LAMPIRAN

LAMPIRAN 1. Design Development Checklist

DESIGN DEVELOPMENT CHECKLIST

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ARCHITECTRUAL DESIGN DEVELOPMENT SET

Title Sheet

Per office standard

Site, Survey, Landscaping Plans

See site consultant requirements.

Floor Plans

This consists of general (template) plans, overall coordinating plans, and plan enlargements for important and special areas.

1. *Template Plans*

   Data required:

   a. Building perimeter (footprint) and exterior wall type, thickness and composition fixed
   b. Structural grid or system fixed (with "hard" column sizes)
   c. Major mechanical/electrical systems determined and their requirements reflected and indicated on plans
   d. Indicate building core - elevators, stairs, etc.
   e. All internal partitions of appropriate thickness indicated
   f. Door swings indicated

   Reproduce floor plan templates. Make transparencies or CAD layers for further design development work (with originals placed aside) and distribute transparencies or layers to consultants for their use as background drawings.

   Plan information:

   a. Adequate internal and external dimensions for "hard fix"
   b. Floor, slab, and level elevations
   c. Typical door types
   d. Typical partition types indicated
   e. Building core elements with dimensions;
      - Stairs,
      - Elevators, and
      - Major shafts
   f. Build-in furniture items
      - Special furniture and equipment (early clarification of what is "NIC" and "by owner")
   g. Electrical receptacle and switch locations.

2. *Coordinating Floor Plans*

If necessary. Small scale (e.g., 1/16" or 1:200). Scale down and reproduce the template plans with indication of exterior overall building dimensions, breaks, tie in, etc. As an additional use, this plan can be considered a large key plan, valuable to identify, cross reference, and key in information pertinent to the entire set.

3. *Detail Plans*

Larger scale (e.g., ¼" or 1:100). Key areas, lobby, entries, public plaza, major corridors, special spaces, etc.

Required: All surfaces (floor, wall, and ceiling treatments), furniture indication, and layout.

Elevations

Drawn at the same scales as construction documents.

1. *General Elevations*

   Data required:

   a. Total full-height facades including roof structures
   b. All fenestration fixed and related to interior walls and internal slab heights
   c. Overall vertical building and floor heights indicated and related to established building datum
   d. Indicate column centers
   e. Indicate cross-reference points with sections
   f. Indicate setbacks, building profiles, expansion joints, etc.
   g. Indicate treatment of visible mechanical equipment
   h. Systems impact (precast concrete, stone, panel systems, metal/glass curtain wall, etc.) properly selected by adequate technical investigation

2. *Detail Elevations*

Key elevations that indicate unique or theme elements, as required to augment the normal building elevations:

Sections

Objective: to achieve the "look" of the overall building solution. Technique: limit details, avoid repetition, show major different conditions only.

1. *Overall Sections*

   Overall building longitudinal and transverse "building explanation" type (at 1/16" or 1/8", 1:200 or 1:100, scale).

2. *Supplementary Sections*

   Larger scale (e.g., ¼" or 1:50) vertical and plan sections design profiled for the building "work out" purposes.

3. *Detail Wall Sections*

   Largest scale (e.g., ¾" or 1:20). Dominant full-height sections conveying basic building configuration to indicate

   a. Foundation and perimeter treatment
   b. Typical wall construction
   c. Backup structure, abutting floor system
   d. Window location and insulation methods
   e. Flashing, masonry coursings
   f. Mechanical penetrations impact (furrings, etc.)
   g. Parapet design

Usually one full (no cut) section. Additional detail sections should be minimally detailed; provide an adequate number to provide a comprehensive building perimeter profile. All sections keyed to building elevations.

Details
Large scale (1 ½" and 3", or 1:10 and 1:5) as required. Indicate key conditions. Technique: nonrepetitive prefinal design developed, encompassing good technical practice.

a. Window types: divisions, pattern, mullion profiles, vent detail, glazing type, jamb/head, plan section
b. Hollow metal
c. Frame types
d. Stair types 0 egress, public, exterior (including railing design)
e. Metal and glass walls, borrowed lights, etc.; for division, profile, and glazing
f. Nontypical design-related heavy-gauge metal work requiring special fabrication, joining, fastening to other building elements
g. Interior partition types (typical only; keyed to plans and schedules)
h. Built-in furniture items, reception desks, work tops, counters, cabinet types, display cases, recesses, wardrobes, millwork, etc.

