



**AGENDA
CITY OF WINDCREST, TEXAS**

PARKS AND RECREATION COMMISSION MEETING

May 11, 2016

6:00 P.M.

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE WINDCREST PARKS AND RECREATION COMMISSION WILL BE HELD AT WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS ON THE 11th DAY OF MAY 2016 STARTING AT 6:00 P.M. DURING THE MEETING THE FOLLOWING SUBJECTS WILL BE CONSIDERED AND THE COMMISSION MAY TAKE ACTION ON ANY OF THE LISTED SUBJECTS.

THE PARKS AND RECREATION COMMISSION RESERVES THE OPTION TO RECESS THE MEETING DURING THE EVENING OF MAY 11, 2016 AND TO RECONVENE THE MEETING ON THE FOLLOWING DAY, MAY 12, 2016 AT 1:00 P.M. AT THE WINDCREST CITY HALL, 8601 MIDCROWN, WINDCREST, TEXAS.

IT IS ANTICIPATED THAT MEMBERS OF OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY ATTEND THE MEETING IN NUMBERS THAT MAY CONSTITUTE A QUORUM OF SUCH OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES, SO THAT NOTICE IS HEREBY GIVEN THAT THE MEETING IS ALSO A MEETING OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE. THE MEMBERS OF THE OTHER CITY COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES MAY PARTICIPATE IN DISCUSSIONS WHICH OCCUR AT THE MEETING, BUT NO ACTION WILL BE TAKEN BY THE OTHER COUNCIL, BOARDS, COMMISSIONS AND COMMITTEES WHOSE MEMBERS ARE IN ATTENDANCE.

Ordinance No. 2016-618B(O) establishes certain protocols for City Council meetings.

At all City Council, City Commission or City Board meetings, the agenda shall include a "citizens to be heard" item. It is suggested that Citizens wishing to speak during this item sign in on the sign up roster prior to the meeting. During "Citizens to be Heard", citizens may address the City Council on topics not on the agenda for no more than three (3) minutes. In addition to the foregoing, citizens shall also have the opportunity to address the City Council during consideration of posted agenda items for no more than six (6) minutes. Each citizen shall therefore have the opportunity to address the City Council for a total of nine (9) minutes. This does not include any responses from the body. The six (6) minutes time limit authorized herein may not be transferred to another speaker in whole or in part. The presiding Officer or his/her designee will assign a Time Keeper to each meeting. The Time Keeper will maintain strict compliance of the six (6) minute rule, stopping speakers who exceed the allotted time. As authorized by Section 551.042 of the Texas Government Code, a city official may make a statement of specific factual

information in response to an inquiry made by a member of the public or a recitation of existing city policy. Any deliberation of or decision about the subject of the inquiry shall be limited to a proposal to place the subject on the agenda for a subsequent meeting. Any question posed by a Citizen, Council Member, Board Member or Commission Member for which an answer is not available at a meeting shall be answered by a member of the staff or Presiding Officer at the next regular meeting of the Body, if an answer is reasonably available and prudent. If the information is sensitive, staff will seek advice from the City Attorney.

REQUEST ALL PAGERS AND CELL PHONES BE TURNED OFF, EXCEPT EMERGENCY ON-CALL PERSONNEL. CITIZENS ARE ASKED TO REFRAIN FROM TALKING DURING COUNCIL PROCEEDINGS.

Meeting Chair: please remind each participant in your meeting that they must speak into a microphone; the recording is the Official Minutes of your meeting and all who speak must be recorded. All guest speakers and citizens to be heard must speak from podium. Please interrupt speakers during meeting if you recognize that they are not speaking into microphone and have them do so.

I. Call to Order, Pledge of Allegiance & Invocation

II. Citizens to be Heard on Subsequent and Non-Subsequent Agenda Items

A member of the public will have three (3) minutes to discuss non-subsequent agenda items.

A member of the public will have six (6) minutes to discuss subsequent agenda items.

Parks and Recreation Commission members may discuss and respond to current and past agendas on subsequent and non-subsequent agenda items by citizens to be heard.

III. Presentations

None

IV. Old Business

None

V. Work In Progress

None

VI. Capital Improvement Projects

None

VII. New Business

1. Parks and Recreation Commission will review, discuss and may take action on the Parks & Recreation Master Plan.
http://windcresttx.granicus.com/MediaPlayer.php?view_id=8&clip_id=1627 // http://windcresttx.granicus.com/MediaPlayer.php?view_id=8&clip_id=1651 . (Att. 1)
2. Parks and Recreation Commission will review, discuss and may take action on items for the CIP for the Windcrest Little League.
http://windcresttx.granicus.com/MediaPlayer.php?view_id=8&clip_id=1651 (Att. 2)

VIII. General Announcements & Future Agenda Items Requested

Per Ordinance No. 618, repealing Ordinance No. 593; Section 9: Every agenda shall include an item entry granting a member the opportunity to propose an item for consideration of future agendas for Regular or Special Meetings. Any member may request the inclusion of such items at any meeting.

IX. Adjournment

I, the undersigned authority, do hereby certify that the above Notice of Meeting of the Parks and Recreation Commission of the City of Windcrest is a true and correct copy of said Notice and was posted on the bulletin board at City Hall of said City in a convenient place to the public and said Notice was posted more than seventy-two hours prior to the meeting on May 11, 2016.

By:  , City Secretary

In compliance with the Americans With Disabilities Act, the City of Windcrest Council Chambers are wheelchair accessible, and accessible parking spaces are available. The City of Windcrest will provide for reasonable accommodations for persons attending Parks & Recreation meetings. To better serve you, requests should be received 48 hours prior to the meetings. Please contact Kelly Rodriguez, City Secretary, at 210-655-0022 ext. 2150 or Fax 210-655-8776.

I certify that the attached notice and agenda of items to be considered by the Parks and Recreation Board was removed by me from the City Hall bulletin board on the ____ day of May, 2016.

____ Title: _____



Parks and Recreation Open Space Master Plan

***Adopted by Windcrest City Council on July 25, 2012
Windcrest City Resolution 2012-385 (R),***

Windcrest City Council

Alan Baxter, Mayor

Gerd 'Jake' E Jacobi

Jim Shelton

Pam Dodson

Rita Davis

John Gretz

Rafael Castillo, City Manager

Tom Garcia, Public Works Director

Michael McAlear, Special Assistant

Andrew Hunt, Raba Kistner Engineering

Peter Olfers, Texas Landscape Architect

As recommended by

Windcrest Parks & Recreation Commission

Jan Leaders, Chair

Joe Ann Hilliard

Mike Scott

Dennis Dooley

Jay Eldridge

Will Harrison

Scott Gorton

>PRELIMINARY COPY<

Pending approval by Texas Parks and Wildlife Department

INTRODUCTION

Scope

The City of Windcrest Parks and Recreation Master Plan intends to:

- Develop a comprehensive Plan to set priorities and establish direction and purpose in the City's Open Space Plan growth and development.
- Provide goals and objective for the City to strive for in continuing to provide residents with a sense of community by providing Open space areas and parks for leisure and recreational use.
- Ensure that all members of the City of Windcrest have safe, comfortable, and relaxing areas in which to enjoy recreation and leisure time.
- Give clear documentation of the direction of the Windcrest Parks and Recreation System Master Plan for approval by the Texas Parks and Wildlife Department in order for local parks and trailways grant programs.

The Windcrest Parks and Recreation Open Space Master Plan will provide overall guidance for City government to aid with decision-making of capital improvement needs, daily operations, and continuing programs intended for the citizens of Windcrest, Texas. The goals and objectives espoused in this Plan will meet comprehensive community needs by providing both short and long-term goals and objectives of the City Parks and Recreation system. After adoption by the city of Windcrest this plan will give direction and purpose to future decisions by Windcrest City government.



Brook Falls Lake with winter migratory birds

The Windcrest, Texas Parks and Recreation System Master Plan is required to qualify for Texas Parks and Wildlife statewide park and trail system grant funding. This is a new Master Plan to comply with the Texas Parks and Wildlife Master Plan requirements as initiated in 1994 and should provide suitable direction until needing an update in 2017. This plan will serve as a guide for local parks and trails decision making until that time. Good

quality of life is complemented by an active lifestyle with outdoor recreation and activities to aid in overall relaxation as provided for by this Open Space Plan.

Development of Windcrest parks will require both purpose and direction as embodied by input from citizens and leadership from City government and administration. This ongoing development will require citizen input, planning, establishment of programs and activities, fiscal planning and financing from City government, assessment of direction and changing priorities, and continued city support from both advisory boards and volunteers. An assessment of ever-diminishing natural wildlife concerns will also be encompassed by this Plan. The City of Windcrest will need continued support from both citizens and corporate sponsorship to achieve success with a dynamic direction for future improvements to this Park system.



Takas Park and Civic Center

This Windcrest, Texas Parks and Recreation Open space Master Plan will provide citizens with an inventory of the existing park and recreation facilities together with a clear assessment of future needs as embodied by the ever-changing dynamics of a modern city. This Plan will also assist with any private, federal, state, or county funding as applied for by City Officials. Ever-changing demands for sports programs and complexes, together with health and wellness programs, will be priorities of this program co-existing with leisure activities, birthday parties, and nature in the great outdoors.

Enhancement of the quality of life is an ever-changing goal of the City of Windcrest; together with evolving City demographics and changing times it makes this Parks and Recreation Master Plan an ever-evolving work in progress. This Master Plan is but a broad outline of changing specifics that our City is always hurrying to address and keep its citizens as comfortable, fit, and happy as possible. The Parks and Recreation Master Plan is and will continue to be ever changing and continually growing in scope and nature.

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GOALS AND OBJECTIVES

GOAL 1

Ensure that Windcrest parks and related facilities are considered an integral part of the daily operation and infrastructure of the city. Plan well, be creative and objective with funding, and attract continued quality growth to enhance lifestyles, overall health, and citizen quality of life and family values by enriching the environment around them.

Objectives

- 1a) Develop and institute a Park Improvement Plan for the City of Windcrest
- 1b) Plan for a continued conservation, maintenance, and upgrade of existing and new Open Spaces for the health, recreation, and leisure time recreation of citizens of Windcrest
- 1c) Develop and implement a non-motorized city mobility plan that will incorporate hike & bike trails into the existing City plan and infrastructure.
- 1d) Identify and implement standards to incorporate city wide continuity in public landscape and aesthetics through out the city.

GOAL 2

Plan, maintain, update, and improve existing diversified park and recreation open space facilities based upon the diversity of lifestyles and needs in the Windcrest community.

Objectives

- 2a) Plan, budget for, and develop new Parks and Greenways for the City of Windcrest.
- 2b) Budget and plan for Park infrastructure replacement and upgrades due to aging and/or increases in usage.
- 2c) Provide for continuous Landscape upgrades and additions as recognized by needs.

GOAL 3

Support local business activities, open space recreation opportunities, and health & fitness events for residents and employees of local businesses.

Objectives

- 3a) Cultivate, develop, and support relationships with new or existing local your and adult sport associations to assist in needs recognition of planning, developing, designing, building, and maintaining local sports and recreation facilities.
- 3b) Acquisition and development of new parks and recreational facilities in new and existing areas as determined by need.
- 3c) Design, develops, and builds new Linear Greenways as requested/recognized in existing Creek ways throughout the city.
- 3d) Aid local businesses in developing their own landscape improvements and private parks.

GOAL 4

Ensure that City of Windcrest Parks and Trails are accessible and safe for all users.

Objectives

- 4a) Renovate and develop existing parks to provide a safe park system for all users and allow access to as many types of users as possible.
- 4b) Budget for and provide safe, well-marked, easily accessible, and when required well-lit parks and recreation facilities.
- 4c) Establish and coordinate with City Police and Citizens Patrol for security measures protecting the park and recreation system and programs.



Proposed new Park in West Windcrest

GOAL 5

Conserve and protect the existing natural heritage and resources of the city of Windcrest

Objectives

- 5a) Plan, research, and budget for conservation of these sites for educational interpretation and citizen enjoyment.
- 5b) Identify and enhance natural, cultural, historical, and archeological resources in the City of Windcrest.
- 5c) Focus on natural resource and energy efficiency and conservation when rebuilding or constructing parks in Windcrest.

GOAL 6

Develop a trail system which will link various parks, greenbelts, & open spaces and incorporate both public and semi-public uses.

Objectives

- 6a) Plan, design, constructs, and maintains trail ways for varying uses as to best accommodate citizen needs.
- 6b) Keep healthy exercise in mind for citizen well-being.
- 6c) Develop trails with an emphasis on preserving existing natural resources and promoting eco-friendly landscaping.

GOAL 7

Plan, maintain, update, and improve new diversified park and recreation open space facilities based upon the diversity of lifestyles and needs in the Windcrest community.

Objectives

- 7a) Be responsive to Citizen requests for maintenance and assistance.
- 7b) Keep Citizen input in mind for planning and upgrading Parks and Trails.
- 7c) Be proactive in anticipating areas of concern and potential problems in the Windcrest Park and Trails system.



Crestwind Drive Proposed Walking Trail

PLAN DEVELOPMENT PROCESS

The development of the City of Windcrest Park and Recreation Master Plan first began in the summer of 2003 with the City's request for funding from a Department of Parks and Wildlife Local Park Planning Assistance Program when Windcrest developed a staged 5 year City Park System Enhancement Plan. This Plan set objectives for achieving goals including Trails & Bridges, Takas Park, and City-Wide Enhancements. This plan set both specifically targeted projects & objectives and on-going areas of improvements. The areas were specifically set out, planned, funded, and completed per the request to upgrade the existing Park.

