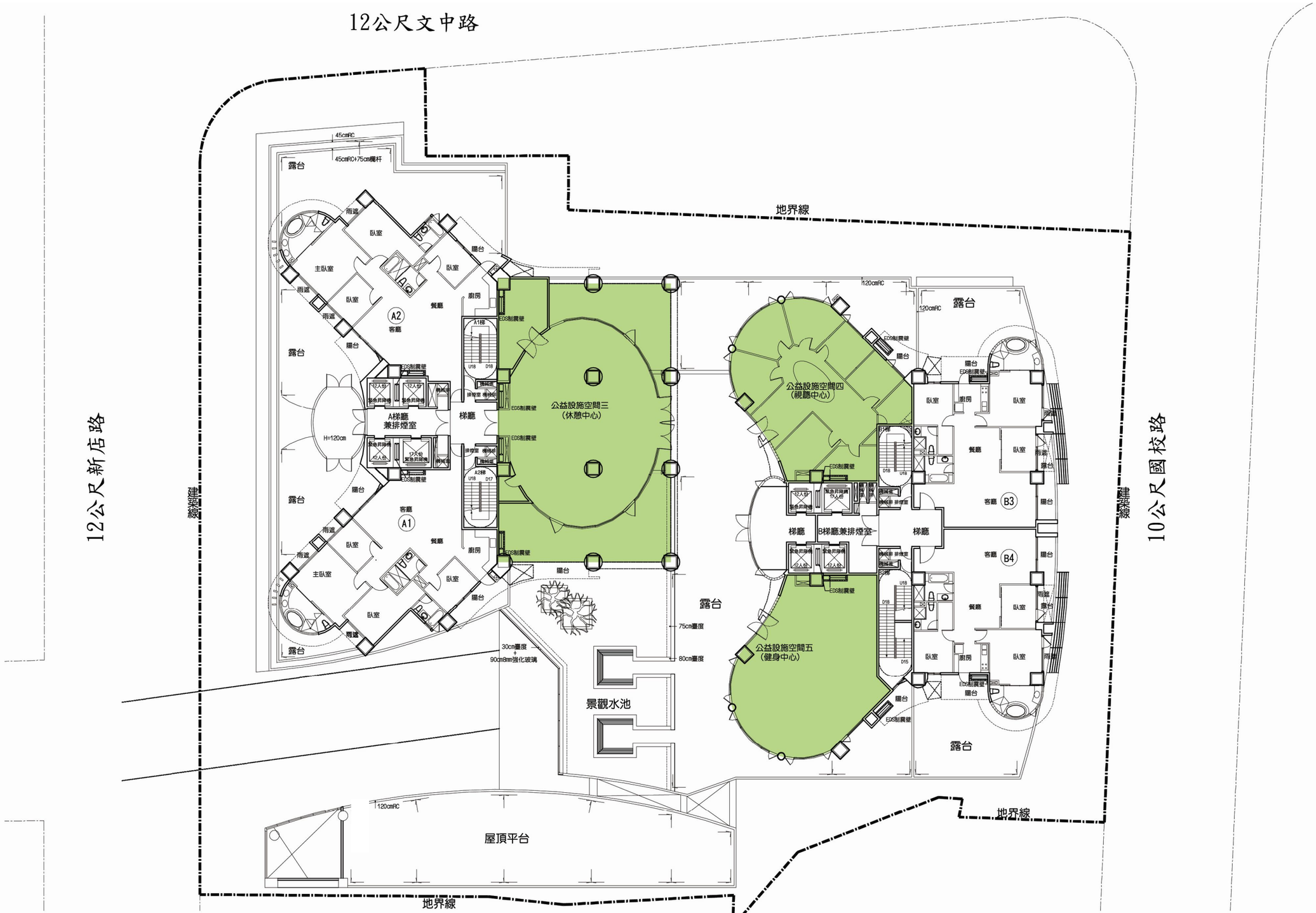
