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# The Barn-dominium of The Music City

ID 414 -Winter 2019

Rima Nasr

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# Client Program

The Dolson's ( Hope & Henry) are couple in their 30's moving to the suburb of Tennessee who desire to renovate a recently purchased barn into dream home. They both enjoy entertaining, and socializing regularly. Hope loves cooking and very organized kitchen. Henry loves the music , and plays the guitar and harmonica, and own old vinyl records.

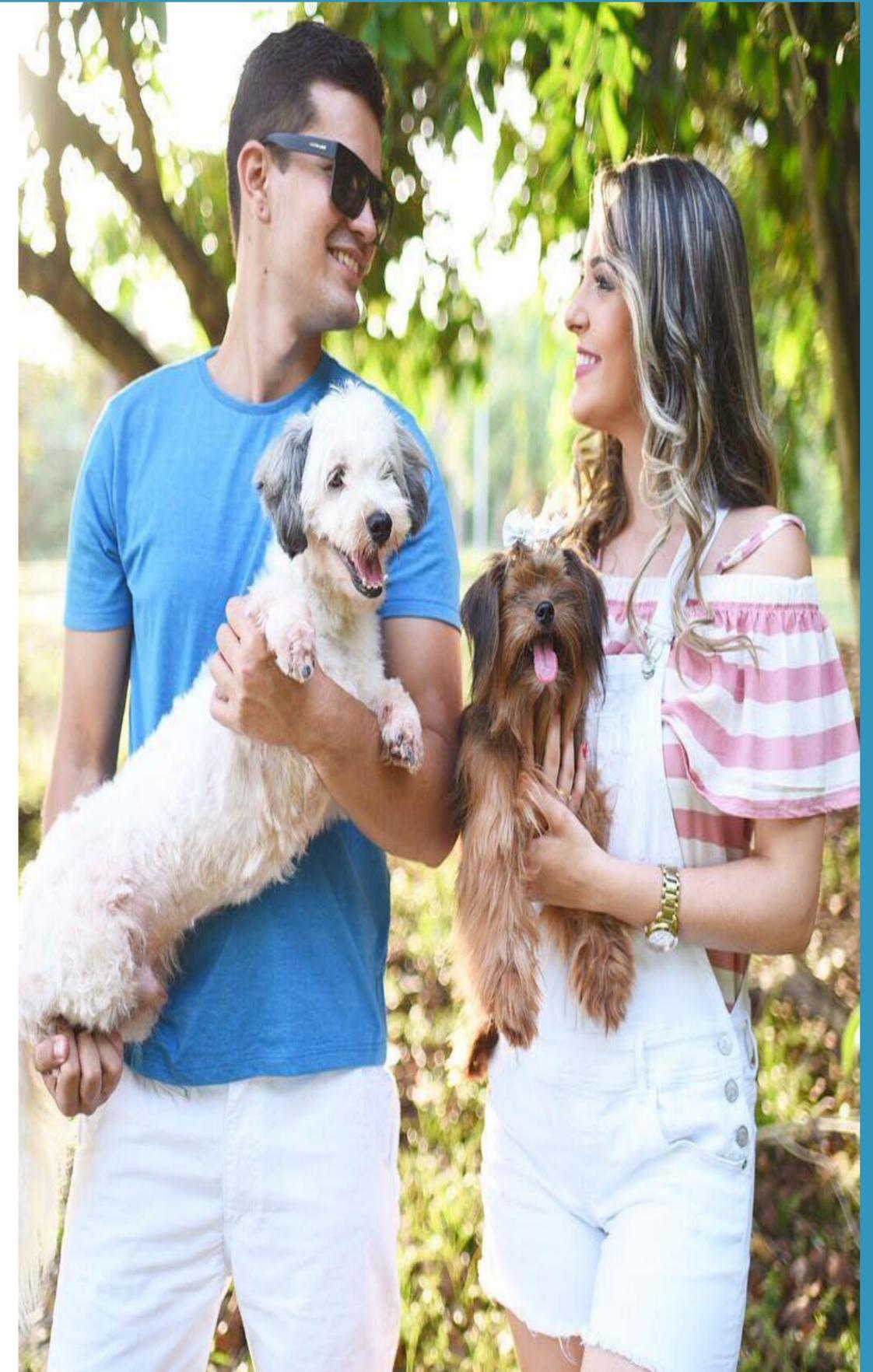
## Wants & Needs

- Incorporate some family pieces of furniture in the design
- Special accommodation for Henry's music instrument and soundproofing
- Bright colors and dark leather but NO mauve
- In-law space to be considered for rentable option
- Hope is 5'2" while Henry is 6'4"
- His and hers personal walk-in closed and vanities
- Media room with vintage record player collection storage
- Guest suite for in-laws
- Two bedrooms for future kids
- At least one office
- Natural light, bright spaces
- Eco-friendly and sustainably sensitive
- Entertaining areas for socializing
- Well equipped kitchen, with plenty of storage
- Extra outdoor space for gardening
- Large garage with space for motorcycle and



# Client Profile

Hope Dolson is a chef who loves to cook in general. She wants the kitchen is an important part of the house. It should be directly accessible to the family room and of course the outside cooking and dining area. As a chef, there are times when she is extremely busy, but she has developed her business model to allow time for family and friends. She does have monetary support from her family in terms of her business and where needed. She is 5'-2" and the design in some areas important to her needs to acknowledge this. The husband owns a local brewery which he and a friend started 10 years before. He is 6'-4" and the design does have to accommodate this. He collects old vinyl records and needs a place to store them. There is a vintage record player and somewhere this collection and a new sound system need to be accommodated. As a music-lover in Nashville, he of course plays the guitar and has the preverbal collection of guitars. They do like outdoor life and part of this for him, includes working on his motorcycle and going riding on occasion with a group of friends. Because music and friends play an important part in their busy lives, the large lot helps isolate them from immediate neighbors. This couple do enjoy entertaining. They have a group of friends that includes 3 other couples that they regularly socialize with. This includes cooking parties where they go to the different homes for dinner and entertainment, which often includes music. They both enjoy holidays and entertaining when time allows.. Both of the couple have parents who live in other cities or states and come visit. The design therefore should consider their visits and consider aging in place to help accommodate them. They are considering a mother-in-law space that might be rentable short term.



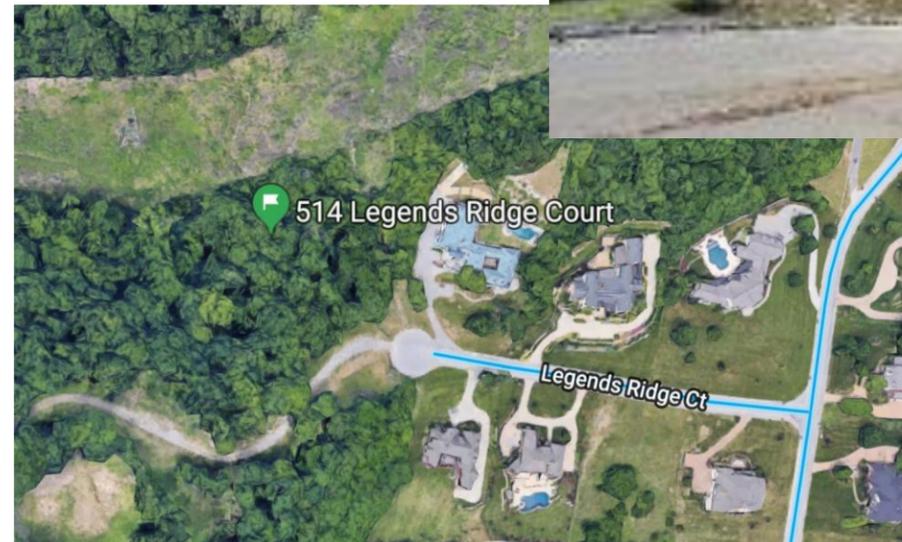
# Site Location

## Address

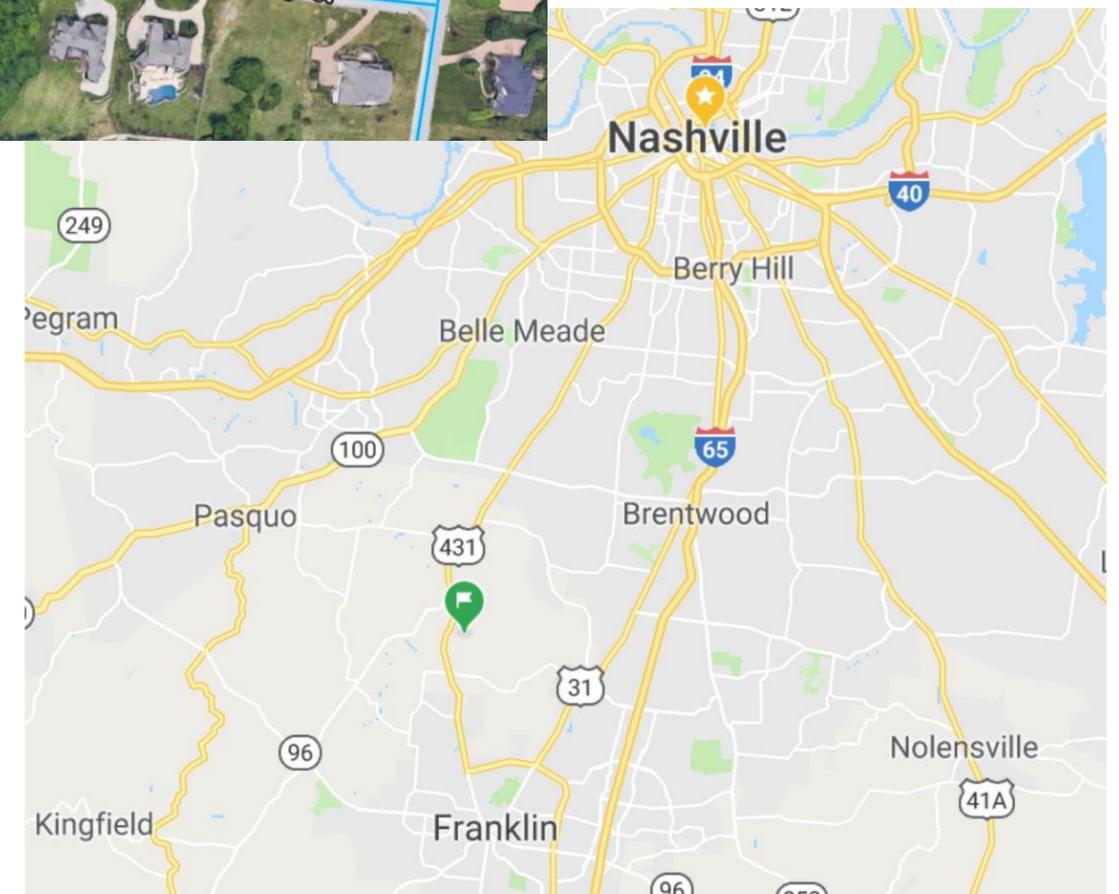
514 Legends Ridge Ct.  
Franklin, TN 37069  
Williamson county neighborhood-

- Located at the south of Nashville Tennessee, a home to many major corporate headquarters, historical attraction, lively music, amazing sceneries, abundance of shopping, and plenty of parks. The downtown Franklin Historic District was named one of the Top 10 Great Neighborhoods by the American Preservation Association's Great Places of America Program. The community focuses on inclusivity showing beauty of growing diversity, enjoying world-class music festivals making a magical place to live in.

### Satellite View



### City Map



# Location overview

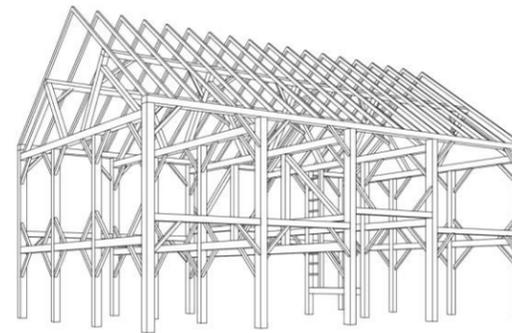
- **Legendary Country Music** Known as “Music City USA”, Nashville is home to endless opportunities for enjoying music, from music clubs and honky-tonk bars to historic auditoriums. . In almost every part of town, there’s a live music venue where locals and tourists alike can enjoy the sounds of singers and songwriters. From country to rock, jazz and pop, you’ll find music worth listening to at these Nashville live music venues.
- Experience the vibrant performing arts scene with an exhilarating stage show or performance.
- **Low Cost of Living** Nashville's cost of living lies 3% below the national average, and it boasts 6% lower housing costs, 100% lower income taxes, and a median home price of just \$165,200.
- **Amazing Amenities** Shopping, dining, entertainment, nightlife, parks, employment, attractions, and more! Nashville truly has something for everyone to enjoy, any time of day or night.

- **Commuter:** Nashville launched a passenger commuter rail system called the Music City Star on September 18, 2006. The only currently operational leg of the system connects the city of Lebanon to downtown Nashville at the Nashville Riverfront Station.
- **Road:** Nashville is centrally located at the crossroads of three Interstate Highways: I-40, I-24, and I-65. Interstate 440 is a bypass route connecting I-40, I-65, and I-24 south of downtown Nashville.
- **Public transit:** The Metropolitan Transit Authority provides bus transit within the city. Routes utilize a hub and spoke method, centered around the Music City Central transit station in downtown.
- **Climate:** Franklin enjoys the four seasons climate with 55” of rain and 3” snow on average yearly, 207 sunny days average compare to 205 for US average. Summer highest temperature is 88degree and winter lowest is 29degree. In general, its climate is a more comfortable year round.



# Site Construction Practices

- The Home Improvement license is required by law to perform remodeling to existing residential homes, where the cost is more than \$3,000 to less than \$25,000 (\$25,000 and up require a "Contractor's" license). The total contract or cost includes materials and labor. It is required to repair, replace, remodel, alter, conversion, modernization, improvement, or addition to any land or building, such as, driveways, swimming pools, porches, garages, landscaping, fences, fall-out shelters, roofing, painting and other improvements adjacent to the dwelling (see T.C.A. 62-6-501 for a complete definition in the law). Valuable information on \*lead abatement below is provided below.
- Home improvement does not cover electrical, plumbing or \*HVAC. You must check with the "Local Government" jurisdiction for their requirements, permits and inspections. This may include obtaining the State's LLE (Limited Licensed Electrician) or LLP (Limited Licensed Plumber) license; and there is not a state \*HVAC license for small projects less than \$25,000. The contractor's license is required for these classifications for projects \$25,000 or more (includes materials, labor costs, and profit).



- \*HVAC contractors may be regulated at the local level and if not, the Home Improvement license will be required in order to perform HVAC. (See T.C.A. 62-6-503)
- Note: A license is required regardless of whether a permit is needed!
- Three inspections will be required: the foundation prior to pour, the rough-in/framing, and at final construction. If your foundation is to be a concrete slab under a living space with separately poured footing, you will need a fourth inspection. After October 1, 2011, inspections will also be required on plumbing and mechanical systems.
- Lead Abatement: Lead abatement remodelers are required to be certified through the Department of Environment and Conservation and may be contacted at 1-888-871-5323 or their Department of Environment and Conservation web site.

# Functional Analysis

Room	Dims	Sq ft	Furniture needed	Lt	views	Adj.	FLR	Acoustic	Rugs	Art	Window Treatment	Special	Note
Dining	12X14	168	Table-chairs	ceiling	Y	Kitchen-living	Tile	yes	Y	Y	N		
Living	21X18	378	Sofa-chair-tables	ceiling	Y	Dining kitchen	Wood	yes	Y	Y	N		
M.Bed	16X14	224	Bed-nightstands seating	ceiling	Y	Master Bath	Carpet	yes	Y	Y	Y		
M.Bath	18X12	216	Built-in	wall	Y	Master Bed	Tile	no	N	Y	Maybe		
Kitchen	17X14	238	stool	Wall+ ceiling	Y	Dining- living	Tile/	no	N	N	N		
Office	12X11	132	Desk –chair	ceiling	y/n	entry	Carpet	yes	Maybe	Y	Maybe		
Entry		54	console		N	Living	Wood		Maybe	Y	N		
Bed 2	11X14	154	Bed- side	ceiling	N	Bed3-bath3	Carpet	yes	N	Y	Y		
Bed3	11X14	154	2 beds- side	ceiling	N	Bed2-bath	Carpet	yes	N	Y	Y		
Bath 2	8X10	80	baskets	Wall	N	Bed2/3	Tile	no	N	N	Maybe		
Bath 3	8X10	80	Baskets	Wall	N	Bed2/3	Tile	no	N	N	Maybe		
Powder	5X5	25	Accessories	Wall	N	Living	Tile	no	N	N	Maybe		
Laundry	8X10	80		Ceiling	N		Tile	no	N	Y	Maybe		
Pantry	4X6	24	Built-in	Ceiling	N	kitchen	Tile	no	N	N	N		
Butler's	6x8	42	Built-in	Ceiling	N	kitchen	Tile	no	N	N	N		
Garage	20X15	400		Ceiling	N	Mud	Concrete	no	N	N	N		
Media	14x18	252	Custom	ceiling	N		Carpet	yes	N	N	N		

# Universal Design Element

## Equitable Use

- Storage at point of use
- Shelf lifts blender up
- Waste/recycle center
- Within everyone's reach
- Drawers easier to access than cabinets
- Upper cabinets – contents visible for low vision

## Size and space for approach and use

Appropriate size and space is provided for:

- approach
- reach
- manipulation
- use regardless of user's
- body size
- posture
- mobility
- Unobstructed floor space for easy work and traffic flow
- wide doors.

