

Art Commission Review – Submittal Form

(Applicant complete below section)

Project Name: Friends Select School Backlot Transformation

Project Address: 1600-1640 Race Street **On Public Property?** ☐ Yes ☒ No

Total Budget: \$8 million **Utilizing City Funds?** ☐ Yes (specify amount): _____ ☒ No

Project Type (check all that apply):

☒ Building – New Construction or Addition

☐ Encroachment in/over ROW

☐ Building – Renovation or Repair

☐ Signage (Reconsideration)

☒ Plaza/Park/Playground

☐ Streetery (Reconsideration)

☐ Public Art

☐ Other: _____

Project Team:

Agency/Org.: Tarkett Sports Construction Design Lead (firm): Metcalf Architecture & De

Other: _____

Primary Contact for Project Communications:

Name: Richard Gallagher

Affiliation: Project manager, Metcalfe

Email: [REDACTED]

(Art Commission staff complete below section)

Art Commission Meeting Date of Project Review: 9/9/26

Level of Review:

☐ Concept Review ☒ Final Review If Final, specify date of preceding Concept Review: 1/10/24

☐ Administrative Review (for projects with minimal visual impact on public realm)

Staff Notes (Optional):

Located with /CTR - Parkway Buffer

To:
Philadelphia Art Commission
1515 Arch Street, 13th Floor
Philadelphia, PA 19102

August 26, 2026

Re: 1600-1640 Race Street, Philadelphia, PA 19103
Friends Select School
Back Lot Transformation

To Whom It May Concern,

On behalf of the Friends Select School, we respectfully request the Art Commission's approval of the project described herein as a prerequisite to the issuance of a building permit. The property is situated within the Center City Overlay District - Parkway Buffer. While the project is to be partially funded by a Local Share Account (LSA) grant, funding from the City of Philadelphia is not being pursued. The project budget is \$8 million.

Please note that this project was **previously reviewed by the Art Commission on January 10, 2024 (file # 5-24), and was granted conceptual approval.** That review requested additional information on lighting, a tree protection plan for the existing oak tree, and additional information on the proposed gates. These items have been further developed in the current drawings. **Signage will be submitted separately** for Signs and Streetery review; signage shown in this application is included for context only.

Project Mission

In converting the Back Lot from an entirely paved, vehicular-focused space to a multi-use, multi-level learning environment, Friends Select will gain much more than a "playground". The space will be a state-of-the-art educational facility, offering endless possibilities for play, learning, socialization, collaboration, and education.

The project is designed to support the school's mission and Quaker values, including the promotion of community, peace, equity, and environmental stewardship. As an institution "in the City and of the City", a goal of the project is to break down physical barriers between the school and the broader community. The Back Lot is intended to become the school's "front porch", and offer opportunities to engage with children and families from across Philadelphia.

The new space will offer amenities for the entire Friends Select community. Play equipment and space for sports and games will be geared toward Lower and Middle School students, while spaces to sit, relax, and socialize will accommodate older users. Opportunities for outdoor learning will be available to students of all ages. Practical upgrades to security and vehicle infrastructure will support the school at large.

Existing Conditions & Demolition

The entire Back Lot – the existing open space situated at the corner of North 16th and Race Streets – is intended to be updated. With specific exceptions, all existing paving, equipment, walls, furnishings, and plantings are intended to be removed.

An existing Oak tree in the middle of the space is intended to remain, and every effort will be made to preserve the tree's health during construction and for the foreseeable future. The existing brick perimeter wall is intended to remain, with the exception of some selective removal at the new Welcome Center on Race Street.

Proposed Outdoor Spaces

The redesigned outdoor space is designed around an elevated walkway that springs from the ground along a compacted berm, meanders around and over the space, grows to a "treehouse" at the southeast corner, and connects to the existing building at the level of the stair landing between the first and second floors. The spaces on and below this elevated structure will offer a variety of moments for play, socialization, and learning.

At grade, a new Welcome Center will help control pedestrian and vehicular traffic into the site. A mixture of paving and other surface materials, along with landscaping, will create a dynamic environment while directing pedestrians toward the building entry. An asphalt driveway connecting the existing vehicular entries on Race and 16th Streets, as well as the loading zone at the southwest corner of the site, will accommodate buses and other vehicles when not in use by students for sports and other play activities.

Proposed Building Addition

A one-story addition is proposed adjacent to the existing building entry. This new space will add a lobby and reception area to this entrance, as well as restrooms that will support the Back Lot. Being adjacent to the existing stair tower, the construction of the addition will provide a fire-separation so that the existing path of egress is maintained. The roof of the addition will also serve as the entry landing where the elevated structure connects to the upper level of the building.

Contact Information

The owner's representative is Tarkett Sports Construction (dba Anchor Management Group). Notice of the commission's decision can be provided to:

Brian Johnson, Director of Preconstruction
1000 Conshohocken Road, Suite 201
Conshohocken, PA 19428
Brian.johnson@tarkettsports.com

For any questions about this application, please feel free to reach me directly at 215.806.3891, or at richg@metarchdesign.com. Thank you for your consideration.

Sincerely,



Richard Gallagher, AIA
Project Manager

Cc: Brian Johnson, Tarkett Sports Construction
Rachael Pritzker, Pritzker Law Group PLLC



1600-1640 RACE STREET, PHILADELPHIA, PA 19103

FRIENDS SELECT SCHOOL BACKLOT TRANSFORMATION

FRIENDS SELECT SCHOOL | PHILADELPHIA ART COMMISSION | SEPTEMBER 9, 2026

PAGE 1



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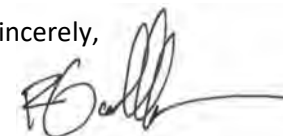
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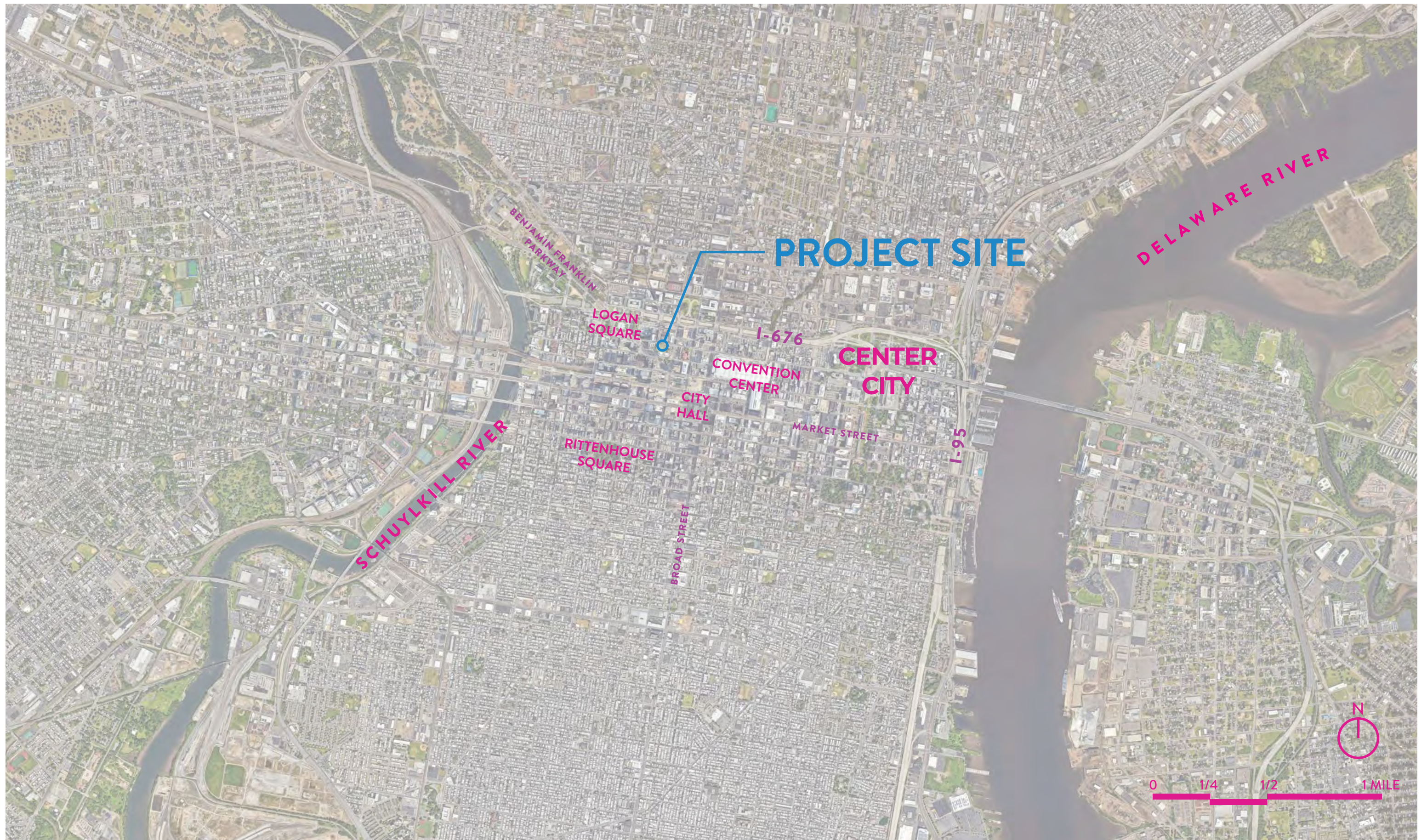
Brian Johnson, Director of Preconstruction
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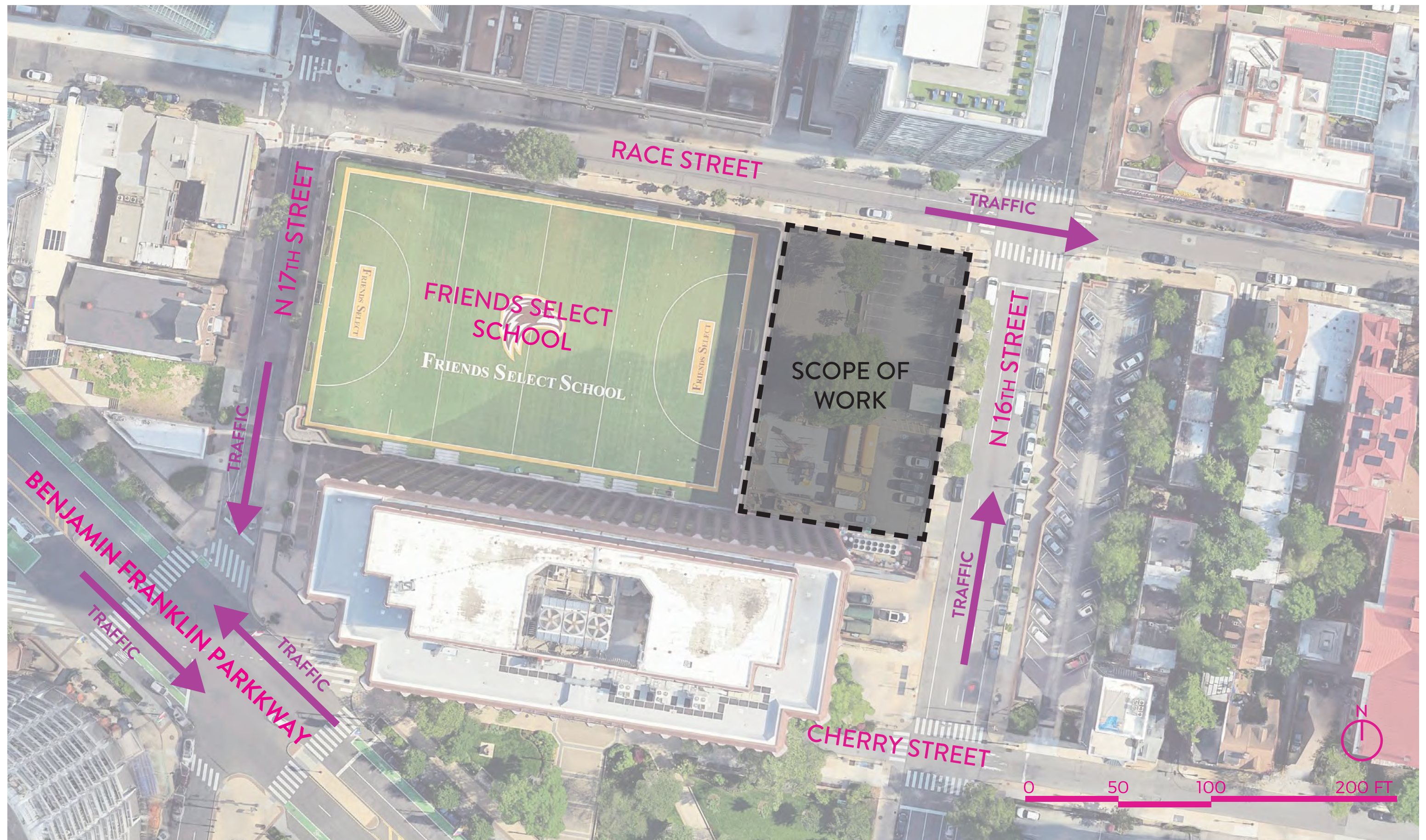
Sincerely,



Richard Gallagher, AIA
Project Manager



SITE LOCATION





OVERHEAD VIEW

EXISTING CONDITIONS



16TH STREET AND CHERRY STREET LOOKING NORTHWEST



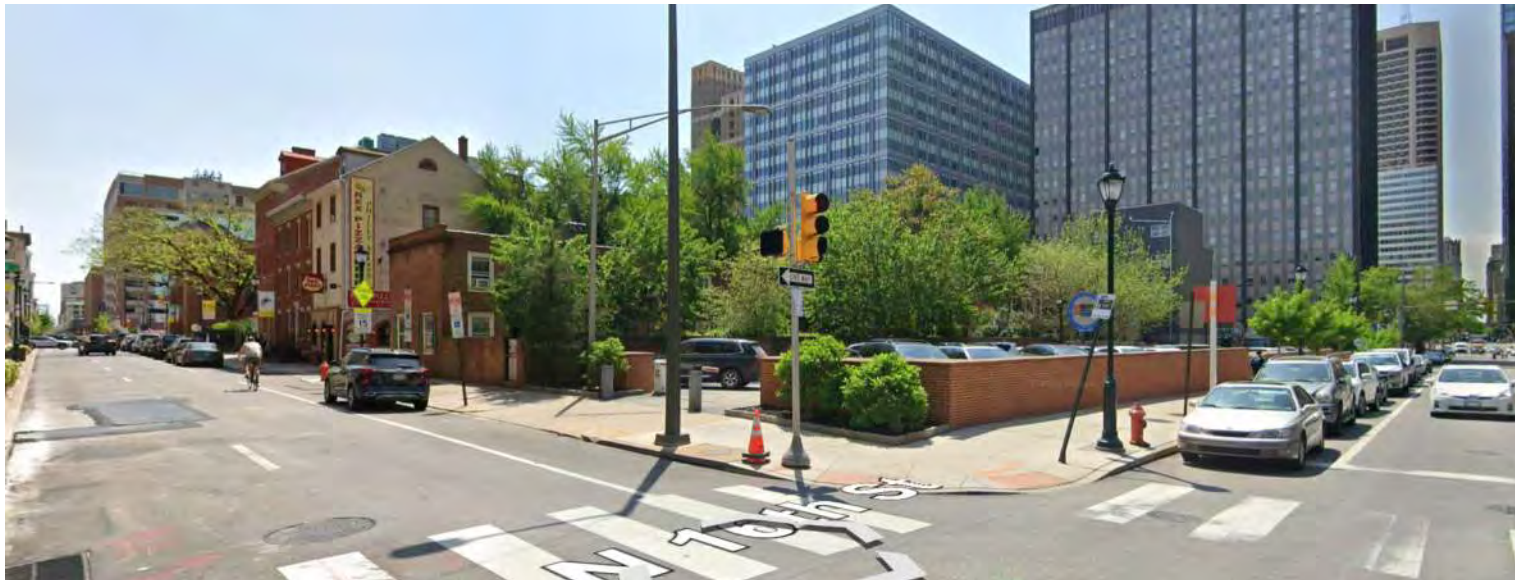
16TH STREET LOOKING WEST



16TH STREET AND RACE STREET LOOKING SOUTHWEST



16TH STREET AND RACE STREET LOOKING WEST



16TH STREET AND RACE STREET LOOKING SOUTHEAST (ACROSS FROM SITE)



RACE STREET LOOKING EAST



VIEW FROM BACKLOT LOOKING NORTH



VIEW FROM BACKLOT LOOKING NORTHEAST



VIEW FROM BACKLOT LOOKING NORTHWEST (STREET LEVEL)



VIEW FROM BACKLOT LOOKING SOUTHEAST



VIEW FROM BACKLOT LOOKING NORTHWEST (ROOF LEVEL)



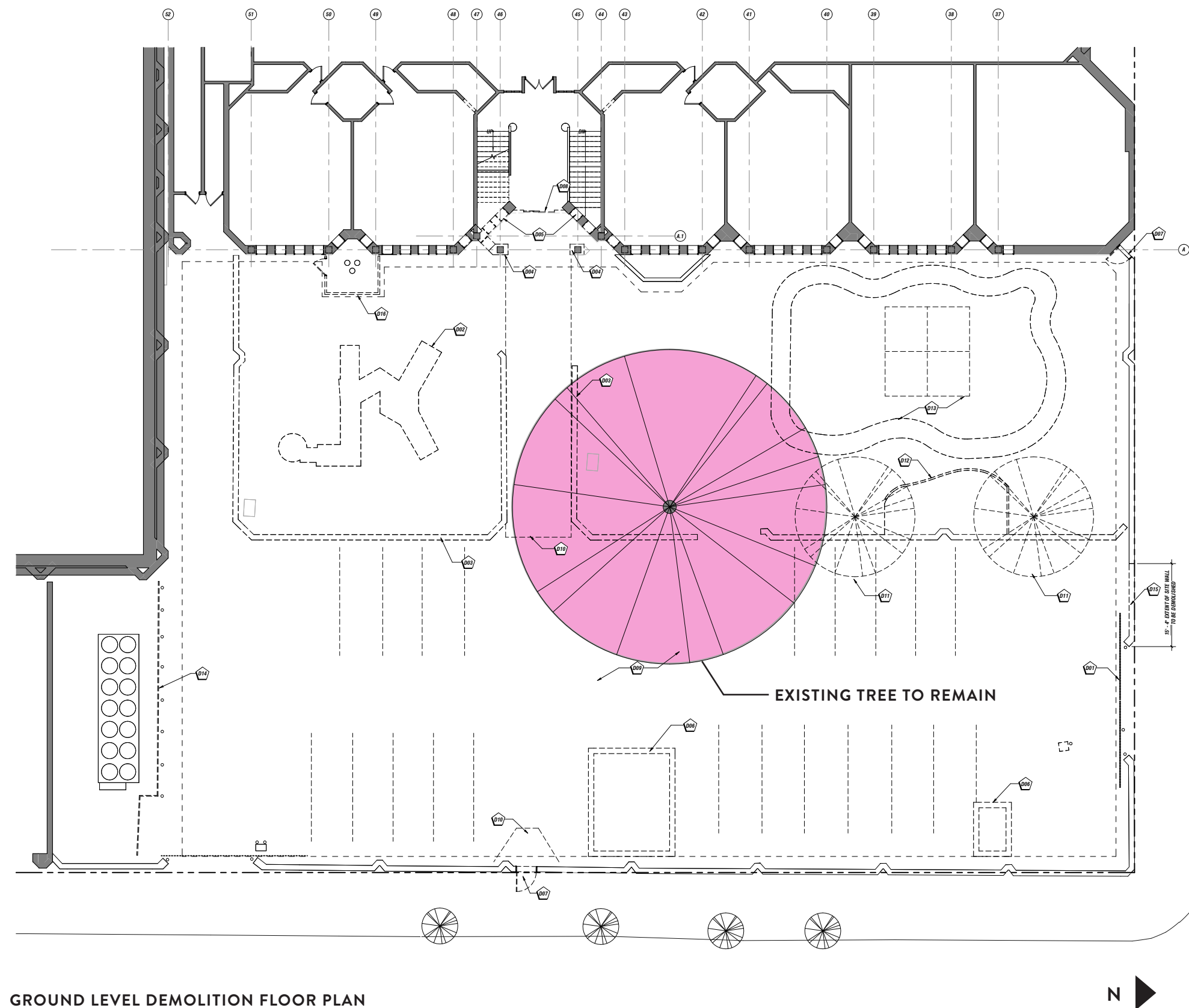
VIEW FROM BACKLOT LOOKING SOUTHWEST TOWARD SCHOOL

EXISTING CONDITIONS





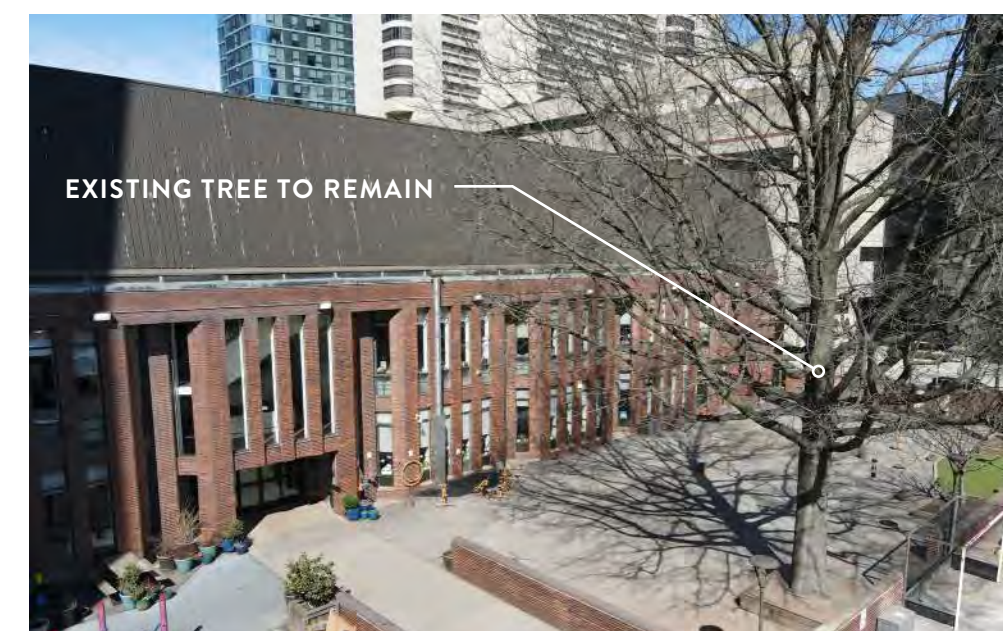




GROUND LEVEL DEMOLITION FLOOR PLAN

TREE PROTECTION NOTES:

- The existing pin oak tree is to be protected throughout the demolition and construction process
- A Root Protection Zone (RPZ) will be established equal to one foot for every inch of trunk caliper at breast height
- The RPZ to be protected by a hard barrier to avoid equipment entering, or material staging within
- All demolition, excavation, grading, or construction activities to occur within the RPZ will be observed by an arborist
 - Excavation occurring within the RPZ to be done with hand-digging and/or air-spading, to protect existing roots
 - Roots that are exposed during excavation and construction will be watered and protected until backfilling can occur
- Deep root soil compartments to be provided over the root zone, where new construction/grading overlaps with the RPZ
- No pruning of the tree or cutting of roots shall occur without prior approval of the observing arborist
- Ongoing observation and maintenance to be provided after construction to ensure the continued health of the tree



VIEW FROM BACKLOT LOOKING NORTHWEST (ROOF LEVEL)