Interior Elevations
Typical and special spaces, interfaced with an cross-referenced to floor and reflected ceiling plans. Indicate
a. Suspended ceiling lines reflecting structural and mechanical conditions above
b. Breaks
c. Level changes
d. Finish floor elevations
e. Pertinent vertical dimensions
f. Interior wall treatments, materials

These should be of prefinal quality adequate to convey design intent.

Reflected Ceiling Plans
Typical and special spaces. Integrated plans reflecting structural, mechanical, and electrical impacts. Plans to indicate:
a. Lighting layouts
b. Soffits, coves, furrings
c. Skylight locations
d. Ceiling materials
e. Acoustic treatments
f. Relationship with partitions
g. Interface with window details
h. Perimeter conditions 0 details, notches
i. Heating and ventilating register, diffuser locations
j. Sprinklers
k. Access panels
l. Exposed structure

Schedules
Schedules to be nonrepetitive and comprehensive, with specific keying to floor plans and elevations
a. Prefinal interior finishes
b. Frame and door
c. Preliminary hardware
d. Window and glazing

Specifications
Comprehensive, abbreviated methods, materials, and systems descriptions in tune with the drawings. Use CSI format with applicable section numbers. Include all consultant portions as well as those special and supplementary conditions specific to the project.

Preliminary Estimate of Construction Cost
Adjustment of the preliminary estimate of construction cost prepared at the end of schematic design.

STRUCTURAL DESIGN DEVELOPMENT SET

1. *Floor plans at the same scale as the architectural drawings*
2. *Typical floor framing plans, including*
   a. Sizing of beam drops
   b. Slab openings
   c. Thicknesses
   d. Depressions
3. *Framing indication and governing sizing at*
   a. Roof structures
   b. Penthouse
   c. Bulkheads
   d. Floor loading capacities
4. *Nontypical framing scheme where required:*
   a. Lobby
   b. Floors at grade
   c. Other
5. *All column points established*
6. *Final column schedule*
7. *Preliminary details and sections to adequately indicate structural system*
8. *Preliminary details of major unique conditions that affect scheme (as determined by the architect)*
9. *Details indicating accommodation with mechanical/electrical at areas of major interface*

10. *Design development specifications*
11. *Any necessary recommended adjustments to the preliminary estimate of construction cost*

MECHANICAL/ELECTRICAL DESIGN DEVELOPMENT SET

1. *Typical floor plans. Systems representation in diagrammatic (nondetailed) style, major items of equipment indicate, their space requirements and interface requirements with other systems. Indicate*
   a. Major shafts (sizes)
   b. Chases
   c. Mechanical rooms and electric closets
   d. Convector/fan coil locations, etc.
2. *Required penetrations:*
3. *Terminal plans (lobby, cellar, roof) with items of heavy equipment shown in diagrammatic style, with their space requirement indicated:*
   a. Boiler/heater spaces (include clear height requirements)
   b. Transformer vaults (approval obtained from local utility company)
   c. Switchgear, emergency generator, water storage tanks, fire pumps, etc.
   d. Roof cooling towers, major air conditioning and air handling equipment, packaged units, etc.
4. *Locations of major roof air-handling equipment: cooling towers, exhaust fans, etc.*
5. *Site utilities layouts*
6. *Preliminary details of major and unique conditions that affect scheme*
7. *Data to be developed in conjunction and in coordination with the project team:*
   a. Integrated diagrammatic lighting plans indicating all overhead mechanical and electrical equipment for typical floor and special spaces
   b. Preliminary electric fixture type schedule and cuts
   c. Cuts and explanatory information for interior visual items such as
      - Louvers
      - Registers
      - Heating/cooling units
      - Cabinets
   d. Exterior louver requirements and proposed locations
8. *Design development specifications*
9. *Any necessary adjustments to the preliminary estimate of construction cost*

