

	DATA TEKNIS PROYEK		Nomor :
	TRADE SENTER		Halaman :
			Tanggal :

NAMA PROYEK	: SENEN JAYA 1 & 2
PEMILIK	: PT PEMBANGUNAN JAYA
JENIS PROYEK	: TRADE CENTRE
LOKASI	: SENEN, JAKARTA PUSAT
PERIODE PELAKSANAAN	: OKTOBER 2019 S/D 28 FEBRUARI 2023

4 ELEKTRIKAL				
DATA DAYA UTAMA		KAPASITAS	SATUAN	KETERANGAN
Besaran Daya Total	:	7655,6	KVA	
Listrik Total untuk Penerangan	:	102	KVA	
Listrik Total untuk Stop Kontak	:	172,8	KVA	
Listrik Total untuk Daya :				
- P-Chiller	:	1.249	KVA	
- VAC	:	1.223	KVA	
- Lift	:	133	KVA	
- Escalator	:	194	KVA	
- Pompa-pompa	:	892	KVA	
- Total	:	3.691	KVA	

DATA KEBUTUHAN DAYA								
	Lighting / Penerangan		MERK	TYPE	JUMLAH	JUMLAH DAYA	SATUAN	KETERANGAN
	Type & Merk Lampu Lobby		Phillips	TMS012 1 x LED 20 W, with cover primatik	51	1.020	W	
				DOWNLIGHT LED 9 W, 800 LUMEN (DN035B)	26	234	W	
				DOWNLIGT LED 31W, 2879LUMEN (RS700B)	8	248	W	
	Type & Merk Lampu KIOS		Phillips	Fitting	1761	-	W	
	Type & Merk Lampu Koridor		Phillips	DOWNLIGHT LED 9 W, 800 LUMEN (DN035B)	968	8.712	W	
				DOWNLIGHT LED 14W, 1200 LUMEN (DN035B)	996	13.944	W	
				DOWNLIGT LED 31W, 2879LUMEN (RS700B)	132	4.092	W	
				TMS012 1 x LED 20 W, with cover primatik	167	3.340	W	
	Type & Merk Lampu Office			Tidak ada			W	
							W	
							W	
	Type & Merk Lampu Parkir		Phillips	FLOOD LIGHT LED IP66 70W,6650 LUMEN (BVP173)	25	1.750	W	
				FLOOD LIGHT LED IP66 100W,9500LUMEN (BVP174)	22	2.200	W	
				TMS012 1 x LED 20 W	561	11.220	W	
	Type & Merk Lampu Tangga Kebakaran		Phillips	TMS012 1 x LED 20 W, with cover primatik	91	1.820	W	
	Type & Merk Lampu Toilet		Phillips	DOWNLIGHT LED 9 W, 800 LUMEN (DN035B)	170	1.530	W	
				DOWNLIGHT ADJ WHITE COLOR LED 7 W, 400 LUMEN (POMERON 070 7w)	57	399	W	
	Type & Merk Lampu R.Panel (UTILITAS ELEKTRIKAL)		Phillips	TMS012 1 x LED 20 W	72	1.440	W	
				TMS012 1 x LED 20 W	48	960	W	
	Type & Merk Lampu R.AHU		Phillips	TMS012 1 x LED 20 W	29	580	W	
	Type & Merk Lampu RAM		Phillips	TMS012 1 x LED 20 W	202	4.040	W	
				DOWNLIGHT LED 9 W, 800 LUMEN (DN035B)	35	315	W	
				WALL LAMP LED 1 X 6W, 600 LUMEN (AUDALUX)	3	20	W	
	Type & Merk Lampu Outdoor		Panasonic	LED 80W, TINGGI TIANG 4 METER, Tipe NNP44920GHL	39	3.900	W	
Equipment Utama								
	Type & Merk Trafo		Trafindo	2 x 2500 KVA, Step down, 20kV/380-400V, 50 Hz, Oil Immersed, Hermetically-sealed, Dyn 5	2	5000	KVA	
	Type & Merk Panel		SMBE	Indoor	277	-	UNIT	
	Type & Merk Kabel		Voksel	NYN, NYA, NYFGBY	-	-	-	
			Pyrotec	FRC	-	-	-	
	Type & Merk BUS Duct		DBTS	Material aluminium dengan kandungan 99%, 3phase,4W+50%G, 1000V, 50Hz, Epoxy Insulation,IP : min 55 (degree + Protection, KEMA Certificate)	3 x 3500 A	-	A	
		PUBLIK TOTAL	Schneider	Pieno	258	-	Bh	

