

City of Keller  
1100 Bear Creek Parkway  
Keller TX 76248  
RE: Specific Use Permit  
1525 Mount Gilead Road  
Keller TX 76262

Dear City of Keller,

October 12,2021

I am writing this narrative in consideration of the Specific Use Permit Application submitted for the private horse barn that we would like to build on our property at 1525 Mount Gilead Road.

I have owned the property that was formerly 1515 Mount Gilead Road and was comprised of just over 7 acres, since 2004. Due to a need to downsize I divided this property in 2019. We sold 1.3 acres to my daughter and her family where they are completing their dream home. We sold 2.97 acres with the existing home and horse barn and retained 3.01 acres to rebuild a new home and barn.

Our horses are all aged retired show horses and we need a good safe barn to get them out of the elements. We are proposing to build a U-shaped shedrow barn with 3 stalls (12x12 each), a tack /feed room that is 12x24 and a storage area that is 12 x24. All of this comes to 1100 sq feet. There will also be a concrete apron of 440 sq ft so this took the footprint to 1540 sq ft under roof and past the allotted 1200 sq ft for an accessory building.

As the barn faces west and a good deal of our weather comes from this direction it is necessary to have the protection of the roof over this concrete apron to shield the horses and stalls against the elements.

This barn will be very aesthetically pleasing. It will be matching our home which we are building at the same time. Our neighbors have always enjoyed our horses roaming around our pasture and the way we are setting this up, they will continue to do so.

Please advise of any questions you may have concerning this project. Thank you for your attention to this matter.

Sincerely,

*Jilray Launay*

# Launay Custom Barn

## ARCHITECT

Z PROJECTS, LLC  
1919 MCKINNEY AVE.  
SUITE 100  
DALLAS, TX 75201

CONTACT: DAVE ZOBRIST AIA, NCARB, ARCHITECT  
(817) 875-1506  
dzobrist@zprojects.com

## GENERAL CONTRACTOR

SCOMAR HOMES  
1301 CORPORATE DR E  
ARLINGTON, TX 76006

CONTACT: SCOTT MARTIN  
(918) 760-8028  
Scott@ScoMarHomes.com

## OWNER/ TENANT

JIL LAUNAY  
1525 MOUNT GILEAD RD.  
KELLER, TX 76262  
CONTACT: JIL LAUNAY  
(817) 966-1026  
prncssfrg52@gmail.com

## PERMITTING

CITY OF KELLER  
KELLER DEVELOPMENT SERVICES DEPARTMENT  
KELLER TOWN HALL, 1100 BEAR CREAK PKWY  
KELLER, TX 76248  
CONTACT: BUILDING & CONSTRUCTION SERVICES  
(817) 743-4110  
buildingservices@cityofkeller.com

## PROJECT DATA:

STORIES: 1

1st FLOOR: 1,100 SF  
APRON 440 SF

CONSTRUCTION: RESIDENTIAL

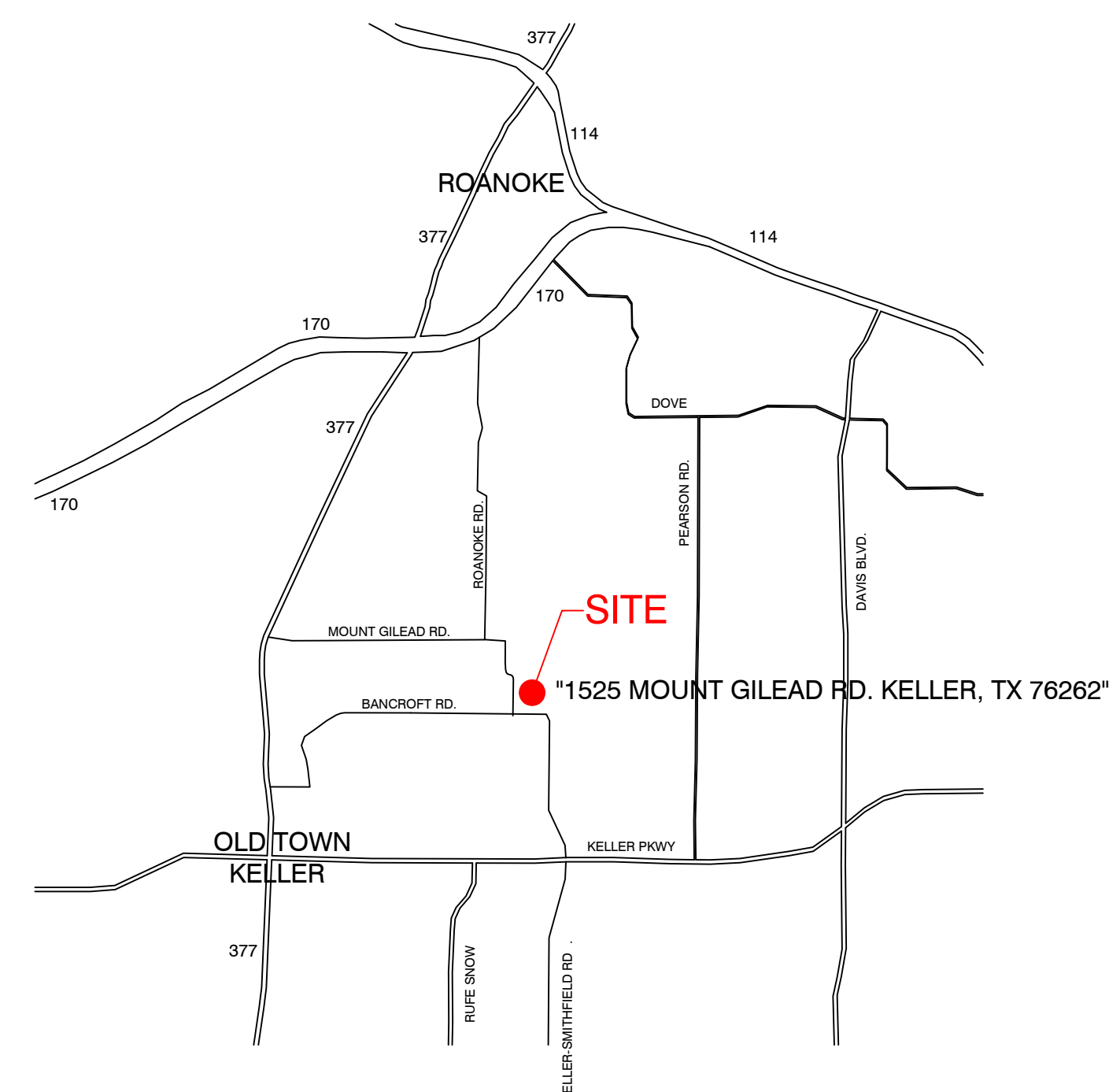
SCOPE OF WORK: HORSE BARN  
CONSTRUCTION: 1,540 SF

