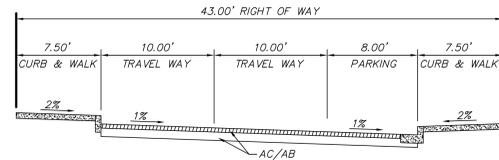




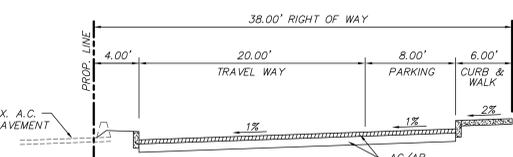
VICINITY MAP
NOT TO SCALE

GENERAL NOTES

1. REFERENCE BENCHMARK: CITY OF ALAMEDA BENCHMARK AT THE CORNER OF CLEMENT AVENUE AND ELM STREET; A "SCRIBED BOX IN THE CENTER OF THE CATCH BASIN IN THE SOUTHEAST CORNER"; ELEVATION = 7.30' (CITY OF ALAMEDA DATUM)
2. ASSESSOR PARCEL No'S: 071-0289-005
071-0290-001
3. SITE AREA: 9.48 ACRES ±
4. EXISTING USE: PARKING LOT AND INDUSTRIAL BUILDINGS
PROPOSED USE: RESIDENTIAL PLANNED UNIT DEVELOPMENT
5. EXISTING ZONING: COMBINATION OF RESIDENTIAL (R-2/PD) & MANUFACTURING USES (M-2)
PROPOSED ZONING: COMBINATION OF RESIDENTIAL (R-2/PD) & WATERFRONT OPEN SPACE (O)
6. MINIMUM LOT SIZE: 866 SQ. FT (LOTS 90, 91, 94, 95, 98, 99, 102-108)
7. TOTAL NUMBER OF LOTS: 154 LOTS; LOT 1 HAS 26 UNITS = TOTAL OF 179 RESIDENCES
PARCELS A & B DENOTE BLANDING DRIVE & ELM DRIVE - PUBLIC ACCESS & UTILITY EASEMENT
PARCEL C DENOTES OPEN SPACE PARCEL - PUBLIC ACCESS & UTILITY EASEMENT
8. PARKING: ONSITE STREET PARKING SPACES WITHIN SUBDIVISION = 42 TOTAL
9. FLOOD ZONE: ZONE "AE" - BASE FLOOD ELEVATION DETERMINED AT 9.00' (NAVD 88 = 2.89 CITY OF ALAMEDA DATUM) PER THE NATIONAL FLOOD INSURANCE PROGRAM; FLOOD INSURANCE RATE MAP (FIRM); COMMUNITY-PANEL #06001C0088G, EFFECTIVE DATE AUGUST 3, 2009.
10. EXISTING STRUCTURES: ALL EXISTING BUILDINGS, PAVEMENT, TREES, SANITARY SEWERS & STORM DRAINS WITHIN THE PROJECT BOUNDARY ARE TO BE REMOVED.
11. STREETS: ALL STREETS & ALLEYS WITHIN THE SUBDIVISION WILL BE PRIVATE, TWO WAY STREETS AND WILL BE PRIVATELY MAINTAINED (EXCEPTION: ALLEY "C" IS A ONE WAY STREET HEADING SOUTH); ALL STREETS WILL BE WITHIN PRIVATE ACCESS EASEMENTS (MINIMUM LONGITUDINAL SLOPE = 0.5%)
12. STREET LIGHTS: STREET LIGHTS ON PRIVATE STREETS WILL BE PRIVATELY MAINTAINED.
13. PUBLIC UTILITIES: PROPOSED WATER FACILITIES WITHIN THE SUBDIVISION WILL BE CONSTRUCTED PER LOCAL STANDARDS AND DEDICATED TO E.B.M.U.D.; PROPOSED SANITARY SEWER WITHIN THE PUBLIC STREETS WILL BE CONSTRUCTED PER LOCAL STANDARDS AND DEDICATED TO THE CITY.
14. PRIVATE UTILITIES: PROPOSED ON-SITE SANITARY SEWER AND STORM DRAIN FACILITIES WITHIN THE SUBDIVISION WILL BE PRIVATELY MAINTAINED, EXCEPT AS NOTED. ALL UTILITIES SHALL BE INSTALLED PER LOCAL STANDARDS.
15. STORM DRAIN: PRIVATE (H.O.A MAINTAINED)
16. WATER: EAST BAY MUNICIPAL UTILITY DISTRICT (E.B.M.U.D)
17. SEWER: CITY OF ALAMEDA (CITY MAINTAINED WITHIN PUBLIC STREET)
18. GAS & ELECTRIC: PG&E AND ALAMEDA MUNICIPAL POWER
19. TELEPHONE: AT&T
20. CABLE TV: COMCAST
21. DIMENSIONS: ALL DIMENSIONS ARE PRELIMINARY AND SUBJECT TO THE FINAL MAP.
22. GRADING: PROPOSED GRADES ARE PRELIMINARY AND ARE SUBJECT TO CHANGE PENDING FINAL DESIGN. GRADES ARE SHOWN ON THE PRELIMINARY GRADING PLAN (SHEET 2A & 2B) WHICH IS PART OF THE PLANNED DEVELOPMENT SUBMITTAL.
23. MAINTENANCE: ALL STREETS, ALLEYS, PATHWAYS, STORMWATER FACILITIES AND TREATMENT MEASURES, STREET LIGHTING, LANDSCAPING, AND SHORLINE FACILITIES WILL BE PRIVATELY MAINTAINED VIA A HOMEOWNERS ASSOCIATION (HOA).



TYPICAL BLANDING DRIVE SECTION
NTS



TYPICAL ELM DRIVE SECTION
NTS

Exhibit 2
Item 7-A, 7/27/15
Planning Board Meeting

CONTACTS

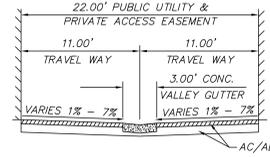
1. OWNER: FRANCIS D. COLLINS
6050 HOLLIS STREET
EMERYVILLE, CA 94608
2. ARCHITECT: PHILIP BANTA ASSOCIATES ARCHITECTURE
PHILIP BANTA
6050 HOLLIS STREET
EMERYVILLE CA 94608
P: 510-654-3255
3. SURVEYOR/
CIVIL ENGINEER: KISTER, SAVIO & REI, INC.
MATTHEW L. REI
825 SAN PABLO AVE, PINOLE CA 94564
P: 510-222-4020, EXT 25

SUBDIVIDER CERTIFICATION

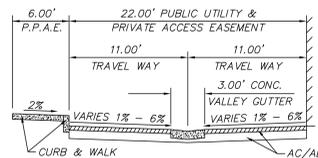
I/WE THE UNDERSIGNED HEREBY AGREE TO THE FILING OF THIS MAP AND TO COMPLY WITH THE PROVISIONS OF THE CITY OF ALAMEDA SUBDIVISION STANDARDS AND THE SUBDIVISION MAP ACT, SECTION 66410 ET SEQ. OF THE GOVERNMENT CODE OF THE STATE OF CALIFORNIA, AS THEY APPLY TO THE PROCESSING OF SAID MAP.

