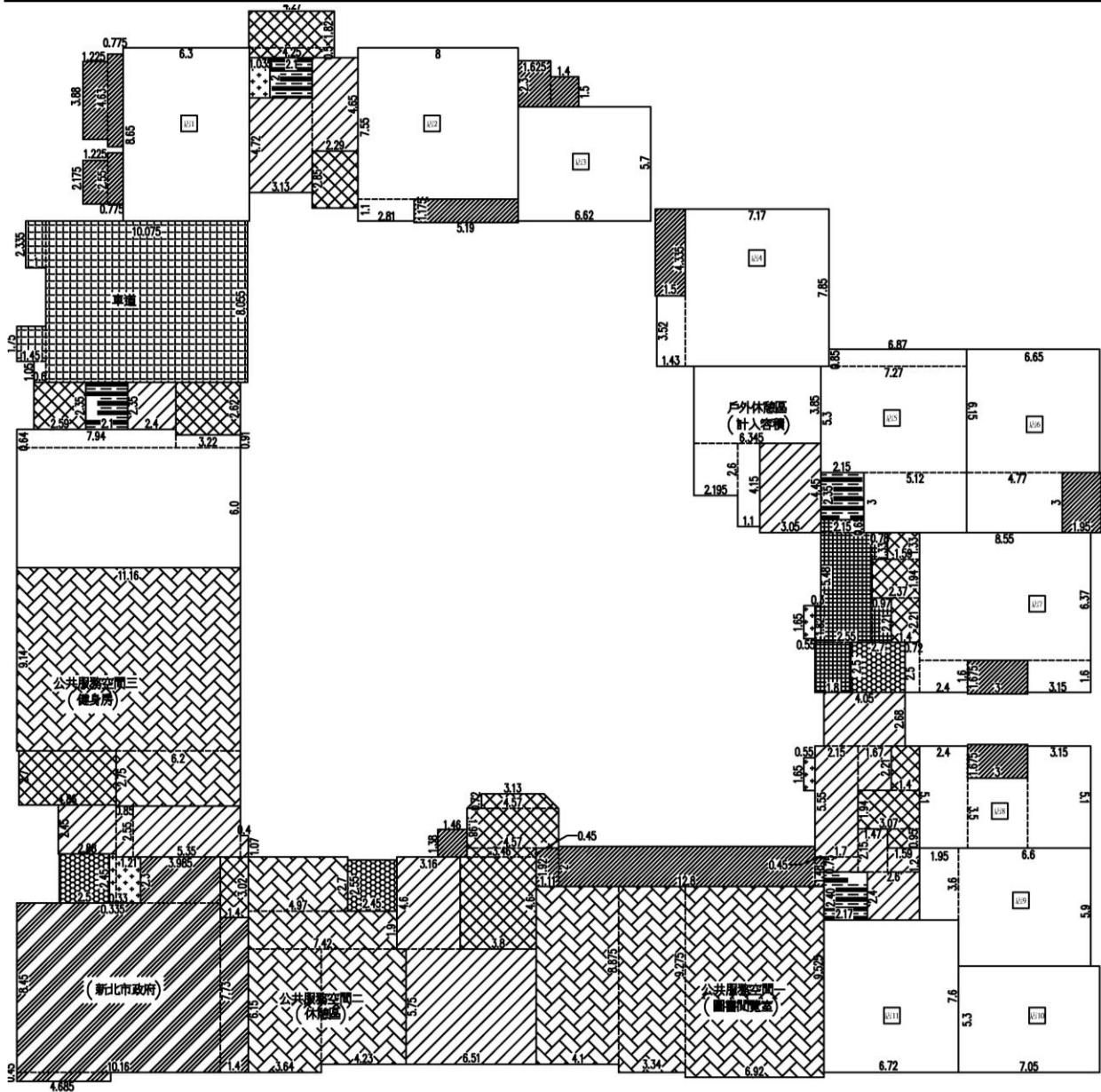




- 陽台
- 安全梯
- 樓梯
- 排煙室
- 緊急升降機
- 一般升降機
- 管道
- 車道
- 公共托育服務
- 公共服務空間

一、一層 各戶 樓地板面積計算

室內面積		
店 1	6.3x8.65	= 54.50 ㎡
店 2	7.55x8+2.81x1.1	= 63.49 ㎡
店 3	6.62x5.7	= 37.73 ㎡
店 4	0.85x6.87+5.3x7.27+3x5.12	= 59.73 ㎡
店 5	7.27x3.85+0.85x6.87+1.45x2.15+4.45x5.17	= 59.95 ㎡
店 6	6.65x6.15+3x4.77	= 55.21 ㎡
店 7	2.5x0.72+1.6x2.4+8.55x6.37+3.15x1.6	= 65.14 ㎡
店 8	5.1x2.4+3x3.5+3.15x5.1	= 38.81 ㎡
店 9	3.6x1.95+5.9x6.6	= 45.96 ㎡
店 10	5.3x7.05	= 37.37 ㎡
店 11	6.72x7.6	= 51.07 ㎡
公共服務空間 (圖書閱覽室)	8.875x4.1+9.275x3.34+9.525x6.92	= 133.28 ㎡
公共服務空間 (交誼廳)	4.97x2.7+7.42x1.9+6.15x3.64+4.23x5.75	= 74.23 ㎡
公共服務空間 (多功能教室)	9.14x11.16+6.2x2.75	= 119.05 ㎡
公共服務空間 (休閒室)	6.345x3.85+2.6x2.195+4.15x1.1	= 34.70 ㎡
公共托育服務空間 (新北市政府)	2.3x3.985+8.45x10.16+0.45x4.685+7.73x1.4	= 107.95 ㎡
車道面積	2.335x1+1.75x1.45+10.075x8.055+1.05x0.6	= 86.66 ㎡
庭院空間	0.91x7.94+11.16x6+3.22x0.64	= 76.25 ㎡
小計		= 1201.08 ㎡
陽台面積		
店 1	3.88x1.225+3.88x0.775+2.175x1.225+2.55x0.775	= 12.40 ㎡
店 2	5.19x1.175	= 6.10 ㎡
店 3	2.3x1.625+1.5x1.4	= 5.84 ㎡
店 4	1.5x4.335	= 6.50 ㎡
店 6	1.95x3	= 5.85 ㎡
