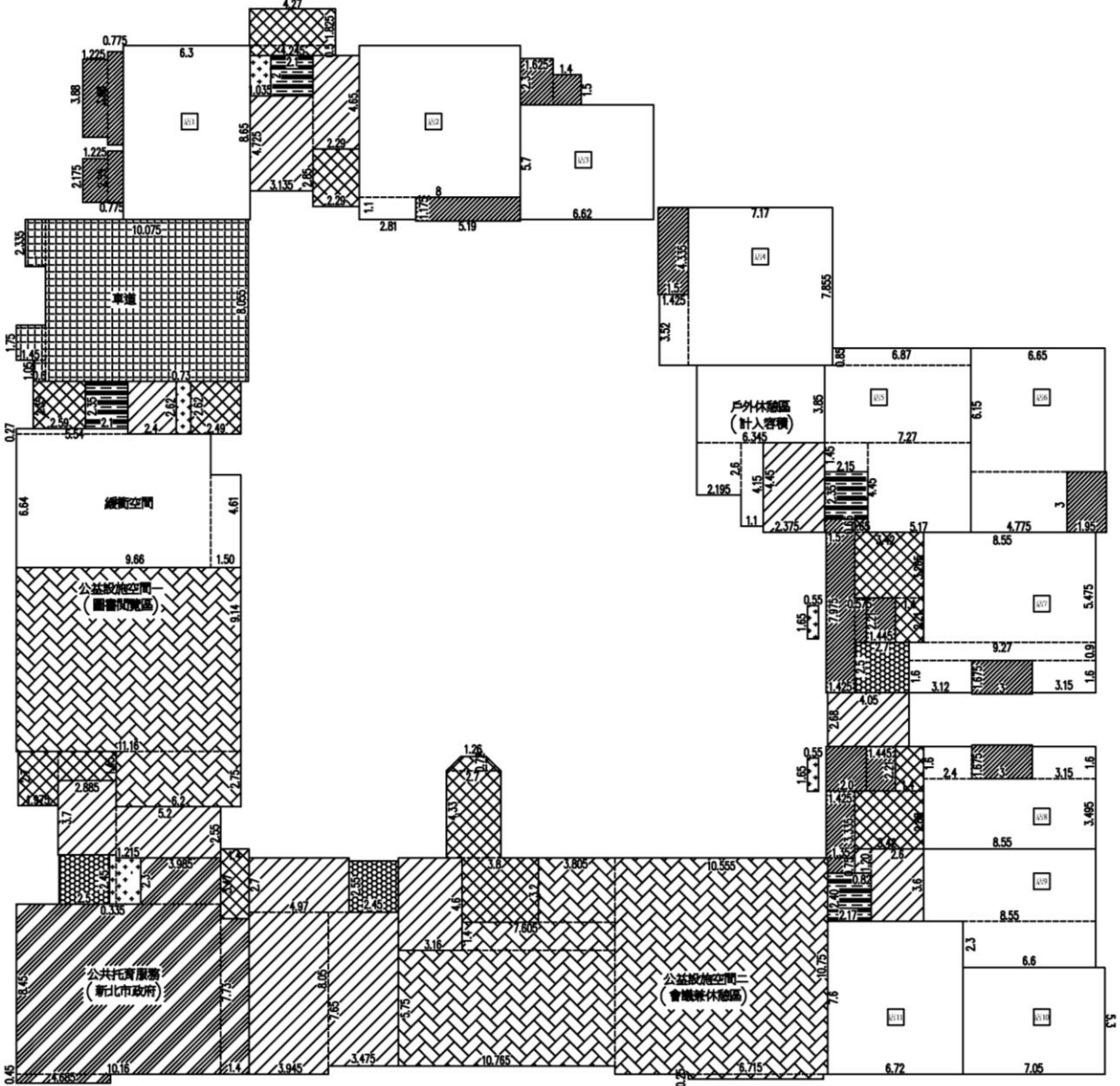


一、一層 各戶 樓地板面積計算

室內面積		
店 1	8.65x6.3	= 54.50 ㎡
店 2	8.0x7.55+2.81x1.1	= 63.49 ㎡
店 3	5.7x6.62	= 37.73 ㎡
店 4	3.52x1.425+7.17x7.855	= 61.34 ㎡
店 5	7.27x3.85+0.85x6.87+1.45x2.15+4.45x5.17	= 59.95 ㎡
店 6	6.65x6.15+3x4.775	= 55.22 ㎡
店 7	8.55x5.475+9.27x0.9+1.6x3.12+3.15x1.6	= 65.18 ㎡
店 8	1.6x2.4+8.55x3.495+1.6x3.15	= 38.76 ㎡
店 9	3.6x8.55+6.6x2.3	= 45.96 ㎡
店 10	5.3x7.05	= 37.37 ㎡
店 11	6.72x7.6	= 51.07 ㎡
戶外休憩區 (計入容積)	6.345x3.85+2.6x2.195+4.15x1.1	= 34.70 ㎡
公益設施空間 (會館外牆面)	9.14x11.16+2.75x6.2	= 119.05 ㎡
公益設施空間 (會館外牆面)	5.75x10.765+1.4x7.605+3.2x3.805+10.75x10.555+0.25x6.715	= 199.87 ㎡
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 ㎡
綠化空間	0.27x5.54+9.66x6.64+4.61x1.5	= 72.55 ㎡
小計		= 1191.35 ㎡
聯合面積		
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 ㎡
A,B 樓	0.65x1.5+1.425x7.975+2.21x0.575+2.21x1.445+2.21x(2+1.445)+3.335x1.425+1.35x0.75	= 30.17 ㎡
小計		= 76.92 ㎡
樓地板面積計算		
A 樓	4.45x2.375+4.05x2.68	= 21.42 ㎡
B 樓	1.2x0.82+3.6x2.6	= 10.34 ㎡
C 樓	4.6x3.16	= 14.54 ㎡
D 樓	2.885x3.7+5.2x2.55	= 23.93 ㎡
E 樓	2.4x2.62	= 6.29 ㎡
F 樓	4.725x3.135+2.29x4.65	= 25.46 ㎡
大 廳	2.7x4.97+7.65x3.475+8.05x3.945	= 71.76 ㎡
小計		= 173.74 ㎡
樓地板不足 2M 面積計算		
B 樓	0.82x1.2	= 0.98 ㎡
小計		= 0.98 ㎡
聯合超過 2M 計入樓地板及容積樓地板面積		
A,B 樓	1.445x2.21+2.21x1.445	= 6.38 ㎡
樓梯面積計算		
A 樓	0.65x0.65+3.42x3.265+2.21x1.4	= 14.68 ㎡
B 樓	2.21x1.4+2.88x3.42	= 12.94 ㎡
C 樓	(1.26+2.7)x0.72/2+2.7x4.33+3.8x3.2	= 25.28 ㎡
D 樓	2.7x1.975+1.45x2.885+3.47x1.4	= 14.37 ㎡
E 樓	2.35x2.59+2.49x2.62	= 12.61 ㎡
F 樓	1.825x4.27+4.245x0.5+2.29x2.85	= 16.44 ㎡
小計		= 96.32 ㎡
升降梯面積計算		
A 樓	2.35x2.15	= 5.05 ㎡
B 樓	2.4x2.17	= 5.21 ㎡
E 樓	2.35x2.1	= 4.94 ㎡
F 樓	2.1x2.35	= 4.94 ㎡
小計		= 20.14 ㎡
緊急升降梯面積計算		
A,B 樓	2.7x2.5	= 6.75 ㎡
C 樓	2.45x2.55	= 6.25 ㎡
D 樓	2.5x2.45	= 6.13 ㎡
小計		= 19.13 ㎡
設備間面積計算		
A 樓	0.55x1.65	= 0.91 ㎡
B 樓	0.55x1.65	= 0.91 ㎡
D 樓	2.45x0.335+1.215x2.3	= 3.62 ㎡
E 樓	0.73x2.62	= 1.91 ㎡
F 樓	1.035x2	= 2.07 ㎡
小計		= 9.42 ㎡

二、面積計算檢討

樓地板面積檢討	
1191.35+173.74+6.38+96.32+20.14+19.13+9.42	= 1516.48 ㎡
聯合免計容積面積檢討	
76.92-6.38=70.54 ㎡	< 1516.48x10%=151.65 ㎡ ...OK
樓地板免計容積面積檢討	
173.74-0.98=172.76 ㎡	> 1516.48x10%=151.65 ㎡
172.76-151.65=21.11 ㎡	(超過部分計入容積)
聯合+樓地板免計容積面積檢討	
70.54+151.65=222.19 ㎡	< 1516.48x15%=227.47 ㎡ ...OK
設備間面積檢討	
96.32+19.13+9.42=124.87 ㎡	
(樓梯間)(緊急升降梯)(設備間)	
防災中心面積檢討(地下室)	
51.21 ㎡	
車道面積	
86.66 ㎡	
公共托育服務(新北市政府)	
107.95 ㎡	
公益設施空間	
119.05+199.87=318.92 ㎡	
高層樓地板免計容積面積	
9.66x6.0+4.61x1.5=55.83 ㎡	
當層樓地板面積檢討	
1516.48 ㎡	
當層容積樓地板面積檢討	
(公益設施空間)(樓梯間)	
1516.48-151.65-124.87-86.66-107.95-318.92-55.83+21.11=691.71 ㎡	
(樓梯間)(緊急升降梯)(車道面積)(公共托育服務空間)(樓梯間 0% 部分)	