OWNER:

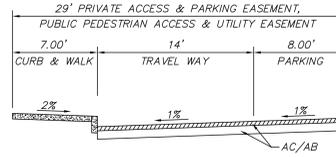
FRANCIS D. COLLINS



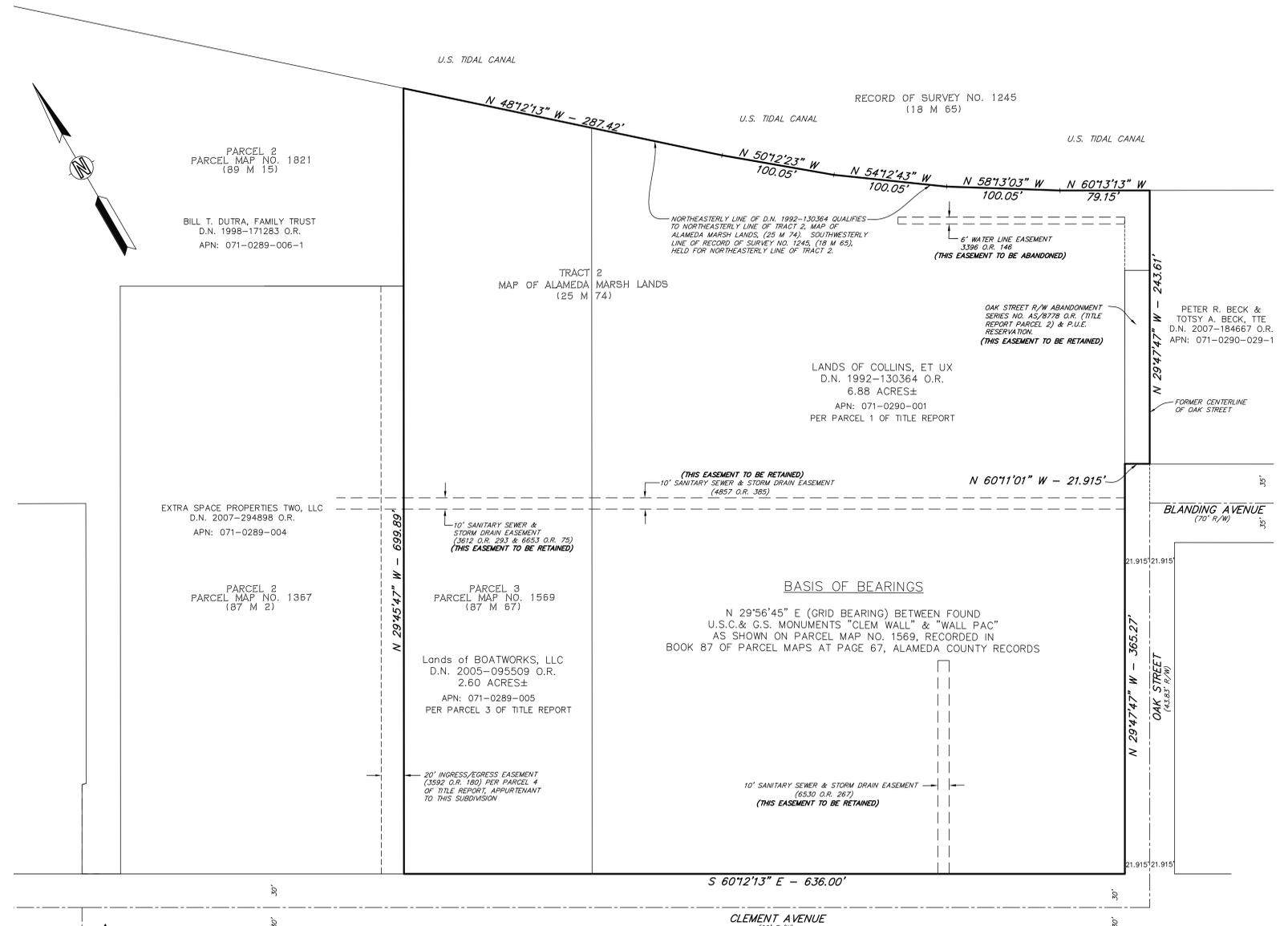
TYPICAL ALLEY SECTION
ALLEYS "A", "B", "C" SOUTH & "D"
NTS



TYPICAL ALLEY SECTION
ALLEY "C" NORTH
NTS



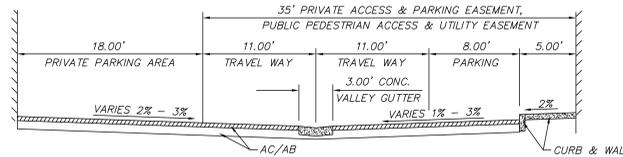
TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



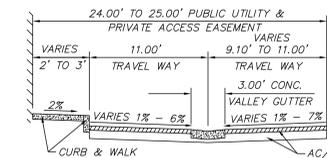
PROPERTY DIAGRAM
SCALE: 1"=50'

NOTE: BOUNDARY & EASEMENT INFORMATION TAKEN FROM ALTA/ACSM LAND TITLE SURVEY DATED JUNE, 2005 PERFORMED BY MICHAEL FORD INC. LAND SURVEYING

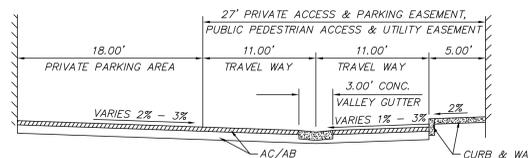
TITLE REPORT BY FIRST AMERICAN TITLE COMPANY DATED JANUARY 14, 2011



TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS



TYPICAL ALLEY SECTION
BOATWORKS DRIVE
NTS



TYPICAL ALLEY SECTION
WATERFRONT EAST LANE
NTS

<p>REFERENCES</p> <p>FIELD BOOK No.</p> <p>FILE MAP</p> <p>TITLE CO.</p> <p>POLICY No.</p> <p>DATUM: ALAMEDA</p> <p>MISC. REF.</p> <p>NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.</p>	<p>REVISIONS</p>	<p>KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net</p> <p>FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE</p> <p>SCALE: 1"=20'</p> <p>DATE: JULY 5, 2011</p> <p>JOB No. 18972</p> <p>DRG No. 0-1162</p>	<p>DESCRIPTION</p> <p>TENTATIVE MAP TRACT 8060 BOATWORKS SITE PLAN SHEET 1A</p> <p>ALAMEDA CALIFORNIA</p>
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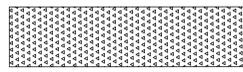


MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

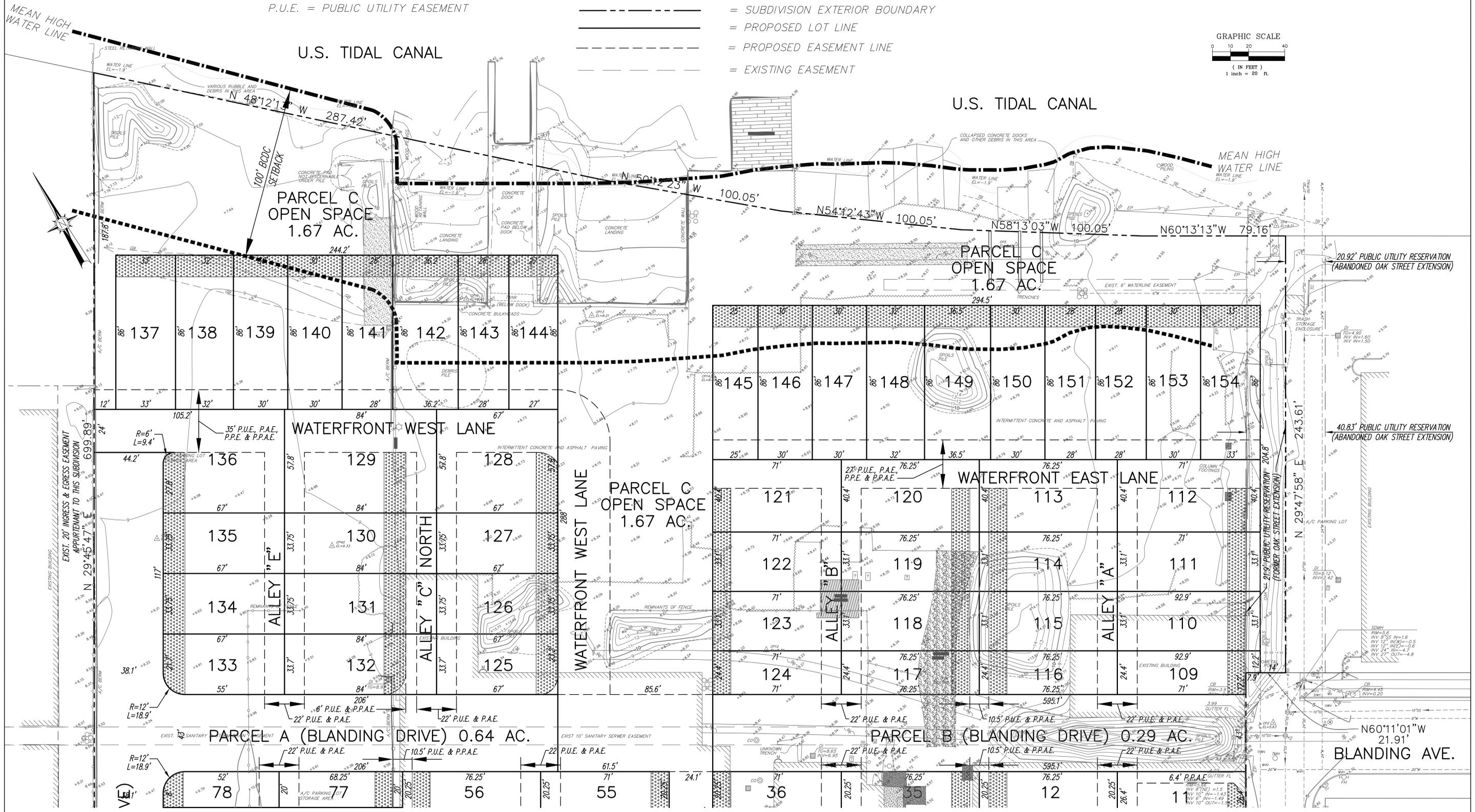
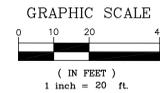
DATE

