



January 4, 2023

Chair Byron de Arakal and members of the Planning Commission
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

**Subject: Renaissance School International (RSI)
Approved Conditional Use Permit – Playgrounds Project Description
1600 Adams Avenue - Private School (K-12th grade)**

Dear Chair de Arakal and Commissioners:

Thank you for taking the time to review the project description of the playground areas for the already approved CUP at 1600 Adams location.

We are excited to share the designs of the exterior improvements and playgrounds with you in the form of conceptual plans. As you can see, we have redesigned the landscape areas in the front of the building facing Adams. There is at least a 20ft setback with a low retaining landscape wall (+/- 24" height) to enhance the design, improve on the site grading/drainage at the back of the street sidewalk and allowing for a clear view of the beautiful design from the street.

The two playgrounds are completely inside the property line of 1600 Adams. They are both proposed to be fully enclosed with protective thematic fencing to be partially composed of CMU for safety and part metal and/or composite plank material for screening. One of the playgrounds is designed for K-2 and the other for grade 3-5. Grade 6 and above will be using the indoor gym for PE. Age-appropriate playground structures are chosen for the respective play areas and will be professionally installed with fall protections in place. The play experiences including graduated play challenges such as crawling, pulling/pushing, balancing, climbing, sliding, and other creative/social play opportunities. No metal slide or merry go around are selected for either play area.

The k-2 playground is estimated 1,200 sq ft with an additional 700 sq ft of outdoor seating/flex area and the 3-5 playground is estimated 2,100 s.f with an additional 450 sq ft of outdoor seating/flex area. We limit to 30 students to be in each play area at one time. And, as mentioned, grade 6-8 will be utilizing the indoor gym. The PE time is 30 mins per day per class and the recess is 15 mins each time per class. The outdoor times are staggered for each grade level as we have already been doing for the last 12 years. Enclosed with this letter is our current class schedule demonstrating how PE and recess are staggered for using the grass field. The class schedule will be very similar at the Adams location except we will gain an additional space for grade 6-12.

The two playgrounds are designed to be in full compliance of all the safety requirements and the enrichment of the students in mind. Our school community will really enjoy these amazing spaces.

We look forward to Planning Commission's approval and will gladly answer all questions of staff and the Commission at your convenience.

Thank you for your time and consideration of our request.

Sincerely,

Carrie Mizera

Carrie Mizera
Executive Director



2987 Mesa Verde East
Costa Mesa, CA 92626

Attachments: Current school year class schedule to demonstrate the staggered outdoor time.

cc: C.J. Segerstrom & Sons

Time	L10-1
8:30 - 9:45	Chinese - Lin Laoshi / Yu Laoshi TA
9:45 - 10:05	Snack - Yu Laoshi - Hallway tables
10:05 - 10:25	PE - Mr. J
10:25 - 11:20	Science - Tian Laoshi / Yu Laoshi TA
11:20 - 12:35	Math - Chen Laoshi / Lin Laoshi TA
12:35 - 1:05	Lunch - Mr. J + Mrs. Flournoy + Huang Laoshi Hallway tables
1:05 - 2:20	English - Ms. Charas / Ms. Bleeker TA
2:20 - 2:30	Break - Ms. Charas
2:30 - 3:00	Academic Support - Ms. Charas

Time	C7-1
8:00 - 8:55	Spanish - Srta. Fernandez
8:55 - 9:10	Snack - Sra. Sanz - hallway tables
9:10 - 10:25	Chinese - Xiong Laoshi
10:25 - 10:45	PE - Mr. J
10:45 - 12:00	Math - Zhou Laoshi
12:00 - 12:30	Lunch - Mr. J Hallway tables
12:35 - 1:30	Science - Chen Laoshi
1:30 - 1:55	Break - Sra. Ferrand
1:55 - 3:10	Eng/Hist - Mr. Grajales
3:10 - 3:30	Academic Support Mr. Grajales

Time	C9
8:00 - 8:20	PE - Mr. J
8:20 - 9:15	Spanish - Sra. Valenzuela
9:15 - 9:30	Snack - Mr. J - courtyard tables
9:30 - 10:25	Science - Mrs. Amalfitano
10:25 - 11:40	Math - Tan Laoshi
11:40 - 12:10	Lunch - Ms. Bleeker + Sra. Ferrand Courtyard Tables
12:10 - 1:25	Chinese - Tian Laoshi / Luo Laoshi TA
1:25 - 1:55	History - Mr. Grajales
1:55 - 2:10	Break - Mrs. Flournoy
2:10 - 3:05	English - Mrs. Cox
3:05 - 3:30	Academic Support - Mrs. Cox

Time	C12
8:00 - 8:30	History 4x week - Mr. Grajales
8:30 - 8:50	PE - Mr. J
8:50 - 9:15	Snack - Mrs. Amalfitano - parking lot tables

