

LOCATION MAP

LEARN EARLY CHILDHOOD SCHOOL

51 DANIELS AVE
WATERFORD, CT

PHASE 4 - FF&E, TECHNOLOGY AND PLAY EQUIPMENT

STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER: 20240069

09/04/2026

PLAY EQUIPMENT PACKAGE
BID DOCUMENTS

SHEET INDEX

CS0.00	COVER SHEET
CG100	OVERALL GRADING AND DRAINAGE PLAN [Issued for Reference]
CG101	GRADING AND DRAINAGE PLAN I [Issued for Reference]
CG102	GRADING AND DRAINAGE PLAN II [Issued for Reference]
L02.01	OVERALL SITE LAYOUT PLAN [Issued for Reference]
L02.02	SOUTH LAYOUT PLAN ENLARGEMENT [Issued for Reference]
L02.03	NORTH LAYOUT PLAN ENLARGEMENT [Issued for Reference]
L02.04	SOUTH PLAYGROUND LAYOUT PLAN ENLARGEMENTS [Issued for Reference]
L02.05	NORTH PLAYGROUND LAYOUT PLAN ENLARGEMENTS [Issued for Reference]
L02.06	NORTH PLAYGROUND LAYOUT PLAN ENLARGEMENTS [Issued for Reference]
L02.10	OVERALL PLAYGROUND EQUIPMENT LAYOUT PLAN & ENLARGEMENTS
L02.11	PLAYGROUND EQUIPMENT LAYOUT PLAN & ENLARGEMENTS
L05.10	PLAYGROUND SITE DETAILS

K. Ray R.S. LHD Review N/A 9-23-26

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Steven P. Cardelle 9/25/2026 - Building Official
Steve Odorici 9/22/26 Fire Marshal

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PHASE:
PHASE 4 - FF&E, TECHNOLOGY AND PLAY EQUIPMENT
PLAY EQUIPMENT PACKAGE

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME:
LEARN EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:
51 DANIELS AVE WATERFORD, CT

STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

DRAWING TITLE:
COVER SHEET - PLAY EQUIPMENT PACKAGE

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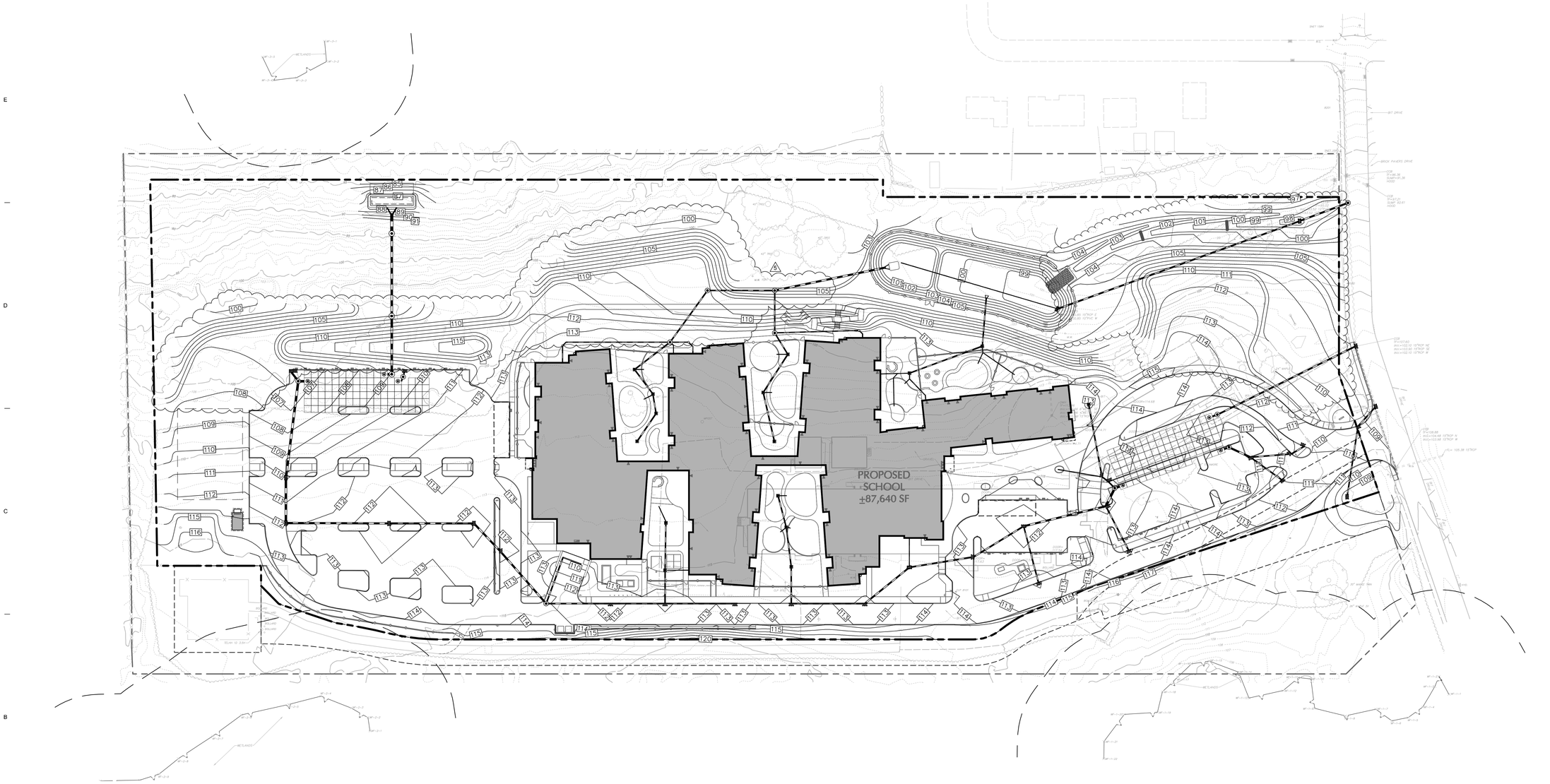
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CHK

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CS0.00

9/3/2026 10:08:32 AM Autodesk Docs://20240069-LEARN Early Childhood Center/20240069-LEARN Early Childhood School.rvt



50 0 25 50
SCALE: 1 INCH = 50 FEET

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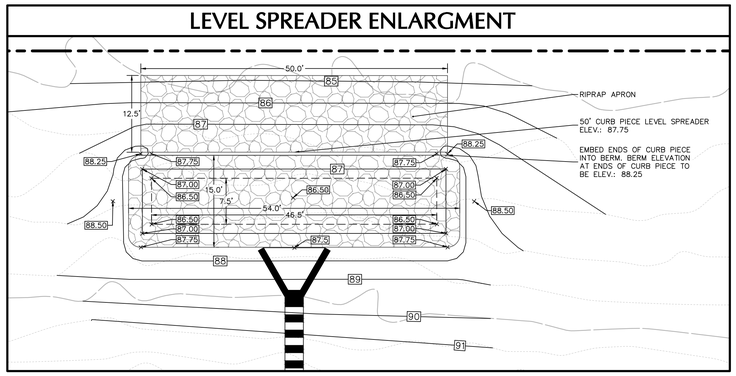
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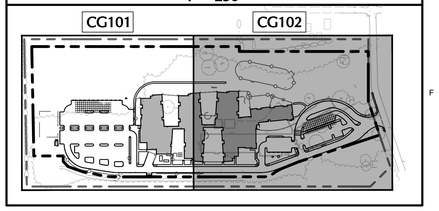
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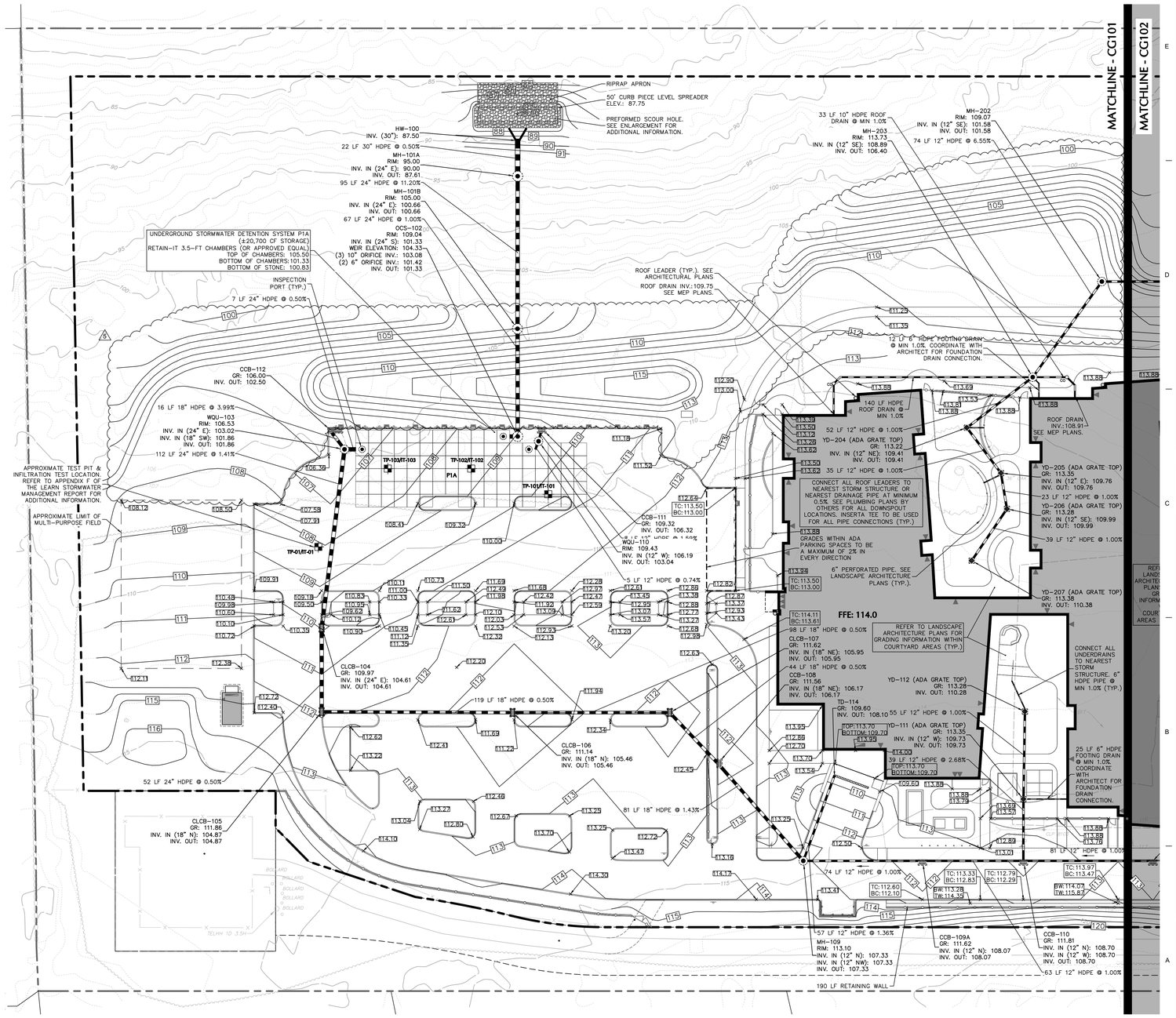
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CG100