## Flexibility in Use:

- Wide range of individual preferences and abilities
- Allow for different approaches to appliances or fixtures
- Adaptable to user's pace

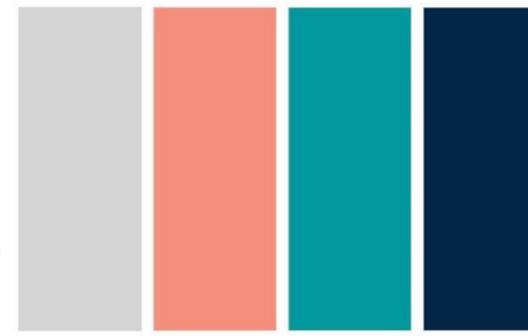
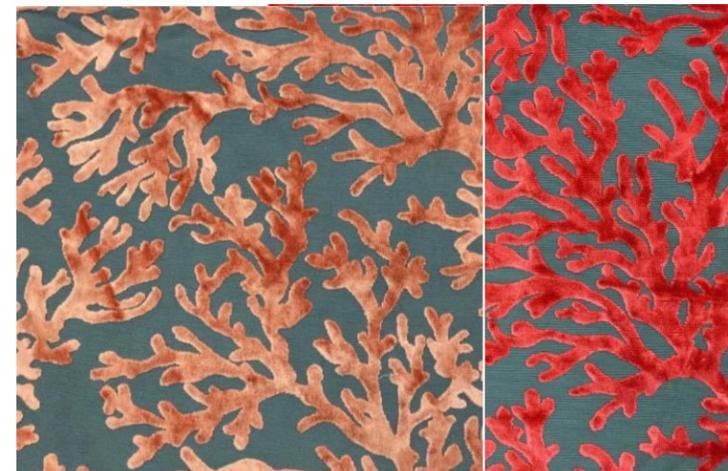
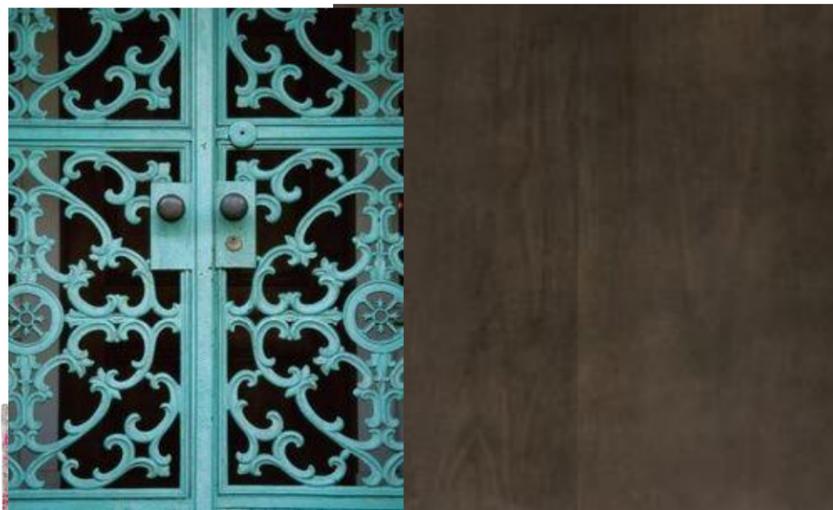
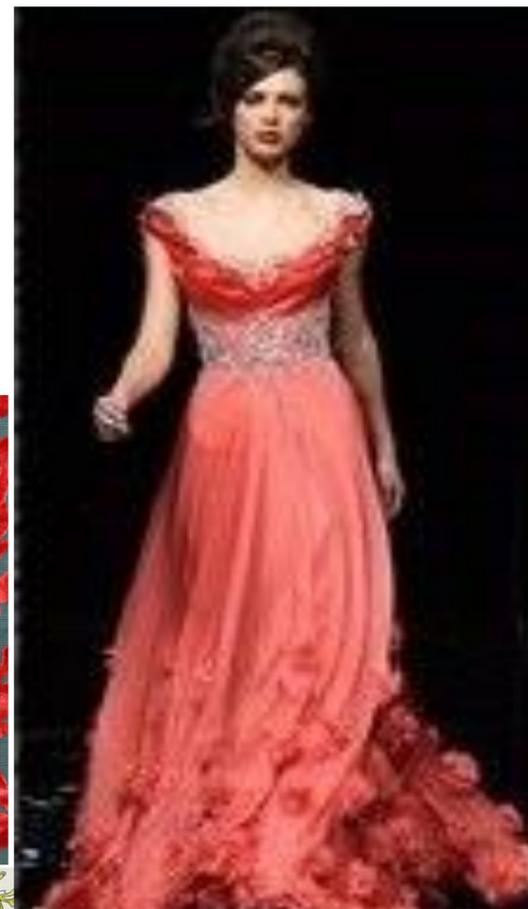
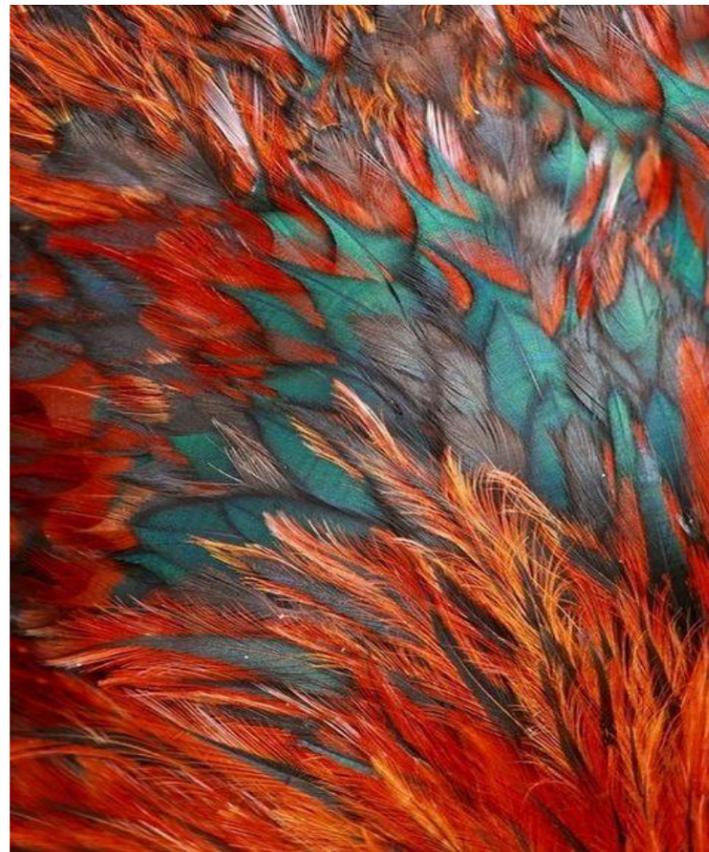


## Low Effort:

- Upper cabinets and lower cabinets – press open and push button closes
- Cabinet storage on countertop easy reach

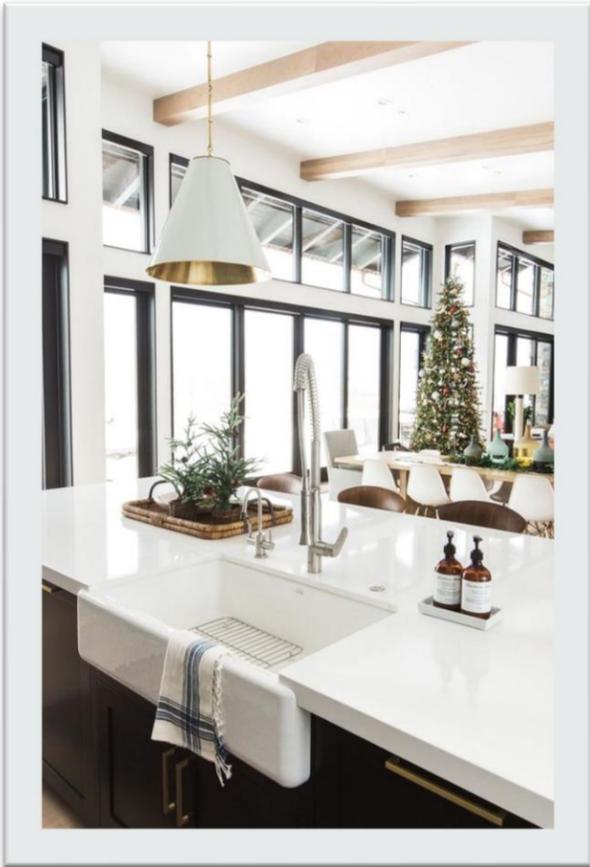


# Inspiration

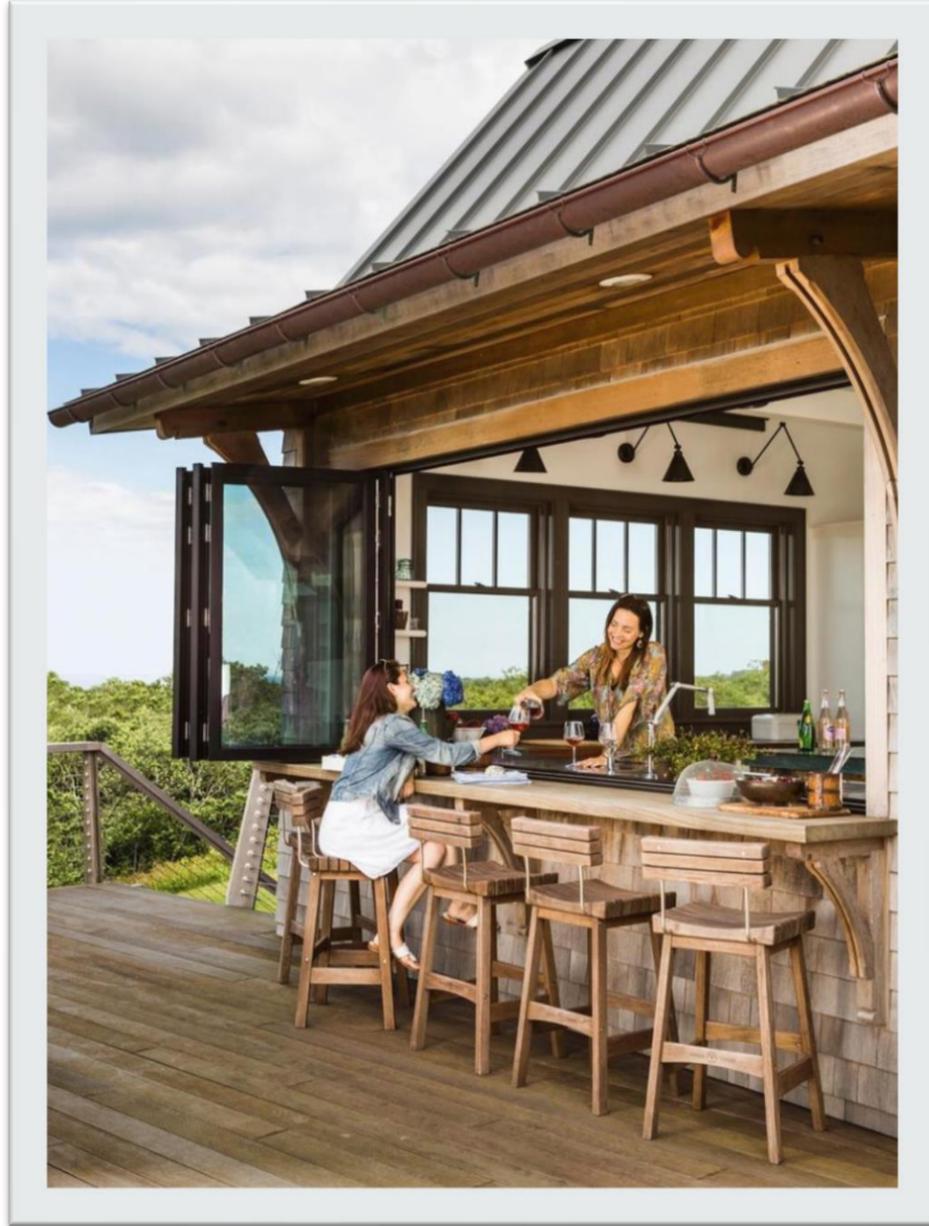


# Inspirations

## Visual Inspiration



# Exterior Inspiration





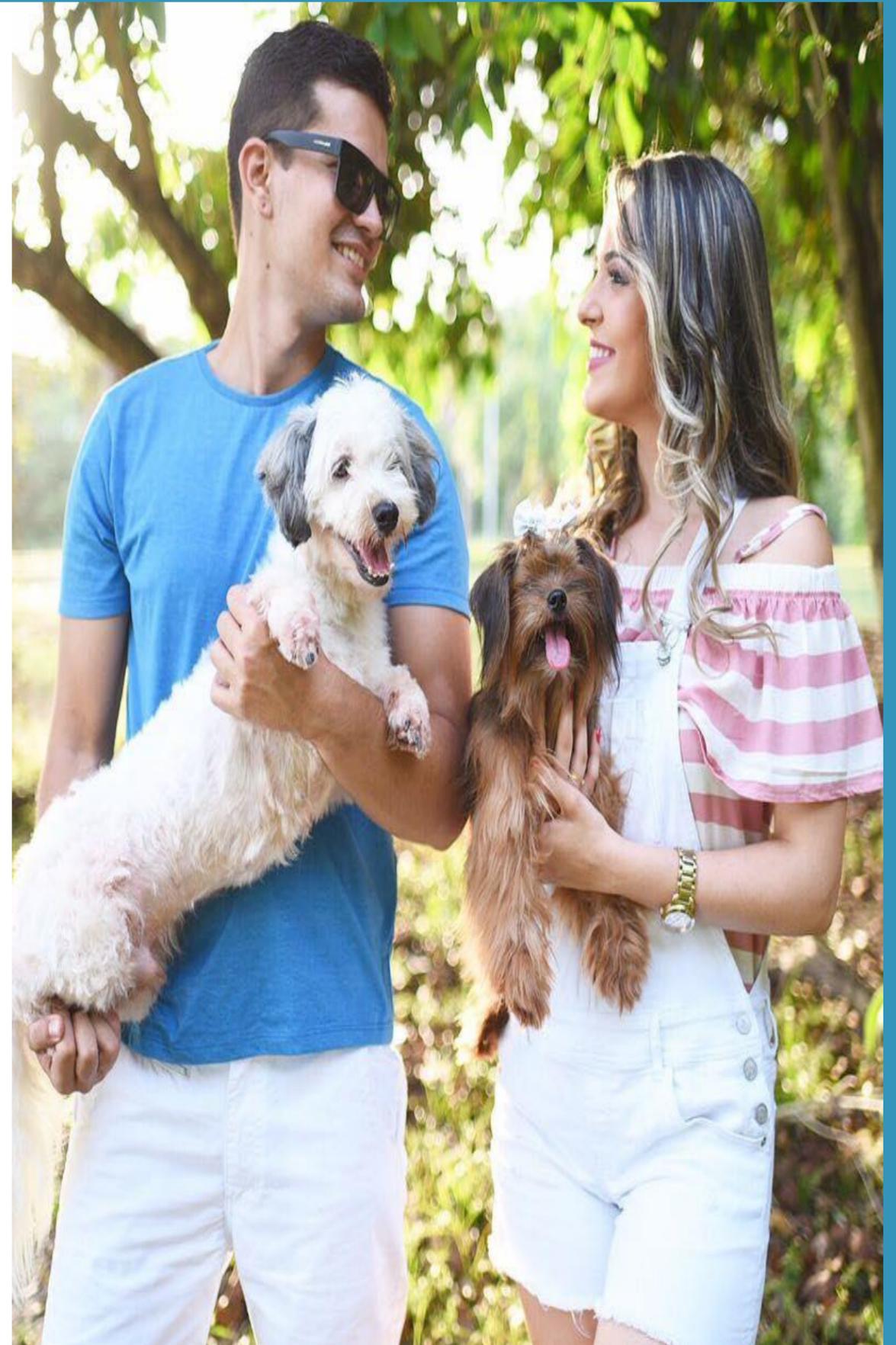
## Inherited French Furniture

Inspired by the stunning homes of Provence, French country design often incorporates ruffles, distressed woodwork, mixed patterns, and both vibrant and subdued hues. It is a blended design. European elegance meets rustic country and old-world character to achieve the graceful and inviting style of French country design style. Striking the perfect balance of beauty and comfort, French country style easily fits into elegant homes and country houses alike.

