

APPENDIX B
SHADOW ANALYSIS
AND PEER REVIEW

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DATE: 09/30/2015
TO: CITY OF BURLINGAME CC:
FROM: TOBY LEVY, FAIA
PROJECT: 988 Howard Avenue SUBJECT: Shadow Study Summary
APN # 029-214-220

OVERALL SUMMARY:

This study is for the proposed project at 988 Howard Street, Burlingame CA. The proposed building is a new construction of a 3-story building over basement level parking; with a lobby, retail, and parking at the ground floor, commercial at the second and third floors, and a roof deck level at the roof. The following are itemized summaries that correspond to the shadow studies provided in the attached document dated June 6th, 2015 for the 988 Howard Street project.

Itemized Summaries:

Shadow Studies:

A. June 21st:

1. 9AM: The orientation of the sun at this instance creates a shadow on the west facing facades of the project. Creating a shadow that extends onto our west facing landscape and partially onto the adjacent property at 220 East Lane.
2. Noon: The orientation of the sun at this instance creates a shadow on the north facing facades of the project. Creating a shadow that extends onto our north landscape and partially onto the adjacent property at 220 East Lane.
3. 3PM: The orientation of the sun at this instance creates a shadow on the east facing facades of the project. Creating a shadow that extends onto our east facing landscape and partially onto the public sidewalks.

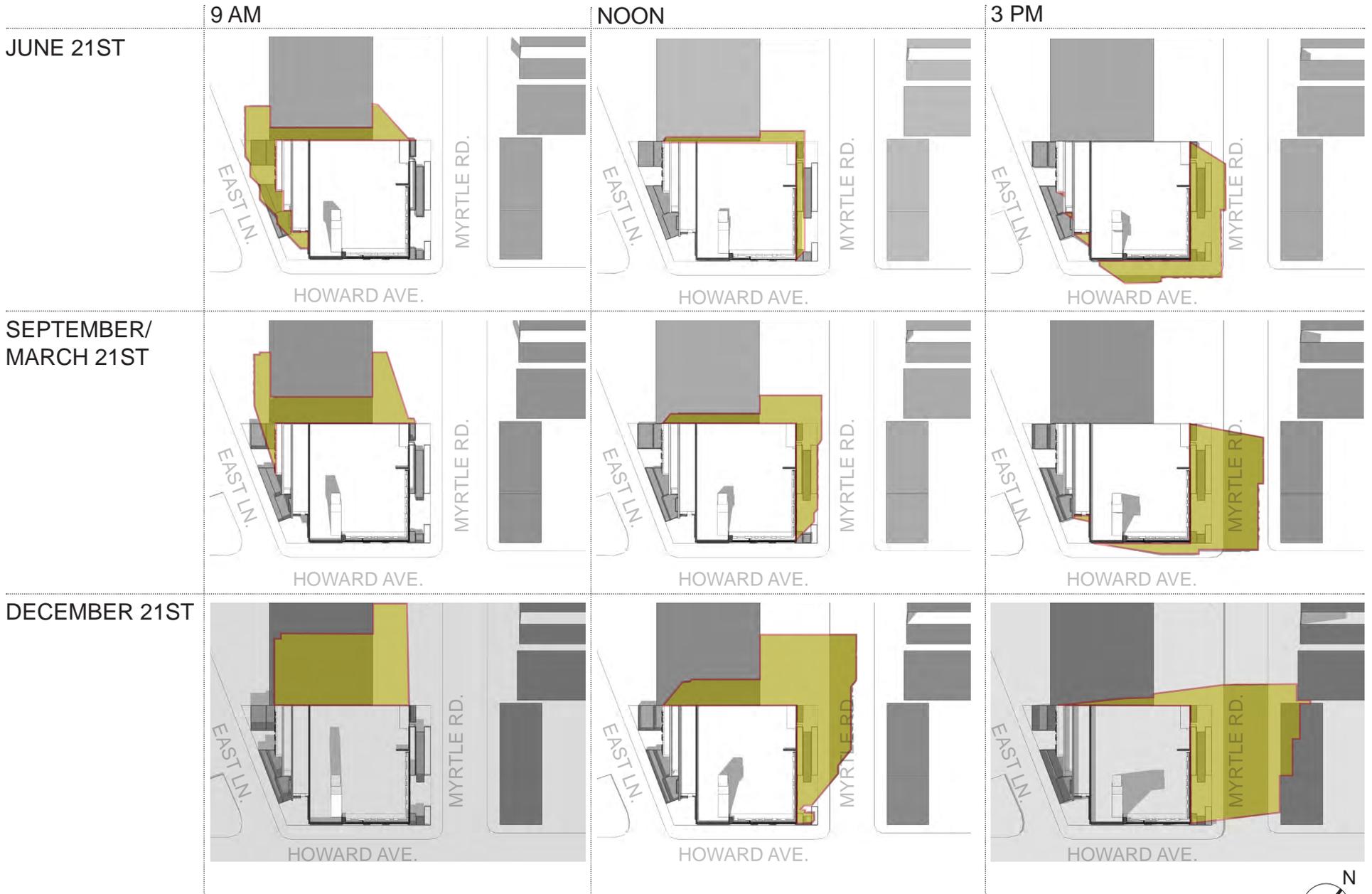
B. September/March 21st:

