

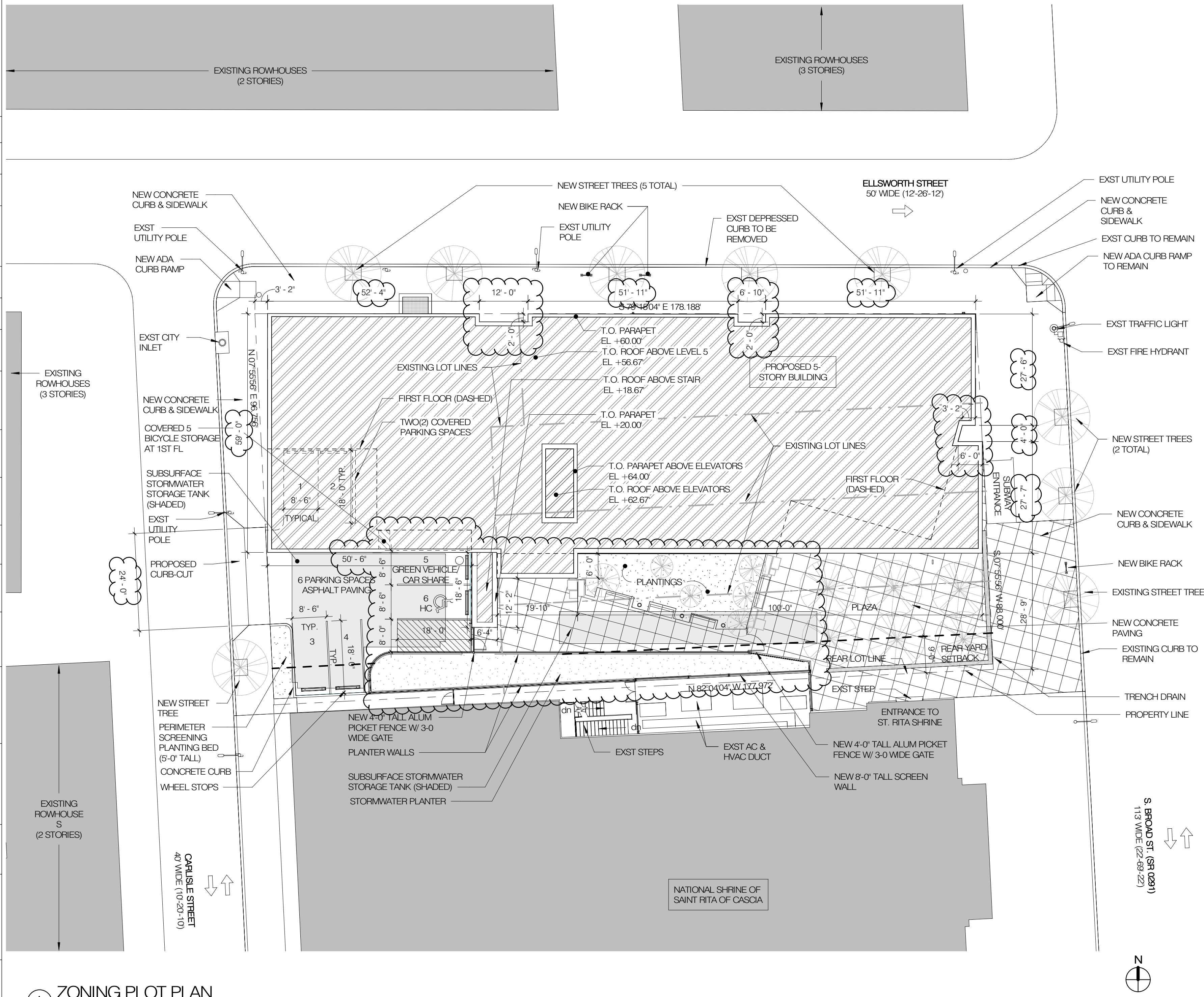
ZONING CODE SUMMARY FOR NEW CONSTRUCTION AT
1148-1154 S. BROAD ST. & 1400 ELLSWORTH ST.

