

	DATA TEKNIS PROYEK	Nomor : Halaman : Tanggal :
BIRO ENGINEERING		

NAMA PROYEK	: ANANDAMAYA RESIDENCES
PEMILIK	: PT. BRAHMAYASA BAHTERA
JENIS PROYEK	: APARTEMENT
LOKASI	: SUDIRMAN JAKARTA PUSAT
PERIODE PELAKSANAAN	:

4	ELEKTRIKAL (SESUAI GAMBAR TENDER)			
	DATA DAYA UTAMA	KAPASITAS	SATUAN	KETERANGAN
	Besaran Daya Total	: 11.800	KVA	
	Listrik Total untuk Penerangan	: 3.378	KVA	
	Listrik Total untuk Stop Kontak	: 420	KVA	
	Listrik Total untuk Daya :			
	- VAC	: 4.905	KVA	
	- Ventilasi Mekanik (Fan)	: 458	KVA	
	- Lift	: 780	KVA	24 lift
	- Pompa-pompa	: 1.840	KVA	
	- Total	: 11.800	KVA	

DATA KEBUTUHAN DAYA (SESUAI GAMBAR TENDER)									
	Lighting / Penerangan			MERK	TYPE	JUMLAH	JUMLAH DAYA	SATUAN	KETERANGAN
	Type & Merk Lampu Lobby		:	ARTOLITE	Recessed downlight 1x28 w, T5 linear fluorescent, LED strip			W	
	Type & Merk Lampu Unit		:	ARTOLITE	DL-SCRB Light fitting D90,D120,D220; 13 Watt/Artolite			W	
	Type & Merk Lampu Koridor		:	SPECTRA	Recessed downlight 1x28 w, T5 linear fluorescent			W	
	Type & Merk Lampu Office		:	SPECTRA	Ceiling recessed light fitting type F10 , 4x14 w			W	
	Type & Merk Lampu Parkir		:	SPECTRA	Suspended WP fluorescent 2xT5 35w HE V-type			W	
	Type & Merk Lampu Jalan		:	LELCO	PL 1X / Lelco			W	
	Equipment Utama								
	Type & Merk Trafo		:	Trafindo, Transformer oil	Raled capacity 2500kVa, Primary Voltage 20kV, Secondary Viltage 400V,Frequency 50Hz				
	Type & Merk Panel		:	HAGGER & EGA	Wall Mounted			UNIT	
	Type & Merk Kabel		:	Kabel Metal	NYY, NYM,NYA,Kabel N2XSEBY 3x(35-300)mm 12/20kV	-	-	-	
	Type & Merk BUS Duct		:	Schneider (MGTE)	CU BUS DUCT, IP 54 2500 A L1, L2, L3 N + E (Integral)	Main Shaft 3 tower	2500	A	
	Type & Merk Amature (Stop kontak /dll)	PUBLIK	BERKER	1 Gang 2 Way Switch - SM				Bh	
				2 Gang 2 Way Switch - SM					
				MultiGang Key Switch (Sakelar Seri)- SM					
				200 Watt Socket Outlet 1 Gang- SM					
				200 Watt Socket Outlet 2 Gang- SM					
				1 Gang 1 Way Switch					
				MultiGang Key Switch (Sakelar Seri)					
				200 Watt Socket Outlet 1 Gang					
		2 Gang 2 Way Switch							
		1 Gang 2 Way Switch							
		UNIT	BERKER	1 Gang 1 Way Switch/ S. 1 Polar White 1 Gang				Bh	
				2 Gang 1 Way Switch/ S. 1 Polar White 1 Gang					
				3 Gang 1 Way Switch/ S. 1 Polar White 1 Gang					
				200 Watt Socket Outlet 1 Gang- XX					
				XX : General, Handryer, Water Dispenser, Fridge, Wine Cooler, Coffee Maker, Dishwasher, Washing Machine, Shaver, Toilet, Kitchen Hood, Water Heater					
				200 Watt Socket Outlet 2 Gang- XX					
				XX: General, Fridge Double					
				Data Outlet w/ RJ45 Cat 5 E/ S. 1 Polar White 1 Gang					
	Telephone Outlet/ S. 1 Polar White 1 Gang								
	TV Outlet/ S. 1 Polar White 1 Gang								
	1 Gang 2 Way Switch/ S. 1 Polar White 1 Gang								
	3 Gang 2 Way Switch/ S. 1 Polar White 2 Gang								
	2 Gang 2 Way Switch/ S. 1 Polar White 1 Gang								
	4 Gang 1 Way Switch / S. 1 Polar White 2 Gang								
	HAGER	Water Heater Stopkontak 16A Hager (XS9413) Outbow							
		Motion Detector Flush Mounted type EE805							