三、全棟面積計算檢討

全棟設備間面積檢討	
124.87+164.54+169.26x3+180.6x8+140.59x6+93.54x2=3272.61 ㎡	
全棟設備間免計容積	
21337.58x15%=3200.64 ㎡	
3272.61-3200.64=71.97 ㎡	(超過部分計入容積樓地板面積)
全棟樓地板面積檢討	
2552.69x5+1516.48+179.78+1444.3+1427.15x3+1427.16x8+1061.6x3+1058.94x2+1058.93+816.55x2+244.5+238.01=40079.96 ㎡	
全棟容積樓地板面積檢討	
691.71+179.78+888.9+1174.61+1168.67x5+1173.91x2+1170.21+1176.32x2+868.18x3+865.51+865.52x2+682.59x2+71.97=21287.62 ㎡	

圖 11-9 一層面積計算圖(S=1/300)

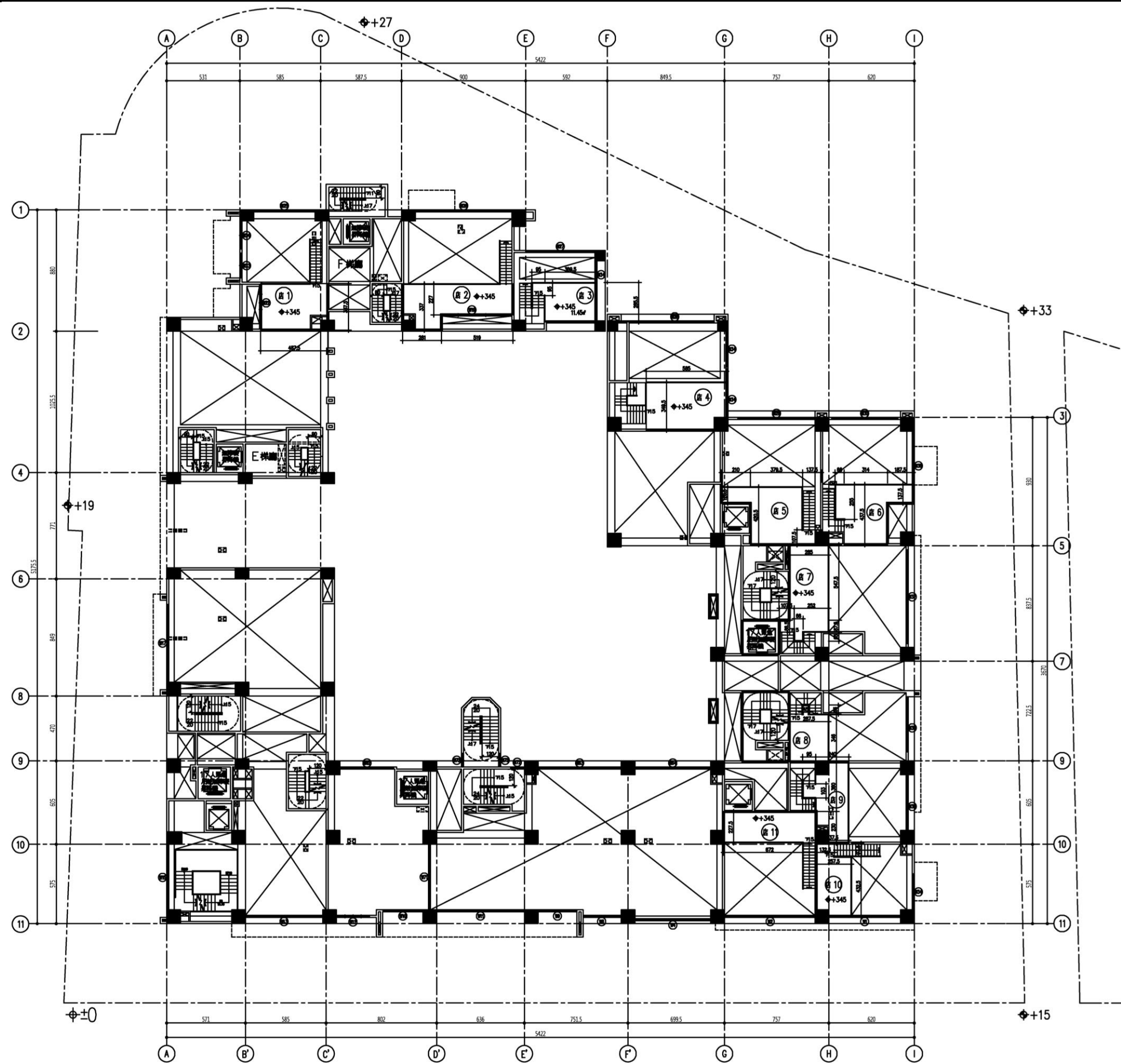


圖11-10 夾層平面圖(S=1/300)

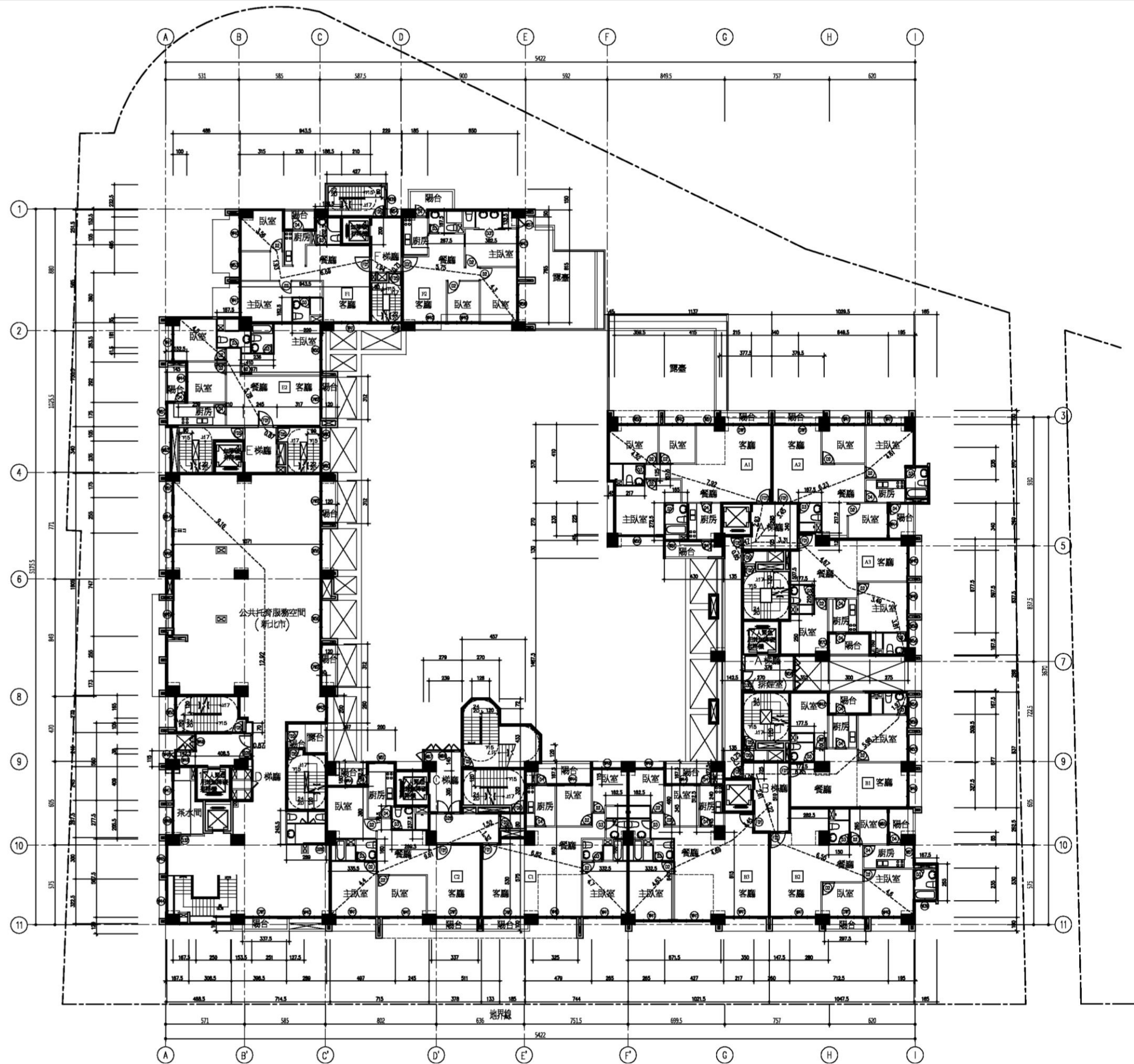


圖11-11 二層平面圖(S=1/300)