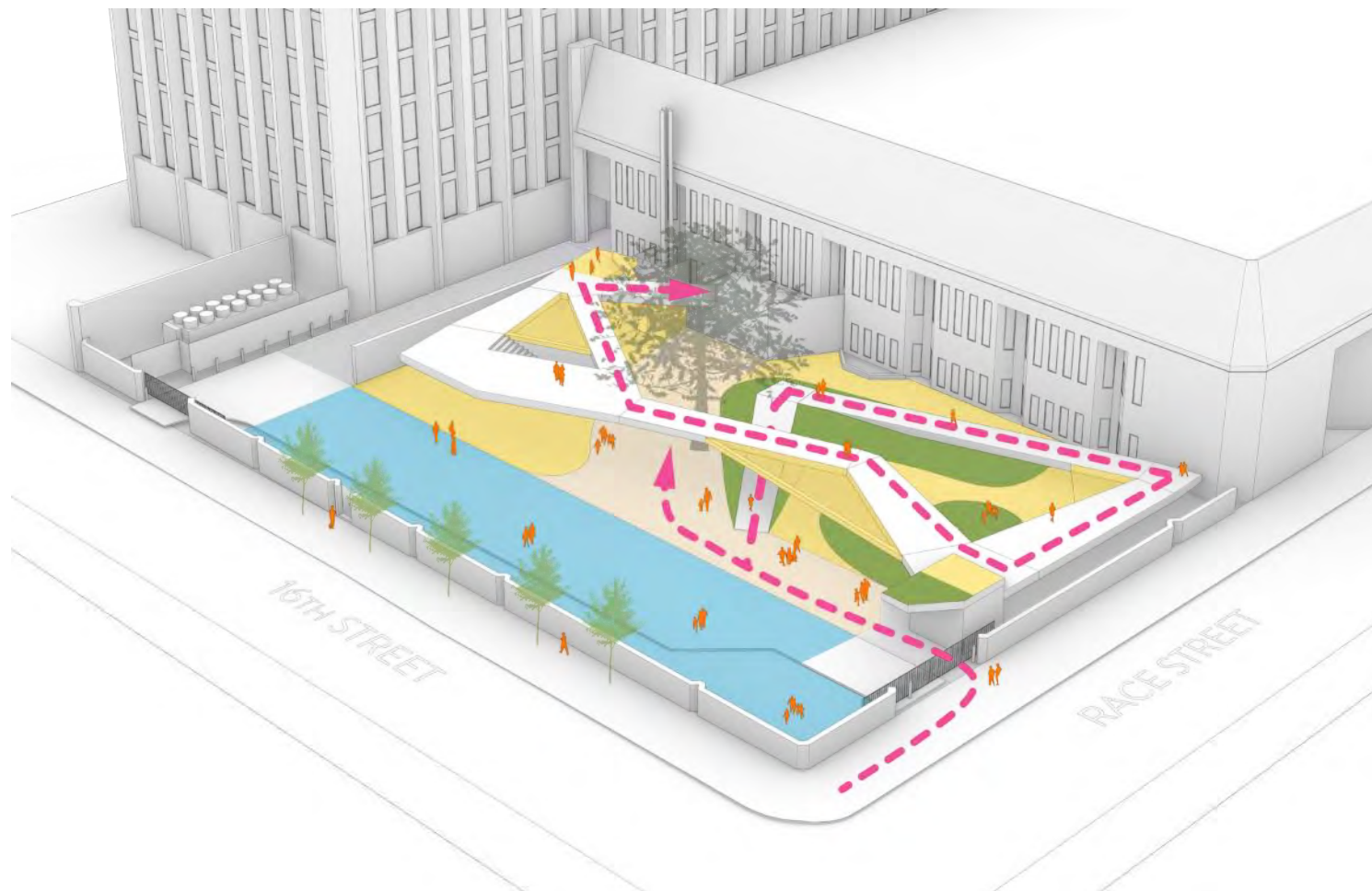
OVERHEAD VIEW

PROPOSED BACKLOT DESIGN

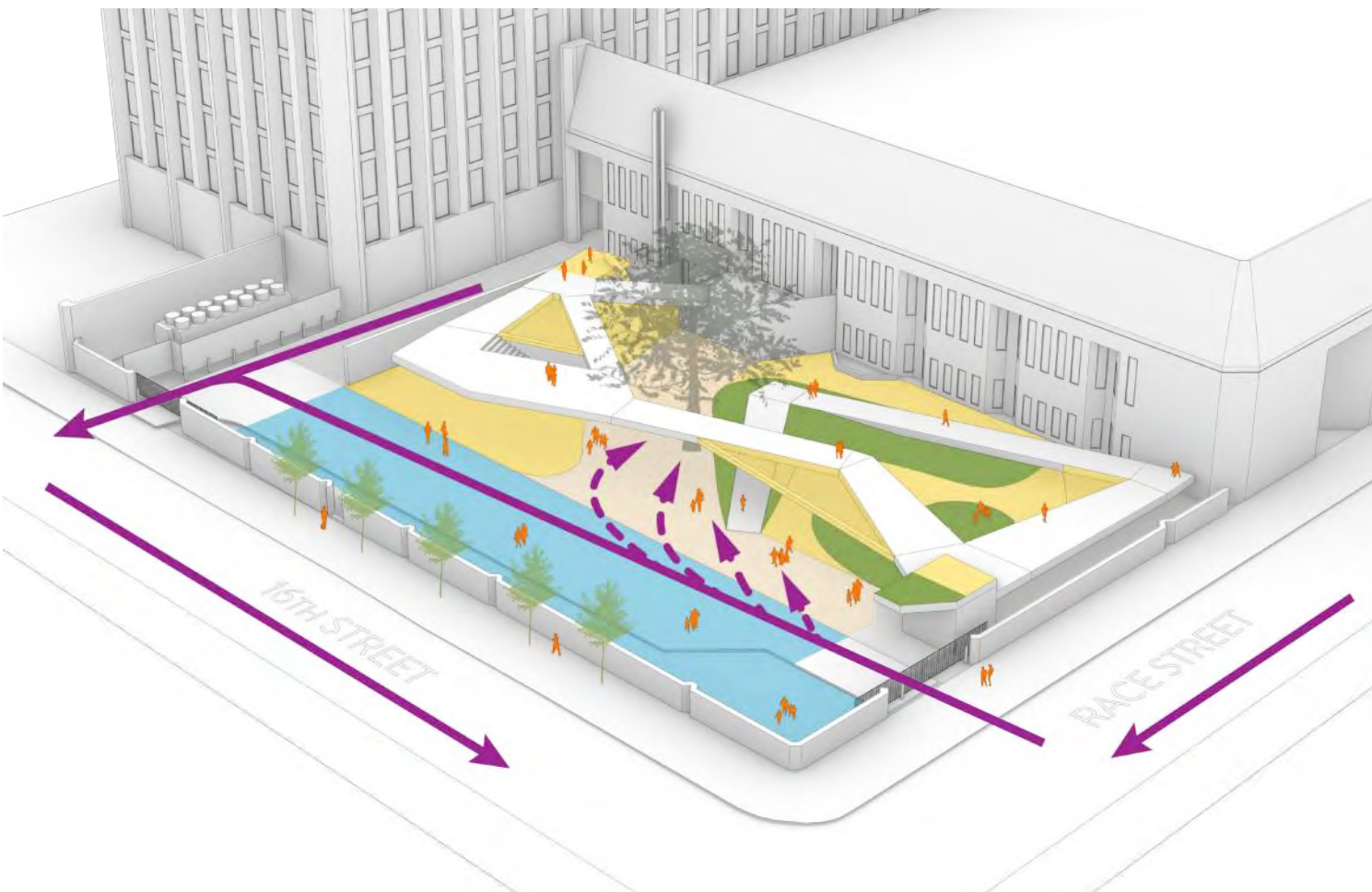
FRIENDS SELECT SCHOOL | PHILADELPHIA ART COMMISSION | SEPTEMBER 9, 2026



OVERHEAD VIEW FROM 16TH STREET AND RACE STREET



PROPOSED PEDESTRIAN CIRCULATION



PROPOSED VEHICULAR CIRCULATION



PROPOSED RACE STREET ENTRANCE



PEDESTRIAN ENTRANCE AND "WELCOME CENTER"



VIEW OF TREEHOUSE FROM EXISTING 16TH STREET GATE



VIEW OF TREEHOUSE FROM 16TH STREET

PROJECT RENDERINGS - EXTERIOR VIEWS AND ENTRANCES



SPORTS AREA



SWINGS



BUS PARKING +SOCCER AREA + GAGA PIT



VIEW OF TREEHOUSE AND UNDER ELEVATED WALKWAY

PROJECT RENDERINGS - GROUND LEVEL PLAY



VIEW OF BERM, SLIDES, AND ROCK SCRAMBLES



PLAY AREA UNDER WALKWAY



BERM PATHS FROM GROUND LEVEL TO ELEVATED WALKWAY



ELEVATED WALKWAY AND PLANTERS

PROJECT RENDERINGS - ELEVATED WALKWAY ASCENT



WALKWAY AND HAMMOCK NETTING



ELEVATED WALKWAY TOWARD TREEHOUSE



TREEHOUSE AT GROUND LEVEL FROM NEW ADDITION



TREEHOUSE GROUND LEVEL

PROJECT RENDERINGS - GROUND LEVEL AROUND TREEHOUSE



TREEHOUSE UPPER LEVEL



TREEHOUSE PERCH



TUBE SLIDE AND SEATING



TREEHOUSE AND ELEVATED NETTING



VIEW UNDER WALKWAY TOWARDS ENTRANCE ADDITION



ENTRANCE ADDITION



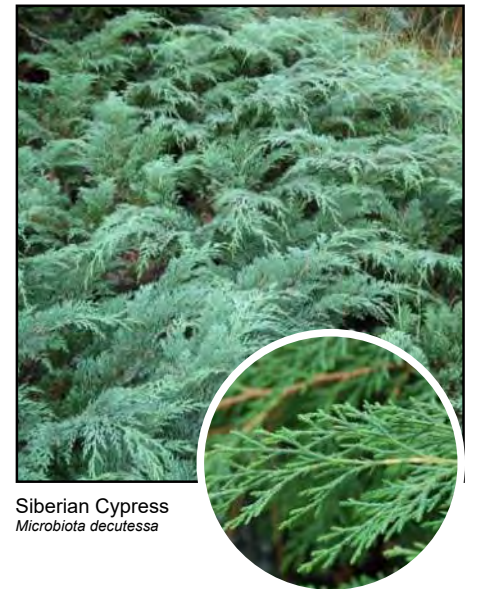
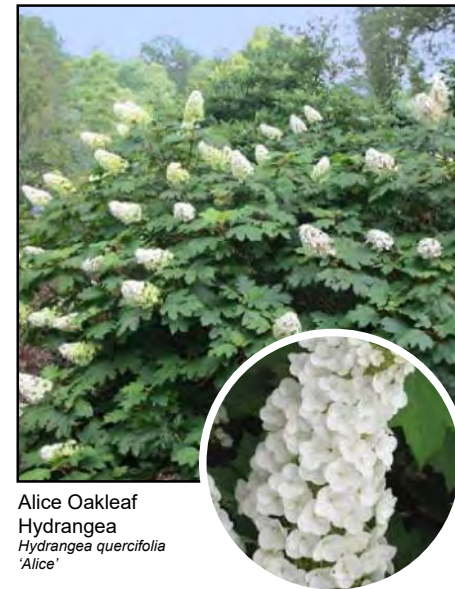
APPROACH TO ADDITION ROOF AND LANDING ENTRANCE



VIEW FROM ENTRANCE ADDITION ROOF

PROJECT RENDERINGS - ENTRANCE ADDITION

BACK LOT PLANT PALETTE







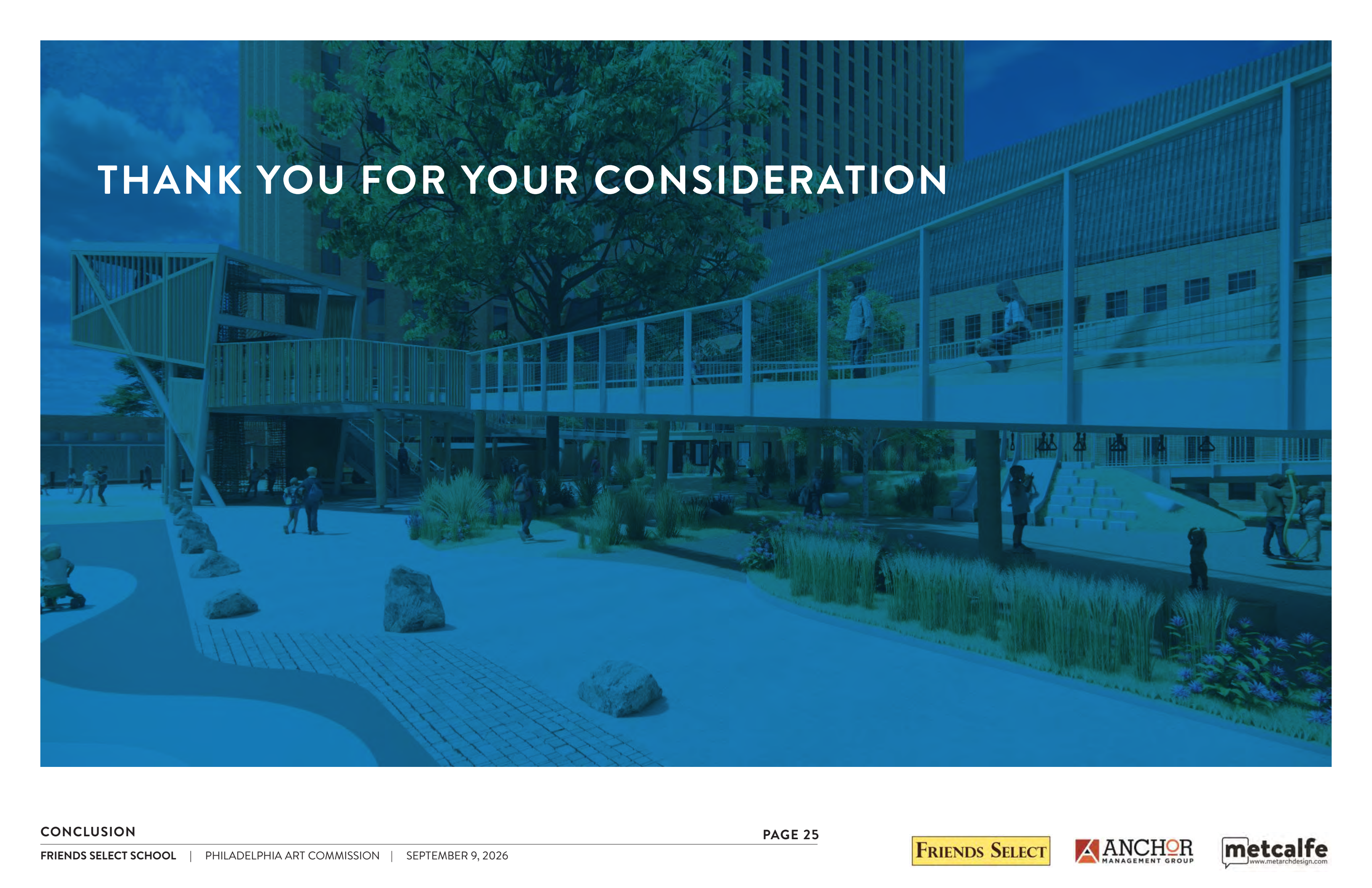
UPPER LEVEL TREE HOUSE LIGHTING CONCEPT



UPPER LEVEL TREE HOUSE LIGHTING CONCEPT



TREE HOUSE EXTERIOR LIGHTING CONCEPT

An architectural rendering of a modern school building. The building features a prominent, large tree in the foreground and a multi-level structure with a glass facade. A playground area with a large tree and a paved path is visible in the foreground. The entire image is overlaid with a semi-transparent blue filter.

THANK YOU FOR YOUR CONSIDERATION

CONCLUSION

FRIENDS SELECT SCHOOL | PHILADELPHIA ART COMMISSION | SEPTEMBER 9, 2026

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FRIENDS SELECT

ANCHOR
MANAGEMENT GROUP

metcalfe
www.metarchdesign.com

APPENDIX

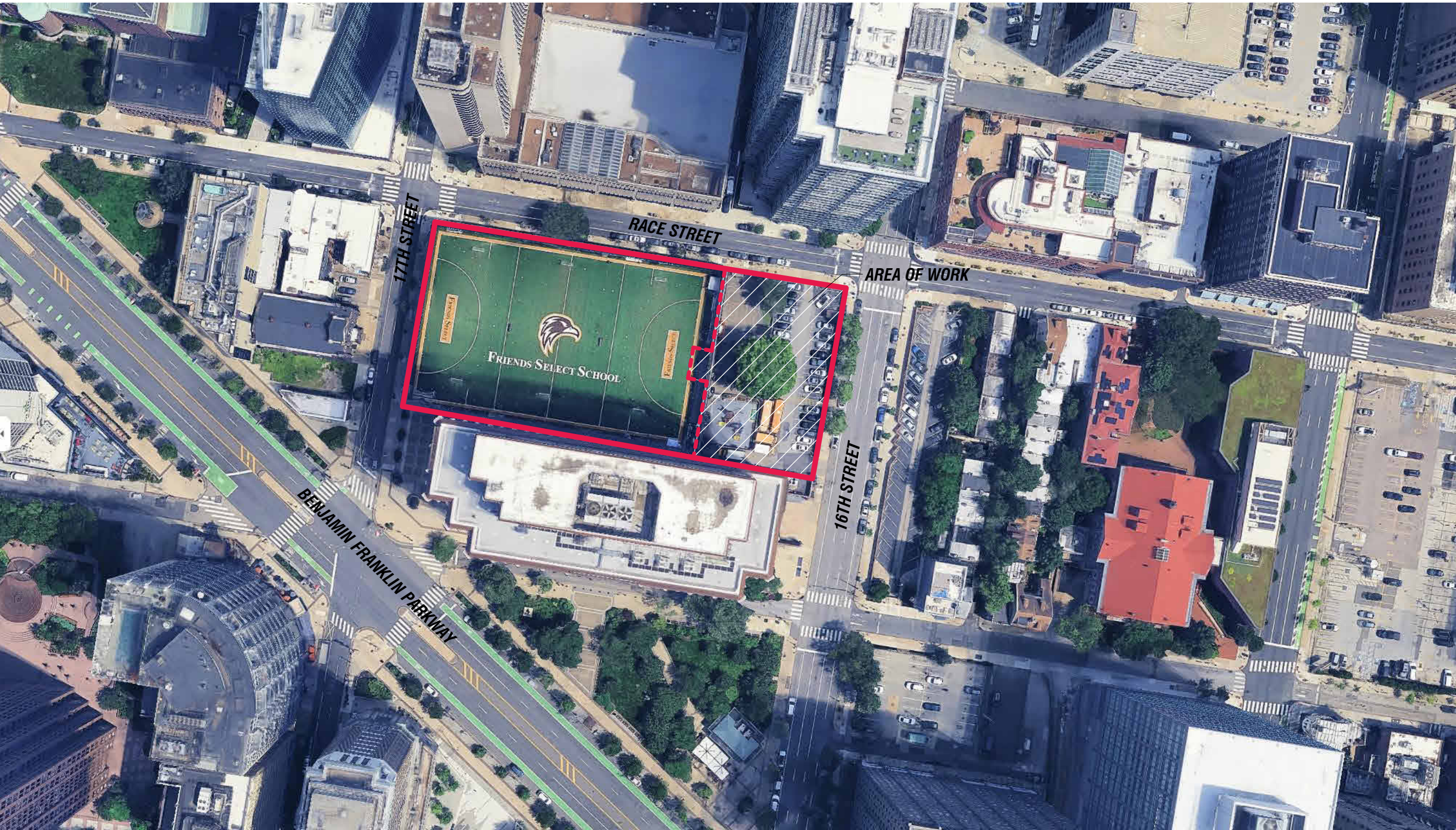


Anchor Management Group, LLC

FRIENDS SELECT SCHOOL BACKLOT

1600-1646 RACE STREET

PHILADELPHIA, PA 19103



PROJECT LOCATION



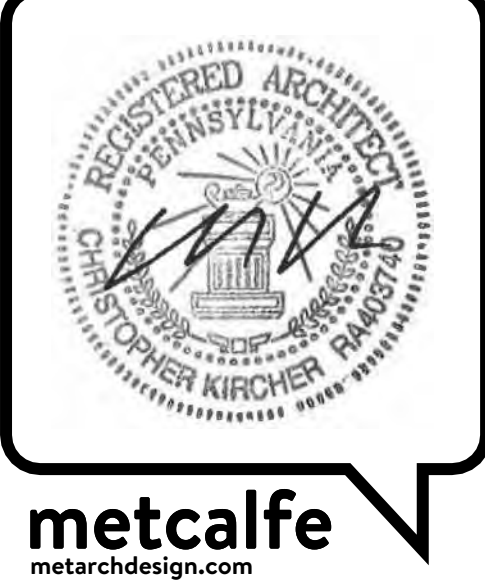
PROJECT RENDERING

ABBREVIATIONS		
ABV	ABOVE	GA GAUGE
ABF	ABOVE FINISHED FLOOR	GALV GALVANIZED
ACT	ACROSTICAL TILE	GC GENERAL CONTRACTOR
ADD	ADDITIONAL	GL GLASS
ADJ	ADJACENT	GLZ GLAZE
ALUM	ALUMINUM	GR GRADE
ANOD	ANODIZED	GRND GROUND
APPROX	APPROXIMATE	GWB GYPSUM WALLBOARD
ARCH	ARCHITECT (ORAL)	HC HANDICAPPED
AT	ATTENTION	HM HANDRAIL
ATTN	ATTENTION	HW HARDWARE
AUTO	AUTOMATIC	HD HEAD
AVG	AVERAGE	HVAC HEATING VENTILATION, AC
BLW	BELOW	HT HEIGHT
BTWN	BETWEEN	HC HOLLOW CORE
BLK	BLOCK	HM HOLLOW METAL
BLKS	BLOCKING	HORIZ HORIZONTAL
BRD	BOARD	IN INCHES
BOT	BOTTOM	INCL INCLUDE
B.O.	BOTTOM OF	ID INSIDE DIAMETER
B.DG.	BUILDING	INSUL INSULATE (INSULATION)
CDU	CEMENT DACKER UNIT	INT INTERIOR
CAB	CABINET	INV INVERT
CPT	CARPETED	JC JANITOR CLOSET
CLS	CEILING	JT JOINT
CEM	CEMENT	JST JOIST
CTR	CENTER	KPL KICKPLATE
CT	CERAMIC TILE	NDK NODKROFT
CLR	CLEARANCE	LT LAVATORY
CLOS	CLOSET	LT CLOSURE
CLS	CLOSURE	LTB LIGHTING
COL	COLUMN	LTPR LIGHTPROOF
CONC	CONCRETE	LWT LIGHTWEIGHT
CONV	CONCRETE MASONRY UNIT	LOCN LOCATION
CONSTR	CONSTRUCTION	LOCN LOCATION
CONT	CONTINUE (CONTINUOUS)	MAINT MAINTENANCE
CJ	CONTROL JOINT	MFR MANUFACTURE(R)
COORD	COORDINATE	MAS MASONRY
CS	CORNER GUARD	MO MASONRY OPENING
CNTA FLSH	COUNTER FLASHING	MATL MATERIAL
CNTR SK	COUNTER SINK	MAX MAXIMUM
DEMO	DEMOLISH (DEMOLITION)	MECH MECHANICAL
DTL	DETAIL	MEM MEMBRANE
DIAG	DIAGONAL	MTL METAL
DIFF	DIFFUSER	MW MINOR
DM	DIMENSION	MISC MISCELLANEOUS
DR	DOOR	MOD MODULAR
DR	DOUBLE RING	MT, MTD MOUNTED
DN	DOWN	MOV MOVABLE
DS	DOWNSPUT	NAT NATURAL
DWG	DRAWING	NOM NOMINAL
EA	EACH	NIC NOT IN CONTRACT
ELEC	ELECTRICAL	NTS NOT TO SCALE
ENC	ELECTRIC WATER COOLER	OFF OFFICE
ELEV	ELEVATION	OC ON CENTER
EMR	EMERGENCY	OPG OPENING
ENCL	ENCLOSURE	OPP OPPOSITE
EQ	EQUAL	OD OUTSIDE DIAMETER
EQUP	EQUIPMENT	QA QUALITY
ESH	EXHAUST	OVHD OVERHEAD
EXS	EXISTING	PTD PAINTED
EJ	EXPANSION JOINT	PTN PARTITION
EXP	EXPOSED	PLK PLANK
EXT	EXTENSION	PLAS PLASTER
FD	FACE OF	PLAN PLASTIC LAMINATE
FF	FACTORY FINISH	PLYWD PLYWOOD
FAS	FASTENER	PVC PASTHVINL CALORIDE
F	FEET FOOT	PCF POUNDS PER CUBIC FOOT
FIP	FIBERGLASS REIN. PLASTIC	PLF POUNDS PER LINEAR FOOT
FIN	FINISHED	PSF POUNDS PER SQUARE FOOT
FE	FIRE EXTINGUISHER	PSI POUNDS PER SQUARE INCH
FEC	FIRE EXTINGUISHER CABINET	PREFA PREFABRICATED
FLR	FLOOR	PREFIN PREFINISHED
FLNG	FLOORING	PTV PREFORMED
FD	FLOOR DRAIN	QT QUARRY TILE
FTD	FOOTING	
FRAM	FRAMING	
FRM	FRAME(S), FRAMING	
FURN	FURNISH, FURNITURE	
FUR	FURRING	

