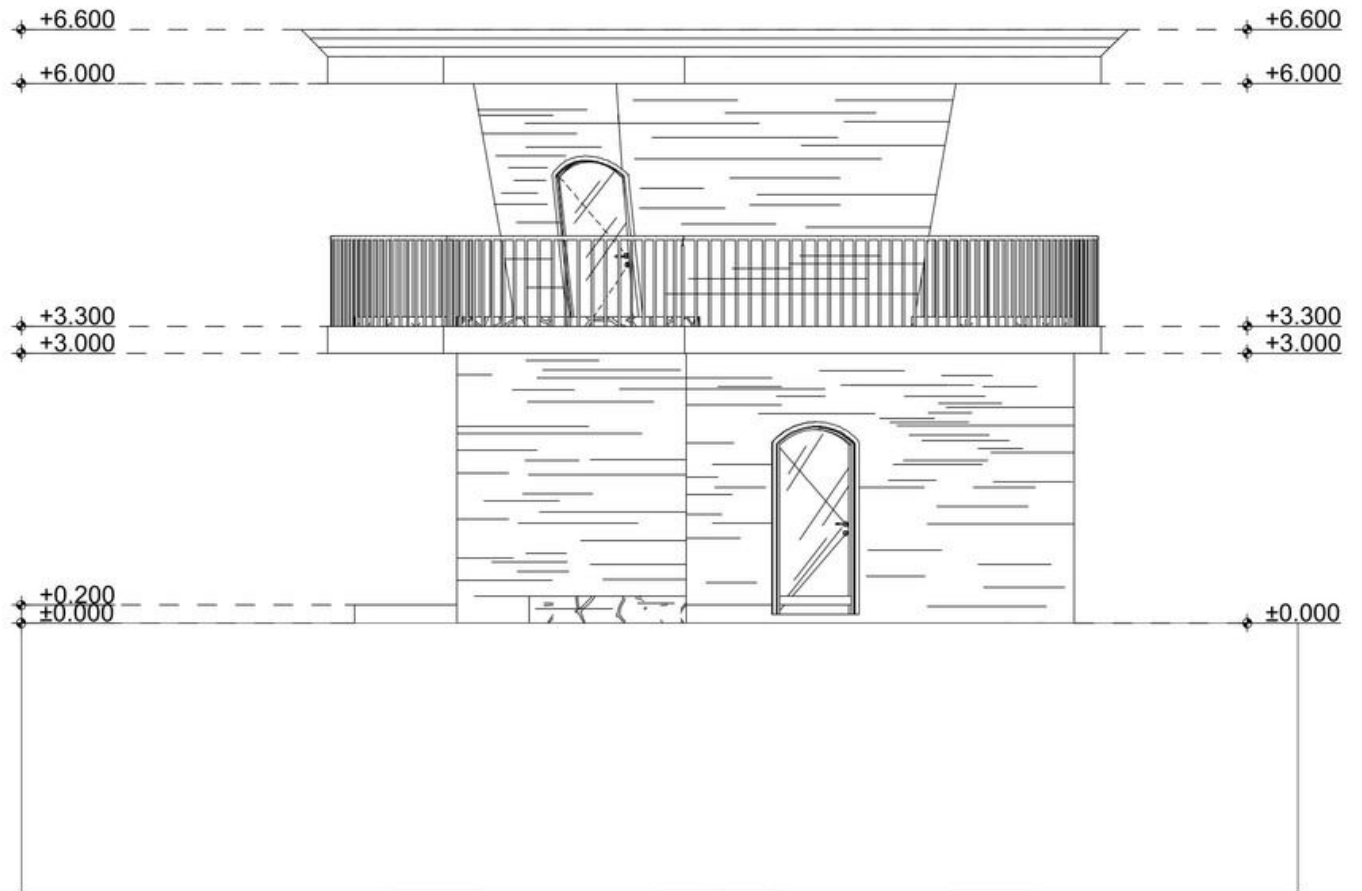
RESORT DELUXE SOUTH ELEVATION



A Elevation
1:50



RESORT DELUXE EAST ELEVATION

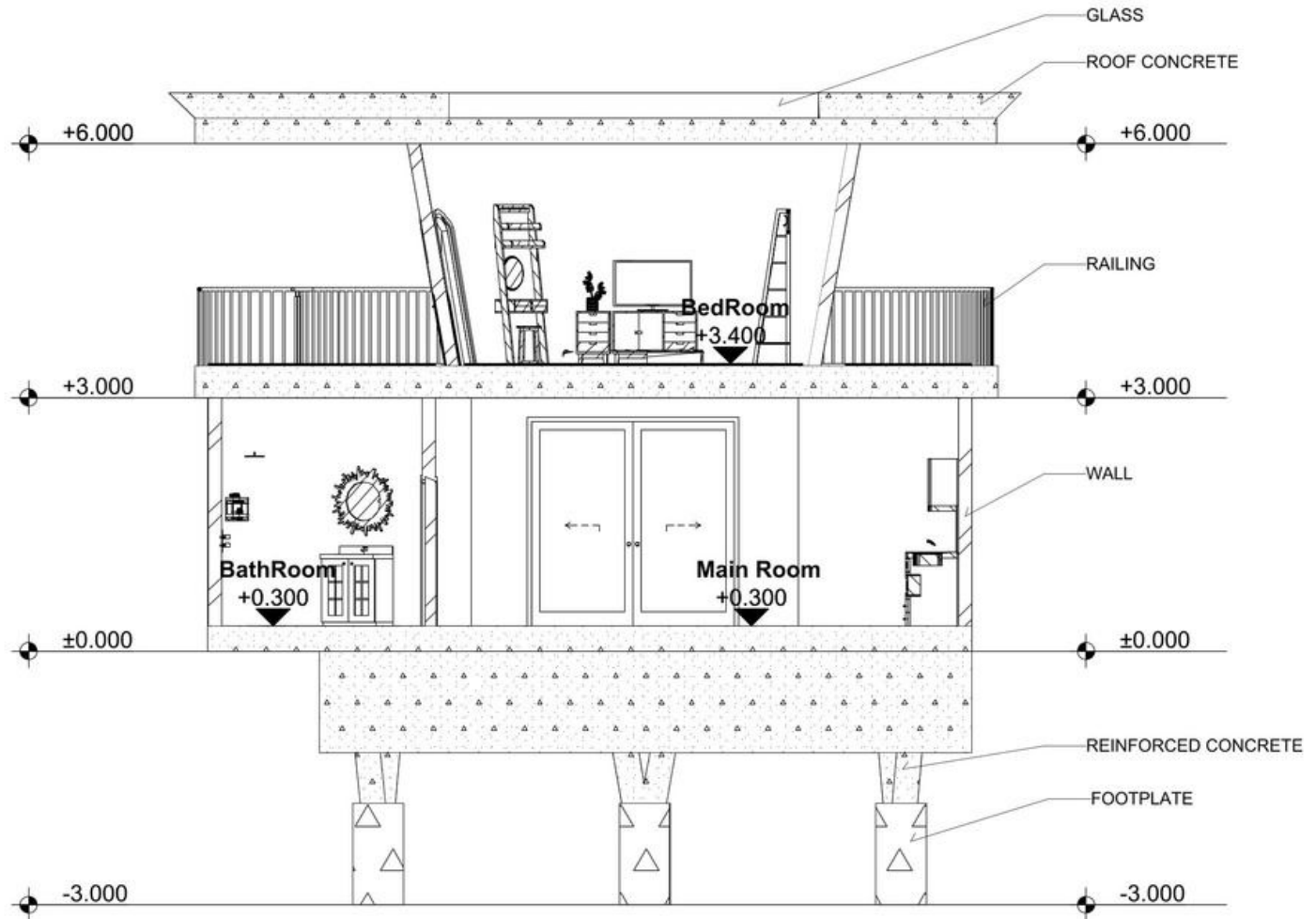


B Elevation

1:50



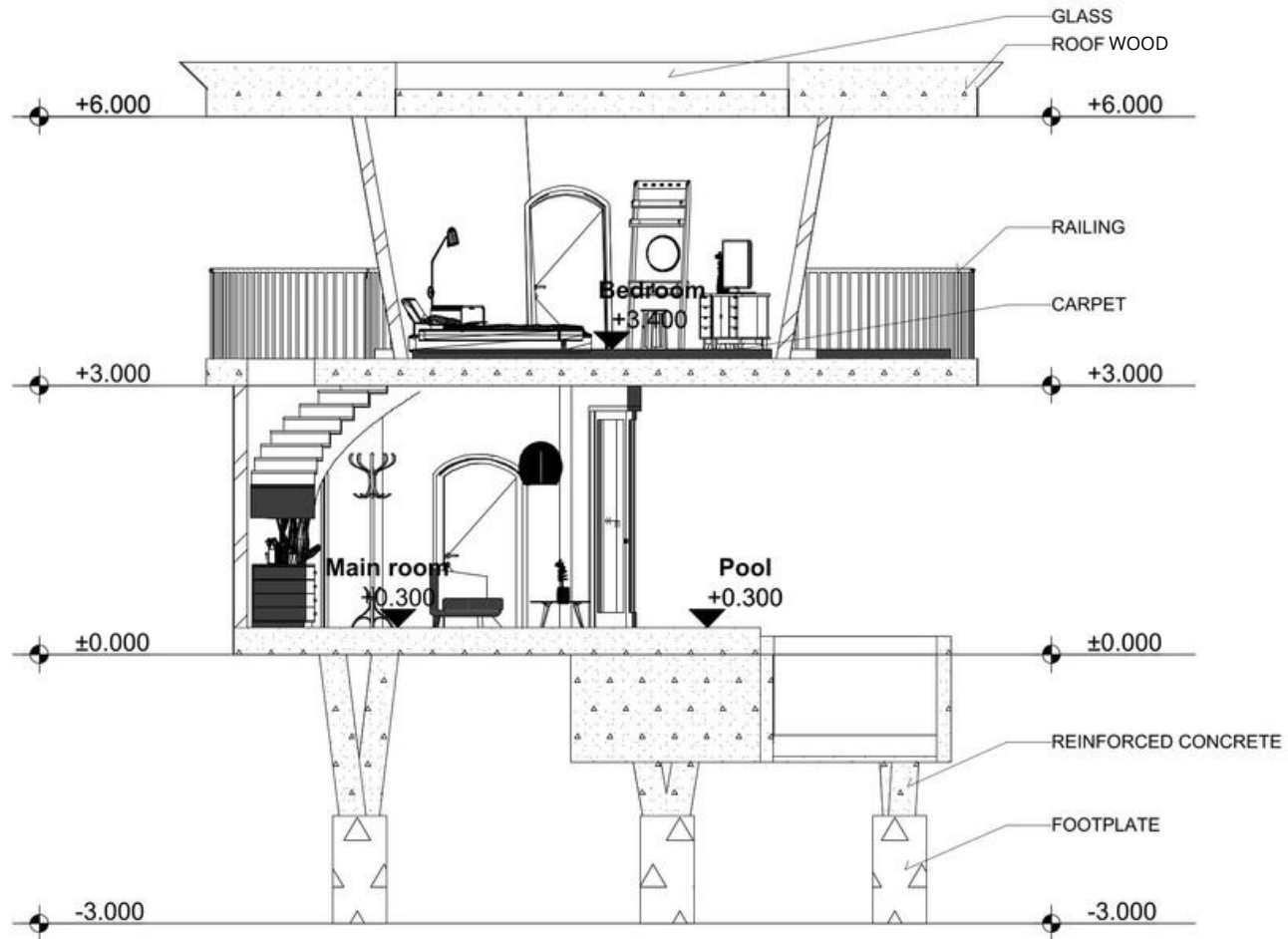
RESORT DELUXE AA SECTION



1 A-A Section
1:50



RESORT DELUXE BB SECTION



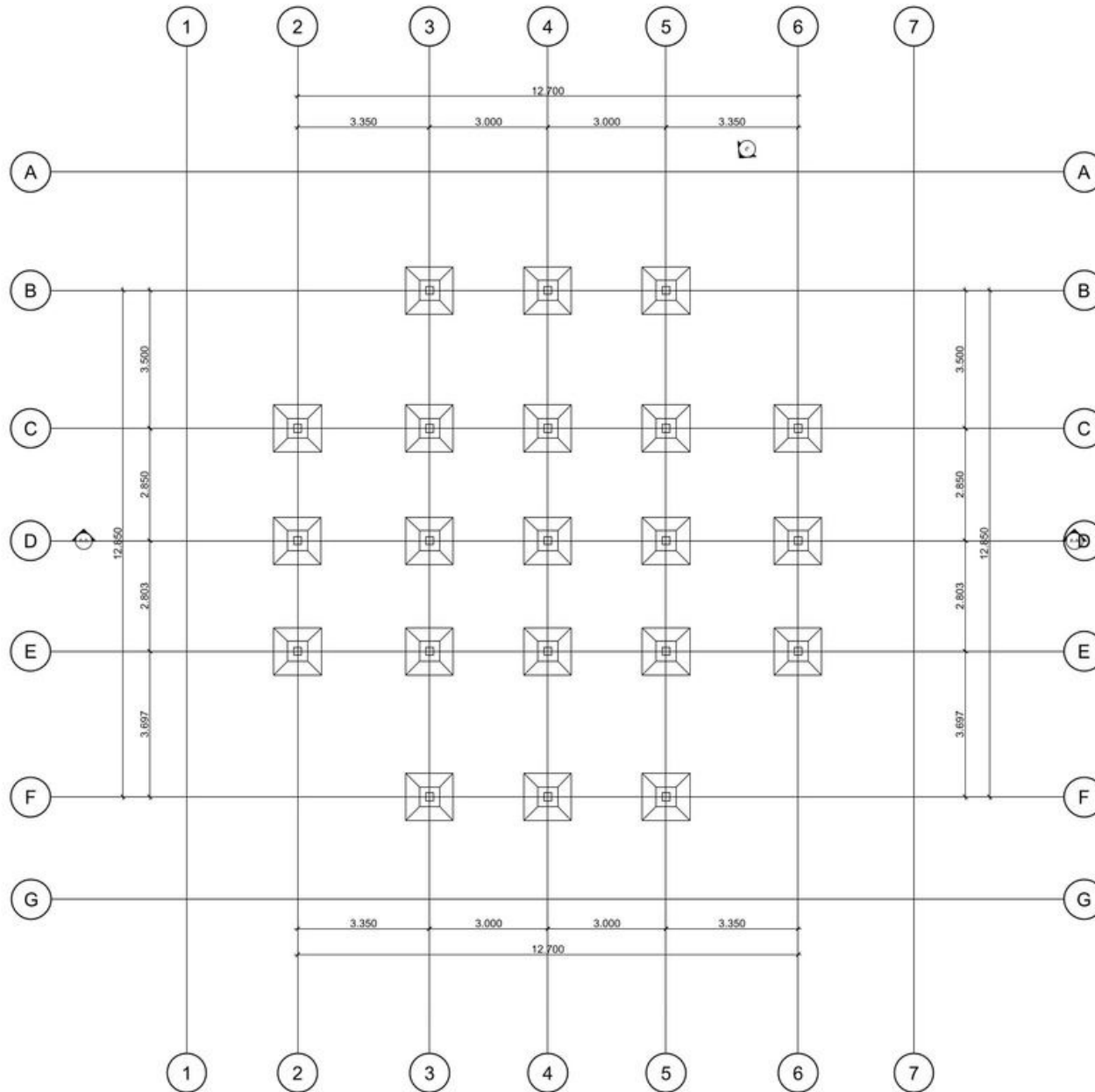
1

B-B Section

1:50



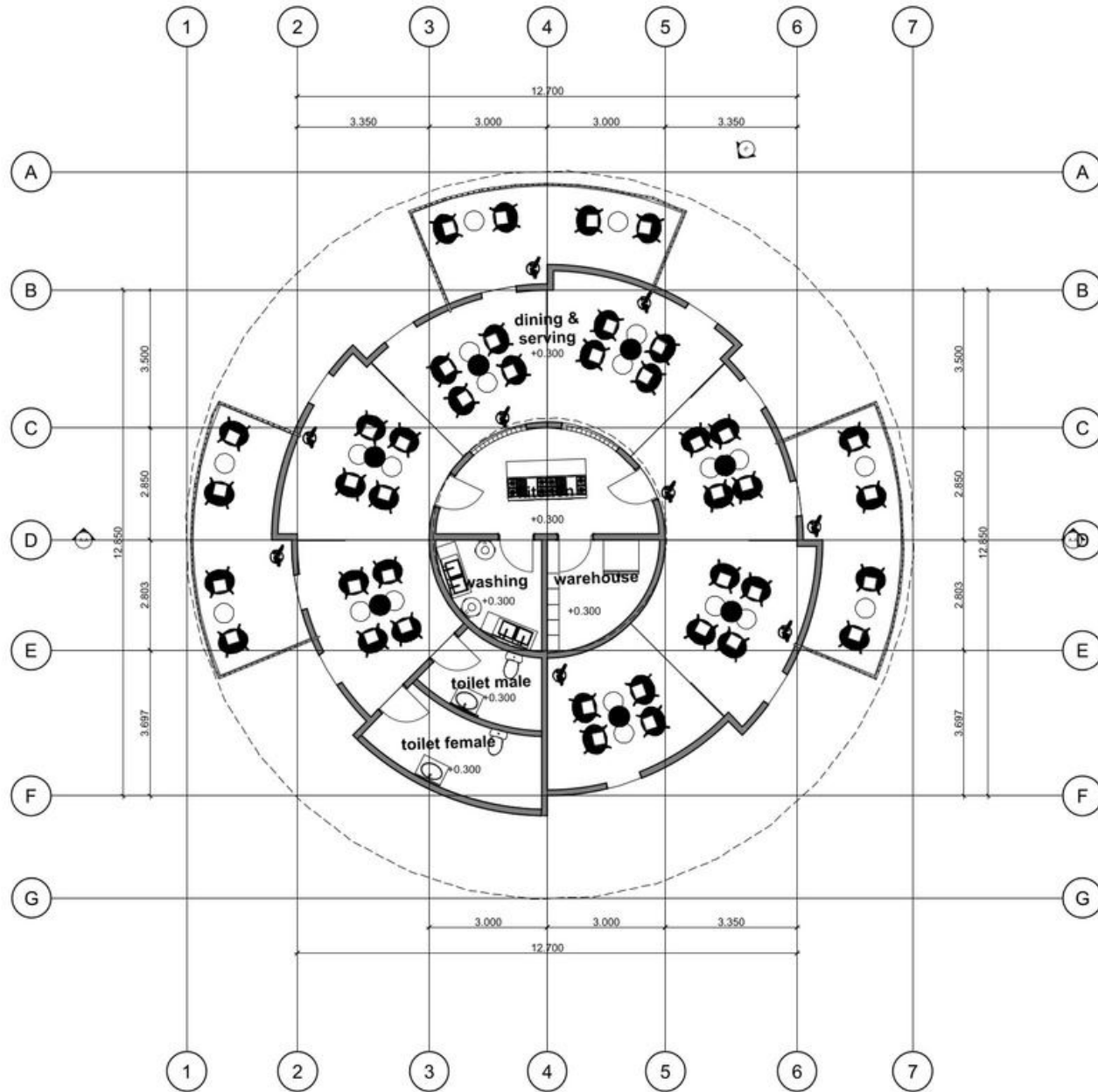
UNDER GROUND RESTAURANT PLAN



1 Under Ground
1:100



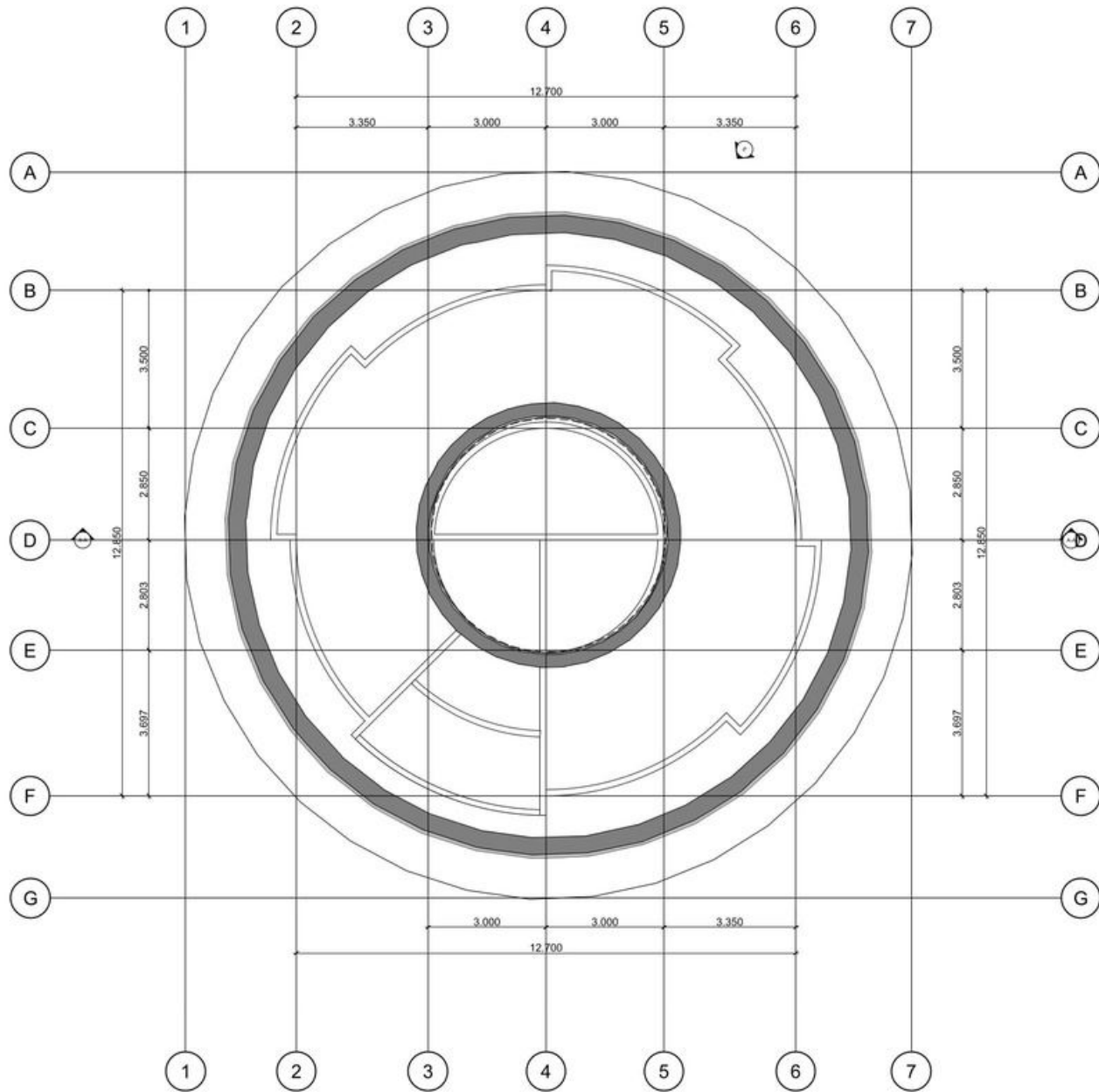
GROUND FLOOR RESTAURANTE PLAN



1 Ground Floor
1:50



ROOF RESTAURANT PLAN



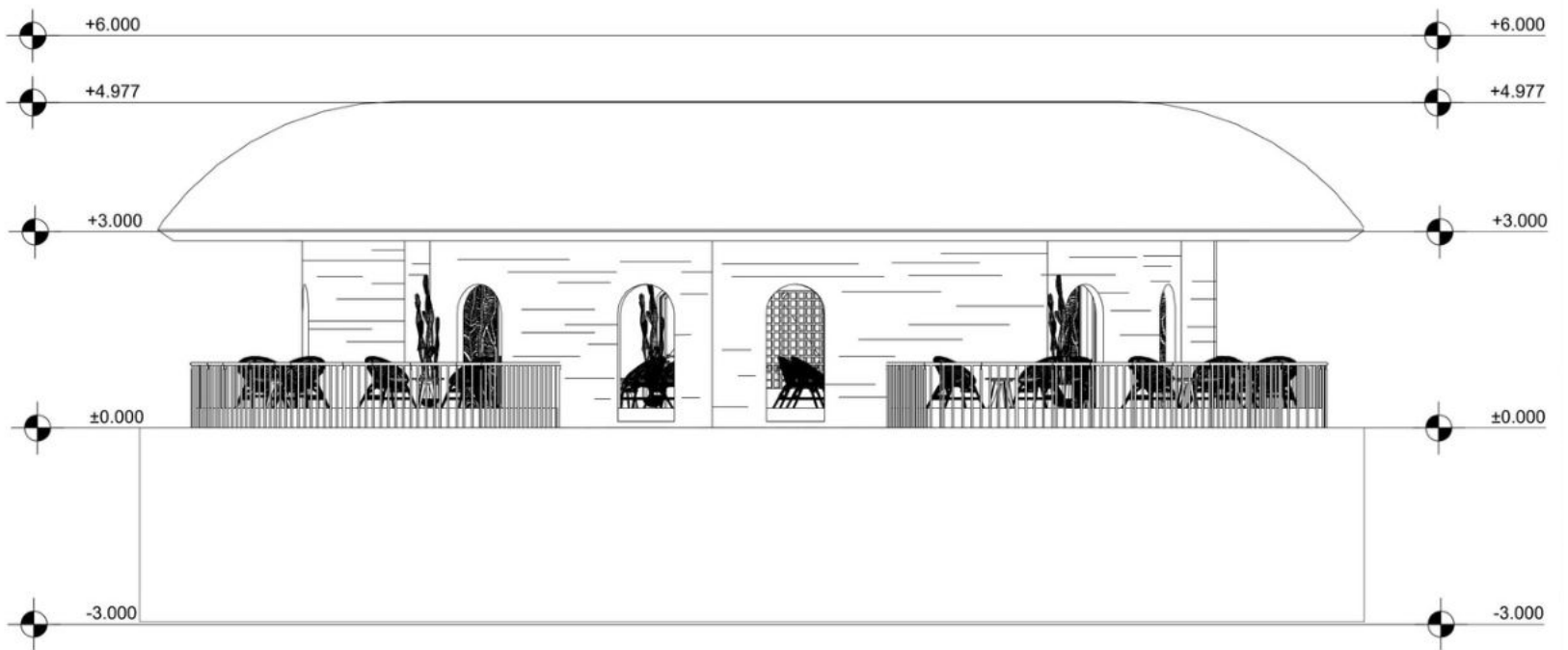
1

Roof Plan

1:100



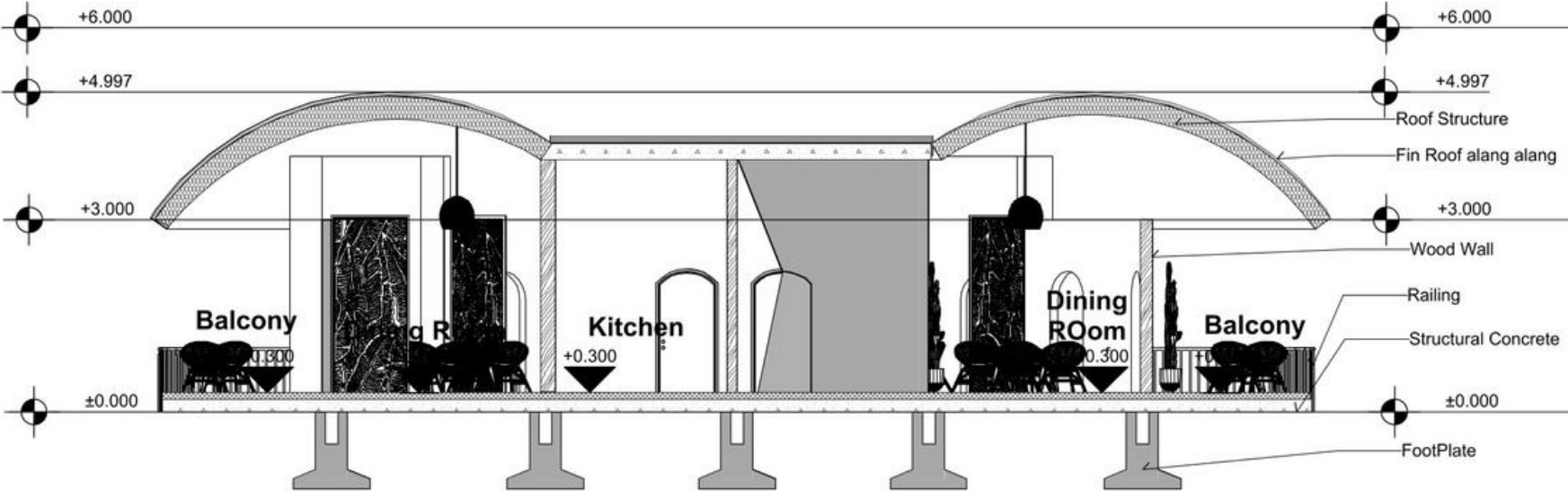
RESTAURANT SOUTH ELEVATION



1 Elevation
1:50

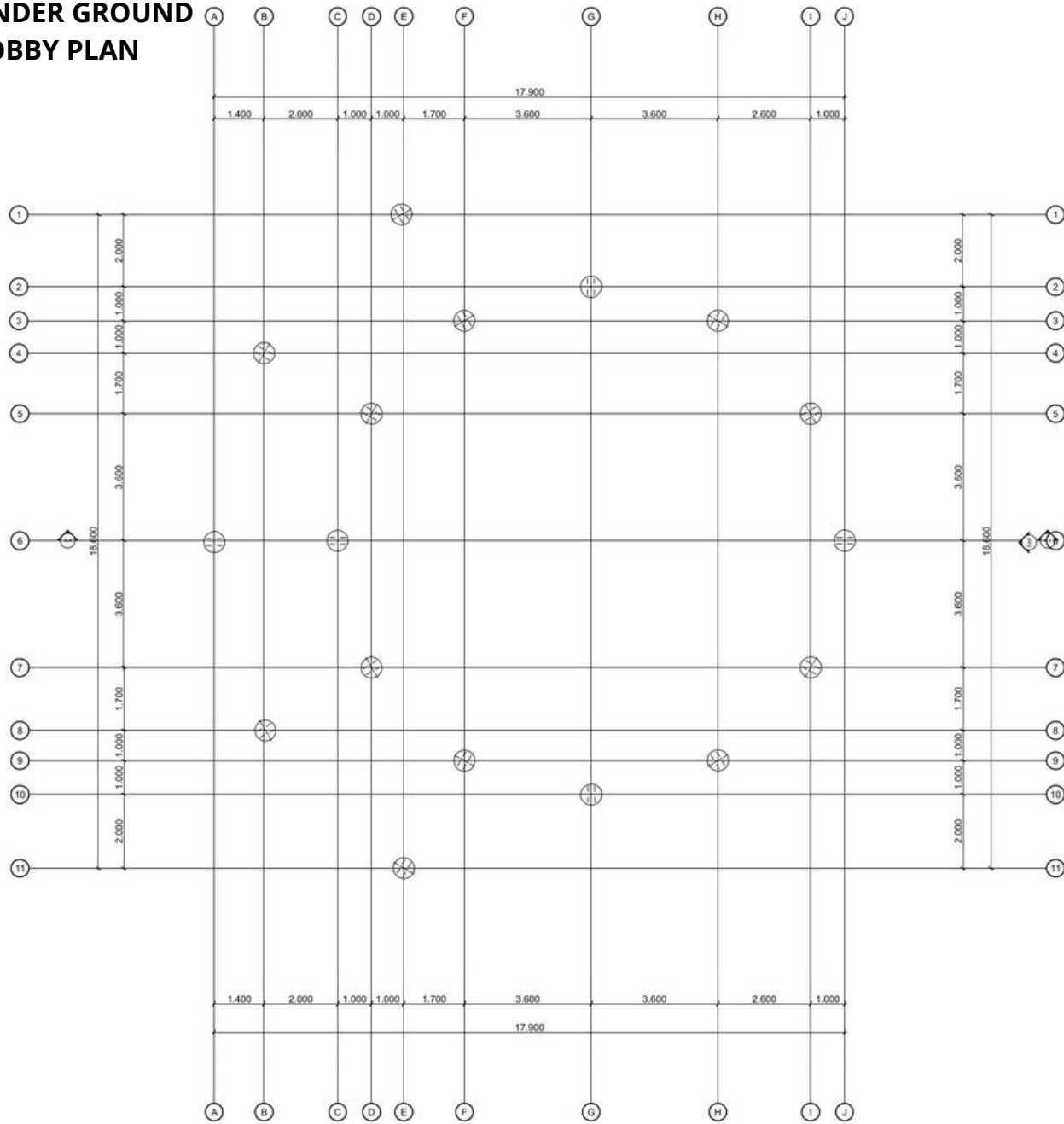


RESTAURANT AA SECTION



1 A-A Section
1:75

UNDER GROUND LOBBY PLAN

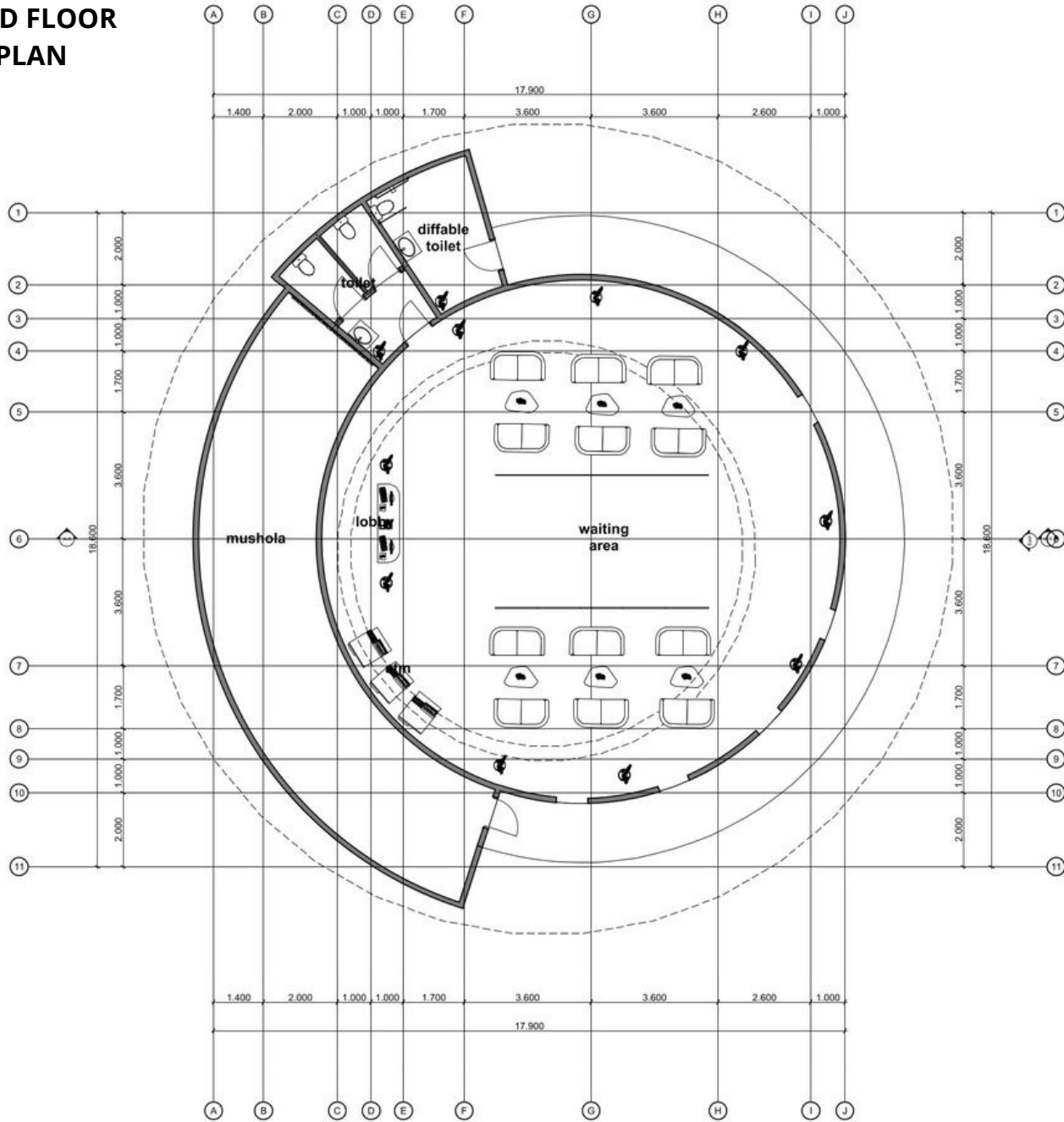


1

