第１０号様式（第１面）

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| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| 事　業　計　画　概　要　書　（１）   |  |  | | --- | --- | | 建築主 | 住　所： | | 氏名等： | | 電　話：　　　（　　　） | | 設計者 | 住　所： | | 氏名等： | | 電　話：　　　（　　　） | | 施工者 | 住　所： | | 氏名等： | | 電　話：　　　（　　　） | | 連絡先 | 会社名：　　　　　　　　　　　　　電　話：　　（　　　）  担当者名：　　　　　　　　　　　　　ＦＡＸ：　　（　　　） | | 建物名称 |  | | 所在地 | 地名地番：　墨田区　　　　　　　丁目　　　　　番 | | 住居表示：　墨田区　　　　　　　丁目　　　　　番　　　　号 | | 予定工期等 | （除却開始）　　　年　　月　　日・（着工）　　　年　　月　　日 | | （しゅん工）　　　年　　月　　日・（入居・使用開始）　　　年　　月　　日 | | 関係部署記入欄 | ・区 防災課（防災無線・備蓄倉庫）  （協議日：　　　　　年　　　月　　　日　　担当　　　　　　　　）  ・区 環境保全課（緑地等・雨水利用・地下浸透）  （緑地等協議日：　　　　　年　　　月　　　日　　担当　　　　　　　　）  （雨水協議日：　　　　　年　　　月　　　日　　担当　　　　　　　　）  ・区 地域活動推進課（町会・自治会等）  （協議日：　　　　　年　　　月　　　日　　担当　　　　　　　　）  ・区 すみだ清掃事務所（廃棄物保管施設）  （協議日：　　　　　年　　　月　　　日　　担当　　　　　　　　）  ・向島消防署墨田出張所・本所消防署警防課（防災水利）  ※次に掲げる場合　要協議　①向島消防署管内で敷地面積　　５００㎡以上の場合  ②本所消防署管内で敷地面積１，０００㎡以上の場合  　（協議日：　　　　　年　　　月　　　日　　担当　　　　　　　　）  　（内容：　　　　　　　　　　　　　　　　　　　　　　　　　　）  ・向島警察署生活安全課・本所警察署生活安全課（安全な環境の確保）  　（協議日：　　　　　年　　　月　　　日　　担当　　　　　　　　） | | 関連法令等  （該当するものに○印を付けること。） | ・墨田区中高層建築物の建築に係る紛争の予防及び調整に関する条例  ・墨田区景観条例  ・高齢者、障害者等の移動等の円滑化の促進に関する法律  ・東京都福祉のまちづくり条例  ・墨田区廃棄物の減量及び処理に関する条例  ・東京都駐車場条例  ・墨田区自転車等の利用秩序及び自転車駐車場の整備に関する条例  ・東京における自然の保護と回復に関する条例（東京都緑化条例）  ・墨田区大規模小売店舗等の立地の周辺環境保全に関する要綱  ・開発許可  ・総合設計等  ・一団地認定  ・地区計画（　　　　　　　　　　　　　　　　　　　地区計画）  ・その他（　　　　　　　　　　　　　　　　　　　　　　　　） | |