CODES:

2018 INTERNATIONAL BUILDING CODE (IBC)  
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)  
2018 INTERNATIONAL MECHANICAL CODE (IMC)  
2017 NATIONAL ELECTRICAL CODE (NEC)  
2018 INTERNATIONAL PLUMBING CODE (IPC)  
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)  
2018 INTERNATIONAL FIRE CODE (IFC)  
including Appendices B,C,D,E,F,H,I,J,K,L and N

## LOCATION MAP:

NOT TO SCALE



## DRAWING INDEX:

### ARCHITECTURAL - HORSE BARN

- T-1 TITLE SHEET
- GN-1 GENERAL NOTES
- A-1.1 SITE PLAN
- A-1.3 SITE DIMENSION PLAN
- A-8 BARN FLOOR, DIMENSION, ELECTRICAL & ROOF PLAN
- A-9 BARN ELEVATIONS - WEST (FRONT), NORTH (SIDE)  
EAST (REAR) & SOUTH (SIDE)

### MECHANICAL

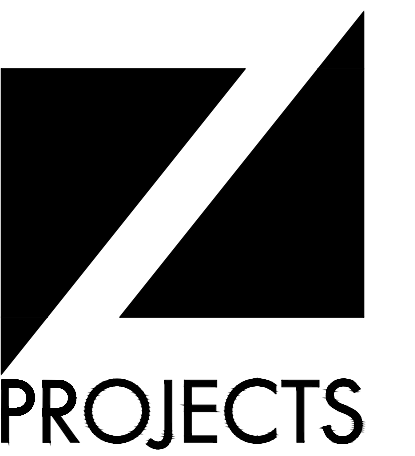
The Architectural Construction Documents do not indicate type, quantity or locations of HVAC System. It is the responsibility of the Mechanical Contractor to provide design and documentation as required. System to be in compliance with all local codes and regulations

### ELECTRICAL

The Architectural Construction Documents represent only locations of Electrical Outlets, Light Fixtures and Switches. It is the responsibility of the Electrical Contractor to provide design and documentation as required. System to be in compliance with all local codes and regulations

### PLUMBING

The Architectural Construction Documents represent only locations of Plumbing Fixtures. It is the responsibility of the Plumbing Contractor to provide design and documentation as required. System to be in compliance with all local codes and regulations



Z PROJECTS, LLC  
Spaces McKinney Ave.  
1919 McKinney Ave | Suite 100  
Dallas, TX 75201



5.25.21

Launay  
Custom Barn

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DATE  
5.25.21

PROJECT NO  
2100.01

DRAWN BY | CHECKED BY  
DZ

4-25-21 ISSUED for Owner/GC Review  
5-20-21 ISSUED for Owner/GC Review (Rev.1)  
5-25-21 ISSUED for Owner/GC Review (Rev.2)

TITLE SHEET

T-1

## GENERAL NOTES

### 1.0 GENERAL

- 1.1 ALL DRAWINGS AND WRITTEN MATERIAL HEREIN CONSTITUTE THE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND THE SAME MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.
- 1.2 DIMENSIONS NOTED "CLEAR" OR "CLR" MUST BE ACCURATELY MAINTAINED. ALLOW FOR THICKNESS OF ALL WALL FINISHES. THE MEASUREMENT SHALL NOT VARY MORE THAN 1/8" WITHOUT WRITTEN CONSENT FROM THE ARCHITECT.
- 1.3 "ALIGN" MEANS TO ACCURATELY LOCATE FINISHED FACES IN THE SAME PLANE. "TYPICAL" OR "TYP" MEANS IDENTICAL FOR ALL SIMILAR CONDITIONS, U.N.O. "VERIFY" OR "VER" MEANS TO ASCERTAIN AND CONFIRM APPLICATION WITH THE ARCHITECT.
- 1.4 ALL DIMENSIONS TO THE EXTERIOR WALL ARE TO THE INSIDE FACE OF THE EXISTING WINDOW SILL OR INNERMOST OBJECT, U.N.O.
- 1.5 PRIOR TO CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS SHOULD DISCREPANCIES BE DISCOVERED, ARCHITECT SHALL BE NOTIFIED IN WRITING.

### 2.0 SLAB PREPARATION

- 2.1 SLABS ON GRADE OR NEW CONCRETE FLOOR SURFACES SHALL BE TESTED FOR MOISTURE PRIOR TO ORDERING FLOORING, CONTRACTOR SHALL NOTIFY THE ARCHITECT IN WRITING IF SLAB FAILS TO MEET THE REQUIREMENTS OF THE MANUFACTURERS.

### 3.0 ROUGH CARPENTRY

- 3.1 INTERIOR LUMBER SHALL BE FIRE RETARDANT IN COMPLIANCE WITH AFWPA C27, INTERIOR TYPE B.
- 3.2 INTERIOR PANEL PRODUCTS SHALL BE FIRE RETARDANT IN COMPLIANCE WITH AFWPA C27, INTERIOR TYPE B.
- 3.3 PROVIDE BLOCKING, NAILERS, GROUNDS, FURRING AND OTHER SIMILAR ITEMS REQUIRED TO RECEIVE AND SUPPORT MILLWORK AND OTHER WORK.

