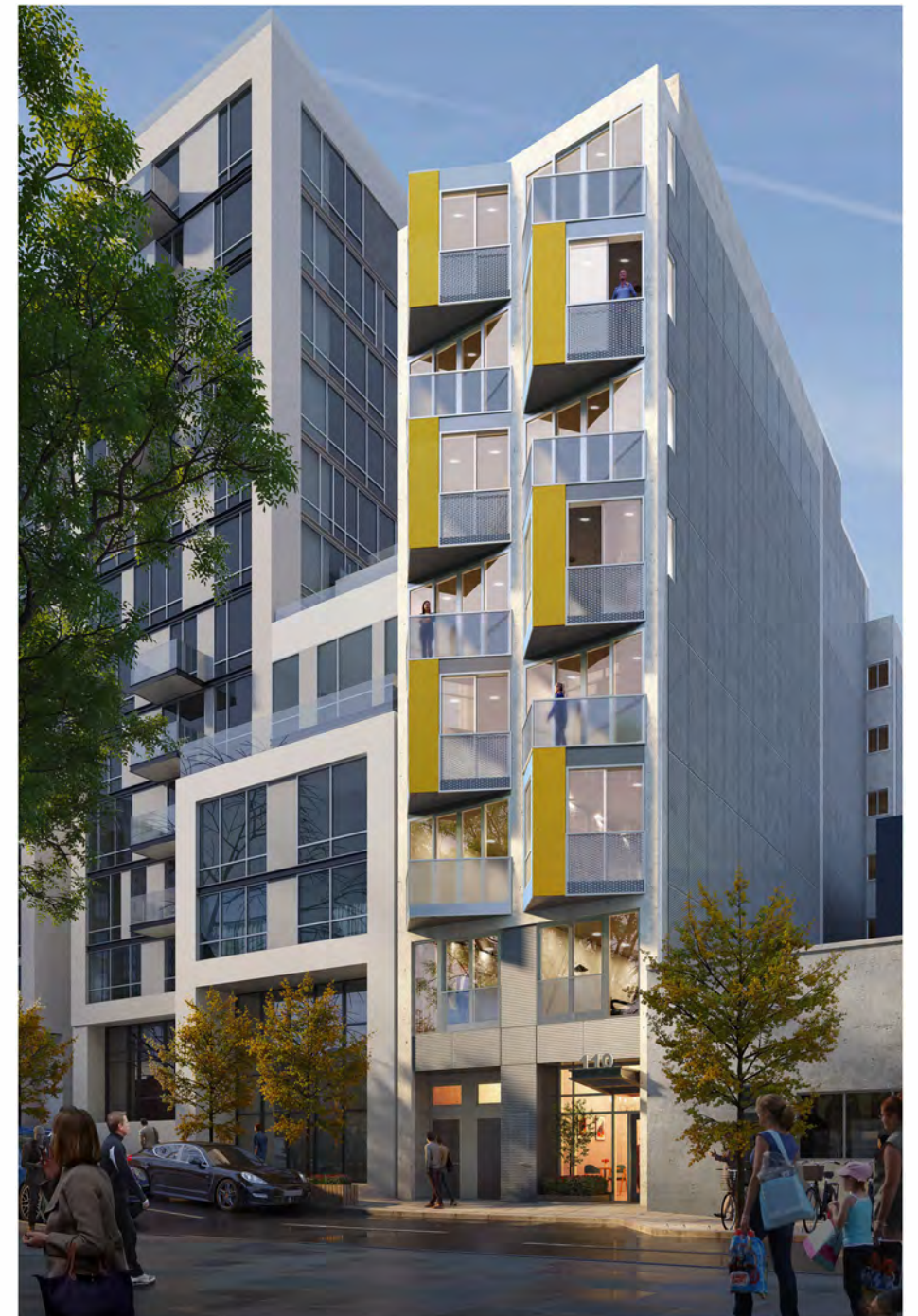


km



1525 PINE STREET

21 Units
0 Parking
2,473 sf commercial



kerman
morris
architects LLP

139 Noe Street
San Francisco, CA
94114
415 749 0302
kermanmorris.com

1545 PINE STREET (THE AUSTIN)



about prevision design

VISUAL SIMULATIONS | LIGHTING AND SHADOW ANALYSIS

- Founded in San Francisco in 2010
- Computer 3D modelling, rendering and analysis specialists
- Analysis work accepted by SF Planning and other regional authorities for project approvals