LEGEND

P.A.E. = PRIVATE ACCESS EASEMENT
 P.P.E. = PRIVATE PARKING EASEMENT
 P.P.A.E. = PUBLIC PEDESTRIAN ACCESS EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT



= PROPOSED PRIVATE STORM DRAIN EASEMENTS (P.S.E)
 = SUBDIVISION EXTERIOR BOUNDARY
 = PROPOSED LOT LINE
 = PROPOSED EASEMENT LINE
 = EXISTING EASEMENT



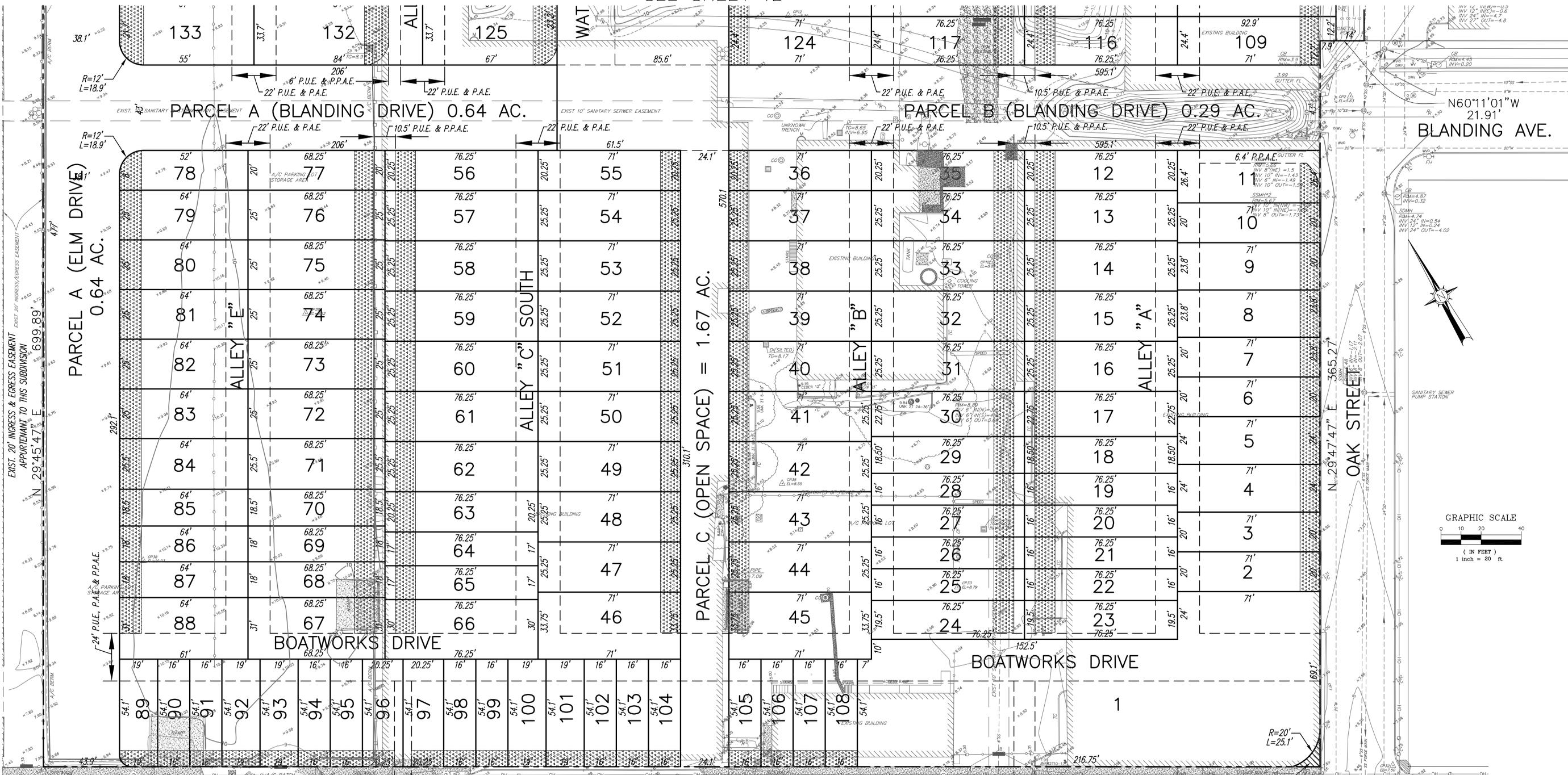
SEE SHEET 1C



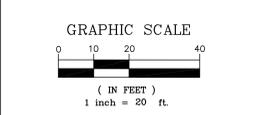
MATTHEW L. REI DATE
 R.C.E. # 39863
 EXPIRES 12/31/11

REFERENCES	REVISIONS	DESCRIPTION
FIELD BOOK No. FILE MAP TITLE CO. DATE: ALAMEDA M.S.C. REF.		
KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net		TENTATIVE MAP TRACT 8060 BOATWORKS SITE DIMENSION PLAN SHEET 1B CALIFORNIA
FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE SCALE: 1"=20' DATE: JULY 5, 2011 JOB No: 18972 DRAWING No: 0-1162		

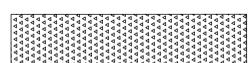
SEE SHEET 1B



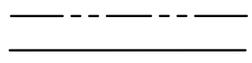
N60°11'01"W
21.91'
BLANDING AVE.



P.A.E. = PRIVATE ACCESS EASEMENT
 P.P.E. = PRIVATE PARKING EASEMENT
 P.P.A.E. = PUBLIC PEDESTRIAN ACCESS EASEMENT
 P.U.E. = PUBLIC UTILITY EASEMENT



= PROPOSED PRIVATE STORM DRAIN EASEMENTS (P.S.E)



= SUBDIVISION EXTERIOR BOUNDARY



= PROPOSED LOT LINE



= PROPOSED EASEMENT LINE



= EXISTING EASEMENT



MATTHEW L. REI
 R.C.E. # 39863
 EXPIRES 12/31/11

KISTER, SAVIO & REI, INC.
 LAND SURVEYORS - CIVIL ENGINEERS
 825 SAN PABLO AVENUE
 PINOLE, CALIFORNIA 94564
 PHONE: (510) 222-4020 FAX: (510) 222-3718
 E-MAIL: info@ksrinc.net

DESCRIPTION
 TENTATIVE MAP
 TRACT 8060
BOATWORKS
 SITE PLAN
 SHEET 1C

REFERENCES	REVISIONS
FIELD BOOK No. FILE MAP TILE CO. POLICY No. DATUM: ALAMEDA M.S.C. REF.	

