

Russell & Sue Jordan
Crossbow Ranch

Cabin

Crossbow Ranch Architectural Committee Approval

Approved _____ Date _____



ARCHITECTURAL COMMITTEE

SITE / PLAN REVIEW REQUEST FORM

Phase: 1 / 2 / 3 Lot Number: 12 Acres: 6 Date: 5/26/18

Owner's Name: RUSSELL N SUE JORDAN

Address: _____

Phone Number: 972.822.3402 - 972.822.7202

Architect's Name: Dillon Construction

Items submitted for approval:

New Residence: Y N

Modification to Residence: Y N

Equestrian or Livestock Facilities: Y N

Shop or Storage Building: Y N

*Variance Required: Y N

Other-Describe: weekend cabin

Building Use:

Dwelling: Y N

Permanent Structure: Y N

Temporary Structure: Y N

Structure Setbacks:

Distance from boundary lines: N - 400' S - 1500' E - 145' W - 175'

Square Footage:

Inside Living Area: approx 1500² Number of stories in height: 1 1/2 (1 plus loft)

Non-Residence Structure: _____

Building Exterior:

Materials: Hardiplank fiber Cement Exterior

Color Scheme:

Exterior Walls: Light Brown/Tan Trim: Brown

Other: _____

Roof:

Material: 7/16 OSB 30lb felt, 26 gauge metal roof, Silver

Color: Silver

Fencing or Entry

Height: N/A Length: _____

Material: _____ Finish (Paint or Stain/Colors): _____

Please attach a drawing of the home location on the plot and an exterior sketch or a copy of the proposed construction plans to:

CBR&WP c/o Architecture Committee
11093 State Highway 6
Meridian, Texas 76665

*Variances will be submitted to the Crossbow Ranch and Wildlife Preserve Board of Directors for approval.



ARCHITECTURE COMMITTEE REVIEW

Owner(s): Russell Jordan Lot: 12

Date Reviewed: / /

Date Received: 5/21/2018

Reviewed By: John Kappus, J. Mobley, Brandy Vance, John Beauregard, and Gary Beavers.

Lot:

Does the home location meet the required setback requirements on all borders? Y / N

Dwelling:

Does the above structure contain adequate square footage? Y / N

Permanent or Temporary Structure:

Exemptions / Variances:

I hereby state that the above named property owner is in compliance with the Crossbow Ranch and Wildlife Preserve Declaration of Covenants, Conditions and Restrictions based on the application.

Reviewed by: _____ Date: _____

John Kappus

Architectural Committee Chair - Crossbow Ranch Wildlife Preserve POA

Approved by: _____ Date: _____

TOM LONGMIRE

President, Crossbow Ranch Board of Directors

Crossbow Ranch Wildlife Preserve POA

*John
cell 214 693.1187*



ARCHITECTURAL COMMITTEE

SITE / PLAN REVIEW REQUEST FORM

Prior to starting construction on your lot:

- 1. Contact the Architectural Committee chair person and obtain a copy of the Site / Plan Review Request Form.**
- 2. Complete page two of the form with as much information and supporting documentation (example - dwelling location on the plot) as possible to ensure there are no issues with your request.**
- 3. The Architectural Committee chair person will submit the Request Form for review at the next available Architectural Committee meeting.**
- 4. The Committee will review the Request Form for its completeness as well as if there are any issues with the request.**
- 5. The Architectural Committee chair person will complete page 3 of the form including comments from the committee approving the request and submit it to the POA Board President with their recommendation for approval if there are no issues.**
- 6. If the Request Form has issues or the property owner is requesting a variance, the Architectural Committee chair person will ensure that the issue or variance is documented on the Request Form and high lighted on page 3 of the form. They will then submit a recommendation for approval or denial with reasons listed to the POA Board President for the POA Board's review / approval.**
- 7. The property owner submitting the request will be notified by a POA Board Member within 45 days of the request's submission on either the POA Board's approval or denial of the request (page three) of the Request Form.**

Crossbow Jordan Cabin built by Denis Dillon

Punchlist

Size: Lower level including 288 sq porch, total 1,296 Sq. Ft. plan , 36' by 36; 432 sq ft loft area, for total 1446 sq ft., living space; 1734 total footage

Includes 21 exterior pilings with 9 interior supports of concrete block piers.

Includes stairs, with depicted loft in plan.

Price include 2 x 4 stud walls per layout , #2 lumber

All travel expenses included

Roof is 8/12 pitch

Pilings are 8" by 8" inch treated posts, around exterior with 7' to 7.5' centers, concrete reinforced
 21 peirs set 36" into ground with concrete footings backing, with 36" crawl space
 9 piers on concrete footings

Interior floor joists are 2x8, interior walls are 2x4, roof rafters are 2x6 and 2x8 as needed, ceiling joists are 2x8, all #2 lumber

Two doors, one front entry and one rear entry, both with half mini-blind

Rear 6' x 8' porch with minimum 4' wide steps

Front Porch steps minimum 6' wide

Siding is HARDIplank

Roofing 7/16 O.S.B. with 30lb felt, and metal roof sheeting 26 gauge

Roof to have finished

No bug shields

\$28.00/FT is base price on blocks, Extras are listed

Build to start June 10, 2018 and shall be complete by July 15, 2018

Build completion contengency to include provision if build is not complete by July 15, 2018, a \$200 per day delinquency fee will be deducted from final payment, In the event the delay is due to weather, the completion date shall be extended to accomodate weather delays. As indicated, Dillion Shell Homes has provided that the build should take 10 business days to construct, with target completion June 22, 2018, an additional 3 weeks is included to accomodate moderate weather and approval processes.