- Performed hundreds of shadow and lighting studies for projects in San Francisco and throughout the bay area



FAN 3

1545 PINE STREET (THE AUSTIN) SHADOWFAN

Full year net new shadow fan diagram factoring in the presence of existing shadows



1545 Pine St. (The Austin)



Net New Shadow Fan of
1545 Pine Street



occasional
shadow

frequent
shadow

SHADOW FAN DIAGRAM

AFFECTED AREAS DURING SECTION 295 TIMES

FULL YEAR

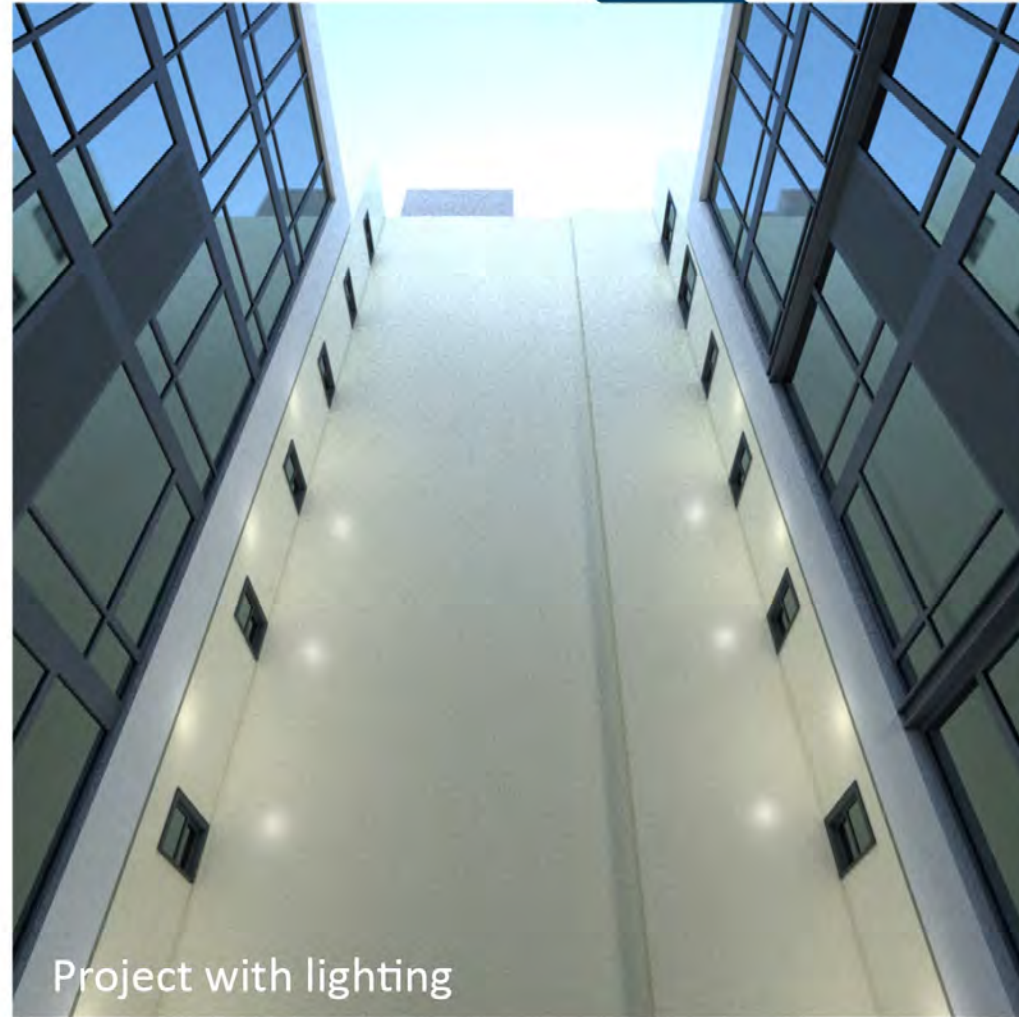
Parks and Open Spaces (Jurisdiction)