A recent change in City government direction and emphasis has brought more of a citizen input-oriented style of government. This, in turn, has led to more emphasis on surveys and citizen input. Administration leaders have opened up for development many more areas in which citizens desire upgrade and improvements. The majority of these have been completed using City of Windcrest funding for a Civic Center upgrade, City landscaping improvements, Pickle Ball court renovations, and the anticipated (on-going) establishment of a new youth soccer complex. A new softball field is also being contemplated due to resident and local business interest. Shade structures are being added to existing playscapes and Little League field improvements are all being completed as Windcrest Capital Improvement Programs and funded by City sourcing.

In addition to these City-financed improvement projects, additional Park improvements have been requested in different Parks throughout the City. Walking Trails and Park improvements are both highly-requested items through survey results. These upgrades are currently in budgeting for their inclusion in capital funding through the City of Windcrest Parks and Recreation Open Space Master Plan as approved by the Texas Parks and Wildlife Department.

The City of Windcrest has recently designated the island in the center of Brook Falls Lake as a 'Natural Area' with no Landscaping or artificial intervention so as to allow migratory birds free use of the island. A natural inventory of plants, complete with on-line access and connections to Google Earth software has been conducted by local students & residents and is being made available to individuals.

A recent Special Call for Applications for Local Park Outdoor Grants by the Texas Parks and Wildlife Department has resulted in an Application Package being drafted in order to request funding for an east Windcrest Walking Trail complete with Wildlife Interpretive signs at the lakes on either end of the proposed trail. The package will also include a much-requested playscape at the southern lake.

AREAS & FACILITIES INVENTORY/USAGE

Citizens

Windcrest seeks to keep residents & business partner employees fit and offer recreational and educational opportunities through its Park system. Continued input sought from both keep Windcrest invigorated and dynamic. A volunteer Parks and Recreation Commission helps coordinate efforts to maintain, upgrade, and add to the existing Parks and Recreation Open Space Master Plan with support from Windcrest City Administration and City Council.

Businesses

Business in Windcrest, while dominated by Rackspace, has many other large Business Partners and has been diversified into several differing areas.

Tourism

Windcrest Tourism is primarily local residents with out-of-town guests and business associates of Windcrest businesses. Many regional attractions draw residential and business visitors.



Winnbrook Estates has requested several upgrades for deeded Park land



FACILITIES INVENTORY

Facilities Index	Acreage	Some Accessible Features	Restroom	Benches/ Bleachers	Picnic Tables	Exercise Equipment	Playground	Swimming Pool	Basketball Court	Baseball Fields	Soccer Field	Concession Stand	Gazebo	Tennis Courts	Natural Areas	Meeting Hall	Kitchen	Trail
<u>Parks</u>																		
Takas Park	11.867		X	X	X	X	X		X	X	X	X	X	X	X			X
Autumn Sunset Park	5.27			X	X								X					X
Brook Falls Park	4.38			X	X								X		X			X
<u>Other Facilities</u>																		
Civic Center	N/A	X	X	X	X											X	X	
Swimming Pool	N/A	X	X	X	X	X		X				X						

Public Schools

Windcrest Elementary School

The Elementary School has the following amenities:

- 2 Playgrounds with swings, slides and other exercise equipment
- 2 Gymnasiums

Private Recreational Facilities

Windcrest Golf Club

9 hole golf course open to the public

Windcrest Tennis Center

7 Tennis Courts

1 Pickleball Court

State Parks and Lakes (within a 50 miles radius)

Parks

Government Canyon State Natural Area

Guadalupe River State Park

Honey Creek State Natural Area

Lakes

Calaveras Lake

Victor Braunig Lake

Lake Medina

Canyon Lake

PARK & TRAIL PLANNING

Parks and trails become an interlocking network of open spaces connecting recreation, fitness, natural resources, leisure, and transportation needs of a community. This city wide system is bounded by aesthetics and safety as priorities with these goals being objectives. Differing modes of transportation will define parameters and limitations of different types of trails. These trails in Windcrest will be separated according to design considerations into the following:

Types of Trails

- ◆Separated Trails- Separate trails and trail systems provided for each different type of trail user such as pedestrian, wheelchair, bicyclists, skaters, etc.
- ◆Shared Trails- Common trails used by more than one type of individual with varying means of transportation with varying design and or environment parameters restricting trail usage by some groups.
- ◆Multi-use Trails- Varying trail usage groups occupying the same trail or trail corridor with varying needs, surfaces, and regulations depending on transportation mode .

Trail Surfaces and Markings

The following section on trail surfacing is an excerpt from the study **Rio Grande Trail Corridor Study: Trail Surfacing Report.**

Considerations When Choosing Trail Surfacing Options

There are many factors to consider when deciding which trail surface is most suitable. Aside from funding source and initial capital cost considerations, the following items must be addressed before reaching a decision on trail surfacing:

Concrete

- Non-permeable
- Permeable
- Pavers

Concrete is a mixture of sand, gravel, and mortar and provides the hardest, fastest, and smoothest surface for recreational activities. It typically has the longest lifespan of any trail material assuming it was designed and installed correctly. When properly constructed and maintained on a regular basis, concrete can last 25 years or more. The high cost of concrete trails is often the most limiting factor since it is one of the most expensive surfaces to install. Concrete may be used for constructing trails with grades exceeding 15% without significant erosion concerns.

Concrete trails are generally more appropriate for urban settings and areas where there is a high volume of trail use. These trails are appropriate for the widest variety of trail uses, ages

and abilities. When placed in an intimate, natural setting, the wider, bright white concrete often detracts from the aesthetic beauty. However, the lighter color of concrete reflects more heat and is cooler than asphalt. Concrete can be tinted to blend in with native soil color but ultimately increases the cost of the material.

Asphalt

- Permeable
- Non-Permeable
- Recycled Asphalt
- Recycled Glassphalt

Asphalt is composed of a small aggregate held together by either a hot-mix or cold-mix bituminous (coal-based) compound. The resulting trail surface is hard and smooth, also very suitable for a wide range of recreational activities. Asphalt may be used on steeper alignments without significant erosion concerns.



Trail managers should pay close attention to the sub-base preparation that will underlay asphalt trails as the surface is typically thinner than concrete and more susceptible to cracking by frost heaving and tree roots. Proper drainage is also required since asphalt and concrete channel the surface water, often resulting in erosion concerns.

Numerous types of permeable asphalt are now available and help address some of the concerns associated with non-permeable trail and parking surfaces. Recycled materials are also becoming common in asphalt paving, including Recycled Asphalt Products (RAP),

which reuses old recycled asphalt or glassphalt which uses recycled crushed glass as an aggregate substitute.

When installed properly on suitable sub-grade, asphalt products typically have a life span less than half that of a concrete trail, averaging approximately 10 years. As with any surfaced trail, proper installation is imperative. Poorly installed asphalt or concrete trails may not last three years before problems begin to arise. Like concrete, asphalt prices are directly influenced by the by rising fuel costs and price quotes from suppliers are rarely guaranteed for more than a few weeks

Crushed rock trail whose curving, undulating shapes of nature are appropriate to the setting

Soiltac – This is an eco-safe, biodegradable, liquid copolymer used to stabilize and solidify soil or aggregate and is also used for erosion control and dust suppression.

Poly Pavement – This product is a liquid soil solidifier that converts native soils into a durable wear surface.

Natural Pave – Natural Pave XL resin pavement binder emulsion is mixed with aggregate materials to produce compacted pavement surfaces that retain the natural coloration and texture of the constituent aggregate material. Resin pavement mixtures contain no petroleum ingredients and are appropriate for use in sensitive natural environments, including access to beach, estuary and riparian areas.

EMC Squared – EMC Squared is highly effective in improving the stability behavior of a broad spectrum of aggregate and soil materials for service applications in a wide variety of climatic conditions. The product technology is both user-friendly and environmentally affable.

StaLok/Stabilizer – Made from ground seed hulls of the plantago plant native to Arizona. Stabilizer is a nontoxic, non-staining organic soil stabilizer. StaLock is a polymer enhanced version of the 20-year-old product.

Soil-Sement – Soil-Sement is an environmentally safe, advanced powerful polymer emulsion that produces highly effective dust control, erosion control and soil stabilization.

What are the existing soil and environmental conditions in the area?

- characteristics of the native soils • soil constraints and possible solutions
- hydrologic patterns of the area • topographic relief

What are the aesthetical considerations?

- curving, undulating shapes in nature
- dealing with the feel of straight, dusty roads (levee/canal roads)
- diversity of views during trail experience

What is the overall management strategy and what will be the long-term operating costs?

- effects of user groups on different surfaces, depths and widths
- maintenance and long-term durability
- law enforcement and park/trail patrol
- vandalism issues (graffiti on hard surfaces, deformation, arson)

What is the anticipated trail use?

- volume of use
- types of use
- seasons of use

What is the availability of surfacing materials?

- cost/benefit analysis for surfacing types
- distance of material source to project site
- methods and equipment required for proper installation
- embodied energy requirements from processing and transportation of materials

Prepared for New Mexico State Parks, Energy, Minerals and Natural Resources Dept.

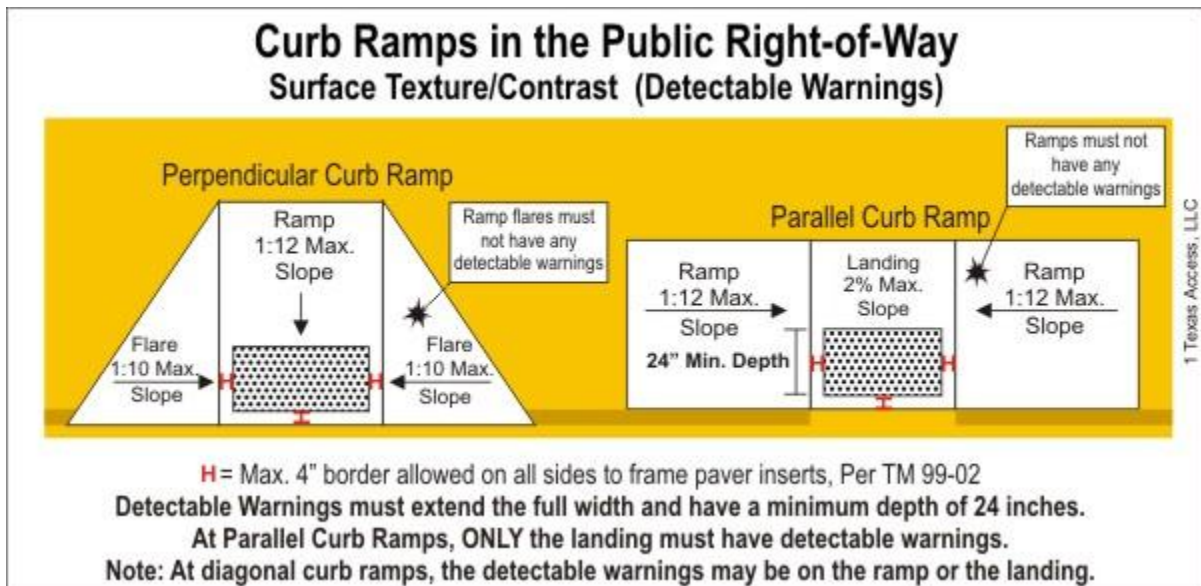
<http://www.americantrails.org/resources/trailbuilding/Rio-Grande-Trail-Surfacing.html>

Per ***The National Center on Accessibility*** the minimum requirements found in the Outdoor Developed Areas Final Report are based on several principles. They include:

1. Protect resource and environment
2. Preserve experience
3. Provide for equality of opportunity
4. Maximize accessibility
5. Be reasonable
6. Address safety
7. Be clear, simple, and understandable
8. Provide guidance
9. Be enforceable and measurable
10. Be consistent with ADAAG (as much as possible)
11. Be based on independent use by persons with disabilities

One of the challenges the committee faced was building consensus on criteria for accessible trails. Trails provide unique outdoor experiences that at times may be difficult to make accessible while maintaining the natural elements. Accessibility requirements vary for each individual. For example, a person who uses a manual wheelchair with a strong upper body may be able to easily transverse slopes that a

mother pushing a stroller could have difficulty maneuvering. In other words, useable does not necessarily indicate accessible.



http://www.texasaccess.com/tas_illustrations.htm#Exterior_Route_Connecting_with_a_Public_ROW_Sidewalk_that_Exceeds_2%

Trail Width, Access & Slope (Grade)

Per Texas Accessibility Standards minimum & 7'-0 wide where possible

Signage

<http://www.fs.fed.us/outdoors/naturewatch/start/planning/Interp-Sign-Design.PDF>



<http://www.fs.fed.us/t-d/pubs/htmlpubs/em7100-15/page47.htm>

Lighting

Per City of Windcrest Parks & Recreation standards

Traffic Control

The number of multi-use trails throughout the U.S. has grown substantially in the last

twenty years. When the national, nonprofit Rails to Trails Conservancy formed in 1985, it was estimated that there were about 250 miles of rail trails nationwide. Now there are more than 13,000 miles of rail trails in addition to hiking, snowmobiling and other off-road trails, and many more miles of canal towpaths, river and stream banks, and utility and other corridors that have been developed as community trails. A growing interest in improved health and fitness and recreational pursuits such as bicycling and rollerblading have contributed to the popularity of trails and fueled demand.