SITE DESGIN DEVELOPMENT SET

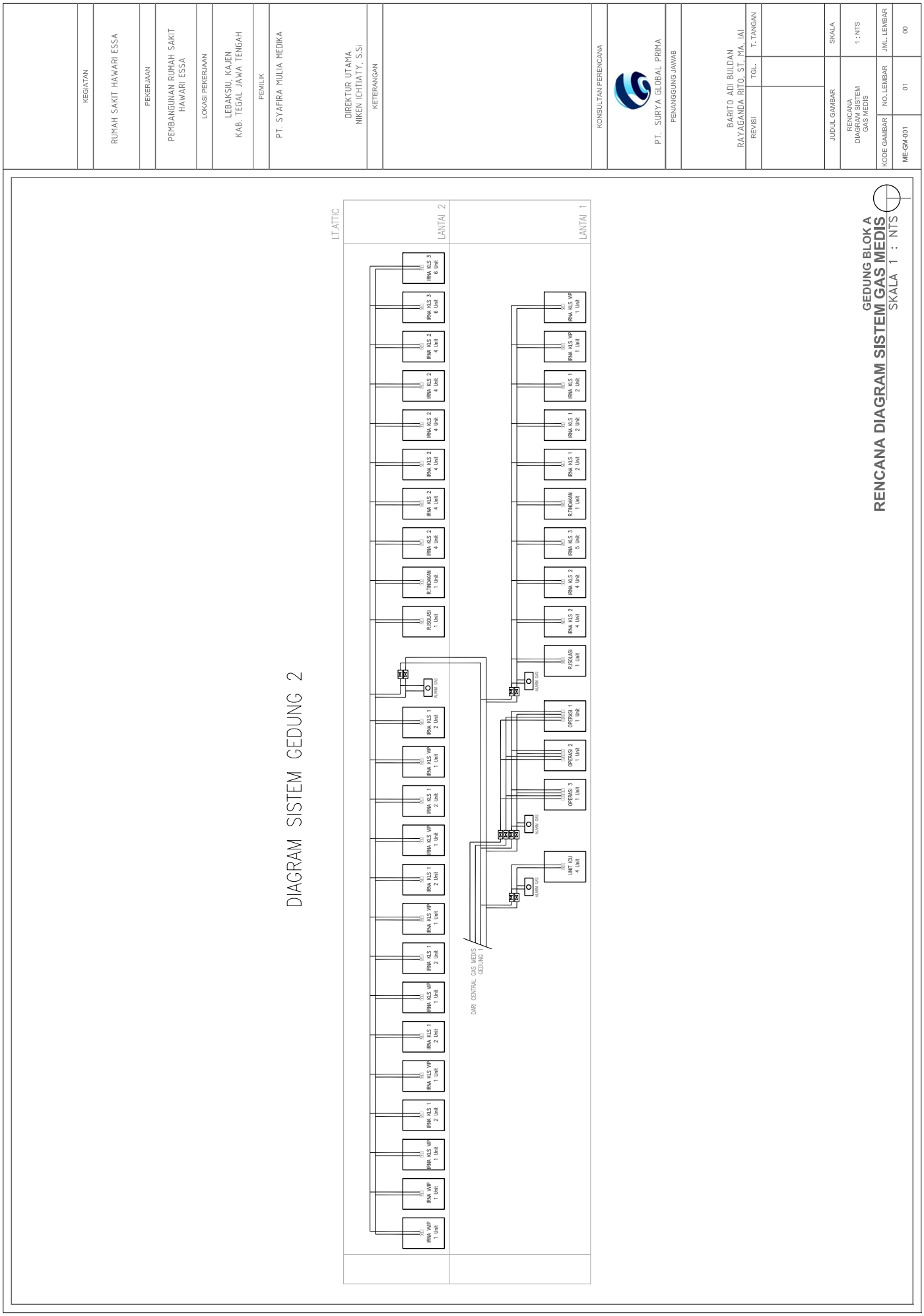
1. *Building location plan - building tied down dimensionally with pertinent adjacencies, street lines and grades, property lines, required setbacks, easements, rights of way, manholes, sewers, hydrants, light standards, etc., interfaced with survey*
2. *Main entry level datum elevation with key exterior grades at building perimeter*
3. *Site development grading and landscaping plans*
4. *Overall preliminary site grading and defined design of external elements, properly coordinated and interfaced with mechanical/electrical for utility entry points*
5. *Indicate areaways, vaults, access to subgrade spaces*
6. *Preliminary site and exterior building lighting scheme with identification of fixture types*
7. *Parking area defined with preliminary plotting*
8. *Indication of path, stairs, ramps, beams, terraces, etc.*
9. *Plant materials (indication and preliminary schedule)*
10. *Design development details:*
    a. Railings
    b. Stairs
    c. Ramps
    d. Paving types and patterns
    e. Kiosks
    f. Benches
    g. Light standards
    h. Others
11. *Design development specifications*
12. *Any necessary adjustments to the preliminary estimate of construction cost.*