① Rooftop Playground (SFUSD)

② Redding Elementary School (SFUSD)



79-ft Proposed Project

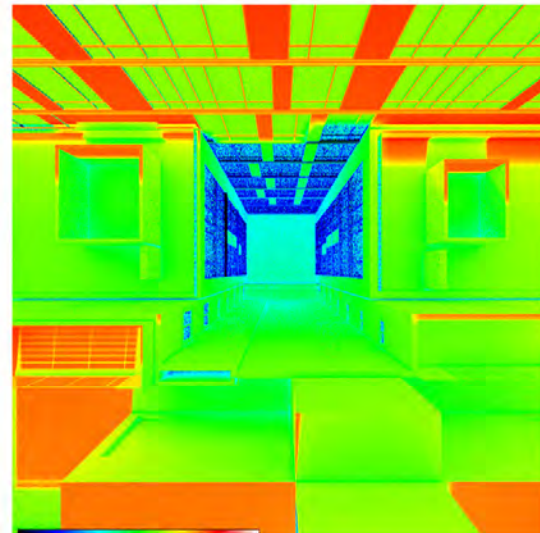
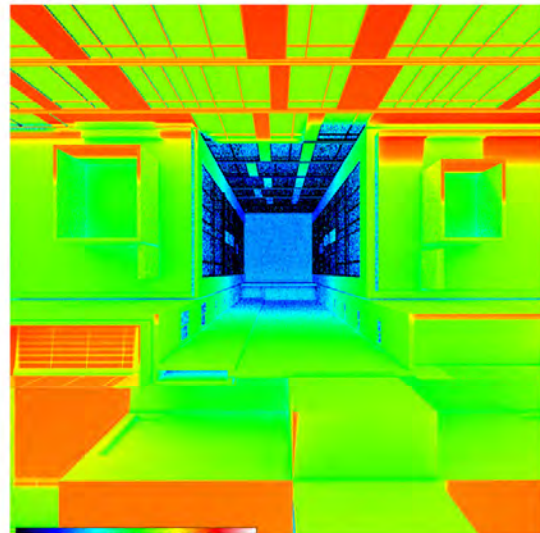


Project with lighting

Summer Solstice

June 21

9:00 AM



^ Perceptual View
Looking east from 3rd
floor window

< Photometrics
Birdseye vantage point
above courtyard

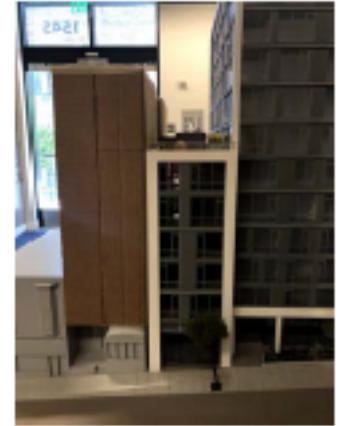
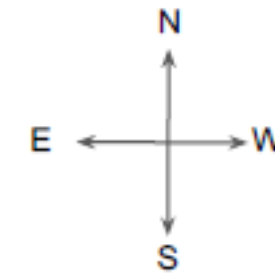
PERCENTAGE CHANGE IN
PERCEIVED BRIGHTNESS
BETWEEN 79-FT PROJECT
AND VERSION WITH
LIGHTING