店 7	3x1.675	= 5.03 ㎡
店 8	3x1.675	= 5.03 ㎡
C棟	1.92x1.11+12.8x2+0.45x1.48+1.38x1.46	= 30.41 ㎡
小計		= 77.16 ㎡
梯面面積計算		
A棟	3.05x4.45	= 13.57 ㎡
B棟	2.68x4.05+1.67x2.21+2.15x5.55+2.15x1.47+1.7x0.75	= 39.06 ㎡
C棟	4.6x3.16+6.51x5.75	= 51.97 ㎡
D棟	2.45x2.88+2.55x0.85+5.35x2.55+1.07x0.4	= 23.29 ㎡
E棟	2.4x2.35	= 5.64 ㎡
F棟	4.72x3.13+2.29x4.65	= 25.42 ㎡
小計		= 158.95 ㎡
梯面不足2M面積計算		
D棟	0.85x2.55+0.4x1.07	= 2.60 ㎡
小計		= 2.60 ㎡
樓梯面積計算		
A棟	1.33x1.59+2.37x1.94+1.4x2.21	= 9.81 ㎡
B棟	2.21x1.4+1.94x3.07+0.95x1.59	= 10.56 ㎡
C棟	(4.57+3.13)x0.72/2+4.57x1.98+0.45x3.46+4.6x3.8	= 30.86 ㎡
D棟	2.7x4.86+3.02x1.4	= 17.35 ㎡
E棟	2.35x2.59+3.22x2.62	= 14.52 ㎡
F棟	1.82x4.27+0.5x4.25+2.29x2.85	= 16.42 ㎡
小計		= 104.72 ㎡
升降機面積計算		
A棟	2.35x2.15	= 5.05 ㎡
B棟	2.4x2.17	= 5.21 ㎡
E棟	2.35x2.1	= 4.94 ㎡
F棟	2.1x2.35	= 4.94 ㎡
小計		= 20.14 ㎡
緊急升降機面積計算		
A、B棟	2.7x2.5	= 6.75 ㎡
C棟	2.45x2.55	= 6.25 ㎡
D棟	2.5x2.45	= 6.13 ㎡
小計		= 19.13 ㎡
排煙室面積計算		
A棟	2.15x0.65+0.78x1.33+5.48x2.55+1.82x0.3	= 23.60 ㎡
小計		= 23.60 ㎡
設備間面積計算		
A棟	0.55x1.65	= 0.91 ㎡
B棟	0.55x1.65	= 0.91 ㎡
D棟	2.45x0.33+1.21x2.3	= 3.59 ㎡
F棟	1.035x2	= 2.07 ㎡
小計		= 7.48 ㎡