PROJECT:	ST. RITA PLACE AND CASCIA CENTER	PROPOSED BUILDING:
LOCATION:	1148-1154 S. BROAD ST. & 1400 ELLSWORTH ST. PHILADELPHIA, PENNSYLVANIA 19146	CELLAR* (2,921 SF) UTILITIES/ STORAGE FIRST FLOOR 1,872 SF MULTI-FAMILY RESIDENCE 7,211 SF BUSINESS/ PROFESSIONAL (CASCIA CENTER)
FRONTAGE:	S. BROAD ST, ELLSWORTH ST. & S. CARLISLE ST.	SECOND FLOOR 10,488 SF MULTI-FAMILY RESIDENCE THIRD FLOOR 10,488 SF MULTI-FAMILY RESIDENCE FOURTH FLOOR 10,488 SF MULTI-FAMILY RESIDENCE FIFTH FLOOR 10,488 SF MULTI-FAMILY RESIDENCE TOTAL 51,035 SF
ZONING DISTRICT:	RSA-5, RESIDENTIAL SINGLE FAMILY ATTACHED	
LOT AREA:	16,506 SF	

NOTE: THE PROJECT INVOLVES FIVE (5) PARCELS,
BUT FOR ZONING PURPOSES,
THE PARCELS WILL BE COMBINED AS A UNITY OF USE.

NOTE: BUSINESS/ PROFESSIONAL (CASCIA CENTER) IS 7,211 SF TOTAL
* CELLAR IS 100% BELOW GRADE AND THUS NOT INCLUDED IN TOTAL SF