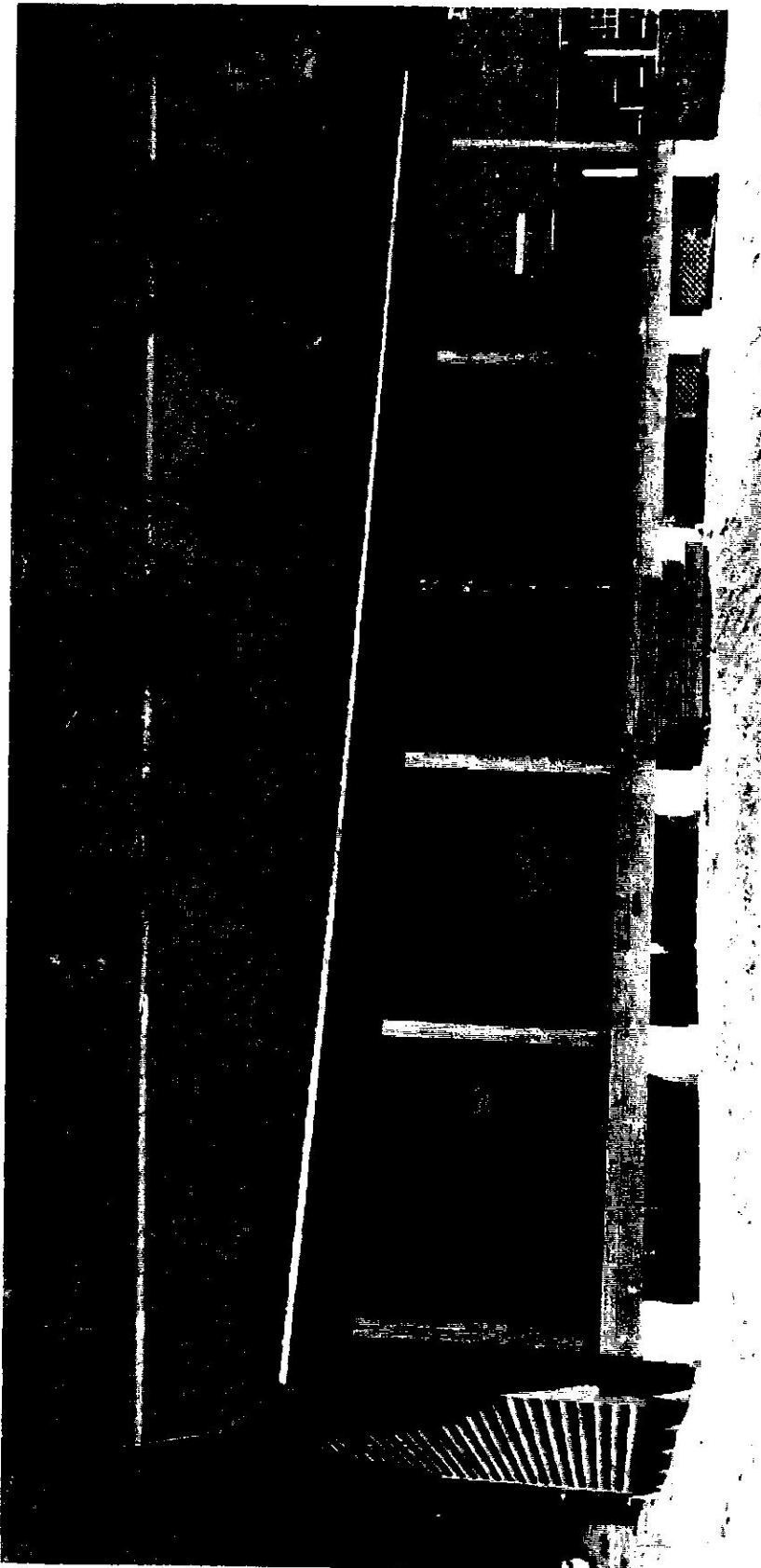
Warranty is 10 yrs for structure, 25 yrs metal roof

