

SAUL EWING

LLP

Frederick N. Poindexter
Phone: (215) 972-7137
frederick.poindexter@saul.com
www.saul.com

November 6, 2024

VIA ELECTRONIC MAIL

Alex M. Smith
Director, Philadelphia Art Commission
One Parkway, 13th Floor
1515 Arch Street
Philadelphia, PA 19102

RE: 1300 Pattison Avenue; Xfinity Live! 2; Site Improvements Review

Dear Mr. Smith:

As you may recall, we represent the developer of the Xfinity Live! project at 1300 Pattison Avenue. We recently presented our plans to construct a two-story, open-air addition (with eating/drinking establishments) to the current building, along with renovation of the outdoor entertainment plaza space, including a stage, stage lawn, and a beer garden.

Pursuant to our discussion on October 31, 2024, we submit this letter to request time on the agenda at the November 13, 2024 meeting of the Art Commission to present and discuss the site improvements of this project. For the avoidance of doubt, we will be submitting a separate signage package for Sign Committee review later this month.

Please see the enclosed plans and renderings for your review. You can direct any questions regarding the project or submission package to me at the contact information below.

Sincerely,



Frederick N. Poindexter
Saul Ewing LLP
Centre Square West
1500 Market Street, 38th Floor
Philadelphia, PA 19102
215-972-7137
frederick.poindexter@saul.com

Centre Square West ♦ 1500 Market Street, 38th Floor ♦ Philadelphia, PA 19102-2186
Phone: (215) 972-7777 ♦ Fax: (215) 972-7725

CALIFORNIA DELAWARE FLORIDA ILLINOIS MARYLAND MASSACHUSETTS MINNESOTA NEW JERSEY NEW YORK PENNSYLVANIA WASHINGTON, DC

A DELAWARE LIMITED LIABILITY PARTNERSHIP

November 6, 2024

Page 2

cc:

Alex Smith (via email)

Corey Long (via email)

Eric Rahe (via email)

Dan Bedesem (via email)

Richard Hayden (via email)



XFINITY LIVE! ENTERTAINMENT PLAZA

Philadelphia Art Commission

11/13/2024



XFINITY LIVE! ENTERTAINMENT PLAZA

Project: XfinityLive2
Applicant: PL Phase One LLP
Applicant Address: 601 East Pratt Street, 6th Floor
Baltimore, MD 21202

Project Description:
Entertainment Plaza for the Existing Xfinity Live! Project.

Renovation of the existing Entertainment Plaza including the addition of a two story open-air pavillion. Includes Stage, Stage Lawn, Plaza as well as two bars within the two story pavillion and three freestanding bars within and around the plaza.



1



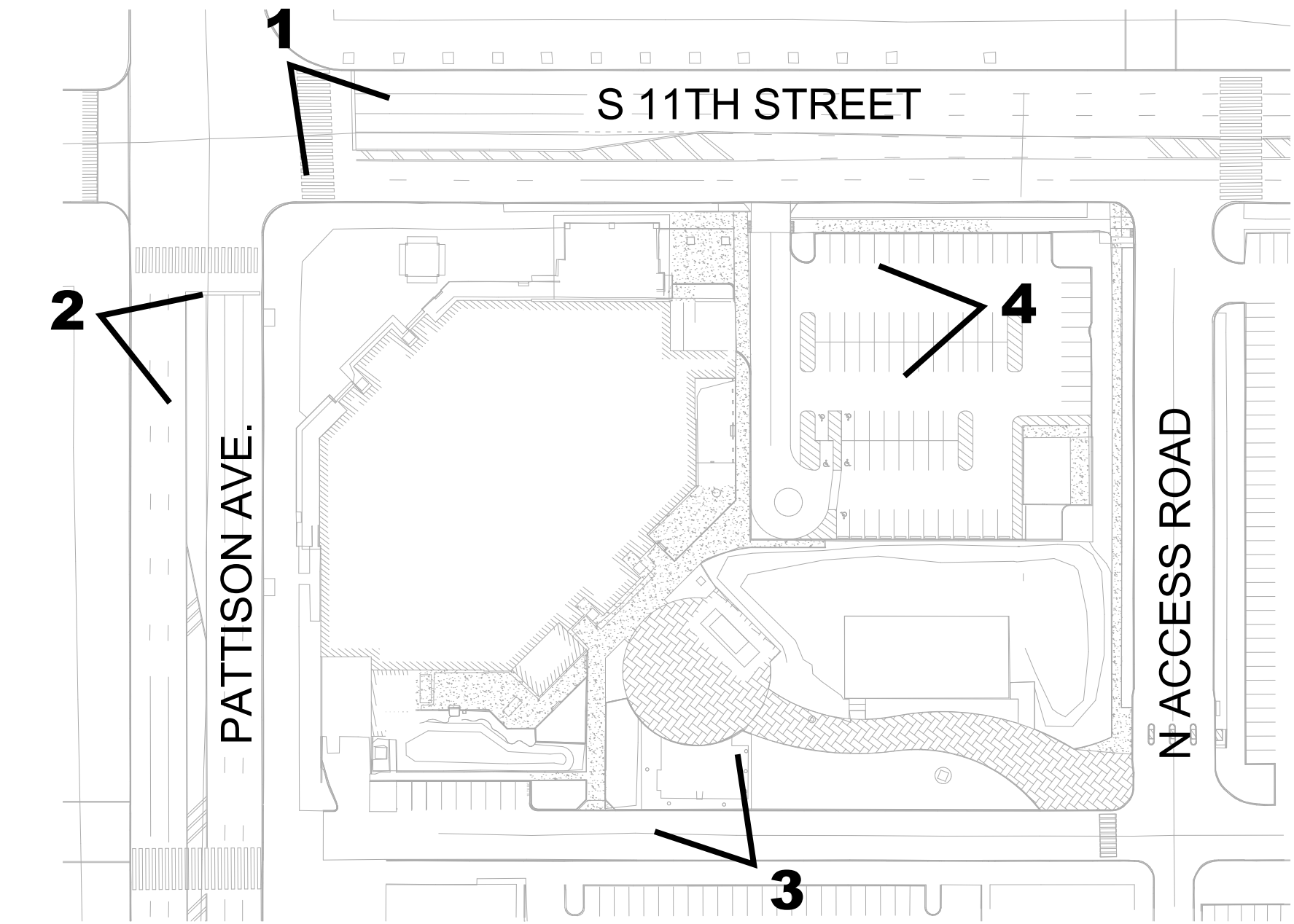
2



3

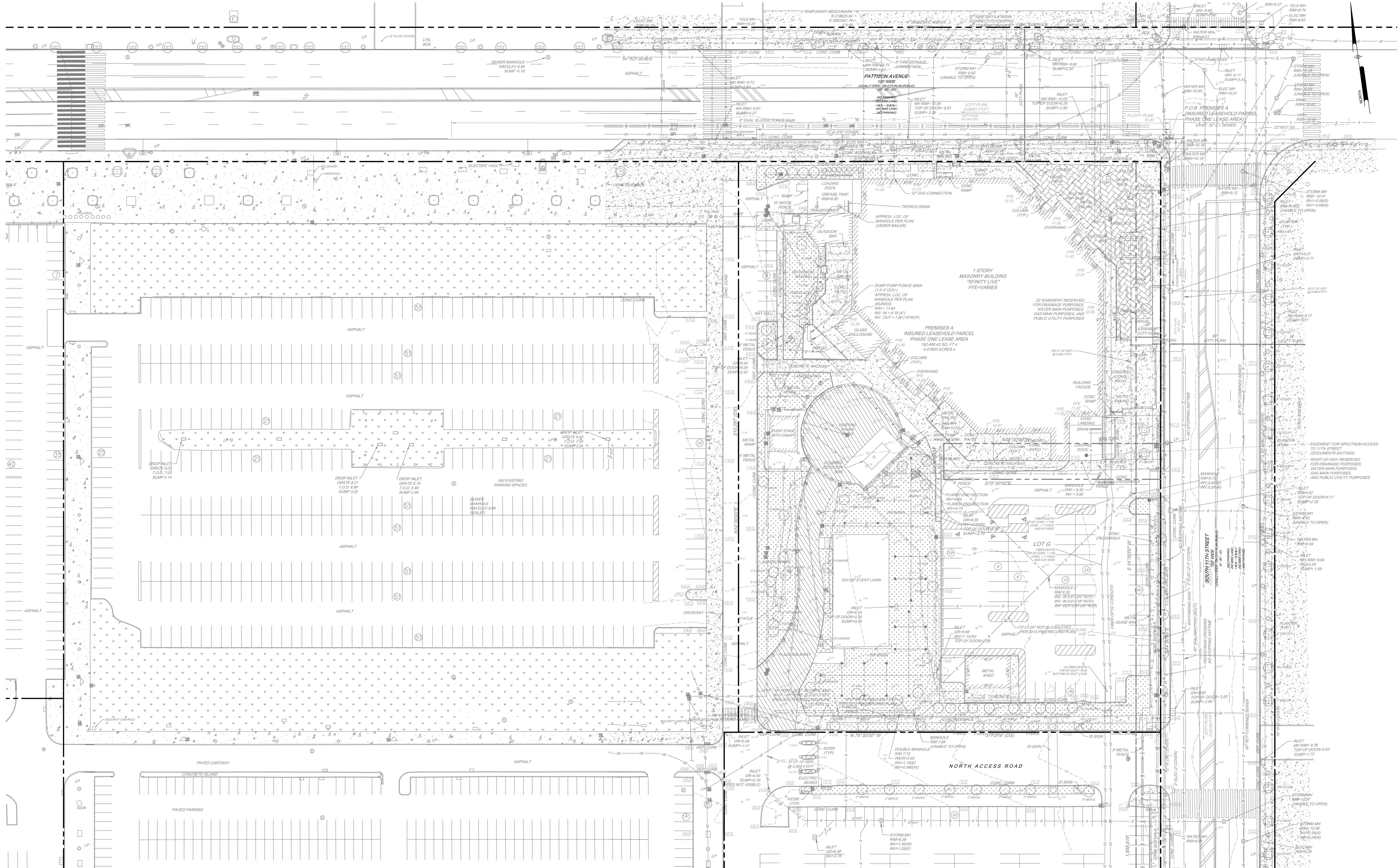


4



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
 DISCREPANCIES BEFORE PROCEEDING WITH WORK

EXISTING CONDITIONS PLAN
 XFINITY LIVE! ENTERTAINMENT PLAZA
 3601 SOUTH BROAD STREET
 PHILADELPHIA, PENNSYLVANIA 19148
 THE CORDISH COMPANIES
 601 EAST PRATT STREET, 8TH FLOOR
 BALTIMORE, MARYLAND 21202

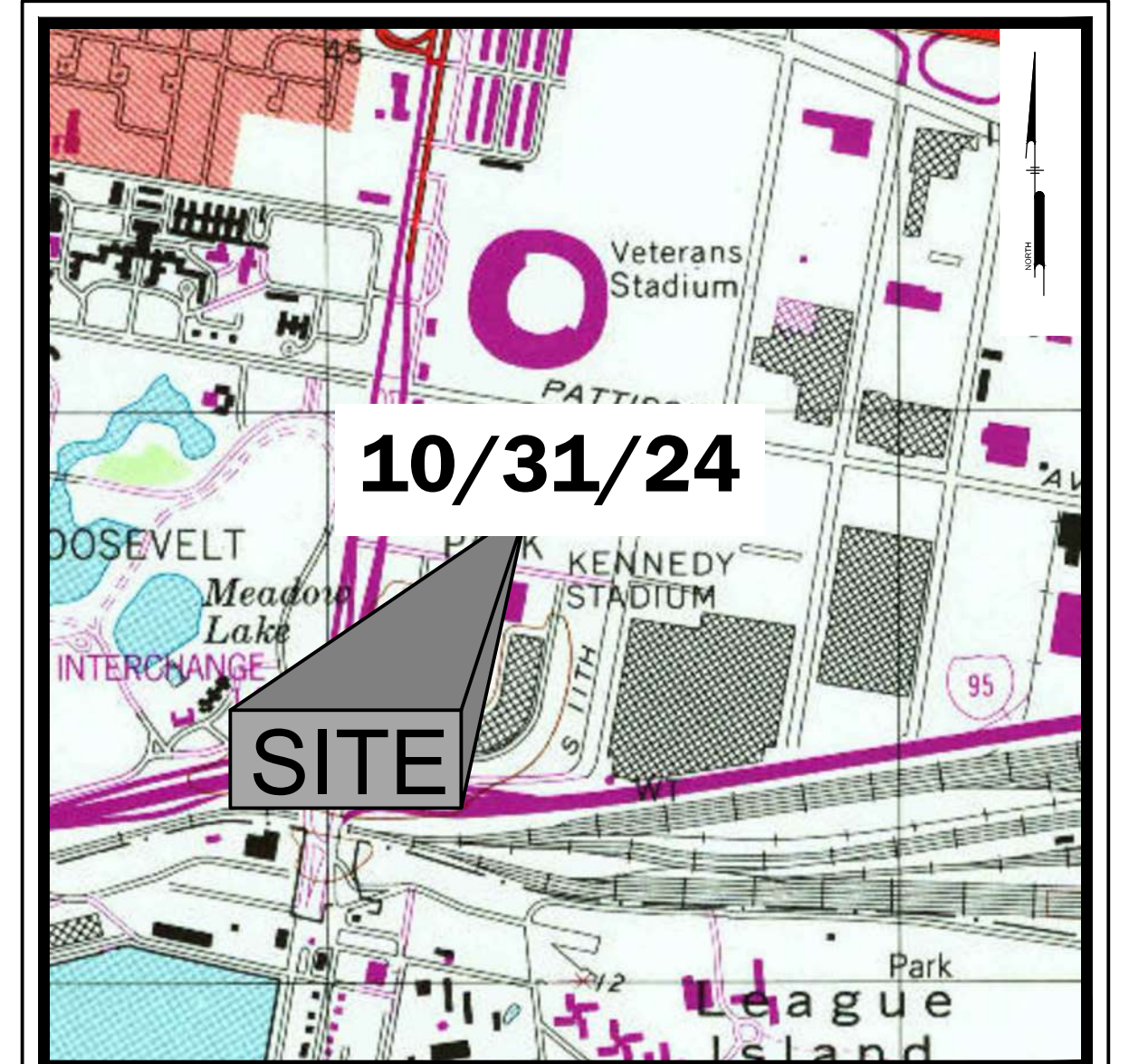


GENERAL NOTES:
 SITE ADDRESS
 3601 SOUTH BROAD STREET
 PHILADELPHIA, PA 19148
 OWNER
 CITY OF PHILADELPHIA
 1401 JOHN F. KENNEDY BOULEVARD
 MUNICIPAL SERVICES BUILDING, ROOM 1030
 PHILADELPHIA, PA 19102
 APPLICANT/DEVELOPER
 THE CORDISH COMPANIES
 601 EAST PRATT STREET, 8TH FLOOR
 BALTIMORE, MARYLAND 21202
 ENGINEER
 PENNONI ASSOCIATES INC.
 1800 MARKET STREET, SUITE 300
 PHILADELPHIA, PA 19103
 JOHN C. KEESELMOOR, P.E.

- NOTES:**
- LOCATION: THE PROJECT IS LOCATED ON THE WEST SIDE OF SOUTH 11TH STREET BETWEEN XFINITY LIVE! AND NORTH ACCESS ROAD. THE PROPERTY IS BOUND BY PATTISON AVENUE TO THE NORTH, SOUTH 11TH STREET TO THE EAST, NORTH ACCESS ROAD TO THE SOUTH, AND A PARKING LOT TO THE WEST.
 - DATE ACQUIRED: 7/28/2009
 - THE PROJECT IS LOCATED ENTIRELY WITHIN THE SPECIAL PURPOSE - SPORTS STADIUM (SP-STA) ZONING DISTRICT.
 - THE INTENT OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF A NEW PLAZA AND SITE IMPROVEMENTS.
 - ACCORDING TO THE USGS NCEIS CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN LAND USE.
 - THE PVD TRACKING NUMBER FOR THIS PROJECT IS PYS-XFN-7863-01. THE PSD TRACKING NUMBER FOR THIS PROJECT IS XA-0000-XXXX.
 - THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.
 - UTILITY NOTES:
 - THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.
 - COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED BY THE ENGINEER.
 - IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1778).
 - IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN ENGINEER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.
 - ELEVATIONS ARE BASED ON PHILADELPHIA VERTICAL DATUM. SITE FEATURES ARE BASED ON THE PA HANDBOOK HORIZONTAL DATUM.
 - ALL BOUNDARY LINES ARE SHOWN IN UNITS STATES MEASURE (US) AND DIMENSIONS IN DISTRICT MEASURE (DS). ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITS STATES (US) UNLESS INDICATED OTHERWISE (PHILADELPHIA DISTRICT STANDARD MEASURE (DS)). REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER: 20241029. ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017 (ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW" (800-242-1778)).
- REFERENCE:**
- AN EXISTING CONDITIONS SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES INC. IN JANUARY 2023 AS PART OF THE CONCEPT DESIGN PHASE.
 - AS-BUILT AND DESIGN INFORMATION FROM THE EXISTING PARKING LOT AND XFINITY LIVE! WERE OBTAINED FROM THE DEVELOPER OF THE EXISTING CONDITIONS.
 - ADDITIONAL UNDERGROUND UTILITY LOCATIONS AND FIBER OPTIC DUCT BANK AS-BUILT INFORMATION PROVIDED BY GILBANE IN FEBRUARY 2020.
- FLOOD ZONE INFORMATION:**
- BY OBTAINING PLOTTING ONLY, SUBJECT PARCEL AREA IS LOCATED IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD) OF THE FLOOD INSURANCE RATE MAP (FIRM) 22107C0010R.
 - NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

LEGEND

	EXISTING PROPERTY LINE
	EXISTING RIGHT-OF-WAY LINE
	EXISTING EASEMENT LINE
	EXISTING BUILDING
	EXISTING CONCRETE PAVEMENT
	EXISTING PAVEMENT
	EXISTING TRAFFIC MARKING
	EXISTING FENCE
	EXISTING SOIL BOUNDARY
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	EXISTING SIGN
	EXISTING BOLLARD
	EXISTING UTILITY POLE
	EXISTING PEDESTRIAN/STREET LIGHT
	EXISTING FLAG POLE
	EXISTING PARKING METER
	EXISTING LIGHT POLE
	EXISTING FIRE HYDRANT
	EXISTING SEWER
	EXISTING STORM SEWER
	EXISTING WATER LINE
	EXISTING UNDERGROUND COMMUNICATION LINE
	EXISTING OVERHEAD COMMUNICATION LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING OVERHEAD ELECTRIC LINE
	EXISTING UNDERGROUND GAS LINE
	EXISTING UTILITY STRUCTURES

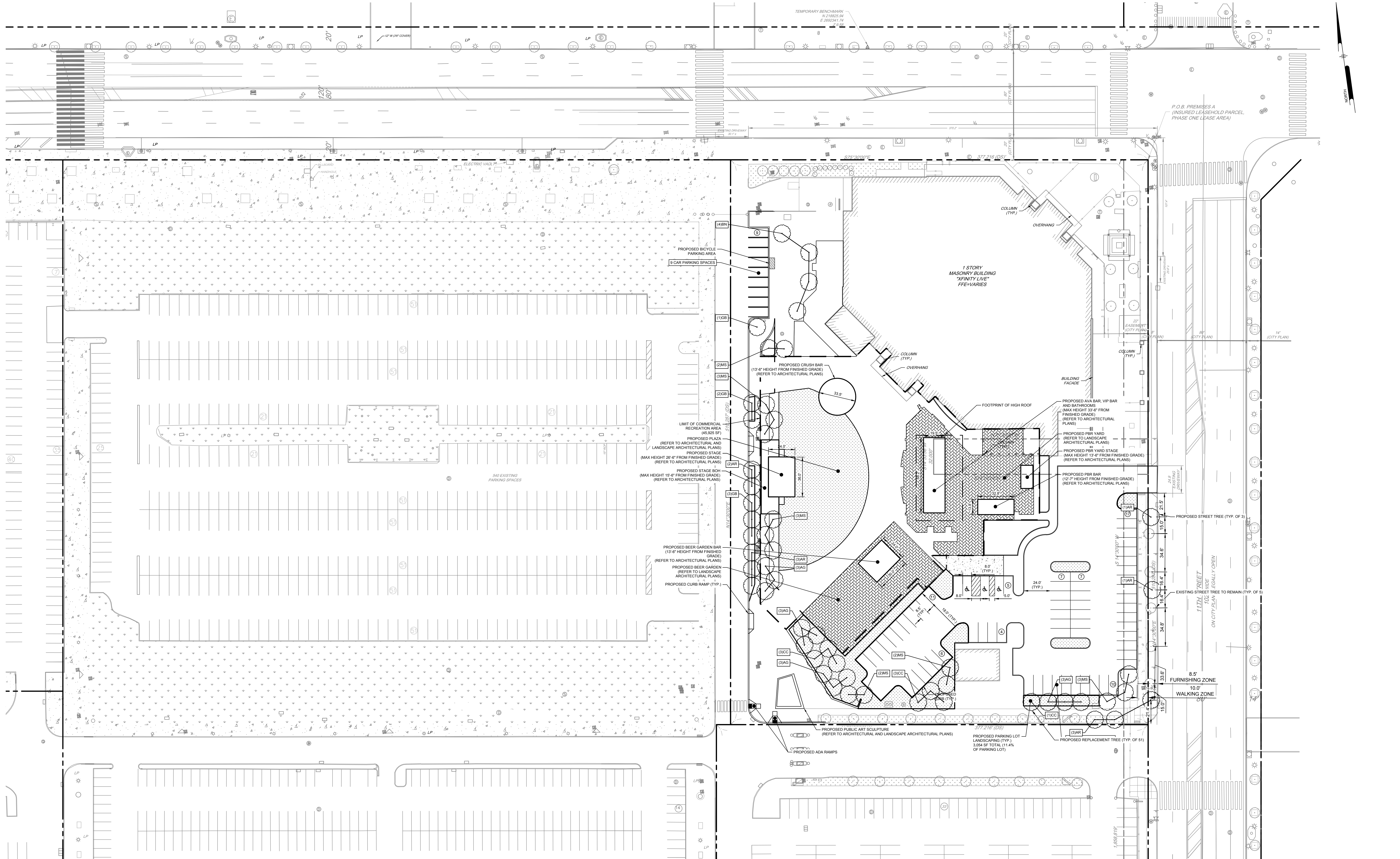


USGS MAP
 Scale: 1" = 1000'

NO.	DATE	BY	REVISIONS

PROJECT: CORCX24001
 DATE: 2024-10-29
 DRAWING SCALE: 1"=30'
 DRAWN BY: 0105
 APPROVED BY: JCM
CS1300
 SHEET 1 OF 1

NOT FOR CONSTRUCTION



GENERAL NOTES:

1. LOCATION: THE PROJECT IS LOCATED ON THE WEST SIDE OF SOUTH 11TH STREET BETWEEN XFINITY LIVE! AND NORTH ACCESS ROAD. THE PROPERTY IS BOUND BY PATTON AVENUE TO THE NORTH, SOUTH 11TH STREET TO THE EAST, NORTH ACCESS ROAD TO THE SOUTH, AND A PARKING LOT TO THE WEST.

2. THE PROJECT IS LOCATED ENTIRELY WITHIN THE SPECIAL PURPOSE - SPORTS STADIUM (SP-STA) ZONING DISTRICT.

3. THE INTENT OF THIS PLAN IS TO DEPICT THE DEVELOPMENT OF A NEW PLAZA AND SITE IMPROVEMENTS.

4. ACCORDING TO THE USGS NAD83 CUSTOM SOIL RESOURCE REPORT FOR PHILADELPHIA COUNTY, PENNSYLVANIA, LANDS LOCATED WITHIN THE PROJECT BOUNDARY ARE CLASSIFIED AS URBAN (U1).

5. THE PVD TRACKING NUMBER FOR THIS PROJECT IS PY25-FPN-7863-01. THE PSD TRACKING NUMBER FOR THIS PROJECT IS SA-0000-KA-0000.

6. THE SITE WILL BE SERVICED BY A PUBLIC WATER SUPPLY AND PUBLIC SEWER THROUGH THE PHILADELPHIA WATER DEPARTMENT.

7. THE LOCATION OF THE EXISTING UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN TAKEN FROM EXISTING UTILITY RECORDS AVAILABLE AT THE TIME THESE PLANS WERE PREPARED AND FROM SURFACE OBSERVATION OF THE SITE.

7.1. COMPLETENESS OR ACCURACY OF LOCATION AND DEPTH OF UNDERGROUND UTILITIES AND STRUCTURES IS NOT GUARANTEED.

7.2. IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017, THE CONTRACTOR SHALL NOTIFY ALL UTILITIES WITHIN THE WORK AREA VIA THE PENNSYLVANIA ONE CALL SYSTEM, INC. (800-242-1776).

7.3. IF CONFLICTS ARE FOUND THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND DESIGN STRUCTURER FOR INSTRUCTION BEFORE PROCEEDING WITH WORK.