	PROVISION	APPROVED PER PERMIT # 736021 and EXTENDED BY PERMIT # 1014649	PROPOSED
PERMITTED USES TABLE 14-602-2	SINGLE FAMILY; RELIGIOUS FACILITIES	BUSINESS & PROFESSIONAL (OFFICES) 46 RESIDENTIAL DWELLING UNITS	BUSINESS & PROFESSIONAL (OFFICES) 46 RESIDENTIAL DWELLING UNITS
PERMITTED BUILDING TYPE TABLE 14-602-1.A	DETACHED; SEMI-DETACHED; ATTACHED	ATTACHED	ATTACHED
PROPERTIES BOUNDED BY THREE OR MORE STREETS TABLE 14-701 (1) (d) (2)	WHEN A PROPERTY IS BOUNDED BY 3 OR MORE STREETS, THE REMAINING LOT LINE SHALL BE CONSIDERED A REAR. A SIDE YARD IS NOT REQUIRED.	LOT LINE BETWEEN THE SUBJECT PROPERTY AND ST. RITA'S CHURCH IS THE REAR LOT LINE; BROAD ST. ELLSWORTH ST. AND CARLISLE ST. LOT LINES ARE ALL FRONT LOT LINES	LOT LINE BETWEEN THE SUBJECT PROPERTY AND ST. RITA'S CHURCH IS THE REAR LOT LINE; BROAD ST. ELLSWORTH ST. AND CARLISLE ST. LOT LINES ARE ALL FRONT LOT LINES
MINIMUM LOT WIDTH TABLE 14-701-1	16'-0"	87'-10 1/2"	87'-10 1/2"
MINIMUM LOT AREA TABLE 14-701-1	1,440 SF	16,506 SF	16,506 SF
MINIMUM OPEN AREA TABLE 14-701-1	CORNER: 20%	36% (10,540 FOOTPRINT; 16,506 SF SITE)	36% (10,587 FOOTPRINT; 16,506 SF SITE)
SETBACK LINE/ FRONT YARD MINIMUM DEPTH TABLE 14-701 (2) (b) (5) (C)	CORNER: ONLY THE STREET FRONTAGE OPPOSITE THE REAR LOT LINE SHALL BE SUBJECT TO THE FRONT SETBACK REQUIREMENTS.	SETBACK ON ELLSWORTH STREET ALIGNS WITH STREET FRONTAGE ON THE SAME STREET	SETBACK ON ELLSWORTH STREET ALIGNS WITH STREET FRONTAGE ON THE SAME STREET
SIDE YARD MINIMUM WIDTH W/ PERMITTED RESID USES TABLE 14-701-1	5'-0"	THIS PROJECT DOES NOT HAVE SIDE YARD	THIS PROJECT DOES NOT HAVE SIDE YARD
SIDE YARD MINIMUM WIDTH/W/ PERMITTED NON-RESID USES TABLE 14-701-1	8'-0"	THIS PROJECT DOES NOT HAVE SIDE YARD	THIS PROJECT DOES NOT HAVE SIDE YARD
REAR YARD MINIMUM DEPTH TABLE 14-701-1	9'-0"	12'-0"	12'-0"
BUILDING HEIGHT LIMIT TABLE 14-701-1	38'-0"	60'-0" TOP OF PARAPET (64'-0" TOP OF PARAPET ABOVE ELEVATORS)	60'-0" TOP OF PARAPET (64'-0" TOP OF PARAPET ABOVE ELEVATORS)
STREET TREE REQUIREMENTS TABLE 14-705 (2)	AT LEAST ONE STREET TREE PER 35-FT OF LINEAR FRONTAGE	2 NEW TREES ON S. BROAD ST. (PLUS 1 EXISTING) 5 NEW TREES ON ELLSWORTH ST. 1 NEW TREE ON S. CARLISLE ST.	2 NEW TREES ON S. BROAD ST. (PLUS 1 EXISTING) 5 NEW TREES ON ELLSWORTH ST. 1 NEW TREE ON S. CARLISLE ST.
OFF STREET PARKING TABLE 14-802-1 PARKING IN RESIDENTIAL DISTRICTS	HOUSEHOLD LIVING, MULTI-FAMILY: 0 BUSINESS/ PROFESSIONAL (CASCIA CENTER): 7,100 SF ASSEMBLY SPACE: 2,200 SF = 5 PARKING SPACES OFFICE SPACE: 4,900 SF = 3 PARKING SPACES TOTAL REQUIRED = 8 PARKING SPACES	6	6 (REVISED LAYOUT)
PARKING LANDSCAPE AND SCREENING TABLE 14-803 (5) (c) (1) PERIMETER SCREENING FROM ADJUTING RESIDENTIAL DISTRICT	SCREENING WALL OR ROW OF PLANTS AT LEAST 5-FT TALL SHALL BE PROVIDED BETWEEN SURFACE PARKING AREA AND RESIDENTIAL DISTRICT	WALL ALONG NORTH PARKING SPACES; 5-FT TALL PERIMETER SCREENING PLANTING BED ALONG SOUTH PARKING SPACES	WALL ALONG NORTH PARKING SPACES; 5-FT TALL PERIMETER SCREENING PLANTING BED ALONG SOUTH PARKING SPACES
INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS TABLE 14-803 (5) (e)	A MINIMUM OF 10% OF INTERIOR SURFACE PARKING LOT SHALL BE PLANTED WITH LANDSCAPE.	NO INTERIOR LANDSCAPE IN PARKING LOT (PARKING IS PARTIALLY UNDER COVER)	NO INTERIOR LANDSCAPE IN PARKING LOT (PARKING IS PARTIALLY UNDER COVER)
BICYCLE PARKING TABLE 14-804	ALL USES EXCEPT RESIDENTIAL: 0 - 7,500 SF = 0 BIKE SPACE 7,501 SF - 20,000 SF = 2 BIKE SPACES RESIDENTIAL USE: > 12 DWELLING UNITS = 1 PER 10 DWELLING UNITS (FOR SENIOR PROJECTS) 46 UNITS/ 10 = 5 BIKE SPACES REQUIRED	2 @ SIDEWALK 5 @ BIKE STORAGE ON FIRST FLOOR	2 @ SIDEWALK 5 @ BIKE STORAGE ON FIRST FLOOR
OFF STREET LOADING TABLE 14-806	RESIDENTIAL DISTRICTS: ONLY REQUIRED IN BUILDINGS > 100,000 SF IN SIZE	NO OFF STREET LOADING	NO OFF STREET LOADING