ANNOTATION LEGEND		
GRID IDENTIFICATION	LEVEL MARKER	CALLOUT DETAIL
ROOM IDENTIFICATION	CEILING TAG	REVISION TAG
DOOR TAG	EXTERIOR WALL TAG	INTERIOR PARTITION TAG
SECTION	EXTERIOR ELEVATION	INTERIOR ELEVATION
DETAIL SECTION	WALL SECTION	
FINISH TAG	DIMENSIONS	MAD NOTE BLOCK
KEYNOTES	CASEWORK / EQUIPMENT	WINDOW / STOREFRONT / CURTAINWALL TYPE

DRAWING INDEX	
G-000	COVER SHEET
L-1	PAVING PLAN
L-4	LANDSCAPE PLAN
AD-100	DEMOLITION FLOOR PLANS
A-100	NEW WORK GROUND PLAN
A-101	NEW WORK ELEVATED WALKWAY PLAN
A-102	FINISH GROUND PLAN
A-200	EXTERIOR ELEVATIONS
A-300	SITE SECTIONS
A-402	WELCOME CENTER - ENLARGED PLANS AND SECTIONS
A-700	IMAGERY
A-701	IMAGERY CONT.
A-702	IMAGERY CONT.
A-703	IMAGERY CONT.
A-704	IMAGERY CONT.
A-705	IMAGERY CONT.
A-706	IMAGERY CONT.
A-800	CONTEXT PHOTOS
LG0.000	GROUND LEVEL BACKLOT LIGHTING PLAN
LG0.001	DECK LEVEL BACKLOT LIGHTING PLAN
LG1.000	ENLARGED LIGHTING PLANS
LG2.000	LIGHTING ELEVATIONS
LG3.000	LIGHTING CONCEPT

APPROVAL STAMPS:



metcalfe
metarchdesign.com

Architect:
Metcalfe Architecture & Design, LLC
234 Market Street, 5th Floor
Philadelphia, PA 19106
215.551.9200

Client:
Anchor Management Group, LLC
1000 Conshohocken Road, Suite 201
Conshohocken, PA 19428
610.276.9303

Property Owner:
Friends Select School
1651 Benjamin Franklin Parkway
Philadelphia, PA 19103
215.561.5900

Structural:
WGS Structural Consulting Engineers
1137 N. Gravel Pike
Zieglerville, PA 19492
610.831.0556

MEP:
McHugh Engineering Associates, Inc.
1950 Route 70, Suite 102
Cherry Hill, NJ 08003
215.641.1158

Landscaping:
AEP
530 Walnut Street, Suite 998
Philadelphia, PA 19106
215.585.4839

Lighting:
BEAM
2220 M. Camel Ave
Glenside, PA 19038
215.508.0900

Key Plan	
PROJ	TRUE
▲	▲

Anchor Management Group, LLC

FRIENDS SELECT SCHOOL BACKLOT

Project Title:

Project Address:

1600-1646 RACE STREET

PHILADELPHIA, PA 19103

Issue No.:

25035

#:	Issue:	Date:
	Philadelphia Art Commission Review	8.26.2026

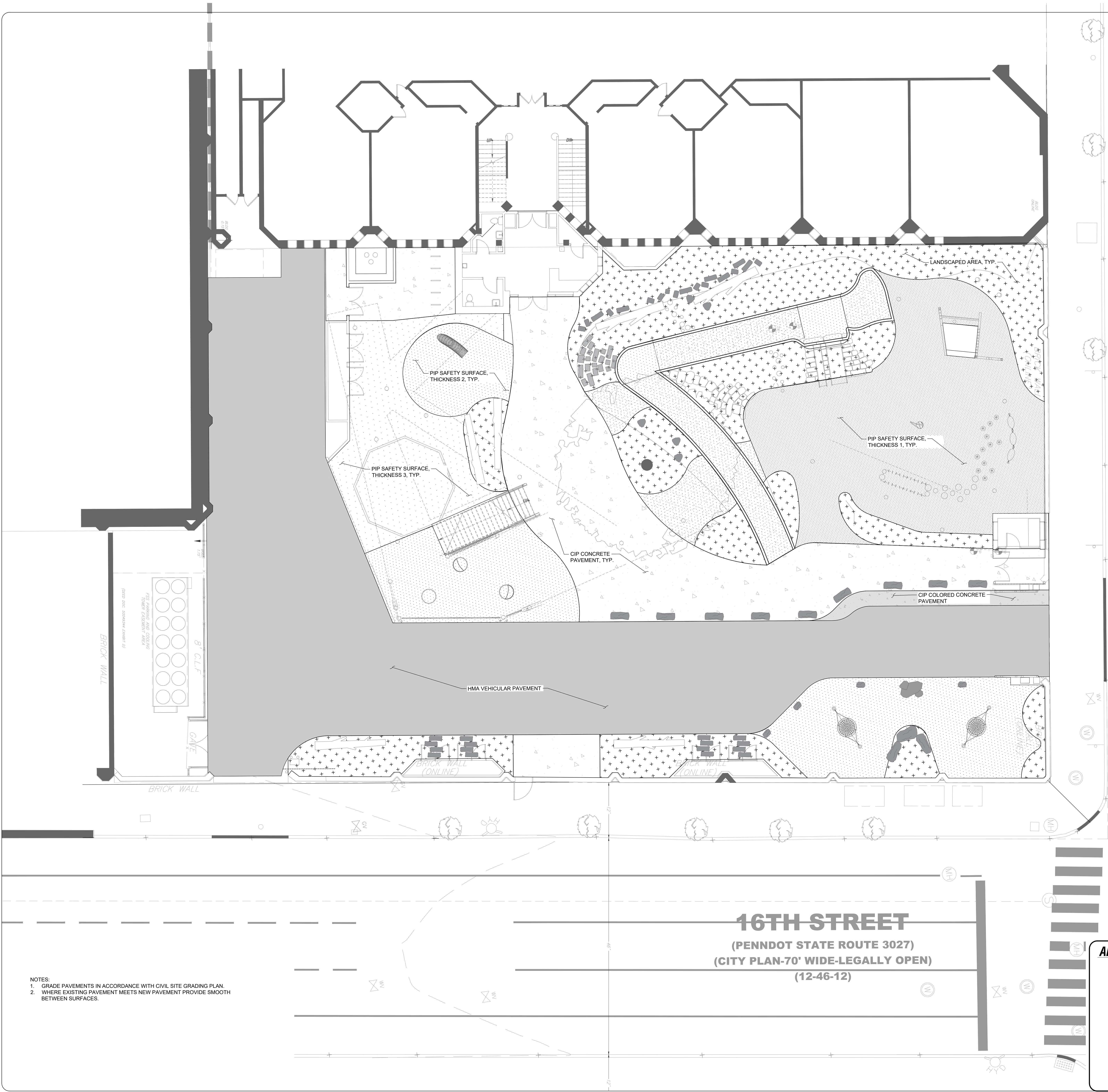
Sheet Title:

COVER SHEET

Sheet No.:

G-000

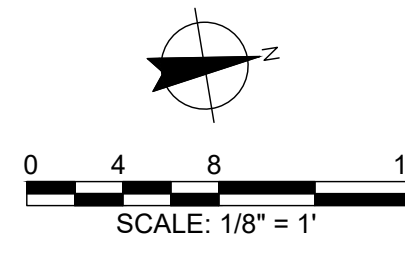
Sheet Size: 30" x 42"; ARCH E1



- LEGEND:**
- EX. SANITARY SEWER MANHOLE
 - EX. STREET LIGHT
 - EX. FIRE HYDRANT / WATER VALVE
 - EX. BUILDING
 - EX. TREE
 - EX. SIGN
 - FOOTPRINT OF ELEVATED STRUCTURE (SEE ARCHITECTURAL PLANS)
 - LANDSCAPED AREAS
 - HMA VEHICULAR ASPHALT PAVEMENT
 - CIP REINFORCED CONCRETE PAVEMENT
 - CIP COLORED REINFORCED CONCRETE PAVEMENT
 - POURED IN PLACE SAFETY SURFACE, THICKNESS 1
 - POURED IN PLACE SAFETY SURFACE, THICKNESS 2
 - POURED IN PLACE SAFETY SURFACE, THICKNESS 3
 - CONCRETE EDGE @ PIP SURFACE
 - STONE LANDSCAPE STEPPERS
 - LANDSCAPE BOULDER ON GRAVEL BASE
 - SEATING/BOLLARD BOULDER SET IN CONCRETE
 - PERCH BOULDERS
 - BOULDER IN PIP SURFACE

RACE STREET
(CITY PLAN-50' WIDE-LEGALLY OPEN)
(12-26-12)

16TH STREET
(PENNDOT STATE ROUTE 3027)
(CITY PLAN-70' WIDE-LEGALLY OPEN)
(12-46-12)



APPROVAL STAMPS:

- NOTES:**
- GRADE PAVEMENTS IN ACCORDANCE WITH CIVIL SITE GRADING PLAN.
 - WHERE EXISTING PAVEMENT MEETS NEW PAVEMENT PROVIDE SMOOTH BETWEEN SURFACES.



metcalfe
metarchdesign.com

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1137 N. Gravel Pike
Englewood, PA 19422
610.831.0550

MEP:
McHugh Engineering Associates, Inc.
1950 Route 70, Suite 102
Cherry Hill, NJ 08003
215.641.1158

Landscape:
ALP
530 Walnut Street, Suite 908
Philadelphia, PA 19106
267.295.4839

Lighting:
BEAM
2220 M. Camel Ave
Glenview, PA 19039
215.508.0900

Key Plan PROJ TRUE

Anchor Management Group, LLC
FRIENDS SELECT SCHOOL
BACKLOT
Project Address: 1600-1646 RACE STREET
PHILADELPHIA, PA 19103
MID Project No.: 25035

#: **Issue:** **Date:**
Philadelphia Art Commission Review 8.26.2026

Sheet Title:
PAVING PLAN

Sheet No.:
1

Sheet Size: 30" x 42"; ARCH E1



metcalfe
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Structural:
WGS Structural Consulting Engineers
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MEP:
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Cherry Hill, NJ 08003
215.641.1158

Landscape:
AFS
530 Walnut Street, Suite 908
Philadelphia, PA 19106
267.295.4839

Lighting:
BEAM
2220 M. Camel Ave
Glenide, PA 19039
215.508.0900

Key Plan PROJ TRUE

Project Title:
Anchor Management Group, LLC
FRIENDS SELECT SCHOOL
BACKLOT
Project Address:
1600-1646 RACE STREET
PHILADELPHIA, PA 19103
MID Project No.:
25035

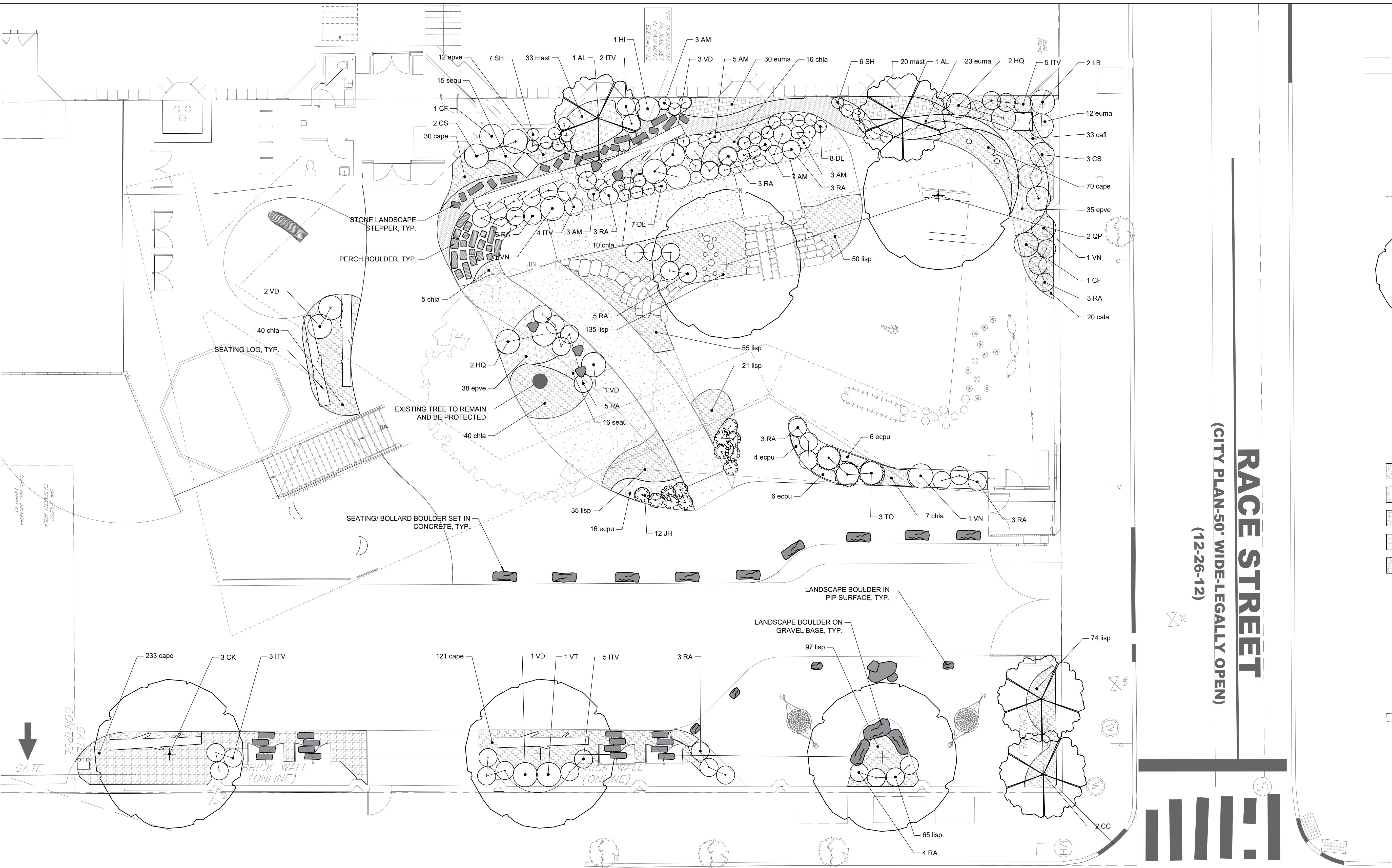
#: **Issue:** **Date:**
Philadelphia Art
Commission Review 8.26.2026

Sheet Title:
LANDSCAPE PLAN

Sheet No.:
4

Sheet Size: 30" x 42"; ARCH E1

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FRIENDS SELECT PLANT SCHEDULE						
QUANTITY	SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE, ROOT	SPACING	NOTES
DECIDUOUS TREES						
2	AL	<i>Amelanchier laevis</i>	Smooth Shadblow	3-3.5" caliper, B&B, multi-stemmed	As shown	
2	CC	<i>Cercis canadensis</i>	Eastern Redbud	3-3.5" caliper, B&B	As shown	Fall dig hazard
3	CK	<i>Cladrastis kentukea</i>	Yellowwood	4-4.5" caliper, B&B	As shown	Fall dig hazard, Specimen Quality
2	QP	<i>Quercus palustris</i>	Pin Oak	5-5.5" caliper, B&B	As shown	Fall dig hazard, Specimen Quality
EVERGREEN TREES						
3	TO	<i>Thuja occidentalis</i> 'Emerald Green'	Emerald Green Arborvitae	5'-6" HT, B&B	As shown	Fall dig hazard
DECIDUOUS SHRUBS						
21	AM	<i>Aronia melanocarpa</i> 'Low Scape Mound'	Low Scape Mound Aronia	12" HT, #3 container	2' o.c.	
5	CS	<i>Cornus sericea</i> 'Bailey'	Bailey Red Twig Dogwood	Min. 4' HT, #5 container	As shown	
2	CF	<i>Calycanthus x hybridus</i> 'Aphrodite'	Aphrodite Sweetshrub	Min. 4' HT, #5 container	As shown	
15	DL	<i>Diervilla lonicera</i>	Bush Honeysuckle	18" HT, #3 container	As shown	
1	HI	<i>Hammamelis x intermedia</i> 'Jalena'	Jalea Witch Hazel	Min. 4' HT, #5 container	As shown	
4	HQ	<i>Hydrangea quercifolia</i> 'Alice'	Alice Oakleaf Hydrangea	Min. 3' HT, #5 container	As shown	
19	ITV	<i>Itea virginica</i> 'Little Henry'	Little Henry Sweetspire	18" HT, #3 container	As shown	
2	LB	<i>Lindera benzoin</i>	Spicebush	Min. 4' HT, #5 container	As shown	
41	RA	<i>Rhus aromatica</i> 'Gro-Low'	Fragrant Sumac 'Gro-Low'	18" HT, #3 container	3' o.c.	
13	SH	<i>Sarcococca hookeriana</i> var <i>humilis</i>	Dwarf Sweet Box	8"-12" HT, #1 container	2' o.c.	
7	VD	<i>Viburnum dentatum</i>	Arrowwood Viburnum	Min. 4' HT, #5 container	As shown	
3	VN	<i>Viburnum nudum</i> 'Winterthur'	Winterthur Smooth Witherod	Min. 4' HT, #5 container	As shown	
1	VT	<i>Viburnum trilobum</i>	Cranberry Viburnum	Min. 4' HT, #5 container	As shown	
EVERGREEN SHRUBS						
12	JH	<i>Juniperus horizontalis</i> 'Bar Harbor'	Bar Harbor Horizontal Juniper	8"-12" HT, #3 container	As shown	
GRASSES						
454	cape	<i>Carex pensylvanica</i>	Pennsylvania Sedge	SP4 or quart	12" o.c.	
33	cafi	<i>Carex flacca</i> 'Blue Zinger'	Blue Sedge	SP4 or quart	12" o.c.	
118	chia	<i>Chasmanthium latifolium</i>	Northern Sea oats	#1 container	16" o.c.	
532	lisp	<i>Liriope spicata</i>	Creeping Lilyturf	SP4 or quart	12" o.c.	
BROADLEAF GROUNDCOVER						
85	epve	<i>Epimedium x versicolor</i> 'Sulphureum'	Bishop's Hat	#1 container	18" o.c.	
BROADLEAF FLOWERING PERENNIALS						
16	ecpu	<i>Echinacea purpurea</i> 'White Swan'	White Swan Cone Flower	#1 container	12" o.c.	
65	euma	<i>Eurybia macrophylla</i>	Bigleaf Aster	#1 container	18" o.c.	
31	seau	<i>Senecio aureus</i>	Golden Ragwort	#1 container	18" o.c.	
FERN						
53	mast	<i>Matteuccia struthiopteris</i>	Ostrich Fern	#1 container	18" o.c.	

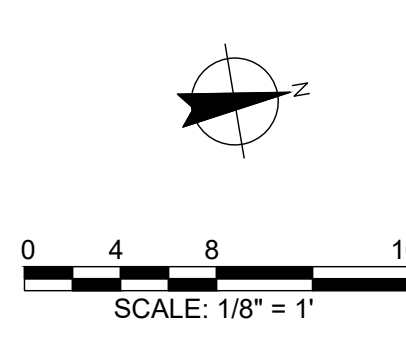
16TH STREET
(PENNDOT STATE ROUTE 3027)
(CITY PLAN-70' WIDE-LEGALLY OPEN)
(12-46-12)

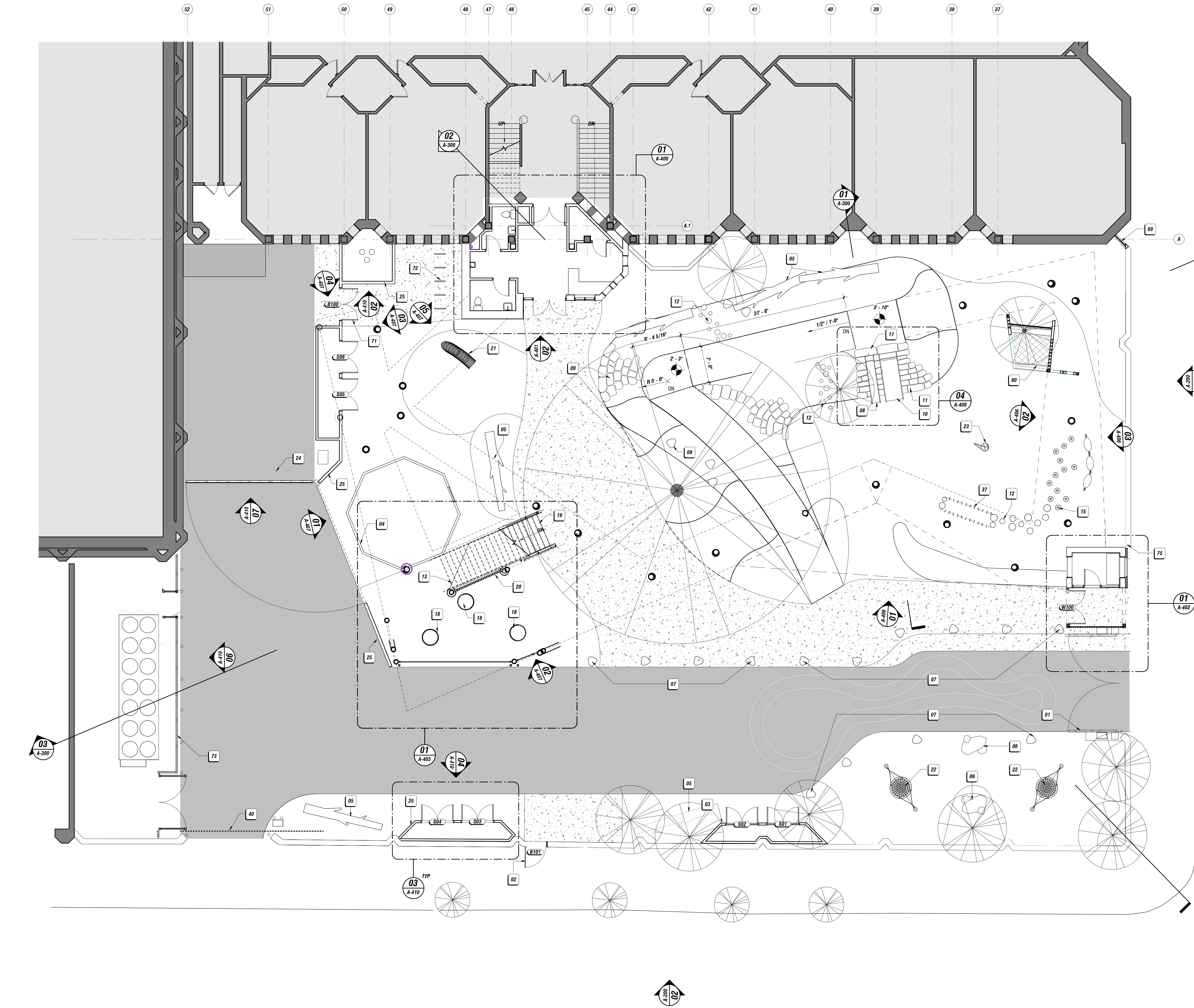
LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE OF NURSERY STOCK AND SHALL BE OF SYMMETRICAL GROWTH, FREE OF INSECTS, PESTS AND DISEASE. THE OWNER OR HIS REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND APPROVE ALL PLANT MATERIALS AND REJECT ANY PLANTS FOUND TO BE UNACCEPTABLE.
- ALL PLANT MATERIAL SHALL AT A MINIMUM CONFORM TO THE HORTICULTURAL STANDARDS AS SET FORTH BY THE AMERICAN NURSERYMEN AND LANDSCAPING ASSOCIATION (ANLA 2000).
- CONTRACTOR SHALL REMOVE ALL NON-BIODEGRADABLE ROOT WRAPPING PRIOR TO PLANTING.
- DAMAGE TO EXISTING OR NEW WORK BY CONTRACTOR SHALL BE REPAIRED AT HIS EXPENSE.
- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES OR CONFLICTS PRIOR TO CONSTRUCTION.
- CONTRACTOR SHALL VERIFY PLANT LIST QUANTITIES INDICATED ON PLANS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN QUANTITIES PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY WITH REGARDS TO THE CARTING, STORING AND PLANTING OF MATERIALS TO PROTECT ADJACENT FINISHED WORK.
- PLANT MATERIALS SHALL BE MAINTAINED BEFORE, DURING AND AFTER IN THE BEST HORTICULTURAL CONDITION. CONTRACTOR SHALL PRUNE ALL DEAD OR DISEASED LIMBS, BRANCHES AND CANES FROM EXISTING DECIDUOUS AND CONIFEROUS TREES. METHODS

- SHALL REFLECT BEST HORTICULTURAL PRACTICES AS OUTLINED IN THE AMERICAN NURSERYMEN ASSOCIATION CERTIFICATION AND STANDARDS LATEST EDITION.
- ALL SHADE TREES LOCATED OUTSIDE OF FENCED IN AREAS SHALL BE LIMBED UP TO 7' AS MEASURED FROM FINISH GRADE.
 - TREE PRUNING SHALL BE PERFORMED BY A LICENSED ARBORIST AND SHALL FOLLOW ISA 300 STANDARDS.
- TURF SODDING NOTE:
- SOD IS PROPOSED AS A BASIS OF DESIGN FOR PLAY THE MOUND AREA. SUITABILITY OF SOD AS A HEAVY WEAR SURFACE TO BE EVALUATED. BASIS FOR TURF SODDING SHALL BE A SHADE TOLERANT FESCUE MIX IF USED.