Time	L10-2
8:30 - 9:25	Science - Tian Laoshi / Huang Laoshi TA
9:25 - 9:40	Snack - Huang Laoshi - Hallway tables
9:40 - 10:55	Math - Chen Laoshi / Luo Laoshi TA
10:55 - 11:15	PE - Mr J
11:15 - 12:30	English - Ms. Charas / Ms. Hong TA
12:30 - 1:00	Lunch - Mr. J + Mrs. Flournoy + Huang laoshi Hallway tables
1:00 - 2:15	Chinese - Lin Laoshi / Huang Laoshi TA
2:15 - 2:30	Break - Lin Laoshi
2:30 - 3:00	Academic Support- Lin Laoshi

Time	C7-2
8:00 - 8:55	Science - Chen Laoshi
8:55 - 9:10	Snack - Mr. J - hallway tables
9:10 - 10:25	Math - Zhou Laoshi
10:25 - 10:45	PE - Mr. J
10:45 - 11:40	Spanish - Srta. Fernandez
11:40 - 12:10	Lunch - Ms. Bleeker + Sra. Ferrand Courtyard Tables
12:10 - 1:25	Eng/Hist - Mr. Grajales
1:25 - 1:40	Break - Xiong Laoshi
1:40 - 2:55	Chinese - Xiong Laoshi / Zhou Laoshi TA
2:55 - 3:30	Academic Support - Xiong Laoshi

Time	C10
8:00 - 8:30	PE - Mr. J
8:30 - 9:00	History - Mr. Grajales
9:00 - 10:15	Math - Tan Laoshi
10:15 - 10:30	Snack - Ms. Hong - courtyard
10:30 - 11:45	Chinese - Bobo Laoshi
11:45 - 12:15	Lunch - Mr. Reed Parking lot tables
12:15 - 1:10	English - Mrs. Cox
1:10 - 2:05	Spanish - Sra. Valenzuela
2:05 - 2:15	Break - Mrs. Amalfitano
2:15 - 3:10	Science - Mrs. Amalfitano
3:10 - 3:30	Academic Support - Mrs. Amalfitano

Time	C13
8:00 - 8:30	History 4x week - Mr. Grajales
8:30 - 8:50	PE - Mr. J
8:50 - 9:15	Snack - Mrs. Amalfitano - parking lot tables

Time	C6
8:00 - 9:15	English - Ms. Charas / Mrs. Flournoy TA
9:15 - 9:30	Snack - Sra. Ferrand - courtyard tables
9:30 - 10:25	Spanish - Srta. Fernandez / Sra. Ferrand TA
10:25 - 11:40	Chinese - Xiong Laoshi / Huang Laoshi TA
11:40 - 12:10	Lunch - Ms. Bleeker + Sra. Ferrand Courtyard tables
12:10 - 1:25	Math - Zhou Laoshi / Yu Laoshi TA
1:25 - 1:45	PE - Mr. J
1:45 - 2:00	Break - Mr. J
2:00 - 2:55	Science - Chen Laoshi / Huang Laoshi TA
2:55 - 3:30	Academic Support- Chen Laoshi

Time	C8
8:00 - 9:10	Chinese - Xiong Laoshi
9:10 - 9:30	Snack - Mr. J - courtyard tables
9:30 - 10:45	Eng/Hist - Ms. Charas
10:45 - 11:40	Science - Mrs. Amalfitano
11:40 - 12:00	PE - Mr. J
12:00 - 12:30	Lunch - Mr. J Hallway tables
12:30 - 1:25	Spanish - Srta. Fernandez
1:25 - 1:50	Break - Sra. Sanz
1:50 - 3:05	Math - Tan Laoshi
3:05 - 3:30	Academic Support - Tan Laoshi

Time	C11
8:00 - 9:00	Science - Juang Laoshi 4x a week
9:00 - 10:15	Eng/Hist 4x week - Mr. Grajales
10:15 - 10:25	Snack - Ms. Hong - courtyard
10:25 - 10:45	PE - Mrs. Amalfitano
10:45 - 11:45	Spanish - Sra. Valenzuela
11:45 - 12:20	Lunch - Mr. Reed Parking lot tables
12:20 - 1:35	Math - Lei Huang Laoshi
1:35 - 1:50	Break - Lei Huang Laoshi
1:55 - 3:10	Chinese - Bobo Laoshi
3:05 - 3:30	Academic Support - Bobo Laoshi

Time	C15
8:00 - 8:30	Study Hall
8:30 - 8:50	PE - Mr. J
8:50 - 9:15	Snack - Mrs. Amalfitano - parking lot tables



IT IS THE MANUFACTURERS OPINION AND INTENT THAT THE USE AND LAYOUT OF THESE COMPONENTS CONFORM WITH THE AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) STANDARD ASTM F1487

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 2-5 YEARS UNLESS OTHERWISE NOTED ON PLAN.