Few multi-use trails would have been built without enactment of the Intermodal Surface Transportation Efficiency Act (ISTEA) in 1991. ISTEA included the Transportation Enhancements (TEP) and Recreational Trails (RTP) Programs, which, for the first time in history, provided a dedicated stream of substantial funding for trail projects and helped launch the trails movement across the nation. In 1988, the Transportation Equity Act of the Twenty-first Century (TEA-21) continued the TEP and RTP funding and added the Congestion Mitigation and Air Quality (CMAQ) Improvement Program as another funding source that could be applied to trail projects. In 2005, the Safe, Accountable, Flexible, Efficient Transportation Equity Act: A Legacy for Users (SAFETEA-LU) continued TEP, RTP, and CMAQ, and added the Safe Routes to School Program, which will provide funds to improve and/or develop public roads, bicycle-pedestrian pathways, or trails in the vicinity of schools.

The trails and greenways movement was also aided by the 1994 publication of *The National Bicycling and Walking Study: Transportation Choices for a Changing America*. Goals outlined in this Federal Highway Administration (FHWA) document were to double the percentage of trips made by bicycling and walking, reduce bicycle and pedestrian casualties by ten percent, and plan and construct needed facilities including trails.¹

from Road and Trail Intersection Safety Funded by the National Highway Traffic Safety Administration

LAND CHARACTERISTICS & IDENTIFICATION

Terrain

Windcrest terrain is typical of the southern edge of the Texas Hill country, combining some of both gradual and abrupt elevation changes with inconsistent rainfall amounts, requiring use of xeriscape planting for many landscapes. Terrain has been sampled and tested for engineering requirements of civil and structural nature.

South central Texas between the Edwards Plateau to the northwest and the Gulf Coastal Plains to the southeast.

The city's gently rolling terrain is dotted with oak trees, mesquite, and cacti, which flourish under the clear or partly cloudy skies that prevail more than 60 percent of the time. Although San Antonio lies 140 miles from the Gulf of Mexico, the seat of Bexar County, pronounced "Bear," is still close enough to experience the warm, muggy air of a semitropical climate. During the winter, temperatures drop below the freezing mark an average of only 20 days; precipitation is mostly in the form of light rain or drizzle. Annual rainfall is nearly 28 inches, enough for production of most crops. May and September see the most rainfall, building to thunderstorms with winds from the southeast. The city's proximity to the Gulf of Mexico, however, can bring San Antonio some severe tropical storms. Summers are hot; in fact, federal studies of weather patterns rank San Antonio as the fourth hottest city in the nation because of the average 111 days each year that temperatures reach 90 degrees or higher.

<http://www.city-data.com/us-cities/The-South/San-Antonio-Geography-and-Climate.html>

Flora & fauna



Egyptian Geese in Brook Falls Lake (migratory)

Many migratory birds use the three existing Windcrest Park Lakes for stops or temporary destinations of their migratory routes. Windcrest is home to many different birds (listed below):

Birds: Loons, Purple Martins, Great White Egrets, Humming Birds, Crows, Grackles, Kingfishers, Grey Herons, Cardinals, Mourning Doves, Mocking Birds, Brown Headed Cowbirds, American Goldfinch (winter migrating), American Wigeon, Ravens, Egyptian Geese, and Night Herons, Yellow Crowned Night Heron, Green Heron, Egyptian Goose, Black-bellied whistling duck, Mallard duck, Teal ducks, Muscovy ducks, Barn swallow, Tree swallow, Blue jay, Pinion jay, Common nighthawk, Black vulture, Cooper's hawk, Chimney swift, Yellow bellied sapsucker, Phoebe, Shrike, Vireo, Wren, House Wren, Cedar waxwing, Warbler, Sparrow, House finch. Meadowlark, Red winged blackbird, Scissor tail flycatcher, Red breasted robin, Great blue heron, Comorant, Gull, Tern, Flycatcher, Chickadee, Owl.

Bats: Fruit bat, Mexican free-tail bat

Turtles: Red-eared sliders, Alligator snapping Turtles, Soft-shelled Turtles

Fish: Rio Grande Perch, Black Bass, Catfish

Trees: Bald Cypress trees, Live Oak trees, Spanish Oak trees, Hackberry trees, Monterrey Oak trees, Texas Sycamore trees, Mountain Laurel trees, Mesquite trees, Red Oak Trees

Shrubs: Crepe myrtle, Mexican heather, Texas sage, Astia, Plumbago,



The Island in Brook Falls Lake is left Natural, used for nesting by a variety of birds

Why is there an interest in migratory birds in Texas?

Of the 338 species that are listed as Nearctic-Neotropical migrants in North America (north of Mexico), 333 of them (or 98.5%) have been recorded in Texas. This means that of the 615 species of birds documented in Texas, 54% of them are Nearctic-Neotropical migratory birds. Texas is important to these migrants and these migrants are important to Texas.

What exactly is a Nearctic-Neotropical Migrant?

These species are collectively known by a host of other names. The species that comprise this group basically breed in temperate latitudes (i.e., U.S. and Canada), but leave for the winter

for tropical latitudes farther south (i.e., Central and South America). Their migratory habits are part of their lives and heritage.

*Common names follow the 7th edition of the AOU Checklist.

Added modifiers in quotes represent distinct subspecies.

<http://www.tpwd.state.tx.us/huntwild/wild/birding/migration/>



Ruby-throated Hummingbird photo courtesy of Mark Lockwood

Regional Proximities & Park access

Windcrest is located in Bexar County. U.S. Interstate 35 borders the western edge and Walzem Road bisects the western part of the City with Crestway Drive another major east-west artery. Eisenhower Road is the southern boundary of Windcrest.

Windcrest is 12 miles from San Antonio center and adjacent to San Antonio City limits for the perimeter of its boundary. Randolph Air Force Base is approximately 11 miles and Fort Sam Houston 7 miles away. The city limits include approximately 3 square miles.

Just south of Windcrest across Walzem road is Roosevelt High School and Ed White Middle School. Windcrest Elementary School is inside Windcrest city limits.

Proximity to Major Metros; Nearby Cities (Distance in Miles):

San Antonio 12

New Braunfels 23

Corpus Christi 150

Austin 69

Laredo 168

Kerrville 69

Del Rio 164

Dallas 267

Houston 196

PHYSICAL FACTORS/RELATIONSHIPS

The Windcrest area has a mild subtropical climate, with temperatures ranging from an average high of 95 degrees in July and an average low of 39 degrees in January.

Windcrest averages 2 to 3 inches of rain per month, with precipitation varying often and occasional small periods of diminished rainfall dependent upon Texas weather patterns.

Businesses in Windcrest:

Windcrest has very few unoccupied tenant slots for new businesses and enjoys excellent occupancy rates with duration consistency in software support, banking, restaurant, educational, lodging, retail, and other sectors.

Windcrest businesses include Rackspace U S Inc., U S Immigration & Naturalization Services, University of Phoenix, Milan Institute of Cosmetology, Drury Inn & Suites, Office Depot, Pear Tree Hotel, Mattress Firm, Home Depot, Texas Med Clinic, Conn's Appliances, Pets Mart, Banks, Restaurants, various other retail businesses.



Proposed Midcrown to Walzem Greenway location

DEMOGRAPHICS & DIVERSITY

Income

Estimated median household income in 2009: \$71,360 (it was \$60,596 in 2000)

Windcrest: \$71,360

Texas: \$48,259

Estimated per capita income in 2009: \$37,214

Ethnicity

- White alone - 3,083 (57.5%)
- Hispanic - 1,300 (24.2%)
- Black alone - 651 (12.1%)
- Asian alone - 210 (3.9%)
- Two or more races - 99 (1.8%)
- American Indian alone - 12 (0.2%)
- Other race alone - 5 (0.09%)
- Native Hawaiian and Other Pacific Islander alone - 4 (0.07%)

Population in 2010: 5,364. Population change since 2000: +5.1%

Males: 2,512  (46.8%)

Females: 2,852  (53.2%)

Median resident age:  55.1 years

Texas median age:  40.8 years

Homes

Estimated median house or condo value in 2009: \$174,511 (\$120,400 in 2000)

Windcrest: \$174,511

Texas: \$125,800

Families

Average 2009 household size:

Windcrest:  2.3 people

Texas:  2.5 people

Percentage of family households:

Windcrest:  69.4%

Whole state:  70.3%

Percentage of households with unmarried partners:

Windcrest:  2.9%

Whole state:  4.4%

PUBLIC SURVEY RESULTS

Due to public communications from both residents and business associates concerning direction and priorities of the municipal Parks & Recreation system, the following Public Survey of residents and local businesses was conducted between July 6 & 27, 2012
The survey was conducted using the following questionnaire:

CITY OF WINDCREST Parks questionnaire

Street: _____

- 1) How familiar are you with the Windcrest Parks and Recreation Commission?
Not Familiar I've heard of it Familiar I've seen a meeting I've seen multiple meetings
- 2) How often do you visit a Windcrest City Park? (Please Circle One)
Never Rarely Occasionally Frequently Very Frequently

Please tell us how satisfied or dissatisfied you are with each of the following:

Please rate on a scale from 1-5, where 1 is the least satisfied and 5 is the most satisfied. (Please Circle One)

- | | | | | | |
|---|---|---|---|---|---|
| ● 3) How satisfied are you with the walking trails/greenways? | 1 | 2 | 3 | 4 | 5 |
| ● 4) Biking trails? | 1 | 2 | 3 | 4 | 5 |
| ● 5) How satisfied are you with the playground facilities? | 1 | 2 | 3 | 4 | 5 |
| ● 6) Picnic Facilities? | 1 | 2 | 3 | 4 | 5 |
| ● 7) Restrooms? | 1 | 2 | 3 | 4 | 5 |
| ● 8) Protection of Natural Resources? | 1 | 2 | 3 | 4 | 5 |
| ● 9) Ball Fields? | 1 | 2 | 3 | 4 | 5 |
| ● 10) Fitness Areas? | 1 | 2 | 3 | 4 | 5 |
| ● 11) Swimming Facilities? | 1 | 2 | 3 | 4 | 5 |
| ● 12) Park Facility Parking? | 1 | 2 | 3 | 4 | 5 |
| ● 13) How safe do you feel when visiting a city park? | 1 | 2 | 3 | 4 | 5 |
| ● 14) How satisfied are you with the Parks and Recreation organized activities? | 1 | 2 | 3 | 4 | 5 |
| ● 15) How satisfied are you with the City's Park facilities, in general? | 1 | 2 | 3 | 4 | 5 |

Which of the following would you like to see more of in Windcrest?

Please rate on a scale of 1-5, where 1 is the least and 5 is the most. (Please Circle One)

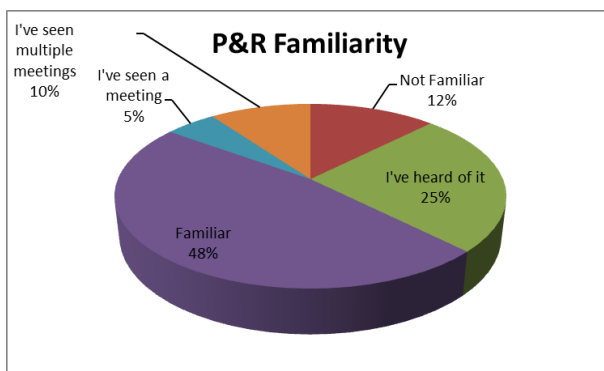
- | | | | | | |
|--|---|---|---|---|---|
| ● 16) Baseball / Softball Fields | 1 | 2 | 3 | 4 | 5 |
| ● 17) Soccer / Football Fields | 1 | 2 | 3 | 4 | 5 |
| ● 18) Picnic Areas | 1 | 2 | 3 | 4 | 5 |
| ● 19) Walking/jogging trails | 1 | 2 | 3 | 4 | 5 |
| ● 20) Biking trails | 1 | 2 | 3 | 4 | 5 |
| ● 21) Playgrounds | 1 | 2 | 3 | 4 | 5 |
| ● 22) Dog Parks | 1 | 2 | 3 | 4 | 5 |
| ● 23) Natural Areas | 1 | 2 | 3 | 4 | 5 |
| ● 24) Swimming Pools | 1 | 2 | 3 | 4 | 5 |
| ● 25) Shuffleboard/ Pickleball Facilities | 1 | 2 | 3 | 4 | 5 |
| ● 26) Skating/skateboarding facility | 1 | 2 | 3 | 4 | 5 |
| ● 27) Outdoor Basketball / Volleyball Courts | 1 | 2 | 3 | 4 | 5 |
| ● Other: _____ | 1 | 2 | 3 | 4 | 5 |
- 28) Which of the following categories describe your age? (Please Circle One)
Under 18 18-24 25-44 45-64 65 and Older
 - 29) Do you have children/grandchildren/dependents living with you under the age of 15? (Please Circle One)
Yes No
 - 30) Do you have children/grandchildren/dependents who regularly visit you under the age of 15? (Please Circle One)
Yes No

Thank you~

Results of this survey have been compiled as follows:



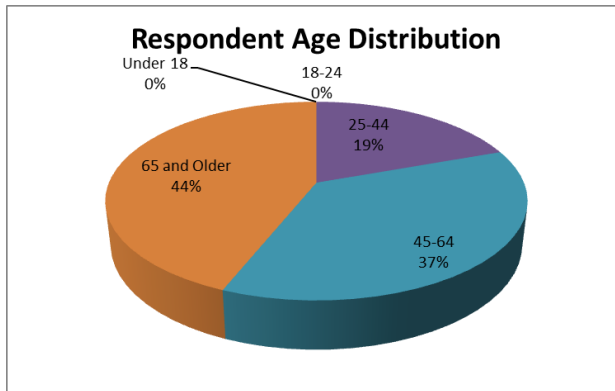
How often do you visit a Windcrest Park?	
Never	0
Rarely	5
Occasionally	15
Frequently	17
Very Frequently	3



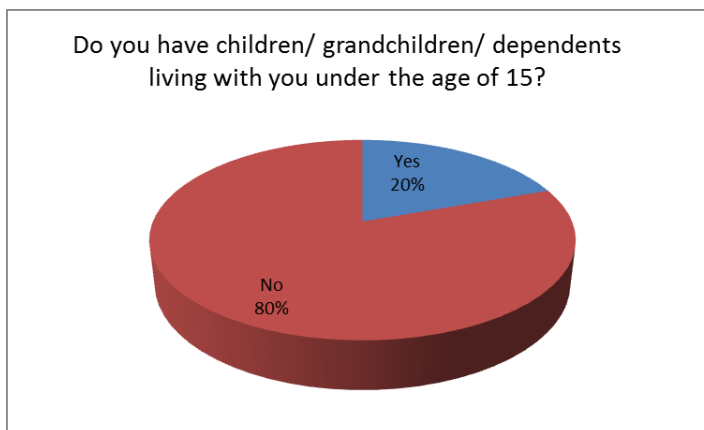
How familiar are you with the Windcrest Parks and Recreation Commission?	
Not Familiar	5
I've heard of it	10
Familiar	19
I've seen a meeting	2
I've seen multiple meetings	4

Satisfaction			
	Mean	Mode	Median
WalkTrail/Grnwly	3.62	4	4
BikTrail	3.00	4	3
PlyGrnd	4.00	4	4
Picnic(a)	3.36	3	3
Restrooms	2.81	2	3
NatResouces	3.40	4	4
BallFields	3.88	4	4
Fitness	3.47	4	4
Swm	3.86	5	4
Parking	4.05	5	4
Safety	4.08	5	4
OrgActivities	3.18	3	3
Parks	3.41	3	3
Needs Assessment			
	Mean	Mode	Median
BaseballSoftball	2.50	1	2
Soccer/Football	2.52	1	2
Picnic(b)	3.26	4	3
Walk/Jog	3.57	4	4
BikTrail(b)	3.31	3	3
Plygrnd	3.18	4	4
DogPark	2.85	4	3
NatAreas	3.68	5	3.5
Swmg	2.94	2	3
Shuff/Pickle	3.69	5	4
Skate	2.29	1	2
OutdoorBask/Voll	2.48	2	2
Other	4.32	5	5

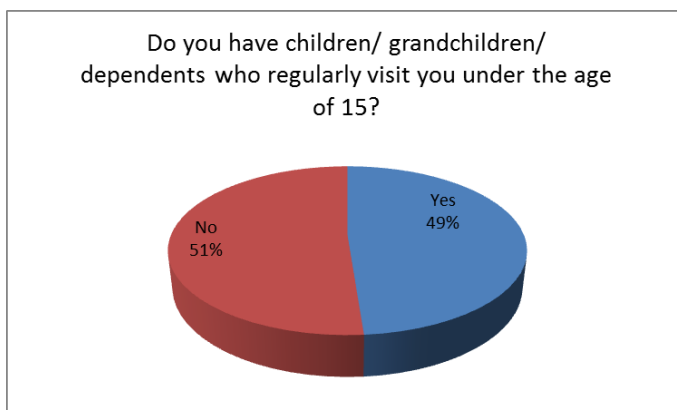
Satisfaction							
Rating	1	2	3	4	5	Total Score	Priority
WalkTrail/Grnwly	2	0	13	13	6	123	7
BikTrail	4	5	9	11	1	90	1
PlyGrnd	0	2	7	14	11	136	11
Picnic(a)	3	3	11	11	5	111	4
Restrooms	6	11	8	8	4	104	2
NatResouces	4	3	10	11	7	119	6
BallFields	0	2	10	11	10	128	9
Fitness	3	3	10	11	7	118	5
Swm	2	4	4	12	13	135	10
Parking	0	2	8	13	14	150	12
Safety	0	0	11	14	14	159	13
OrgActivities	3	5	11	11	3	105	3
Parks	0	5	15	14	3	126	8
Needs Assessment							
Rating	1	2	3	4	5	Total Score	Priority
BaseballSoftball	12	7	7	2	6	85	9
Soccer/Football	11	6	7	6	3	83	10
Picnic(b)	3	6	9	11	5	111	5
Walk/Jog	1	4	10	14	6	125	2
BikTrail(b)	4	6	9	7	9	116	4
Plygrnd	7	4	4	14	5	108	6
DogPark	8	8	4	9	5	97	8
NatAreas	1	5	11	4	13	125	2
Swmg	6	8	8	8	5	103	7
Shuff/Pickle	7	3	4	6	19	144	1
Skate	12	7	10	3	2	78	13
OutdoorBask/Vol	9	9	8	4	3	82	11
Other	2	1	1	0	15	82	11



Age	
Under 18	0
18-24	0
25-44	8
45-64	15
65 and Older	18



Do you have children/ grandchildren/ dependents living with you under the age of 15?	
Yes	8
No	33



Do you have children/ grandchildren/ dependents who regularly visit you under the age of 15?	
Yes	20
No	21

(Results as of 07-24-2012)

PARK ADDITIONS/IMPROVEMENT ASSESSMENT

Individual needs assessments of different cities vary widely according to many of the previously mentioned demographic and cultural diversities obtained in varying locations. Local governments must assess a cross-cultural, gender, age, and attitudinal sampling of their populace to meet with current needs and desires. Windcrest is unique in that it has a large cross-sampling of families and individuals with change as the ever-present common denominator with respect to this diversity, giving a wide-spread socio-economic canvas of colors, styles, and textures. The city of Windcrest works closely with schools, as exemplified by the assistance given in preparing this Plan from the High School in providing Plant and open-space inventories, and also with business partners, as evidenced by the efforts and commitments by Rackspace U S, Inc. to Park development south of Walzem Road. This local cooperation is both recognized and lauded as public involvement representing strong values and beliefs.

Windcrest continues to develop current Parks and to determine suitability of existing City lands for development into new parks and linear greenways. Rackspace, US, Inc. has proven to be an exemplary model of Corporate citizenship by proposing a large private park in Windcrest built upon it's own Headquarters complex lands. Additionally, an existing plot of land adjacent to the existing Takas Park land is in the process of being built up and leveled by the City for an anticipated soccer field complex for a youth league. Landscaping added to the primary thoroughfare in Windcrest has added color and aesthetics in an upgrade provided by a joint Task force with the City of San Antonio. Seven different Monument sign entries have had capital money budgeted and are in the process of being renovated and upgraded through efforts by a Texas Landscape Architect.

Several existing greenways have been targeted for upgrades by development into walkways and/or hike & bike trails for both exercise and recreational purposes. An existing park in east Windcrest has also been chosen for immediate preliminary upgrades which will be provided by the City of Windcrest. This park had land (2 ½ acres) set aside for a park by the original developer and some basic landscaping with 4 parking places and roadside only landscaping. The City of Windcrest is in the process assuming deeding, then of providing benches, picnic tables, added parking, and a walkway per a survey of residents.

Efforts to provide continuing community input through 'Town Hall' public meetings with recognition and action toward individual communications from local citizens includes ongoing improvements at several local Parks. These meetings and communications have indicated a noticeable appreciation for walking and biking opportunities, as well as a desire for outdoor recreation and exercise. Children's and Grandchildren's play and exercise availability was also noted as a popular choice. Existing interaction with soccer and baseball leagues has also been a source of requests and opportunities for upgrades. Trails for varying use has been a quite popular request, along with interest in local natural resources and wildlife. Landscaping and beautification opportunities have also been brought up repeatedly, along with a noted desire to be more pro-active with xeriscape and water conservation issues.

A current effort to complete a community survey is also under way to bring more citizens into our community's efforts to make our City a leader in proactive involvement. This will

keep our residents a source of inspiration for new opportunities to improve our community in a direction which will benefit more of our older and younger populace by keeping healthy and fit through low-stress exercising running, biking, and walking. Development of the recently added subdivision will also be at the forefront of our continued efforts, along with additional business and residential development as occurs.

An attempt is underway to provide an added park in West Windcrest, along with an opportunity to create an open space ‘Doggie Park’, which have both been widely requested choices by members of the public. Both of these areas require land acquisition or permission for access. Coordination of linear greenways and access routes will be inter-woven with attempts to adhere to Texas ‘Safe Routes to School’ standards.



Proposed Takas Park Lake and Trails Accessibility upgrade

PARKS/OPEN SPACE AND TRAILS CLASSIFICATIONS

Hike & bike

Table 2: Multi-Use Trail Design Features and Recommended Guidelines for Construction of New Trails

Trail Design Feature

Alignment

Grade

Clearing (Vegetation)

Tread

Line of Sight

Bench Construction/

Sideslopes

Outslope

Climbing Turn

Switchbacks

Turnouts/Passing Sections

Vista Points

Rolling Grade Dip

Recommended Guideline

Layout should fit to the terrain. Trail should follow the contours of the area. (curvilinear) (2,3, 4)

Max. Pitch - 10% slope; Max. Sustained Pitch - 12% slope; 15% slope may be allowed for short sections depending on the physical and environmental constraints. Percentage of slope is expressed in vertical rise per 100 feet of run.) (2, 4)

Min. Width - 8 ft.; Height - 10 ft.; for 48" to 60" tread (1, 2, 3, 7, 10,11)

Min. - 48"; Max. - 60" for multi-use classification. (1, 2, 3, 8, 11)

1. Min. +/- 85 feet for trail grades of 5-10%

2. Min. +/- 50 feet for trail grades of 10-12% and at blind turns (2, 4, 5)

1. Sideslopes between 10 to 30 percent, excavation of the trail bed shall be constructed with a balance section of 1/2 cut and 1/2 fill.

2. Sideslopes between 30 to 50 percent, will require a 3/4 bench cut with 1/4 fill construction to accommodate the trail bed.

3. Sideslopes above 50 percent, the entire trail shall be full bench cut construction. (2, 4, 7, 8, 9)

2%-5% from uphill (inside) edge to outside edge of trail (1, 2)

Constructed on sideslopes less than 30 percent (4)

Curve constructed on sideslopes from 30% to 45%. Switchback curve is established with a 6-foot radius at the inside of the turn. The maximum grade entering the turn shall be 5% maximum for 15 feet. The turn should be flat if possible (1, 2, 3, 4, 7, 10, 11)

1. Trail grades between 5%- 10% placement at +/- 500 ft.

2. Trail grades between 10%- 12% placement at +/- 100 feet. (2, 6)

Vista points should be developed at significant outlook areas that will allow for rest and an aesthetic visual experience (2)

A cross drainage swale that is placed at 45" to the trail with a flow line of 4% from uphill to downhill with rock rip-rap outfall. This provides a smooth transition for trail runners and mountain bicyclists (1, 2, 3, 8)

from Nat. Park Service <http://www.nps.gov/samo/parkmgmt/upload/SmmartMultiUse.pdf>

Walking

Per Texas Accessibility Standards where possible

Roads w/bike lane

Per Texas Department of Transportation (DOT) standards

Sidewalk

Per Texas DOT standards and Texas Accessibility Standards where possible

Cart access

Under the ordinance, golf carts can be operated on public roadways within the City of Windcrest per City of Windcrest regulations and ordinances:

Sim http://www.galvestonpolice.net/official/?page_id=224

DEPARTMENT OF AGRICULTURE Forest Service RIN 0596–AC47

National Trail Classification System, FSM 2350 and FSH 2309.18

AGENCY: Forest Service, USDA

Trail Class

The current Trail Classes range from Minimal/Undeveloped (Trail Class 1) to Fully Developed (Trail Class 5):

Trail Class 1: Minimal/Undeveloped Trail

Trail Class 2: Simple/Minor Development Trail

Trail Class 3: Developed/Improved Trail

Trail Class 4: Highly Developed Trail

Trail Class 5: Fully Developed Trail

Each Trail Class has descriptors for the physical characteristics of trails, including tread and traffic flow, obstacles, constructed features and tread elements, signs, and typical recreational environment and experience.

Frequently Asked Questions about Greenways

What are Greenways?

"A linear open space; a corridor composed of natural vegetation. Greenways can be used to create connected networks of open space that include traditional parks and natural areas."

<http://www.smartgrowth.org>

"A linear open space established along a corridor, such as a river or railroad right-of way, and usually developed for non-vehicular public use. Examples include the Platte River Greenway in Denver, the Capital Area Greenway in Raleigh, North Carolina, and the Willamette Greenway in Portland, Oregon."

<http://www.ci.norman.ok.us/planning/greenbelt/glossary.htm>

Also see these links for more definitions:

<http://www.umass.edu/greenway/Greenways/2GR-def.html>

<http://www.aevv-egwa.org>

<http://www.lospatios.com/pdfs/SA%20Greenways%20FAQ.pdf>

NEEDS ASSESSMENT AND PRIORITIES

The Windcrest Park/Open Space Master Plan is receiving direction toward needs assessment and setting of priorities through a combination of open public ‘Town Hall’ meetings and a questionnaire recently sent to residents. These meeting have begun with the intention of holding them on a regular basis to seek input, answer questions, and establish timelines for Park priorities and actions. The public questionnaire was developed to help determine varying needs and requests as provided by different areas of the city.

