

	DATA TEKNIS PROYEK		Nomor
			Halaman
			Tanggal
BIRO ENGINEERING	APARTMENT		

NAMA PROYEK	:	PODOMORO CITY DELI MEDAN
PEMILIK	:	PT SINAR MENARA DELI (AGUNG PODOMORO LAND)
JENIS PROYEK	:	APARTMENT, OFFICE, HOTEL, MALL & PARKING AREA (SUPER BLOK)
LOKASI	:	JALAN PUTRI HIJAU, MEDAN, SUMATERA UTARA
PERIODE PELAKSANAAN	:	2013 s/d 2021

4	ELEKTRIKAL				
4,1	DATA DAYA UTAMA	KAPASITAS	SATUAN	KETERANGAN	
	Besaran Daya Total	:	3465	KVA	Daya PLN Tersambung
	Listrik Total untuk Penerangan	:	378	KVA	
	Listrik Total untuk Stop Kontak	:	1328	KVA	
	Listrik Total untuk Daya :				
	- VAC	:	480	KVA	
	- Lift	:	312	KVA	
	- Pompa-pompa	:	392	KVA	
	- FAN ( PAF & SEF )	:	150	KVA	
	Total	:	3040	KVA	
5	Kapasitas Total Trafo	:	3600,0	KVA	1x2000 KVA & 1x1600 KVA
6	Daya PLN Tersambung	:			


DATA KEBUTUHAN DAYA							
4,2	Lighting / Penerangan & Stop kontak	MERK	TYPE	JUMLAH	JUMLAH DAYA (Watt)	SATUAN (Watt)	KETERANGAN
1	Lantai Basement						
	TL TKO 1 x 36 W	Skylite		244	36	8784	
	TL TKO 1 x 18 W	Skylite		35	18	630	
	Down light PLC 1 x 13 W	Skylite		46	13	598	
	Stop Kontak	Boss		12	200	2400	
2	Lantai Lower Ground						
	TL TKO 1 x 36 W	Skylite		106	36	3816	
	TL TKO 1 x 18 W	Skylite		13	18	234	
	Down light PLC 1 x 13 W	Skylite		46	13	598	
	Stop Kontak	Boss		14	200	2800	
3	Lantai Lower Ground Mezanin						
	TL TKO 1 x 36 W	Skylite		185	36	6660	
	TL TKO 1 x 18 W	Skylite		20	18	360	
	Down light PLC 1 x 13 W	Skylite		47	13	611	
	Stop Kontak	Boss		17	200	3400	
4	Lantai Ground Northen						
	Down Ligh Led 10 W	Skylite		142	10	1420	
	Linear Led 10 W/m	Lelco		301	10	3010	

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	Chandler Lamp	Home industri	2	200	400		
	Stop kontak lantai	Boss	11	200	2200		
	Stop kontak dinding	Boss	38	200	7600		
	Lantai Ground Southern						
	Down Ligh Led 10 W	Skylite	218	10	2180		
	Linear Led 10 W/m	Lelco	311	10	3110		
	Chandler Lamp	Home industri	3	200	600		
	Stop kontak lantai	Boss	13	200	2600		
	Stop kontak dinding	Boss	53	200	10600		
5	Lantai 2 s/d 30 area loby & Corridor						
	@ 29 Lt/Tower x 2 Tower = 58 Lantai						
	Down light PLC 1 x 13 W ( 15 titik / lantai )	Skylite	870	13	11310		
	TL TKO 1 x 18 W ( 3 titik / lantai )	Skylite	174	18	3132		
	Stop kontak ( 6 titik /lantai )	Boss	348	200	69600		
6	Unit Apartemen						
6,1	Unit 2BR ( 2BR.A ) = 113 unit						
	Down light PLC 1 x 18 W ( 10 titik / unit )	Skylite	1130	13	14690		
	Down light PLC 1 x 9 W ( 5 titik / unit )	Skylite	565	9	5085		
	Stop kontak ( 17 titik /lantai )	Boss	1921	100	192100		
	Sambungan PLN 4400 VA;1ph			4400	VA		
6,2	Unit 2BR ( 2BR.A ) = 58 unit						
	Down light PLC 1 x 18 W ( 10 titik / unit )	Skylite	580	13	7540		
	Down light PLC 1 x 9 W ( 5 titik / unit )	Skylite	290	9	2610		
	Stop kontak ( 17 titik /lantai )	Boss	966	100	96600		
	Sambungan PLN 4400 VA;1ph			4400	VA		
6,3	Unit 3BR ( 3BR.A ) = 226 unit						
	Down light PLC 1 x 18 W ( 13 titik / unit )	Skylite	2938	13	38194		
	Down light PLC 1 x 9 W ( 5 titik / unit )	Skylite	1130	9	10170		
	Stop kontak ( 19 titik /lantai )	Boss	4294	100	429400		
	Sambungan PLN 6600 VA;1ph			6600	VA		
6,4	Unit 3BR ( 3BR.A ) = 116 unit						
	Down light PLC 1 x 18 W ( 13 titik / unit )	Skylite	1508	13	19604		
	Down light PLC 1 x 9 W ( 5 titik / unit )	Skylite	580	9	5220		
	Stop kontak ( 21 titik /lantai )	Boss	2436	100	243600		
	Sambungan PLN 6600 VA;1ph			6600	VA		
	Equipment Utama						
1	Trafo Northen	: Trafindo	Trafo minyak	1	2000	KVA	
	Trafo Sourthen	: Trafindo	Trafo minyak	1	1600	KVA	
2	Panel TM ( 2	: Schenider	Indoor	2	8	Kubikal	
3	PUTR, CAP Bank	: Panelindo Mas	Indoor	2	14	Kubikal	
4	Kabel Feeder	: NA2XY	Kabelindo				

