



REVISION		NO	REVISION	DATE

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GENERAL INFORMATION	
PROJECT NAME	RESIDENTIAL BUILDING
CLIENT	PT. XYZ
LOCATION	Jakarta, Indonesia
DATE	2024
DRAWN BY	Architectural Firm
CHECKED BY	Architectural Firm
SCALE	1:50
PROJECT NO.	001
DATE OF ISSUE	2024-10-27

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GENERAL SPECIFICATION

1. All work shall be in accordance with the latest editions of the relevant Indonesian Standards (SNI) and International Standards (ISO).

2. Materials shall be of good quality and shall be approved by the Architect before use.

3. Workmanship shall be neat, true, and in accordance with the drawings and specifications.

4. The Contractor shall be responsible for obtaining all necessary permits and approvals from the relevant authorities.

5. The Contractor shall maintain access to all existing services and structures on the site.

STRUCTURAL SPECIFICATION

1. The structural design shall be based on the Indonesian Building Code (SNI 03-1726-2012).

2. The structure shall be designed for a seismic zone of II (Medium Seismicity) and a wind speed of 35 m/s.

3. The minimum concrete strength shall be $f'_{ck} = 25$ MPa and the minimum steel yield strength shall be $f_y = 410$ MPa.

4. The concrete shall be placed and cured in accordance with the relevant specifications.

5. The steel reinforcement shall be installed in accordance with the drawings and specifications.

MECHANICAL, ELECTRICAL AND PLUMBING (MEP) SPECIFICATION

1. The MEP system shall be designed to provide a comfortable and healthy indoor environment.

2. The air conditioning system shall be a Variable Refrigerant Flow (VRF) system with a minimum capacity of 10 kW per room.

3. The electrical system shall be designed to provide a minimum of 100 W/m² of power for general lighting and 50 W/m² for outlets.

4. The plumbing system shall be designed to provide hot and cold water to all rooms and bathrooms.

5. The fire alarm system shall be a manual pull station system with a minimum of one pull station per floor.

FINISHES SPECIFICATION

1. The walls shall be finished with a high-quality emulsion paint.

2. The floors shall be finished with a high-quality ceramic tile.

3. The ceilings shall be finished with a high-quality acoustic ceiling panel.

4. The doors shall be finished with a high-quality wood veneer.

5. The windows shall be finished with a high-quality aluminum frame.