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BARUMA
ARSITEK DAN BANGUN RUMAH



**LAPORAN
Hasil Desain
Rumah 9.00M x 21.00M, 2 Lantai**

Klien : Bapak Edi Waluyo
Lokasi : Semarang, Jawa Tengah

design
estimate
& build

PT. MAHKARYA INSANI

Jalan Candi Mendut Selatan VIII no. 4 - Malang (CP: 081232891156)



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ARSITEK DAN BANGUN RUMAH

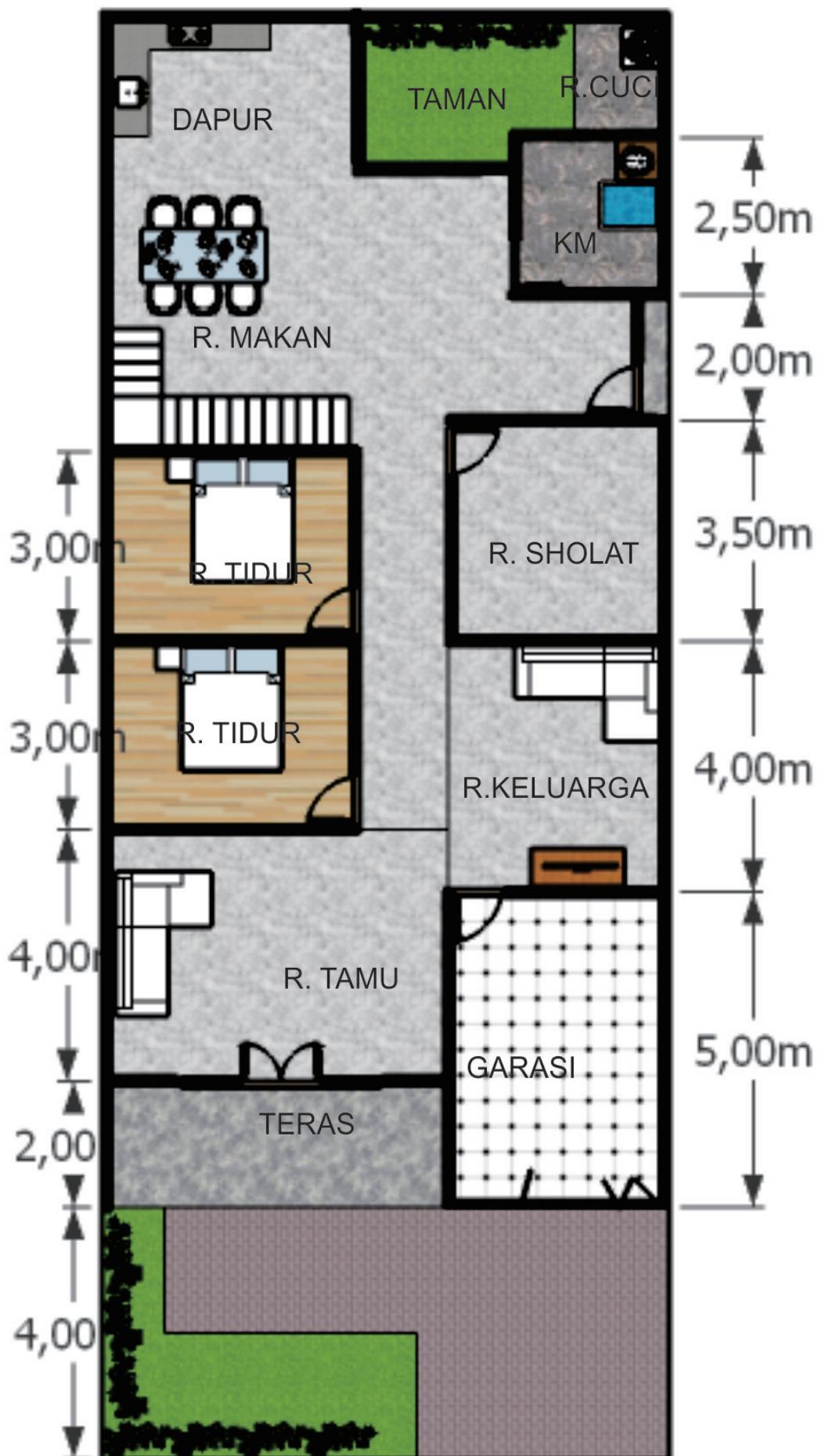
DAFTAR ISI LAPORAN HASIL DESAIN RUMAH

| No | Nama Gambar | Halaman |
|----|------------------------------|---------|
| 1 | Cover | 0 |
| 2 | Daftar Isi | 0.1 |
| 3 | Denah Lantai 1 | 0.2 |
| 4 | Denah Lantai 2 | 0.3 |
| 5 | Tampak Depan | 0.4 |
| 6 | Perspektif Mata Manusia 1 | 0.5 |
| 7 | Perspektif Mata Manusia 2 | 0.6 |
| 8 | Perspektif Mata Burung | 0.7 |
| 9 | Visual Taman Belakang 1 | 0.8 |
| 10 | Visual Taman Belakang 2 | 0.9 |
| 11 | Visual Taman Belakang 3 | 1.0 |
| 12 | Gambar Kerja | - |
| 13 | Rencana Anggaran Biaya (RAB) | - |

design
estimate
& build

PT. MAHKARYAINSANI

Jalan Candi Mendut Selatan VIII no. 4 - Malang (CP: 081232891156)



DENAH LT 1

0.2





TAMPAK DEPAN



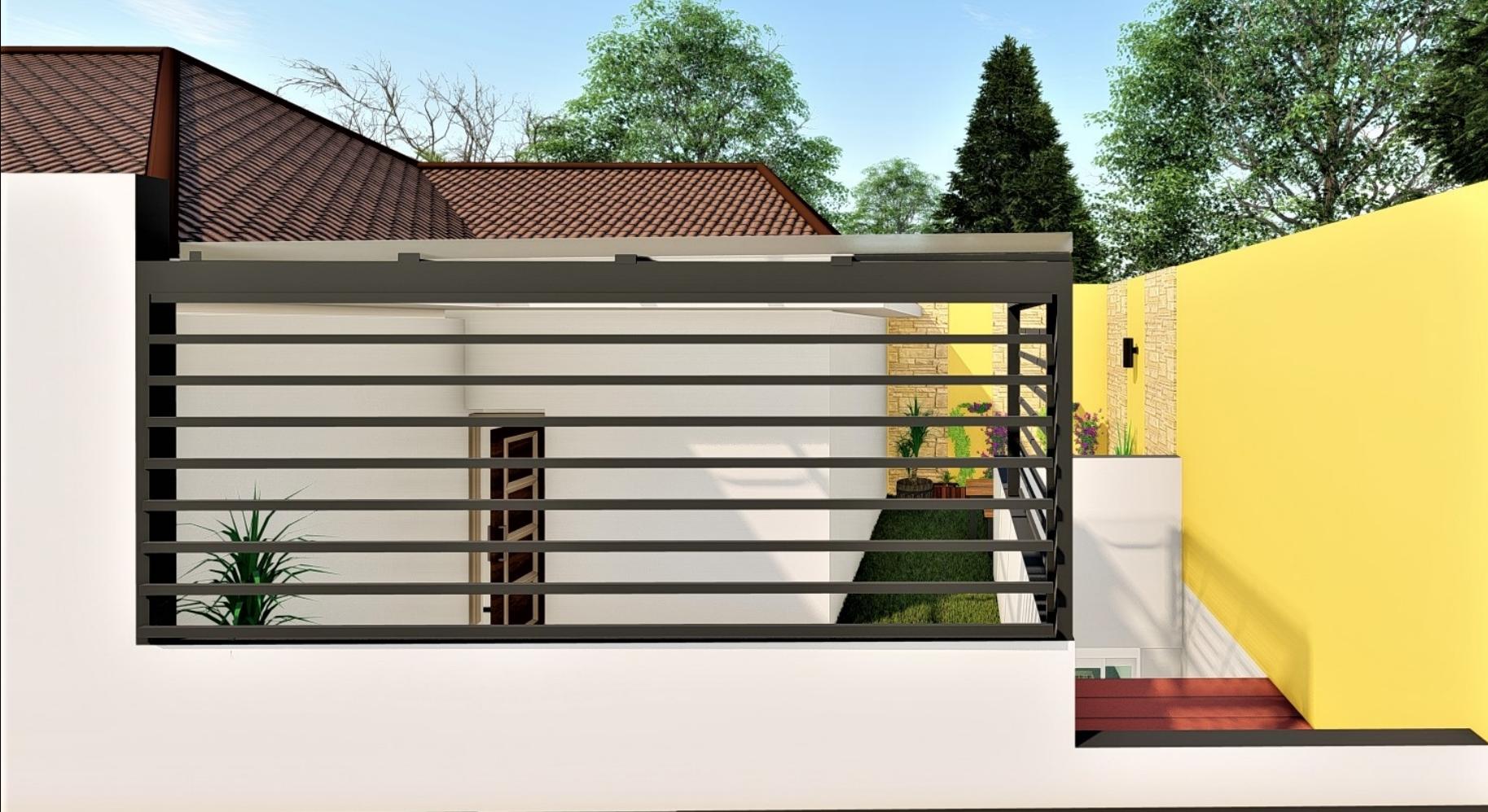
PERSPEKTIF MATA MANUSIA 1



PERSPEKTIF MATA MANUSIA 2



PERSPEKTIF MATA BURUNG



VISUAL TAMAN BELAKANG 1



VISUAL TAMAN BELAKANG 2



VISUAL TAMAN BELAKANG 3



JUDUL GAMBAR

Rumah 9m x 23m

NAMA GAMBAR

Denah

SKALA GAMBAR

1:125

PEMILIK

Bapak Edi

DIGAMBAR OLEH

Anggita Widyawati P, S.Ars

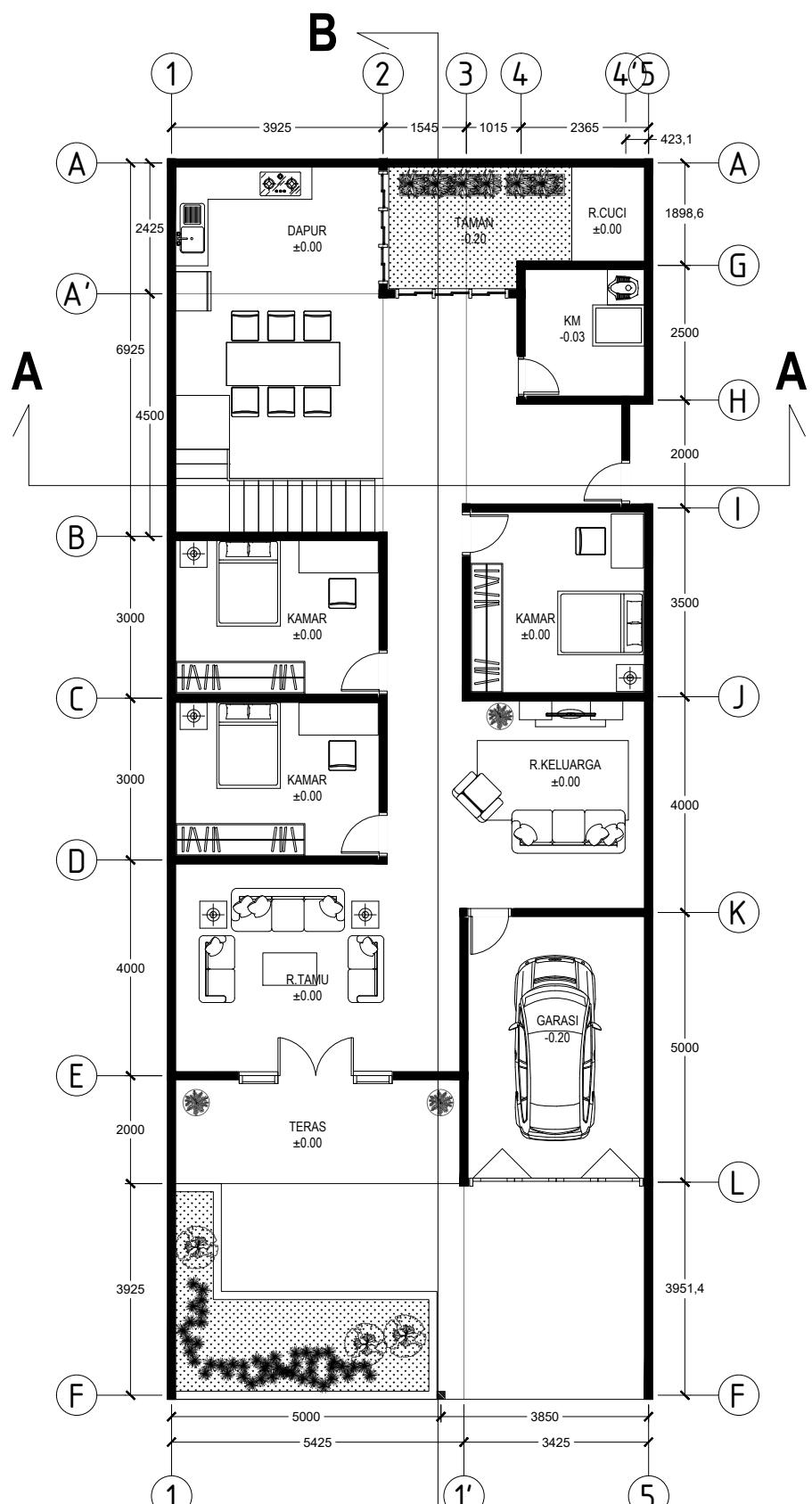
| KODE GBR. | TANGGAL | HALAMAN |
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| REVISI | TANGGAL | KET. |
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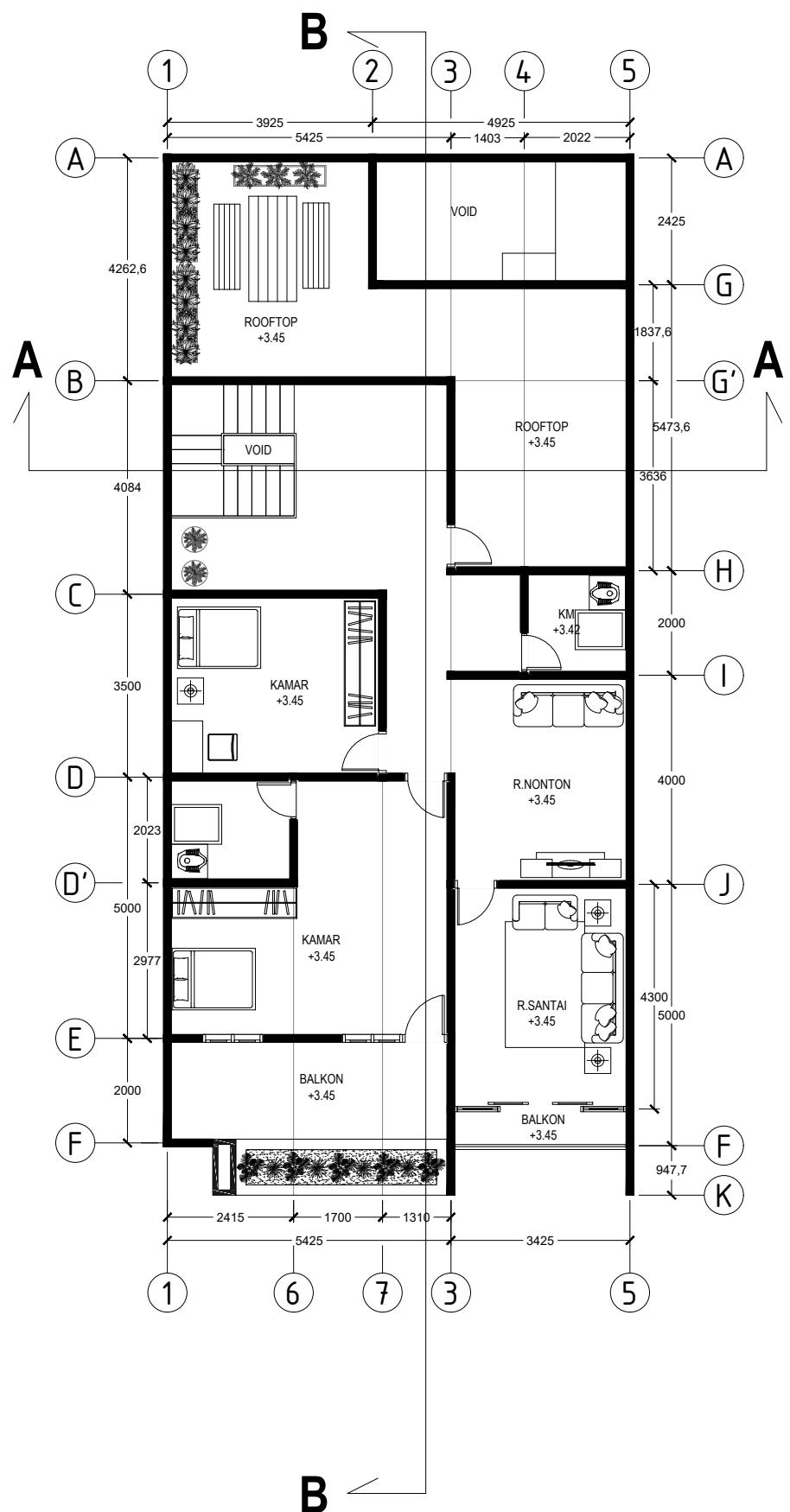
KETERANGAN

| TTD. PENGGAMBAR | TTD. KONTRAK |
|-----------------|--------------|
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| TTD. ORANG KE-1 | TTD. ORANG KE-2 |
|-----------------|-----------------|
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DENAH LT 1
Skala 1:125