 <b>JAYA CM</b> BIRO ENGINEERING	DATA TEKNIS PROYEK				Nomor
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5	SOUND SYSTEM, TELEPON, FA, CCTV, BAS					KETERANGAN	
	Equipment Utama		MERK	TYPE	JUMLAH		SATUAN
5,1	SOUND SYSTEM						
I	Power Amplifier	:	TOA	ZP-2240	19	UNIT	
	Mixer Amplifieer		TOA	ZP-2240	2	UNIT	
	Zone Selector		TOA		2	UNIT	
	Audio Player		TOA	Z-CD2011R	2	UNIT	
II	Instalasi Ceiling spekaer						
1	Lantai Basement						
	Ceiling speaker		TOA	ZS-2369	24	Titik	
	Wall Speaker		TOA	ZS-062	10	Titik	
	Horn Speaker		TOA	ZH-61SM	27	Titik	
2	Lantai Lower ground						
	Ceiling speaker		TOA	ZS-2369	24	Titik	
	Wall Speaker		TOA	ZS-062	12	Titik	
	Horn Speaker		TOA	ZH-61SM	11	Titik	
3	Lantai Lower Mezanin						
	Ceiling speaker		TOA	ZS-2369	26	Titik	
	Wall Speaker		TOA	ZS-062	5	Titik	
	Horn Speaker		TOA	ZH-61SM	10	Titik	
4	Ground Floor						
	Ceiling speaker		TOA	ZS-2369	86	Titik	
5	Lantai 2 s/d 30 area loby & Corridor						
	@ 29 Lt/Tower x 2 Tower = 58 Lantai						
	Ceiling speaker ( 7 titik )		TOA	ZS-2369	406	Titik	
6	Unit Apartemen						
6,1	Unit 2BR ( 2BR.A ) = 113 unit						
	Ceiling speaker ( 1 titik )		TOA	ZS-2369	113	Titik	
6,2	Unit 2BR ( 2BR.B ) = 58 unit						
	Ceiling speaker ( 1 titik )		TOA	ZS-2369	58	Titik	
6,3	Unit 3BR ( 3BR.A ) = 226 unit						
	Ceiling speaker ( 2 titik )		TOA	ZS-2369	452	Titik	
6,4	Unit 3BR ( 3BR.B ) = 116 unit						
	Ceiling speaker ( 2 titik )		TOA	ZS-2369	232	Titik	