Under Ground
1:100



GROUND FLOOR LOBBY PLAN

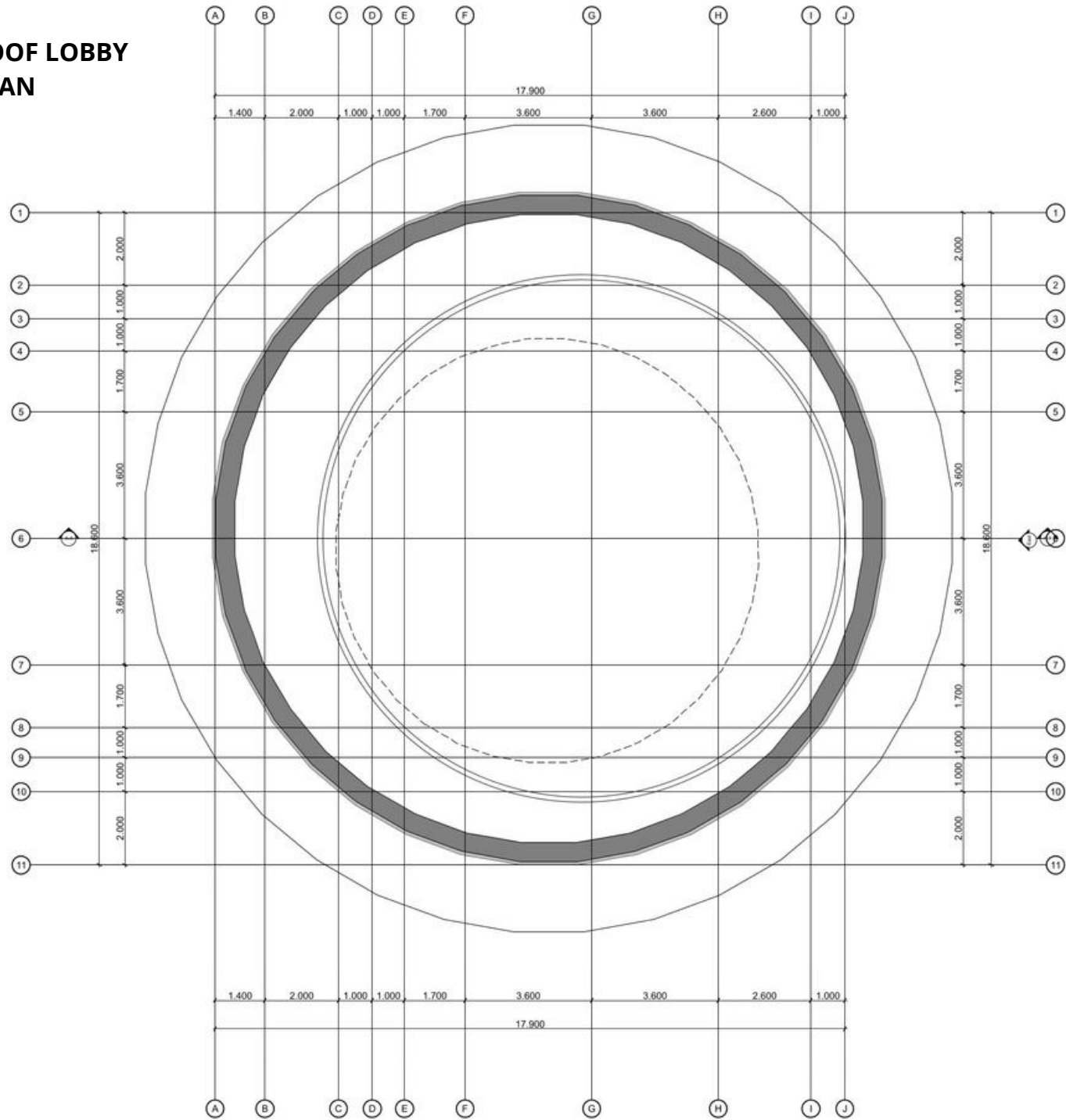


1

Ground Floor
1:100



ROOF LOBBY PLAN



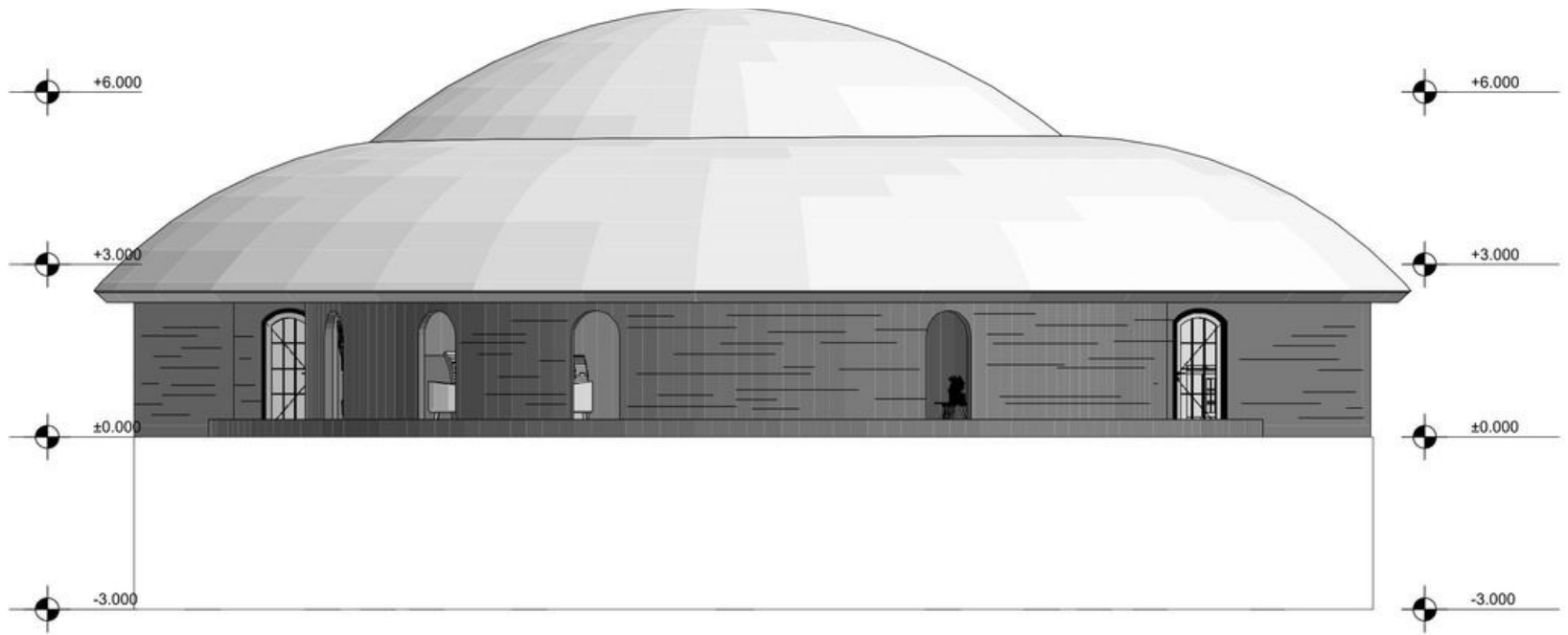
1

Roof Plan

1:100



LOBBY WEST ELEVATION



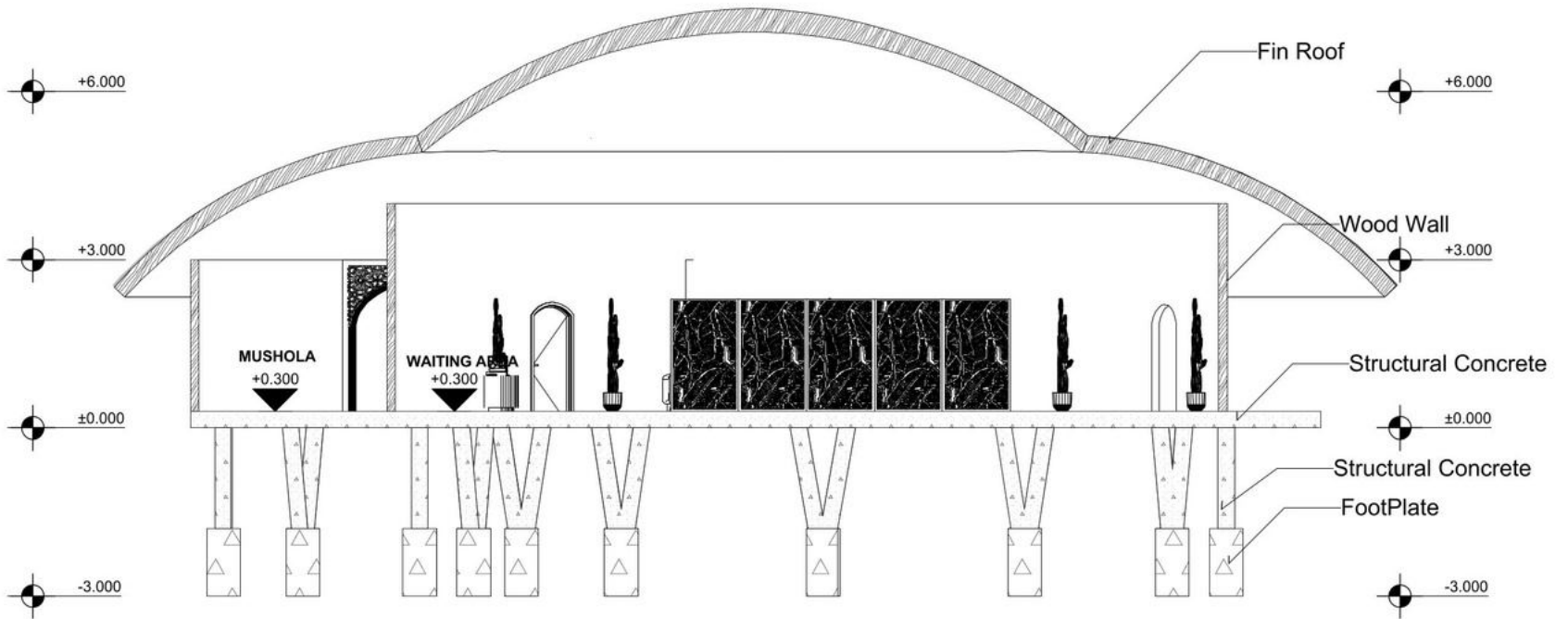
1

East Elevation

1:75



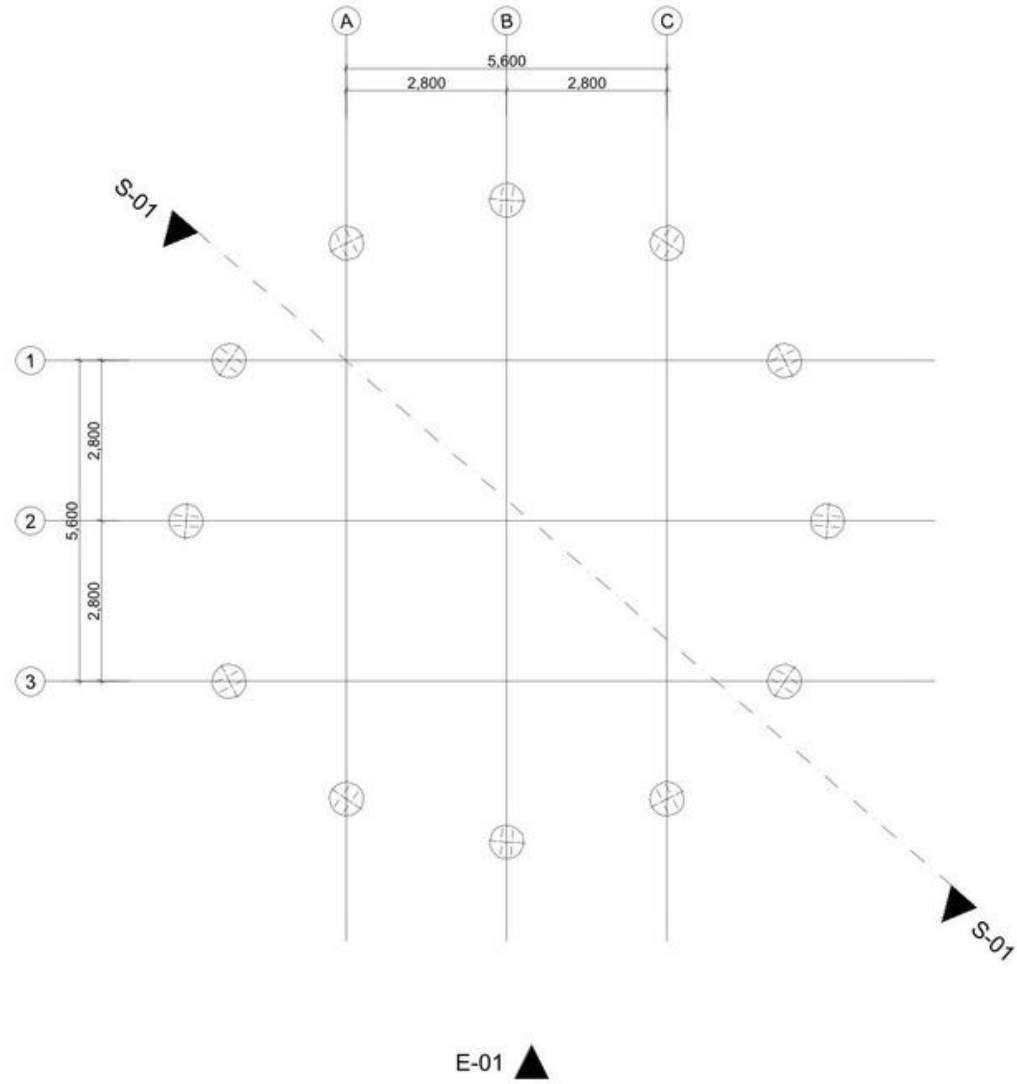
LOBBY AA SECTION



1 A-A Section
1:75



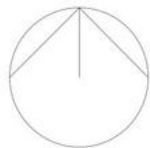
UNDER GROUND SPA PLAN



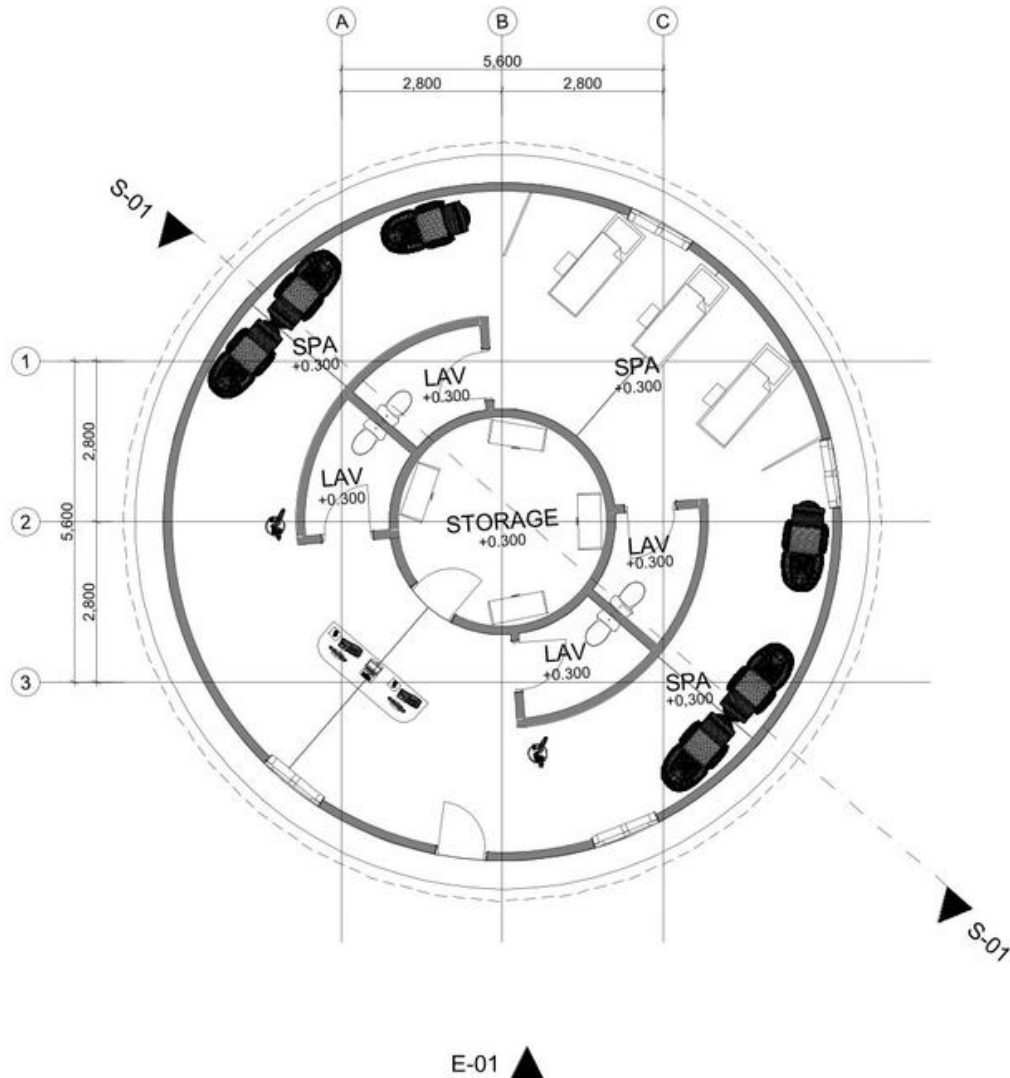
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UNDER GROUND

1:100



GROUND FLOOR SPA PLAN



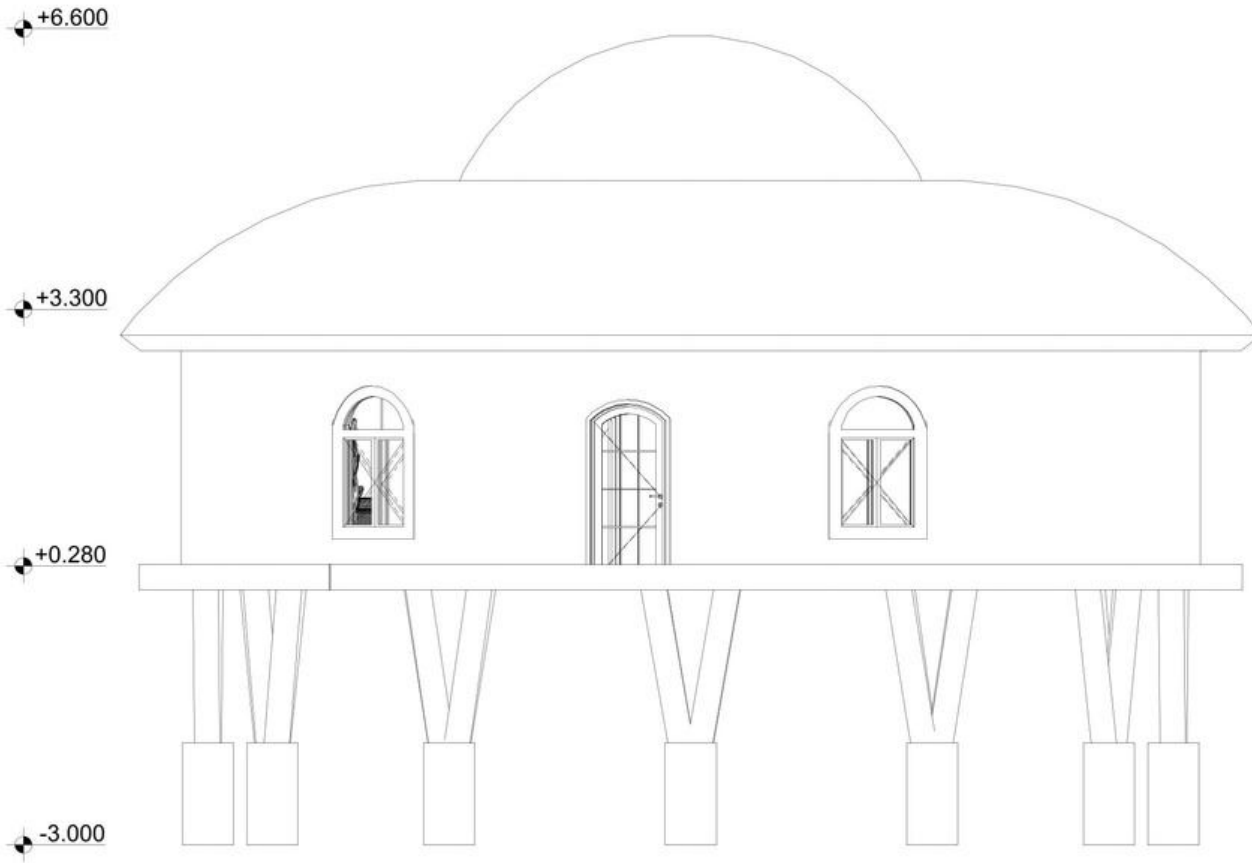
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Ground Floor

1:100



SPA NORTH ELEVATION

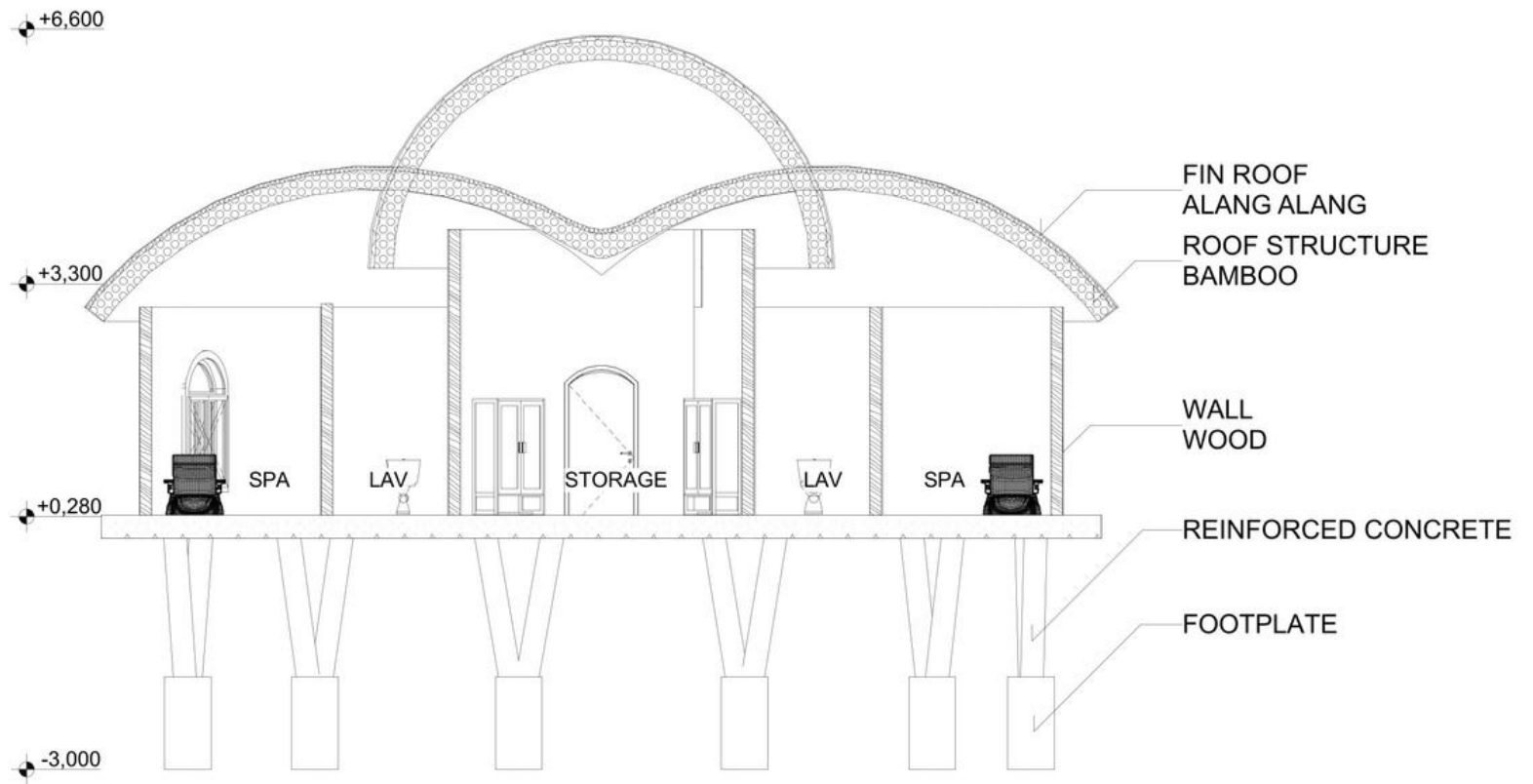


1

Elevation
1:50



SPA AA SECTION



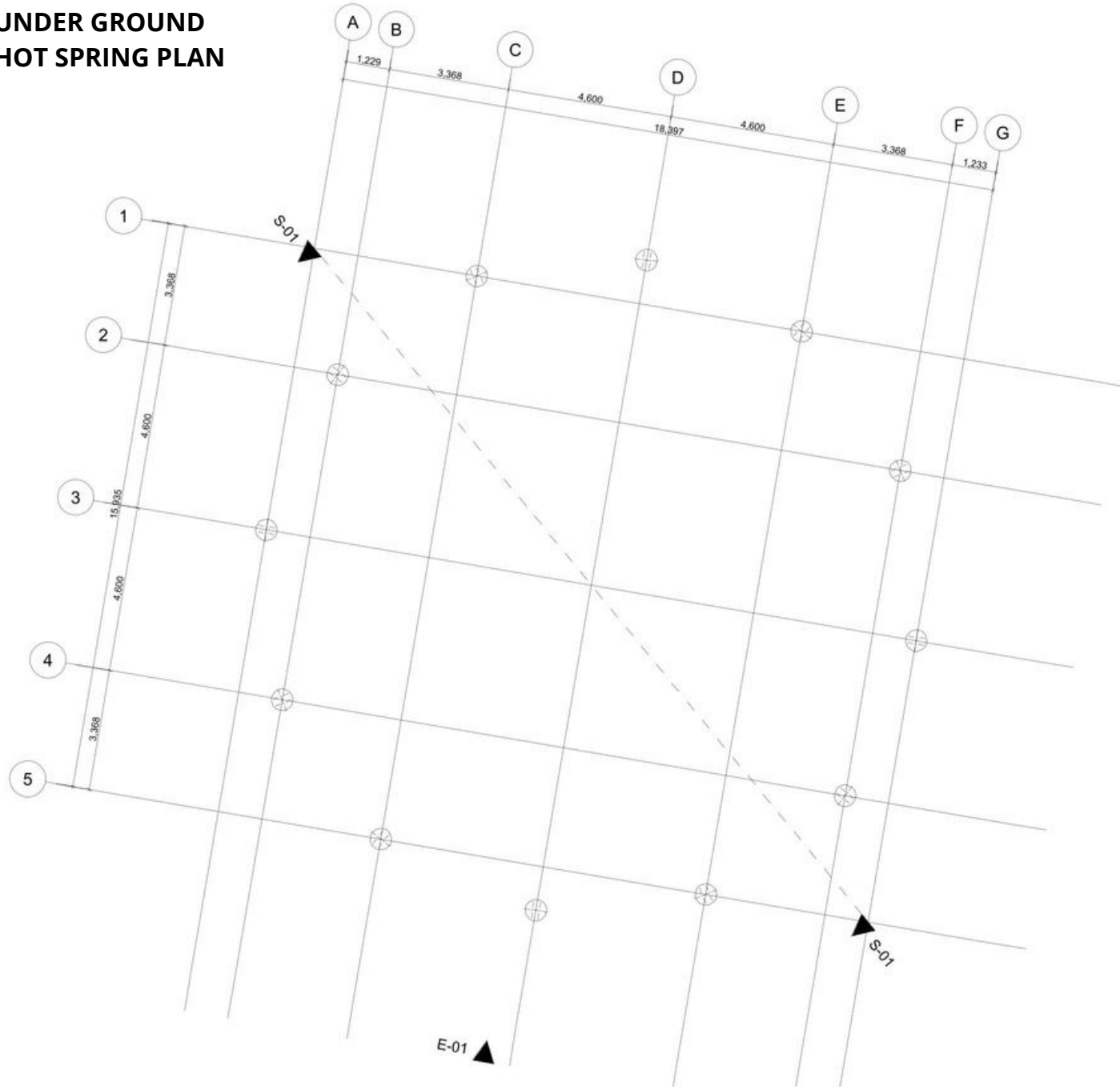
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Building Section