+7.8%

NEIGHBORS' AMATEUR ANALYSIS

Physical Light Studies on the roof

- Scale cardboard models with differing heights
- Using the real sun on the Austin's roof with correct orientation
- Objective measurements



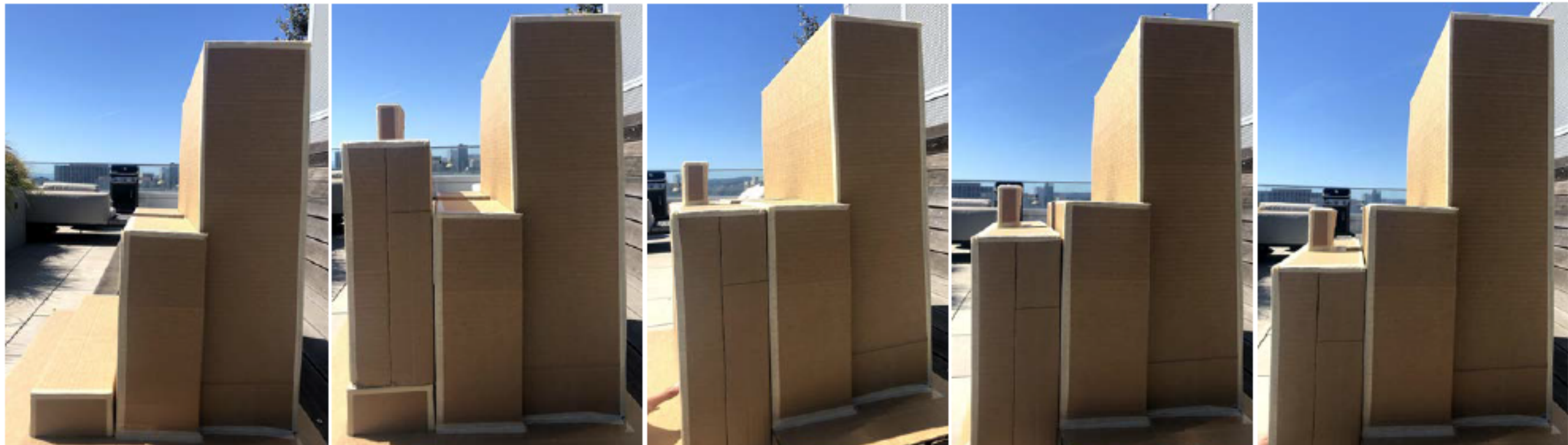
No building

79ft

65ft

5 floors

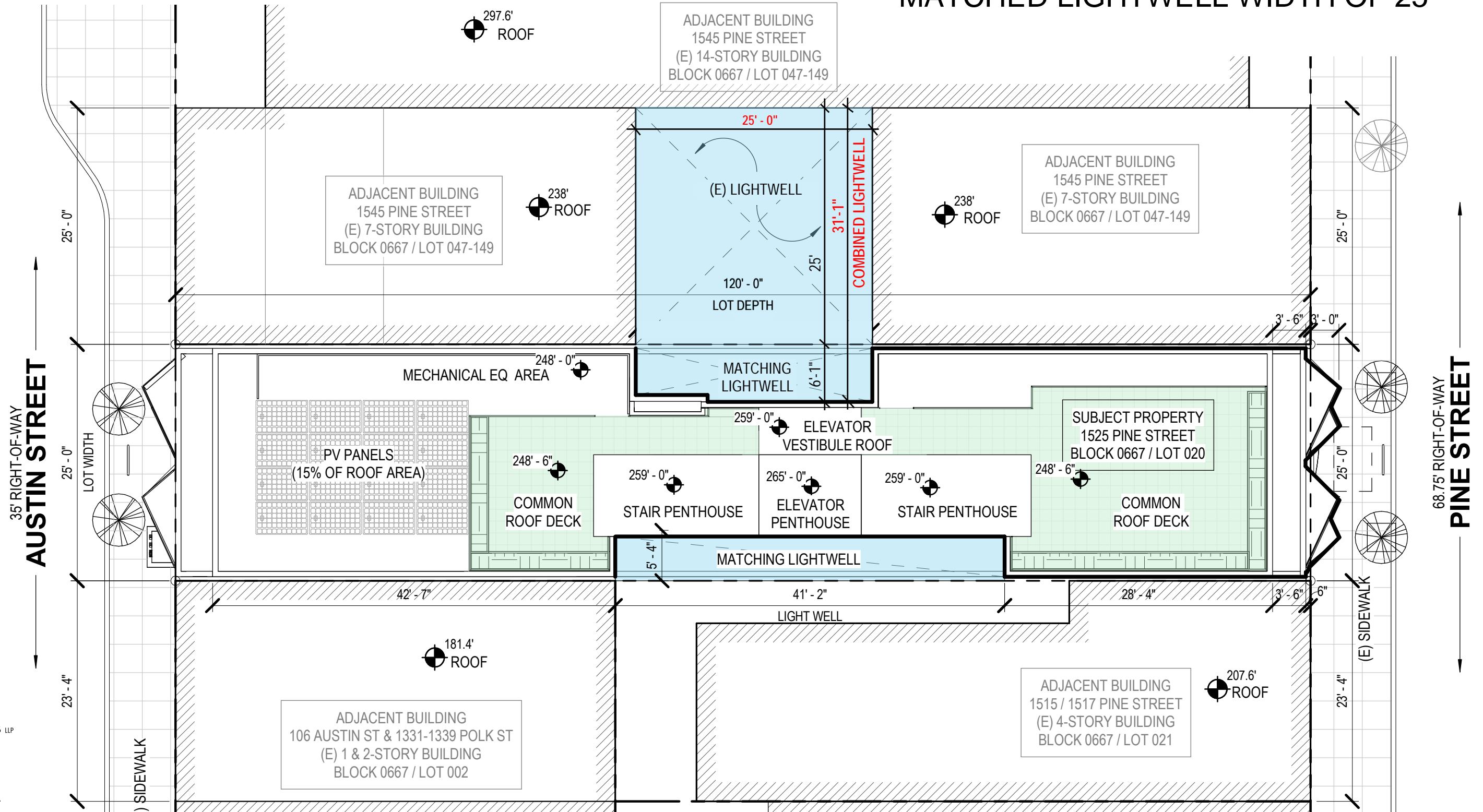
4 floors





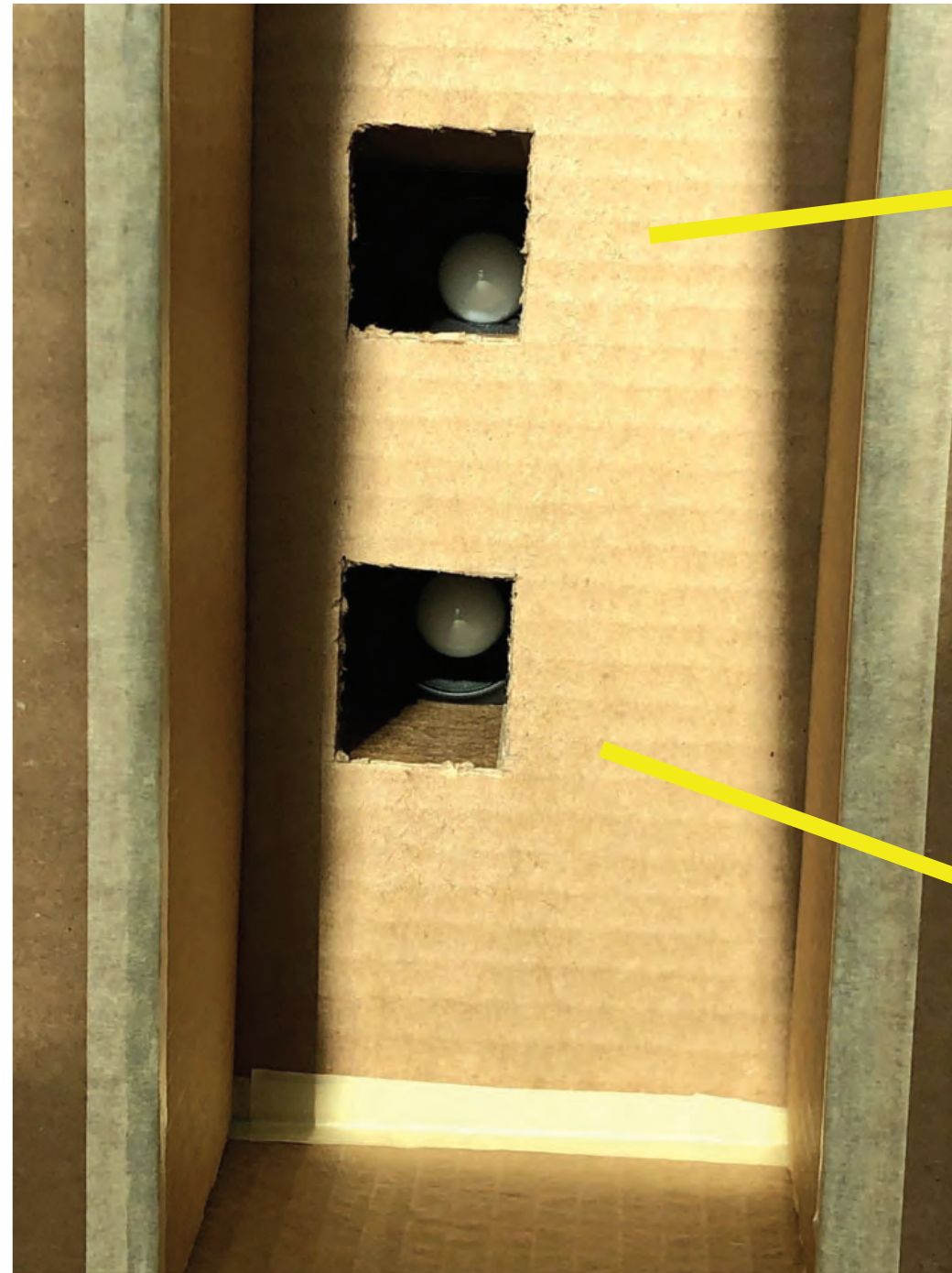
PROPOSED SITE PLAN AND EXPANDED LIGHTWELL

- COMBINED LIGHTWELL DEPTH OF 31'-1"
- MATCHED LIGHTWELL WIDTH OF 25'



NEIGHBORS' AMATEUR ANALYSIS

Small-scale cardboard model is not an accurate tool for lighting analysis



NEIGHBORS' AMATEUR ANALYSIS

Lack of understanding about how to interpret light meter readings:
 Claim a 99%+ reduction in light due to the project or alternatives, however their own provided photos below clearly demonstrate only very tiny changes in brightness.

EXHIBIT A

Light Measurement on June 15 at 9:15 AM

	No building	79 ft	65ft	5 floors	4 floors
4th floor (lux)	34900	2340	3250	6650	n/a*
% reduction		99.93%	99.90%	99.80%	na/*
2nd floor (lux)	6000	40	70	99.9	118.2
% reduction		99.99%	99.98%	99.98%	99.98%



km



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Polk Gulch LGBTQ+ Historic IDENTIFIED District Contributors