IT IS THE MANUFACTURERS OPINION THAT THIS PLAY AREA DOES CONFORM TO THE A.D.A. ACCESSIBILITY STANDARDS, ASSUMING AN ACCESSIBLE PROTECTIVE SURFACING IS PROVIDED, AS INDICATED, OR WITHIN THE ENTIRE USE ZONE.

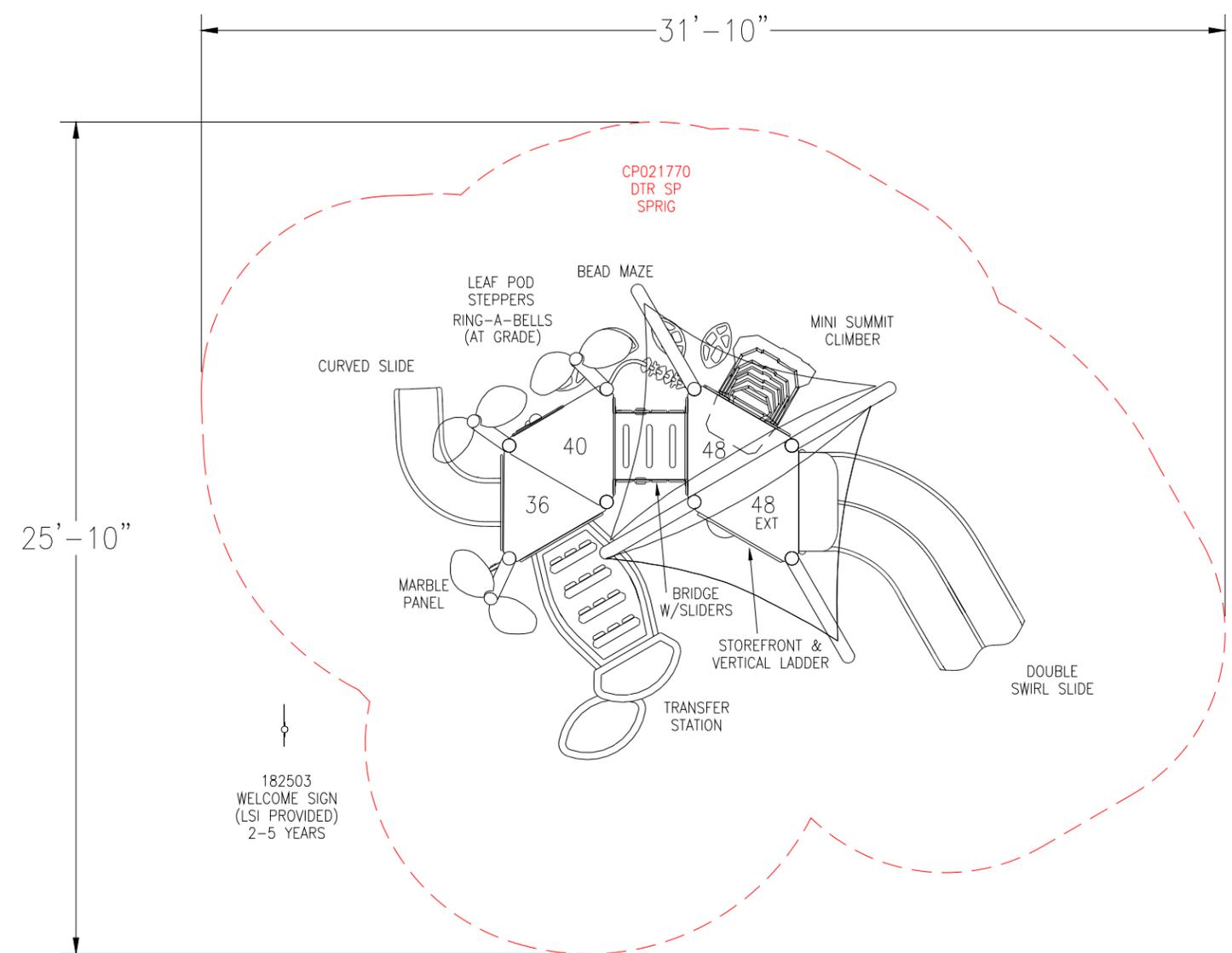
THIS CONCEPTUAL PLAN WAS BASED ON INFORMATION AVAILABLE TO US. PRIOR TO CONSTRUCTION, DETAILED SITE INFORMATION INCLUDING SITE DIMENSIONS, TOPOGRAPHY, EXISTING UTILITIES, SOIL CONDITIONS, AND DRAINAGE SOLUTIONS SHOULD BE OBTAINED, EVALUATED, & UTILIZED IN THE FINAL DESIGN. PLEASE VERIFY ALL DIMENSIONS OF PLAY AREA, SIZE, ORIENTATION, AND LOCATION OF ALL EXISTING UTILITIES, EQUIPMENT, AND SITE FURNISHINGS PRIOR TO ORDERING. SLIDES SHOULD NOT FACE THE HOT AFTERNOON SUN.

CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

DESIGNED BY:

COPYRIGHT: 5/10/21
 LANDSCAPE STRUCTURES, INC.
 601 7th STREET SOUTH - P.O. BOX 198
 DELANO, MINNESOTA 55328
 PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials

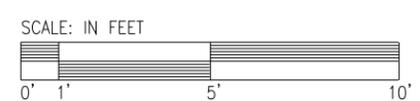


Estimated manufacturing time:
 4 weeks from the time of
 LSI order acceptance, or receipt of
 SkyWays release of fabrication
 form if applicable.

Smart Play®
 (2-5 years)
 Max Fall Height: 48 inches

TOTAL SQUARE FOOTAGE
 589 SQ.FT.

TOTAL ELEVATED PLAY COMPONENTS	7		
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	7	REQUIRED	4
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	3	REQUIRED	2
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	3	REQUIRED	3



Design
 #6502

Landscape
 Structures

SYSTEM TYPE:
 Smart Play

DRAWING #:
 6502







The play components identified on this plan are IPEMA certified. (Unless model number is preceded with *) the use and layout of these components conform to the requirements of ASTM F1487. To verify product certification, visit www.ipema.org

THIS PLAY AREA & PLAY EQUIPMENT IS DESIGNED FOR AGES 2-12 YEARS UNLESS OTHERWISE NOTED ON PLAN.

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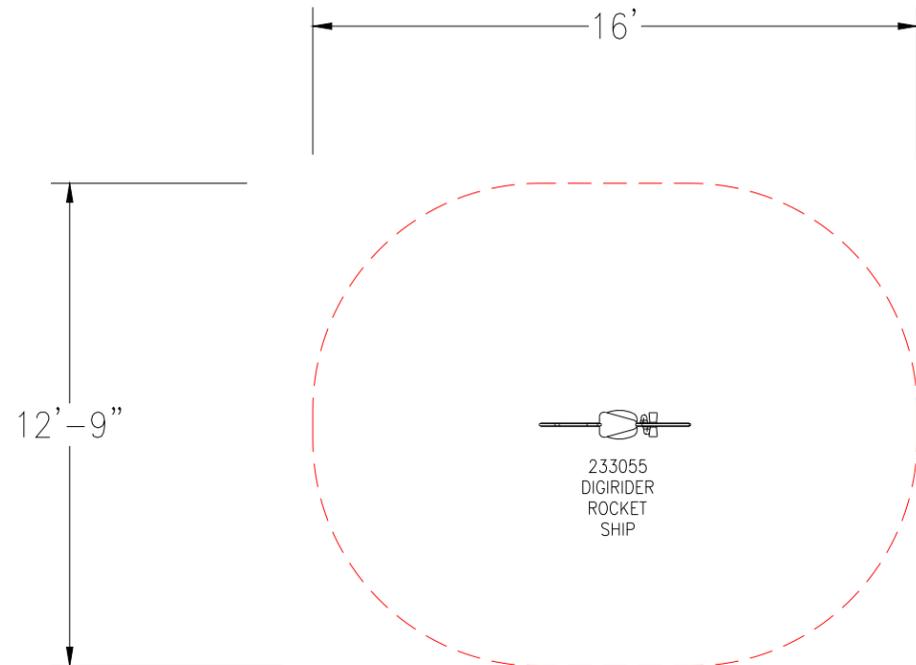
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CHOOSE A PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE TO MEET THE MAXIMUM FALL HEIGHT FOR THE EQUIPMENT (REF. ASTM F1487 STANDARD CONSUMER SAFETY PERFORMANCE SPECIFICATION FOR PLAYGROUND EQUIPMENT FOR PUBLIC USE, SECTION 8 CURRENT REVISION). THE SUBSURFACE MUST BE WELL DRAINED. IF THE SOIL DOES NOT DRAIN NATURALLY IT MUST BE TILED OR SLOPED 1/8" TO 1/4" PER FOOT TO A STORM SEWER OR A "FRENCH DRAIN".

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 DELANO, MINNESOTA 55328
 PH: 1-800-328-0035 FAX: 1-763-972-6091

Date	Previous Drawing #	Initials



Freestanding Play
(2-12 years)

Max Fall Height: 21 inches

TOTAL SQUARE FOOTAGE
174 SQ.FT.