5.2 FIRE ALARM						KETERANGAN
1	Master Control Fire Alarm	:	Context Plus	IFP Loop	1	Unit
2	Anunciator Panel	:	Context Plus	IFP Compact	1	Unit
		:				
II	Instalasi FireAlarm	:				
1	Lantai Basement					
	Smoke Detector		Context Plus	D-213	36	Titik
	ROR Detector		Context Plus	D-103	117	Titik
2	Lantai Lower Ground					
	Smoke Detector		Context Plus	D-213	36	Titik
	ROR Detector		Context Plus	D-103	117	Titik
3	Lantai Mezanine					
	Smoke Detector		Context Plus	D-213	42	Titik
	ROR Detector		Context Plus	D-103	48	Titik
4	Lantai Ground					
	Smoke Detector		Context Plus	D-213	54	Titik
5	Lantai 2 s/d 30 area loby & Corridor					
	@ 29 Lt/Tower x 2 Tower = 58 Lantai					
	Smoke Detector ( 6 titik / lantai )	450	Context Plus	D-213	348	Titik
6	Unit Apartemen					
6,1	Unit 2BR ( 2BR.A ) = 113 unit					
	Smoke Detector ( 1 titik / lantai )		Context Plus	D-213	113	Titik
	Fixed heat Detector ( 1 titik/unit )		Context Plus	D-103	113	Titik
	ROR Detector ( 3 titik / unit )		Context Plus	D-103	339	Titik
6,2	Unit 2BR ( 2BR.B ) = 58 unit					
	Smoke Detector ( 1 titik / lantai )		Context Plus	D-213	58	Titik
	Fixed heat Detector ( 1 titik/unit )		Context Plus	D-103	58	Titik
	ROR Detector ( 3 titik / unit )		Context Plus	D-103	174	Titik
6,3	Unit 3BR ( 3BR.A ) = 226 unit					
	Smoke Detector ( 2 titik / lantai )		Context Plus	D-213	452	Titik
	Fixed heat Detector ( 1 titik/unit )		Context Plus	D-103	226	Titik
	ROR Detector ( 4 titik / unit )		Context Plus	D-103	904	Titik
6,4	Unit 3BR ( 3BR.B ) = 116 unit					
	Smoke Detector ( 2 titik / lantai )		Context Plus	D-213	232	Titik
	Fixed heat Detector ( 1 titik/unit )		Context Plus	D-103	116	Titik
	ROR Detector ( 5 titik / unit )		Context Plus	D-103	580	Titik
	<b>Total titik sprinkler untuk 3BR</b>	<b>8</b>				


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5.3	CCTV						KETERANGAN
I	Peralatan Utama	:					
1	Digital Vidio Recorder ( DVR )		Fracaro	DVR-Tri 16	16	Unit	
2	Led Monitor CCTV 32 Inch		LG		32	Unit	
3	Personil Computer		HP		1	Unit	
II	Instalasi CCTV						
1	Lantai Basement						
	Instalasi & CCTV		Fracaro	CDIR1200-3.6	14	Titik	
2	Lantai Lower Ground						
	Instalasi & CCTV		Fracaro	CDIR1200-3.6	9	Titik	
3	Lantai LG Mezanin						
	Instalasi & CCTV		Fracaro	CDIR1200-3.6	11	Titik	
4	Lantai Ground						
	Instalasi & CCTV		Fracaro	CDIR1200-3.6	22	Titik	
5	Lantai 2 s/d 30 area loby & Corridor						
	@ 29 Lt/Tower x 2 Tower = 58 Lantai						
	Instalasi & CCTV ( 3 titik / lantai )		Fracaro	CDIR1200-3.6	174	Titik	