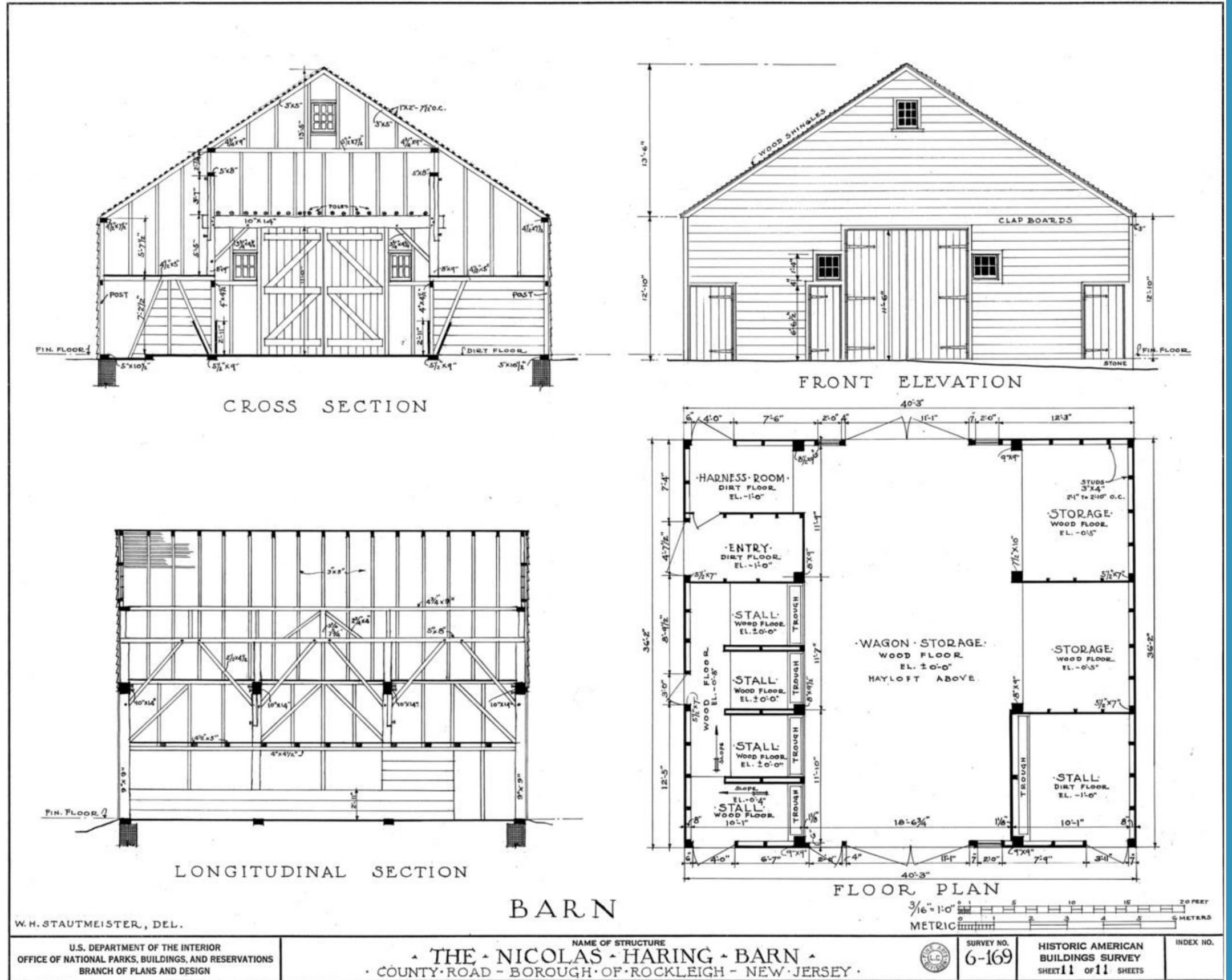
# Design Statement

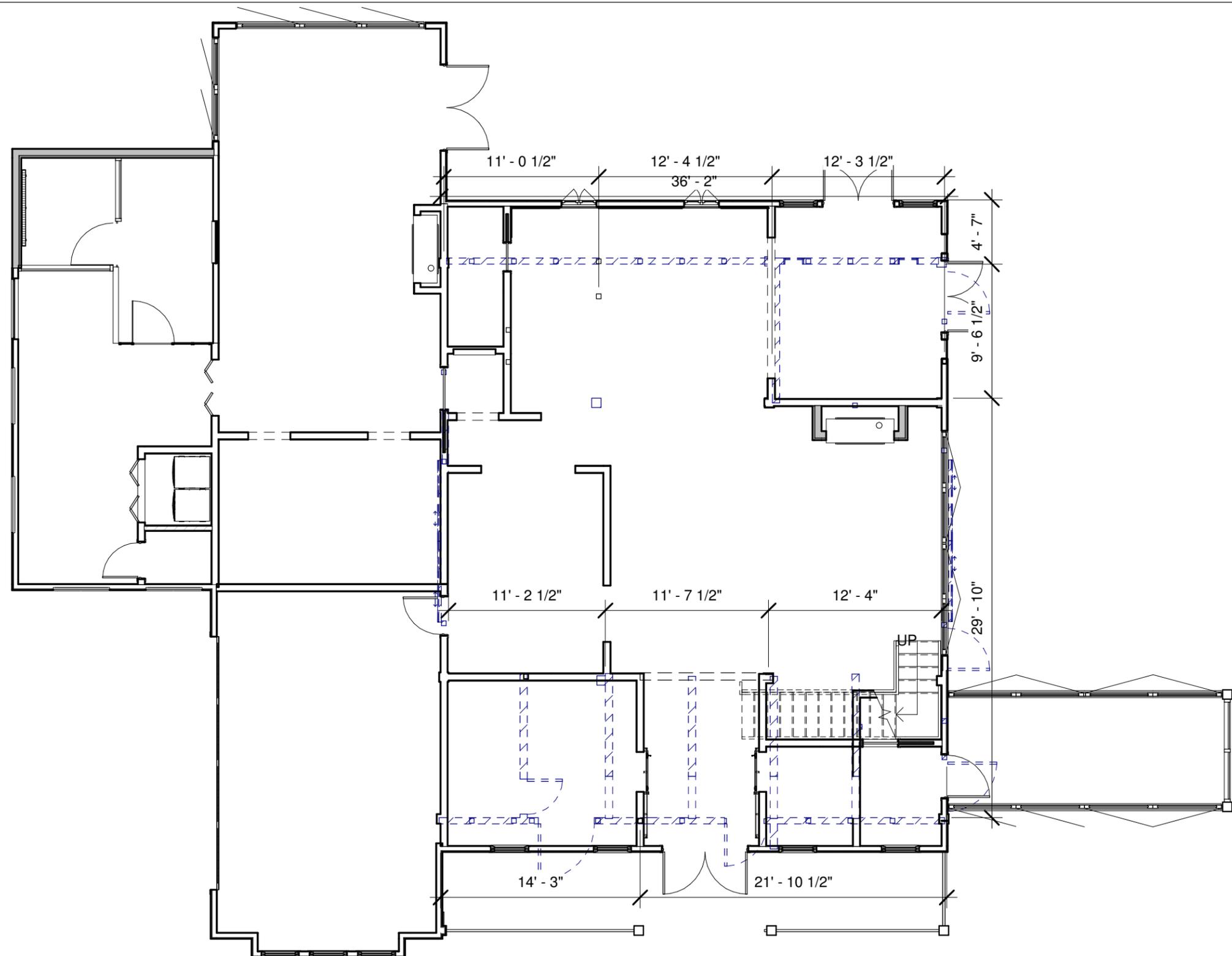
A rustic, comfortable, shabby chic design farm style with modern touch intended to offer the sleek clean lines of the contemporary design with the cozy farmhouse aesthetic to create a uniquely fresh take on the country living inspired style. With warmth and simplicity, natural textures and materials like wood and galvanized steel, the cream paired with neutrals, bright, bold hues adds to the comfortable livable space a simple, functional, and unpretentious. Curated selections that can be blended together to create a cohesive design gives my clients the liberty to design their own style and space with out feeling overwhelmed.

**Concept: Sleek & Elegant Cozy Farmhouse**



# Original Plans





① Demolition Plan  
 1/8" = 1'-0"



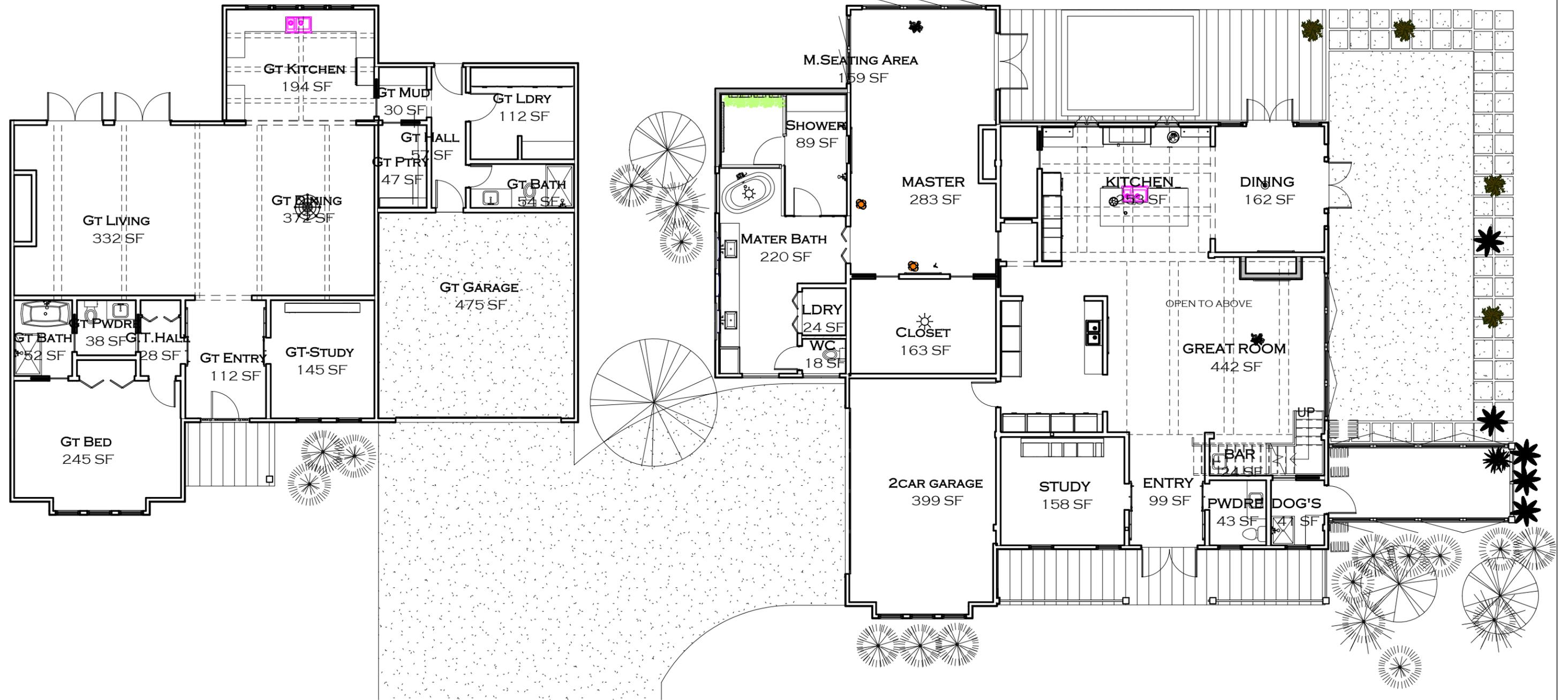
Class:  
 ID 414: Residential 2  
 NAME  
 RIMA NASR

OWNER  
**THE DOLSON'S RESIDENCE**

Sheet Name:  
 DEMOLITION PLAN  
 Scale:  
 1/8" = 1'-0"

Sheet

**A101**



① New Floor Plan Level 1  
 3/32" = 1'-0"

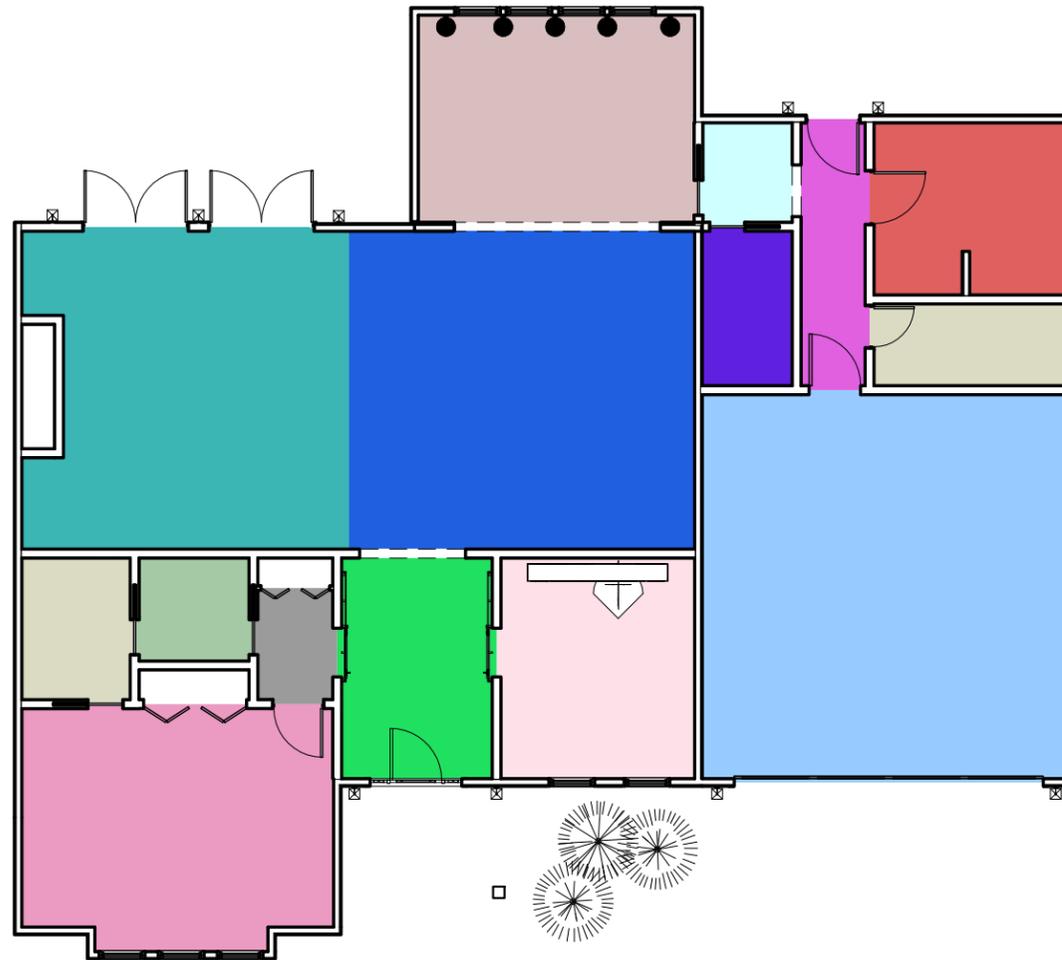


Class:  
 ID 414: Residential 2  
 NAME  
 RIMA NASR

OWNER  
**THE DOLSON'S RESIDENCE**

Sheet Name:  
 NEW FLOOR PLAN  
 Scale:  
 3/32" = 1'-0"

Sheet  
**A1.02**



### Room Legend

- Gt Bath
- Gt Bed
- Gt Dining
- Gt Entry
- Gt Garage
- Gt Hall
- Gt Kitchen
- Gt Ldry
- Gt Living
- Gt Mud
- Gt Ptry
- Gt Pwdre
- GT-Study
- G.T.Hall

1 Guest House Level 1 FLOOR PLAN-  
Zoning Copy 1  
3/32" = 1'-0"



### Room Legend

- BAR
- Closet
- DINING
- DOG'S
- ENTRY
- GREAT ROOM
- KITCHEN
- LDRY
- 2car garage
- M.Seating Area
- MASTER
- Mater Bath
- PWDRE
- Room
- Shower
- STUDY
- WC

② Level 1 Floor Plan Zoning  
3/32" = 1'-0"

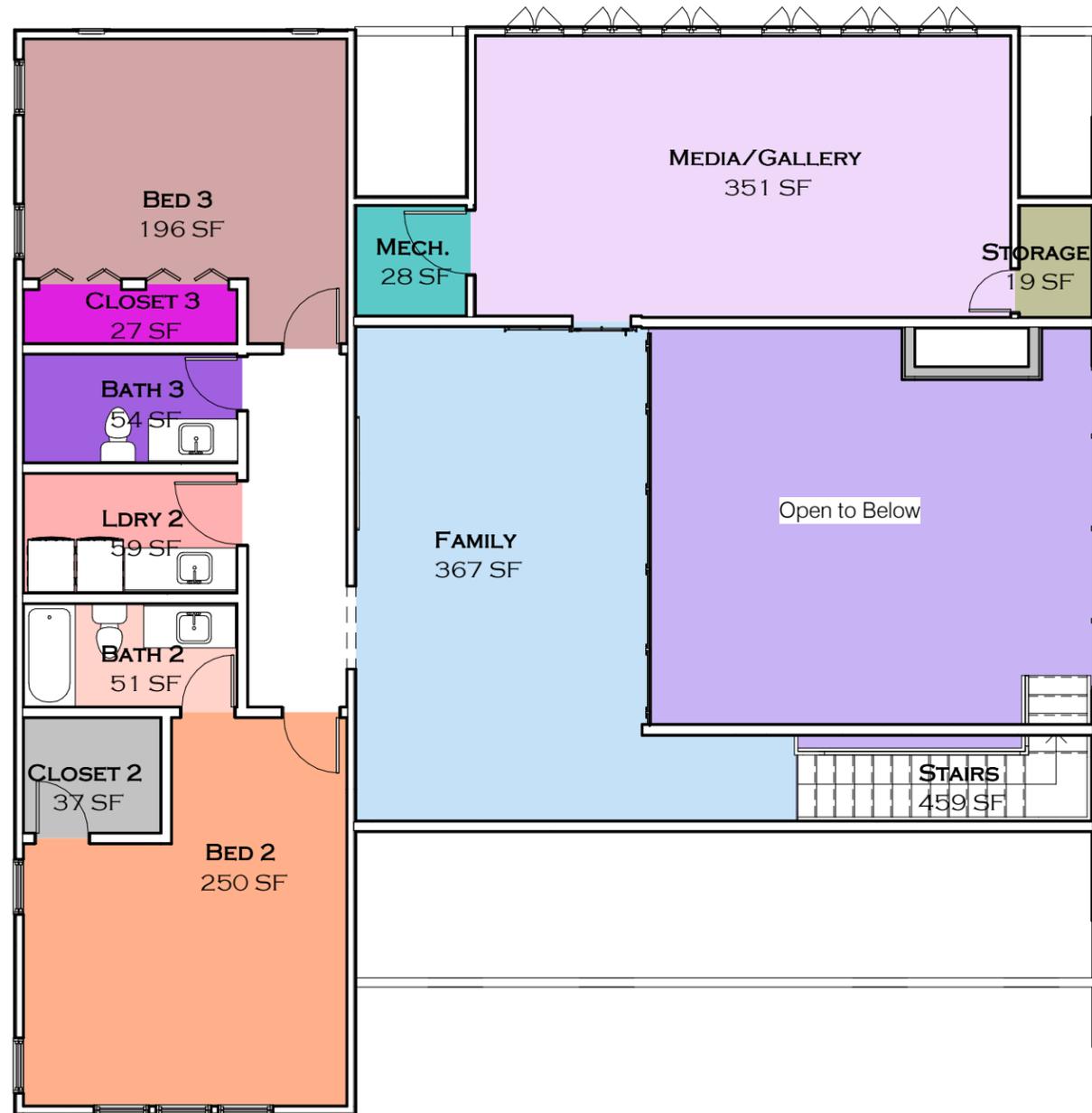


Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER  
**THE DOLSON'S RESIDENCE**

Sheet Name:  
BARN HOUSE ZONING FLR  
1  
Scale: 3/32" = 1'-0"

Sheet  
**A2.02**



### Room Legend

 Bath 2	 Family
 Bath 3	 Ldry 2
 Bed 2	 Mech.
 Bed 3	 Media/Gallery
 Closet 2	 Stairs
 Closet 3	 Storage

① Level 2 FLOOR PLAN -Zoning  
1/8" = 1'-0"