二、面積計算檢討

樓地板面積檢討	1201.08+158.95+104.72+20.14+19.13+23.60+7.48 = 1535.10 ㎡
陽台免計容積面積檢討	77.16 ㎡ < 1535.10x10%=153.51 ㎡ ...OK
梯面免計容積面積檢討	158.95-2.60=156.35 ㎡ > 1535.10x10%=153.51 ㎡
陽台+梯面免計容積面積檢討	156.35-153.51=2.84 ㎡ (超出部分計入容積)
陽台+梯面免計容積面積檢討	77.16+153.51=230.67 ㎡ > 1535.10x15%=230.27 ㎡
設備間面積檢討	230.67-230.27=0.4 ㎡ (超出部分計入容積)
設備間面積檢討	104.72+19.13+7.48=131.33 ㎡
(樓梯間) (緊急升降機) (設備間)	51.21 ㎡
防災中心面積檢討 (地下室)	86.66 ㎡
車道面積	86.66 ㎡
公共托育服務 (新北市政府)	107.95 ㎡
公共服務空間	154.46+74.23+119.05+34.70=382.44 ㎡
高層樓地板免計容積面積	11.16x6.0=66.96 ㎡
高層樓地板面積檢討	1535.10 ㎡
高層容積樓地板面積檢討	(總樓地板) (樓梯+陽台免計5%部分) 1535.10-156.35-131.33-86.66-107.95-66.96+2.84+0.4=989.09 ㎡
高層容積樓地板面積檢討	(樓梯間) (設備間) (車道面積) (公共托育服務空間) (防災中心) (地下室) 989.09+179.78+888.41+1175.41+1168.18x5+1172.42x2+1168.72
高層容積樓地板面積檢討	+1175.41x2+873.05+865.74+869.60x2+865.36x2+686.06+688.30+88.03=21609.07 ㎡

三、全棟面積計算檢討

全棟容積樓地板面積檢討	131.33+157.61+169.26x3+180.6x8+140.59x6+93.54x2=3272.14 ㎡
全棟容積樓地板免計容積	(21609.83-382.44)x15%=3184.11 ㎡
全棟容積樓地板免計容積	3272.14-3184.11=88.03 ㎡ (超出計入容積樓地板面積)
全棟樓地板面積檢討	1535.10+179.78+1436.88+1426.66x3+1426.67x8+1056.10x6+807.84x2 =26797.38 ㎡
全棟容積樓地板面積檢討	989.09+179.78+888.41+1175.41+1168.18x5+1172.42x2+1168.72
全棟容積樓地板面積檢討	+1175.41x2+873.05+865.74+869.60x2+865.36x2+686.06+688.30+88.03=21609.07 ㎡