拾壹、重建區段之土地使用計畫



九、採光面積檢討

	層台
	安全梯
	側牆
	排煙室
	氣泡升降機
	船升降機
	管道
	車道
	公共持荷區域
	公共設施空間

圖11-12二層面積計算圖($S=1/300$)

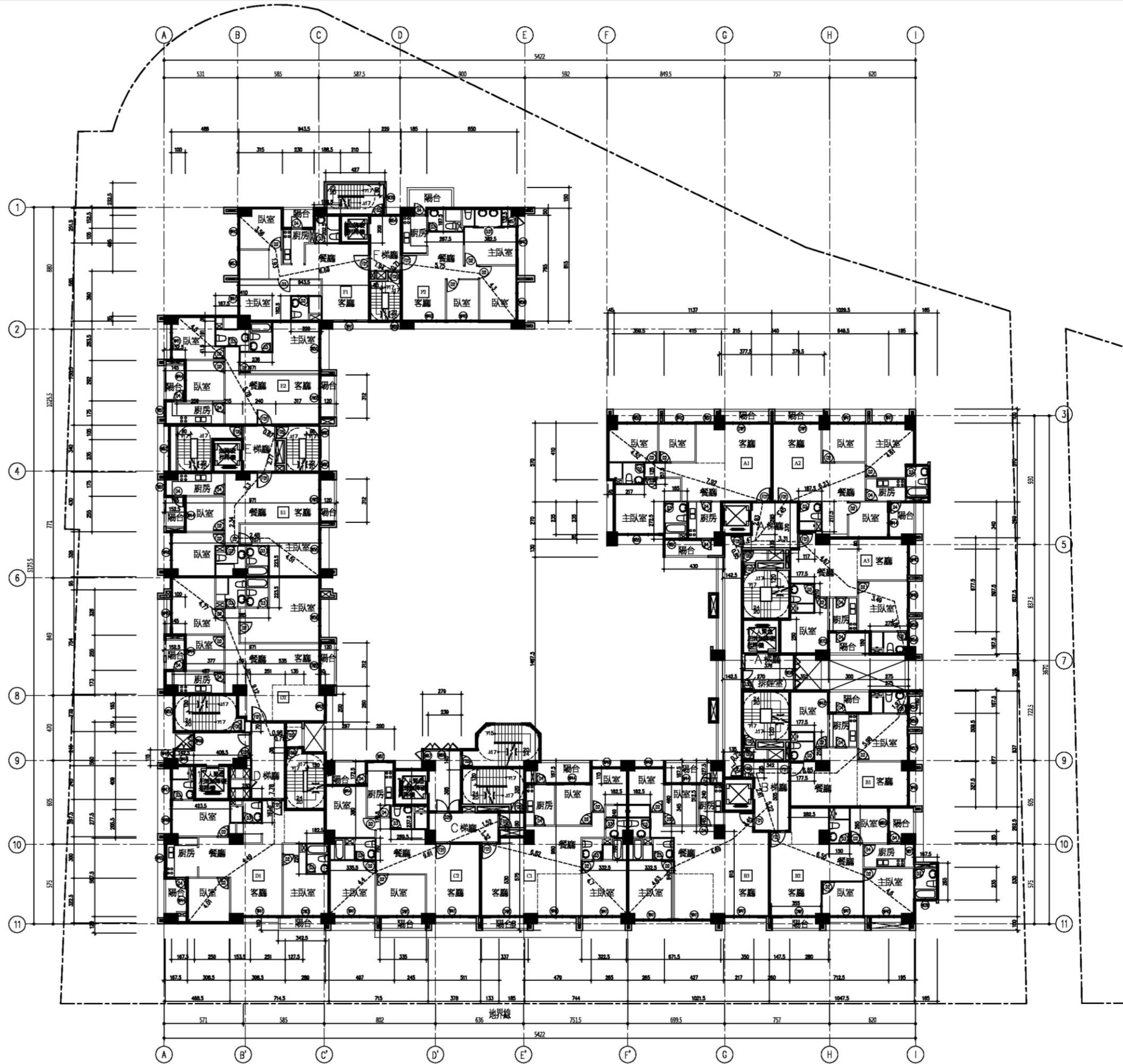


圖11-13 三層平面圖(S=1/300)

拾壹、重建區段之土地使用計畫



九、採光面積檢討

	平台
	安全梯
	扶梯
	扶梯室
	紧急升降梯
	一般升降梯
	管道
	车道
	公共换乘通道
	公共设施空间

居室面積	10.74-12.74	12.74-14.74	14.74-16.74	16.74-18.74	18.74-20.74	20.74-22.74	22.74-24.74	24.74-26.74	26.74-28.74	28.74-30.74	30.74-32.74	32.74-34.74	34.74-36.74	36.74-38.74	38.74-40.74	40.74-42.74	42.74-44.74	44.74-46.74	46.74-48.74	48.74-50.74	50.74-52.74	52.74-54.74	54.74-56.74	56.74-58.74	58.74-60.74	60.74-62.74	62.74-64.74	64.74-66.74	66.74-68.74	68.74-70.74	70.74-72.74	72.74-74.74	74.74-76.74	76.74-78.74	78.74-80.74	80.74-82.74	82.74-84.74	84.74-86.74	86.74-88.74	88.74-90.74	90.74-92.74	92.74-94.74	94.74-96.74	96.74-98.74	98.74-100.74	100.74-102.74	102.74-104.74	104.74-106.74	106.74-108.74	108.74-110.74	110.74-112.74	112.74-114.74	114.74-116.74	116.74-118.74	118.74-120.74	120.74-122.74	122.74-124.74	124.74-126.74	126.74-128.74	128.74-130.74	130.74-132.74	132.74-134.74	134.74-136.74	136.74-138.74	138.74-140.74	140.74-142.74	142.74-144.74	144.74-146.74	146.74-148.74	148.74-150.74	150.74-152.74	152.74-154.74	154.74-156.74	156.74-158.74	158.74-160.74	160.74-162.74	162.74-164.74	164.74-166.74	166.74-168.74	168.74-170.74	170.74-172.74	172.74-174.74	174.74-176.74	176.74-178.74	178.74-180.74	180.74-182.74	182.74-184.74	184.74-186.74	186.74-188.74	188.74-190.74	190.74-192.74	192.74-194.74	194.74-196.74	196.74-198.74	198.74-200.74	200.74-202.74	202.74-204.74	204.74-206.74	206.74-208.74	208.74-210.74	210.74-212.74	212.74-214.74	214.74-216.74	216.74-218.74	218.74-220.74	220.74-222.74	222.74-224.74	224.74-226.74	226.74-228.74	228.74-230.74	230.74-232.74	232.74-234.74	234.74-236.74	236.74-238.74	238.74-240.74	240.74-242.74	242.74-244.74	244.74-246.74	246.74-248.74	248.74-250.74	250.74-252.74	252.74-254.74	254.74-256.74	256.74-258.74	258.74-260.74	260.74-262.74	262.74-264.74	264.74-266.74	266.74-268.74	268.74-270.74	270.74-272.74	272.74-274.74	274.74-276.74	276.74-278.74	278.74-280.74	280.74-282.74	282.74-284.74	284.74-286.74	286.74-288.74	288.74-290.74	290.74-292.74	292.74-294.74	294.74-296.74	296.74-298.74	298.74-300.74	300.74-302.74	302.74-304.74	304.74-306.74	306.74-308.74	308.74-310.74	310.74-312.74	312.74-314.74	314.74-316.74	316.74-318.74	318.74-320.74	320.74-322.74	322.74-324.74	324.74-326.74	326.74-328.74	328.74-330.74	330.74-332.74	332.74-334.74	334.74-336.74	336.74-338.74	338.74-340.74	340.74-342.74	342.74-344.74	344.74-346.74	346.74-348.74	348.74-350.74	350.74-352.74	352.74-354.74	354.74-356.74	356.74-358.74	358.74-360.74	360.74-362.74	362.74-364.74	364.74-366.74	366.74-368.74	368.74-370.74	370.74-372.74	372.74-374.74	374.74-376.74	376.74-378.74	378.74-380.74	380.74-382.74	382.74-384.74	384.74-386.74	386.74-388.74	388.74-390.74	390.74-392.74	392.74-394.74	394.74-396.74	396.74-398.74	398.74-400.74	400.74-402.74	402.74-404.74	404.74-406.74	406.74-408.74	408.74-410.74	410.74-412.74	412.74-414.74	414.74-416.74	416.74-418.74	418.74-420.74	420.74-422.74	422.74-424.74	424.74-426.74	426.74-428.74	428.74-430.74	430.74-432.74	432.74-434.74	434.74-436.74	436.74-438.74	438.74-440.74	440.74-442.74	442.74-444.74	444.74-446.74	446.74-448.74	44
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圖11-14 三層面積計算圖($S=1/300$)