6	PLUMBING									
	EQUIPMENT UTAMA		MERK	TYPE	JUMLAH	KAPASITAS	SATUAN	DAYA	SATUAN	KETERANGAN
	Kapasitas Ground Reservoir		:	CONCRETE WATER PROOF	1	1043	M3	N/A	M3	1 GWT untuk 2 tower
	Kapasitas Reservoir Atas	TOWER 1	:	Sigma	1	30	M3	N/A	M3	Southern
		TOWER 2	:	Sigma	1	29	M3	N/A	M3	Northern
		TOWER 3	:	N/A	N/A	N/A	N/A	N/A	N/A	
		TOWER 4	:	N/A	N/A	N/A	N/A	N/A	N/A	
		TOWER 5	:	N/A	N/A	N/A	N/A	N/A	N/A	
	Kapasitas RWT		:	CONCRETE WATER PROOF	1	96	M3	N/A	M3	RAW WATER
	Kapasitas CWT		:	N/A	N/A	N/A	N/A	N/A	N/A	
	Kapasitas WTP		:	N/A	N/A	N/A	N/A	N/A	N/A	
	Pompa WTP		:	N/A	N/A	N/A	N/A	N/A	N/A	
	Pompa Air Bersih		:	Teral	3	15	m3/jam	15	KW	
	Pompa Sumpit		:	Teral	16	50, 100, 150	LPM	2,2	KW	
	Pompa Grease Trap		:	Wilo	4	150	LPM	2,2	KW	
	PIPA	AB	:	ATP Toro	PPR PN 10, PN 20		N/A	N/A	N/A	
		AK	:	Pralon	PVC AW Class 10 kg/cm2					
		ABK	:	Pralon	PVC AW Class 10 kg/cm2					
		ABD	:	Pralon	PVC AW Class 10 kg/cm2					
		AH	:	Pralon	PVC AW Class 10 kg/cm2					
		RISER AB	:	ATP Toro	PPR					
	R. POMPA AB		:	Ricon	Galvenized					

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VALVE	R. POMPA AB		Toyo	Gate valve						
	PRV		Claval	Membrane (pilot operated)						
PRV			Claval	Membrane (pilot Operated)						
STP	1	:	-	Extended Aeration + MBR System	1	235	m3 / Hari			
	2	:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
	3	:	N/A	N/A	N/A	N/A	N/A	N/A	N/A	
			UKURAN							
Ukuran Grease Trap			:	N/A	N/A	N/A	N/A	N/A	N/A	
Ukuran Sumpit			:	1 m x 1 m x 1 m	16	50, 100, 150	LPM	2,2	KW	


6	FIRE FIGHTING									
	EQUIPMENT UTAMA			MERK	TYPE	JUMLAH	KAPASITAS (GPM)	DAYA (KW)	M3/H	KETERANGAN
Pompa Fire Fighting I	JOCKEY	:	Patterson	Vertical multistage	1	10	3			
	ELECTRIC	:	Patterson	Horizontal split case	1	1.000	270		230	
	DIESEL	:	Patterson	Horizontal split case	1	1.000	360 HP			
Pompa Fire Fighting II	JOCKEY	:	N/A	N/A	N/A	N/A	N/A			
	ELECTRIC	:	N/A	N/A	N/A	N/A	N/A			
	DIESEL	:	N/A	N/A	N/A	N/A	N/A			
Kapasitas Fire Tank	I	:	CONCRETE WATER PROOF	CONCRETE WATER PROOF	1	227	M3			
	II	:	N/A	N/A	N/A	N/A	N/A			
		:	N/A	N/A	N/A	N/A	K FACTOR	WARNA		
Springkler	TOWER SOUTHERN	:								Unit 3BR A & 3BR B 13 titik, 2BR A & 2BR B 10 titik
	UNIT 2 BR A	:	Tyco	Pendent	580	N/A	5,6	Merah		
	UNIT 2 BR B	:	Tyco	Pendent	290	N/A	5,6	Merah		
	UNIT 3 BR A	:	Tyco	Pendent	1.508	N/A	5,6	Merah		
	UNIT 3 BR B	:	Tyco	Pendent	754	N/A	5,6	Merah		
	Unit 3BR	:	Total Jumlah titik sprinkelr unit 3BR		10	Titik				
	TOWER Northern	:								Unit 3BR A & 3BR B 13 titik, 2BR A & 2BR B 10 titik
	UNIT 2 BR A	:	Tyco	Pendent	550	N/A	5,6	Merah		
	UNIT 2 BR B	:	Tyco	Pendent	290	N/A	5,6	Merah		
	UNIT 3 BR A	:	Tyco	Pendent	1.430	N/A	5,6	Merah		
	UNIT 3 BR B	:	Tyco	Pendent	754	N/A	5,6	Merah		
	Koridor Unit Southern	:	Tyco	Pendent	290	N/A	5,6	Merah		Koridor 10 titik, total 29 lantai dr lantai 2 - 30
	Koridor Unit Northern	:	Tyco	Pendent	290	N/A	5,6	Merah		Koridor 10 titik, total 29 lantai dr lantai 2 - 30
	Lobby Tribeca	:	Tyco	Ceiling concealed	71	N/A	5,6			
	Koridor Lobby	:	Tyco	Pendent	23	N/A	5,6	Merah		
	Lobby Northern	:	Tyco	Ceiling concealed	47	N/A	5,6			
	Koridor Lobby	:	Tyco	Pendent	18	N/A	5,6	Merah		
	Total Sprinkler Publik	:			159					