APPROVAL STAMPS:





KEYNOTES

- 01 ALUM PERFORATED DOUBLE SWING VEHICLE GATE, 18'-6" WIDTH, MOTORIZED AND CONTROLLED REMOTELY
- 02 PEDESTRIAN SWING GATE WITH EMERGENCY EGRESS HARDWARE IN EXG OPENING IN EXG BRICK WALL, STEEL FRAME WITH PERF METAL CLADDING, PAINTED
- 03 NEW WOOD FRAMED STORAGE SHED WITH FIBER CEMENT SIDING AND CORRUGATED METAL ROOF ON NEW SLAB ON GRADE WITH TUBING DOWN FOOTINGS, DOUBLE DOORS AS SHOWN
- 04 20'-0" GAGA PIT ASSEMBLY FROM STEEL CORNER BRACKET KIT, 2X10 WOOD SIDES, AND MOUNTED TO CONCRETE CURB. PROVIDE ADA ACCESSIBLE SWING GATE.
- 05 WHITE OAK TRUNK, STRIPPED OF BARK, ON 6" DRAINAGE GRAVEL
- 06 BOULDER ON 6" DRAINAGE GRAVEL
- 07 BOULDER, ON 6" DRAINAGE GRAVEL, SET IN CONCRETE PAVING TO ACT AS BOLLARD
- 08 STAINLESS STEEL EMBANKMENT SLIDE, 5'-0" H x 6'-0" W, KOMPAK
- 09 CUT BOULDER "PERCHES" ON 6" DRAINAGE GRAVEL, SET INTO HILLSIDE
- 10 STAINLESS STEEL EMBANKMENT SLIDE, 5'-0" H x 4'-0" W, KOMPAK
- 11 CUT BOULDER TRANSFER PLATFORM, MIN 14"x24" WITH HANDHOLDS
- 12 WOOD LOG STEPPERS ON GROUND ANCHORS, HEIGHTS VARY
- 13 GALV. STEEL FRAMED SEATING WITH WOOD CLADDING, SEALED, BUILT IN BELOW STAIR TO ELEVATED WALKWAY
- 15 ROPE FOREST, PARKOUR ROPES ANCHORED TO STEEL STRUCTURE AT BOTTOM OF DECK AND TO MANUF. RECOMMENDED FOUNDATION AT GRADE
- 16 COLUMN, TYP. SEE STRUCTURAL DWGS
- 17 5'-4X2 WOOD ANGLED SLAT WALL IN WOOD CLAD STEEL FRAME
- 18 CUSTOM CARGO NET CLIMBING TUBE WITH ANTI-CLIMB NETTING ON EXTERIOR, LASH TO STAND OFFS ON TREEHOUSE STRUCTURE AT DECK AND STEEL TUBE ON GROUND ANCHORS AT GRADE
- 19 METAL GRATE STAIR ON STEEL STRINGERS, STEEL HANDRAIL BOTH SIDES
- 20 5/4X3 WOOD VERTICAL SLAT WALL IN WOOD CLAD STEEL FRAME
- 21 10H STAINLESS STEEL TUBE SLIDE ON MANUF. RECOMMENDED FOUNDATIONS
- 22 ACCESSIBLE BASKET SWING ON STEEL STRUCTURE ON MANUF. RECOMMENDED FOUNDATIONS
- 23 SPINNER PLAY EQUIP ON MANUF. RECOMMENDED FOUNDATIONS
- 24 ALUM PERFORATED SINGLE SWING VEHICLE GATE, 24'-0" WIDTH, MOTORIZED
- 25 WOOD SLAT FENCE ON WOOD FRAME, SEALED, 7'-8" H
- 26 PERFORATED METAL PANEL FENCE ON STEEL FRAME, PAINTED, 7'10"H, PROVIDE LOCKABLE SWING DOORS AS SHOWN
- 27 GUARDRAIL ASSEMBLY 1; SEE DTLS
- 28 GUARDRAIL ASSEMBLY 2; SEE DTLS
- 29 GUARDRAIL ASSEMBLY 3; SEE DTLS
- 30 WOOD FRAMED BENCH WITH WOOD CLADDING, SEALED
- 31 CUSTOM CARGO NETTING ON STEEL BAR ON STANDOFFS; MAIN CLIMBING NET: 2" DIA. DYWIDAG ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE (UHMWPE) NETTING, 4" X 4" GRID (SILVER); SECONDARY NET: INCORP 2" NYLON KNOTLESS SQUARE MESH NETTING HTP; LASH TO CARGO NET AT 12" O.C. MAX.; SAFETY NET: INCORP P200K KNOTTED MESH NETTING, BLACK, 2" DIA. TRANSFER PLATFORM, PROVIDE 23 1 1/2" DIA. HANDHOLDS
- 32 ADA TRANSFER PLATFORM, PROVIDE 23 1 1/2" DIA. HANDHOLDS
- 33 GALV. STEEL FRAMED 18" D PLANTER, WOOD CLADDING
- 34 REPOINT/REPAIR EXG BRICK MASONRY AS NECESSARY PRIOR TO COMMENCEMENT OF GRADING OR NEW CONSTRUCTION
- 35 REPAINT EXG ROOF SCREENING PRIOR TO COMMENCEMENT OF GRADING OR NEW CONSTRUCTION
- 36 12'-0" W x 14'-5" H KAWNEER 1600 CURTAIN WALL SYSTEM WITH 3'-8" X 7'-0" CONVENIENCE DOOR
- 37 RING TREE HAND HOLDS SUSPENDED FROM CUSTOM STEEL FRAME AT UNDERSIDE OF ELEVATED WALKWAY
- 38 JAKOB WEBNET INFILL ON STAINLESS STEEL FRAME, MTD IN LINE WITH STEEL COLUMNS ON WELDED TABS
- 39 JAKOB WEBNET INFILL ON STEEL CABLE FRAME
- 40 EXISTING GATE TO REMAIN, CONNECT GATE TO SECURITY AND FIRE ALARM SYSTEMS; COORDINATE WITH GATE VENDOR
- 41 TRANSFER PLATFORM AND TRANSFER STEP SYSTEM; WOOD TREADS AND STRINGERS WITH PERF PANEL RISERS
- 42 WELDED WIRE MESH IN 1" FRAME MTD TO GALV. TUBE STEEL SUPPORTS, 4" O.C.
- 43 FLEXIBLE TEXTURED BLACK RUBBER BELTING, LASHED TO CLIMBING TUBE
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- 46 JAKOB WEBNET INFILL ON STAINLESS STEEL FRAMES TO 38" AFF, MTD TO TUBE STEEL SUPPORTS
- 47 DIMENSIONAL LETTER SIGNAGE
- 48 TREEHOUSE ROOF ASSEMBLY: PVC MEMBRANE ROOF ON COVERBOARD OVER TONGUE AND GROOVE ROOF DECKING
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- 55 CERAMIC FLOOR TILE
- 56 PAINTED GWS
- 57 NEW STOREFRONT SYSTEM WITH 6'-0" X 6'-8" DOUBLE ENTRY DOOR
- 58 NEW WHEELCHAIR LIFT CONNECTING LEVEL ONE LANDING TO LEVEL 02, BASIS OF DESIGN: CARAVENTA EGS, PRESS 1
- 59 NEW CASEWORK RECEPTION DESK WITH SOLID SURFACE COUNTERTOP, 2'-10" HEIGHT
- 61 NEW 2-HR RATED DOUBLE DOOR ON HOLD OPENS
- 62 NEW 12x12 CAST-IN-PLACE COLUMNS, REFER TO STRUCTURAL DRAWINGS
- 63 CAST-IN-PLACE STRUCTURAL BEAMS, REFER TO STRUCTURAL DRAWINGS
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- 65 VERTICAL GARDEN TRELLIS SYSTEM
- 66 PERFORATED METAL PANELS, SCREEN ON STEEL FRAME, PAINTED, 33'-0"H, STEEL FRAME BEARS ON WOOD SLAT FENCE BELOW AND IS AFFIXED TO EXG. MASONRY WALL BEYOND. PROVIDE 6'-8" CLEARANCE FOR ACCESS BELOW.
- 67 GUARDRAIL ASSEMBLY 1B; SEE DTLS
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- 69 NEW PERFORATED METAL PANEL
- 70 STL FRAMED SLIDING DOOR WITH WD-01 CLADDING AND LEXAN WINDOW ON HEAVY DUTY TRACK AND TROLLEY SYSTEM, CONNECT TO FIRE ALARM SYSTEM, COORDINATE WITH GATE VENDOR
- 71 WOOD PEDESTRIAN SWING GATE WITH EMERGENCY EGRESS HARDWARE
- 72 BIKE RACK
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- 74 SECURITY TELLER WINDOW
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- 79 THERMALLY BROKEN SERVICE WINDOW IN STOREFRONT SYSTEM
- 80 CORNER CLIMBER; CUSTOM CARGO NET ON GALV. STEEL FRAMES WITH WD-01 CLADDING; PROVIDE CONTOUR CUT AT LOCATION OF TREE TRUNK

MATERIALS LEGEND

- | | |
|---|--|
| ASPHALT | PERMEABLE POURED-IN-PLACE RUBBER SURFACING, FALL ATTENUATING |
| ARCHITECTURAL GRADE CONCRETE | BLACK WALNUT DECKING, 5/4 X 6, SEALED |
| LANDSCAPE PLANTINGS | METAL BAR GRATING, ADA ACCESSIBLE |
| PERMEABLE POURED-IN-PLACE RUBBER SURFACING, NON ATTENUATING | ARTIFICIAL TURF |

APPROVAL STAMPS:

01 NEW WORK KEYNOTE GROUND PLAN



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Property Owner:
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Philadelphia, PA 19103

Structural:
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Zionsville, PA 19422
610.831.0556

MEP:
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Key Plan

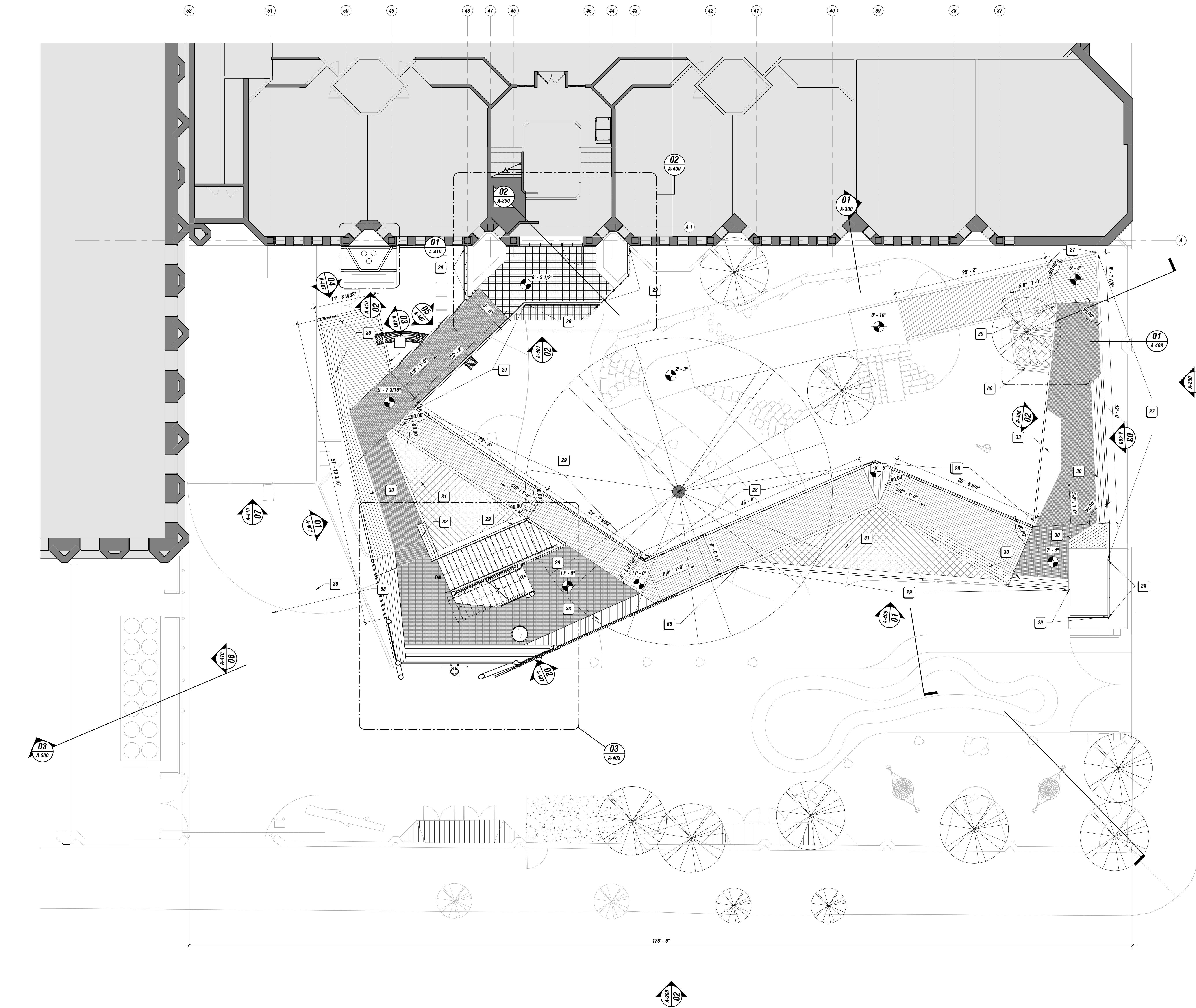
PROJ TRUE

Project Title: Anchor Management Group, LLC
FRIENDS SELECT SCHOOL BACKLOT
Project Address: 1600-1646 RACE STREET
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NEW WORK GROUND PLAN

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A-100
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01 NEW WORK KEYNOTE ELEVATED WALKWAY PLAN

KEYNOTES

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- 54 RUBBER WALL BASE
- 55 CERAMIC FLOOR TILE
- 56 PAINTED GWS
- 57 NEW STOREFRONT SYSTEM WITH 6'-0" X 6'-8" DOUBLE ENTRY DOOR
- 58 NEW WHEELCHAIR LIFT CONNECTING LEVEL ONE LANDING TO LEVEL 02, BASIS OF DESIGN: CARAVENTA ESSL, EXPRESS V
- 59 NEW CASEWORK RECEPTION DESK WITH SOLID SURFACE COUNTERTOP, 2'-10" HEIGHT
- 61 NEW 2-HR RATED DOUBLE DOOR ON HOLD OPENS
- 62 NEW 12x12 CAST-IN-PLACE COLUMNS, REFER TO STRUCTURAL DRAWINGS
- 63 CAST-IN-PLACE STRUCTURAL BEAMS, REFER TO STRUCTURAL DRAWINGS
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- 67 GUARDRAIL ASSEMBLY 1B; SEE DTLS
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- 71 WOOD PEDESTRIAN SWING GATE WITH EMERGENCY EGRESS HARDWARE
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- 79 THERMALLY BROKEN SERVICE WINDOW IN STOREFRONT SYSTEM
- 80 CORNER CLIMBER; CUSTOM CARGO NET ON GALV. STEEL FRAMES WITH WD-01 CLADDING; PROVIDE CONTOUR CUT AT LOCATION OF TREE TRUNK

MATERIALS LEGEND

	ASPHALT		PERMEABLE POURED-IN-PLACE RUBBER SURFACING, FALL ATTENUATING
	ARCHITECTURAL GRADE CONCRETE		BLACK WALNUT DECKING, 5/4 X 6, SEALED
	LANDSCAPE PLANTINGS		METAL BAR GRATING, ADA ACCESSIBLE
	PERMEABLE POURED-IN-PLACE RUBBER SURFACING, NON ATTENUATING		ARTIFICIAL TURF

APPROVAL STAMPS:



metcalfe
metcalfedesign.com

Architect:

Metcalfe Architecture & Design, LLC
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Property Owner:

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Lighting:

BEAM
2220 M Carmel Ave
Glenside, PA 19038
215.508.0900

Key Plan



Project Title:
**Anchor Management Group, LLC
FRIENDS SELECT SCHOOL
BACKLOT**

Project Address:
**1600-1646 RACE STREET
PHILADELPHIA, PA 19103**

Map Project No.:
25035

#: Issue: Date:

Philadelphia Art Commission Review 8.26.2026

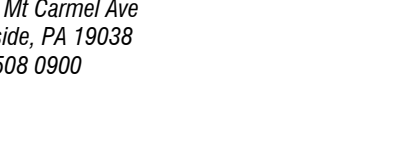
Sheet Title:

**NEW WORK
ELEVATED WALKWAY
PLAN**

Sheet No.:

A-101

Sheet Size: 30" x 42"; ARCH E1

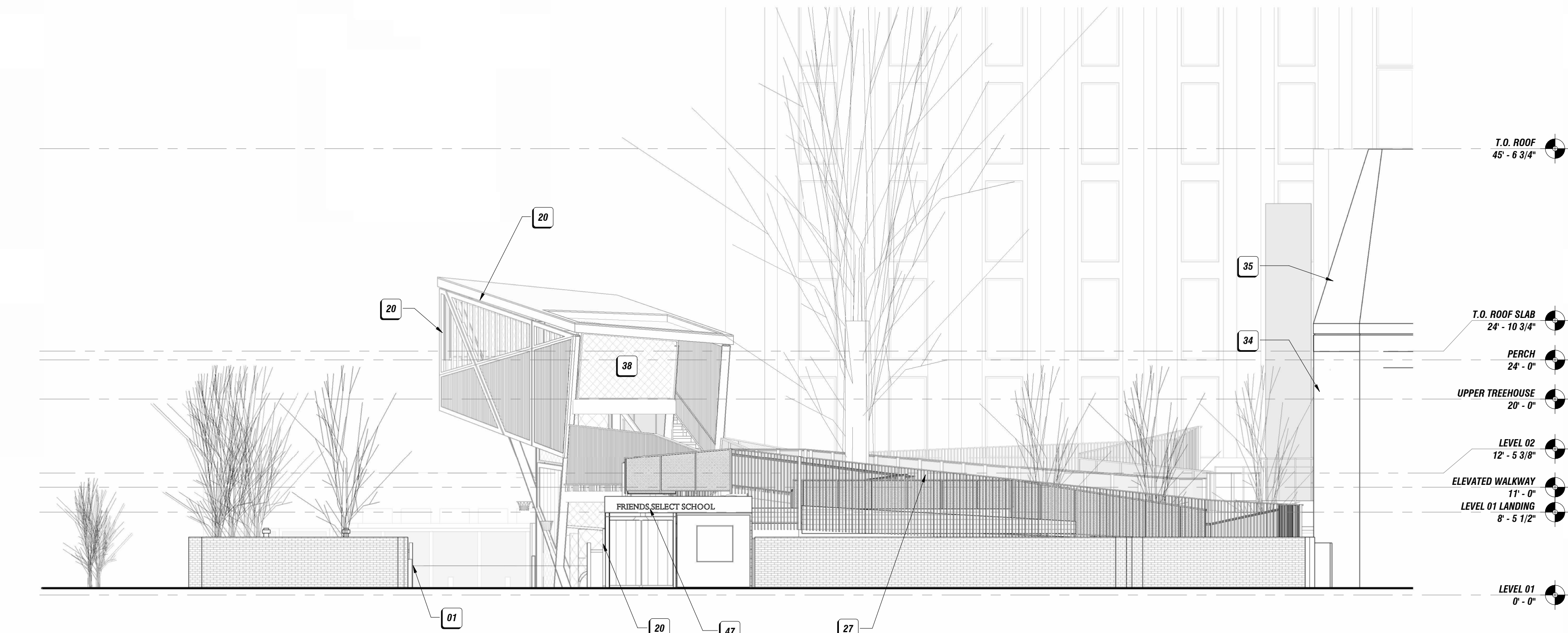


Issue:	Date:
Philadelphia Art Commission Review	8.26.2026

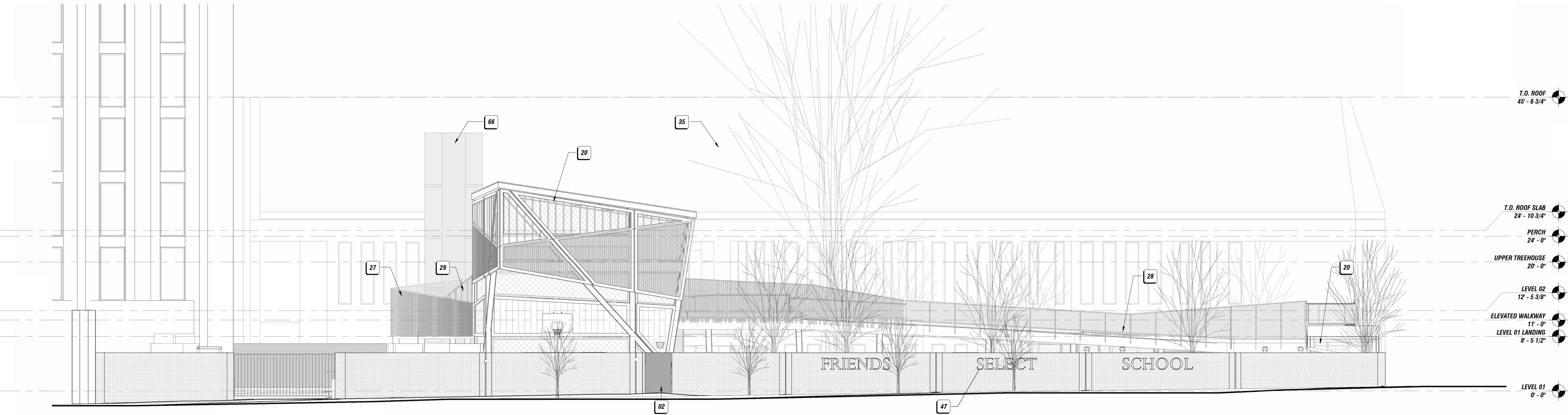
1-102

APPROVAL STAMPS:





01 NORTH ELEVATION



02 EAST ELEVATION

KEYNOTES

- 01 ALUM PERFORATED DOUBLE SWING VEHICLE GATE, 18'-6" WIDTH, MOTORIZED AND CONTROLLED REMOTELY
- 02 PEDESTRIAN SWING GATE WITH EMERGENCY EGRESS HARDWARE IN EXG OPENING IN EXG BRICK WALL, STEEL FRAME WITH PERF METAL CLADDING, PAINTED
- 03 NEW WOOD FRAMED STORAGE SHED WITH FIBER CEMENT SIDING AND CORRUGATED METAL ROOF ON NEW SLAB ON GRADE WITH TYPED DOWN FOOTINGS, DOUBLE DOORS AS SHOWN
- 04 20'-0" GAGA PIT ASSEMBLED FROM STEEL CORNER BRACKET KIT, 2X10 WOOD SIDES, AND MOUNTED TO CONCRETE CURB. PROVIDE ADA ACCESSIBLE SWING GATE.
- 05 WHITE OAK TRUNK, STRIPPED OF BARK, ON 6" DRAINAGE GRAVEL
- 06 BOULDER ON 6" DRAINAGE GRAVEL
- 07 BOULDER, ON 6" DRAINAGE GRAVEL, SET IN CONCRETE PAVING TO ACT AS BOLLARD
- 08 STAINLESS STEEL EMBANKMENT SLIDE, 5'-0" H x 1'-6"-0" W, KOMPAK
- 09 CUT BOULDER "PERCHES" ON 6" DRAINAGE GRAVEL, SET INTO HILLSIDE
- 10 STAINLESS STEEL EMBANKMENT SLIDE, 5'-0" H x 4"-0" W, KOMPAK
- 11 CUT BOULDER TRANSFER PLATFORM, MIN 14"x24" WITH HANDHOLDS
- 12 WOOD LOG STEPPERS ON GROUND ANCHORS, HEIGHTS VARY
- 13 GALV. STEEL FRAMED SEATING WITH WOOD CLADDING, SEALED, BUILT IN BELOW STAIR TO ELEVATED WALKWAY
- 15 ROPE FOREST, PARKOUR ROPES ANCHORED TO STEEL STRUCTURE AT BOTTOM OF DECK AND TO MANUF. RECOMMENDED FOUNDATION AT GRADE
- 16 COLUMN, TYP. SEE STRUCTURAL DWGS
- 17 5'-4X2 WOOD ANGLED SLAT WALL IN WOOD CLAD STEEL FRAME
- 18 CUSTOM CARGO NET CLIMBING TUBE WITH ANTI-CLIMB NETTING ON EXTERIOR, LASH TO STAND OFFS ON TREEHOUSE STRUCTURE AT DECK AND STEEL TUBE ON GROUND ANCHORS AT GRADE
- 19 METAL GRATE STAIR ON STEEL STRINGERS, STEEL HANDRAIL BOTH SIDES
- 20 5/4X3 WOOD VERTICAL SLAT WALL IN WOOD CLAD STEEL FRAME
- 21 10H STAINLESS STEEL TUBE SLIDE ON MANUF. RECOMMENDED FOUNDATIONS
- 22 ACCESSIBLE BASKET SWING ON STEEL STRUCTURE ON MANUF. RECOMMENDED FOUNDATIONS
- 23 SPINNER PLAY EQUIP ON MANUF. RECOMMENDED FOUNDATIONS
- 24 ALUM PERFORATED SINGLE SWING VEHICLE GATE, 24'-0" WIDTH, MOTORIZED
- 25 WOOD SLAT FENCE ON WOOD FRAME, SEALED, 7'-8" H
- 26 PERFORATED METAL PANEL FENCE ON STEEL FRAME, PAINTED, 7'10"H, PROVIDE LOCKABLE SWING DOORS AS SHOWN
- 27 GUARDRAIL ASSEMBLY 1; SEE DTLS
- 28 GUARDRAIL ASSEMBLY 2; SEE DTLS
- 29 GUARDRAIL ASSEMBLY 3; SEE DTLS
- 30 WOOD FRAMED BENCH WITH WOOD CLADDING, SEALED
- 31 CUSTOM CARGO NETTING ON STEEL BAR ON STANDOFFS; MAIN CLIMBING NET: 2" DIA. DYWIDAG ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE (UHMWPE) NETTING, 4" x 4" GRID (SILVER); SECONDARY NET: INCORP 2" NYLON KNOTLESS SQUARE MESH NETTING HTTP; LASH TO CARGO NET AT 12" O.C. MAX.; SAFETY NET: INCORP P20K KNOTTED MESH NETTING, BLACK, 2"
- 32 ADA TRANSFER PLATFORM, PROVIDE (2) 1 1/2" DIA. HANDHOLDS
- 33 GALV. STEEL FRAMED 18" D PLANTER, WOOD CLADDING
- 34 REPOINT/REPAIR EXG BRICK MASONRY AS NECESSARY PRIOR TO COMMENCEMENT OF GRADING OR NEW CONSTRUCTION
- 35 REPAINT EXG ROOF SCREENING PRIOR TO COMMENCEMENT OF GRADING OR NEW CONSTRUCTION
- 36 12'-0" W x 14'-8" H KANNEER 1600 CURTAIN WALL SYSTEM WITH 3'-8" X 7'-0" CONVENIENCE DOOR
- 37 RING TREE HAND HOLDS SUSPENDED FROM CUSTOM STEEL FRAME AT UNDERSIDE OF ELEVATED WALKWAY
- 38 JAKOB WEBNET INFILL ON STAINLESS STEEL FRAME, MTD IN LINE WITH STEEL COLUMNS ON WELDED TABS
- 39 JAKOB WEBNET INFILL ON STEEL CABLE FRAME
- 40 EXISTING GATE TO REMAIN, CONNECT GATE TO SECURITY AND FIRE ALARM SYSTEMS, COORDINATE WITH GATE VENDOR
- 41 TRANSFER PLATFORM AND TRANSFER STEP SYSTEM; WOOD TREADS AND STRINGERS WITH PERF PANEL RISERS
- 42 WELDED WIRE MESH IN 1" FRAME MTD TO GALV. TUBE STEEL SUPPORTS, 4" O.C.
- 43 FLEXIBLE TEXTURED BLACK RUBBER BELTING, LASHED TO CLIMBING TUBE
- 44 STEEL HANDRAIL ON STEEL SUPPORTS
- 45 JAKOB WEBNET INFILL ON STAINLESS STEEL FRAME, MTD TO STRINGER BELOW AND BOTTOM OF STEEL STRUCTURE ABOVE
- 46 JAKOB WEBNET INFILL ON STAINLESS STEEL FRAMES TO 38" AFF, MTD TO TUBE STEEL SUPPORTS
- 47 DIMENSIONAL LETTER SIGNAGE
- 48 TREEHOUSE ROOF ASSEMBLY: PVC MEMBRANE ROOF ON COVERBOARD OVER TONGUE AND GROOVE ROOF DECKING
- 49 EXTENSIVE GREEN ROOF ASSEMBLY
- 50 ACCESSIBLE WATER FOUNTAIN
- 51 ADA LAVATORY
- 52 ADA TOILET WITH GRAB BARS
- 53 RUBBER WALL BASE
- 54 CERAMIC FLOOR TILE
- 55 PAINTED GWS
- 56 NEW STOREFRONT SYSTEM WITH 6'-0" X 6'-8" DOUBLE ENTRY DOOR
- 57 NEW WHEELCHAIR LIFT CONNECTING LEVEL ONE LANDING TO LEVEL 02, BASIS OF DESIGN: CARAVENTA SSL, PRESS 1
- 58 NEW CASEWORK RECEPTION DESK WITH SOLID SURFACE COUNTERTOP, 2'-10" HEIGHT
- 59 NEW 2-HR RATED DOUBLE DOOR ON HOLD OPENS
- 60 NEW 12x12 CAST-IN-PLACE COLUMNS, REFER TO STRUCTURAL DRAWINGS
- 61 CAST-IN-PLACE STRUCTURAL BEAMS, REFER TO STRUCTURAL DRAWINGS
- 62 NEW OPERABLE STOREFRONT WINDOWS
- 63 VERTICAL GARDEN TRELLIS SYSTEM
- 64 PERFORATED METAL PANEL, SCREEN ON STEEL FRAME, PAINTED, 33'-8"H, STEEL FRAME BEARS ON WOOD SLAT FENCE BELOW AND IS AFFIXED TO EXG. MASONRY WALL BEYOND. PROVIDE 6'-8" CLEARANCE FOR ACCESS BELOW.
- 65 GUARDRAIL ASSEMBLY 1B; SEE DTLS
- 66 GUARDRAIL ASSEMBLY 2B; SEE DTLS
- 67 NEW PERFORATED METAL PANEL
- 68 STL FRAMED SLIDING DOOR WITH WD-01 CLADDING AND LEXAN WINDOW ON HEAVY DUTY TRACK AND TROLLEY SYSTEM, CONNECT TO FIRE ALARM SYSTEM, COORDINATE WITH GATE VENDOR
- 69 WOOD PEDESTRIAN SWING GATE WITH EMERGENCY EGRESS HARDWARE
- 70 BIKE RACK
- 71 STEEL FRAME FENCE WITH PERFORATED METAL PANEL CLADDING, 8'H
- 72 SECURITY TELLER WINDOW
- 73 CAP AND FINISH EXPOSED FACE OF EXISTING MASONRY SITE WALL
- 74 2X6 TONGUE AND GROOVE WALL IN WOOD CLAD STEEL FRAME
- 75 BOLT DOWN STEEL BOLLARD ON SONOTUBE FOUNDATION
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- 77 THERMALLY BROKEN SERVICE WINDOW IN STOREFRONT SYSTEM
- 78 CORNER CLIMBER; CUSTOM CARGO NET ON GALV. STEEL FRAMES WITH WD-01 CLADDING; PROVIDE CONTOUR CUT AT LOCATION OF TREE TRUNK

APPROVAL STAMPS:



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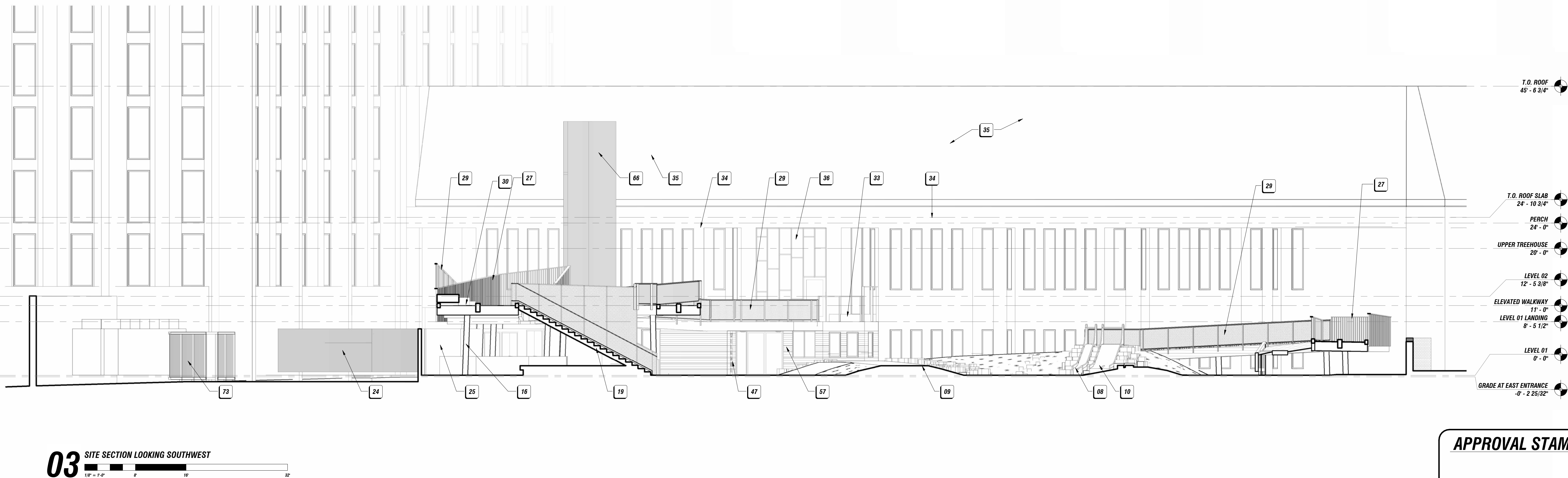
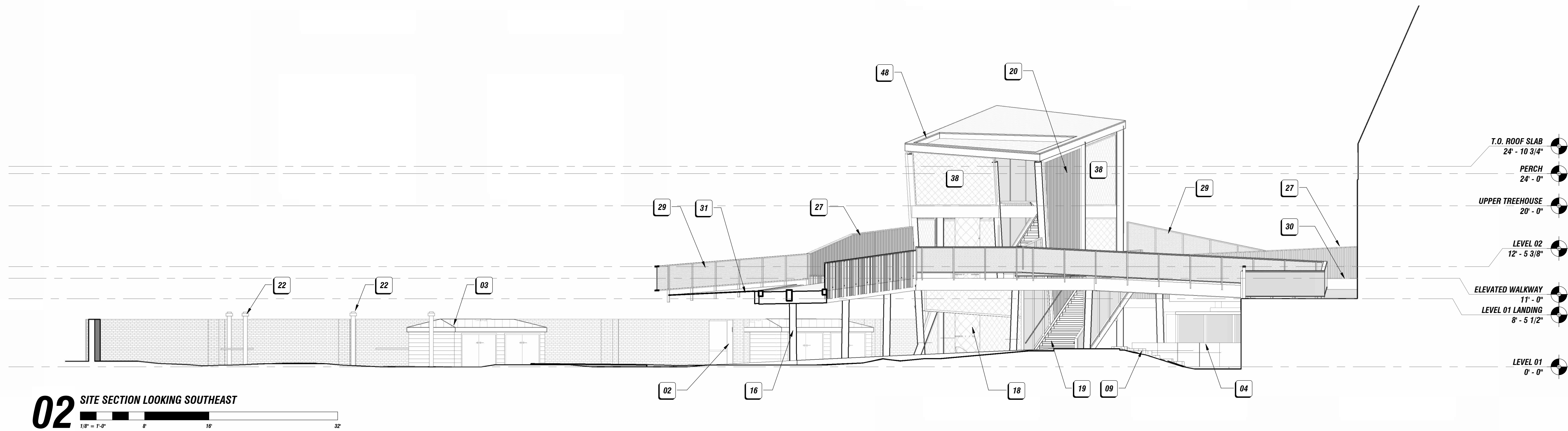
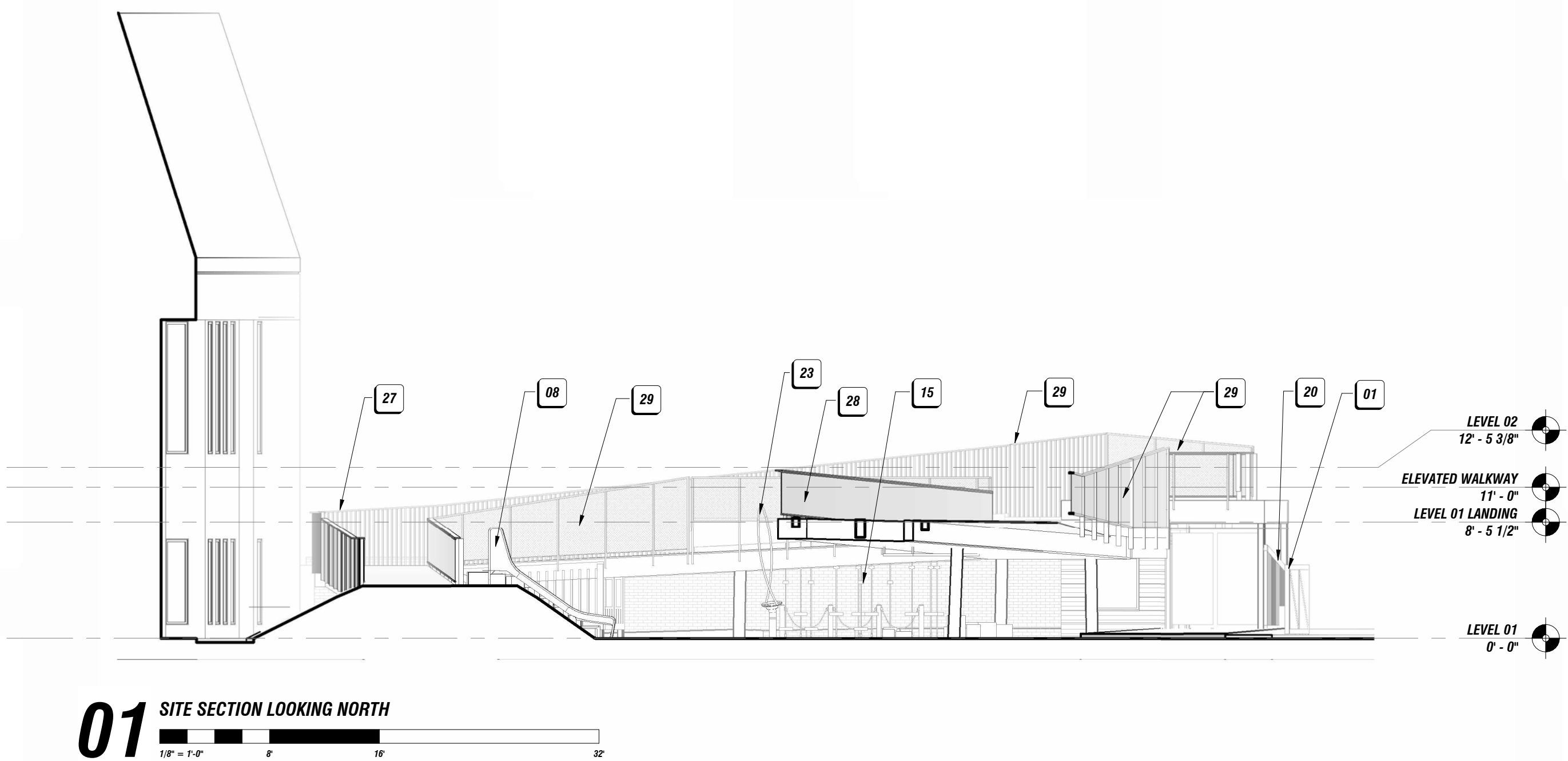
Key Plan



Project Title:
ANCHOR MANAGEMENT GROUP, LLC
FRIENDS SELECT SCHOOL
BACKLOT
Project Address:
1600-1646 RACE STREET
PHILADELPHIA, PA 19103
MID Project No.:
25035

#: Issue: Date:
Philadelphia Art Commission Review 8.26.2026

Sheet Title:
EXTERIOR ELEVATIONS
Sheet No.:
A-200
Sheet Size: 30" x 42"; ARCH E1



KEYNOTES

- 01 ALUM PERFORATED DOUBLE SWING VEHICLE GATE, 18'-6" WIDTH, MOTORIZED AND CONTROLLED REMOTELY
- 02 PEDESTRIAN SWING GATE WITH EMERGENCY EGRESS HARDWARE IN EXG OPENING IN EXG BRICK WALL, STEEL FRAME WITH PERF METAL CLADDING, PAINTED
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- 32 GALV. STEEL FRAMED 18" D PLANTER, WOOD CLADDING
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- 34 REPAINT EXG ROOF SCREENING PRIOR TO COMMENCEMENT OF GRADING OR NEW CONSTRUCTION
- 35 12'-0" W x 14'-5" H KANNEER 1800 CURTAIN WALL SYSTEM WITH 3'-8" X 7'-0" CONVENIENCE DOOR
- 36 RING TREE HAND HOLDS SUSPENDED FROM CUSTOM STEEL FRAME AT UNDERSIDE OF ELEVATED WALKWAY
- 37 JAKOB WEBNET INFILL ON STAINLESS STEEL FRAME, MTD IN LINE WITH STEEL COLUMNS ON WELDED TABS
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- 53 CERAMIC FLOOR TILE
- 54 PAINTED GWS
- 55 NEW STOREFRONT SYSTEM WITH 6'-0" X 6'-8" DOUBLE ENTRY DOOR
- 56 NEW WHEELCHAIR LIFT CONNECTING LEVEL ONE LANDING TO LEVEL 02, BASIS OF DESIGN: CARAVENTA SSL, PRESS 1
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- 78
- 79
- 80



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Lighting:
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215.508.0900

Key Plan PROJ TRUE

Project Title: Anchor Management Group, LLC
FRIENDS SELECT SCHOOL BACKLOT
Mtd Project No.: 25035
Project Address: 1600-1646 RACE STREET
PHILADELPHIA, PA 19103

#: Issue: **Date:**
Philadelphia Art Commission Review 8.26.2026

Sheet Title:
SITE SECTIONS

Sheet No.:
A-300
Sheet Size: 30" x 42"; ARCH E1



Client:
Anchor Management Group, LLC
1000 Conshohocken Road, Suite
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Zieglerville, PA 19492
610 831 0556

Landscape:
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530 Walnut Street, Suite 998
Philadelphia, PA 19106
267 585 4839

Key Plan

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KLO

Anchor
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ENLARGED PLAI
AND SECTIONS**

Sheet Size: 30" x 42"; ARCH E1

01 ALUM PERFORMED DOUBLE SWING VEHICLE GATE, 16'-8" WID, MOTORIZED
02 AND CONTROLLED REMOTE-OPEN.

03 PERFORMED DOUBLE SWING VEHICLE GATE, 16'-8" WID, MOTORIZED
04 OPENING IN EXS BRICK WALL, STEEL FRAME WITH PERF METAL CLADDING,
05 PAINTED

06 NEW FWOOD FRAME STORAGE SHED WITH FIBER CEMENT CEILING AND
07 CORRUGATED STEEL ROOFING. NEW SHAW GROUND WITH TURNED DOWN
08 FOOTINGS, DOUBLE DOORS ON SLOPE

09 20'-0" GAGA PIT ASSEMBLED FROM STEEL CORNER BRACKET KIT, 2X10 WOOD
10 STUDS AND MOUNTED TO CONCRETE CURB. PROVIDE ADA ACCESSIBLE SWING
11 GATE.