### 4.0 DRYWALL

- 4.1 DIMENSIONS LOCATING DOOR ARE TO THE INSIDE FACE OF THE JAMB, U.N.O.
- 4.2 ALL EXPOSED GYPSUM BOARD EDGES SHALL RECEIVE METAL EDGE TRIM.
- 4.3 ALL GYPSUM BOARD PARTITIONS SHALL BE TAPED, BEDDED AND SANDED SMOOTH WITH NO VISIBLE JOINTS. PATCH AND REPAIR SURFACES TO MATCH ADJACENT OR ADJOINING SURFACE WHERE REQUIRED. ALL SURFACES SHALL ALIGN.
- 4.4 ALL WORK SHALL BE ERECTED AND INSTALLED PLUMB, LEVEL, SQUARE AND TRUE.
- 4.5 REFER TO FLOOR PLAN FOR CEILING HEIGHTS
- 4.6 PROVIDE BLOCKING IN WALLS AS REQUIRED TO SUPPORT WALL HUNG MILLWORK AND OTHER ITEMS.

### 5.0 DOOR AND FRAMES

- 5.1 DOORS SHALL BE UNDERCUT 1/2" CLEAR OF FINISH FLOOR, U.N.O.

### 6.0 DOOR HARDWARE

- 6.1 PROVIDE KEYS WITH ALL LOCK SETS. COORDINATE KEYING WITH OWNER.

### 7.0 FINISHES

- 7.1 ALL INTERIOR FINISHES SHALL BE IN COMPLIANCE WITH LOCAL AND NATIONAL CODES. THE CONTRACTOR SHALL ADVISE THE ARCHITECT IMMEDIATELY UPON DISCOVERY OF A NON-COMPLIANT FINISH.
- 7.2 ALL FINISHES SHALL BE INSPECTED UPON ARRIVAL TO THE JOB SITE FOR DEFECTS AND DYE LOT CONSISTENCY. NOTIFIED IMMEDIATELY OF ANY INSTALLATION PROBLEMS.
- 7.3 THE CONTRACTOR SHALL BE RESPONSIBLE FOR DELIVERY LEAD TIMES FOR ALL FINISHES. ALL DELIVERY TIES MUST BE CONFIRMED AND ANY FINISHES THAT HAVE EXCESSIVE LEAD TIMES WHEREBY NOT PERMITTING INSTALLATION SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION IMMEDIATELY.
- 7.4 ALL FINISHES SHALL BE INSTALLED PER MANUFACTURE'S INSTALLATION IMMEDIATELY.
- 7.5 ALL SURFACES SHALL BE PREPARED APPROPRIATELY TO RECEIVE THE SPECIFIED FINISH.
- 7.6 NONE OF THE FINISHES SHALL BE INSTALLED UNDER CONDITIONS WHICH WOULD JEOPARDIZE THE QUALITY OF THE WORK ALL WORKMANSHIP WHICH IS JUDGED TO BE LESS THAN FIRST QUALITY BY THE ARCHITECT SHALL BE REJECTED.
- 7.7 PROTECT NEW INSTALLED FINISHES FOR DAMAGE THAT MAY OCCUR FROM OTHER TRADES.
- 7.8 EXAMINE ALL FINISH SURFACES AFTER COMPLETION OF WORK AND PROCEED WITH TOUCH-UP AS REQUIRED.
- 7.9 ALL FINISHES SHALL BE LEFT IN A "LIKE NEW" CONDITION.
- 7.10 FINISHES OF THE SAME KIND SHALL ALIGN AND NAP, WEAVE OR PATTERN SHALL RUN IN THE SAME DIRECTION, U.N.O.

### 8.0 FLOORING AND BASE

- 8.1 ALL IMPERFECTIONS AND SLIGHT DEPRESSIONS IN THE FLOOR SURFACE SHALL BE SKIM COATED.
- 8.2 WHERE FLOOR FINISHES OF DIFFERENT THICKNESS MEET, FLOOR SHALL BE FILLED TO A MINIMUM SLOPE OF 1" PER 12'-0" TO ALLOW A SMOOTH TRANSITION.
- 8.3 WHERE FLOOR FINISHES MEET A DOORWAYS, TRANSITION OF FINISHES SHALL OCCUR DIRECTLY BENEATH THE CENTER OF THE DOOR LEAF, U.N.O.
- 8.4 PROVIDE REDUCER STRIP WHERE FLOOR FINISHES OF DIFFERENT MATERIALS OCCUR APPROPRIATE TO THE TRANSITION. COLOR SHALL BE SELECTED BY THE ARCHITECT, OR FURNISHINGS.

### 9.0 CEILING

- 9.1 COORDINATE THE WORK OF ALL TRADES INVOLVED IN THE CEILING WORK TO ENSURE CLEARANCES FOR FIXTURES, SMOKE DETECTORS, SPRINKLER HEAD AND OTHER EQUIPMENT OR DEVICES NECESSARY TO MAINTAIN THE FINISH CEILING HEIGHTS INDICATED ON THE PLAN..
- 9.2 ALL SOFFIT AND CEILING HEIGHTS ARE DIMENSIONED FROM THE TOP OF THE FINISH FLOOR TO THE BOTTOM OF THE FINISHED CEILING.
- 9.3 THE CEILING SHALL BE FREE OF DEFECTS, BLEMISHES, SCRATCHES, SOLILING, ETC. AND SHALL BE LEFT IN A LIKE "NEW CONDITION.

### 11.0 HVAC

- 11.1 PROVIDE A FULLY OPERABLE MECHANICAL SYSTEM UTILIZING THE EXISTING SYSTEM. ADD MECHANICAL EQUIPMENT, DUCTS, DIFFUSERS AND T-STATS AS NEEDED FOR OCCUPANT COMFORT.
- 11.2 ALL DUCT WORK SHALL BE INSTALLED.
- 11.3 TEST AND BALANCE HVAC BY A CERTIFIED INDEPENDENT AIR BALANCE CONTRACTOR SEPARATE FROM THE MECHANICAL CONTRACTOR, U.N.O. ETC.