DATE	DESCRIPTION
JULY 5, 2011	DATE: 18972

SCALE	DATE	JOB No.	DATE
1" = 20'	JULY 5, 2011	18972	0-1162

ELM ST.

CLEMENT AVENUE

BOATWORKS DRIVE

OAK STREET

PARCEL A (ELM DRIVE)
0.64 AC.

PARCEL B (BLANDING DRIVE)
0.29 AC.

PARCEL C (OPEN SPACE) = 1.67 AC.

PARCEL A (BLANDING DRIVE)
0.64 AC.

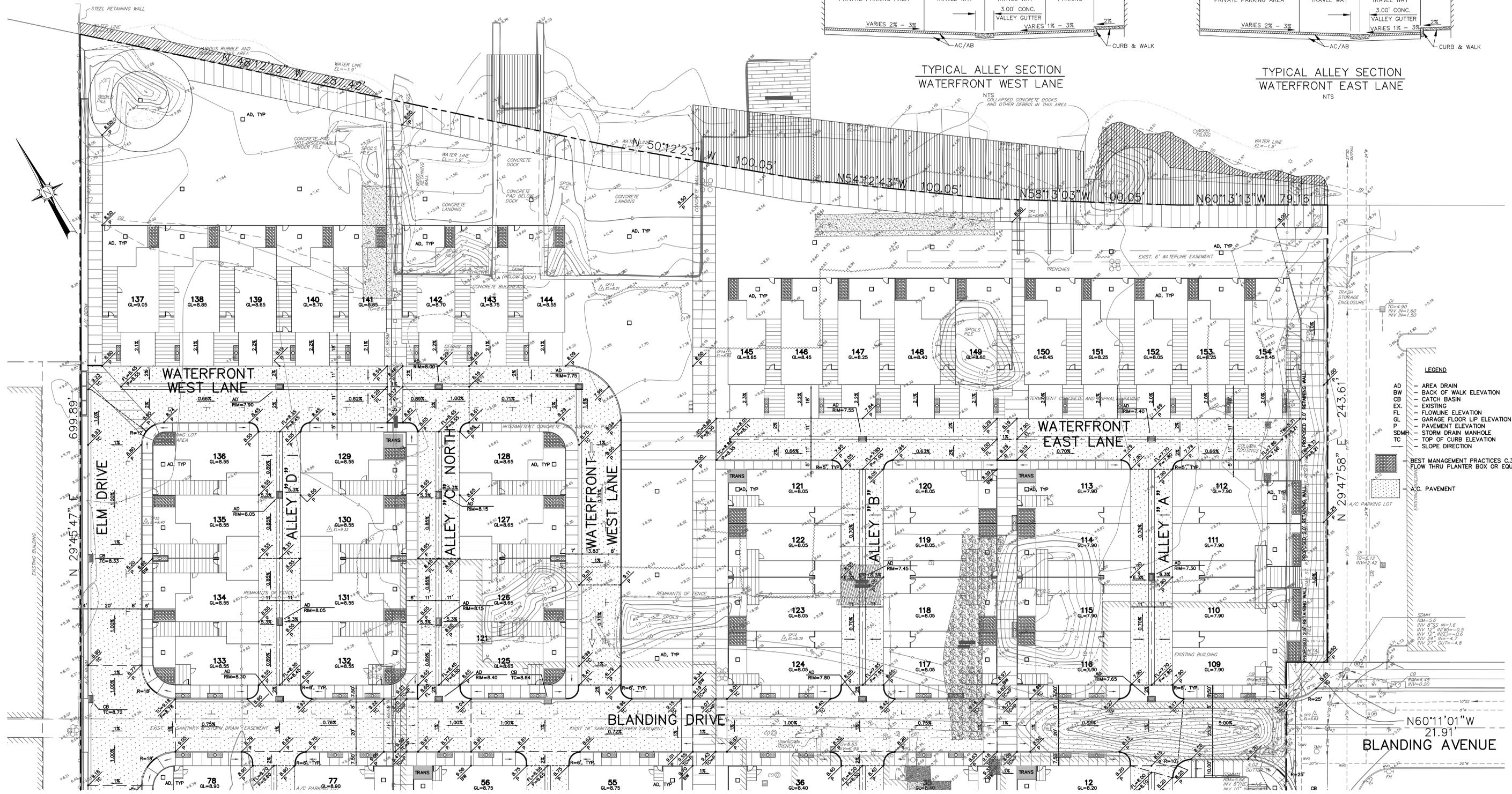
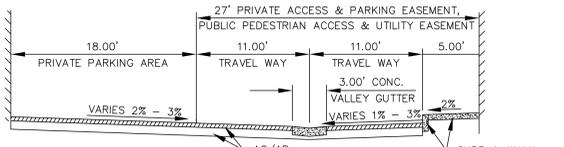
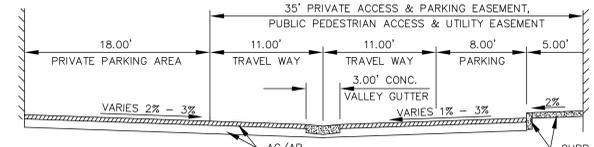
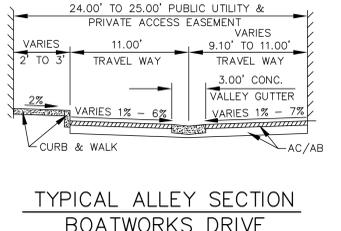
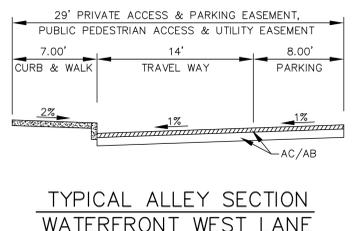
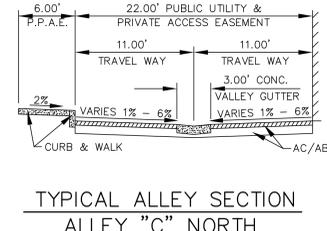
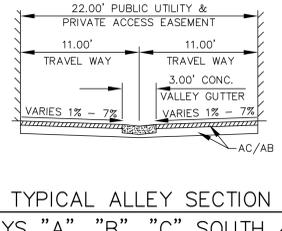
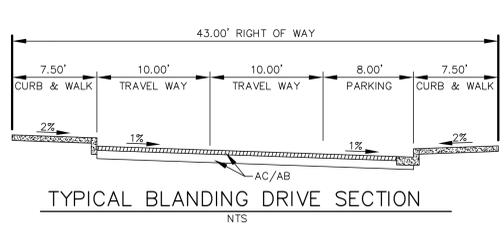
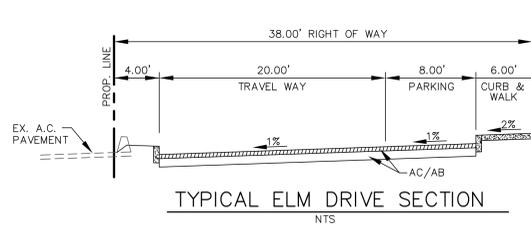
EXIST. 20' INGRESS & EGRESS EASEMENT
APPURTENANT TO THIS SUBDIVISION
N 29°45'47" E 699.89'

R=6'
L=9.4'

R=20'
L=25.1'

EXIST. 20' INGRESS & EGRESS EASEMENT
APPURTENANT TO THIS SUBDIVISION
N 29°45'47" E 699.89'

EXIST. 20' INGRESS & EGRESS EASEMENT
APPURTENANT TO THIS SUBDIVISION
N 29°45'47" E 699.89'