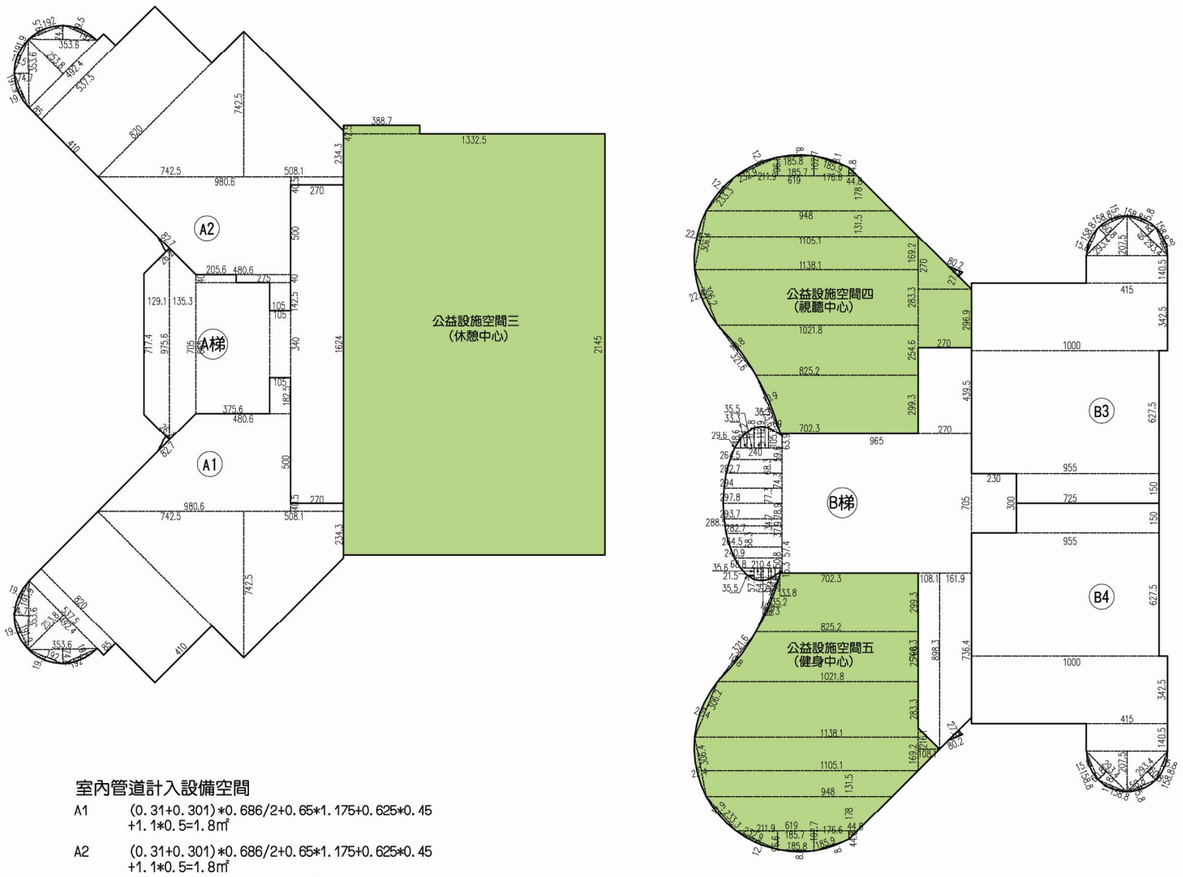


