

All Saints-by-the-Sea Sanctuary Preservation Project
Addition and Playground-Related Questions and Answers

1) What is in the addition and why is it needed?

The addition houses:

- Two Americans with Disabilities Act (“ADA”)-compliant restrooms
- A “Lay Vesting Room” accessible to all where the non-Clergy members of the Altar Party (Lay Eucharistic Ministers, Acolytes, a Crucifer and others) store and change into and out of their liturgical vestments (robes) before and after each worship service. Vestments are worn over people’s clothes.
- A “Clergy Vesting Room” where the Clergy members of the Altar Party—up to six—store and change into and out of their liturgical vestments before and after each service, and meet with other Altar Party participants and parishioners before and after services
- A “Flower Guild Room” with a pass-through window accessible to the altar where the parishioners responsible for all of the decorative arrangements in the Sanctuary receive floral elements, create the arrangements and, following services, take them apart for distribution to people who are homebound and others
- An Electrical Equipment Closet

2) What code requirements inform the addition?

Most of the renovation is related to seismic strengthening, but this work will trigger a host of unrelated code requirements. All of the functions to be housed within the addition had to be moved from their existing locations because of these codes:

- The federal ADA requires larger, differently configured restrooms than we currently have, which pushed working spaces eastward. We were fortunate that the County determined we only needed two ADA-compliant restrooms inside the Sanctuary instead of four, as might have been required.
- A new Seaside Chapel in the area currently used for Lay Vesting will allow for overflow seating during the Christmas and Easter seasons and at other large services and community events; we currently accommodate extra seating in the aisles of the Sanctuary, which is a violation of the County Fire Code
- ADA requirements for wider passageways and interior doors, and the need for storage to replace storage being eliminated to create the Seaside Chapel, required us to push the existing Clergy Vesting Room and Flower Guild Room further eastward
- Southern California Edison no longer permits us to house our electrical panels in the basement, so a new Electrical Closet had to be built at grade level
- We were able to avoid having a larger addition by re-situating our Altar Guild Room behind the Altar, repurposing space that currently is taken up with organ pipes. Our new organ has a much smaller pipe footprint.

3) Why can’t the addition be located elsewhere?

The Sanctuary is eligible for designation as an historical site under federal, state and County regulations, as noted in the report of the Post-Hazeltine Historical Architectural firm, which is included on the Project Information Page webpage

[\(http://allsaintsbythesea.org/all-saints-by-the-sea-sanctuary-project-information-page/\)](http://allsaintsbythesea.org/all-saints-by-the-sea-sanctuary-project-information-page/)

we created to help communicate with the Parish School community. As such, we were required to appear before the Historical Landmarks Advisory Committee as well as the Montecito Board of Architectural Review. To pass muster with them, we were required to locate the addition at the rear of the Sanctuary—which itself was an addition, not subject to Historical Landmark sensitivity, and is not visible to those viewing the historical portion of the Sanctuary from Eucalyptus Lane. And to be practically usable as “working spaces” these functions must be housed at the rear, away from the congregation but still easily accessible to the altar space.

4. What is the square footage of the addition?

By reducing the number of required ADA-compliant restrooms and relocating the Altar Guild Room to “interior” space freed up by relocating our new organ pipes, we were able to keep the size of the addition to 956 square feet. The new eastern edge of the addition footprint would be five linear feet beyond the line of the existing northeast wing of the building.

5. What will be the impact of the construction wall on the Bumblebee Room? What will the wall look like? How dark will it make the room?

The Bumblebee Room is a special place, and we plan to take actions to ensure that the room will still be bright during construction. The room already has a skylight in the ceiling and a skylight in the roof over the corridor outside its front door. We could paint the School side of the construction wall a light, reflective color and install a skylight in the corridor outside of the front window. We also could make the entire length of the School side of the wall a visual experience for the children, with murals, chalk boards, activity areas, etc.

6. What is the square footage of the playground currently? During construction? After construction?

The size of the playground now is 9,881 square feet. During construction it would be 9,206 square feet, and after the sound-attenuating construction wall comes down it would be 9,946 square feet, larger than the present space. All of these are significantly greater than the 5,775 square feet mandated by the State of California child care center licensing requirements. No additional staff will be required to assure that all areas of the playground are under constant line of sight views.

7. What will become of the Parish School Patio space, where the children eat lunch?

The current patio lunch area is 1,380 square feet and would be reduced temporarily during construction to 1,086 square feet. After the construction is complete, we will replace the existing patio. We are working with the Director of the Parish School and School teachers to determine the most effective configuration of the playground patio and the north play station area.

8. What will be the impact of the air conditioning condensers on the Parish School? How loud will the condensers be? Why are they located where they are?

The acoustical study which is included on the Project Information Page webpage determined that even with the equipment originally planned operating at full power within

its sound-attenuating enclosure, it would emit no more noise outside of the enclosure than the existing background noise level in the area, and within the nearest classroom the noise level would be lower than background. Our new plan, based on a reassessment of our air handling capacity needs, calls for eliminating one of the three larger condensers originally planned, so noise levels would be even lower. Also, it is very unlikely that the condensers would often be in operation during School hours, as they would be activated by the presence of the congregation within the Sanctuary. As a mechanical engineering matter, the only alternative site for the condensers would be in the north parking lot, which would eliminate parking spaces used by School parents for drop off and pick up and by parishioners who need to park near the Sanctuary due to physical issues.

9. How tall is the enclosure around the HVACs? What is it made of?

The enclosure will be concrete with a sound-attenuating rubber-like material on the inside and wood shingle material, matching the exterior of the Sanctuary, on the outside. It will be 8 feet high to assist with sound attenuation, and will be 6 linear feet from the porch posts of the Parish Hall and 24 linear feet away from the Bumblebee Room and will be separated from the playground by the existing wooden fence.