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

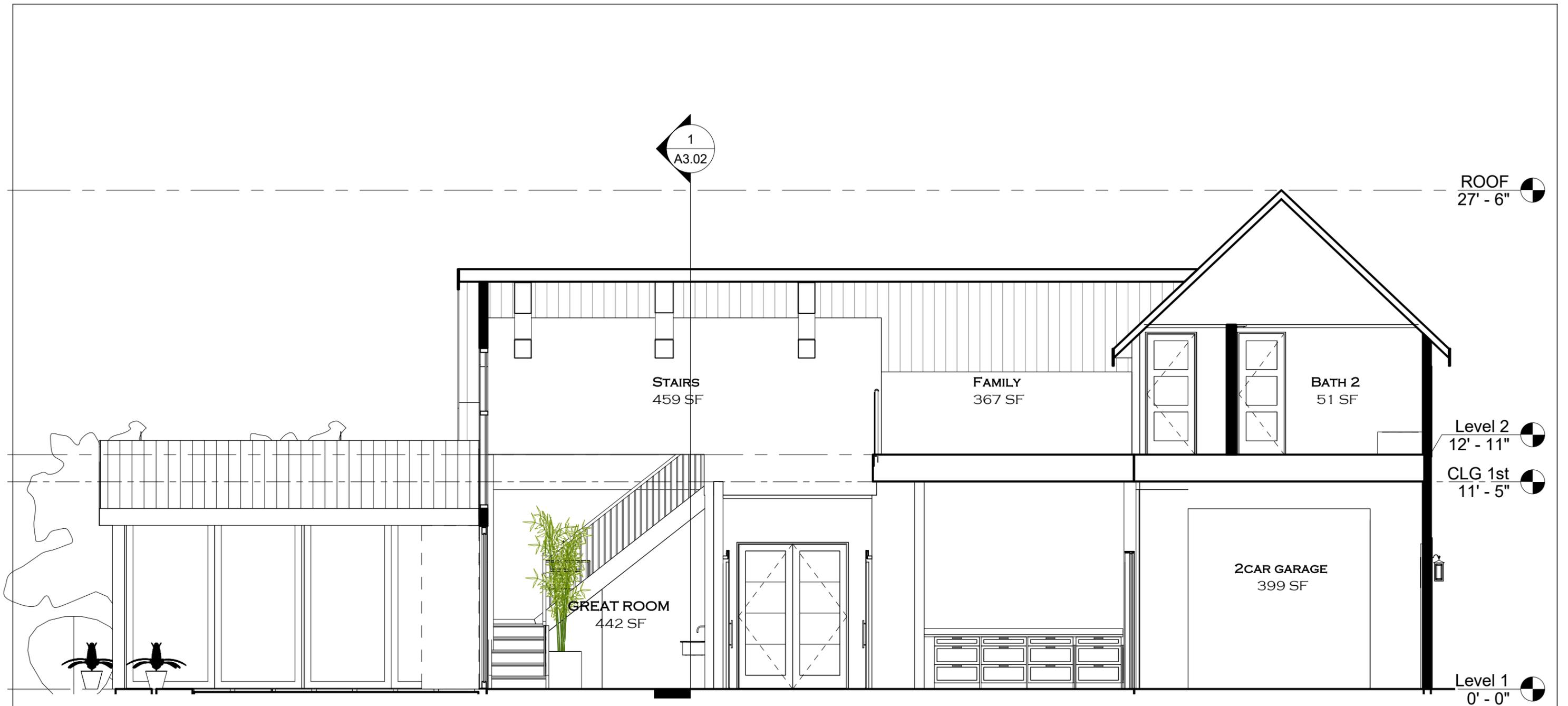
OWNER

# THE DOLSON'S RESIDENCE

Sheet Name:  
BARN HOUSE ZONING FLR  
2  
Scale: 1/8" = 1'-0"

Sheet

A2.03



1 Building Section 1  
3/16" = 1'-0"



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER  
**THE DOLSON'S RESIDENCE**

Sheet Name:  
BUILDING SECTION 1  
Scale:  
3/16" = 1'-0"

Sheet  
**A3.01**



① Building Section 2  
1/4" = 1'-0"



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER  
**THE DOLSON'S RESIDENCE**

Sheet Name:  
BUILDING SECTION 2  
Scale:  
1/4" = 1'-0"

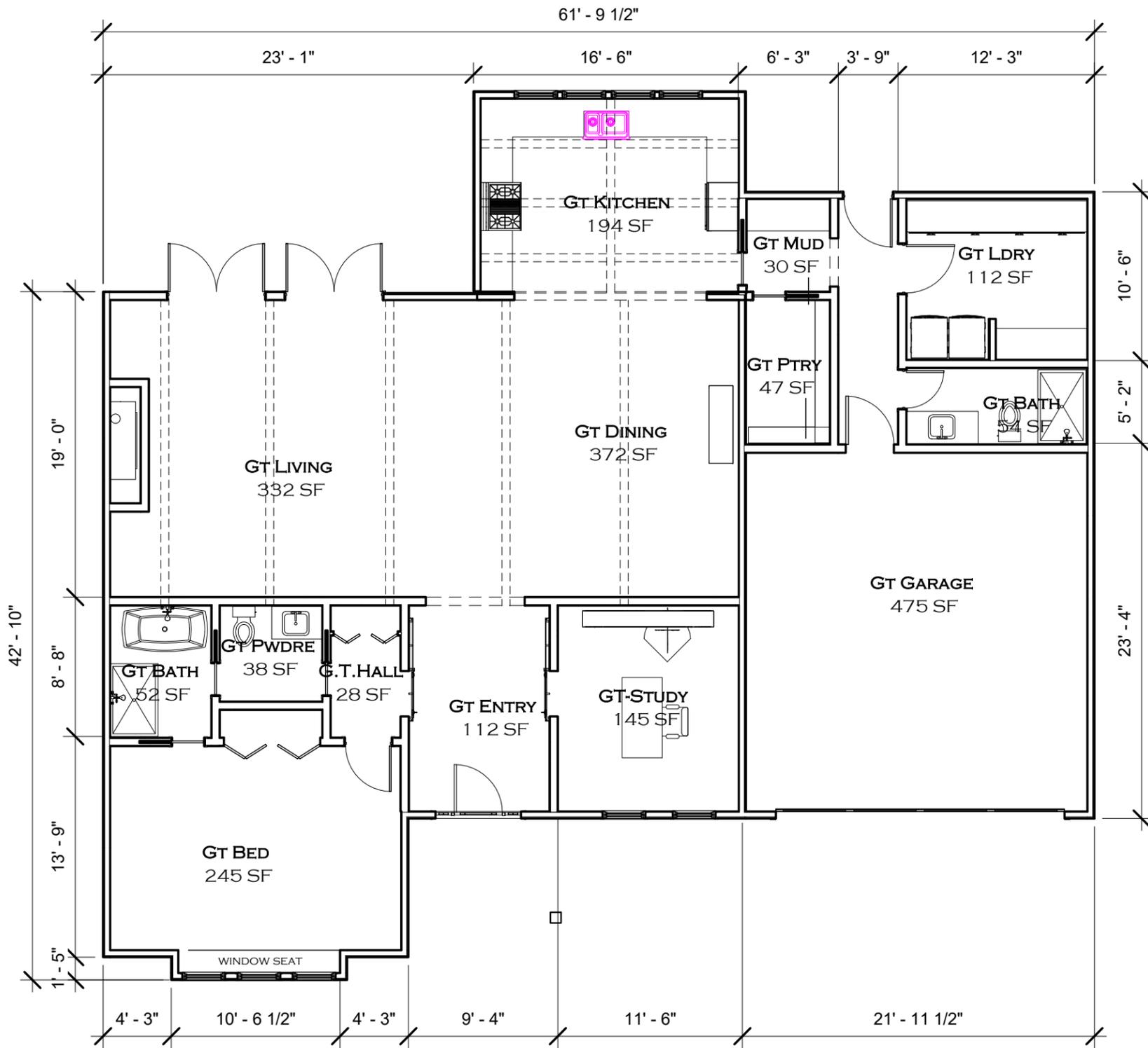
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**A3.02**



1 3D Front



① 3D Back View



① Level 1 Guest House Floor Plan  
1/8" = 1'-0"

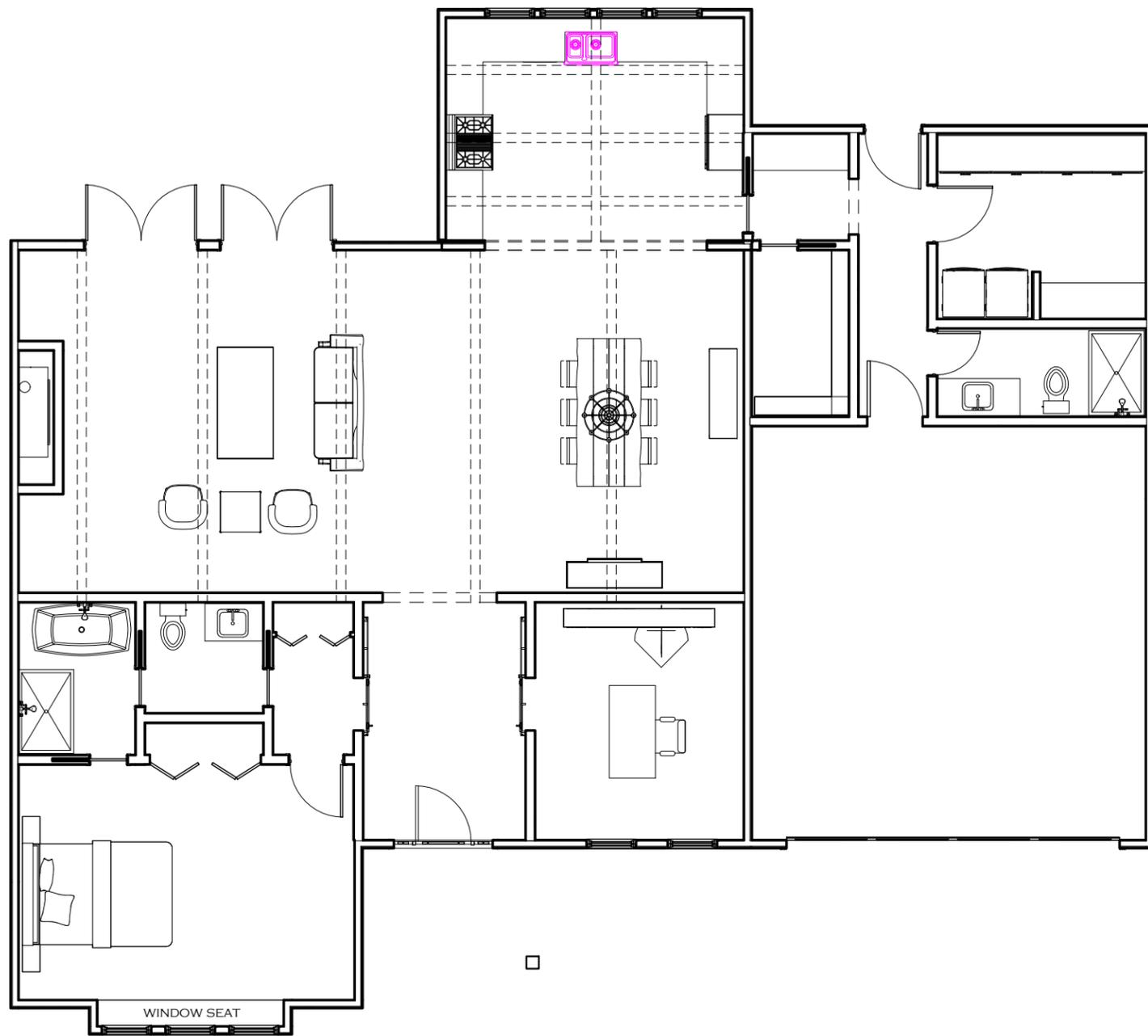


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RIMA NASR

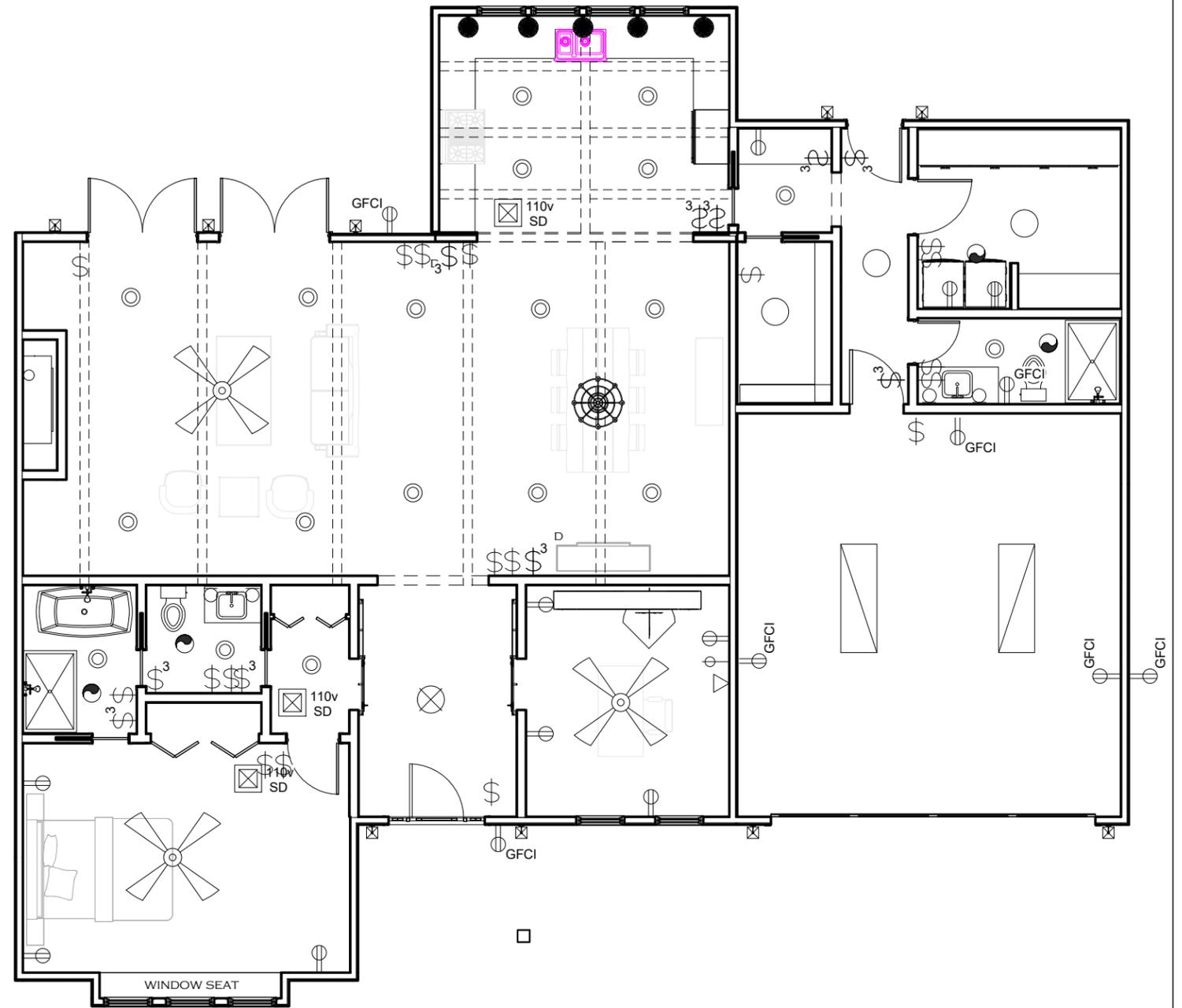
OWNER  
**THE DOLSON'S RESIDENCE**

Sheet Name:  
GUEST HOUSE FLOOR  
PLAN  
Scale:  
1/8" = 1'-0"

Sheet  
**A5.01**



① Level 1 Guest House Furniture Plan  
1/8" = 1'-0"



② Level 1 Guest House Lighting Plan  
1/8" = 1'-0"



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER

THE DOLSON'S RESIDENCE

Sheet Name: GUEST HOUSE  
- FURNITURE &  
ELECTRICAL  
Scale: 1/8" = 1'-0"

Sheet

A5.02



1 Level 1 BARN Furniture Plan  
1/8" = 1'-0"



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER

# THE DOLSON'S RESIDENCE

Sheet Name:  
BARN-1ST FURNITURE  
PLAN

Scale: 1/8" = 1'-0"

Sheet

## A6.01



ELECTRICAL LEGEND	
	LIGHTING CONTROLLER SYSTEM
	1 10V GFCI OUTLET
	1 10V QUAD OUTLET
	220V OUTLET
	1 10V DUPLEX OUTLET
	SWITCH
	3 WAY SWITCH
	PUCK UNDER CABINET LIGHT
	LED TAPE LIGHTING
	1 X 4 TROFFER LIGHT
	5" / 4" RECESS CAN
	EXHAUST FAN
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CEILING FAN
	CEILING FAN WITH LIGHT
	OUTDOOR WALL FIXTURE
	TABLE LAMP
	PENDANT / HANGING FIXTURE
	BUZZI PENDANT LIGHT
	CEILING SUSPENDED DECORATIVE PENDANT
	HIGH CEILING PENDANT
	SMOKE DETECTOR/CO