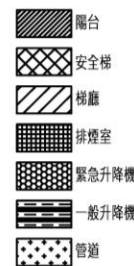
圖10-3捐贈公益設施 (公共托育服務空間) 一層面積計算圖

八 步行距離檢討

步行距離	
A1	$L=4.52+7.92+2.93+1.47+0.85=17.69M < 40M$
A2	$L=4.61+6.23+3.45+1.47+0.85=16.61M < 40M$
A3	$L=3.81+3.49+4.67+3.31+1.47+0.85=17.6M < 40M$
B1	$L=1.97+5.98+6.85+1.02+0.75=16.57M < 40M$
B2	$L=4.1+6.0+5.22+1.05+1.02+0.75=18.14M < 40M$
B3	$L=4.63+4.69+3.45+2.61+1.05+1.02+0.75=18.2M < 40M$
C1	$L=4.7+6.82+1.32+1.52=14.36M < 40M$
C2	$L=9.61+4.4=14.01M < 40M$
公共托育服務空間	
L	$L=9.16+12.92+0.87=22.95M < 50M$
E2	$L=4.5+5.78+0.87=11.15M < 50M$
F1	$L=3.56+1.93+6.69+1.94=14.12M < 50M$
F2	$L=4.3+5.75+0.71=10.76M < 50M$
重複步行距離	
A1	$L=4.52+7.92+2.93+1.47+0.85=17.69M < 20M$
A2	$L=4.61+6.23+3.45+1.47+0.85=16.61M < 20M$
A3	$L=4.46+2.57+4.63+2.48+1.47+0.85=16.46M < 20M$
B1	$L=4.57+2.96+7.69+1.02+0.75=16.99M < 20M$
B2	$L=4.1+6.0+5.22+1.05+1.02+0.75=18.14M < 20M$
B3	$L=4.63+4.69+3.45+2.61+1.05+1.02+0.75=18.2M < 20M$
C1	$L=4.7+6.82+1.32+1.52=14.36M < 20M$
C2	$L=9.61+4.4=14.01M < 20M$
公共托育服務空間	
L	$L=9.16+12.92=22.08M < 25M$
E2	$L=4.5+5.78=10.28M < 25M$
F1	$L=3.56+1.93+6.69+1.94=12.18M < 25M$
F2	$L=4.3+5.75+0.71=10.05M < 25M$

九 採光面積檢討

A1	$2.4 \times 2.5 + 1 \times 1.75 + 2.2 \times 2.5 + 2.8 \times 2.5 + 2.8 \times 2.5 + 1 \times 1.75 = 29.00 \text{ m}^2 > 77.83/8 = 9.73 \dots \text{OK}$
A2	$2.4 \times 2.5 + 2.4 \times 2.5 + 2.4 \times 2.5 + 0.9 \times 1.3 + 1.6 \times 1.5 = 21.57 \text{ m}^2 > 70.06/8 = 8.76 \dots \text{OK}$
A3	$2.2 \times 2.5 + 2 \times 2.5 + 0.84 \times 2.5 + 1 \times 2.5 + 1.2 \times 1.5 = 16.90 \text{ m}^2 > 60.73/8 = 7.59 \dots \text{OK}$
B1	$2.4 \times 2.5 + 1.8 \times 2.5 + 0.84 \times 2.5 + 1 \times 2.5 + 1.4 \times 1.5 = 17.20 \text{ m}^2 > 58.64/8 = 7.33 \dots \text{OK}$
B2	$2.4 \times 2.5 + 1.6 \times 2.5 + 2.0 \times 2.5 + 0.7 \times 1.75 + 1.6 \times 1.4 = 18.47 \text{ m}^2 > 71.44/8 = 8.93 \dots \text{OK}$
B3	$2.4 \times 2.5 + 2.4 \times 2.5 + 2.4 \times 2.5 + 2 \times 2.5 + 1.6 \times 1.5 = 25.40 \text{ m}^2 > 85.35/8 = 10.67 \dots \text{OK}$
C1	$2.4 \times 2.5 + 2.4 \times 2.5 + 2.4 \times 2.5 + 2 \times 2.5 + 1.6 \times 1.5 = 25.40 \text{ m}^2 > 82.94/8 = 10.37 \dots \text{OK}$
C2	$2.4 \times 2.5 + 2.4 \times 2.5 + 2.4 \times 2.5 + 1.6 \times 1.5 + 1 \times 1.75 = 22.15 \text{ m}^2 > 78.75/8 = 9.84 \dots \text{OK}$
E2	$2.8 \times 2.5 + 2.8 \times 2.5 + 2.4 \times 2.5 + 1.6 \times 1.5 + 1 \times 1.75 = 24.15 \text{ m}^2 > 70.96/8 = 8.87 \dots \text{OK}$
F1	$2.4 \times 2.5 + 2.4 \times 2.5 + 1.8 \times 2.5 + 2.2 \times 2.5 = 22.00 \text{ m}^2 > 59.59/8 = 7.45 \dots \text{OK}$
F2	$2.2 \times 2.5 + 2.2 \times 2.5 + 2.6 \times 2.5 + 2.2 \times 2.5 + 0.9 \times 2.5 = 25.25 \text{ m}^2 > 57.58/8 = 7.20 \dots \text{OK}$