TOTAL ELEVATED PLAY COMPONENTS	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY RAMP	0	REQUIRED	0
TOTAL ELEVATED COMPONENTS ACCESSIBLE BY TRANSFER	0	REQUIRED	0
TOTAL ACCESSIBLE GROUND LEVEL COMPONENTS SHOWN	1	REQUIRED	0
TOTAL DIFFERENT TYPES OF GROUND LEVEL COMPONENTS	1	REQUIRED	1

SCALE: IN FEET



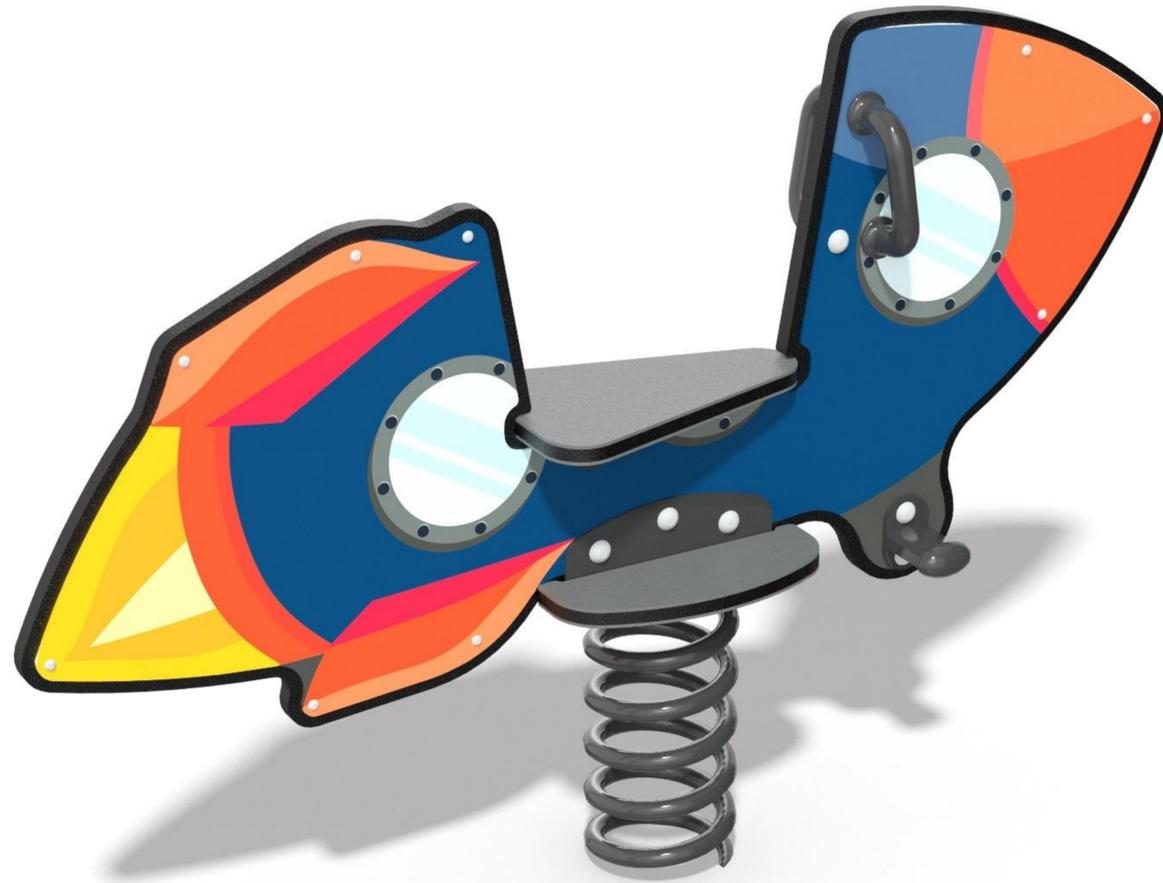
Design
6088

Landscape