12 BULKY OAK TRUNK, STRIPPED OF BARK, ON 6" DRAMMAGE RAFTER.
13 BRONZE ORN " DRAMMAGE RAFTER.

14 BRONZE ORN " DRAMMAGE RAFTER, SET IN CONCRETE PAVING TO ACT AS
15 BOLLARD.

16 STAINLESS STEEL EMBANKMENT SLIDE, 5'-0" H 1'-6" W, KOMPAN
17 CUT BOLLARD "PERCHES" ON 6" DRAMMAGE RAFTER, SET INTO HANDSILS
18 STAINLESS STEEL EMBANKMENT SLIDE, 5'-0" H 1'-6" W, KOMPAN

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21 WOOD LOG STEPPERS SROUND ANCHOR ANCHORS, HEIGHTS VARY
22 GALV. STEEL FRAMED SEATING WITH WOOD CLADDING, SEALED, BUILT IN BELOW
23 WOOD LOG STEPPERS SROUND ANCHOR ANCHORS, HEIGHTS VARY

24 ROPE FOREST, PARKOUR. ROPES ANCHORED TO STEEL STRUCTURE AT BOTTOM
25 OF DECK, MANIFOLD. ROPES ANCHORED TO STEEL STRUCTURE AT GRADE

26 CLADDING, TYP. SEE STRUCTURAL DWGS.

27 GUARDRAIL AND SLAT SYSTEM WITH 1" X 4" SLAT FRAME, 2'-0" WID, 1'-0" H
28 CUSTOM CARPET NET CLIMBING TUBE WITH ANTI-CLIMB NETTING ON EXTERIOR.
29 LASH TO STAND OFFS ON TREHOUSE STRUCTURE AT DECK AND STEEL TUBE
30 WITH GROUND ANCHORS AT GRADE

31 METAL SET ON STEEL STRUNGERS, STEEL HANDRAIL BOTH SIDES
32 5/8X3 WOOD VERTICAL, SLAT LASH IN WOOD CLAD STEEL FRAME
33 1"X10 STAINLESS STEEL SLIDE WITH ANCHOR. RECOMMENDED FOOTINGS
34 ACCESSIBLE BASKET SWING ON STEEL STRUCTURE ON MANIFOLD. RECOMMENDED
35 FOOTINGS

36 SPINNER PLAY EQUIP ON MANIFOLD. RECOMMENDED FOOTINGS
37 ALUM PERFORMED SINGLE SWING VEHICLE GATE, 24'-0" WID, MOTORIZED
38 WOOD SLAT FENCE ON WOOD FRAME, SEALED, 2'-0" H

39 2'-0" WID, 1'-0" H PANEL FENCE ON STEEL FRAME, PAINTED, 7'-0" H, PROVIDE
40 LOCKABLE SWING DOORS AS SHOWN

41 GUARDRAIL ASSEMBLY, SEE DTL'S

42 GUARDRAIL ASSEMBLY, SEE DTL'S

43 GUARDRAIL ASSEMBLY, SEE DTL'S

44 WOOD FRAMED BENCH WITH WOOD CLADDING, SEALED

45 CUSTOM CARPET NETTING ON STEEL BAR OR STANDOFFS. MAXIMUM CLIMBING
46 NET: DYNEEMA ULTRA HIGH MOLECULAR WEIGHT POLYETHYLENE (UHMWPE)
47 1/2" X 1/2" GRID (ULWEX) OVER 1/2" X 1/2" GRID. 2" HISSO ANCHORS
48 SQUARE MESH NETTING AT PIT, LASH TO CARGO NET AT 2'-0" MAX. SAFETY
49 NET: INCORP BOLLARD KNOTTED MESH NETTING, BLACK, 2'-0" H

50 2'-0" H TRANSFER PLATFORM, 1'-0" X 1'-0" H, HANDRAILS
51 GALV. STEEL, FRAMED 18" D PLANNER, WOOD CLADDING

52 REPORT/REPAIR EXC. DAMMAGE/NECESSARY FOR NEW CONSTRUCTION
53 TO RECOMMENDATION OF GRADING OR NEW CONSTRUCTION

54 REPORT EXC. DAMMAGE/NECESSARY FOR NEW CONSTRUCTION
55 TO RECOMMENDATION OF GRADING OR NEW CONSTRUCTION

56 12'-0" WID x 1'-0" H KAWNEER 1600 CURTAIN WALL SYSTEM WITH 3'-6" X 7'-0"
57 CONVEINENCE DOOR

58 RISE IN HAND HILLS SUSPENDED FROM CUSTOM STEEL FRAME AT
59 UNDERSIDE OF ELEVATED WALLWAY

60 JACOB WENNET INFILL ON STAINLESS STEEL FRAME, MTD IN LINE WITH STEEL
61 COLUMNS ON WELDED TAPS

62 JACOB WENNET INFILL ON STEEL CABLE FRAME

63 EXISTING GATE TO REMOVE; CONNECT GATE TO SECURITY AND FIRE ALARM
64 SYSTEMS; COORDINATE WITH GATE VENDOR

65 TRANSFER PLATFORM AND TRANSFER STEP SYSTEM, WOOD TREADS AND
66 STRONGERS WITH PERF. METAL RISERS

67 FLEXIBLE WEAVE MESH IN FRAME MTD TO GALV. TUBE STEEL SUPPORTS, 4'-0"
68 FLEXIBLE TEXTURED BLACK RUBBER BELTING, LASH TO CLIMBING TUBE
69 AT STEEL HANDRAIL ON STEEL SUPPORTS

70 GALV. STEEL FRAME, 18" D PLANNER, WOOD CLADDING

71 REPORT/REPAIR EXC. DAMMAGE/NECESSARY FOR NEW CONSTRUCTION
72 TO RECOMMENDATION OF GRADING OR NEW CONSTRUCTION

73 JACOB WENNET INFILL ON STAINLESS STEEL FRAMES TO 38' AFF, MTD 1'-0" X 1'-0"
74 STEEL FRAME, 18" D PLANNER, WOOD CLADDING

75 DIMENSIONAL LETTER SIGNAGE

76 TREHOUSE ROOF ASSEMBLY: PER MEAMBRANE ROOF ON COVERBOARD OVER
77 TONGUE AND GROOVE ROOF DECKING

78 EXTENSIVE GROUND ROOF ASSEMBLY

79 ACCESSIBLE WATER FOUNTAIN

80 ADA LAVATORY

81 ADA TOILET WITH GRAB BARS

82 RUBBER WALL BASE

83 CERAMIC FLOOR TILE

84 PAINTED DWB

85 NEW STORM SYSTEM WITH 6" X 8" X 8" DOUBLE ENTRY DOOR

86 NEW WEACHELIER LIFT CONNECTING LEVEL ONE LANDING TO LEVEL 02, 1-0"
87 HIGH RISE GROUND GROUND

88 NEW CASPER RECEPTION DESK WITH SOLID SURFACE STRUCTURE, 2'-0" H
89 HEIGHT

90 NEW 2'-0" H RATED DOUBLE DOOR ON HOLIDAY OPENS

91 PERFORMED 2'-0" H RATED DOUBLE DOOR ON HOLIDAY OPENS

92 PERFORMED 2'-0" H RATED DOUBLE DOOR ON HOLIDAY OPENS

93 CAST-IN-PLACE STRUCTURAL BEAMS; REFER TO STRUCTURAL DRAWINGS

94 NEW OPERABLE STRUCTURAL WINDOWS

95 VERTICAL GARDEN TRELLIS SYSTEM

96 PERFORMED METAL PANEL SCREEN ON STEEL FRAME, PAINTED, 20'-0" WID, STEEL
97 FRAME, 18" D PLANNER, WOOD CLADDING

98 PERFORMED METAL PANEL SCREEN ON STEEL FRAME, PAINTED, 20'-0" WID, STEEL
99 FRAME, 18" D PLANNER, WOOD CLADDING

100 GUARDRAIL ASSEMBLY 18" D: SEE DTL'S

101 GUARDRAIL ASSEMBLY 20" D: SEE DTL'S

102 NEW PERFORMED METAL PANEL SCREEN ON STEEL FRAME, PAINTED, 20'-0" WID, STEEL
103 FRAME, 18" D PLANNER, WOOD CLADDING

104 ST. FRAMED SLIDING DOOR WITH WD-01 CLADDING AND LEXAN WINDOW ON
105 HEAVY DUTY TRUCK AND TROLLEY SYSTEM, CONNECT TO FIRE ALARM SYSTEM.

106 WOOD PEDESTRIAN SWING GATE WITH EMERGENCY EGRESS HARDWARE, IN
107 DECK RACK

108 STEEL FRAME FENCE WITH PERFORMED METAL PANEL CLADDING, 8'H

109 SECURITY FENCE WITH PERFORMED METAL PANEL CLADDING, 8'H

110 2'X6 TONGUE AND GROOVE FACE OF EXISTING MASONRY SITE WALL

111 2'X6 TONGUE AND GROOVE FACE IN WOOD CLAD STEEL FRAME

112 BOLT DOWN STEEL BOLLARD ON SOUTHWEST FOUNDATION

113 BASKETBALL COURT ON CLEAR PLEASION BOARD

114 EXTERNALLY DRIVEN SLIDING DOOR WITH WD-01 CLADDING ON STORM SYSTEM

115 "CORNER CLIMBER: CUSTOM CARGO NET AT GRADE, STEEL FRAMES WITH 2'-0" H
116 CLADDING, PROVIDE CONTOUR CUT AT LOCATION OF TREE TRUNKS





01 OVERHEAD VIEW

NOT TO SCALE



02 OVERHEAD VIEW

NOT TO SCALE



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Key Plan

PROJ TRUE

Project Title: **Anchor Management Group, LLC**
FRIENDS SELECT SCHOOL
BACKLOT

Project Address: **1600-1646 RACE STREET**
PHILADELPHIA, PA 19103

Map Project No.: **25035**

#: **Issue:** **Date:**

Philadelphia Art
Commission Review 8.26.2026

APPROVAL STAMPS:

Sheet Title:
IMAGERY

Sheet No.:
A-700

Sheet Size: 30" x 42", ARCH E1



02 PEDESTRIAN ENTRY
NOT TO SCALE



01 VIEW FROM 16TH
NOT TO SCALE



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Key Plan

PROJ TRUE

Project Title: Anchor Management Group, LLC

FRIENDS SELECT SCHOOL

BACKLOT

Project Address: 1600-1646 RACE STREET

PHILADELPHIA, PA 19103

Map Project No.: 25035

#: Issue: Date:

Philadelphia Art Commission Review

8.26.2026

Sheet Title: IMAGERY CONT.

Sheet No.: A-701

Sheet Size: 30" x 42", ARCH E1

APPROVAL STAMPS:



03 PATH ON LANDFORM CONT.

NOT TO SCALE



02 PATH ON LANDFORM

NOT TO SCALE



01 VIEW TO BUILDING ENTRY

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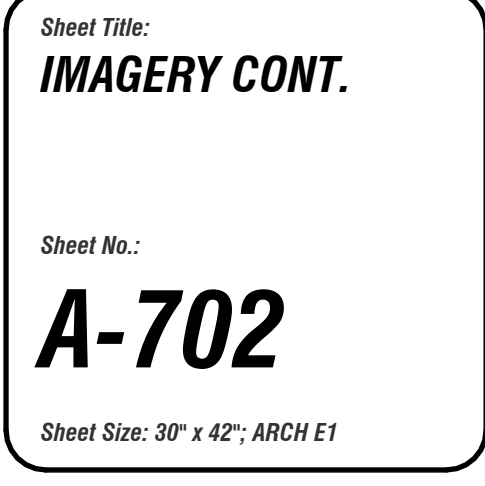
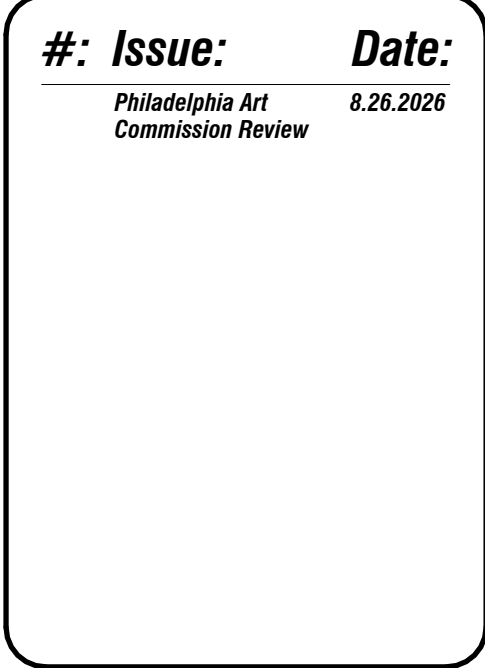
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03 VIEW AT HAMMOCK
NOT TO SCALE



02 VIEW AT TUBE SLIDE
NOT TO SCALE



01 VIEW AT WELCOME CENTER GREEN ROOF
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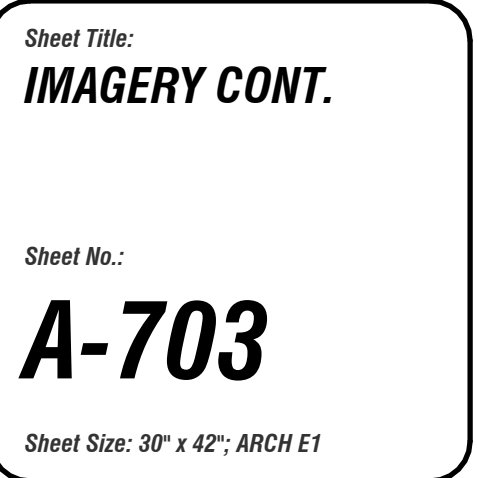
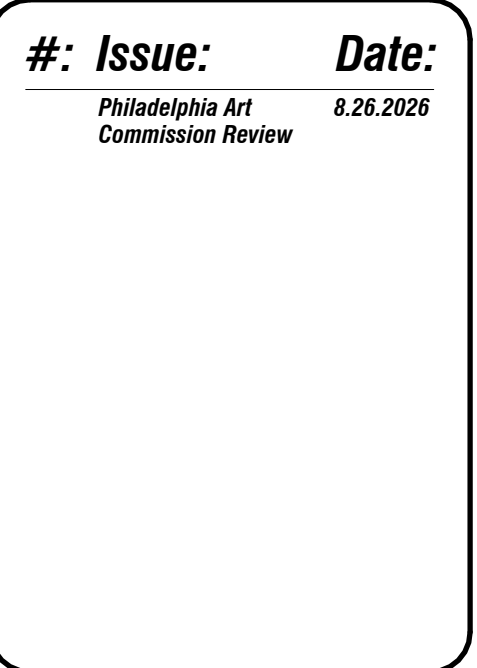
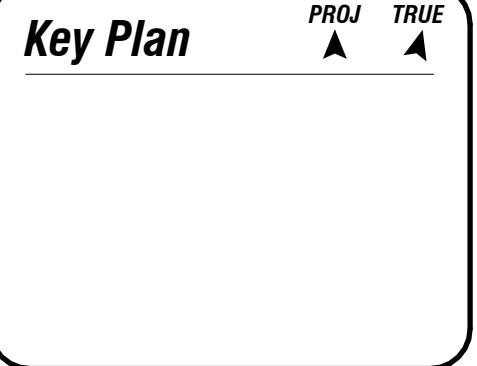
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03 VIEW AT GROUP SWINGS

NOT TO SCALE



02 VIEW AT GAGA PIT

NOT TO SCALE



01 VIEW AT GROUND LEVEL PLAY

NOT TO SCALE



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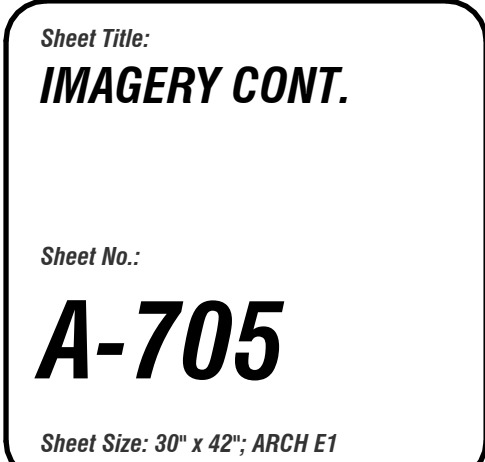
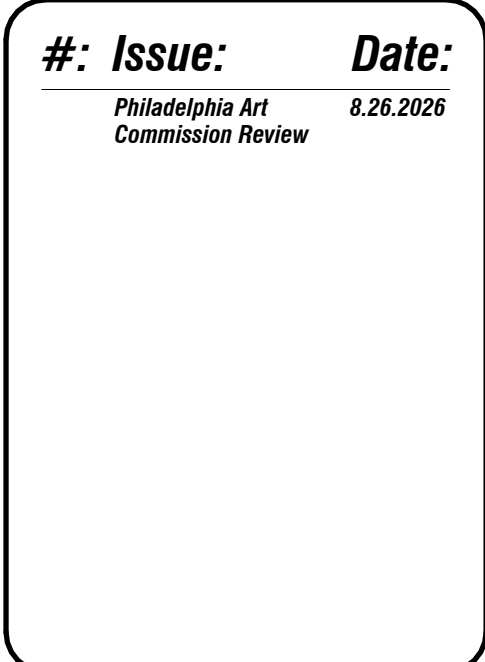
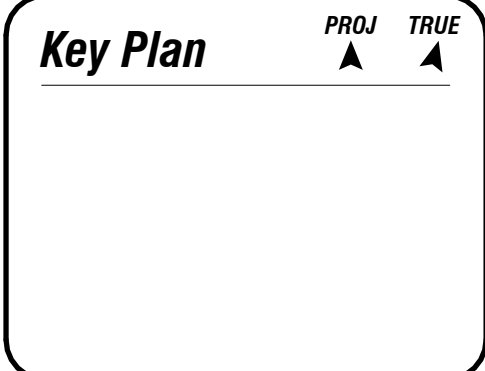
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02 VIEW AT BASKETBALL

NOT TO SCALE



01 VIEW AT GAGA AND SOCCER GOAL

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Key Plan PROJ TRUE
▲ ▲

Project Title: **Anchor Management Group, LLC**
FRIENDS SELECT SCHOOL
BACKLOT
Project Address: **1600-1646 RACE STREET**
PHILADELPHIA, PA 19103
MID Project No.: **25035**

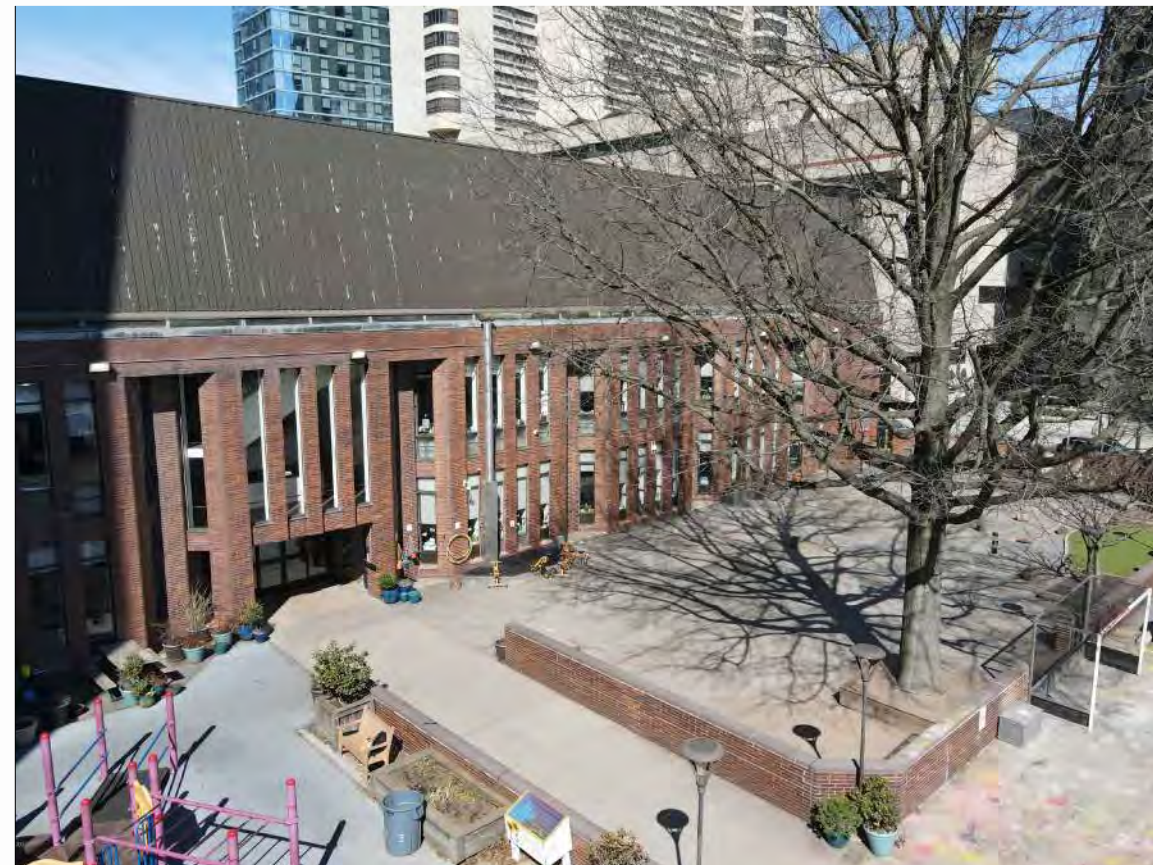
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Philadelphia Art
Commission Review 8.26.2026

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IMAGERY CONT.
Sheet No.:
A-706
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APPROVAL STAMPS:



VIEW FROM SITE LOOKING SOUTHEAST DOWN 16TH STREET



VIEW LOOKING NORTHWEST OF EXISTING REAR ENTRANCE, TREE, AND PLAY AREAS



VIEW LOOKING NORTH OF EXISTING REAR ENTRANCE, TREE, AND ADJACENT BUILDINGS



VIEW LOOKING WEST OF EXISTING REAR ENTRANCE, TREE, AND PARKING AREA



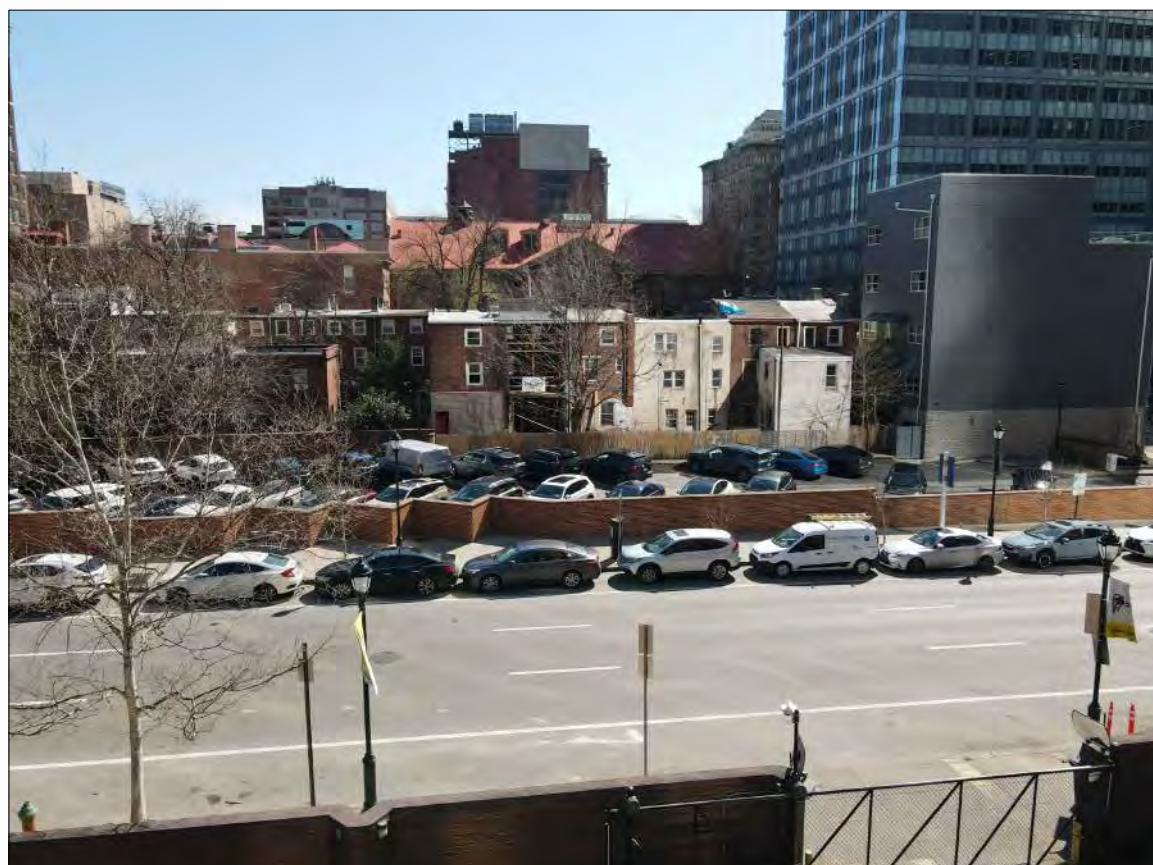
VIEW ALONG EXG. SCHOOL BLDG. LOOKING EAST DOWN RACE STREET



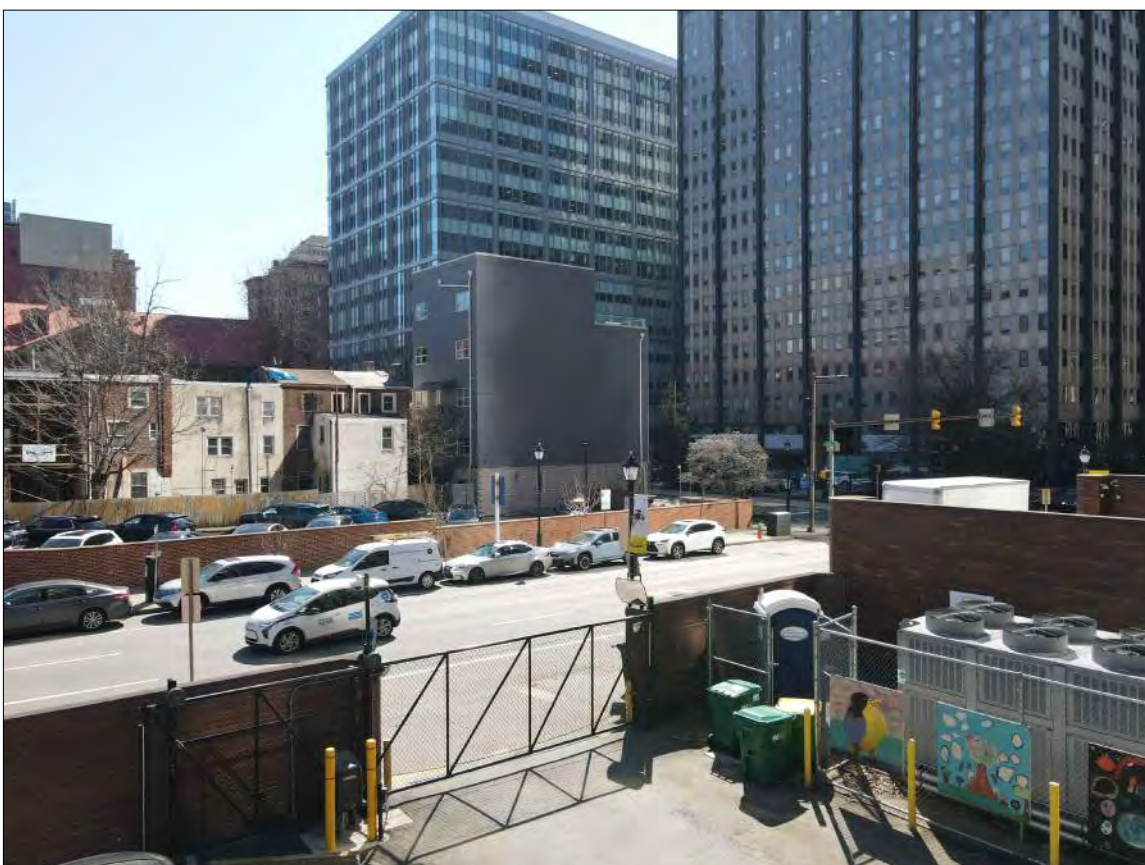
VIEW FROM SITE LOOKING NORTH UP 16TH STREET