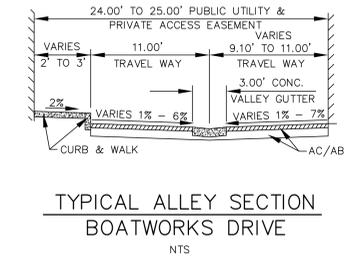
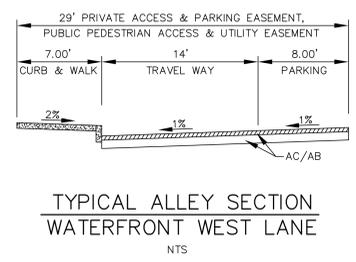
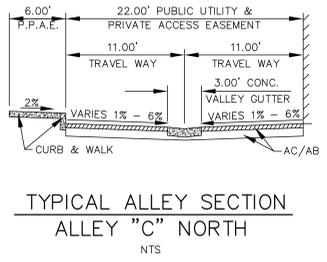
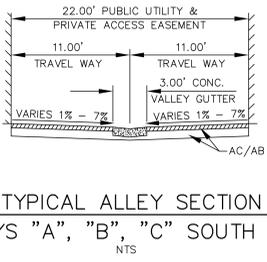
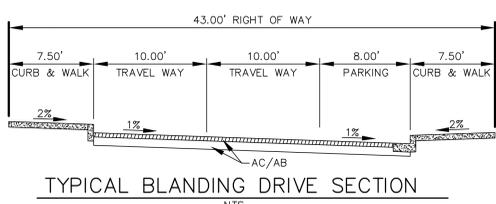
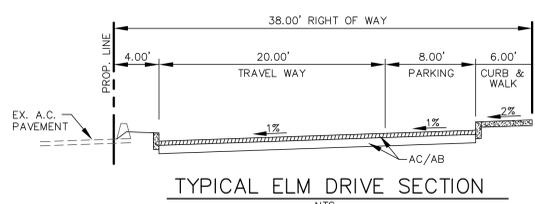
- LEGEND**
- AD AREA DRAIN
 - BW BACK OF WALK ELEVATION
 - CB CATCH BASIN
 - EX EXISTING
 - FL FLOWLINE ELEVATION
 - GL GARAGE FLOOR LIP ELEVATION
 - P PAVEMENT ELEVATION
 - SDM STORM DRAIN MANHOLE
 - TC TOP OF CURB ELEVATION
 - SLOPE DIRECTION
 - BEST MANAGEMENT PRACTICES C.3 FLOW THRU PLANTER BOX OR EQUAL
 - A/C PAVEMENT

<p>REFERENCES</p> <p>FIELD BOOK No.</p> <p>FILE MAP</p> <p>TITLE CO.</p> <p>POLICY No.</p> <p>DATUM: ALAMEDA</p> <p>MSC. REF.</p> <p>NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.</p>	<p>REVISIONS</p>	<p>KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net</p> <p>FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE</p> <p>SCALE: 1"=20'</p> <p>DATE: JULY 5, 2011</p> <p>JOB No. 18972</p> <p>DRG No. 0-1162</p>	<p>DESCRIPTION</p> <p>TENTATIVE MAP TRACT 8060 BOATWORKS PRELIMINARY GRADING & DRAINAGE PLAN SHEET 2A</p> <p>ALAMEDA CALIFORNIA</p>
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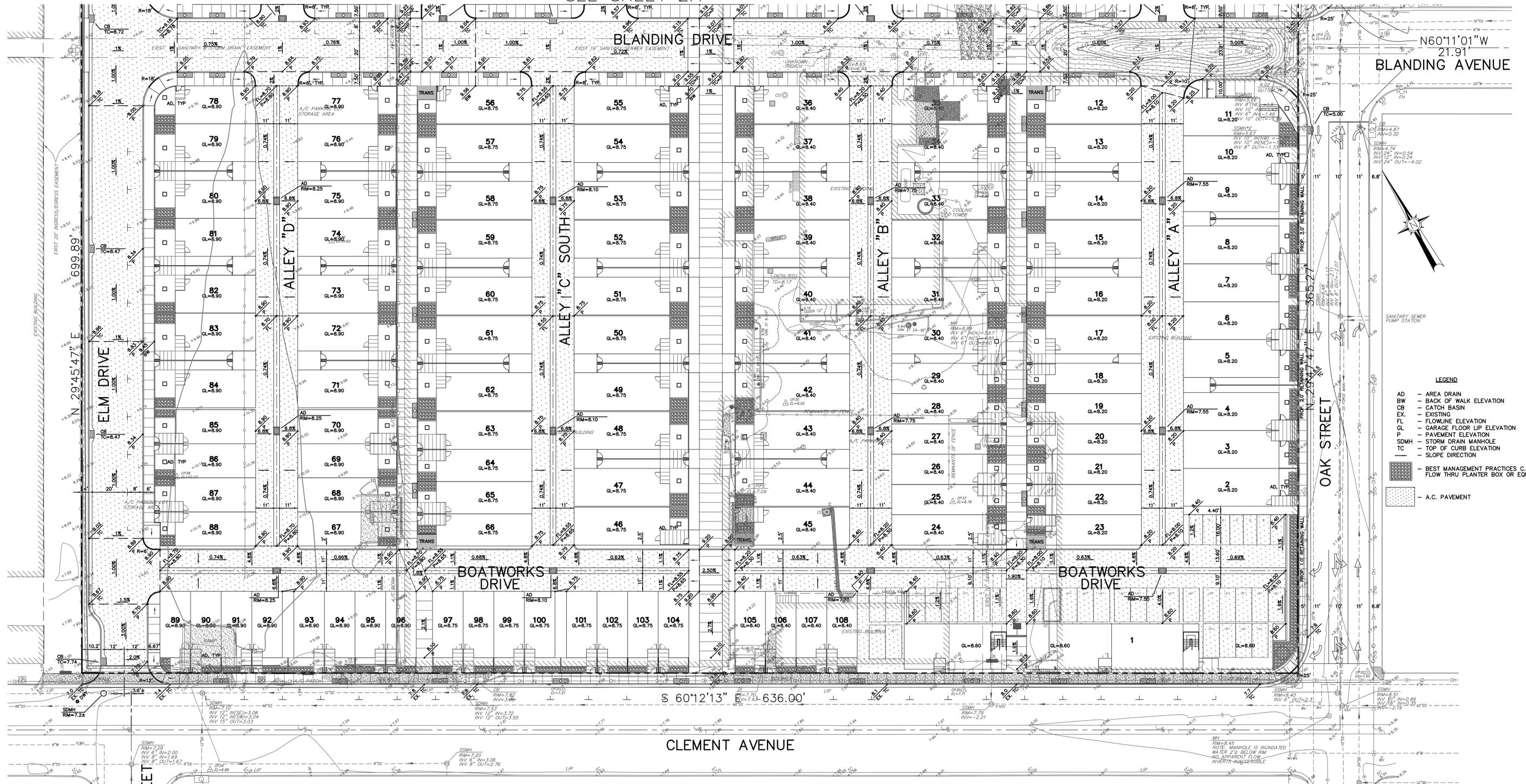


MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

DATE

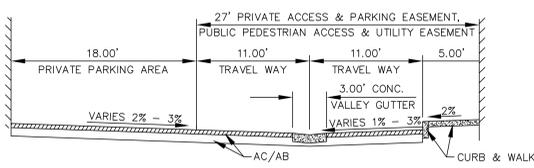
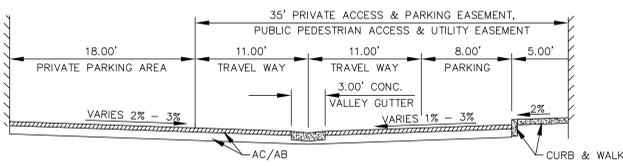