圖 10-5 三樓公益設施空間位置圖 S:1/300

擬定新北市新店區碧潭段130地號等26筆土地都市更新事業計畫案



室內管道計入設備空間

A1 (0.31+0.301)*0.686/2+0.65*1.175+0.625*0.45
+1.1*0.5=1.8㎡

A2 (0.31+0.301)*0.686/2+0.65*1.175+0.625*0.45
+1.1*0.5=1.8㎡

B3 0.975*0.4+0.725*0.3=0.61㎡

B4 0.975*0.4+0.725*0.3=0.61㎡

公益設施空間四
1.1*0.875=0.96㎡

公益設施空間五
1.1*0.875=0.96㎡

合計=6.74㎡

四.參層 容積樓地板面積計算及檢討

陽台面積檢討
73.3㎡ < 1298.43X10%=129.84㎡

梯廳免計面積檢討
79㎡ < 1298.43X10%=129.84㎡

陽台+梯廳面積檢討
73.3+79=152.3㎡ < 1298.43X15%=194.76㎡

當層容積樓地板面積
1298.43-79-6.74-79.83-46.84-9.21
梯廳 管道 安全梯 緊急升降機 管道
-287.47-140.49-129.99=518.86㎡
公益三 公益四 公益五

提供社區使用之公共設施

一.參層 樓地板面積

室內面積

A1 5.375*0.85+8.2*4.1+7.425*7.425/2+(7.425+2.343)*5.081/2
+(9.806+4.806)*5/2+2.7*0.405+1.825*1.05+4.924*2.538/2
+3.536*0.747/2+3.536*0.748/2+1.92*0.195*2/3*2
+(0.194+0.195)*1.919*2/3=140㎡
陽台過二米
0.827*0.262/2=0.11㎡
小計 140+0.11=140.11㎡

A2 5.375*0.85+8.2*4.1+7.425*7.425/2+(7.425+2.343)*5.081/2
+(9.806+4.806)*5/2+2.7*0.405+2.75*0.4+1.05*1.425
+4.924*2.538/2+3.536*0.747/2+3.536*0.748/2
+1.92*0.195*2/3*2+(0.194+0.195)*1.919*2/3=140.68㎡
陽台過二米
0.827*0.262/2=0.11㎡
小計 140.68+0.11=140.79㎡

公益設施空間三 3.887*0.425+13.325*21.45=287.47㎡
(休憩中心)

公益設施空間四 (7.023+8.252)*2.993/2+(8.252+10.218)*2.546/2
(視聽中心) +(10.218+11.381)*2.833/2+(11.381+11.051)*1.692/2
+2.7*2.969+2.7*2.7/2+(11.051+9.48)*1.315/2+(9.48+6.19)*1.78/2
-3.236*0.109*2/3-3.216*0.108*2/3+(3.062+3.064)*0.224*2/3
+2.333*0.129*2/3+2.329*0.128*2/3+(1.858+1.859)*0.081*2/3
+2.119*0.966/2+(0.966+1.027)*1.857/2+(1.027+0.448)*1.766/2
+0.448*0.448/2=140.38㎡
陽台過二米 0.802*0.278/2=0.11㎡ 140.38+0.11=140.49㎡

公益設施空間五 (7.023+8.252)*2.993/2+(8.252+10.218)*2.546/2
(健身中心) +(10.218+11.381)*2.833/2+(11.381+11.051)*1.692/2
+1.081*2.161/2+(11.051+9.48)*1.315/2+(9.48+6.19)*1.78/2
-3.236*0.109*2/3-3.216*0.108*2/3+(3.062+3.064)*0.224*2/3
+2.333*0.129*2/3+2.329*0.128*2/3+(1.858+1.859)*0.081*2/3
+2.119*0.966/2+(0.966+1.027)*1.857/2+(1.027+0.448)*1.766/2
+0.448*0.448/2=129.88㎡
陽台過二米 0.802*0.278/2=0.11㎡ 129.88+0.11=129.99㎡

B3 1.588*0.158*2/3*4+2.934*0.608+2.075*4.15/2
+1.405*4.15+10*3.425+9.55*6.275+7.25*1.5=117.64㎡

B4 1.588*0.158*2/3*4+2.934*0.608+2.075*4.15/2
+1.405*4.15+10*3.425+9.55*6.275+7.25*1.5=117.64㎡

合計:1074.13㎡

梯間面積

A梯 (7.174+9.756)*1.291/2+(9.756+7.05)*1.353/2
+2.056*0.4+3.756*6.65+1.05*3.4+2.7*16.24=95.52㎡