1:50

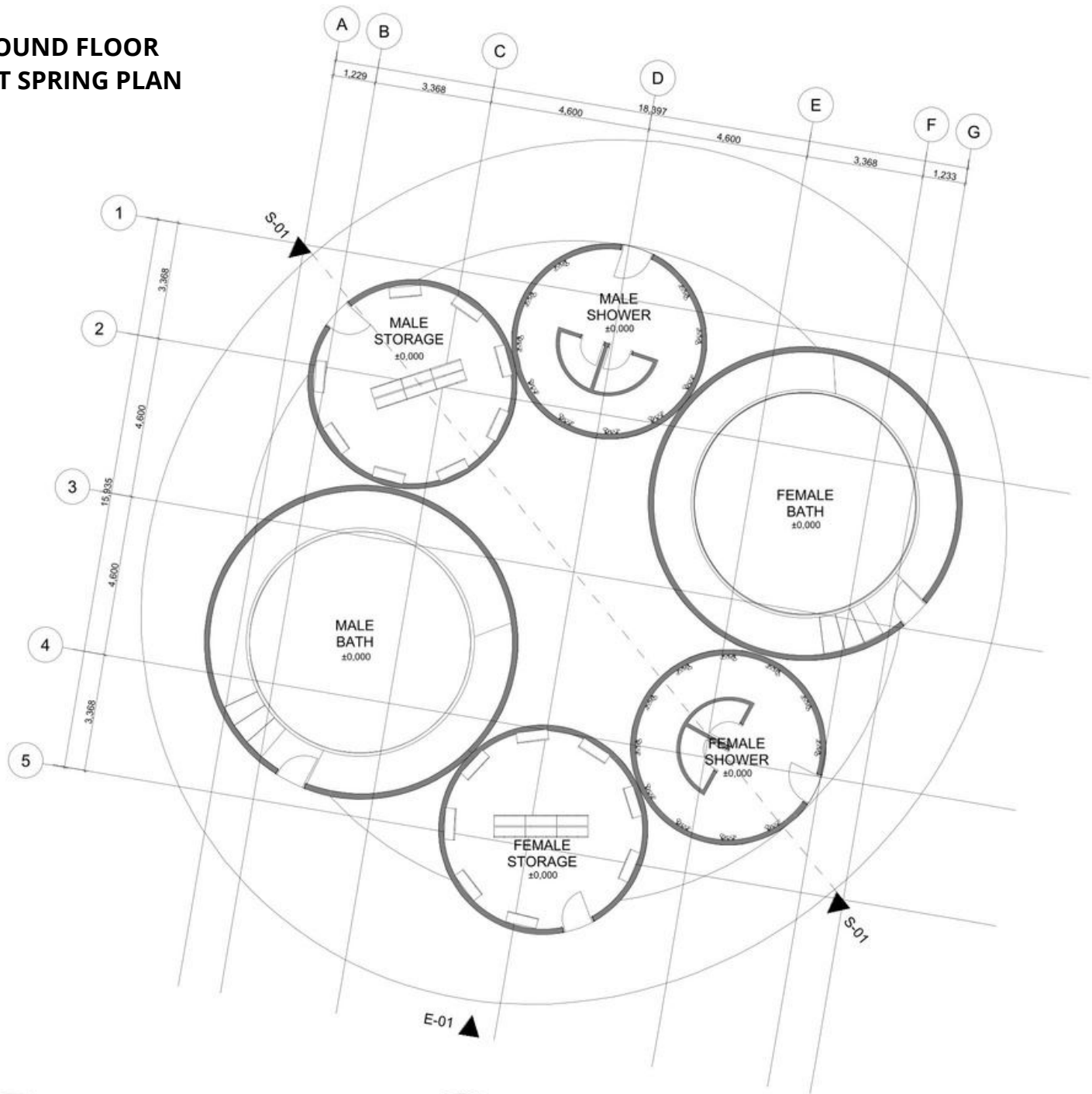


**UNDER GROUND
HOT SPRING PLAN**

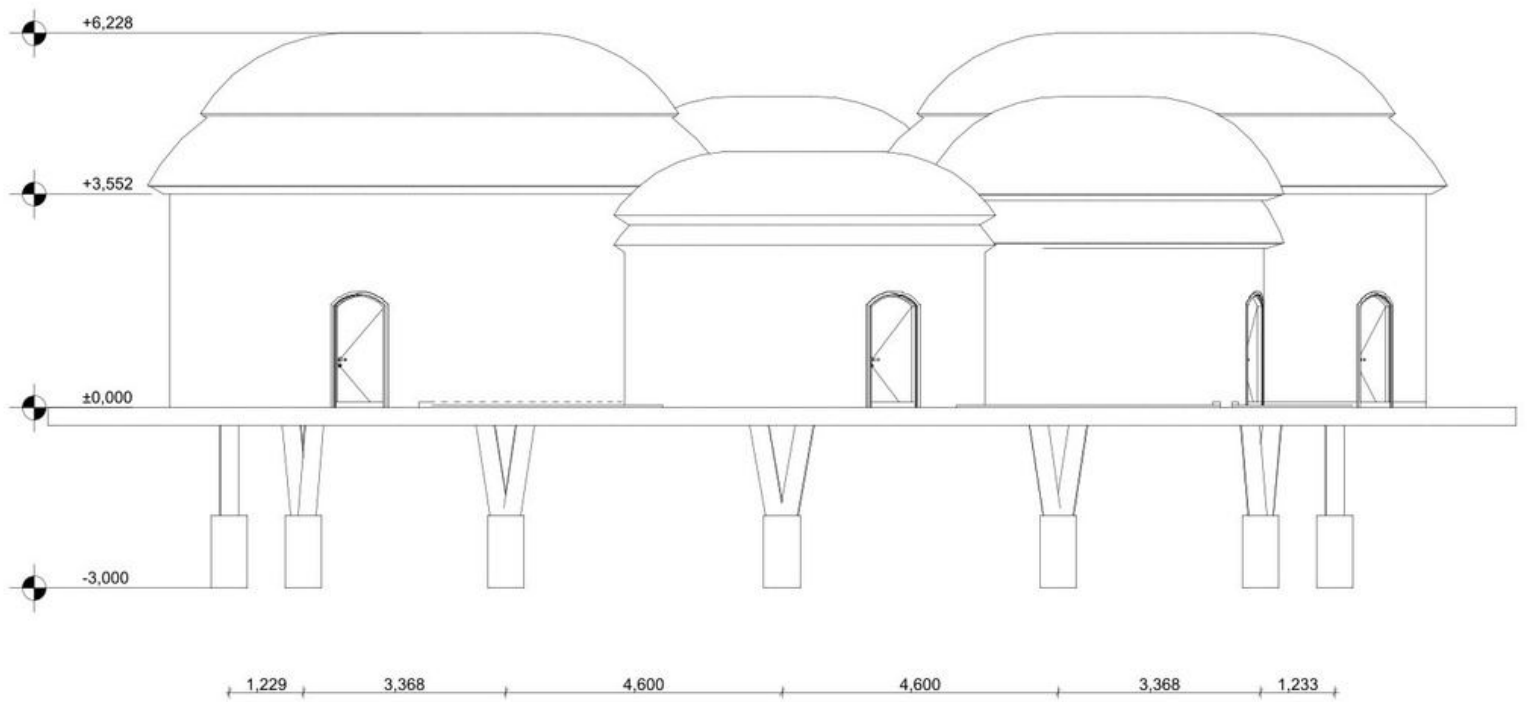


1 UNDER GROUND
1:100

GROUND FLOOR HOT SPRING PLAN

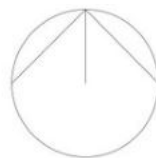


HOT SPRING NORTH ELEVATION

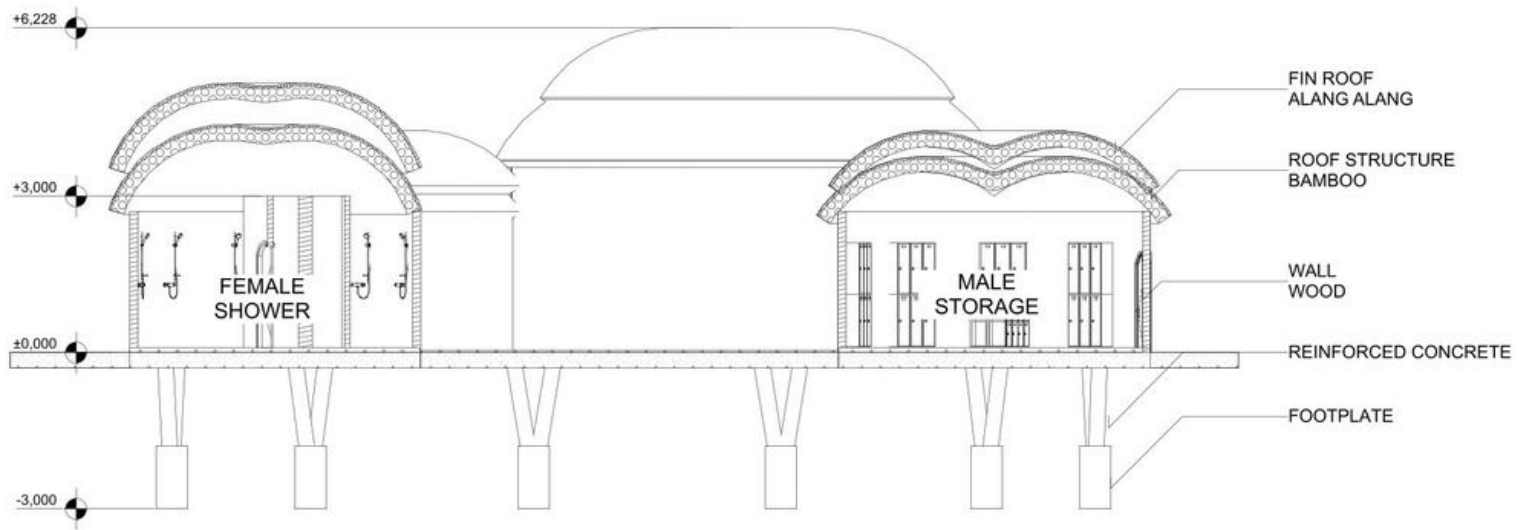


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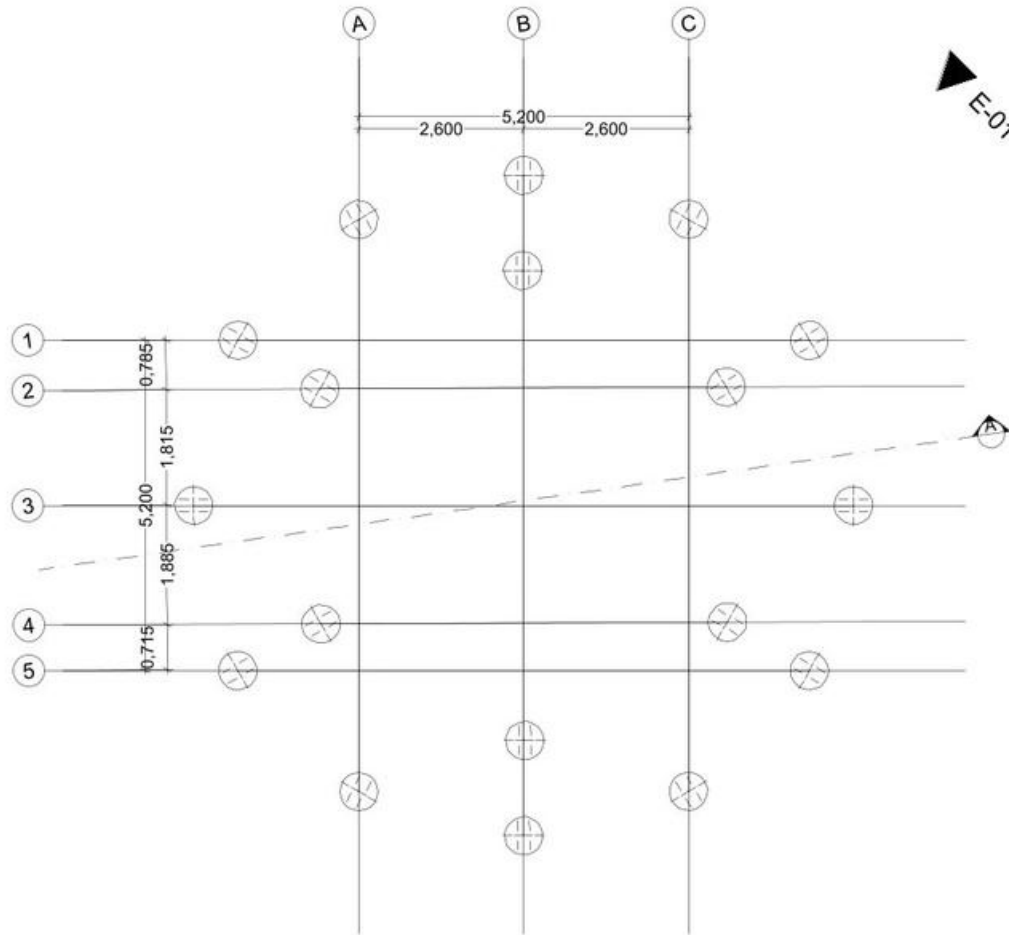
Elevation
1:100