### 12.0 FIRE PROTECTION

- 12.1 ALL SPRINKLER HEADS SHALL RECEIVED ESCUTCHEONS. NEW HEADS AND ESCUTCHEONS SHALL MATCH THE EXISTING, U.N.O. SPRINKLER HEADS SHALL BE RASCO RELIABLE RECESSED.

### 13.0 ELECTRICAL

- 13.1 WHERE ELECTRICAL OUTLETS APPEAR BACK TO BACK THEY SHALL BE A MINIMUM OF 1'-0" APART.
- 13.2 ALL ELECTRICAL RECEPTACLES AND SWITCHES OF LIKE KIND SHALL BE GANGED TOGETHER IN A MULTI-OUTLET BOX WITH A SINGLE GANG PLATE.
- 13.3 MAINTAIN A 4" MINIMUM HORIZONTAL CLEARANCE IN ALL DIRECTIONS FROM THE EDGE OF A COVER PLATE O DEVICE TRIM WHEN ADJACENT TO A WALL, COLUMN OR SIMILAR ELEMENT.

### 14.0 LIGHTING

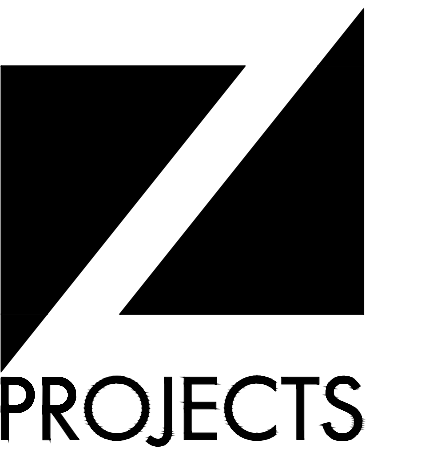
- 14.1 LIGHTNING SHALL BE LOCATED AND SWITCHED PER PLAN.
- 14.2 NOTIFY THE ARCHITECT OF ANY CONFLICTS OF LIGHT FIXTURE LOCATION WITH DUSTS, STRUCTURES, HVAC, ETC. PRIOR TO INSTALLATION OF LIGHTS WITHIN THE ROOM.
- 14.3 TOGGLE SWITCHES LOCATED NEXT TO DIMMER SWITCHES SHALL MATCH IN APPEARANCE AND STYLE WHEN POSSIBLE.

### 15.0 LIFE SAFETY

- 15.1 PROVIDE ALL CODE REQUIRED LIFE SAFETY DEVICES.

### 16.0 PROJECT CLOSEOUT

- 16.1 CONTRACTOR SHALL PROVIDE A MINIMUM OF ONE SET OF AS-BUILTS, INCLUDING BUT NOT LIMITED TO PLANS, SUBMITTALS, MSDS SHEETS, OF ALL FINISHES AND BUILDING MATERIALS, WARRANTIES, ETC.



Z PROJECTS, LLC  
Spaces McKinney Ave.  
1919 McKinney Ave | Suite 100  
Dallas, TX 75201



5.25.21

Launey  
Custom Barn

1525 MOUNT GILEAD RD..  
KELLER, TX 76262

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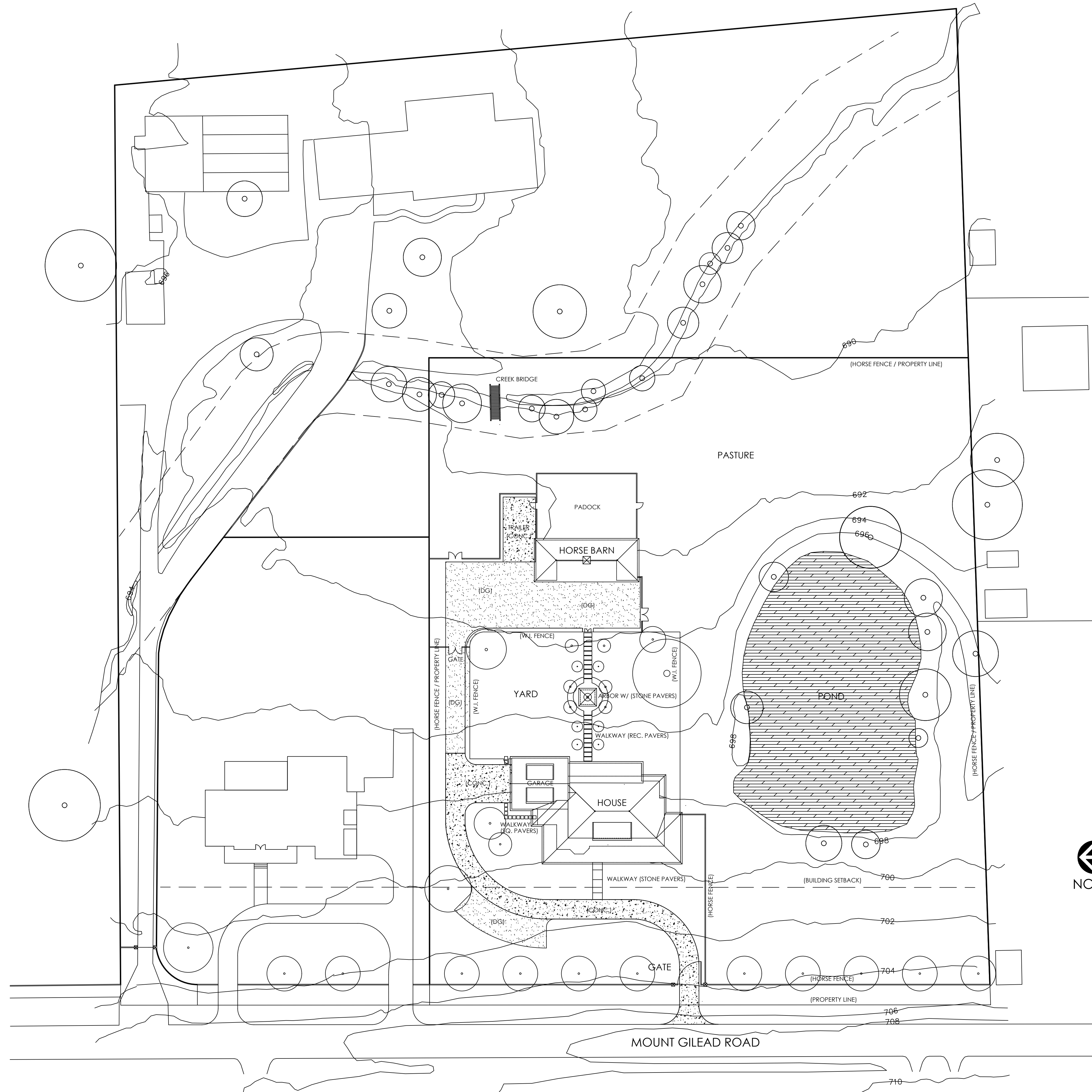
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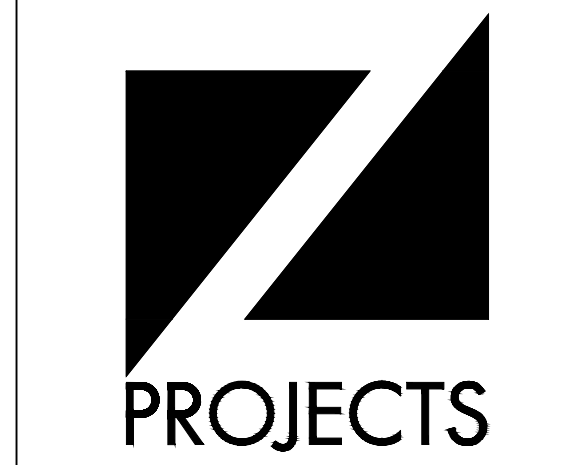
GENERAL NOTES