DENAH LT 2
Skala 1:125

**JUDUL GAMBAR**

Rumah 9m x 23m

NAMA GAMBAR

Potongan

SKALA GAMBAR

1:100

PEMILIK

Bapak Edi

DIGAMBAR OLEH

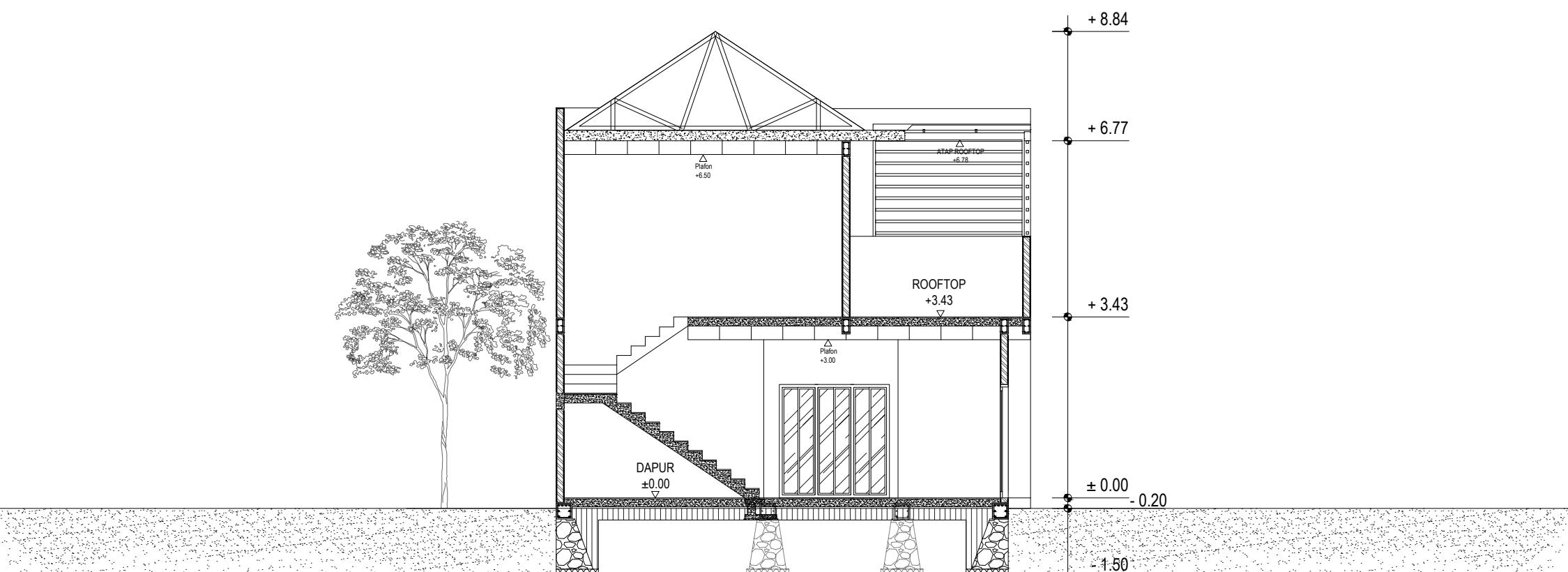
Anggita Widyawati P, S.Ars

KODE GBR. TANGGAL HALAMAN

| KODE GBR. | TANGGAL | HALAMAN |
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REVISI TANGGAL KET.

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KETERANGAN

**JUDUL GAMBAR**

Rumah 9m x 23m

NAMA GAMBAR

Potongan

SKALA GAMBAR

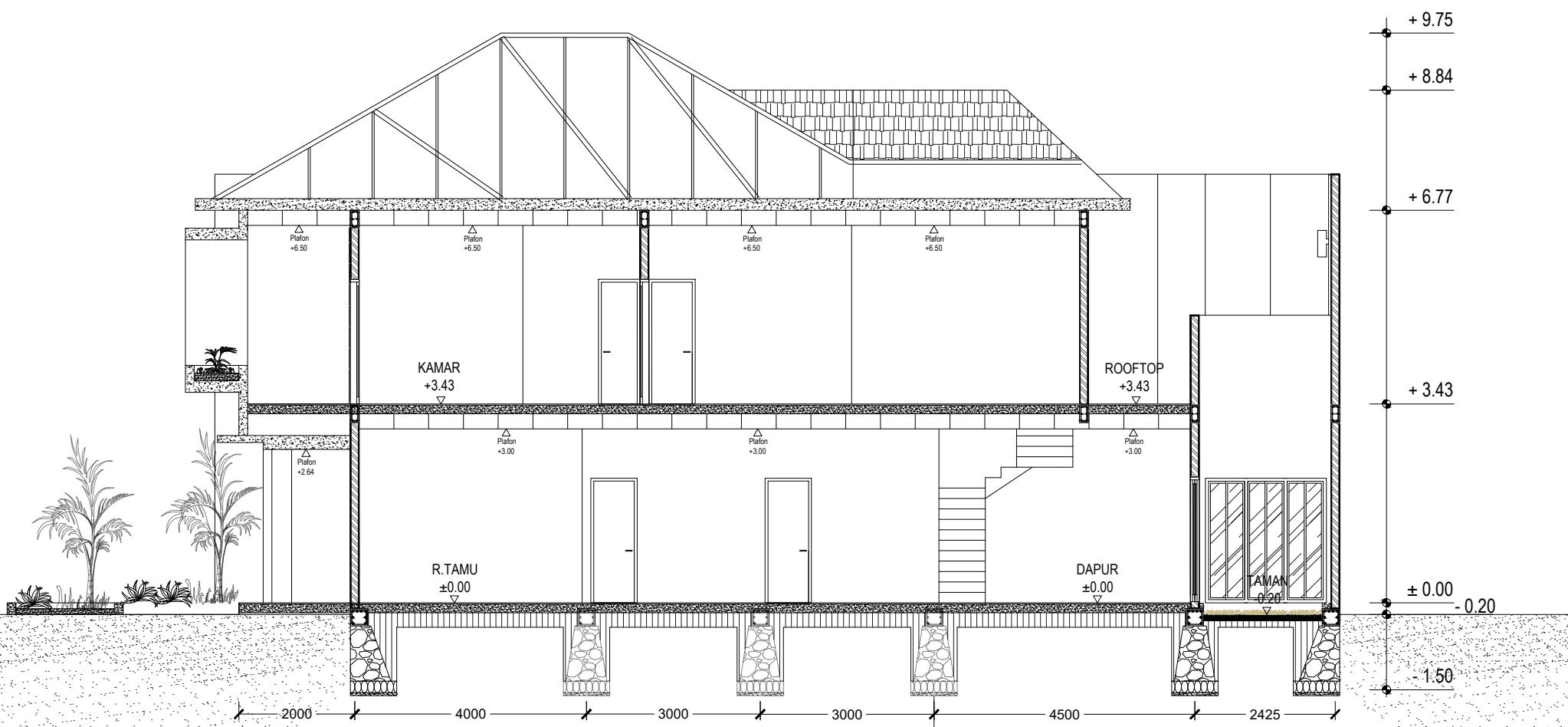
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PEMILIK

Bapak Edi

DIGAMBAR OLEH

Anggita Widywati P, S.Ars

KODE GBR. TANGGAL HALAMAN**REVISI TANGGAL KET.****KETERANGAN**

POTONGAN B-B
Skala 1:100

TTD. PENGGAMBAR TTD. KONTRAK**TTD. ORANG KE-1 TTD. ORANG KE-2**

**JUDUL GAMBAR**

Rumah 9m x 23m

NAMA GAMBAR

Tampak

SKALA GAMBAR

1:100

PEMILIK

Bapak Edi

DIGAMBAR OLEH

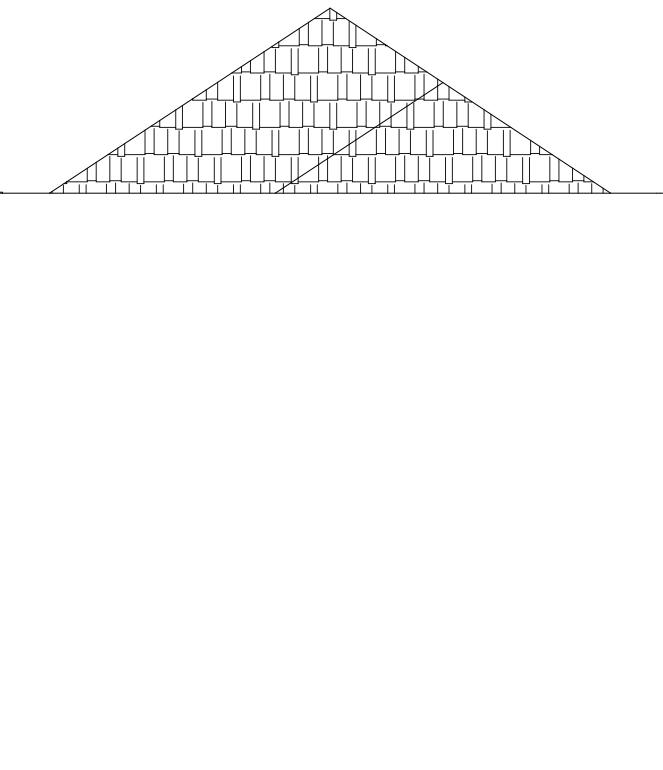
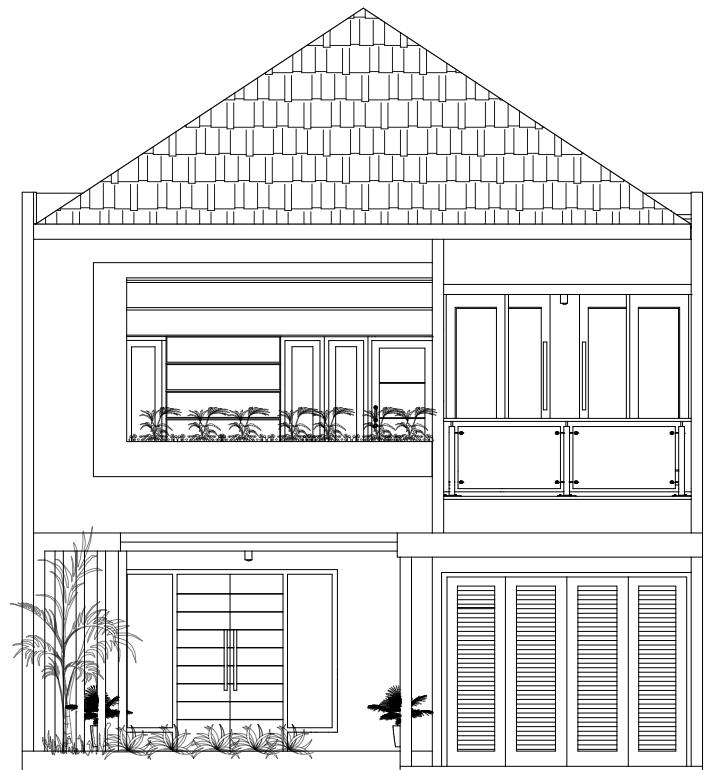
Anggita Widyawati P, S.Ars

KODE GBR. TANGGAL HALAMAN

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REVISI TANGGAL KET.

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KETERANGAN

TAMPAK DEPAN
Skala 1:100

TAMPAK BELAKANG
Skala 1:100

TTD. PENGGAMBAR TTD. KONTRAK

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TTD. ORANG KE-1 TTD. ORANG KE-2

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**JUDUL GAMBAR**

Rumah 9m x 23m

NAMA GAMBAR

Tampak

SKALA GAMBAR

1:100

PEMILIK

Bapak Edi

DIGAMBAR OLEH

Anggita Widyawati P, S.Ars

KODE GBR. TANGGAL HALAMAN

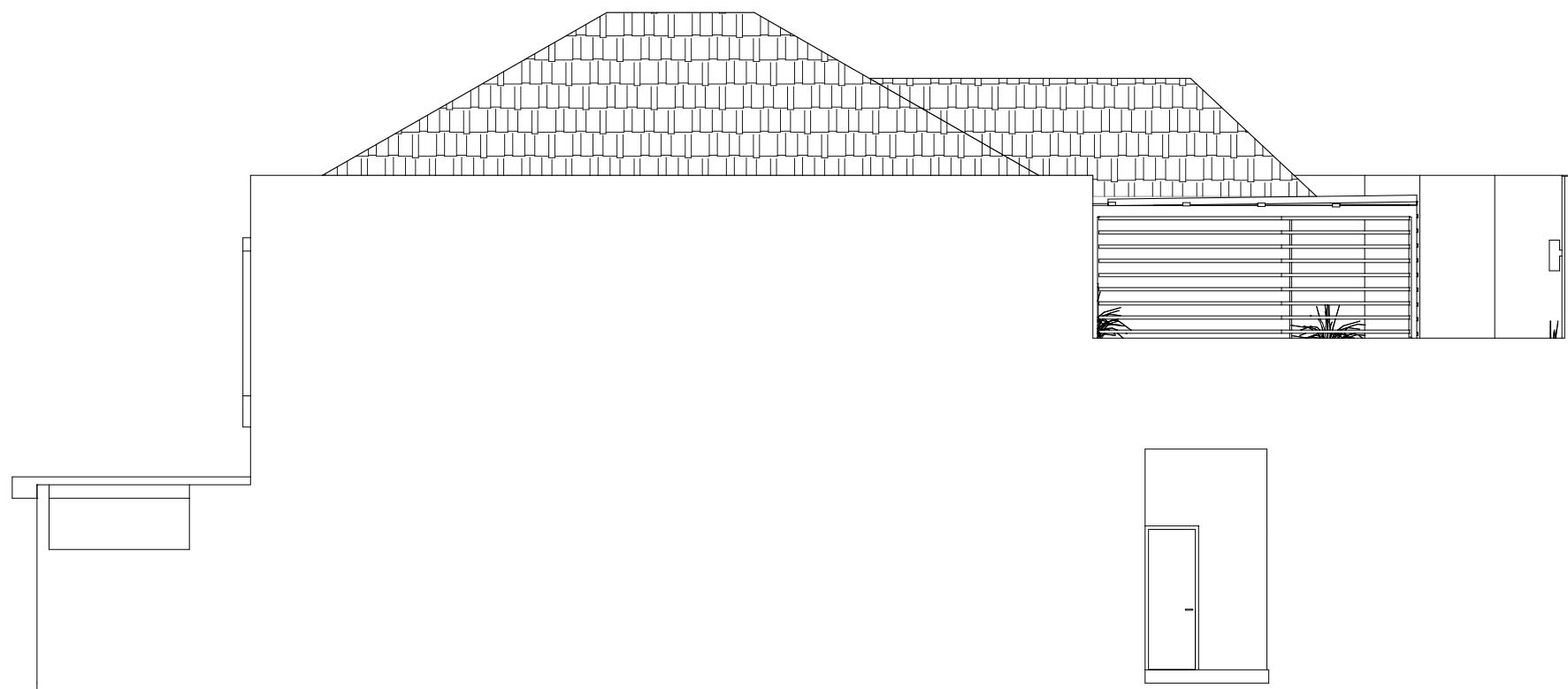
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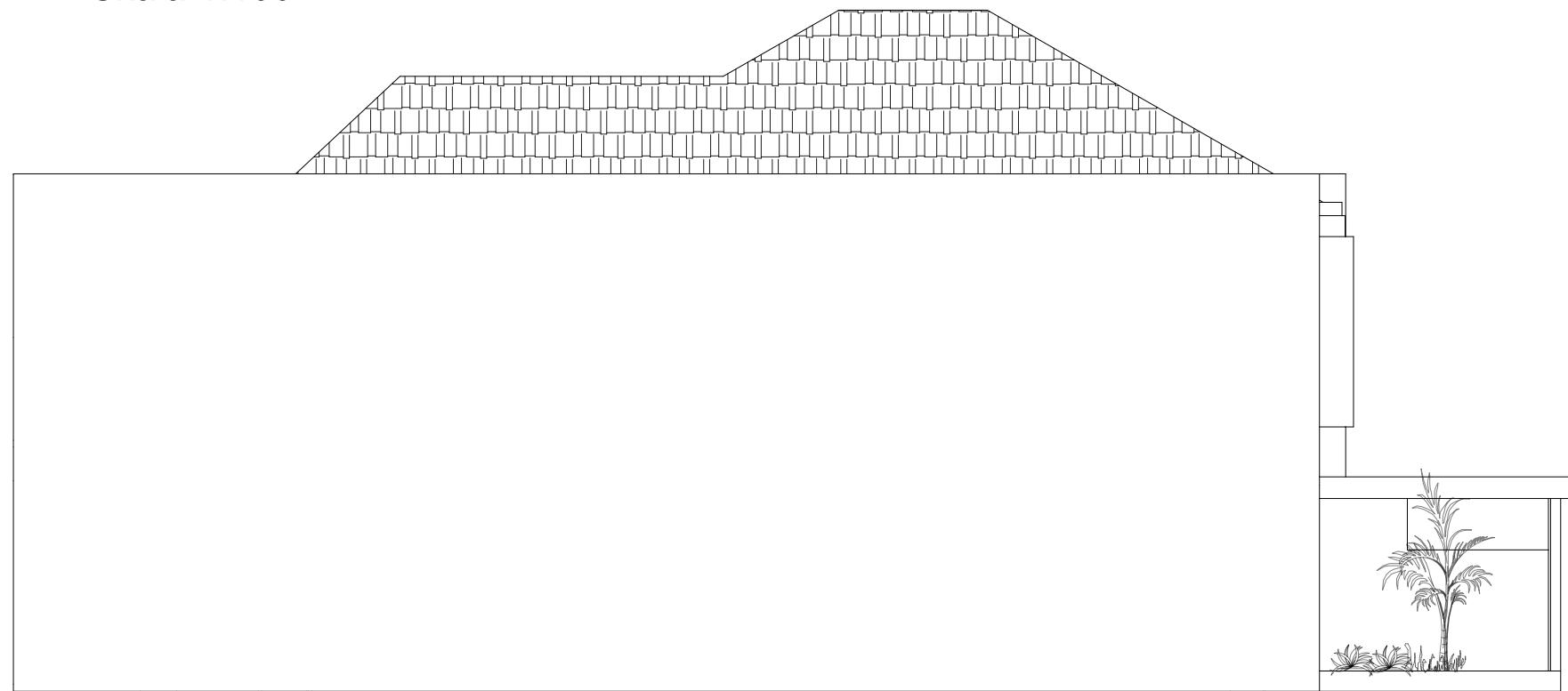
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| TTD. PENGGAMBAR | TTD. KONTRAK |
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| TTD. ORANG KE-1 | TTD. ORANG KE-2 |
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**TAMPAK KANAN**