LEVEL SPREADER ENLARGMENT



SHEET LEGEND
1" = 250'





30 0 15 30
SCALE: 1 INCH = 30 FEET

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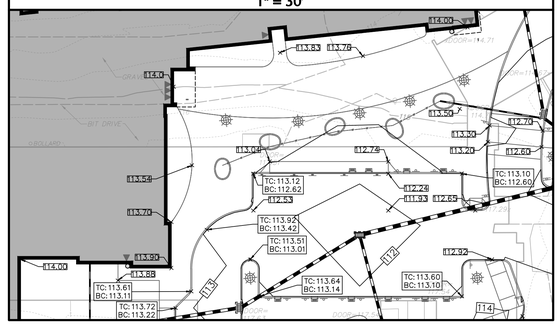
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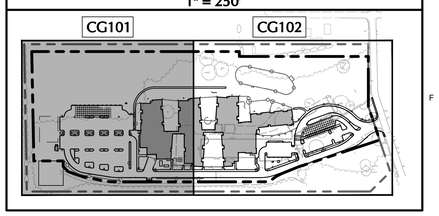
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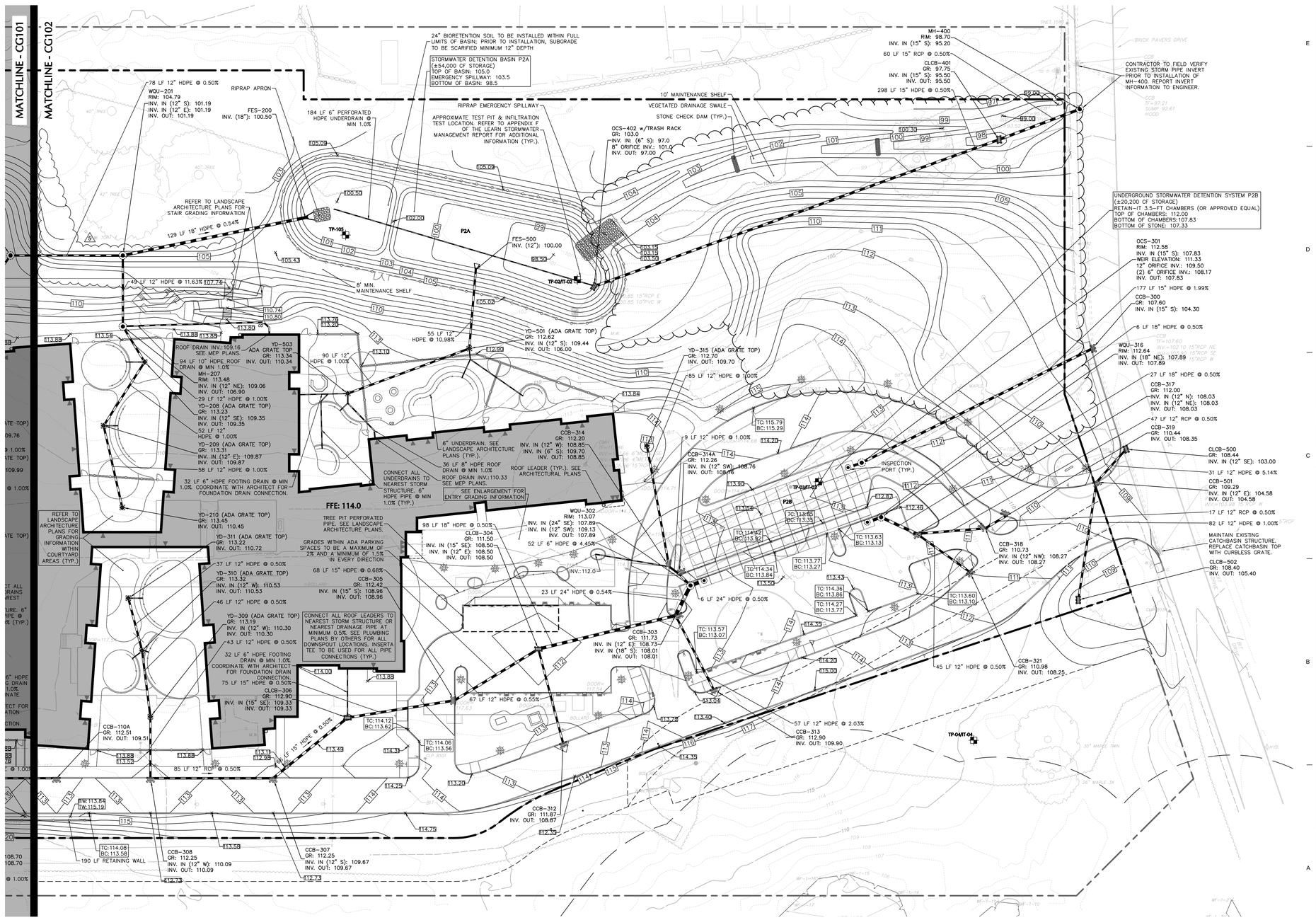
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CG101

ENTRY GRADING ENLARGEMENT
1" = 30'



SHEET LEGEND
1" = 250'





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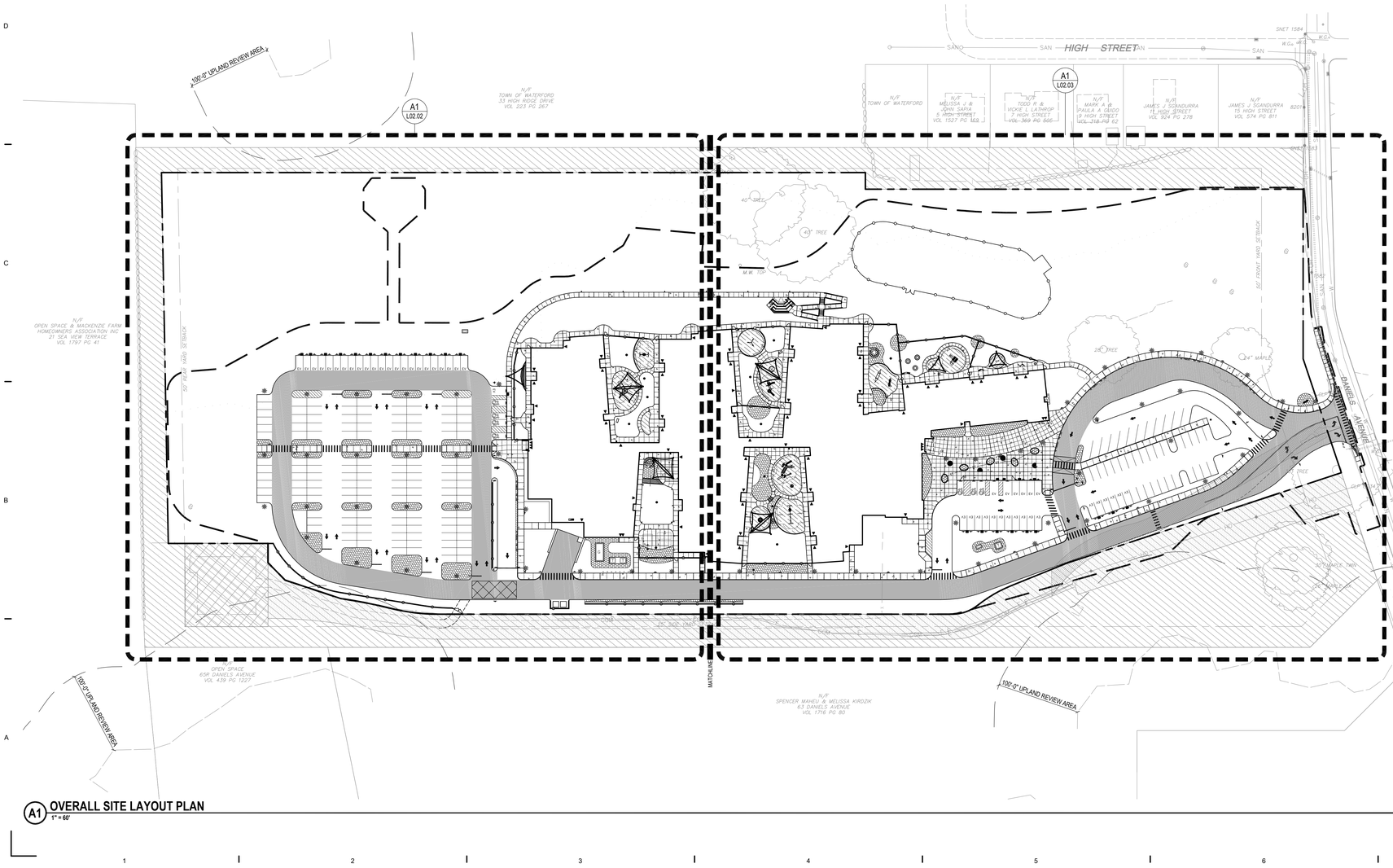
STATE PROJECT NUMBER:
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DRAWING TITLE:
GRADING AND DRAINAGE PLAN II

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As Indicated	BTW
DATE:	CHECKED BY:
01/26/2026	KEG

DRAWING NUMBER:
CG102



A1 OVERALL SITE LAYOUT PLAN
1" = 60'

0 60' 120'

GENERAL SITE PLAN NOTES

1. The topographic and boundary survey used as the basis for these drawings was prepared by:
   BENESCH
   ALFRED BENESCH & COMPANY
   120 HEBRON AVENUE - 2ND FLOOR
   GLASTONBURY, CONNECTICUT 06033
   PHONE: (860) 633-8341
   FAX: (860) 633-1068
   WWW.BENESCH.COM
   PROJECT NUMBER: 0725-500011
   AUG 2024
2. One week prior to construction, the Contractor shall notify:
   a. Owner
   b. LA
3. All work shall be in accordance with OSHA Codes and Standards. Nothing indicated in these drawings shall relieve the Contractor from complying with any appropriate safety regulations.
4. All work shall comply with any applicable City, County, State, and Federal Codes, Ordinances, Regulations, and Rules.
5. The Contractor is responsible for obtaining and paying for all permits to complete the work unless otherwise indicated.
6. Prior to any excavation at the site, the Contractor shall examine any applicable drawings available from the Owner, Architect, Landscape Architect, and/or Civil Engineer and, consult with all utility company representatives to determine possible utility locations.
7. For underground utility locates call Call Before You Dig at 800-922-4455 or 811, 48 hour notice. The Contractor shall be responsible for all underground locates not covered by the CBYD System. No compensation for damages to existing utilities will be allowed resulting from failure to comply with this requirement.
8. Field verify elevations and locations of existing utilities, conduits, poles, trees, paving to remain, buildings to remain, and other site features to remain prior to grading or other construction activities. Immediately inform the Landscape Architect for resolution of any discrepancies before commencing with the intended work.
9. All construction fencing and any erosion control required by the Storm Water Pollution Prevention Plan (SWPPP) shall be installed prior to any activity on the site.
10. All soil and other debris spilled or tracked onto the Public R.O.W., adjacent properties, or areas outside the Construction Limits shall be cleaned-up by the Contractor at the end of each work day.
11. No work shall be permitted outside of the Contract Limits, unless prior approval is granted in writing by the Owner's Representative. No compensation shall be allowed for restoration of disturbed or damaged areas outside of the Construction Limits for failure to comply with this requirement.