Priorities are established by assessment of a balanced combination of public requests and available capital as provided by the City of Windcrest Administration. This project capital can be supplemented by matching grants from the State of Texas Parks and Wildlife Department, which often allow a project to be greatly enhanced by funding a major improvement not made available through city funding alone.



Proposed Autumn Sunset Greenway Walking Trail Site

Several Locations in Windcrest are available for health/fitness focus. Walking Trails for all ages have been identified by City Administration as having required physical characteristics and right-of-way/availability. These Trails are proposed for fitness and well-being with conservation of existing natural resources in mind.

FUTURE PLANNING AND IMPLEMENTATION

Windcrest Parks and greenways have been targeted by the Mayor and City Manager for immediate attention and given definite financial support throughout the coming 5 years. This funding is to be dispensed on an annual basis through the City's Capital Improvement Program (CIP). This program receives monies through a variety of municipal sources including the Hotel Occupancy Tax and other various funds. Projects not in prioritized order:

Windcrest Entrances Landscaping

- 8 entries

- Fourwinds entry

Autumn Sunset Greenway

- Walking Trail

- Benches

- Small Playscape @ Bolder Falls Park

- Interpretive Wildlife signs



Autumn Sunset Lake Existing Walkway near proposed Walking Trail Tie-in

Takas Park Trail Full TAS (Texas Accessibility Standards) Upgrade

- Walking surface replacement x 8' width

- 3 additional TAS bridges

- Restrooms

- Landscape

Soccer field Crestway

- Fields (3?)

- Parking

- Landscape

- Water



Proposed Takas Park and Windcrest Civic Center Walking Trail Accessibility Upgrade

11.72 acre West Windcrest Park

- Land Acquisition
- Development
- Baseball field rebuild
- Walking trail
- Picnic tables
- Playscape
- Landscape

Midcrown to Walzem Greenway

- Walking Trail
- Benches
- Landscape
- Lighting
- Business area showcase

Winnbrook Park

- Picnic Tables/walkway
- Benches
- Added Parking
- Walking Trail
- Landscape/sprinkler extension

Winnbrook Retention Pond Backstop/small soccer field

Crestway to Winfield Greenway

- Walking Trail
- Benches
- Landscape

North & West sides of golf course Walking trail

Rackspace Park

Privately Developed

Crestway Dog Park

CPS access

Parking

Fencing

Takas to Autumn Sunset Parks Hike/Bike access

Brook Falls greenway

Trail

Benches

Landscaping



Proposed Brook Falls Greenway location

Crestwind Greenway

Trail

Benches

Landscaping

Lighting

Business area showcase

Future Eisenhower Rd Park Lands

Lighting

RESOLUTION NUMBER 2012-385 (R)

A RESOLUTION APPROVING A PRELIMINARY OPEN SPACE MASTER PLAN FOR THE CITY OF WINDCREST, TEXAS FOR SUBMISSION TO THE TEXAS PARKS & WILDLIFE DEPARTMENT IN CONNECTION WITH A LOCAL PARK GRANT PROGRAM APPLICATION

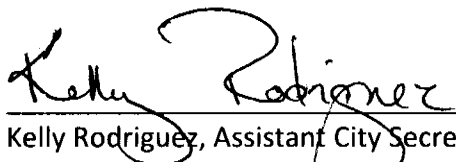
WHEREAS, the Windcrest City Council has determined that it would promote the health, safety and welfare of the citizens of the City of Windcrest to develop an Open Space Master Plan as part of its local park grant program application and to submit a preliminary version of such plan to the Texas Parks & Wildlife Department for consideration prior to final adoption of said plan.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WINDCREST that the preliminary Open Space Master Plan attached hereto shall be submitted to the Texas Parks & Wildlife Department for consideration for a local park grant. A final version of the Open Space Master Plan shall be adopted in the future after public input and analysis by the City Council.

Passed and approved this 25th day of July, 2012.



Alan E. Baxter, Mayor



Kelly Rodriguez, Assistant City Secretary

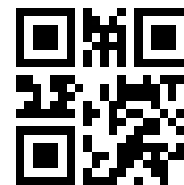


CITY OF WINDCREST

BASEBALL COMPLEX SPECIFICATIONS 10/10/2012

1. BUILDING INSULATION 3.5" FACED R-11 x8' HEIGHT WALLS & R-22 ROOF @ CONCESSIONS, OFFICE, & RESTROOMS ONLY WMP-VR FACING
2. STD FRAMED OPENINGS FOR OVERHEAD & ROLL-UP DOORS.
3. OVERHEAD AND ROLL-UP DOORS N.I.C. (NOT IN CONTRACT) 3 TTL.
4. <http://www.license.state.tx.us/ab/2012TAS/2012tascomplete.pdf> TAS
5. GUTTERS & 36" OVERHANG EAST & WEST SIDES, STD TRIM.
6. 14'-0 EAVE HEIGHT WITH 2/12 ROOF SLOPE.
7. 4 EACH EXTERIOR STEEL 3-0 x 7-0 PERSONNEL DOORS W/LOCKING HARDWARE. INTERIOR WALLS NIC.
8. INTERIOR DOORS 3-0x7-0 SOLID CORE WOOD N.I.C.
9. EXISTING 3 EACH CMU WALLS ALL 12'-9 TALL X 12" BLOCK X 16'-0
10. DEMO REQUIRED OF 3 ADDITIONAL 12'-9 TALL X 12" BLOCK X 16'-0 CMU WALLS
11. RESTROOM FIXTURES SALVAGED & RE-USED FROM EXISTING N.I.C.
12. RESTROOM WALLS 12"X12" GLAZED CERAMIC TILE W/GREY GROUT ON GREEN WALLBOARD; COLOR AS SELECTED N.I.C.
13. 2'W x 3'T LOUVER W W GRAINGER'S 3C973.
14. EXHAUST FAN TO BE SALVAGED AND RE-USED FROM EXISTING.
15. COUNTER TO BE 12 GA 304 SS x 20" WIDE x 1 ½" DEEP.
16. PROFESSIONAL ENGINEER STAMP RE3QUIRED ON SPREAD FOOTER DRAWINGS.
17. A/C SYSTEM RUUD RSNMA030JK000 2.5 TON 12 SEER W/HONEYWELL TH6110D1005 PROGRAMMABLE THERMOSTAT NIC.
18. BUILDING TO BE CLEAR SPAN RIGID FRAME PER AMERICAN INSTITUTE OF STEEL CONSTRUCTION.

19. 90 MPH WIND LOAD, 12.0 SNOW LOAD, .5 COLLATERAL LOAD, PBW
STANDARD COLOR WALL PANELS, GALVALUME PBR ROOF PANELS, L
BASE W/PREMIUM FASTENERS & SEAL PACKAGE.
20. ALL WORK PER CURRENT INTERNATIONAL BUILDING CODE.
21. ALL WORK PER CITY OF WINDCREST PUBLIC ORKS SAFETY CODE.
22. ALL BIDS DUE TO: RAFAEL CASTILLO, CITY MANAGER, CITY
OF WINDCREST NO LATER THAN OCTOBER 19, 2012.



BUILDING SPECIFICATIONS

BUILDING TYPE:	Partially sheeted to be enclosed
WIDTH :	55'
LENGTH :	38'
FSW HEIGHT:	14'
BSW HEIGHT:	14'
ROOF SLOPE:	2.0 : 12
FRAME TYPE:	Clear span
FRAME PROFILE:	Gable
SW BAYS: 2 x 19'	
LEW SHEETING:	Partial
REW SHEETING:	Sheeted
FSW SHEETING:	Sheeted
BSW SHEETING:	Sheeted

CUSTOMER INFORMATION:

NAME:	Scott Gorton
COMPANY:	City of Windcrest P&R
ADDRESS:	217 Driftwind
CITY:	San Antonio
ZIP:	78239
PHONE:	210-216-7666
CELL:	WK:
FAX:	
E-MAIL:	Scottl@satx.rr.com
PROJECT:	Custom
SHIP TO:	217 Driftwind
San Antonio, TX, 78239	
COUNTY:	Bexar

DESIGN LOADS AND CODES*

LIVE LOAD:	20.0
WIND LOAD:	90
BUILDING CODE:	IBC 00
GROUND SNOW:	12.0
SEISMIC COEF:	0.194
SEISMIC ZONE:	A
EXPOSURE:	B
COLLATERAL:	0.5
HIGH WIND:	
Building is not 100MPH or Higher	

WALL DATA

GAUGE:	26
PROFILE:	PBR
COLOR:	Hawaiian blue
TRIM COLOR:	Polar White
F.O. Cover Trim:	Standard
BASE TRIM:	no
BASE TYPE:	Angle
CONCRETE NOTCH:	yes
FASTENERS:	Premium
WAINSCOT:	no

INSET BAYS

LEW: no	Sheeted
REW: no	

ROOF SHEETING

GABLE EXT.

LEW: 0'	FSW: Panel shear
REW: 0'	BSW: Panel shear

WALL BRACING

EAVE EXT.

FSW: 3'	LEW: Bearing frame
BSW: 3'	REW: Bearing frame

END FRAME TYPE

ROOF DATA

GAUGE:	26
PROFILE:	PBR
COLOR:	Galvalume
TRIM COLOR:	Polar White
CLOSURE PACKAGE:	Pro-Package
SCULPTURED RAKE:	Included
SCULPTURED EAVE:	Included
SEALANT PACKAGE:	Pro-Package
FASTENERS:	Premium
UL 90 ROOF:	Included

FRAMED OPENINGS

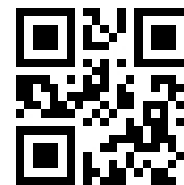
LEW: 12' x 12'
REW: 16' x 12'
FSW: 12' x 12'
BSW:

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PURCHASE ORDER: PAGE 2 OF 6	
DATE: 10/4/2012 TIME: 3:16 PM	
CUSTOMER: Scott Gorton	
Revision No: 12	
JOB NUMBER: 1048476	
SALES PERSON: Oscar Martinez	



LEW OPEN TO:	Bay 1-5: open to 12'
REW OPEN TO:	
FSW OPEN TO:	
BSW OPEN TO:	

OPTIONAL (not included unless indicated)	PRICE	INCLUDED
#1 - GUTTER / DOWNSPOUTS	\$701.58	Included
#2 - 8 FOOT WALL LINER (WHITE) 26 GA. LOW RIB	\$1,683.60	
#3 - FULL WALL LINER (WHITE) 26 GA. LOW RIB	\$3,268.51	
#4 - ROOF LINER (WHITE) 26 GA. LOW RIB	\$8,910.49	
#5 - ROOF PANEL COLOR	\$574.42	

INSULATION (not included unless indicated)	PRICE	INCLUDED
#1 - ROOF INSULATION 3 inch WMP/VRV Reinforced	\$1,116.32	Included
#2 - WALL INSULATION 3 inch WMP/VRV Reinforced	\$1,539.70	
#3 - ROOF INSULATION 4 inch WMP/VRV Reinforced	\$1,308.37	
#4 - WALL INSULATION 4 inch WMP/VRV Reinforced	\$1,806.09	
#5 - ROOF INSULATION 6 inch WMP/VRV Reinforced	\$1,768.26	
#6 - WALL INSULATION 6 inch WMP/VRV Reinforced	\$2,444.02	
INSULATION SHIPPING	\$200.00	Included

[illegible]

FSW:	Bypass	TYPE:	Zee	SIZE:	8 "	COLOR:	Red oxide
BSW:	Bypass	TYPE:	Zee	SIZE:	8 "	COLOR:	Red oxide
LEW:	Flush	TYPE:	Zee	SIZE:	8 "	COLOR:	Red oxide
REW:	Flush	TYPE:	Zee	SIZE:	8 "	COLOR:	Red oxide
ROOF:	Bypass	TYPE:	Heavy Zee	SIZE:	8 "	COLOR:	Red oxide
FRAMING:	I-Beam	TYPE:	Built-Up (welded sections)			COLOR:	Red oxide

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Physical Address: 4340 I-10 West - Seguin TX 78155
Mailing Address : P.O. Box 1079 - Seguin TX 78156
Phone: 888-798-8794 Fax: 888-377-4267

PARTION WALLS

No:	Length	Insulation Panel	Orientation	Trim Base	Special Closure	Girt Loc.	Partition Wall Location
#1							
#2							
#3							
#4							
#5							
#6							
#7							
#8							
#9							
#10							

Partition walls can have many variables. Please see the FLOOR plan of your PRELIMINARY approval drawings for the accuracy, size and location of all window and door openings on partition walls. If you have any special considerations outside of the design criteria, please consult your sales representative for more details and/or assistance. The accuracy of this quote, data and drawings are the customers' responsibility and the entirety of this document is subject to the standard terms and conditions of the contract.

CANOPIES

General notes on Canopies: The following sections for canopies are "per wall" and each wall can have the same ID for a canopy. For example, if you have one door or wall canopy on both sidewalls they will both have the ID number of "1". The sections are separated by wall and each canopy ID is listed. If you have any special considerations outside of the design criteria, please consult your sales representative for more details and/or assistance. The accuracy of this quote, data and drawings are the customers' responsibility and the entirety of this document is subject to the standard terms and conditions of the contract.