10. Are the renderings and plans presented to Parents at the May 30 meeting the exact same as the renderings/plans that will be presented at the upcoming MBAR meeting for approval? If not, what changes is the Parish considering making prior to the MBAR meeting?

The architectural design presented to School Parents on May 30 is the exact same architectural design that will be presented to MBAR at the upcoming MBAR meeting and was presented at our previous appearance before MBAR. Note that MBAR's interest is the exterior architectural features of the design—mass, bulk, scale and neighborhood compatibility. Interior floor plans are not generally included in the MBAR presentations. We will make available on the Project Information Page webpage all of the key plans, elevations and other materials presented to MBAR, for review by any parent who is interested.

11. How do you plan to handle the investigation and remediation of hazardous materials like lead and asbestos?

Federal and California occupational safety and health and environmental laws have very stringent requirements for hazardous material investigation and remediation, including a requirement that they be performed by fully licensed contractors before commencement of any excavation or demolition. As with the Bell Tower project, we will fully comply with all of these requirements, and will make available on the Project Information Page webpage the licensed contractors' reports. This work will commence and be fully completed at a time when the Parish School is in recess following the 2017/18 school year.

12. When will the construction wall be erected? Why will it be 8 feet high?

The construction wall will be erected at a time when the Parish School is in recess following the 2017/18 school year, and before any hazardous material remediation work is performed. In order to create an effective barrier against project-related noise, we plan to build it of wood, with a rubber-like sound attenuating material on the side facing the

Church, and we will be working with the School Director and Staff to develop fun areas—murals, chalk boards, painting areas, etc.—on the School side. We also plan to paint the School side wall opposite the Bumble Bee Room in a light, reflective finish which, with the skylight we plan to introduce in the porch roof above the Bumble Bee Room windows, will provide natural light to the interior. We chose 8 feet of height based on the professional advice of our acoustical engineer that this would provide substantial sound attenuation without unduly obstructing light and views.

13. Why can't you use the Parish House for accessible restrooms, vesting rooms and altar and flower guild working areas?

Restrooms within the Sanctuary that are accessible to those in wheelchairs is a requirement of the federal Americans with Disabilities Act, which also requires that all passage ways and doors be wide enough for wheelchair access. One of our missional objectives is to provide a fully accessible and inclusive Sanctuary, where our "All Are Welcome" spoken words are reflected in our worship space. Over 35 volunteers are needed to perform specialized functions that directly support each Sunday worship service and other special services. All of these support functions have specific space requirements and their proximity to the Altar area is important, thus their current placement is the main Sanctuary building. The rooms in the Parish House are already dedicated to other uses. The Parish House provides Christian Education/Sunday School rooms for children and adults, meeting space, a lending library and a kitchen. We are building a home for All Saints and its ministries, including the School, to last another 117 years, and keeping the vital worship support functions in the Sanctuary building is important.

14. What is the impact on the children's restrooms that are currently located between the Bumble Bee and Bunny classrooms -- during and after the construction?

The two children's bathrooms will remain untouched and fully functional during and after the construction, and staff assistance and monitoring will be maintained. When the construction wall goes up, a blue lunch table will be placed at the angled portion of the construction wall, opposite the passageway into the bathrooms, and the teacher stationed at that table will monitor the bathrooms and assist as needed.

15. Is the Parish considering making improvements to the playground during the construction of the Addition?

When the construction wall is put up, the swings will be moved into the area being added to the playground, to the east of the Parish House. When School begins for the 2018-19 year, the new swing area will be completed and the art area will be moved to the wall where the ice cream store was and that structure will be in the new area across from the Bumble Bee classroom. The cement lunch area is to be improved, but the specifics are still under consideration. The wood perimeter around the sand area is on target to be repaired, with a new base to secure the wood pieces.

16. Is all of the current playground equipment accounted for and included in the new layout of the playground? If not, what pieces are we losing, and is the Parish open to paying to replace them with new pieces of playground equipment that would fit the new space?

The tug boat is showing wear and will either be refurbished or replaced with a similar structure. The swing set will be moved to the area east of the Parish House that is being added to the playground, and all of the other playground equipment will have a home in the new playground set up. The Parish will pay for all adjustments and replacements that are necessitated by the Project.

17. What will the space around the new swings area look like, in terms of security, during and after construction? Will there be a gate with access to the street-side of the Church? Will there be a wall/fence around the entire swing area to prevent the children from leaving? If so, how tall will the wall/fence be?

The new swing area will be enclosed and safe according to Santa Barbara County licensing rules. The County has been sent a rendering of the new swing area and will be making an inspection visit. The new area will have two teachers to help with the swings, as is the case now, which permits one teacher always to be in the area if the other needs to leave to attend to any issue arising elsewhere in the play area.

18. Will the redesign of the playground have any impact on the amount of shade available to the children? Are the swings going to be exposed to substantially more direct sunlight in their new location?

The new swing area will benefit from shade provided by an apple tree and by the Parish House. The apple tree also will have the blue bench placed under it where children wait for a turn at the swings. The large shade umbrella will be brought to the swing area for shade while on the swings. An umbrella will be placed at the wall where the new art area is placed.

19. Is the Parish considering making improvements to the other areas of the Parish School during the construction of the Addition?

The Parish will pay for all work to the playground necessitated by the Project, from the budget funded through our Project capital campaign. Other Parish School repairs and maintenance will be addressed through the existing process involving the School Director, the School Board and the Vestry's Buildings and Grounds Committee.