Skala 1:100

**TAMPAK KIRI**

Skala 1:100

**JUDUL GAMBAR**

Rumah 9m x 23m

NAMA GAMBAR

Tampak

SKALA GAMBAR

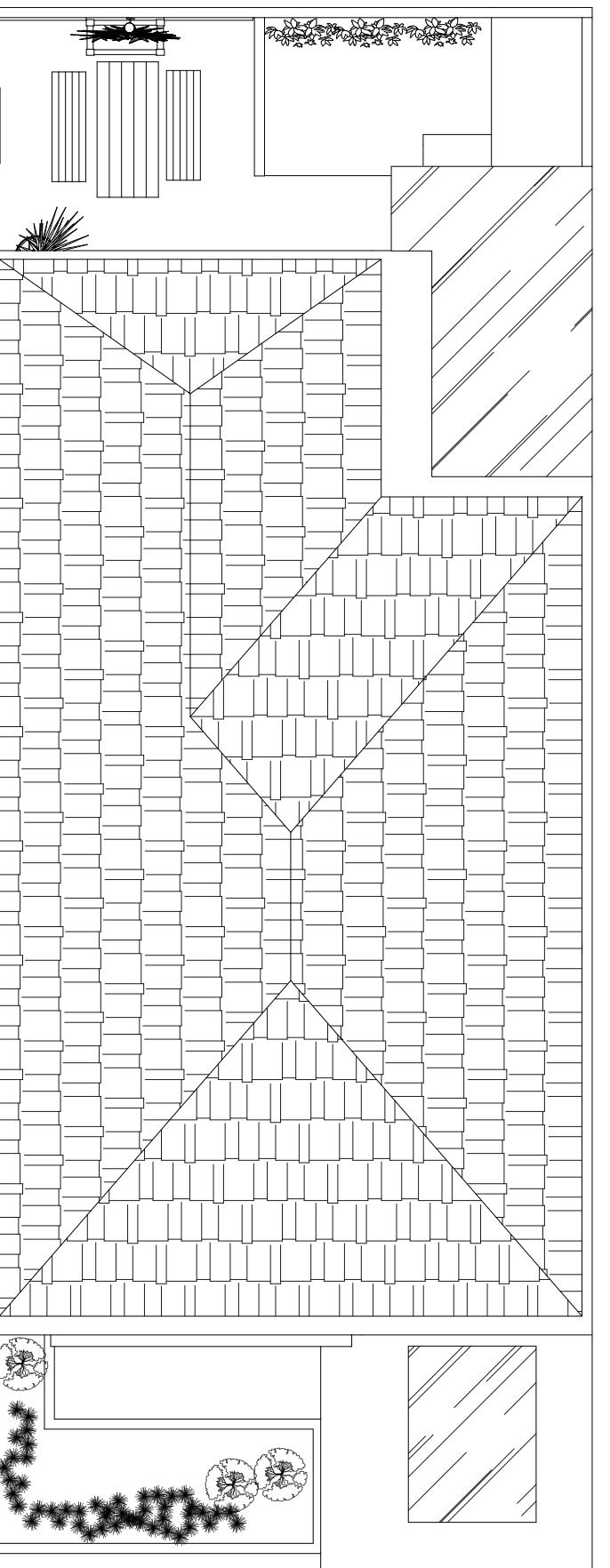
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PEMILIK

Bapak Edi

DIGAMBAR OLEH

Anggita Widyawati P, S.Ars

KODE GBR. TANGGAL HALAMAN**REVISI TANGGAL KET.****KETERANGAN****TTD. PENGGAMBAR TTD. KONTRAK****TTD. ORANG KE-1 TTD. ORANG KE-2**

TAMPAK ATAS
Skala 1:100

**JUDUL GAMBAR**

Rumah 9m x 23m

NAMA GAMBAR

Rencana

SKALA GAMBAR

1:125

PEMILIK

Bapak Edi

DIGAMBAR OLEH

Anggita Widyawati P, S.Ars

KODE GBR. TANGGAL HALAMAN

| KODE GBR. | TANGGAL | HALAMAN |
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REVISI TANGGAL KET.

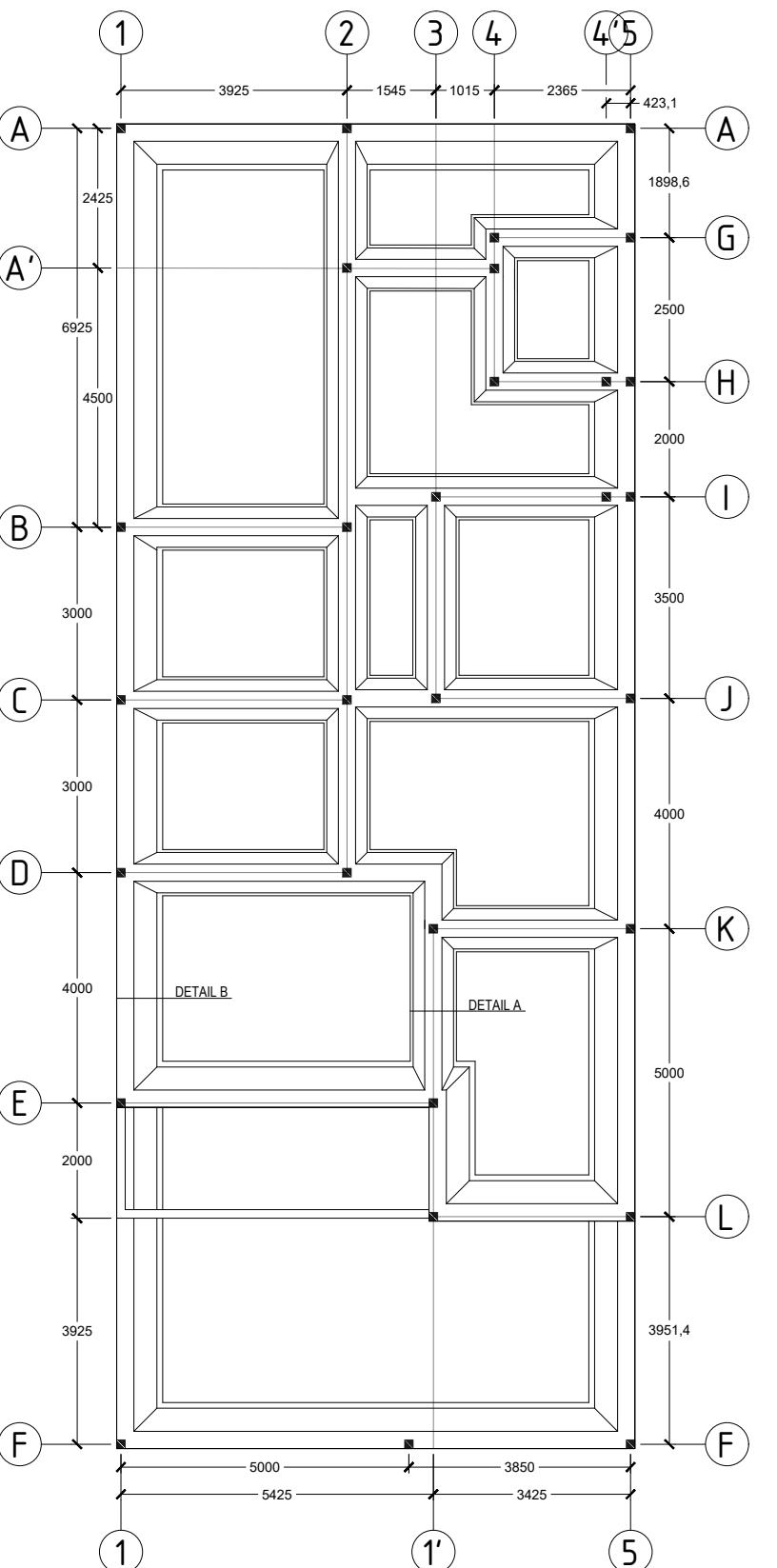
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KETERANGAN**TTD. PENGGAMBAR TTD. KONTRAK**

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| TTD. PENGGAMBAR | TTD. KONTRAK |
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TTD. ORANG KE-1 TTD. ORANG KE-2

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| TTD. ORANG KE-1 | TTD. ORANG KE-2 |
| | |



RENCANA PONDASI MENERUS
Skala 1:125

**JUDUL GAMBAR**

Rumah 9m x 23m

NAMA GAMBAR

Rencana

SKALA GAMBAR

1:125

PEMILIK

Bapak Edi

DIGAMBAR OLEH

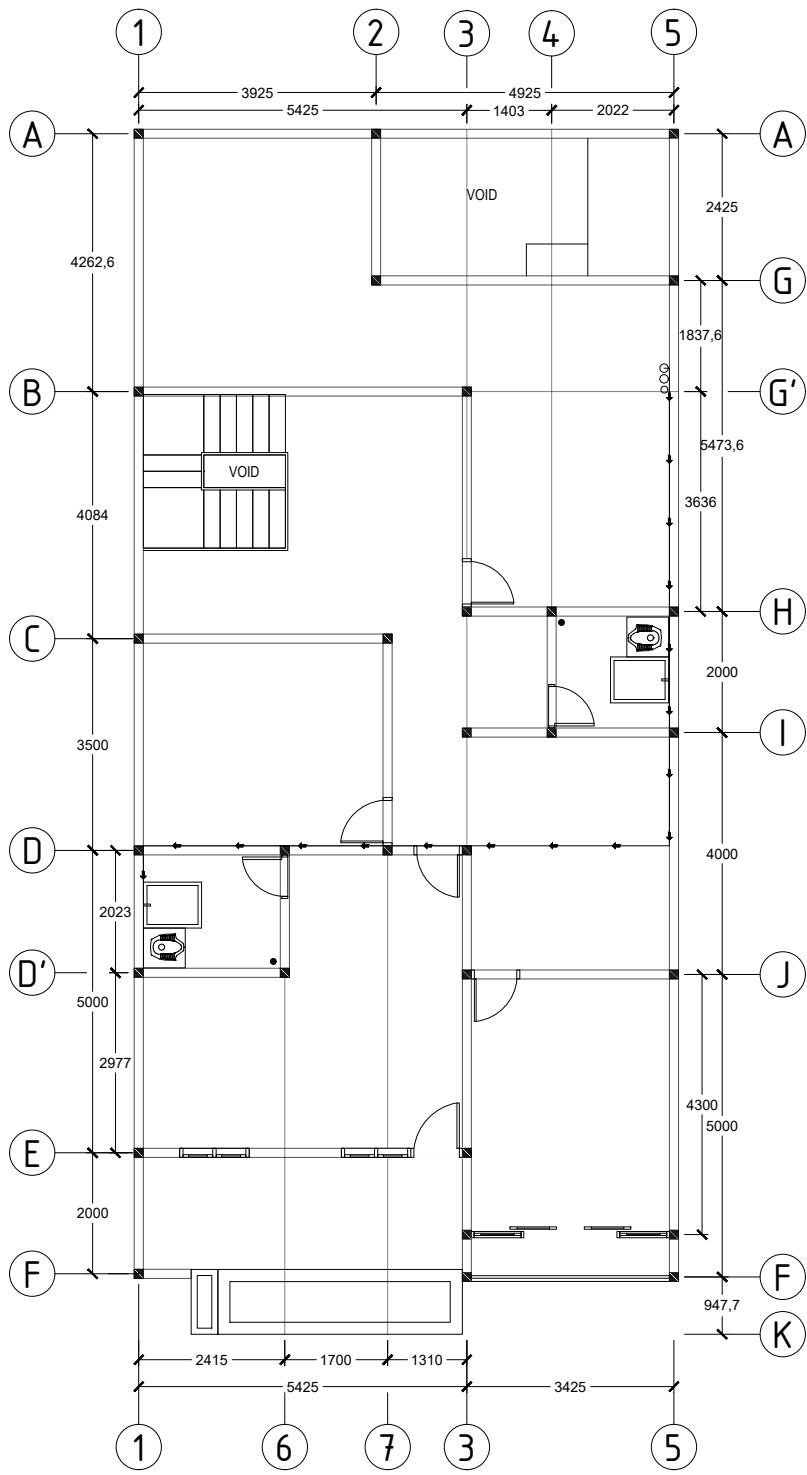
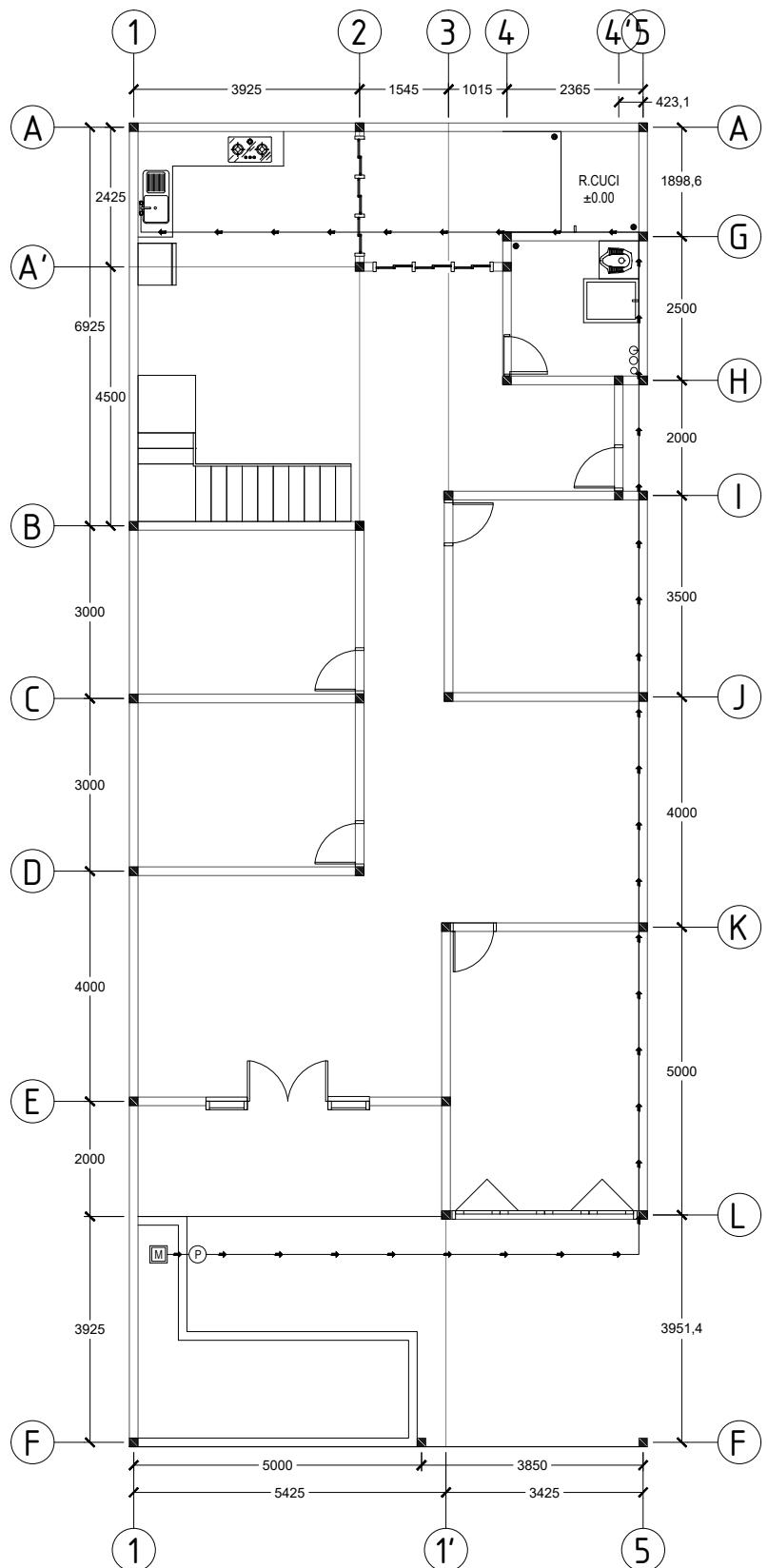
Anggita Widyawati P, S.Ars

KODE GBR. TANGGAL HALAMAN

REVISI TANGGAL KET.