二層 各戶 樓地板面積計算

室內面積	
A1	$4.1 \times 0.45 + 3.595 \times 2.35 + 5.7 \times 1.37 + 4.15 \times 2.7 = 86.31 \text{ m}^2$
A2	$10.295 \times 3.05 + 11.345 \times 2.65 + 1.675 \times 2.15 + 2.6 \times 4.82 = 77.6 \text{ m}^2$
A3	$0.8 \times 2.17 + 2.8 \times 5.075 + 2.5 \times 3.52 + 6.775 \times 3 + 8.375 \times 2.75 + 0.45 \times 1.675 = 68.86 \text{ m}^2$
B1	$8.37 \times 2.8 + 6.77 \times 3 + 2.75 \times 8.37 = 66.77 \text{ m}^2$
B2	$6.15 \times 1.47 + 8.55 \times 2.33 + 5.6 \times 9 = 79.36 \text{ m}^2$
B3	$4.6 \times 2.65 + 4.27 \times 3.45 + 6.715 \times 6.4 + 1.45 \times 2.17 + 3.5 \times 6.15 = 94.57 \text{ m}^2$
C1	$1.85 \times 5.75 + 5.3 \times 1.33 + 7.44 \times 9.6 + 1.15 \times 2.65 = 92.16 \text{ m}^2$
C2	$2 \times 1.725 + 3.8 \times 4.97 + 2.45 \times 2.375 + 7.15 \times 5.675 + 3.78 \times 5.3 = 88.77 \text{ m}^2$
E2	$2.835 \times 1 + 4.86 \times 0.35 + 7.505 \times 9.71 + 1.75 \times 1.45 = 79.95 \text{ m}^2$
F1	$2.515 \times 3.15 + 2.3 \times 1.05 + 1.885 \times 2 + 9.435 \times 5.65 = 67.42 \text{ m}^2$
F2	$7.65 \times 1.85 + 6.5 \times 8.15 = 67.13 \text{ m}^2$
公共托育服務空間 (新北市政府)	
	$10.71 \times 11.77 + 4.28 \times 11.16 + 1.65 \times 0.59 + 2 \times 5.75 + 2.495 \times 5.6 + 1.675 \times 2.45 + 0.45 \times 5.6 + 8.22 \times 8.45 + 4.71 \times 0.45 + 2.89 \times 2.055 + 3.16 \times 5.675 = 302.34 \text{ m}^2$
小計:	$= 1171.24 \text{ m}^2$

