



# The Living Stones Lower-Level Project



*Creating a Living Space for All God's Children*

# GOALS OF THE LOWER-LEVEL PROJECT



1. Renew and brighten
2. Resolve perennial windows maintenance issues
3. Adapt to contemporary programming needs
4. Address any identified safety issues
5. Mitigate the “underground/tunnel” effect
6. Preserve / maximize daylight

# OVERVIEW OF THE PROJECT-1:

## CORE ELEMENTS



The plan includes several “big ticket” elements including:

- New floors throughout (softer texture, color, pattern)
- Removal of a wall to create a corridor alcove, i.e. a “common area”
- Insertion of windows into passageway doors and corridor wall
- New LED lighting throughout (bright but soft)
- Removal of an inter-classroom wall to accommodate larger classes
- Replace window-well windows, improve wells, replace well covers

# OVERVIEW OF THE PROJECT-2: OTHER ELEMENTS



The plan also includes a freshening of the interior space, including:

- Repairing and painting the ceiling
- Painting all wall surfaces
- Adding electrical outlets
- Replace wall-mounted cabinets with new, slimmer designs
- New whiteboards instead of chalk boards



# OVERVIEW OF THE PROJECT-3

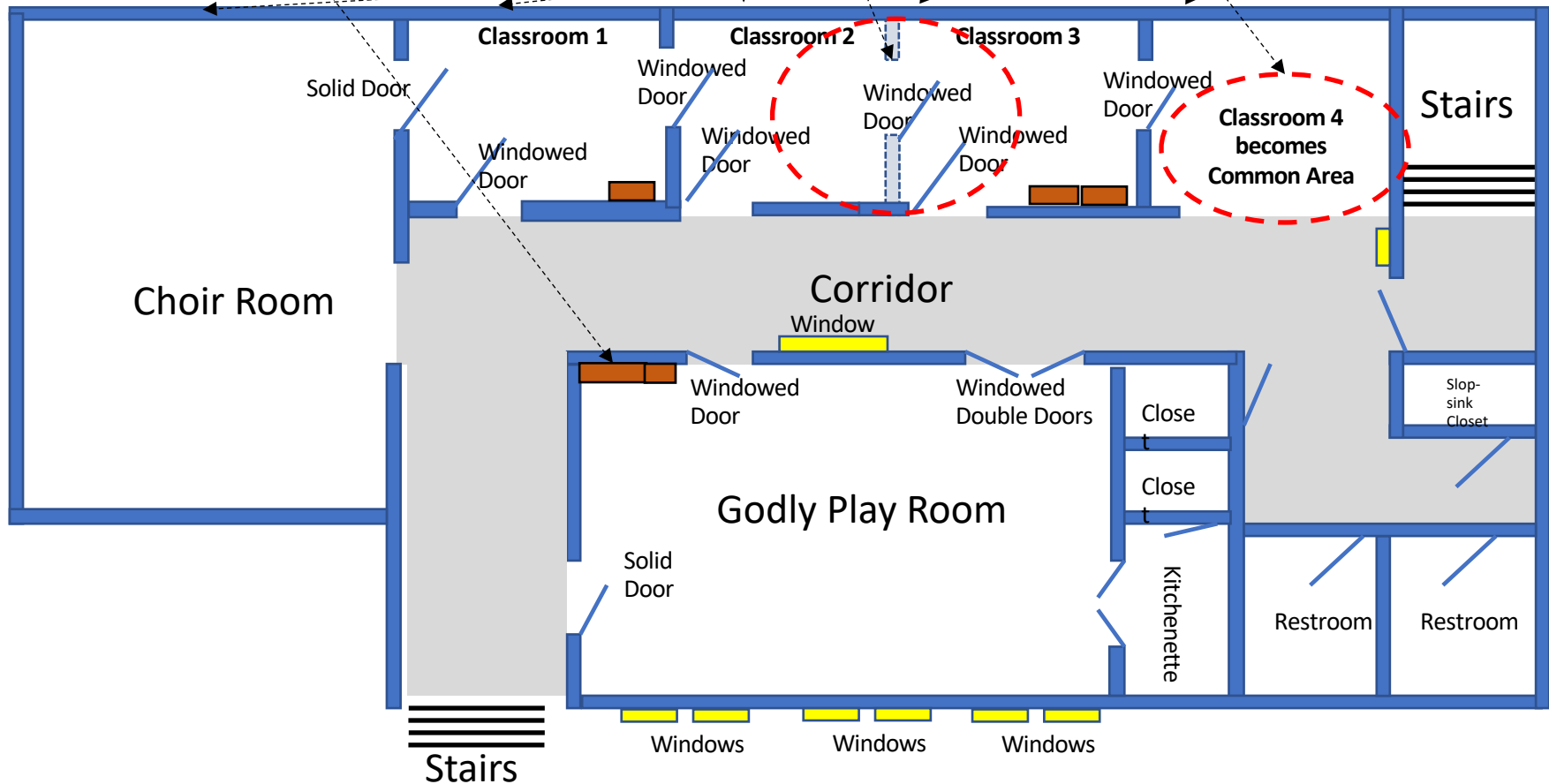


Remove intra-classroom wall

Centralized floor-standing storage facility.

Below-ground windows replaced, w/new covers, drainage gravel added.

New common area



# DESCRIPTIONS OF THE PROJECT ELEMENTS



The next few slides present each of the discrete elements of the project plan.

# PROJECT ELEMENT – REMOVE WALL TO CREATE ALCOVE



## Remove section entirely:

- Creates alcove, or “common area”
- Creates new usage possibilities
- Also eliminates some existing usage possibilities
- A key part of plan’s strategy for creating lateral lines of sight and to mitigate corridor “tunnel effect”



# PROJECT ELEMENT – WINDOWED INTERIOR WALL-1



- Key element of plan for creating lateral lines of sight and propagating daylight