KETERANGAN

| KETERANGAN | |
|------------|-------------|
| M | METERAN AIR |
| P | POMPA AIR |
| TR | TOREN |
| WS | WASTAFEL |
| KR | KRAN |
| CL | CLOSET |



TTD. PENGGAMBAR TTD. KONTRAK

TTD. ORANG KE-1 TTD. ORANG KE-2



JUDUL GAMBAR

Rumah 9m x 23m

NAMA GAMBAR

Rencana

SKALA GAMBAR

1:125

PEMILIK

Bapak Edi

DIGAMBAR OLEH

Anggita Widyawati P, S.Ars

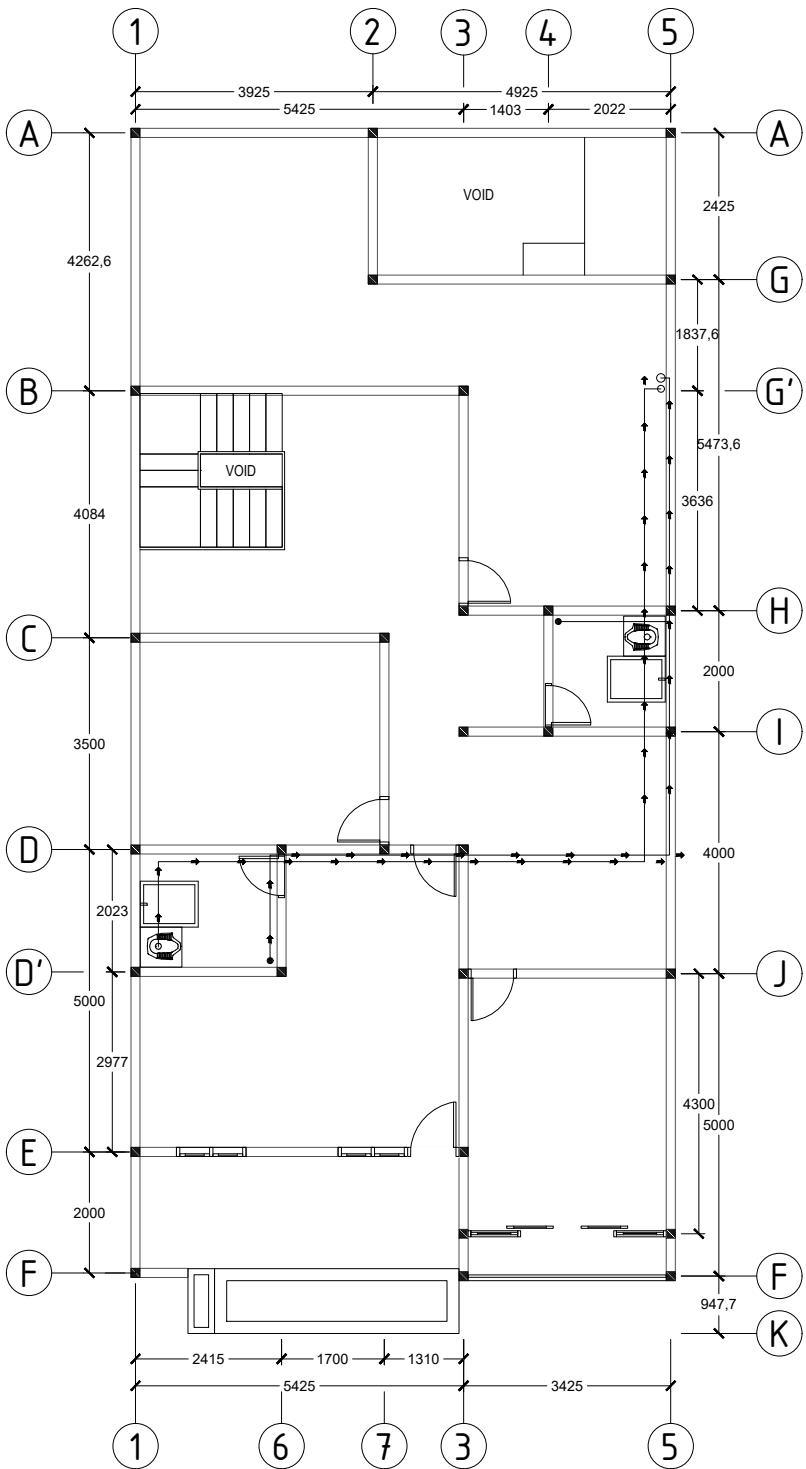
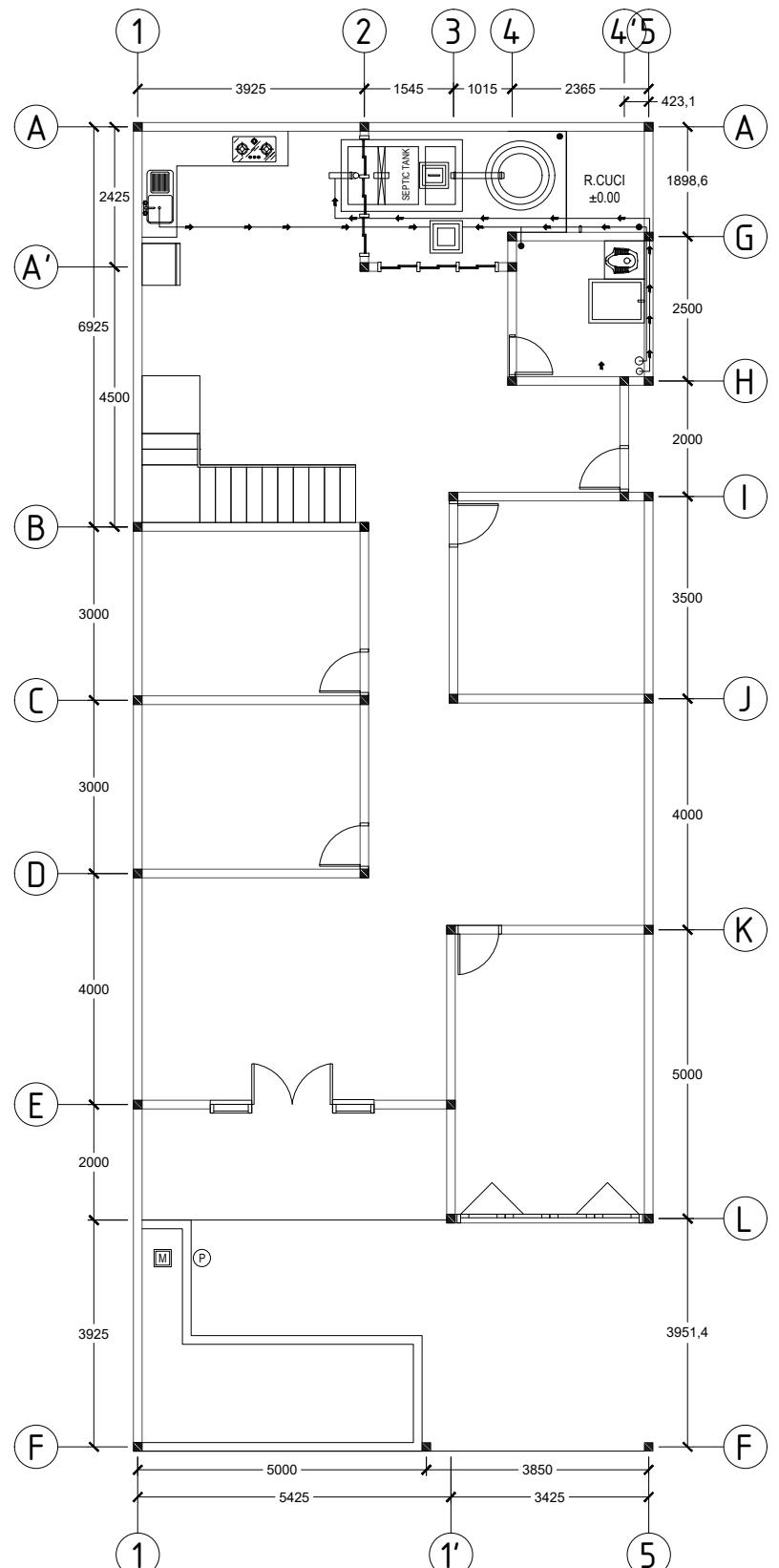
| KODE GBR. | TANGGAL | HALAMAN |
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KETERANGAN

| TTD. PENGGAMBAR | TTD. KONTRAK |
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| TTD. ORANG KE-1 | TTD. ORANG KE-2 |
|-----------------|-----------------|
|-----------------|-----------------|




JUDUL GAMBAR

Rumah 9m x 23m

NAMA GAMBAR

Rencana

SKALA GAMBAR

1:125

PEMILIK

Bapak Edi

DIGAMBAR OLEH

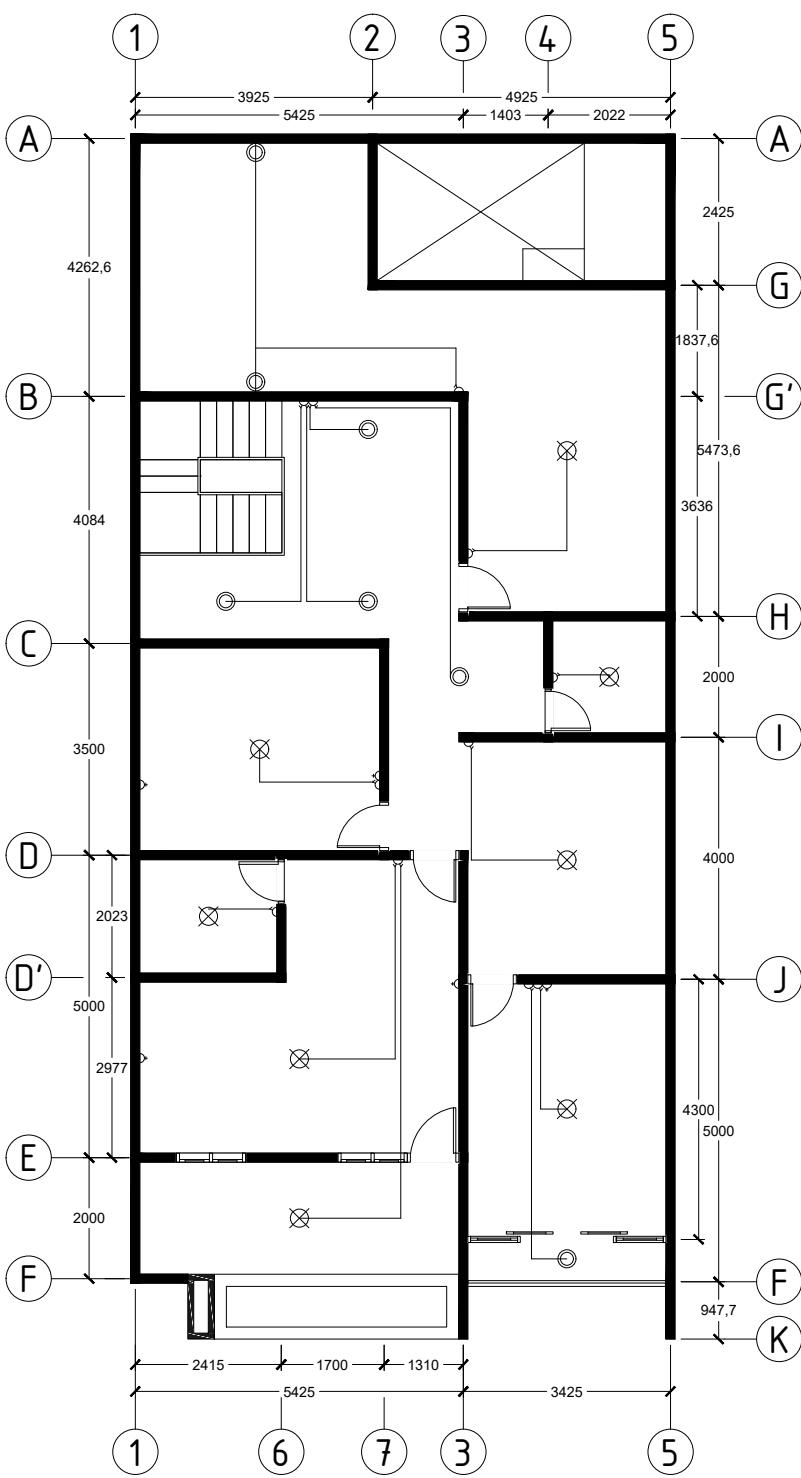
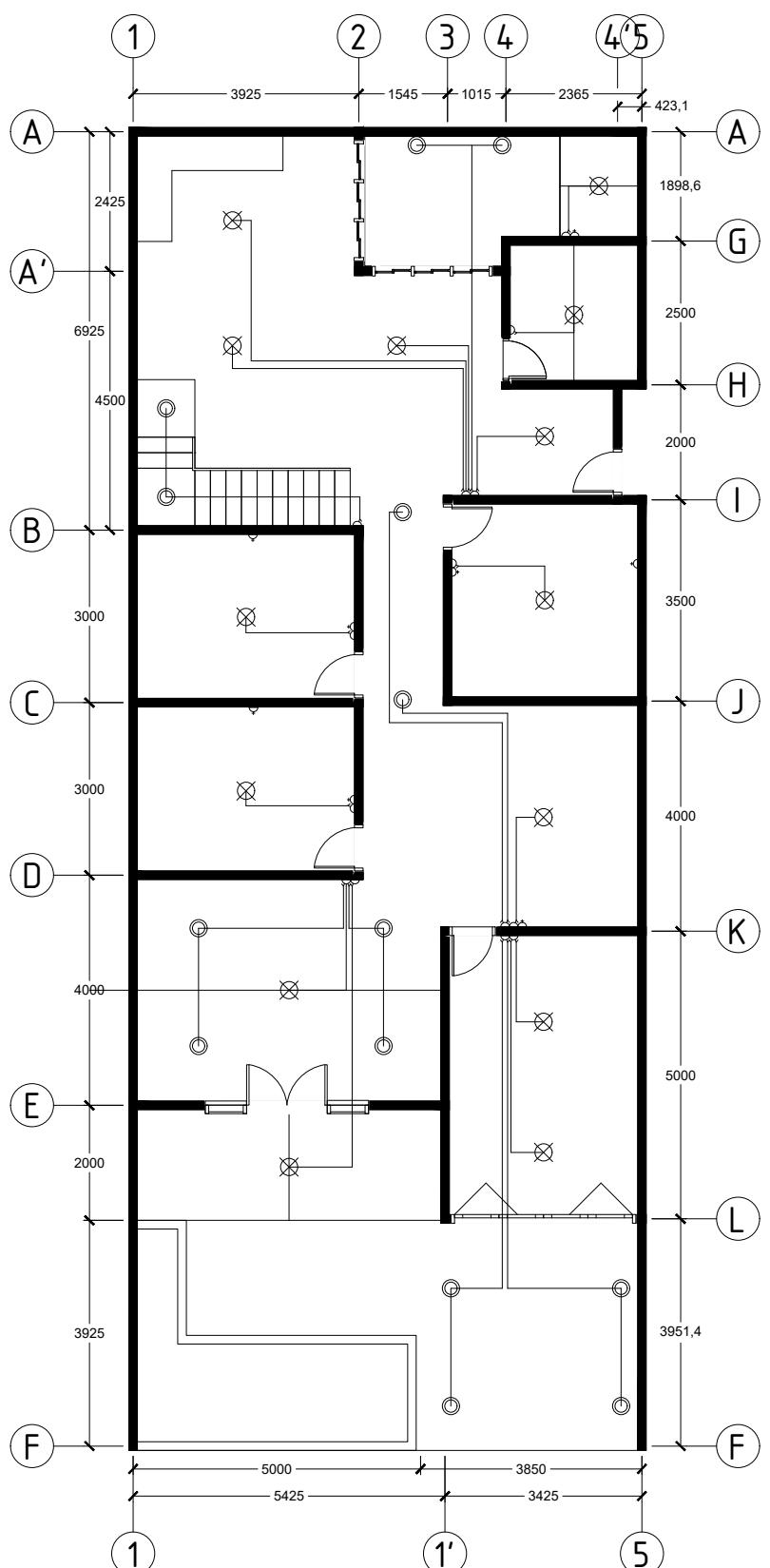
Anggita Widyawati P, S.Ars

| KODE GBR. | TANGGAL | HALAMAN |
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| REVISI | TANGGAL | KET. |
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KETERANGAN

| KETERANGAN | |
|-------------|-----------------|
| ↔ | SAKLAR TUNGGAL |
| ↔ | SAKLAR GANDA |
| ↔ | SAKLAR TRIPLE |
| △ | STOP KONTAK |
| ⊗ | LAMPU FITTING |
| ○ | LAMPU DOWNLIGHT |
| ⊕ | LAMPU GANTUNG |
| □ | SEKRING (MCB) |
| BOX METERAN | |
| — | KABEL INSTALASI |