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		PARKIRAN	:	Tyco	Upright	1.892	N/A	5,6	Merah	BS 770 titik, LG 285 titik, LGMP2 336 titik, LGMP1 501 titik
	BOX HIDRANT			X Fire	IHB & OHB	155 / 4	N/A	N/A	Merah	Jumlah IHB & OHB untuk 2 tower, BS 10 IHB, LG 8 IHB, LGMP2 8 IHB, LGMP1 9 IHB
	HYDRANT PILLAR			X Fire	Short Two Way	1	N/A	N/A	Merah	
	SEAMESE			X Fire	Short Two Way	1	N/A	N/A	Merah	
	PIPA	FF RISER		Spindo	Sch. 40					
		FF SETELAH PRV		Spindo	Medium					
	VALVE	R. POMPA		Fivalco	Gate Valve					
		INSTALASI		Fivalco	Gate Valve					
	MCV			Tyco	Class 20K HZ, 16K LZ					HZ (HIGH ZONE), LZ (LOW ZONE)
	BCV			Fivalco	Class 16k					
	PRV			Claval	Diaprahma					
	Fan	Southern & Northern	:	MERK	TYPE	JUMLAH	KAPASITAS (CMH)	DAYA (KW)		
		PRESSURIZED		KRUGER	AXIAL ADJ. PITCH	4	27000 CFM	15		2 PRESSURIZED untuk 1 tower, posisi di lantai roof
		SMOKE EXTRACT		KRUGER	AXIAL ADJ. PITCH	4	32000 CFM	15		2 SMOKE EXTRACT untuk 1 tower, posisi di lantai roof
		EXHAUST		KRUGER	AXIAL ADJ. PITCH	2	3500 CFM	1,1		1 Exhaust Janitor untuk 1 tower, posisi di lantai roof

7	VENTILATION & AIR CONDITION		MERK	TYPE	JUMLAH	KAPASITAS (Jumlah 1 Unit/ 1 Area)	SATUAN	DAYA	SATUAN	KETERANGAN
	Chiller	:	N/A	N/A	N/A	N/A	TR	N/A	KW	
	Kapasitas Pompa Chiller	:	N/A	N/A	N/A	N/A	L/S	N/A	KW	
	AHU/ FCU	:	N/A	N/A	N/A	N/A	BTUH	N/A	KW	
	Cooling Tower	:	N/A	N/A	N/A	N/A	TR	N/A	KW	
	AC Unit Total									
AC Unit	Tower Southern									
	2 Bedroom									Jumlah unit 1957500
	Living room		DAIKIN	Split Wall	1	9.000	BTU/H	0,84	KW	2BR A 58 Unit
	Bedroom 1		DAIKIN	Split Wall	1	9.000	BTU/H	0,84	KW	2BR B 29 Unit
	Bedroom 2		DAIKIN	Split Wall	1	4.500	BTU/H	0,68	KW	
	3 Bedroom					22.500				4698000
	Living room		DAIKIN	Split Wall	1	9.000	BTU/H	0,84	KW	3BR A 116 Unit
	Bedroom 1		DAIKIN	Split Wall	1	9.000	BTU/H	0,84	KW	3BR B 58 Unit
	Bedroom 2		DAIKIN	Split Wall	1	4.500	BTU/H	0,68	KW	
	Bedroom 3		DAIKIN	Split Wall	1	4.500	BTU/H	0,68	KW	
						27.000				
	Tower Northern									
	2 Bedroom									Jumlah unit 1890000
	Living room		DAIKIN	Split Wall	1	9.000	BTU/H	0,84	KW	2BR A 55 Unit
	Bedroom 1		DAIKIN	Split Wall	1	9.000	BTU/H	0,84	KW	2BR B 29 Unit
	Bedroom 2		DAIKIN	Split Wall	1	4.500	BTU/H	0,68	KW	
	3 Bedroom					22.500				4536000
	Living room		DAIKIN	Split Wall	1	9.000	BTU/H	0,84	KW	3BR A 110 Unit