SEE SHEET 2A



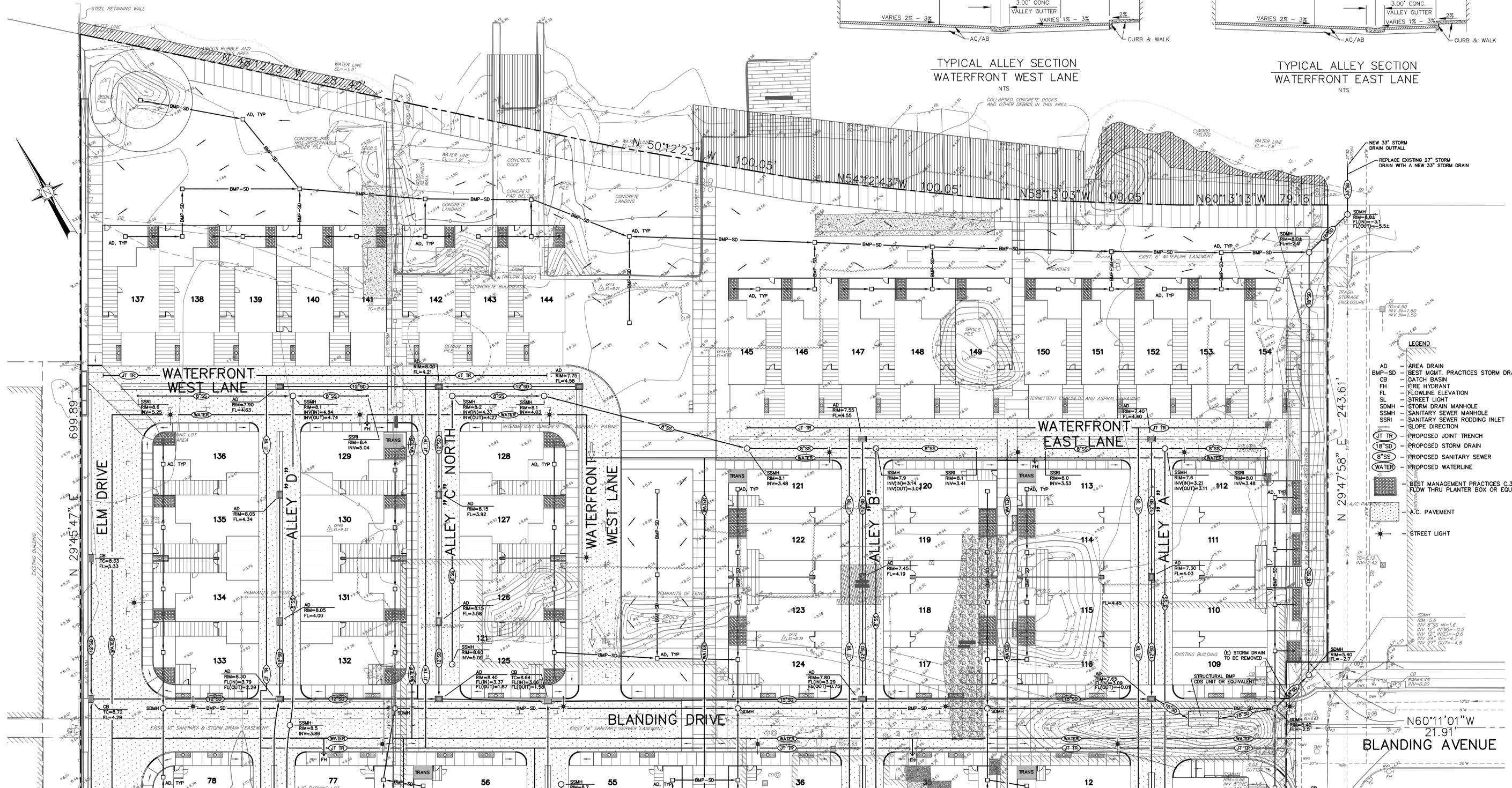
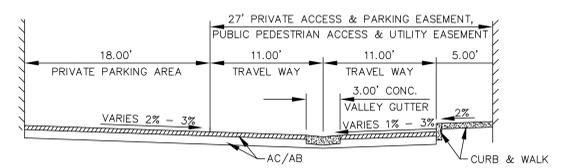
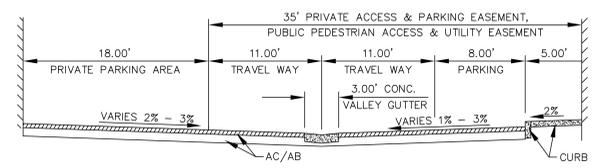
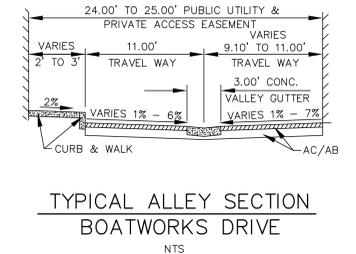
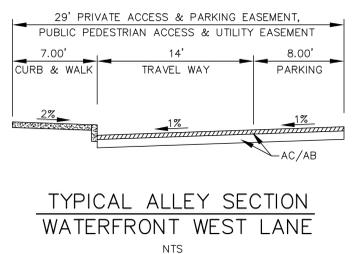
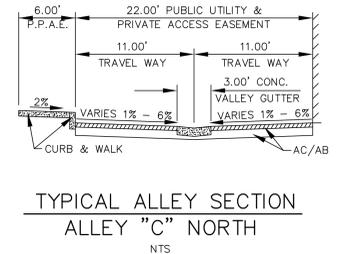
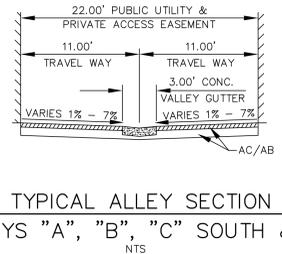
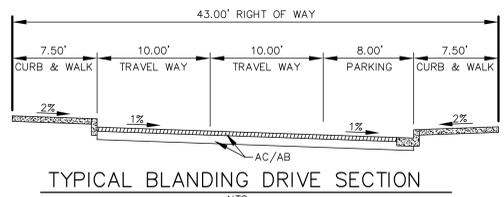
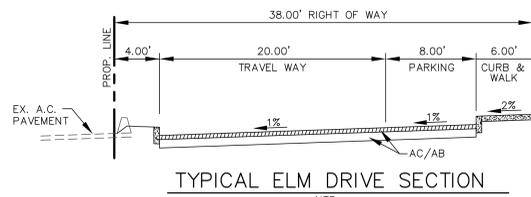
N60°11'01"W
21.91'
BLANDING AVENUE

- LEGEND
- AD - AREA DRAIN
 - BW - BACK OF WALK ELEVATION
 - CB - CATCH BASIN
 - EX - EXISTING
 - FL - FLOWLINE ELEVATION
 - GL - GARAGE FLOOR UP ELEVATION
 - P - PAVEMENT ELEVATION
 - SDMH - STORM DRAIN MANHOLE
 - TC - TOP OF CURB ELEVATION
 - - SLOPE DIRECTION
 - [Symbol] - BEST MANAGEMENT PRACTICES C.3 FLOW THRU PLANTER BOX OR EQUAL
 - [Symbol] - A.C. PAVEMENT



MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

REFERENCES	REVISIONS	DESCRIPTION
FIELD BOOK No. FILE MAP TITLE OR POLICY No. DATUM - ALAMEDA M.S.C. REF.	No. 39863 Exp. 12/31/11 CIVIL	KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net
FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE SCALE: 1"=20' DATE: JULY 5, 2011	JOB No. 18972 DWG No. 0-1162	TENTATIVE MAP TRACT 8060 BOATWORKS PRELIMINARY GRADING & DRAINAGE PLAN SHEET 2B ALAMEDA CALIFORNIA



- LEGEND**
- AD - AREA DRAIN
 - BMP-SD - BEST MGMT. PRACTICES STORM DRAIN
 - CB - CATCH BASIN
 - FH - FIRE HYDRANT
 - FL - FLOWLINE ELEVATION
 - SL - STREET LIGHT
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - SSRI - SANITARY SEWER RODDING INLET
 - SLOPE - SLOPE DIRECTION
 - JT TR - PROPOSED JOINT TRENCH
 - 18"SD - PROPOSED STORM DRAIN
 - 8"SS - PROPOSED SANITARY SEWER
 - WATER - PROPOSED WATERLINE
 - BMP - BEST MANAGEMENT PRACTICES C.3 FLOW THRU PLANTER BOX OR EQUAL
 - A.C. PAVEMENT
 - STREET LIGHT

SEE SHEET 3B



MATTHEW L. REI
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EXPIRES 12/31/11