1 Lighting Plan  
1/8" = 1'-0"



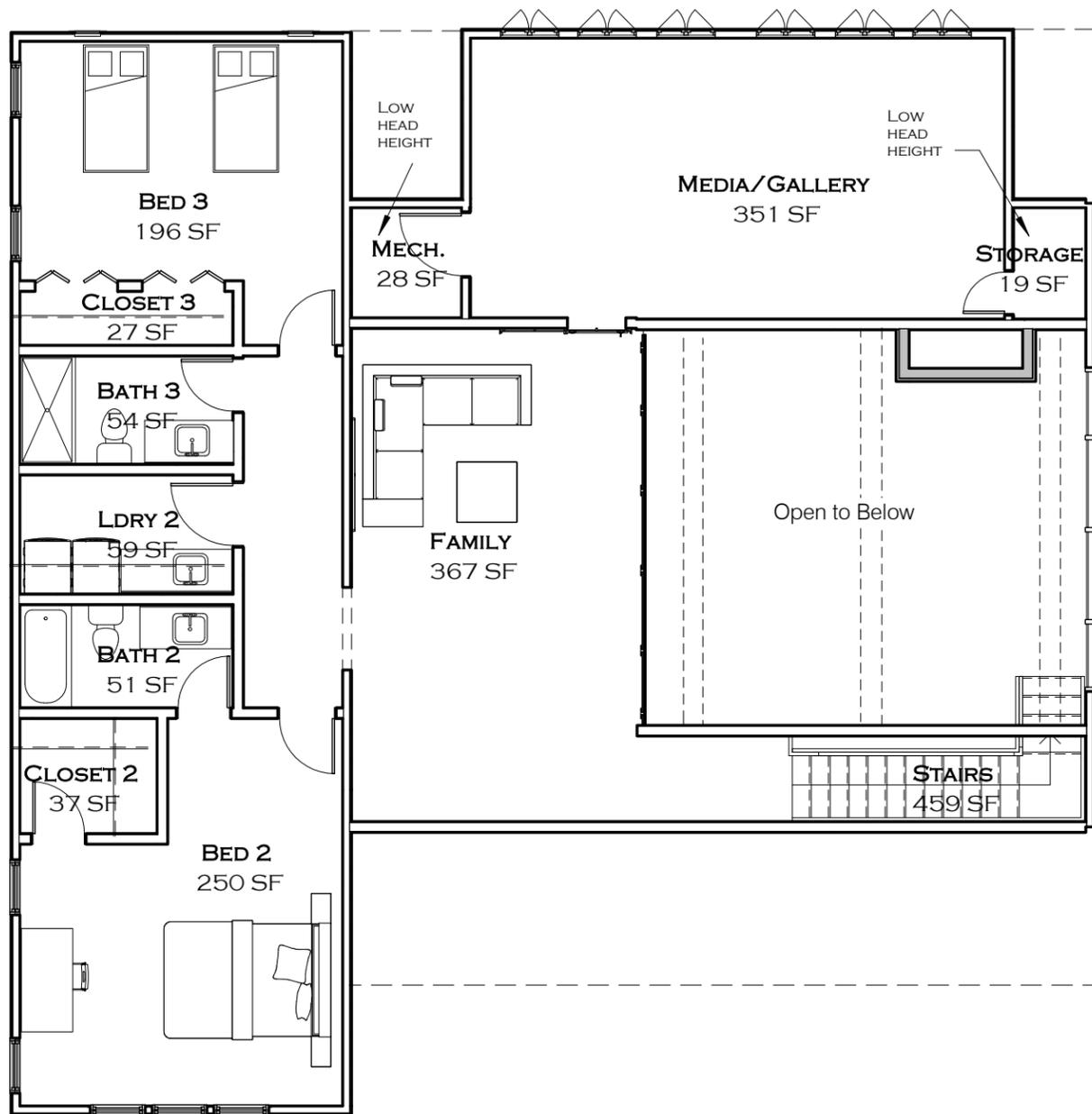
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**THE DOLSON'S RESIDENCE**

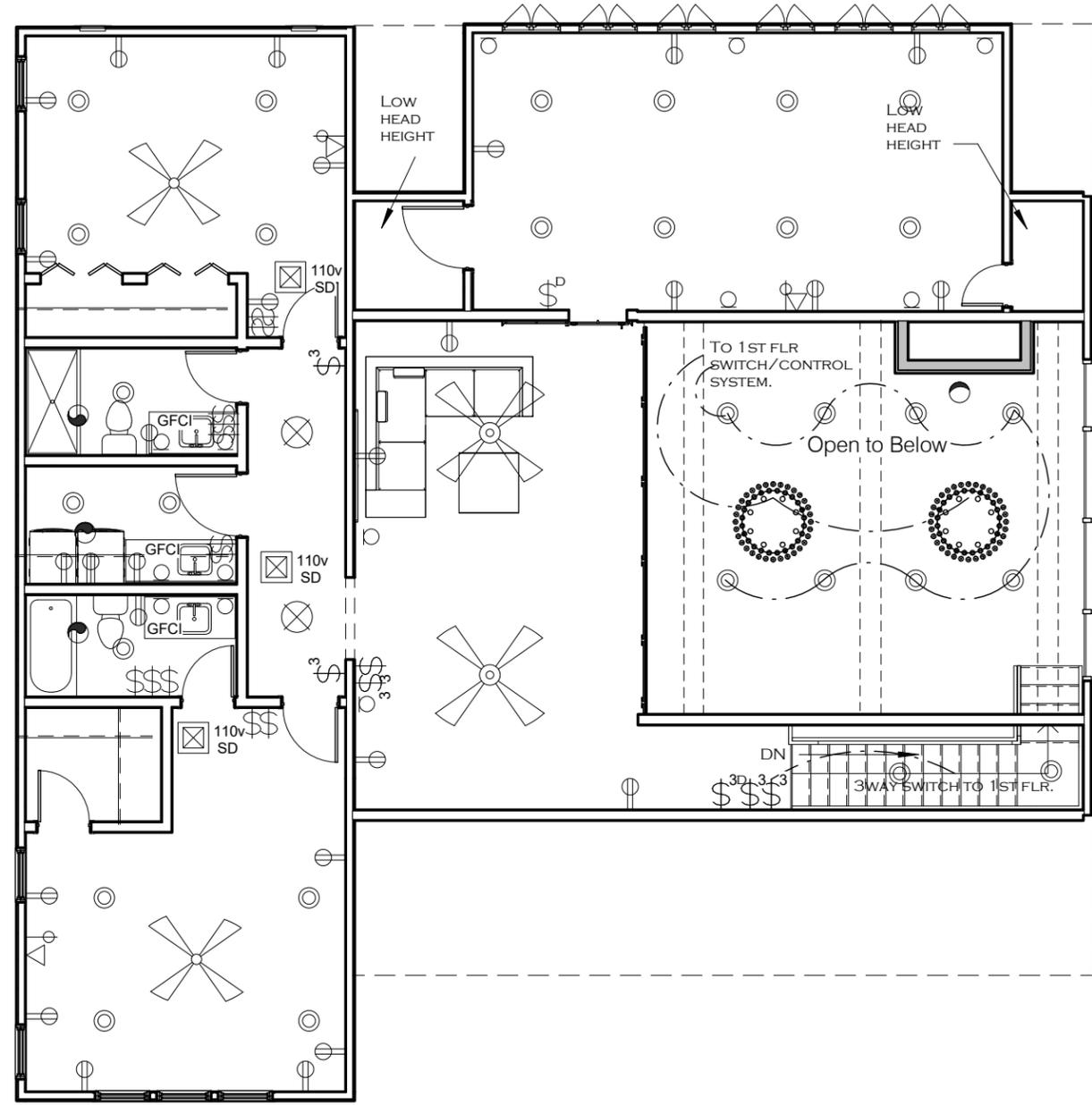
Sheet Name:  
BARN-1ST LIGTHING PLAN

Scale:  
1/8" = 1'-0"

Sheet  
**A6.01A**



① Level 2 Furniture Plan  
1/8" = 1'-0"



② Level 2 Lighting Plan  
1/8" = 1'-0"



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER

# THE DOLSON'S RESIDENCE

Sheet Name:  
BARN-2ND FURNITURE &  
LIGHTING PLAN

Scale:  
1/8" = 1'-0"

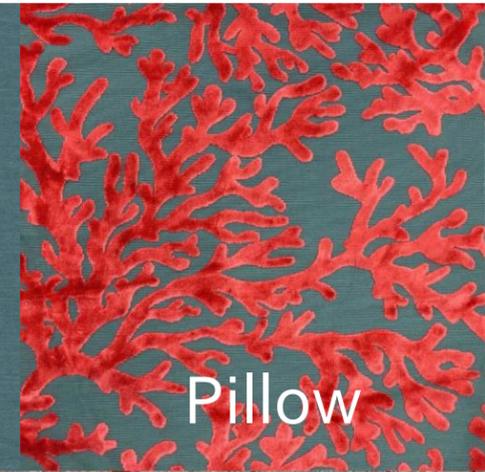
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## A6.02

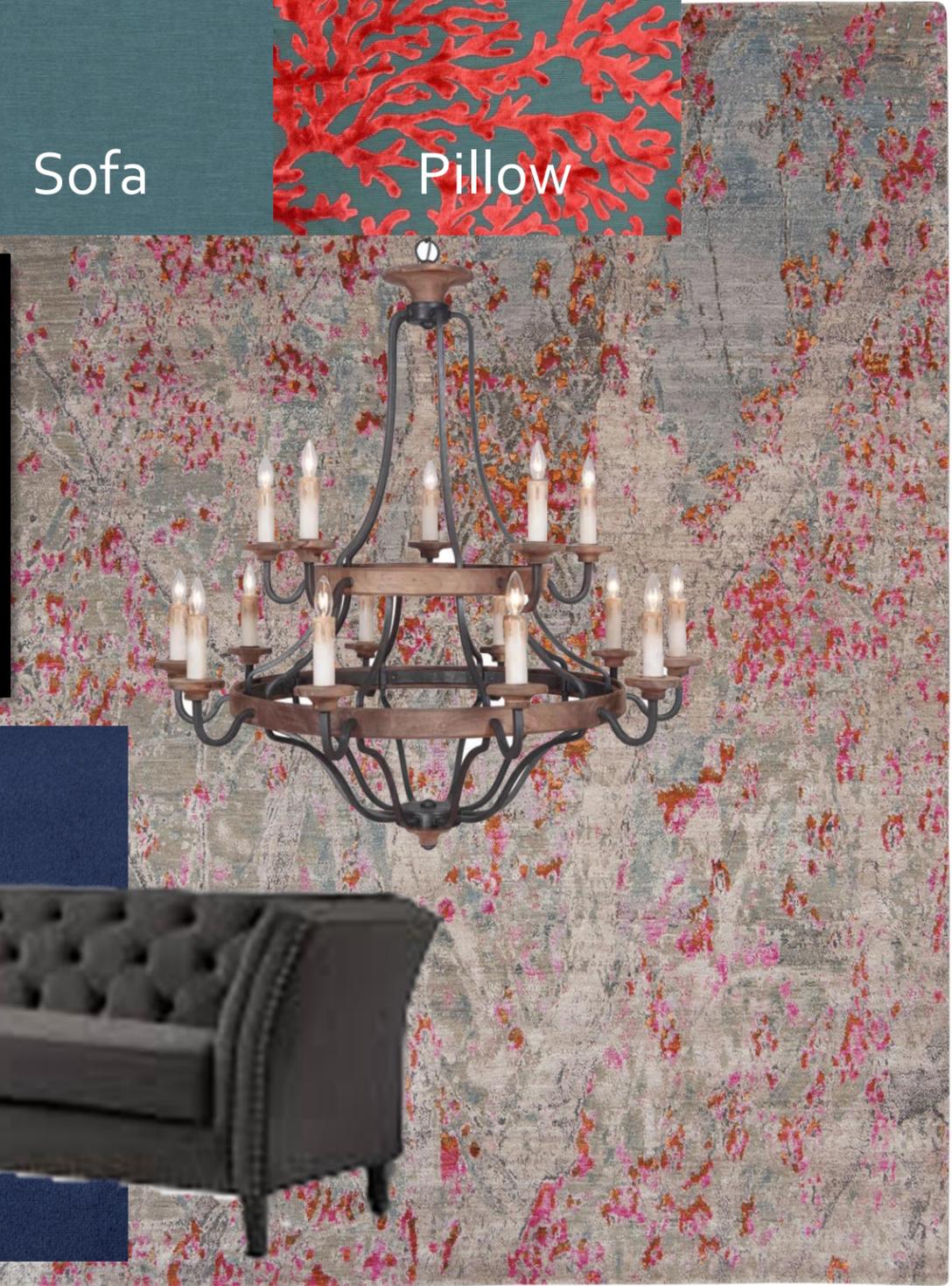
# Great Room



Sofa

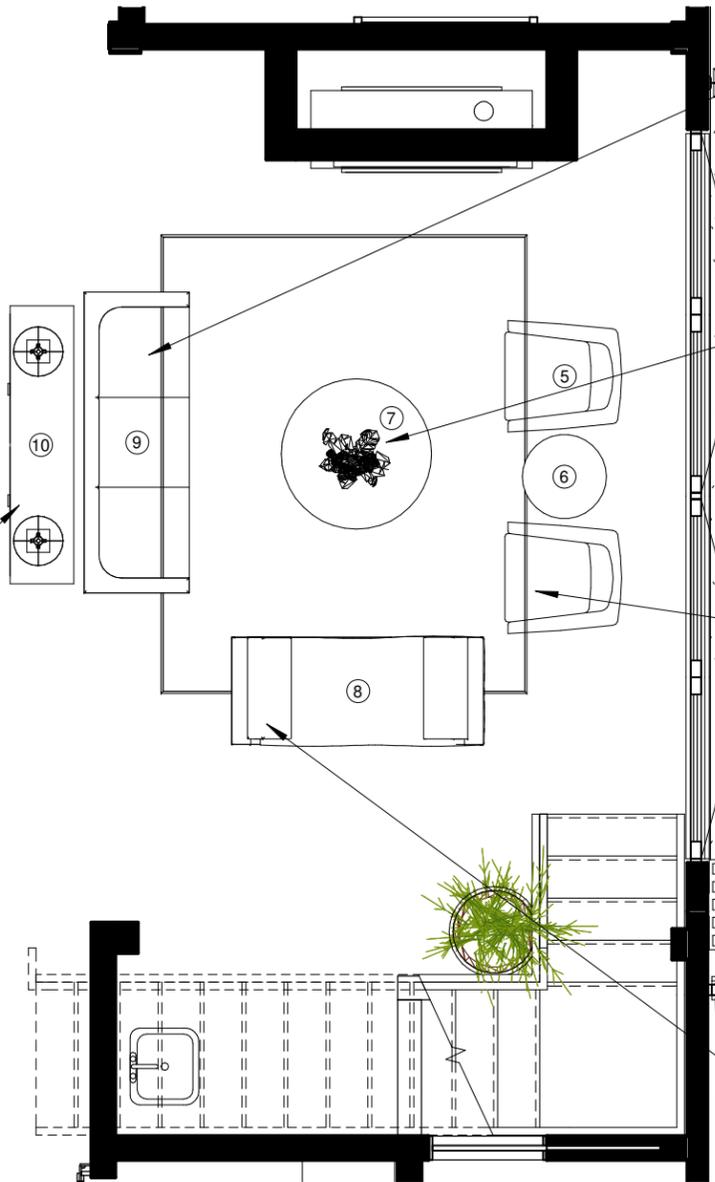
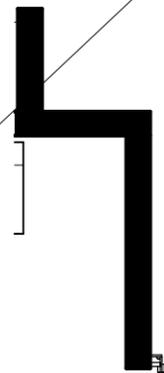
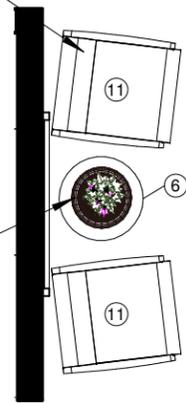


Pillow



Wood  
Flooring



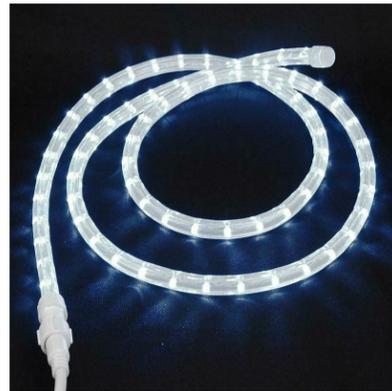


① GREAT ROOM- FURNITURE PLAN  
1/4" = 1'-0"



WALL  
WASHER

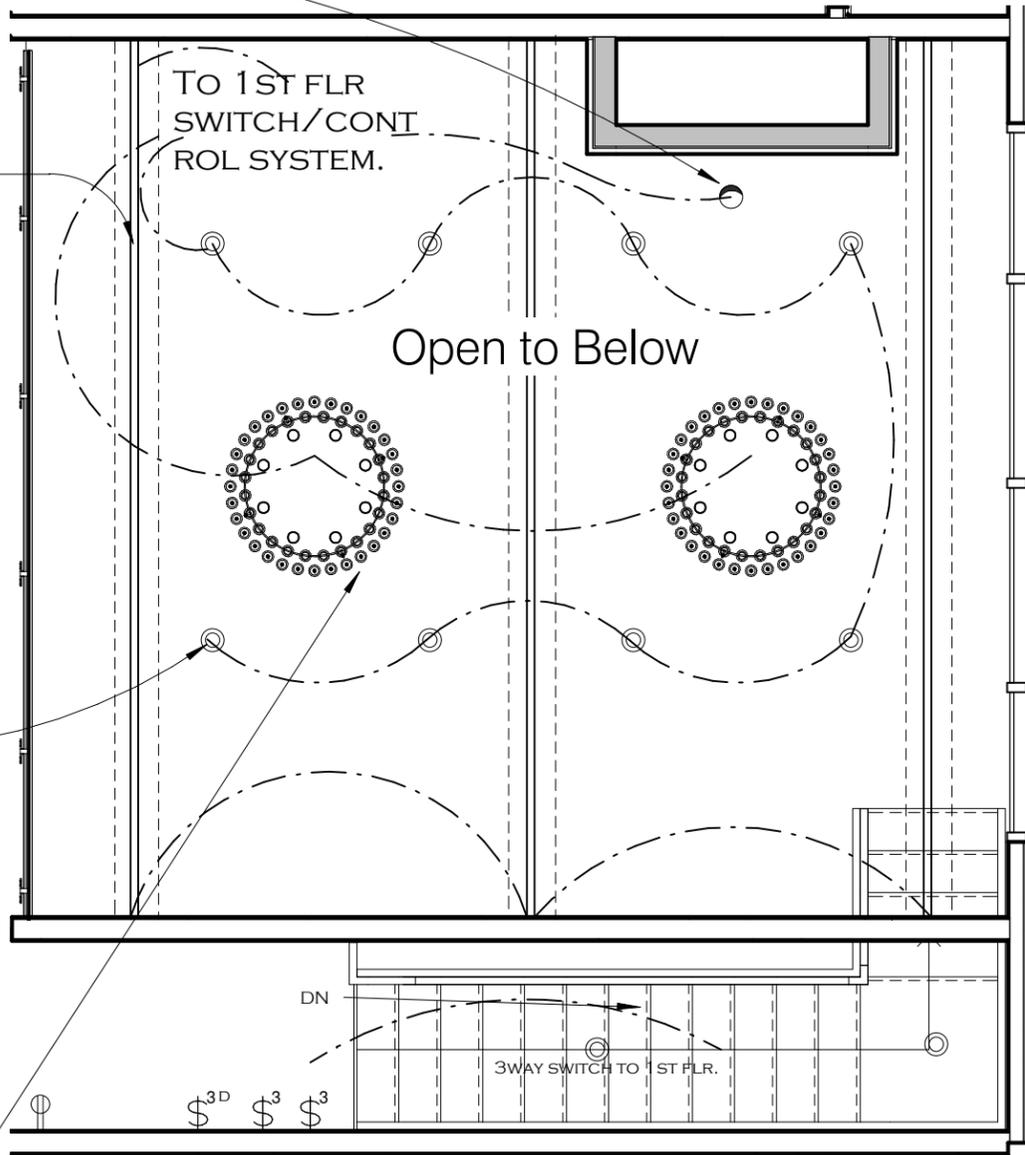
ROPE LED LIGHT



SLOPED  
RECESS CAN



DECORATIVE  
CHANDELIER



1 GREAT ROOM-LIGHTING PLAN  
1/4" = 1'-0"

ELECTRICAL LEGEND	
	LIGHTING CONTROLLER SYSTEM
	110V GFCI OUTLET
	110V QUAD OUTLET
	220V OUTLET
	110V DUPLEX OUTLET
	SWITCH
	3 WAY SWITCH
	LED TAPE LIGHTING
	5" / 4" RECESS CAN
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	TABLE LAMP
	PENDANT /HANGING FIXTURE
	HIGH CEILING PENDANT
	SMOKE DETECTOR/CO