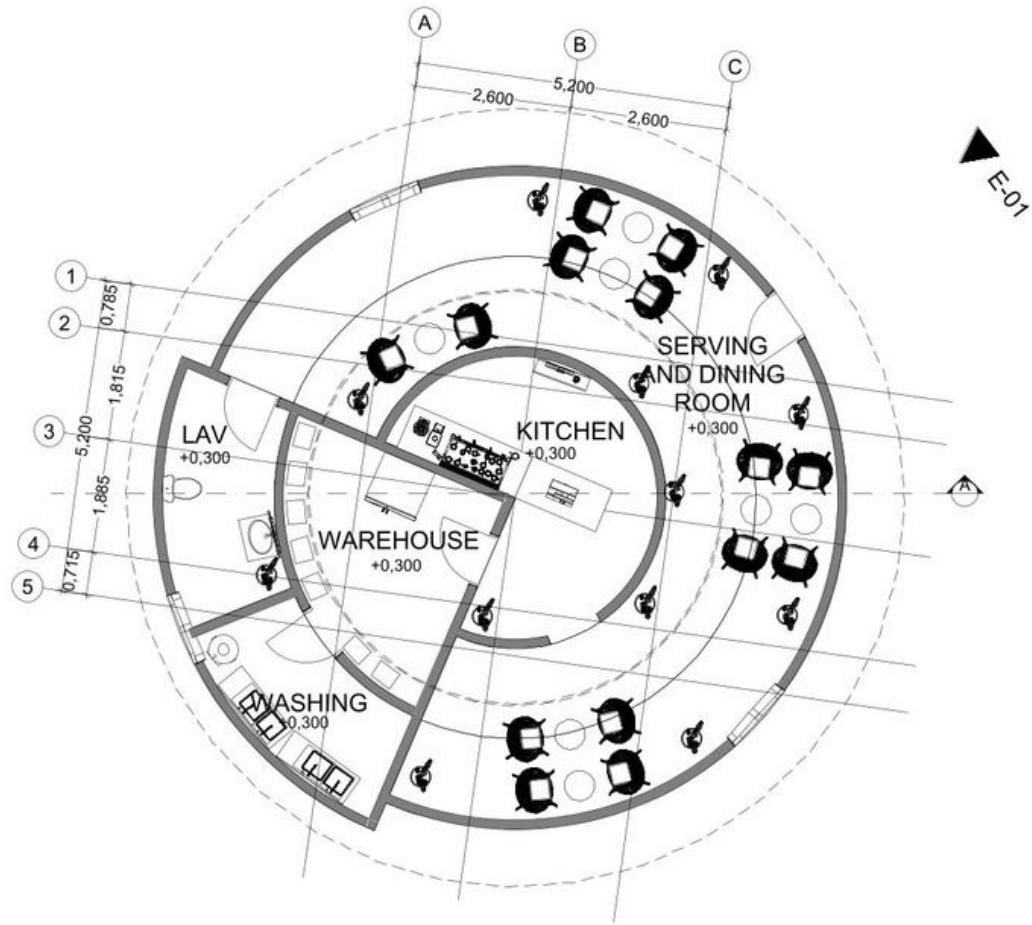
HOT SPRING AA SECTION



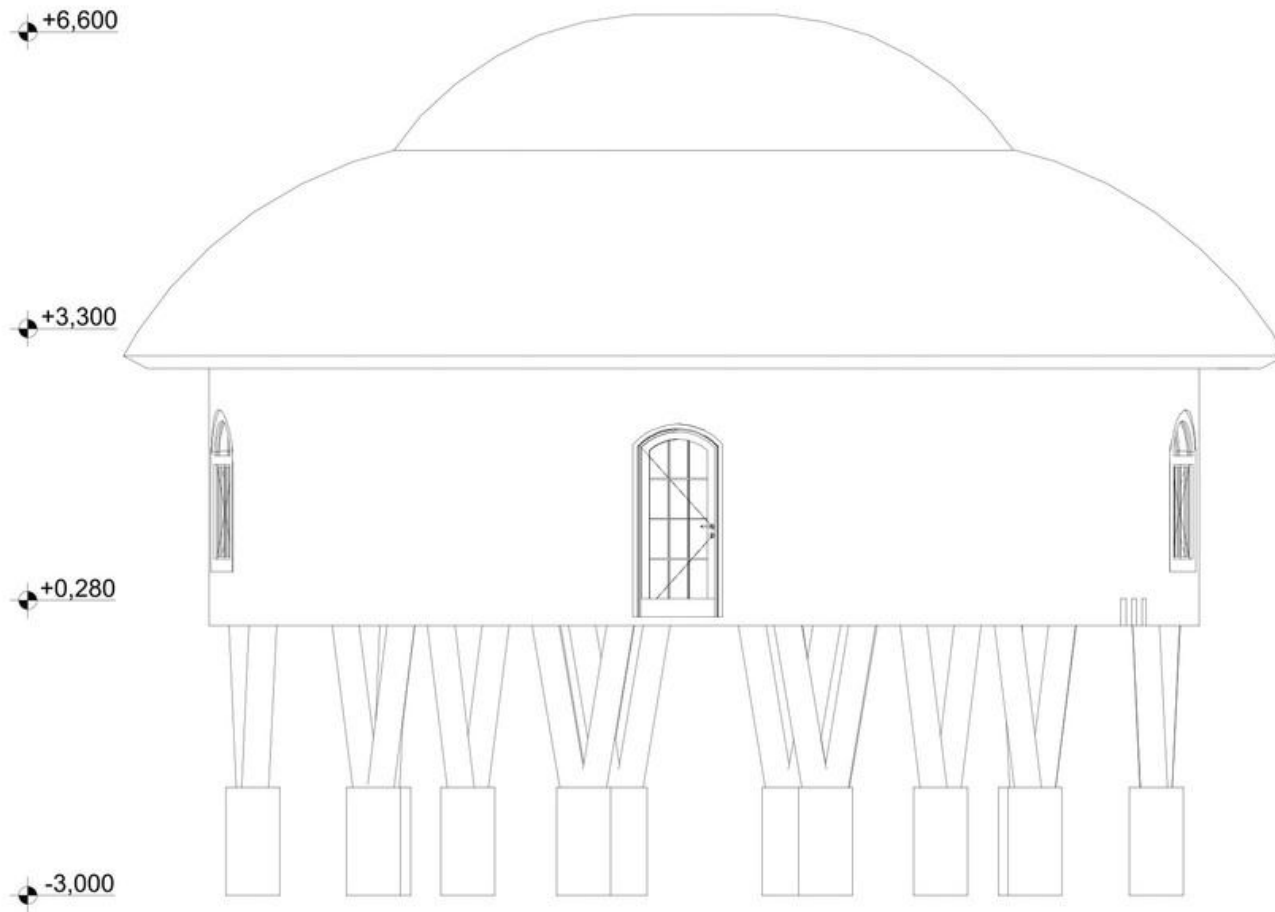
UNDER GROUND CAFE PLAN



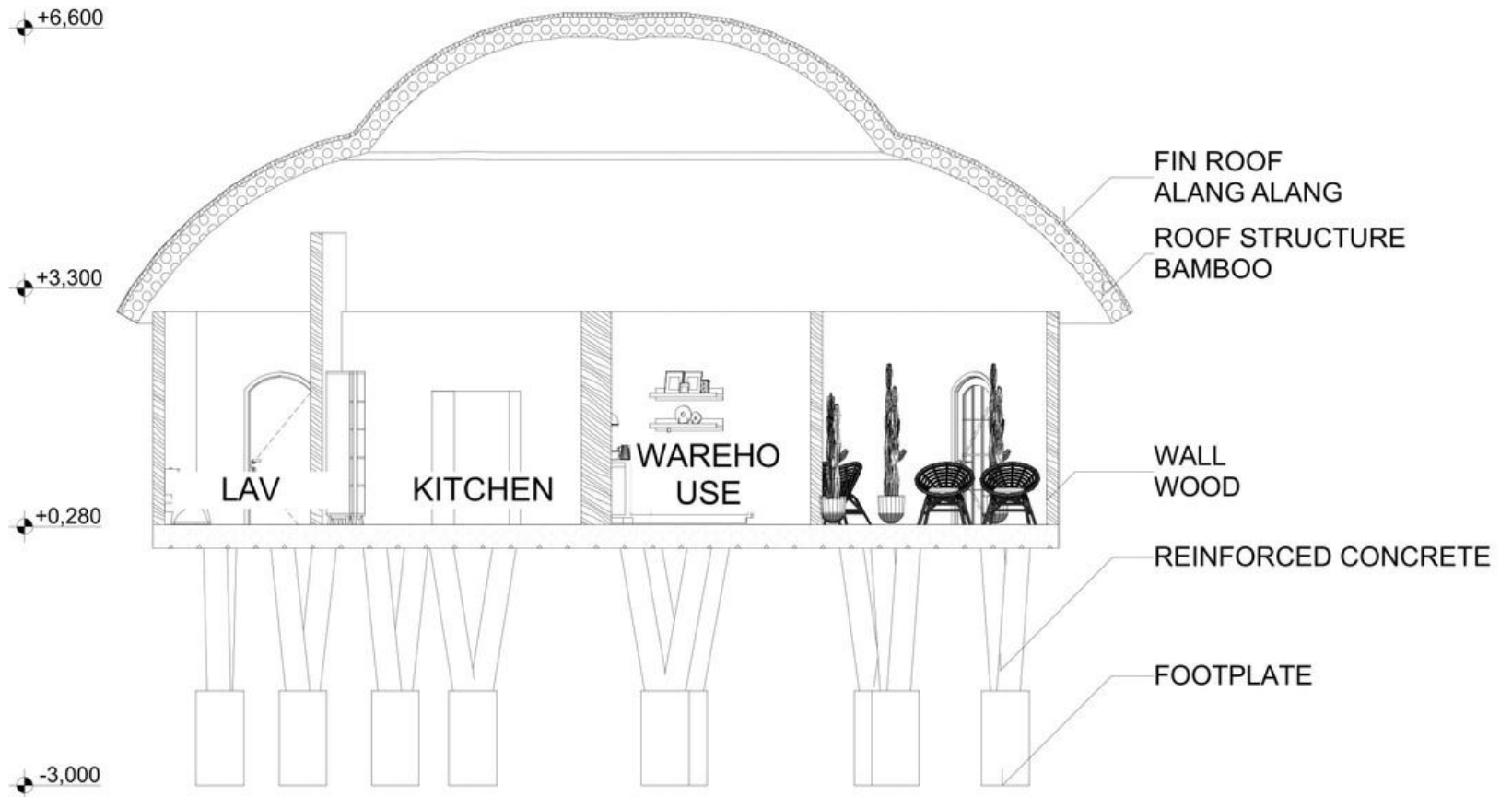
GROUND FLOOR CAFE PLAN



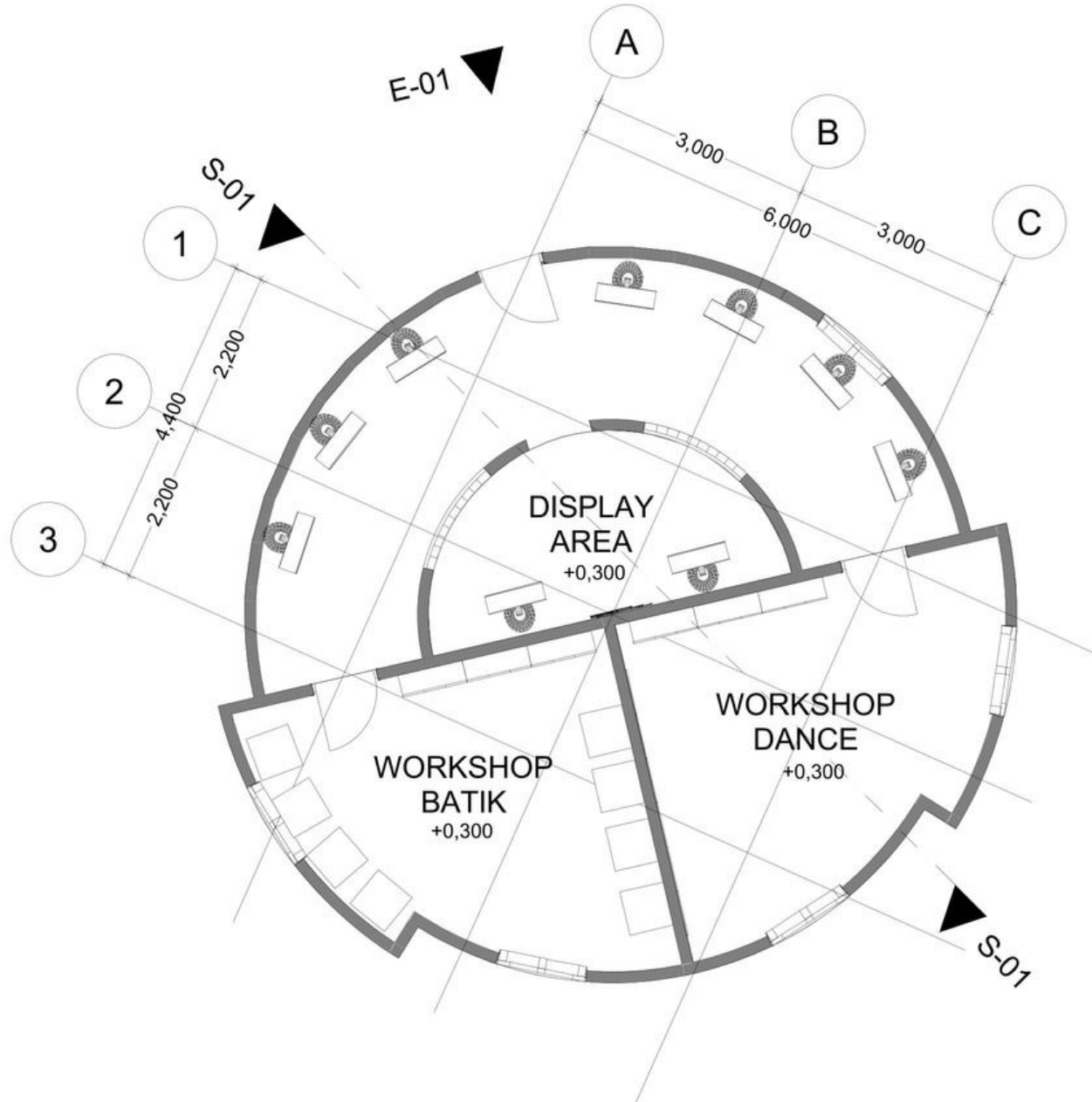
CAFE EAST ELEVATION



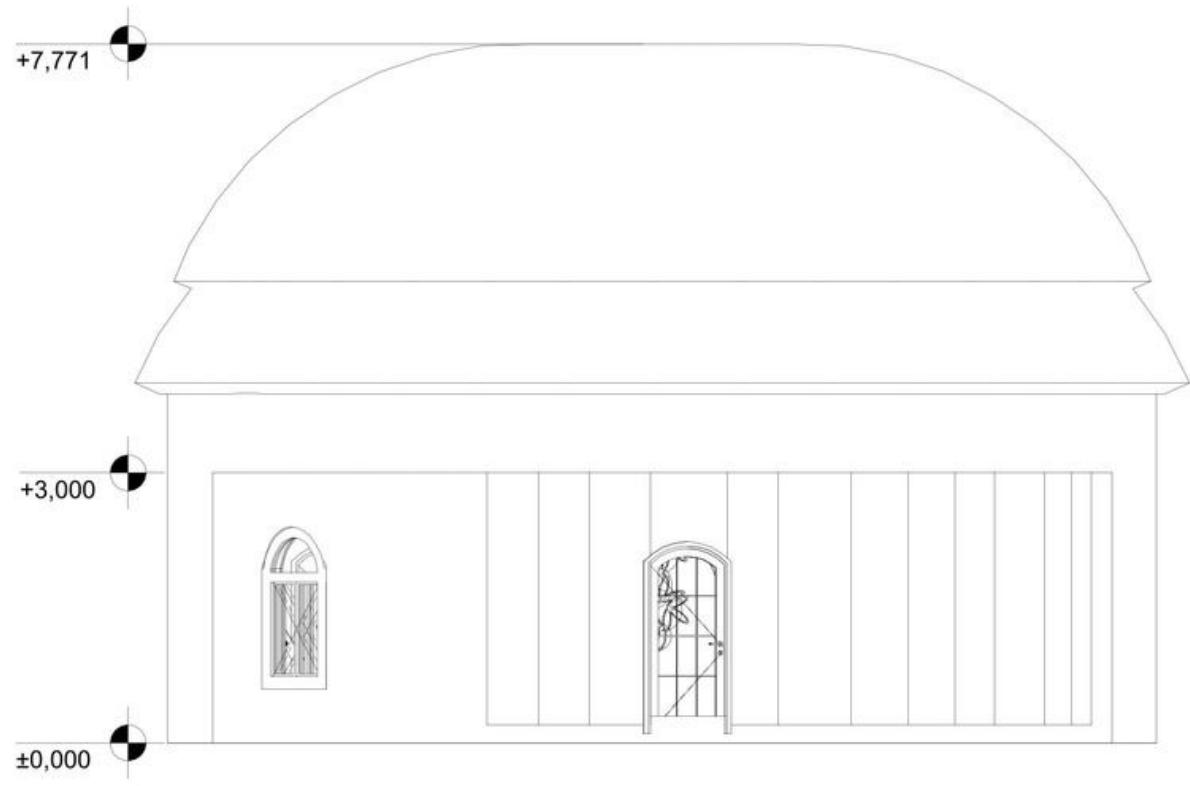
CAFE AA SECTION



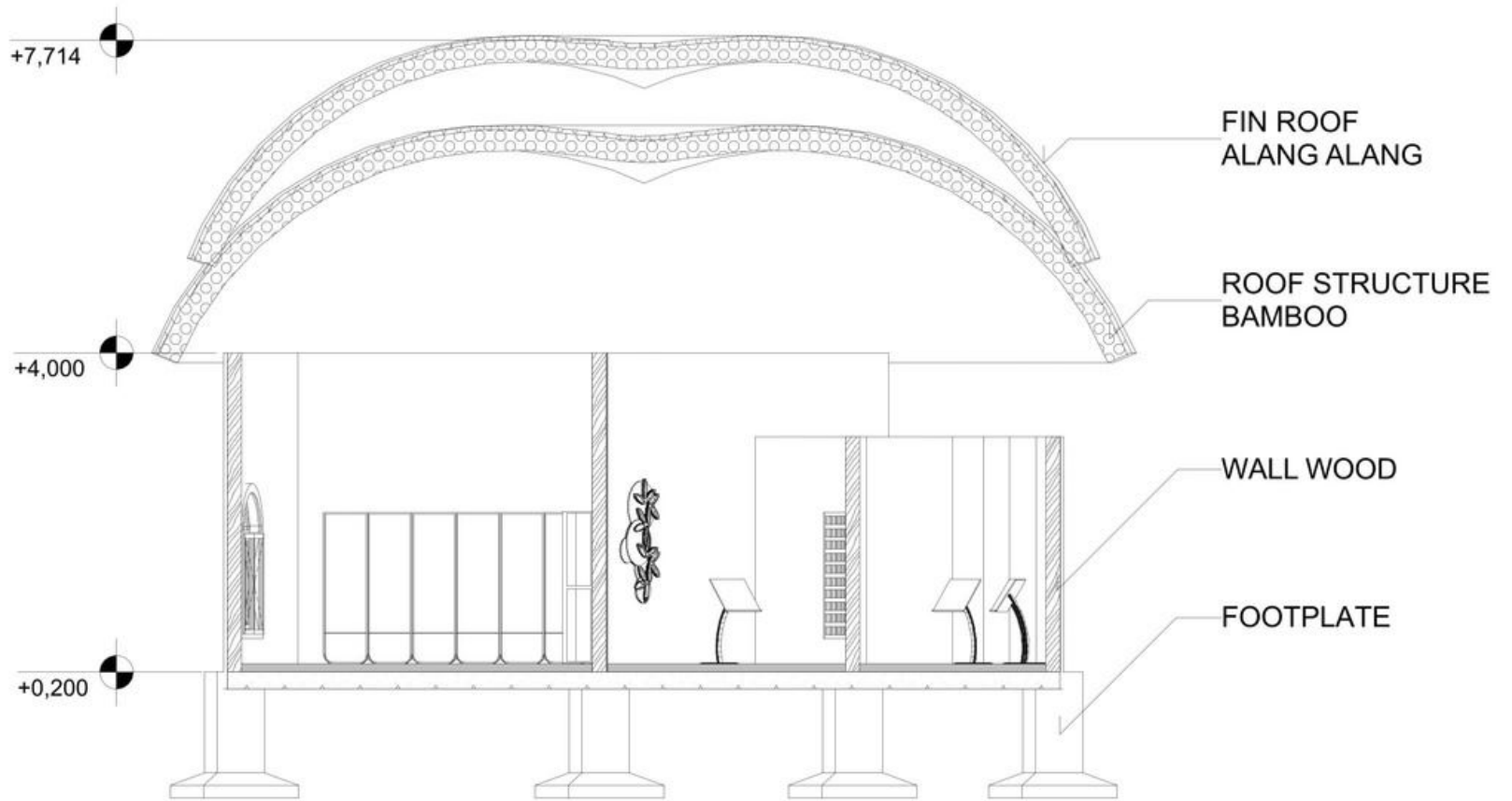
GROUND FLOOR ENTERTAINMENT AREA PLAN



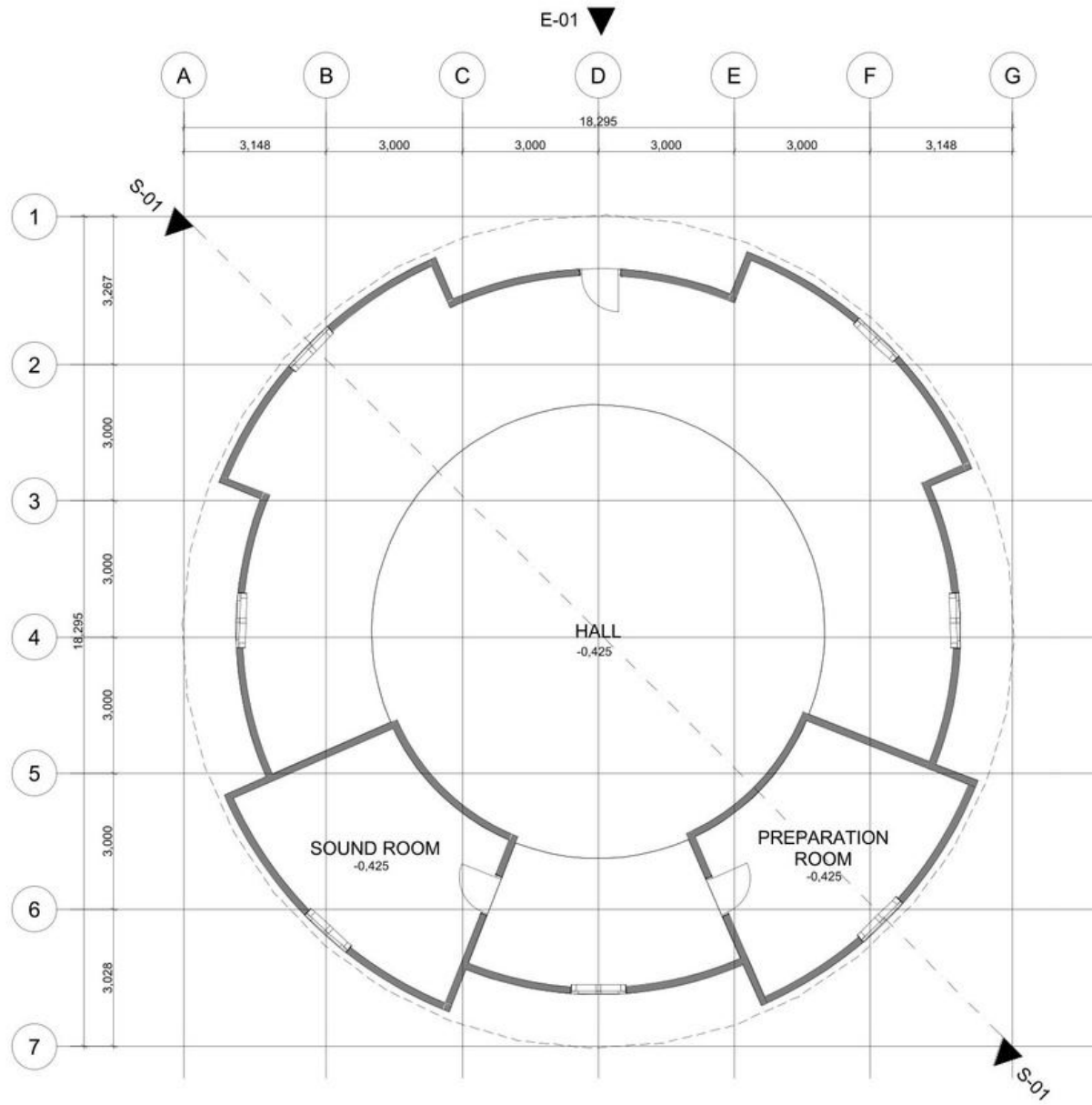
ENTERTAINMENT AREA SOUTH ELEVATION



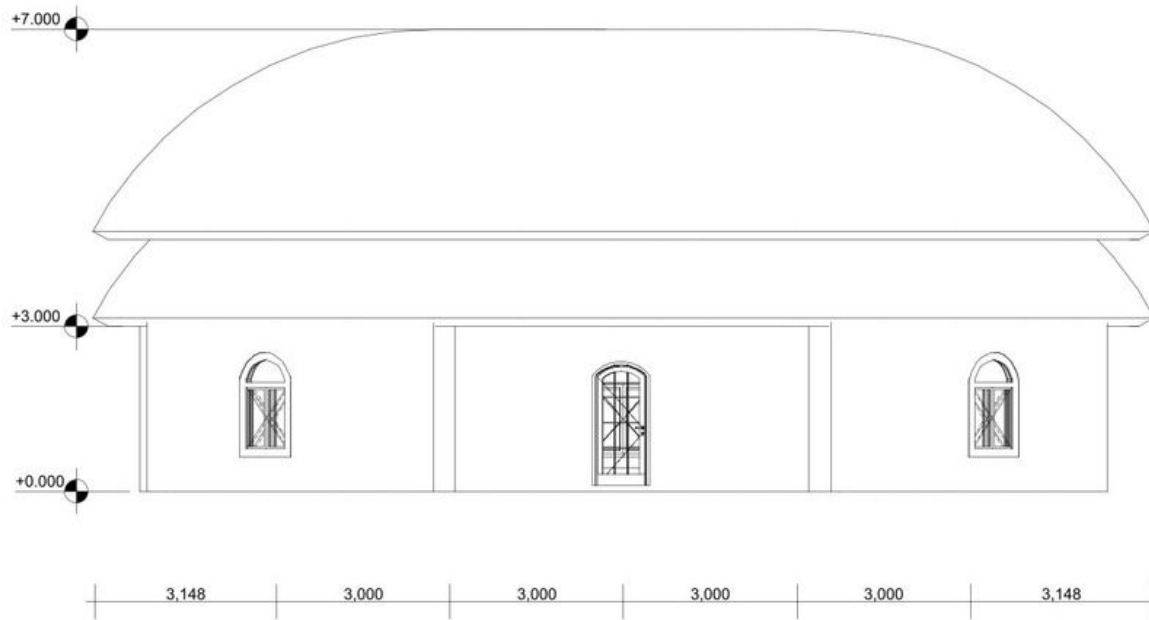
ENTERTAINMENT AREA AA SECTION



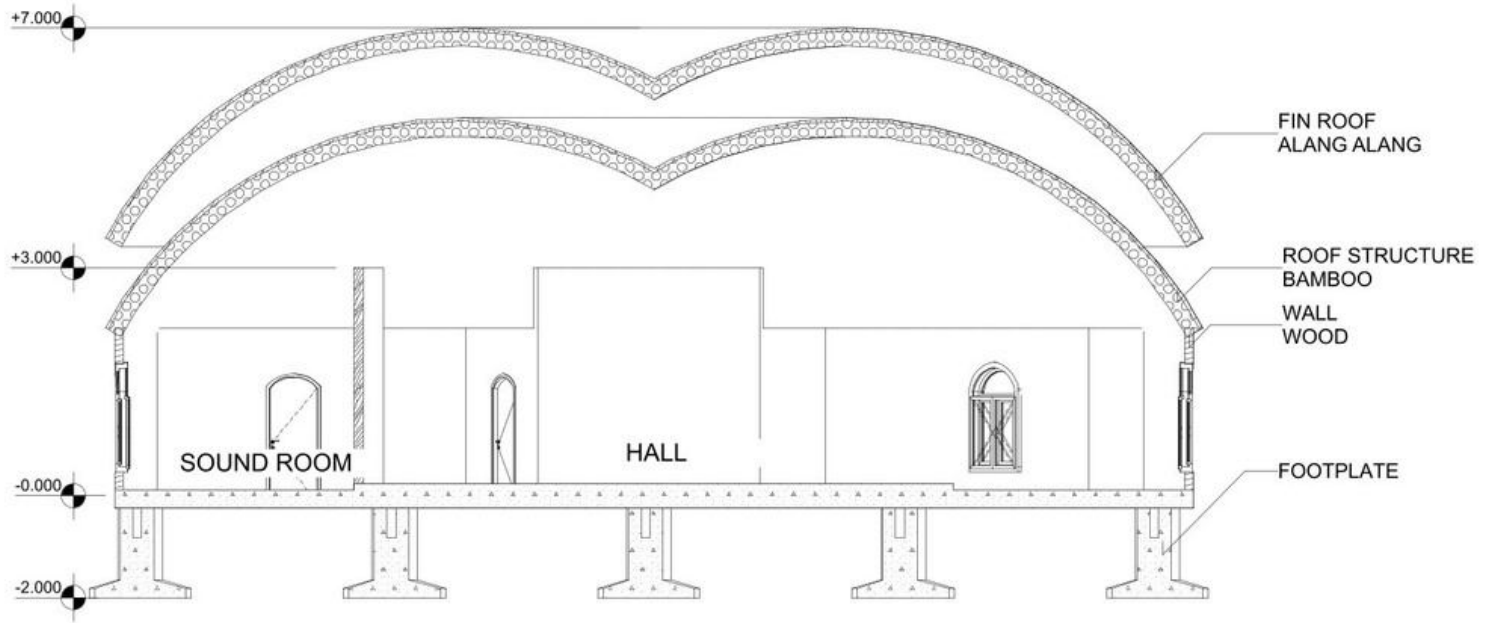
GROUND FLOOR MINI HALL PLA



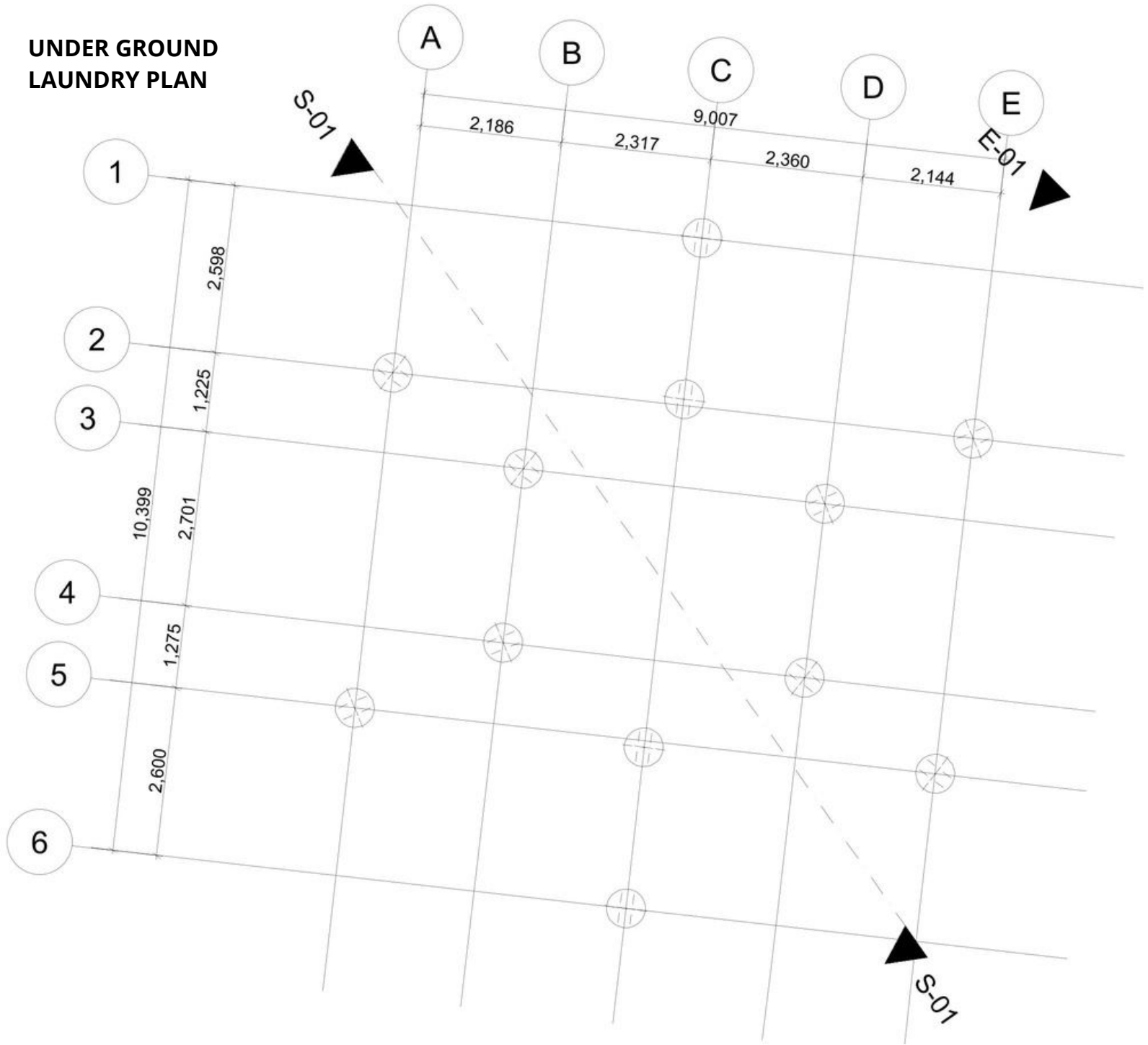
MINI HALL SOUTH ELEVATION



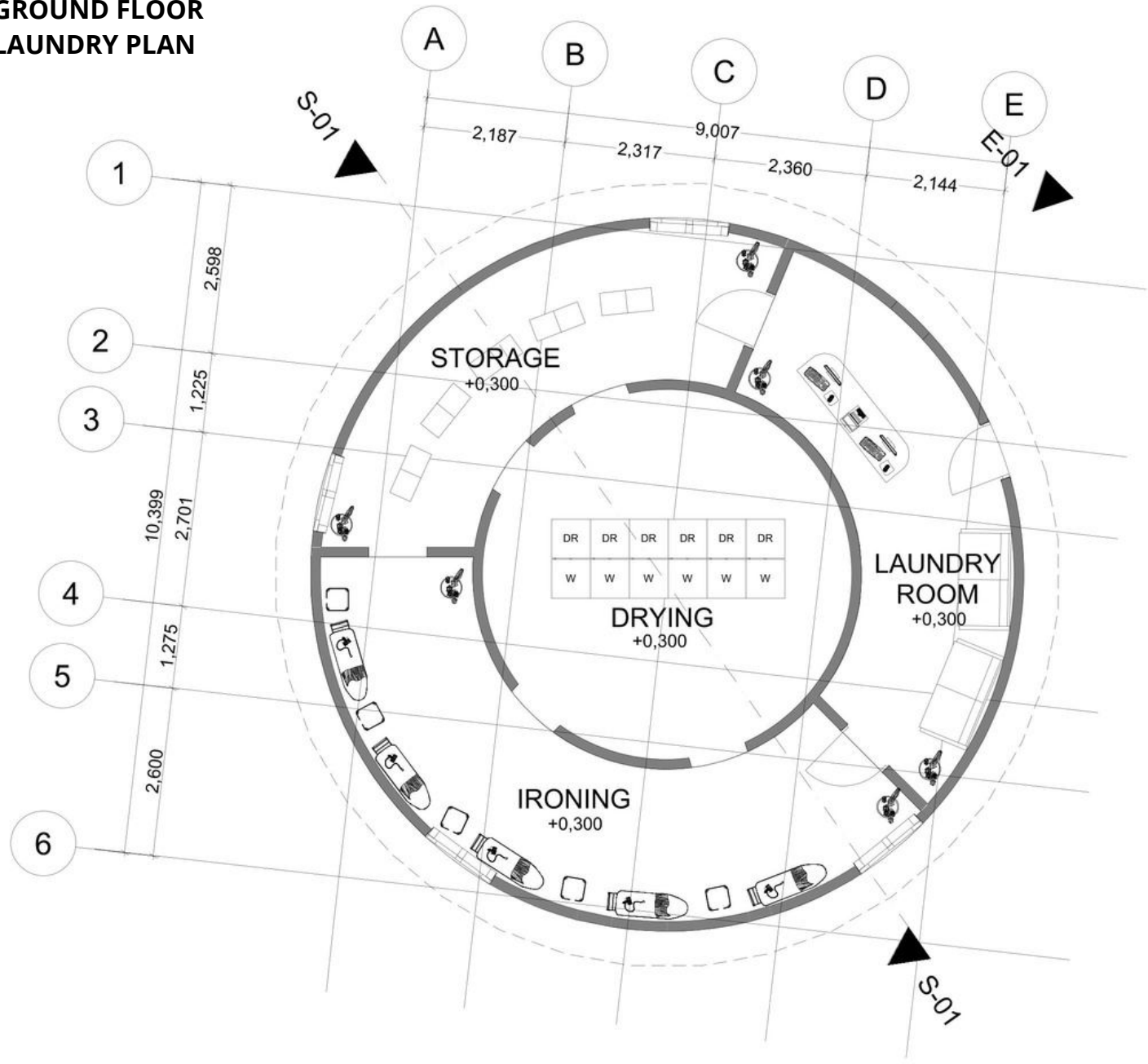
MINI HALL AA SECTION



**UNDER GROUND
LAUNDRY PLAN**

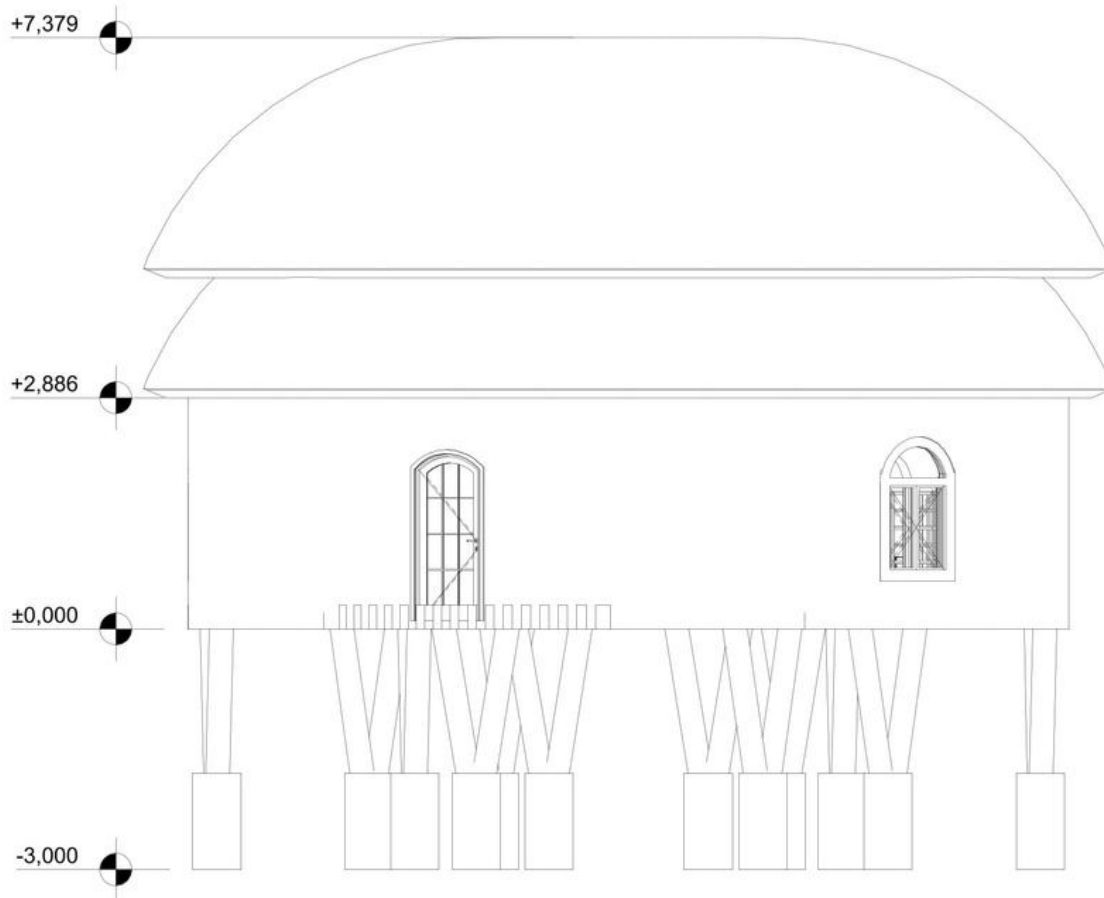


**GROUND FLOOR
LAUNDRY PLAN**



1 Ground Floor
1:50

LAUNDRY WEST ELEVATION



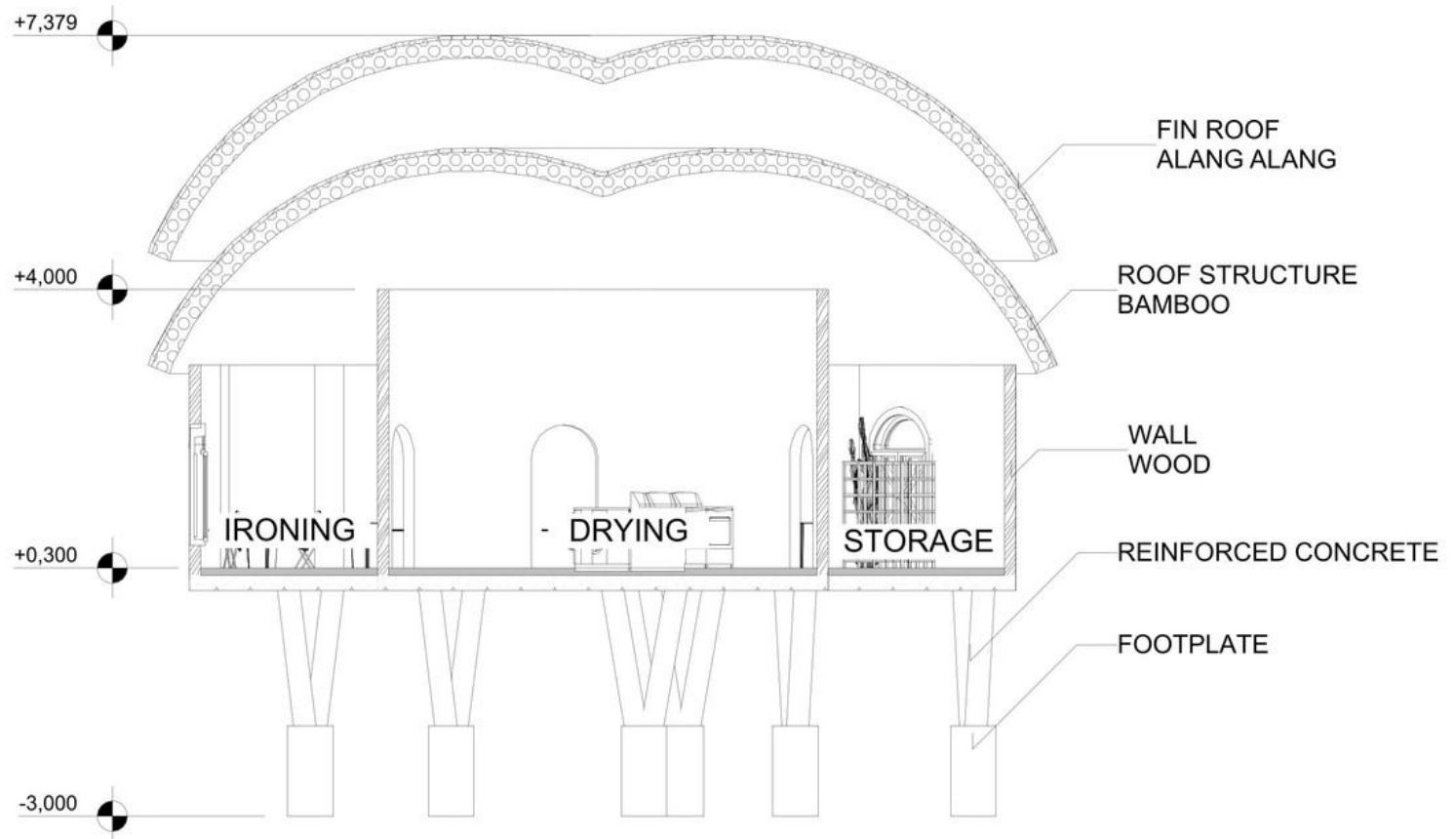
1

Elevation

1:50

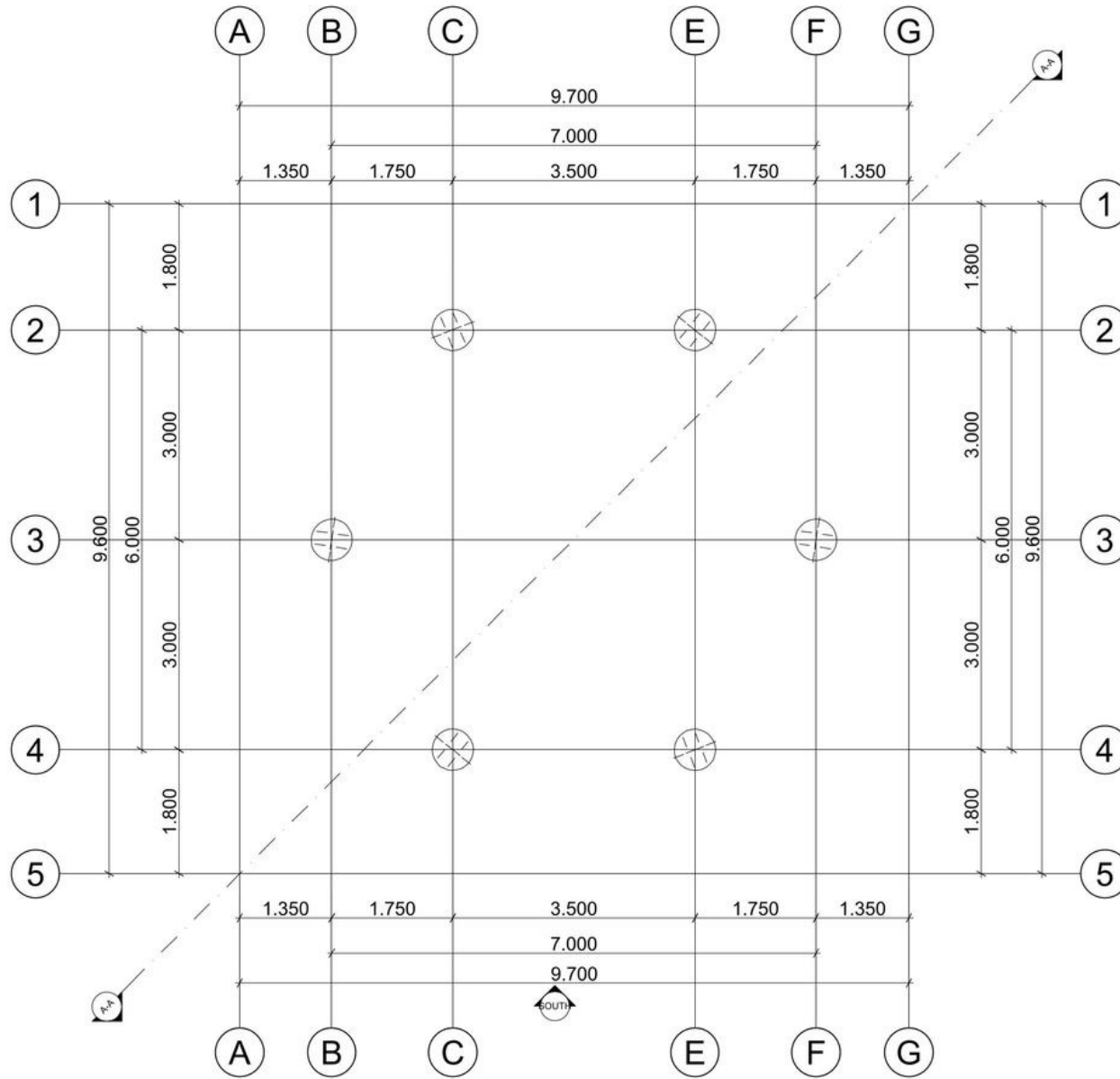


LAUNDRY AA SECTION



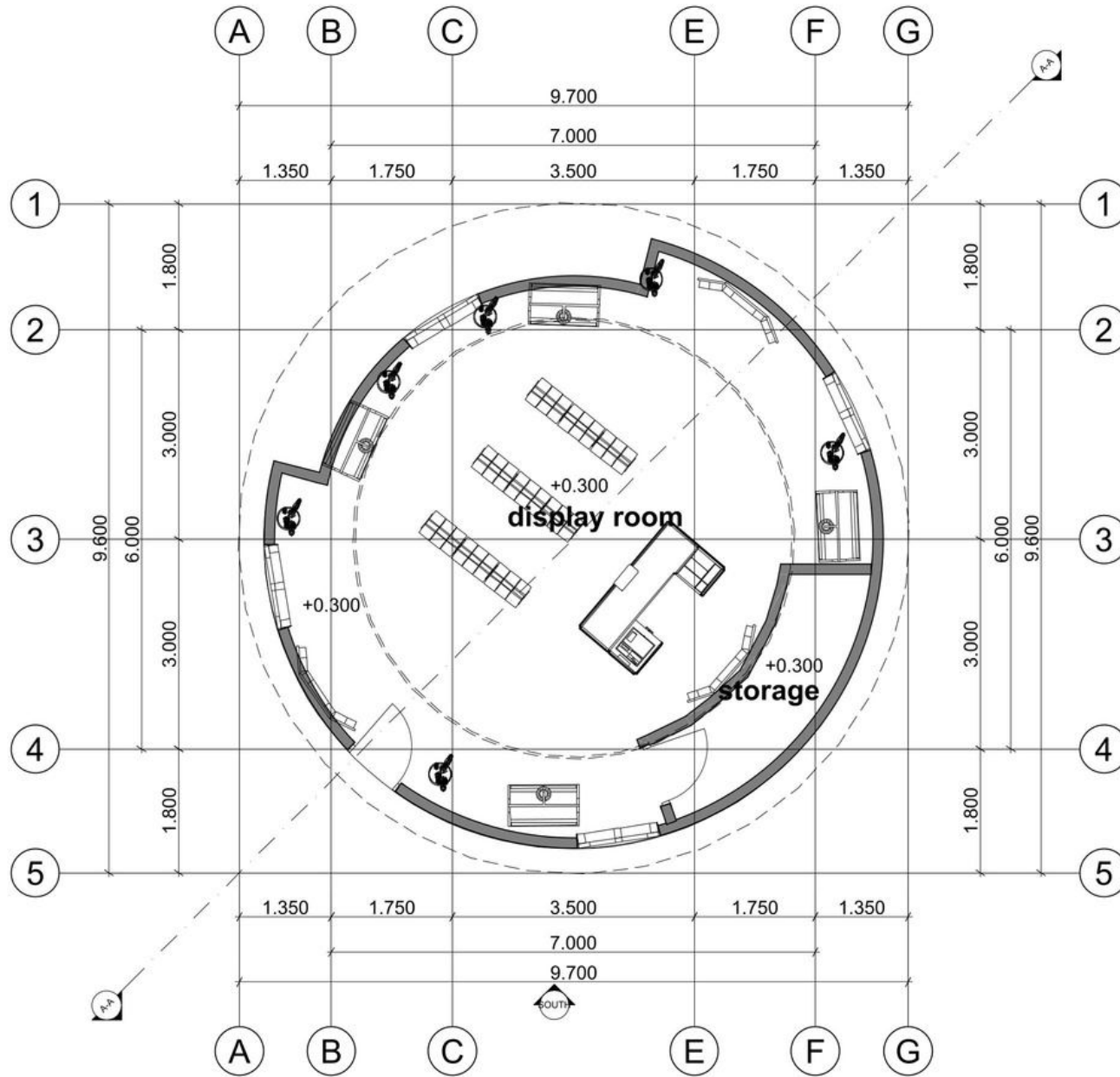
1 Building Section
1:50

UNDER GROUND SOUVENIR PLAN PLAN



1 Under Ground Plan
1:50