7.4. ELEVATIONS ARE BASED ON PHILADELPHIA VERTICAL DATUM. SITE FEATURES ARE BASED ON THE PA NAVD83 HORIZONTAL DATUM.

8. ALL BOUNDARY LINES ARE SHOWN IN UNITS STATES MEASURE (US) AND DIMENSIONS IN DISTRICT MEASURE (DS). ALL PROPOSED SITE AND BUILDING DIMENSIONS ARE SHOWN IN UNITS STATES (US) UNLESS INDICATED OTHERWISE. DISTRICT STANDARD MEASURE (DS) REFERENCE IS MADE TO PENNSYLVANIA ONE CALL SYSTEM, ASSIGNED SERIAL NUMBER: 20241074859. IN ACCORDANCE WITH PA ACT 287 AS OF 1974 AS AMENDED BY ACT 50 OF 2017 ENTITLED "UNDERGROUND UTILITY LINE PROTECTION LAW" (800-242-1776).

REFERENCE:

1. AN EXISTING CONDITIONS SURVEY OF THE SITE WAS PERFORMED BY PENNONI ASSOCIATES INC. IN JANUARY 2025 AS PART OF THE CONCEPT DESIGN PHASE.

2. AS-BUILT AND DESIGN INFORMATION FROM THE EXISTING PARKING LOT AND XFINITY LIVE WERE OBTAINED FROM THE EXISTING DEVELOPER.

3. ADDITIONAL UNDERGROUND UTILITY LOCATIONS AND FIBER OPTIC DUCT BANK AS-BUILT INFORMATION PROVIDED BY GILBANE IN FEBRUARY 2020.

FLOOD ZONE INFORMATION:

1. BY OBTAINING A FLOODING ONLY SUBJECT PARCEL AREA IS LOCATED IN ZONE X AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD OF THE FLOOD INSURANCE RATE MAP NO. 22070R0101B.

2. NO FIELD SURVEY WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

CALL BEFORE YOU DIG

BEFORE YOU DIG ANYWHERE IN PENNSYLVANIA

CALL 1-800-242-1776

PA ACT 287 OF 1974 REQUIRES THREE WORKING DAYS NOTICE TO UTILITIES BEFORE YOU EXCAVATE, DRILL OR BLAST PENNSYLVANIA ONE CALL SYSTEM, INC. SERIAL NUMBER(S): 20241074859

CITY OF PHILADELPHIA ZONING ORDINANCE, ZONED "SPORTS STADIUM (SPECIAL PURPOSE) DISTRICT (SP-STA), "AIRPORT HAZARD CONTROL OVERLAY DISTRICT (AHC) LEASED PARCEL AREA = 163,297 SQ. FT. 4.43760 ACRES (UNITED STATES SURVEY FEET) (US) LEASED PARCEL AREA = 192,488.42 SQ. FT. 4.41893 ACRES (UNITED STATES DISTRICT STANDARD) (DS)

SECTION	USE REGULATIONS	EATING/DRINKING ESTABLISHMENT	EATING/DRINKING ESTABLISHMENT
14-402.4		REQUIRED LOWER	PROPOSED
14-406.03	AREA REGULATIONS	MIN. SETBACK FROM RESIDENTIAL DISTRICT	300 FT
		SETBACK FROM RESIDENTIAL DISTRICT SURFACE	150 FT
14-406.04	HEIGHT REGULATIONS	MAX. BUILDING HEIGHT	38 FT
14-406.05(b)	OFF-STREET PARKING (COMMERCIAL RECREATION)	1 SPACE PER 250 SF GROUND AREA, PLAZA AREA = 44,805 SF, (20 SPACES)	230
14-705.1(i)(7)	HEALTHY TREES ON THE LOT * 2" DBH THAT ARE REMOVED, DAMAGED, OR DESTROYED SHALL BE REPLACED	TOTAL EXISTING TO BE REMOVED = 49 TREES, 20" CALIPER	51 TREES, 163.5" CALIPER (1:1 TREE REPLACEMENT)
14-705.02	STREET TREES	1 TREE PER 50 SF OF FRONTAGE, MIN. 15 LF TRUNK SPACING (206 LF = 8 TREES)	8 TREES
14-804.1(i)	REQUIRED BICYCLE PARKING SPACES	1 PER 10,000 SF	7 SPACES

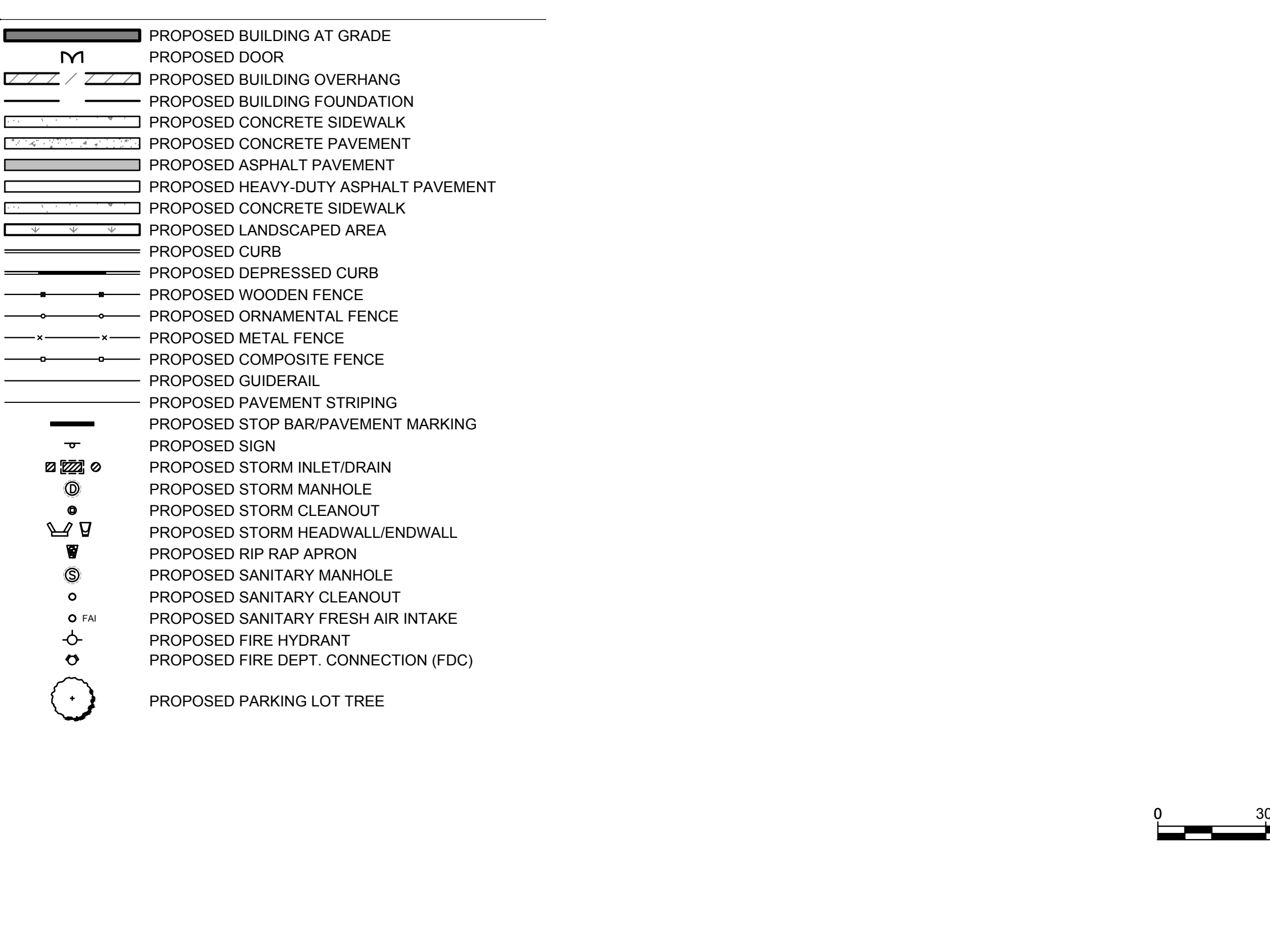
PROPOSED MULTI-STEM TREES ARE ASSESSED AT 3" CALIPER.

KEY	QTY	BOTANICAL NAME	COMMON NAME	INITIAL SIZE	ROOT	NOTES
AR	10	Acer Rubrum 'Red Sunset'	Red Sunset Red Maple	4" caliper	8.6 B	Limb up 8'
AG	12	Amelanchier x Grandiflora	Servicelberry	12 ht.	8.6 B	(3) 1-1.5" stems, Limb up 8'
BN	4	Betula Nana 'Heritage'	Heritage River Birch	12 ht.	8.6 B	(2) 1-1.5" stems, Limb up 8'
CC	7	Cercis canadensis 'Pink Pom Poms'	Eastern Red Bud	2.5' caliper	8.6 B	Limb up 8'
GB	6	Ginkgo Biloba 'Mayer'	Mayer Upright Ginkgo	3.5' caliper	8.6 B	Limb up 8'
MS	15	Magnolia Stellata 'Royal Star'	Star Magnolia	10 ht.	8.6 B	(3) 1-1.5" stems

LEGEND

EXISTING PROPERTY LINE
EXISTING RIGHT-OF-WAY LINE
EXISTING EASEMENT LINE
EXISTING BUILDING
EXISTING CURB
EXISTING CONCRETE PAVEMENT
EXISTING PAVERS
EXISTING TRAFFIC MARKING
EXISTING FENCE
EXISTING TREE
EXISTING SOIL BOUNDARY
EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
EXISTING SIGN
EXISTING LOT/LARD
EXISTING UTILITY POLE
EXISTING PEDESTRIAN/STREET LIGHT
EXISTING FLAG POLE
EXISTING PARKING METER
EXISTING LIGHT POLE
EXISTING FIRE HYDRANT
EXISTING SEWER
EXISTING STORM SEWER
EXISTING WATER LINE
EXISTING UNDERGROUND COMMUNICATION LINE
EXISTING OVERHEAD COMMUNICATION LINE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING OVERHEAD ELECTRIC LINE
EXISTING UNDERGROUND GAS LINE
EXISTING UTILITY STRUCTURES

PROPOSED BUILDING AT GRADE
PROPOSED DOOR
PROPOSED BUILDING OVERHANG
PROPOSED FOUNDATION
PROPOSED CONCRETE SIDEWALK
PROPOSED CONCRETE PAVEMENT
PROPOSED ASPHALT PAVEMENT
PROPOSED HEAVY-DUTY ASPHALT PAVEMENT
PROPOSED CONCRETE SIDEWALK
PROPOSED LANDSCAPED AREA
PROPOSED CURB
PROPOSED DEPRESSED CURB
PROPOSED WOODEN FENCE
PROPOSED ORNAMENTAL FENCE
PROPOSED METAL FENCE
PROPOSED COMPOSITE FENCE
PROPOSED GUIDERAIL
PROPOSED PAVEMENT STRIPING
PROPOSED STOP BAR/PAVEMENT MARKING
PROPOSED SIGN
PROPOSED STORM INLET/DRAIN
PROPOSED STORM MANHOLE
PROPOSED STORM HEADWALL/ENDWALL
PROPOSED RIP RAP APRON
PROPOSED SANITARY MANHOLE
PROPOSED SANITARY CLEANOUT
PROPOSED SANITARY FRESH AIR INTAKE
PROPOSED FIRE HYDRANT
PROPOSED FIRE DEPT. CONNECTION (FDC)
PROPOSED PARKING LOT TREE



USGS MAP
Scale: 1" = 1000'

10/31/24

NOT FOR CONSTRUCTION

PROJECT: CORCX24001
DATE: 2024-10-29
DRAWING SCALE: 1"=30'
DRAWN BY: 0105
APPROVED BY: JCM
CS1301
SHEET 1 OF 1

Pennoni
PENNONI ASSOCIATES, INC.
1800 MARKET STREET, SUITE 300
PHILADELPHIA, PA 19103
T 215.222.2000 F 215.222.2588

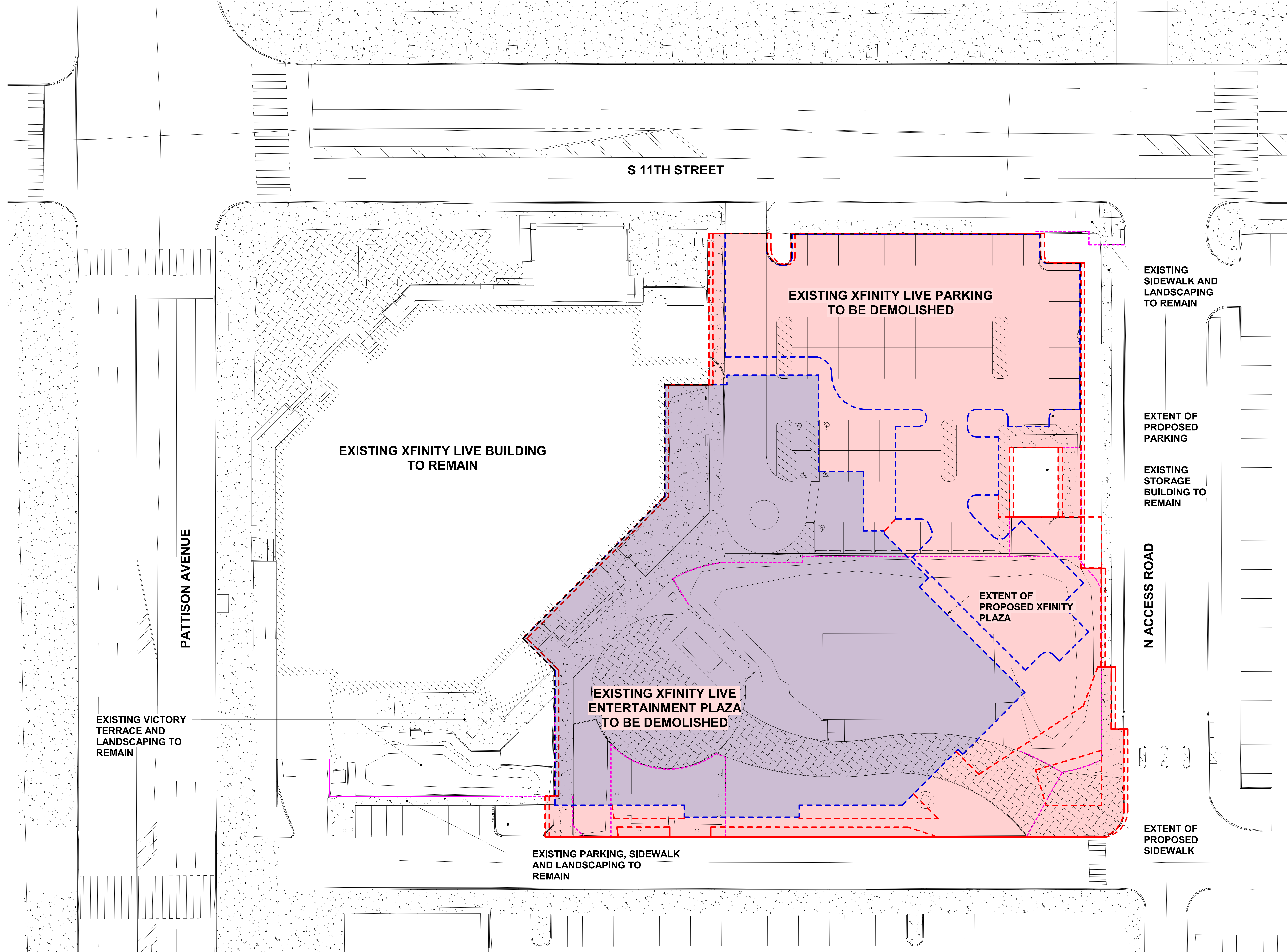
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
DISCREPANCIES BEFORE PROCEEDING WITH WORK

XFINITY LIVE! ENTERTAINMENT PLAZA
3601 SOUTH BROAD STREET
PHILADELPHIA, PENNSYLVANIA 19148

ZONING PLAN
THE CORDSH COMPANIES
601 EAST PRATT STREET, 6TH FLOOR
BALTIMORE, MARYLAND 21202

REVISED: [] BY []
DATE: [] NO. []

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES, INC. ARE THE PROPERTY OF PENNONI ASSOCIATES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF PENNONI ASSOCIATES, INC. PENNONI ASSOCIATES, INC. SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. PENNONI ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES. PENNONI ASSOCIATES, INC. SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY OTHER SOURCES.

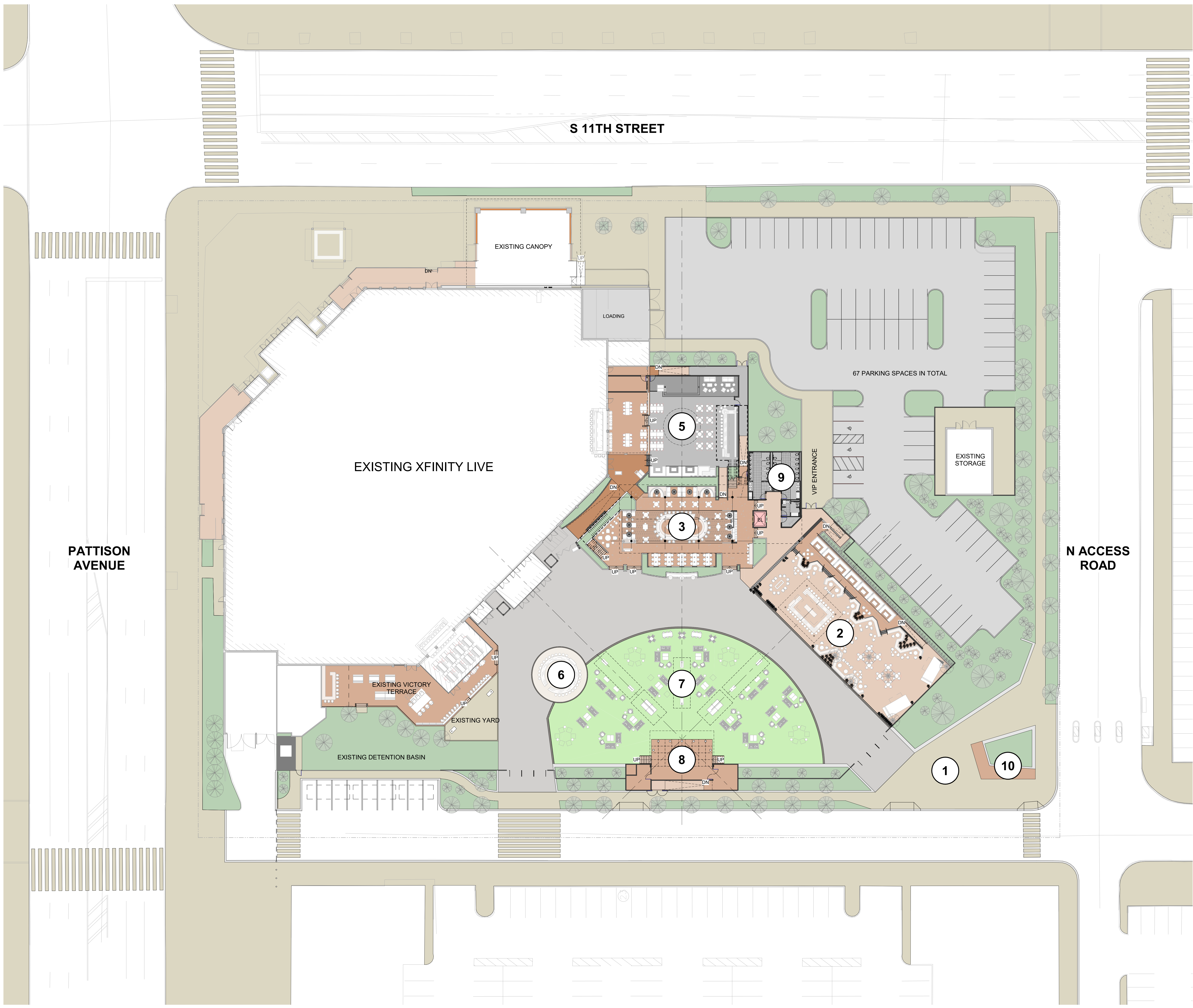


OVERALL WORK AREA
95,390 SF

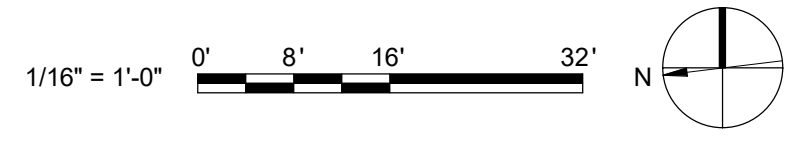
XFINITY LIVE! ENTERTAINMENT PLAZA
46,300 SF

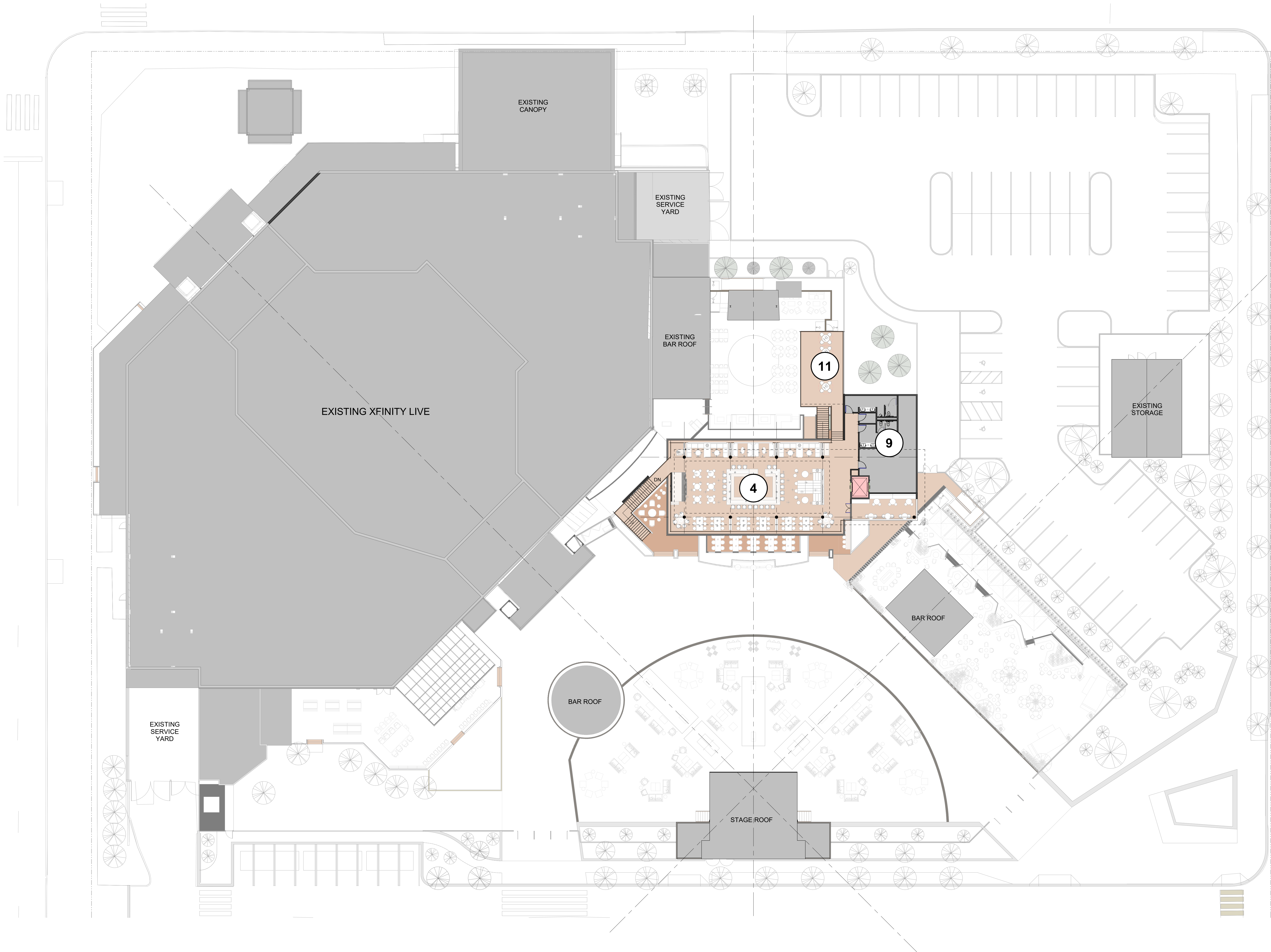
EXISTING FENCE TO REMAIN
EXISTING FENCE TO REMOVE

3/64" = 1'-0"

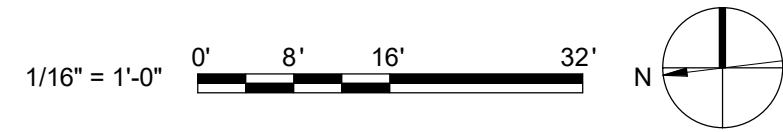


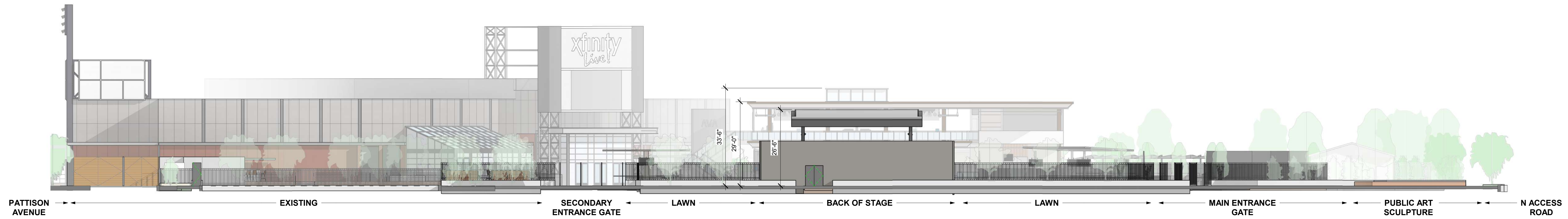
- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