Type & Merk Amature (Stop kontak / dll )	TENANT TOTAL			1761	-	Bh
	Lantai Basement (Parkir)			18		Bh
	Lantai DSR (Koridor)			60		Bh
	Lantai 1 (Parkir)			6		Bh
	Lantai 1 (Koridor)			52		Bh
	Lantai 2 (Parkir)	Schneider	Pieno	6		Bh
	Lantai 2 (Koridor)			52		Bh
	Lantai 3A (Parkir)			6		Bh
	Lantai 3A (Koridor)			44		Bh
	Lantai Atap (Parkir)			11		Bh
Grid Switch /Saklar	Grid Switch			-		Bh
	Saklar Tunggal	Schneider	Pieno	81		Bh
	Saklar Ganda			84		Bh
Type & Merk CB	LVMDP (A, B, C)	Schneider	ACB, MCCB, MCB	79		Bh

5 SOUND SYSTEM, TELEPON, FA, CCTV, BAS (MALL Update 26/03/20)							KETERANGAN	
Equipment Utama			MERK	TYPE	JUMLAH	SATUAN		
SOUND SYSTEM								
	Sound System Player	Public Address	:	TOA	Public Address	1	UNIT	
Speaker	Accoustic Normal							
	Normal(Tanpa Accoustic)	:	TOA	Ceiling Speaker	309	TITIK		
				Wall Speaker	55	TITIK		
				Horn Speaker	16	TITIK		
	Emergency(Tan pa Accoustic)	:	TOA	Ceiling Speaker	359	TITIK		
				Wall Speaker	101	TITIK		
				Horn Speaker	-	TITIK		
Telepon Line		:	Tidak ada		-	LINE		
PABX	CO							
EXTENSION								
Intercom								
KABEL				Voksel	NYA			
				Pyrotec	FRC			
FIRE ALARM								
Smoke Detector	TENANT	:	Nohmi	Photo Electric with indicator light	-	TITIK	TOTAL FIRE DETECTOR PUBLIK	
	PUBLIK TOTAL	:	Nohmi	Photo Electric with indicator light (FDK 246 X)	37	TITIK		74 Smoke
	Lantai Basement (Parkir)	:	Nohmi	Photo Electric with indicator light	-	TITIK		#REF! Heat
	Lantai Basement (Lobby/Publik)	:	Nohmi	Photo Electric with indicator light (FDK 246 X)	9	TITIK		#REF! Titit
	Lantai DSR Area Parkir	:	Nohmi	Photo Electric with indicator light	-	TITIK		
	Lantai DSR Area Koridor Publik	:	Nohmi	Photo Electric with indicator light (FDK 246 X)	7	TITIK		
	Lantai 1 Area Parkir	:	Nohmi	Photo Electric with indicator light	-	TITIK		
	Lantai 1 Area Koridor Publik	:	Nohmi	Photo Electric with indicator light (FDK 246 X)	7	TITIK		

	Lantai 2 Area Parkir	:	Nohmi	Photo Electric with indicator light	-	TITIK
	Lantai 2 Area Koridor Publik	:	Nohmi	Photo Electric with indicator light (FDK 246 X)	7	TITIK
	Lantai 3A Area Parkir	:	Nohmi	Photo Electric with indicator light	-	TITIK
	Lantai 3A Area Koridor Publik	:	Nohmi	Photo Electric with indicator light (FDK 246 X)	7	TITIK
Heat Detector/ROR/Fixed Detector	TENANT	:	Nohmi	FDP J206 - D	1765	TITIK
	PUBLIK	:		FDP J206 - D	593	TITIK
	Lantai Basement (Parkir)	:	Nohmi	FDP J206 - D	138	TITIK
	Lantai Basement (Lobby/Publik)	:	Nohmi	FDP J206 - D	2	TITIK
	Lantai DSR Area Parkir	:	Nohmi	FDP J206 - D	-	TITIK
	Lantai DSR Area Koridor Publik	:	Nohmi	FDP J206 - D	78	TITIK
	Lantai 1 Area Parkir	:	Nohmi	FDP J206 - D	31	TITIK
	Lantai 1 Area Koridor Publik	:	Nohmi	FDP J206 - D	150	TITIK
	Lantai 2 Area Parkir	:	Nohmi	FDP J206 - D	31	TITIK
	Lantai 2 Area Koridor Publik	:	Nohmi	FDP J206 - D	163	TITIK
	Type & Merk Bell		:	Nohmi	FBM 01U-D	133
Panel Utama Alarm		:	Nohmi	Multicrest N3060 (2 loop/510 address)	1	UNIT
Kabel			Voksel	NYA, ITC	-	-
			Pyrotec	FRC	-	-
CCTV						
CCTV	PUBLIK TOTAL	:	Wisenet	-Dome, HCD6020R - Bullet, HCO-6020R	91	TITIK
	TENANT TOTAL	:	-	-	-	TITIK
KABEL		:	Voksel	NYA	-	-
		:	Belden	COAXIAL	-	-
Building Automatic System						
BAS			TIDAK ADA			

