



图例

H=15.20m	建筑高度(室外地坪至女儿墙、檐口)
5.300	设计室外道路绝对标高
5.300	设计室外场地绝对标高
±0.00(5.50)	相对标高(绝对标高)
R12	道路转弯半径
用地红线	用地红线
围墙(绿篱)线	围墙(绿篱)线
建筑屋面投影线	建筑屋面投影线
道路	道路
绿地线	绿地线
停车位	停车位
充电停车位	充电停车位
厂区绿化	厂区绿化
厂区集中绿化	厂区集中绿化
本次新建建筑	本次新建建筑
已批在建区域	已批在建区域

主要技术经济指标一览表

序号	名称	数据	单位	备注
1	总用地面积	230111.8	m ²	345.17亩
2	总建筑面积	122437.98	m ²	
3	其中			
4	生产厂房	114522.22	m ²	
5	生活配套	5048.86	m ²	N1候工休息楼与N2办公
6	生产配套	2866.90	m ²	门卫、垃圾房、仓库、工业研发、变电站、用户站、开关站、水泵房、热力站、地库汽车坡道等。
7	建筑密度	53.21	%	
8	总建筑面积	219488.39	m ²	
9	地上建筑面积	200696.62	m ²	
10	其中			
11	生产厂房	168046.69	m ²	
12	生活配套	26059.19	m ²	N1候工休息楼生活配套指标11734.05m ² 、N2配套生活指标14325.14m ²
13	工业研发	3506.22	m ²	N1候工休息楼中工业研发面积为3506.22m ²
14	工业仓储	562.28	m ²	仓库1、2均为246.96m ² 、定制厂房1内仓库68.36m ² 。
15	工业配套	2522.24	m ²	门卫、垃圾房、变电站、用户站、开关站、水泵房、热力站等。
16	地下建筑面积	18791.77	m ²	
17	其中			
18	地下车库及设备用房建筑面积	18791.77	m ²	含地下车库、设备用房。
19	其中			
20	地下车库建筑面积	17791.77	m ²	
21	设备用房建筑面积	1000.00	m ²	
22	计容建筑面积	199784.96	m ²	
23	容积率	0.87	--	
24	折算后计容面积	317322.91	m ²	
25	折算后容积率	1.38	--	厂房层高超过8米的，在计算容积率时该层建筑面积加倍计算
26	绿地面积	34520.00	m ²	
27	绿地率	15.00	%	
28	集中绿地率	5.00	%	集中绿地面积为11506m ² 。
29	乔木覆盖率(本次申报区域)	5.02	%	本次申报区域面积为118241m ²
30	乔木覆盖率(本次申报区域)	5934.60	m ²	
31	配套设施地上建筑面积占地上总建筑面积比例	16.27	%	
32	生活配套设施地上建筑面积占地上总建筑面积比例	12.98	%	N1候工休息楼与N2办公中生活配套
33	工业研发地上建筑面积占地上总建筑面积比例	1.75	%	N1候工休息楼中工业研发
34	工业仓储地上建筑面积占地上总建筑面积比例	0.28	%	仓库1、2、定制厂房1内仓库。
35	工业配套地上建筑面积占地上总建筑面积比例	1.26	%	门卫、垃圾房、变电站、用户站、开关站、水泵房、热力站等。
36	机动车停车位	802	个	
37	其中			
38	客车站停车位	789	个	折合792个换乘当量，含99个安装充电设施的停车位
39	其中			
40	地面小型停车位	345	个	含99个安装充电设施的停车位
41	地下小型停车位	430	个	
42	其中			
43	地下无障碍停车位	12	个	
44	地上大型客车站停车位	2	个	
45	货车装卸停车位(地面)	13	个	
46	非机动车停车位	1846	个	
47	围墙(绿篱)长度	2237.57	米	透空围墙、高度2米
48	出入口	3	个	
49	其中			
50	机动车出入口	2	个	
51	人行出入口	1	个	