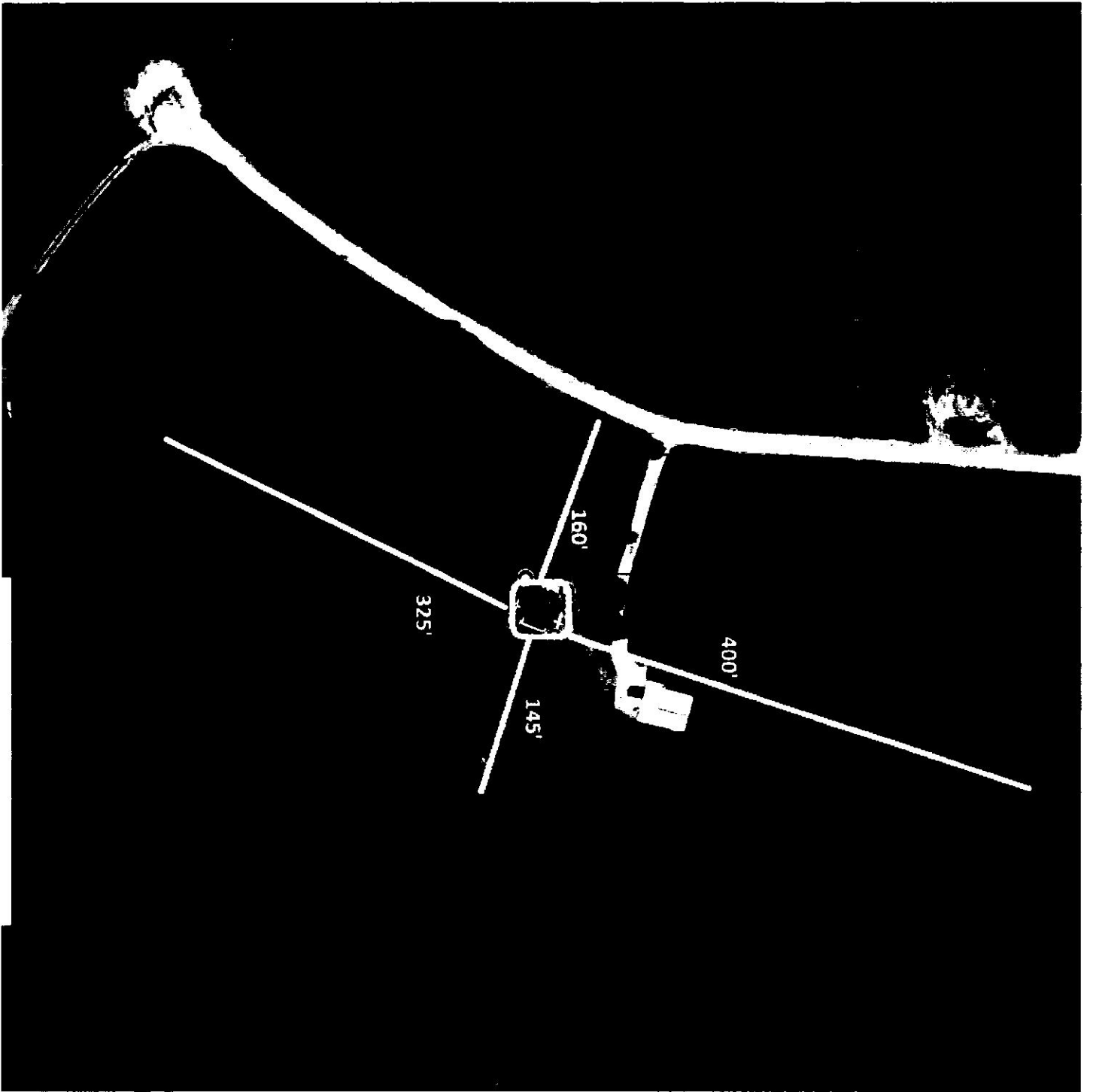
Windows are double pane insulated Bronze, (4) 36 by 60 front side, (2) 36 by 52 on rear

	a= 36"x60"	(4)	included	
	b= 36"x52"	(2)	included	
size is estimate	c= 36" x 36"	-2	Mstr Bth & Kitch	Jordans to provide
size is estimate	d= 36 x 30"	(2)	Loft approx size	Jordans to provide