SITE LAYOUT PLAN NOTES

1. Verify coordinates prior to construction.
2. All dimensions are from back of curb to back of curb, edge of pavements, property lines, or face of foundation walls, unless otherwise noted.
3. The Paving Contractor shall submit a pavement jointing plan, based on the recommendations of Portland Cement Association and the Connecticut Ready Mixed Concrete Association, for review a minimum of 15 days prior to commencement of paving operations. No compensation for removal and replacement of installed pavement, due to unacceptable joint placement, will be allowed resulting from failure to comply with this requirement.
4. The Contractor shall furnish and place all necessary traffic signs and/or barricades during construction in accordance with the Manual of Uniform Traffic Control Devices for Streets and Highways as amended and accepted by the local controlling authority. Contractor shall submit a traffic control plan to Public Works/Engineering prior to commencing any work within the City R.O.W.
5. If required by the Irrigation Plan, Mechanical Plan, or Electrical Plan, the Paving Contractor shall provide and place all sleeves or conduit under the paving and provide locates for future use.

MATERIALS LEGEND

- FENCING, SEE SPECS
- PROPOSED PROPERTY LINE
- CONCRETE SIDEWALK, SEE CIVIL
- ASPHALT ROADS, SEE CIVIL
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, FOR REFERENCE ONLY; PHASE 4 FF&E PACKAGE; STONE SUBGRADE 6 1/4" BELOW FINISHED ELEVATION.
- COMPOSITE DECKING, SEE SPECS
- LANDSCAPE BEDS; SEE L04 SHEETS
- LIMITS OF CONSTRUCTION; SEE CIVIL
- SITE LIGHTING, SEE ELECTRICAL
- DRAIN TILE, CONNECT TO STORM; SEE CIVIL
- DRAIN INLET, SEE CIVIL
- G# GATE DESIGNATION; SEE ARCHITECTURAL

DRAWING IS FULL SIZE WHEN THIS BAR IS TO SCALE
0 1" 2" 3"

N

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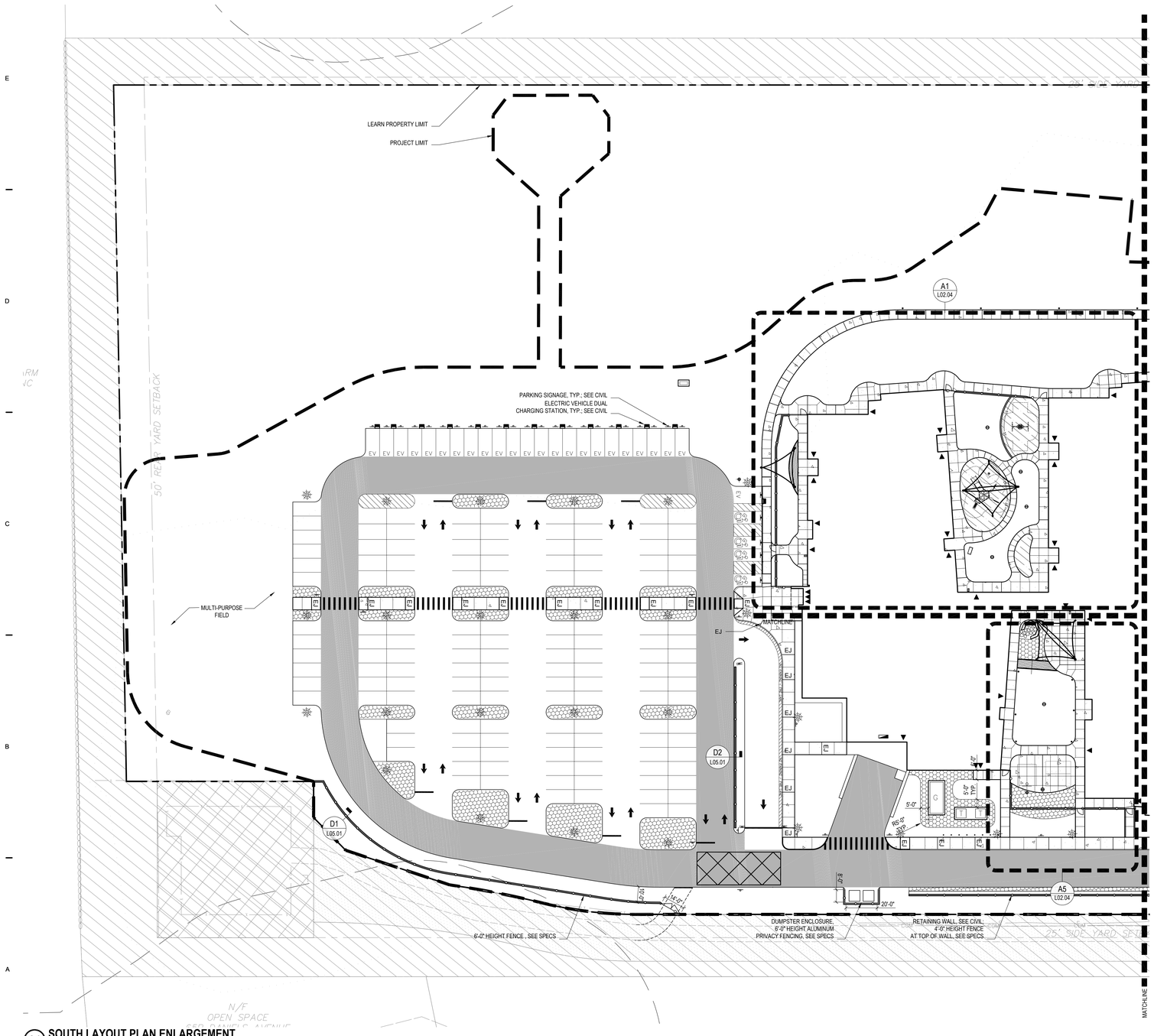
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DRAWING TITLE:
OVERALL SITE LAYOUT PLAN

SCALE:	DRAWN BY:
1"=60'	EAH
DATE:	CHECKED BY:
01/26/2026	ARHM

DRAWING NUMBER:
L02.01



A1 SOUTH LAYOUT PLAN ENLARGEMENT
1" = 30'

MATERIALS LEGEND

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DRAWING IS FULL SIZE WHEN THIS BAR IS TO SCALE
0 1" 2" 3"

0 30' 60'

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PROJECT ADDRESS:
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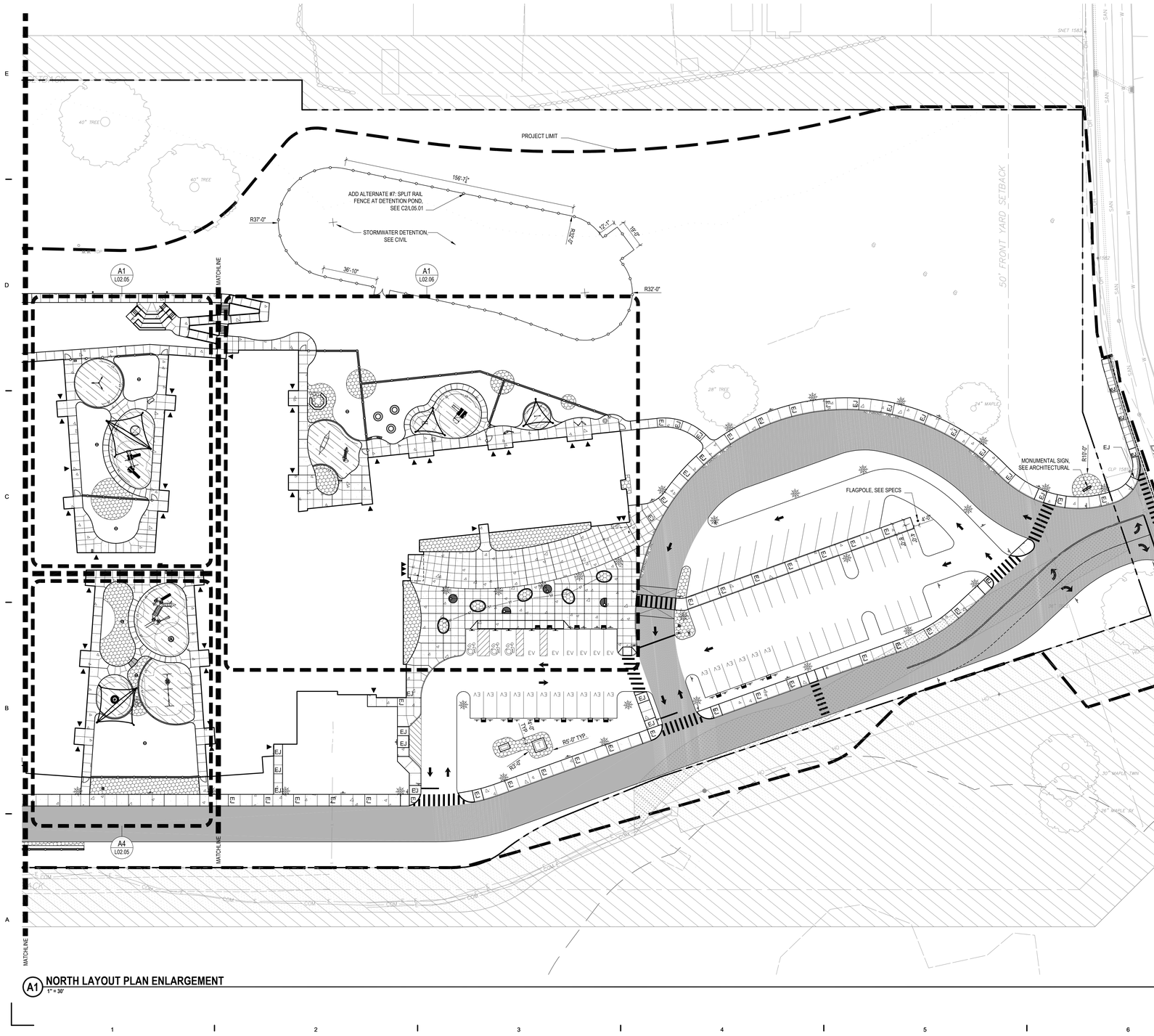
STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