陽台面積	
A1	$1.0 \times 3.775 + 4.3 \times 1.3 = 9.37 \text{ m}^2$
A2	$3.795 \times 1.0 + 1.95 \times 2.6 = 8.87 \text{ m}^2$
A3	$3 \times 1.675 = 5.03 \text{ m}^2$
B1	$3 \times 1.675 = 5.03 \text{ m}^2$
B2	$2.425 \times 1 + 3.0 \times 1.35 = 6.48 \text{ m}^2$
B3	$4.27 \times 1.675 = 7.15 \text{ m}^2$
C1	$1.11 \times 1.6 + 1.675 \times 3.68 + 3.445 \times 1.0 = 11.39 \text{ m}^2$
C2	$2.97 \times 1.8 + 1.0 \times 3.445 = 8.79 \text{ m}^2$
F1	$2.3 \times 1.525 = 3.51 \text{ m}^2$
F2	$2 \times 1.425 + 1.925 \times 1.5 = 5.74 \text{ m}^2$
公共托育服務空間 (新北市政府)	
	$1.2 \times 3.12 \times 2 + 1 \times 3.375 = 10.86 \text{ m}^2$
E2	$2.92 \times 1.525 + 3.12 \times 1.2 = 8.20 \text{ m}^2$
A,B棟	$0.35 \times 1.5 + 1.35 \times 1.3 + 1.425 \times 1.675 + 1.35 \times 1.275 = 24.91 \text{ m}^2$
D棟	$1.35 \times 1.85 = 2.50 \text{ m}^2$
小計:	$= 117.83 \text{ m}^2$

梯廳面積計算	
A棟	$0.65 \times 1.05 + 3.4 \times 3.4 + 3.76 \times 2.68 = 22.32 \text{ m}^2$
B棟	$0.82 \times 1.25 + 5.1 \times 2.6 = 14.29 \text{ m}^2$
C棟	$2.25 \times 5.11 + 4.5 \times 2.39 + 1.45 \times 0.4 = 22.83 \text{ m}^2$
D棟	$1.425 \times 1.15 + 4.085 \times 2.45 = 11.65 \text{ m}^2$
E棟	$2.4 \times 3.4 = 8.16 \text{ m}^2$
F棟	$2.29 \times 4.05 = 9.27 \text{ m}^2$
小計:	$= 88.52 \text{ m}^2$

梯廳不足2M面積計算	
A棟	$0.65 \times 1.05 = 0.68 \text{ m}^2$
B棟	$0.82 \times 1.25 = 1.03 \text{ m}^2$
C棟	$1.45 \times 0.4 = 0.58 \text{ m}^2$
D棟	$1.425 \times 1.15 = 1.64 \text{ m}^2$
小計:	$= 3.93 \text{ m}^2$

樓梯面積計算	
A棟	$5.075 \times 3.42 = 17.36 \text{ m}^2$
B棟	$5.045 \times 3.42 = 17.25 \text{ m}^2$
C棟	$(3.13 + 4.57) \times 0.72 / 2 + 1.3 \times 1.11 + 3.46 \times 2.43 + 1.98 \times 1.11 + 4.57 \times 3.2 + 1.8 \times 1.85 = 32.77 \text{ m}^2$
D棟	$2.7 \times 4.57 + 0.59 \times 1.05 + 0.35 \times 0.7 + 1.275 \times 0.38 + 4.09 \times 2.89 = 25.51 \text{ m}^2$
E棟	$3.4 \times 2.59 + 1.05 \times 2.15 + 3.4 \times 3.17 = 21.84 \text{ m}^2$
F棟	$2.325 \times 4.27 + 2.29 \times 3.6 = 18.17 \text{ m}^2$
小計:	$= 132.90 \text{ m}^2$