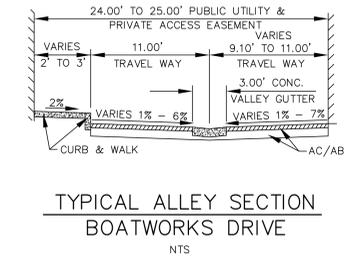
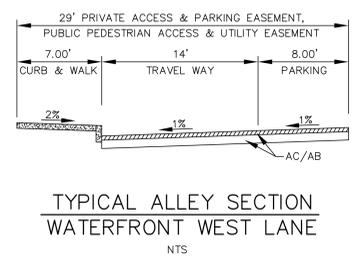
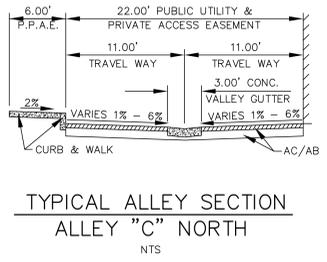
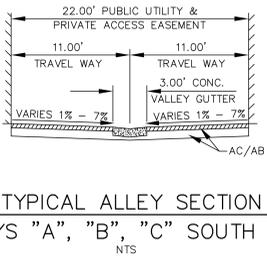
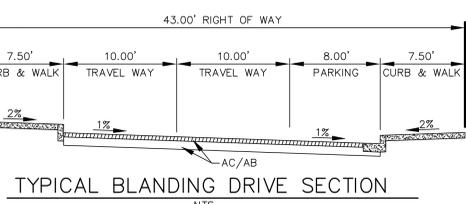
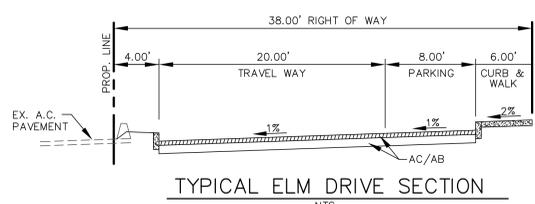
REFERENCES	REVISIONS
FIELD BOOK No. FILE MAP TITLE CO. POLICY No. DATE: ALAMEDA MSC. REF.	

KISTER, SAVIO & REI, INC.
LAND SURVEYORS - CIVIL ENGINEERS
825 SAN PABLO AVENUE
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PHONE: (510) 222-4020 FAX: (510) 222-3718
E-MAIL: info@ksrinc.net

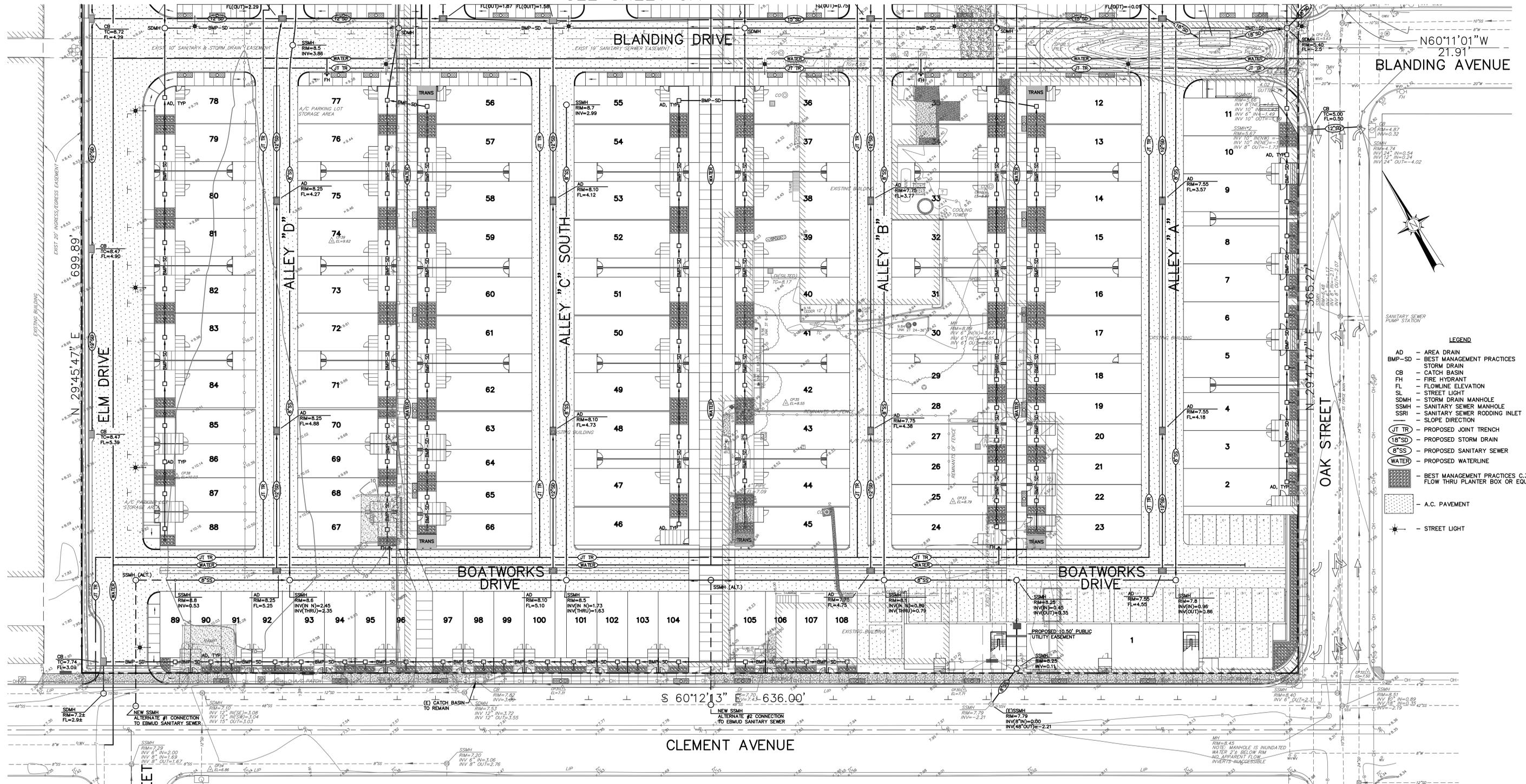
FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE
SCALE: 1"=20'
DATE: JULY 5, 2011

TENTATIVE MAP
TRACT 8060
BOATWORKS
PRELIMINARY UTILITY PLAN
SHEET 3A

DESCRIPTION
ALAMEDA CALIFORNIA

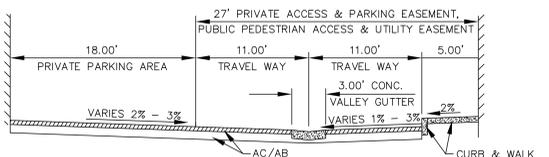
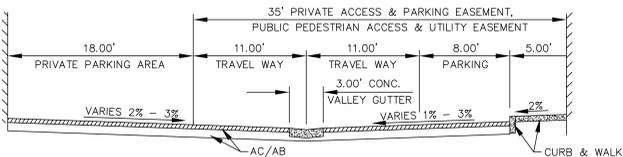


SEE SHEET 3A



N60°11'01"W
21.91'
BLANDING AVENUE

- LEGEND
- AD - AREA DRAIN
 - BMP-SD - BEST MANAGEMENT PRACTICES STORM DRAIN
 - CB - CATCH BASIN
 - FL - FLOWLINE ELEVATION
 - SL - STREET LIGHT
 - SDMH - STORM DRAIN MANHOLE
 - SSMH - SANITARY SEWER MANHOLE
 - SSRI - SANITARY SEWER RODDING INLET
 - SLOPE DIRECTION
 - UT TR - PROPOSED JOINT TRENCH
 - 18"SD - PROPOSED STORM DRAIN
 - 8"SS - PROPOSED SANITARY SEWER
 - WATER - PROPOSED WATERLINE
 - BEST MANAGEMENT PRACTICES C.3 FLOW THRU PLANTER BOX OR EQUAL
 - A.C. PAVEMENT
 - STREET LIGHT



TYPICAL ALLEY SECTION
WATERFRONT WEST LANE
NTS

TYPICAL ALLEY SECTION
WATERFRONT EAST LANE
NTS



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EXPIRES 12/31/11

REFERENCES	REVISIONS
FIELD BOOK No.	
FILE MAP	
TITLE CO.	
POLICY No.	
DATUM ALAMEDA	
MISC. REF.	