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

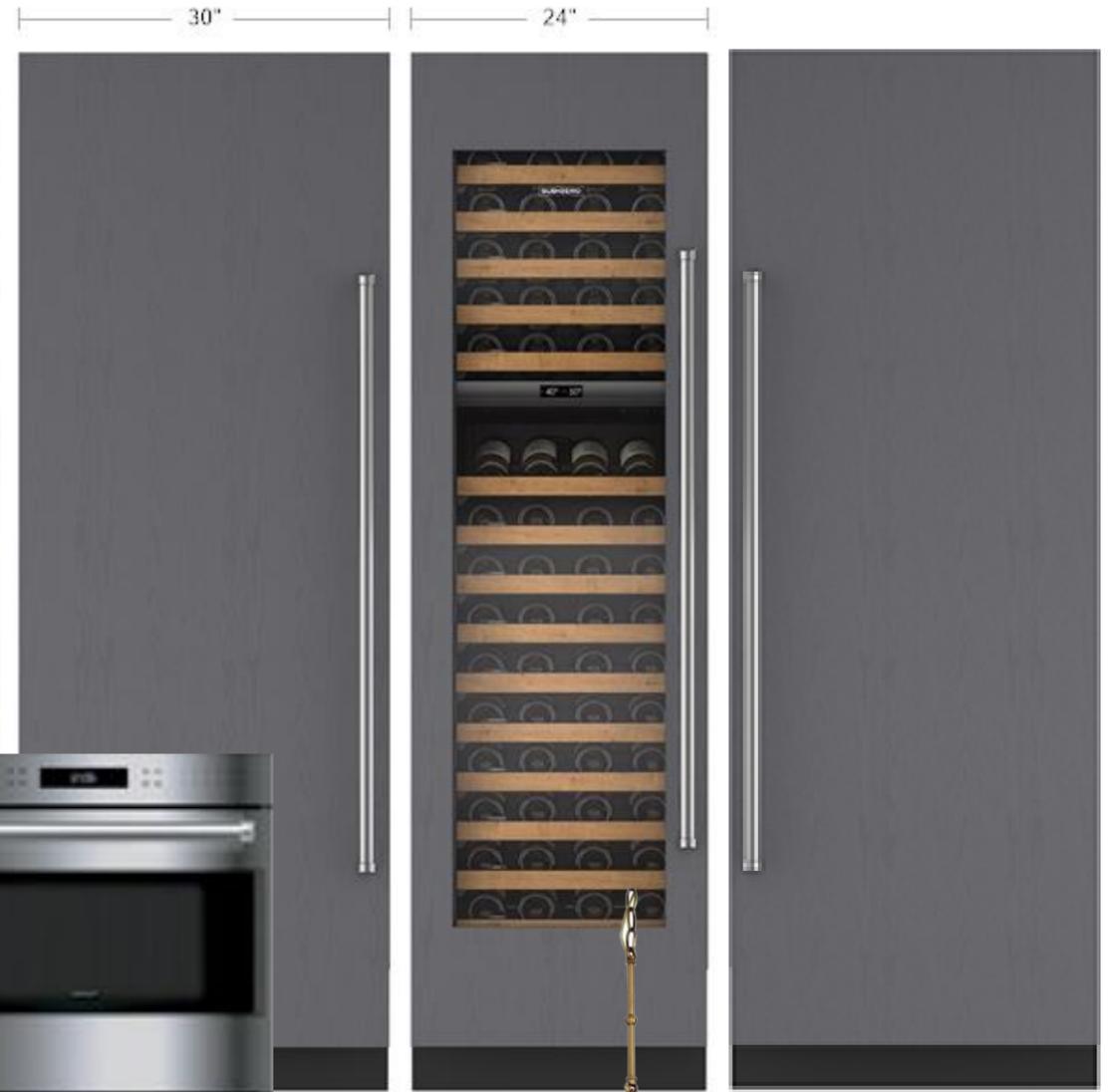
OWNER  
**THE DOLSON'S RESIDENCE**

Sheet Name:  
GREAT RM.RENDERING  
Scale:

Sheet

**A7.03**

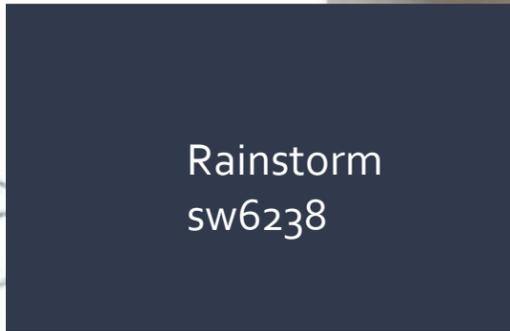
# Kitchen



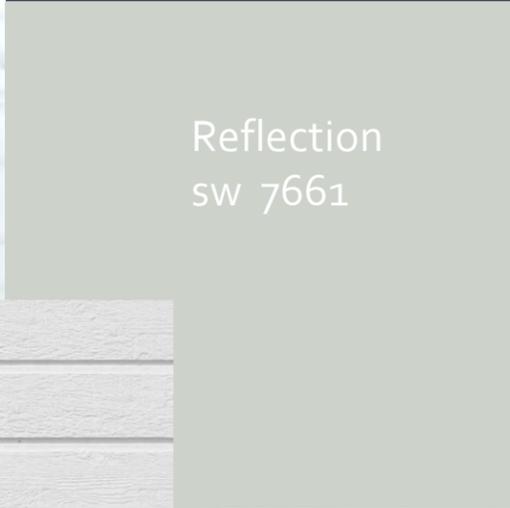
fabric textile-com  
grayling-lagoon



Countertop



Rainstorm  
sw6238



Reflection  
sw 7661

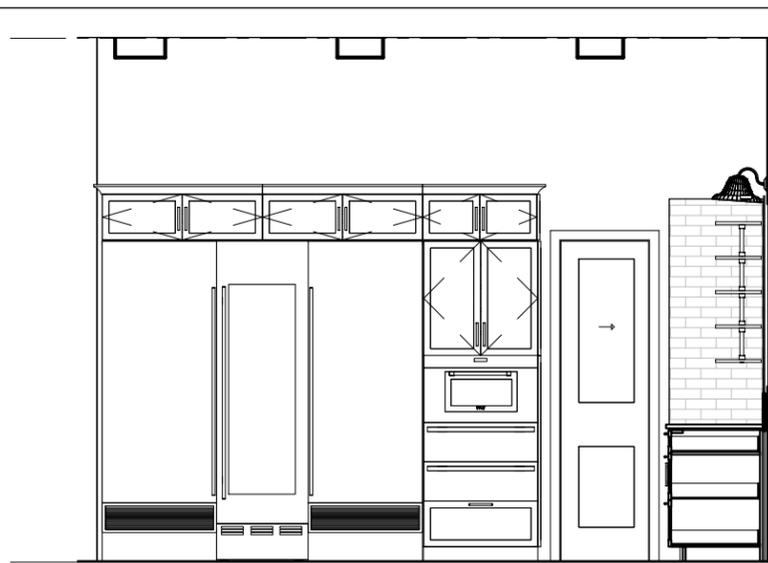


Ceiling



Flooring





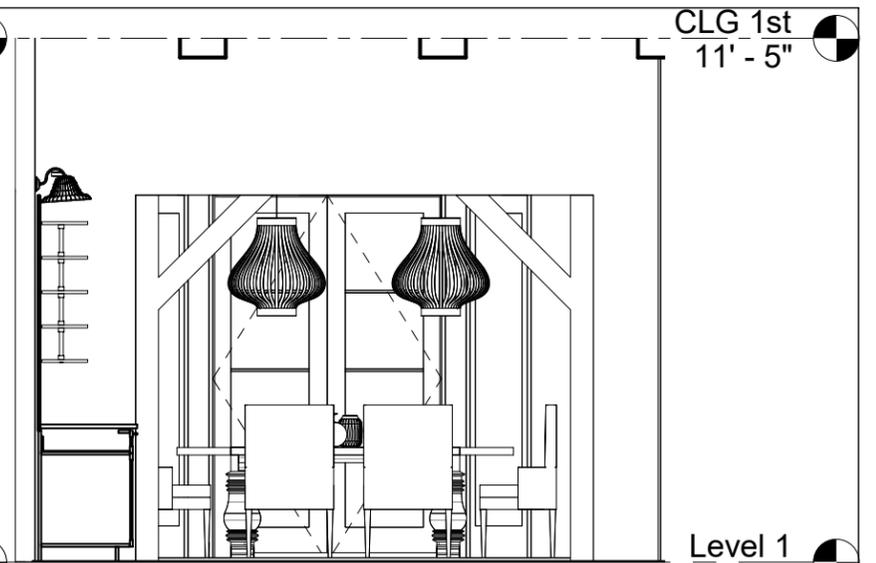
CLG 1st  
11' - 5"

Level 1  
0' - 0"



CLG 1st  
11' - 5"

Level 1  
0' - 0"



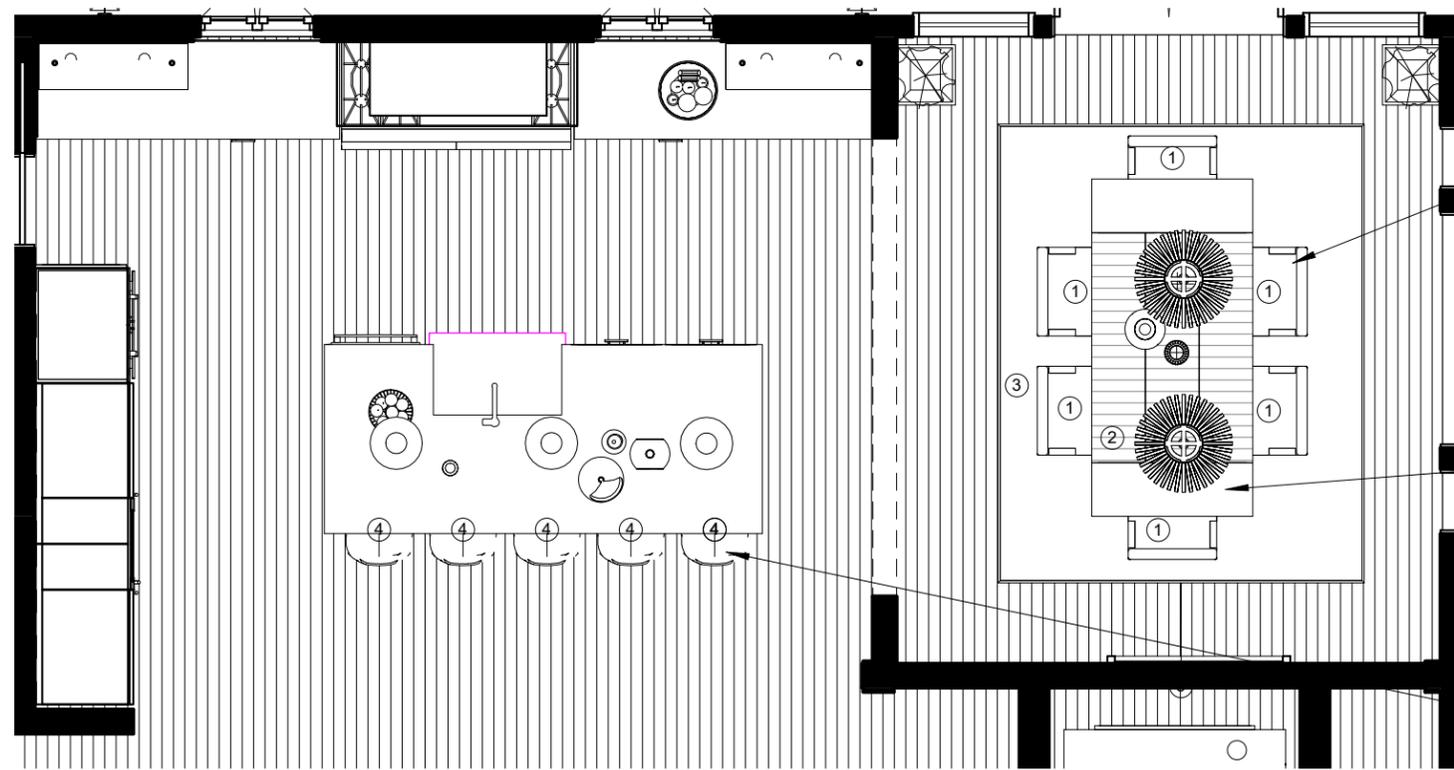
CLG 1st  
11' - 5"

Level 1  
0' - 0"

② KITCHEN FRIDGE  
1/4" = 1'-0"

③ KITCHEN -RANGE  
1/4" = 1'-0"

④ KITCHEN/DINING  
1/4" = 1'-0"



① LEVEL 1 KITCHEN / DINING  
1/4" = 1'-0"





SCONCES



PUCK LIGHTING



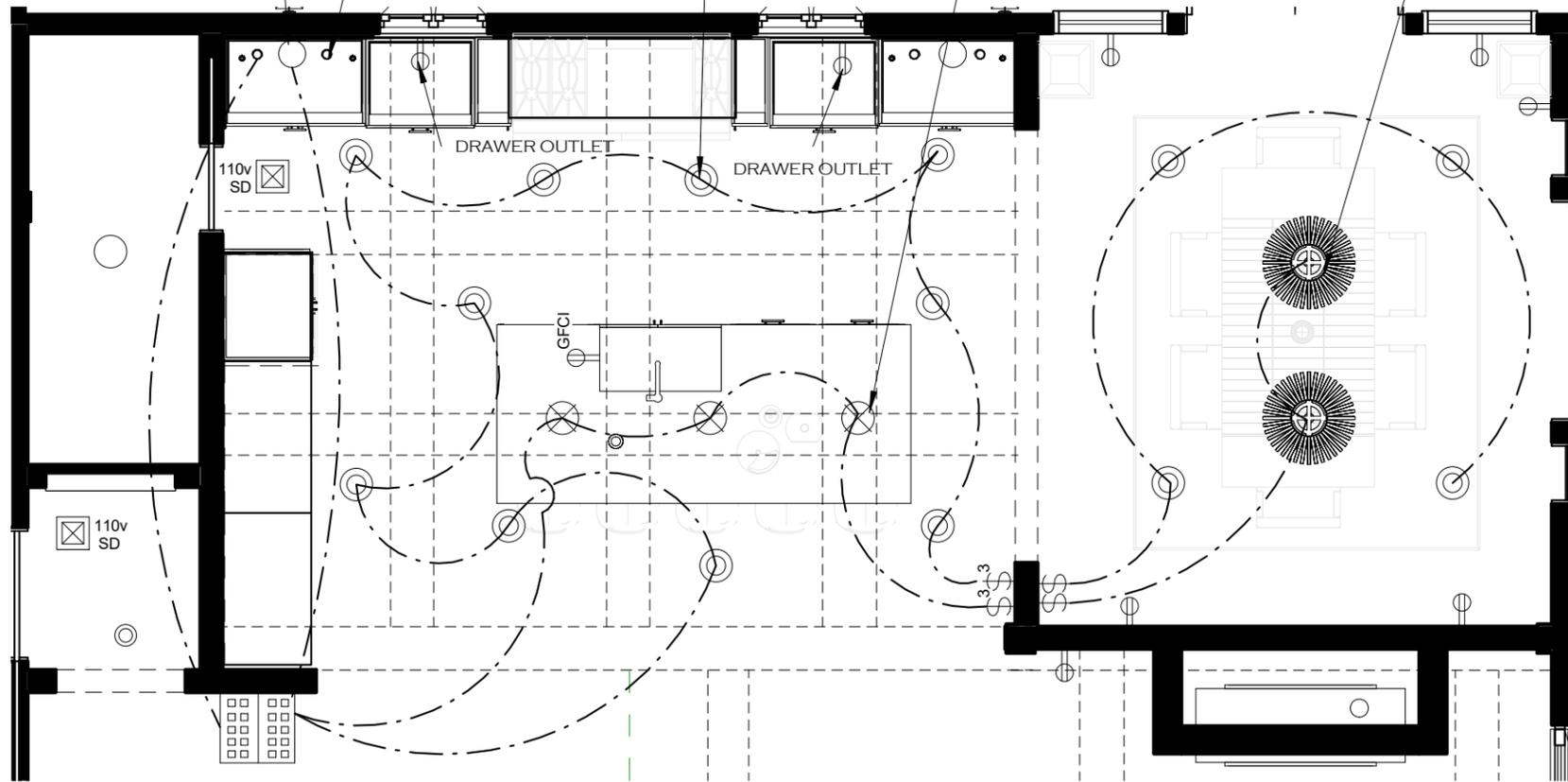
RECESS CAN



DECORATIVE PENDANT



DECORATIVE PENDANT



1 Lighting Plan  
1/4" = 1'-0"

ELECTRICAL LEGEND

	LIGHTING CONTROLLER SYSTEM
	1 10v GFCI OUTLET
	1 10v QUAD OUTLET
	220v OUTLET
	1 10v DUPLEX OUTLET
	SWITCH
	3 WAY SWITCH
	PUCK UNDER CABINET LIGHT
	LED TAPE LIGHTING
	1 X 4 TROFFER LIGHT
	5" / 4" RECESS CAN
	EXHAUST FAN
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CEILING FAN
	CEILING FAN WITH LIGHT
	OUTDOOR WALL FIXTURE
	TABLE LAMP
	PENDANT / HANGING FIXTURE
	BUZZI PENDANT LIGHT
	CEILING SUSPENDED DECORATIVE PENDANT
	HIGH CEILING PENDANT
	SMOKE DETECTOR/CO