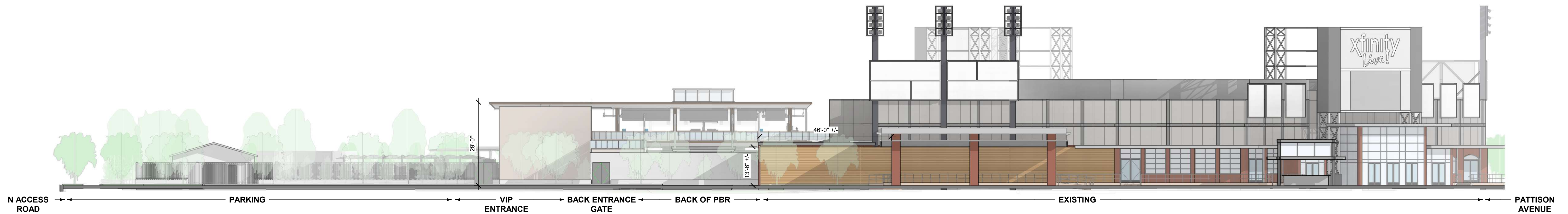


- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP
- 4 AVA
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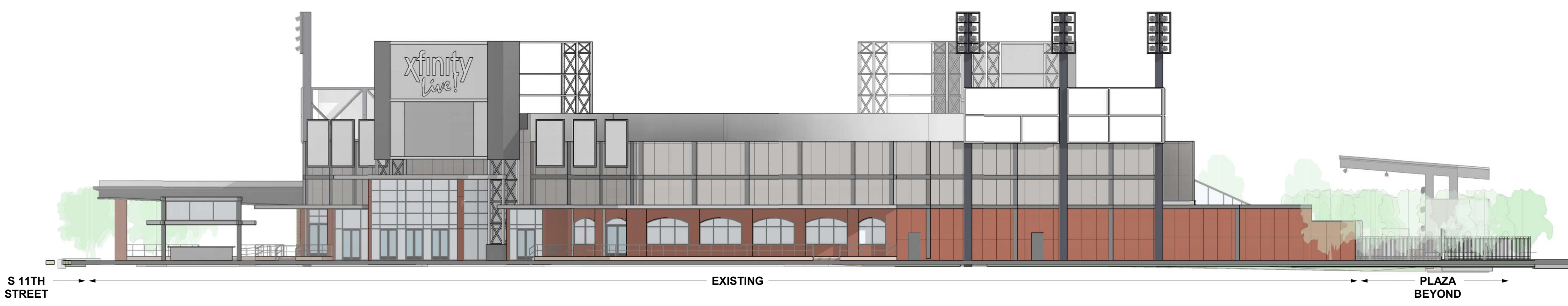
1 OVERALL ELEVATION - WEST
Scale: 1/16" = 1'-0"



2 OVERALL ELEVATION - EAST (FROM S 11TH ST)
Scale: 1/16" = 1'-0"



3 OVERALL ELEVATION - SOUTH (FROM N ACCESS RD)
Scale: 1/16" = 1'-0"



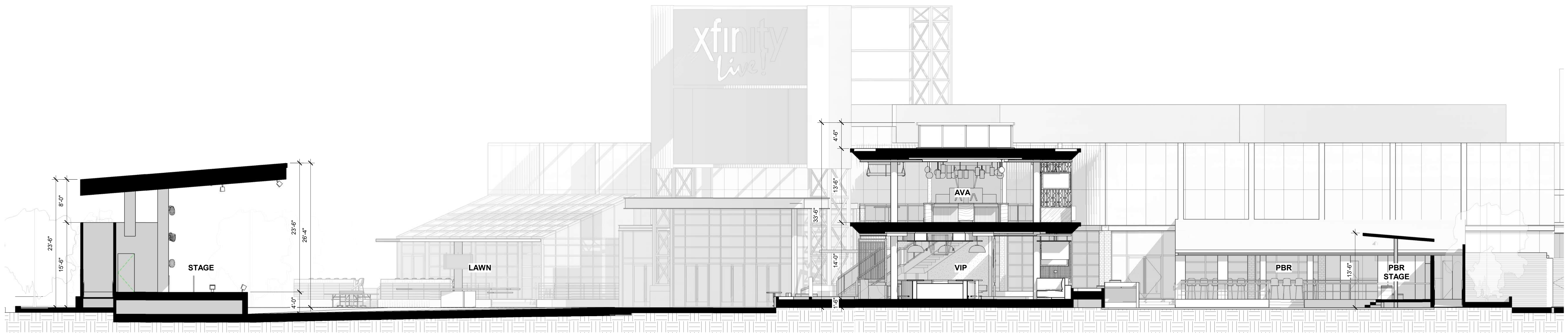
4 OVERALL ELEVATION - NORTH (FROM PATTISON AVE)
Scale: 1/16" = 1'-0"

1/16" = 1'-0" 0' 8' 16' 32'



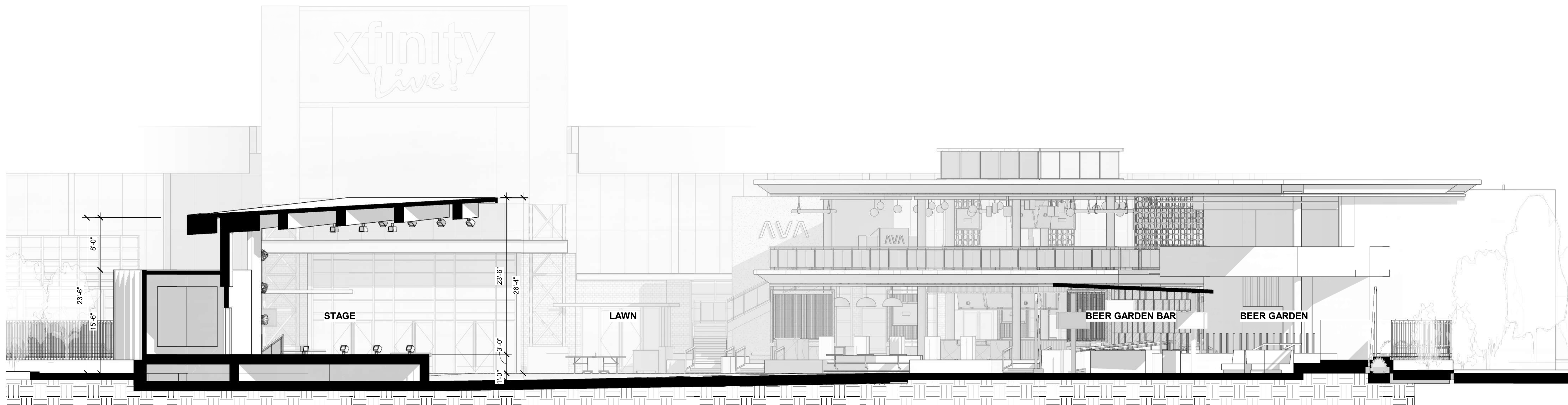
1 SECTION THROUGH STAGE AND CRUSH BAR

Scale: 1/8" = 1'-0"



2 SECTION THROUGH STAGE, VIP AND PBR

Scale: 1/8" = 1'-0"



3 SECTION THROUGH STAGE AND BEER GARDEN

Scale: 1/8" = 1'-0"

1/8" = 1'-0" 0' 4' 8' 16'



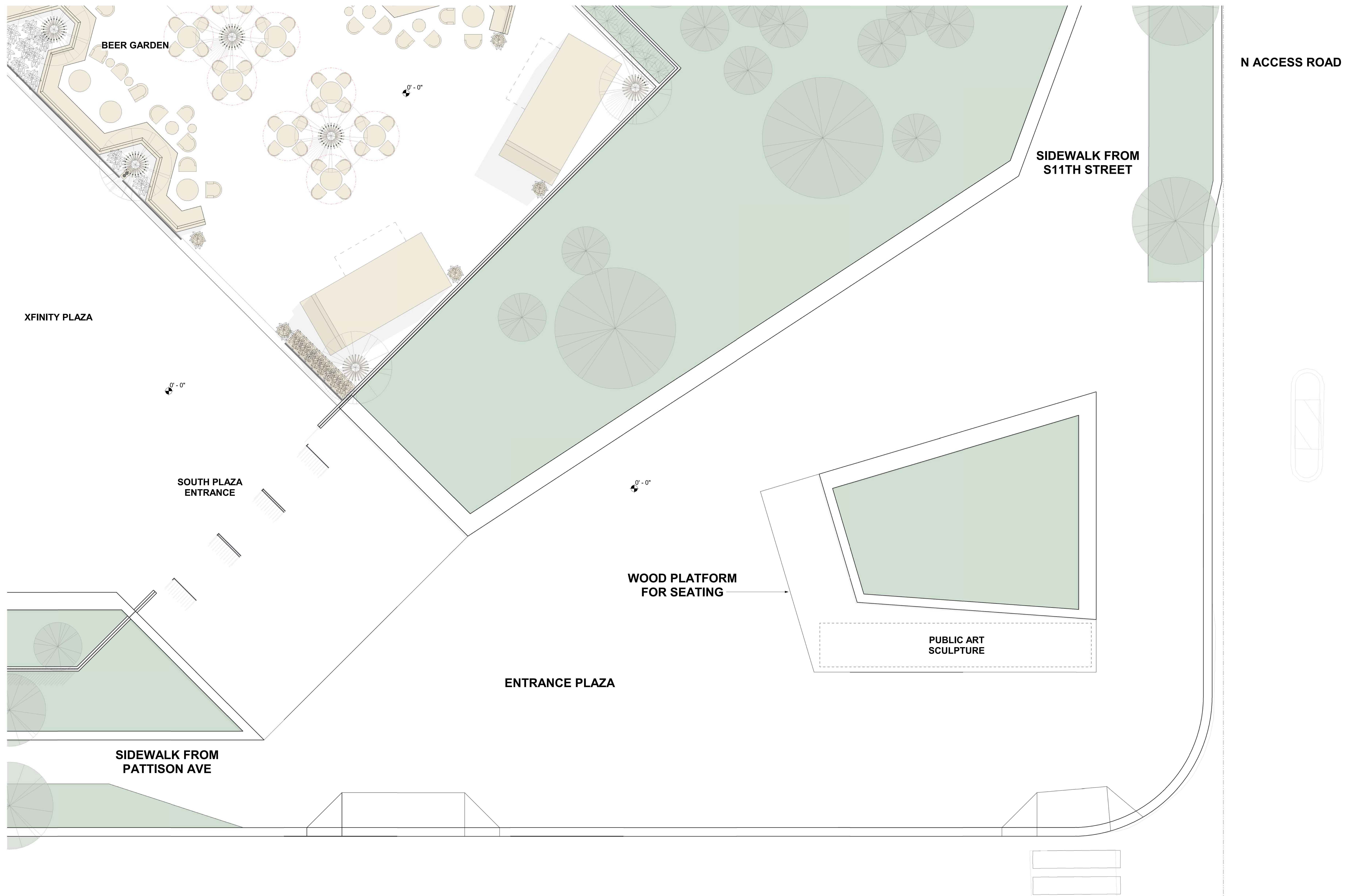








ENTRANCE PLAZA



1/4" = 1'-0" 0' 2' 4' 8'

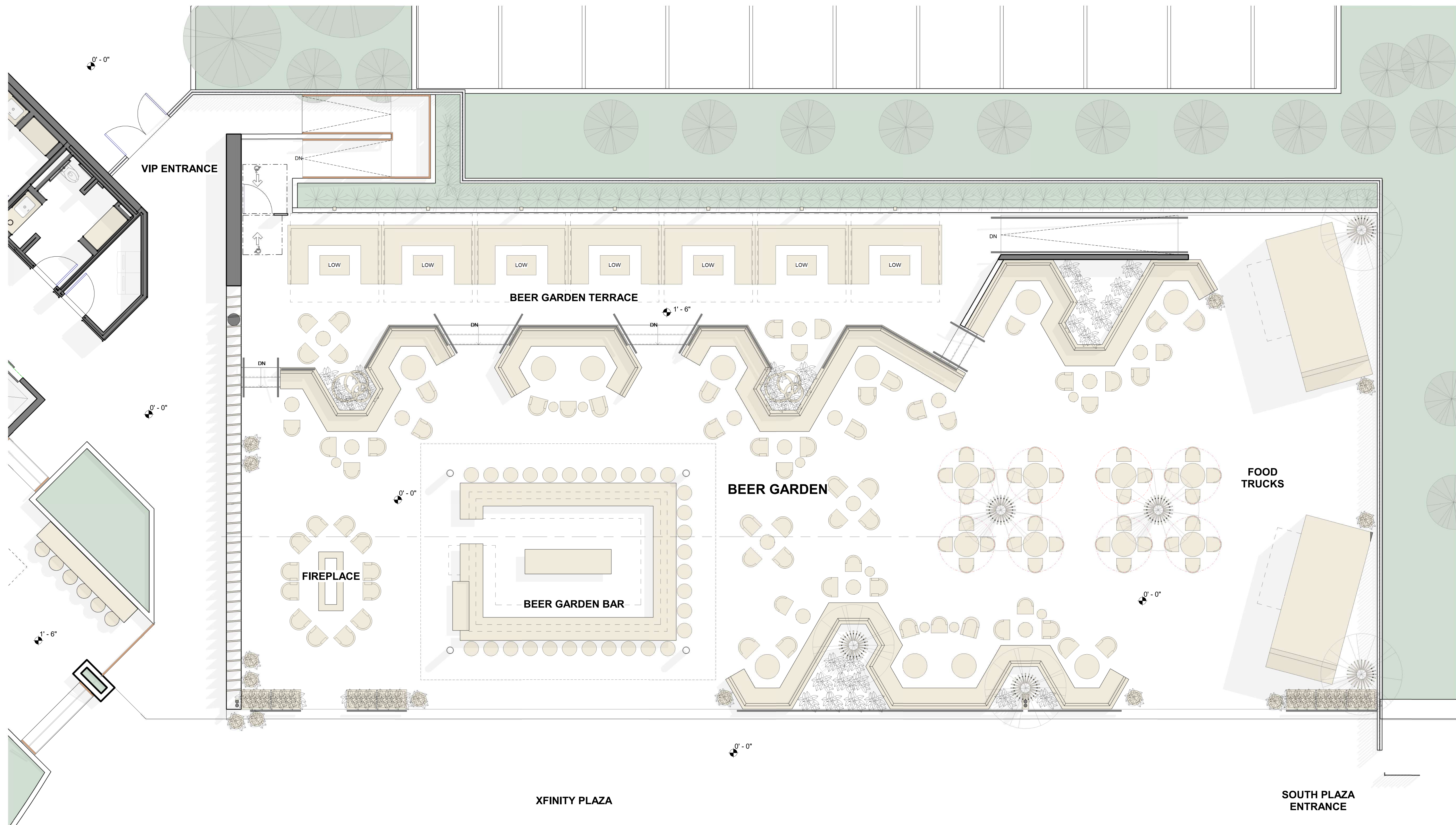


NOTE: THIS IS A PLACEHOLDER PUBLIC ART SCULPTURE AND IS TO BE DEVELOPED





BEER GARDEN



VENUE AREA: 6,770 SF

SEATING COUNT:

- BEER GARDEN BAR: 30
- BEER GARDEN TERRACE: 56
- LOUNGE SEATING: 110
- FIREPLACE SEATING: 24
- FOOD TRUCK SEATING: 16

TOTAL: 236

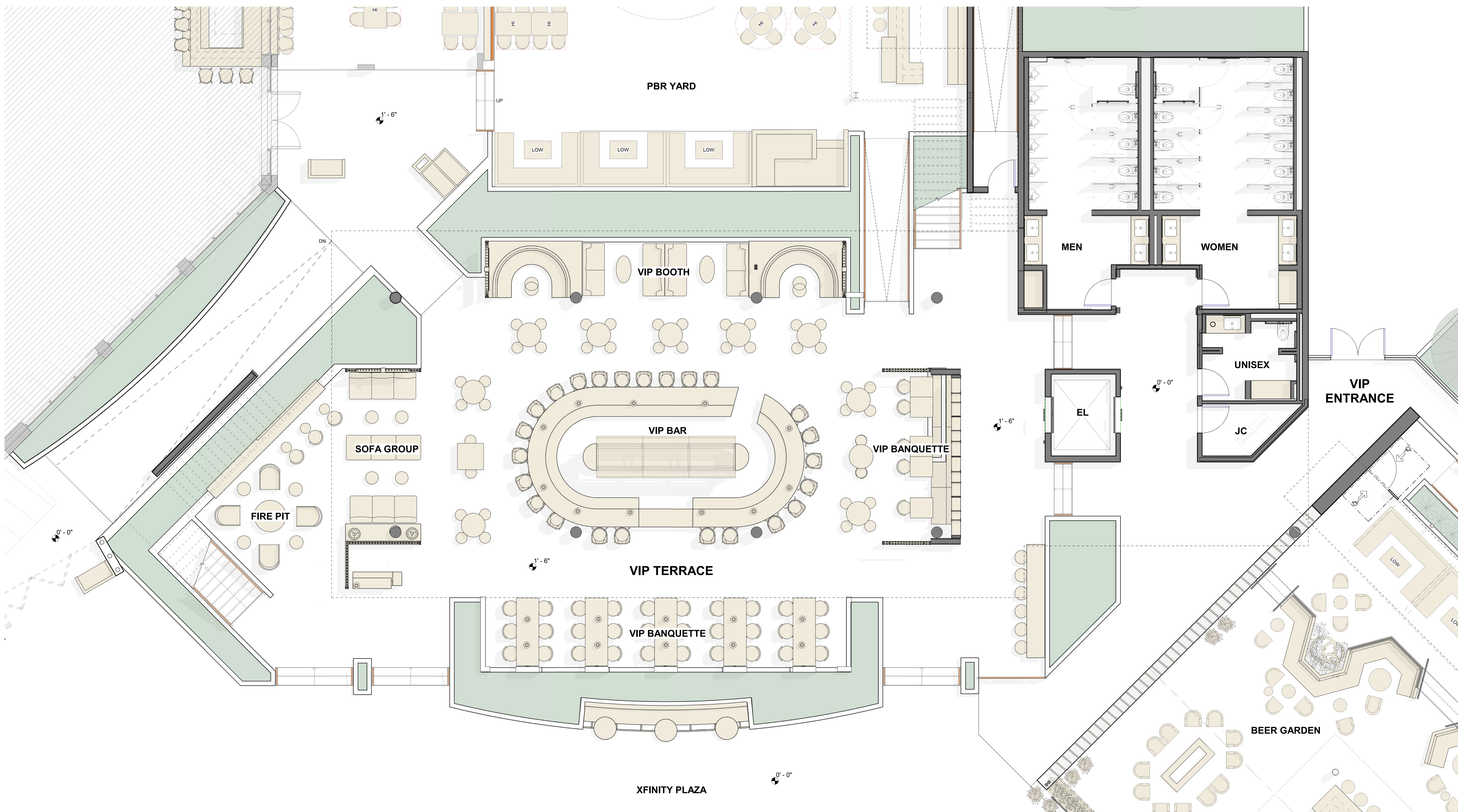








VIP PAVILION



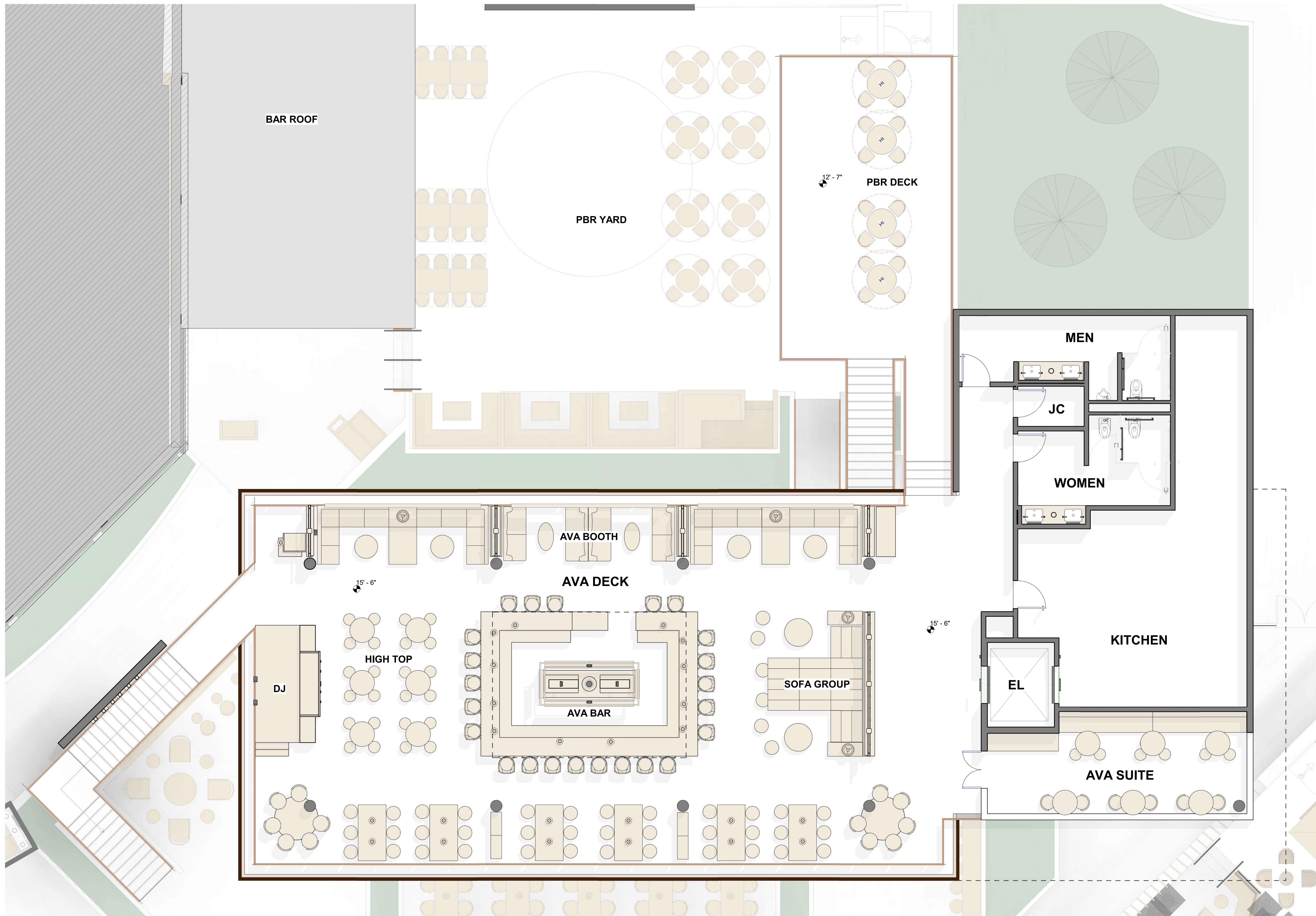
VENUE AREA: 3,530 SF
 RESTROOM & SUPPORT AREA: 1,450 SF

SEATING COUNT:

- VIP BAR: 24
- LOOSE TABLE: 70
- VIP BOOTH: 24
- VIP BANQUETTE: 12
- SOFA GROUP: 12
- FIRE PIT: 14

TOTAL: 156

1/4" = 1'-0"



VENUE AREA: 4,030 SF
 RESTROOM & SUPPORT AREA: 810 SF

SEATING COUNT:

- AVA BAR: 24
- TABLE: 46
- AVA BOOTH: 40
- SOFA GROUP: 14
- HIGH TOP: 24
- AVA SUITE: 20

TOTAL: 168

1/4" = 1'-0"









