

RULE X - BUILDING PROJECTION OVER PUBLIC STREETS

SECTION 1001. General Requirements

1. No part of **any building** or structure or any of its appendages, shall project beyond the building line except as provided herein.
2. The projection of any structure or appendage over a public property shall be the distance measured horizontally from the property line to the outermost point of the projection.

SECTION 1002. Projection into Alleys or Streets

1. No part of any structure or its appendage shall project into any alley or street, national road or public highway except as provided in the **Code**.
2. Footings located at least 2.40 meters below grade along national roads or public highway may project not more than 300 millimeters beyond the property line provided that said projection shall not obstruct any existing utilities/services such as power, water, sewer, gas, communication, and drainage lines, etc, unless the owner concerned shall pay the corresponding entities for the rerouting of the parts of the affected utilities.
3. Foundations may be permitted to encroach into public sidewalk areas to a width not exceeding 500 millimeters; provided that the top of the said foundation is not less than 600 millimeters below the established grade; and provided further, that said projection shall not obstruct any existing utilities/services such as power, water, sewer, gas, communication and drainage lines, etc., unless the owner concerned shall pay the corresponding entities for the rerouting of the parts of the affected utilities.

SECTION 1003. Projection of Balconies and Appendages Over Streets

1. The extent of any projection over an alley or street shall be uniform within a block and shall conform to the limitations set forth in Table X.1. as shown below:

TABLE X.1. Projection of Balconies and Appendages

Width of Streets	Total Projections
Over 3.00 meters but less than 6.00 meters	.60 meter
6.00 meters to less than 10.00 meters	.90 meter
10.00 meters to less than 11.00 meters	1.00 meter
11.00 meters to less than 12.00 meters	1.10 meters
12.00 meters to less than 13.00 meters	1.30 meters
13.00 meters to less than 14.00 meters	1.40 meters
14.00 meters or over	1.50 meters

2. The clearance between the established grade of the street and/ or sidewalk and the lowest under surface of any part of the balcony shall not be less than 3.00 meters.
3. In case the projection is a neon sign and the like, the same shall be in accordance with Rule XX - Signs.

SECTION 1004. Arcades

1. Whenever required by existing building and zoning regulations, arcades shall be **constructed on sidewalks of streets**. The width of the arcade and its height shall be uniform throughout the street provided that in **no** case, shall an arcade be **less** than 3.00 meters above the established sidewalk grade. (*Fig. X.1.*)
2. Arcaded pedestrian walkways shall have a clear height of 3.00 meters. (*Fig. X.1.*)
3. Driveways crossing arcaded pedestrian walkways shall be at the same level with that of the arcades for the safety of the pedestrians. (*Fig. X.2.*)