*Historic Resource Evaluation
HRE Part 1 - Final*

*1525 Pine Street
San Francisco, California*

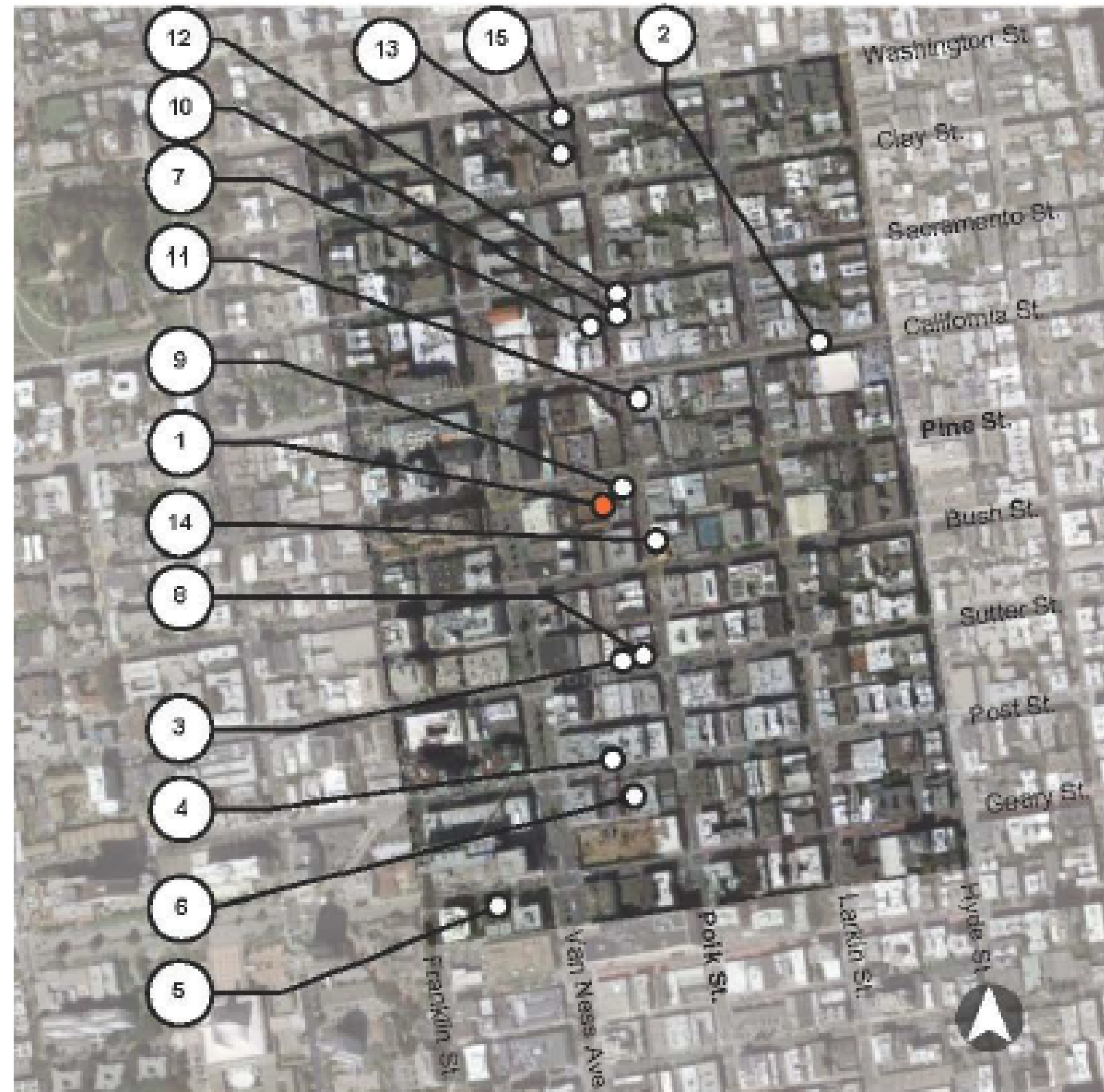


Figure 42: Map of the identified contributing properties within the eligible Polk Gulch LGBTQ+ Historic District. The location infilled with orange depicts the location of 1525 Pine Street.