- Mitigates corridor's "tunnel feel"
- Breaks up expanse of featureless block wall
- Enhances Safe Church posture
- Amplifies community ambience of the lower level



**Imagination experiment: What would the corridor in the picture look and “feel” like without the window?**

# PROJECT ELEMENT – REPLACE DOORS



Replacing existing doors with ones that have larger windows is a simple, immediate way to create lateral lines of sight and to propagate daylight

All doors to be replaced

- Between corridor and rooms
- Between rooms
- Will not replace double doors into meeting room

Improves Safe Church posture



# PROJECT ELEMENT – WINDOW WELLS-1



- All new window fixtures (fixed, not hinged) (8 count)
- Custom-sized, requires no modifications to concrete openings
- Flanged around exterior edges of openings (best seal)
- Remove approximately 12” soil from bottom of wells, replace with gravel for drainage
- All new clear well covers:
  - Tougher material than plexiglass (polycarbonate)
  - Sloped design for greater strength
  - Professionally installed to seal against building



# PROJECT ELEMENT – WINDOW WELLS-2



# PROJECT ELEMENT – FLOORS



- Gaps and missing tiles to be filled in with resin
- New flooring to be overlaid everywhere including choir room, up to stairs at elevator
- Mazmanian to install
- “Luxury vinyl”
- Pattern/color to be warm, non-institutional
- Patterns & Colors committee to define and execute selection process



# PROJECT ELEMENT – LIGHTING



- All new LED lighting throughout will have a dramatic impact in both corridor and in rooms
- Samples to be installed in corridor with information poster and an invitation for parishioners to express preferences
- Will enhance colors
- More energy efficient
- Sleek design mounts flat against the ceiling
- AntLux inc. 4 ft “puff” bezels radiate light in all directions