Stair design reference per image, compact as possible

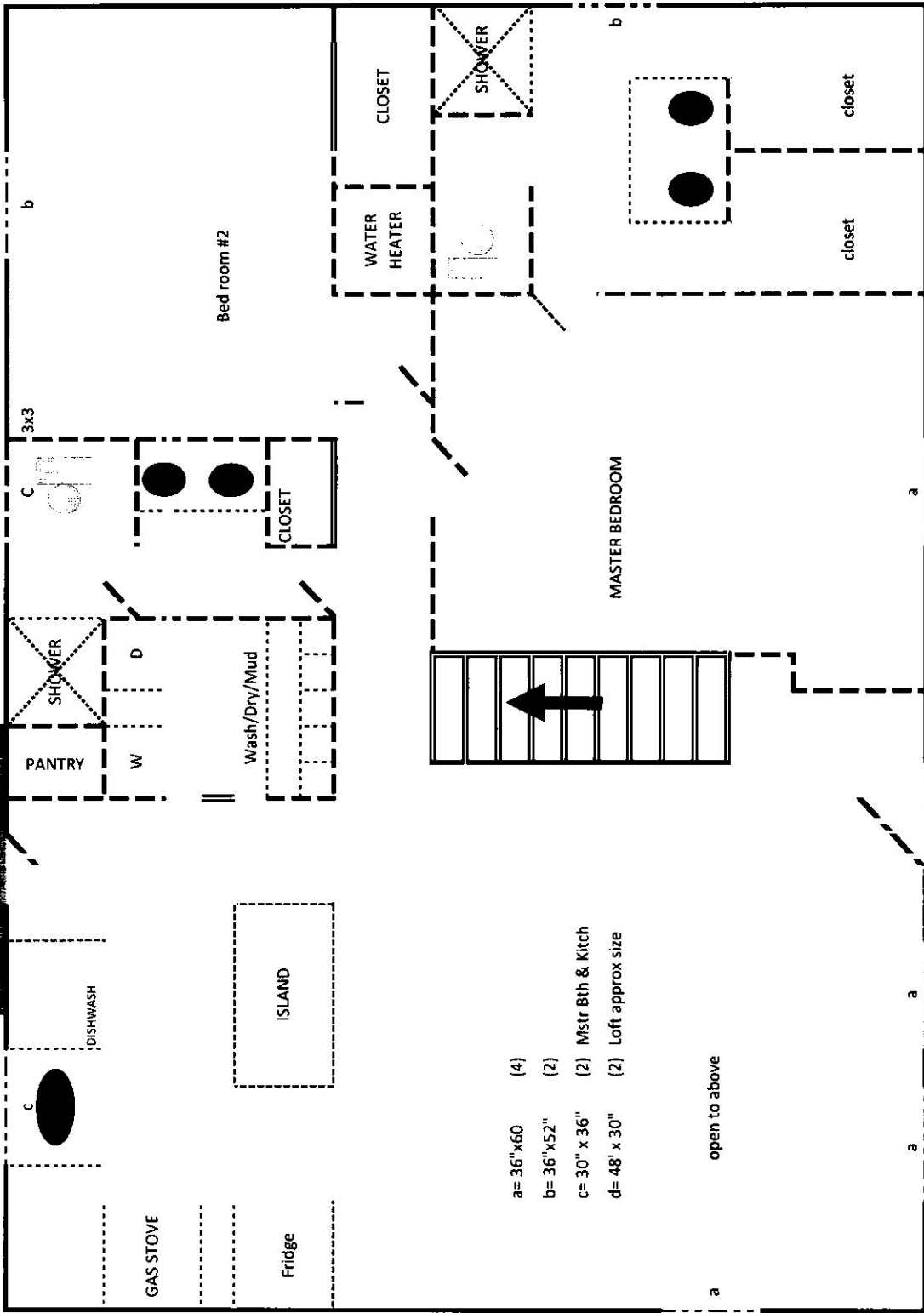






MAIN FLOOR

1 2 3 4 5 6 7 8 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36