6 PLUMBING									
EQUIPMENT UTAMA			MERK	TYPE	JUMLAH	KAPASITAS	SATUAN	DAYA	SATUAN
Kapasitas Ground Reservoir	Trade Center 1	:	BETON	BETON	1	1650	M3		
		:	Reckat	FRP, Square Panel	1	18 x 2	M3		
Kapasitas Reservoir Atas		:							
		:							
Kapasitas RWT		:	BETON	BETON	1	1000	M3		
Kapasitas CWT		:	BETON	BETON	1	650	M3		
Kapasitas WTP		:	KST Tank Water Filter	Sand dan Carbon Filter	2	288	m3 / DAY		
Pompa WTP		:	Ebara-indobara	Centrifugal End Suction	2	24	m3 / jam	5,5	KW
Pompa Air Bersih		:	Ebara-indobara	Centrifugal End Suction	2	51	m3/jam	22	KW
Pompa Sumpit		:	Ebara-indobara	SUBMERSIBLE	9	100	lpm	3,7	KW
Pompa Grease Trap		:	Ebara-indobara	SUBMERSIBLE	3	4,5	M3 / jam	3,7	KW
Pompa Sewage Pit		:	Ebara-indobara	SUBMERSIBLE	4	6	M3 / jam	5,5	KW
Pompa Booster		:	Ebara-indobara	Packaged Boodter Pump	3	13,8	M3 / jam	1,5	KW
	AB	:	GF	PPR PN10					
	AB Riser	:	GF	PPR PN16					
	AK	:	Vinilon	UPVC class 10 K					

PIPA	ABK	:	Vinilon	UPVC class 10 K						
	ABD	:	Xinxing	CIP						
	AH	:	Vinilon	PVC AW						
	R. POMPA AB	:	Spindo	Galvanis SCH 40						
VALVE	R. POMPA AB		Yuta	class 16 K	13					
	PRV									
	INSTALASI SEBELUM PRV									
	INSTALASI SETELAH PRV		Yuta	class 10 K	181					
PRV										
STP	STP	:	Mega Tirta Perkasa	EXTENDED AERATION	1	220	m3 / Hari			
	RECYCLING	:	Pentair	Sand, carbon, Multimedia Filter	1	60	m3/hari			
		:								
		:								
	Ukuran Grease Trap	Lt Basement	:	5x1,2x2 m	4					
	Ukuran Sumpit	Lt Basement	:	1,5x1,5,1,2 m	7					
	Ukuran Sewage Pit	Lt Basement	:	1,5x1,5x2 m	2					
	Ukuran Sewage Pit	Lt Basement	:	3,5x1,5x2m	1					
6 FIRE FIGHTING										
EQUIPMENT UTAMA				MERK	TYPE	JUMLAH	KAPASITAS (GPM)	DAYA (KW)	WARNA	KETERANGAN
Pompa Fire Fighting I	JOCKEY	:	Grounfos	Vertikal multistage	1	15	4			
	ELECTRIC	:	Flowserve	Vertikal Turbin	1	1250	165			
	DIESEL	:	Flowserve	Vertikal Turbin	1	1250	165			
Kapasitas Fire Tank	I		BETON	BETON	1	284	M3			
	II									
				MERK	TYPE	JUMLAH	Luas Lantai (m2)	K FACTOR	WARNA	
Springkler	Lt. Basement (Parkir)	:	Victaulic	Upright	713	8.124,00	8	Merah		
	Lt Dasar	:	Victaulic	Upright, Pendent	945	6.341,00	5,6	Merah		
	Lantai 1 Parkir	:	Victaulic	Upright	136	1.668,00	5,6	Merah		5,296865003
	Lantai 1 Tenant	:	Victaulic	Upright, Pendent	1563	8.279,00	5,6	Merah		
	Lantai 2 (parkir)	:	Victaulic	Upright	136	1.668,00	5,6	Merah		5,296865003
	Lantai 2 Tenant	:	Victaulic	Upright, Pendent	1563	8.279,00	5,6	Merah		
	Lantai 3A (Parkir)	:	Victaulic	Upright	136	1.668,00	5,6	Merah		
	Lantai 3A (Tenant)	:	Victaulic	Upright, Pendent	1468	7.467,00	5,6	Merah		5,086512262
	Lantai 3A (foodCourt)	:	Victaulic	Upright	95	812,00	5,6	Kuning		
Lantai Atap	:	Victaulic	Upright	179	1062	5,6	Merah			
BOX HIDRANT	Lantai Basement		AP(Appron)	Indoor Hydrant box 1,2 mm	15	11.344,81				
	Lantai Dasar		AP(Appron)	Indoor Hydrant box 1,2 mm	15	12.672,65				
				Outdoor Hydrant box 1,8 mm	8					
	Lantai 1		AP(Appron)	Indoor Hydrant box 1,2 mm	15	12.210,49				
	Lantai 2		AP(Appron)	Indoor Hydrant box 1,2 mm	15	12.186,82				
	Lantai 3A		AP(Appron)	Indoor Hydrant box 1,2 mm	15	12.264,26				
	Lantai atap		AP(Appron)	Indoor Hydrant box 1,2 mm	10	12.264,26				
HYDRANT PILLAR TOTAL		Site Plan	AP(Appron)	Two Way	8					
SEAMESE		Site Plan	AP(Appron)	Van der heyde	4					
PIPA	FF RISER		SPS	BS SCH 40	309	m				
	FF SETELAH PRV		SPS	BS Medium	2554	m				
VALVE	R. POMPA		Victaulic	OSY 20 K ( Rising Stem)	53	buah				
	INSTALASI		Victaulic	OSY 16 K (Rising Stem)	250	buah				
	PRV		Victaulic	Adjustable UL/FM 20 K	7	buah				
MCV			victaulic		10	buah				
BCV			victaulic		18	buah				
PRV			Victaulic		7	buah				
			MERK	TYPE	JUMLAH	KAPASITAS (CMH)	DAYA (KW)			