Structures

SYSTEM TYPE:
Freestanding

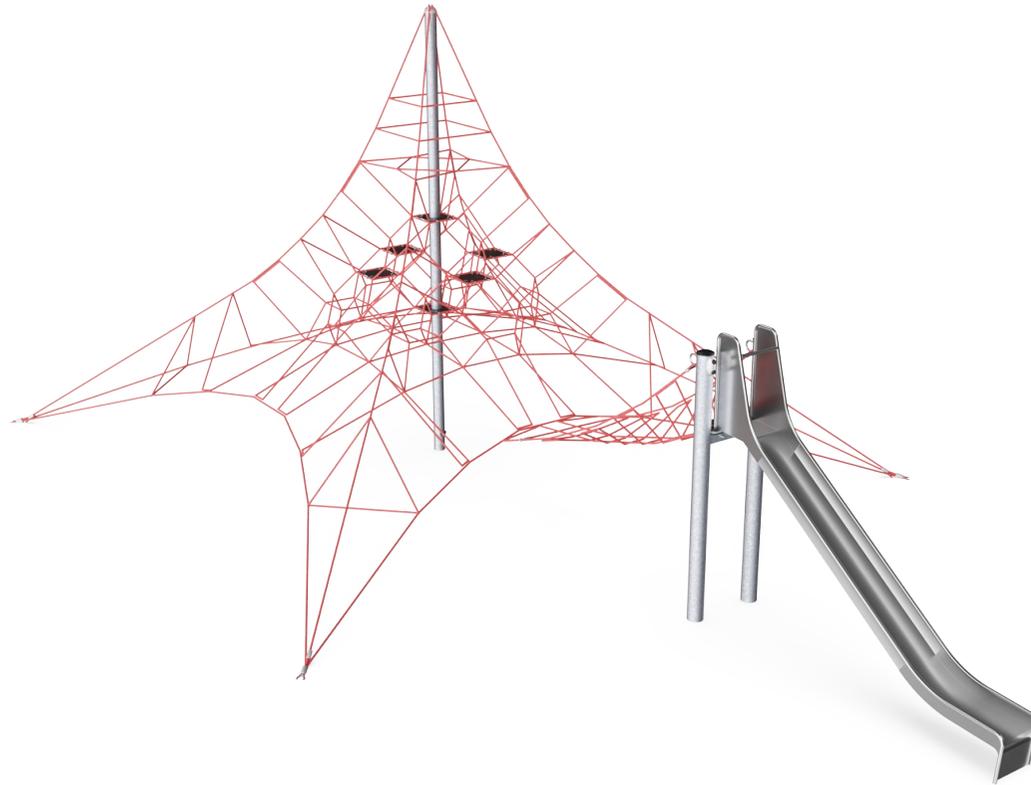
DRAWING #:
6088



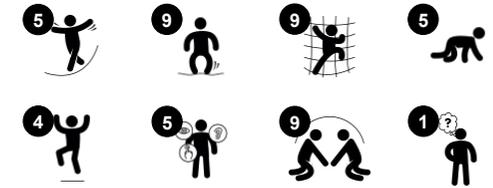


Macro Spacenet & Slide

COR102902

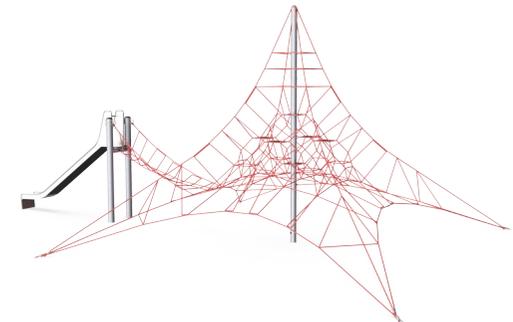


Item no. COR102902-1101	
General Product Information	
Dimensions LxWxH	42'6"x26'1"x17'7"
Age group	5 - 12
Play capacity (users)	46
Color options	