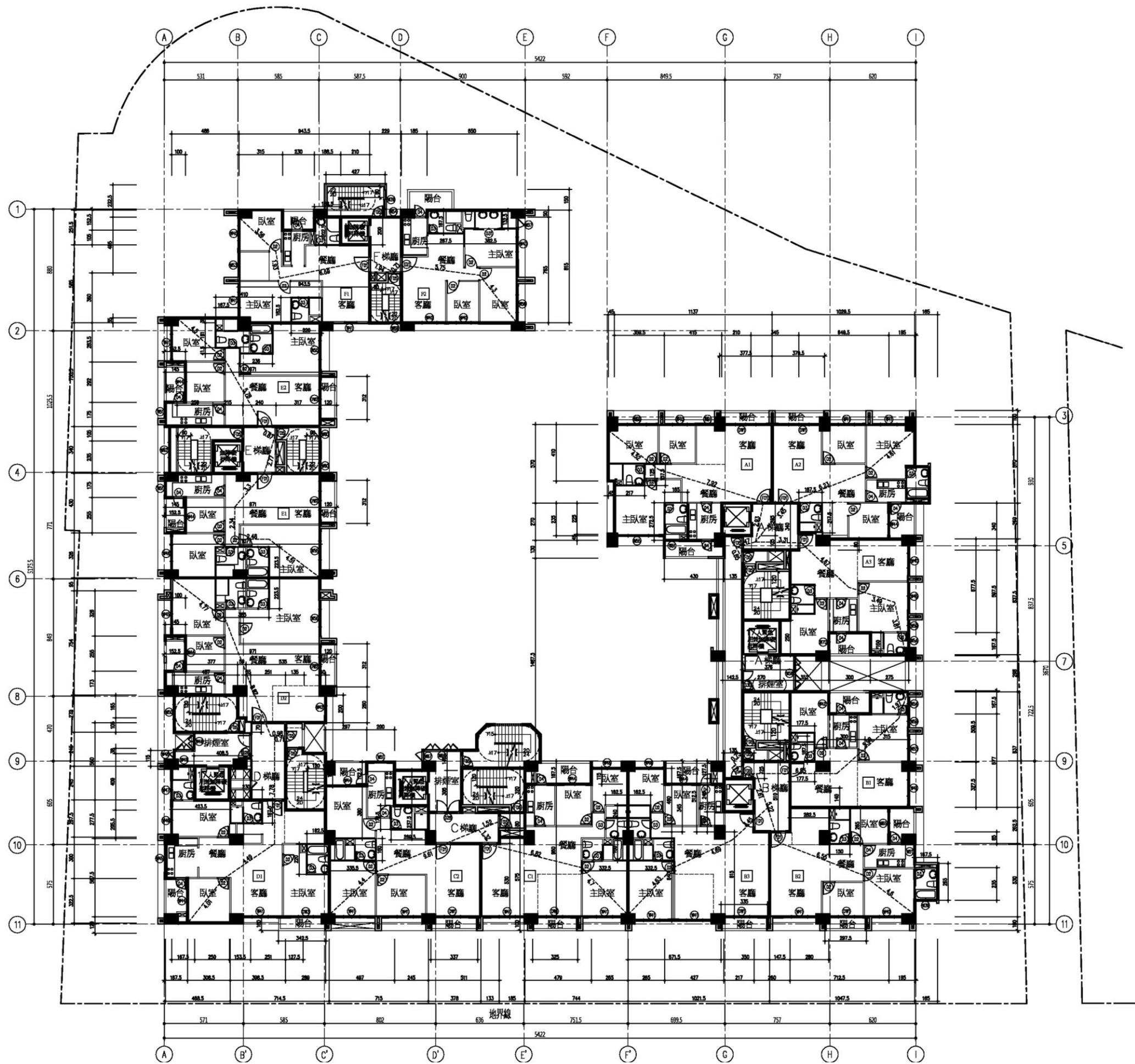
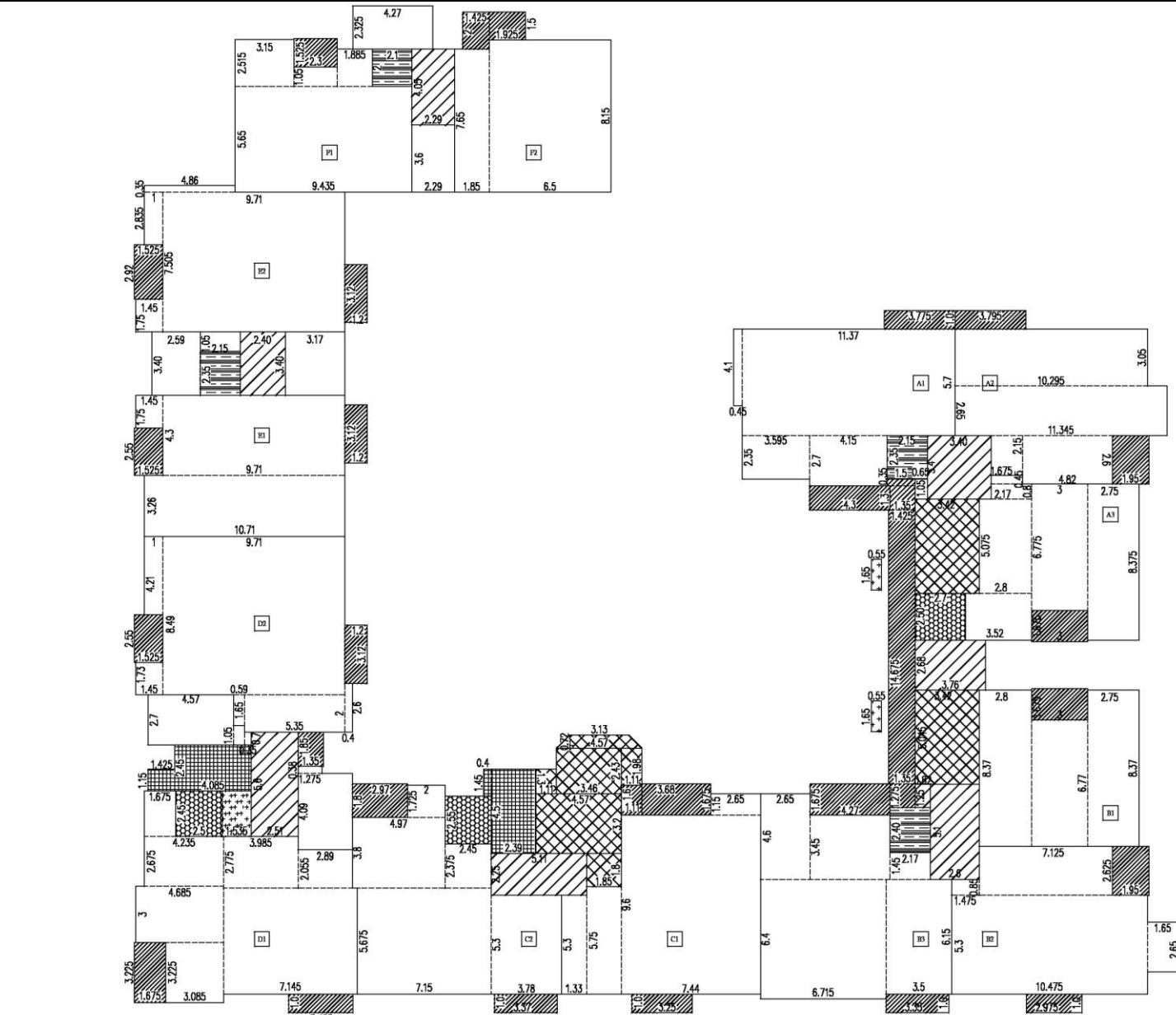


圖11-15 四層平面圖(S=1/300)