注：厂房层高超过8米的，在计算容积率时该层建筑面积加倍计算；

建筑物一览表

编号	名称	建筑层数	占地面积(m ²)	地上建筑面积(m ²)	地下建筑面积(m ²)	总建筑面积(m ²)	计容建筑面积(m ²)	折算后计容建筑面积(m ²)	建筑高度(m)	建筑功能	备注
1	定制厂房1	地上1层	6101.43	6905.54	--	6905.54	6905.54	12387.84	19.95	工业厂房、配套设施	一层高大于8米、工业厂房面积6837.18、工业仓储面积1636.36m ²
2	定制厂房2	地上1层	6334.24	6334.24	--	6334.24	6334.24	12387.84	19.95	工业厂房	一层高大于8米
3	定制厂房3	地上1层	4146.64	2142.86	--	2142.86	2142.86	3250.89	16.30	工业厂房	一层高大于8米
4	定制厂房4	地上1层(原规划2层)	1580.54	16700.37	--	16700.37	16700.37	33400.74	23.50	工业厂房	一层高大于8米
5	定制厂房5	地上1层(原规划2层)	6807.51	15335.74	--	15335.74	15335.74	24663.43	21.30	工业厂房	一层高大于8米
6	定制厂房6	地上1层(原规划3层)	14170.89	16571.61	--	16571.61	16571.61	29745.03	18.30	工业厂房	一层高大于8米
7	定制厂房7	地上1层	625.04	9050.08	--	9050.08	9050.08	18100.16	23.50	工业厂房	一层高大于8米
8	仓库1	地上1层	149.00	246.96	--	246.96	246.96	246.96	4.50	其它	
9	仓库2	地上1层	126.96	126.96	--	126.96	126.96	126.96	4.50	其它	
10	N1候工休息楼	地上6层、地下1层	2524.43	15240.27	--	15240.27	14967.62	16615.75	29.90	工业研发、生活配套	其中工业研发面积3506.22m ² 、生活配套面积11734.05m ²
11	N2办公	地上6层、地下1层	2524.43	14325.14	--	14325.14	14052.49	16975.75	29.90	办公	生活配套面积14325.14m ²
12	N3厂房	地上1层	2524.43	14694.27	--	14694.27	14421.62	15914.62	29.90	工业厂房	
13	N4厂房	地上1层	2524.43	14325.14	--	14325.14	14052.49	14275.36	29.90	工业厂房	
14	地下车库及设备用房	地下1层	0.00	0.00	18791.77	18791.77	0.00	0.00	0.00	地下车库、设备用房	占地面积为出地面积地下车库坡道
15	门卫	地上1层	99.39	99.39	--	99.39	99.39	99.39	6.00	其它	
16	变电站	地上1层	239.14	239.14	--	239.14	239.14	239.14	6.00	其它	
17	燃气调压站	地上1层	6.00	6.00	--	6.00	6.00	6.00	1.70	其它	
18	C1F厂房	地上1层(原规划2层)	4225.02	5214.70	--	5214.70	5214.70	8965.40	15.25	工业厂房	特设物、燃气压力级别为中压站(平面尺寸2m×2m、高度1.75m)
19	C2F厂房	地上1层(原规划3层)	4225.02	5215.60	--	5215.60	5215.60	8966.30	15.25	工业厂房	一层高大于8米
20	D1F厂房	地上1层	4809.61	4857.60	--	4857.60	4857.60	8966.50	15.55	工业厂房	一层高大于8米
21	D2F厂房	地上1层	4809.61	4857.60	--	4857.60	4857.60	8966.40	15.55	工业厂房	一层高大于8米
22	E1F厂房	地上1层	3446.41	3448.00	--	3448.00	3448.00	6927.10	15.55	工业厂房	一层高大于8米
23	E2F厂房	地上1层	3446.41	3447.30	--	3447.30	3447.30	6924.40	15.55	工业厂房	一层高大于8米
24	F1F厂房	地上1层(原规划3层)	5312.43	7177.10	--	7177.10	7177.10	12480.90	15.25	工业厂房	一层高大于8米
25	F2F厂房	地上1层(原规划3层)	5269.23	6388.00	--	6388.00	6388.00	11101.60	15.25	工业厂房	一层高大于8米
26	M2F厂房	地上1层	5269.23	6387.30	--	6387.30	6387.30	11103.30	15.25	工业厂房	一层高大于8米
27	门卫	地上1层	146.70	146.70	--	146.70	146.70	146.70	6.00	其它	
28	变电站	地上1层	132.40	132.40	--	132.40	132.40	132.40	5.98	其它	
29	水泵房	地上1层	159.30	159.30	--	159.30	159.30	159.30	6.00	其它	
30	(生活水泵房、消防水泵房)	地上1层	159.14	159.30	--	159.30	159.30	159.30	6.00	其它	
31	用户站、开关站	地上1层、地下1层	992.00	990.80	401.80	1392.60	1392.60	1392.60	7.49	其它	地下室在室外地坪以上层计算
32	热力站	地上1层	498.50	498.50	--	498.50	498.50	498.50	11.24	其它	
33	围墙		--	--	--	--	--	--	--	构筑物、透空围墙高度2米、长度2237.57米	
34	合计		122437.98	200696.62	18791.77	219488.39	199784.96	317322.91	--	--	