升降機面積計算	
A棟	$2.35 \times 2.15 = 5.05 \text{ m}^2$
B棟	$2.4 \times 2.17 = 5.21 \text{ m}^2$
E棟	$2.35 \times 2.15 = 5.05 \text{ m}^2$
F棟	$2.1 \times 2 = 4.20 \text{ m}^2$
小計:	$= 19.51 \text{ m}^2$

緊急升降機面積計算	
A,B棟	$2.7 \times 2.5 = 6.75 \text{ m}^2$
C棟	$2.45 \times 2.55 = 6.25 \text{ m}^2$
D棟	$2.5 \times 2.45 = 6.13 \text{ m}^2$
小計:	$= 19.13 \text{ m}^2$

設備間面積計算	
A,B棟	$0.55 \times 1.65 \times 2 = 1.82 \text{ m}^2$
D棟	$1.535 \times 2.45 = 3.76 \text{ m}^2$
小計:	$= 5.58 \text{ m}^2$

二 面積計算檢討

樓地板面積檢討	
	$1171.24 + 88.52 + 132.90 + 19.51 + 19.13 + 5.58 = 1436.88 \text{ m}^2$
陽台免計容積面積檢討	
	$117.83 \text{ m}^2 < 1436.88 \times 10\% = 143.69 \text{ m}^2 \dots \text{OK}$
梯廳免計容積面積檢討	
	$88.52 - 3.93 = 84.59 \text{ m}^2 < 1436.88 \times 10\% = 143.69 \text{ m}^2 \dots \text{OK}$
陽台+梯廳免計容積面積檢討	
	$117.83 + 84.59 = 202.42 \text{ m}^2 < 1436.88 \times 15\% = 215.53 \text{ m}^2 \dots \text{OK}$
設備間面積檢討	
	$132.9 + 19.13 + 5.58 = 157.61 \text{ m}^2$
當層容積樓地板面積檢討	
	$1436.88 - 302.34 - 88.52 - 157.61 = 888.41 \text{ m}^2$
(公共托育服務) (剩餘) (設備間)	

三 當層戶數檢討 11戶

四 緊急升降機設置檢討

本棟A,B,C棟為21層,高度74.45M;D棟為19層,高度67.65M;E棟為13層,高度42.15M;F棟為13層,高度42.15M。	
設置三台緊急升降機,載重能力十七人,速度每分鐘0.05公尺。	
A,B棟 (11~21層) - 設置緊急升降機	
	$(86.31 + 79.95 + 68.11 + 66.77 + 79.85 + 94.57) \times 11 = 5231.16 > 500 \text{ m}^2$
C棟 (11~21層) - 設置緊急升降機	$(92.16 + 88.77) \times 11 = 1990.23 \text{ m}^2 > 500 \text{ m}^2$
D棟 (11~19層) - 設置緊急升降機	
	$(96.98 + 101.87) \times 3 + (96.98 + 91.70) \times 6 = 1728.63 \text{ m}^2 > 500 \text{ m}^2$
E棟 (11~13層) - 免設置	$(79.21 + 79.95) \times 3 = 477.48 \text{ m}^2 < 500 \text{ m}^2$
F棟 (11~13層) - 免設置	$(67.42 + 67.13) \times 3 = 403.65 < 500 \text{ m}^2$

五 排煙室面積檢討

A,B棟	$3.76 \times 2.68 = 10.08 \text{ m}^2 > 10.00 \text{ m}^2 \dots \text{OK}$
C棟	$4.5 \times 2.39 + 1.45 \times 0.4 = 11.34 \text{ m}^2 > 10.00 \text{ m}^2 \dots \text{OK}$
D棟	$2.45 \times 4.085 + 1.15 \times 1.425 = 11.65 \text{ m}^2 > 10.00 \text{ m}^2 \dots \text{OK}$