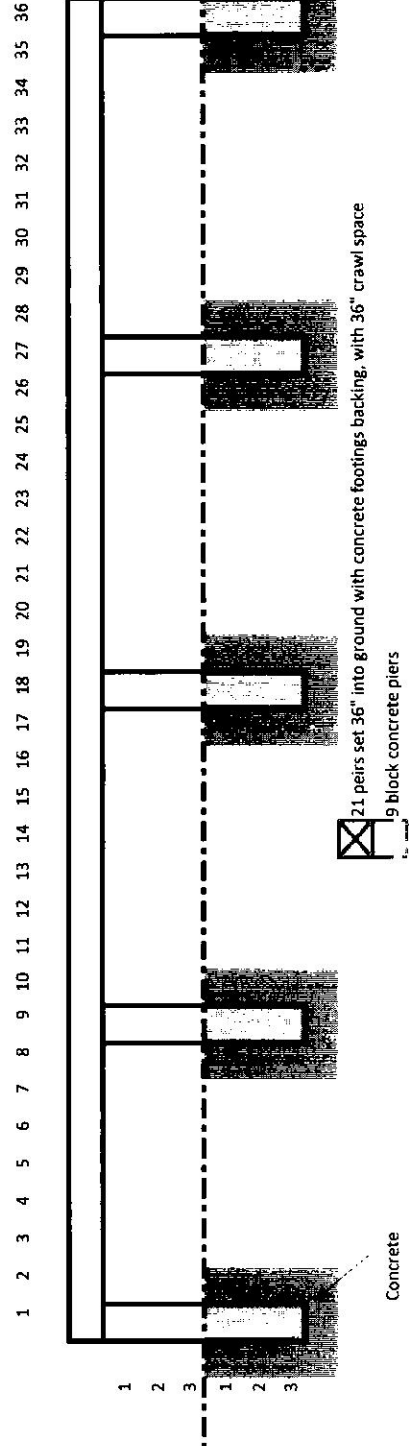
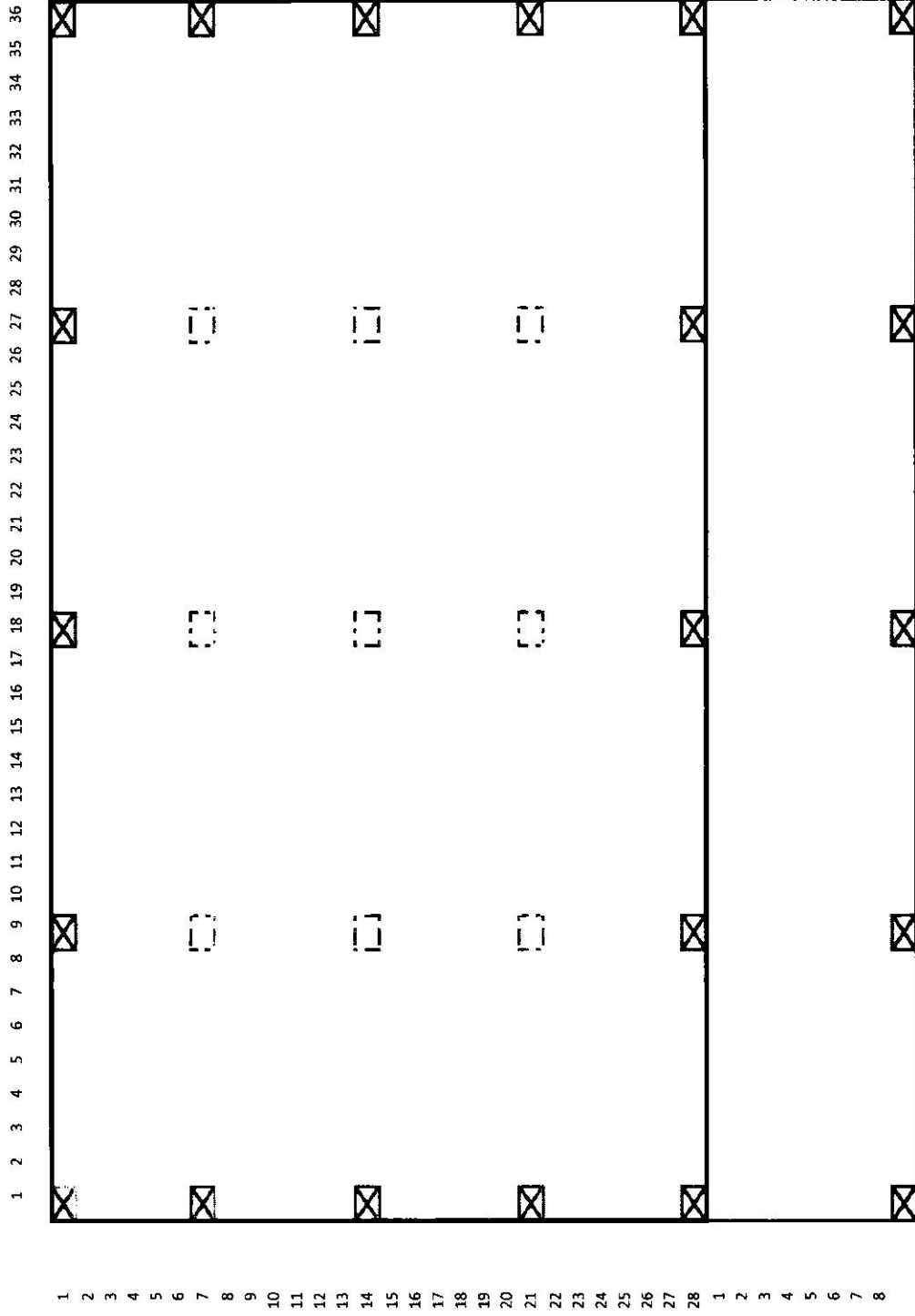


- a = 36" x 60 (4)
- b = 36" x 52" (2)
- c = 30" x 36" (2) Mstr Bth & Kitch
- d = 48' x 30" (2) Loft approx size