GN-1



**SITE PLAN**

SCALE 1/32" = 1'-0"



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**Launey  
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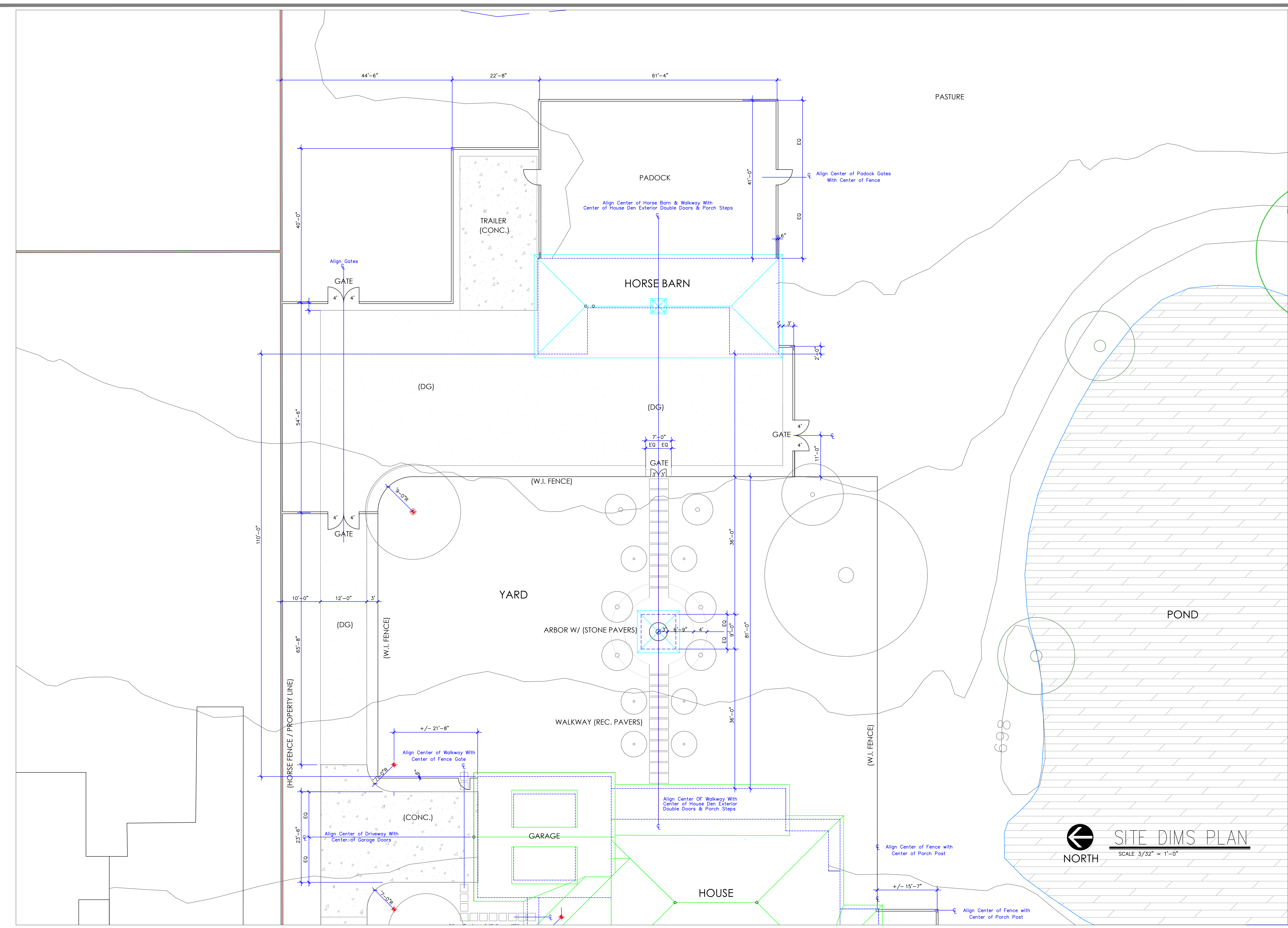
PROJECT NO  
 2100.01 NORTH