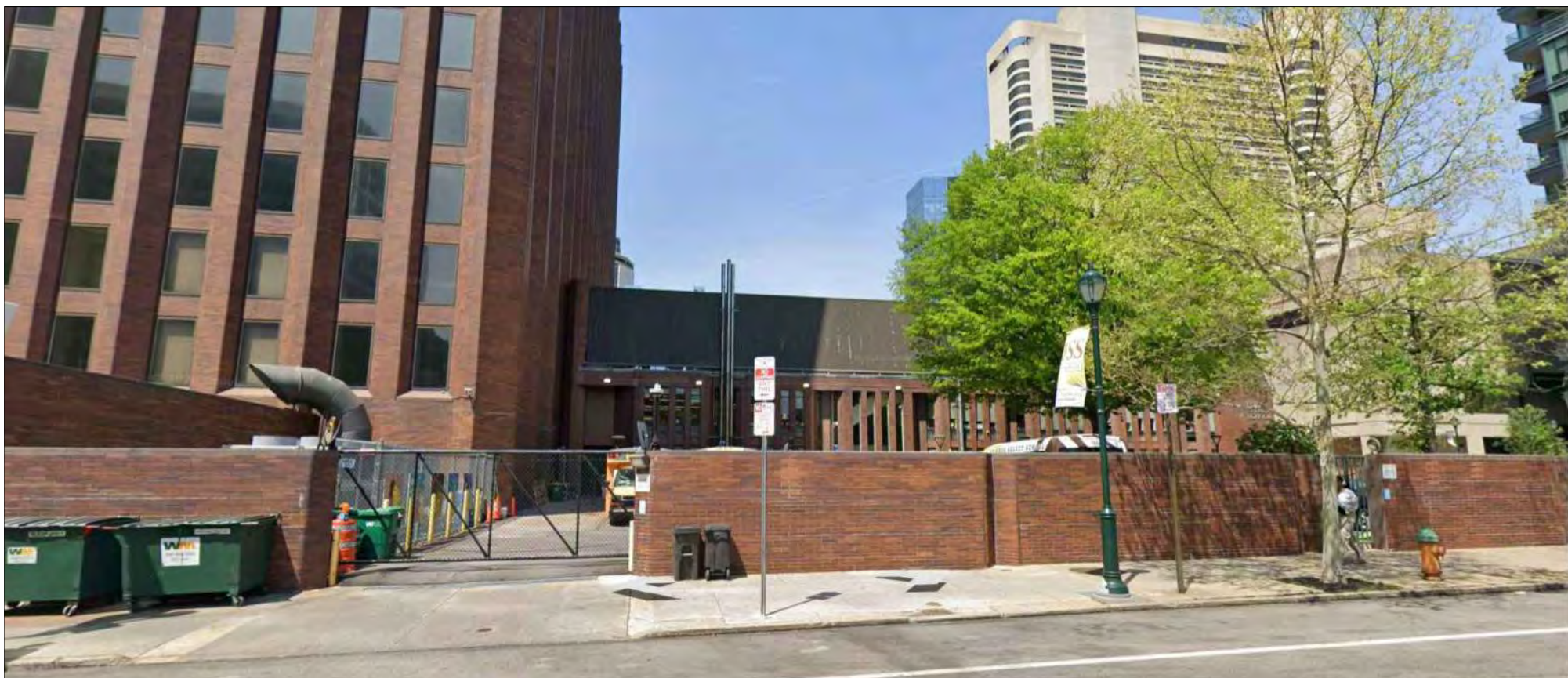
VIEW FROM SITE LOOKING NORTHEAST UP 16TH STREET AND RACE STREET



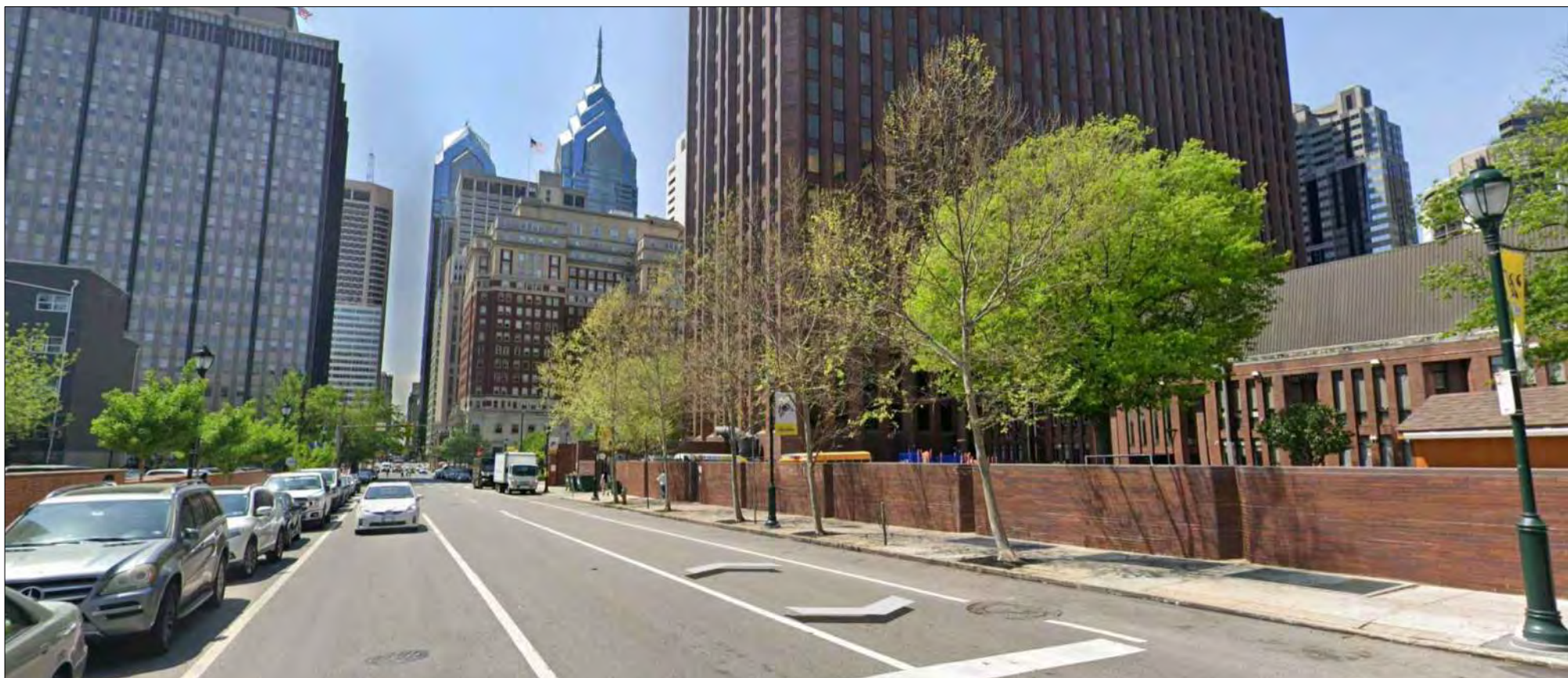
VIEW FROM SITE LOOKING EAST ACROSS 16TH STREET



VIEW FROM SITE LOOKING SOUTHEAST ACROSS 16TH STREET



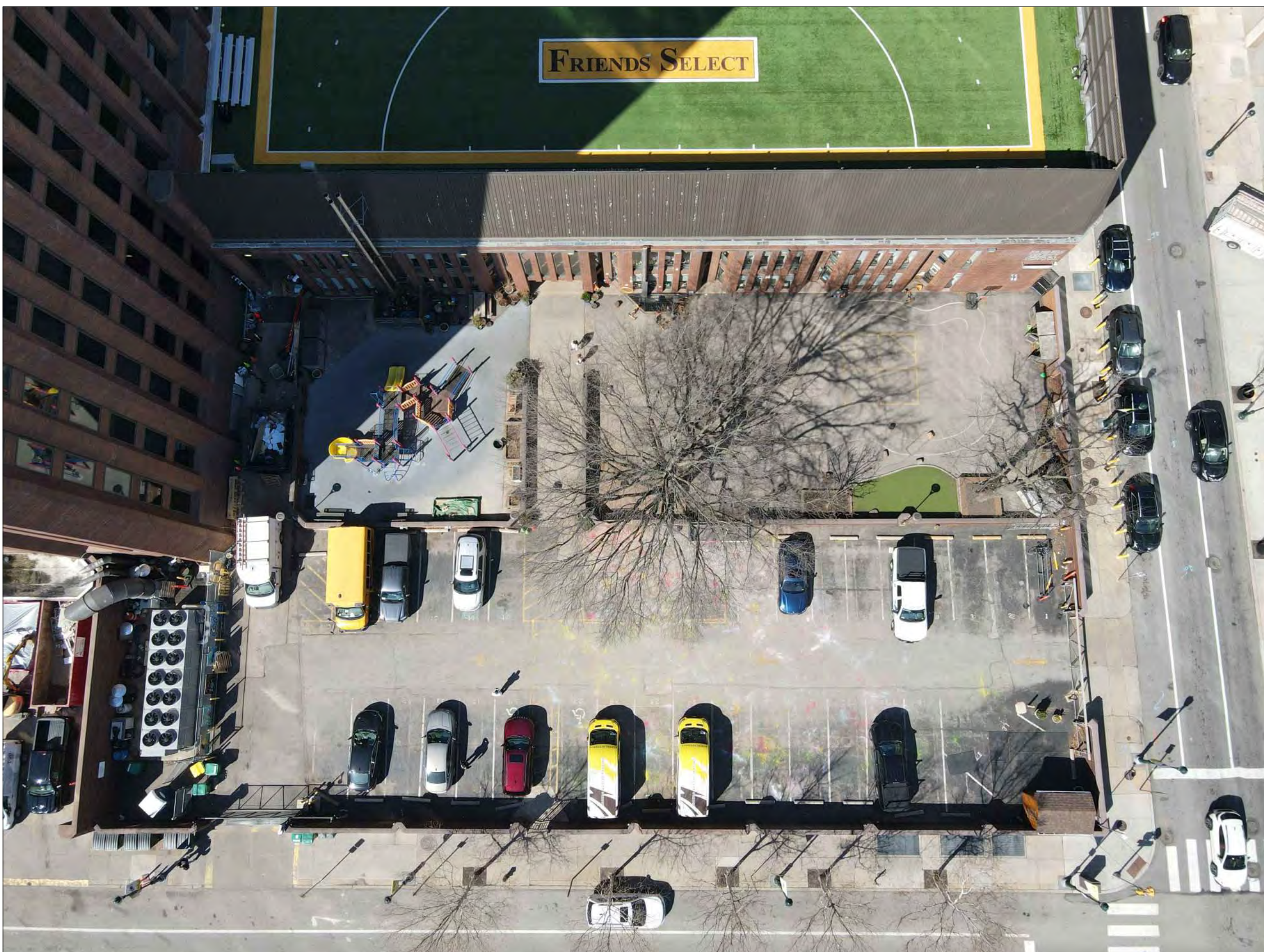
VIEW OF EXISTING VEHICLE GATE AND LOADING AREA FROM 16TH STREET



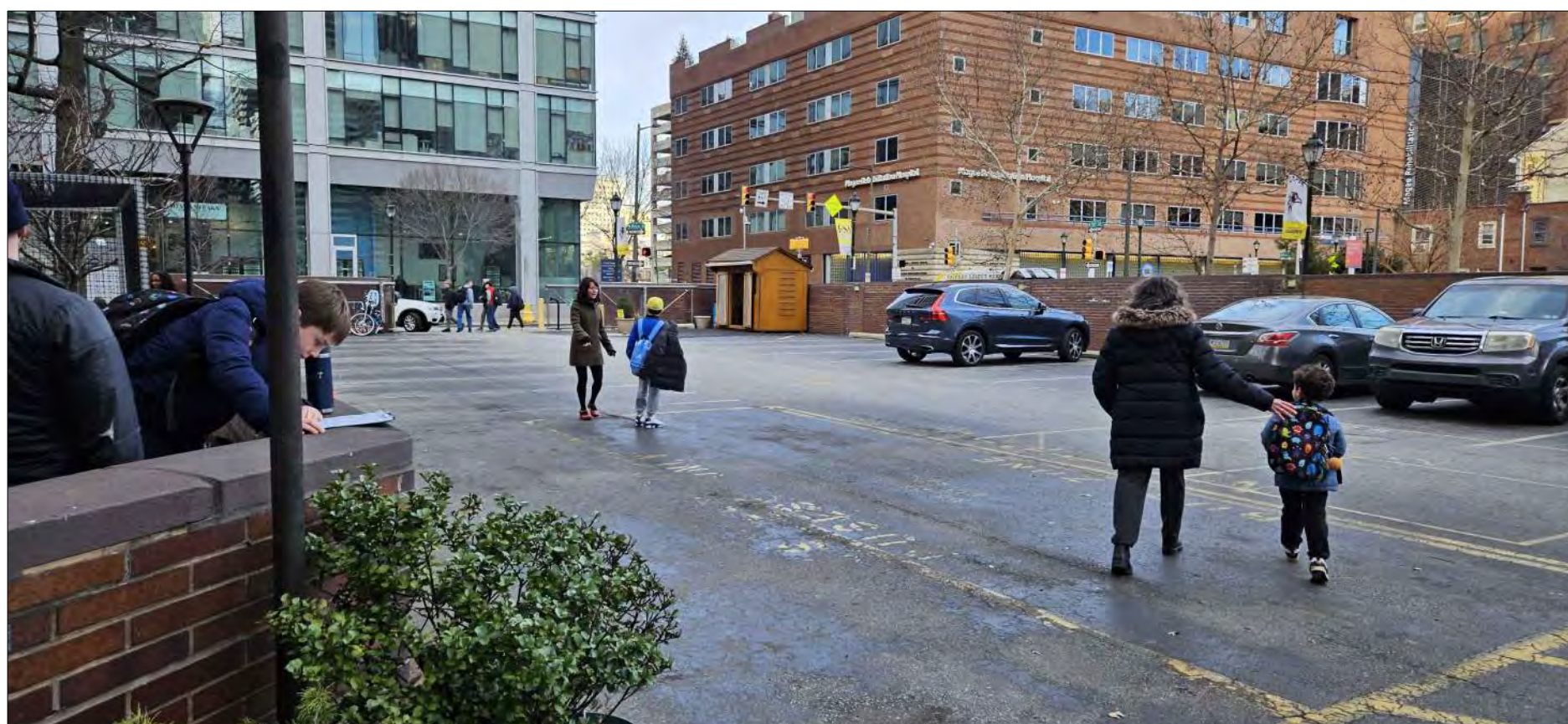
VIEW OF SITE AND ADJACENT BUILDINGS LOOKING SOUTH DOWN 16TH STREET



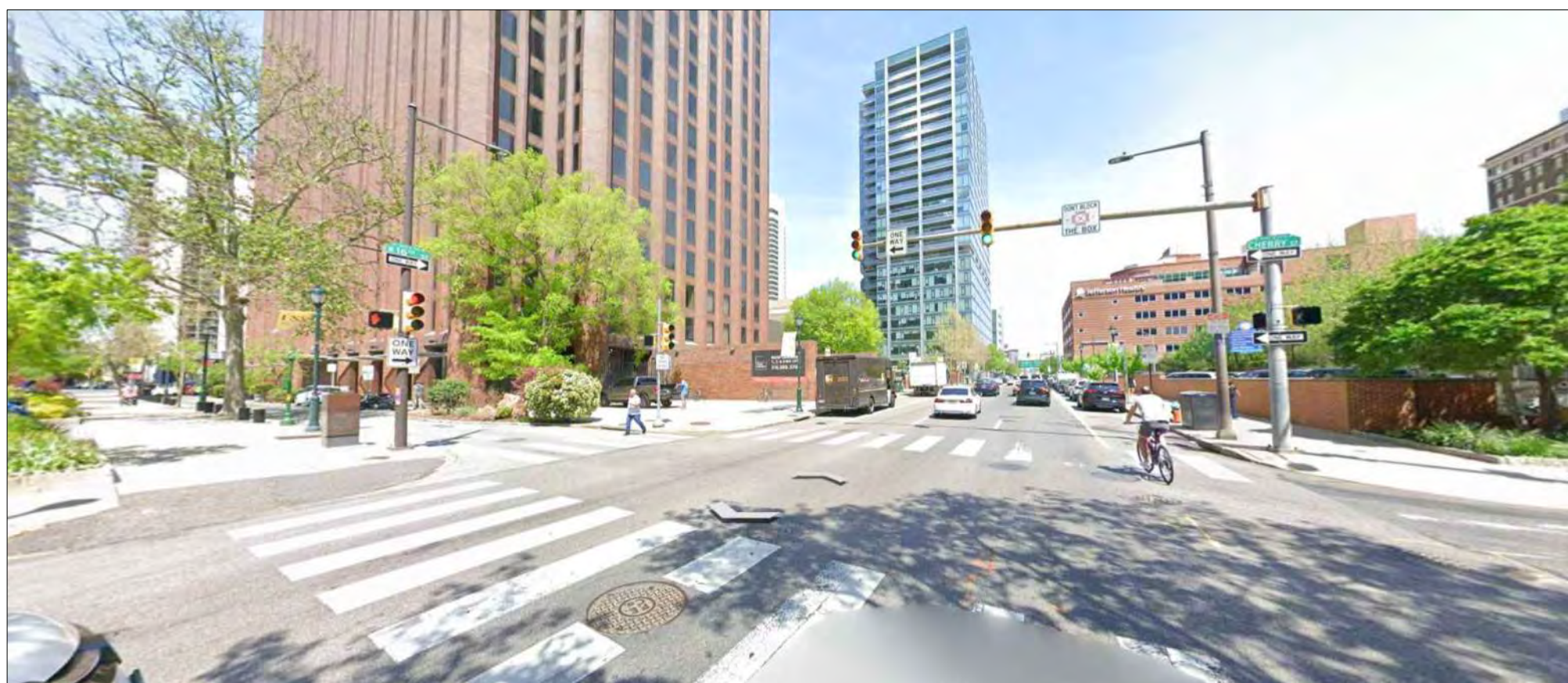
VIEW OF SITE, EXISTING VEHICLE GATE, AND ADJACENT BUILDINGS LOOKING WEST DOWN RACE STREET



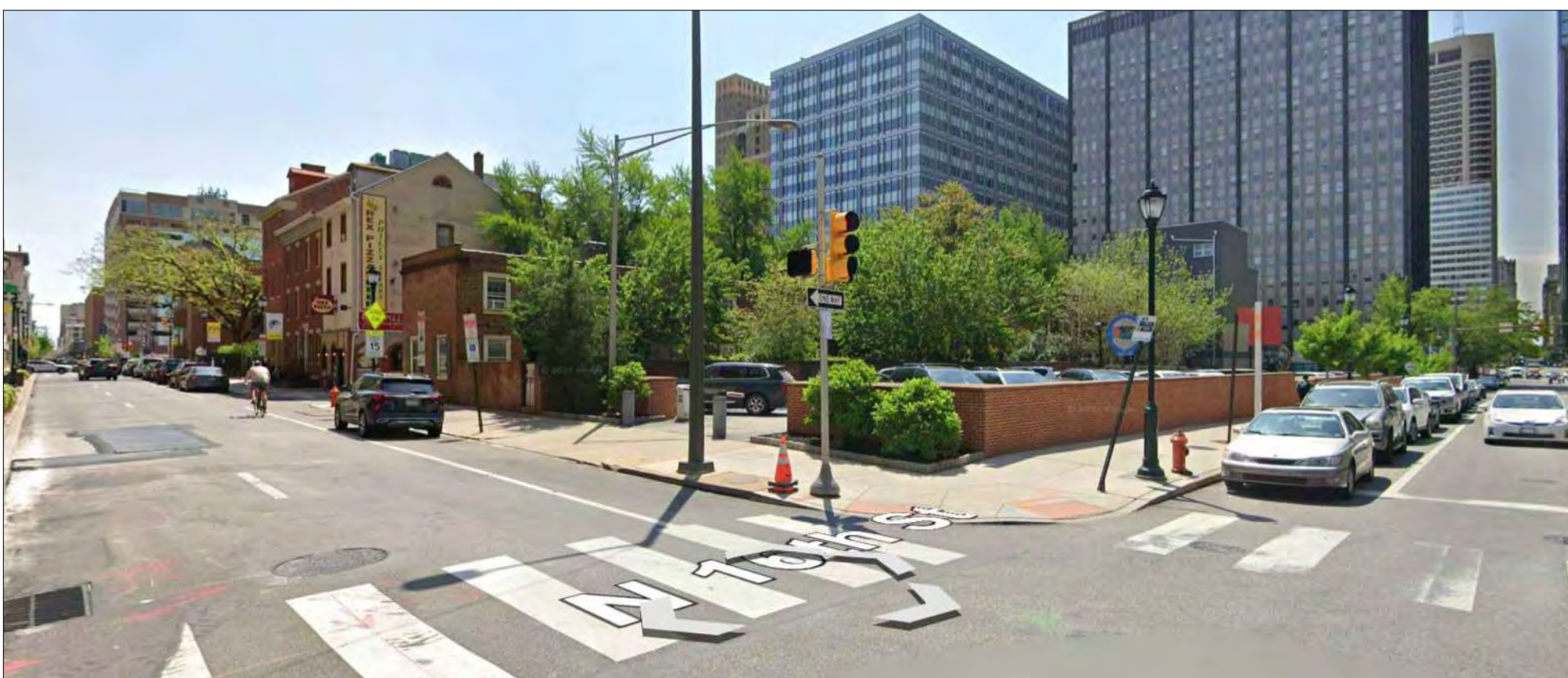
AERIAL VIEW OF SITE



VIEW LOOKING NORTHEAST FROM EXISTING PARKING AREA IN SITE



VIEW LOOKING NORTHWEST DOWN 16TH STREET AND CHERRY STREET OF ADJACENT TOWER AND CONTEXT



VIEW LOOKING SOUTHEAST DOWN RACE STREET AND 16TH STREET OF BUILDINGS OPPOSITE SITE



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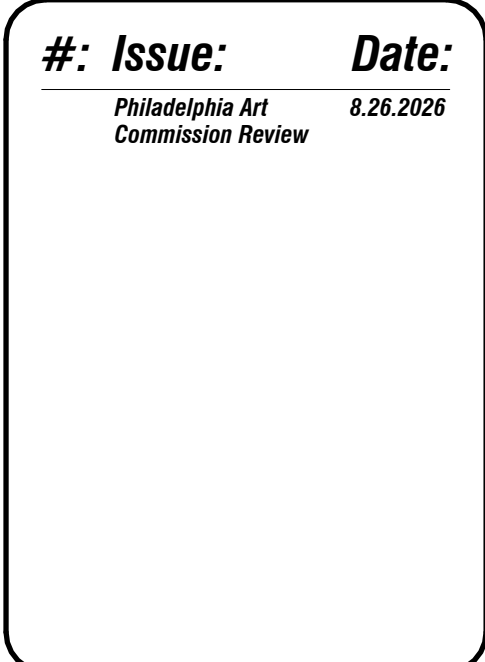
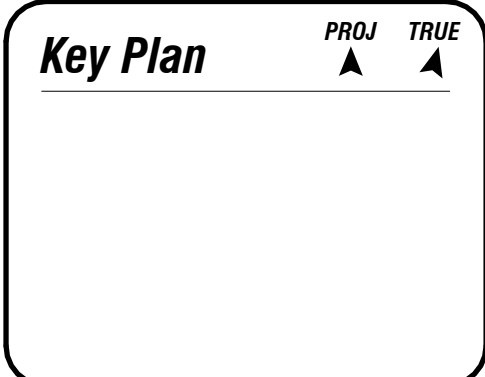
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RU1 IN-GRADE LINEAR UPLIGHT TO
LIGHT SIGNAGE WALL