DRAWING TITLE:
SOUTH LAYOUT PLAN ENLARGEMENT

SCALE:	DRAWN BY:
1"=30'	EAH
DATE:	CHECKED BY:
01/26/2026	ARHM

DRAWING NUMBER:
L02.02



A1 NORTH LAYOUT PLAN ENLARGEMENT
1" = 30'

MATERIALS LEGEND

- FENCING, SEE SPECS
- PROPOSED PROPERTY LINE
- CONCRETE SIDEWALK, SEE CIVIL
- ASPHALT ROADS, SEE CIVIL
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, FOR REFERENCE ONLY; PHASE 4 FF&E PACKAGE; STONE SUBGRADE (-) 4" BELOW FINISHED ELEVATION
- COMPOSITE DECKING, SEE SPECS
- LANDSCAPE BEDS; SEE L04 SHEETS
- LIMITS OF CONSTRUCTION; SEE CIVIL
- SITE LIGHTING, SEE ELECTRICAL
- DRAIN TILE, CONNECT TO STORM; SEE CIVIL
- DRAIN INLET, SEE CIVIL
- GATE DESIGNATION; SEE ARCHITECTURAL

DRAWING IS FULL SIZE WHEN THIS BAR IS TO SCALE
0 1" 2" 3"

0 30' 60'

N

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CONCORD, MA 01742
(978) 369-8978

DRAWING ISSUED FOR REFERENCE

PHASE:
CONFORMED SET

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME:
LEARN EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:
51 DANIELS AVE WATERFORD, CT

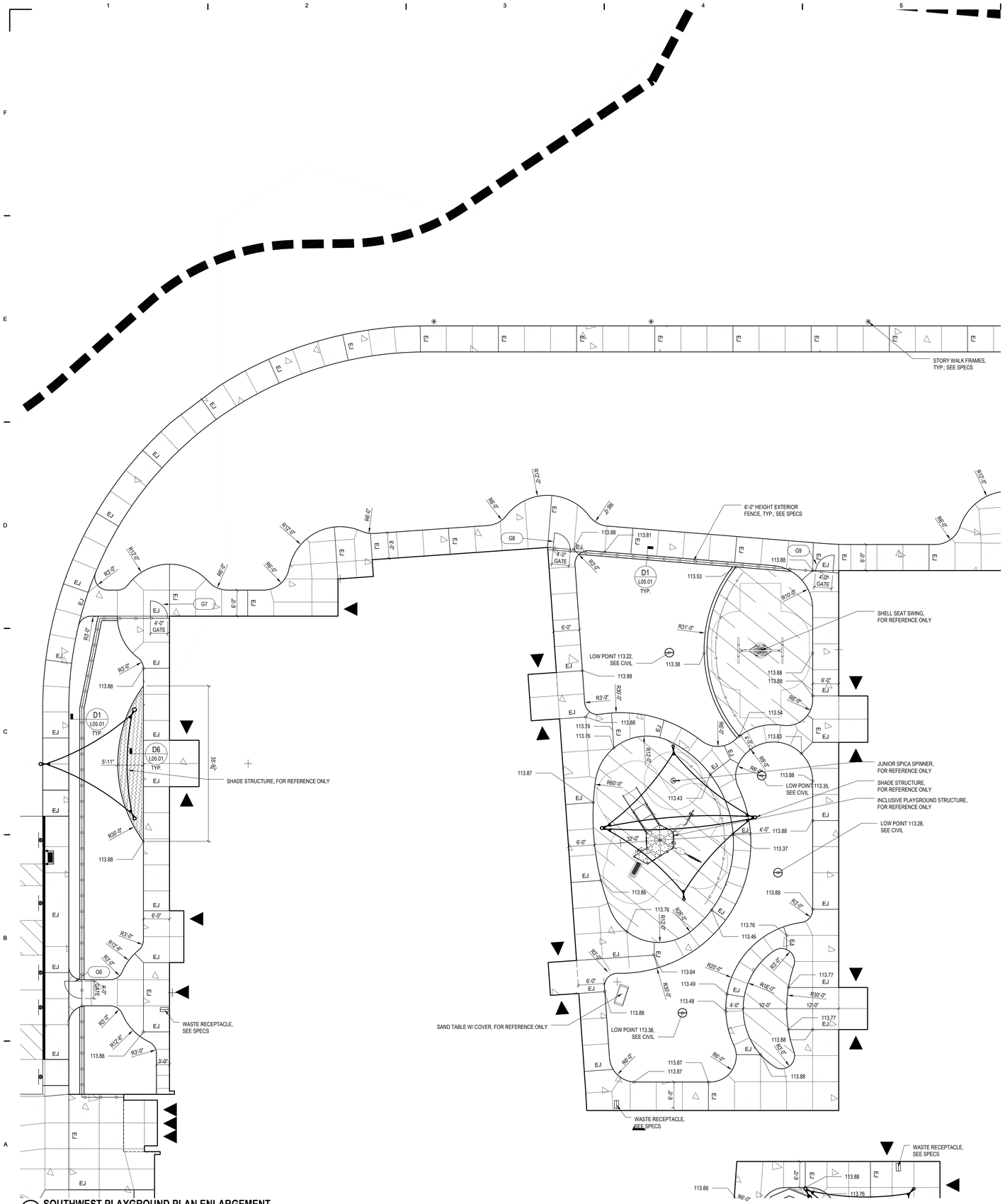
STATE PROJECT NUMBER:
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NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

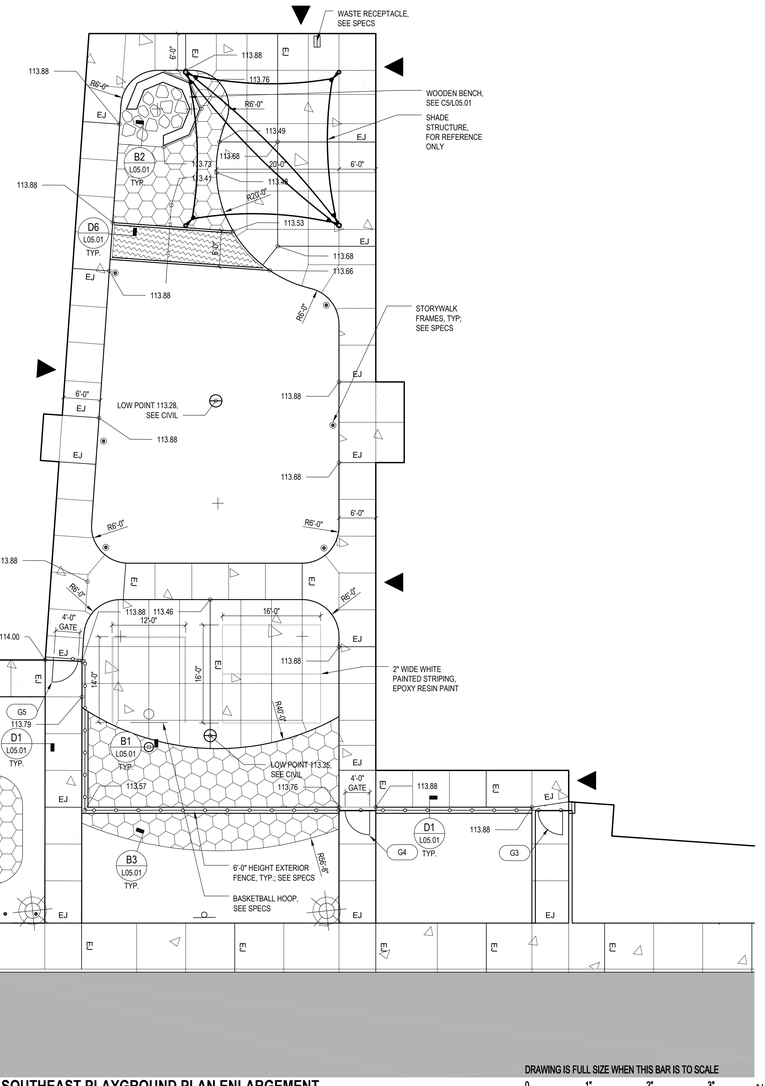
DRAWING TITLE:
NORTH LAYOUT PLAN ENLARGEMENT

SCALE:	DRAWN BY:
1"=30'	EAH
DATE:	CHECKED BY:
01/26/2026	ARHM

DRAWING NUMBER:
L02.03



A1 SOUTHWEST PLAYGROUND PLAN ENLARGEMENT
1" = 10'



A5 SOUTHEAST PLAYGROUND PLAN ENLARGEMENT
1" = 10'

DRAWING IS FULL SIZE WHEN THIS BAR IS TO SCALE

0 10' 20'

0 1" 2" 3"

N

MATERIALS LEGEND

- FENCING, SEE SPECS
- PROPOSED PROPERTY LINE
- CONCRETE SIDEWALK, SEE CIVIL
- ASPHALT ROADS, SEE CIVIL
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, FOR REFERENCE ONLY; PHASE 4 FF&E PACKAGE; STONE SUBGRADE (-) 4" BELOW FINISHED ELEVATION
- COMPOSITE DECKING, SEE SPECS
- LANDSCAPE BEDS; SEE L04 SHEETS
- LIMITS OF CONSTRUCTION; SEE CIVIL
- SITE LIGHTING, SEE ELECTRICAL
- DRAIN TILE, CONNECT TO STORM; SEE CIVIL
- DRAIN INLET, SEE CIVIL
- G# GATE DESIGNATION; SEE ARCHITECTURAL