OTHER CONSULTANTS' DESIGN DEVELOPMENT SETS

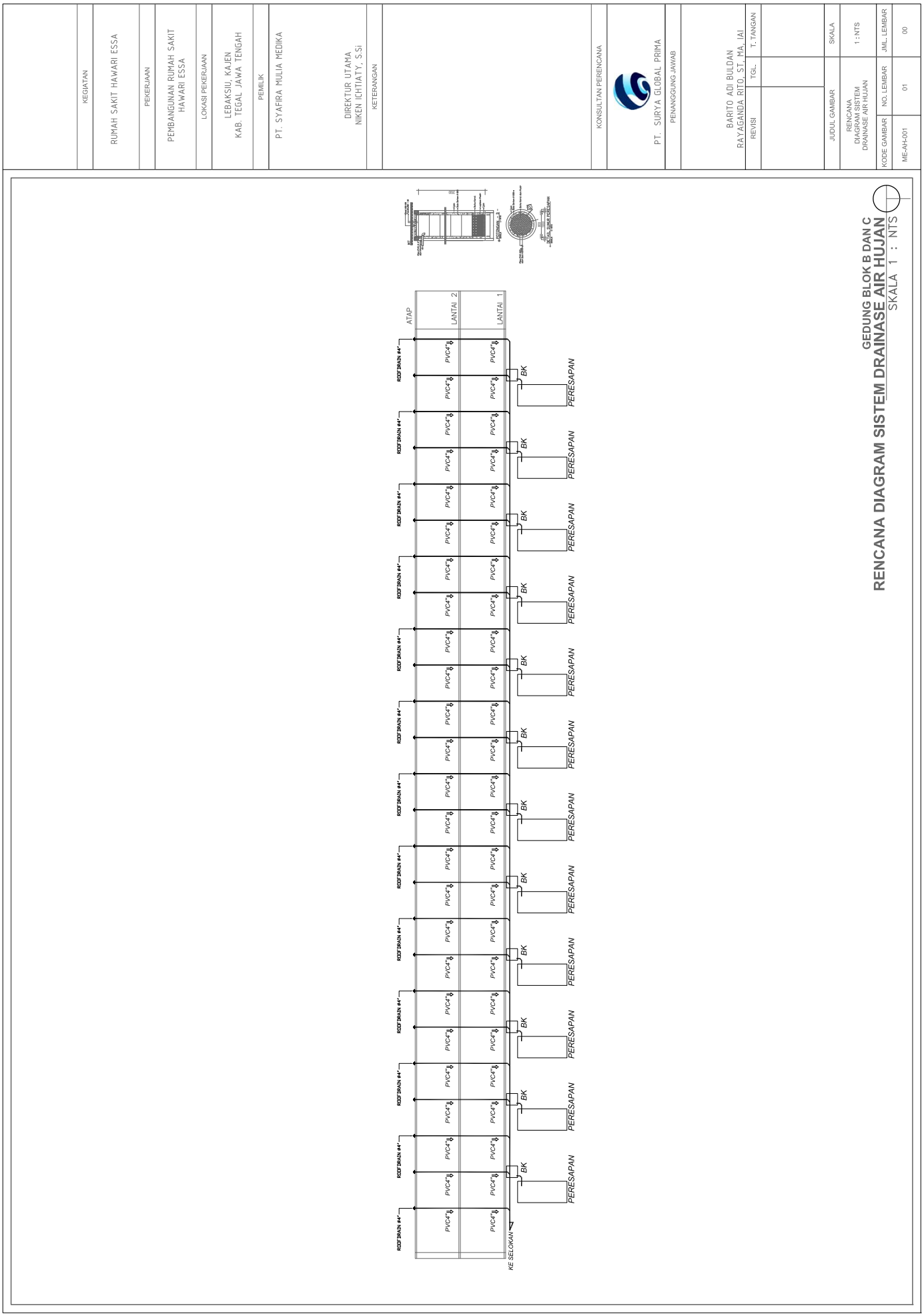
1. *Kitchen*
2. *Elevator*
3. *Laundry*
4. *Refuse*
5. *Security*
6. *Other*

   Include all preliminary information that allows proper interfaces with major design disciplines.