TTD. PENGGAMBAR **TTD. KONTRAK**
TTD. ORANG KE-1 **TTD. ORANG KE-2**



L GAMBAR

h 9m x 23m

A GAMBAR

11

A GAMBAR

1K

Edi

MRP&R QLEU

Rita Widyawati, B. S. Ars

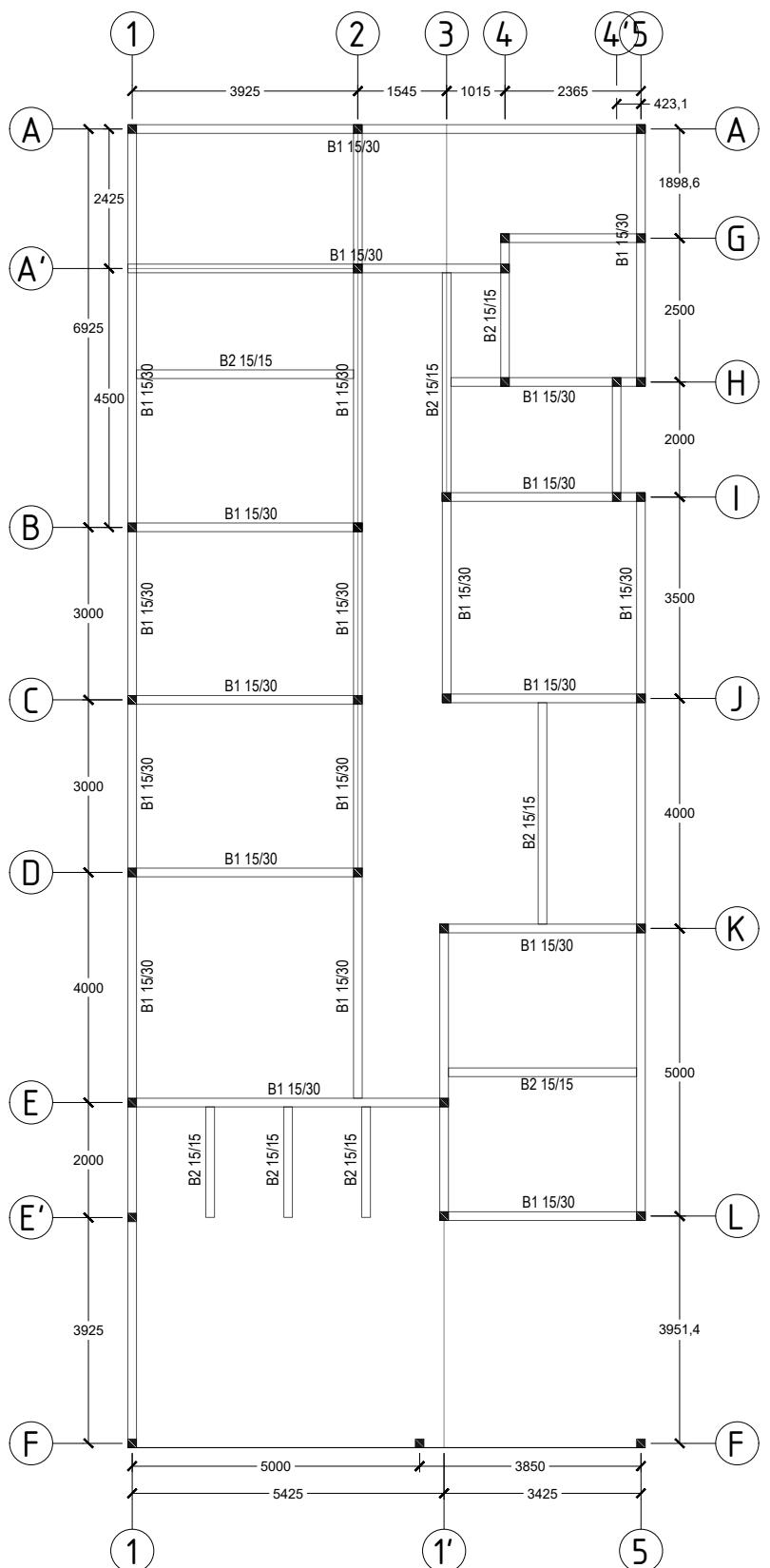
GBP | TANGGAI | HALAMAN

TANGGA

ANGAN

ENGGAMBAR | TTD. KONTRAK

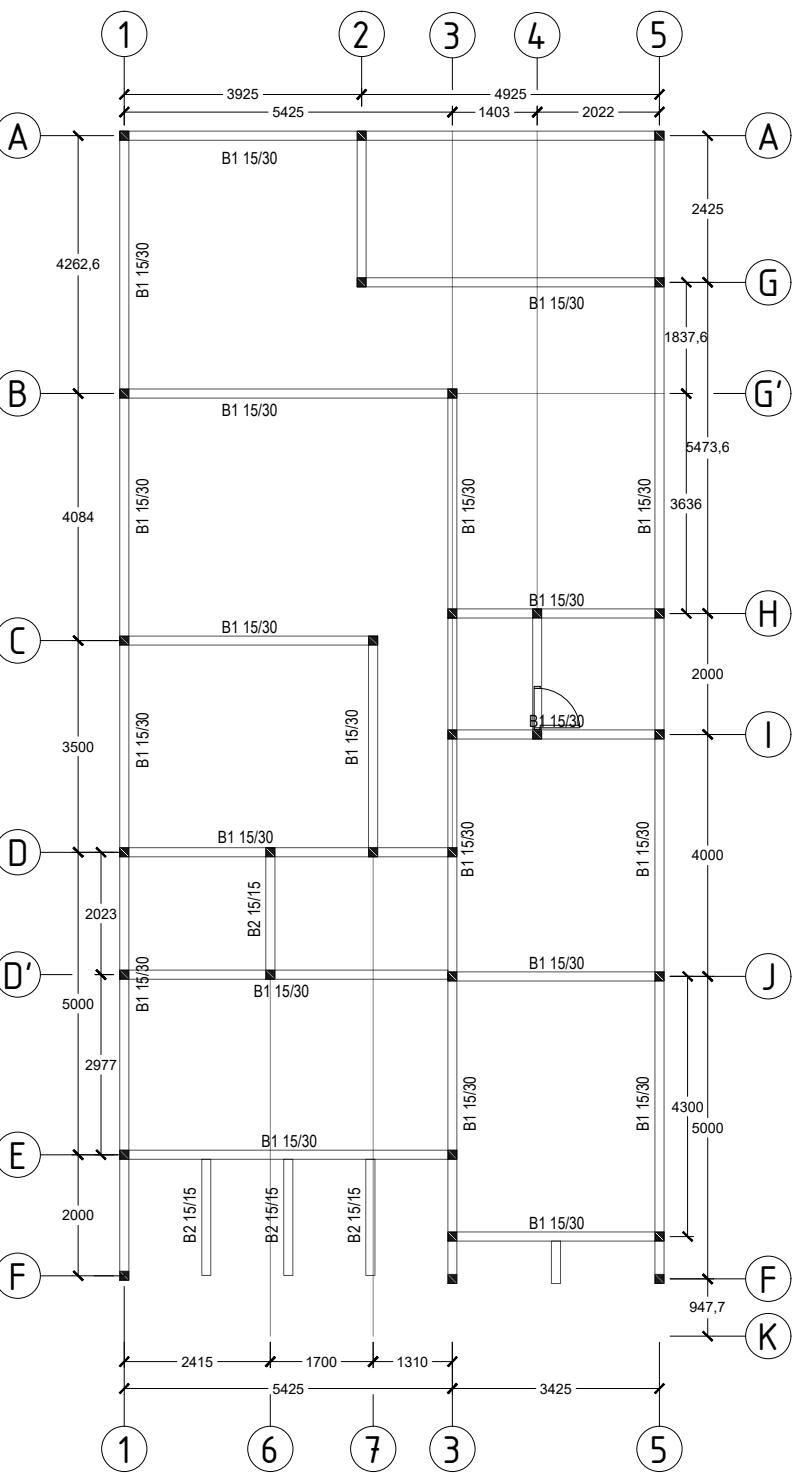
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| RANG KE-1 | TTD. ORANG KE-2 |
|------------------|------------------------|





RENCANA KOLOM DAN BALOK LT 1

Skala 1:125





RENCANA KOLOM DAN BALOK LT 2

Skala 1:125


JUDUL GAMBAR

Rumah 9m x 23m

NAMA GAMBAR

Rencana

SKALA GAMBAR

1:125

PEMILIK

Bapak Edi

DIGAMBAR OLEH

Anggita Widyawati P, S.Ars

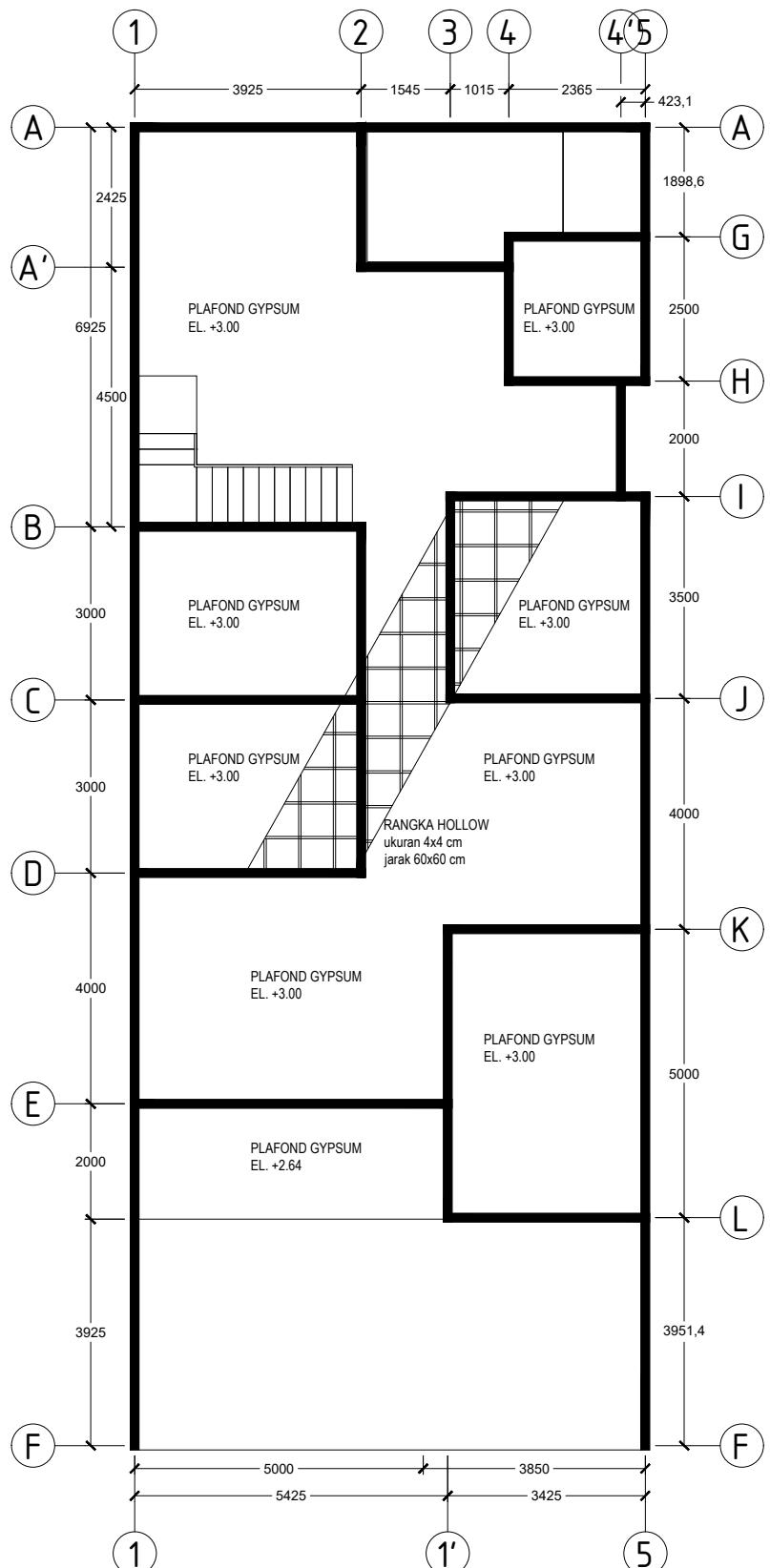
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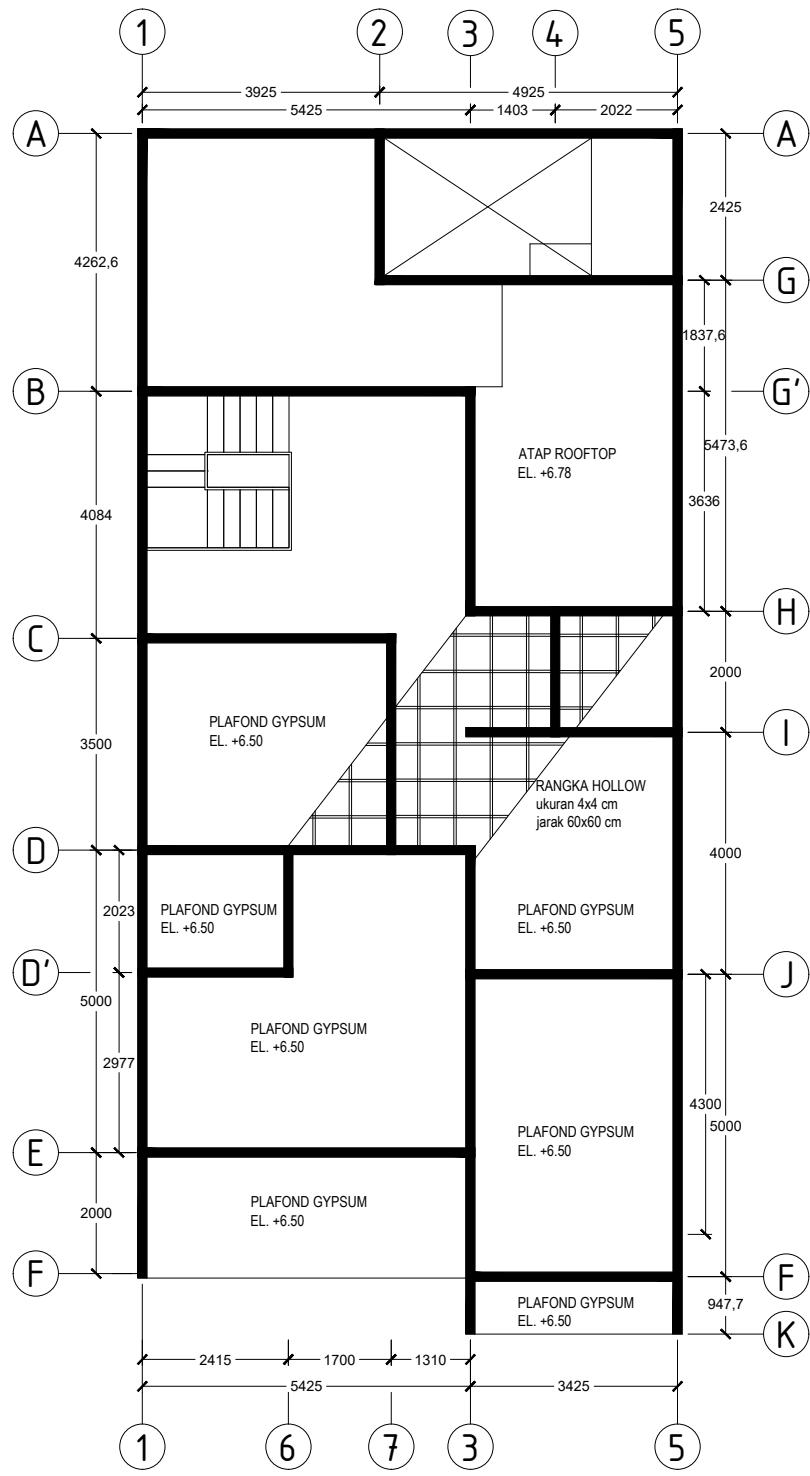
KETERANGAN

| TTD. PENGGAMBAR | TTD. KONTRAK |
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| TTD. ORANG KE-1 | TTD. ORANG KE-2 |
|-----------------|-----------------|
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RENCANA PLAFOND LT 1
Skala 1:125