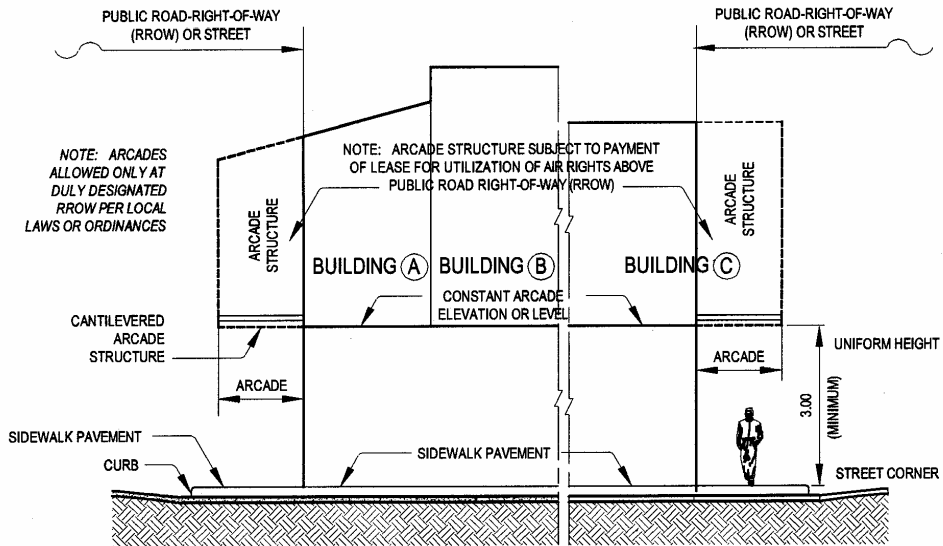
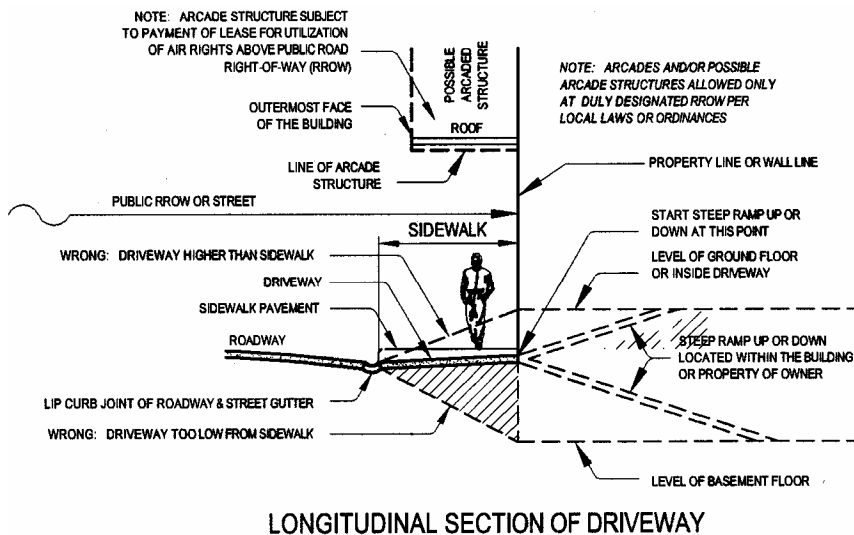


Figure X.1.



LONGITUDINAL SECTION OF DRIVEWAY

Figure X.2.

ARCADES

Annotation. There should be no hanging signs, projecting signs nor ground signs within the entire length of the arcade area. Signs should be above, part of or above the storefront windows. All doors must swing inward to prevent accidents.

SECTION 1005. Canopies (Marquees)

1. *Canopy or Marquee* is a **permanent** roofed structure above a door attached to and supported by the building and projecting over a wall or sidewalk. This includes any object or decoration attached thereto.
2. *Projection and Clearances.* The horizontal clearance between the outermost edge of the marquee and the curb line shall be not less than 300 millimeters. The vertical clearance between the pavement or ground line and the undersurface of any part the marquee shall not be less than 3.00 meters.
3. *Construction.* A marquee shall be constructed of incombustible material or materials of not less than two- hours fire- resistive construction. It shall be provided with necessary drainage facility.
4. *Location.* Every marquee shall be so located as not to interfere with the operation of any exterior standpipe connection or to obstruct the clear passage from stairway exits from the building or the installation or maintenance of electroliers.

SECTION 1006. Movable Awnings or Hoods

1. *Awning* is a movable shelter supported entirely from an exterior wall of a building and of a type which can be retracted, folded, or collapsed against the face of a supporting building.
2. *Clearance.* The horizontal clearance between the awning and the curb line shall not be less than 300 millimeters. The vertical clearance between the undermost surface of the awning and the pavement or ground line shall be not less than 2.40 meters. Collapsible awnings shall be so designated that they shall not block a required exit when collapsed or folded.

SECTION 1007. Doors, Windows, and the Like

Doors, windows, and the like less than 2.40 meters above the pavement or groundline shall not, when fully opened or upon opening, project beyond the property line except fire exit doors.