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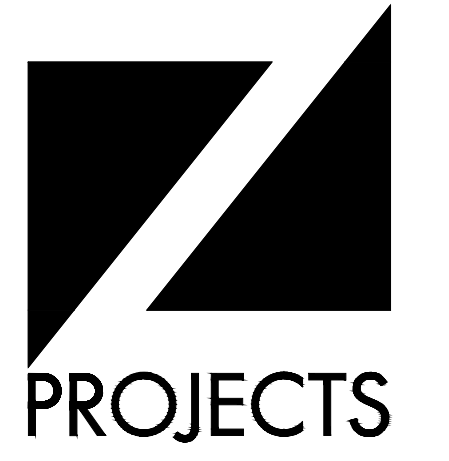
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SITE PLAN

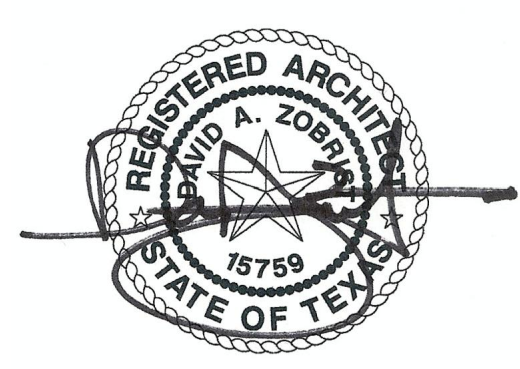
**A-1.1**



**SITE DIMS PLAN**  
 SCALE 3/32" = 1'-0"  
 NORTH



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6.9.21