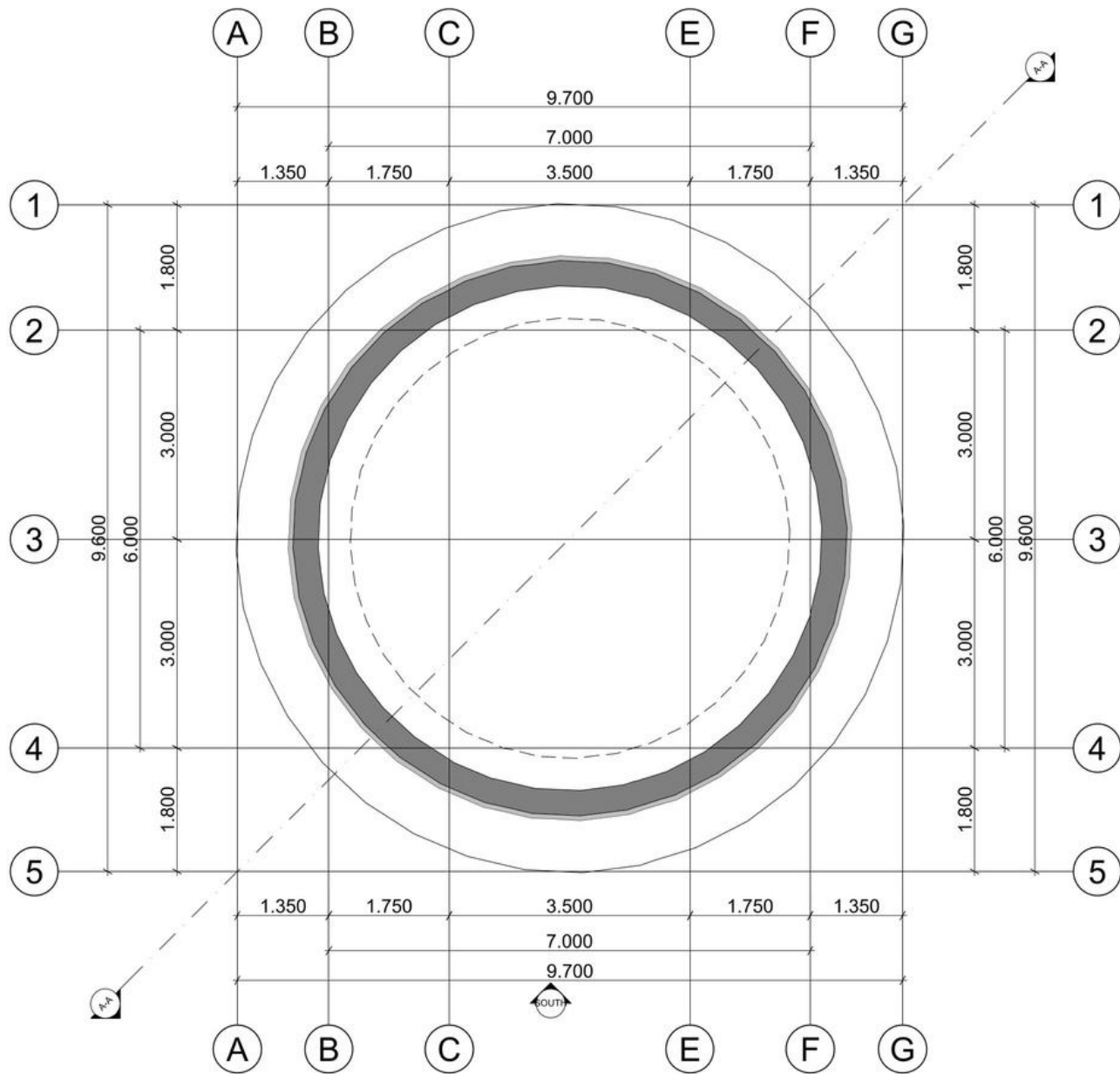
GROUND FLOOR SOUVENIR SHOP PLAN



1 Ground Floor Plan
1:50



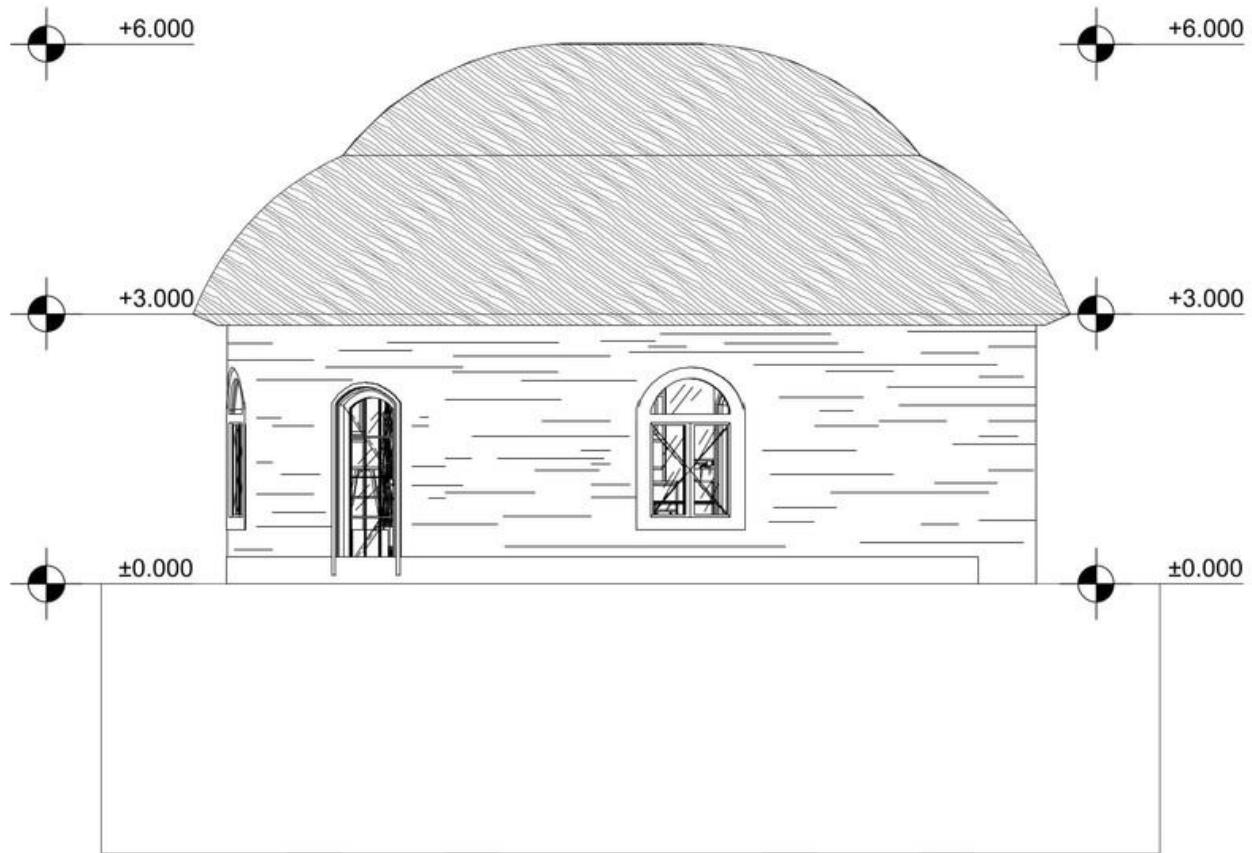
ROOF SOUVENIR SHOP PLAN



1 Roof Plan
1:50



SOUVENIR SHOP NORTH ELEVATION



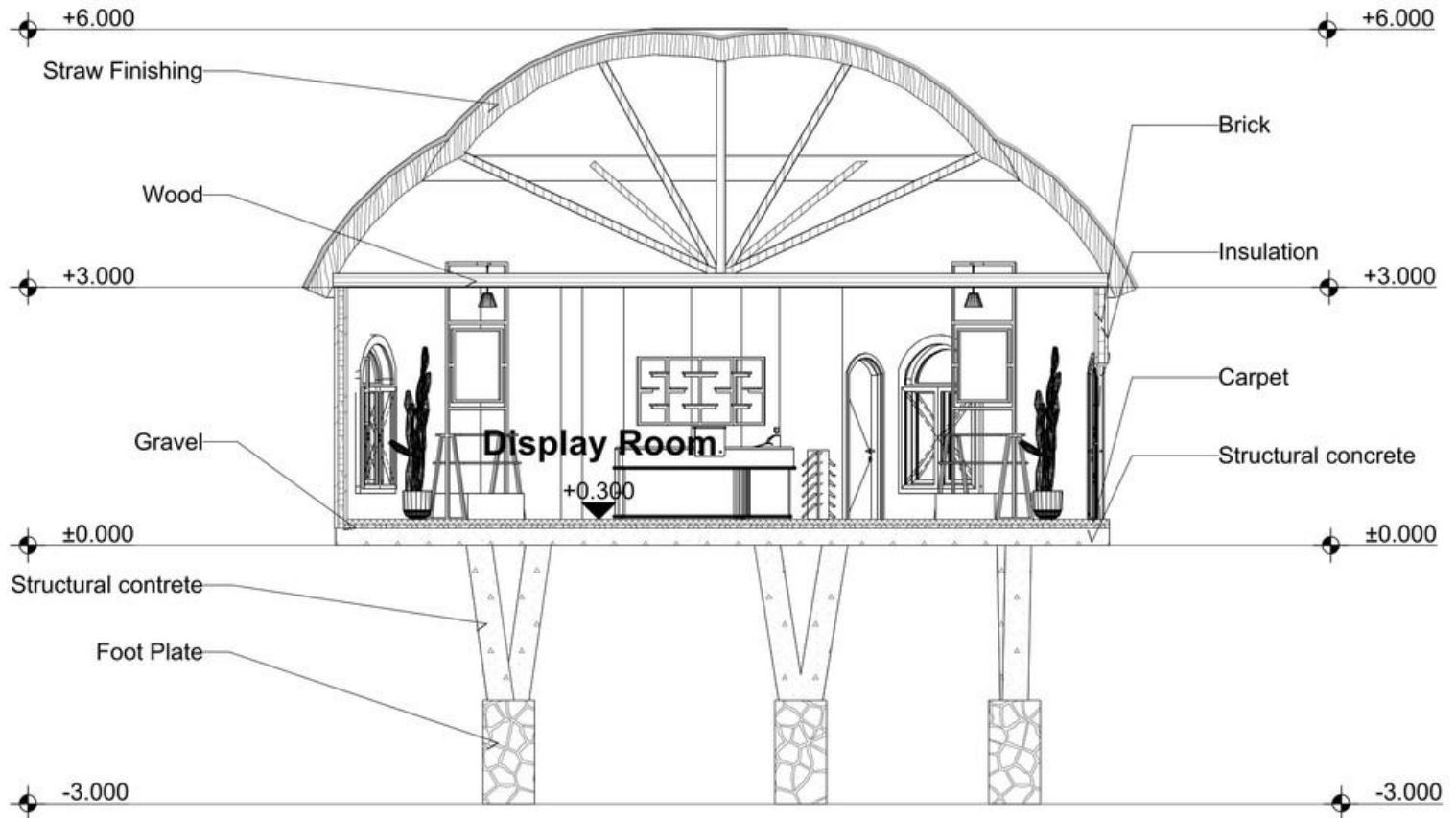
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South Elevation Plan

1:50



SOUVENIR SHOP AA SECTION



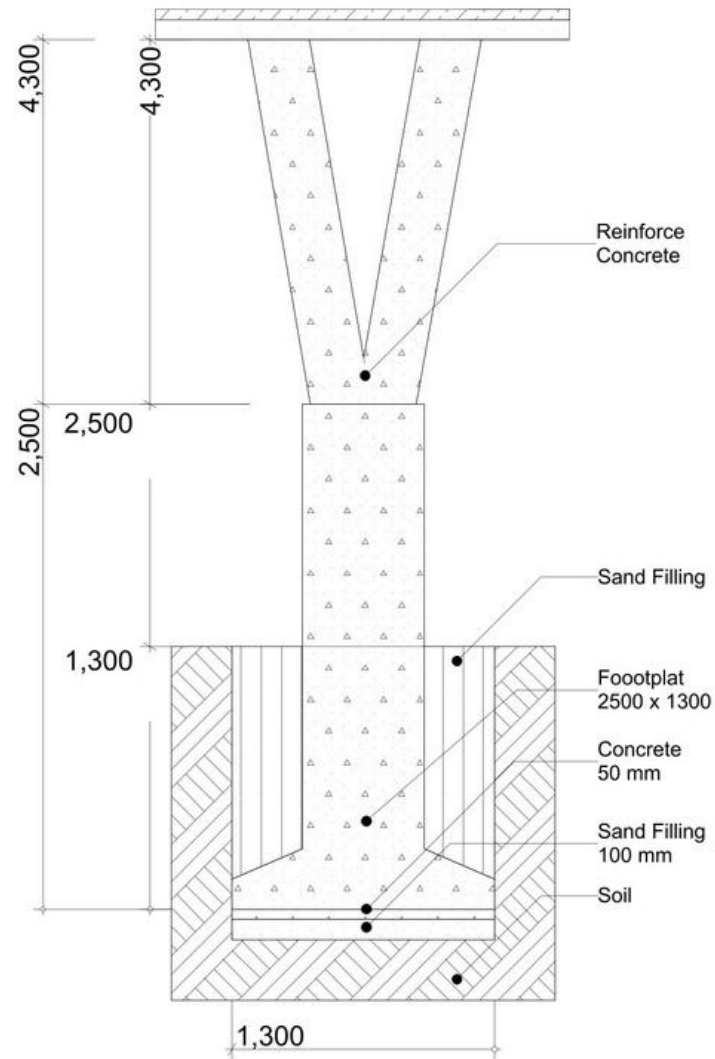
1

A-A Section
1:50



4.3 SCHEMATIC ARCHITECTURAL DETAIL

DETAIL RESORT FOUNDATION



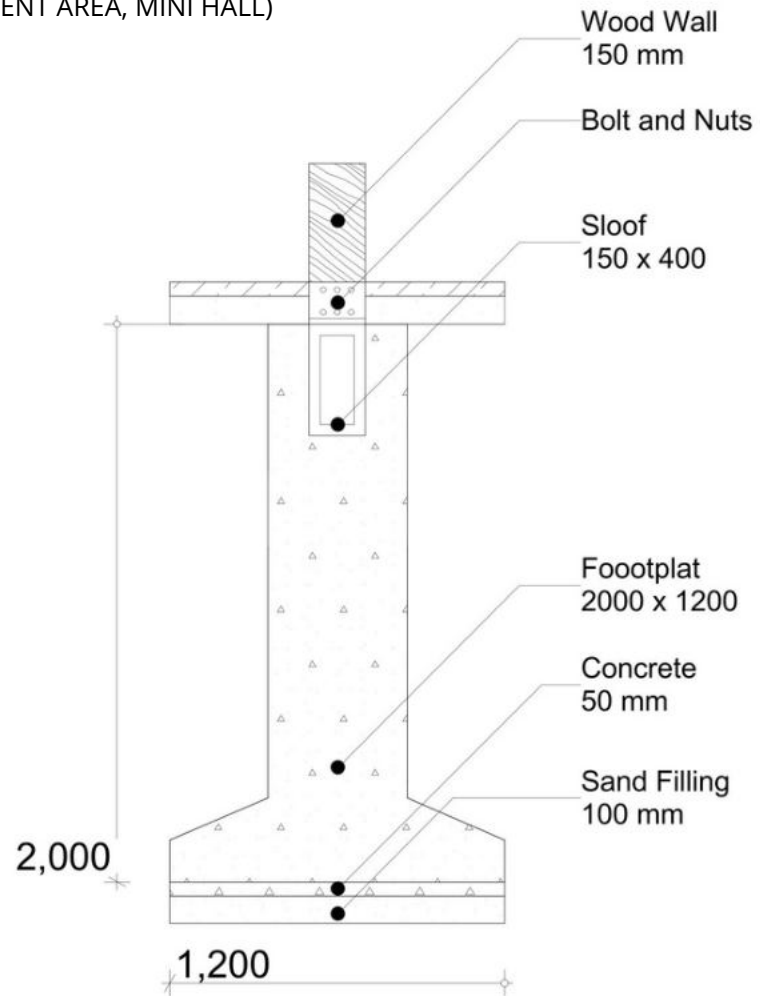
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DETAIL FOOTPLAT
RESORT
1:25



DETAIL FOOTPLAT FOUNDATION

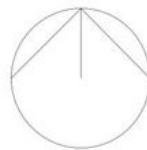
(RESTAURANT, ENTERTAINMENT AREA, MINI HALL)



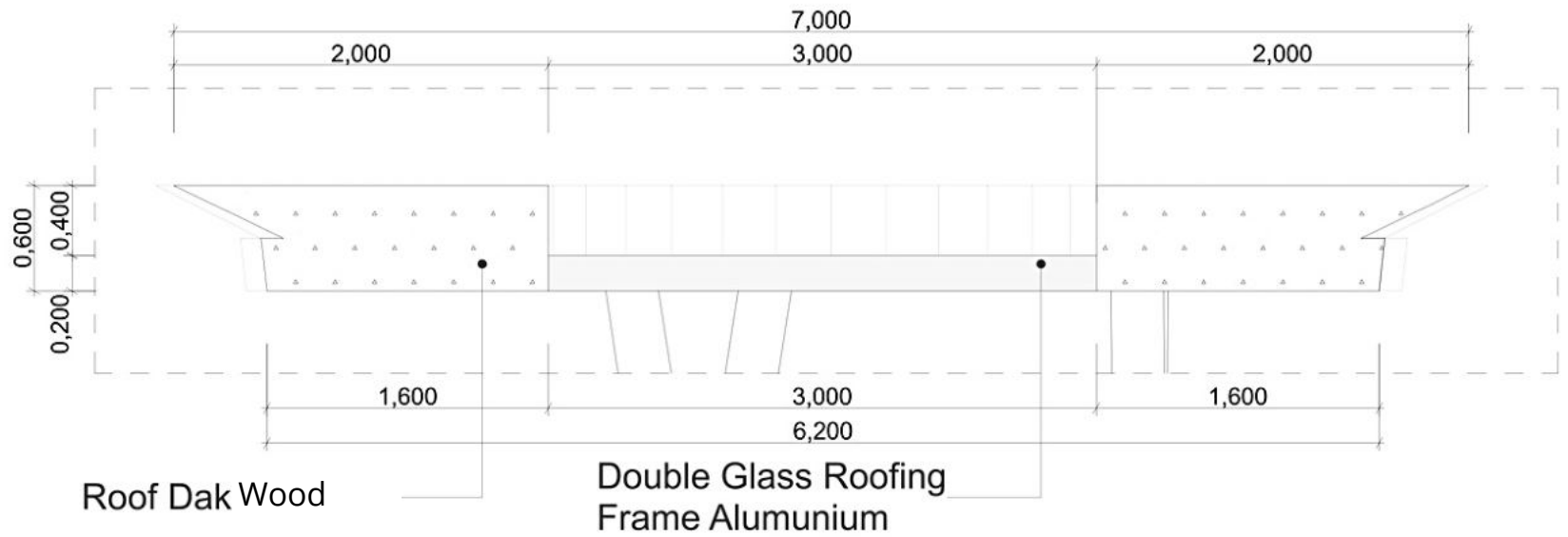
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DETAIL FOOTPLAT

1:15



DETAIL RESORT ROOF

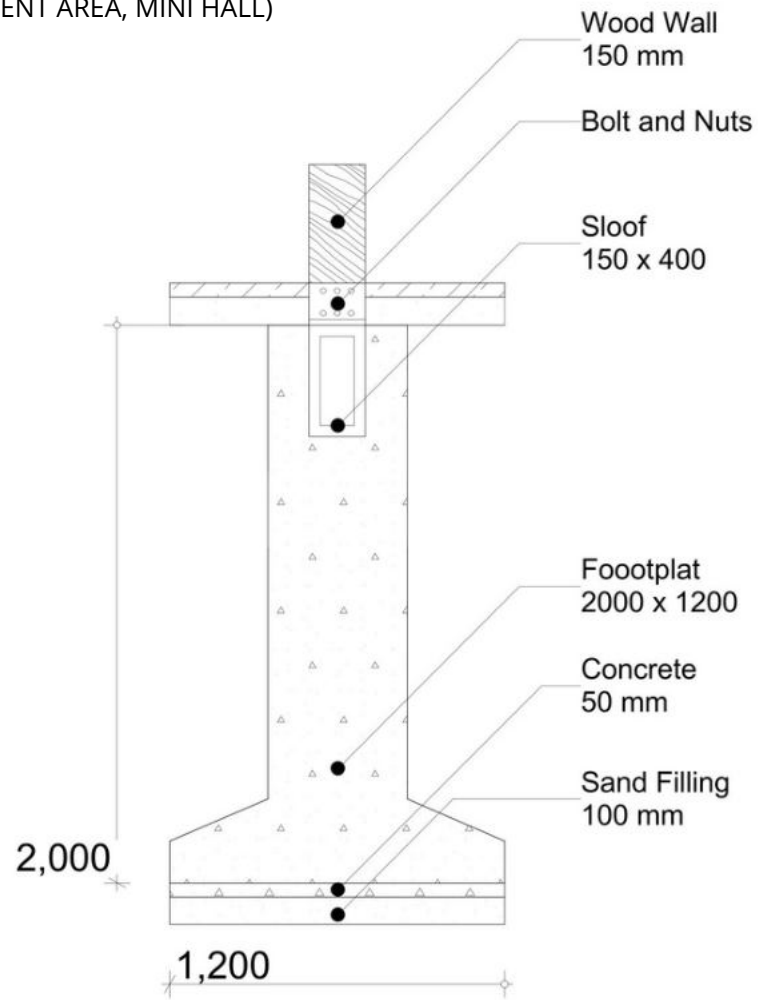


DETAIL ROOF DAK
1:20



DETAIL FOOTPLAT FOUNDATION

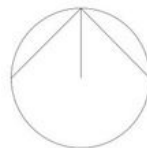
(RESTAURANT, ENTERTAINMENT AREA, MINI HALL)



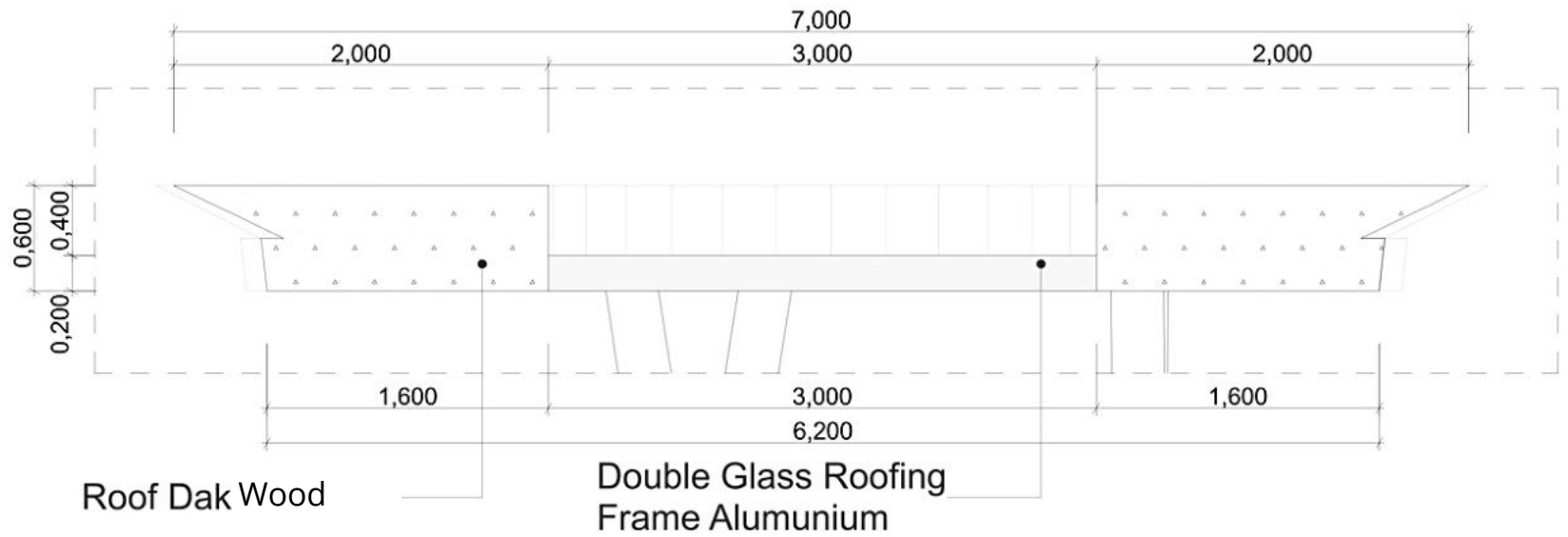
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DETAIL FOOTPLAT