DOOR CANOPIES

LOC.	ID#	LENGTH	HEIGHT	SLOPE
LEW	DC1			
LEW	DC2			
LEW	DC3			
LEW	DC4			
LEW	DC5			
LEW	DC6			
LEW	DC7			
LEW	DC8			
LEW	DC9			
LEW	DC10			

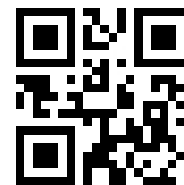
LOC.	ID#	LENGTH	HEIGHT	SLOPE
REW	DC1			
REW	DC2			
REW	DC3			
REW	DC4			
REW	DC5			
REW	DC6			
REW	DC7			
REW	DC8			
REW	DC9			
REW	DC10			

LOC.	ID#	LENGTH	HEIGHT	SLOPE
FSW	DC1			
FSW	DC2			
FSW	DC3			
FSW	DC4			
FSW	DC5			
FSW	DC6			
FSW	DC7			
FSW	DC8			
FSW	DC9			
FSW	DC10			

LOC.	ID#	LENGTH	HEIGHT	SLOPE
BSW	DC1			
BSW	DC2			
BSW	DC3			
BSW	DC4			
BSW	DC5			
BSW	DC6			
BSW	DC7			
BSW	DC8			
BSW	DC9			
BSW	DC10			

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WINDOW CANOPIES

LOC.	ID#	LENGTH	HEIGHT	SLOPE
LEW	WC1			
LEW	WC2			
LEW	WC3			
LEW	WC4			
LEW	WC5			
LEW	WC6			
LEW	WC7			
LEW	WC8			
LEW	WC9			
LEW	WC10			

LOC.	ID#	LENGTH	HEIGHT	SLOPE
FSW	WC1			
FSW	WC2			
FSW	WC3			
FSW	WC4			
FSW	WC5			
FSW	WC6			
FSW	WC7			
FSW	WC8			
FSW	WC9			
FSW	WC10			

LOC.	ID#	LENGTH	HEIGHT	SLOPE
REW	WC1			
REW	WC2			
REW	WC3			
REW	WC4			
REW	WC5			
REW	WC6			
REW	WC7			
REW	WC8			
REW	WC9			
REW	WC10			

LOC.	ID#	LENGTH	HEIGHT	SLOPE
BSW	WC1			
BSW	WC2			
BSW	WC3			
BSW	WC4			
BSW	WC5			
BSW	WC6			
BSW	WC7			
BSW	WC8			
BSW	WC9			
BSW	WC10			

WALL CANOPIES

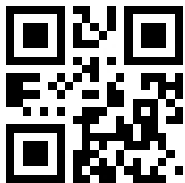
LOC.	ID#	LENGTH	HEIGHT	SLOPE	BAY(s)	LOC.	ID#	LENGTH	HEIGHT	SLOPE	BAY(s)
LEW	C1					REW	C1				
LEW	C2					REW	C2				
LEW	C3					REW	C3				
LEW	C4					REW	C4				
LEW	C5					REW	C5				
LEW	C6					REW	C6				
LEW	C7					REW	C7				
LEW	C8					REW	C8				
LEW	C9					REW	C9				
LEW	C10					REW	C10				

LOC.	ID#	LENGTH	HEIGHT	SLOPE	BAY(s)	LOC.	ID#	LENGTH	HEIGHT	SLOPE	BAY(s)
FSW	C1					BSW	C1				
FSW	C2					BSW	C2				
FSW	C3					BSW	C3				
FSW	C4					BSW	C4				
FSW	C5					BSW	C5				
FSW	C6					BSW	C6				
FSW	C7					BSW	C7				
FSW	C8					BSW	C8				
FSW	C9					BSW	C9				
FSW	C10					BSW	C10				



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PURCHASE ORDER: PAGE 5 OF 6
DATE: 10/4/2012 TIME: 3:16 PM
CUSTOMER: Scott Gorton
Revision No: 12
JOB NUMBER: 1048476
SALES PERSON: Oscar Martinez



PARAPETS (note: if parapets are stepped see drawings for dimensions)

LOC.	BAY(s)	VALLEY
LEW		N/A
REW		N/A
FSW		
BSW		

MEZZANINES (note:see drawings for dimensions and location)

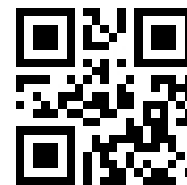
	X coord.	Y coord.	Width	Length	Floor Height	Floor System	Dead Load	Live Load
MEZZANINE 1.								
MEZZANINE 2.								
MEZZANINE 3.								
MEZZANINE 4.								
MEZZANINE 5.								

General Notes: the actual frame clearance for mezzanines shall not be determined until job is submitted for review. Please consult your local building department for minimum load requirements. Load requirements will change depending on the end use of the mezzanine. Example: heavy commercial storage will have a higher dead load than an office. These loads will have an impact on the overall design, foundation loads and frame sizes.

Special Mezzanine Notes:

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PURCHASE ORDER: PAGE 6 OF 6
DATE: 10/4/2012 TIME: 3:16 PM
CUSTOMER: Scott Gorton
Revision No: 12
JOB NUMBER: 1048476
SALES PERSON: Oscar Martinez



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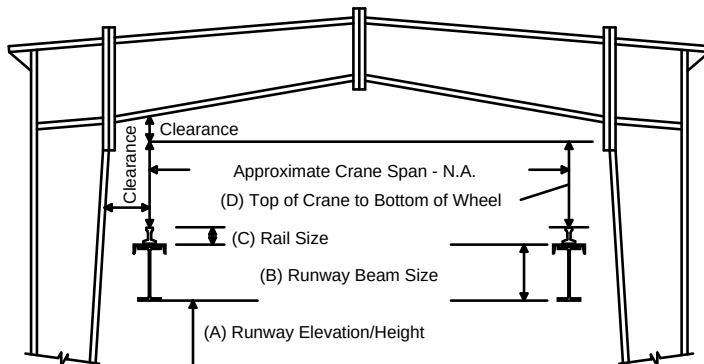
ORDER INFORMATION

DRAWING TYPE:	N.A.
DRAWING SETS:	3 SETS OF STAMPED PLANS
DESIGN CALCS:	3 SETS OF DESIGN CALCULATIONS
CONCRETE DESIGN:	no (If YES full slab only - no open floor or stem wall)
DETAIL PLANS:	Included as standard

FOUNDATION TYPE (BY END USER)

CRANE LOADING:

Brackets and/or Auxillary Columns:	
Capacity (TONS)	N.A.
Runway Length (FT/M)	N.A.
(A) Runway Height (FT/M)	N.A.
(B) Runway Beam SIZE (IN/CM)	N.A.
(C) Rail Size (IN/CM)	N.A.
(D) Top of Crane to Bottom of Wheel	N.A.
Approx. Crane Span (Wheel-to-Wheel) (FT/M)	N.A.
Crane Loading Notes: Crane Systems and Runways by others. We include only the loads as specified above. Brackets or Columns are included ONLY if noted above. The above noted dimensions are approximate - under no circumstances should this information be used to order your crane(s). The use of brackets, auxiliary columns and bracing will be determined by us upon final engineering. FOR CONSTRUCTION drawings will be completed ONLY when we have received the required crane manufacturer's specifications.	



Special Job Notes: 16'x 12' 9" existing 8" cmu on the LEW in the open areas
Quote does not include rollup doors

WE PROPOSE TO FURNISH THE FOLLOWING MATERIALS COMPLETE IN ACCORDANCE WITH THE ABOVE SPECIFICATIONS AND GENERAL TERMS AND CONDITIONS OF CONTRACT FOR THE SUM OF:

MATERIAL F.O.B. JOB SITE - FREIGHT INCLUDED:	\$19,586.46
SALES TAX (TX, CT, AZ, WA, & WV):	Not Included
TOTAL BUILDING COST:	\$19,586.46
BUILDING DEPOSIT:	\$4,896.62
BALANCE ON DELIVERY:	\$14,689.85

****NOTE**** We do not collect tax in any State other than Texas, Connecticut, Washington, West Virginia, and Arizona

ACCEPTANCE OF PURCHASE ORDER

I HAVE READ AND UNDERSTAND THE GENERAL CONDITIONS OF THE CONTRACT AND HEREBY AUTHORIZE ICON TO BEGIN THE WORK SPECIFIED. THIS IS CONTRACT VALID ONLY WHEN ACCEPTED BY AN OFFICER OF ICON. BY SIGNING BELOW, I AGREE TO THE PRICES, SPECIFICATIONS, TERMS, AND CONDITIONS AS STATED IN THE GENERAL CONDITIONS OF CONTRACT AND FURTHER AGREE TO MAKE PAYMENTS AS REQUIRED BY ICON. PAYMENT: COD WITH DOWNPAYMENT. JOBS EXCEEDING \$50,000.00 SHALL REQUIRE PROGRESS PAYMENTS; JOBSITE INFORMATION MAY BE REQUIRED ON ANY JOB. THIS PROJECT IS BEING QUOTED USING MFG STANDARD SPECIFICATIONS UNLESS NOTED OTHERWISE. ACCEPTED BY BUYER AND THIS CONTRACT IS ENTERED INTO AT SEGUIN TEXAS, (GUADALUPE COUNTY) BY SUBMITTING THE PURCHASE ORDER / QUOTE FORM AND CONTRACT DOCUMENTS, I HEREBY AGREE AND ACCEPT ALL TERMS AND CONDITIONS OF SALE. FABRICATION SHALL BE IN ACCORDANCE WITH MFG STANDARD UNLESS OTHERWISE NOTED, AND WILL GENERALLY CONFORM WITHIN MANUFACTURERS CUSTOMARY TOLERANCES, AND/OR AS MODIFIED BY THE STANDARDS AND SPECIFICATIONS CONTAINED IN MFG'S PRODUCT DESCRIPTION(S). NOTE: ANCHOR RODS / BOLTS OR EMBEDMENT DEVICES ARE NOT INCLUDED AS PART OF THE SALE.

NOTE: IT IS THE CUSTOMER'S RESPONSIBILITY TO VERIFY THE LOADS & CODES WITH YOUR LOCAL OFFICIALS.

DRAWING DEPOSIT: \$4,896.62 BALANCE ON DELIVERY: \$14,689.85

Agreed to this _____ of _____, 20____

Customer Signature

X _____

Printed Name

By signing above hereby state I have confirmed all codes with my local building department and I accept full responsibility for the accuracy of the codes and loads as stated.

X Oscar Martinez

ICON Sales Representative

CONTRACT ACCEPTED AND ENTERED INTO
THIS _____ OF _____, 20____

X _____
ICON, Officer

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CUSTOMER:	Scott Gorton
JOB NUM.:	1048476
COMPANY:	City of Windcrest P&R
JOB ADDR:	217 Driftwind
CITY:	San Antonio
COUNTY:	Bexar
STATE:	TX
ZIP:	78239
DATE:	10/4/2012
PHONE:	210-216-7666
FAX:	
CELL:	
EMAIL:	Scottl@satx.rr.com
DWG BY:	
REV. NO.:	DATE:

DESIGN LOADS

BUILDING CODE:	IBC 00
ROOF DEAD LOAD:	2.5
COLLATERAL LOAD:	0.5
LIVE LOAD:	20.0
SNOW LOAD:	12.0
WIND SPEED:	90
WIND EXPOSURE:	B
IMP. WIND: 1	IMP. SEISMIC : 1
SEISMIC ZONE:	A
SEISMIC COEFF.:	0.194

BUILDING DESCRIPTION

NOMINAL WIDTH:	55'
NOMINAL LENGTH:	38'
B.S.W. HEIGHT:	14'
F.S.W. HEIGHT:	14'
ROOF SLOPE:	2.0 : 12

APPROVAL DRAWING PACKAGE THIS BUILDING MEETS OR EXCEEDS: CODE/CLASS: IBC 00

Page: 1/7 Revision No: 12

BUILD FROM DRAWINGS MARKED "FOR CONSTRUCTION" ONLY!!!



Physical Address
4340 I-10 West
Seguin TX 78155
888-798-8794
888-377-4267 fax

Corporate Office
P.O. Box 1079
Seguin TX 78156
888-798-8794
888-377-4267 fax

Approval/Permit

Field locate items will not show up on drawings: personnel doors, windows, wall and sky lights along with ridge vents and other items may not show up on drawings. Please check your purchase order for these items.

Customer Signature: By signing below I am confirming that the required codes and loads are accurate and complete and that there are no additional requirements with regards to the codes, loads and/or design specifications as stated on the face of this document. All clearances for doors and hardware are the responsibility of the customer. Seller is not responsible for mechanical door clearances.

This order will begin fabrication approximately 10 days after we receive signed approval drawings. Once fabrication is started on the job revisions will not be allowed. A cashiers check for the balance due shall be due at delivery. You will be notified via DELIVERY NOTICE with the approximate date and account balance before delivery. If you wish to place your order on PERMIT HOLD please do so by checking the box below. Once a job is placed on permit hold the customer is responsible for contacting seller to release the job for fabrication. Placing a job on hold does not "lock" the price. The order shall be subject to standard terms and conditions supplied along with the quotation.



