

湖南省建雄线路金具器材有限公司新建金属产品制造项目
邵东市一胜百五金制品有限公司新建金属配件生产项目
湖南祥力金属科技有限公司新建铝合金门窗项目
湖南焕鑫鑫工金属有限公司新建金属配件生产项目

——规划平面图

建雄线路金具器材—综合技术经济指标		
项目	数量	备注
总用地面积(㎡)	17912.34	
总建筑面积(㎡)	12739.34	
其中		
1#综合楼	1903.34	
2#厂房	4515.00	
3#厂房	6300.00	
门卫	21.00	
计容建筑面积(㎡)	23526.30	
其中		
1#综合楼	1875.30	
2#厂房	9030	2倍计容
3#厂房	12600.00	2倍计容
门卫	21.00	
不计容建筑面积(㎡)	28.04	
其中		
1#综合楼	28.04	屋顶楼梯间
基底面积(㎡)	11211.06	
其中		
1#综合楼	375.06	
2#厂房	4515.00	
3#厂房	6300.00	
门卫	21.00	
容积率	1.31	≥1.0
绿地率	5.00%	≤20%
建筑系数(建筑密度)	62.59%	≥40%
机动车停车位(个)	6	0.3个/100㎡
非生产性用地面积	460.46	
非生产性用地面积占比	2.57%	≤7%
非生产性建筑面积	1903.34	
非生产性建筑面积占比	14.94%	≤15%

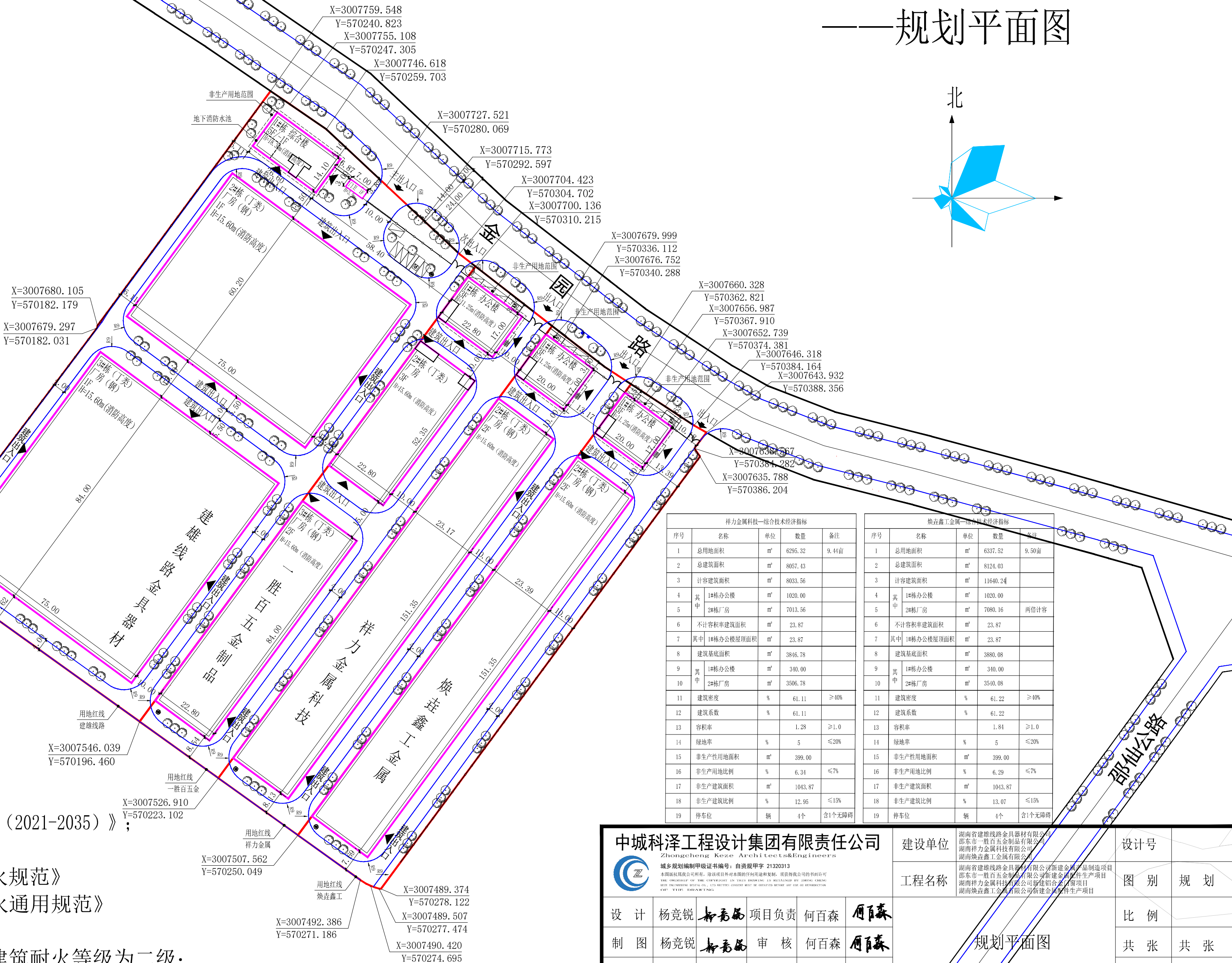
一胜百五金制品—综合技术经济指标				
序号	名称	单位	数量	备注
1	总用地面积	㎡	6260.87	9.37亩
2	总建筑面积	㎡	8654.97	
3	计容建筑面积	㎡	10489.14	
4	其中			
1#栋办公楼	㎡	1162.80		
2#栋厂房	㎡	3580.74		两倍计容
3#栋厂房	㎡	3830.40		
5	其中			
1#栋办公楼	㎡	81.03		
2#栋办公楼屋顶面积	㎡	23.87		
3#栋厂房屋顶面积	㎡	57.16		
6	建筑基底面积	㎡	3496.38	
7	其中			
1#栋办公楼	㎡	387.60		
2#栋厂房	㎡	1193.58		
3#栋厂房	㎡	1915.20		
8	建筑密度	%	55.84	≥40%
9	建筑系数	%	55.84	
10	容积率	%	1.68	≥1.0
11	绿地率	%	5	≤20%
12	非生产性用地面积	㎡	437.63	
13	非生产性用地比例	%	6.99	≤7%
14	非生产建筑面积	㎡	1186.67	
15	非生产建筑比例	%	13.71	≤15%
16	停车位	辆	4个	含1个无障碍