说明

1. 本图根据我院原有资料及我院相关专业提供的资料绘制而成。
2. 高程系统:吴淞高程系统。
3. 城市坐标系统:上海市城市测绘坐标网。
4. 图中单位除说明外均以m计。
5. 本图中建筑以外墙完成面表示,尺寸均为外墙完成面尺寸。
6. 厂区东侧浩宇路标高为4.88-5.11m,平均标高为5.00m。

主要技术经济指标变更说明

- 计容面积由原199831.61m²(翻倍后315323.6m²)调整至199784.96m²(翻倍后317322.91m²)
- 容积率由原0.87(翻倍后1.37)调整为0.87(翻倍后1.38)
- 建筑占地面积由原125648.61m²改为122437.98m²,其中生产厂房建筑占地面积由117786.81m²改为114522.22m²,生产配套建筑占地面积2812.94m²改为2866.90m²。
- 建筑密度由原54.60%调整为53.21%。
- 其他主要技术经济指标不变

建筑单体变更说明

- 因生产工艺需求变化,调整北区建筑建设内容:
- 调整定制厂房4、定制厂房5、定制厂房6定位、外轮廓和建筑面积。并新增定制厂房7
- 定制厂房4建筑面积由原申报的20266.54m²改为16700.37m²,计容建筑面积由原申报的20266.54m²(翻倍后33200.63m²)改为16700.37m²(翻倍后33400.74m²),建筑高度由原申报的16.30m改为23.50m,建筑占地面积由原15378.24m²调整为10580.64m²,同时外轮廓调整。
- 定制厂房5建筑面积由原申报的13581.24m²改为15335.74m²,计容建筑面积由原申报的13581.24m²(翻倍后27181.57m²)改为15148.56m²(翻倍后24665.43m²),建筑占地面积由原7003.00m²调整为9907.51,建筑高度由原申报的23.50m改为21.50m,同时外轮廓调整。
- 定制厂房6建筑面积由原申报的23810.02m²改为16571.61m²,计容建筑面积由原申报的23669.49m²(翻倍后43529.85m²)改为16571.61m²(翻倍后29745.03m²),建筑占地面积由原20067.43m²调整为14170.89,建筑高度由原申报的16.30m改为18.30m,同时外轮廓调整。
- 调整给水泵房的定位和层数,由原先的2层建筑改为单层建筑,建筑面积和计容面积保持不变,建筑占地面积由原78.00m²调整为125.96m²。
- 新增单体定制厂房7,增加建筑面积9050.08m²,计容建筑面积9050.08m²(翻倍后18100.16m²),建筑占地面积为4525.04m²,建筑高度23.5m。
- 调整仓库1和仓库2的退界距离,由原6米调整成4米,单体轮廓线及面积保持不变。

设计阶段	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△	△
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