Fan	SPF	:	Nicotra	Pressurized Fan	7	11213	3,85		
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7	VENTILATION & AIR CONDITION		MERK	TYPE	JUMLAH	KAPASITAS (Jumlah 1 Unit/ 1 Area)	SATUAN	DAYA	SATUAN	KETERANGAN
	Chiller		York	Centrifugal Chiller	3	500	TR	308	KW	
	Kapasitas Pompa Chiller		Wilo wiguna	Vertikal In line	4	141	L/S	30	KW	
	AHU/ FCU		ITU	Fan Coil Unit	181	1694	TR	598	KW	
	Cooling Tower		Shinwa	Crossflow	3	700	TR	30	KW	
	AC Tenant Total	Luas (m2)	MERK	TYPE	JUMLAH	KAPASITAS	SATUAN	DAYA	SATUAN	
	Lantai Dasar	6.341	ITU	Fan Coil Unit	42	3485400	BTUH	102,3	KW	
	Lantai 1	8.279,00	ITU	Fan Coil Unit	45	5623200	BTUH	165	KW	
	Lantai 2	8.279,00	ITU	Fan Coil Unit	47	5710800	BTUH	166,6	KW	
	Lantai 3A	7.467,00								
AC Public Total										546.000 BTUH
	Lantai Basement	Luas (m2)	MERK	TYPE	JUMLAH	KAPASITAS	SATUAN	DAYA	SATUAN	973 M2
	R TAMU	10	Panasonic, York, Dakin, Mitsubishi	Wall Mounted		8400	BTUH	0,9	KW	561,1510791 BTUH/M2
	VENDOR KEBERSIHAN	15	Panasonic, York, Dakin, Mitsubishi	Wall Mounted		8400	BTUH	0,9	KW	
	KANTOR TEKNIS	10	Panasonic, York, Dakin, Mitsubishi	Wall Mounted		8400	BTUH	0,9	KW	
	DUMSTER SAMPAH	418	Mitsubishi	Wall Mounted	4	72000	BTUH	5,2	KW	
	Lantai 1		MERK	TYPE	JUMLAH	KAPASITAS	SATUAN	DAYA	SATUAN	
	Ruang Control	32	Mitsubishi	Wall Mounted	2	36000	BTUH	2,6	KW	
	Ruang FCC	11	Mitsubishi	Wall Mounted	1	9600	BTUH	1,3	KW	
	Lantai Atap		MERK	TYPE	JUMLAH	KAPASITAS	SATUAN	DAYA	SATUAN	
	Mushola	312	Mitsubishi	Cassete	6	259200	BTUH	5	KW	
	Ruang Teknis	165	Mitsubishi	Wall Mounted	6	144000	BTUH	3	KW	
	REFRIGERANT		Muller	Cooper Seamless	906	m				
Fan										
	Lantai/Area	Luas (m2)	MERK	TYPE	JUMLAH	Kapasitas	SATUAN	DAYA	SATUAN	
	Lantai Basement									
	Parkir	9696	Nicotra	Exhaust Centrifugal	7	190400	CMH	39,2	KW	
		9696	Nicotra	Fresh Centrifugal	7	187000	CMH	43,4	KW	
	STP	340	Nicotra	Exhaust Axial	1	20400	CMH	4,2	KW	
		340	Nicotra	Fresh Axial	1	20400	CMH	4,2	KW	
	Ruang Pompa	150	Nicotra	Exhaust Axial	1	8500	CMH	1,7	KW	
	Ruang sampah	418	Nicotra	Exhaust Axial	2	25500	CMH	5,2	KW	
	Toilet 1	39	Nicotra	Exhaust Axial	1	1700	CMH	5,2	KW	26,44980214
	Toilet 2	46,5	Nicotra	Exhaust Axial	1	2805	CMH	5,2	KW	21,5437788
	Lantai Dasar									
	FNB	480	Nicotra	Fresh Axial	9	64770	CMH	13,45	KW	
	Toilet 1	39	Nicotra	Exhaust Axial	1	1785	CMH	0,36	KW	16,34615385
	Toilet 2	57	Nicotra	Exhaust Axial	1	3230	CMH	0,6	KW	20,23809524
	Lantai 1,2 dan 3A						CMH		KW	
	Toilet 1	39	Nicotra	Exhaust Axial	1	1955	CMH	0,36	KW	17,9029304
	Toilet 2	57	Nicotra	Exhaust Axial	1	3060	CMH	0,6	KW	19,17293233
	Lantai 3A						CMH		KW	
	Foodcourt	812,00	Nicotra	Fresh Axial	5	66555	CMH	13,7	KW	
		812,00	Nicotra	Exhaust Axial	9	134300	CMH	27,6	KW	
	Lantai Atap									
	Ruang Chiller	465	Nicotra	Exhaust Axial	2	27200	CMH	11,2	KW	
	Ruang Genset	177	Nicotra	Exhaust Axial	1	38250	CMH	7,9	KW	
	Ruang Cap Bank	46	Nicotra	Exhaust Axial	1	6630	CMH	1,35	KW	
	Ruang Trafo	62	Nicotra	Exhaust Axial	1	40800	CMH	8,5	KW	
	Ruang LV	68	Nicotra	Exhaust Axial	1	28900	CMH	5,95	KW	
	Ruang TM	86	Nicotra	Exhaust Axial	1	14875	CMH	3,06	KW	
	Ruang Panel 1	16	Nicotra	Exhaust Axial	1	9945	CMH	2	KW	
	Ruang Panel 2	16	Nicotra	Exhaust Axial	1	13090	CMH	3,1	KW	