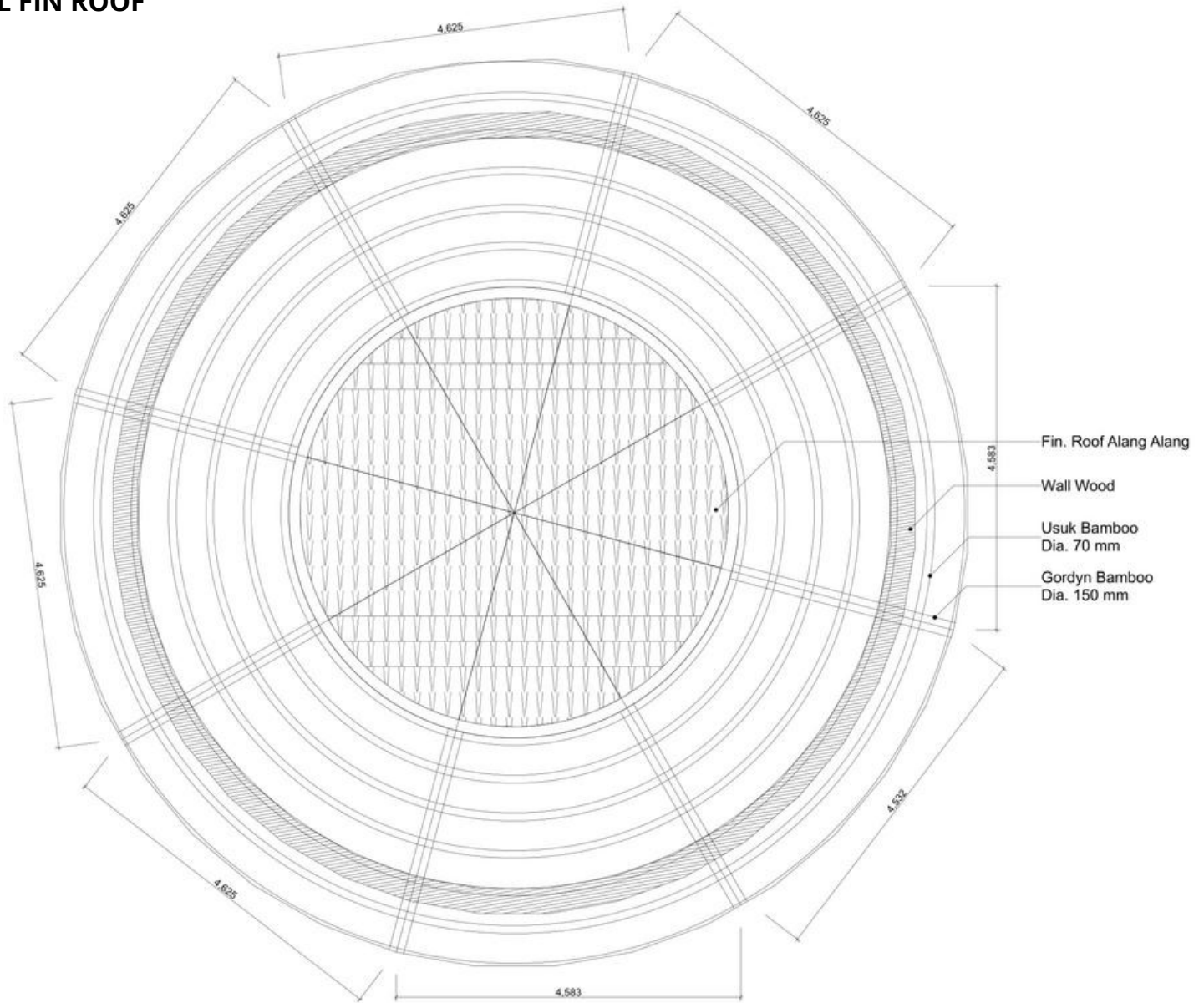
1:15



DETAIL RESORT ROOF



DETAIL FIN ROOF



1

Detail
1:50



PARTIAL PLAN GARDEN TEA AREA



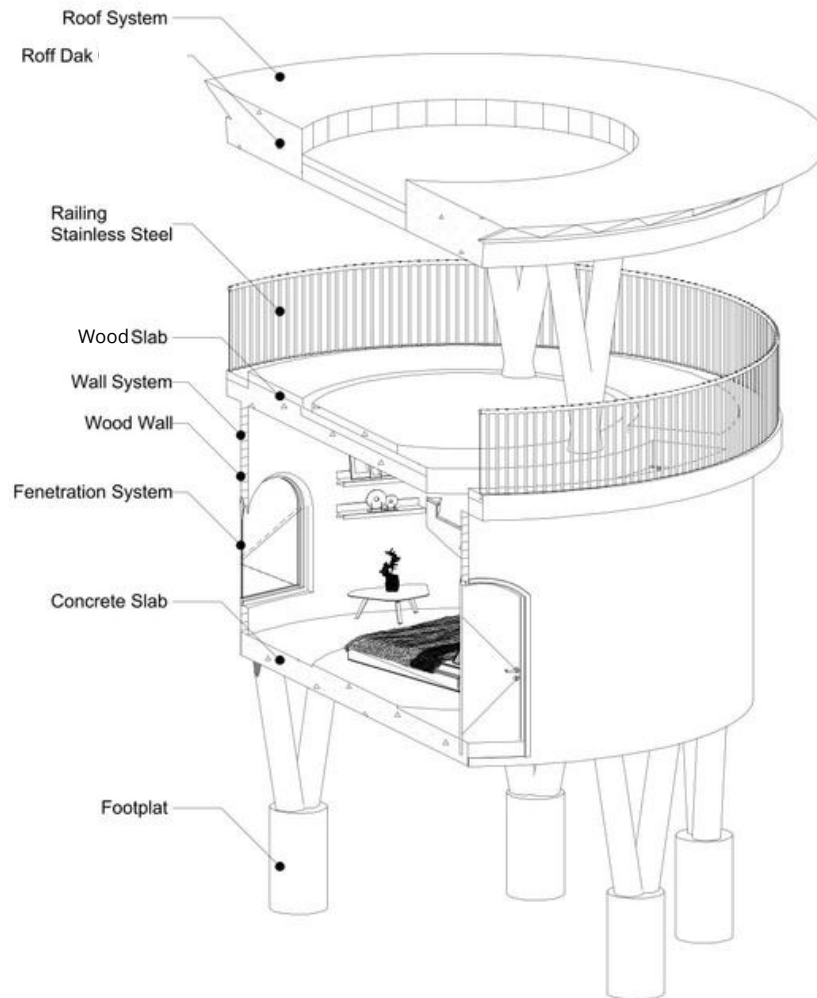
GARDEN TEA

1:250



4.4 BUILDING ENVELOPE DESIGN

BUILDING ENVELOPE DETAIL



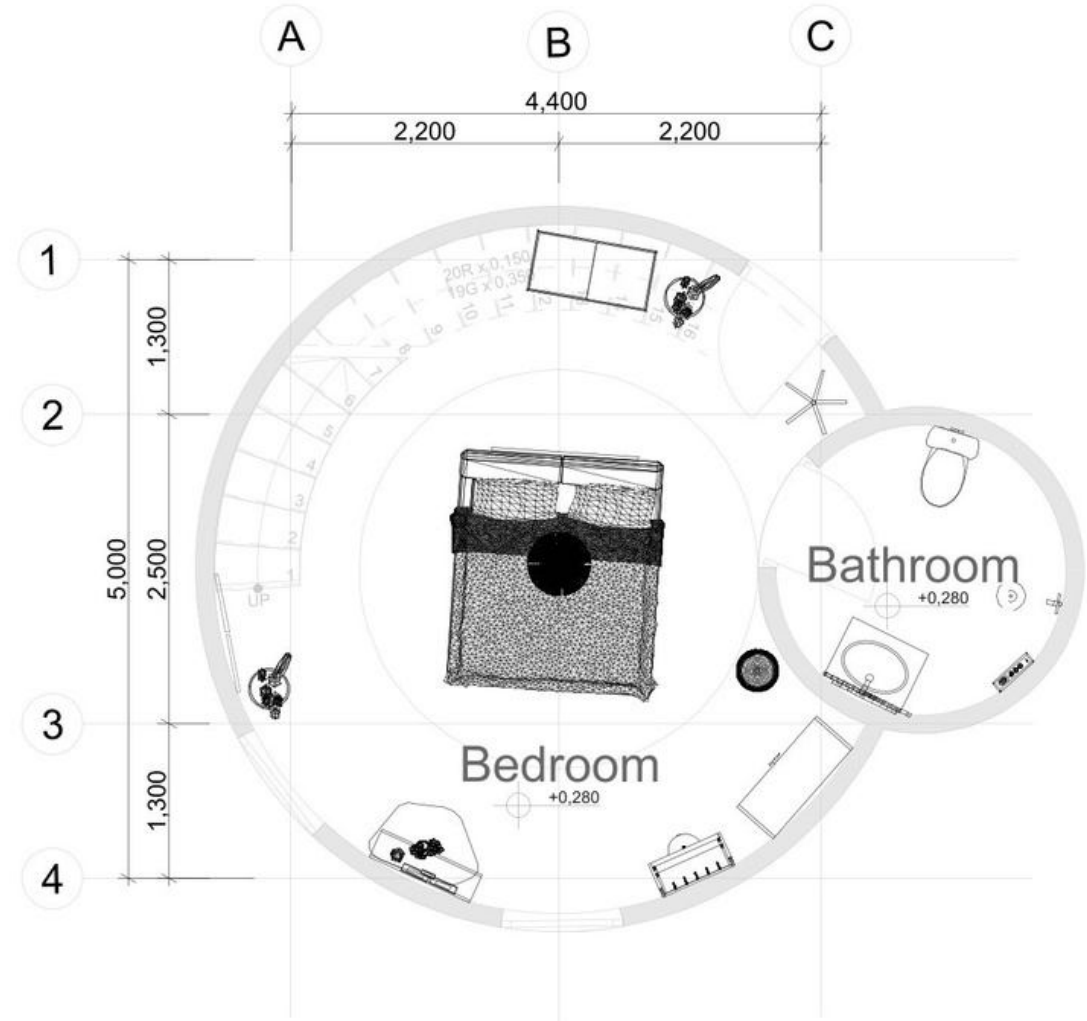
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BUILDING ENVELOPE

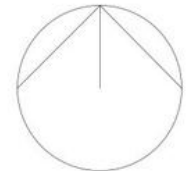
1:50



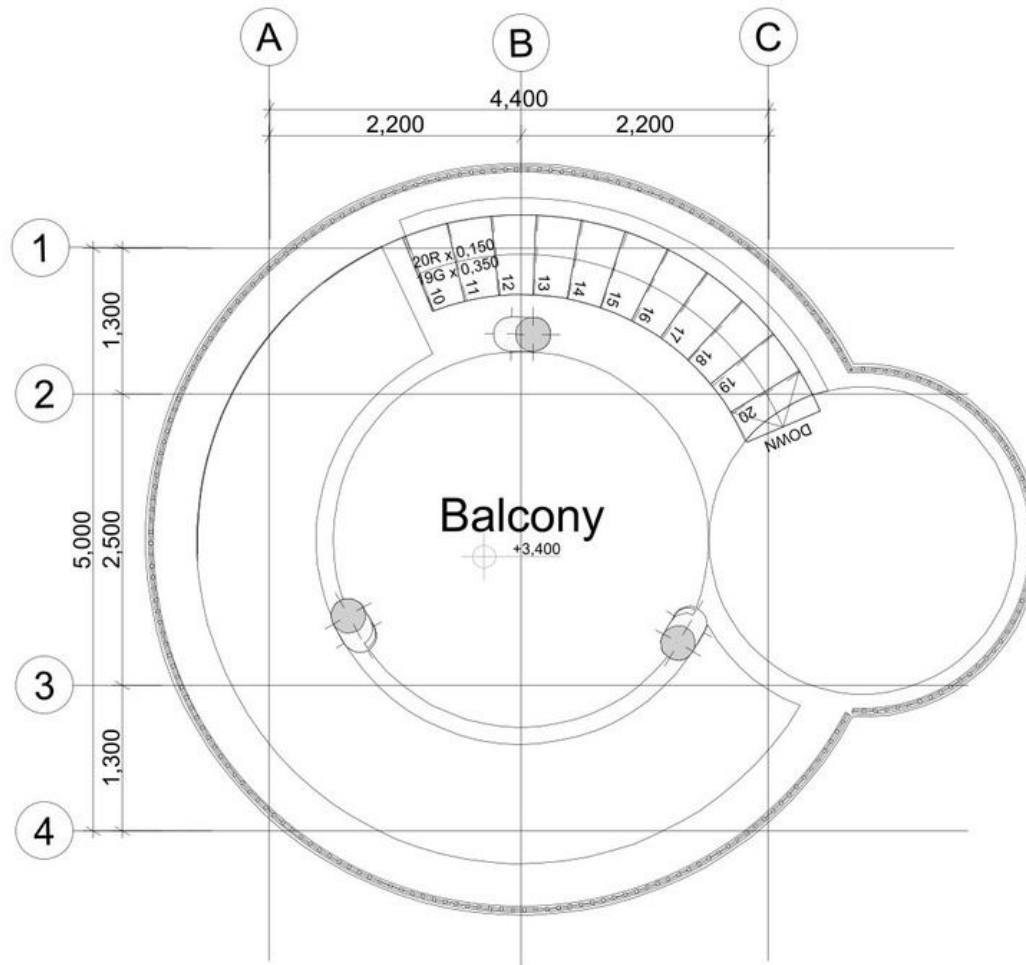
**INTERIOR FINISHING DETAIL
GROUND FLOOR RESORT STANDARD**



1 FURNITURE PLAN GF RESORT
STANDAR
1:50

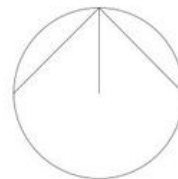


**INTERIOR FINISHING DETAIL
FIRST FLOOR RESORT STANDARD**

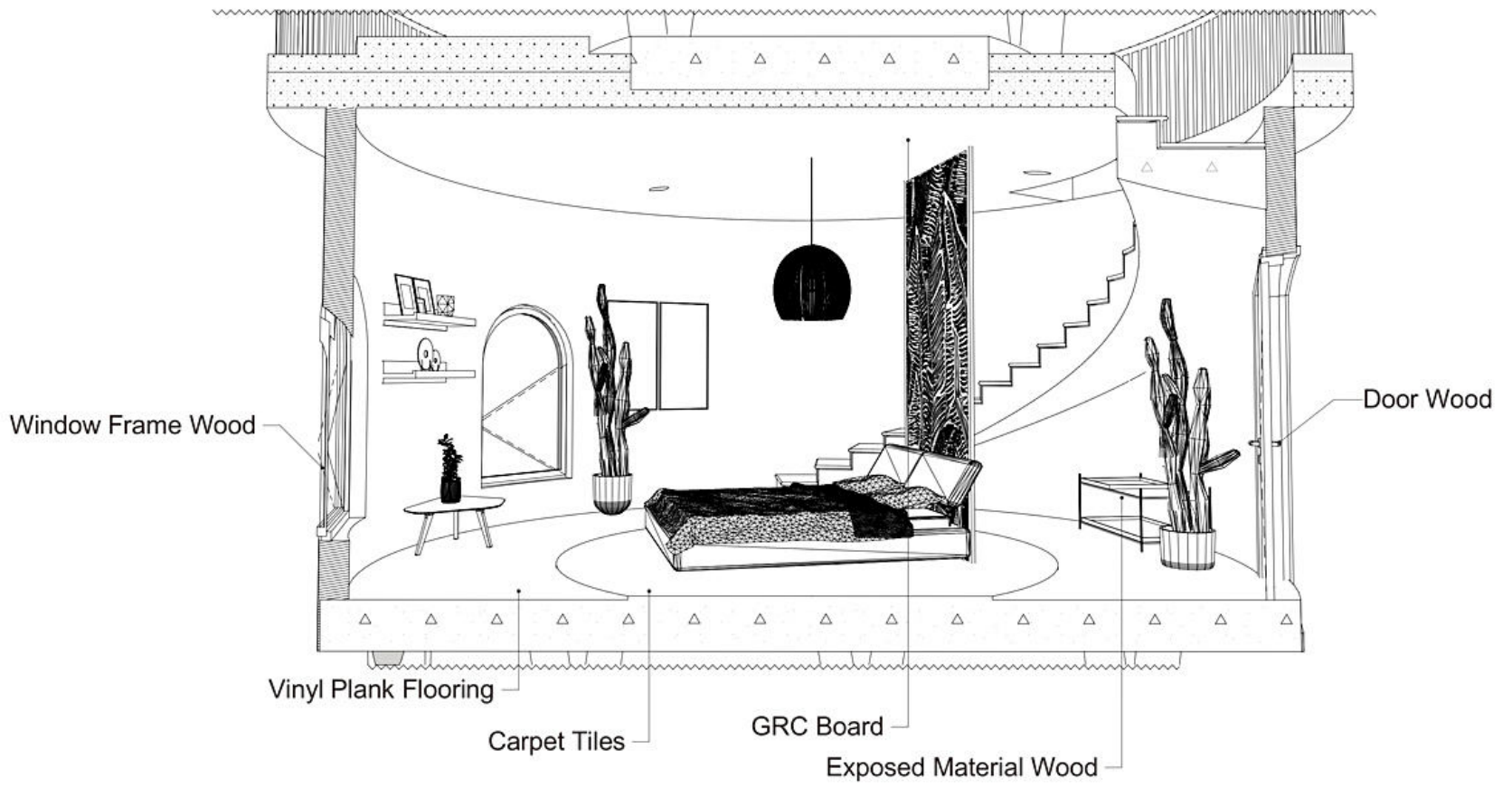


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**FURNITURE PLAN FF RESORT
STANDAR
1:50**