# PROJECT ELEMENT – CABINETS-1



**IDÅSEN** Cabinet with doors and drawers, blue, 31 ½ x 18 ½ x 46 7/8



Four of these to form  
a centralized supplies  
Storage area

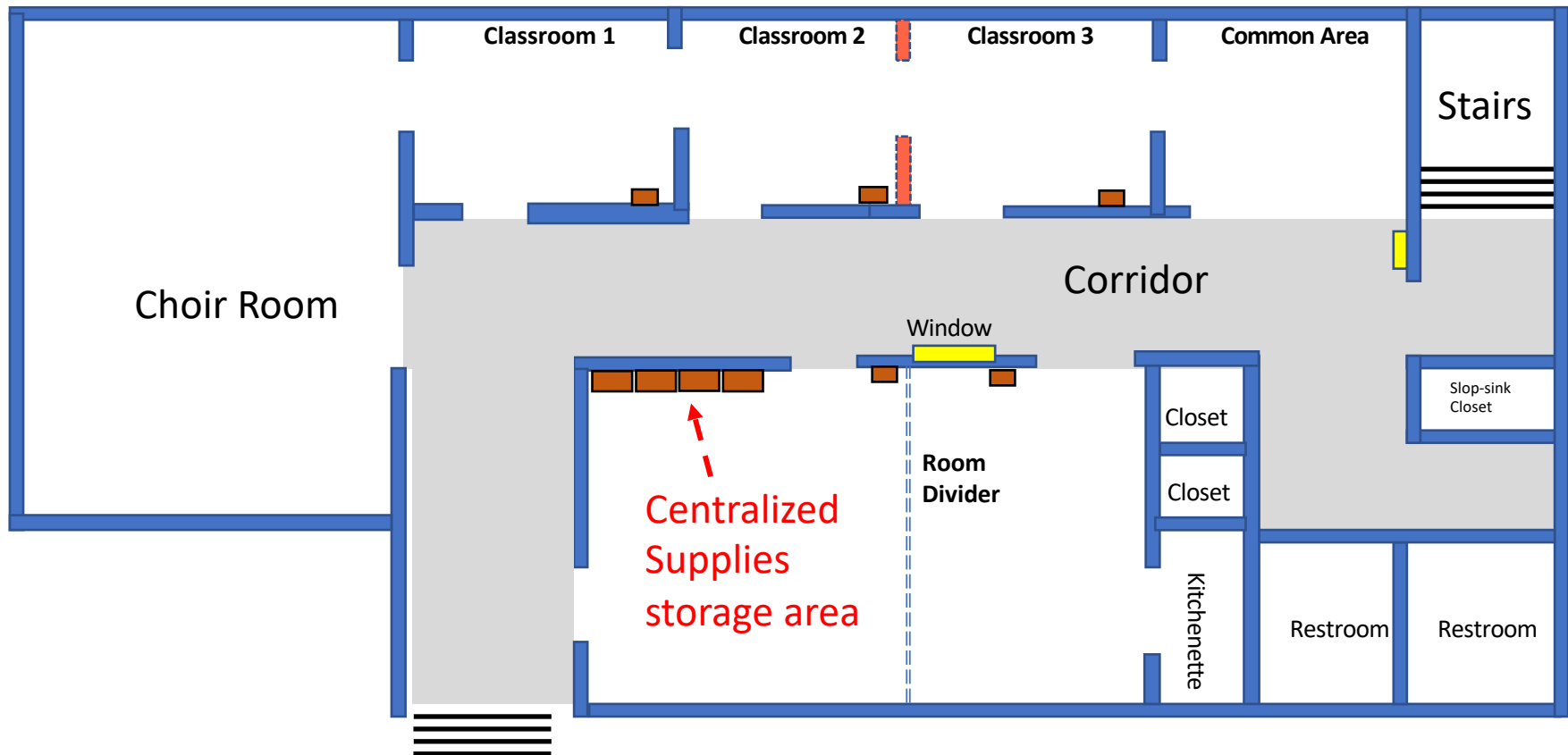


Five of these, (1 per class)

**IDÅSEN** High cabinet with drawer and doors, blue, 17 ¾ x 67 ¾ "

# PROJECT ELEMENT – CABINETS-2

- Remove all existing cabinetry (both countertop and overhead units)
- Install new centralized supplies storage units in Godly Play room
- Install new upright cabinets in classrooms



# PROJECT ELEMENT – PAINT



- All interior surfaces to be professionally painted (choir room included)
- Bright but soft colors
- 2 coats + primer where needed
- Mural in DRE office to be preserved

# PROJECT ELEMENT – ELECTRICAL & TECHNOLOGY



- Quad-outlets at both ends of all classrooms
- Additional outlets in meeting room, choir room
- Additional outlets in corridor
- Electronic bulletin board in corridor (low-voltage)
  - Will create illuminated effect at darkest end of corridor
  - Programmable from church computer or cell phones