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		Bedroom 1	DAIKIN	Split Wall	1	9.000	BTU/H	0,84	KW	3BR B 58 Unit	
		Bedroom 2	DAIKIN	Split Wall	1	4.500	BTU/H	0,68	KW		
		Bedroom 3	DAIKIN	Split Wall	1	4.500	BTU/H	0,68	KW		
		Total kapasitas AC 3BR				27.000					
	AC Public Total										
		Lift Lobby Nortehrn	DAIKIN	VRV	29 IU, 4 OU	1 IU / LANTAI	BTUH	18.2, 14.2, 12.5			
		Lift lobby Southern	DAIKIN	VRV	29 IU, 4 OU	1 IU / LANTAI	BTUH	18.2, 14.2, 12.5	KW		
		Lantai Dasar									
		Lift Lobby Northern	DAIKIN	Split Duct	1	30.000	BTU/H	3,4	KW		
		Public Northern	DAIKIN	Split Duct	7	520.000	BTU/H	-	KW	Daya AC berbeda setiap unit	
		Lift lobby Southern	DAIKIN	Split Duct	1	30.000	BTU/H	3,4	KW		
		Public Southern	DAIKIN	Split Duct	14	742.500	BTU/H	-	KW	Daya AC berbeda setiap unit	
		AC lobby BS - LGMP1									
		Total kapasitas AC publik				1.322.500					
	TOTAL AC + Unit					14.404.000					
	REFRIGERANT										
	Fan	IAF PARKIR	:	KRUGER	AXIAL	11	10000 - 20000	CFM	F.conv	CMH	Daya IAF berbeda setiap unit
						2	20.000	40000	1,688	67520	
						4	17.000	68000	1,688	114784	
						2	15.000	30000	1,688	50640	
						3	10.000	30000	1,688	50640	
		EAF PARKIR	:	KRUGER	AXIAL	13	11000 - 30000	CFM	-	KW	Daya EAF berbeda setiap unit
						3	30.000	90000	1,688	151920	
						3	20.000	60000	1,688	101280	
						3	12.000	36000	1,688	60768	
						4	11.000	44000	1,688	74272	
							Total			388240	
		Toilet Unit 3BR			1	100	100	1,688	168,8		
	PIPA	CHWS		N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		CHWR		N/A	N/A	N/A	N/A	N/A	N/A	N/A	
		REFRIGERANT		INABA	INTEGRATED						



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8	ELEVATOR & ESCALATOR			MERK	TYPE	JUMLAH	KAPASITAS (KG)	KAPASITAS (PERSON)	KECEPATAN (MPM)	DAYA (KW)	KETERANGAN
	Low Zone Elevator		:								
	High Zone Elevator	TOWER 1	:	LP TN/TS 01-02	LIFT PENUMPANG	4	1.050	14	180	19 kVA/Unit	LIFT TOWER SOUTHERN & NORTHERN
		TOWER 2	:	LP TN/TS 03-05	LIFT PENUMPANG	6	1.350	18	180	28 kVA/Unit	LIFT TOWER SOUTHERN & NORTHERN
		TOWER 3	:	-	-	-	-	-	-	-	
	Service Lift	TOWER 1	:	LS TN/TS 01	LIFT SERVICE (LIFT FIRE)	2	1.275	17	120	15 kVA/Unit	LIFT TOWER SOUTHERN & NORTHERN
		TOWER 2	:	-	-	-	-	-	-	-	
		TOWER 3	:	-	-	-	-	-	-	-	
Escalator			:	-	-	-	-	-	-	-	
Kemiringan Escalator			:	-	-	-	-	-	-	-	
Ketinggian Escalator			:	-	-	-	-	-	-	-	
Travelator			:	-	-	-	-	-	-	-	
Kemiringan Travelator			:	-	-	-	-	-	-	-	
Ketinggian Travelator			:	-	-	-	-	-	-	-	

9	GEN SET		MERK	TYPE	JUMLAH	KAPASITAS (KVA)	Total (KVA)
	Gen Set	:	mitsubishi	S12R-PTA2-S	2	1450	2900

*Bila lebih dari 1 type rinci masing-masing type dan jumlahnya*