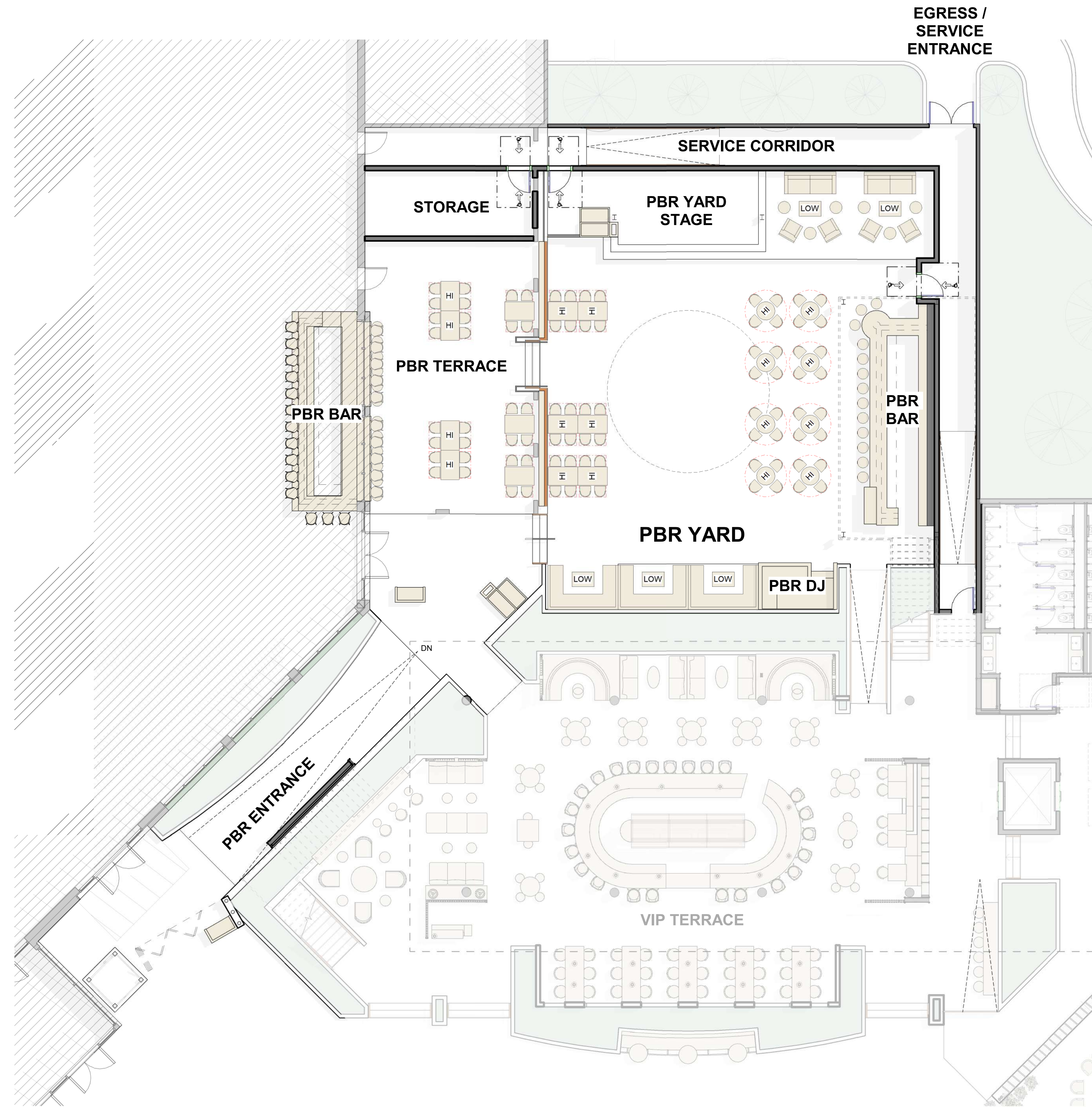




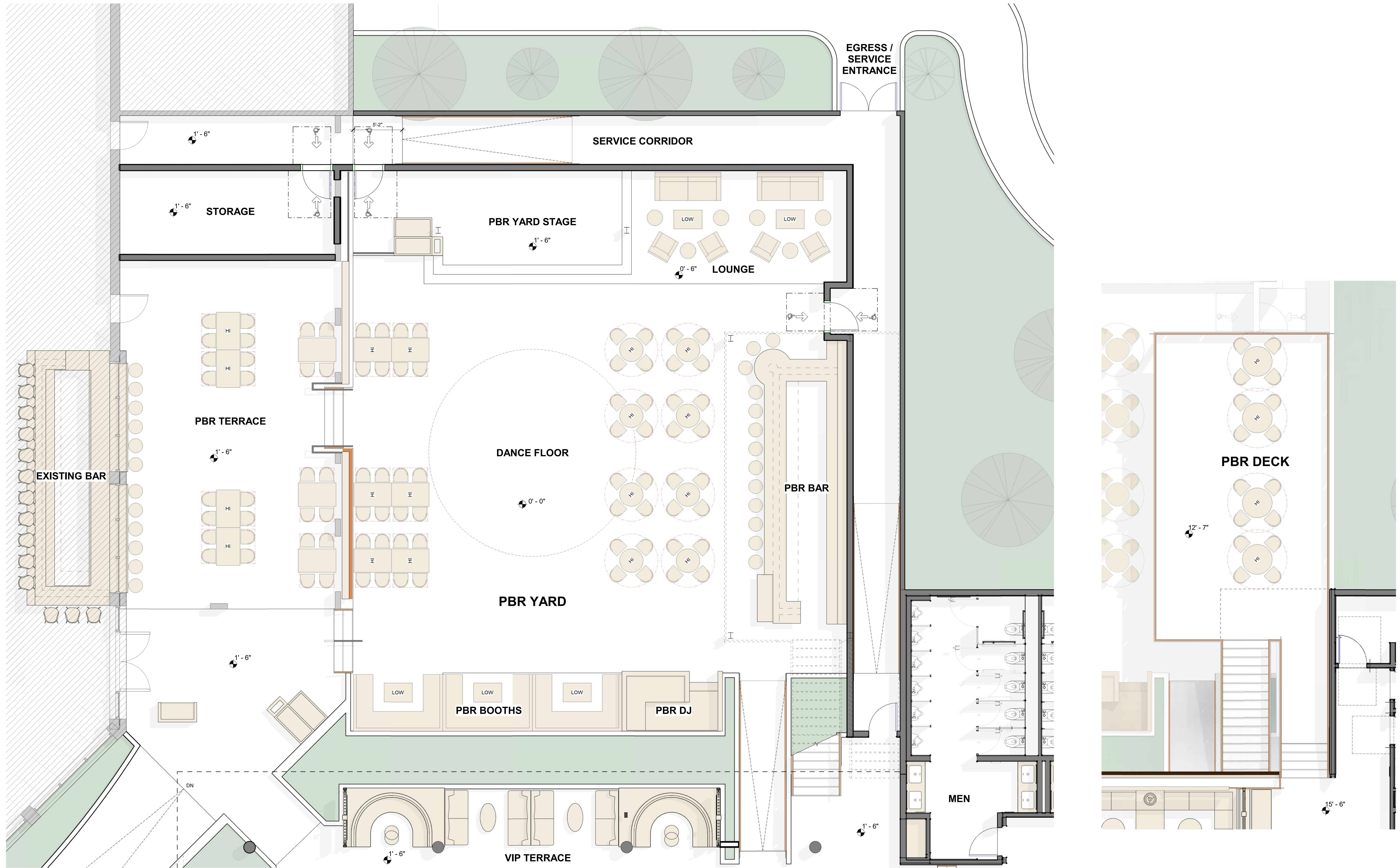




PBR PAVILION



1/8" = 1'-0" 0' 4' 8' 16'



GROUND LEVEL VENUE AREA: 5,410 SF [INCLUDE SERVICE CORRIDOR]
 SECOND LEVEL PBR DECK AREA: 550 SF [EXCLUDING STAIR / STAIR LANDING]

SEATING COUNT:

- EXISTING BAR: 12
- PBR BAR: 13
- PBR TERRACE: 32
- FIREPLACE LOUNGE: 10
- VIP BOOTHS: 38
- DANCE FLOOR TABLES: 64
- PBR DECK: 16

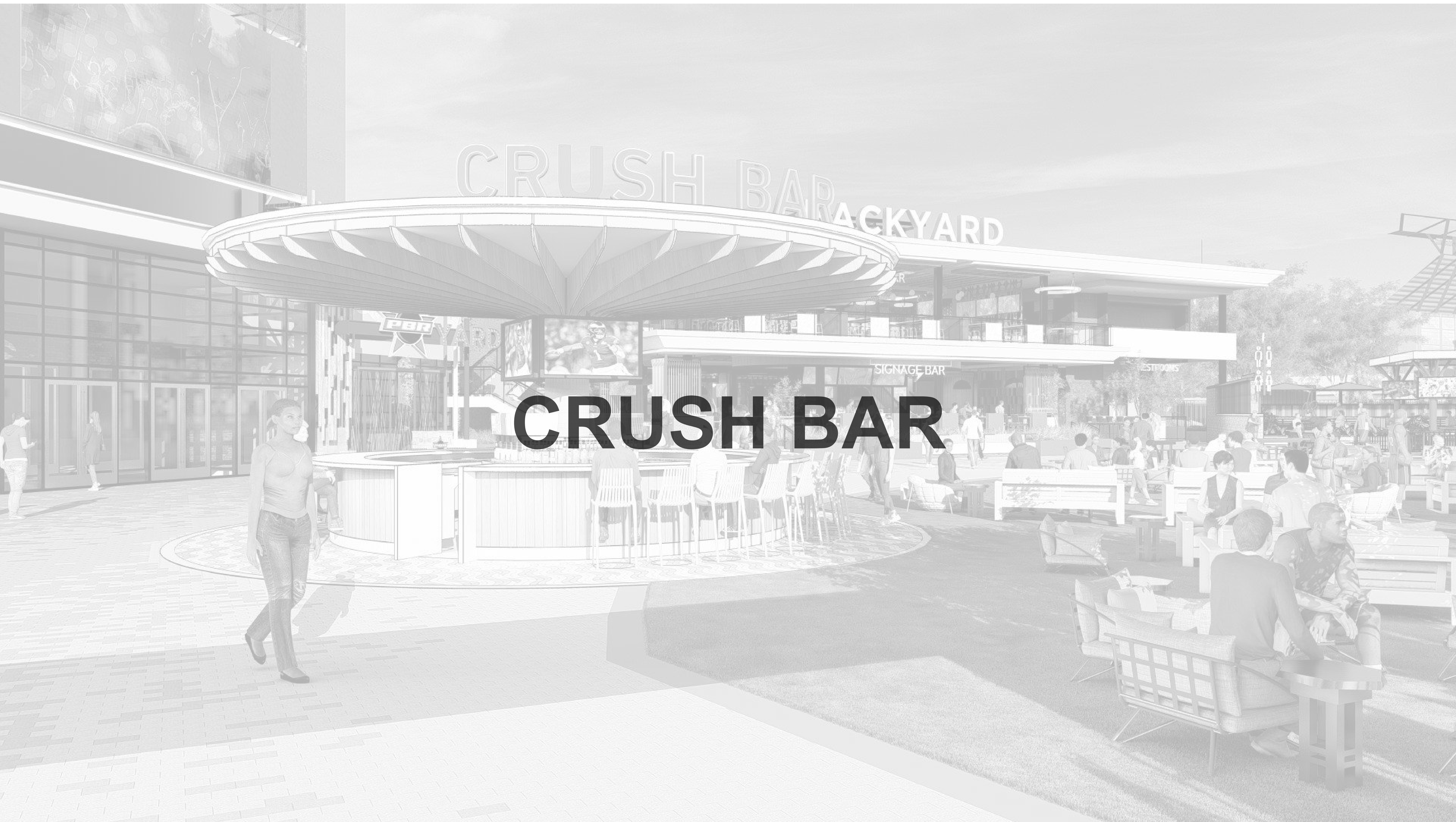
TOTAL: 185

1/4" = 1'-0" 0' 2' 4' 8'

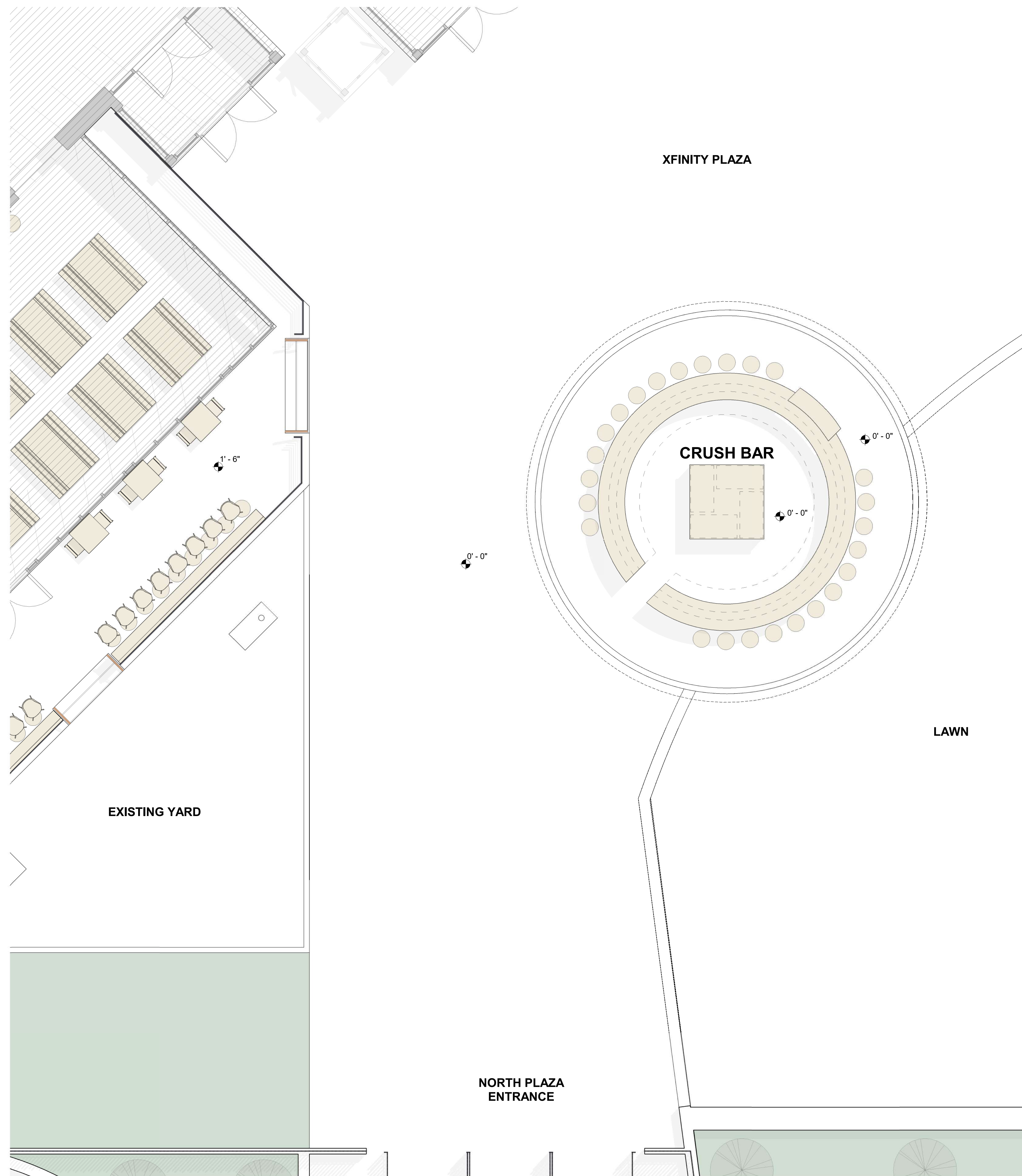








CRUSH BAR



VENUE AREA: 1,220 SF

SEATING COUNT:

- CRUSH BAR: 12
- CRUSH BANQUETTE: 16

TOTAL: 28

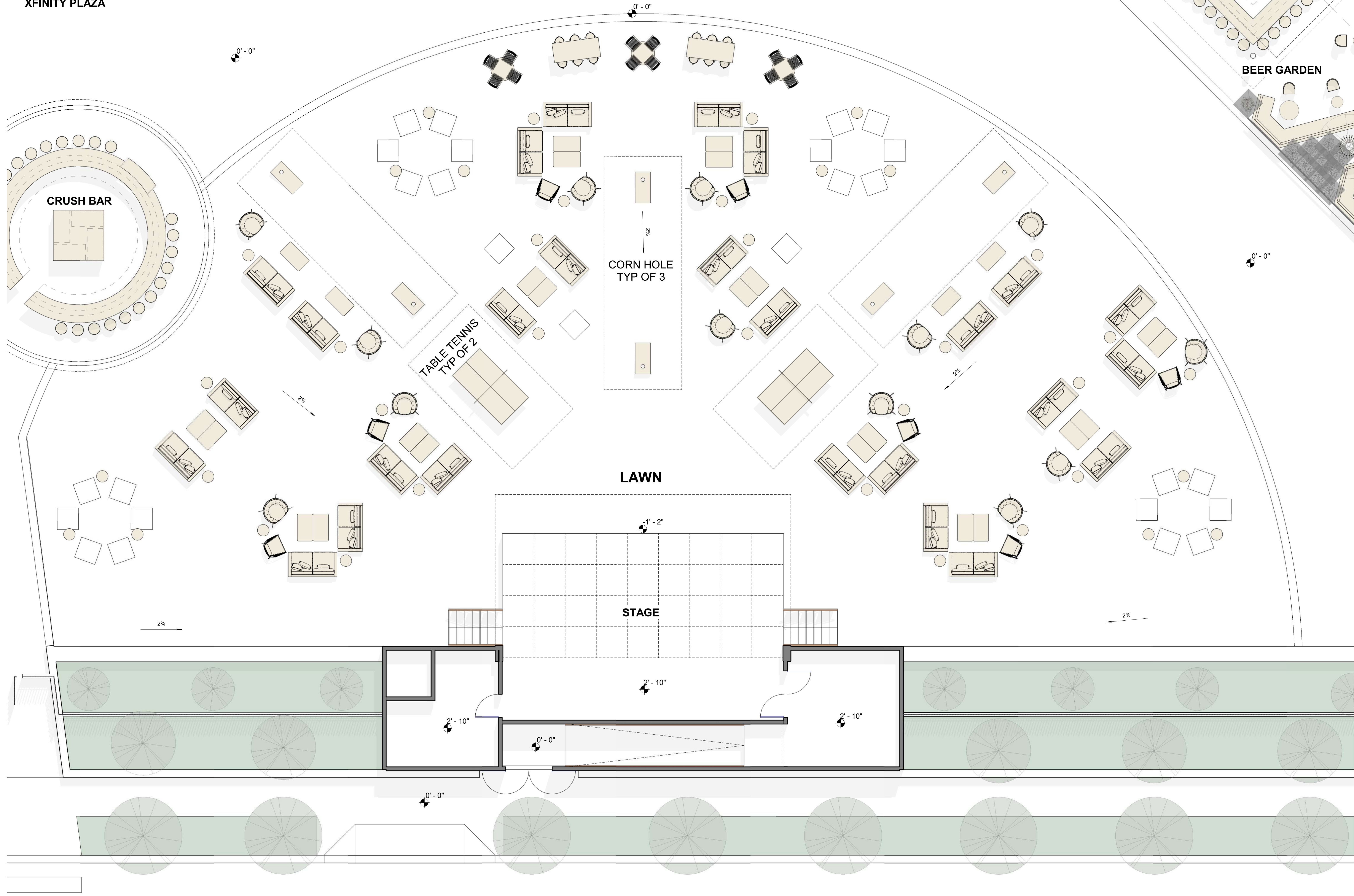
1/4" = 1'-0" 0' 2' 4' 8'





LAWN & STAGE

XFINITY PLAZA

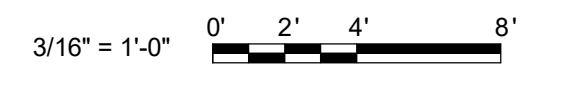


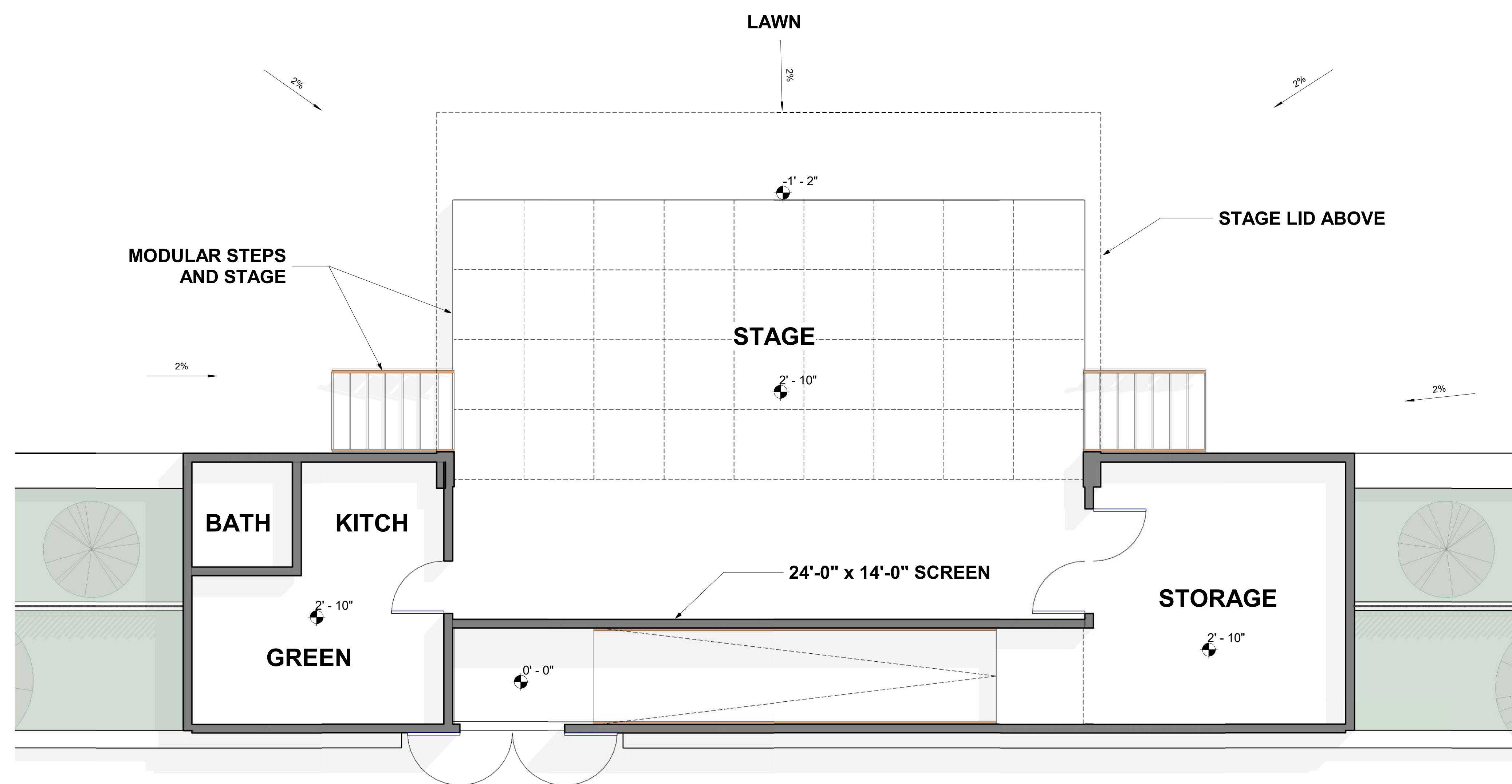
SEATING COUNT:

- SOFA GROUP: 72
- FIRE PIT: 24
- TABLE: 24

TOTAL: 120

VENUE AREA: 9,520 SF





STAGE AREA: 870 SF
 SUPPORT AREA: 730 SF

1/4" = 1'-0" 0' 2' 4' 8'





LANDSCAPE

PLANT CHARACTER ZONES



PATTISON AVENUE

S 11TH STREET

N ACCESS ROAD

- STREETSCAPE
- PARKING LOT
- ENTRY
- RESTAURANT
- BEER GARDEN
- EVENT LAWN

STREETSCAPE



Acer rubrum



Quercus phellos

PARKING LOT



Gleditsia triacanthos



Gymnocladus dioica



Hydrangea quercifolia



Rhus aromatica



Liriope spp

ENTRANCE



Amelanchier canadensis



Myrica pennsylvanica



Azalea spp



Ilex verticillata



Carex spp.

RESTAURANT



Hamamelis virginiana



Carex spp.



Hostas spp.



Ilex glabra



Liriope spp.