Source: Google Maps, edited by author, 2016.

HISTORIC IMAGES



Grubstake before its expansion in 1975

LGBTQ CULTURAL RESOURCE



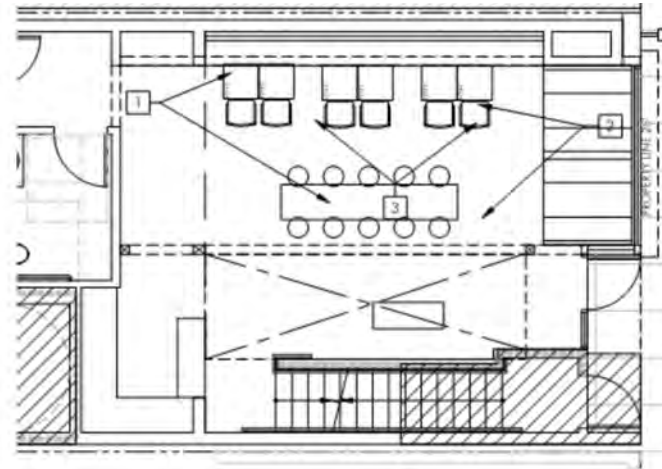
PRESERVATION MEASURES

- 1 Match footprint/orientation of lunch wagon

The lunch wagon façade was relocated to the ground floor in the exact footprint of the existing. As lunch wagons were originally conceived as movable structures, locating the volume at ground level is important for interpretation.



- 2 Match existing scale and proportion of lunch wagon



- 4 Define interior/exterior relationship with windows

- 5 Reuse existing windows



- 3 Replicate metal barrel vault ceiling

- 6 Reuse/replicate globe lights

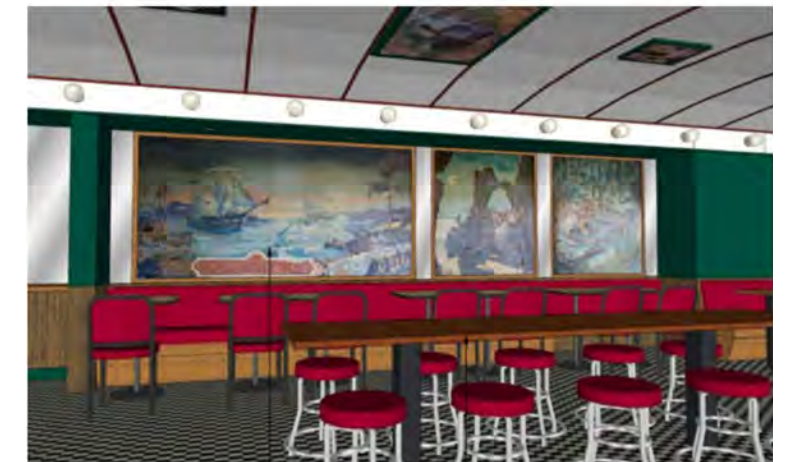
- 7 Reuse/replicate tile, counters, and stools

The barrel vault ceiling, symmetrical globe lights, and replica black and white floor tile define the original lunch wagon footprint. The lunch wagon has a unique material palette and color scheme that contrasts with the adjacent restaurant space.



- 8 Salvage and restore murals

Murals are salvaged for reinstallation in the lunch wagon. Murals are placed above banquette seating, similar to the existing condition.



INTERIOR RECREATION AND REHOUSED MATERIALS



Existing Interior



Recreated Interior

GRUBSTAKE ENTRY: PINE STREET



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PROJECT PROPOSAL 1525 PINE STREET

7 STORIES OF HOUSING OVER RE-HOUSED GRUBSTAKE DINER



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