图 例

- 规划建筑
- 道路
- 绿 化
- 用地界线
- 地下室范围线
- 垃圾收集点

说明:

- 用地界线依据用地红线图;
- 该坐标系为2000坐标系;
- 城市道路依据《邵东市仙槎桥镇国土空间总体规划(2021-2035)》;
- 标注以M为单位,建筑尺寸为外墙到外墙;
- 本生产厂房设计主要根据《建筑设计防火规范》GB50016-2014(2018年修订)、《建筑防火通用规范》GB 55037-2022的要求进行设计;
- 厂房的火灾危险性类别规划定为丁类,建筑耐火等级为二级;



祥力金属科技—综合技术经济指标				
序号	名称	单位	数量	备注
1	总用地面积	㎡	6295.32	9.44亩
2	总建筑面积	㎡	8057.43	
3	计容建筑面积	㎡	8033.56	
4	其中			
1#栋办公楼	㎡	1020.00		
2#栋厂房	㎡	7013.56		两倍计容
5	其中			
1#栋办公楼	㎡	23.87		
2#栋厂房	㎡	23.87		
6	建筑基底面积	㎡	3816.78	
7	其中			
1#栋办公楼	㎡	340.00		
2#栋厂房	㎡	3506.78		
8	建筑密度	%	61.11	≥40%
9	建筑系数	%	61.11	
10	容积率	%	1.28	≥1.0
11	绿地率	%	5	≤20%
12	非生产性用地面积	㎡	399.00	
13	非生产性用地比例	%	6.34	≤7%
14	非生产建筑面积	㎡	1043.87	
15	非生产建筑比例	%	12.95	≤15%
16	停车位	辆	4个	含1个无障碍

焕鑫鑫工金属—综合技术经济指标				
序号	名称	单位	数量	备注
1	总用地面积	㎡	6337.52	9.50亩
2	总建筑面积	㎡	8124.03	
3	计容建筑面积	㎡	11640.24	
4	其中			
1#栋办公楼	㎡	1020.00		
2#栋厂房	㎡	7080.16		两倍计容
5	其中			
1#栋办公楼	㎡	23.87		
2#栋厂房	㎡	23.87		
6	建筑基底面积	㎡	3880.08	
7	其中			
1#栋办公楼	㎡	340.00		
2#栋厂房	㎡	3540.08		
8	建筑密度	%	61.22	≥40%
9	建筑系数	%	61.22	
10	容积率	%	1.84	≥1.0
11	绿地率	%	5	≤20%
12	非生产性用地面积	㎡	399.00	
13	非生产性用地比例	%	6.29	≤7%
14	非生产建筑面积	㎡	1043.87	
15	非生产建筑比例	%	13.07	≤15%
16	停车位	辆	4个	含1个无障碍

中城科泽工程设计集团有限责任公司

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