BEER GARDEN



Gymnocladus dioica



Osmundastrum cinnamomeum



Heuchera spp

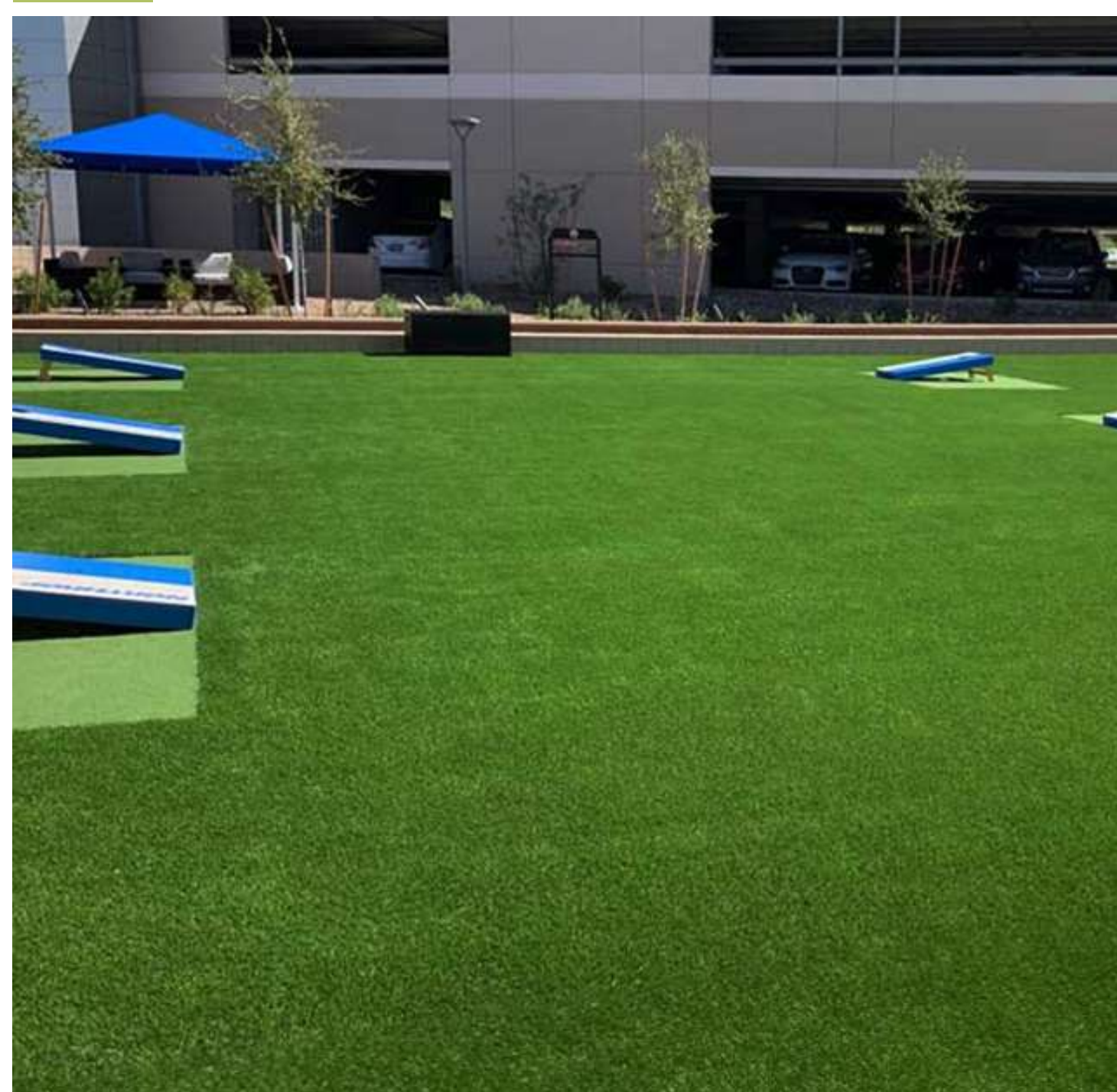


Ipomoea batatas

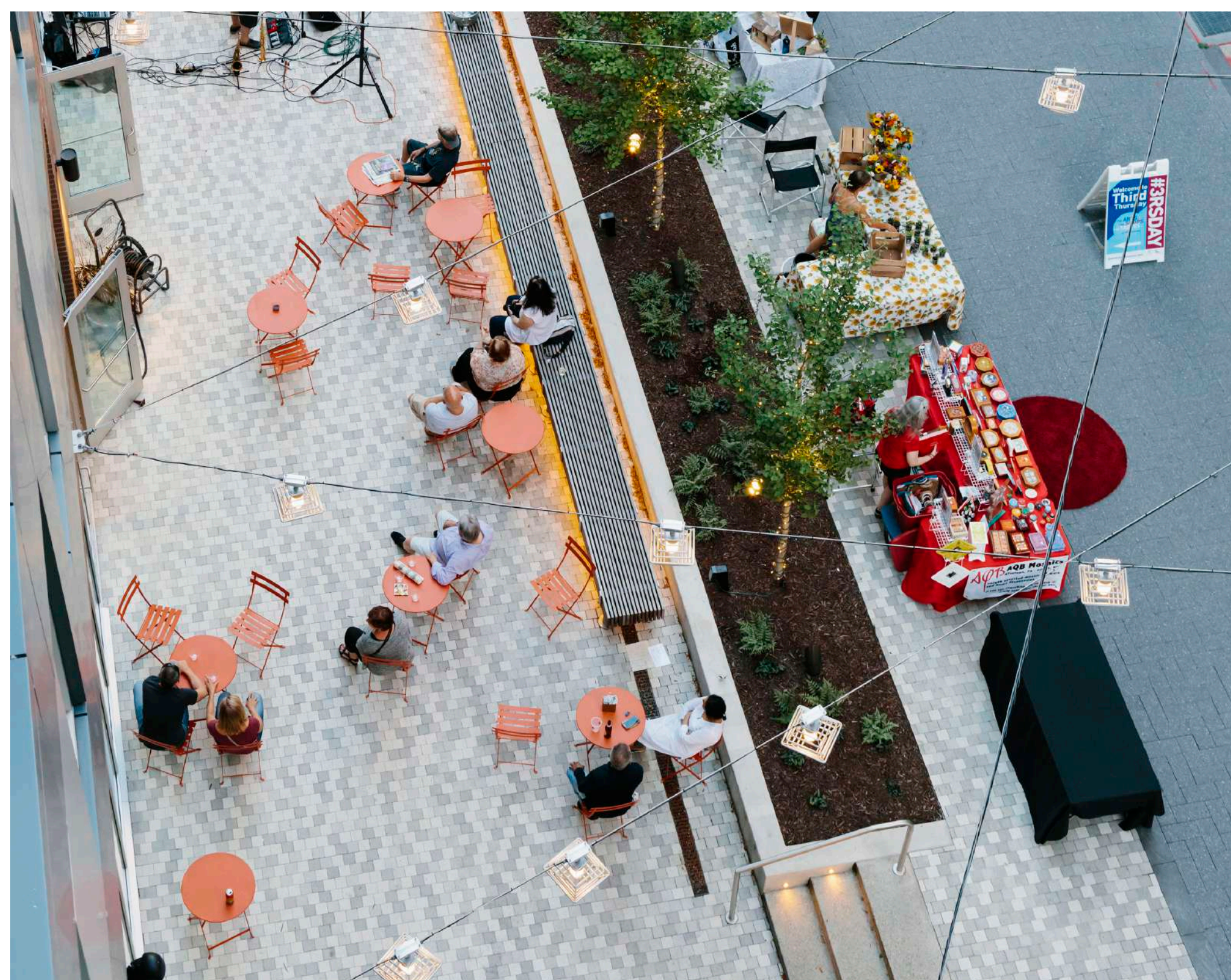


Hakonechloa

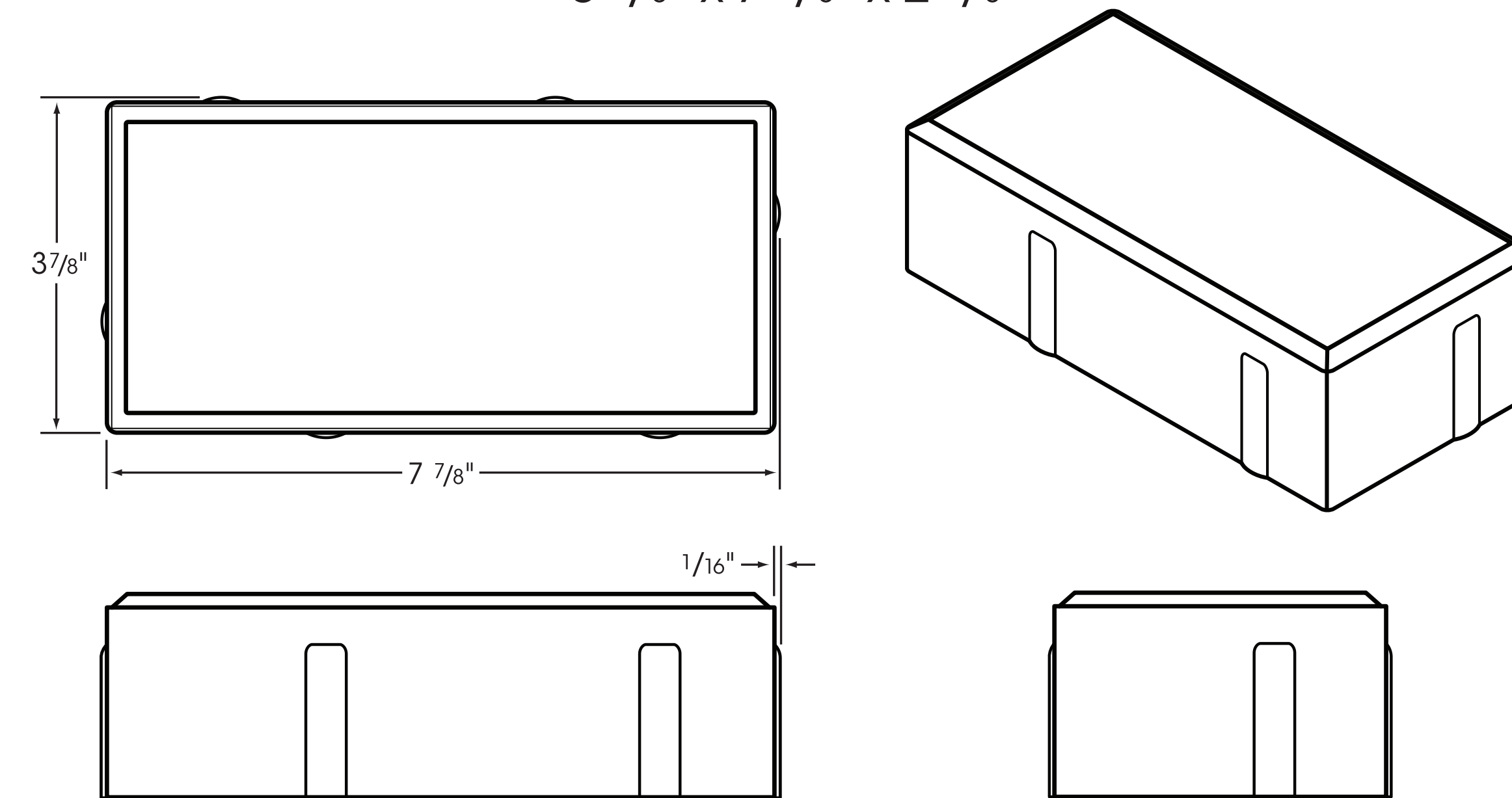
SYNTHETIC TURF



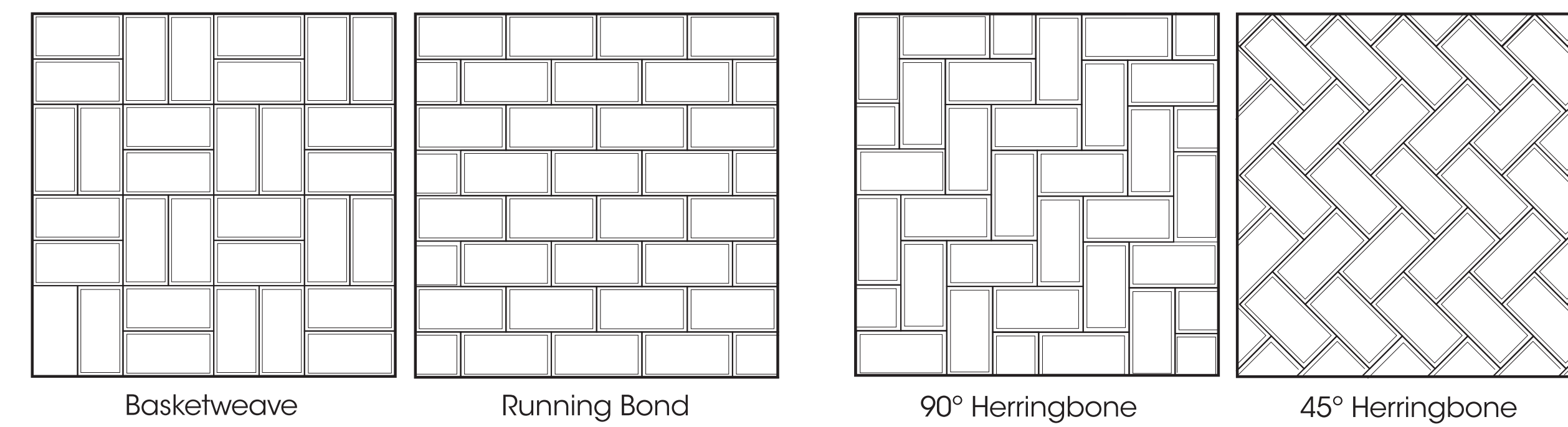
Synthetic turf



TRADITIONAL® PREST® BRICK
Nominal 4" x 8"
 3 7/8" x 7 7/8" x 2 3/8"



Please Note: 4" x 8" shown with 2 3/8" thickness. 1 1/2" and 3" thicknesses are also available.
 Sizes shown are nominal. Products are made to fit metric modules.
 Overall dimensions include one spacer.



Please Note: The two installation designs shown above, the Basketweave and the Running Bond, are suggested for pedestrian use only.

Please Note: The two installation designs shown above, the 90° Herringbone and the 45° Herringbone, are suggested for low speed, low volume, vehicular traffic.

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4.25.17



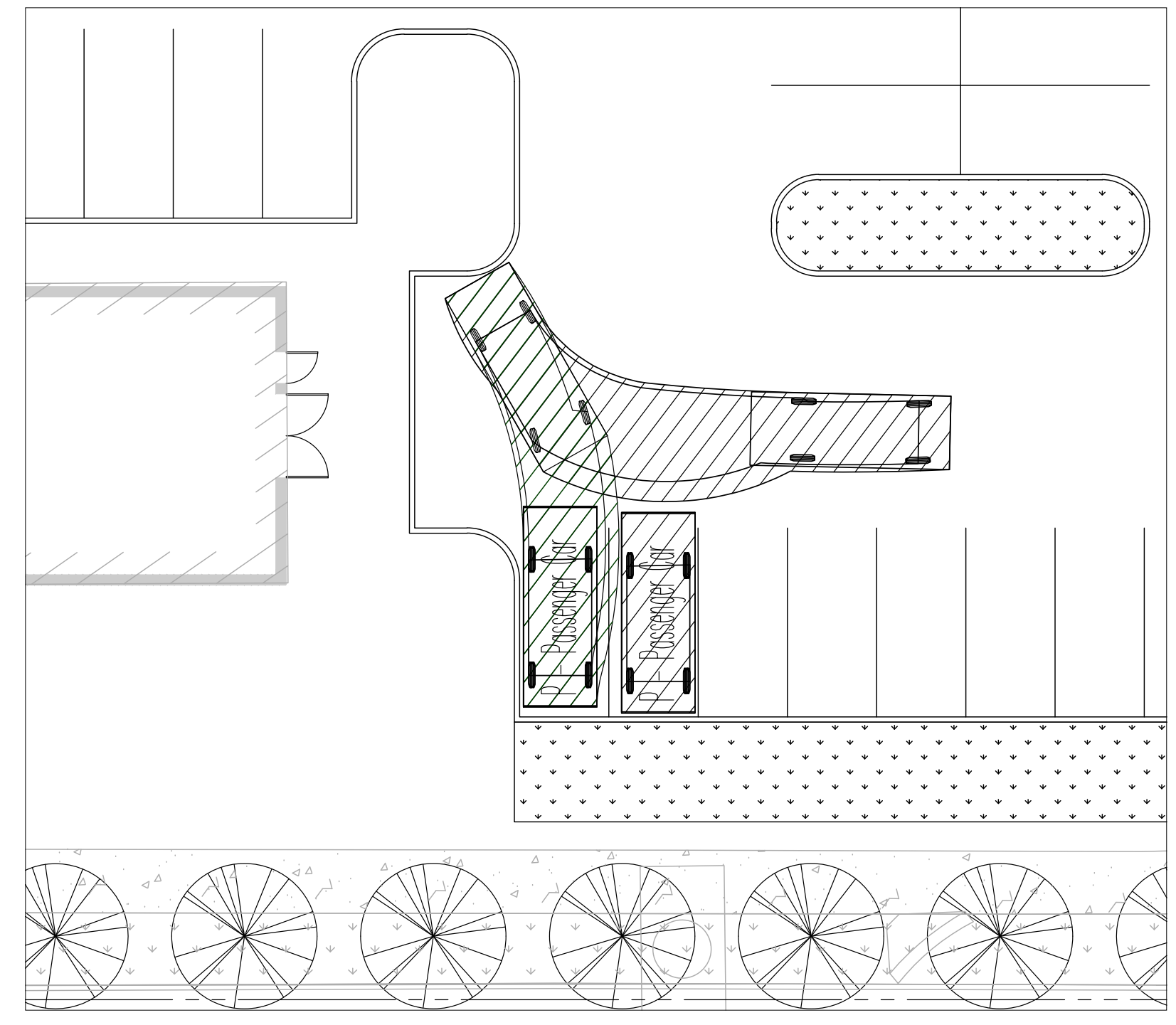
PARKING

PROPOSED PARKING LOT LAYOUT:

67 PARKING SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)

CODE	REQUIREMENT	PROPOSED
ZONING CODE TABLE 14-803-1	REGULAR CAR PARKING SPACE	8.5' X 18'
AMERICANS WITH DISABILITIES ACT	ADA VAN ACCESSIBLE PARKING SPACE	8' WIDE WITH 8' ACCESS AISLE
ZONING CODE TABLE 14-803-1	DRIVE AISLE WIDTH	18'
		24'

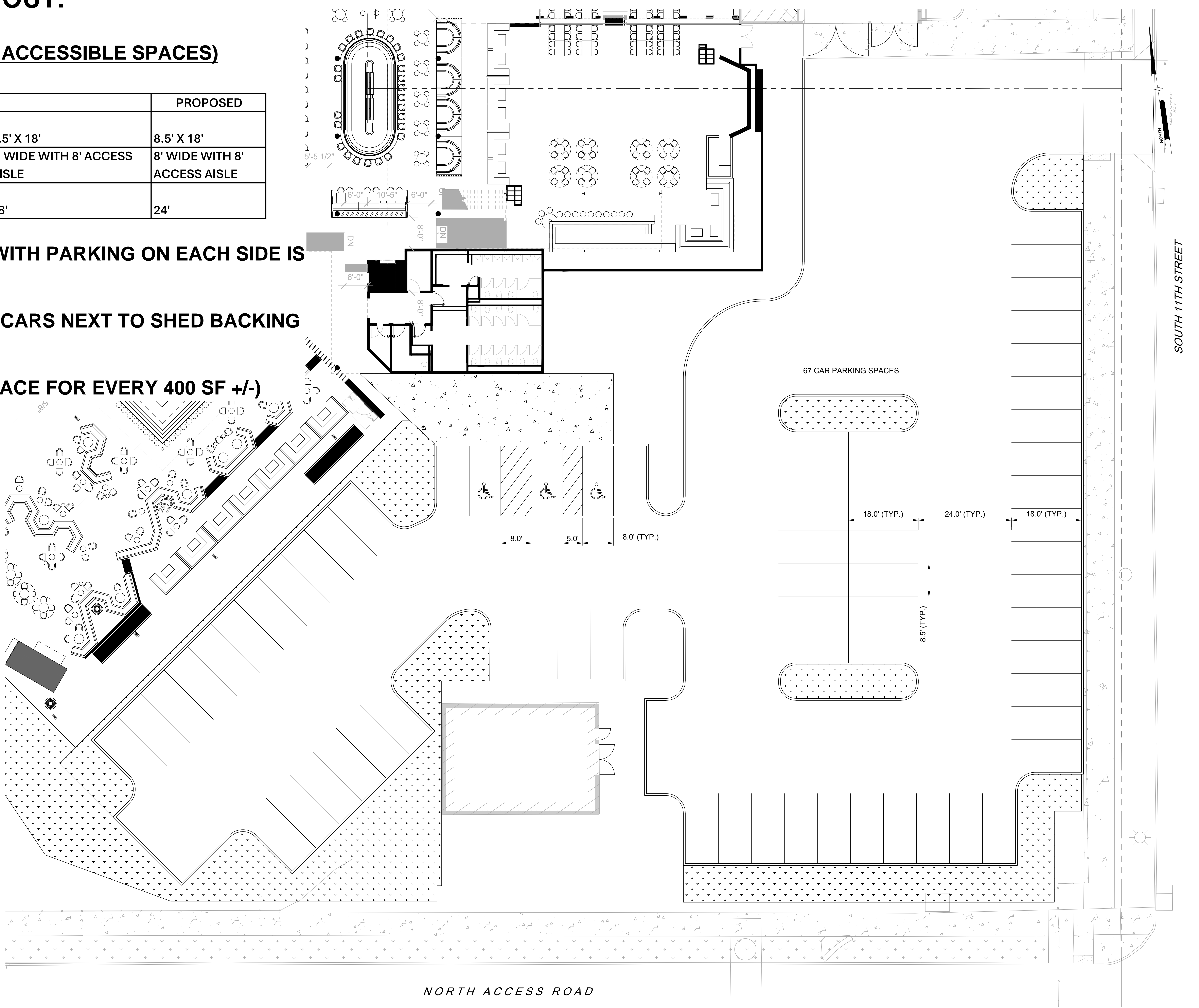
- IN OUR EXPERIENCE, 18' DRIVE AISLE WITH PARKING ON EACH SIDE IS TOO RESTRICTIVE
- MORE OF A NATURAL MANUEVER FOR CARS NEXT TO SHED BACKING OUT
- COVERS 26,896 SF OF PAVEMENT (1 SPACE FOR EVERY 400 SF +/-)



67 PARKING SPACES (INCLUDING 3 ADA ACCESSIBLE SPACES)

CODE	REQUIREMENT	PROPOSED
ZONING CODE 14-803 (5) (e)	INTERIOR LANDSCAPE REQUIREMENTS FOR PARKING LOTS	MINIMUM LANDSCAPED AREA OF 10% 11.4%

- LANDSCAPED ISLANDS AT THE ENDS OF DRIVE AISLES PROVIDE A BARRIER BETWEEN PARKED CARS AND CARS DRIVING THROUGH







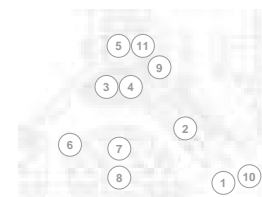
LIGHTING



OVERALL SITE

SCALE: N.T.S.

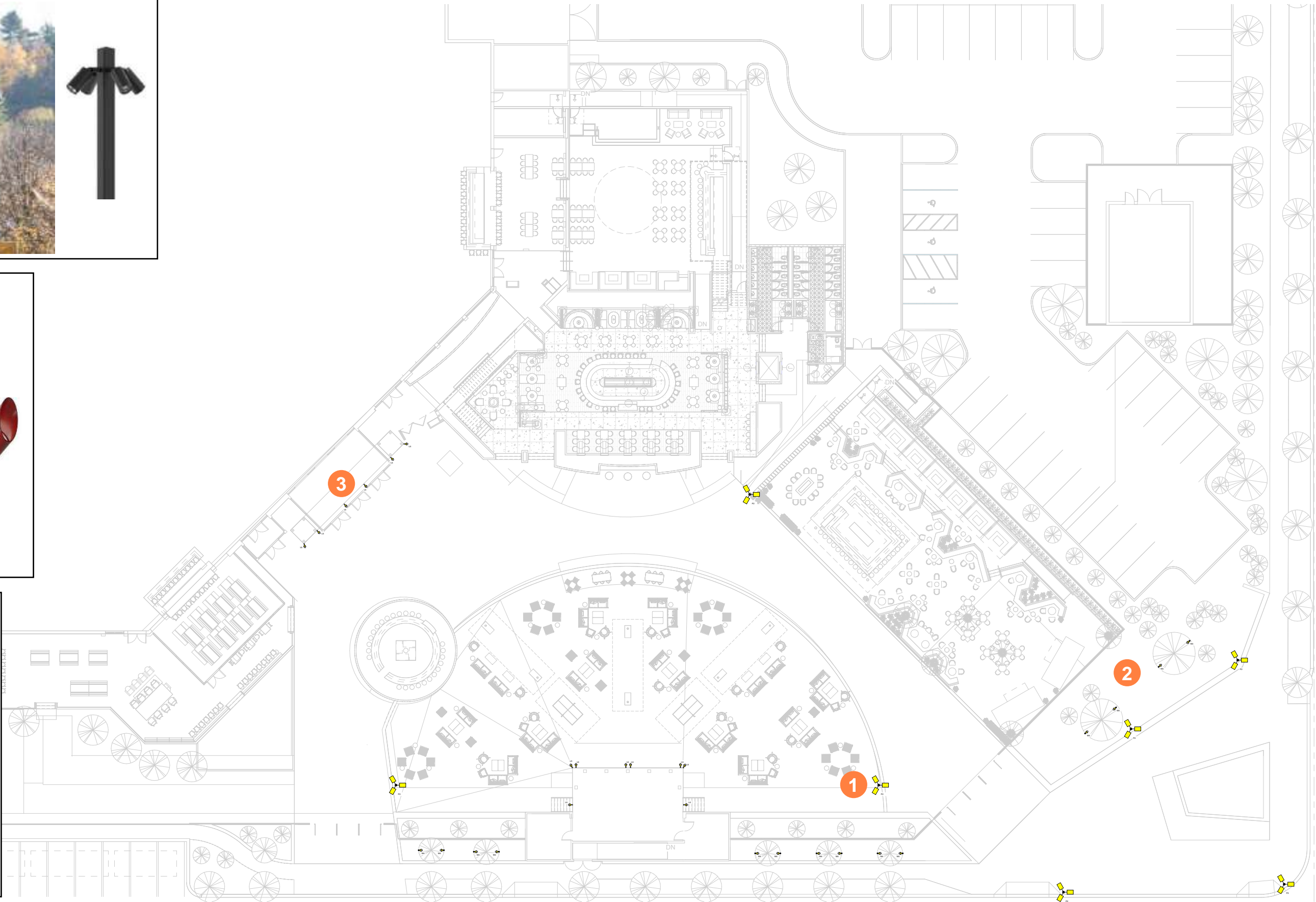
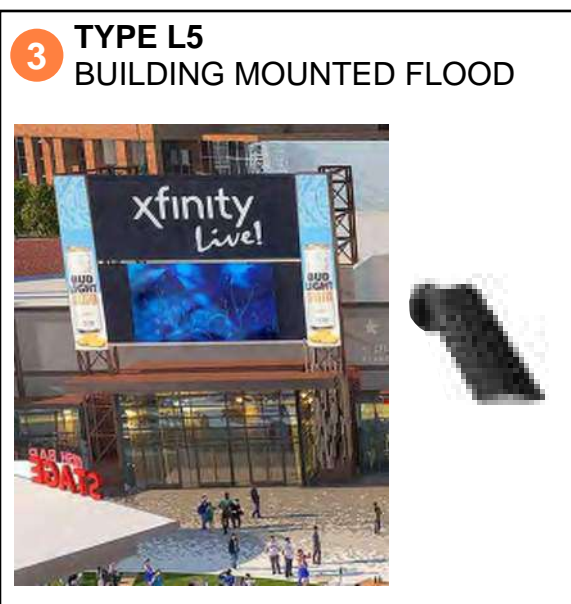
- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