5	SOUND SYSTEM, TELEPON, FA, CCTV, BAS					KETERANGAN
	Equipment Utama		MERK	TYPE	JUMLAH	SATUAN
	SOUND SYSTEM					
	Ceiling Speaker	Unit Tower 1	HONEYWELL		123	TITIK
	Wall Mounted	Corridor Tower 1	HONEYWELL		164	TITIK
	Coulomn Speaker	Tangga tower 1	HONEYWELL		82	TITIK
	Ceiling Speaker	Unit Tower 2	HONEYWELL		195	TITIK
	Wall Mounted	Corridor Tower 2	HONEYWELL		234	TITIK
	Coulomn Speaker	Tangga tower 2	HONEYWELL		78	TITIK
	Ceiling Speaker	Unit Tower 3	HONEYWELL		195	TITIK
	Wall Mounted	Corridor Tower 3	HONEYWELL		234	TITIK
	Coulomn Speaker	Tangga tower 3			78	TITIK
	Sound System Player	:	SOCOMEK	MASTERY MAS - BC		UNIT
	Speaker	Normal(Tanpa Accoustic)	: HONEYWELL	ET-CL06		TITIK
		Emergency(Tanpa Accoustic)	: HONEYWELL	ET-CL06		TITIK
	Telepon Line	:				LINE
	DARY	CO				

	TIDAK ADA	EXTENSION					
	Intercom						
	KABEL						
FIRE ALARM							
	Smoke Detector	Unit Tower 1	:	NOHMI	1230	TITIK	
		Unit Tower 2	:	NOHMI	1014	TITIK	
		Unit Tower 3	:	NOHMI	1014	TITIK	
	Heat Detector	Unit Tower 1	:	NOHMI	FDK-246-N / FDPJ-206-D	246	TITIK
		Unit Tower 2	:	NOHMI	FDK-246-N / FDPJ-206-D	312	TITIK
		Unit Tower 3	:	NOHMI	FDK-246-N / FDPJ-206-D	312	TITIK
	Gas Detector	Unit Tower 1	:	NOHMI		123	TITIK
		Unit Tower 2	:	NOHMI		78	TITIK
		Unit Tower 3	:	NOHMI		78	TITIK
	Heat Detector	Public Tower 1	:	NOHMI	FDK-246-N / FDPJ-206-D	123	TITIK
		Public Tower 2	:	NOHMI	FDK-246-N / FDPJ-206-D	351	TITIK
		Public Tower 3	:	NOHMI	FDK-246-N / FDPJ-206-D	351	TITIK
	Smoke Detector	Public Tower 1	:	NOHMI		287	TITIK
		Public Tower 2	:	NOHMI		78	TITIK
		Public Tower 3	:	NOHMI		78	TITIK
	Type & Merk Bell		:	NOHMI	FBM 01U-D	TITIK	
	Panel Utama Alarm		:	NOHMI	N-3060-MCU	UNIT	
	Kabel		:	DRAKA	FRC.	-	
CCTV							
	CCTV	PUBLIK	:	SONY	SNC-XM631 ; SNC-EB600	TITIK	
		UNIT	:	-	-	-	TITIK
	KABEL		:	COMSCOPE	UTP cat 6	-	
Building Automatic System							
BAS			TIDAK ADA				