六 特別安全梯面積檢討

A,B棟	$(17.36 + 17.25 + 10.08) = 44.69 \text{ m}^2$
	$> (77.83 + 71.87 + 59.98 + 58.64 + 71.44 + 85.35) \times 3\% = 12.75 \text{ m}^2$
C棟	$(31.07 + 11.34) = 42.41 \text{ m}^2 > (82.94 + 78.75) \times 3\% = 4.85 \text{ m}^2$
D棟	$(25.51 + 11.65) = 37.16 \text{ m}^2 > 295.25 \times 3\% = 8.86 \text{ m}^2$

七 居室面積計算

廁所面積	
A1	$1.25 \times 0.45 + 1.575 \times 2.17 + 1.65 \times 2.725 = 8.48 \text{ m}^2$
A2	$1.675 \times 2.175 + 1.675 \times 2.325 = 7.54 \text{ m}^2$
A3	$1.775 \times 2.1 + 2.75 \times 1.6 = 8.13 \text{ m}^2$
B1	$1.775 \times 2.1 + 2.75 \times 1.6 = 8.13 \text{ m}^2$
B2	$1.5 \times 2.65 + 1.675 \times 2.65 = 8.41 \text{ m}^2$
B3	$1.625 \times 2.4 + 1.6 \times 3.325 = 9.22 \text{ m}^2$
C1	$1.625 \times 2.4 + 1.6 \times 3.325 = 9.22 \text{ m}^2$
C2	$3.355 \times 1.6 + 2.695 \times 1.725 = 10.02 \text{ m}^2$
公共托育服務空間 (新北市政府)	
	$2.455 \times 2.89 = 7.09 \text{ m}^2$
E2	$1.675 \times 0.35 + 1.81 \times 4.1 + 0.415 \times 2.36 = 8.99 \text{ m}^2$
F1	$1.885 \times 2.025 + 1.825 \times 2.2 = 7.83 \text{ m}^2$
F2	$1.675 \times 2.675 + 3.825 \times 1.325 = 9.55 \text{ m}^2$
居室面積	
A1	$86.31 - 8.48 = 77.83 \text{ m}^2$
A2	$77.6 - 7.54 = 70.06 \text{ m}^2$
A3	$68.86 - 8.13 = 60.73 \text{ m}^2$
B1	$66.77 - 8.13 = 58.64 \text{ m}^2$
B2	$79.85 - 8.41 = 71.44 \text{ m}^2$
B3	$94.57 - 9.22 = 85.35 \text{ m}^2$
C1	$92.16 - 9.22 = 82.94 \text{ m}^2$
C2	$88.77 - 10.02 = 78.75 \text{ m}^2$
E2	$79.95 - 8.99 = 70.96 \text{ m}^2$
F1	$67.42 - 7.83 = 59.59 \text{ m}^2$
F2	$67.13 - 9.55 = 57.58 \text{ m}^2$
公共托育服務空間 (新北市政府)	
	$302.34 - 7.09 = 295.25 \text{ m}^2$

圖10-4捐贈公益設施 (公共托育服務空間) 二層面積計算圖

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) A₁：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% ≥ 65%。

綠覆率 = $2,105.88 \text{ m}^2 / (2,563.27 - 131.93) \times 100\%$ (詳圖 10-5)。
= $2,105.88 \text{ m}^2 / 2,431.34 \text{ m}^2 \times 100\%$
= $86.6\% \geq 65\%$

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%

基地使用面積 = $4,256.01 \text{ m}^2$
設計建築面積 = $1,692.74 \text{ m}^2$ (詳圖 10-6)
法定建蔽率 = 50%
設計建蔽率 = 設計建築面積 / (基地使用面積－現有巷道面積)
= $1,692.74 \text{ m}^2 / (4,256.01 \text{ m}^2 - 0)$
= $1,692.74 \text{ m}^2 / 4,256.01 \text{ m}^2$
= 39.77%

B = 法定建蔽率－設計建蔽率 = $50\% - 39.77\% = 10.23\% \geq 10\%$
故擬申請獎勵法定容積 3%，為 383.04 m^2 (= $12,768.03 \text{ m}^2 \times 3\%$)。