擬訂新北市中和區台貿段 1254 地號等 63 筆(原 53 筆)土地都市更新事業計畫案

拾壹、重建區段之土地使用計畫

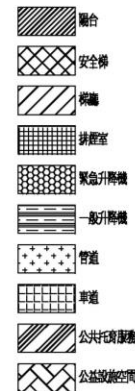


八、步行距離檢討

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	$L=4.6+6.55+5.22+1.05+1.02+0.75=19.19M < 40M$
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	$L=9.61+4.4=14.01M < 40M$
D1	$L=4.01+4.49+7.78+0.71=16.99M < 40M$
D2	$L=4.77+9.12+0.98=14.87M < 40M$
E1	$L=4.51+2.48+2.34+3.3+2.77=15.4M < 50M$
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	$L=4.6+6.55+5.22+1.05+1.02+0.75=19.19M < 20M$
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	$L=9.61+4.4=14.01M < 20M$
D1	$L=4.01+4.49+7.78+0.71=16.99M < 20M$
D2	$L=4.58+8.07+0.98=13.63M < 20M$
E1	$L=4.51+2.48+2.34+3.3+2.77=15.4M < 50M$
E2	$L=4.5+5.78=10.28M < 50M$
F1	$L=3.56+1.93+6.69+1.94=12.18M < 50M$
F2	$L=4.3+5.75+0.71=10.05M < 50M$

九、採光面積檢討

A1	$2.4 \times 2.5 + 1 \times 1.75 + 2.2 \times 2.5 + 2.8 \times 2.5 + 2.8 \times 2.5 + 1 \times 1.75 = 29.00m^2 > 77.83/8 = 9.73 \dots OK$
A2	$2.4 \times 2.5 + 2.4 \times 2.5 + 2.4 \times 2.5 + 0.9 \times 1.3 + 1.6 \times 1.5 = 21.57m^2 > 70.06/8 = 8.76 \dots OK$
A3	$2.2 \times 2.5 + 2 \times 2.5 + 0.84 \times 2.5 + 1 \times 2.5 + 1.2 \times 1.5 = 16.90m^2 > 60.73/8 = 7.59 \dots OK$
B1	$2.4 \times 2.5 + 1.8 \times 2.5 + 0.84 \times 2.5 + 1 \times 2.5 + 1.4 \times 1.5 = 17.20m^2 > 58.64/8 = 7.33 \dots OK$
B2	$2.4 \times 2.5 + 2.4 \times 2.5 + 2.2 \times 2.5 + 1.4 \times 1.8 + 1 \times 1.75 + 1.6 \times 1.4 = 24.01m^2 > 71.44/8 = 8.93 \dots OK$
B3	$2.4 \times 2.5 + 2.4 \times 2.5 + 2.4 \times 2.5 + 2 \times 2.5 + 1.6 \times 1.5 = 25.40m^2 > 85.35/8 = 10.67 \dots OK$
C1	$2.4 \times 2.5 + 2.4 \times 2.5 + 2.4 \times 2.5 + 2 \times 2.5 + 1.6 \times 1.5 = 25.40m^2 > 82.94/8 = 10.37 \dots OK$
C2	$2.4 \times 2.5 + 2.4 \times 2.5 + 2.4 \times 2.5 + 1.6 \times 1.5 + 1 \times 1.75 = 22.15m^2 > 78.75/8 = 9.84 \dots OK$
D1	$2.2 \times 2.5 + 2.4 \times 2.5 + 1.6 \times 1.5 + 2 \times 1.5 + 2 \times 2.5 + 1.4 \times 2.5 = 25.40m^2 > 89.55/8 = 11.19 \dots OK$
D2	$1.4 \times 1.5 + 2.8 \times 2.5 + 2.6 \times 2.5 + 2 \times 1.5 + 1.6 \times 1.5 = 21.00m^2 > 93.27/8 = 11.66 \dots OK$
E1	$2.8 \times 2.5 + 2.8 \times 2.5 + 2 \times 2.5 + 1.6 \times 1.5 + 1 \times 1.75 = 23.15m^2 > 70.61/8 = 8.83 \dots OK$
E2	$2.8 \times 2.5 + 2.8 \times 2.5 + 2.4 \times 2.5 + 1.6 \times 1.5 + 1 \times 1.75 = 24.15m^2 > 70.96/8 = 8.87 \dots OK$
F1	$2.4 \times 2.5 + 2.4 \times 2.5 + 1.8 \times 2.5 + 2.2 \times 2.5 = 22.00m^2 > 59.59/8 = 7.45 \dots OK$
F2	$2.2 \times 2.5 + 2.2 \times 2.5 + 2.6 \times 2.5 + 2.2 \times 2.5 + 0.9 \times 2.5 = 25.25m^2 > 57.58/8 = 7.20 \dots OK$



一、四層 各戶 樓地板面積計算

室內面積	
A1	$4.1 \times 0.45 + 3.595 \times 2.35 + 5.7 \times 1.37 + 4.15 \times 2.7 = 86.31m^2$
A2	$3.05 \times 10.295 + 11.345 \times 2.65 + 1.675 \times 2.15 + 2.6 \times 4.82 = 77.6m^2$
A3	$0.8 \times 2.17 + 2.8 \times 5.075 + 2.5 \times 3.52 + 6.775 \times 3 + 8.375 \times 2.75 + 0.45 \times 1.675 = 68.86m^2$
B1	$8.37 \times 2.8 + 6.77 \times 3 + 2.75 \times 8.37 = 66.77m^2$
B2	$0.85 \times 1.475 + 2.625 \times 7.125 + 10.475 \times 5.3 + 2.65 \times 1.65 = 79.85m^2$
B3	$4.6 \times 2.65 + 4.27 \times 3.45 + 6.715 \times 6.4 + 1.45 \times 2.17 + 3.5 \times 6.15 = 94.57m^2$
C1	$1.85 \times 5.75 + 5.3 \times 1.33 + 7.44 \times 9.6 + 1.15 \times 2.65 = 92.16m^2$
C2	$2 \times 1.725 + 3.8 \times 4.97 + 2.45 \times 2.375 + 7.15 \times 5.675 + 3.78 \times 5.3 = 88.77m^2$
D1	$1.675 \times 2.45 + 2.675 \times 4.235 + 3 \times 4.685 + 3.985 \times 2.775 + 3.225 \times 3.085 + 2.89 \times 2.055 + 7.145 \times 5.675 = 96.98m^2$
D2	$4.21 \times 1 + 1.73 \times 1.45 + 8.49 \times 9.71 + 0.59 \times 1.65 + 5.35 \times 2 + 2.6 \times 0.4 = 101.87m^2$
E1	$1.75 \times 1.45 + 4.3 \times 9.71 + 10.71 \times 3.26 = 79.21m^2$
E2	$2.835 \times 1 + 4.86 \times 0.35 + 7.505 \times 9.71 + 1.75 \times 1.45 = 79.95m^2$
F1	$2.515 \times 3.15 + 2.3 \times 1.05 + 1.885 \times 2 + 9.435 \times 5.65 = 67.42m^2$
F2	$7.65 \times 1.85 + 6.5 \times 8.15 = 67.13m^2$
小計:	$1147.45m^2$

陽台面積	
A1	$1.0 \times 3.775 + 4.3 \times 1.3 = 9.37m^2$
A2	$3.795 \times 1.0 + 1.95 \times 2.6 = 8.87m^2$
A3	$3 \times 1.675 = 5.03m^2$
B1	$3 \times 1.675 = 5.03m^2$
B2	$1.95 \times 2.625 + 2.975 \times 1.0 = 8.09m^2$
B3	$4.27 \times 1.675 + 3.35 \times 1.0 = 10.50m^2$
C1	$1.11 \times 1.6 + 3.68 \times 1.675 + 3.25 \times 1.0 = 11.19m^2$
C2	$2.97 \times 1.8 + 1.0 \times 3.37 = 8.72m^2$
D1	$3.225 \times 1.675 + 1.0 \times 3.425 = 8.83m^2$
D2	$1.525 \times 2.55 + 3.12 \times 1.2 = 7.63m^2$
E1	$1.525 \times 2.55 + 3.12 \times 1.2 = 7.63m^2$
E2	$2.92 \times 1.525 + 3.12 \times 1.2 = 8.20m^2$
F1	$2.3 \times 1.525 = 3.51m^2$
F2	$2 \times 1.425 + 1.925 \times 1.5 = 5.74m^2$
A,B樓	$0.35 \times 1.5 + 1.35 \times 1.3 + 1.425 \times 14.675 + 1.35 \times 1.275 = 24.91m^2$
D樓	$1.35 \times 1.85 = 2.50m^2$
小計:	$135.75m^2$

梯廳面積計算	
A樓	$0.65 \times 1.05 + 3.4 \times 3.4 + 3.76 \times 2.68 = 22.32m^2$
B樓	$0.82 \times 1.25 + 5.1 \times 2.6 = 14.29m^2$
C樓	$2.25 \times 5.11 = 11.50m^2$
D樓	$5.6 \times 2.51 = 14.06m^2$
E樓	$2.4 \times 3.4 = 8.16m^2$
F樓	$2.29 \times 4.05 = 9.27m^2$
小計:	$79.60m^2$

