

Scope of Work

Marina San Pablo Yacht Club Renovation
07.14.2014
MSP Existing Clubhouse, Jacksonville, FL

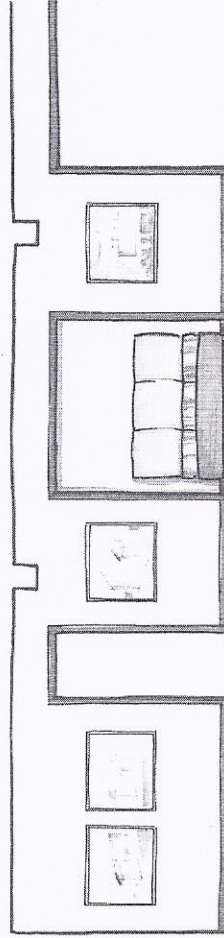
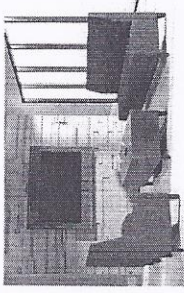
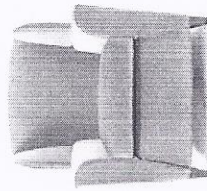
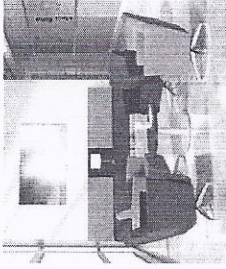
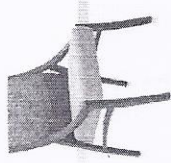
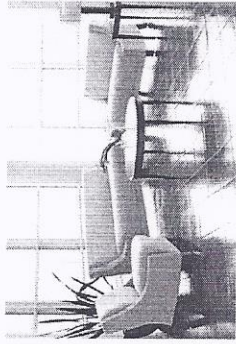
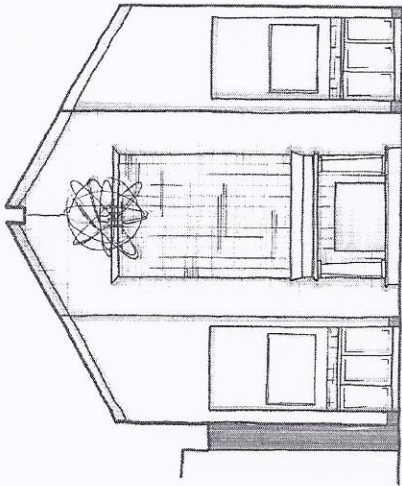
General:

In anticipation of the construction of a new condominium adjacent to the existing Marina San Pablo condominium building, Bove/Remi Properties will lease a portion of the existing Marina San Pablo Yacht Club for use as a temporary sales and design center. Minimal aesthetic renovations and new furniture items as outlined below, including a temporary office enclosure, will be integrated to complement the style of the new condominium building, as well as to begin the process of tying the style of the two buildings together.

Spaces:

1. Foyer
 - a. Stone tile flooring and mosaic medallion to remain. Flooring will be professionally cleaned.
 - b. New wallcovering will replace existing to underside of horizontal beam/trim. Chair rail will be removed to create continuous finish.
 - c. All other cherry stained trimwork (base and casing) to remain.
 - d. Wall surface above wallcovering to receive new soft white paint finish. Ceiling beams and vertical applied woodwork will be refinished with new soft gray paint finish.
 - e. Existing chandelier will be replaced with new larger scale spherical chandelier.
 - f. Wall sconces will be replaced with new larger scale sconces with glass diffusers.
 - g. Furniture – Console table and existing artwork to remain. New entry chairs and side table will replace existing.
2. Bar/Lounge
 - a. Carpet and tile flooring to remain. Flooring will be professionally cleaned.
 - b. Wall and ceiling surfaces to receive new soft white paint finish. Ceiling beams will be refinished with new soft gray paint finish.
 - c. All other cherry stained trimwork, storage/display and bar millwork to remain.
 - d. Draperies to remain.
 - e. Surface-mounted ceiling fixtures to remain. Bar pendant fixtures and wall sconces behind bar to be replaced.
 - f. Existing ivory outlet boxes and covers at bar top and back bar will be replaced with black.
 - g. Furniture – Pedestal game tables to remain. Marsh scene artwork to remain. New seating group at television, bar stools, and game table chairs will replace existing. New artwork at entry wall of a complementary theme will replace existing pair of framed artwork.