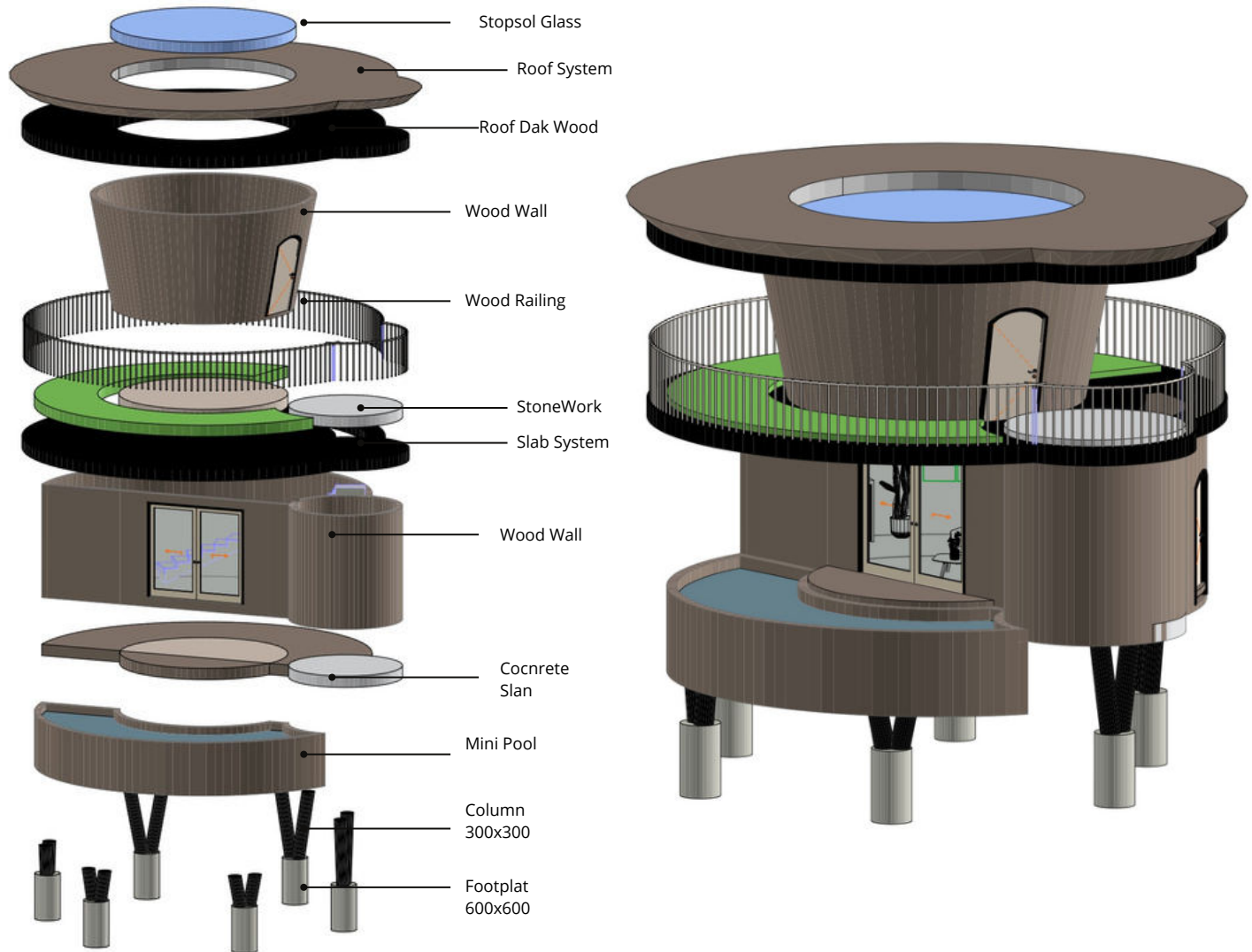


INTERIOR FINISHING DETAIL GROUND FLOOR RESORT STANDARD

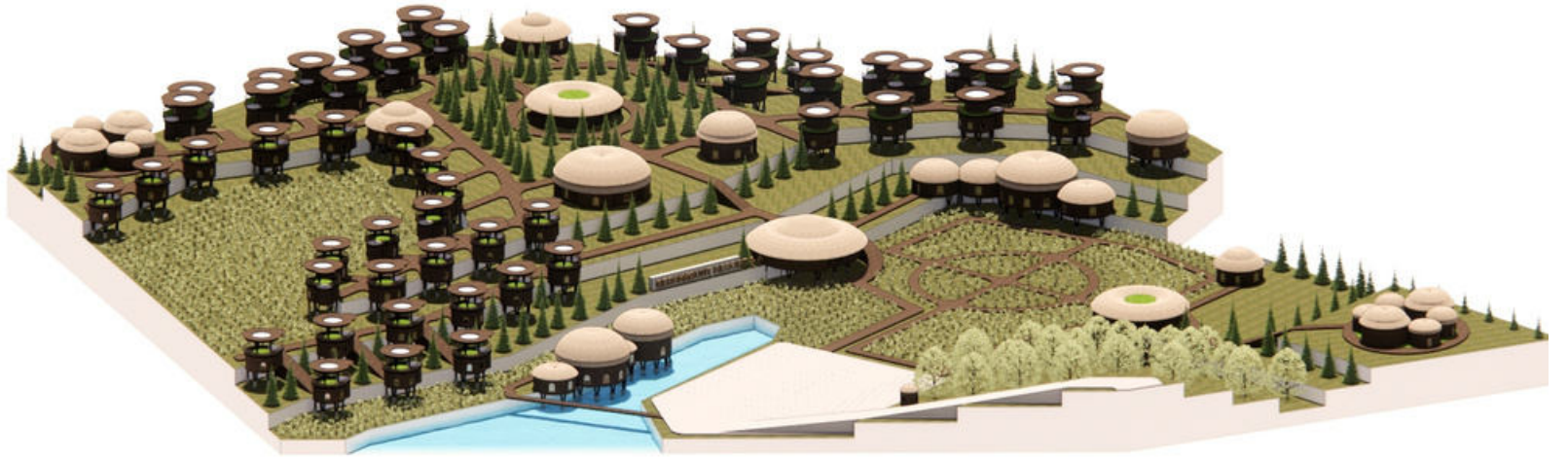


1 DETAIL ... INTERIOR
1:100

RESORT DELUXE AXONOMETRY



SITE AXONOMETRY



SITE AXONOMETRY



4.5 SCHEMATIC DESIGN OF BUILDING INTERIOR AND EXTERIOR

EXTERIOR PERSPECTIVE





EXTERIOR PESPCTIVE





EXTERIOR PERSPECTIVE



EXTERIOR RESORT STANDARD PERSPECTIVE



INTERIOR GROUND FLOOR RESORT STANDARD PERSPECTIVE



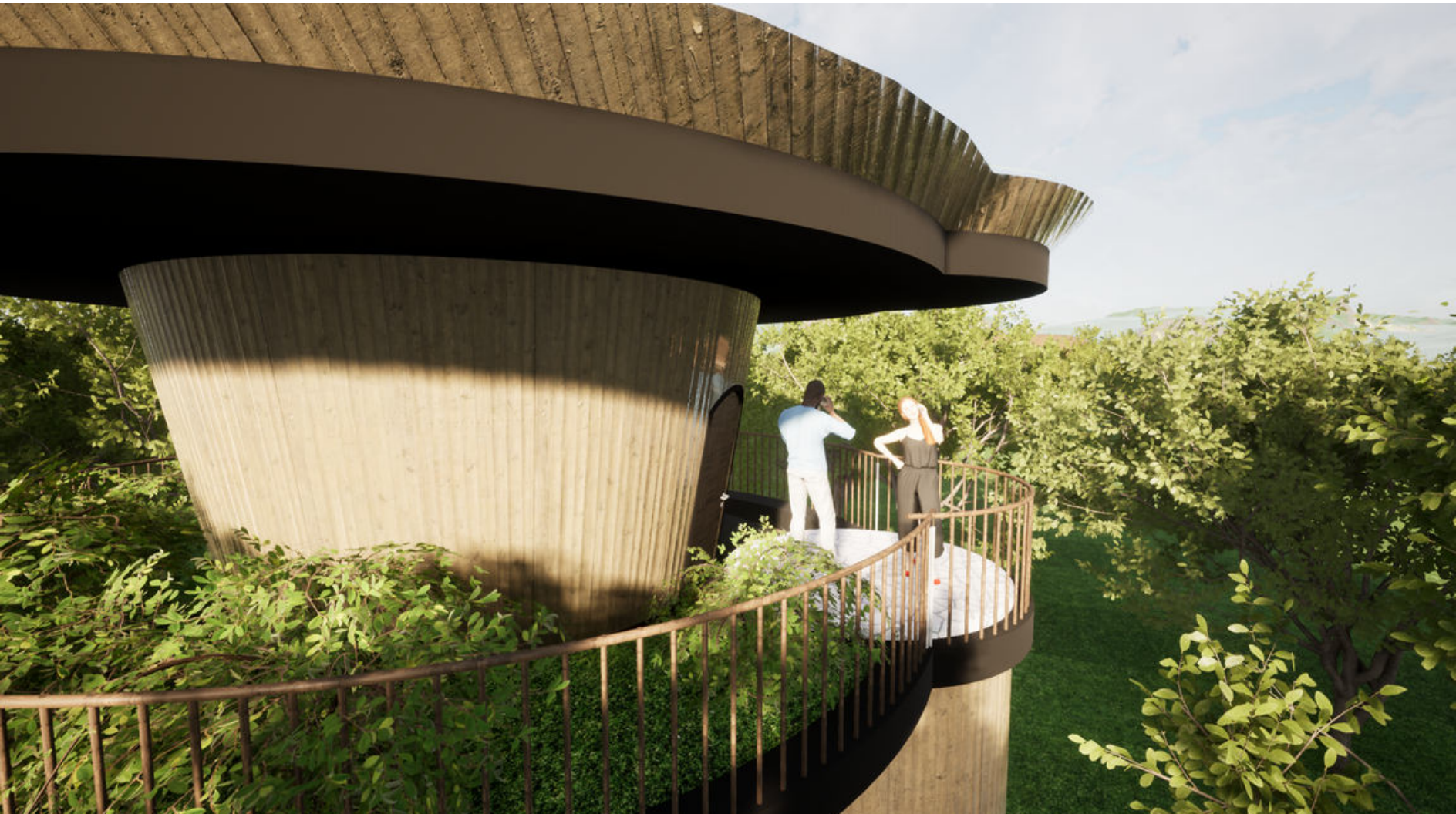
EXTERIOR RESORT FAMILY PERSPECTIVE



INTERIOR GROUND FLOOR & FIRST FLOOR RESORT FAMILY PERSPECTIVE



EXTERIOR RESORT DELUXE PERSPECTIVE



EXTERIOR RESORT DELUXE PERSPECTIVE



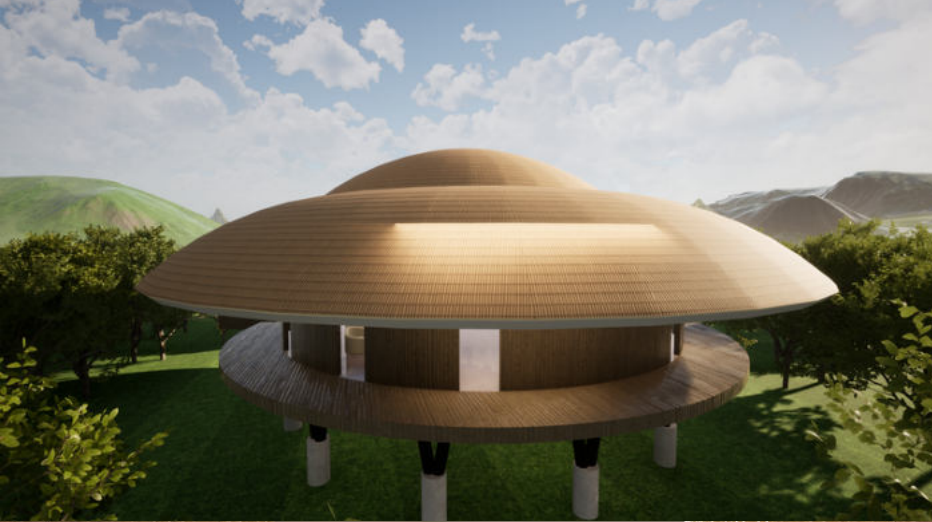
INTERIOR GROUND FLOOR RESORT DELUXE PERSPECTIVE



EXTERIOR & INTERIOR RESTAURANT PERSPECTIVE



EXTERIOR & INTERIOR LOBBY PERSPECTIVE



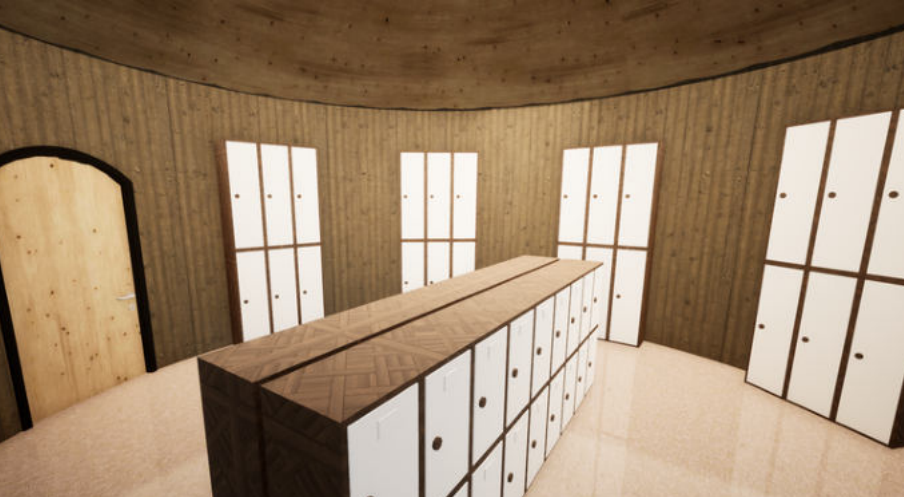
EXTERIOR & INTERIOR SPA PERSPECTIVE



EXTERIOR HOT SPRING PERSPECTIVE



EXTERIOR & INTERIOR HOT SPRING PERSPECTIVE



EXTERIOR ENTERTAINEMENT AREA PERSPECTIVE



EXTEINTERIOR ENTERTAINEMENT AREA PERSPECTIVE



INTERIOR DISPLAY BATIK IN ENTERTAINMENT AREA PERSPECTIVE



EXTERIOR & INTERIOR MINI HALL PERSPECTIVE - EXTERIOR LAUNDRY PERSPECTIVE



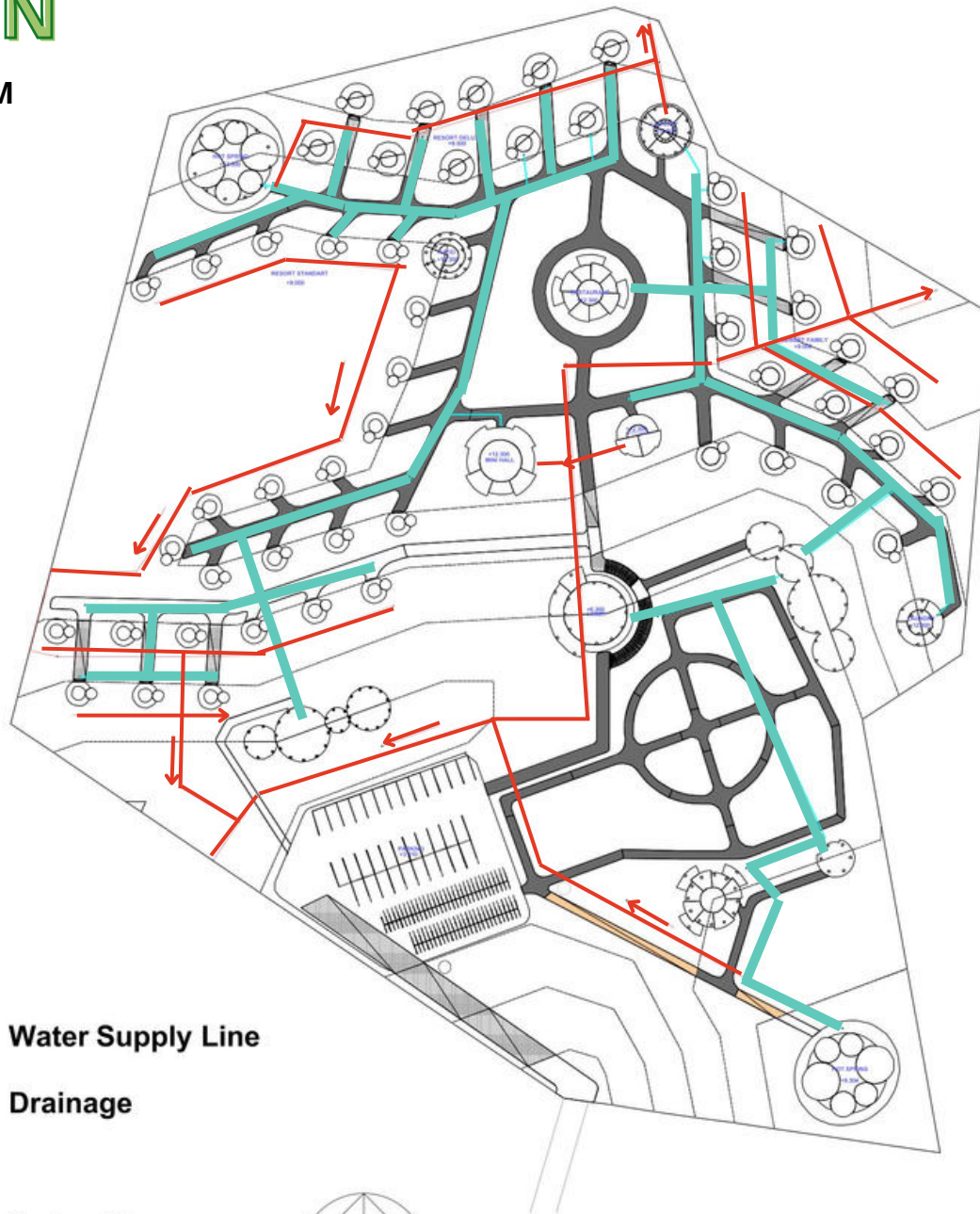
INTERIOR LAUNDRY STORAGE PERSPECTIVE



4.6 INFRASTRUCTURE SYSTEM DESIGN

DESIGN

WATER SYSTEM



→ Water Supply Line

→ Drainage

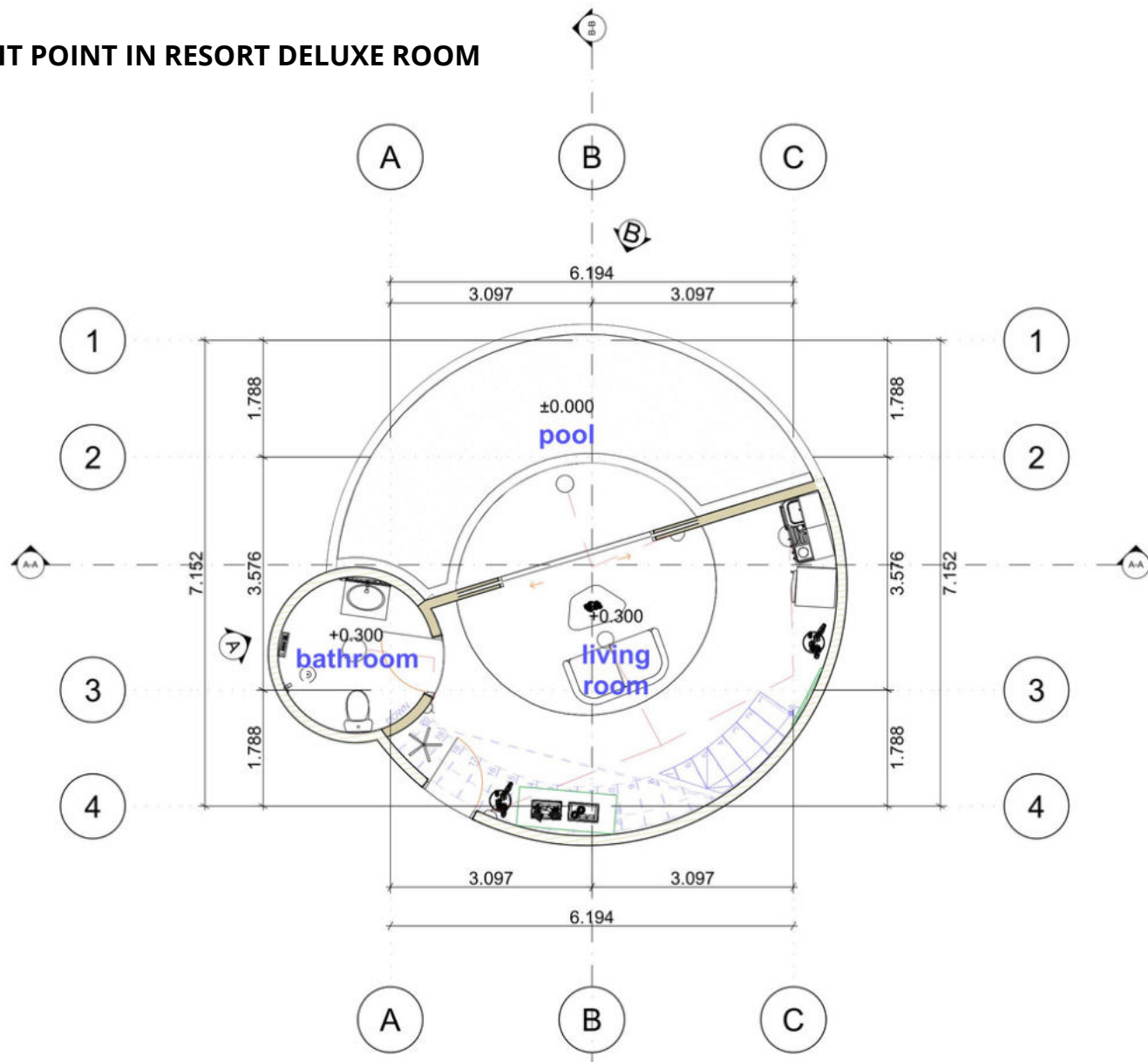
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Water System Plan

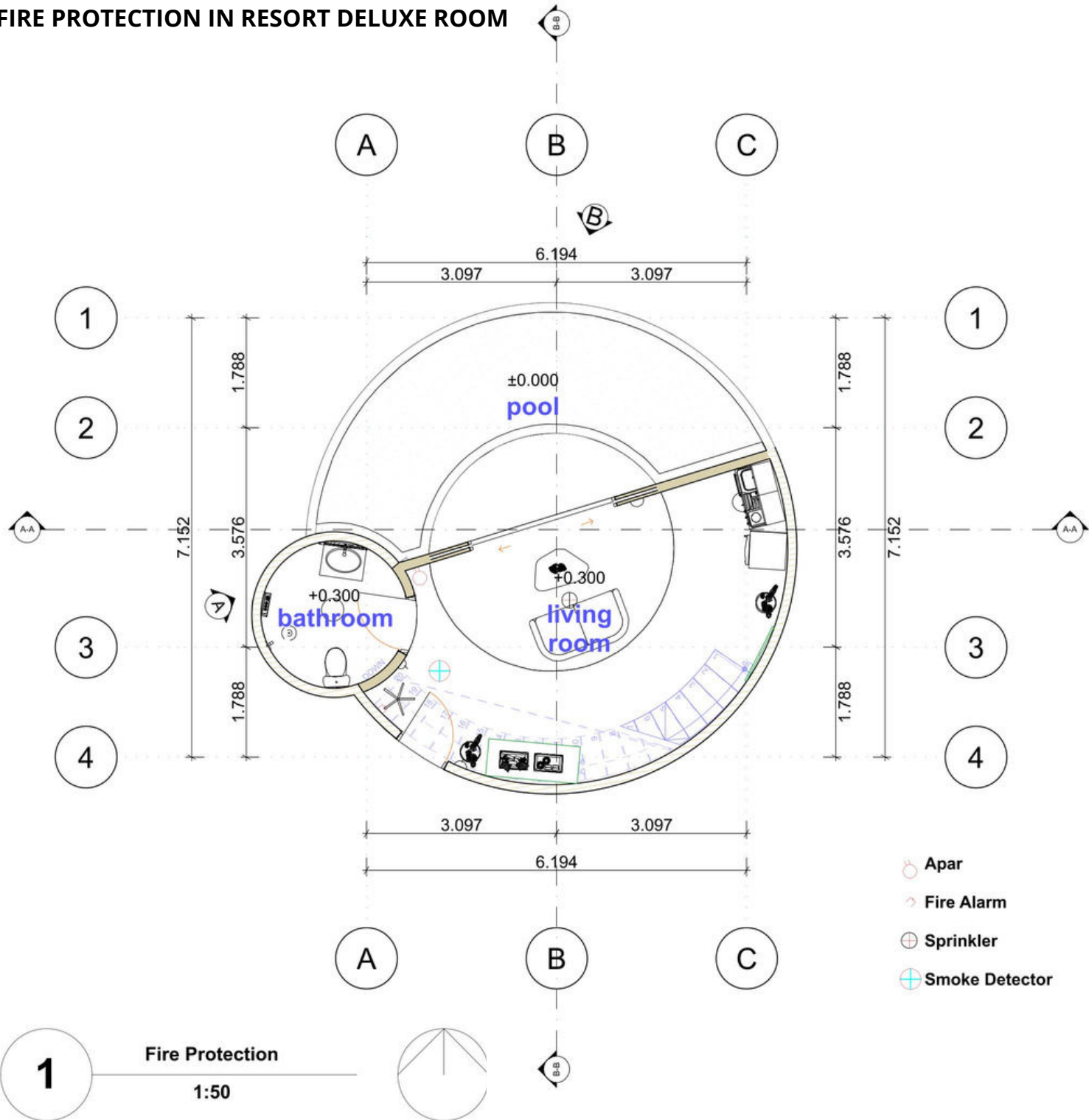
1:1000



LIGHT POINT IN RESORT DELUXE ROOM

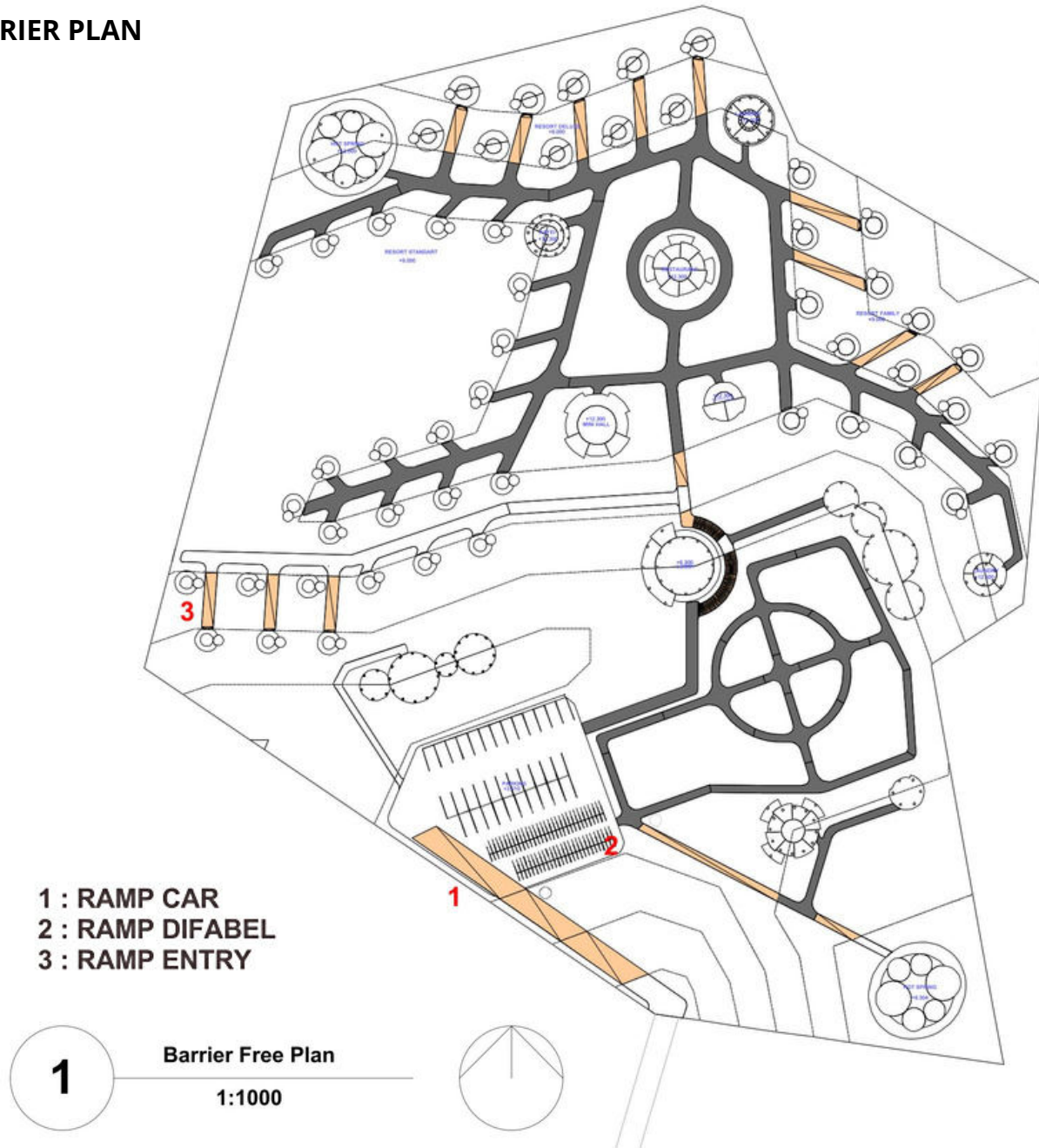


FIRE PROTECTION IN RESORT DELUXE ROOM

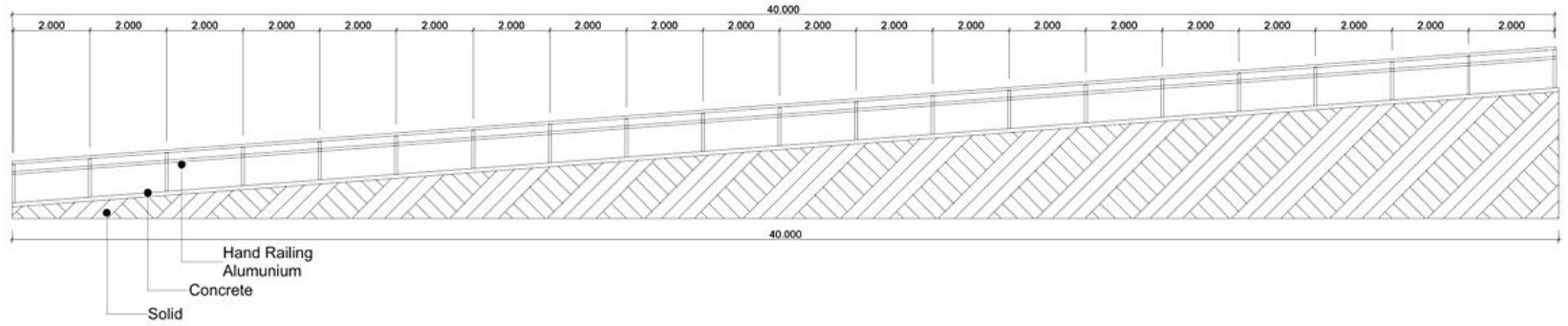


4.7 BUILDING SAFETY AND BARRIER FREE UTILITY SYSTEM DESIGN

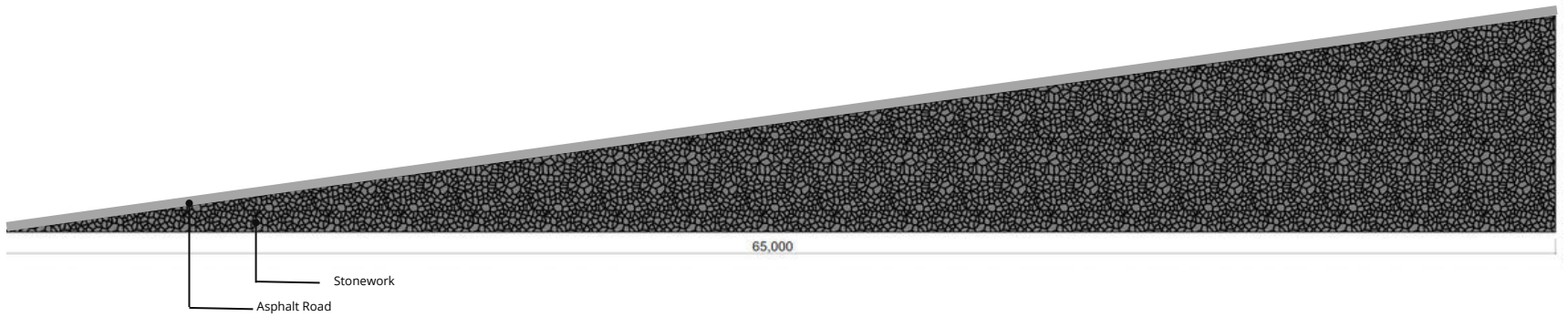
BARRIER PLAN



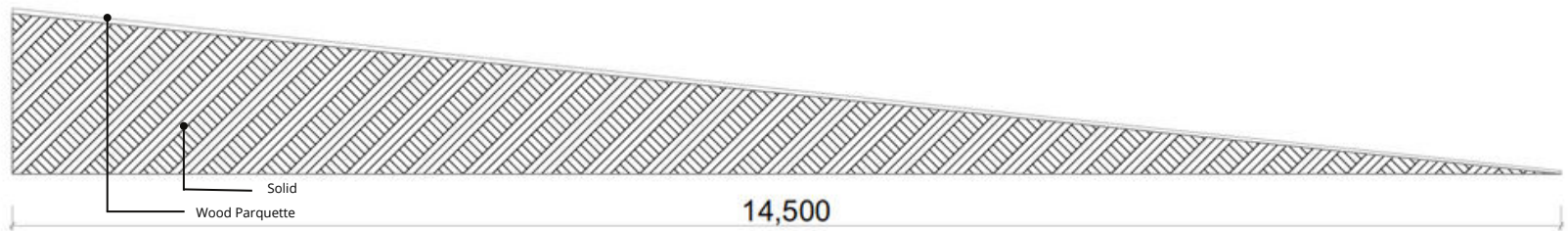
BARRIER DESIGN RAMP DIFFABLE (4°)



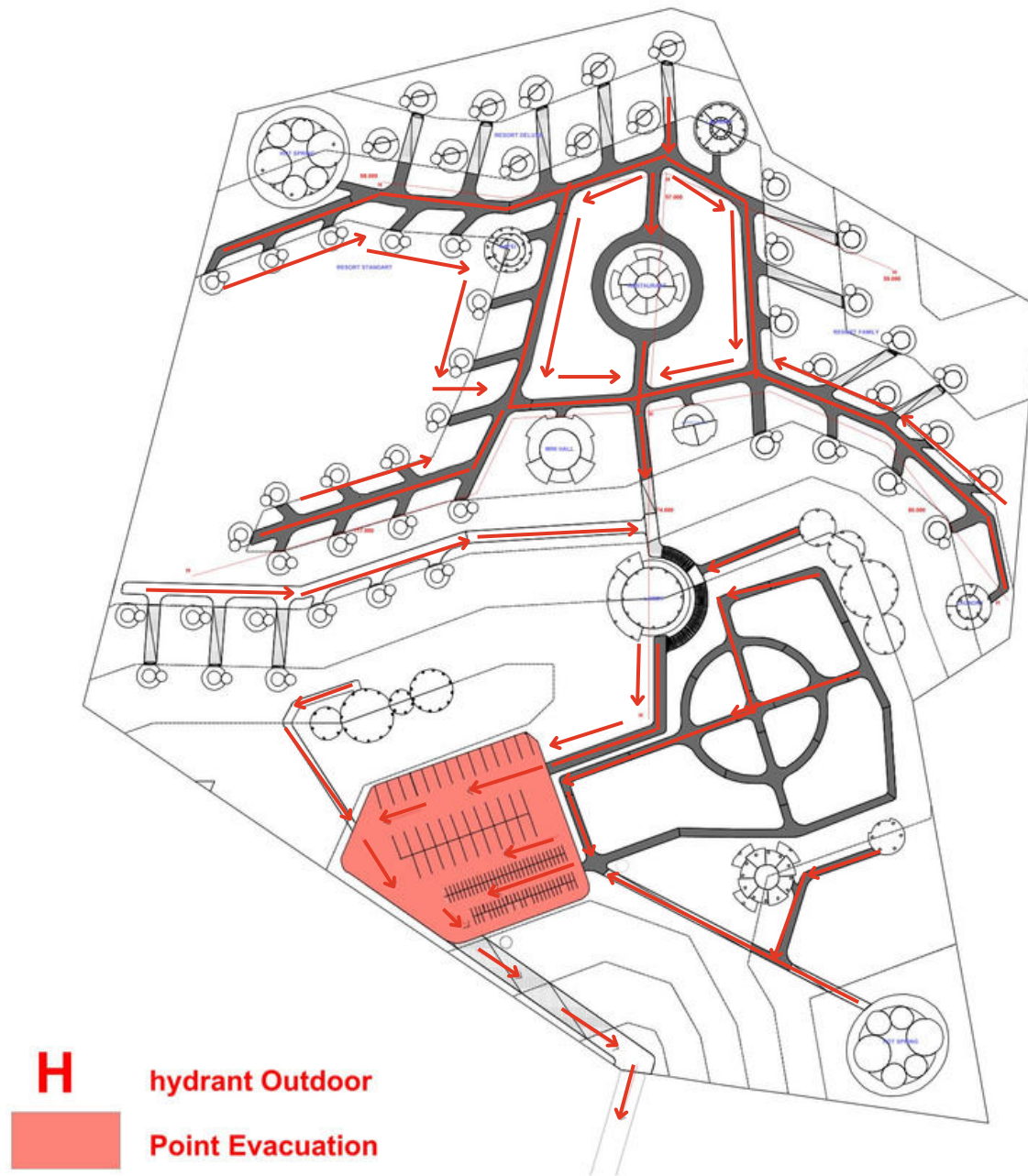
BARRIER DESIGN RAMP CAR (7°)



BARRIER DESIGN RAMP ENTER (6°)



FIRE EVACUATION AND PROTECTION PLAN



CHAPTER 5



DESIGN REFLECTION

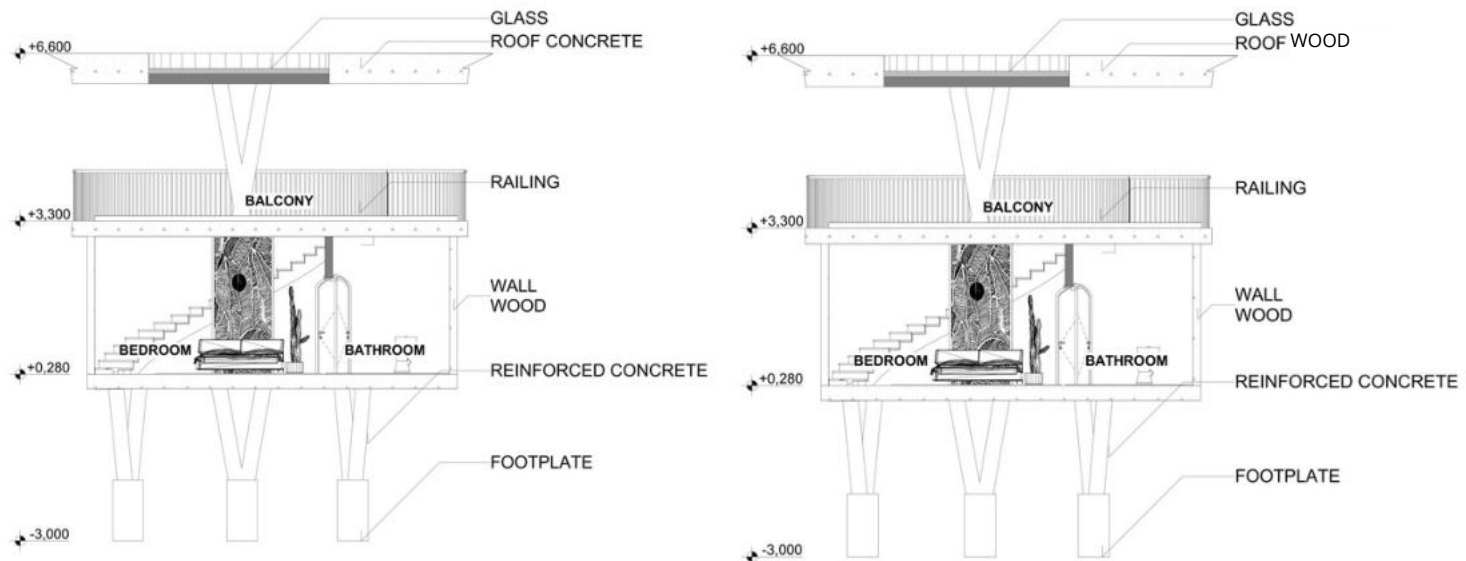
FOCUS ON CONCLUSION AND RECOMMENDATION

5.1 DESIGN REFLECTION

This chapter describes the evaluations that have been carried out by examiners and supervisors towards the design development stage, so that there are several responses from these evaluations, in the process of evaluating the design, the design of the agro-tourism and resort designs located in Tlogomulyo, Kertek, Wonosobo, Central Java is able to answer specific problems as well as the main problems by applying the architectural concept of tourism which applies several criteria and parameters as technical aspects that must be considered in the design. From the explanations listed above, it can be found the results of the evaluation of the response of the testers to the design.

STRUCTURE REFLECTION

Resort Standard Room

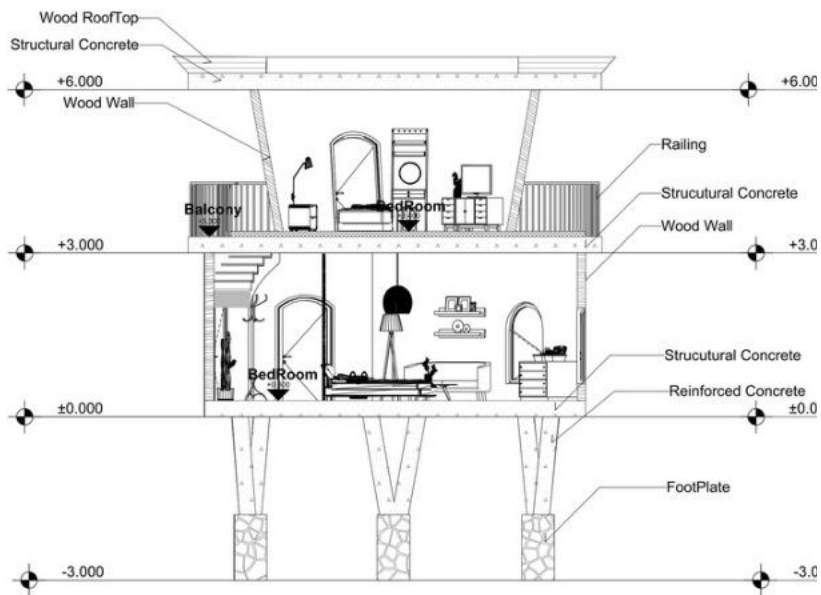


The old roof material

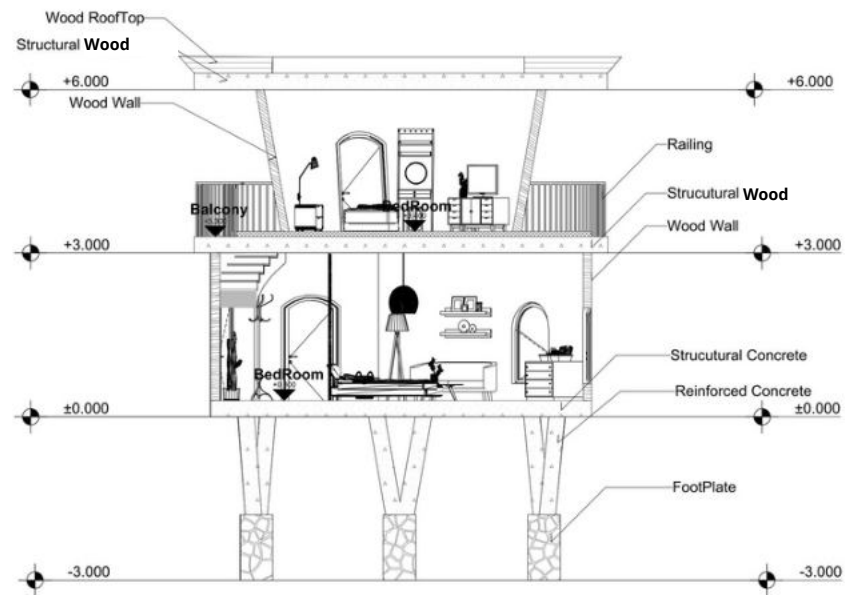
The new roof material

Previously, the roof structure used a roof made of concrete, so that the roof material had a very heavy structure, in the development evaluation the material on the roof was changed to wooden dak, with a roof system that has a waterproof so that resistance to rain will be more effective.