梯廳不足2M面積計算	
A樓	$0.65 \times 1.05 = 0.68m^2$
B樓	$0.82 \times 1.25 = 1.03m^2$
小計:	$1.71m^2$

樓地板面積計算	
A樓	$5.075 \times 3.42 = 17.36m^2$
B樓	$5.045 \times 3.42 = 17.25m^2$
C樓	$1.11 \times 1.3 + 2.43 \times 3.46 + (4.57 + 3.13) \times 0.72/2 + 1.11 \times 1.98 + 4.57 \times 3.2 + 1.8 \times 1.85 = 32.77m^2$
D樓	$2.7 \times 4.57 + 0.59 \times 1.05 + 0.35 \times 0.7 + 1.275 \times 0.38 + 4.09 \times 2.89 = 25.51m^2$
E樓	$3.4 \times 2.59 + 2.15 \times 1.05 + 3.4 \times 3.17 = 21.84m^2$
F樓	$2.325 \times 4.27 + 2.29 \times 3.6 = 18.17m^2$
小計:	$132.9m^2$

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

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

排煙室面積計算	
C樓	$4.5 \times 2.39 + 1.45 \times 0.4 = 11.34m^2$
D樓	$2.45 \times 4.085 + 1.425 \times 1.15 = 11.65m^2$
小計:	$22.99m^2$

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

二、面積計算檢討

樓地板面積檢討	
$1147.45 + 79.60 + 132.9 + 19.51 + 19.13 + 22.99 + 5.58 = 1427.16m^2$	
陽台免計容積面積檢討	
$135.75m^2 < 1427.16 \times 10\% = 142.72m^2 \dots OK$	
梯廳免計容積面積檢討	
$79.60 - 1.71 = 77.89m^2 < 1427.16 \times 10\% = 142.72m^2 \dots OK$	
陽台+梯廳免計容積面積檢討	
$135.75 + 77.89 = 213.64m^2 < 1427.16 \times 15\% = 214.07m^2 \dots OK$	
設備間面積檢討	
$132.9 + 19.13 + 22.99 + 5.58 = 180.6m^2$	
當層容積樓地板面積檢討	
$1427.16 - 77.89 - 180.6 = 1168.67m^2$	
(梯廳) (設備間)	

三、當層戶數檢討

14戶

四、緊急升降機設置檢討

本案A,B,C樓21層,高度74.45M建築;D樓9層,高度67.65M建築,	
故設置三座緊急升降機,避難能力達十七人,速度每分鐘105公尺	
A,B樓(11~21層) — 設置緊急升降機	$(86.31 + 79.95 + 68.11 + 66.77 + 79.85 + 94.57) \times 11 = 5231.16 > 500m^2$
C樓(11~21層) — 設置緊急升降機	$(92.16 + 88.77) \times 11 = 1990.23m^2 > 500m^2$
D樓(11~19層) — 設置緊急升降機	$(96.98 + 101.87) \times 3 + (96.98 + 91.70) \times 6 = 1728.63m^2 > 500m^2$
E樓(11~13層) — 免設置	$(79.21 + 79.95) \times 3 = 477.48m^2 < 500m^2$
F樓(11~13層) — 免設置	$(67.42 + 67.13) \times 3 = 403.65m^2 < 500m^2$

五、排煙室面積檢討

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

六、特別安全梯面積檢討

A,B樓	$(17.36 + 17.25 + 10.08) = 44.69m^2$
>	$(77.83 + 71.87 + 59.98 + 58.64 + 71.44 + 85.35) \times 3\% = 12.75m^2$
C樓	$(31.07 + 11.34) = 42.41m^2 > (82.94 + 78.75) \times 3\% = 4.85m^2$
D樓	$(25.51 + 11.65) = 37.16m^2 > (89.55 + 93.27) \times 3\% = 5.48m^2$

七、居室面積計算

廁所面積	
A1	$1.25 \times 0.45 + 1.575 \times 2.17 + 1.65 \times 2.725 = 8.48m^2$
A2	$1.675 \times 2.175 + 1.675 \times 2.325 = 7.54m^2$
A3	$1.775 \times 2.1 + 2.75 \times 1.6 = 8.13m^2$
B1	$1.775 \times 2.1 + 2.75 \times 1.6 = 8.13m^2$
B2	$1.5 \times 2.65 + 1.675 \times 2.65 = 8.41m^2$
B3	$1.625 \times 2.4 + 1.6 \times 3.325 = 9.22m^2$
C1	$1.625 \times 2.4 + 1.6 \times 3.325 = 9.22m^2$
C2	$3.355 \times 1.6 + 2.695 \times 1.725 = 10.02m^2$
D1	$2.3 \times 1.675 + 1.625 \times 2.2 = 7.43m^2$
D2	$2.235 \times 3.85 = 8.60m^2$
E1	$2.235 \times 3.85 = 8.60m^2$
E2	$1.675 \times 0.35 + 1.81 \times 4.1 + 0.415 \times 2.36 = 8.99m^2$
F1	$1.885 \times 2.025 + 1.825 \times 2.2 = 7.83m^2$
F2	$1.675 \times 2.675 + 3.825 \times 1.325 = 9.55m^2$
居室面積	
A1	$86.31 - 8.48 = 77.83m^2$
A2	$77.6 - 7.54 = 70.06m^2$
A3	$68.86 - 8.13 = 60.73m^2$
B1	$66.77 - 8.13 = 58.64m^2$
B2	$79.85 - 8.41 = 71.44m^2$
B3	$94.57 - 9.22 = 85.35m^2$
C1	$92.16 - 9.22 = 82.94m^2$
C2	$88.77 - 10.02 = 78.75m^2$
D1	$96.98 - 7.43 = 89.55m^2$
D2	$101.87 - 8.60 = 93.27m^2$
E1	$79.21 - 8.60 = 70.61m^2$
E2	$79.95 - 8.99 = 70.96m^2$
F1	$67.42 - 7.83 = 59.59m^2$
F2	$67.13 - 9.55 = 57.58m^2$

圖11-16 四層面積計算圖(S=1/300)