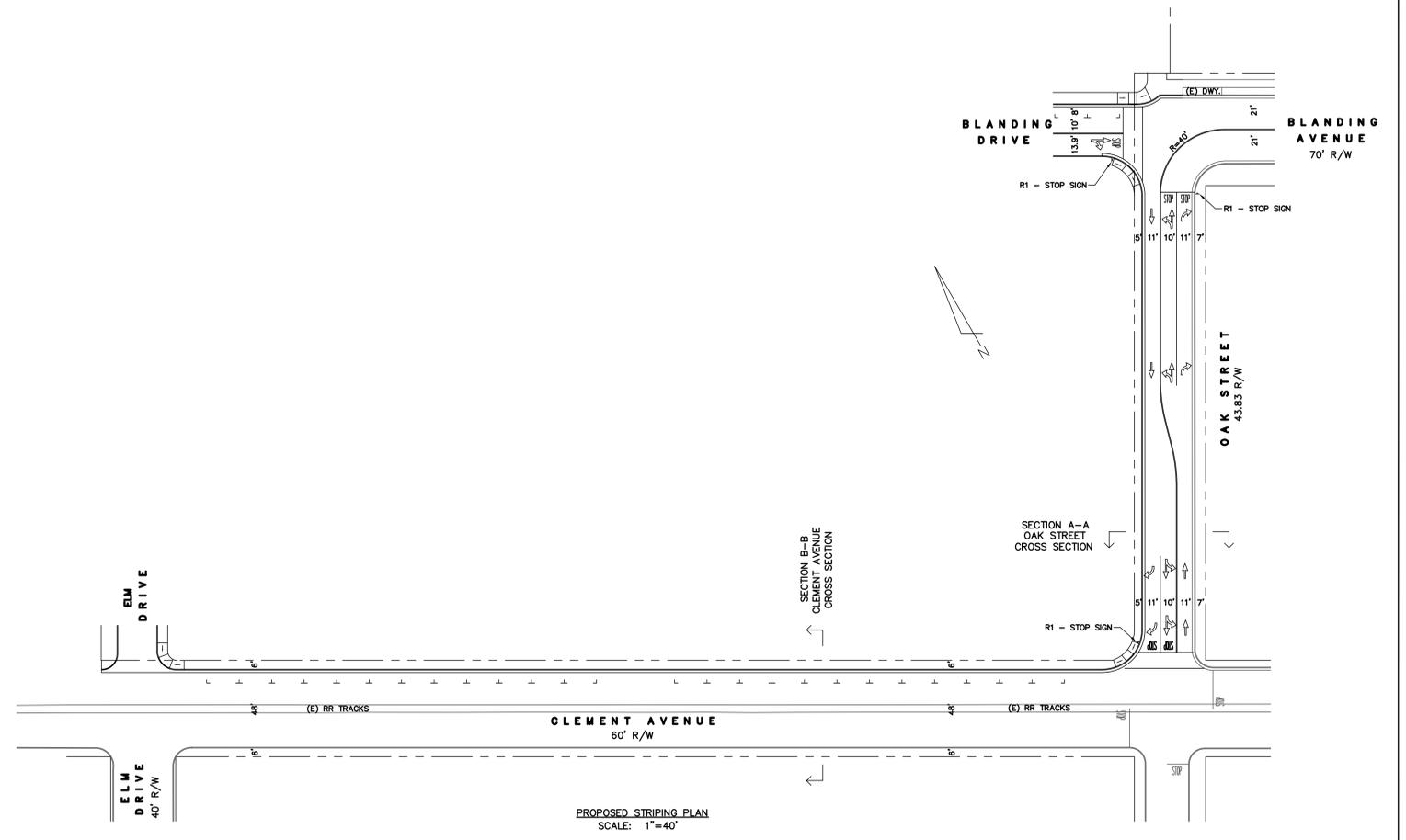
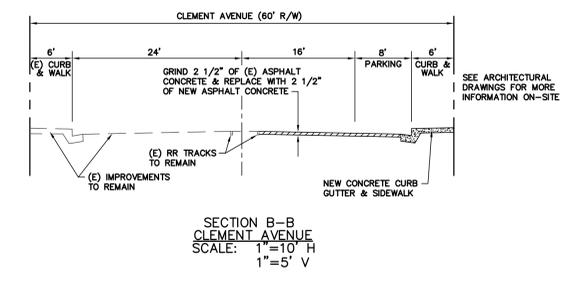
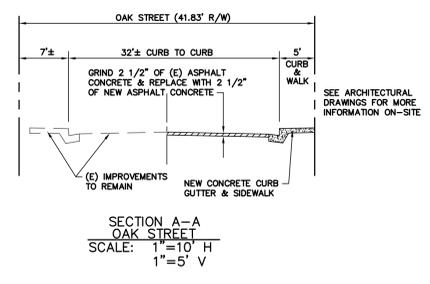
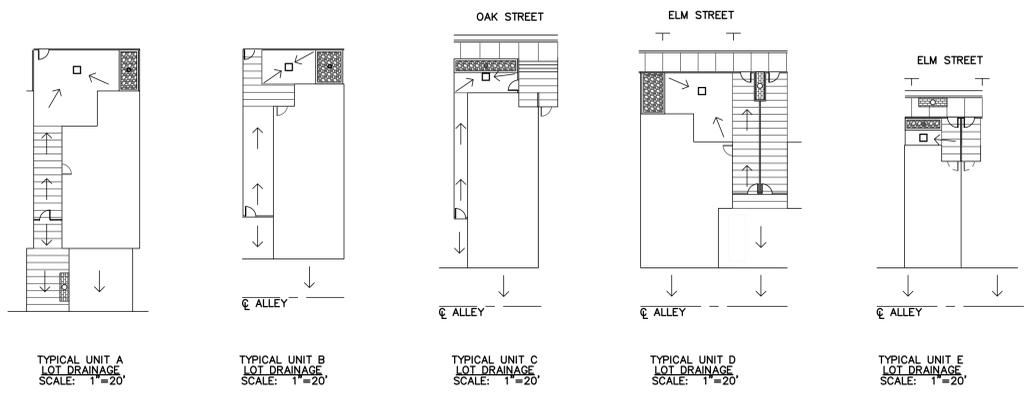
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DESCRIPTION
TENTATIVE MAP
TRACT 8060
BOATWORKS
PRELIMINARY UTILITY PLAN
SHEET 3B
ALAMEDA CALIFORNIA

DATE: JULY 5, 2011 JOB No. 18972 DWG No. 0-1162

- - PROPOSED AREA DRAIN
- - SURFACE RUNOFF DIRECTION
- ▨ - PROPOSED BMP C.3 FLOW THRU PLANTER BOX OR EQ.

NOTE: DESIGN OF FLOW THRU PLANTER BASED ON TOTAL IMPERVIOUS ROOF SURFACE



MATTHEW L. REI
R.C.E. # 39863
EXPIRES 12/31/11

<p>REFERENCES</p> <p>FIELD BOOK No.</p> <p>FILE MAP</p> <p>TITLE CO.</p> <p>POLICY No.</p> <p>DATUM ALAMEDA</p> <p>MSC. REF.</p> <p>NOTE: CONTOURS BY INTERPOLATION, APPROXIMATE ONLY.</p>	<p>REVISIONS</p>	<p>KISTER, SAVIO & REI, INC. LAND SURVEYORS - CIVIL ENGINEERS 825 SAN PABLO AVENUE PINOLE, CALIFORNIA 94564 PHONE: (510) 222-4020 FAX: (510) 222-3718 E-MAIL: info@ksrinc.net</p> <p>FOR: PHILIP BANTA & ASSOCIATES ARCHITECTURE</p> <p>SCALE: 1"=20'</p> <p>DATE: JULY 5, 2011</p>	<p>DESCRIPTION</p> <p>TENTATIVE MAP TRACT 8060 BOATWORKS DETAILS PLAN SHEET 4</p> <p>ALAMEDA CALIFORNIA</p>
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