# PROJECT ELEMENT – MEETING ROOM DIVIDER



- Sound-proofed (STC 35-40)
- Stack depth 15% 1.5ft either side
- Vinyl or carpet finish texture
- Chrome fixtures
- “Sweep strips” on top and bottom for improved noise barrier



STC	What can be heard
25	Normal speech can be understood
30	Loud speech can be understood
35	Loud speech audible but not intelligible
40	Loud speech audible as a murmur
45	Loud speech heard but not audible

# PROJECT ELEMENT – WHITEBOARDS



- Replace chalk boards with dry-erase whiteboards
- Quartet InvisaMount 4' x 7', qty 4 @ \$350. ea. @ Staples



# MAPPING THE PLAN TO VISION AND GOALS

Item	M I N	M I D	F U L L	Goal
Lighting	✓			Adapt to contemporary programming needs Mitigate the “underground/tunnel” effect
Floors	✓			Renew and brighten
Electrical & Technology	✓			Adapt to contemporary programming needs
Digital monitor	✓			Adapt to contemporary programming needs
Painting	✓			Renew and brighten
Window Wells	✓			Renew and brighten Resolve perennial windows maintenance issues
Windowed Doors		✓		Mitigate the “underground/tunnel” effect Preserve / maximize daylight Adapt to contemporary programming needs (Safe Church)
Windowed Corridor Wall		✓		Mitigate the “underground/tunnel” effect Preserve / maximize daylight Adapt to contemporary programming needs (Safe Church)
Wall Removal to Create Alcove		✓		Mitigate the “underground/tunnel” effect Preserve / maximize daylight
Remove wall between inner classrooms		✓		Adapt to contemporary programming needs
Sheet rock corridor ceiling			✓	Renew and brighten



# Project Budget:



## All Saints Church Living Stones Project Sheet - Lower Level

\$1,400.00		Whiteboards	Quartet InvisiMount Glass Dry-Erase Whiteboard, 4' x 7' (G8548IMw) Quantity 4 @ \$350 @ Staples on-line
\$5,150.00		New noise-suppressing room divider in meeting room	Quote from Netwell Noise Control; STC 35-40; 16 ft. x 8'9"; Includes S&H, does not include installation
\$750.00			Meural Digital Canvas (i.e. electronic bulletin board)
\$1,375.00		Electrical work + additional outlets	Village Electric estimate
\$2,141.00		Remove all existing wall-mounted cabinets and replace with new - 1 per class + 4 x centralized	Ikea IDÅSEN (See dedicated sides)
\$500.00		Repair or replace ceiling tiles everywhere	64 to replace, 36 in storage, purchase 2 x 64 pieces @
\$8,750.00		Painting	Levi Silva estimate
	\$8,790.00	Replace current doors with doors with large	Lemieux estimate
\$17,875.00		Overlay new linoleum floor over existing floor	Mazmanian estimate
\$3,000.00		Replace all ceiling lights with new LED fixtures	Village Electric estimate
		Wall-mounted computer monitors in all 4 classrooms	
\$16,325.00		Replace window well windows	Includes deepening wells, gravel fill
\$2,400.00		Replace window well covers	ASC to purchase, Lemieux to install; 8 pieces @ est.
	\$10,650.00	Remove wall between corridor and first classroom to create common area	Lemieux estimate
	\$12,450.00	Remove block wall between meeting room and corridor with studded & sheetrock wall; Install window in new wall	
		Sheet rock corridor ceiling	Lemieux estimate
	\$7,100.00	Remove block wall between two middle classrooms	Lemieux estimate
	-\$879.00	One less door too replace if inter-classroom wall removed	
		Furniture and other accessories for the "common area" created by wall removal, decorate corridor	Notional
	\$250.00	Relocate / add fire detection sensors	Notional
	<b>\$96,627.00</b>	<b>Totals</b>	
		5% contingency for minimum-vision	
	\$9,662.00	10% contingency for middle vision	
	<b>\$106,289.00</b>	<b>Totals + Contingencies</b>	