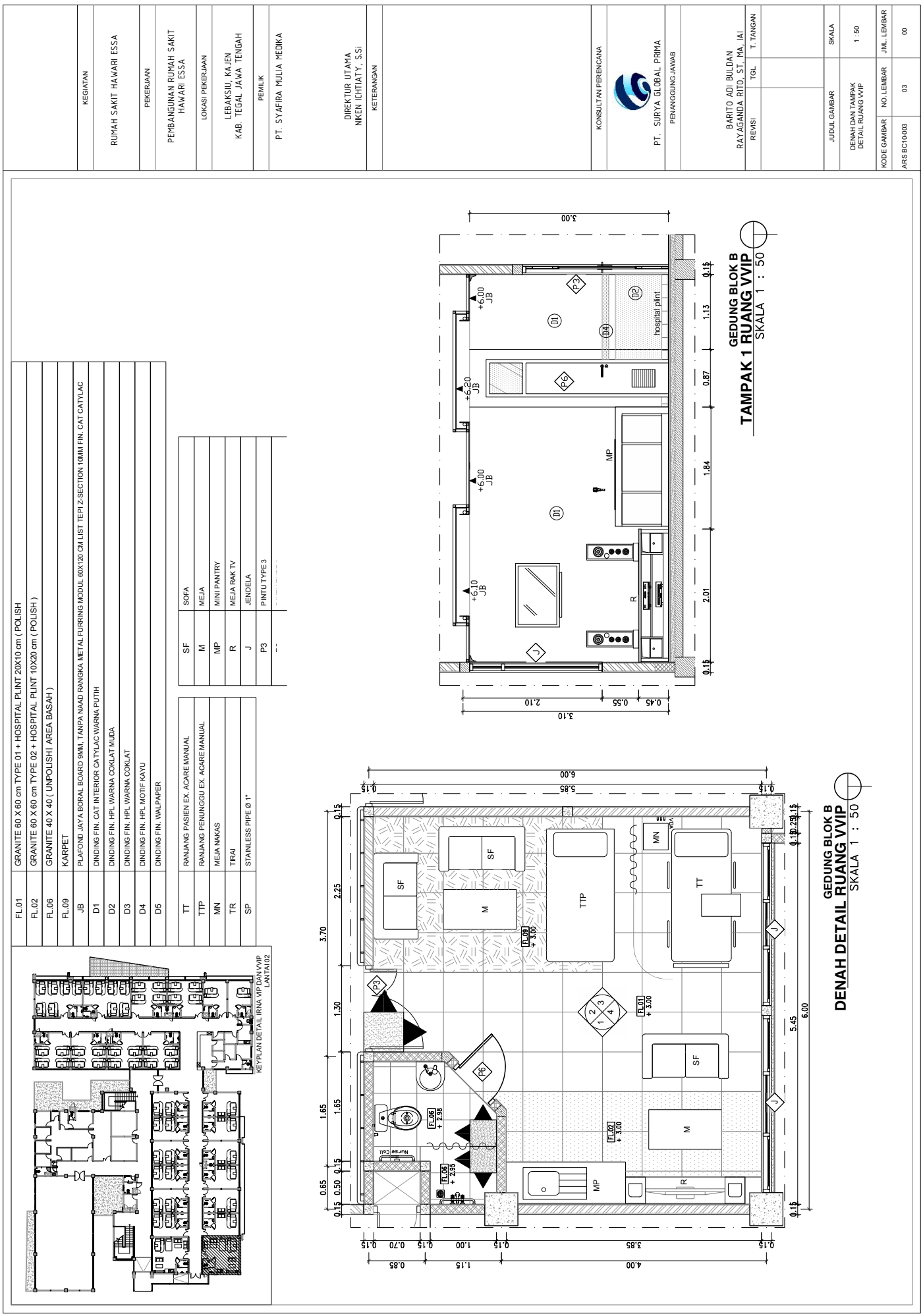
LAMPIRAN 2. Rencana Diagram Sistem Gas Medis