B梯 2.7*4.395+9.65*7.05+2.3*3+1.081*(7.903+8.983)/2
+1.619*(8.983+7.364)/2
+0.486*0.296/2
+(0.486+0.842)*0.333/2+(0.842+1.058)*0.355/2
+(1.058+1.129)*0.363/2+(1.129+1.058)*0.363/2
+(1.058+0.639)*0.69/2
+(2.4+2.645)*0.596/2
+(2.645+2.827)*0.683/2+(2.827+2.94)*0.743/2
+(2.94+2.978)*0.773/2+(2.978+2.937)*0.789/2
+(2.937+2.885)*0.347/2+(2.885+2.827)*0.379/2
+(2.827+2.645)*0.683/2+(2.645+2.409)*0.574/2
+(2.409+2.104)*0.508/2
+(0.355+0.688)*0.356/2
+0.355*0.215/2+(0.572+0.643)*0.363/2
+(0.643+0.572)*0.363/2+(0.572+0.358)*0.352/2
+(0.153+0.358)*0.338/2=128.78㎡

合計=224.3㎡

二

二.參層 樓地板面積

1074.13+224.3=1298.43㎡

三.參層 陽台、雨遮、梯廳、升降機、安全梯、管道面積

陽台面積

A1 (1.148+1.332)*0.417/2+(1.332+1.5)*0.388/2
+1.756*1.5+(1.592+1.5)*1.13/2
+(1.865+1.592)*1.099/2+(1.589+1.865)*0.276/2
-1.134*0.023*2/3*2=7.79㎡

1.7*0.401+(1.7+1.881)*1.58/2+(1.881+2.439)*1.551/2
-1.591*0.045*2/3-1.648*0.049*2/3=6.76㎡

陽台過二米 0.827*0.262/2=0.11㎡
7.79+6.76-0.11=14.44㎡

A2 2.549*1.5+(1.5+1.616)*1.281/2+(1.616+1.964)*1.238/2
-1.286*0.023*2/3-1.286*0.03*2/3=7.99㎡

1.7*0.401+(1.7+1.881)*1.58/2+(1.881+2.439)*1.551/2
-1.591*0.045*2/3-1.648*0.049*2/3=6.76㎡

陽台過二米 0.827*0.262/2=0.11㎡
7.99+6.76-0.11=14.64㎡

公益設施空間三 (休憩中心)
(1.36+1.318)*0.536/2+(1.318+1.275)*0.553/2
+3.111*1.275-1.092*0.021*2/3=5.39㎡

公益設施空間四 (視聽中心)
(1.5+2.128)*2.851/2+(2.128+1.316)*0.813/2
+0.247*0.495/2-2.919*0.157*2/3=6.33㎡
陽台過二米 0.802*0.278/2=0.11㎡
6.33-0.11=6.22㎡

公益設施空間五 (健身中心)
(0.821+1.98)*1.159/2+(1.98+1.5)*2.504/2
-2.55*0.12*2/3=5.78㎡
陽台過二米 0.744*0.3/2=0.11㎡
5.78-0.11=5.67㎡

B3 3.675*2+0.405*0.016/2+0.087*0.595/2
-0.601*0.022*2/3
+(1.509+1.597)*3.875/2+0.031*3.876*2/3=13.47㎡

B4 3.675*2+0.405*0.016/2+0.087*0.595/2
-0.601*0.022*2/3
+(1.509+1.597)*3.875/2+0.031*3.876*2/3=13.47㎡
合計 73.3㎡

雨遮面積

A1 (1.7+2.1+1.825)*0.925=5.2㎡
A2 (1.7+2.1+1.825)*0.925=5.2㎡
B3 (0.302+0.719)*2.875/2+0.018*2.905*2/3=1.5㎡
B4 (0.302+0.719)*2.875/2+0.018*2.905*2/3=1.5㎡
合計 13.4㎡