3. Gallery
 - a. Stone tile flooring to remain. Flooring will be professionally cleaned.
 - b. Existing ceiling surface-mount light fixtures will be replaced with recessed can lights.
 - c. Wall surfaces, ceiling and soffits to receive new soft white paint finish.
 - d. Existing wall sconces in recessed niche will be removed and wall patched.
 - e. Furniture – A new high-back armless settee will replace the existing console table in the niche.
4. Great Room
 - a. Stone tile flooring to remain. Flooring will be professionally cleaned.
 - b. Wall surfaces to receive new soft white paint finish.
 - c. Existing applied ceiling beams will be reduced in quantity. Remaining beams will be refinished with new soft gray paint finish.
 - d. Existing chandeliers will be replaced with new large scale spherical chandeliers.
 - e. Wall sconces at exterior wall will be removed and walls patched.
 - f. Both fireplaces will receive new glass and stone mosaic tile façade. Stone hearth, columns and mantel to remain.
 - g. West half of Great Room will be converted to Sales Office with temporary glass and wood paneling partition. Finish of new partition will match existing cherry stained finish and new gray painted finish. Millwork adjacent to fireplace will be simplified with new painted finish, transitional trimwork, and closed base cabinet for office storage. Above counter, the glass and stone tile mosaic will be used as full height backsplash.
 - h. At the east side of the Great Room, existing millwork cabinets adjacent to fireplace will be converted to coffee bars with televisions above. Millwork will be simplified with new painted finish, transitional trimwork, and closed base cabinet for coffee service storage. Above counter, the glass and stone tile mosaic will be used as 6" high backsplash.
 - i. New oversize bound area rug will be provided at east side of room under seating grouping.
 - j. Draperies will be removed and walls patched to improve view to pool and marina beyond.
 - k. Furniture – New relaxed-style coffee bar lounge furniture will replace existing seating group at east side of room. An oversize island for gathering will be located in the center of the room. In the new Sales Office, a sales desk and chair will be located at the north end, with a small conference table and four chairs in front of the south-facing windows. New area rug will be provided under the conference table.
5. Restrooms
 - a. All existing finishes to remain. Flooring to be professionally cleaned.
 - b. New chrome faucets will replace existing.
6. Fitness Room
 - a. Carpet to remain. Flooring will be professionally cleaned.
 - b. Wall and ceiling surfaces to receive new soft white paint finish.



4 Marina San Pablo Clubhouse

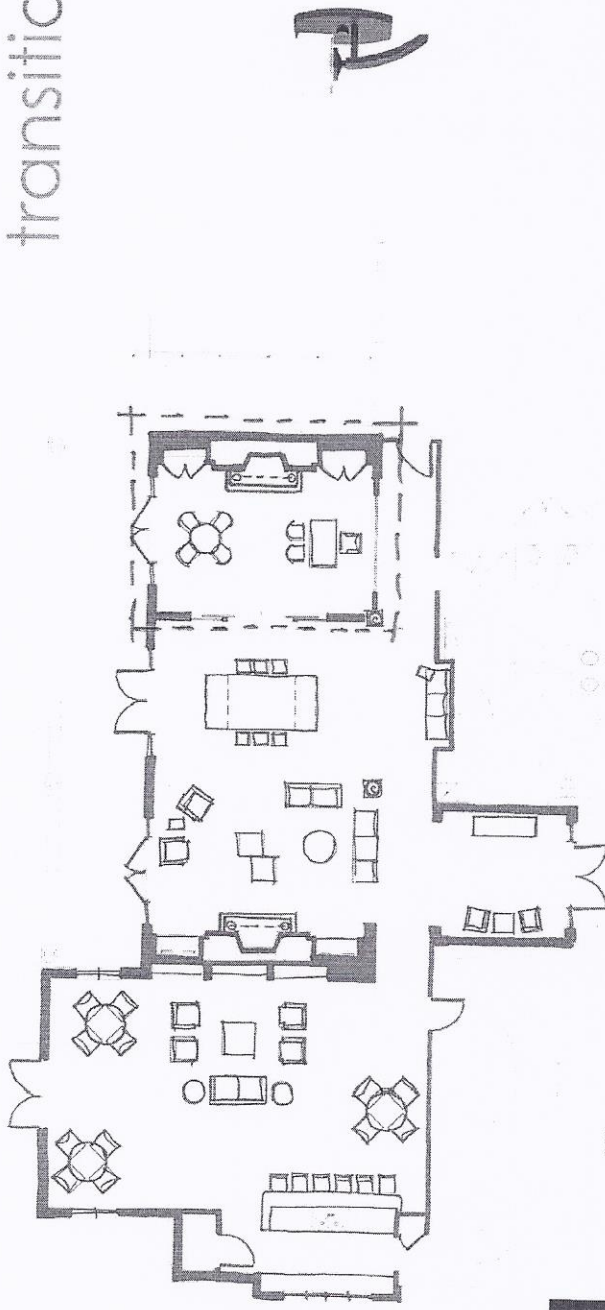
architecture | interior | planning | landscape

GROUP
DESIGN

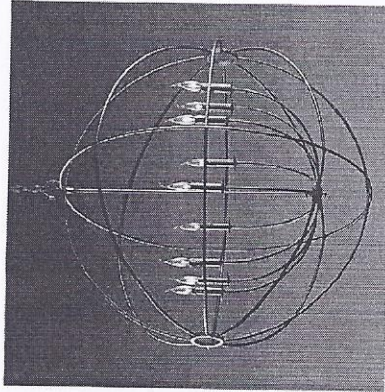
06.30.14

4 Marina San Pablo Clubhouse, Marina San Pablo, San Francisco, CA. Architect: Group Design. Interior Design: Group Design. Landscape: Group Design. Date: 06.30.14.

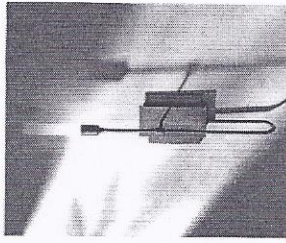
transitional



sophisticated



balanced masculine & feminine attributes
new classic



4 Marina San Pablo Clubhouse

architecture | interiors | planning | landscape

GROUP DESIGN