Jumlah Detector Per Unit

9 Titik
2 heat
6 Smoke
1 gas

Total Detector Public

1268

6	PLUMBING											
	EQUIPMENT UTAMA				MERK	TYPE	JUMLAH	KAPASITAS	SATUAN	DAYA	SATUAN	KETERANGAN
	Kapasitas Ground Reservoir / RWT			:		Beton	1	934	M3			merek yang tertera adalah merek didalam spesifikasi perencana, saat ini masih dalam proses tender jadi kontraktor belum mengajukan 1 merek
	Kapasitas Reservoir Atas		:		besi / baja	3	245	M3				
			:									
			:									
	Kapasitas RWT			:		Beton	1	934	M3			
	Kapasitas CWT			:		Beton	1	934	M3			
	Kapasitas WTP			:								
	Pompa WTP			:	ARMSTRONG	DRY PUMP	2	63	M3/H	22	KW	
	Pompa Air Bersih			:	ARMSTRONG	HMS, VMS	6	171	M3/H	220	KW	
	Pompa Sumpit			:	ARMSTRONG	SUBMERSIBLE	20	750	LPM	7.5	KW	
	Pompa Grease Trap			:	ARMSTRONG	SUBMERSIBLE	8	496	LPM	5	KW	
	PIPA	AB	:	ETORO	PPR PN10							
		AK	:	PRALON	UPVC 10K							
		ABK	:	PRALON	UPVC 10K							
		ABD	:	PRALON	UPVC 10K							
		AH	:	PRALON	UPVC							
		RISER AB	:	ETORO	PPR PN 20							
		R. POMPA AB	:	SPINDO	MEDIUM/SC 20							
	VALVE	R. POMPA AB	:									
		PRV	:									
			:									
			:									
	PRV			:								
	STP			:		Extended Aeration	1	50	m3 / Hari			
				:								
	Ukuran Grease Trap			:								
	Ukuran Sumpit			:		2000 x 2000 x 2000	10	750	LPM	7.5	KW	
	Ukuran Sewage Pit			:		2000 x 2000 x 2000	4	170	LPM	3.7	KW	
				:								
6	FIRE FIGHTING											
	EQUIPMENT UTAMA				MERK	TYPE	JUMLAH	KAPASITAS (GPM)	DAYA (KW)	WARNA	KETERANGAN	
	Pompa Fire Fighting High Zone Tower 1, 2 & 3	JOCKEY	:	AURORA	VMS	3	25	4		Merah	170 M3/H	
		ELECTRIC	:	AURORA	CSC	3	750	100		Merah		
		DIESEL	:	AURORA	CSC	3	750	-		Merah		
	JOCKEY	:	AURORA	VMS	1	25	4		Merah			

	Pompa Fire Fighting Basement / Podium	ELECTRIC		AURORA	CSC	1	1250	200	Merah				
		DIESEL		AURORA	CSC	1	1250	-	Merah				
	Kapasitas Fire Tank	TOWER			Besi	3	170		M3				
		BASEMENT			Beton	1	284		M3				
				MERK	TYPE	JUMLAH	Luas Lantai (m2)	K FACTOR	WARNA	Jumlah per Unit 2 BR	10		
	Springkler	UNIT TW 1 / 48 lantai		VITaulic	PENDAN	2255	600,00	5.6	68 C di kitchen, selain kitchen 57 C			Total Springkler Publik	1975
		UNIT TW 2 / 46 lantai		VITaulic	PENDAN	2574	750,00	5.6	68 C di kitchen, selain kitchen 57 C				
		UNIT TW 3 / 46 lantai		VITaulic	PENDAN	2574	750,00	5.6	68 C di kitchen, selain kitchen 57 C				
		PUBLIK TW 1 / 48 lantai		VITaulic	PENDAN	615	100,00	5.6	57 C				
		PUBLIK TW 2 / 46 lantai		VITaulic	PENDAN	680	150,00	5.6	57 C				
		PUBLIK TW 3 / 46 lantai	:	VITaulic	PENDAN	680	150,00	5.6	57 C				
		PODIUM / 4 lantai	:	VITaulic	UPRIGHT	2400	3.000,00	5.6	57 C				
		PARKIRAN / 4 lantai		VITaulic	UPRIGHT	6000	7.500,00	5.6	57 C				
	BOX HIDRANT	PUBLIK TW 1 / 48 lantai		OZEKI	IHB/OHB	96	100,00						
		PUBLIK TW 2 / 46 lantai		OZEKI	IHB/OHB	92	100,00						
		PUBLIK TW 3 / 46 lantai		OZEKI	IHB/OHB	92	100,00						
		PODIUM / 4 lantai		OZEKI	IHB/OHB	32	3.000,00						
		PARKIRAN / 4 lantai		OZEKI	IHB/OHB	40	7.500,00						
				OZEKI	MACHINO	3							
				OZEKI	VANDERHEAD	2							
HYDRANT PILLAR TOTAL				OZEKI		6							
SEAMESE				OZEKI		10							
	PIPA	FF RISER		BAKRIE	SC 40								
		FF SETELAH PRV		BAKRIE	SC 40								
	VALVE	R. POMPA			Gate Valve OS&Y PN 25								
		INSTALASI											
				MERK	TYPE	JUMLAH	KAPASITAS (CMH)	DAYA (KW)					
	Fan	SPF	:	NICOTRA	AXIAL	8	20880	Per Lantai Basement					