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER

THE DOLSON'S RESIDENCE

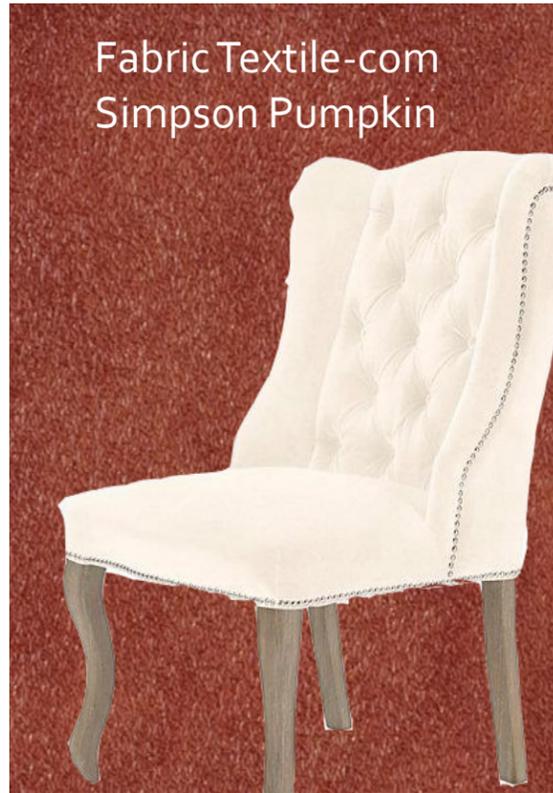
Sheet Name:  
KITCHEN/DINING LIGHTING  
Scale:  
AS INDICATED

Sheet

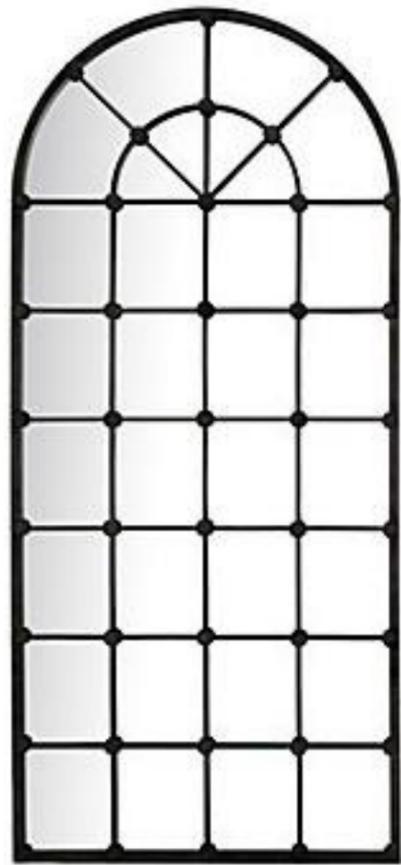
A8.02

# Dining Room

SW 2801 ROOKWOOD DARK RED	SW 0019 FESTOON AQUA
SW 6489 REALLY TEAL	SW 6480 LAGOON
SW 6767 AQUARIUM	SW 9010 WINDSWEPT CANYON
SW 6885 KNOCKOUT ORANGE	SW 6104 KAFFEE
SW 7102 WHITE FLOUR	SW 6871 POSITIVE RED



Fabric Textile-com  
Simpson Pumpkin



Wood  
Flooring



Furniture  
Finish



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER

# THE DOLSON'S RESIDENCE

Sheet Name:  
KITCHEN ENDERING

Scale: 12" = 1'-0"

Sheet

## A8.03



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER  
**THE DOLSON'S RESIDENCE**

Sheet Name:  
DINING RENDERING  
Scale: 12" = 1'-0"

Sheet  
**A8.04**

# Master Bath



Cabinet  
Paint



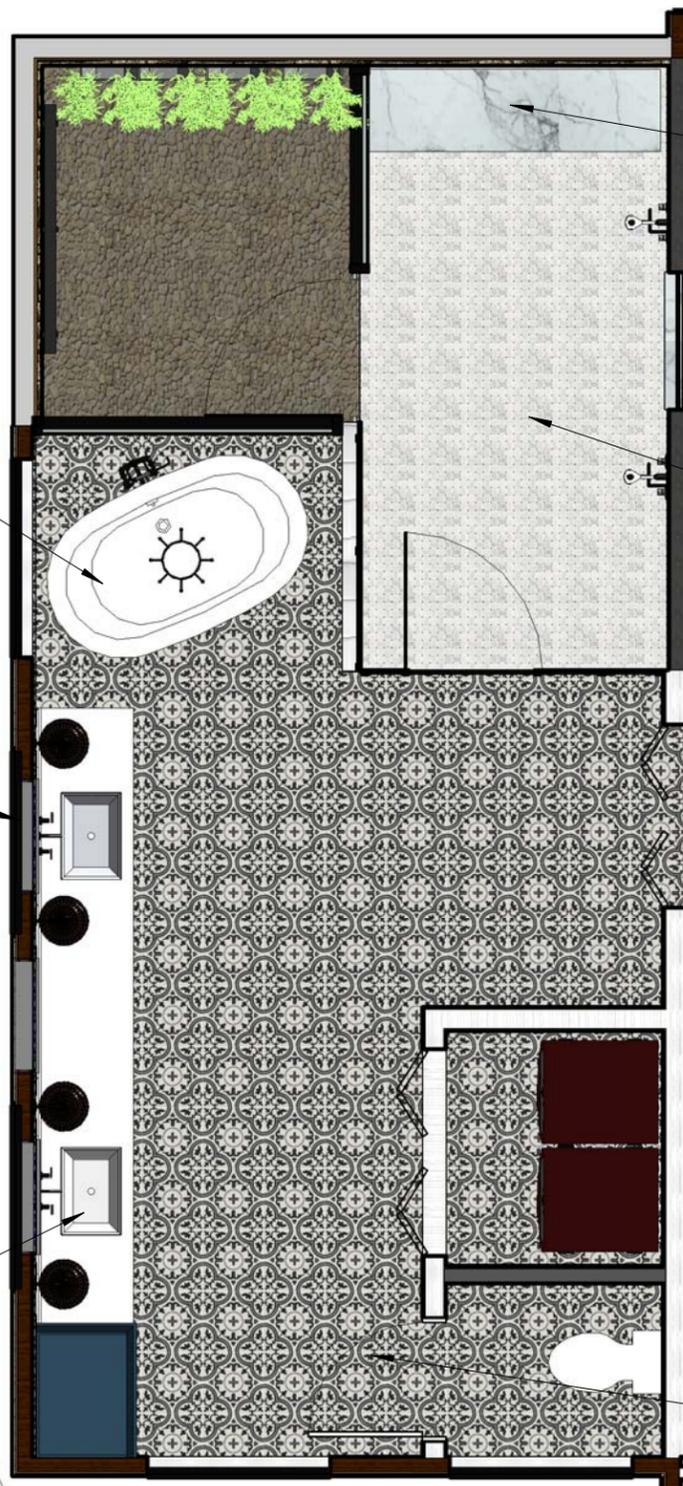
'Reveal' TV  
Mirror



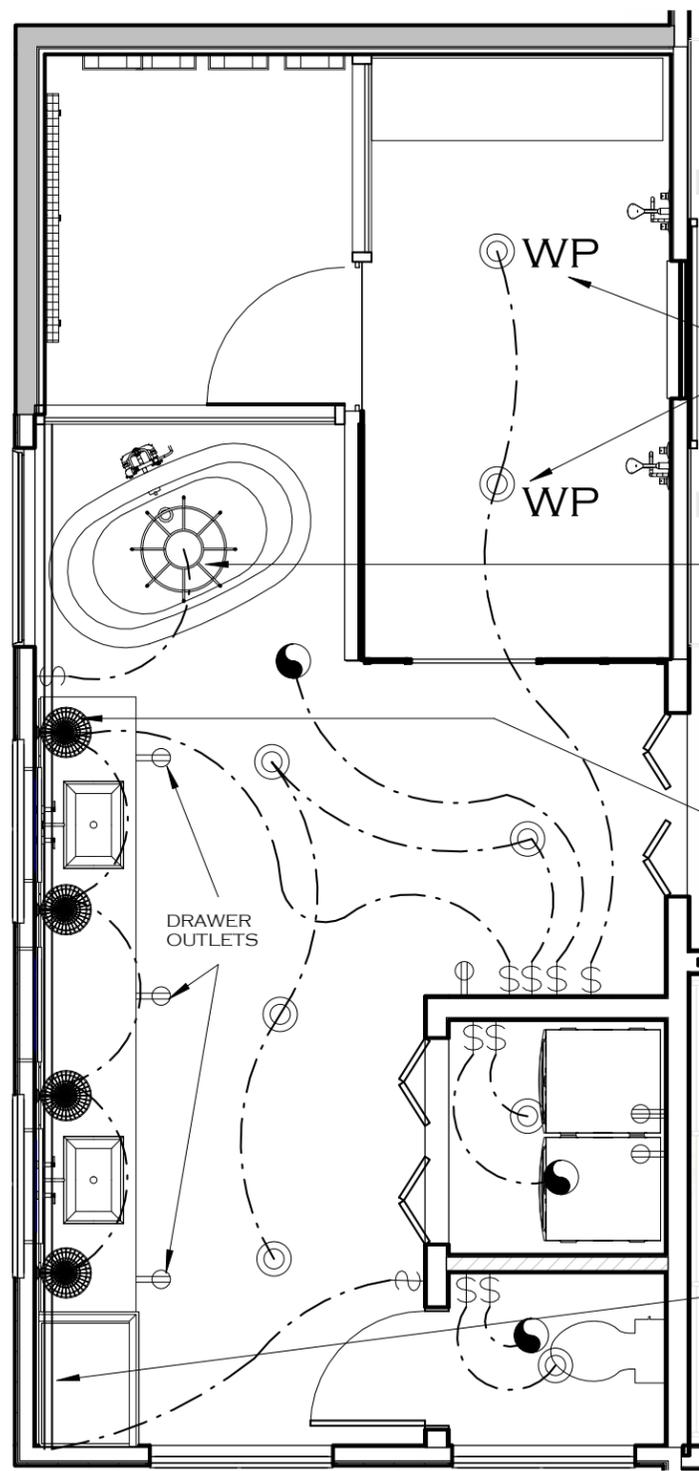
Shower  
Walls

Walls





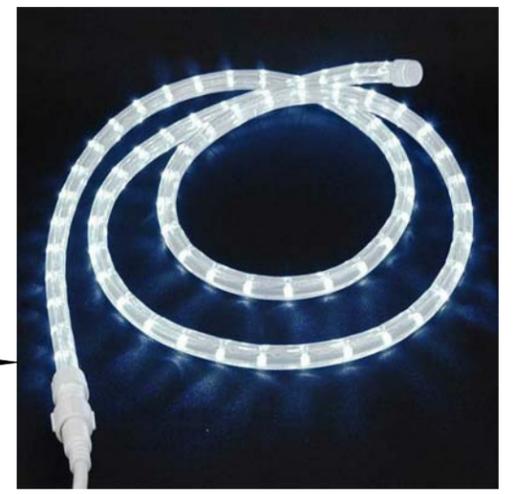
1 M. BATH FLOOR PLAN  
1/4" = 1'-0"



WATER PROOF RECESS CAN



SCONCES



ROPE LED ABOVE CROWN MOLDING

ELECTRICAL LEGEND	
	LIGHTING CONTROLLER SYSTEM
	1 10V GFCI OUTLET
	1 10V QUAD OUTLET
	220V OUTLET
	1 10V DUPLEX OUTLET
	SWITCH
	3 WAY SWITCH
	PUCK UNDER CABINET LIGHT
	LED TAPE LIGHTING
	1 X 4 TROFFER LIGHT
	5" / 4" RECESS CAN
	EXHAUST FAN
	CEILING MOUNTED FIXTURE
	WALL MOUNTED FIXTURE
	CEILING FAN
	CEILING FAN WITH LIGHT
	OUTDOOR WALL FIXTURE
	TABLE LAMP
	PENDANT / HANGING FIXTURE
	BUZZI PENDANT LIGHT
	CEILING SUSPENDED DECORATIVE PENDANT
	HIGH CEILING PENDANT
	SMOKE DETECTOR/CO