（Ａ４）

第１０号様式（第２面）

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| 事　業　計　画　概　要　書　（２）   |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | 建物概要 | 敷地面積（事業区域面積） | | | | | | | | ㎡ | | | | | | | | | | | | | 建築面積 | | | ㎡ | | | | | 延べ床面積 | | | | | ㎡ | | | | | | | | 建ぺい率 | | | ％ | | | | | 容積率 | | | | | ％ | | | | | | | | 階数 | | | 地上　　階、地下　　階 | | | | | 建築物の高さ | | | | | ｍ | | | | | | | | 主要用途 | | |  | | | | | 工事種別 | | | | |  | | | | | | | | 構造 | | | ＳＲＣ造　・　ＲＣ造　・　Ｓ造　・　その他（　　　　　）造 | | | | | | | | | | | | | | | | | | 住宅の内容  全住戸（室）数  　　　戸（室）  内訳  ・賃貸  　　　戸（室）  ・分譲  　　　戸（室）  ・オーナー住宅  　　　戸（室） | ２５㎡以上４０㎡未満の住戸（室） | | | | | ４０㎡以上７０㎡未満の住戸（室） | | | | | | | ７０㎡以上の住戸（室） | | | | | | | | | 間取り | 専用床面積 | 住戸(室)数 | | | 間取り | | 専用床面積 | | | 住戸(室)数 | | 間取り | | | | 専用床面積 | | 住戸(室)数 | | |  | ㎡ |  | | |  | | ㎡ | | |  | |  | | | | ㎡ | |  | | |  | ㎡ |  | | |  | | ㎡ | | |  | |  | | | | ㎡ | |  | | |  | ㎡ |  | | |  | | ㎡ | | |  | |  | | | | ㎡ | |  | | |  | ㎡ |  | | |  | | ㎡ | | |  | |  | | | | ㎡ | |  | | |  | ㎡ |  | | |  | | ㎡ | | |  | |  | | | | ㎡ | |  | | |  | ㎡ |  | | |  | | ㎡ | | |  | |  | | | | ㎡ | |  | | |  | ㎡ |  | | |  | | ㎡ | | |  | |  | | | | ㎡ | |  | | | 住戸（室）数計 | |  | | | 住戸（室）数計 | | | | |  | | 住戸（室）数計 | | | | | | |  | | この欄に書ききれないときは、別紙に記載し、添付してください。 | | | | | | 専用床面積合計 | | | | | | | | | ㎡ | | | | | | 全住戸数が２５戸以上５０戸未満の場合 | | | | | | | | | | | | | | | | | | | | | ・専用床面積が４０㎡以上の住戸（条例第８条第３号）  　　　　全住戸数　×３０％ ＝　　　戸　≦　　　戸 | | | | | | | | | | | | | | | | | | | | | 全住戸数が５０戸以上１００戸未満の場合 | | | | | | | | | | | | | | | | | | | | | 全住戸数における専用床面積４０㎡以上の住戸数の割合に応じて次の要件を満たすこと。  ・専用床面積４０㎡以上の住戸数の割合が全住戸数の５０％未満のとき（条例第８条第３号）  　　専用床面積４０㎡以上の住戸　　　　　全住戸数　×３０％＝　　　戸　≦　　　戸  ・専用床面積４０㎡以上の住戸数の割合が全住戸数の５０％以上１００％未満のとき（条例第８条第４号）  　　専用床面積７０㎡以上の住戸　　　　　全住戸数　×２０％＝　　　戸　≦　　　戸 | | | | | | | | | | | | | | | | | | | | | 全住戸数が１００戸以上の場合 | | | | | | | | | | | | | | | | | | | | | ・専用床面積が４０㎡以上の住戸（条例第８条第５号）  　　　　　　　　　全住戸数　×５０％ ＝　　　戸　≦　　　戸  ・専用床面積が７０㎡以上の住戸（条例第８条第５号）  　　　　　　　　　全住戸数　×２０％ ＝　　　戸　≦　　　戸 | | | | | | | | | | | | | | | | | | | | | 各居室の天井の高さは、平均２．３ｍ以上とする。（条例第８条第２号） | | | | | | | | | | | | | | | | | ｍ | | | | バリアフリーに配慮した住戸とする。（条例第８条第６号） | | | | | | | | | | | | | | | | | 措　置 | | | | 玄関、廊下、便所及び浴室に手すりを設置し、又は設置可能な構造とする。 | | | | | | | | | | | | | | | | |  | | | | 玄関の出入口及び廊下の有効幅は、８０ｃｍ以上とする。 | | | | | | | | | | | | | | | | |  | | | | 床は滑りにくいものとし、床面には、原則として段差を設けない。 | | | | | | | | | | | | | | | | |  | | | | 住戸に管理人室等への連絡のための通報設備を整備する。 | | | | | | | | | | | | | | | | |  | | | | 住宅以外の内容 | 具体的な用途 | | | | 面積又は箇所数 | | | | | 具体的な用途 | | | | | 面積又は箇所数 | | | | | | |  | | | |  | | | | |  | | | | |  | | | | | | |  | | | |  | | | | |  | | | | |  | | | | | | |  | | | |  | | | | |  | | | | |  | | | | | | | この欄に書ききれないときは、別紙に記載し、添付してください。 | | | | | | 合　計 | | | | | （㎡・箇所） | | | | | | | | | |