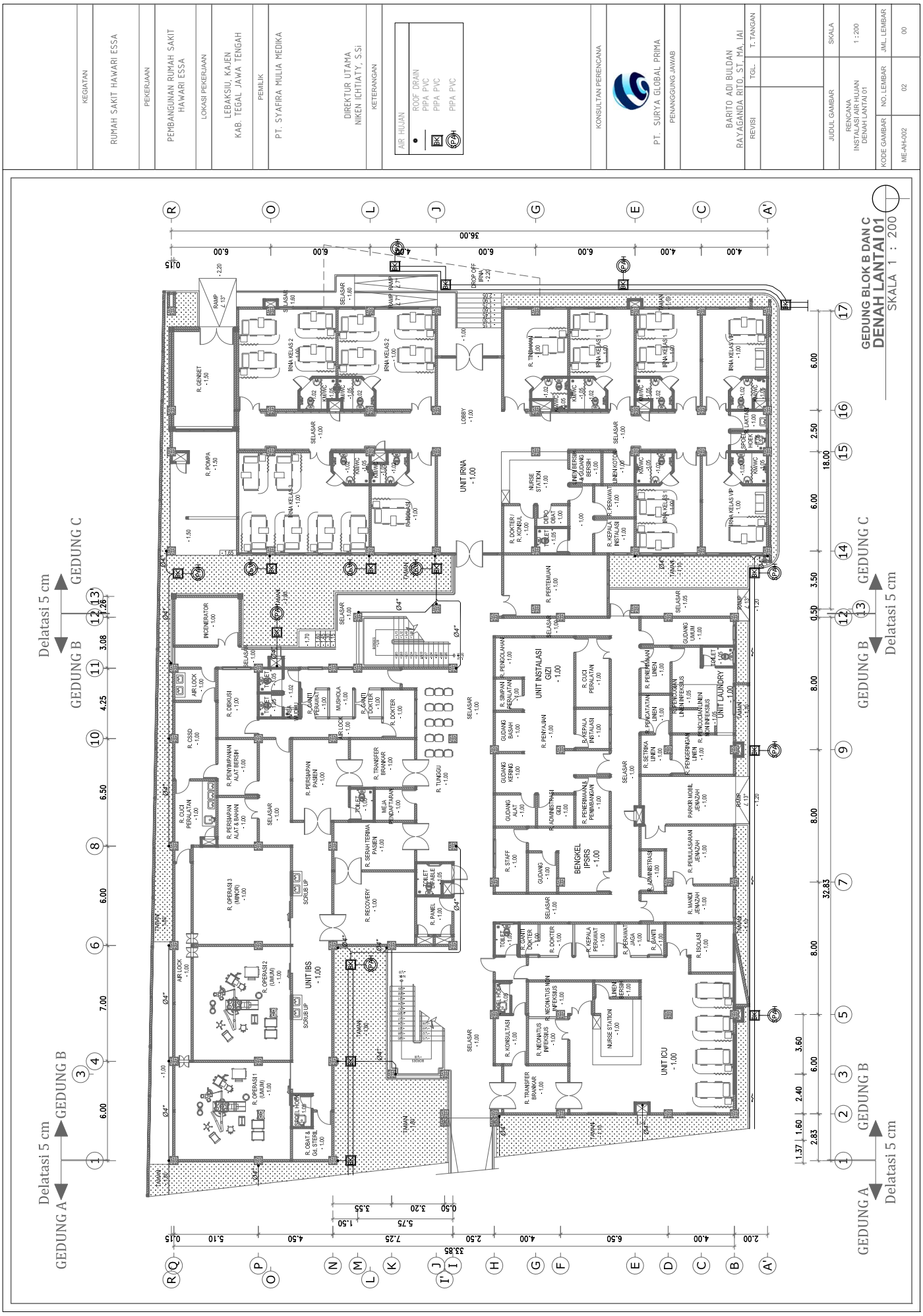
LAMPIRAN 3. Rencana Diagram Sistem Drainase Air Hujan