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PHASE:
CONFORMED SET

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME:
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PROJECT ADDRESS:
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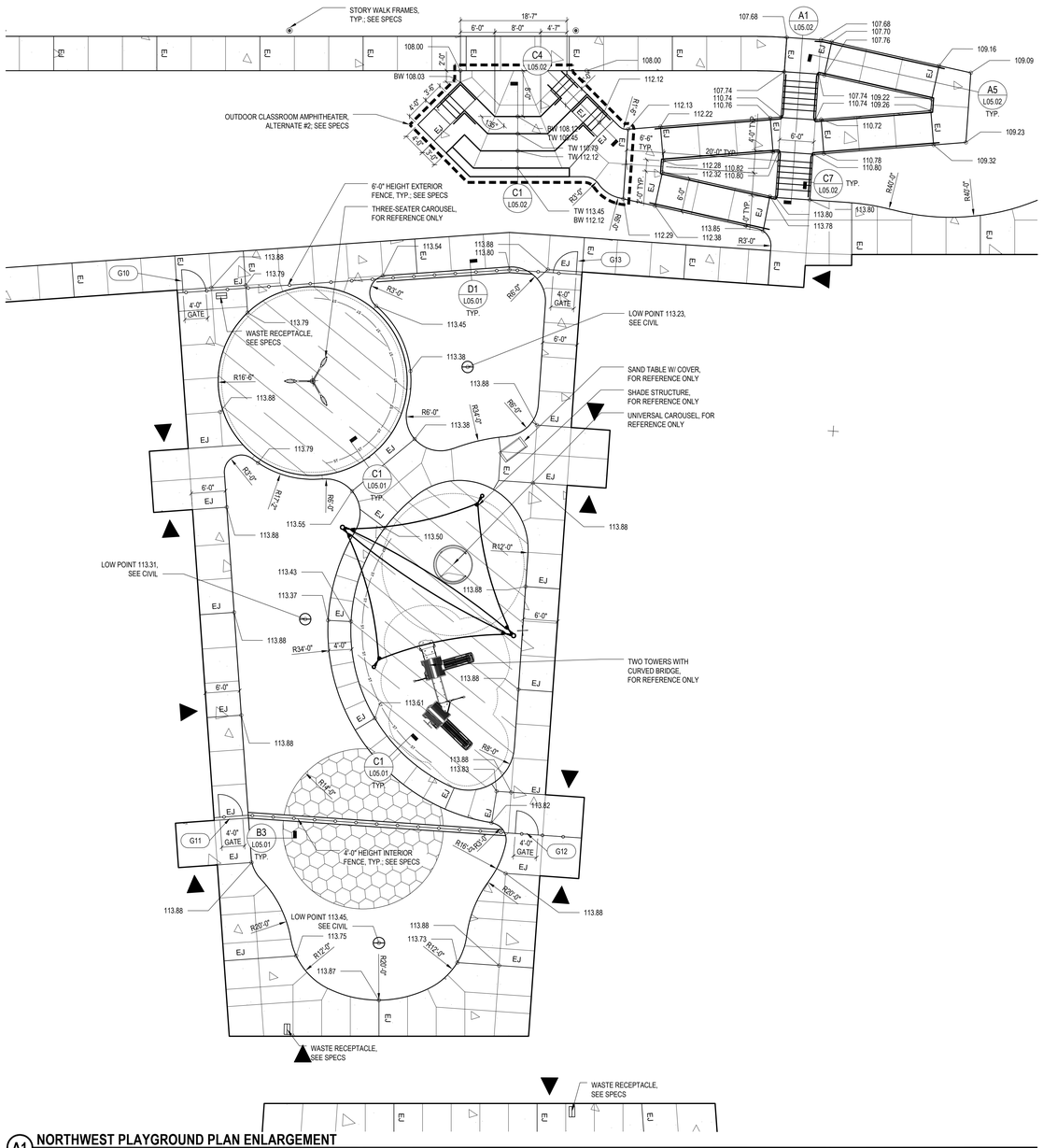
STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

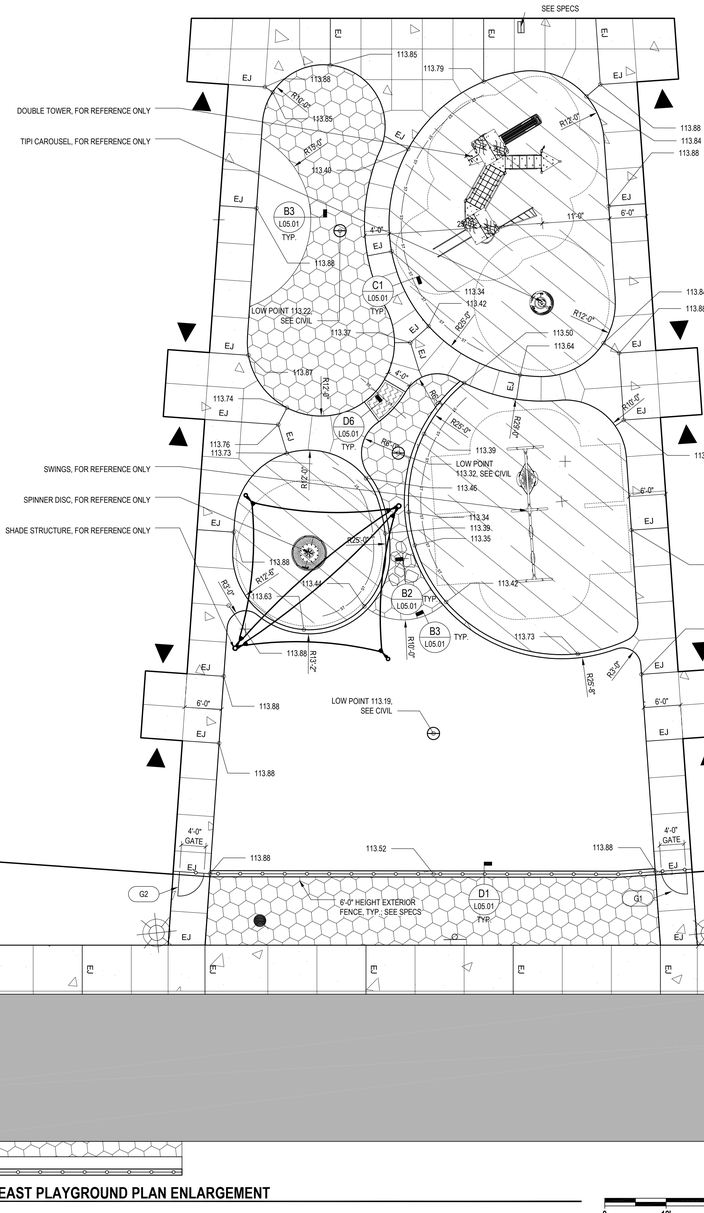
DRAWING TITLE:
SOUTH PLAYGROUND LAYOUT PLAN ENLARGEMENTS

SCALE:	DRAWN BY:
1"=10'	EAH
DATE:	CHECKED BY:
01/26/2026	ARHM

DRAWING NUMBER:
L02.04



A1 NORTHWEST PLAYGROUND PLAN ENLARGEMENT
1" = 10'



A4 NORTHEAST PLAYGROUND PLAN ENLARGEMENT
1" = 10'

MATERIALS LEGEND

- FENCING, SEE SPECS
- PROPOSED PROPERTY LINE
- CONCRETE SIDEWALK, SEE CIVIL
- ASPHALT ROADS, SEE CIVIL
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, FOR REFERENCE ONLY; PHASE 4 FF&E PACKAGE; STONE SUBGRADE (-) 6" BELOW FINISHED ELEVATION.
- COMPOSITE DECKING, SEE SPECS
- LANDSCAPE BEDS; SEE L04 SHEETS
- LIMITS OF CONSTRUCTION; SEE CIVIL
- SITE LIGHTING, SEE ELECTRICAL
- DRAIN TILE, CONNECT TO STORM; SEE CIVIL
- DRAIN INLET, SEE CIVIL
- G# GATE DESIGNATION; SEE ARCHITECTURAL

DRAWING IS FULL SIZE WHEN THIS BAR IS TO SCALE
0 1" 2" 3"
0 10' 20'

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PHASE:
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REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME:
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PROJECT ADDRESS:
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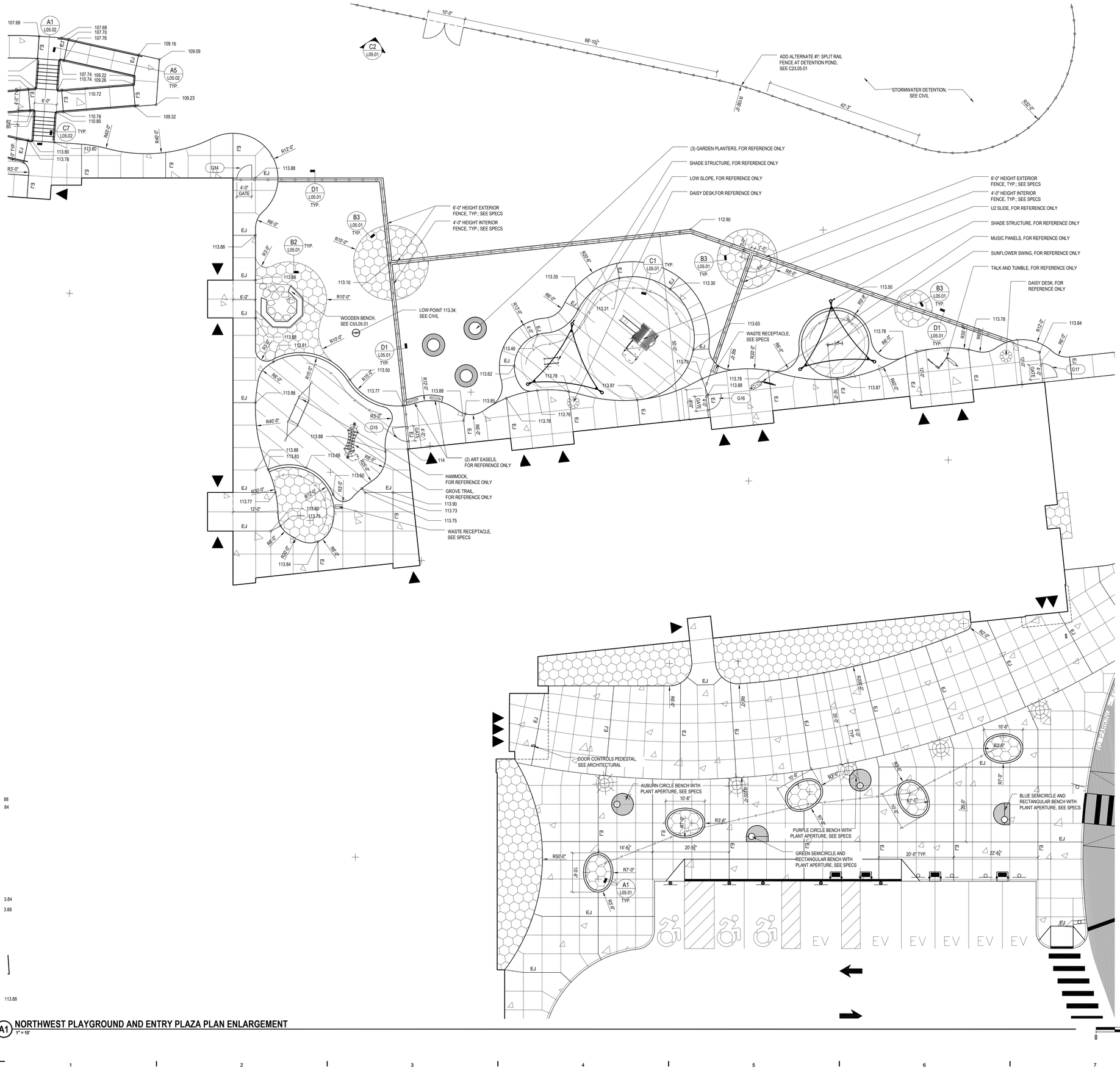
STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