1 ZONING PLOT PLAN
1/16" = 1'-0"

APPROVED
FOR ZONING ONLY
10/26/20

BOTANICAL NAME	COMMON NAME	HEIGHT
GLEDTISIA TRIACANTHOS	HONEYLOCUST	30'-40' TALL AT MATURITY

cecil baker + partners
ARCHITECTS

1107 Walnut Street, 2nd Floor
Philadelphia, PA 19107
p: (215) 928-0202

CATHOLIC HEALTH CARE
SERVICES
Owner
National Shrine of St. Rita of Cascia
222 North 17th Street
Philadelphia, PA 19103
p: (215) 587-3663

REVISIONS

No.	Date	Description
1	09.16.2020	ZONING REVISIONS

Project Phase:

ZONING SUBMISSION

Project Name:

ST. RITA PLACE AND
CASCIA CENTER

1148 S. Broad Street
Philadelphia, PA 19146

Drawing Title:

ZONING PLOT PLAN
AND CODE SUMMARY

Project Number: 21921

Date: 07/11/2020

Drawn By: Author

Checked By: Checker

Z1.1

Scale: 1/16" = 1'-0"

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NOTE: THIS SHEET IS INCLUDED FOR REFERENCE.
ELEVATIONS ARE UPDATED TO REFLECT FINAL DESIGN.

cecil baker + partners
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ST. RITA PLACE AND
CASCIA CENTER

1148 S. Broad Street
Philadelphia, PA 19146

Drawing Title:

BUILDING ELEVATIONS

Project Number: 21921

Date: 07/11/2020

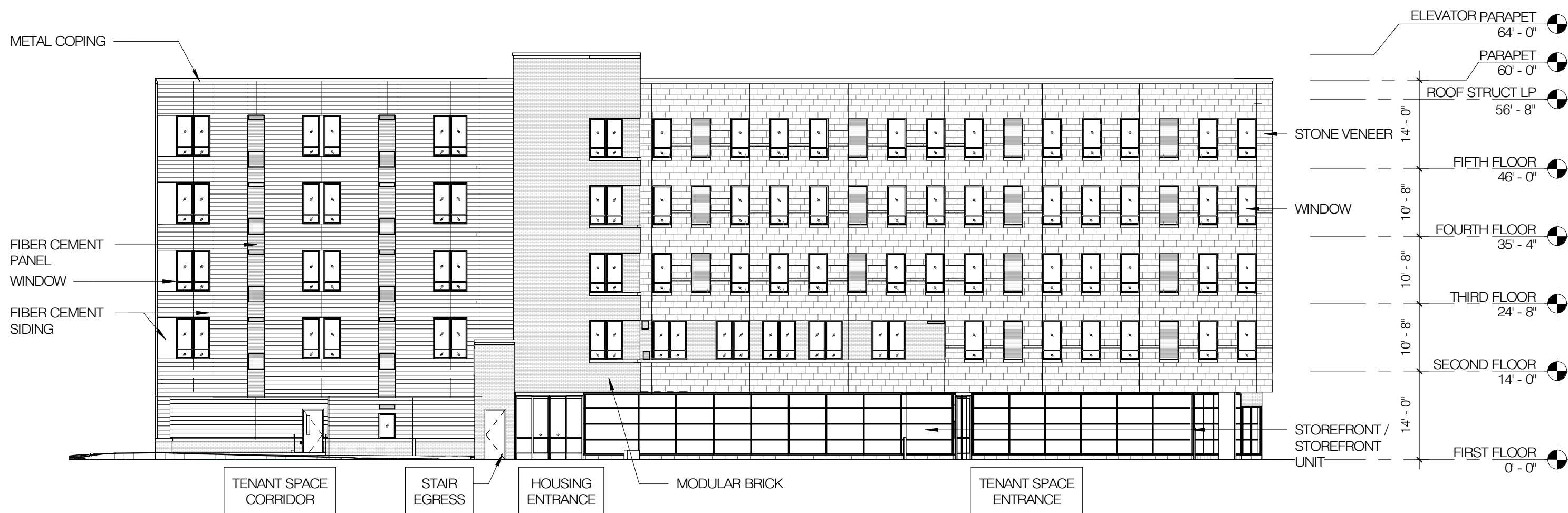
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Checked By: Checker