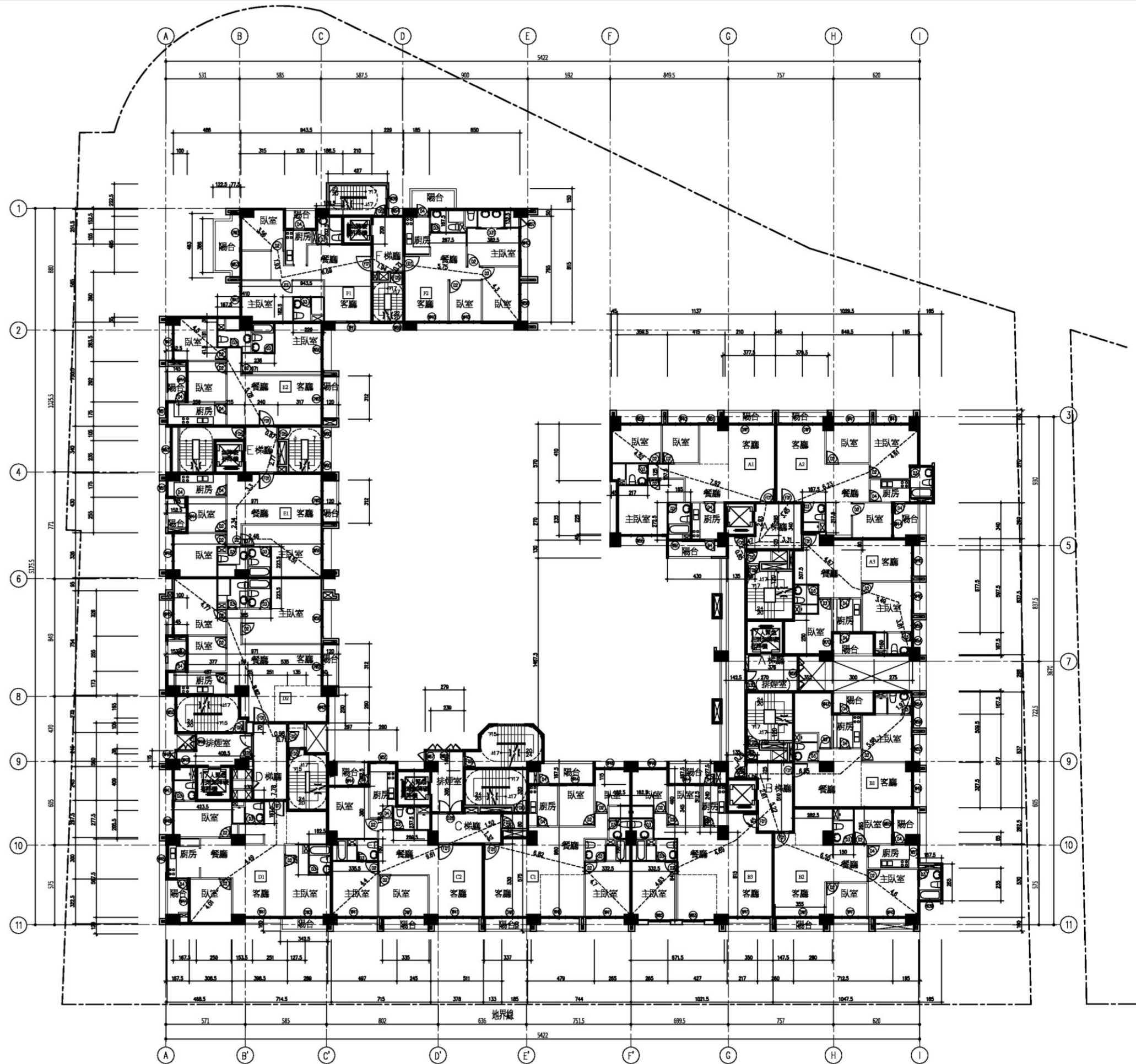
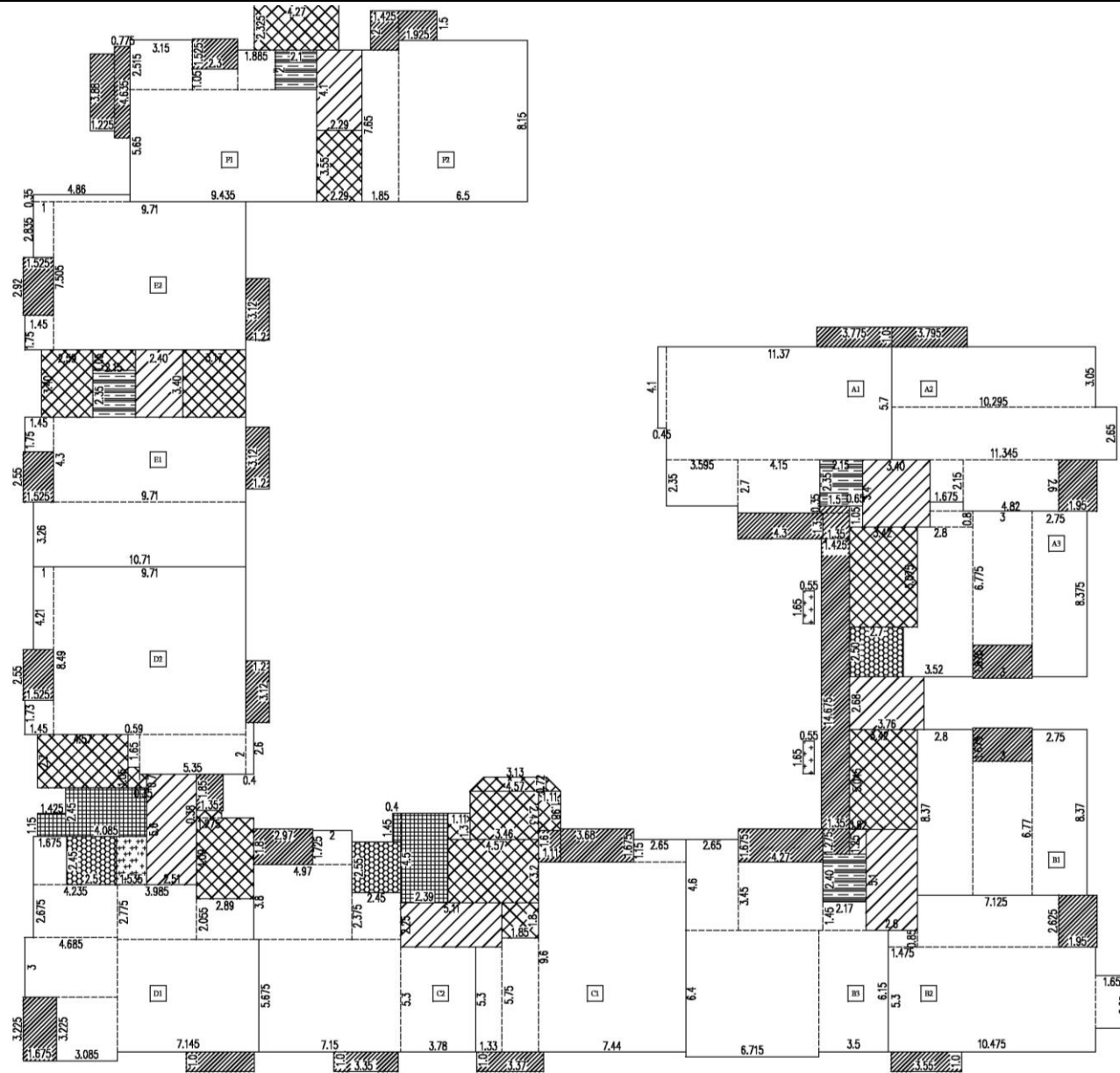


圖11-17 五層平面圖(S=1/300)

擬訂新北市中和區台貿段 1254 地號等 63 筆(原 53 筆)土地都市更新事業計畫案

拾壹、重建區段之土地使用計畫

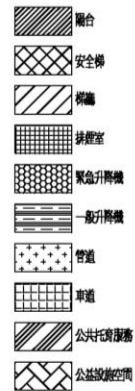


八、步行距離檢討

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=4.6+6.55+5.22+1.05+1.02+0.75=19.19M < 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
D1	L=4.01+4.49+7.78+0.71=16.99M < 40M
D2	L=4.77+9.12+0.98=14.87M < 40M
E1	L=4.51+2.48+2.34+3.3+2.77=15.4M < 50M
E2	L=4.5+5.78+0.87=11.15M < 50M
F1	L=3.56+1.93+6.69+1.94=12.18M < 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=4.6+6.55+5.22+1.05+1.02+0.75=19.19M < 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
D1	L=4.01+4.49+7.78+0.71=16.99M < 20M
D2	L=4.58+8.07+0.98=13.63M < 20M
E1	L=4.51+2.48+2.34+3.3=12.63M < 50M
E2	L=4.5+5.78=10.28M < 50M
F1	L=3.56+1.93+6.69+1.94=12.18M < 50M
F2	L=4.3+5.75+0.71=10.05M < 50M

九、採光面積檢討

A1	2.4x2.5+1x1.75+2.2x2.5+2.8x2.5+1x1.75	=29.00㎡ > 77.83/8=9.73 ...OK
A2	2.4x2.5+2.4x2.5+2.4x2.5+0.9x1.3+1.6x1.5	=21.57㎡ > 70.06/8=8.76 ...OK
A3	2.2x2.5+2x2.5+0.84x2.5+1x2.5+1.2x1.5	=16.90㎡ > 60.73/8=7.59 ...OK
B1	2.4x2.5+1.8x2.5+0.84x2.5+1x2.5+1.4x1.5	=17.20㎡ > 58.64/8=7.33 ...OK
B2	2.4x2.5+2.4x2.5+2.2x2.5+1.4x1.8+1x1.75+1.6x1.4	=24.01㎡ > 71.44/8=8.93 ...OK
B3	2.4x2.5+2.4x2.5+2.4x2.5+2x2.5+1.6x1.5	=25.40㎡ > 85.35/8=10.67 ...OK
C1	2.4x2.5+2.4x2.5+2.4x2.5+2x2.5+1.6x1.5	=25.40㎡ > 82.94/8=10.37 ...OK
C2	2.4x2.5+2.4x2.5+2.4x2.5+1.6x1.5+1x1.75	=22.15㎡ > 78.75/8=9.84 ...OK
D1	2.2x2.5+2.4x2.5+1.6x1.5+2x1.5+2x2.5+1.4x2.5	=25.40㎡ > 89.55/8=11.19 ...OK
D2	1.4x1.5+2.8x2.5+2.6x2.5+2x1.5+1.6x1.5	=21.00㎡ > 93.27/8=11.66 ...OK
E1	2.8x2.5+2.8x2.5+2x2.5+1.6x1.5+1x1.75	=23.15㎡ > 70.61/8=8.83 ...OK
E2	2.8x2.5+2.8x2.5+2.4x2.5+1.6x1.5+1x1.75	=24.15㎡ > 70.96/8=8.87 ...OK
F1	2.4x2.5+2.4x2.5+1.8x2.5+2.2x2.5	=22.00㎡ > 59.59/8=7.45 ...OK
F2	2.2x2.5+2.2x2.5+2.6x2.5+2.2x2.5+0.9x2.5	=25.25㎡ > 57.58/8=7.20 ...OK