CD1 FLEXIBLE LINEAR DOWNLIGHT
MOUNTED AT COLUMN TO ACCENT COLUMN

RU2 CURVILINEAR IN-GRADE MARKER LIGHT

VD1 ILLUMINATED BOLLARD

1 GROUND LEVEL BACKLOT LIGHTING PLAN
1/8" = 1'-0"

APPROVAL STAMPS:

Key Plan

PROJ TRUE

Project Title: Anchor Management Group, LLC

FRIENDS SELECT SCHOOL

BACKLOT

Project Address: 1600-1646 RACE STREET

PHILADELPHIA, PA 19103

M&D Project No.: 25035

#: Issue: Date:

Philadelphia Art Commission Review 8.26.2026

Sheet Title: GROUND LEVEL BACKLOT LIGHTING PLAN

Sheet No.: LG0.000

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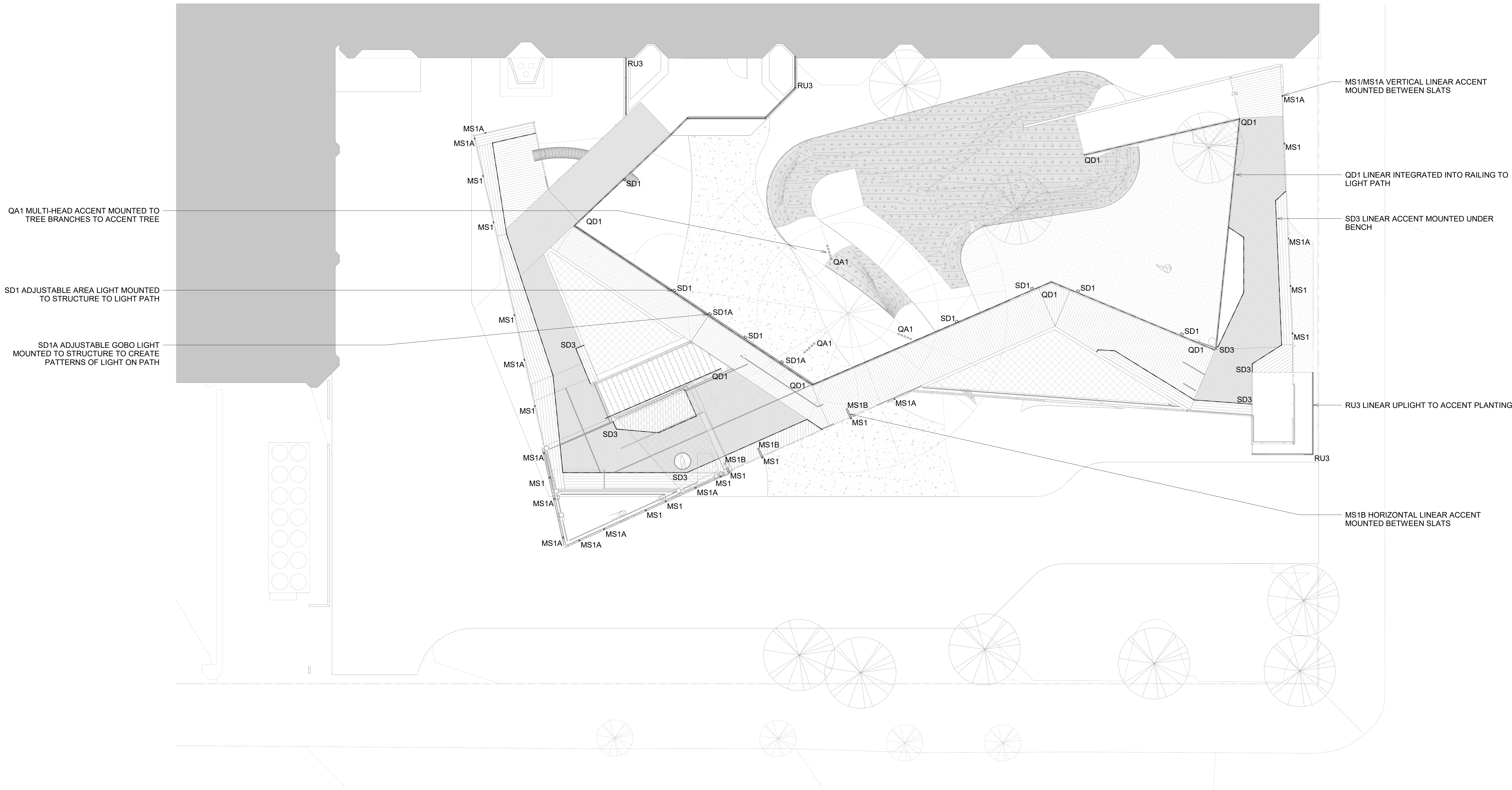
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2 DECK LEVEL BACKLOT LIGHTING PLAN
1/8" = 1'-0"

Key Plan PROJ TRUE
▲ ▲

Anchor Management Group, LLC
FRIENDS SELECT SCHOOL
BACKLOT
Project Title:
MAD Project No.: **25035**
Project Address: **1600-1646 RACE STREET PHILADELPHIA, PA 19103**

#: **Issue:** **Date:**
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APPROVAL STAMPS:

DECK LEVEL BACKLOT LIGHTING PLAN
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**ENLARGED LIGHTING
PLANS**

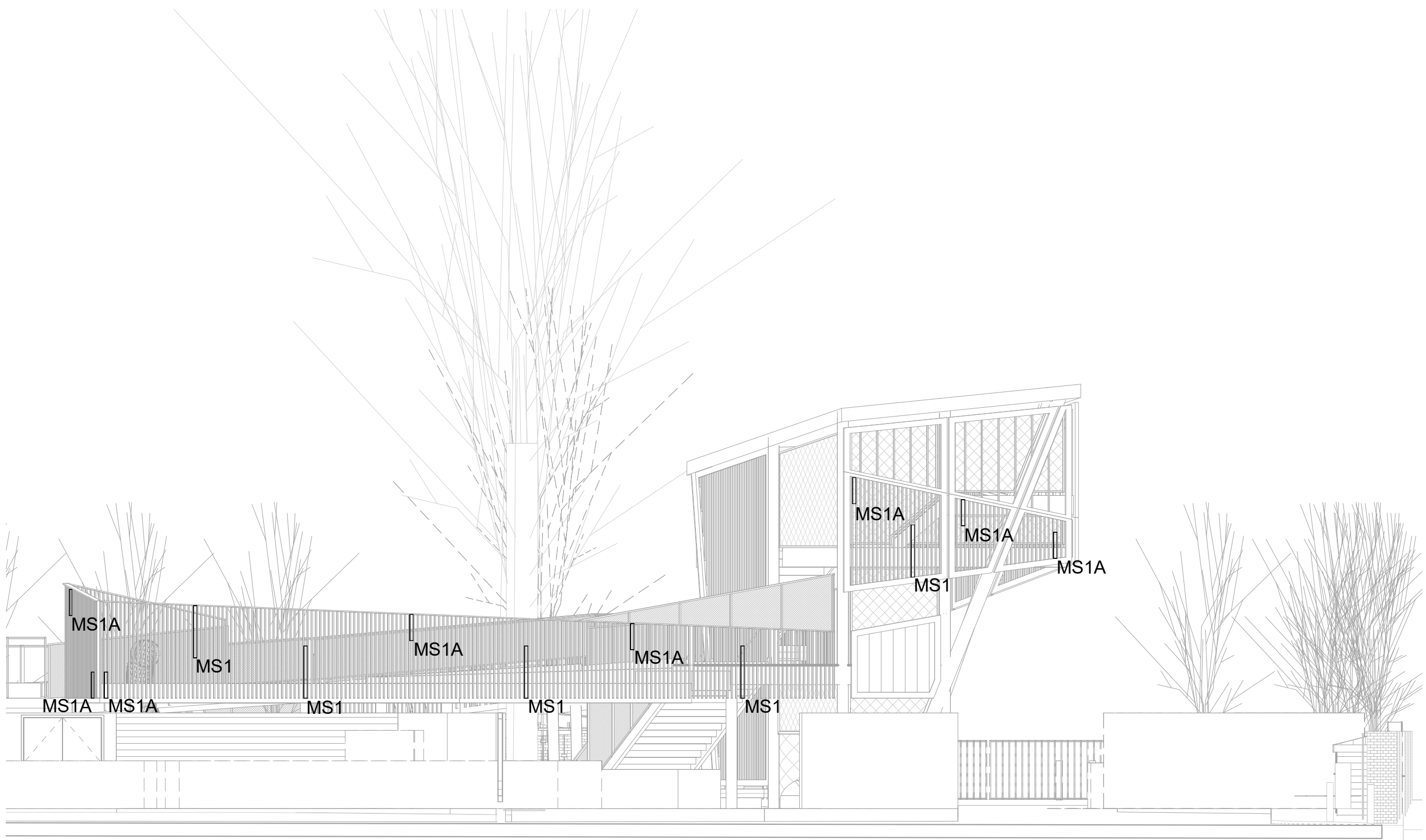
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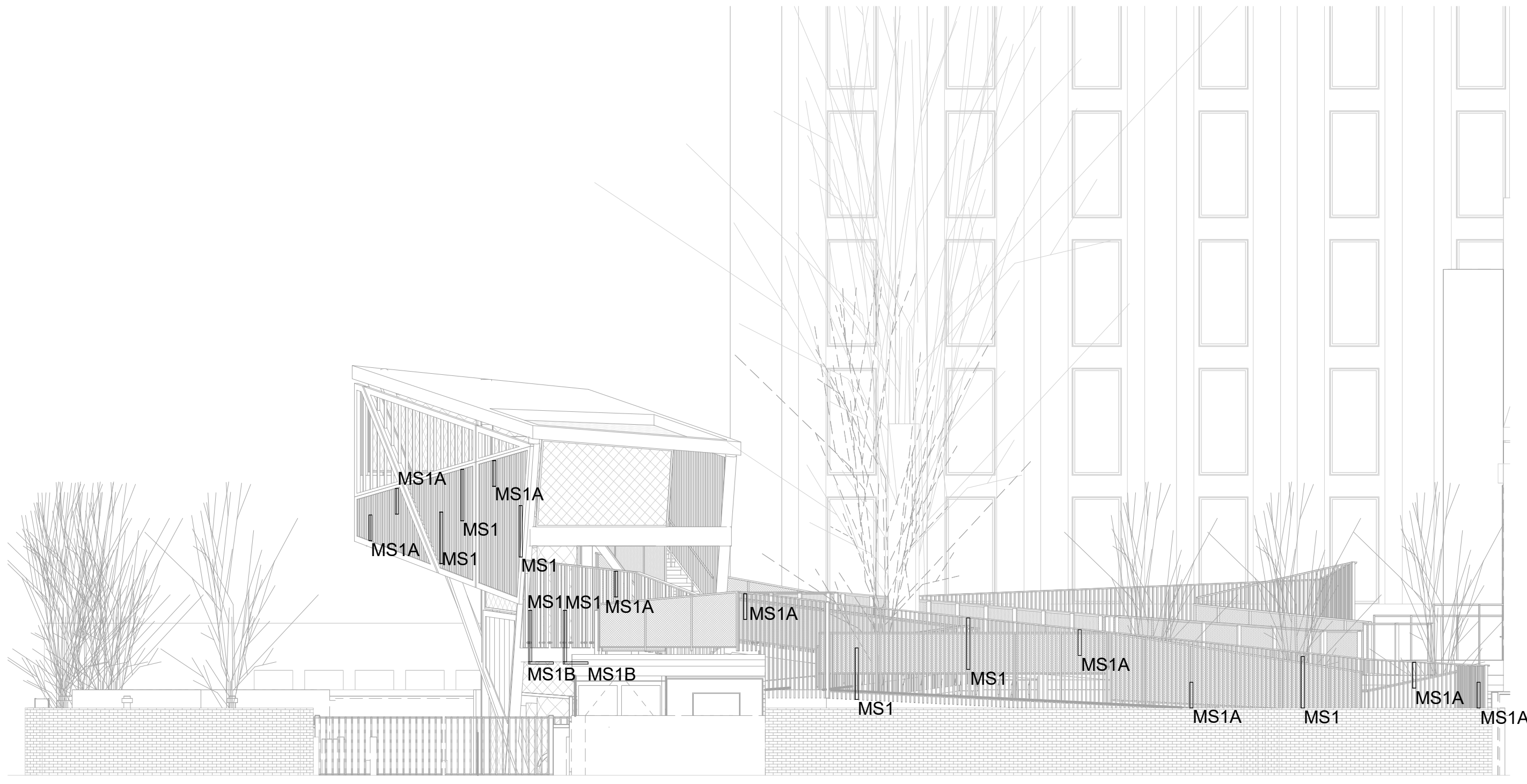
APPROVAL STAMPS:



1 WEST LIGHTING ELEVATION
1/8" = 1'-0"



2 NORTH LIGHTING ELEVATION
1/8" = 1'-0"



3 SOUTH LIGHTING ELEVATION
1/8" = 1'-0"

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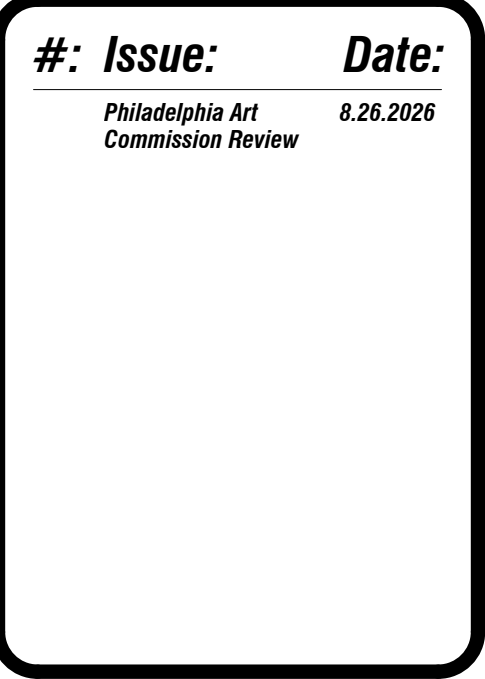
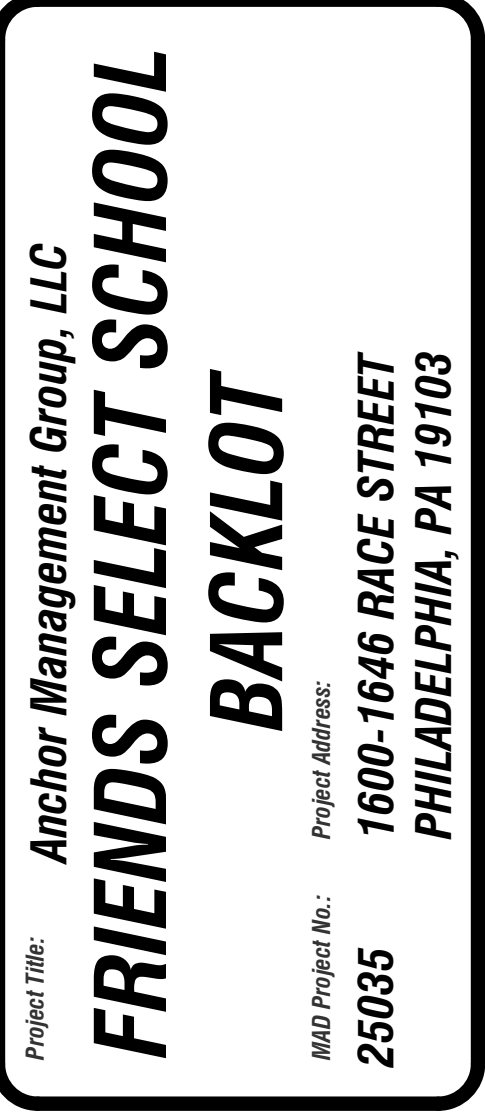
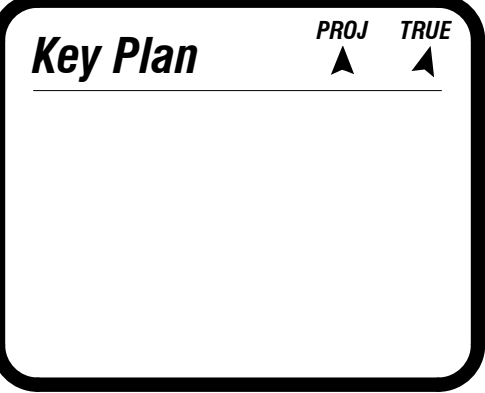
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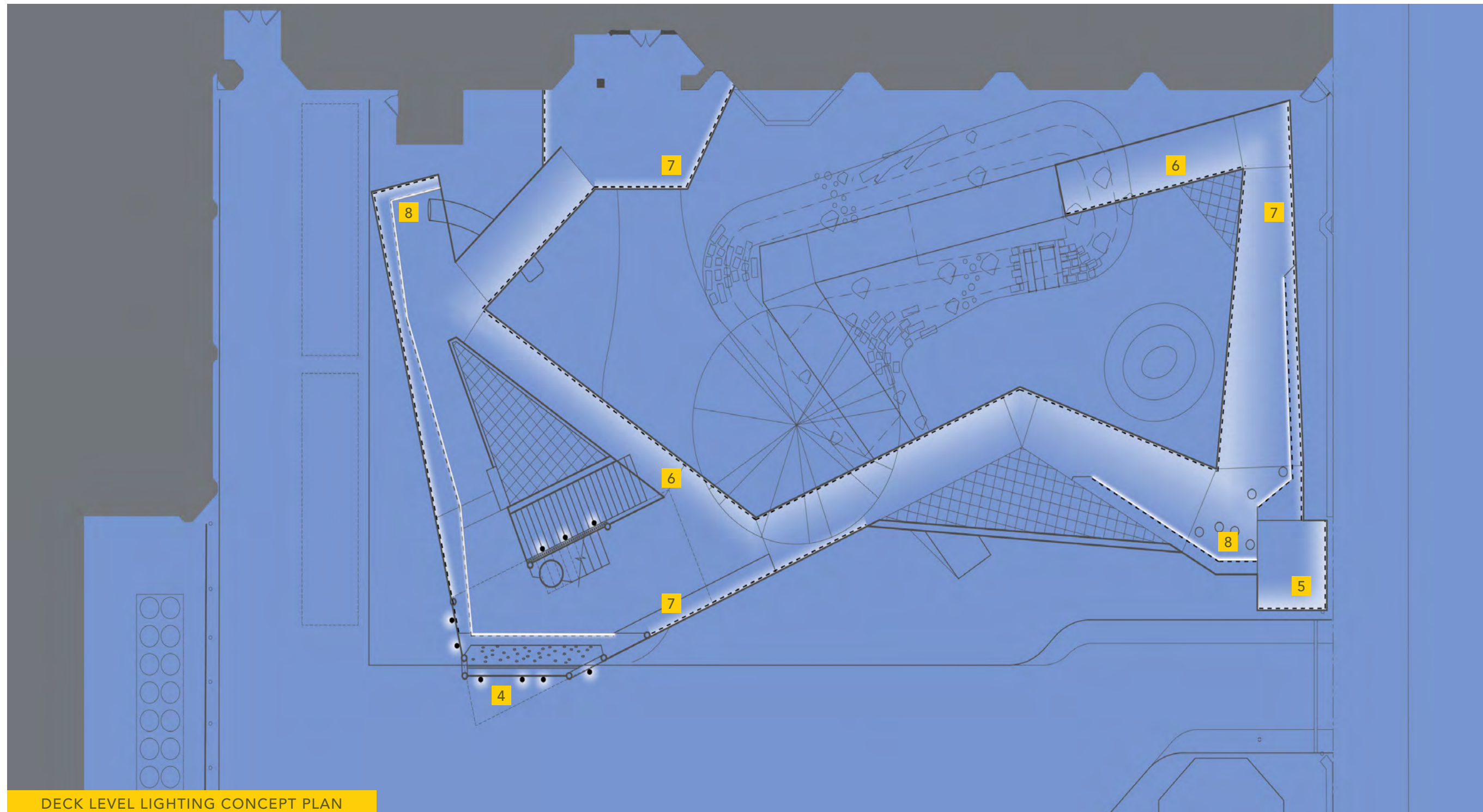
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GROUND LEVEL LIGHTING CONCEPT PLAN



DECK LEVEL LIGHTING CONCEPT PLAN



UPPER LEVEL TREE HOUSE LIGHTING CONCEPT



GUARD HOUSE LIGHTING CONCEPT



LOWER LEVEL TREE HOUSE LIGHTING CONCEPT



UPPER LEVEL TREE HOUSE LIGHTING CONCEPT



TREE HOUSE EXTERIOR LIGHTING CONCEPT



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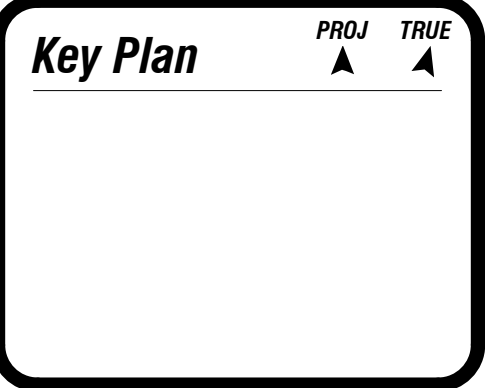
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Project Title: **Anchor Management Group, LLC**
FRIENDS SELECT SCHOOL
BACKLOT

IMD Project No.: **25035**
Project Address: **1600-1646 RACE STREET**
PHILADELPHIA, PA 19103

#: **Issue:** **Date:**
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Sheet Title: **LIGHTING CONCEPTS**

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