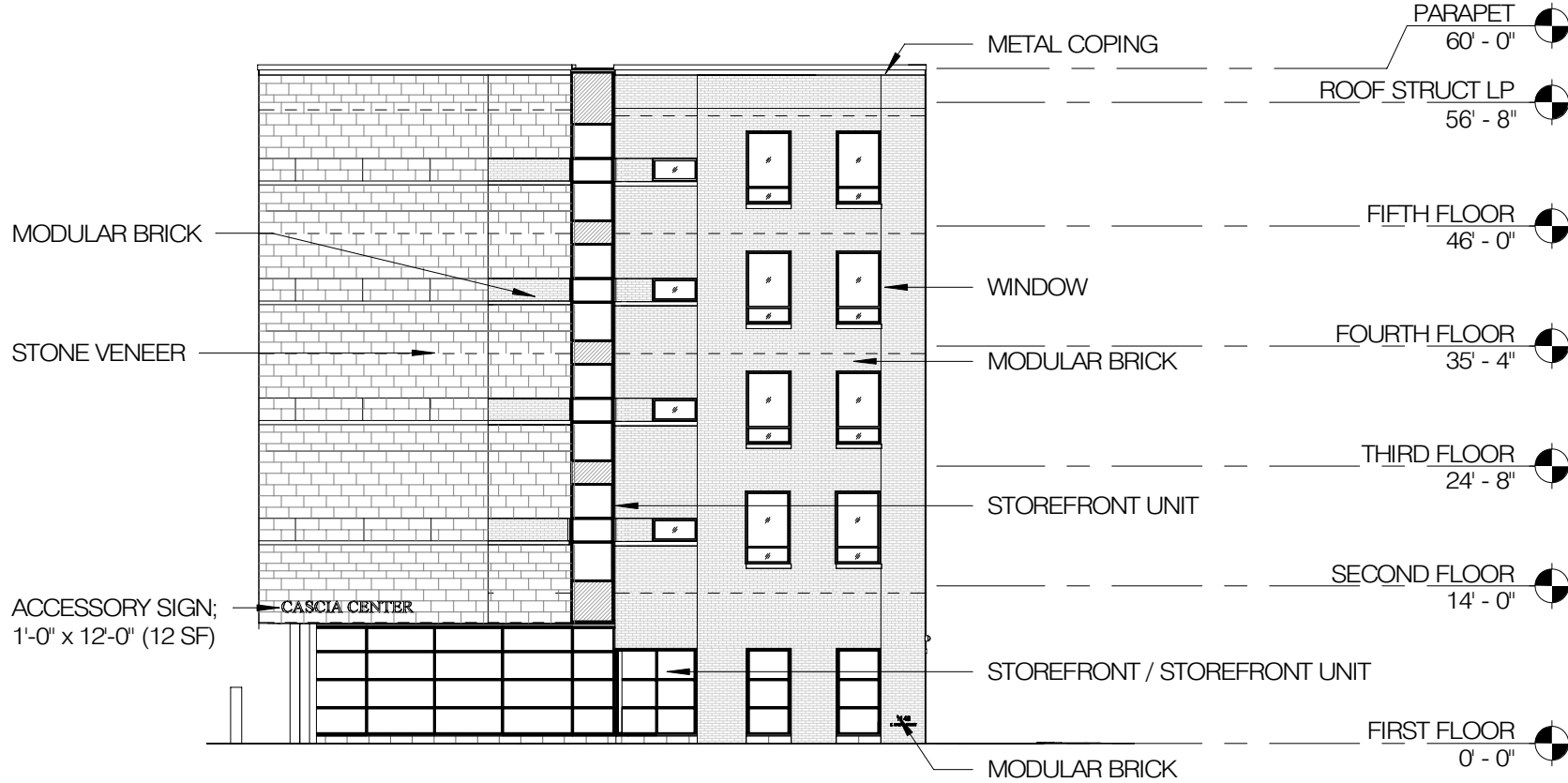
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Scale: 1/16" = 1'-0"