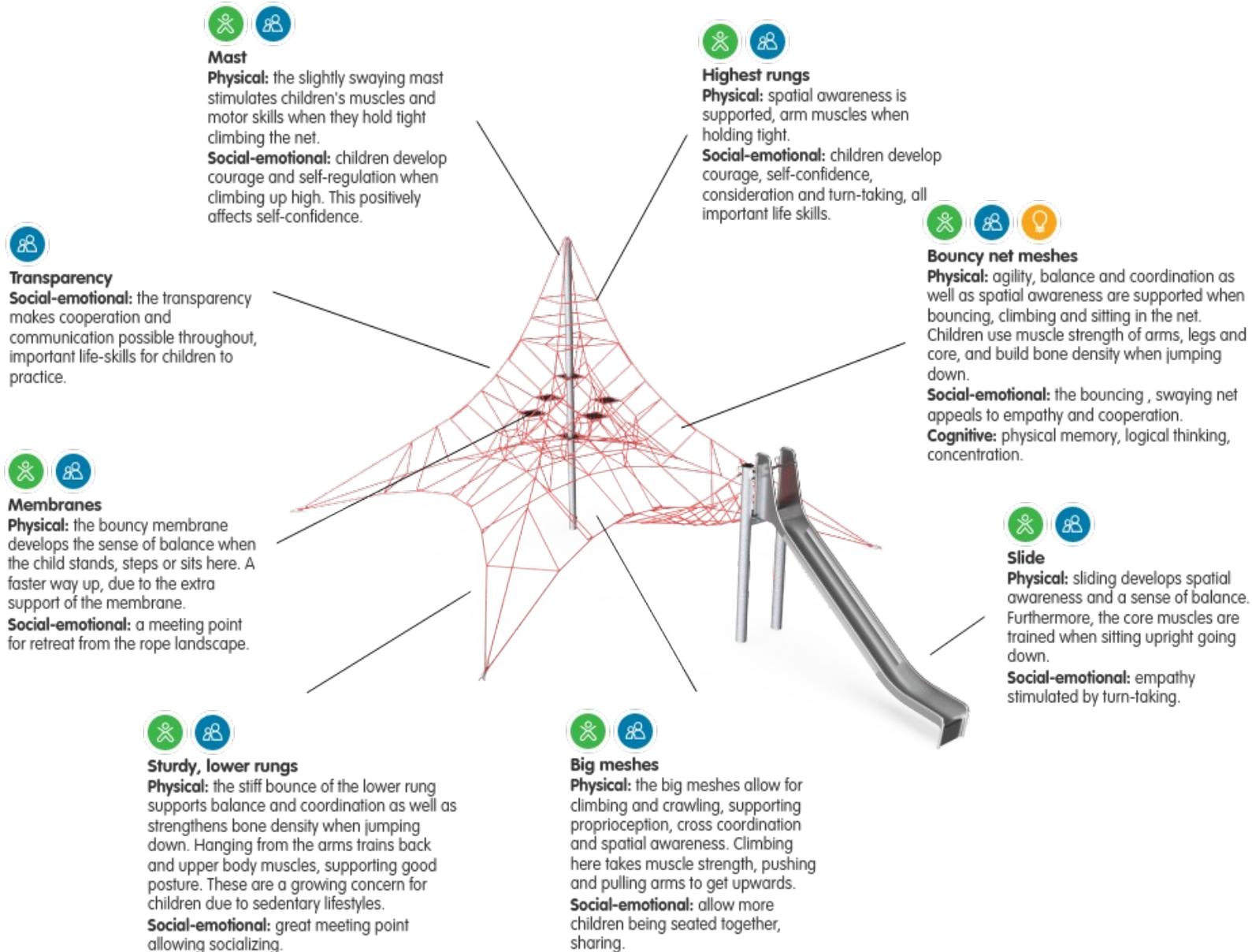
The Macro Spacenet with extensions intensely motivates children to climb, again and again. The feeling of achievement when having climbed to the top is phenomenal. Climbing or swaying on the bouncy pendel seats trains the motor skills' ABC: Agility, Balance and Coordination. Major muscle groups get used when children climb in the Macro Spacenet. All

these physical skills are fundamental to for instance children's ability to sit still and concentrate. The slide is a great way down, making an irresistible loop of climbing up and sliding down, training turn taking, too. The membranes are nice destinations for a break and stimulate children's social-emotional skills, such as courage and self regulation.



Macro Spacenet & Slide

COR102902



Macro Spacenet & Slide

COR102902



Corocord ropes with 19mm diameter or more are special 'Hercules' - type with galvanized six-stranded steel wires. Each strand is tightly wrapped with PES yarn, which is melted onto each individual strand. The ropes are highly wear-and vandalism-resistant and can be replaced at site if needed.



Corocord 'S' clamps are used as universal connections in Corocord products. 8mm stainless steel rods with rounded edges are pressed around the ropes with a special hydraulic press, making them the ideal connector: safe, durable and vandalism-proof, all while allowing the typical movement of rope play structures.



The spacenets' main bearing ropes are equipped with an additional safety feature: should the main connections fail, the safety rope prevents collapse of the structure.

Item no. COR102902-1101	
Installation Information	
Max. fall height	6'7"
Safety surfacing area	1,437 ft2
Number of installers	2
Total installation time	21.1
Excavation volume	12.99 yd3
Concrete volume	8.27 yd3
Footing depth (standard)	3'7"
Shipment weight	1,923 lbs
Anchoring options	In-ground <input checked="" type="checkbox"/>
Warranty Information	
Corocord Rope	10 years
S-Clamps	10 years
Membrane	2 years
Spare parts guaranteed	10 years



Corocord membranes consist of friction-proof rubberized material of conveyor belt quality with excellent UV resistance. Tested and compliant with REACH requirements for PAH. Embedded is a four-layered armoring made of woven polyester. The armoring and the two surface layers result in a total thickness of 7.5 mm.

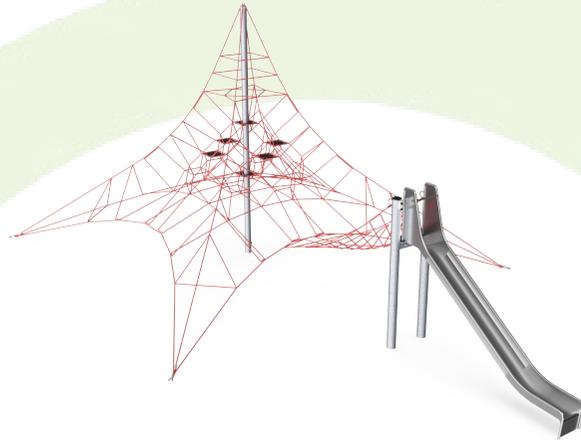


In the center of the net is the mast, made of high quality seamless steel. The structure of the mast as an oscillating support is statically favorable and equalizes the oscillations in the net. The masts are hot dip galvanized as standard, with the design option of additional powder coating.