LSK20241106A

 XFINITY LIVE! - ENTERTAINMENT PLAZA

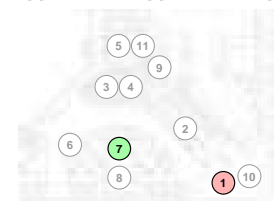
 TLP No. 24131.00

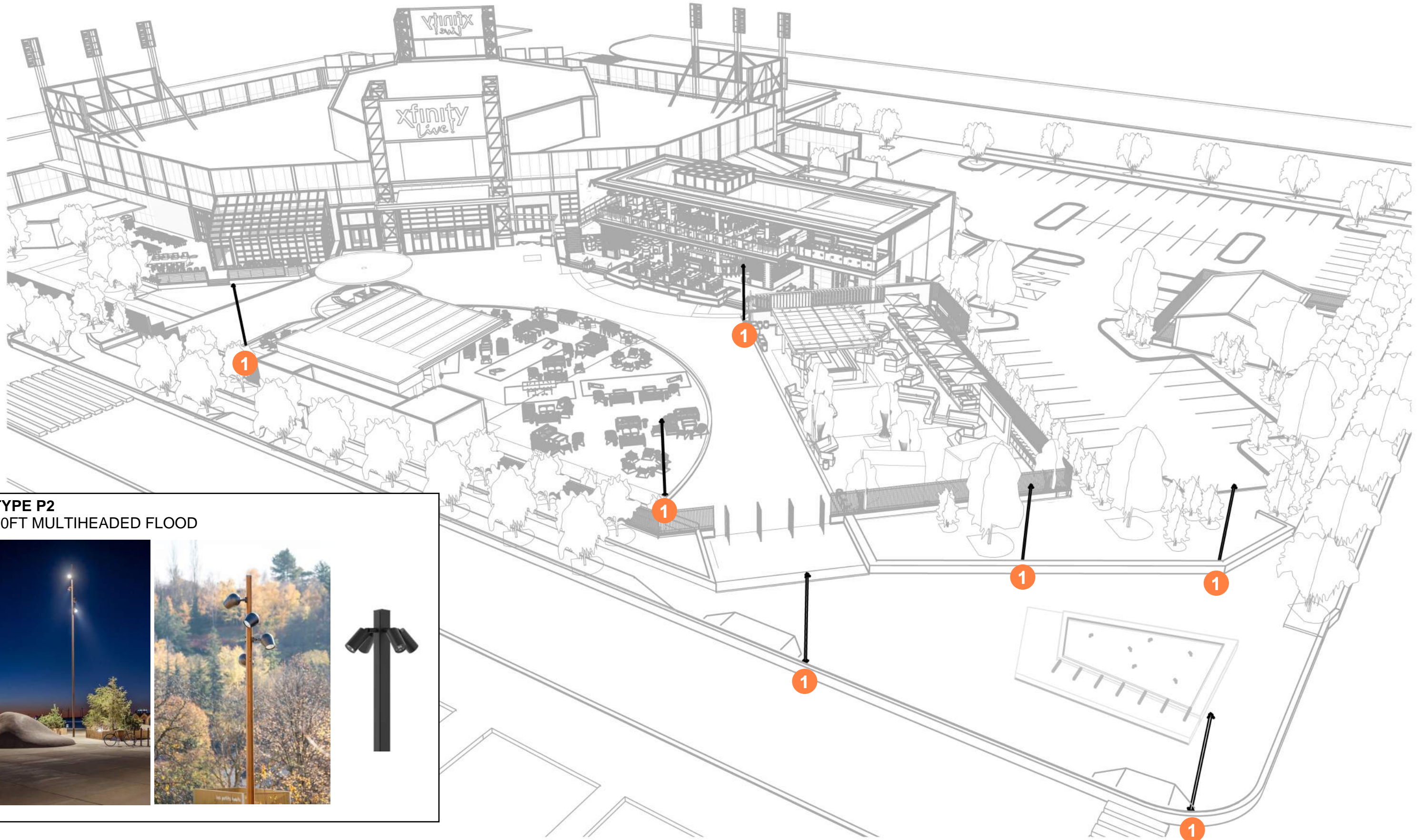


OVERALL SITE PLAN

SCALE: 1/32" = 1'-0"

- 1 ENTRANCE PLAZA
- 4 AVA
- 7 LAWN
- 10 PUBLIC ART SCULPTURE
- 2 BEER GARDEN
- 5 PBR YARD
- 8 STAGE
- 11 PBR DECK
- 3 VIP TERRACE
- 6 CRUSH BAR
- 9 RESTROOM & SUPPORT



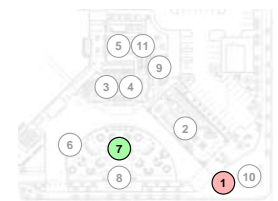


1 TYPE P2
20FT MULTIHEADED FLOOD



OVERALL SITE
SCALE: N.T.S.

- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



1 TYPE M6
RED BACKLIT LED PANEL

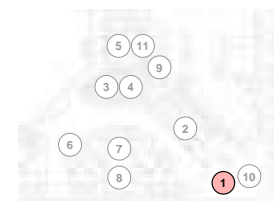


2 TYPE A17
DOWNLIGHT



ENTRY ARCH
SCALE: N.T.S.

- 1** ENTRANCE PLAZA
- 2** BEER GARDEN
- 3** VIP TERRACE
- 4** AVA
- 5** PBR YARD
- 6** CRUSH BAR
- 7** LAWN
- 8** STAGE
- 9** RESTROOM & SUPPORT
- 10** PUBLIC ART SCULPTURE
- 11** PBR DECK

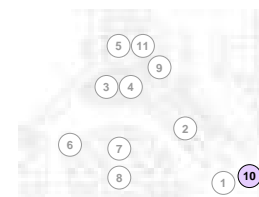




PUBLIC ART SCULPTURE

SCALE: N.T.S.

- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



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1 TYPE C2
RAISED PLATFORM & PLANTER ACCENT



2 TYPE M4
LANDSCAPE FLOOD



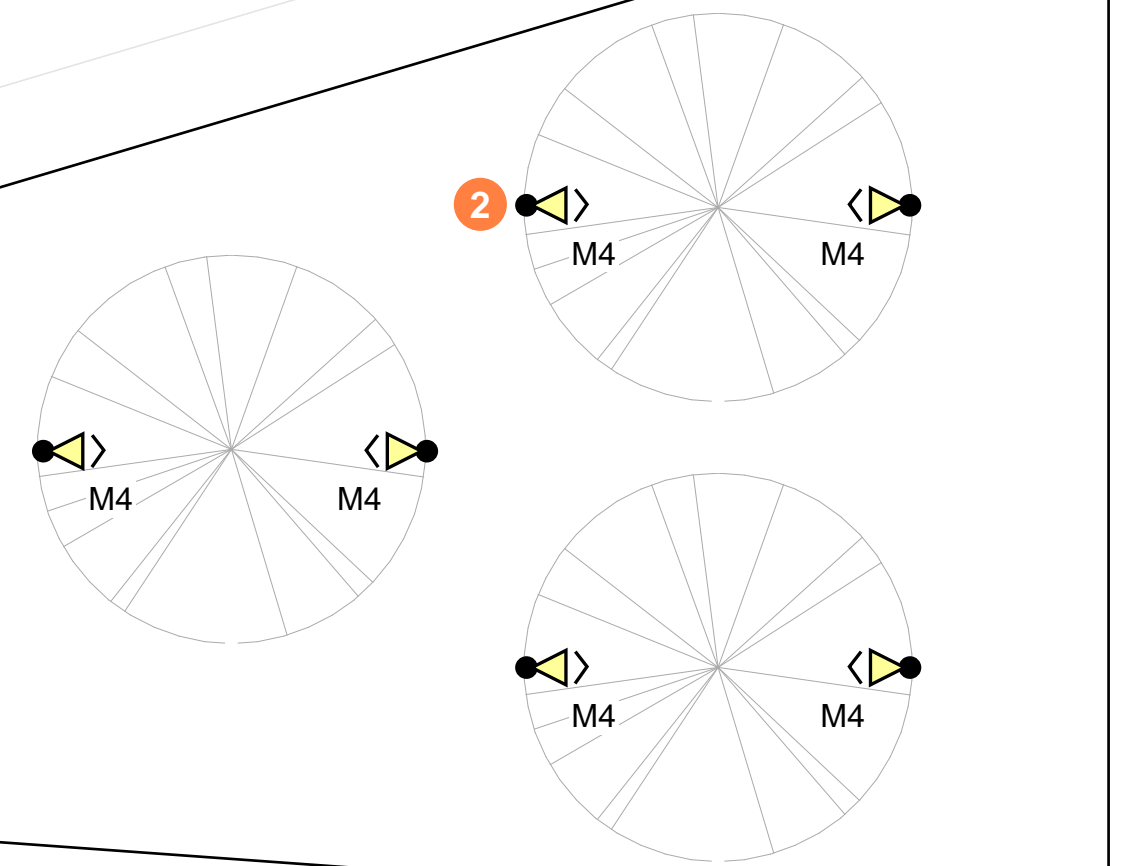
3 TYPE M5
SCULPTURE ACCENT



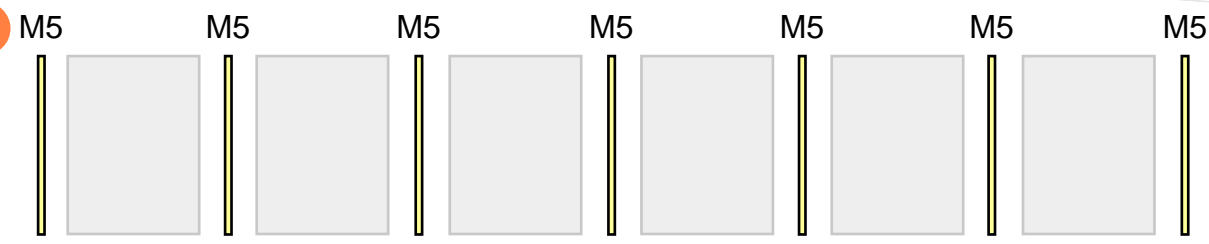
1 C2

C2

2



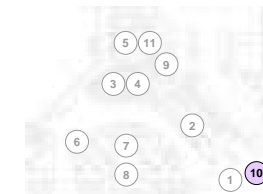
3



PUBLIC ART PLAN

SCALE: 1/4" = 1'-0"

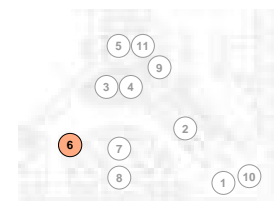
- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK

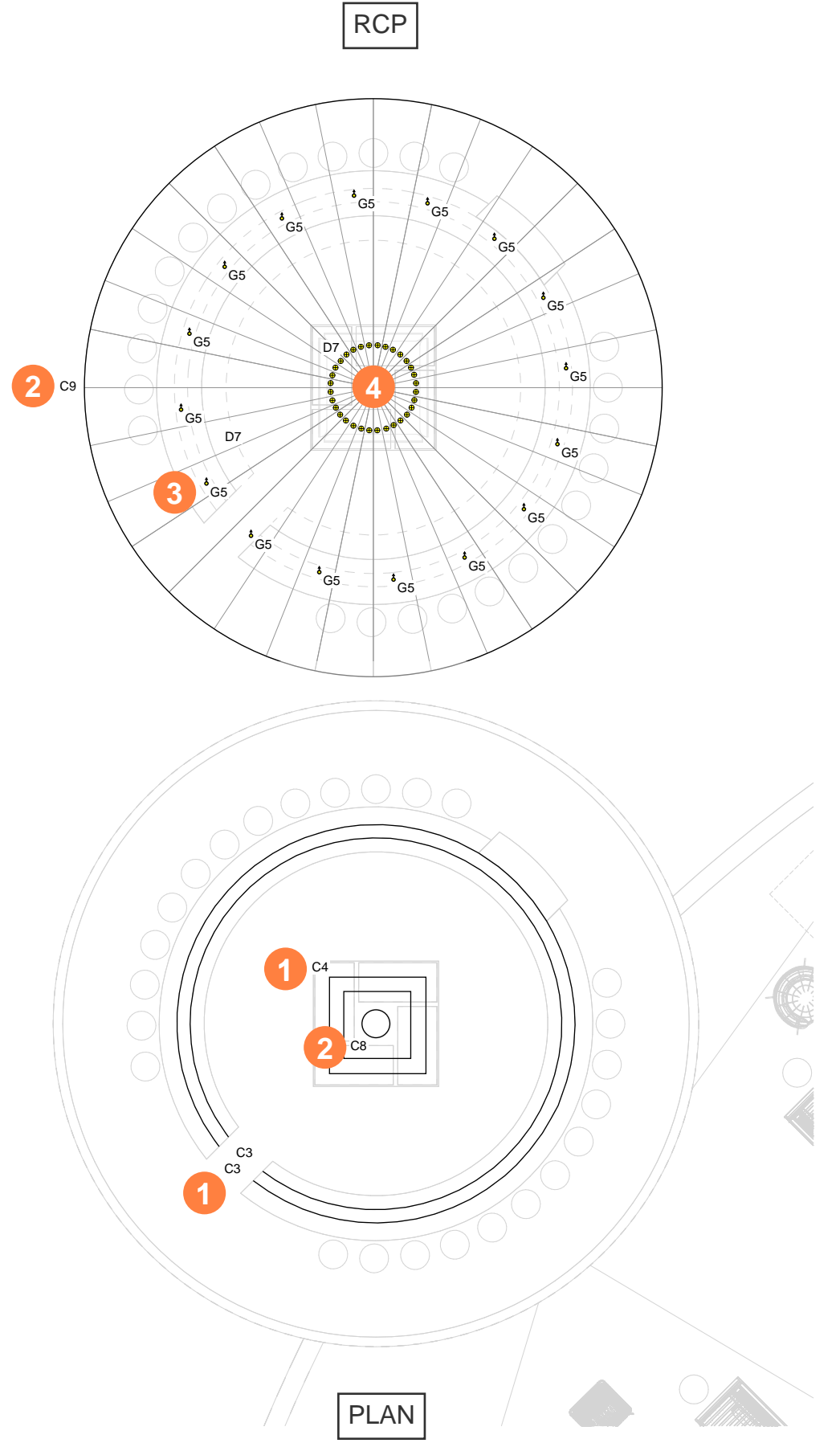
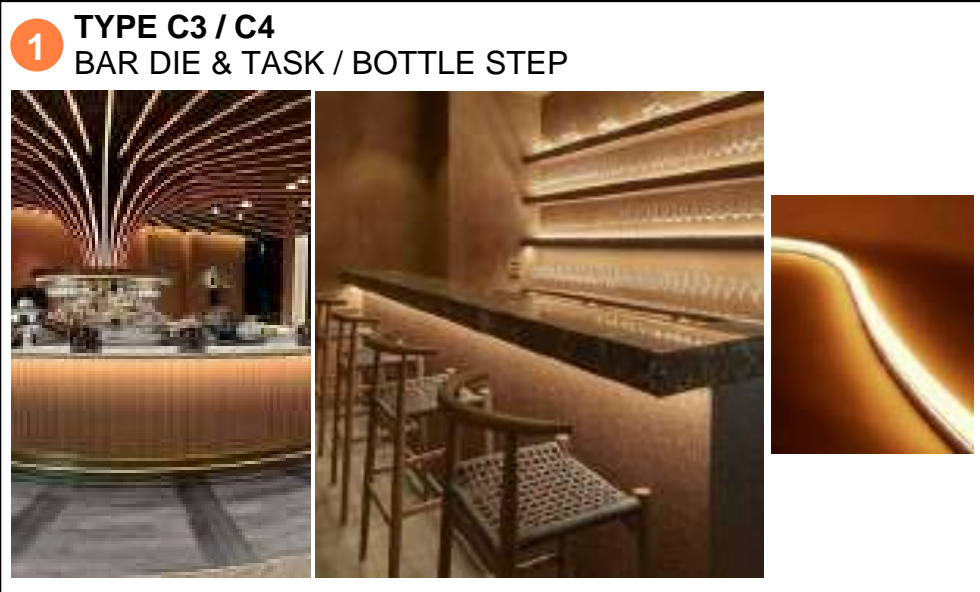




CRUSH BAR
SCALE: N.T.S.

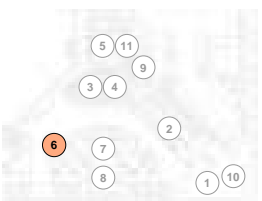
- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK





CRUSH BAR PLAN & RCP
SCALE: 1/8" = 1'-0"

- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK

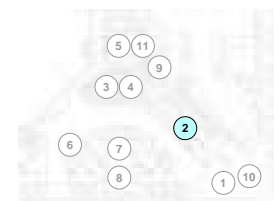




BEER GARDEN

SCALE: N.T.S.

- 1 ENTRANCE PLAZA
- 2 **BEER GARDEN**
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



1 TYPE C2 / C3 / C4 / L1
TOEKICK & BENCH / BAR DIE & TASK / BOTTLE STEP / FIREPIT / FENCE ACCENT



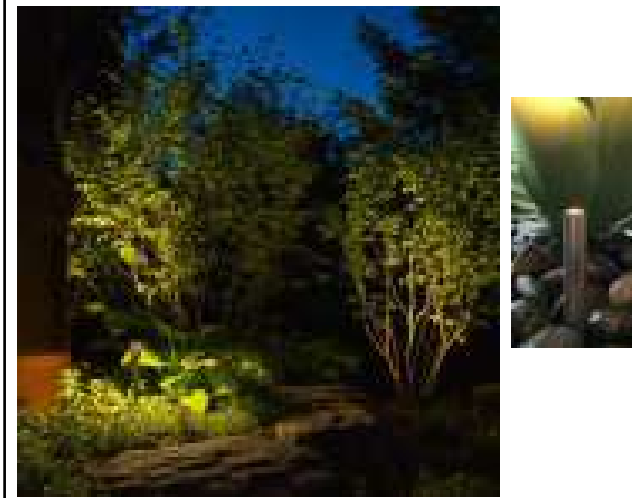
4 TYPE D1
HANDRAIL LIGHT



2 TYPE D2
STEPLIGHT



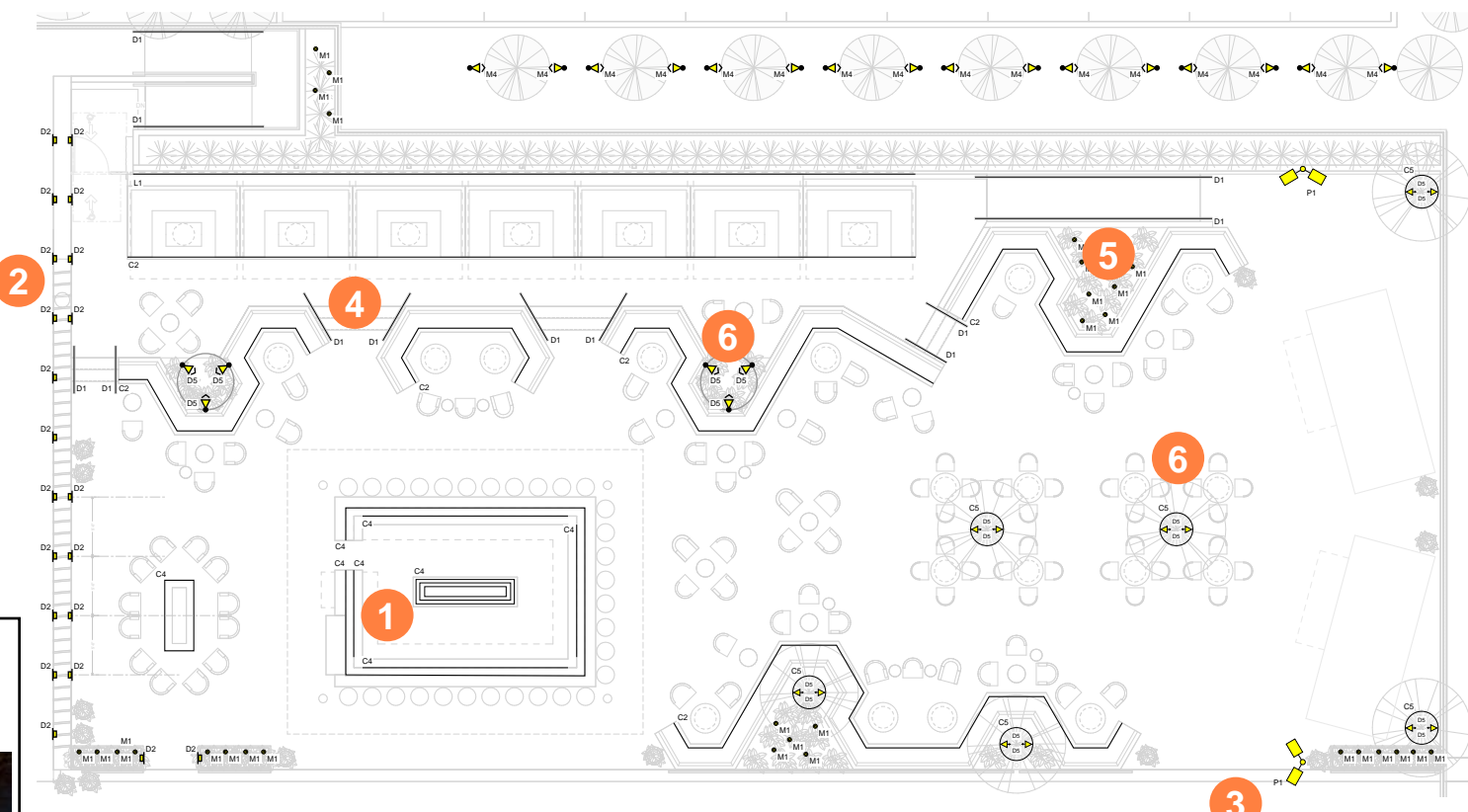
5 TYPE M1
STAKE LANDSCAPE ACCENT



3 TYPE P1
"MOONLIGHT" POLE FLOOD



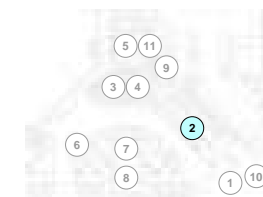
6 TYPE C5 & D5
C5 LINEAR ACCENT AND D5 TREE UPLIGHT INTEGRATED INTO TREE CAGE STRUCTURE



BEER GARDEN PLAN

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

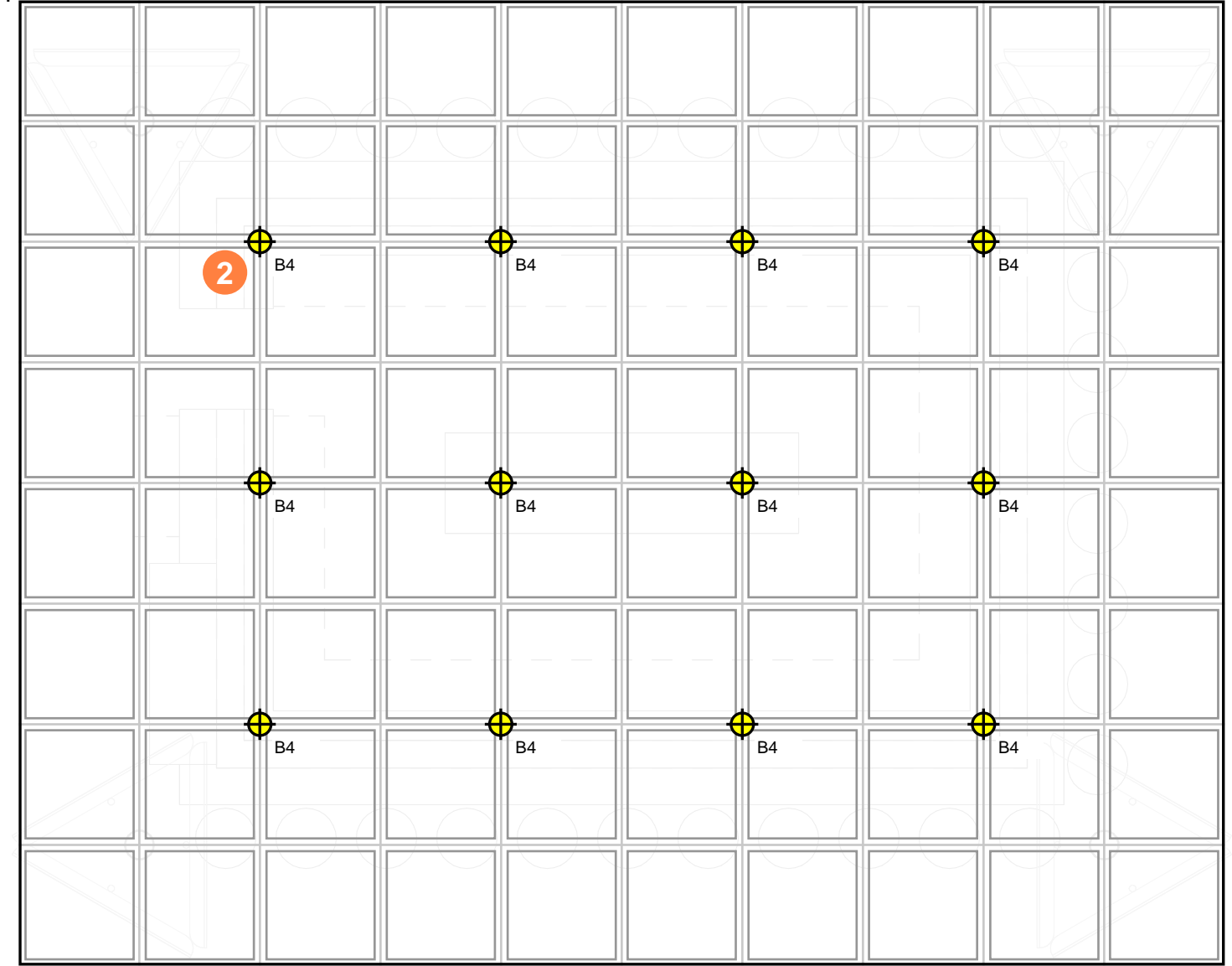
- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



1 TYPE C1
OUTER CANOPY PERIMETER ACCENT



1 C1



2 TYPE B4
CANOPY MOUNTED DOWNLIGHT



BEER GARDEN BAR-CANOPY RCP

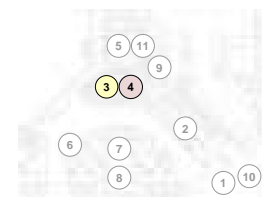
SCALE: 1/4" = 1'-0"



VIP & AVA TERRACE

SCALE: N.T.S.

- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



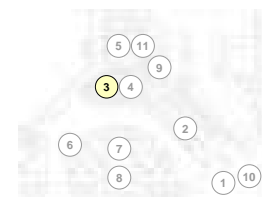
LSK20241106L the lighting practice
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VIP TERRACE

SCALE: N.T.S.

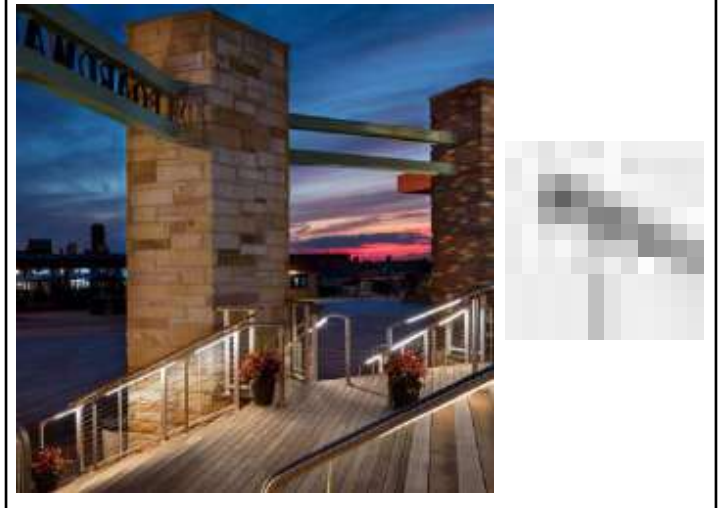
- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 **VIP TERRACE**
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



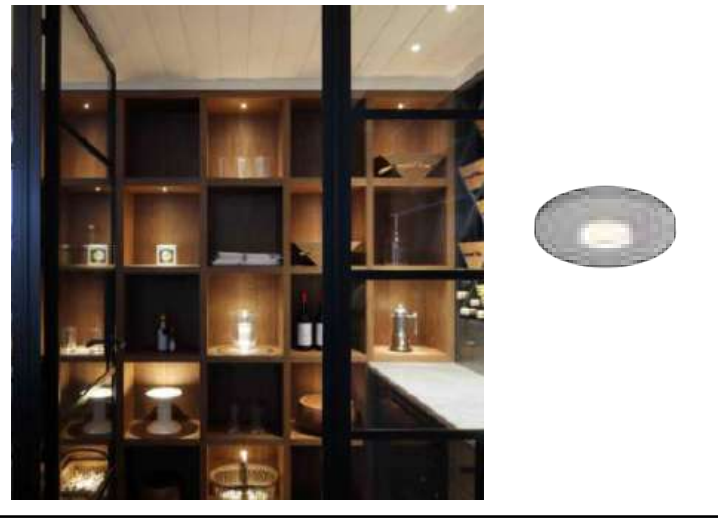
1 TYPE C2 / C3 / C4 / L1 / M2
TOEKICK / BAR DIE & TASK / BOTTLE STEP / SCREEN ACCENT / ELEVATOR SIGNAGE



6 TYPE D10
LINEAR HANDRAIL LIGHT



2 TYPE D2
SHELF PUCK DOWNLIGHT



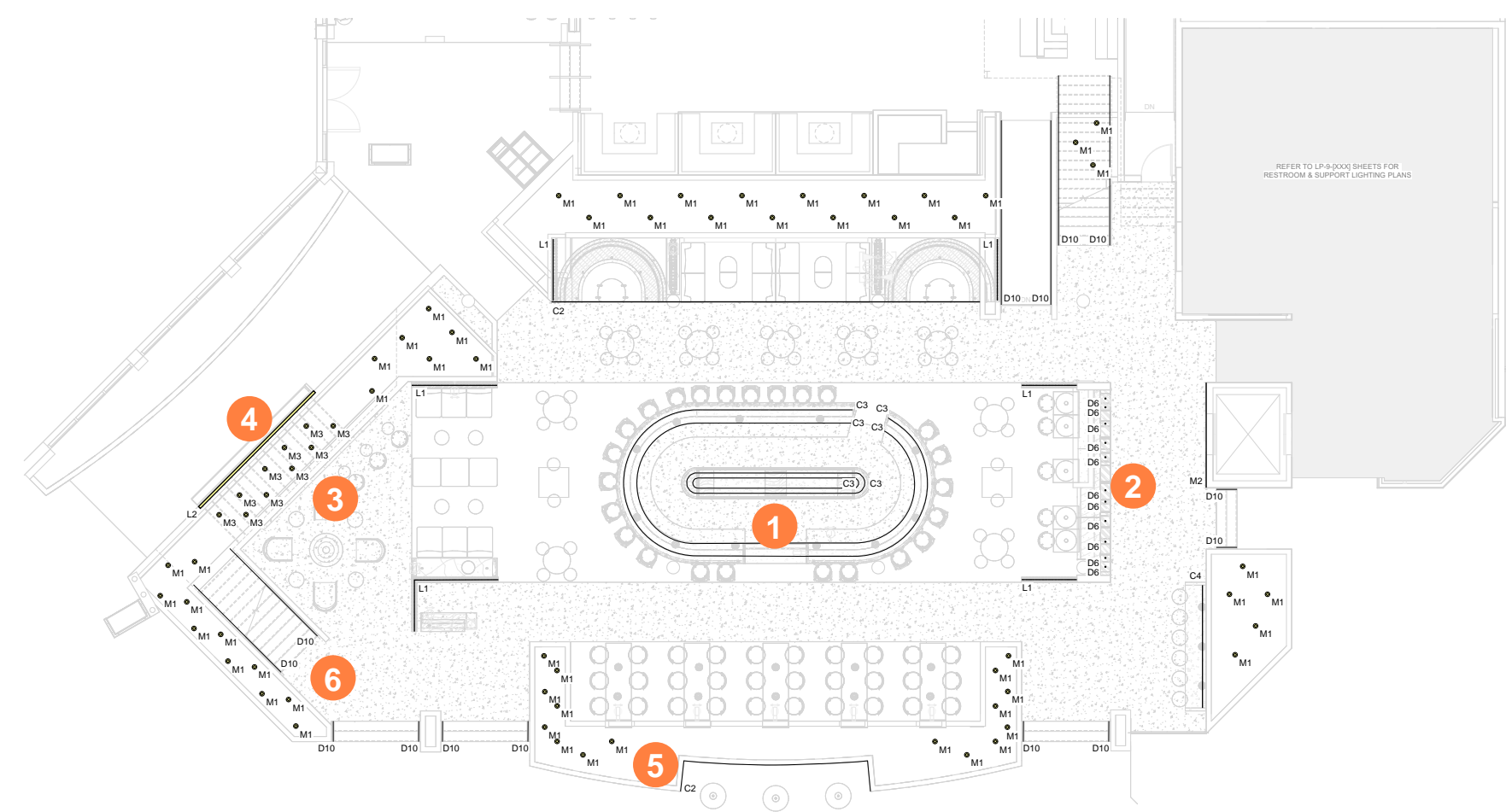
4 TYPE L2
GREENWALL UPLIGHT



3 TYPE M3
LANDSCAPE REED LIGHT

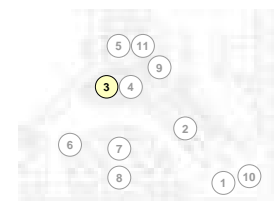


5 TYPE M1
STAKE LANDSCAPE ACCENT

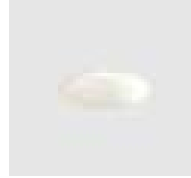


VIP TERRACE PLAN
SCALE: 1/16" = 1'-0"

- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



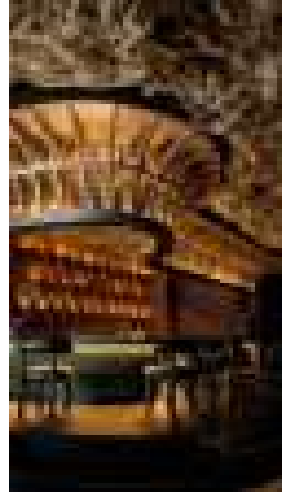
1 TYPE G1/ G2 / G3
ADJUSTABLE / FIXED DOWNLIGHTS



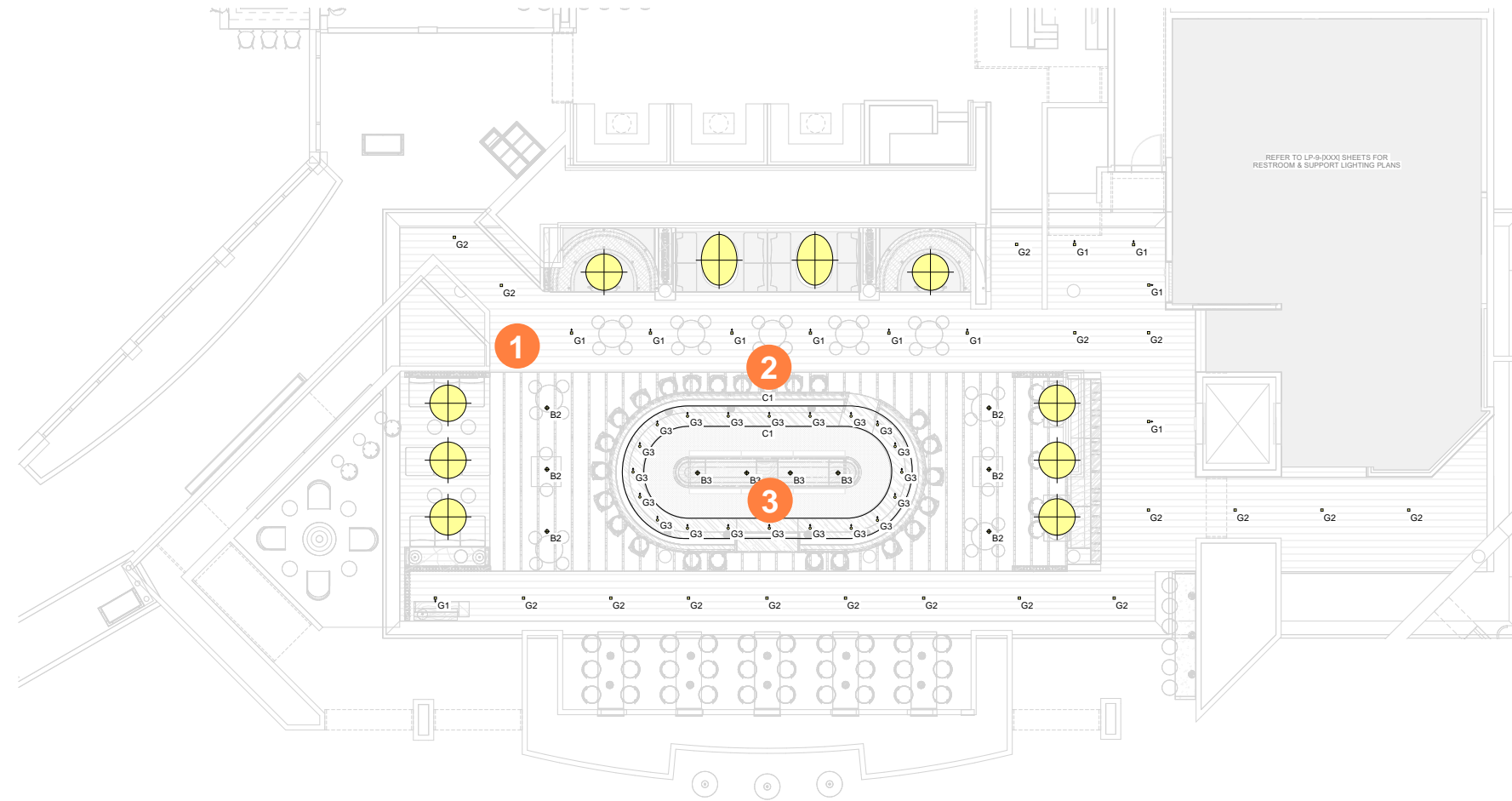
4 DECORATIVE PENDANTS
INTERIOR DESIGN



2 TYPE C1
CEILING COVE



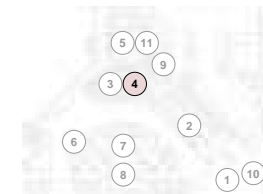
3 TYPE B2 / B3
CYLINDER DOWNLIGHT



VIP TERRACE RCP

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

- 1 ENTRANCE PLAZA
- 4 AVA
- 7 LAWN
- 10 PUBLIC ART SCULPTURE
- 2 BEER GARDEN
- 5 PBR YARD
- 8 STAGE
- 11 PBR DECK
- 3 VIP TERRACE
- 6 CRUSH BAR
- 9 RESTROOM & SUPPORT



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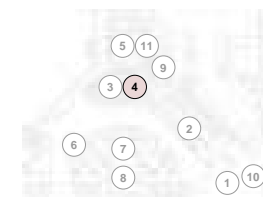




AVA TERRACE

SCALE: N.T.S.

- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



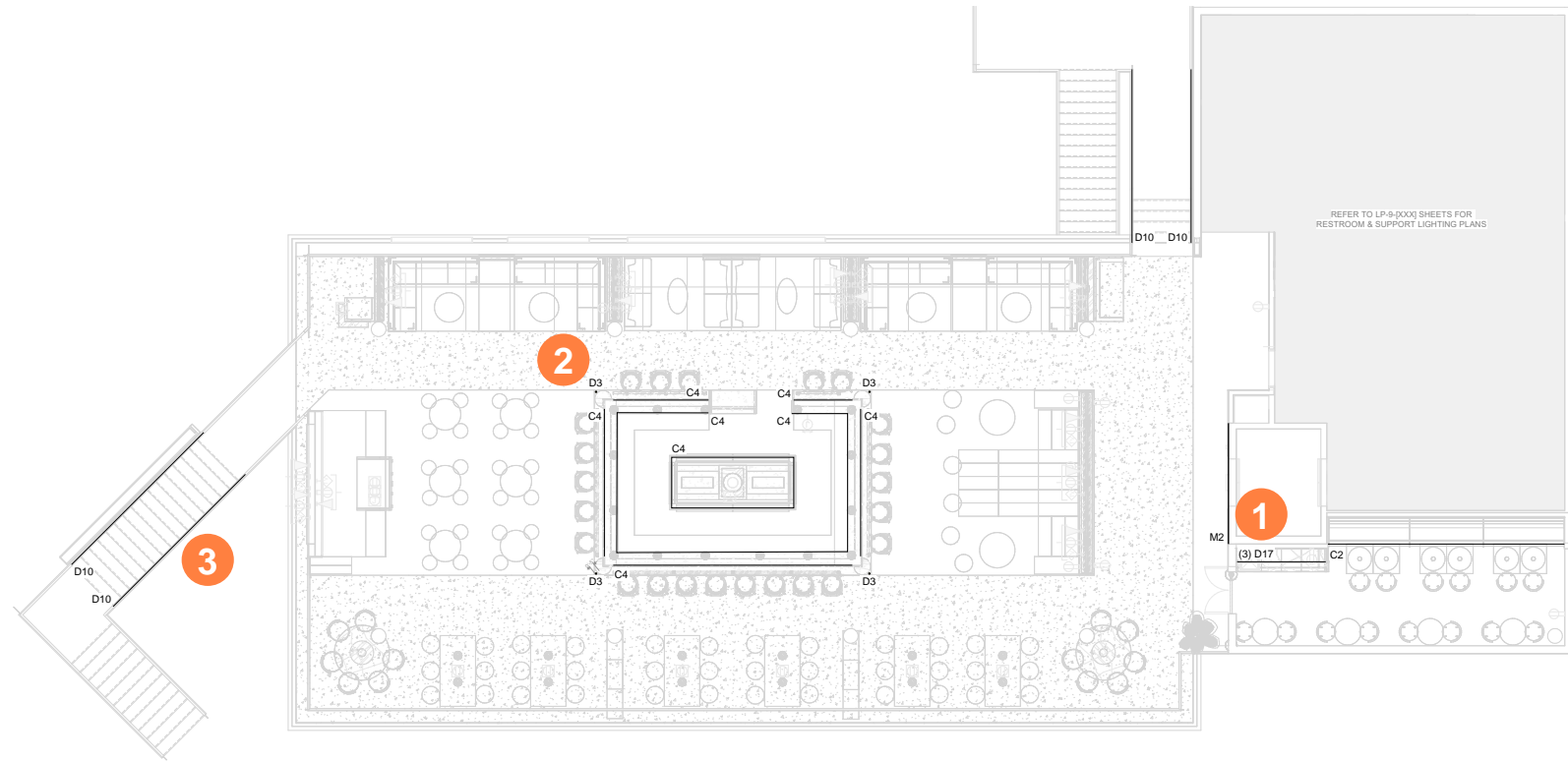
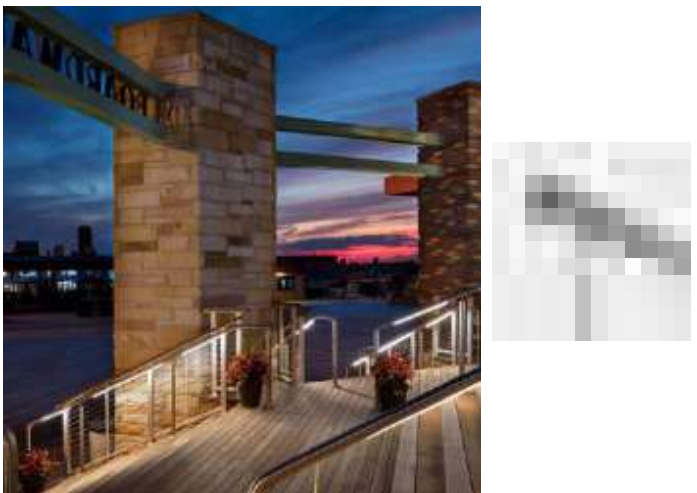
1 TYPE C2 / D17 / M2
TOE KICK / SHELF LIGHTING / ELEVATOR SIGNAGE



2 TYPE C4 / D3
BAR DIE & TASK / BOTTLE STEP & MILLWORK DOWNLIGHT



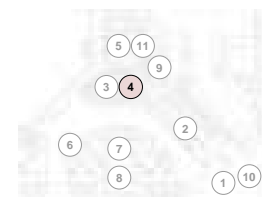
3 TYPE D10
LINEAR HANDRAIL LIGHT



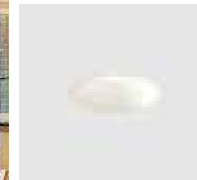
AVA TERRACE PLAN

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

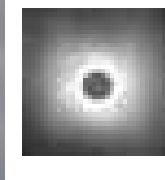
- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



1 TYPE G1/ G2 / G3
ADJUSTABLE / FIXED DOWNLIGHTS



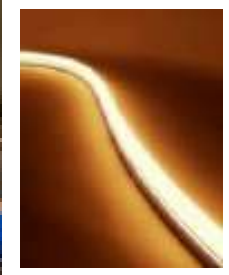
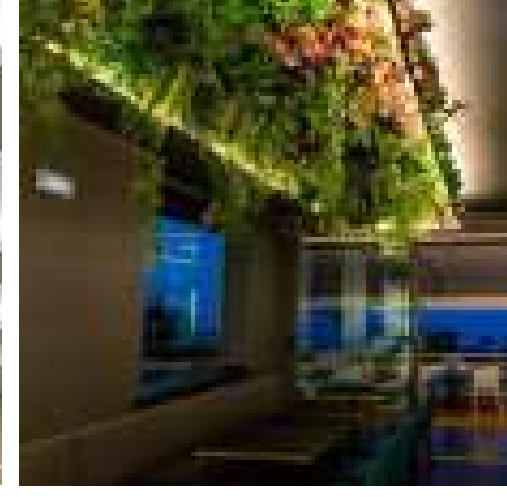
4 TYPE L3
GREENWALL LUMINOUS ACCENT



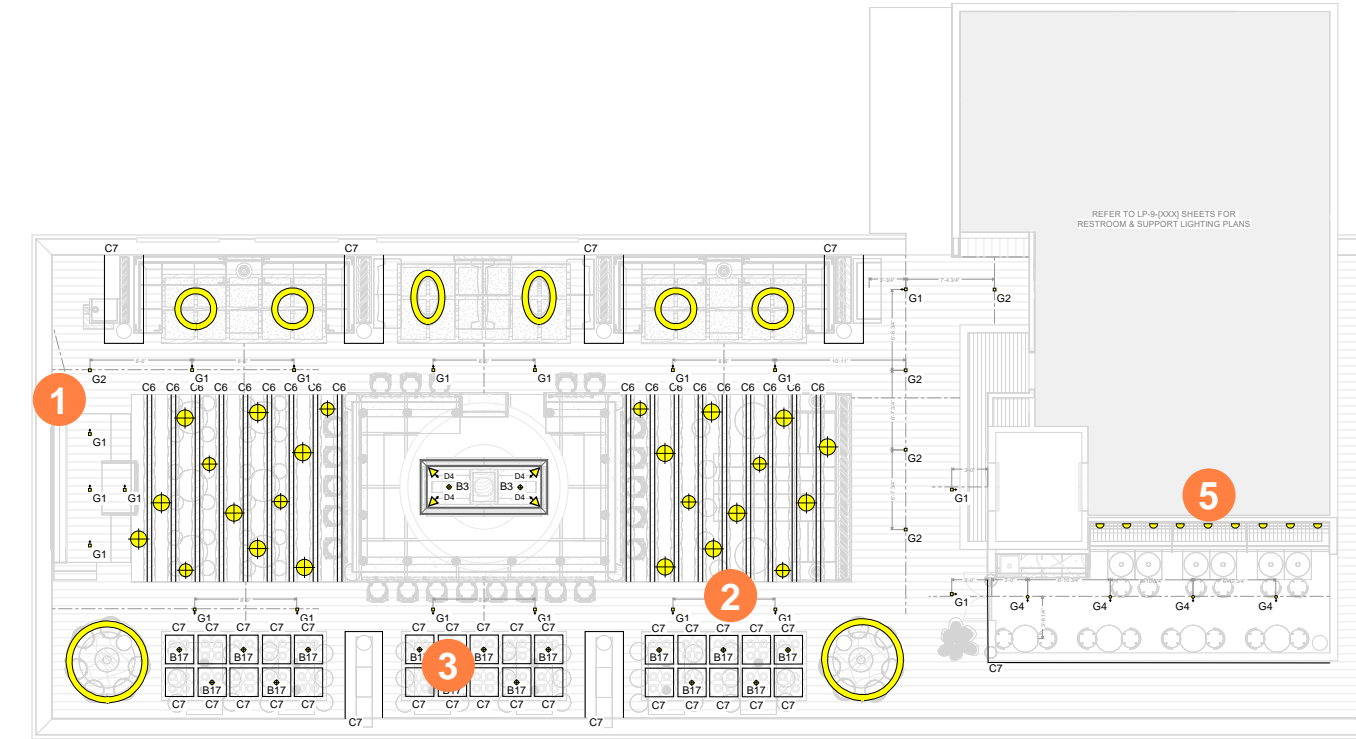
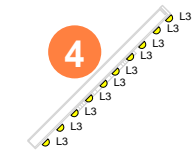
5 DECORATIVE SCENCE
INTERIOR DESIGN



2 TYPE C6 / C7
CEILING COVE UPLIGHT

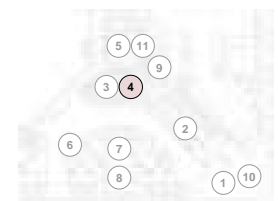


3 TYPE B3 / B17
CYLINDER DOWNLIGHT



AVA TERRACE RCP
SCALE: 1/16" = 1'-0"

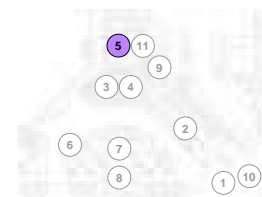
- 1 ENTRANCE PLAZA
- 4 AVA
- 7 LAWN
- 10 PUBLIC ART SCULPTURE
- 2 BEER GARDEN
- 5 PBR YARD
- 8 STAGE
- 11 PBR DECK
- 3 VIP TERRACE
- 6 CRUSH BAR
- 9 RESTROOM & SUPPORT





PBR
SCALE: N.T.S.

- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 **PBR YARD**
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK

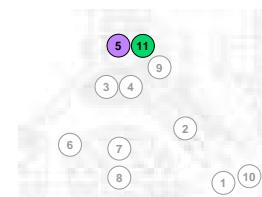


LSK20241106S the lighting practice
XFINITY LIVE! - ENTERTAINMENT PLAZA
TLP No. 24131.00



PBR
SCALE: N.T.S.

- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK

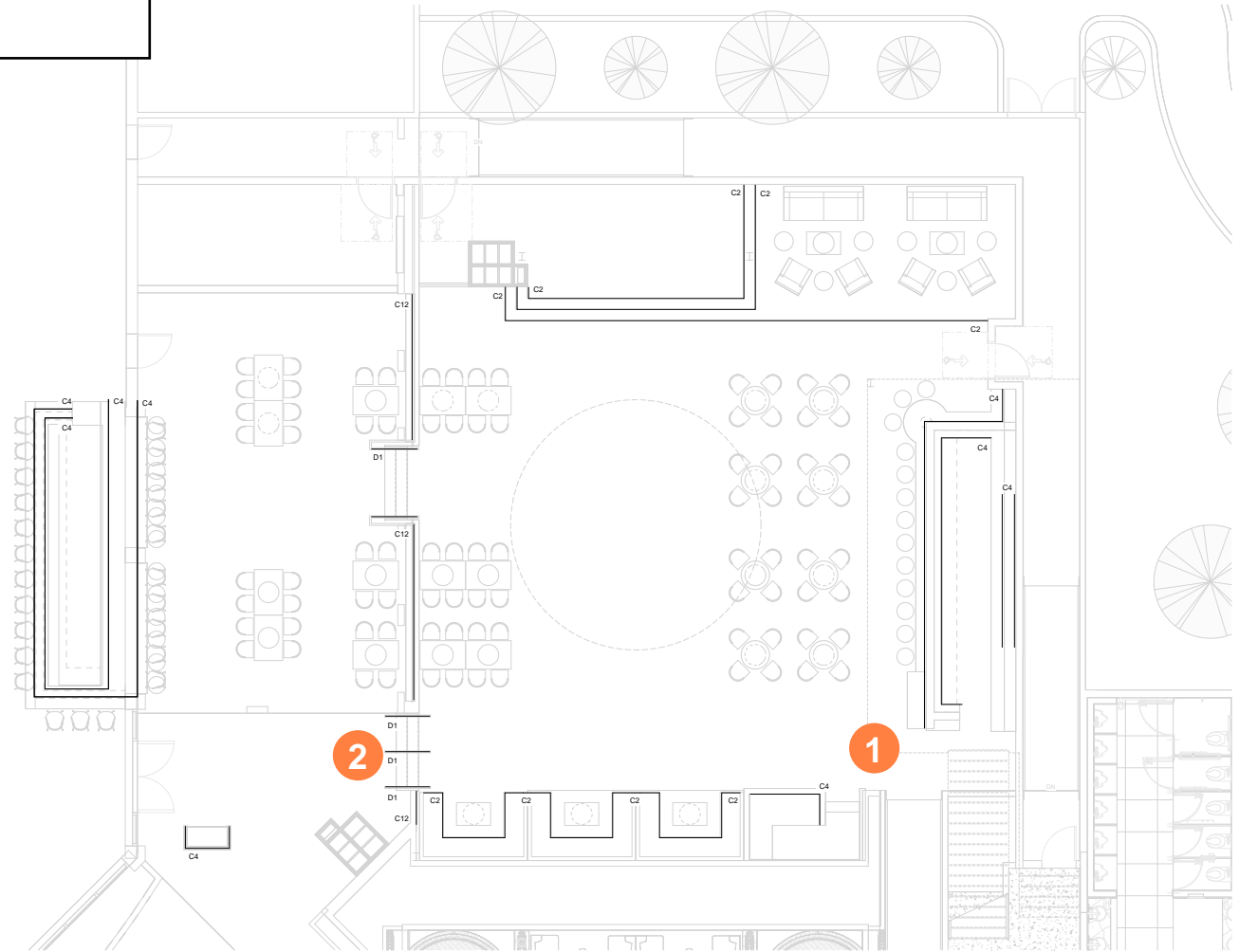
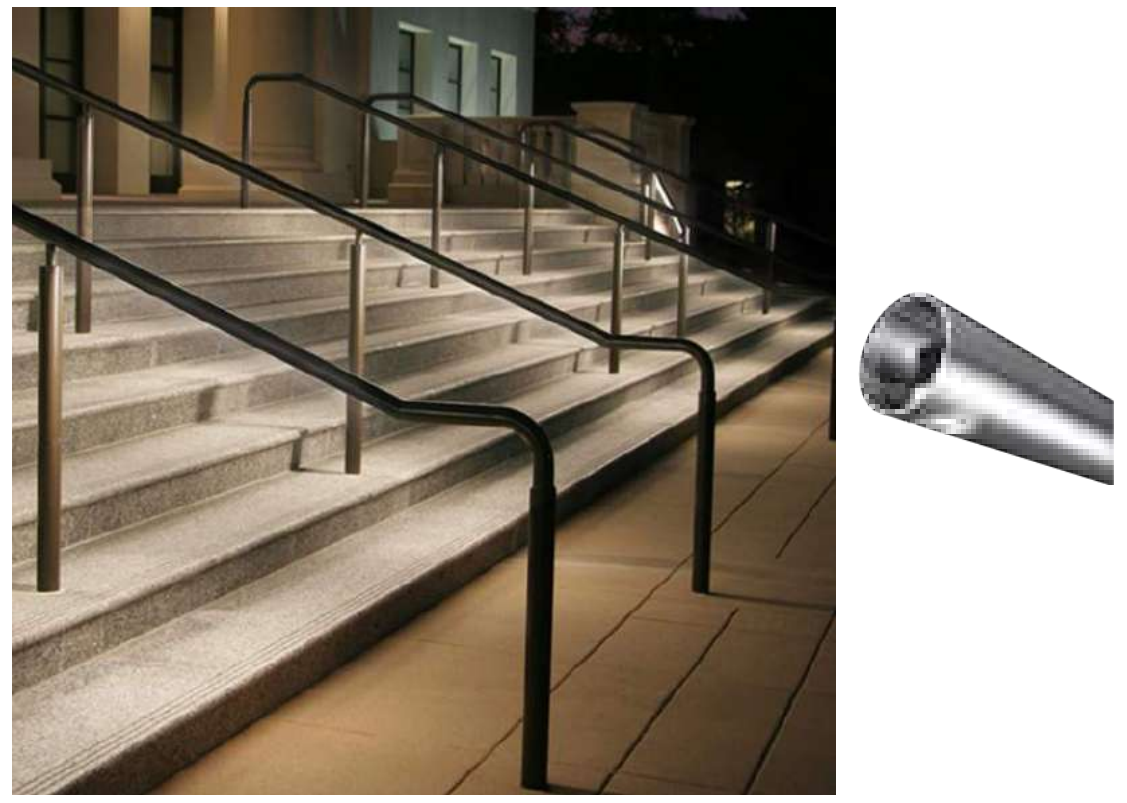


LSK20241106T the lighting practice
XFINITY LIVE! - ENTERTAINMENT PLAZA
TLP No. 24131.00

1 TYPE C2 / C4 / C12
TOEKICK / BAR DIE & TASK / BOTTLE STEP / ROPE ACCENT

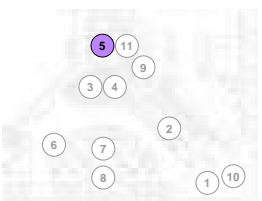


2 TYPE D1
HANDRAIL LIGHT



PBR PLAN
SCALE: 1/16" = 1'-0"

- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



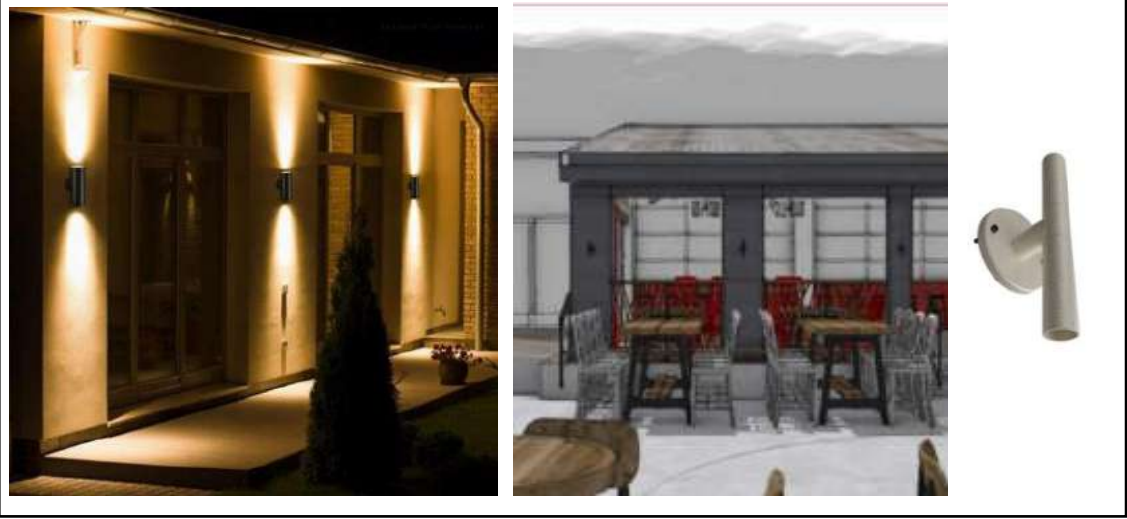
1 TYPE C8 / C9 / L4
ROPE ACCENT / COVE UPLIGHT / GRAZER



4 TYPE D8 / L8
AREA FLOOD / WALLPACK



2 TYPE D7
WALL SCONCE



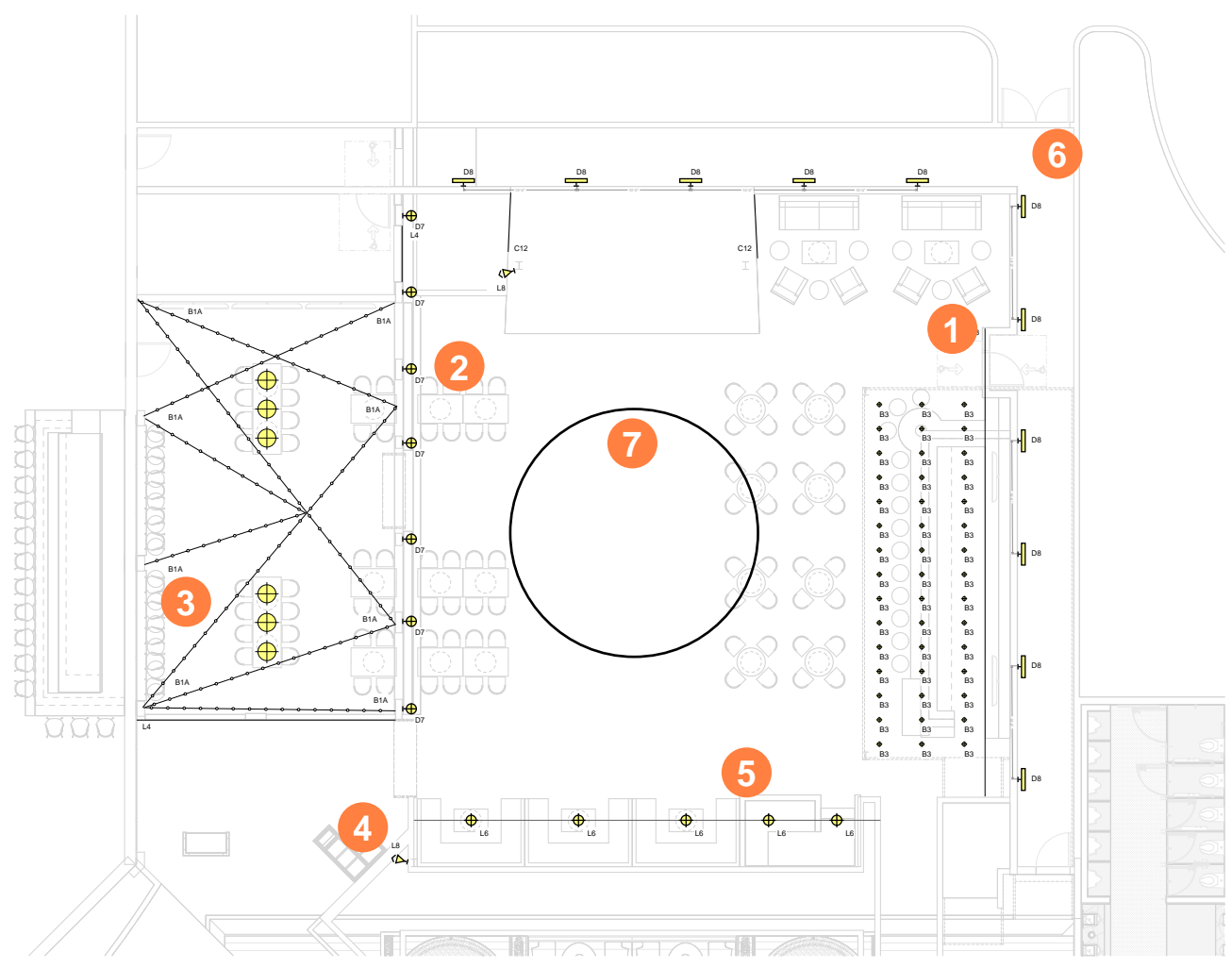
5 TYPE L3
CATENARY DOWNLIGHT



3 TYPE B1A
CAGED FESTOON

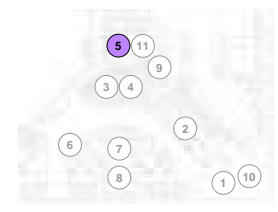


7 THEATRICAL LIGHTING
CATENARY SUSPENSION

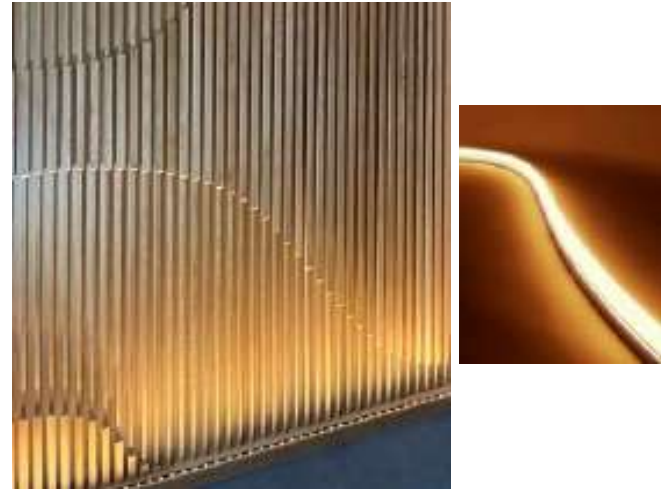


PBR RCP
SCALE: 1/16" = 1'-0"

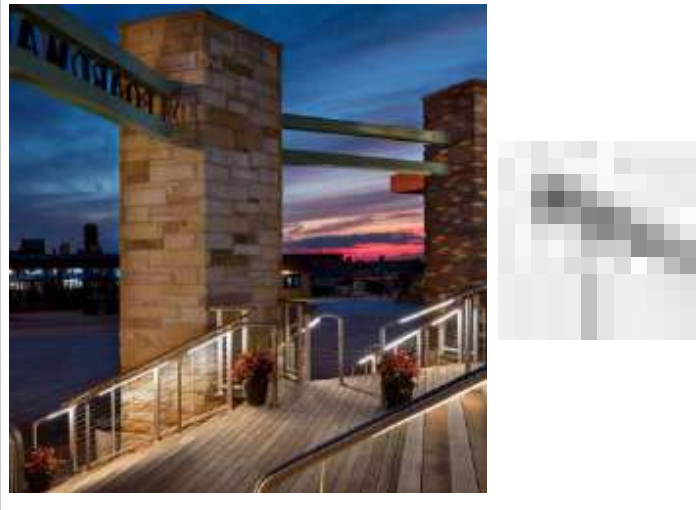
- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK



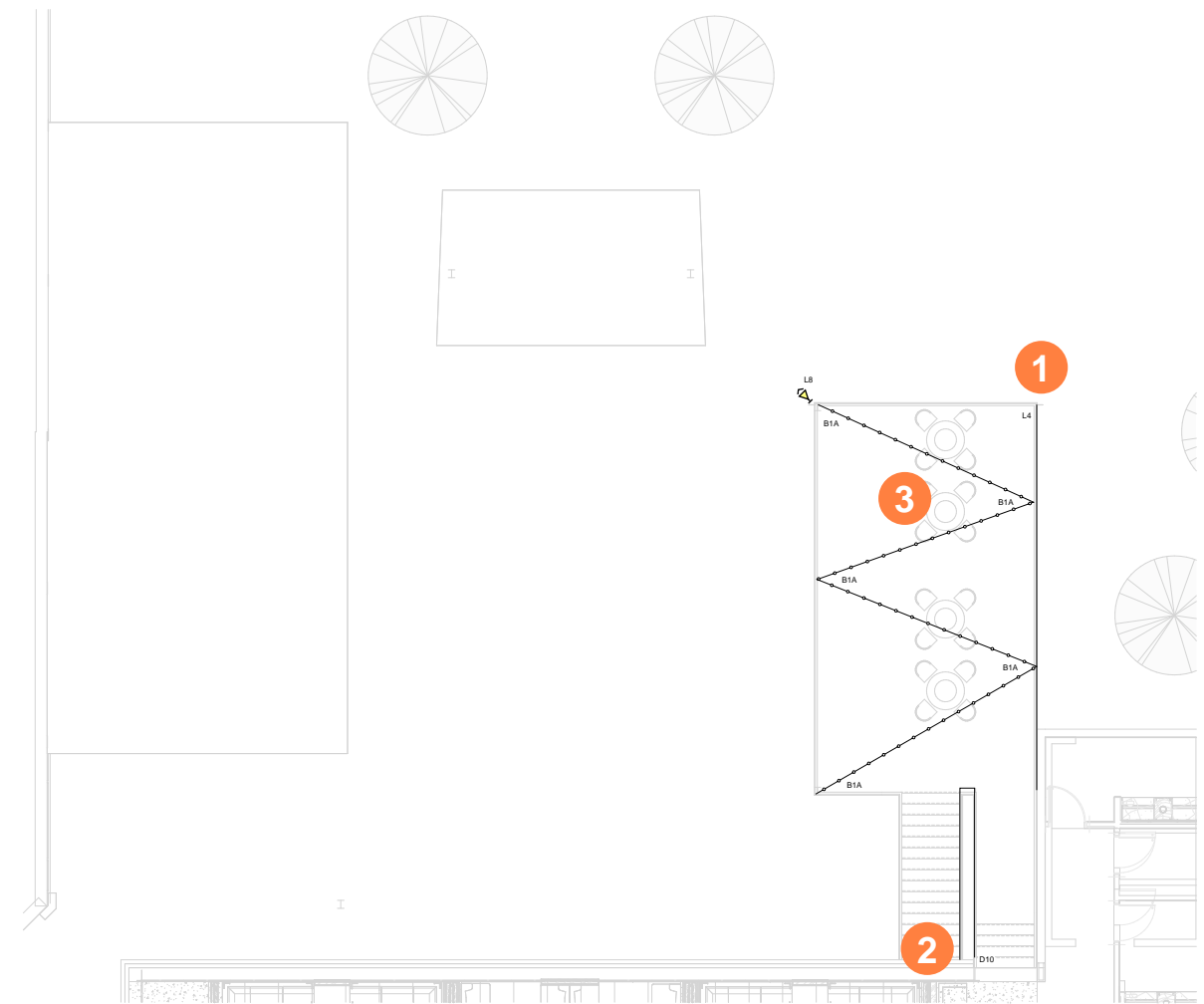
1 TYPE L4
PLANK WALL GRAZER



2 TYPE D10
LINEAR HANDRAIL LIGHT

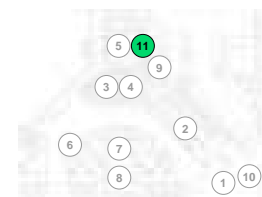


3 TYPE B1A
CAGED FESTOON / SURFACE MOUNT



PBR PLAN
SCALE: 1/16" = 1'-0"

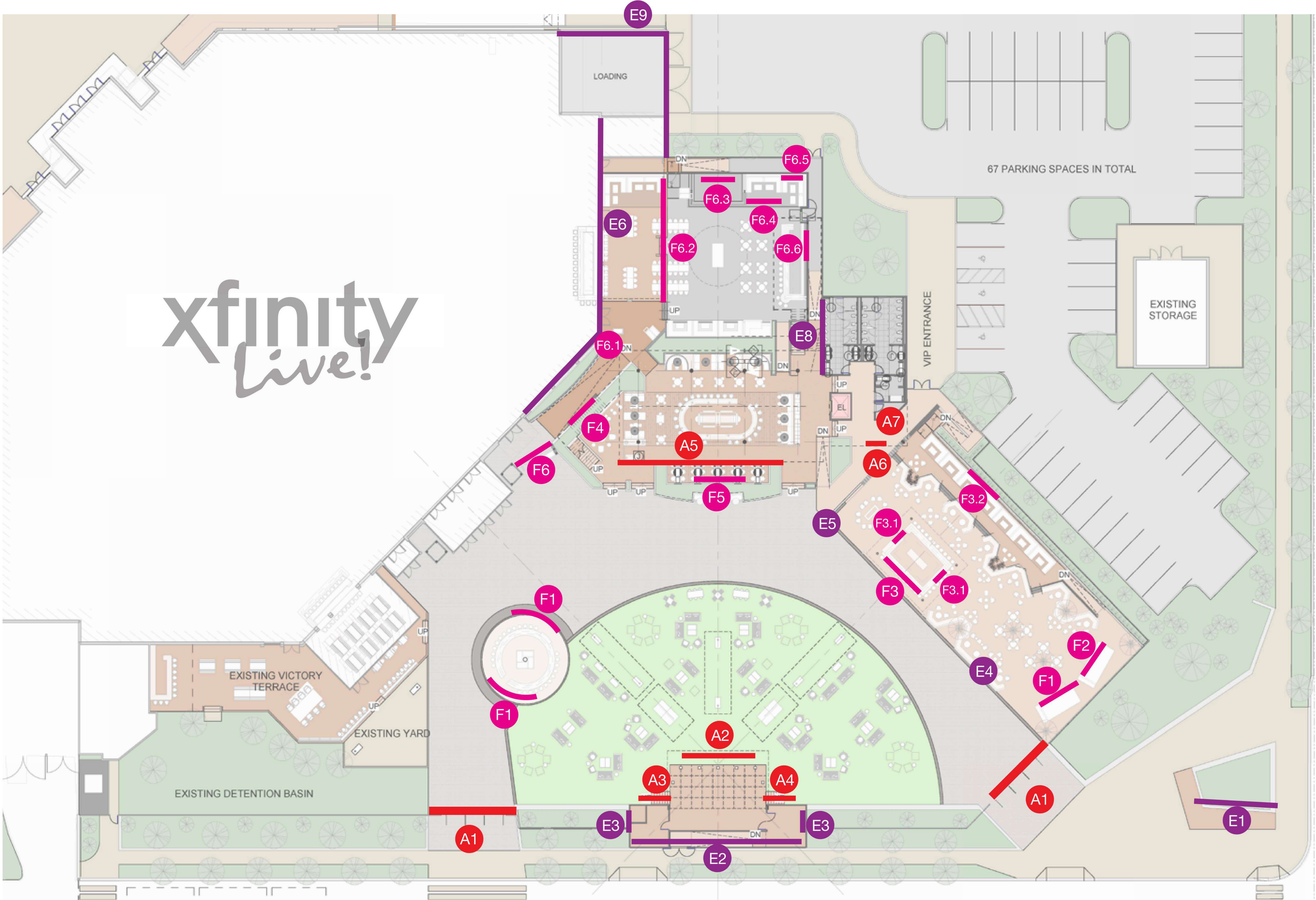
- 1 ENTRANCE PLAZA
- 2 BEER GARDEN
- 3 VIP TERRACE
- 4 AVA
- 5 PBR YARD
- 6 CRUSH BAR
- 7 LAWN
- 8 STAGE
- 9 RESTROOM & SUPPORT
- 10 PUBLIC ART SCULPTURE
- 11 PBR DECK





SIGNAGE

TO BE INCLUDED IN FUTURE PACKAGE SUBMISSION



Sign Location Plan

TO BE INCLUDED IN FUTURE PACKAGE SUBMISSION



XFINITY LIVE! ENTERTAINMENT PLAZA

Philadelphia Art Commission

11/13/2024