梯廳

A梯: 6.4*2.25+3.75*3.4=27.15㎡
B梯: 0.237*0.389/2+(0.237+0.482)*0.596/2
+(0.482+0.664)*0.683/2+(0.664+0.777)*0.743/2
+(0.777+0.815)*0.773/2+(0.815+0.777)*0.773/2
+(0.777+0.722)*0.363/2+(0.722+0.664)*0.379/2
+(0.664+0.482)*0.683/2+(0.482+0.237)*0.596/2
+0.237*0.389/2+2.163*6.368+4.65*2.25
+2.3*4.6+4.475*3=51.85㎡
合計=79㎡

緊急升降機

A梯: 4.7*2.35+5.1*2.45=23.54㎡
B梯: 5.05*2.45+4.65*2.35=23.3㎡
合計=46.84㎡

安全梯

A梯: (2.7*6.42)*2=34.67㎡
B梯: 2.7*6.42+2.7*9.389+(2.7+2.161)*0.539/2
+2.161*1.081/2=45.16㎡
合計=79.83㎡

管道

A梯 1.7*1.025+0.75*0.925
+0.35*1.425+1.3*1.025=4.27㎡
B梯 1.9*1.575+0.425*0.875

圖 10-6 三樓公益設施空間面積計算圖(一) S:1/300

圖 10-7　捐贈公益設施入口廣場示意圖（新店路側）

圖 10-8　捐贈公益設施入口廣場示意圖（國校路側）

圖 10-9　新店路側廣場開放空間夜間示意圖

圖 10-10　新店路側廣場開放空間示意圖

二、●五、申請更新單元之整體規劃設計對於都市環境品質、無障礙環境、都市景觀、都市防災、都市生態具有正面貢獻，或採智慧型建築設計，其標準高於都市計畫、消防、建築及相關法令規定之容積獎勵者

依「新北市都市更新建築容積獎勵核算基準」第五點規定：依本辦法第七條規定，申請更新單元之整體規劃設計對於都市環境品質、無障礙環境、都市景觀、都市防災、都市生態具有正面貢獻，或採智慧型建築設計，其標準高於都市計畫、消防、建築及相關法令規定之容積獎勵者，應符合下列規定：

（一）A_1：設計建蔽率：建蔽率符合下列規定，且綠覆率達百分之六十以上，且綠覆率：綠覆面積 /（實設空地面積－騎樓－迴廊－私設通路－基地內通路－無遮簷人行道）×100%≧60%

B＝法定建蔽率－設計建蔽率〔本款設計建蔽率之計算：建築面積／（基地面積－現有巷道面積）〕	獎勵額度
B ≧ 10%	**獎勵法定容積 3%**
B ≧ 15%	獎勵法定容積 5%
B ≧ 20%	獎勵法定容積 7%
B ≧ 25%	獎勵法定容積 9%

基地面積＝3,774.07 ㎡

設計建築面積＝2,538.60 ㎡（詳右圖 10-11）

實設空地面積＝3,774.07 ㎡－2,538.60 ㎡＝1,235.47 ㎡

本案之綠覆率＝綠覆面積/（實設空地面積－騎樓－迴廊－私設通路－基地內通路－無遮簷人行道）× 100%

＝1,413.52/（1,235.47－0－0－0－0－255.62）× 100%

＝1,413.52/979.85 × 100%

＝144.26% ＞ 60%（詳圖 10-12）　ok!