Resort Family Room

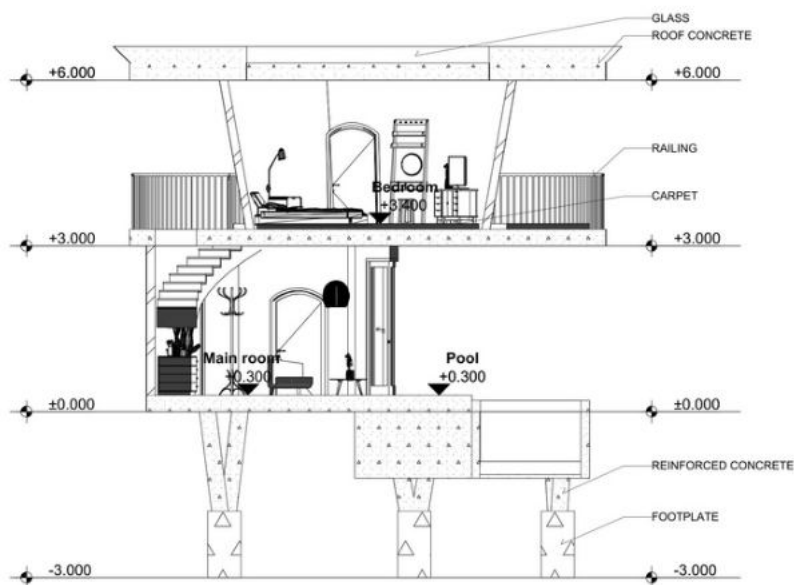


The old material

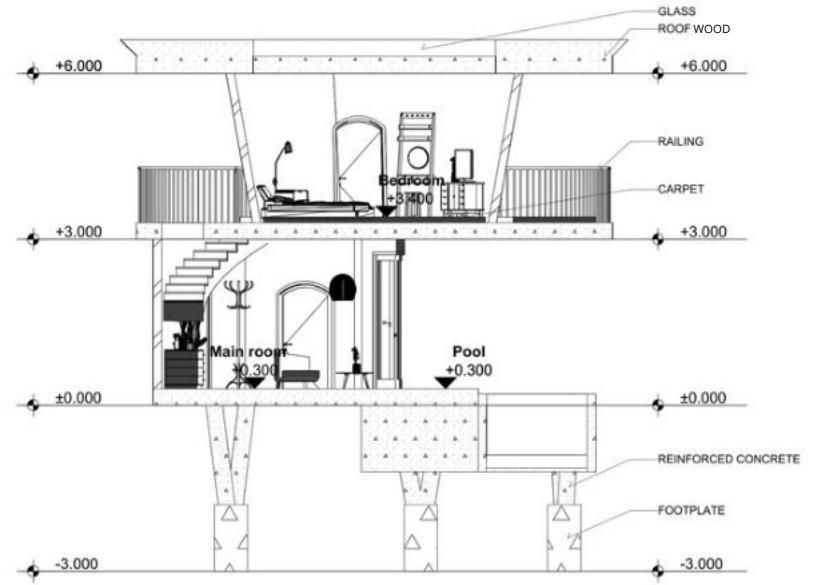


The new material

Resort Deluxe Room



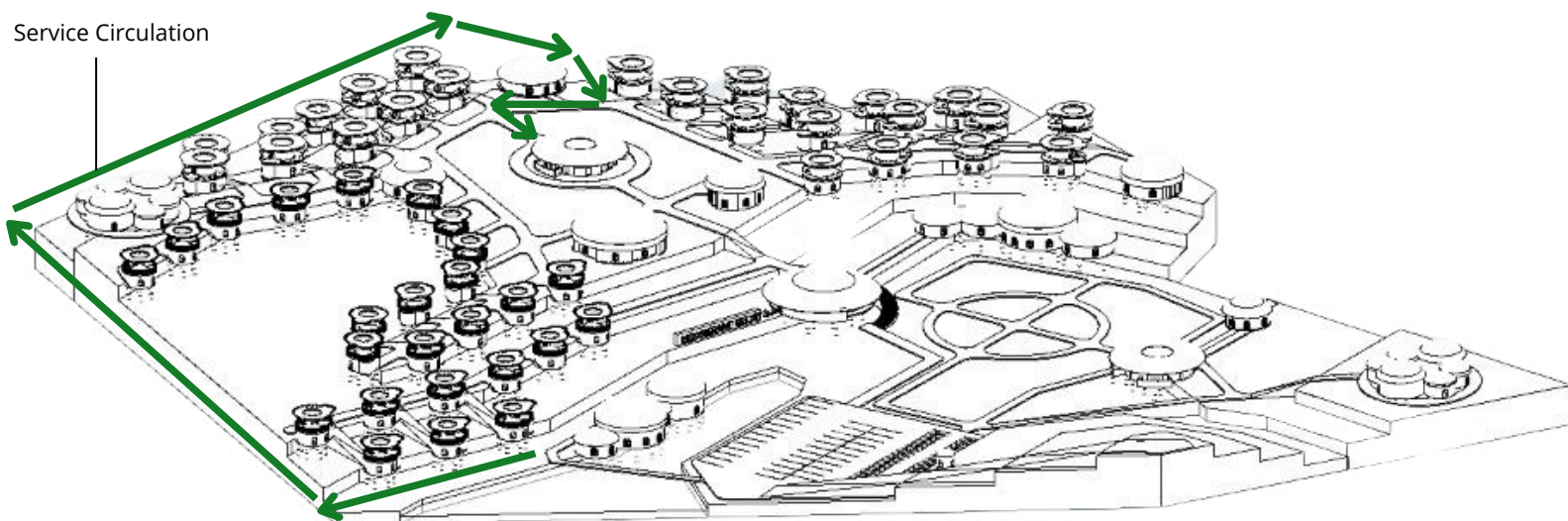
The old material



The new material

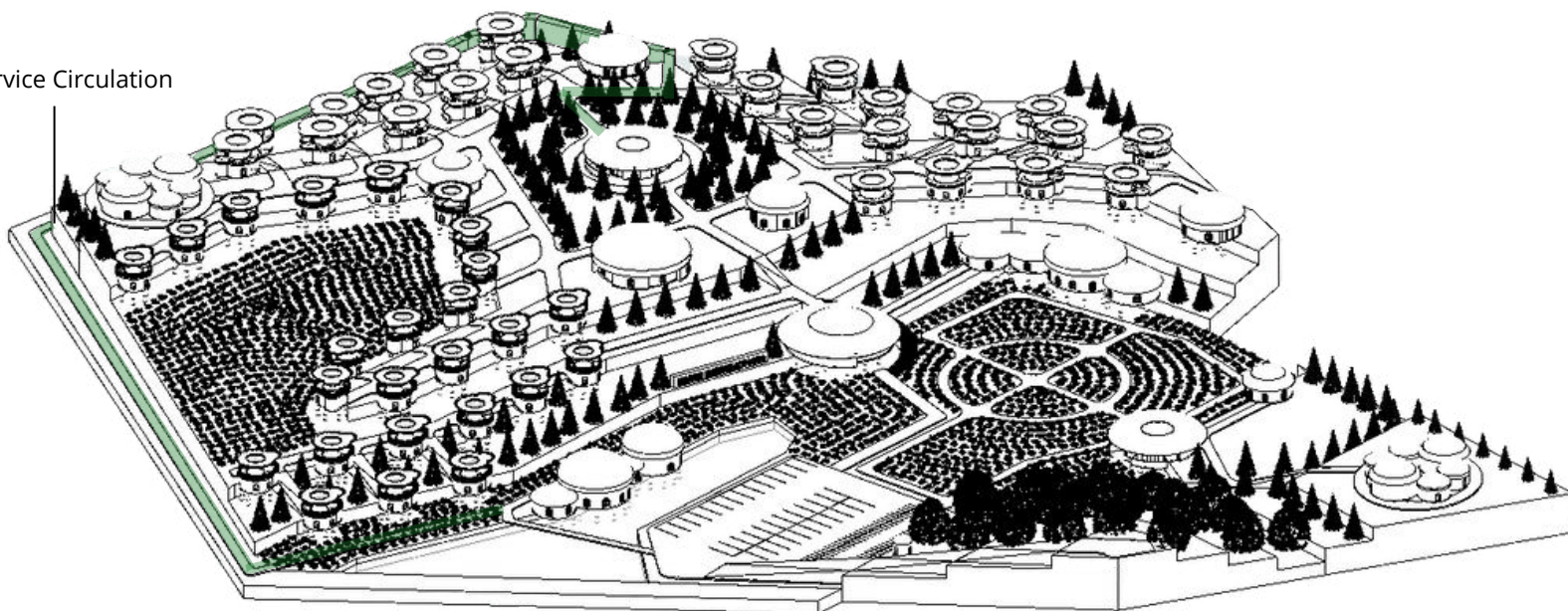
SITE SERVICE REFLECTION

Service Circulation



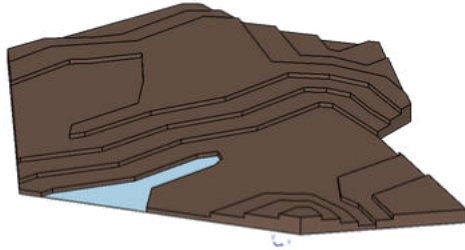
The old design of the site

Service Circulation



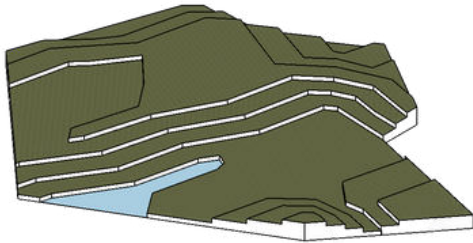
The new design of the site

SITE PROCESS REFLECTION



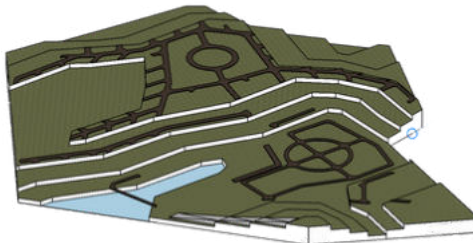
Step one - Land Clearing

The transportation of ex-mining sand that has piled up so that the original contours of the land are clearly visible, then neutralize the land



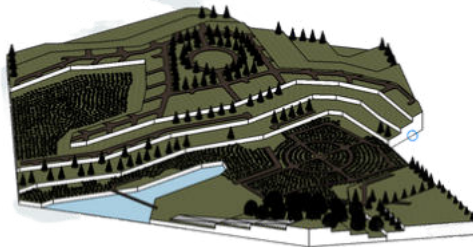
Step Two - Natural Regrowth

This process is long enough to take up to 5 years to really ensure that the land can be reused after being previously sterilized.



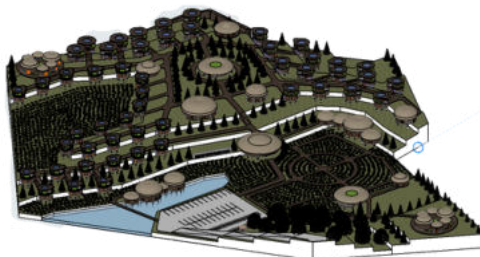
Step Three - Adding Access

After it grows back, then the access is built to facilitate the placement of plants and buildings.



Step Four - Adding Endemic Vegetation

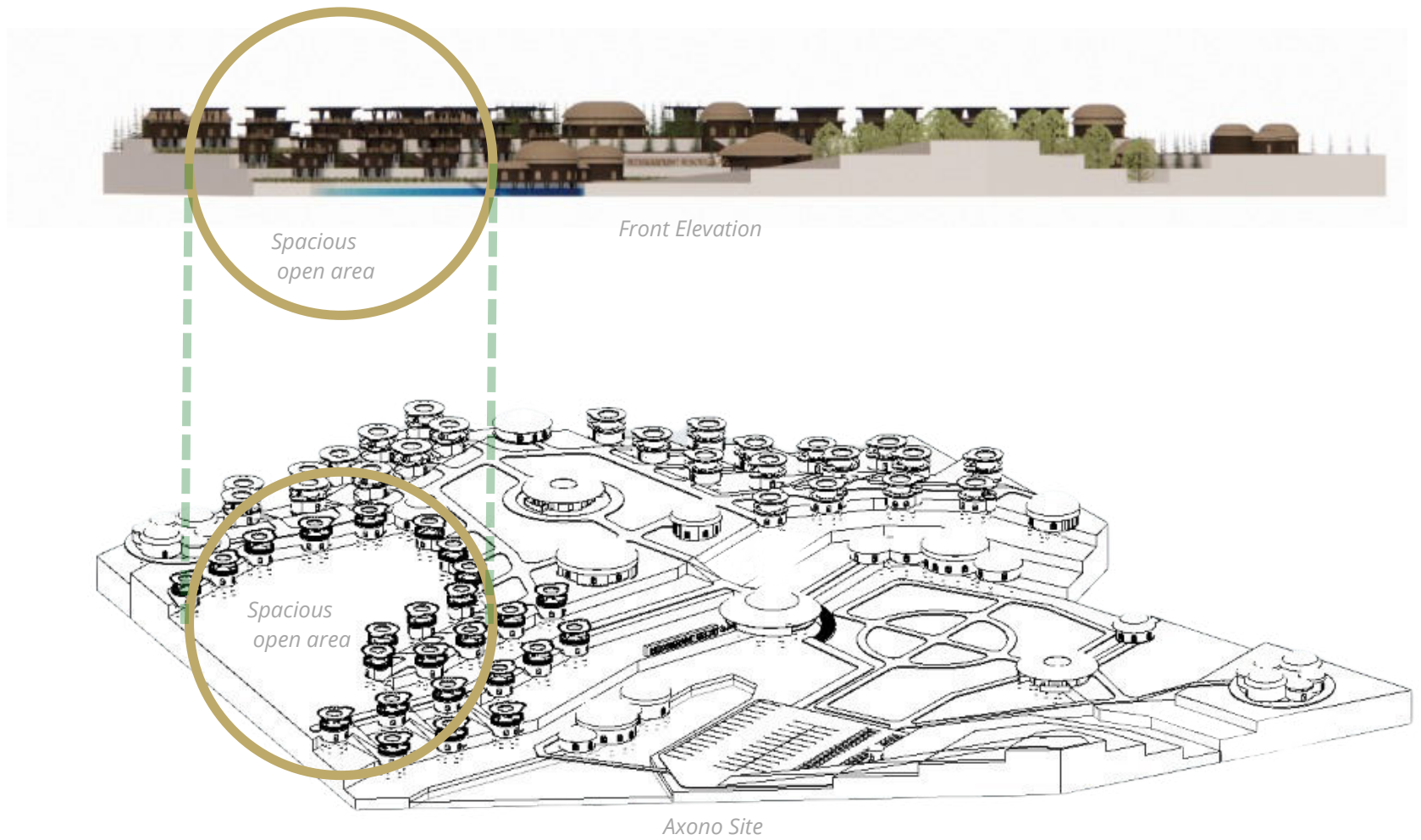
After the access is established, then add endemic plants to the site, such as carica trees, tea plantations, daisy flowers, and cypress trees that are spread over the land.



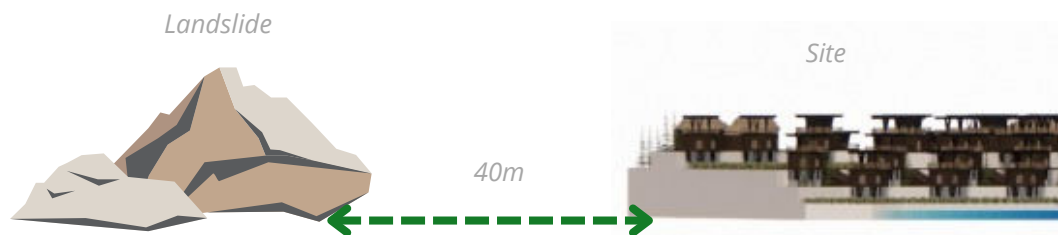
Step Five - Adding Building

The last stage is the construction stage, to reduce damage to the soil, the building is placed following the contours of the land and designed using a stage system.

EX MINING AREA RESPOND DESIGN REFLECTION



To avoid landslide, the laying of land is arranged as far as possible, and faced with open land so as to minimize the occurrence of casualties.



5.2 CONCLUSION & RECOMMENDATION

At this stage there will be only a few summaries that can be drawn from the architectural ecotourism concept that has been applied to the design of agro-tourism and resorts located in Tlogomulyo, Kertek, Wonosobo, Central Java, based on existing exploration, all designs in this building have implemented 5 ecotourism architectural concepts. , which lies in how the whole building responds to the ex-mining land, there are many considerations to design the idea. Therefore, there are also many shortcomings from the author to be able to explore more deeply due to the limited time of preparation which is quite short, hopefully from what the author writes in this final project will be an encouragement as well as an inspiration for other architectural activists in learning more about how architectural science can provide benefits to the environment, the birth of projects that are taken from ex-mining land and processed into a better space than before. previously also useful for the surroundings.

CHAPTER 6



REFERENCES

REFERENCES AND ATTACHMENT

REFERENCES

- About Us. Accessed on June 4, 2022, from <http://sanurhastamitra.com/about-us/?lang=id>
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ATTACHMENT

Consists of plagiarism-free letters, brochures (2 sheets) and APREB (4 sheets).



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Nomor Mahasiswa : 18512116
Pembimbing : Ir. Tony Kunto Wibisono, M.Sc
Fakultas / Prodi : Teknik Sipil dan Perencanaan/ Arsitektur
Judul Karya Ilmiah : DESIGNING OF AGROTOURISM & RESORT WITH
ECO-TOURISM ARCHITECTURAL APPROACH IN TLOGOMULYO
,KERTEK, WONOSOBO, CENTRAL JAVA

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Wassalamualaikum Wr. Wb.

Yogyakarta, 7/4/2022

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BEST MOUNT RESORT

IN WONOSOBO

Di resort ini, kami menyediakan 3 tipe ruangan dengan fungsi dan fasilitas terbaik.

STANDAR ROOM



FAMILY ROOM



DELUXE ROOM



WE'RE READY TO GUIDE YOUR JOURNEY!

SPECIAL FACILITIES OFFER FOR YOUR
RECREATION

Kami juga menyediakan rekreasi kebun teh yang ditemani oleh tourguide sambil mengedukasi mengenai manfaat teh, dan mempersilahkan pengunjung memetik dan menyeduh teh. Di dalamnya juga terdapat toko souvenir yang beraneka ragam, antara lain : Batik motif carica, dan juga olahan teh, beserta kerajinan tangan lokal wonosobo



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BEDAKAH

MOUNT RESORT WITH RECREATIONAL AGROTOURISM





FASILITAS KAMI

Beserta dengan pemandangan Gunung Sindoro dan Gunung Sumbing, kami menyediakan fasilitas terbaik demi menjamin kenyamanan anda.



AGROWISATA



PEMANDIAN AIR PANAS



SPA DENGAN FORMULA DARI DAUN TEH



KELAS TARI DAN MEMBATIK



TOKO SOUVENIR KHAS WONOSOBO

Anda berada pada tempat yang tepat untuk merasakan sensasi relaksasi di resort ini, dengan pelayanan terbaik dari tim kami yang sudah berpengalaman dan ahli, Tunggu apa lagi, segera rencanakan pengalaman liburan anda dengan promo terbatas dari kami :

PROMO TERBATAS

ROOM RENTAL (STANDARD ROOM) -> RP1.200.000/UNIT
 3 HARI 2 MALAM -> ~~RP3.600.000/UNIT~~
 -> RP3.240.000/UNIT
 FAMILY ROOM RENT -> RP1.700.000/UNIT
 3 HARI 2 MALAM -> ~~RP5.100.000/UNIT~~
 -> RP4.590.000/UNIT
 RENTAL ROOM (DELUXE ROOM) -> RP2.500.000/UNIT
 3 HARI 2 MALAM -> ~~RP7.500.000/UNIT~~
 -> RP6.750.000/UNIT
 TIKET AGROWISATA -> ~~RP55.000/PERORANG~~
 30 WISATAWAN PERTAMA -> RP49.500/PERORANG



HONEYMOON SPECIAL



FAMILY PACAKGE



FRIENDLY TOUR

BEDAKAH

MOUNT RESORT WITH RECREATIONAL AGROTOURISM



Resort pertama di Wonosobo yang dirancang dengan mengutamakan kenyamanan pengunjung. Terinspirasi oleh potensi dan kekayaan alam lokal, setiap fasilitas di bawah Bedakah Resort selalu mengupayakan semaksimal mungkin dalam menciptakan suasana nyaman pada tamu dengan menawarkan pemandangan hijau yang asri sekaligus menyenangkan.



PEMANDANGAN ALAM YANG INDAH



PENJEMPUTAN DENGAN BUGGY CAR DI AREA RESORT



RESTORAN BERSERTIFIKAT MICHELIN STAR

Bedakah

Mount Resort with Recreational Agrotourism



DESIGN OF AGROTOURISM & RESORT WITH ECO-TOURISM ARCHITECTURAL APPROACH IN TLOGOMULYO, KERTEK, WONOSOBO, CENTRAL

Wonosobo is a city with the nickname **"The Land of a Million Enchantments and Culture"**, based on its strategic location, which is in the heart of Central Java Province as a district that has beautiful natural resources where the scenery is flanked by two mountains that are still active, namely Mount Sindoro and Mount Sumbing. Its strategic location makes this place has a lot of potential in the fields of economy, tourism, and agriculture which is very large and is managed from fertile soil and is maintained in terms of sustainability. But from the many existing tourism potentials, many have not been developed optimally.

So to optimize the tourism potential this project proposes the need for an architectural ecotourism approach that is related to nature and tourism packaged in terms of architecture can also be applied to the design of agro-tourism and resorts. so that it can give birth to a design that is the answer to problems such as a poor economy while taking advantage of the existing potential, namely tourism and agriculture.



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SUPERVISOR
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ALIYA JAUHARI HILDAYANTI
18512116





Background

The tourism sector is a sector that is indispensable and includes a sector that plays an important role in a country, especially in this era of globalization, but in Wonosobo itself, the tourism potential of the Wonosobo Regency has not been developed optimally.

The discovery of four weaknesses that are still obstacles to tourism objects in Wonosobo, Central Java, the first is the relatively short length of stay of tourists and tourist attractions that have not been worked out properly, accessibility has not met the requirements as a national tourism destination, and supporting facilities are still limited.

by the Wonosobo district government in 2020, Wonosobo is in the second-highest rank as the poorest district in Central Java.

Many illegal Mines in Kertek, Wonosobo Closed because there is no contribution to PAD

In saving the Indonesian economic sector during the pandemic, the plantation sector was reopened. One of them, of course, applies in Wonosobo district

So, The urgency of the ecotourism approach in designing agro-tourism and resorts is an effort to increase the value of tourism potential area which can be empowered optimally so that it can help increase economic value, of course, in the tourism sector, it also balances the potential that exists around it as well.

Surrounding



Issue

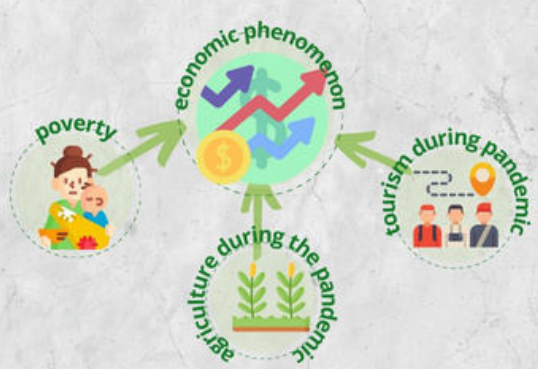
ARCHITECTURE ISSUE

1. The function of agrotourism and resort tourism in Wonosobo is not yet optimal
2. There has been no innovation in processing tourism function buildings on ex-mining land in the Kertek area, and solutions for processing the topography of the land

ARCHITECTURE NON ISSUE

1. Many years bearing the title of the poorest district in Central Java
2. Pandemic affecting reduce economic sector in agriculture and tourism

MAP OF PROBLEMATICS



Design Framework

GENERAL PROBLEM

How to design an Agrotourism & Resort in Wonosobo that can optimally function tourism and can increase the economic sector from agriculture and tourism with an ecotourism architecture approach?

SPECIFIC PROBLEM

- How to design an Agrotourism & Resort with Ecotourism architecture approach?
- How do design an Agrotourism area that applies the ecotourism concept in architecture and still maximizes the income of the place?
- How to design a Resort that completes the design of the building in the ex-mining area?

LITERATURE STUDY

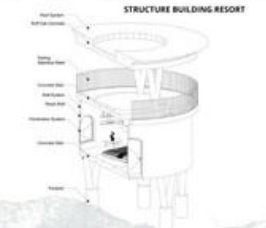
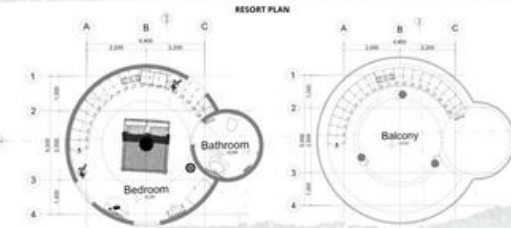
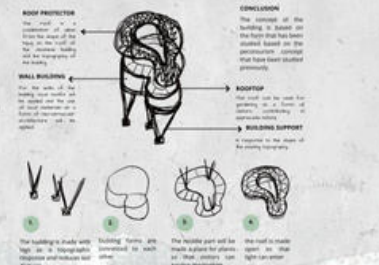
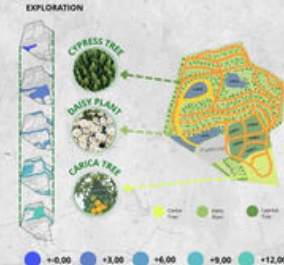
- Location, Site, and Context Analysis
- Building Design Typology
- Architectural Design Approach
- Precedent Studies
- Bussiness Studies

SPECIFIC PROBLEM

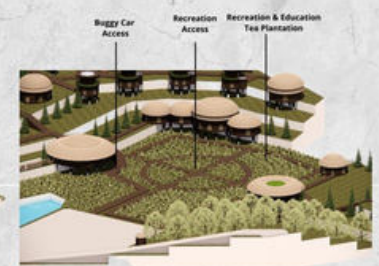
Designing Agrotourism and Resorts in ex-mining areas located in Tlogomulyo, Kertek, Wonosobo with an architectural ecotourism approach to optimize the function of tourism and improve the natural conditions of the area.



Idea Concept & Exploration



Design Development



- LEGEND**
- Parking
 - Tea Plantation
 - Food Hall
 - Souvenir
 - Hot Spring
 - Management
 - Lobby
 - Service
 - Laundry
 - Resort Family
 - Entertainment Area
 - Mini Hall
 - Resort
 - Hot Spring
 - Spa
 - Restaurant
 - Cafe
 - Resort Deluxe

Space & Rentalable Area

NEEDS OF SPACE

Room	Total Area	Room	Total Area
Main Lobby	186,17 m ²	Entertainment Area	85,8 m ²
ATM	12,096 m ²	Standard Room	780,8 m ²
Parking Area	1,620 m ²	Family Room	666 m ²
Agrotourism Area	2,472 m ²	Deluxe Room	684 m ²
Musholla	66 m ²	Staff Unit Manager	134,496 m ²
Toilet	21,564 m ²	Office Staff Unit	86,592 m ²
Restaurant	148,2 m ²	Administrative Staff Unit	31,2 m ²
Hot Springs	276,48 m ²	Facility Staff Unit	50,4 m ²
Spa	132,6 m ²	Electrical Mechanical Unit	74,4 m ²
Mini Hall	244,8 m ²	Cleaning Unit	163,2 m ²
Laundry	92,58 m ²	Maintenance Unit	67,2 m ²
Coffee Shop	112,2 m ²	Utility Unit	67,2 m ²
Souvenir Shop	63 m ²	Security Unit	7,2 m ²
TOTAL AREA			8.446,178 m²



- RECREATION**
- Agrotourism Recreational Area
 - Souvenir Shop
 - Food Court
 - Parking Area
 - ATM
 - Musholla
 - Toilet
- STAYCATION**
- Main Lobby
 - Resort Room
 - Jogging Track
 - Restaurant
 - Hot Spring
 - Spa
 - Mini Hall
 - Laundry
 - Coffee Shop
 - Entertainment Area
- SERVICE**
- Staff Manager Unit
 - Office Staff Unit
 - Administrative Staff Unit
 - Facility Staff Unit
 - Electrical Mechanical Unit
 - Cleaning Unit
 - Maintenance Unit
 - Utility Unit
 - Security Unit

MAXIMUM BUILDING SPACE

Land Area = 37.499,76 m²
KDB site = 30% of the total land area.
In the applicable regulations, the KDB site is a maximum of 30% of the total land area, so it is still possible to increase the floor area.

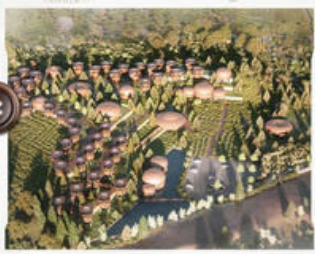
Land Area = 37.499,76 m² × (KDB = 30%) = 26.249,832 m²
Built-up Land Area = 8.446,1788 m²
Land Remaining = 17.803,6532 m²

*The rest of the land will be used as Open Space, Parks, and other supporting facilities.

- KDB = 30%
- ALR = 2,8
- Building height max. 4 Floor
- GSR = 7m
- KDB = 30%
- 30% × Land Area = 30% × 37.499,76 m² = 11.249,928 m²
- ALR = 2,8
- 2,8 × 11.249,928 m² = 31.499,7884 m²
- Total Floor Area = 31,499,7884 m² × (2,8 × 11.249,928 m² = 11.249,928 m² × 2,8 Floor = 31.499,7884 m²)

Total area = 8.446,178 m²
Total area for rent = 7.764,29 m²
Non-rental area = 681,888 m²





Design with the best offers for your vacation!

Flanked by two mountains also surrounded by tea plantations, it is perfect for your holiday experience!

SIGNATURE FOOD

Traditional food is offered as a taste of the Kertek area.

SPA WITH GREEN TEA FORMULA

Body spa formulated with green tea extract that can nourish and treat the body fresher.

RELAXATION HOT SPRING

Hot springs are good for your health, pamper your skin as part of relaxation and reduce stress.

GET TO KNOW CULTURE MORE

Batik and folk dance classes can be learned with fun, there will be performances every night of the week!

FOR YOUR HOLIDAY EXPERIENCE SOUVENIRS

Your memories will be stored in the form of items that will not be forgotten. Of course there are regional souvenirs that will be sold here





BEDAKAH MOUNT RESORT & AGRO



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**Design of Agrotourism & Resort
With Eco-Tourism Architectural
Approach in Tlogomulyo , Kertek,
Wonosobo, Central Java**

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