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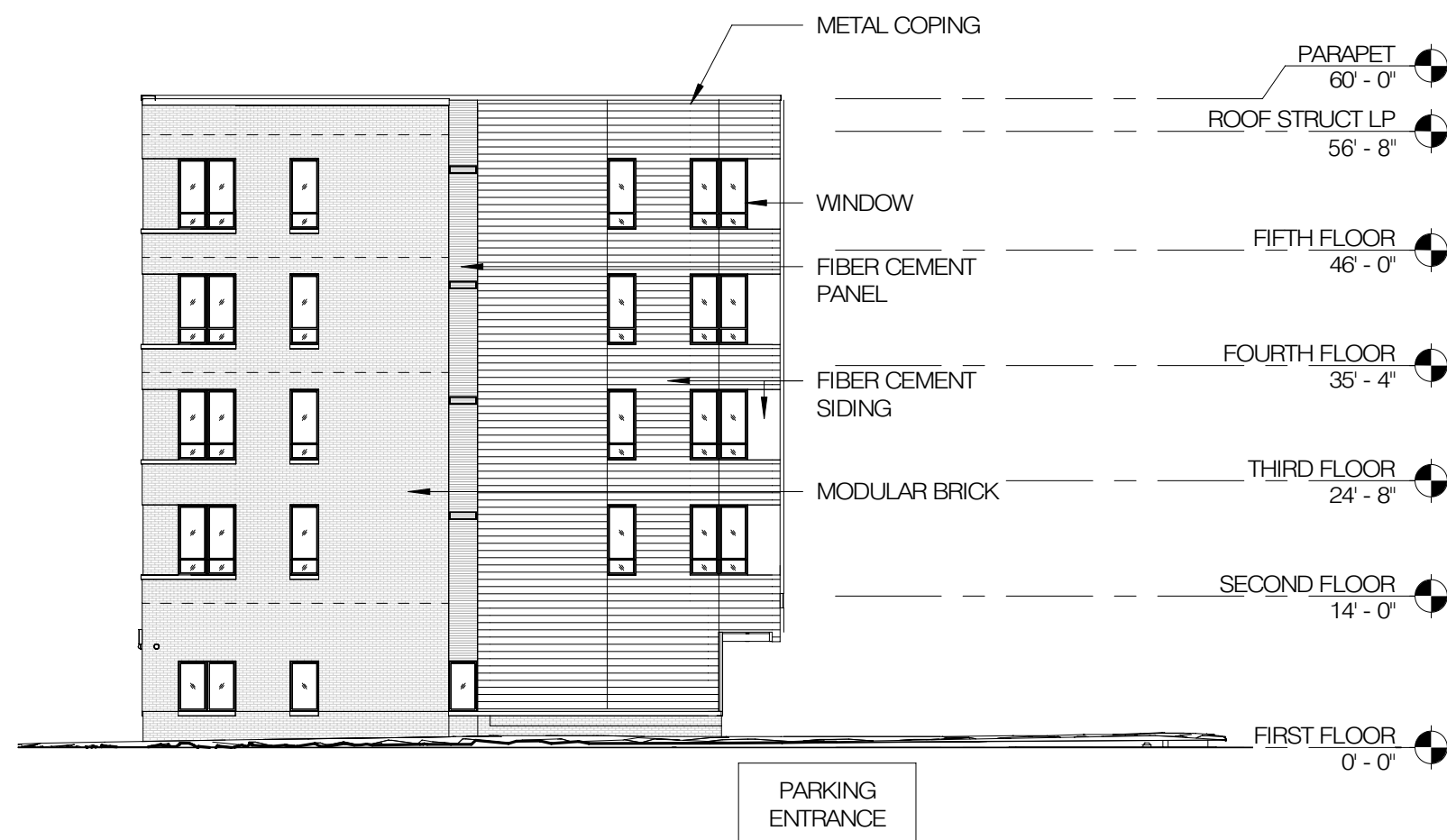
1 SOUTH ELEVATION - AT PLAZA
1/16" = 1'-0"



2 EAST ELEVATION - SOUTH BROAD STREET
1/16" = 1'-0"



3 NORTH ELEVATION - ELLSWORTH STREET
1/16" = 1'-0"



4 WEST ELEVATION - SOUTH CARLISLE STREET
1/16" = 1'-0"

APPROVED
FOR ZONING ONLY
10/26/20

WHEN YOUR PLAN IS REVIEWED FOR ANY REASON, IT IS YOUR RESPONSIBILITY TO REVISIONS AND REVISIONS. THE DEPARTMENT OF CITY PLANNING AND DEVELOPMENT OF PHILADELPHIA RESERVES THE RIGHT TO REQUEST REVISIONS AND REVISIONS.