一、五層 各戶 樓地板面積計算

室內面積	
A1	4.1x0.45+3.595x2.35+5.7x11.37+4.15x2.7 = 86.31㎡
A2	3.05x10.295+11.345x2.65+2.15x1.675+2.6x4.82 = 77.6㎡
A3	0.8x2.17+2.8x5.075+2.5x3.52+6.775x3+8.375x2.75+0.45x1.675 = 68.86㎡
B1	8.37x2.8+6.77x3+2.75x8.37 = 66.77㎡
B2	0.85x1.475+2.625x7.125+10.475x5.3+2.65x1.65 = 79.85㎡
B3	4.6x2.65+4.27x3.45+6.715x6.4+1.45x2.17+3.5x6.15 = 94.57㎡
C1	1.85x5.75+5.3x1.33+7.44x9.6+1.15x2.65 = 92.16㎡
C2	2x1.725+3.8x4.97+2.45x2.375+7.15x5.675+3.78x5.3 = 88.77㎡
D1	1.675x2.45+2.675x4.235+3x4.685+3.985x2.775+3.225x3.085+2.89x2.055+7.145x5.675 = 96.98㎡
D2	4.21x1+1.73x1.45+8.49x9.71+0.59x1.65+5.35x2+2.6x0.4 = 101.87㎡
E1	1.75x1.45+4.3x9.71+10.71x3.26 = 79.21㎡
E2	2.835x1+4.86x0.35+7.505x9.71+1.75x1.45 = 79.95㎡
F1	2.515x3.15+2.3x1.05+1.885x2+9.435x5.65 = 67.42㎡
F2	7.65x1.85+6.5x8.15 = 67.13㎡
小計:	1147.45㎡

聯合面積

A1	1.0x3.775+4.3x1.3 = 9.37㎡
A2	3.795x1.0+1.95x2.6 = 8.87㎡
A3	3x1.675 = 5.03㎡
B1	3x1.675 = 5.03㎡
B2	1.95x2.625+3.55x1.0 = 8.67㎡
B3	4.27x1.675 = 7.15㎡
C1	3.68x1.675+1.6x1.11+3.37x1.0 = 11.31㎡
C2	2.97x1.8+1.0x3.35 = 8.70㎡
D1	3.225x1.675+1.0x3.425 = 8.83㎡
D2	1.525x2.55+3.12x1.2 = 7.63㎡
E1	1.525x2.55+3.12x1.2 = 7.63㎡
E2	2.92x1.525+3.12x1.2 = 8.20㎡
F1	2.3x1.525+1.225x3.88+0.775x4.635 = 11.85㎡
F2	2x1.425+1.925x1.5 = 5.74㎡
A,B棟	0.35x1.5+1.35x1.3+1.425x14.675+1.35x1.275 = 24.91㎡
D棟	1.35x1.85 = 2.50㎡
小計:	141.42㎡

梯廳面積計算

A棟	0.65x1.05+3.4x3.4+3.76x2.68 = 22.32㎡
B棟	0.82x1.25+5.1x2.6 = 14.29㎡
C棟	2.25x5.11 = 11.50㎡
D棟	5.6x2.51 = 14.06㎡
E棟	2.4x3.4 = 8.16㎡
F棟	2.29x4.05 = 9.27㎡
小計:	79.60㎡

梯廳不足2M面積計算

A棟	0.65x1.05 = 0.68㎡
B棟	0.82x1.25 = 1.03㎡
小計:	1.71㎡

樓房面積計算

A棟	5.075x3.42 = 17.36㎡
B棟	5.045x3.42 = 17.25㎡
C棟	1.11x1.3+3.46x2.43+(4.57+3.13)x0.72/2+1.98x1.11+4.57x3.2+1.8x1.85 = 32.77㎡
D棟	2.7x4.57+0.59x1.05+0.35x0.7+1.275x0.38+4.09x2.89 = 25.51㎡
E棟	3.4x2.59+2.15x1.05+3.4x3.17 = 21.84㎡
F棟	2.325x4.27+2.29x3.6 = 18.17㎡
小計:	132.9㎡

升降機面積計算

A棟	2.35x2.15 = 5.05㎡
B棟	2.4x2.17 = 5.21㎡
E棟	2.35x2.15 = 5.05㎡
F棟	2.1x2 = 4.20㎡
小計:	19.51㎡

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

C棟	4.5x2.39+1.45x0.4 = 11.34㎡
D棟	2.45x4.085+1.425x1.15 = 11.65㎡
小計:	22.99㎡

設備間面積計算

A,B棟	0.55x1.65x2 = 1.82㎡
D棟	1.535x2.45 = 3.76㎡
小計:	5.58㎡

二、面積計算檢討

樓地板面積檢討	
1147.45+79.60+132.9+19.51+19.13+22.99+5.58	= 1427.16㎡
聯合免計容積面積檢討	
141.42㎡	< 1427.16x10%=142.72㎡ ...OK
梯廳免計容積面積檢討	
79.60-1.71=77.89㎡	< 1427.16x10%=142.72㎡ ...OK
聯合+梯廳免計容積面積檢討	
141.42+77.89=219.31㎡	> 1427.16x15%=214.07㎡
219.31-214.07=5.24㎡	(超出部分計入容積獎勵)
設備間面積檢討	
132.9+19.13+22.99+5.58=180.6㎡	
當層容積樓地板面積檢討	
1427.16-77.89-180.6+5.24=1173.91㎡	(獎勵) (設備間) (容積回饋容積)

三、當層戶數檢討 14戶

四、緊急升降機設置檢討

本案A,B,C棟為21層,高度74.45M;D棟為9層,高度57.65M;E棟為3層,高度10.28M;F棟為2層,高度6.75M。設置三座緊急升降機,總能力達十七人,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)x11=5231.16 > 500㎡
C棟 (11~21層) - 設置緊急升降機	(92.16+88.77)x11=1990.23㎡ > 500㎡
D棟 (11~19層) - 設置緊急升降機	(96.98+101.87)x3+(96.98+91.70)x6=1728.63㎡ > 500㎡
E棟 (11~13層) - 免設置	(79.21+79.95)x3=477.48㎡ < 500㎡
F棟 (11~13層) - 免設置	(67.42+67.13)x3=403.65 < 500㎡

五、排煙室面積檢討

A,B棟	3.76x2.68=10.08㎡ > 10.00㎡...OK
C棟	4.5x2.39+1.45x0.4=11.34㎡ > 10.00㎡...OK
D棟	2.45x4.085+1.15x1.425=11.65㎡ > 10.00㎡...OK

六、特別安全梯面積檢討

A,B棟	(17.36+17.25+10.08)=44.69㎡
>	(77.83+71.87+59.98+58.64+71.44+85.35)x3%=12.75㎡
C棟	(31.07+11.34)=42.41㎡ > (82.94+78.75)x3%=4.85㎡
D棟	(25.51+11.65)=37.16㎡ > (89.55+93.27)x3%=5.48㎡

七、居室面積計算

廚房面積	
A1	1.25x0.45+1.575x2.17+1.65x2.725 = 8.48㎡
A2	1.675x2.175+1.675x2.325 = 7.54㎡
A3	1.775x2.1+2.75x1.6 = 8.13㎡
B1	1.775x2.1+2.75x1.6 = 8.13㎡
B2	1.5x2.65+1.675x2.65 = 8.41㎡
B3	1.625x2.4+1.6x3.325 = 9.22㎡
C1	1.625x2.4+1.6x3.325 = 9.22㎡
C2	3.355x1.6+2.695x1.725 = 10.02㎡
D1	2.3x1.675+1.625x2.2 = 7.43㎡
D2	2.235x3.85 = 8.60㎡
E1	2.235x3.85 = 8.60㎡
E2	1.675x0.35+1.81x4.1+0.415x2.36 = 8.99㎡
F1	1.885x2.025+1.825x2.2 = 7.83㎡
F2	1.675x2.675+3.825x1.325 = 9.55㎡
居室面積	
A1	86.31-8.48 = 77.83㎡
A2	77.6-7.54 = 70.06㎡
A3	68.86-8.13 = 60.73㎡
B1	66.77-8.13 = 58.64㎡
B2	79.85-8.41 = 71.44㎡
B3	94.57-9.22 = 85.35㎡
C1	92.16-9.22 = 82.94㎡
C2	88.77-10.02 = 78.75㎡
D1	96.98-7.43 = 89.55㎡
D2	101.87-8.60 = 93.27㎡
E1	79.21-8.60 = 70.61㎡
E2	79.95-8.99 = 70.96㎡
F1	67.42-7.83 = 59.59㎡
F2	67.13-9.55 = 57.58㎡

圖11-18 五層面積計算圖(S=1/300)