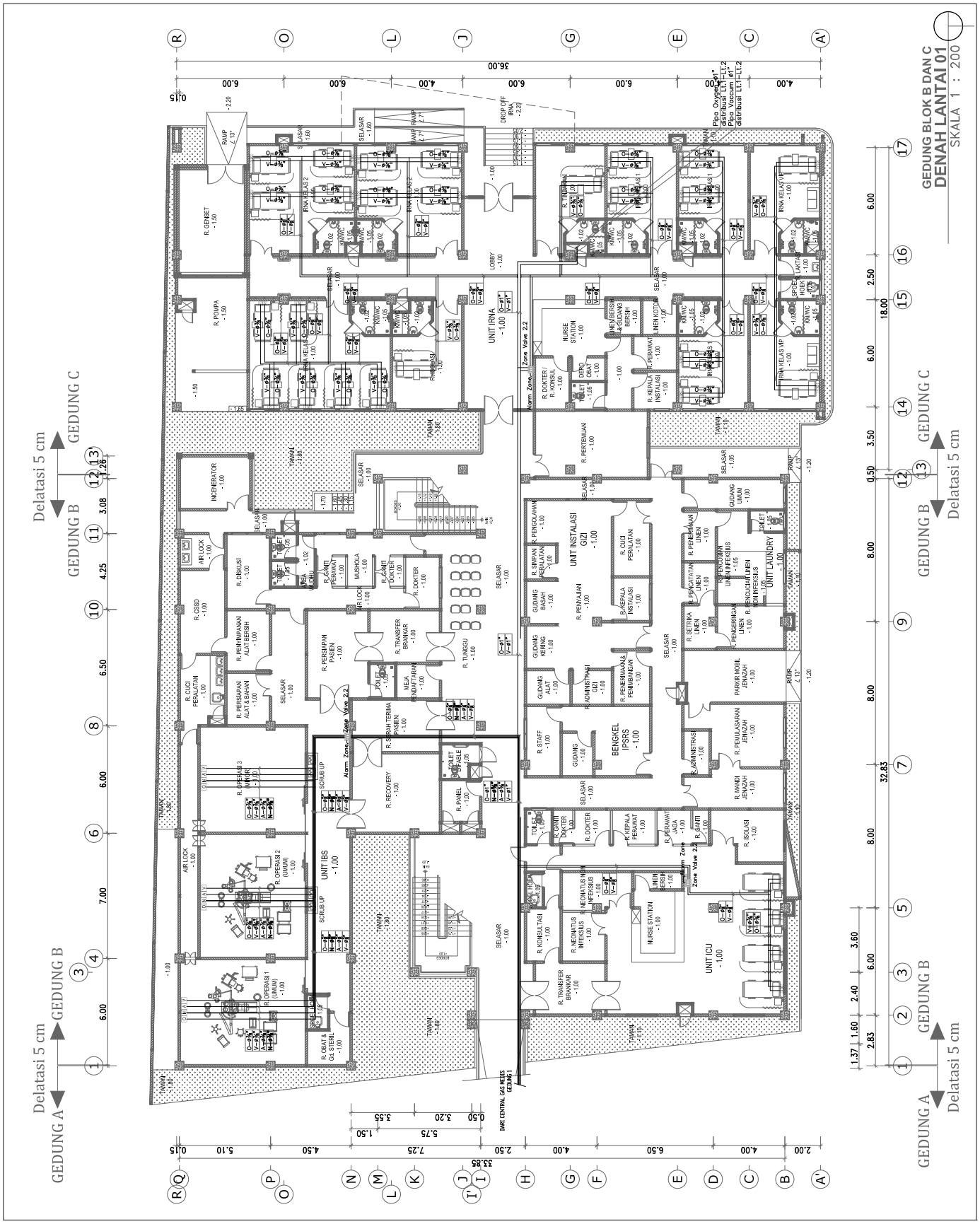
LAMPIRAN 4. Denah dan Tampak Detail Ruang VVIP