open to above

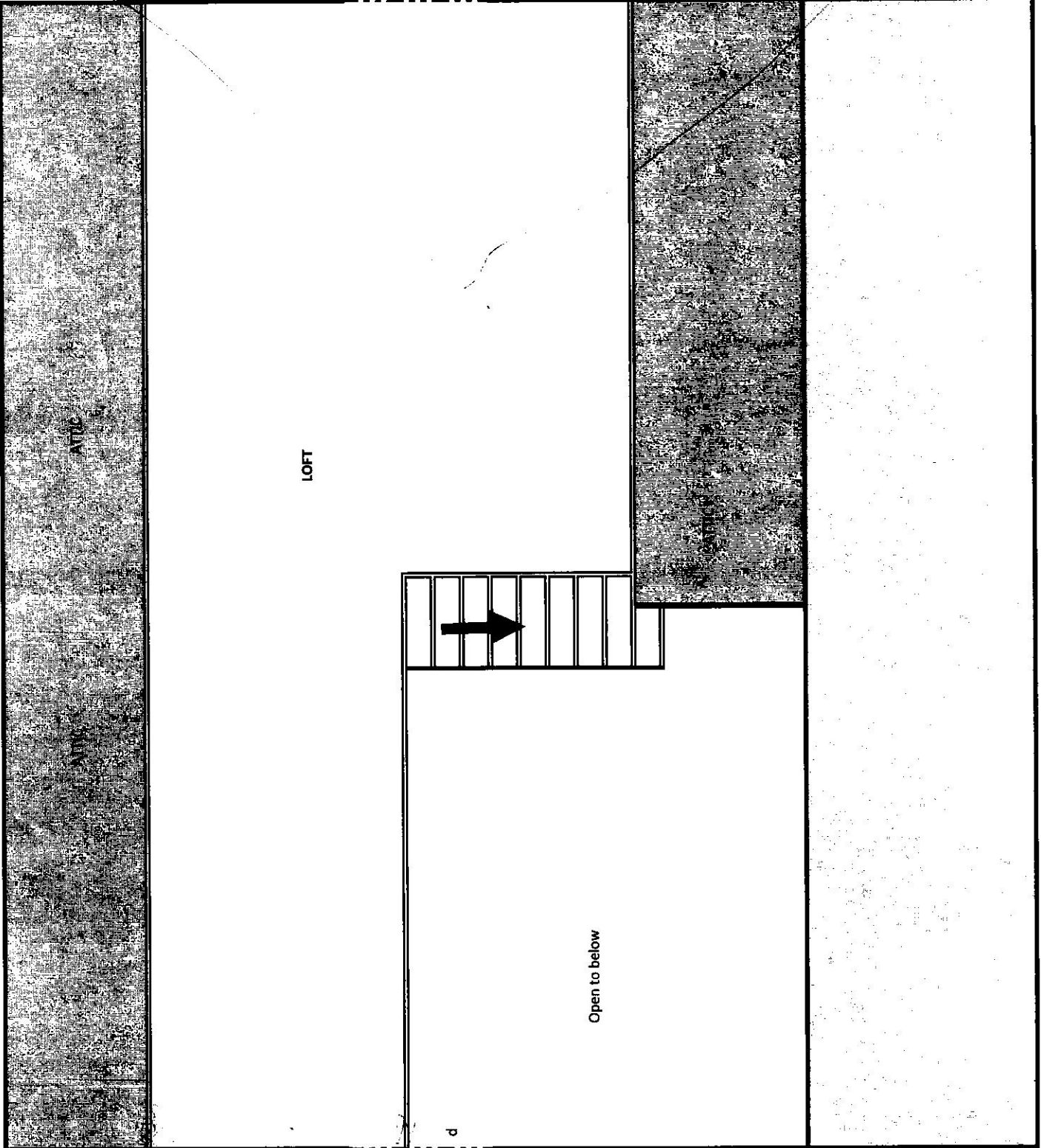
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Pier Layout



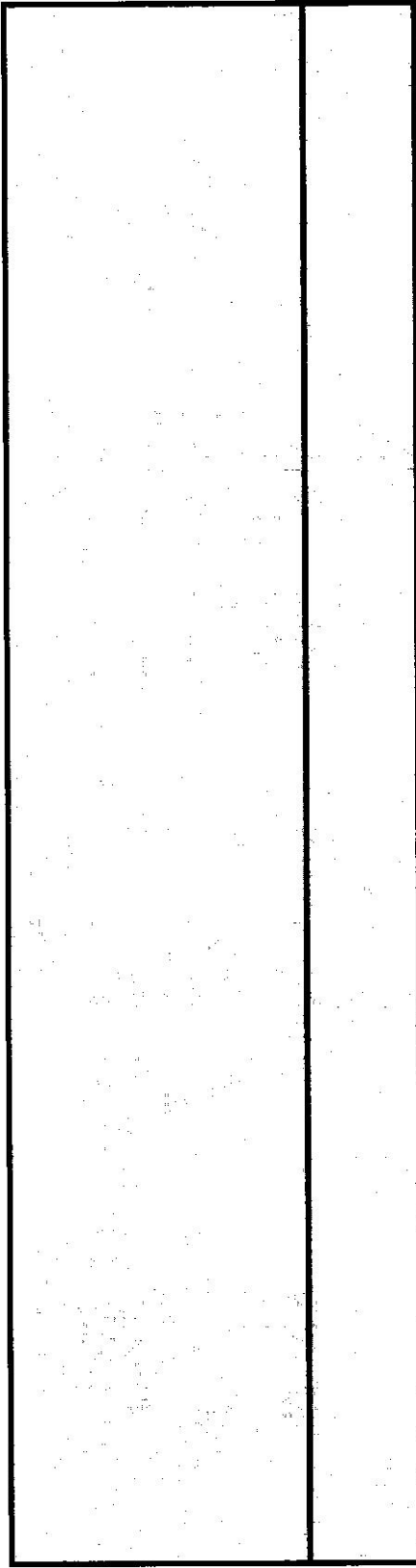
LOFT

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36



1 2 3 4 5 6 7 8

FRONT ELEVATION



22

21

20

19

18

17

16

15

14

13

12

11

10

9

8

7

6

5

4

3

2

1

1

2

3

36"