RELEASE FOR FABRICATION
NO CHANGES ARE REQUIRED



HOLD FOR PERMIT
NO CHANGES ARE REQUIRED



RELEASE FOR FABRICATION
CHANGES ARE REQUIRED &
I HAVE NOTED THE CHANGES
(SUBJECT TO VERIFICATION)



HOLD FOR PERMIT
CHANGES ARE REQUIRED
I HAVE NOTED THE CHANGES
(SUBJECT TO VERIFICATION)



REVISE ORDER (HOLD)
CHANGES AND/OR REVISIONS
ARE REQUIRED & I WILL MAKE
CONTACT

APPROVED BY:

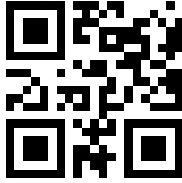
SIGNATURE: _____

DATE: _____

PRINT NAME: _____

PLEASE PUT SAFTEY FIRST!

WE HAVE A COMMITMENT TO MANUFACTURE QUALITY BUILDINGS THAT CAN BE SAFELY ERRECTED. HOWEVER, THE SAFETY COMMITMENT AND JOB SITE PRACTICES OF THE ERECTOR ARE BEYOND OUR CONTROL. IT IS STRONGLY RECOMMENDED THAT SAFE WORKING CONDITIONS AND ACCIDENT PREVENTION PRACTICES ARE THE TOP PRIORITY OF ANY JOB SITE. LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS SHOULD ALWAYS BE FOLLOWED TO HELP INSURE WORKERS SAFETY. MAKE CERTAIN ALL EMPLOYEES KNOW THE SAFEST AND MOST PRODUCTIVE WAY OF ERRECTING A BUILDING. ALL EMPLOYEES SHOULD KNOW EMERGENCY PROCEDURES. DAILY MEETINGS HIGHLIGHTING SAFETY PROCEDURES ARE ALSO RECOMMENDED. THE USE OF HARD HATS, RUBBER SOLE SHOES FOR ROOF WORK, PROPER EQUIPMENT FOR HANDLING MATERIAL, AND SAFETY NETS WHERE APPLICABLE, ARE RECOMMENDED.



SAFETY FIRST!

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BUYER/END USER CUSTOMER RESPONSIBILITIES
MANUFACTURER HEREINAFTER REFERRED TO AS MFG
IT IS THE RESPONSIBILITY OF THE BUYER/END USER CUSTOMER TO OBTAIN APPROPRIATE APPROVALS AND SECURE NECESSARY PERMITS FROM CITY, COUNTY, STATE, OR FEDERAL AGENCIES AS REQUIRED, AND TO ADVISE/RELEASE MFG TO FABRICATE UPON RECEIVING SUCH.

MFG STANDARD SPECIFICATIONS APPLY UNLESS STIPULATED OTHERWISE IN THE CONTRACT DOCUMENTS. MFG DESIGN, FABRICATION, QUALITY CRITERIA STANDARDS, PRACTICE METHODS AND TOLERANCES SHALL GOVERN THE WORK WITH ANY OTHER INTERPRETATIONS TO THE CONTRARY NOTWITHSTANDING. IT IS UNDERSTOOD BY BOTH PARTIES THAT THE BUYER/END USER CUSTOMER IS RESPONSIBLE FOR CLARIFICATION OF INCLUSIONS OR EXCLUSIONS FROM THE ARCHITECTURAL PLANS AND/OR SPECIFICATIONS. IN CASE OF DISCREPANCIES BETWEEN MFG STRUCTURAL STEEL PLANS AND PLANS FOR OTHER TRADES, MFG PLANS SHALL GOVERN. (SECTION 3 ASC CODE OF STANDARD PRACTICES, 9TH EDITION)

APPROVAL OF MFG DRAWINGS AND CALCULATIONS INDICATES THAT MFG HAS CORRECTLY PREPARED AND PROVIDED THE REQUIRED INFORMATION. MFG'S APPROVAL CONSTITUTES THE BUYER/END USER CUSTOMER ACCEPTANCE OF THE MFG DESIGN CONCEPTS, ASSUMPTIONS, AND LOADING. (SECTION 4 ASC CODE AND MBMA 3.3.3)

ONCE THE BUYER/END USER CUSTOMER HAS SIGNED MFG APPROVAL PACKAGE THE PROJECT IS RELEASED FOR FABRICATION, AND CHANGES SHALL BE BILLED TO THE BUYER/END USER CUSTOMER INCLUDING MATERIAL, ENGINEERING AND OTHER COSTS. AN ADDITIONAL FEE MAY BE CHARGED IF THE PROJECT MUST BE MOVED FROM THE FABRICATION AND SHIPPING SCHEDULE.

THE BUYER/END USER CUSTOMER IS RESPONSIBLE FOR OVERALL PROJECT COORDINATION, SERVICE, COMPATIBILITY AND DESIGN CONSIDERATIONS CONCERNING ANY MATERIALS NOT FURNISHED BY MFG AND MFG STEEL SYSTEMS ARE TO BE CONSIDERED AND COORDINATED BY THE BUYER/END USER CUSTOMER. SPECIFIC DESIGN CRITERIA CONCERNING THIS INTERFACE BETWEEN MATERIALS MUST BE FURNISHED BEFORE RELEASE FOR FABRICATION OR MFG ASSUMPTIONS WILL GOVERN (SECTION 4 AND COMMENTARY, ASC CODE OF STANDARD PRACTICE 9TH EDITION)

IT IS THE RESPONSIBILITY OF THE BUYER/END USER CUSTOMER TO INSURE THAT MFG COMPLIES WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITIES. THE SUPPLYING OF SEALED ENGINEERING DATA AND DRAWINGS FOR THE BUYER/END USER CUSTOMER DOES NOT IMPLY THE CONSULTING ENGINEER'S DESIGN OF METAL BUILDING SYSTEMS DOES NOT IMPLY THE ENGINEER OF RECORD'S DESIGN OR PROFESSIONAL SEAL FOR A CONSTRUCTION PROJECT. THESE DRAWINGS ARE SEALED ONLY TO CERTIFY THE DESIGN OF THE STRUCTURAL COMPONENTS FURNISHED BY MFG.

THE BUYER/END USER CUSTOMER IS RESPONSIBLE FOR SETTING OF ANCHOR BOLTS AND ERECTION OF STEEL IN ACCORDANCE WITH MFG "FOR CONSTRUCTION" DRAWINGS ONLY. TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSE WORK, CRIBBING OR OTHER ELEMENTS REQUIRED FOR THE ERECTION OPERATION SHALL BE DETERMINED FURNISHED AND INSTALLED BY THE ERECTOR. NO ITEMS SHOULD BE PURCHASED FROM A PRELIMINARY SET OF DRAWINGS, INCLUDING ANCHOR BOLTS. USE ONLY FINAL "FOR CONSTRUCTION" DRAWINGS" FOR THE USE. (SECTION 7 ASC CODE OF STANDARD PRACTICE, 9TH EDITION)

MFG IS RESPONSIBLE FOR THE DESIGN OF THE ANCHOR BOLT TO PERMIT THE TRANSFER OF FORCES BETWEEN THE BASE PLATE AND THE ANCHOR BOLT IN SHEAR, BEARING AND TENSION, BUT IS NOT RESPONSIBLE FOR THE TRANSFER OF ANCHOR BOLT FORCES TO THE CONCRETE OR THE ADEQUACY OF THE ANCHOR BOLT IN RELATION TO THE CONCRETE.

UNLESS OTHERWISE PROVIDED IN THE ORDER DOCUMENTS, MFG DOES NOT DESIGN AND FABRICATE OR FOUNDATION EMBEDMENT. THE END USER CUSTOMER SHOULD ASSURE HIMSELF THAT ADEQUATE PROVISIONS ARE MADE IN THE FOUNDATION DESIGN FOR LOADS IMPOSED BY COLUMN REACTIONS OF THE BUILDING, OTHER IMPOSED LOADS, AND BEARING CAPACITY OF THE SOIL AND OTHER CONDITIONS OF THE BUILDING SITE.

IT IS RECOMMENDED THAT A PROFESSIONAL ENGINEER EXPERIENCED IN THE DESIGN OF SUCH STRUCTURES DESIGN THE ANCHORAGE AND FOUNDATION OF THE BUILDING. (SECTION A10 1996 MBMA LOW RISE BUILDING SYSTEMS MANUAL)

NORMAL ERECTION OPERATIONS INCLUDE THE CORRECTIONS OF MINOR MISFITS BY ELEMENTS INTO LINE THROUGH THE USE OF DRIFT PINS. ERRORS WHICH CANNOT BE CORRECTED BY THE FOREGOING MEANS OR WHICH REQUIRE MAJOR CHANGES IN MEMBER CONFIGURATION ARE TO BE REPORTED IMMEDIATELY TO MFG BY THE BUYER/END USER CUSTOMER, TO ENABLE WHOEVER IS RESPONSIBLE EITHER TO CORRECT THE ERROR OR THE APPROVE OTHERS. (SECTION 7 ASC CODE OF STANDARD PRACTICE, 9TH EDITION) NEITHER THE FABRICATOR NOR THE BUYER/END USER CUSTOMER WILL CUT, DRILL OR OTHERWISE ALTER HIS WORK, OR THE WORK OF OTHER TRADES, TO ACCOMMODATE OTHER TRADES. UNLESS SUCH WORK IS CLEARLY SPECIFIED, THE BUYER/END USER CUSTOMER IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS AND INFORMATION TO THE FABRICATOR TO MAKE ANY ALTERATIONS PRIOR TO PREPARATION OF SHOP DRAWINGS. (SECTION 7 ASC CODE OF STANDARD PRACTICE, 9TH EDITION)

SAFETY COMMITMENT

MFG HAS A COMMITMENT TO MANUFACTURE QUALITY BUILDINGS THAT CAN BE SAFELY ERECTED. HOWEVER, THE SAFETY COMMITMENT AND JOB SITE PRACTICES OF THE ERECTOR ARE BEYOND THE CONTROL OF MFG. IT IS STRONGLY RECOMMENDED THAT SAFE WORKING CONDITIONS AND ACCIDENT PREVENTION PRACTICES ARE THE TOP PRIORITY OF ANY JOB SITE. LOCAL, STATE, AND FEDERAL SAFETY AND HEALTH STANDARDS SHOULD ALWAYS BE FOLLOWED TO HELP INSURE WORKERS SAFETY. MAKE CERTAIN ALL EMPLOYEES KNOW THE SAFEST AND MOST PRODUCTIVE WAY OF ERECTING A BUILDING. ALL EMPLOYEES SHOULD KNOW EMERGENCY PROCEDURES. DAILY MEETINGS HIGHLIGHTING SAFETY PROCEDURES ARE ALSO RECOMMENDED. THE USE OF HARD HATS, RUBBER SOLE SHOES FOR ROOF WORK, PROPER EQUIPMENT FOR HANDLING MATERIAL, AND SAFETY NETS WHERE APPLICABLE, ARE RECOMMENDED.

NOTES: APPLIES TO ALL ELEVATIONS
1. DO NOT CUT, REMOVE OR RELOCATE GIRTS OR X-BRACING. NO ADDITIONAL OPENINGS ALLOWED WITHOUT WRITTEN APPROVAL FROM THE STEEL BUILDING MANUFACTURER.

2. HARDWARE SUCH AS WINDOWS, OVERHEAD DOORS, AND ASSOCIATED ATTACHMENTS THAT ARE AND ASSOCIATED ATTACHMENTS THAT ARE SUPPLIED BY OTHERS MUST HAVE THE SAME LEVEL OF WIND RESISTANCE AS WALL PANELS.

3. WORKERS SHALL NOT HAVE THEIR WEIGHT ON FRAMES OR INDIVIDUAL COLUMNS UNTIL THEY HAVE BEEN SECURED WITH GIRTS AND CROSS BRACING.

NOTES: APPROVAL DRAWINGS: * APPROVAL ORDERS MUST BE RELEASED FOR FABRICATION. THE FABRICATOR IS RESPONSIBLE FOR THE PROJECT DRAWINGS. APPROVAL ORDERS MUST BE SUBMITTED TO THE PROJECT ENGINEER. SPECIAL ATTENTION SHOULD BE GIVEN IN APPROVING DIMENSIONS AND/OR DETAILS.

BUYER'S RESPONSIBILITIES
THE BUYER /END USER /BUILDER MUST SECURE ALL REQUIRED APPROVALS AND PERMIT'S FROM THE APPROPRIATE AGENCY AS REQUIRED. APPROVAL OF MFG DRAWINGS AND CALCULATIONS INDICATES THAT MFG HAS CORRECTLY INTERPRETED AND APPLIED THE REQUIREMENTS OF THE CONTRACT DRAWINGS AND SPECIFICATIONS. (SECT. 4.2.1 ASC CODE OF STANDARD PRACTICE, 9TH EDITION)

WHERE DISCREPANCIES EXIST BETWEEN MFG STRUCTURAL STEEL PLANS AND THE ASC CODE OF STANDARD PRACTICE 9TH EDITION DESIGN CONSIDERATIONS OF ANY MATERIALS IN THE STRUCTURE WHICH ARE NOT FURNISHED BY MFG ARE THE RESPONSIBILITY OF THE BUYER/END USER AND ENGINEERS OTHER THAN MFG ENGINEERING UNLESS SPECIFICALLY INDICATED. THE BUYER/END USER CUSTOMER IS RESPONSIBLE FOR ALL ERECTION OF STEEL AND ASSOCIATED WORK IN COMPLIANCE WITH MFG "CONSTRUCTION DRAWINGS".