RENCANA PLAFOND LT 2
Skala 1:125


JUDUL GAMBAR

Rumah 9m x 23m

NAMA GAMBAR

Detail

SKALA GAMBAR

1:100

PEMILIK

Bapak Edi

DIGAMBAR OLEH

Anggita Widyawati P, S.Ars

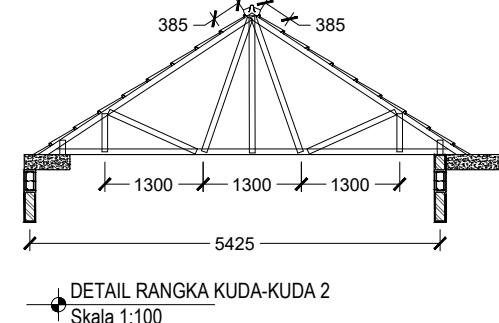
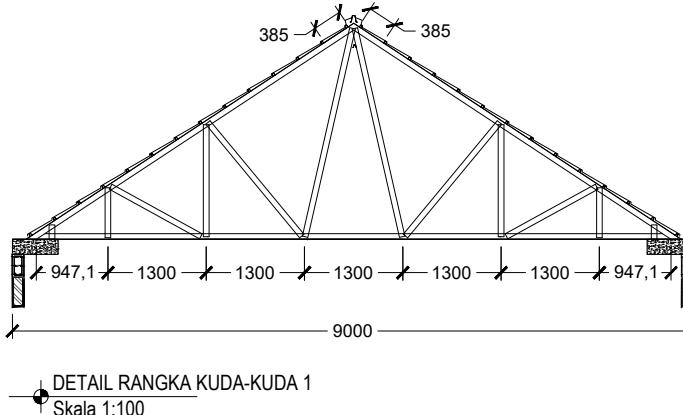
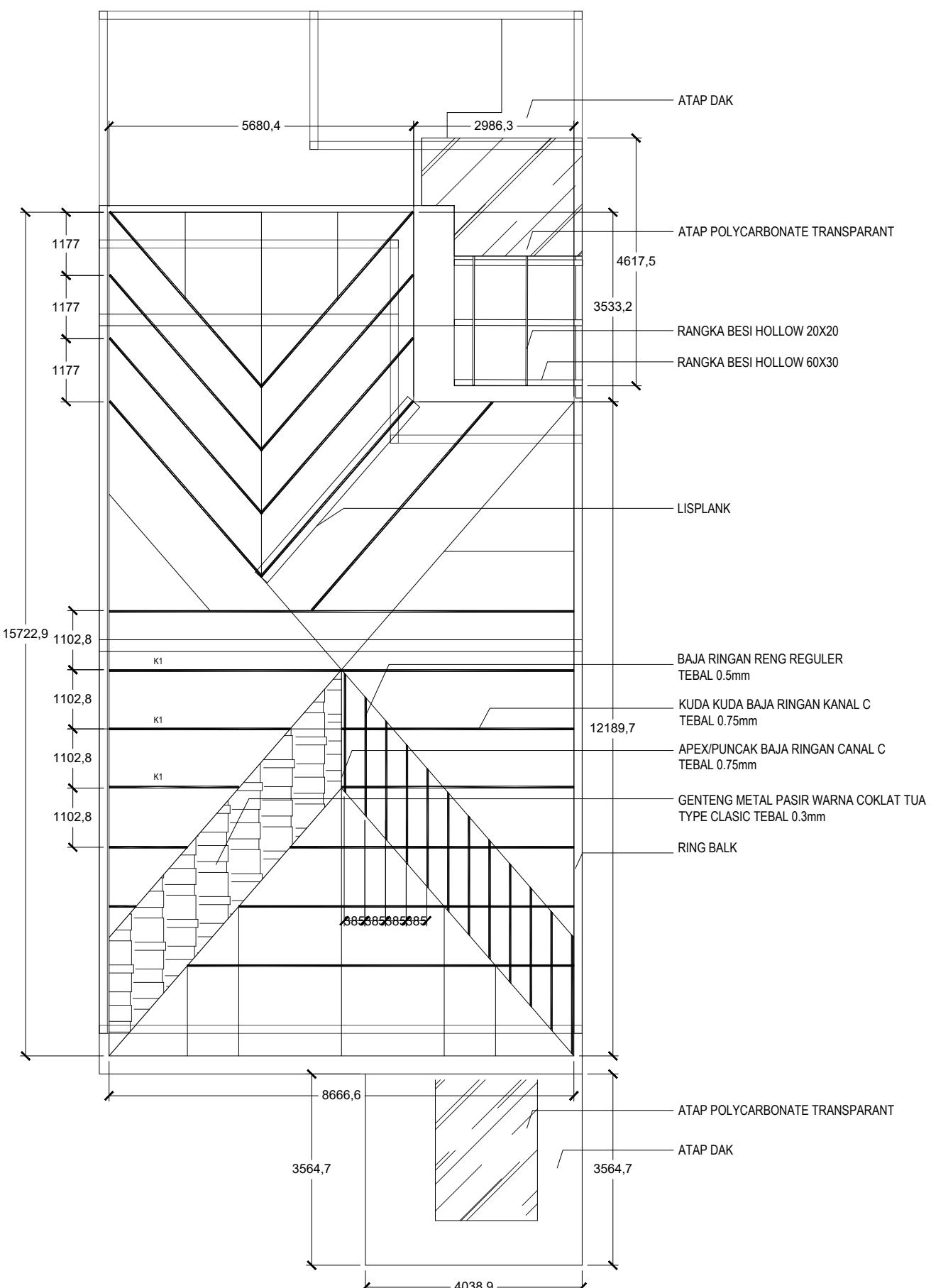
| KODE GBR. | TANGGAL | HALAMAN |
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KETERANGAN

| TTD. PENGGAMBAR | TTD. KONTRAK |
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| TTD. ORANG KE-1 | TTD. ORANG KE-2 |
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| BENTUK PROFIL | KODE | KETERANGAN |
|---------------|-------|-----------------------------|
| | CT.75 | C TRUSS 75 mm tebal 0.75 mm |
| | RT.33 | R TRUSS 0.5 mm |

**JUDUL GAMBAR**

Rumah 9m x 23m

NAMA GAMBAR

Detail

SKALA GAMBAR

1:30

PEMILIK

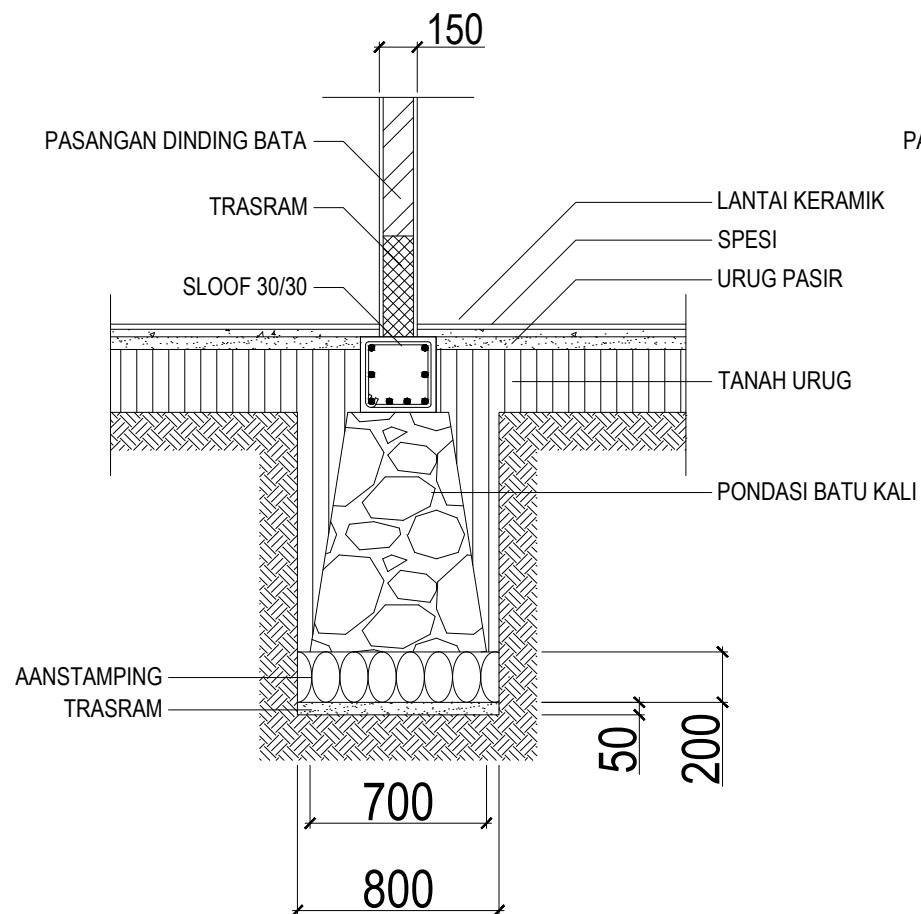
Bapak Edi

DIGAMBAR OLEH

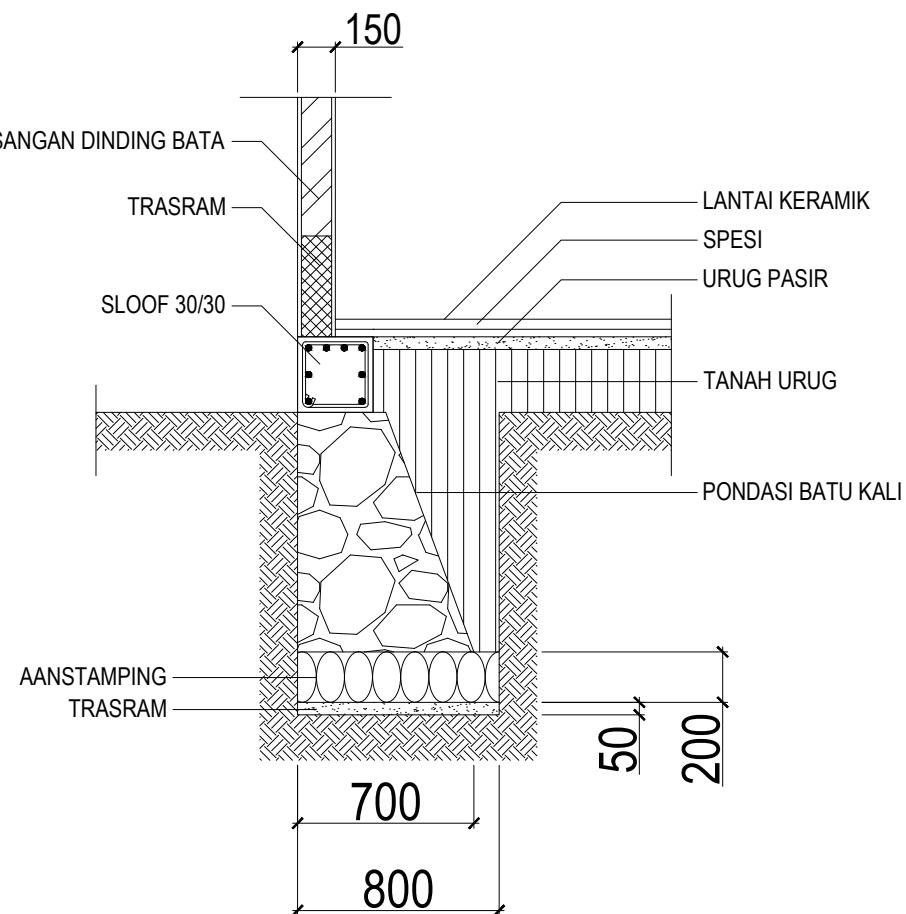
Anggita Widyawati P, S.Ars

KODE GBR. TANGGAL HALAMAN

| REVISI | TANGGAL | KET. |
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KETERANGAN**TTD. PENGGAMBAR TTD. KONTRAK****TTD. ORANG KE-1 TTD. ORANG KE-2**

DETAIL PONDASI A
skala 1:30



DETAIL PONDASI B
skala 1:30



JUDUL GAMBAR

Rumah 9m x 23m

NAMA GAMBAR

Detail

SKALA GAMBAR

1:30

PEMILIK

Bapak Edi

DIGAMBAR OLEH

Anggita Widyawati P, S.Ars

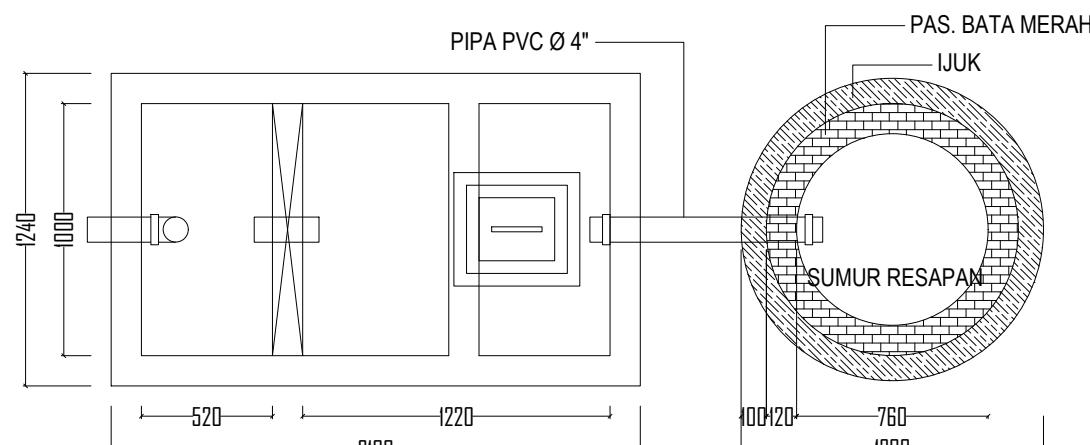
| KODE GBR. | TANGGAL | HALAMAN |
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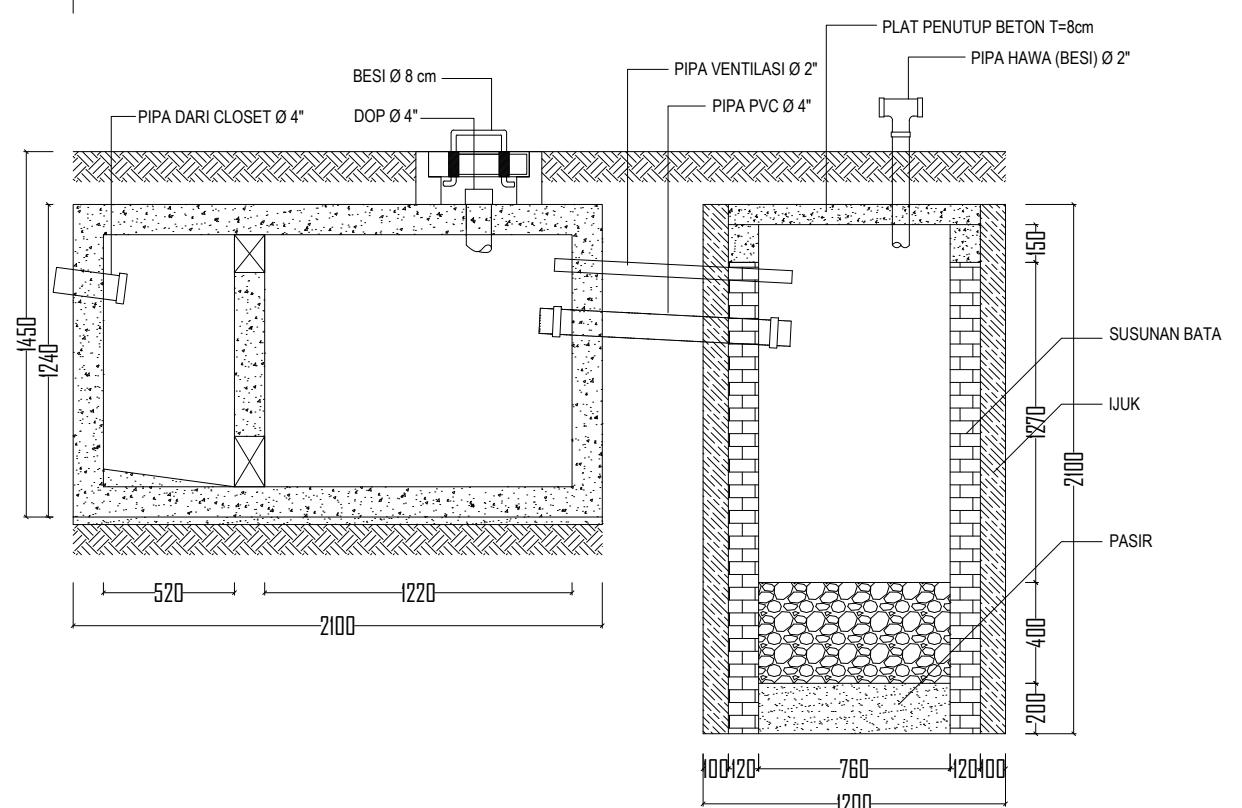
KETERANGAN

| TTD. PENGGAMBAR | TTD. KONTRAK |
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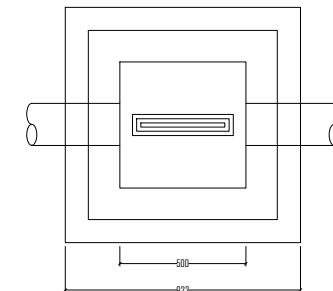
| TTD. ORANG KE-1 | TTD. ORANG KE-2 |
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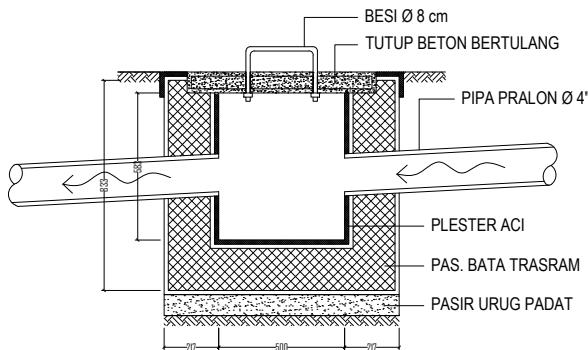
TAMPAK SEPTIC TANK DAN RESAPAN
skala 1:30