1 Lighting Plan  
1/4" = 1'-0"



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER

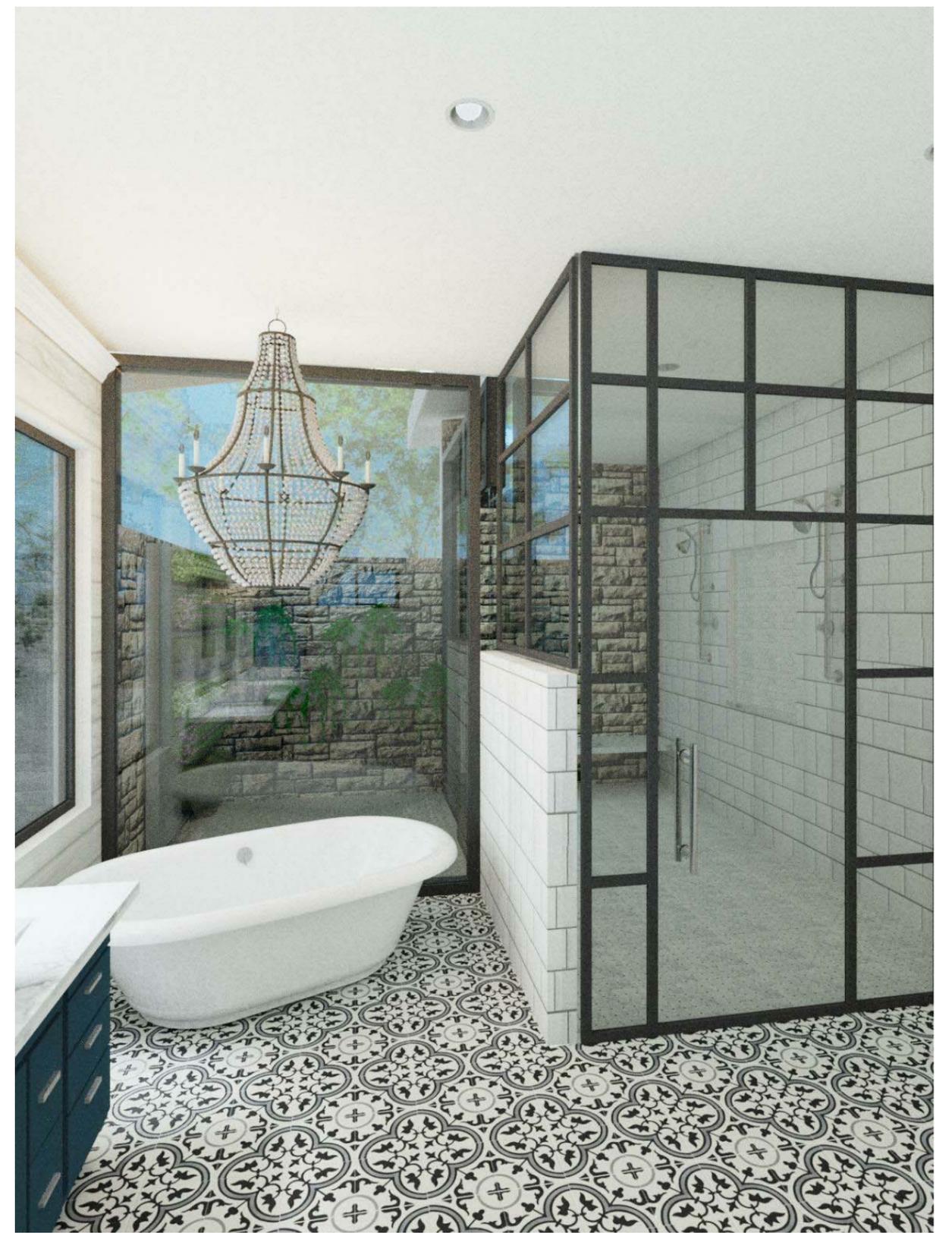
# THE DOLSON'S RESIDENCE

Sheet Name:  
M.BATH LIGHTING

Scale:  
AS INDICATED

Sheet  
**A9.02**





# Bedroom



Room &  
Board-  
Indigo  
Velvet

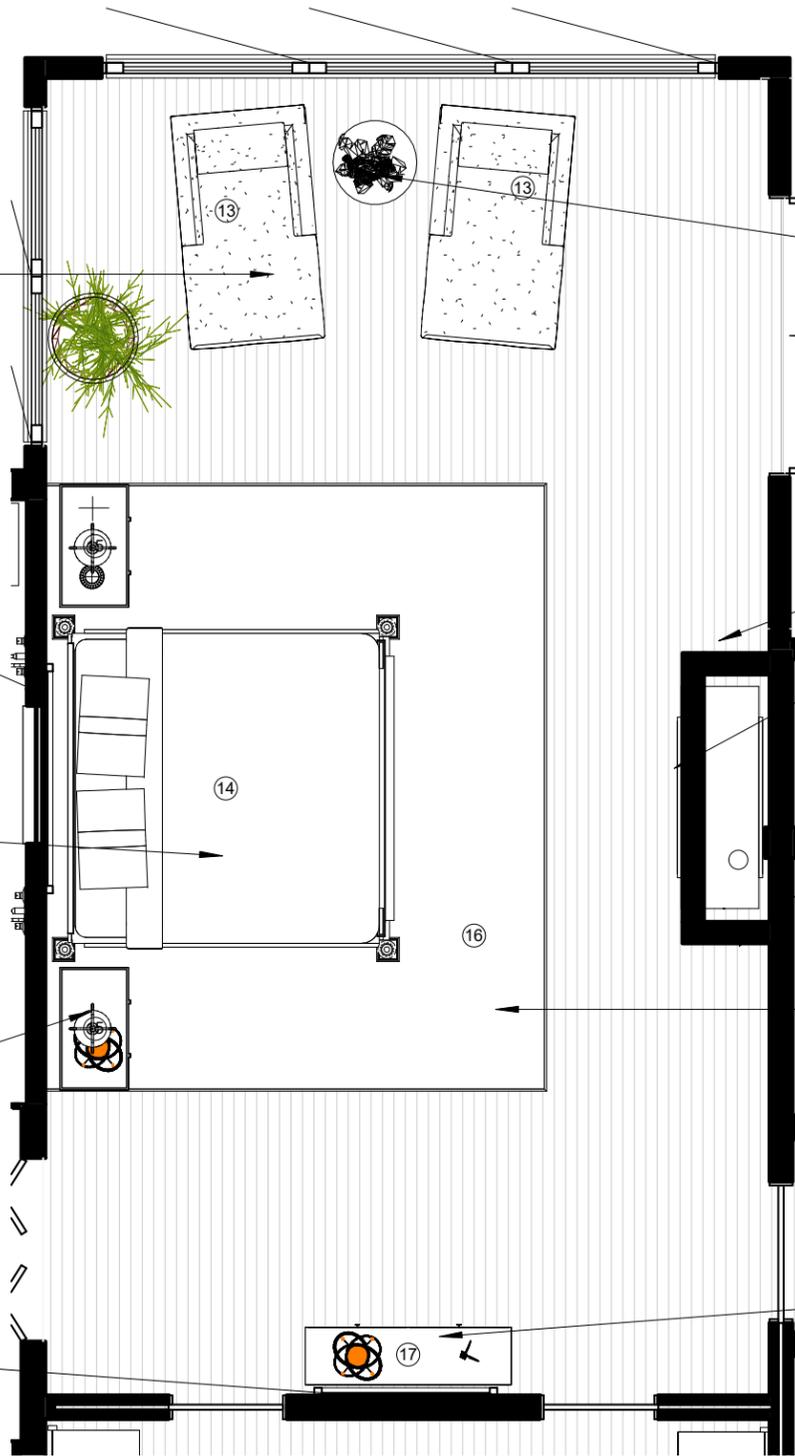
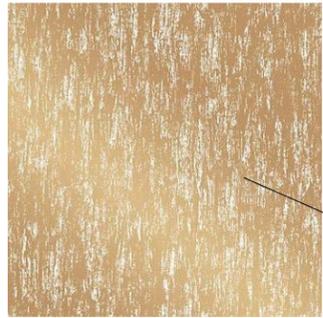
Kravet  
Venetian-  
Baltic

Kravet - Indigo -  
Definite - Pillows



Wood  
Flooring

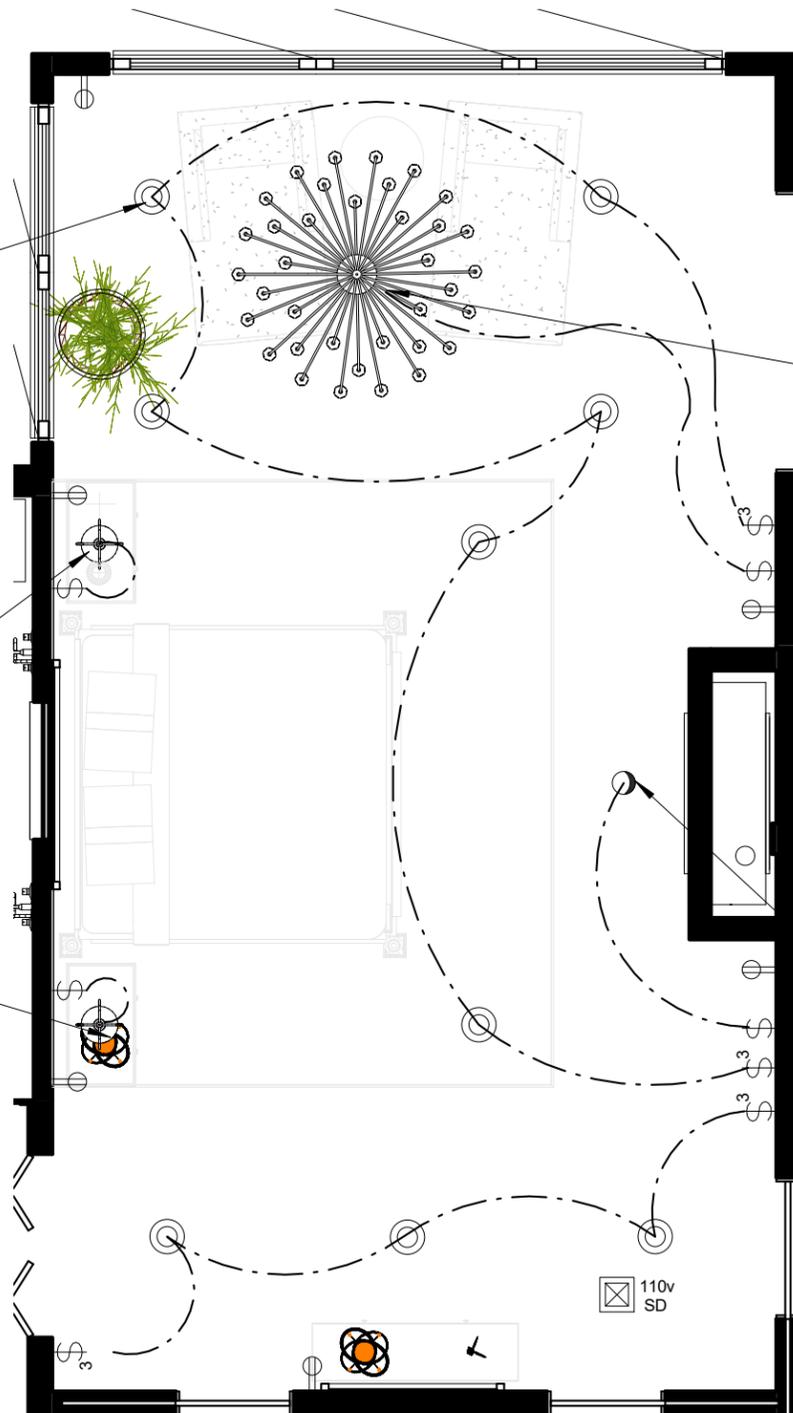
Wall  
Paper



① LEVEL 1 MASTER BEDROOM  
1/4" = 1'-0"



RECESS CAN



WALL WASHER

① Lighting Plan  
1/4" = 1'-0"



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER

# THE DOLSON'S RESIDENCE

Sheet Name:  
M.BEDROOM LIGHTING

Scale:  
1/4" = 1'-0"

Sheet

## A10.02



Class:  
ID 414: Residential 2  
NAME  
RIMA NASR

OWNER

# THE DOLSON'S RESIDENCE

Sheet Name:  
M.BEDROOM RENDERING  
Scale:

Sheet

A10.03

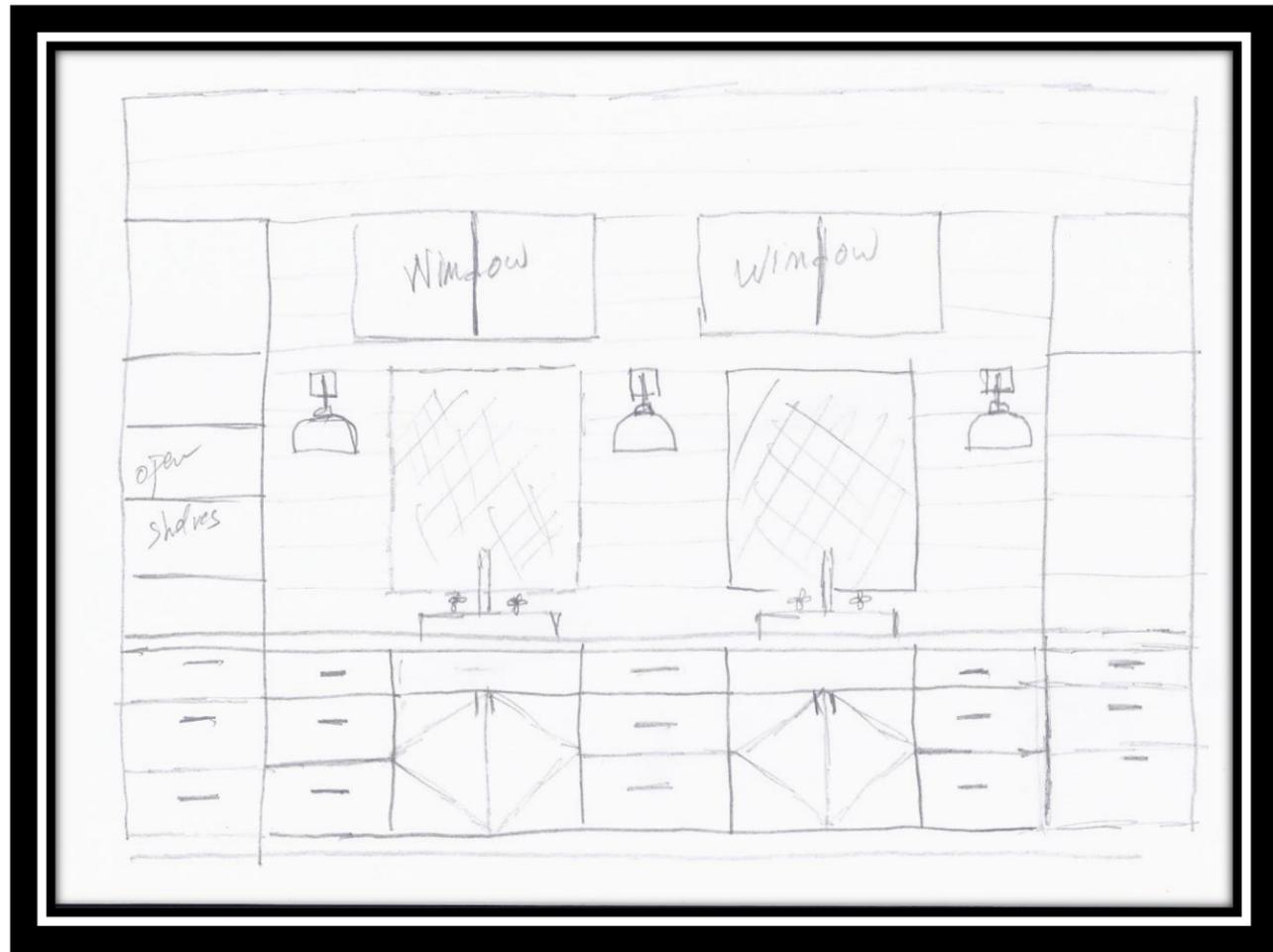


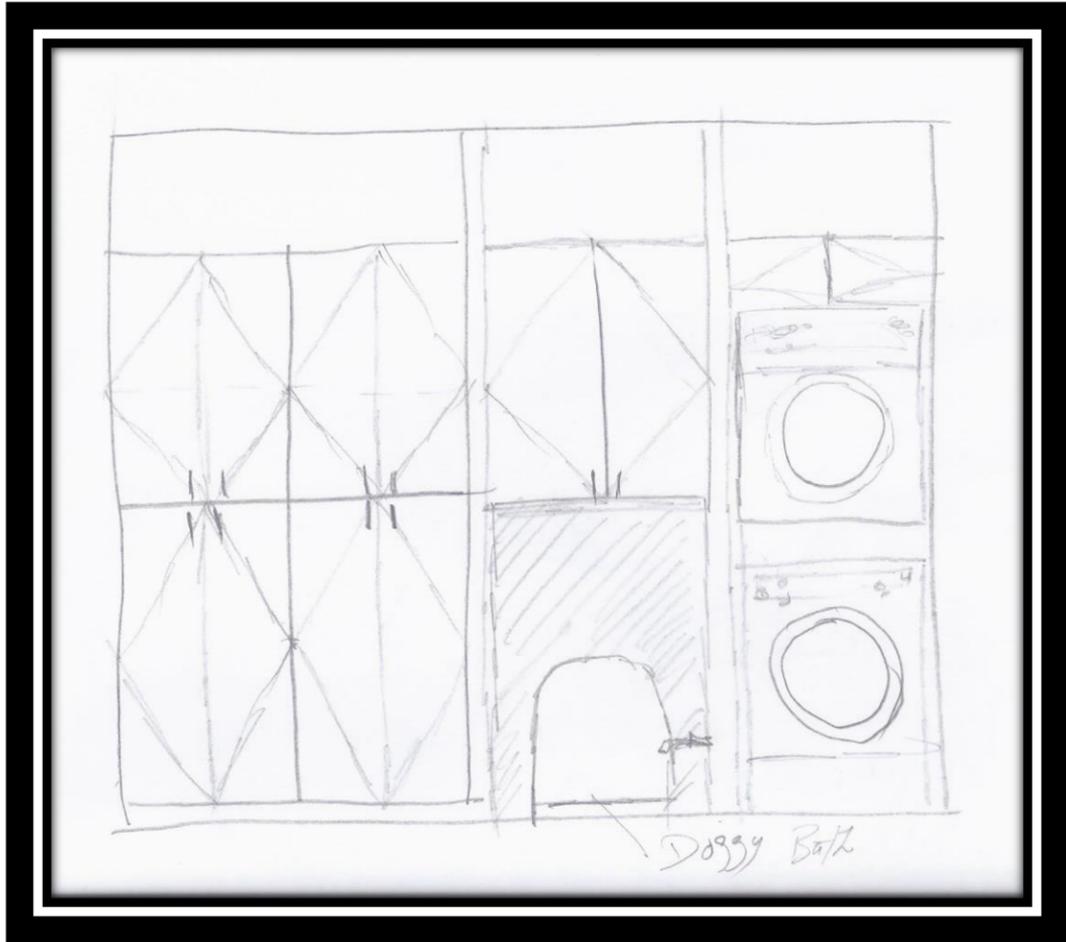
# PRELIMINARY WORK

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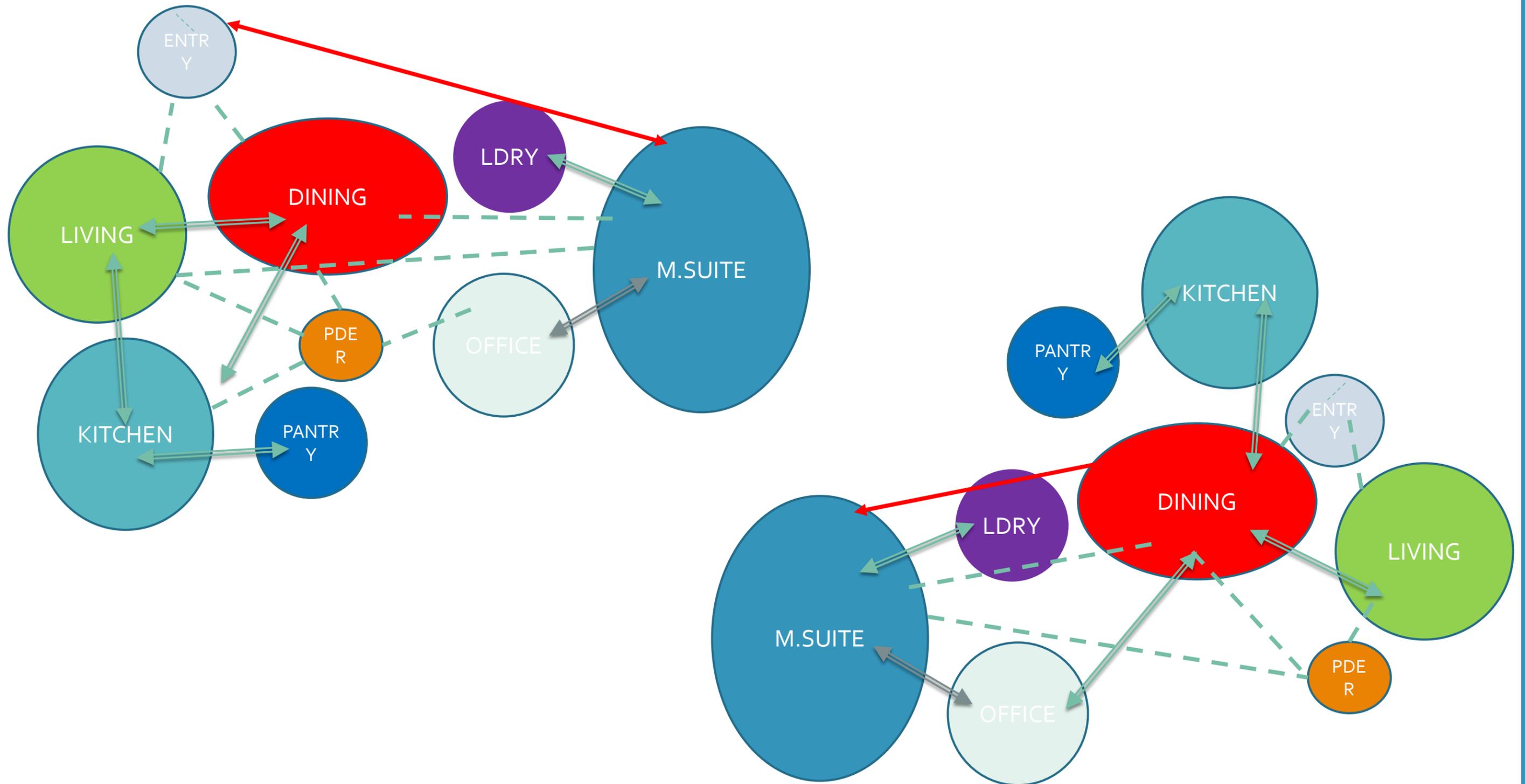








# Bubble



# References

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- <https://www.tn.gov/content/dam/tn/commerce/documents/regboards/contractors/posts/ContHILaw.pdf>
- <https://www.tn.gov/commerce/regboards/hi/application-requirements-process.html>