1. 9AM: The orientation of the sun at this instance creates a shadow on the west facing facades of the project. Creating a shadow that extends onto our west facing landscape and partially onto the adjacent property at 220 East Lane.
2. Noon: The orientation of the sun at this instance creates a shadow on the north facing facades of the project. Creating a shadow that extends onto our north landscape and partially onto the adjacent property at 220 East Lane.

3. 3PM: The orientation of the sun at this instance creates a shadow on the east facing facades of the project. Creating a shadow that extends onto our east facing landscape, partially onto the public sidewalk, and partially onto Myrtle Street.
- C. December 21st:
1. 9AM: The orientation of the sun at this instance creates a shadow on the west facing facades of the project. Creating a shadow that extends onto our west facing landscape and partially onto the adjacent property at 220 East Lane.
 2. Noon: The orientation of the sun at this instance creates a shadow on the north facing facades of the project. Creating a shadow that extends onto our north facing landscape, partially onto the adjacent property at 220 East Lane, partially onto the public sidewalk, and partially onto Myrtle Street.
 3. 3PM: The orientation of the sun at this instance creates a shadow on the east facing facades of the project. Creating a shadow that extends onto our east facing landscape, partially onto the adjacent property at 220 East Lane, partially onto the public sidewalk, partially onto Myrtle Street, and partially onto the adjacent property at 948 Howard Ave. Please note that the sun sets approximately at 4:54pm, therefore the shadow onto 948 Howard Avenue is for approximately the last two hours of direct daylight for that given day.

Sincerely,

Toby Levy, FAIA #C-10527
President
Levy Design Partners Inc.



SHADOW STUDIES



988 HOWARD |

BURLINGAME, CA | JUNE 8, 2015 | DESIGN REVIEW

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October 20, 2015

SUBJECT: Shadow Analysis Peer
988 Howard Avenue
Burlingame, CA

OVERVIEW

CADP was retained to provide a peer review of the shadow analysis prepared for the proposed project at 988 Howard Avenue in Burlingame California by Levy Design Partners. The following is a summary of CADP’s findings.

The Project site is located at 988 Howard Avenue in Burlingame, California at the corner of Howard Avenue to the south, East Lane to the west and Myrtle Road to the east. The proposed project is new construction of a 3-story building with a roof deck. Both the proposed and existing conditions were modeled by CADP in 3d to validate the shadow analysis results.

CONCLUSION

CADP has reviewed the shadow analysis and supporting graphics submitted in the provided report dated 9/30/2015 to the City of Burlingame by Toby Levy of Levy Design Partners and found all the information and conclusions to be consistent and accurate. CADP used information provided by the architect and external survey sources to validate sun angles, shadow lengths and true north. All CADP verifications checkpoints successfully passed.

CADP Shadow Analysis Checks

Source	Verified
North setup	yes
Sun Angles & Times	yes
Shadow Length	yes
Existing shadow vs. New shadow	yes

Please direct questions regarding this report directly to Adam Noble.

Regards,

Adam Noble