Applied Electronically by L&L User:

Zoning Permit

Permit Number ZP-2020-006795

LOCATION OF WORK 1148 S BROAD ST, Philadelphia, PA 19146-3142	PERMIT FEE \$672.00	DATE ISSUED 10/26/2020
	ZBA CALENDAR	ZBA DECISION DATE
	ZONING DISTRICTS RSA5	

PERMIT HOLDER NATL SHRINE OF ST RITA	1166 S BROAD ST PHILADELPHIA PA 19146
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APPLICANT Robert Careless	One Liberty Place, 1650 Market Street Suite 2800 Philadelphia, P
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TYPE OF WORK New construction, addition, GFA change
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APPROVED DEVELOPMENT FOR THE AMENDMENT OF PREVIOUSLY APPROVED PERMIT #736021, EXTENDED BY PERMIT #1014649 TO DOCUMENT THE CHANGE IN ORIENTATION OF TWO (2) OF SIX (6) PARKING SPACES AND SLIGHT CHANGES TO BUILDING FOOTPRINT. SIZE AND LOCATION AS SHOWN IN THE APPLICATION/PLANS. ORIGINAL PERMIT APPROVED FOR THE ERECTION OF AN ATTACHED STRUCTURE (60' IN HEIGHT), FOR USE AS ASSEMBLY AND ENTERINMENT (COMMUNITY CENTER), OFFICES AT FIRST FLOOR IN THE SAME BUILDING WITH MULTI-FAMILY HOUSEHOLD LIVING (46 DWELLING UNITS) FROM FIRST FLOOF THRU SIXTH (6TH) FLOORS WITH SIX (6) ACCESSORY INTERIOR PARKING SPACES INCLUDING WITH ONE (1) H/C SPACE WITH FIVE (5) BICYCLE SPACES IN AN ACCESSIBLE ROUTE.
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APPROVED USE(S) Assembly and Entertainment; Office - Business and Professional; Residential - Household Living - Multi-Family

THIS PERMIT IS SUBJECT TO THE FOLLOWING PROVISO(S) AS ESTABLISHED BY THE ZONING BOARD OF ADJUSTMENT (ZBA)

 CONDITIONS AND LIMITATIONS: - Permits, including Zoning Permits not involving development, shall expire if the authorized work or Use is not commenced within, or if work is suspended or abandoned for period of, six (6) months from the date of issuance with the following exceptions: 30-days or 10-days for Permits related to Unsafe or Imminently Dangerous properties respectively. 3-years from issuance or date of decision by ZBA for Zoning Permits involving development. 60-days for Plumbing, Electrical or Fire Suppression Rough-In Approvals. - Any Permit issued for construction or demolition is valid for no more than five (5) years. - All provisions of the Philadelphia Code must be complied with, whether specified herein or not. This permit does NOT constitute approval of any Violation of such Code

 Post a copy of this permit in a conspicuous location along each frontage. Permit must be posted within 5 days of issuance.
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Zoning Permit

Permit Number ZP-2020-006795

ADDITIONAL LOCATION(S)

See front side for primary parcel associated with this permit

PARCEL

1148 S BROAD ST Philadelphia, PA 19146-3142

ADDITIONAL USE DETAILS

See front side for specific use(s) associated with this permit

This permit is subject to the following specific conditions.

CONDITIONS

This Zoning Permit (ZP) shall expire if construction or operation pursuant to the permit or approval has not begun within three years after the date the permit or approval was granted.

Changes of use shall be valid for a period of six months unless an application for a Certificate of Occupancy is submitted for that use within such period.

See § 14-303 of the Philadelphia Zoning Code for more information.



TAX ABATEMENT: Applications for Real Estate Tax Exemption are available from the Office of Property Assessment (OPA). For more Info. visit www.phila.gov/opa; 601 Walnut St., 3rd Fl, Phila. PA 19106 or Call (215) 686-9200. All Applications are due by Dec. 31st of the year of permit issuance.