SECTION 1008. Corner Buildings with Chafans

1. **Every corner building** or solid fence on a public street or alley less than 3.60 meters in width shall be **truncated** at the corner. The face of the triangle so formed shall be at right angle to the bisector of the angle of the intersection of the street lines, provided, that in **no** case shall the length of the chafan be less than 4.00 meters. (**Fig. X.3.**)
2. Corner buildings or solid wall fences to be built abutting property lines on corners of public alley or street intersections shall be provided with chafans to afford a clear view.
3. If the building is arcaded, **no** chafan is required notwithstanding that the width of the public street or alley is less than 3.60 meters. (**Fig. X.4.**)

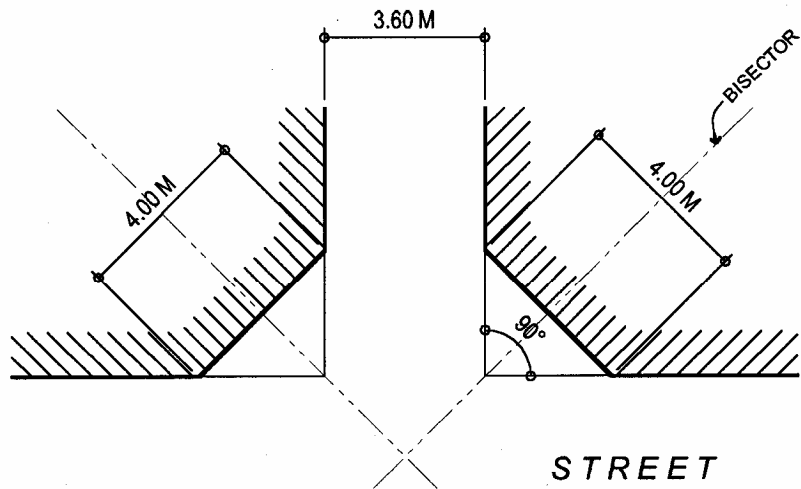


Figure X.3.

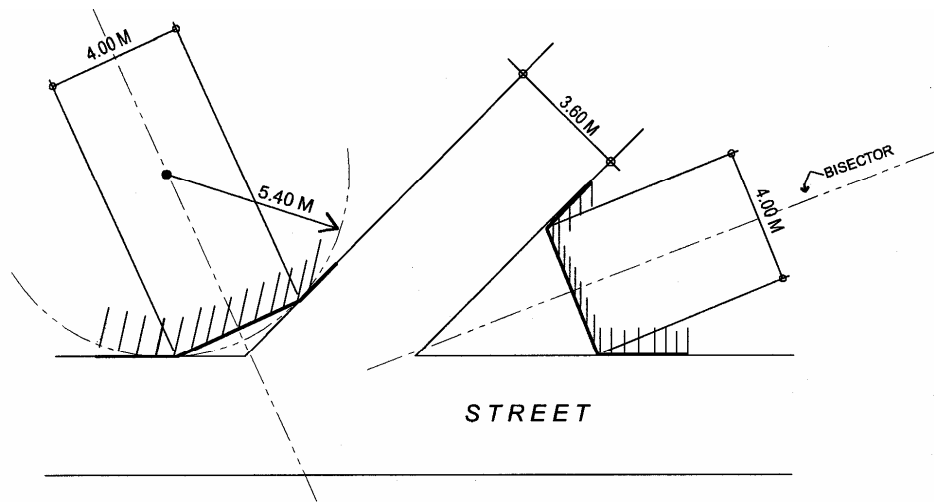


Figure X.4.

CHAFLANS

Anotation. The foregoing examples assume that the building faces are flush with the property lines i.e. no setbacks provided. These examples are thus only possible if the arcades to be introduced are either within the property line or are within the RROW i.e. leases of the air rights for the arcade structure (or the spaces directly above the arcade) shall be absolutely necessary.

(emphases, underscoring and annotations supplied)

Rule XI follows