# TIMELINE



- |   |      |      |  |
|---|------|------|--|
| ✓ | Nov  | 2019 | Vestry approved the plan                                     |
| ✓ | Feb  | 2020 | Permits obtained   |
| ✓ | Mar  | 2020 | Contract negotiated  |
| ✓ | Apr  | 2020 | Contract signed, work begins 4/23                            |
| ○ | May  | 2020 | Phase-I (windows & walls) complete                           |
| ○ | Sept | 2020 | Phase-II (Lights, painting, floors,<br>accessories) complete |

# ARCHITECTURAL FRAMEWORK



The lower-level renovation incorporates the ideas of an architectural approach called Pattern Language Theory. After reviewing these slides, you can revisit the plan's description and see why each element of it supports this approach.

# LIVING SPACES AND DEAD SPACES – WHAT ARE THEY?



- It can be difficult to put one's finger on what's “wrong” with an interior space. One needs a language to do it with precision.
- Architect Christopher Alexander's **Pattern Language** theory describes such a language in “A Timeless Way of Building”, and “A Pattern Language”.
- This lower level plan is motivated in part by Alexander's ideas.
- Alexander's ideas may seem abstract, but in the end, they offer practical solutions to practical issues of how well an interior space serves people's needs, and how it feels to be in it. They define a basic, experiential criteria by which a space is “**living**” or “**dead**”.

# LIVING SPACE VS. DEAD SPACE

## - CHARACTERISTICS



### Living Space:

- Invites you in, encourages you to stay
- Provides opportunities for groups and for intimate conversation
- Has daylight from at least two directions
- Conforms to what people do, not vice-versa
- Minimizes regimentation and duplication

### Dead Space:

- Intimidates, creates tension and anxiety
- Encourages you to flee
- Suppresses intimate communication
- Contains spaces sub-ideal for any use
- Has insufficient daylight
- Numbs the senses with regimentation and duplication

# PATTERN LANGUAGE THEORY - 1



- A space is comprised of groups of interrelated architectural patterns, such as “front entrance”, “alcove”, “multi-level roof”, “window” and “staircase landing”.
- How humans experience being in a space is determined by how **conflicted** its network of patterns are with human affinities. For example, people tend to prefer casement windows over floor-to-ceiling windows, and gardens with walls over open gardens.
- Alexander’s “Timeless Way of Building” theory asserts that whether a space is “dead” or “living” is determined by how well the patterns in it resolve the **conflicts** they create.

# PATTERN LANGUAGE THEORY - 2



With a familiarity with Pattern Language Theory:

- When we are in a space we find enjoyable and comfortable, we can identify the specific design patterns that make it so.
- Similarly, when we are in an unenjoyable, uncomfortable space, we can identify and articulate the reasons why we feel the way we do.



Consider the front porch shown below, which is known to be highly enjoyable and comfortable. It incorporates *all* of the following design patterns known to improve front entrances:

1. Approach changes directions at least once
2. Multiple floor levels
3. Change of floor texture (brick to wood, etc.)
4. Multiple roof elevations
5. Structure overhead
6. Open views
7. Walled gardens

# PATTERN LANGUAGE THEORY ON CORRIDORS



- “Long, sterile corridors set the scene for everything bad about modern architecture”.
- “Keep passages short. Make them as much like rooms as possible. Make them generous in shape, and always give them plenty of light.”
- Avoid regimented patterns, such as rows of windows or doors.
- Create diversity. For example, use variously-sized windows.



# PATTERN LANGUAGE THEORY ON ROOMS



- “When they have a choice, people will always gravitate to those rooms which have light on two sides, and leave rooms which are lit from one side unused and empty.”
- “In rooms lit on one side, the glare which surrounds people’s faces prevents people from understanding one another.”



# PATTERN LANGUAGE THEORY ON THE ALL SAINTS LOWER-LEVEL



**According to Pattern Language Theory, the All Saints lower level area is a “dead space”**



# PATTERN LANGUAGE THEORY ON THE ALL SAINTS LOWER-LEVEL



**It is an overarching goal of this project to make the lower level a more “living space”.**