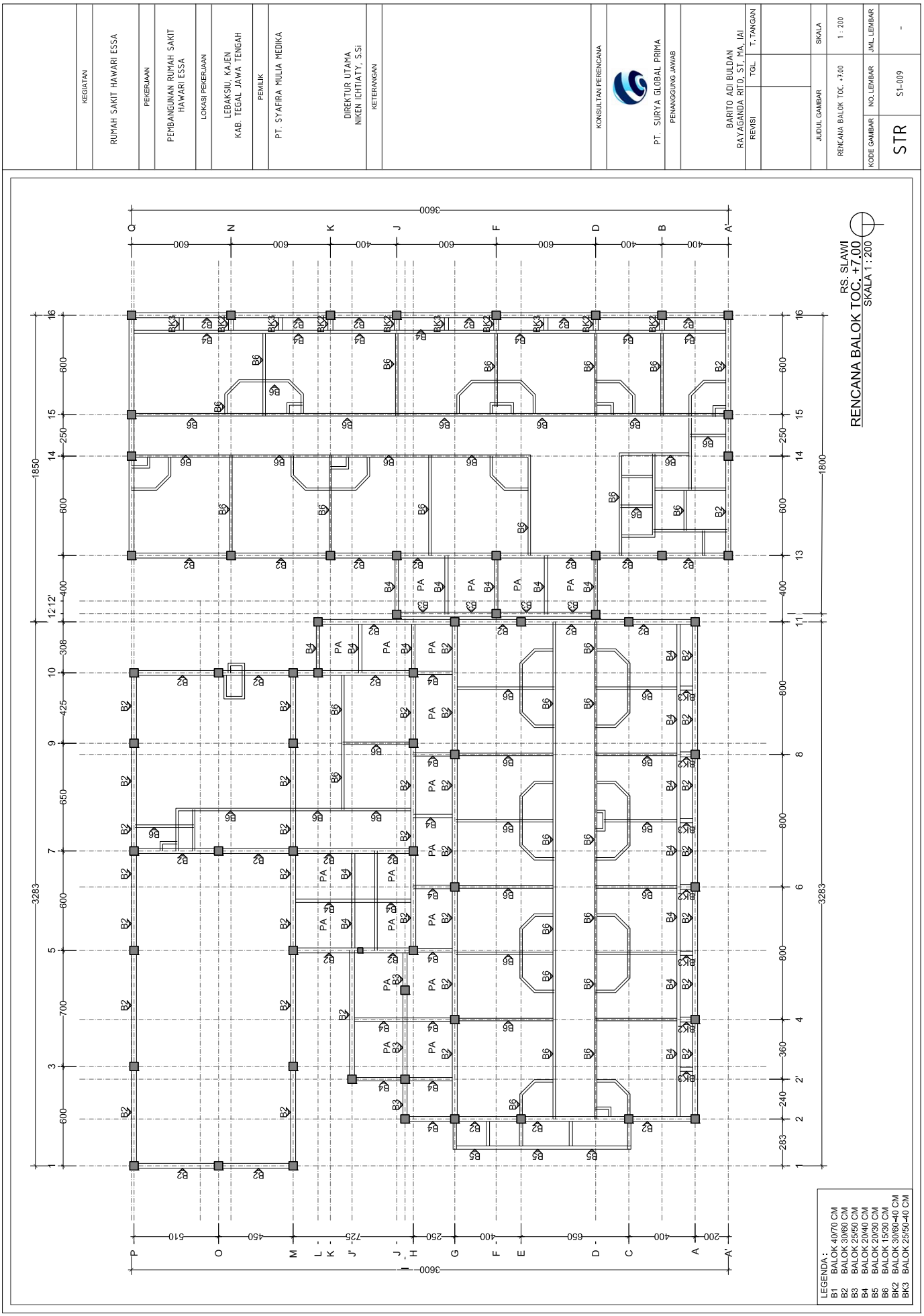
LAMPIRAN 5. Rencana Instalasi Air Hujan Lantai 01



LAMPIRAN 6. Rencana Instalasi Gas Medis Lantai 01



LAMPIRAN 7. Rencana Balok TOC +7.00 Gedung B dan C



LAMPIRAN 8. Rencana Instalasi Nurse Cell