POTONGAN SEPTIC TANK DAN RESAPAN
skala 1:30



DENAH BAK KONTROL
skala 1:15



DETAIL BAK KONTROL
skala 1:15



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BARUMA
ARSITEK DAN BANGUN RUMAH

PERHITUNGAN ANGGARAN BIAYA PEMBANGUNAN
RUMAH PAK EDY | SEMARANG

| NO | URAIAN PEKERJAAN | QTY | SAT | MATERIAL | UPAH | JUMLAH |
|----------------------------------|--|--------|-----|------------|------------|---------------|
| I Pekerjaan Persiapan | | | | | | |
| 1 | Pagar Seng Keliling & Gudang | 62,50 | m1 | 20.000,00 | 5.000,00 | 1.562.500,00 |
| 2 | Pengukuran & Bowplank | 62,50 | m1 | 6.000,00 | 3.000,00 | 562.500,00 |
| II Pekerjaan Pondasi | | | | | | |
| 1 | Galian Pondasi | 110,40 | m3 | | 60.000,00 | 6.624.000,00 |
| 2 | Pondasi Batu (20 - 50 cm x 80 cm) | 38,09 | m3 | | | |
| | Batu Belah | 45,71 | m3 | 300.000,00 | 100.000,00 | 30.199.846,40 |
| | Semen | 46,00 | sak | 58.000,00 | 58.000,00 | |
| | Pasir | 13,71 | m3 | 380.000,00 | 100.000,00 | |
| 3 | Pondasi Telapak Beton 1.00 x 1.00 x 0.20 | 5,04 | m3 | | | |
| | Besi dia 12 | 69,00 | Ljr | 133.250,00 | 63.960,00 | 20.941.554,00 |
| | Semen | 36,00 | sak | 58.000,00 | 58.000,00 | |
| | Pasir Cor | 3,53 | m3 | 380.000,00 | 114.000,00 | |
| | Koral | 3,02 | m3 | 360.000,00 | 108.000,00 | |
| 4 | Sloof 15 cm x 20 cm | 3,31 | m3 | | | |
| | Besi dia 10 | 41,00 | Ljr | 92.500,00 | 44.400,00 | 16.218.197,32 |
| | Besi dia 8 | 51,00 | Ljr | 59.250,00 | 28.440,00 | |
| | Semen | 24,00 | sak | 58.000,00 | 58.000,00 | |
| | Pasir | 2,32 | m3 | 380.000,00 | 114.000,00 | |
| | Koral | 1,99 | m3 | 360.000,00 | 108.000,00 | |
| | Multipleks | 4,94 | lbr | 84.700,00 | 50.000,00 | |
| | Kayu Usuk | 19,78 | Ljr | 20.000,00 | 10.000,00 | |
| | Paku | 0,49 | kg | 17.000,00 | 12.000,00 | |
| III Pekerjaan Lantai 1 | | | | | | |
| A Pekerjaan Struktur Lt 1 | | | | | | |
| 1 | Kolom 20 cm x 20 cm | 2,94 | m3 | | | - |
| | Besi dia 12 | 49,00 | Ljr | 133.250,00 | 63.960,00 | 18.794.437,20 |
| | Besi dia 8 | 36,00 | Ljr | 59.250,00 | 28.440,00 | |
| | Semen | 21,00 | sak | 58.000,00 | 58.000,00 | |
| | Pasir | 2,06 | m3 | 380.000,00 | 114.000,00 | |

| | | | | | |
|------------------------------------|-----------|--------|------------|------------|---------------|
| Koral | 1,76 | m3 | 360.000,00 | 108.000,00 | |
| Multipleks | 6,58 | lbr | 84.700,00 | 50.000,00 | |
| Kayu Usuk | 26,34 | ljr | 20.000,00 | 10.000,00 | |
| Paku | 0,66 | kg | 17.000,00 | 12.000,00 | |
| 2 Kolom 15 cm x 15 cm | 0,63 | m3 | | | - |
| Besi dia 10 | 10,00 | Ljr | 92.500,00 | 44.400,00 | 3.369.668,91 |
| Besi dia 6 | 11,00 | Ljr | 33.250,00 | 15.960,00 | |
| Semen | 5,00 | sak | 58.000,00 | 58.000,00 | |
| Pasir | 0,44 | m3 | 380.000,00 | 114.000,00 | |
| Koral | 0,38 | m3 | 360.000,00 | 108.000,00 | |
| Multipleks | 1,88 | lbr | 84.700,00 | 50.000,00 | |
| Kayu Usuk | 7,52 | ljr | 20.000,00 | 10.000,00 | |
| Paku | 0,19 | kg | 17.000,00 | 12.000,00 | |
| 3 Balok 20 x 30 | 6,22 | m3 | | | - |
| Besi dia 12 | 104,00 | Ljr | 133.250,00 | 63.960,00 | 37.423.953,44 |
| Besi dia 8 | 63,00 | Ljr | 59.250,00 | 28.440,00 | |
| Semen | 44,00 | sak | 58.000,00 | 58.000,00 | |
| Pasir | 4,35 | m3 | 380.000,00 | 114.000,00 | |
| Koral | 3,73 | m3 | 360.000,00 | 108.000,00 | |
| Multipleks | 9,28 | lbr | 84.700,00 | 50.000,00 | |
| Kayu Usuk | 37,12 | ljr | 20.000,00 | 10.000,00 | |
| Paku | 0,93 | kg | 17.000,00 | 12.000,00 | |
| 3 Balok 15 x 20 | 1,11 | m3 | | | - |
| Besi dia 10 | 22,00 | Ljr | 92.500,00 | 44.400,00 | 6.009.687,70 |
| Besi dia 6 | 16,00 | Ljr | 33.250,00 | 15.960,00 | |
| Semen | 8,00 | sak | 58.000,00 | 58.000,00 | |
| Pasir | 0,78 | m3 | 380.000,00 | 114.000,00 | |
| Koral | 0,67 | m3 | 360.000,00 | 108.000,00 | |
| Multipleks | 2,28 | lbr | 84.700,00 | 50.000,00 | |
| Kayu Usuk | 9,11 | ljr | 20.000,00 | 10.000,00 | |
| Paku | 0,23 | kg | 17.000,00 | 12.000,00 | |
| 4 Pekerjaan Rabatan Lantai | 18,14 | m3 | | | - |
| Semen | 91,00 | sak | 58.000,00 | 58.000,00 | 21.924.403,80 |
| Pasir | 12,70 | m3 | 380.000,00 | 114.000,00 | |
| Koral | 10,89 | m3 | 360.000,00 | 108.000,00 | |
| 5 Pekerjaan Pelat Lantai 12 cm | 19,87 | m3 | | | - |
| Besi dia 8 Melintang | 138,00 | Ljr | 59.250,00 | 28.440,00 | 60.056.562,81 |
| Besi dia 8 Memanjang | 138,00 | Ljr | 59.250,00 | 28.440,00 | |
| Semen | 140,00 | sak | 58.000,00 | 58.000,00 | |
| Pasir | 13,91 | m3 | 380.000,00 | 114.000,00 | |
| Koral | 11,92 | m3 | 360.000,00 | 108.000,00 | |
| Multipleks | 27,81 | lbr | 84.700,00 | 50.000,00 | |

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|---|-----------|-----|------------|------------|---------------|
| Kayu Usuk | 111,24 | ljr | 20.000,00 | 10.000,00 | |
| Paku | 2,78 | kg | 17.000,00 | 12.000,00 | |
| B Pekerjaan Arsitektur Lantai 1 | | | | | |
| 1 Pekerjaan Dinding Bata Merah | 386,40 | m2 | | | |
| Bata Merah 10 x 22 x 5 cm | 28.980,00 | bh | 610,00 | 150,00 | 40.108.320,00 |
| Semen | 38,64 | sak | 58.000,00 | 15.000,00 | |
| Pasir | 38,64 | m3 | 380.000,00 | 15.000,00 | |
| 2 Pekerjaan Plesteran & Acian | 772,80 | m2 | | | |
| Pasir Pasang | 38,64 | m3 | 380.000,00 | 180.000,00 | 48.748.224,00 |
| Semen Plesteran | 77,28 | sak | 58.000,00 | 150.000,00 | |
| Semen Acian | 46,37 | sak | 58.000,00 | 180.000,00 | |
| 3 Pekerjaan Finishing Kolom & Balok Beton | 117,82 | m2 | | | |
| Semen Acian | 11,68 | sak | 58.000,00 | 116.000,00 | 3.658.677,12 |
| Semen | 7,01 | sak | 58.000,00 | 174.000,00 | |
| 4 Benangan Sudut Lt 1 | 52,50 | m1 | | | - |
| Semen | 0,90 | sak | 58.000,00 | 116.000,00 | 156.600,00 |
| C Pekerjaan Tangga Lantai 1 | | | | | |
| 1 Tangga Beton | 0,54 | m3 | | | - |
| Besi dia 8 | 4,00 | ljr | 59.250,00 | 28.440,00 | 1.882.069,97 |
| Besi dia 6 | 4,00 | ljr | 33.250,00 | 15.960,00 | |
| Semen | 4,00 | sak | 58.000,00 | 58.000,00 | |
| Pasir | 0,38 | m3 | 380.000,00 | 114.000,00 | |
| Koral | 0,33 | m3 | 360.000,00 | 108.000,00 | |
| Multipleks | 2,06 | lbr | 84.700,00 | 50.000,00 | |
| Kayu Usuk | 8,22 | ljr | 20.000,00 | 10.000,00 | |
| Paku | 0,21 | kg | 17.000,00 | 12.000,00 | |
| 2 Anak Tangga Bata Merah | 0,56 | m3 | | | - |
| Batu Bata | 558,90 | bh | 610,00 | 500,00 | 1.077.487,50 |
| Semen | 3,00 | sak | 58.000,00 | 45.000,00 | |
| Pasir | 0,28 | m3 | 380.000,00 | 150.000,00 | |
| 3 Railling Tangga (Besi) | 6,00 | m1 | 400.000,00 | 200.000,00 | 3.600.000,00 |
| 4 Granit tile 60 x 60 | 6,90 | m2 | | | - |
| Granit tile 60 x 60 | 7,00 | m2 | 257.000,00 | 60.000,00 | 2.455.600,00 |
| Pasir Pasang | 0,35 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 0,70 | sak | 58.000,00 | 60.000,00 | |
| D Pekerjaan Granit/Marmer Lantai 1 | | | | | |
| 1 Granit tile 60 x 60 Ruang Dalam | 120,80 | m2 | | | - |
| Granit tile 60 x 60 | 121,00 | m2 | 257.000,00 | 60.000,00 | 42.446.800,00 |

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|---|--------|-------|--------------|------------|---------------|
| Pasir Pasang | 6,05 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 12,10 | sak | 58.000,00 | 60.000,00 | |
| 2 Granit tile 60 x 60 Teras & Garasi | 31,96 | m2 | | | - |
| Granit tile 60 x 60 | 32,00 | m2 | 257.000,00 | 60.000,00 | 11.225.600,00 |
| Pasir Pasang | 1,60 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 3,20 | sak | 58.000,00 | 60.000,00 | |
| 3 Granit tile 60 x 60 Dinding Dapur | 18,56 | m2 | | | - |
| Granit tile 60 x 60 | 19,00 | m2 | 257.000,00 | 60.000,00 | 6.665.200,00 |
| Pasir Pasang | 0,95 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 1,90 | sak | 58.000,00 | 60.000,00 | |
| 4 Granite List Lantai Granite | 14,93 | m2 | | | - |
| Granit tile 60 x 60 | 15,00 | m2 | 257.000,00 | 60.000,00 | 5.616.000,00 |
| Pasir Pasang | 0,75 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 4,50 | sak | 58.000,00 | 60.000,00 | |
| E Pekerjaan Kamar Mandi Lantai 1 | | | | | |
| 1 Instalasi Air Bersih | 32,00 | m1 | 50.000,00 | 25.000,00 | 2.400.000,00 |
| 2 Kran & Shower Panas Dingin | 1,00 | set | | | - |
| Kran & Shower | 1,00 | set | 500.000,00 | 200.000,00 | 900.000,00 |
| Insatalasi Air Panas | 1,00 | set | 100.000,00 | 100.000,00 | |
| 3 Keramik Lantai KM | 10,75 | m2 | | | - |
| Granite Tile Kasar 60 x 60 | 11,00 | m2 | 257.000,00 | 60.000,00 | 3.858.800,00 |
| Pasir Pasang | 0,55 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 1,10 | sak | 58.000,00 | 60.000,00 | |
| 4 Keramik Dinding KM | 18,40 | m2 | | | - |
| Granite Tile 40 x 80 | 19,00 | m2 | 257.000,00 | 60.000,00 | 6.665.200,00 |
| Pasir Pasang | 0,95 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 1,90 | sak | 58.000,00 | 60.000,00 | |
| 5 Pasang Meja Wastafel | 1,00 | set | 500.000,00 | 250.000,00 | 750.000,00 |
| 6 Jet Shower | 1,00 | bh | 200.000,00 | 50.000,00 | 250.000,00 |
| 7 Pasang Kloset Duduk | 1,00 | set | 2.200.000,00 | 400.000,00 | 2.600.000,00 |
| 8 Pasang Exhaust | 1,00 | titik | 500.000,00 | 200.000,00 | 700.000,00 |
| 9 Pintu Kamar Mandi | 1,00 | bh | 1.300.000,00 | 500.000,00 | 1.800.000,00 |
| F Pekerjaan Penutup Plafond | | | | | |
| 1 Plafond Gypsum Lantai 1 | 165,58 | m2 | 130.000,00 | 60.000,00 | 31.459.440,00 |