法定建築面積＝3,536.27 × 80% + 237.80 × 60% ＝2,971.70 ㎡

法定建蔽率＝法定建築面積/基地面積＝2,971.70 / 3,774.07＝78.74%

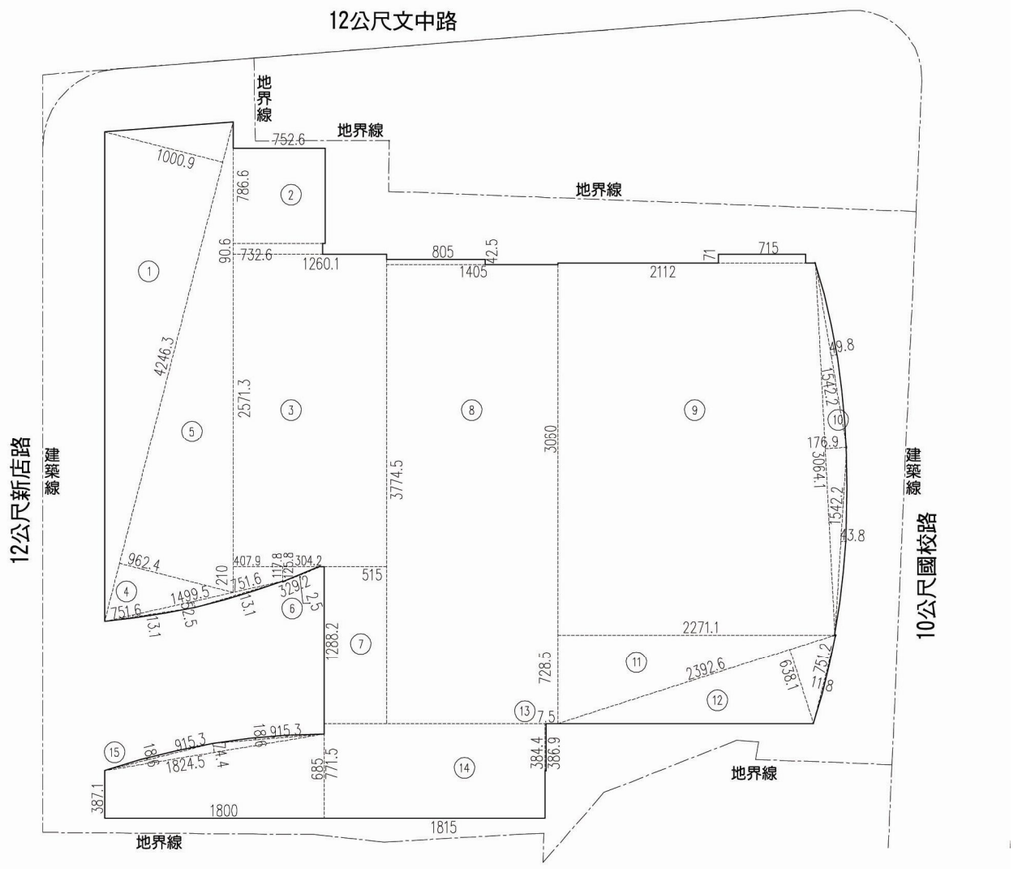
設計建蔽率＝設計建築面積／(基地面積－現有巷道面積)

＝2,538.60／ 3,774.07

＝67.26%

B＝法定建蔽率－設計建蔽率＝78.74%－67.26%＝11.48% ≧ 10%

故擬申請獎勵法定容積 3%，約為 488.19 ㎡（＝16,272.99 ㎡ × 3%）。



建築面積：

① (10.009+9.624)*42.463/2=416.838
② (7.526*7.866)+7.326*0.906=65.837
③ 12.601*25.713=324.01
④ 14.995*0.525/2+7.516*0.131*2/3*2=5.249
⑤ (2.1+1.178)*4.079/2+3.042*1.258/2=8.599
⑥ 3.292*0.025*2/3=0.055
⑦ 5.15*12.882=66.342
⑧ 8.05*0.425+14.05*37.745=533.739
⑨ 7.15*0.71+(21.12+22.711)*30.6/2=675.691
⑩ 0.498*15.422*2/3+0.438*15.422*2/3+1.769*30.641/2=36.725
⑪ 22.711*7.285/2=82.725
⑫ 23.926*6.381/2+0.118*7.512*2/3=76.927
⑬ (3.844+3.869)*0.075/2=0.289
⑭ 18.15*7.715+18.245*0.744/2+(3.871+6.85)*18/2=243.303
⑮ 9.153*0.186*2/3*2=2.27

合計：=2538.6㎡

圖 10-11 最大建築面積計算示意圖　　S=1/500