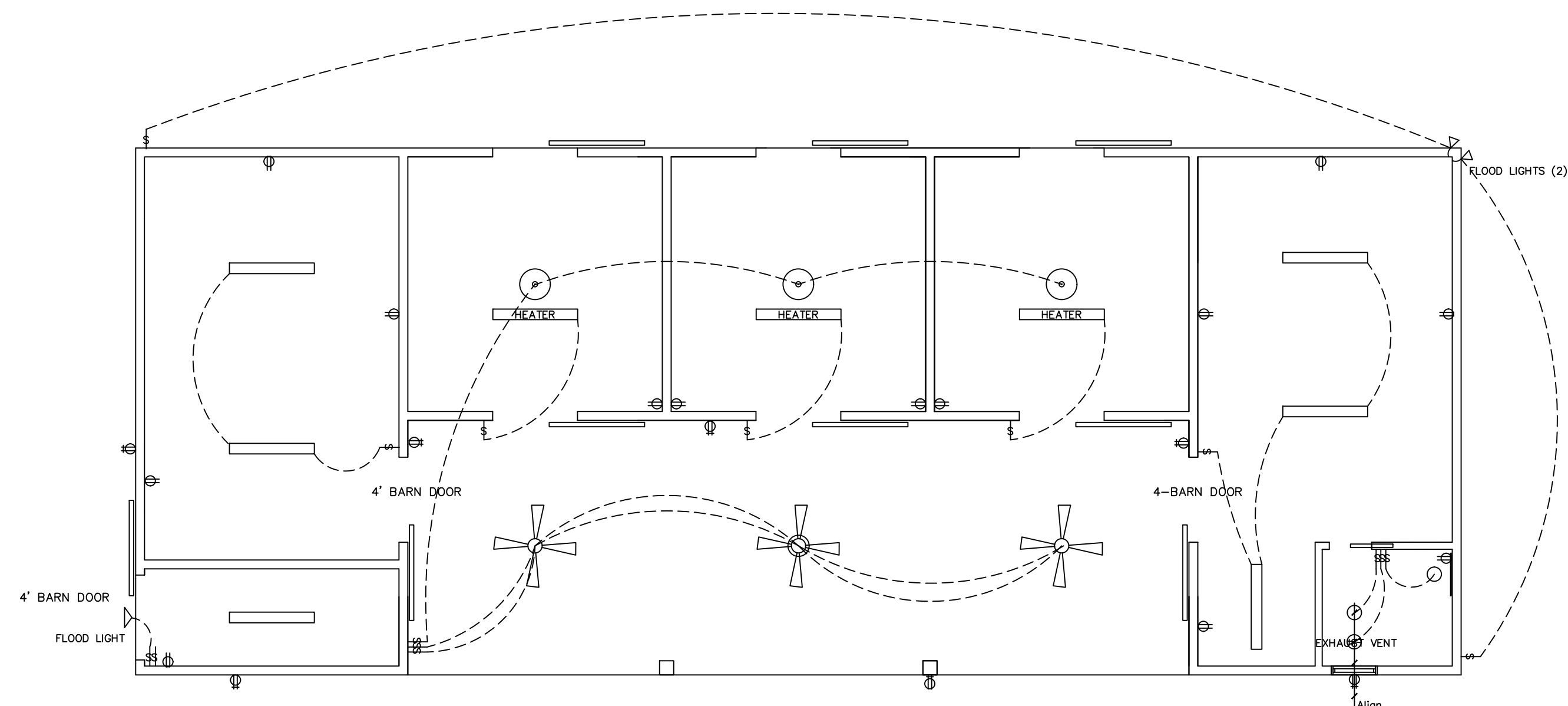
Launey  
 Custom Barn

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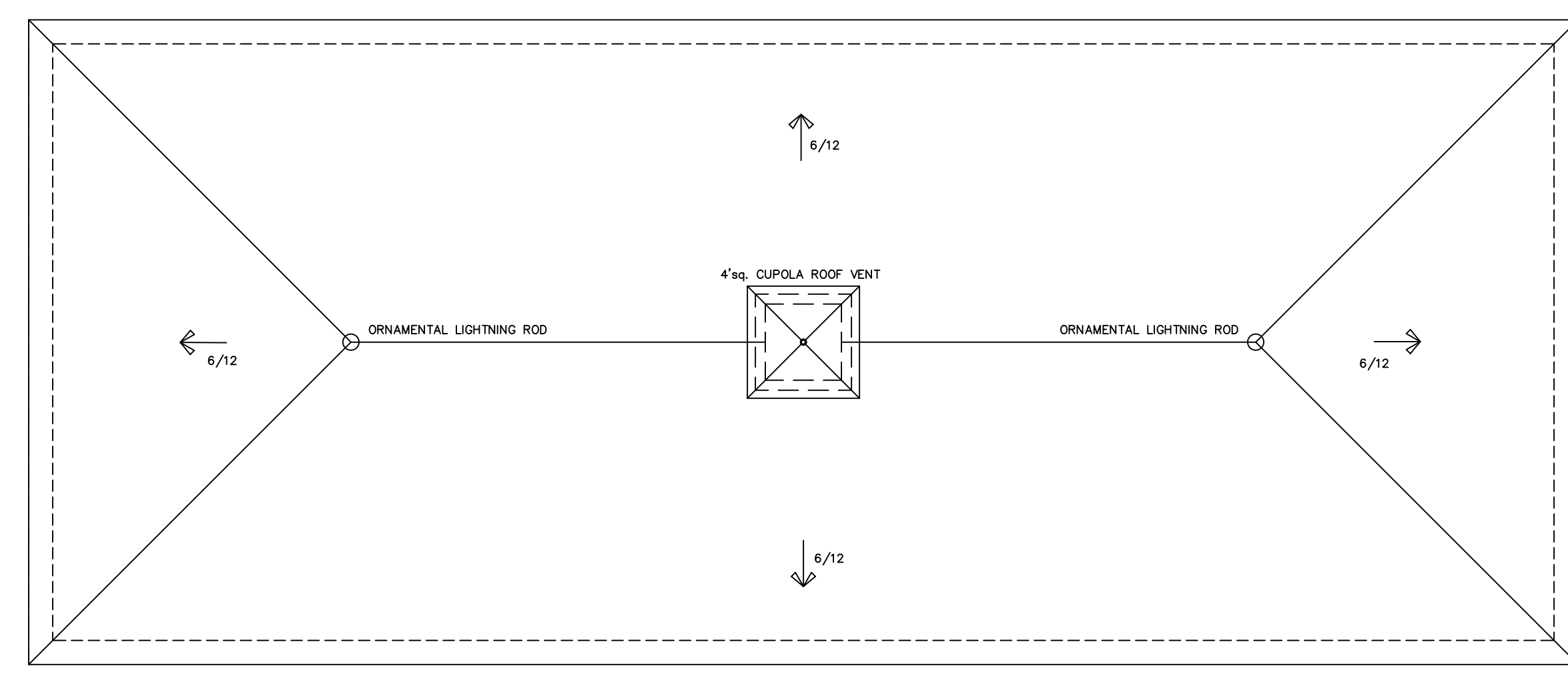
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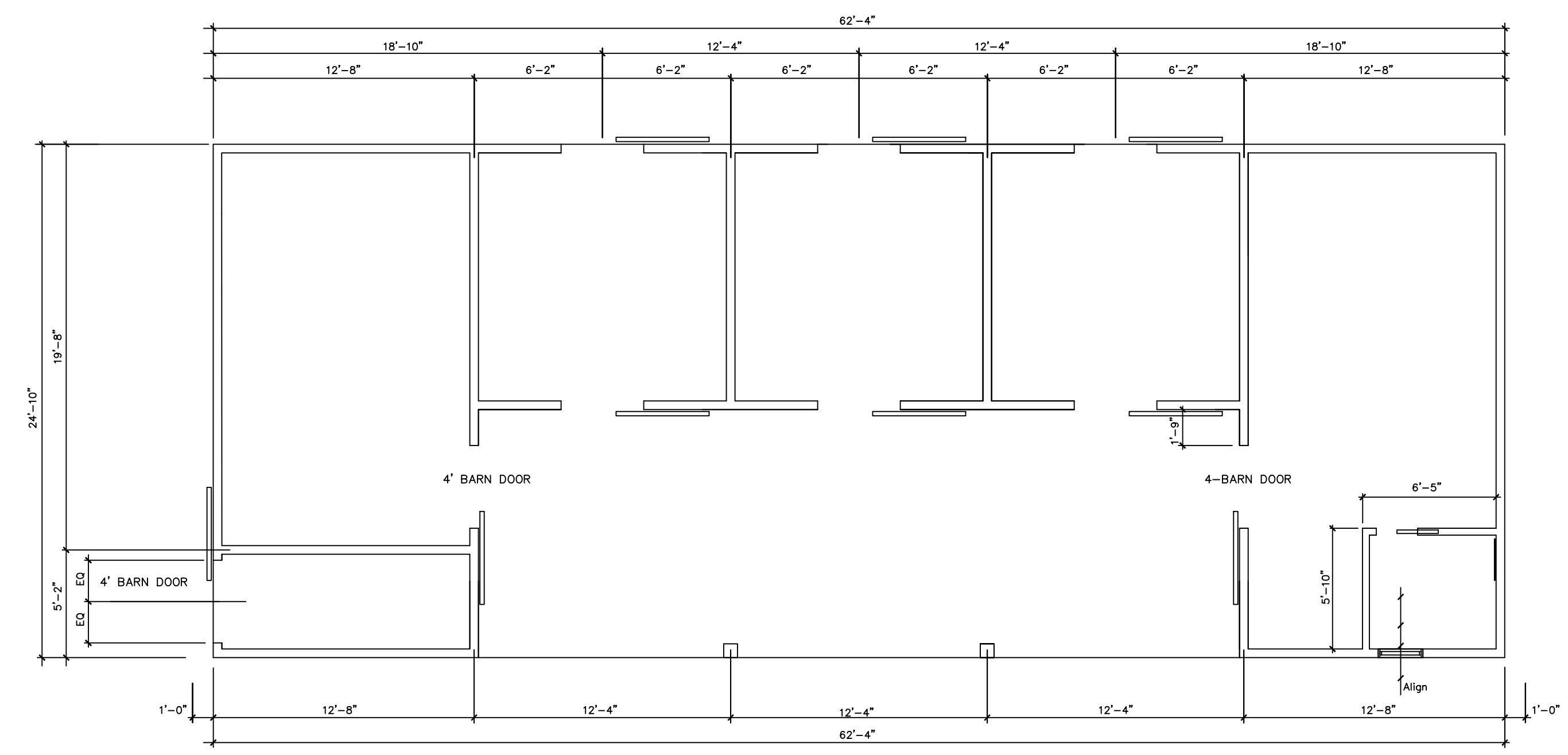
SITE DIMS  
 A-1.3