DRAWING TITLE:
NORTH PLAYGROUND LAYOUT PLAN ENLARGEMENTS

SCALE:	DRAWN BY:
1"=10'	EAH
DATE:	CHECKED BY:
01/26/2026	ARHM

DRAWING NUMBER:
L02.05



A1 NORTHWEST PLAYGROUND AND ENTRY PLAZA PLAN ENLARGEMENT

1" = 10'

MATERIALS LEGEND

- FENCING, SEE SPECS
- PROPOSED PROPERTY LINE
- CONCRETE SIDEWALK, SEE CIVIL
- ASPHALT ROADS, SEE CIVIL
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, FOR REFERENCE ONLY; PHASE 4 FF&E PACKAGE; STONE SUBGRADE (-) 4" BELOW FINISHED ELEVATION.
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- DRAIN INLET, SEE CIVIL
- GATE DESIGNATION; SEE ARCHITECTURAL

DRAWING IS FULL SIZE WHEN THIS BAR IS TO SCALE

0 1" 2" 3"

0 10' 20'

N

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CONFORMED SET

REVISIONS

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PROJECT ADDRESS:
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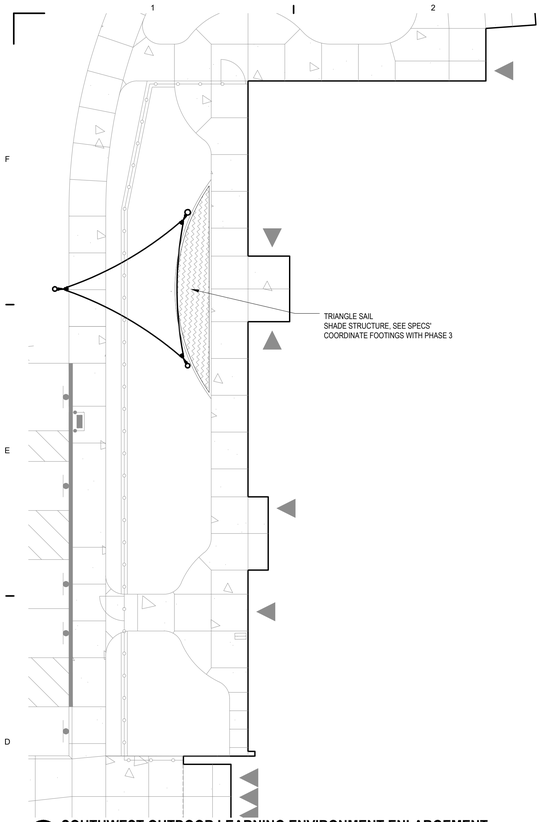
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NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

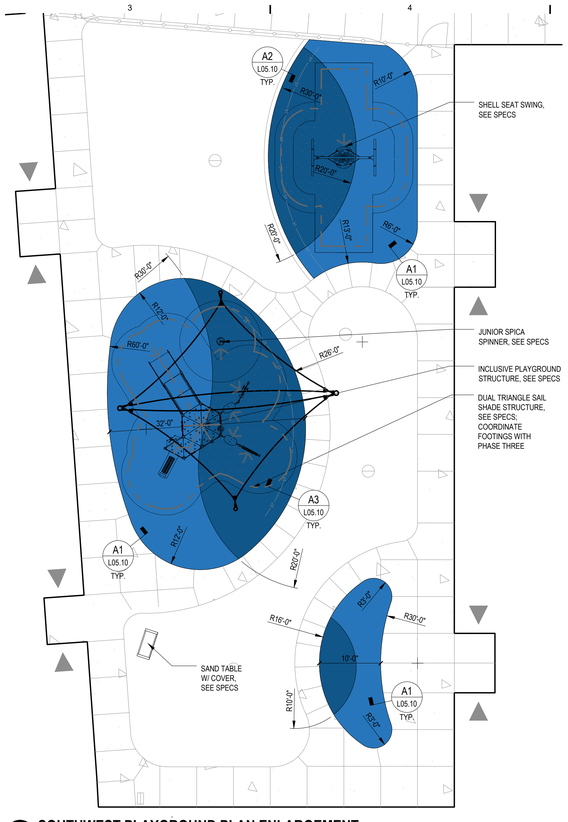
DRAWING TITLE:
NORTH PLAYGROUND LAYOUT PLAN ENLARGEMENTS

SCALE:	DRAWN BY:
1"=10'	EAH
DATE:	CHECKED BY:
01/26/2026	ARHM

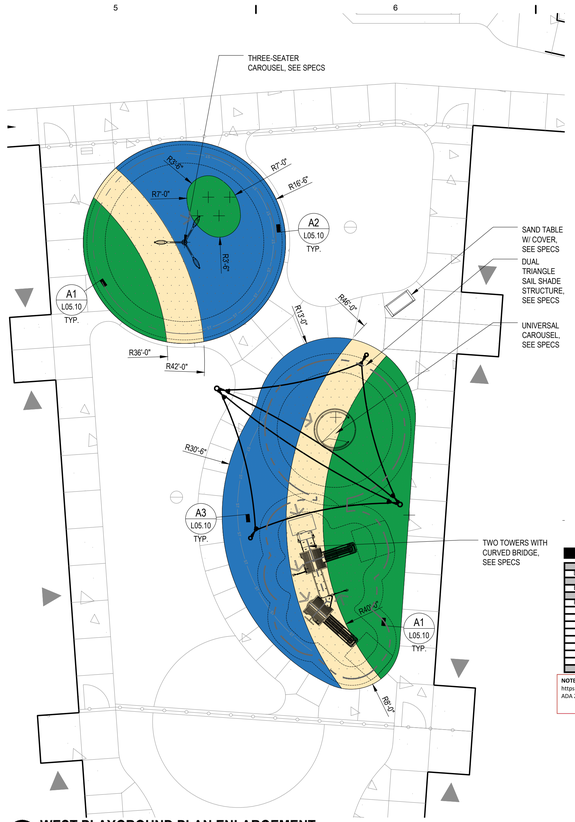
DRAWING NUMBER:
L02.06



D1 SOUTHWEST OUTDOOR LEARNING ENVIRONMENT ENLARGEMENT
1" = 10'



D3 SOUTHWEST PLAYGROUND PLAN ENLARGEMENT
1" = 10'



D5 WEST PLAYGROUND PLAN ENLARGEMENT
1" = 10'

LAYOUT PLAN NOTES

1. The contractor is required to remove all spoils from excavation to install structure footings.
2. Play area accessibility checklists and ADA routes are provided by basis of design play equipment manufacturer and are for reference only.

Play Area Accessibility Checklist

KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Play Areas for 2–5 year olds and 5–12 year olds, as well as geographically separated play areas, should be evaluated separately.

Site Name Learn Waterford Area 01
Age Group 2-5
Date May 15, 2026
Prepared By VANAGU

Item Number / Name		Play Activity	Elevated	Accessible	Ground	Accessible	Ground Level Play Type
A	PCMP711983	A1	Clock/Face Panel	•	•			
		A2	Manipulative Panel w/Turn Desk	•	•			
		A3	Binoculars	•	•			
		A4	Tic-Tac-Toe Panel	•	•			
		A5	Clock/Face Panel	•	•			
		A6	Straight Slide	•	•			
		A7	Rock Climb	•	•			
		A8	Hammock			•	•	Gathering
		A9	Hammock			•	•	Gathering
		A10	Manipulative Panel w/Steering Wheel			•	•	Pretending
		A11	Music Panel			•	•	Experimenting
B	KSW922-CUSTOM_20452429	B1	Basket Swing / Shell Basket Swing			•	•	Swinging
C	ELE400158 Junior Spica	C1				•	•	Spinning
TOTALS				7	7	6	4	5
				Elevated Activities	Accessible Elevated	Ground Level Activities	Accessible Ground Level	DIFFERENT Ground Level Play Types

NOTE: If elevated play components exceed 19, the play area requires a ramp structure. https://www.access-board.gov/ada/guides/chapter-10-play-areas/#when-ramps-are-required. ADA 2010, 1008.2, Exception #1.

Accessible Elevated Activities Required 4
50% of elevated activities must be accessible.
Accessible Ground Level Activities Required 5
See table for accessibility requirements.
Accessible Ground Level Play Types Required 5
See table and compare to total number of different ground level play types. The larger number is the number of ground level play types that must be accessible.

NOTE: If a ground level play type is present but not accessible and it is the ONLY ONE, an additional ground level play component with the same play type MUST BE PROVIDED IN THE PLAY AREA TO OFFER EQUITY. (ADA2010, Chapter 2: Scoping Requirements, 240.2.1.1 Minimum Number and Types)

This form is intended to assist the evaluation of accessibility for outdoor play facilities. This form does not represent all factors required for an accessible play facility contained in the regulations, and therefore is not a guarantee, test, or confirmation of accessibility. Requirements for accessibility include appropriate accessible routes, maneuvering spaces and clear floor and ground spaces. Play components must include appropriate transfer heights and/or be accessed by ramp where appropriate. Providing and maintaining accessibility is the responsibility of the Play Facility Owner.

Play Area Accessibility Checklist

KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Play Areas for 2–5 year olds and 5–12 year olds, as well as geographically separated play areas, should be evaluated separately.

Site Name Learn Waterford Area 02
Age Group 2-5
Date May 15, 2026
Prepared By VANAGU

Item Number / Name		Play Activity	Elevated	Accessible	Ground	Accessible	Ground Level Play Type
D	PCM155-CUSTOM_20452430	D1	Three Seater Carousel			•	•	Swinging
E	PCM157-CUSTOM_20452433	E1	Universal Carousel			•	•	Spinning
F	PCM251031 Two Towers with Curved Bridge	F1	Straight Slide	•	•			
	Two Towers with Curved Bridge	F2	Clock Panel	•	•			
		F3	Arch Bridge	•	•			
		F4	Straight Slide	•				
		F5	Loop Climber	•				
		F6	Balcony	•				
		F7	Crawl Through Panel			•	•	Climbing/Crawling
		F8	Gear Shift Tube Panel			•		Experimenting
		F9	Abacus Panel			•	•	Experimenting
TOTALS				6	3	5	4	3
				Elevated Activities	Accessible Elevated	Ground Level Activities	Accessible Ground Level	DIFFERENT Ground Level Play Types

NOTE: If elevated play components exceed 19, the play area requires a ramp structure. https://www.access-board.gov/ada/guides/chapter-10-play-areas/#when-ramps-are-required. ADA 2010, 1008.2, Exception #1.

Accessible Elevated Activities Required 3
50% of elevated activities must be accessible.
Accessible Ground Level Activities Required 3
See table for accessibility requirements.
Accessible Ground Level Play Types Required 3
See table and compare to total number of different ground level play types. The larger number is the number of ground level play types that must be accessible.