1

2

3

4

5

6

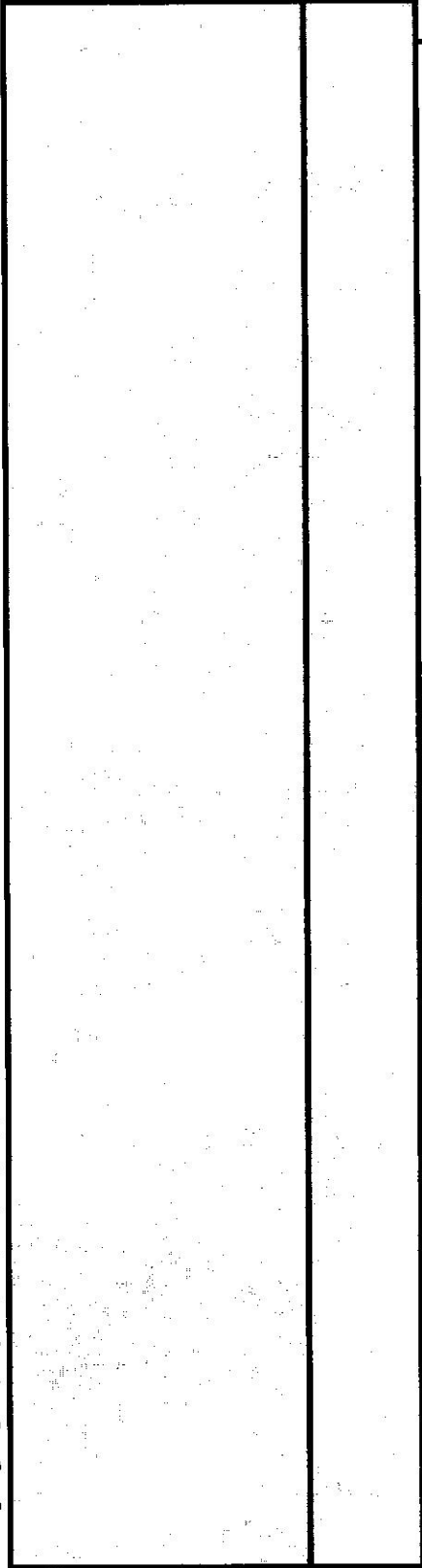
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8



REAR VIEW

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36



22

21

20

19

18

17

16

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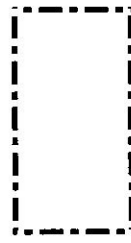
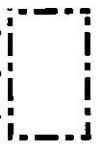
4

3

2

1

17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



1

2

3

1

2

3

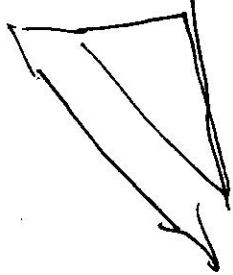
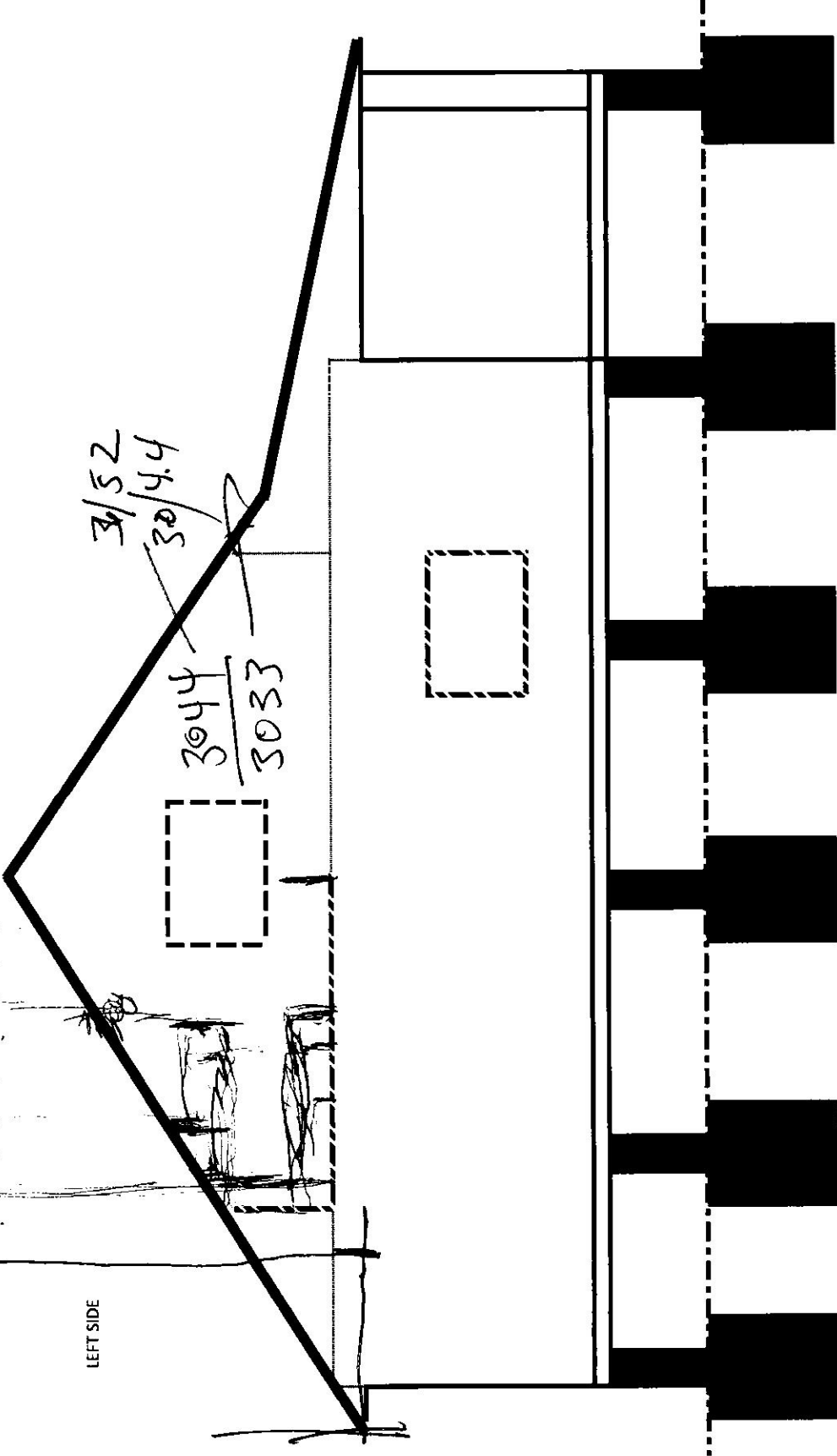
Concrete