	Ruang Panel 3	16	Nicotra	Exhaust Axial	1	14960	CMH	2,7	KW	
	Pemipaan	CHWR/S	SPS	BS SCH 40 dan medium	5953	m				
		REFRIGERANT	Muller	Cooper Seamless	906	m				
8	ELEVATOR & ESCALATOR		MERK	TYPE	JUMLAH	KAPASITAS (KG)	KAPASITAS (PERSON)	KECEPATAN (MPM)	DAYA (KW)	KETERANGAN
	Passenger, Service dan Barang Lift	:	Mitsubishi	Traction Machine Room	7	1500	17	60	9	Lift berfungsi sebagai lift penumpang, service dan barang
		:								
		:								
	Lift Passanger	:	Mitsubishi	Traction Machine Room	1	1600	24		9	
		:								
		:								
	Escalator	:								
	Kemiringan Escalator	30	Mitsubishi	Direction Up&down	22	860	9000/Jam	30	8	
		:	-	-	-	-	-	-	-	
	Travelator	:	-	-	-	-	-	-	-	
	Kemiringan Travelator	:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	Ketinggian Travelator	:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
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	:	Mitsubishi	Open Type , 380/3ph+N/50Hz, pf=0,8 lagg. Diesel 4 cycle 1500rpm, Elektronic Governor, ambient temp 104°F (40°), self exciting (PMG) Brushless Type, 125°C (Class H) Insulation	2	1810	-	3620		
10	GONDOLA		MERK	TYPE	JUMLAH	KAPASITAS (KG)	Keterangan			
	GONDOLA	:	Mitra Gondola	David Socket	1	250				
11	Gas		MERK	TYPE	JUMLAH	KAPASITAS (KG)	Keterangan	tidak ada instalasi Gas		
	Gas	:	N/A	N/A	N/A	N/A	N/A			