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## Chimney Springs Clubhouse Renovation

### Project Information

11-03-08

#### **Project Location**

2465 Hearthstone Circle  
Marietta, Georgia 30062

#### **Existing Building Data**

Existing structure consist of a main level with access to a small useable attic and a lower level storage and pool deck accessible bathrooms and showers. The existing structure is residential type wood frame construction with a CMU lower level foundation. The building is finished with fiberglass shingle roofing, cedar shingle siding with cement stucco on the lower level CMU foundation walls. Project originally constructed in 1975

Main Level = 2,100 SF

Lower Level = 1,765 SF (1,220 SF storage, 545 SF restrooms)

Attic = 456 SF

**Total Existing Area = 4,321SF**

#### **Proposed New Construction Area**

##### **Main Level**

New Exterior Covered Porch Area (total front and rear) = 460 SF

New Heated and Cooled Building Area = 336 SF

##### **Lower Level**

New Enclosed (non-heated) Building Area = 250 SF

**Total New Construction Area = 1,046 SF**

#### **Renovation Description**

##### **Demolition:**

Remove existing main level covered front porch and enclosed rear sun room. Also demo existing fireplace located in the middle of the existing great room.

##### **New Construction:**

See attached proposed new renovation plans and elevations for specific details. All walls and columns indicated with dark infill wall hatching represents new construction.

### **Main Level**

- 220SF front covered porch with new stained front doors and sidelites, T&G finished ceiling with recessed lighting and ceiling fans.
- 200SF rear covered shade porch with T&G finished ceiling with recessed lighting and ceiling fans overlooking the existing pond and swimming pool.
- 336SF heated and cooled multipurpose room at the rear of the building (conference room, game / card room, library and buffet room for larger social / dining events)
- Existing great room – remove existing fireplace to open up the room to a much larger / useable space (24'x31'). This room will have vaulted ceilings with exposed decorative wood trusses, pendant and recessed lighting, new french doors to access the new rear shade porch and side french balconies. This room will also be enhanced with a multitude of new glazing opportunities for more natural light and dramatic views of the existing pool and pond. A new prefabricated fireplace will be constructed with a stone veneer finish.
- The existing kitchen will get all new cabinets, lighting and appliances
- The existing unisex restroom will be completely remodeled with new finishes and plumbing fixtures and be converted to a larger HC accessible women's restroom.
- A new HC accessible men's restroom will be added as shown
- Large storage area for storing chairs and tables for social functions.
- Required side exit stair will be constructed for access to the rear lower level patio deck.
- New fiberglass roof, all new insulated windows, doors, lighting and plumbing fixtures, flooring, trim and paint.
- Potential alteration of the existing electrical panel and service may be required for added electrical loads imposed by the new renovation design.
- The existing HVAC

### **Lower Level**

- The construction documents for the lower level will be done to allow for alternates for refinishing the existing restrooms and entry vestibule. It is not the intent of this renovation to relocate or change any of the existing lower level walls.
- We are proposing to construct a new lower level entry vestibule that will be used to access a new lifeguard's office, snack bar service station and to the existing service stair which leads to the upper main level. These areas will not be conditioned space.
- We are proposing that the existing lower level stucco finish be covered with a cultured stone veneer

### **Landscaping**

- A small amount of landscaping will be required at the front entry area new porch and handicap ramp – the remainder of the project has very little impact on the existing site and is surrounded on 3 sides by existing concrete paving.