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LEFT SIDE

3/52
25/1E

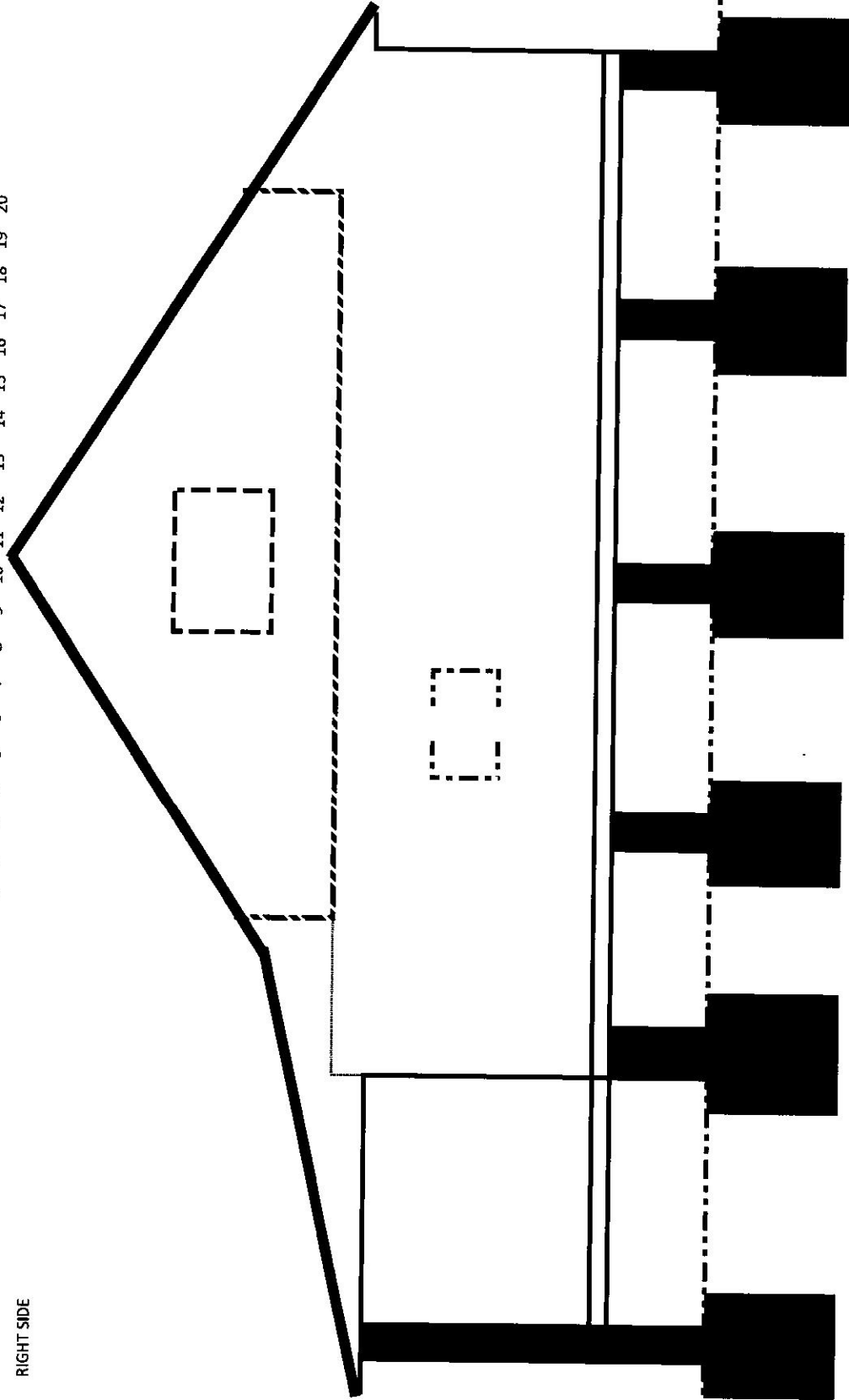
3044
3033



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1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36
1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20

RIGHT SIDE



1 2 3 4 5 6 7 8 1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28