NOTE: If a ground level play type is present but not accessible and it is the ONLY ONE, an additional ground level play component with the same play type MUST BE PROVIDED IN THE PLAY AREA TO OFFER EQUITY. (ADA2010, Chapter 2: Scoping Requirements, 240.2.1.1 Minimum Number and Types)

This form is intended to assist the evaluation of accessibility for outdoor play facilities. This form does not represent all factors required for an accessible play facility contained in the regulations, and therefore is not a guarantee, test, or confirmation of accessibility. Requirements for accessibility include appropriate accessible routes, maneuvering spaces and clear floor and ground spaces. Play components must include appropriate transfer heights and/or be accessed by ramp where appropriate. Providing and maintaining accessibility is the responsibility of the Play Facility Owner.



A1 OVERALL PLAYGROUND EQUIPMENT LAYOUT PLAN
1" = 30'

ADA ROUTE LEGEND

- 30" X 48" CLEAR FLOOR GROUND SPACE WHEEL CHAIR PARKING SPACE
- 14" X 24" TRANSFER PLATFORM
- 5 FOOT ACCESSIBLE PATH AROUND EQUIPMENT
- ELEVATED ACCESSIBLE ROUTE
- EQUIPMENT ENTRY POINT
- EQUIPMENT USEZONE

*NOTE: ADA ROUTES PROVIDED BY BASIS OF DESIGN PLAY EQUIPMENT MANUFACTURER AND ARE FOR REFERENCE ONLY

MATERIALS LEGEND

- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, TYPE ONE (BLUE); SEE SPECS
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, TYPE THREE (GREEN); SEE SPECS
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, TYPE TWO (AQUA); SEE SPECS
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, TYPE FOUR (SAND); SEE SPECS

0 30' 60'

DRAWING IS FULL SIZE WHEN THIS BAR IS TO SCALE
0 1" 2" 3"

N

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CONCORD, MA 01742
(978) 369-8978

PHASE:
PHASE 4 - FF&E, TECHNOLOGY AND PLAY EQUIPMENT
PLAY EQUIPMENT PACKAGE

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME:
LEARN EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:
51 DANIELS AVE WATERFORD, CT

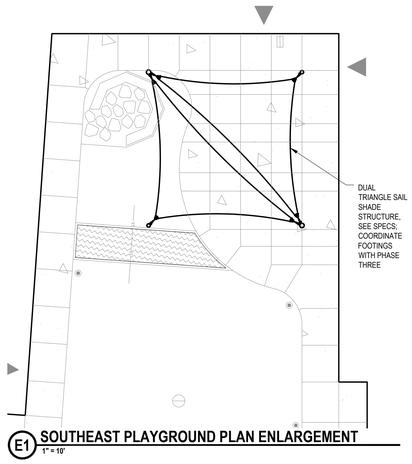
STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

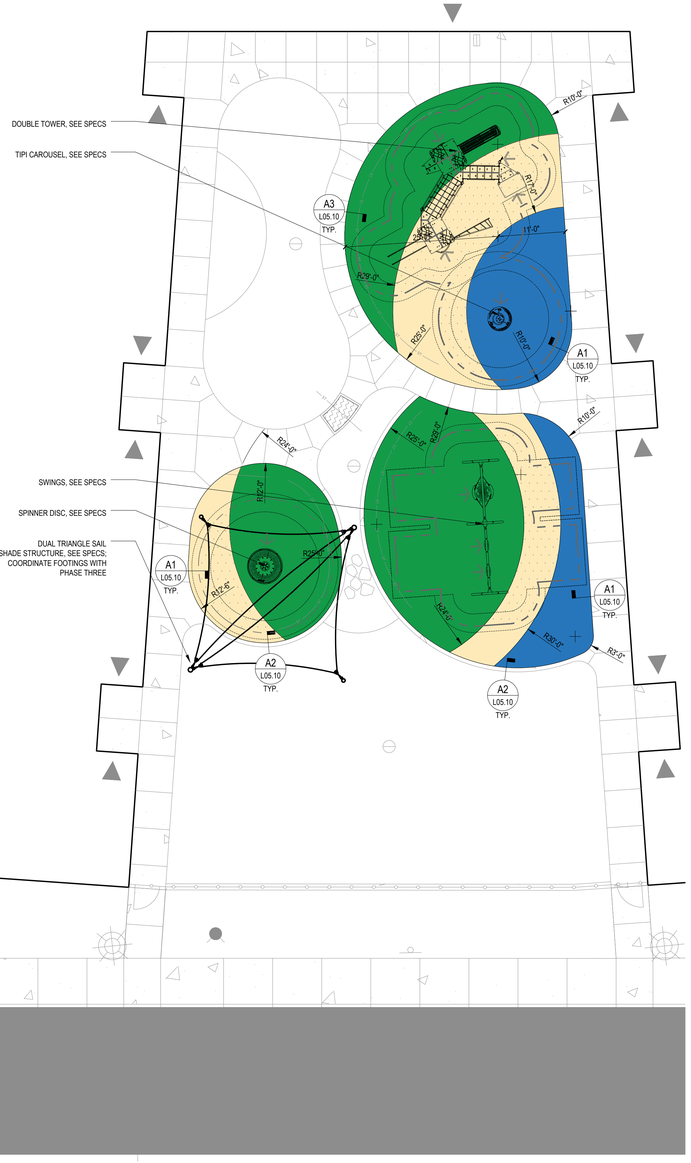
DRAWING TITLE:
OVERALL PLAYGROUND EQUIPMENT LAYOUT PLAN & ENLARGEMENTS

SCALE: **1"=30'**
DRAWN BY: **EAH**
DATE: **09/04/2026**
CHECKED BY: **ARHM**

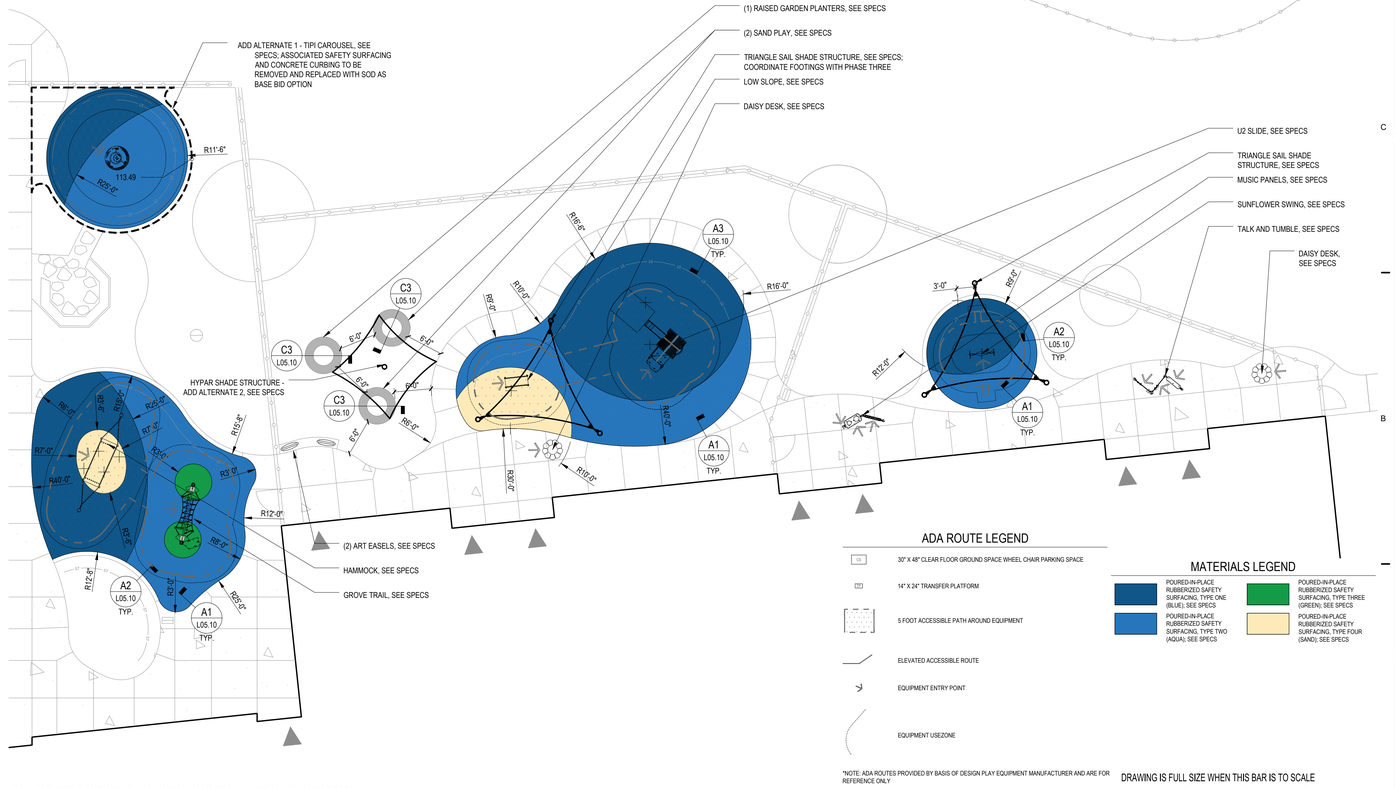
DRAWING NUMBER:
L02.10



E1 SOUTHEAST PLAYGROUND PLAN ENLARGEMENT
1" = 10'



A1 NORTHEAST PLAYGROUND PLAN ENLARGEMENT
1" = 10'



A4 NORTHWEST PLAYGROUND PLAN ENLARGEMENT
1" = 10'

ADA ROUTE LEGEND

- 30" X 48" CLEAR FLOOR GROUND SPACE WHEEL CHAIR PARKING SPACE
- 14" X 24" TRANSFER PLATFORM
- 5 FOOT ACCESSIBLE PATH AROUND EQUIPMENT
- ELEVATED ACCESSIBLE ROUTE
- EQUIPMENT ENTRY POINT
- EQUIPMENT USEZONE

*NOTE: ADA ROUTES PROVIDED BY BASIS OF DESIGN PLAY EQUIPMENT MANUFACTURER AND ARE FOR REFERENCE ONLY

MATERIALS LEGEND

- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, TYPE ONE (BLUE); SEE SPECS
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, TYPE TWO (AQUA); SEE SPECS
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, TYPE THREE (GREEN); SEE SPECS
- POURED-IN-PLACE RUBBERIZED SAFETY SURFACING, TYPE FOUR (SAND); SEE SPECS

DRAWING IS FULL SIZE WHEN THIS BAR IS TO SCALE

0 30' 60'

0 1" 2" 3"

N

Play Area Accessibility Checklist

KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Play Areas for 2–5 year olds and 5–12 year olds, as well as geographically separated play areas, should be evaluated separately.