7	VENTILATION & AIR CONDITION			MERK	TYPE	JUMLAH	KAPASITAS (Jumlah 1 Unit/ 1 Area)	SATUAN	DAYA	SATUAN	KETERANGAN
	Chiller	N/A	:							KW	
	Kapasitas Pompa Chiller	N/A	:							KW	
	AHU/ FCU		:	DAIKIN						KW	
	Cooling Tower	N/A	:							KW	
	AC UNIT	Luas (m2)		MERK	TYPE	JUMLAH	KAPASITAS	SATUAN	DAYA	SATUAN	
*	AC Unit Total (2BR) TW 2 & 3	Living Room		DAIKIN	VRV	1	8530	BTUH		KW	Total BTUH 2 BR
	(ditulis tipe acnya, split, VRF, Atau FCU, AHU)	Bed Room		DAIKIN	VRV	1	11942	BTUH		KW	
		Master Bed Room		DAIKIN	VRV	1	20472	BTUH		KW	
*	AC Unit Total (3BR) TW 2 & 3	Bed Room		DAIKIN	VRV	1	8530	BTUH		KW	Total BTUH 3 BR
	(ditulis tipe acnya, split, VRF, Atau FCU, AHU)	Bed Room 2		DAIKIN	VRV	1	8530	BTUH		KW	
		Master Bed Room		DAIKIN	VRV	1	17060	BTUH		KW	
		Living Room		DAIKIN	VRV	1	20472	BTUH		KW	
		Dining Room		DAIKIN	VRV	1	20472	BTUH		KW	
*	AC Unit Total (4BR-03) TW 1	Bed Room 2		DAIKIN	VRV	1	17100	BTUH		KW	Total BTUH Penthouse
	(ditulis tipe acnya, split, VRF, Atau FCU, AHU)	Bed Room 3		DAIKIN	VRV	1	13600	BTUH		KW	
		Bed Room 4		DAIKIN	VRV	1	17100	BTUH		KW	
		Master Bed Room		DAIKIN	VRV	1	27300	BTUH		KW	
		Living Room		DAIKIN	VRV	1	54600	BTUH		KW	
		Dining Room		DAIKIN	VRV	1	27300	BTUH		KW	
		Kitchen Gourmet		DAIKIN	VRV	1	17100	BTUH		KW	
		Family		DAIKIN	VRV	1	10900	BTUH		KW	
	AC Unit Total PENTHOUSE TW 1 (Lower)	Bed Room 1		DAIKIN	VRV	1	93312	BTUH		KW	Total BTUH Penthouse
		Master Bed Room		DAIKIN	VRV	1	207360	BTUH		KW	
		Dinning		DAIKIN	VRV	1	210816	BTUH		KW	
		Living		DAIKIN	VRV	1	162432	BTUH		KW	
		Kitchen G		DAIKIN	VRV	1	69120	BTUH		KW	
		Lift Lobby		DAIKIN	VRV	1	46656	BTUH		KW	
	AC Public Total Tower 1	Public & Equipment Service		DAIKIN	duct, wall, cassette	58	9973324,8	BTUH			Total BTUH Public
	AC Public Total Tower 2	Public & Equipment Service		DAIKIN	duct, wall, cassette	45	5755276,8	BTUH			
	AC Public Total Tower 3	Public & Equipment Service		DAIKIN	duct, wall, cassette	35	3501619,2	BTUH			
	Exhaust parkir Basement 1	CAR PARK	:	NICOTRA	AXIAL/CENTRIFUGAL	6	655609	CMH			
	Exhaust parkir Basement 2	CAR PARK		NICOTRA	AXIAL/CENTRIFUGAL	6	138464	CMH			
	Exhaust parkir Basement 3	CAR PARK		NICOTRA	AXIAL/CENTRIFUGAL	7	171069	CMH			
	Exhaust parkir Basement 4	CAR PARK		NICOTRA	AXIAL/CENTRIFUGAL	6	175771	CMH			
	Suply parkir Basement 1	CAR PARK	:	NICOTRA	AXIAL/CENTRIFUGAL	8	101412	CMH			
	Suply parkir Basement 2	CAR PARK		NICOTRA	AXIAL/CENTRIFUGAL	7	108792	CMH			
	Suply parkir Basement 3	CAR PARK		NICOTRA	AXIAL/CENTRIFUGAL	7	108792	CMH			
	Suply parkir Basement 4	CAR PARK		NICOTRA	AXIAL/CENTRIFUGAL	7	108792	CMH			
		CHWS		N/A							