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|---|--------------------------------------|--------|-------|--------------|------------|---------------|
| 2 | List Gypsum Lantai 1 | 191,00 | m1 | 24.000,00 | 7.000,00 | 5.921.000,00 |
| G Pekerjaan Listrik & Lampu Lantai 1 | | | | | | |
| 1 | Pasang Instalasi Listrik | 42,00 | titik | 110.000,00 | 40.000,00 | 6.300.000,00 |
| 2 | Pasang Fitting & Lampu | 19,00 | titik | 75.000,00 | 30.000,00 | 1.995.000,00 |
| 3 | Pasang Saklar | 10,00 | titik | 35.000,00 | 15.000,00 | 500.000,00 |
| 4 | Pasang Stop Kontak | 8,00 | titik | 35.000,00 | 15.000,00 | 400.000,00 |
| 5 | Pasang Stop Kontak AC | 3,00 | titik | 75.000,00 | 20.000,00 | 285.000,00 |
| 6 | MCB 6A | 1,00 | bh | 100.000,00 | 50.000,00 | 150.000,00 |
| 7 | Box MCB | 1,00 | set | 450.000,00 | 100.000,00 | 550.000,00 |
| H Pekerjaan Instalasi Air kotor Lantai 1 | | | | | | |
| 1 | Pipa Air Buangan Kamar Mandi | 32,00 | m1 | 30.000,00 | 20.000,00 | 1.600.000,00 |
| 2 | Pipa Air Kotor WC | 32,00 | m1 | 40.000,00 | 20.000,00 | 1.920.000,00 |
| 3 | Pipa Air Hujan | 24,00 | m1 | 25.000,00 | 15.000,00 | 960.000,00 |
| 4 | Pipa Air Drainase | 24,00 | m1 | 40.000,00 | 20.000,00 | 1.440.000,00 |
| 5 | Pembuatan Bak Kontrol | 6,00 | set | 35.000,00 | 150.000,00 | 1.110.000,00 |
| I Pekerjaan Pintu, Jendela & Kaca Lantai 1 | | | | | | |
| 1 | Pasang Kusen & Daun Pintu Utama | 1,00 | set | | | - |
| | Kusen Kayu Kamper | 13,38 | m1 | 160.000,00 | 50.000,00 | 7.972.800,00 |
| | Daun Pintu Kamper | 2,00 | set | 1.250.000,00 | 150.000,00 | |
| | Handle Pintu | 2,00 | set | 230.000,00 | 75.000,00 | |
| | Engsel | 2,00 | set | 50.000,00 | 25.000,00 | |
| | Sending Kusen & Daun Pintu | 2,00 | set | 200.000,00 | 150.000,00 | |
| | Kaca | 2,58 | m2 | 250.000,00 | 100.000,00 | |
| 2 | Pasang Kusen & Daun Pintu Kamar | 4,00 | set | | | - |
| | Kusen Kayu Kamper | 20,40 | m1 | 160.000,00 | 50.000,00 | 12.804.000,00 |
| | Daun Pintu Kamper | 4,00 | set | 1.250.000,00 | 150.000,00 | |
| | Handle Pintu | 4,00 | set | 230.000,00 | 75.000,00 | |
| | Engsel | 4,00 | set | 50.000,00 | 25.000,00 | |
| | Sending Kusen & Daun Pintu | 4,00 | set | 200.000,00 | 150.000,00 | |
| 3 | Pasang Pintu Aluminium Kaca (65x210) | 6,00 | bh | 2.000.000,00 | 150.000,00 | 12.900.000,00 |
| 4 | Pasang Pintu Lipat Garasi | 4,00 | bh | 2.800.000,00 | 400.000,00 | 12.800.000,00 |
| J Pekerjaan Pengecatan | | | | | | |
| 1 | Pengecatan Eksterior | 309,12 | m2 | 15.000,00 | 11.000,00 | 8.037.120,00 |
| 2 | Pengecatan Interior | 463,68 | m2 | 10.000,00 | 11.000,00 | 9.737.280,00 |
| 3 | Pengecatan Plafond | 198,69 | m2 | 10.000,00 | 11.000,00 | 4.172.515,20 |
| K Pekerjaan Lain-lain | | | | | | |
| 1 | Paving Block | 23,00 | m2 | 150.000,00 | 75.000,00 | 5.175.000,00 |
| 2 | Meja Dapur | | | | | |
| | Beton Meja Dapur | 0,36 | m3 | 2.800.000,00 | 900.000,00 | 4.692.000,00 |
| | Keramik Meja Dapur | 11,20 | m2 | 200.000,00 | 50.000,00 | |
| | Bak Cuci Piring | 1,00 | m2 | 350.000,00 | 100.000,00 | |
| | Pasang Kran | 1,00 | bh | 85.000,00 | 25.000,00 | |

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|--|------------------------------|-----------|-----|------------|------------|---------------|
| 3 | Pasang Kanopi | 17,20 | m2 | 450.000,00 | 200.000,00 | 11.180.000,00 |
| IV Pekerjaan Lantai 2 | | | | | | |
| A Pekerjaan Struktur Lt 2 | | | | | | |
| 1 | Kolom 20 cm x 20 cm | 1,80 | m3 | | | - |
| | Besi dia 12 | 15,00 | Ljr | 133.250,00 | 63.960,00 | 8.821.020,53 |
| | Besi dia 8 | 28,00 | Ljr | 59.250,00 | 28.440,00 | |
| | Semen | 13,00 | sak | 58.000,00 | 58.000,00 | |
| | Pasir | 0,72 | m3 | 380.000,00 | 114.000,00 | |
| | Koral | 1,08 | m3 | 360.000,00 | 108.000,00 | |
| | Multipleks | 4,03 | lbr | 84.700,00 | 50.000,00 | |
| | Kayu Usuk | 16,12 | Ljr | 20.000,00 | 10.000,00 | |
| | Paku | 0,40 | kg | 17.000,00 | 12.000,00 | |
| 2 | Kolom 15 cm x 15 cm | 1,62 | m3 | | | - |
| | Besi dia 10 | 24,00 | Ljr | 92.500,00 | 44.400,00 | 8.267.478,64 |
| | Besi dia 6 | 27,00 | Ljr | 33.250,00 | 15.960,00 | |
| | Semen | 12,00 | sak | 58.000,00 | 58.000,00 | |
| | Pasir | 1,13 | m3 | 380.000,00 | 114.000,00 | |
| | Koral | 0,97 | m3 | 360.000,00 | 108.000,00 | |
| | Multipleks | 4,84 | lbr | 84.700,00 | 50.000,00 | |
| | Kayu Usuk | 19,35 | Ljr | 20.000,00 | 10.000,00 | |
| | Paku | 0,48 | kg | 17.000,00 | 12.000,00 | |
| 3 | Balok 15 x 20 | 3,53 | m3 | | | - |
| | Besi dia 10 | 59,00 | Ljr | 92.500,00 | 44.400,00 | 17.854.962,03 |
| | Besi dia 6 | 57,00 | Ljr | 33.250,00 | 15.960,00 | |
| | Semen | 25,00 | sak | 58.000,00 | 58.000,00 | |
| | Pasir | 2,47 | m3 | 380.000,00 | 114.000,00 | |
| | Koral | 2,12 | m3 | 360.000,00 | 108.000,00 | |
| | Multipleks | 7,24 | lbr | 84.700,00 | 50.000,00 | |
| | Kayu Usuk | 28,95 | Ljr | 20.000,00 | 10.000,00 | |
| | Paku | 0,72 | kg | 17.000,00 | 12.000,00 | |
| 4 | Pekerjaan Pelat Atap 10 cm | 0,34 | m3 | | | - |
| | Besi dia 8 Melintang | 3,00 | Ljr | 59.250,00 | 28.440,00 | 1.237.472,83 |
| | Besi dia 8 Memanjang | 3,00 | Ljr | 59.250,00 | 28.440,00 | |
| | Semen | 3,00 | sak | 58.000,00 | 58.000,00 | |
| | Pasir | 0,24 | m3 | 380.000,00 | 114.000,00 | |
| | Koral | 0,21 | m3 | 360.000,00 | 108.000,00 | |
| | Multipleks | 0,58 | lbr | 84.700,00 | 50.000,00 | |
| | Kayu Usuk | 2,30 | Ljr | 20.000,00 | 10.000,00 | |
| | Paku | 0,06 | kg | 17.000,00 | 12.000,00 | |
| B Pekerjaan Arsitektur Lantai 2 | | | | | | |
| 1 | Pekerjaan Dinding Bata Merah | 353,76 | m2 | | | |
| | Bata Merah 10 x 22 x 5 cm | 26.532,00 | bh | 610,00 | 150,00 | 36.720.288,00 |
| | Semen | 35,38 | sak | 58.000,00 | 15.000,00 | |

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|---|--------|-----|------------|------------|---------------|
| Pasir | 35,38 | m3 | 380.000,00 | 15.000,00 | |
| 2 Pekerjaan Plesteran & Acian | 673,02 | m2 | | | |
| Pasir Pasang | 33,65 | m3 | 380.000,00 | 180.000,00 | 42.454.101,60 |
| Semen Plesteran | 67,30 | sak | 58.000,00 | 150.000,00 | |
| Semen Acian | 40,38 | sak | 58.000,00 | 180.000,00 | |
| 3 Benangan Sudut Lt 2 | 56,95 | m1 | | | - |
| Semen | 1,02 | sak | 58.000,00 | 116.000,00 | 177.480,00 |
| 4 Pekerjaan Finishing Kolom & Balok Beton | 73,43 | m2 | | | |
| Semen Acian | 7,24 | sak | 58.000,00 | 116.000,00 | 2.268.351,00 |
| Semen | 4,35 | sak | 58.000,00 | 174.000,00 | |
| 5 Pasang Batu Alam | 18,96 | m2 | 400.000,00 | 100.000,00 | 9.480.000,00 |
| 6 Conwood Dinding | 7,67 | m2 | 219.800,00 | 100.000,00 | 2.452.866,00 |
| C Pekerjaan Granit/Marmer Lantai 2 | | | | | |
| 1 Granit tile 60 x 60 Ruang Dalam | 96,47 | m2 | | | - |
| Granit tile 60 x 60 | 97,00 | m2 | 257.000,00 | 60.000,00 | 34.027.600,00 |
| Pasir Pasang | 4,85 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 9,70 | sak | 58.000,00 | 60.000,00 | |
| 2 Granit tile 60 x 60 Balkon & Rooftop | 30,37 | m2 | | | - |
| Granit tile 60 x 60 | 31,00 | m2 | 257.000,00 | 60.000,00 | 10.874.800,00 |
| Pasir Pasang | 1,55 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 3,10 | sak | 58.000,00 | 60.000,00 | |
| 2 Granite List Lantai Granite | 13,82 | m2 | | | |
| Granit tile 60 x 60 | 14,00 | m2 | 257.000,00 | 60.000,00 | 5.241.600,00 |
| Pasir Pasang | 0,70 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 4,20 | sak | 58.000,00 | 60.000,00 | |
| D Pekerjaan Kamar Mandi Lantai 2 | | | | | |
| 1 Instalasi Air Bersih | 17,00 | m1 | 50.000,00 | 25.000,00 | 1.275.000,00 |
| 2 Kran & Shower Panas Dingin | 2,00 | set | | | - |
| Kran & Shower | 2,00 | set | 500.000,00 | 200.000,00 | 1.800.000,00 |
| Insatalasi Air Panas | 2,00 | set | 100.000,00 | 100.000,00 | |
| 3 Keramik Lantai KM | 8,80 | m2 | | | - |
| Granite Tile Kasar 60 x 60 | 9,00 | m2 | 257.000,00 | 60.000,00 | 3.157.200,00 |
| Pasir Pasang | 0,45 | m3 | 380.000,00 | 60.000,00 | |
| Semen | 0,90 | sak | 58.000,00 | 60.000,00 | |
| 4 Keramik Dinding KM | 33,60 | m2 | | | - |
| Granite Tile 40 x 80 | 34,00 | m2 | 257.000,00 | 60.000,00 | 11.927.200,00 |
| Pasir Pasang | 1,70 | m3 | 380.000,00 | 60.000,00 | |

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| Semen | 3,40 | sak | 58.000,00 | 60.000,00 | |
| 5 Pasang Meja Wastafel | 2,00 | set | 500.000,00 | 250.000,00 | 1.500.000,00 |
| 6 Jet Shower | 2,00 | bh | 200.000,00 | 50.000,00 | 500.000,00 |
| 7 Pasang Kloter Duduk | 2,00 | set | 2.200.000,00 | 400.000,00 | 5.200.000,00 |
| 8 Pasang Exhaust | 2,00 | titik | 500.000,00 | 200.000,00 | 1.400.000,00 |
| 9 Pintu Kamar Mandi | 2,00 | bh | 1.300.000,00 | 500.000,00 | 3.600.000,00 |
| E Pekerjaan Penutup Plafond | | | | | |
| 1 Plafond Gypsum Lantai 2 | 132,77 | m2 | 130.000,00 | 60.000,00 | 25.226.300,00 |
| 2 List Gypsum Lantai 2 | 194,40 | m1 | 24.000,00 | 7.000,00 | 6.026.400,00 |
| F Pekerjaan Listrik & Lampu Lantai 2 | | | | | |
| 1 Pasang Instalasi Listrik | 33,00 | titik | 110.000,00 | 40.000,00 | 4.950.000,00 |
| 2 Pasang Fitting & Lampu | 13,00 | titik | 75.000,00 | 30.000,00 | 1.365.000,00 |
| 3 Pasang Saklar | 9,00 | titik | 35.000,00 | 15.000,00 | 450.000,00 |
| 4 Pasang Stop Kontak | 6,00 | titik | 35.000,00 | 15.000,00 | 300.000,00 |
| 5 Pasang Stop Kontak AC | 3,00 | titik | 75.000,00 | 20.000,00 | 285.000,00 |
| 6 MCB 6A | 1,00 | bh | 100.000,00 | 50.000,00 | 150.000,00 |
| 7 Box MCB | 1,00 | set | 450.000,00 | 100.000,00 | 550.000,00 |
| G Pekerjaan Instalasi Air kotor Lantai 2 | | | | | |
| 1 Pipa Air Buangan Kamar Mandi | 17,00 | m1 | 30.000,00 | 20.000,00 | 850.000,00 |
| 2 Pipa Air Kotor WC | 17,00 | m1 | 40.000,00 | 20.000,00 | 1.020.000,00 |
| 3 Pipa Air Hujan | 24,00 | m1 | 25.000,00 | 15.000,00 | 960.000,00 |
| 4 Pipa Air Drainase | 24,00 | m1 | 40.000,00 | 20.000,00 | 1.440.000,00 |
| H Pekerjaan Pintu, Jendela & Kaca Lantai 2 | | | | | |
| 1 Pasang Kusen & Daun Pintu Utama | 1,00 | set | | | - |
| Kusen Kayu Kamper | 11,72 | m1 | 160.000,00 | 50.000,00 | 9.111.200,00 |
| Daun Pintu Kamper | 4,00 | set | 600.000,00 | 150.000,00 | |
| Handle Pintu | 2,00 | set | 230.000,00 | 75.000,00 | |
| Rel Pintu Geser | 2,00 | set | 350.000,00 | 50.000,00 | |
| Sending Kusen & Daun Pintu | 2,00 | set | 200.000,00 | 150.000,00 | |
| Kaca | 4,40 | m2 | 250.000,00 | 100.000,00 | |
| 2 Pasang Kusen & Daun Pintu Kamar | 5,00 | set | | | - |
| Kusen Kayu Kamper | 25,50 | m1 | 160.000,00 | 50.000,00 | 16.005.000,00 |
| Daun Pintu Kamper | 5,00 | set | 1.250.000,00 | 150.000,00 | |
| Handle Pintu | 5,00 | set | 230.000,00 | 75.000,00 | |
| Engsel | 5,00 | set | 50.000,00 | 25.000,00 | |
| Sending Kusen & Daun Pintu | 5,00 | set | 200.000,00 | 150.000,00 | |
| 3 Pasang Kusen & Daun Jendela | 2,00 | set | | | - |

| | | | | | |
|---|---------------|------------------|---------------------------------|------------|-------------------------|
| Kusen Kayu Kamper | 15,40 | m1 | 160.000,00 | 50.000,00 | 6.684.000,00 |
| Daun Jendela Kamper | 4,00 | set | 262.500,00 | 100.000,00 | |
| Engsel | 4,00 | set | 50.000,00 | 25.000,00 | |
| Engsel Sikutan | 4,00 | set | 50.000,00 | 25.000,00 | |
| Sending Kusen & Daun Pintu | 4,00 | set | 200.000,00 | 150.000,00 | |
| I Pekerjaan Pengecatan | | | | | |
| 1 Pengecatan Eksterior | 269,21 | m2 | 15.000,00 | 11.000,00 | 6.999.408,00 |
| 2 Pengecatan Interior | 403,81 | m2 | 10.000,00 | 11.000,00 | 8.480.052,00 |
| 3 Pengecatan Plafond | 159,32 | m2 | 10.000,00 | 11.000,00 | 3.345.804,00 |
| J Pekerjaan Atap | | | | | |
| Rangka Atap Galvalum | 180,00 | m2 | 115.000,00 | 35.000,00 | 27.000.000,00 |
| Atap Genteng Kanmuri | 195,00 | m2 | 182.000,00 | 20.000,00 | 39.390.000,00 |
| Bubungan Kanmuri | 38,90 | m1 | 90.000,00 | 20.000,00 | 4.279.000,00 |
| K Pekerjaan Lain-lain | | | | | |
| 1 Railling Balkon (Besi) | 11,30 | m1 | 400.000,00 | 200.000,00 | 6.780.000,00 |
| 2 Pasang Tangki Air (1550) + Pompa | 1,00 | set | 3.000.000,00 | 500.000,00 | 3.500.000,00 |
| 3 Pasang Kanopi | 11,31 | m2 | 450.000,00 | 200.000,00 | 7.351.500,00 |
| Luas Bangunan | 347,01 | m2 | Jumlah Biaya Pelaksanaan | | 948.049.130,00 |
| | | | Overhead & Margin 14 % | | 132.726.878,20 |
| Harga Per Meter Persegi Bangunan | Rp | 3.114.574 | Total Biaya Pembangunan | | 1.080.776.008,20 |



Team Arsitek

Team Leader : YUSUF KHOIRUL M ST, M.Ars

Arsitek Junior : Eka Gita Suliyandari S.Ars.

Estimator : Rafi Al Baihaqi S.T

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