Site Name Learn Waterford Area 03
Age Group 5-12
Date May 15, 2026
Prepared By VANAGU

Item Number / Name		Play Activity		Elevated	Accessible	Ground	Accessible	Ground Level Play Type
G	GXY959 Spinner Disc	G1				•	•	Spinning
H	PCM572866B Double Tower	H1	Straight Slide	•	•			
		H2	Rippelair	•	•			
		H3	Net Bridge	•	•			
		H4	Climbing Wall	•	•			
		H5	Transfer Bars	•				
		H6	Balcony	•				
		H7	Jacob's Ladder	•				
		H8	Vertical Access Ladder	•				
		H9	Hammock			•	•	Gathering
		H10	Bench			•		Gathering
		H11	Manipulative Panel w/ Dials			•	•	Experimenting
I	XSW924-CUSTOM_20452439	I1	Basic Swing			•	•	Swinging
		I2	Basic Swing			•	•	Swinging
		I3	Basket Swing / Shell Basket Swing			•	•	Swinging
J	ELE400065 Tip Carouser With Brake	I1				•	•	Spinning

NOTE: If elevated play components exceed 19, the play area requires a ramp structure. https://www.access-board.gov/ada/guides/chapter-10-play-areas/#when-ramps-are-required. ADA 2010, 1008.2, Exception #1.

TOTALS 0 (Elevated Activities) | 4 (Accessible Elevated) | 0 (Ground Level Activities) | 7 (Accessible Ground Level) | 4 (DIFFERENT Ground Level Play Types)

Accessible Elevated Activities Required 4
50% of elevated activities must be accessible.
Accessible Ground Level Activities Required 4
See table for accessibility requirements.
Accessible Ground Level Play Types Required 4
See table and compare to total number of different ground level play types. The larger number is the number of ground level play types that must be accessible.

NOTE: If a ground level play type is present but not accessible and it is the ONLY ONE, an additional ground level play component with the same play type MUST BE PROVIDED IN THE PLAY AREA TO OFFER EQUITY. (ADA2010, Chapter 2: Scoping Requirements, 240.2.1.1 Minimum Number and Types)

Play Area Accessibility Checklist

KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Play Areas for 2–5 year olds and 5–12 year olds, as well as geographically separated play areas, should be evaluated separately.

Site Name Learn Waterford Area 04
Age Group 5-12
Date May 15, 2026
Prepared By VanAgu

Item Number / Name		Play Activity		Elevated	Accessible	Ground	Accessible	Ground Level Play Type
K	CORD5501 Hammock	K1	Rope Hammock			•	•	Gathering
L	ELE400064 Tip Carouser	L1				•	•	Spinning

NOTE: If elevated play components exceed 19, the play area requires a ramp structure. https://www.access-board.gov/ada/guides/chapter-10-play-areas/#when-ramps-are-required. ADA 2010, 1008.2, Exception #1.

TOTALS 0 (Elevated Activities) | 0 (Accessible Elevated) | 2 (Ground Level Activities) | 2 (Accessible Ground Level) | 2 (DIFFERENT Ground Level Play Types)

Accessible Elevated Activities Required 0
50% of elevated activities must be accessible.
Accessible Ground Level Activities Required 2
See table for accessibility requirements.
Accessible Ground Level Play Types Required 2
See table and compare to total number of different ground level play types. The larger number is the number of ground level play types that must be accessible.

NOTE: If a ground level play type is present but not accessible and it is the ONLY ONE, an additional ground level play component with the same play type MUST BE PROVIDED IN THE PLAY AREA TO OFFER EQUITY. (ADA2010, Chapter 2: Scoping Requirements, 240.2.1.1 Minimum Number and Types)

This form is intended to assist the evaluation of accessibility for outdoor play facilities. This form does not represent all factors required for an accessible play facility contained in the regulations, and therefore is not a guarantee, test, or confirmation of accessibility. Requirements for accessibility include appropriate accessible routes, maneuvering spaces and clear floor and ground spaces. Play components must include appropriate transfer heights and/or be accessed by ramp where appropriate. Providing and maintaining accessibility is the responsibility of the Play Facility Owner.

Play Area Accessibility Checklist

KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Play Areas for 2–5 year olds and 5–12 year olds, as well as geographically separated play areas, should be evaluated separately.

Site Name Learn Waterford Area 04
Age Group 2-5
Date May 15, 2026
Prepared By VANAGU

Item Number / Name		Play Activity		Elevated	Accessible	Ground	Accessible	Ground Level Play Type
M	CRP200102 Grove Trail	M1				•	•	Climbing/Crawling

NOTE: If elevated play components exceed 19, the play area requires a ramp structure. https://www.access-board.gov/ada/guides/chapter-10-play-areas/#when-ramps-are-required. ADA 2010, 1008.2, Exception #1.

TOTALS 0 (Elevated Activities) | 0 (Accessible Elevated) | 1 (Ground Level Activities) | 1 (Accessible Ground Level) | 1 (DIFFERENT Ground Level Play Type)

Accessible Elevated Activities Required 0
50% of elevated activities must be accessible.
Accessible Ground Level Activities Required 1
See table for accessibility requirements.
Accessible Ground Level Play Types Required 1
See table and compare to total number of different ground level play types. The larger number is the number of ground level play types that must be accessible.

NOTE: If a ground level play type is present but not accessible and it is the ONLY ONE, an additional ground level play component with the same play type MUST BE PROVIDED IN THE PLAY AREA TO OFFER EQUITY. (ADA2010, Chapter 2: Scoping Requirements, 240.2.1.1 Minimum Number and Types)

This form is intended to assist the evaluation of accessibility for outdoor play facilities. This form does not represent all factors required for an accessible play facility contained in the regulations, and therefore is not a guarantee, test, or confirmation of accessibility. Requirements for accessibility include appropriate accessible routes, maneuvering spaces and clear floor and ground spaces. Play components must include appropriate transfer heights and/or be accessed by ramp where appropriate. Providing and maintaining accessibility is the responsibility of the Play Facility Owner.

Play Area Checklist

KEEP A COPY OF THIS FORM FOR YOUR RECORDS.

Play Areas for Under 2 must be separated from 2-5 & 5-12 play areas.

Site Name Learn Waterford Area 05
Age Group Under 2
Date May 15, 2026
Prepared By VANAGU

Item Number / Name		Play Activity	
N	MSV80500-0201	N1	Low Slope
O	MJ90003-xx19P	O1	Daisy Desk with Bowl
		O2	Daisy Desk with Bowl
P	PCM154231-xx51	P1	Under 2 Slide
	Play Tower, U2 Slide	P2	Balcony
		P3	Window with Curtains
Q	PCM003121-xx50	Q1	Music Panel
		Q2	Drums
		Q3	Megaphone
R	MS5172-xx17P	R1	Sunflower Swing
S	PCM000321 Talk & Tumble	S1	Bench
		S2	Manipulative Panel
		S3	Manipulative Panel w/Door

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NEW HAVEN, CT 06511
(203) 772-1990
www.newmanarchitects.com

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THE GREEN ENGINEER
23 BRADFORD STREET
CONCORD, MA 01742
(978) 369-8978

PHASE:
PHASE 4 - FF&E, TECHNOLOGY AND PLAY EQUIPMENT
PLAY EQUIPMENT PACKAGE

REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME:
LEARN EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:
51 DANIELS AVE WATERFORD, CT

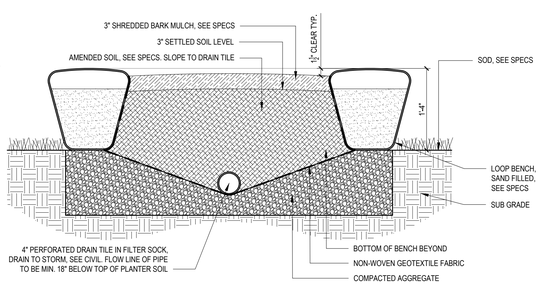
STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

DRAWING TITLE:
PLAYGROUND EQUIPMENT LAYOUT PLAN ENLARGEMENTS

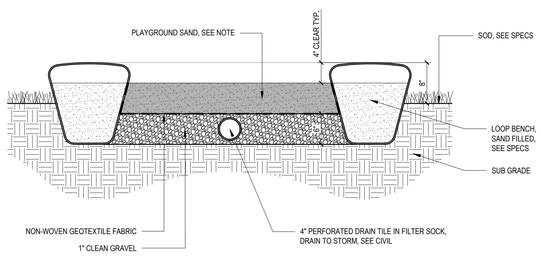
SCALE:	DRAWN BY:
1"=30'	EAH
DATE:	CHECKED BY:
09/04/2026	ARHM

DRAWING NUMBER:
L02.11



C1 TYP. SECTION: RAISED GARDEN PLANTER

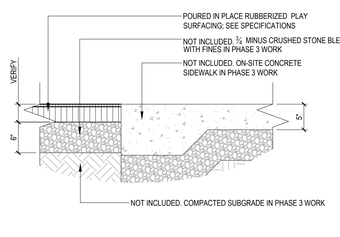
1" = 1'-0"



C3 TYP. SECTION: SAND PLAY

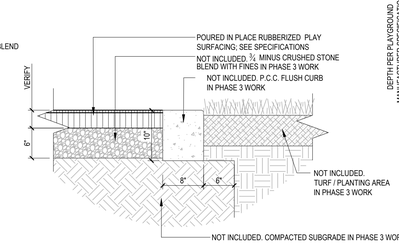
1" = 1'-0"

NOTE: PLAYGROUND SAND FOR SAND PLAY AREAS SHOULD BE A SCREENED AND WASHED FINE SAND THAT IS SILICA-FREE, CONTAINING NO MICRO-CRYSTALLINE SILICA



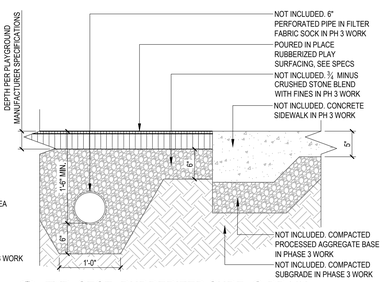
A1 TYP. SECT: RUBBERIZED SURFACING

1" = 1'-0"



A2 TYP. SECT: RUBBERIZED SURF. AT FLUSH CURB

1" = 1'-0"



A3 TYP. SECT: RUBBERIZED SURF. @ DRAIN

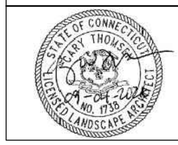
NOT TO SCALE

NEWMAN

NEWMAN ARCHITECTS, PC

265 CHURCH STREET, 15TH FLOOR
NEW HAVEN, CT 06511
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REVISIONS

NO	DATE	DESCRIPTION

PROJECT NAME:
LEARN EARLY CHILDHOOD SCHOOL

PROJECT ADDRESS:
51 DANIELS AVE WATERFORD, CT

STATE PROJECT NUMBER:
245-0090 MAG/N/PF

NEWMAN PROJECT NUMBER:
PROJECT NO 20240069

DRAWING TITLE:
PLAYGROUND SITE DETAILS

SCALE:	DRAWN BY:
	EAH
DATE:	CHECKED BY:
09/04/2026	ARHM

DRAWING NUMBER:
L05.10

N