	PIPA		CHWR		N/A							
			REFRIGERANT		DAIKIN	HODA 2530						
8	ELEVATOR & ESCALATOR				MERK	TYPE	JUMLAH	KAPASITAS (KG)	KAPASITAS (PERSON)	KECEPATAN (MPM)	DAYA (KW)	KETERANGAN
	Elevator	TOWER 1	:	Mitsubisi	NEXWAY KMEC (GM5M11)	6	1350	20	240	36		
		TOWER 2	:	Mitsubisi	NEXWAY KMEC (GM5M11)	4	1350	20	180	28		
		TOWER 3	:	Mitsubisi	NEXWAY KMEC (GM5M11)	4	1350	20	180	28		
	Service Lift	TOWER 1	:	Mitsubisi	NEXWAY KMEC (GM5M11)	2	1600	24	210	37		
		TOWER 2	:	Mitsubisi	NEXWAY KMEC (GM5M11)	1	1600	24	180	32		
		TOWER 3	:	Mitsubisi	NEXWAY KMEC (GM5M11)	1	1600	24	180	32		
	Car park	TOWER 1	:	Mitsubisi	NEXIEZ MRL (GQXL20)	3	1275	17	60	10		
		TOWER 2	:	Mitsubisi	NEXIEZ MRL (GQXL20)	2	1275	17	60	10		
		TOWER 3	:	Mitsubisi	NEXIEZ MRL (GQXL20)	1	1050	14	60	7		
	Escalator	N/A	:	-	-	-	-	-	-	-		
	Kemiringan Escalator		:	-	-	-	-	-	-	-		
	Ketinggian Escalator		:	-	-	-	-	-	-	-		
	Travelator	N/A	:	-	-	-	-	-	-	-		
	Kemiringan Travelator		:	-	-	-	-	-	-	-		
	Ketinggian Travelator		:	-	-	-	-	-	-	-		
			:									
9	GEN SET				MERK	TYPE	JUMLAH	KAPASITAS (KVA)	Keterangan	TOTAL KAP (KVA)	Bila lebih dari 1 type rinci masing-masing type dan jumlahnya	
	Gen Set			:	Perkins	Type Silent	4	2000		8000		
10	GONDOLA				MERK	TYPE	JUMLAH	KAPASITAS (KG)	Keterangan			
	GONDOLA			:	Demag	Type Mobile Roof Double Arm	4	250				
11	Gas				MERK	TYPE	JUMLAH	KAPASITAS (KG)	Keterangan	tidak ada instalasi Gas		
	Gas			:	N/A	N/A	N/A	N/A	N/A			