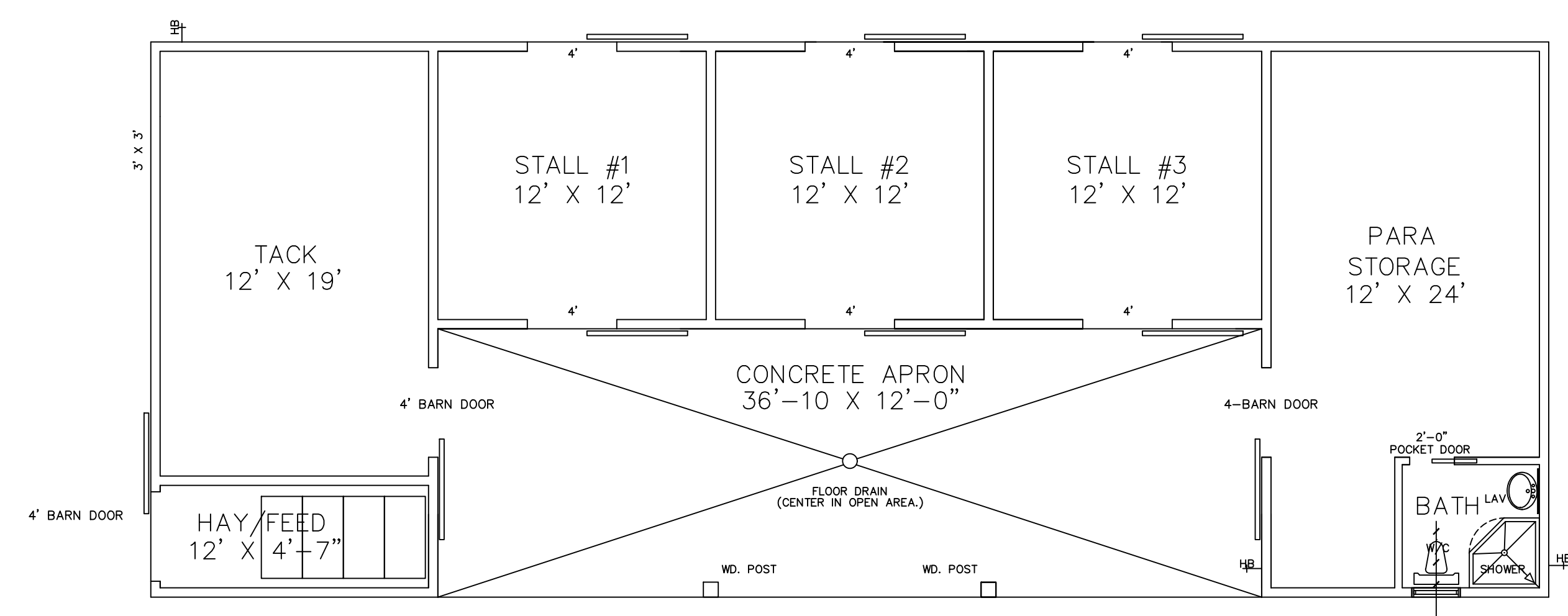
**ELECTRICAL PLAN**  
SCALE 3/16" = 1'-0"  
NORTH



**ROOF PLAN**  
SCALE 3/16" = 1'-0"  
NORTH

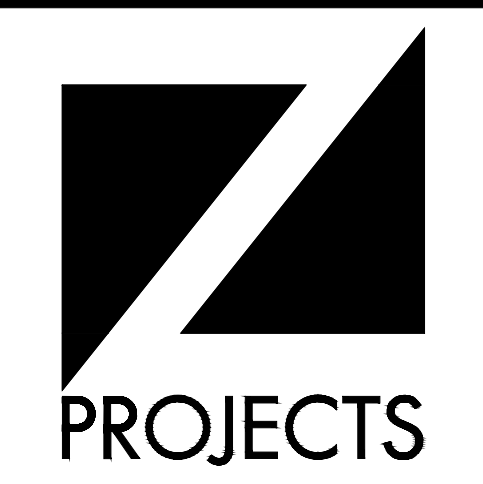


**FLOOR DIMS**  
SCALE 3/16" = 1'-0"  
NORTH

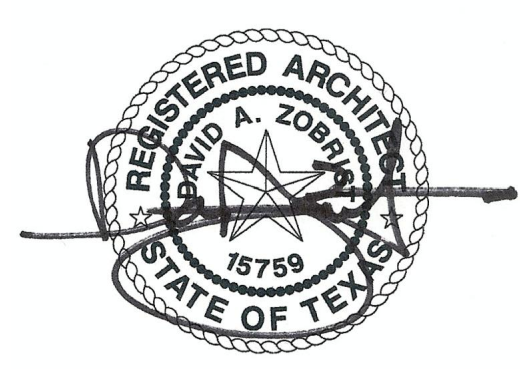


**FLOOR PLAN**  
SCALE 3/16" = 1'-0"  
NORTH

FIRST FLOOR 1,100 SQ. FT.  
APRON 440 SQ. FT.



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6-10-21 ISSUED for Owner/GC Review (Rev.3)  
8-12-21 Added Bathroom

BARN FLOOR,  
DIMENSION, ELECTRICAL  
& ROOF PLAN

A-8



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# Launey Custom Barn

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BARN ELEVATIONS  
WEST, NORTH,  
EAST, SOUTH  
**A-9**