For installations using rubber surfacing the turnbuckle protectors are to be ordered separately.

Elevated activities	Accessible elevated activities	Accessible ground level activities	Accessible ground level play types
Present	0	3	2
Required	0	2	2



Cradle to Gate A1-A3	Total CO ₂ emission	CO ₂ e/kg	Recycled materials
	kg CO ₂ e	kg CO ₂ e/kg	%
COR102902-1101	2,294.20	3.21	36.70

The overall framework applied for these factors is the Environmental Product Declaration (EPD), which quantifies "environmental information on the life cycle of a product and enable comparisons between products fulfilling the same function" (ISO, 2006). This follows the structure and applies a Life-Cycle Assessment approach to the entire Product stage from raw material through manufacturing (A1-A3))

Kompan A/S
 C.F. Tietgens Boulevard 32C
 DK-5220 Odense SØ
 Denmark



Validation of CO₂ calculation of: Corocord



Data version no. 2021-09-27

The CO₂ calculation and data are in compliance with the principles of a carbon footprint impact according to the GHG protocol (Greenhouse Gas Protocol), Scope 3, cradle to gate related to all individual components in the product category: "Corocord" represented by item no.: COR314011-1101.

(Scope 3 emissions include emission sources in the upstream and downstream value chain).

Date: 15. October 2021 | Valid until: 15. October 2023

Validated by:

Bente Hviid, Senior Consultant

Peter Bendtsen, Senior Consultant

Validation based on report: Validation of CO₂ calculation of 8 categories of Kompan product line, version 1.0, prepared by: Bureau Veritas HSE, Denmark: Bente Hviid and Peter Bendtsen.

Publication date: 15. October 2021

By Bureau Veritas HSE
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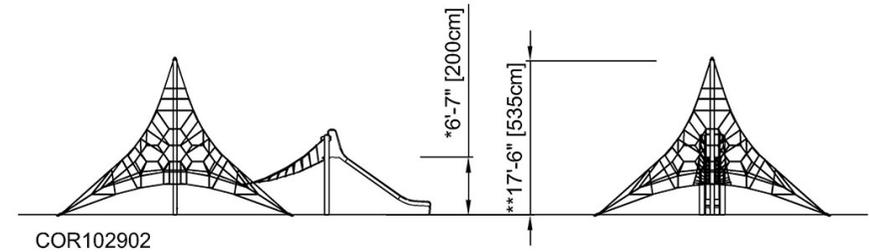
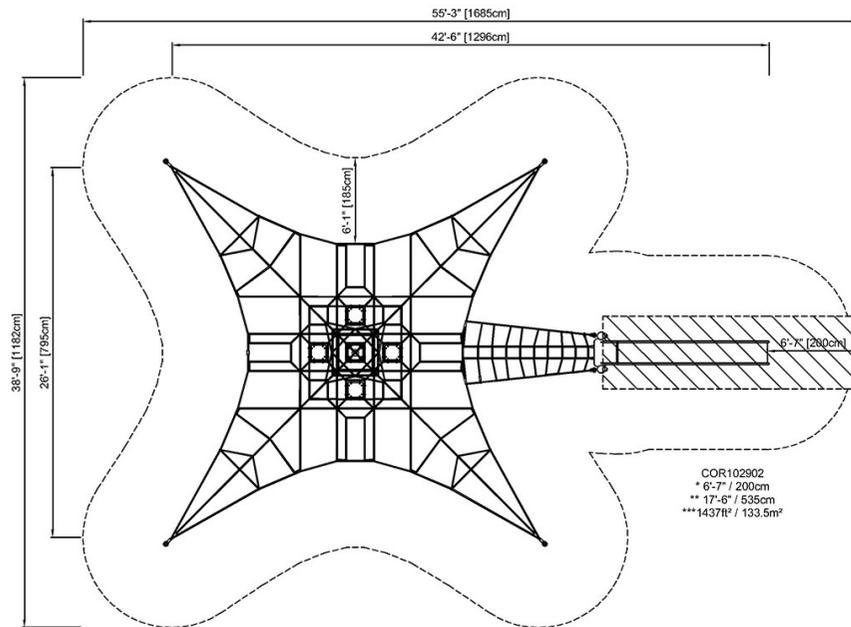


Macro Spacenet & Slide

COR102902

* Max fall height | ** Total height | *** Safety surfacing area

* Max fall height | ** Total height



[Click to see TOP VIEW](#)

[Click to see SIDE VIEW](#)