第１０号様式（第３面）

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| 事　業　計　画　概　要　書　（３）   |  |  |  |  |  |  |  |  |  |  |  |  | | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | | 道路整備等 | | | | | | | | | | | | | 現 況 道 路 | 位　置 | 種　　類 | | 接道  長さ | 道路  幅員 | 車道  幅員 | | 歩道（幅員） | Ｌ型  側溝 | 切下げ | 境界  確定 | | 側 | 国・都・区・私 | | ｍ | ｍ | ｍ | | 有・無（　　ｍ） | 両・片・無 | 有・無 | 有・無 | | 側 | 国・都・区・私 | | ｍ | ｍ | ｍ | | 有・無（　　ｍ） | 両・片・無 | 有・無 | 有・無 | | 側 | 国・都・区・私 | | ｍ | ｍ | ｍ | | 有・無（　　ｍ） | 両・片・無 | 有・無 | 有・無 | | 側 | 国・都・区・私 | | ｍ | ｍ | ｍ | | 有・無（　　ｍ） | 両・片・無 | 有・無 | 有・無 | | 側 | 国・都・区・私 | | ｍ | ｍ | ｍ | | 有・無（　　ｍ） | 両・片・無 | 有・無 | 有・無 | | 区に帰属する  施設・土地等 | | | 有※（　　　　　　　　　　　　　　　　　　　）　・　無 | | | | | | | | | | 都市計画道路の拡幅 | | | 有（　　　　　　　　　　　　　　）　・　無 | | | | | | | | | | 主要生活道路の拡幅 | | | 有（　協力する　・　協力しない　）　・　無 | | | | | | | | | | ※　公共施設管理者と協議し、合意する事項を記載してください（拡幅整備、２項拡幅整備、隅切り整備、電柱移設、交通標識等移設、消火器移設、切下げ復旧・新設、ガードレール撤去、植栽移設・撤去、ごみ集積所移設、官民境界確定等）。 | | | | | | | | | | | | | 施設整備等 | | | | | | | | | | | | | 敷地内  の緑地等 | | | 緑地：　　　　　㎡　（敷地面積：　　　　㎡×　　　％）  公開空地：　　　　　㎡　※合計：　　　　　　㎡≧　　　　　　㎡（必要面積） | | | | | | | | | | 建築物上  の緑地等 | | | 屋上の緑地：　　　　　㎡　（屋上の面積：　　　　㎡×　２０％）  壁面の緑地：　　　　　㎡　※合計：　　　　　　㎡≧　　　　　　㎡（必要面積） | | | | | | | | | | 防災水利等 | | | 防火水槽：　　　　　　　ｔ | | | | 隣地との空き寸法 | | 有効：　　　　　　　　ｃｍ | | | | 集会室等 | | | ㎡≧　　　　　㎡（必要面積）　　室名： | | | | | | | | | | 落下物防止措置 | | | 網入・合わせ・強化・飛散防止フィルム対応・バルコニー・その他（　　　　　　） | | | | | | | | | | 雨水利用 | | | 利用用途： | | | | 備蓄倉庫等 | | 面積：　　　　　　　　　㎡ | | | | 地下浸透 | | | 措置：　　　　　　　　　　　　　　　　　　　　　　（面積：　　　　　　㎡） | | | | | | | | | | 自転車置場 | | | 台≧　 　台（必要台数）　　（内訳：平置　　　台　・　ラック　　　台） | | | | | | | | | | バイク等置場 | | | 台≧ 　　台（必要台数） | | | | ＣＡＴＶ施設 | | 措置： | | | | 駐車場 | | | 台≧ 　　台（必要台数） | | | | 車の出入口対策 | | 措置： | | | | 管理人室 | | | 面積：　　　　　　　　　㎡ | | | | ごみ保管施設 | | 面積：　　　　　　　　　㎡ | | | | 管理体制 | | | 巡回　・　駐在　（　４ｈ　・　８ｈ　）　・　常駐 | | | | | | | | | | 緊急連絡先 | | | 設置箇所： | | | | 掲　　示　　板 | | 設置箇所： | | | | 地震災害時における対策（条例第８条の２） | | | | | | | 措置：対策　　する　・　しない | | | | | | 周辺地域状況への対応（条例第１１条） | | | | | | | 措置：対応　　する　・　しない | | | | | | 主要な経路のバリアフリー（規則第４条第２項） | | | | | | | 措置：配慮　　する　・　しない | | | | | | 共用の駐車場の設置（規則第６条第２項） | | | | | | | 措置：設置　　する　・　しない | | | | | | すみだ良質な集合住宅認定（規則第２３条） | | | | | | | 措置：適合　　する　・　しない | | | | | | 都市景観への配慮（規則第２８条） | | | | | | | 措置：配慮　　する　・　しない | | | | | | 住民登録等の誘導（規則第２９条） | | | | | | | 措置：誘導　　する　・　しない | | | | |  * 第２面及び第３面中「条例」とは「墨田区集合住宅の建築に係る居住環境の整備及び管理に関する条   例」を指すものとし、第３面中「規則」とは「墨田区集合住宅の建築に係る居住環境の整備及び管理に関する条例施行規則」を指すものとする。 |