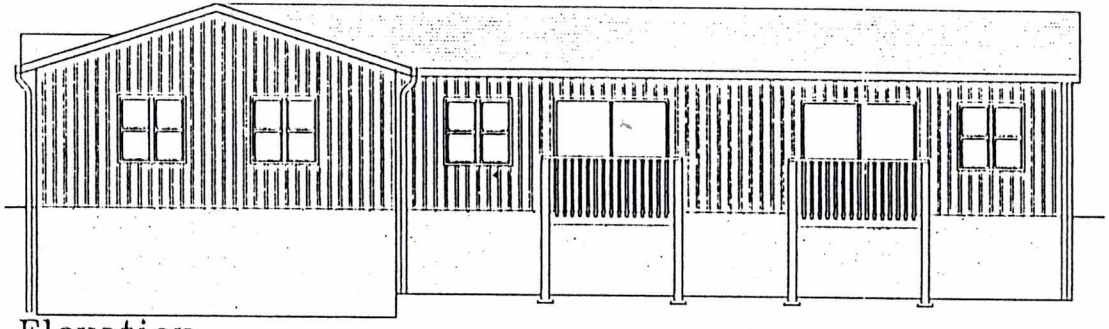
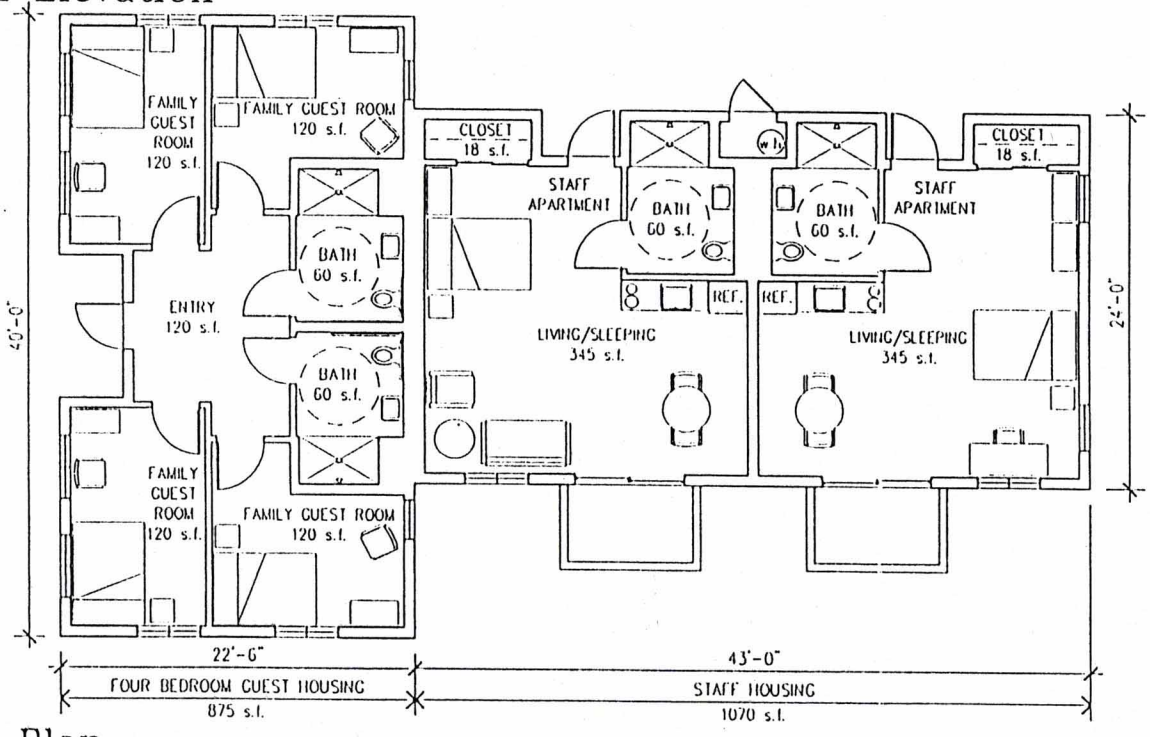
Exhibit 2: Preliminary Floor Plan for addition to Point Reyes Hostel



South Elevation



Floor Plan
Scheme C

CONSTRUCTION:
Type V wood frame with crawl space; poured reinforced concrete foundation and sidewalk

EXTERIOR MATERIALS
Roofing: Asphalt Composition Shingles over 15# Building Paper with ridge vent
Eaves: 1x Cedar Boards with slot vent and insect screen
Siding: Board and Batten Cedar with Clear Sealer
Decking: 2x6 spaced Clear Redwood
Railings: 2x top and bottom rails with 2x2 pickets at 4" spacing, Clear Redwood with Clear Sealer
Deck Structure: 4x Redwood Posts with pressure treated D.F. joists and ledgers
Door and Window Trim: 1x Cedar with Clear Sealer
Windows: Aluminum Clad Wood, double hung, double glazed, Clear Glass, Clear Finish at interior, insect screens
Gutters and Downspouts: Aluminum, factory finished

INTERIOR MATERIALS
Walls:
General: Painted Gypsum Board with smooth finish
Baths: Painted water resistant Gypsum Board with smooth finish. (Alternate: Ceramic tile wainscot at 48" over cement board)
Showers: Fiberglass Unit Shower
Ceilings: Gypsum board with smooth finish at underside of rafters
Floors:
General: Carpet
Baths: Sheet Vinyl with integral coved base (Alternate: Ceramic tile)
Kitchen: Sheet Vinyl
Base: Resilient (except at Baths)
Doors:
Entry: Double Glazed Glass with Solid Core Wood stile and rail with Clear Sealer
Closets: Hollow Core Wood plain sliced Birch Veneer with Clear finish
Sliders: Double Glazed Clear Glass Aluminum Clad Wood with Clear Finish at interior
General: Solid Core Wood plain sliced Birch Veneer with Clear Finish
Hardware: Schlage, "D" series
Trim: Painted Pine "Ranch style" wall base and door and window casing
Insulation: Fiberglass Batt with Foil Facing
Roof: R-30
Walls: R-13
Floor: R-19

ELECTRICAL
Lighting: 4-6 recessed incandescent ceiling fixtures per unit with exterior fixtures at doors
Power: per code with distribution panel

MECHANICAL
Heating: Wall mounted gas fixture per unit
Exhaust: Fans at Baths and Kitchens
Plumbing: as required by code (Note: all fixtures shall be ADA compliant, wall mounted fixtures – all showers shall have adjusted height spray heads, grab bars and folding seats in public showers and blocking in walls for future grab bars in private showers. Provide grab bars at toilets in public baths and blocking in walls for future grab bars in private baths)

APPLIANCES
Kitchen: Unit kitchenette, Dwyer or equal, ADA compliant

NORTH

0' 8' 16'
1/8" = 1'-0"

May 12, 1996

American Youth Hostels – Point Reyes Staff and Guest Housing