MFG 'S STANDARD PRODUCT SPECIFICATIONS APPLY UNLESS STIPULATED OTHERWISE IN THE CONTRACT DOCUMENTS. MFG 'S DESIGN, FABRICATION, QUALITY CRITERIA STANDARDS AND TOLERANCES WILL GOVERN THE WORK. IN CASE OF DISCREPANCIES BETWEEN MFG 'S STRUCTURAL PLANS AND PLANS FOR OTHER TRADES MFG 'S PLANS SHALL GOVERN.

IT IS THE RESPONSIBILITY OF THE BUYER/END USER CUSTOMER TO OBTAIN APPROPRIATE APPROVALS AND NECESSARY PERMITS FROM CITY, COUNTY, STATE, OR FEDERAL AGENCIES, AS REQUIRED. APPROVAL OF METAL MFG 'S DRAWINGS CONSTITUTES THE BUYER/END USER CUSTOMER'S ACCEPTANCE OF MFG 'S INTERPRETATION OF THE CONTRACT PURCHASE ORDER.

ONCE THE BUYER/END USER CUSTOMER OR A/E FIRM HAS SIGNED MFG 'S APPROVAL PACKAGE, CHANGES FROM THE PURCHASE ORDER BY THE BUILDER WILL BE BILLED TO THE BUYER/END USER CUSTOMER. THE BUYER/END USER CUSTOMER SHALL BE RESPONSIBLE FOR THE PROJECT TO BE MOVED FROM THE FABRICATION AND/OR SHIPPING SCHEDULE. A PENALTY FEE MAY BE CHARGED IF THE PROJECT MUST BE MOVED FROM THE FABRICATION AND /OR SHIPPING SCHEDULE.

THE BUYER/END USER CUSTOMER OR A/E FIRM IS RESPONSIBLE FOR THE OVERALL PROJECT CONDITION. ALL INTERFACE AND COMPATIBILITY CONCERNING ANY MATERIALS NOT FURNISHED BY MFG ARE TO BE CONSIDERED AND COORDINATED BY THE BUYER/END USER CUSTOMER OR A/E FIRM. MFG ASSUMPTIONS SHALL ALWAYS GOVERN.

THE BUYER/END USER CUSTOMER IS RESPONSIBLE TO INSURE THAT ALL OTHER PROJECT PLANS AND SPECIFICATIONS COMPLY WITH THE APPLICABLE REQUIREMENTS OF ANY GOVERNING BUILDING AUTHORITY. SUPPLYING DRAWINGS BY MFG DOES NOT IMPLY OR CONSTITUTE AN AGREEMENT THAT MFG OR ITS DESIGN ENGINEER IS ACTING AS THE ENGINEER OF RECORD OR DESIGN PROFESSIONAL FOR THE CONSTRUCTION PROJECT. THESE DRAWINGS AND DESIGN DATA ARE FURNISHED BY MFG IN COMPLIANCE WITH ALL REQUIREMENTS OF THE PURCHASE ORDER.

THE BUYER/END USER CUSTOMER IS RESPONSIBLE FOR SETTING OF ANCHOR BOLTS AND ERECTION OF STEEL BUILDING SYSTEMS IN ACCORDANCE WITH MFG "FOR CONSTRUCTION" DRAWINGS ONLY. TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSE WORK, CRIBBING OR OTHER ELEMENTS REQUIRED FOR THE BUILDING OPERATION SHALL BE DETERMINED FURNISHED AND INSTALLED BY THE ERECTOR. NO ITEMS SHOULD BE PURCHASED FROM A PRELIMINARY SET OF DRAWINGS, INCLUDING ANCHOR BOLTS. USE ONLY FINAL "FOR CONSTRUCTION" DRAWINGS" FOR THE USE. (SECTION 7 ASC CODE OF STANDARD PRACTICE, 9TH EDITION) NEITHER THE FABRICATOR NOR THE BUYER/END USER CUSTOMER WILL CUT, DRILL OR OTHERWISE ALTER HIS WORK, OR THE WORK OF OTHER TRADES, TO ACCOMMODATE OTHER TRADES. UNLESS SUCH WORK IS CLEARLY SPECIFIED, THE BUYER/END USER CUSTOMER IS RESPONSIBLE FOR FURNISHING THE NECESSARY MATERIALS AND INFORMATION TO THE FABRICATOR TO MAKE ANY ALTERATIONS PRIOR TO PREPARATION OF SHOP DRAWINGS. (SECTION 7 ASC CODE OF STANDARD PRACTICE, 9TH EDITION)

PRIMER

SHOP PRIMER PAINT IS A RUST INHIBITIVE PRIMER, WHICH MEETS THE END PERFORMANCE OF FEDERAL SPECIFICATION TT-P-638 AND IS MFG RED OXIDE COLOR. THIS PAINT IS NOT INTENDED FOR LONG-TERM EXPOSURE TO THE ELEMENTS. MFG IS NOT RESPONSIBLE FOR ANY DETERIORATION OF THE SHOP PRIMER PAINT AS A RESULT OF IMPROPER HANDLING AND/OR STORAGE. MFG SHALL NOT BE RESPONSIBLE FOR THE PROPER APPLICATION OF PRIMER COATINGS. (SECTION 6.5 ASC CODE OF STANDARD PRACTICE 9TH EDITION)

NORMAL THICKNESS OF PRIMER SHALL BE 1 MIL UNLESS OTHERWISE SPECIFIED IN CONTRACT DOCUMENTS.

GALVANIZED OR SPECIAL COATINGS

SEE CONTRACT DOCUMENTS.

ALL BOLTS ARE 0 0-1/2" DIA. X 0-1" A307 EXCEPT:
A) EAVE STRUT CONNECTION - 1/2" X 0-1-1/2" A307
B) END WALL RAFTIER SPICES - 5/8" X 0-1-3/4" A325N
C) END WALL COL. RAFT. CONNECTION - 1/2" X 0-1-3/4" A325N
D) D) MAIN FRAME CONNECTIONS - SEE CROSS SECTION

A325 BOLT TIGHTENING REQUIREMENTS

ALL HIGH STRENGTH BOLTS ARE A325-N UNLESS NOTED OTHERWISE.

STRUCTURAL BOLTS SHALL BE TIGHTENED BY THE TURN-OF-THE-NUT METHOD IN ACCORDANCE WITH THE 9TH EDITION AISC "SPECIFICATION FOR STRUCTURAL JOINTS" USING ASTM A325 OR A490 BOLTS. WHEN SPECIFICALLY REQUIRED, A325-N BOLTS ARE SUPPLIED WITHOUT WASHER UNLESS NOTED ON THE DRAWINGS AS PROVIDED BY MFG.

ALL BOLTED CONNECTIONS UNLESS NOTED ARE DESIGNED AS BEARING TYPE CONNECTIONS WITH THREADS NOT EXCLUDED FROM THE SHEAR PLANE.

CLOSURE STRIPS ARE FURNISHED ONLY IF NOTED ON SHIPPING DOCUMENTS

INSIDE - UNDER ROOF PANELS AT EAVE
OUTSIDE - BETWEEN END WALL PANELS AND RAKE TRIM
UNDER CONTINUOUS RIDGE VENT SKIRTS

ERECTION NOTE:

ALL BRACING, STRAPPING, & BRIDGING SHOWN AND PROVIDED BY MFG FOR THIS BUILDING IS REQUIRED AND SHALL BE INSTALLED BY THE ERECTOR AS A PERMANENT PART OF THE STRUCTURE. IF ADDITIONAL BRACING IS REQUIRED FOR STABILITY DURING ERECTION, IT SHALL BE THE ERECTOR'S RESPONSIBILITY TO DETERMINE THE AMOUNT OF SUCH BRACING AND TO PROCURE AND INSTALL AS NEEDED.

ERECTION AND UNLOADING NOT BY MFG

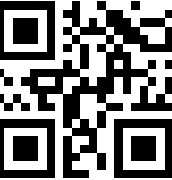
SHORTAGES

ANY CLAIMS OR SHORTAGES BY BUYER MUST BE MADE TO MFG WITHIN SEVEN (7) DAYS AFTER DELIVERY, OR SUCH CLAIMS SHALL BE CONSIDERED WAIVED BY THE CUSTOMER AND DISALLOWED.

CORRECTIONS OF ERRORS AND REPAIRS (MBMA 6.10)
CLAIMS FOR CORRECTION OF ALLEGED MISFITS WILL BE DISALLOWED UNLESS MFG SHALL HAVE RECEIVED PRIOR NOTICE THEREOF AND ALLOWED REASONABLE INSPECTION OF SUCH MISFITS. THE CORRECTION OF MINOR MISFITS BY THE USE OF DRIFT PINS TO DRAW THE COMPONENTS INTO LINE, MODERATE AMOUNTS OF REWELDING, CHIPPING, SHIMMING AND CUTTING, AND TIGHTENING OF BOLTS SHALL BE CONSIDERED AS PART OF THE ERECTION AND ARE NOT SUBJECT TO CLAIM. NO PART OF THE BUILDING MAY BE RETURNED FOR ALLEGED MISFITS WITHOUT THE PRIOR APPROVAL OF MFG.

BUILDING SPECIFICATIONS

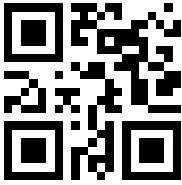
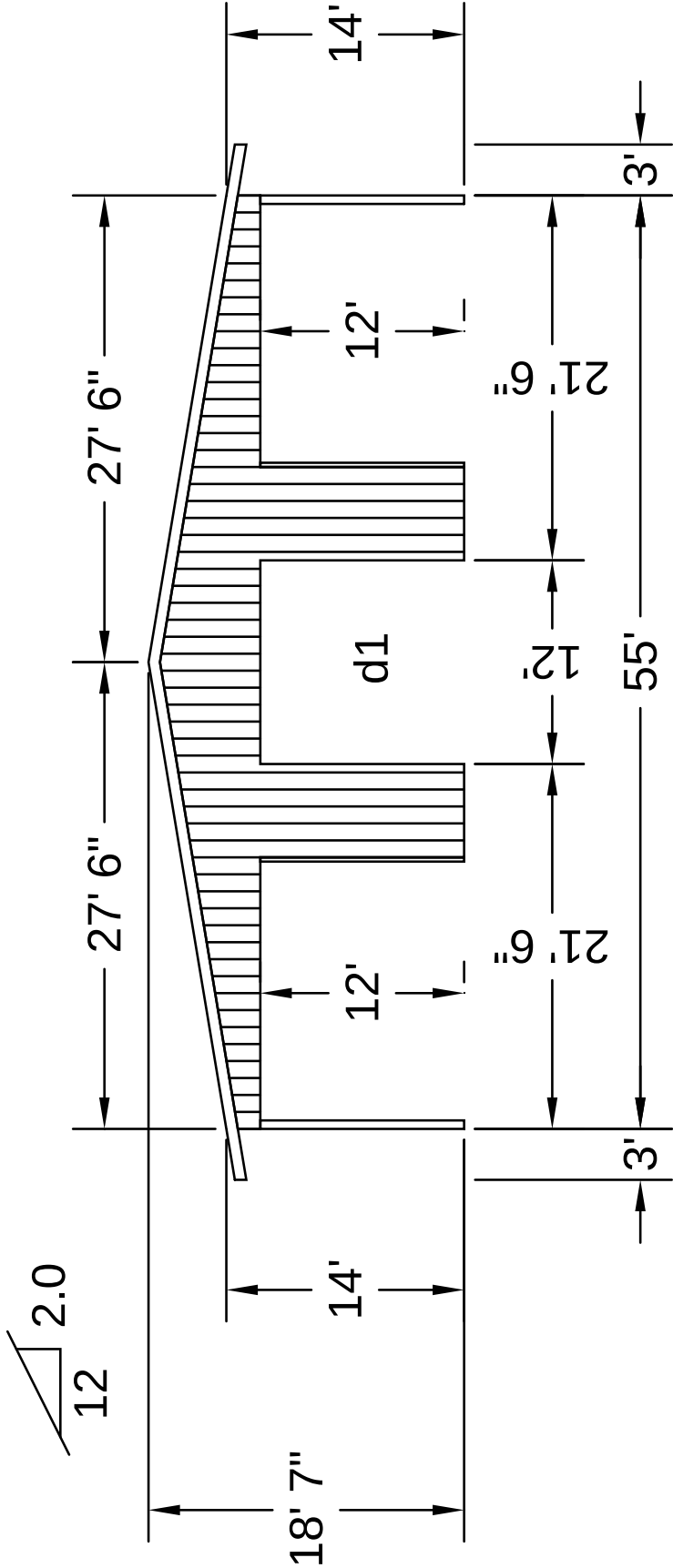
THE STRUCTURE UNDER THIS CONTRACT HAS BEEN DESIGNED AND DETAILED FOR THE LOADS AND CONDITIONS STIPULATED IN THE CONTRACT AND SHOWN ON THESE DRAWINGS. ANY ALTERATIONS TO THE STRUCTURAL SYSTEM OR REMOVAL OF ANY COMPONENT PARTS OR THE ADDITION OF OTHER CONSTRUCTION MATERIALS OR LOADS MUST BE DONE UNDER THE ADVICE OF A PROFESSIONAL ENGINEER WITH THE BUYER/END USER CUSTOMER. MFG WILL NOT ASSUME RESPONSIBILITY FOR ANY LOADS NOT INDICATED.



WARNING
INSTALL THIS BUILDING AND ALL ITS PARTS PER THESE DRAWINGS. ANY CHANGES SHOULD BE MADE TO THIS BUILDING SYSTEM UNLESS APPROVED IN WRITING BY THE BUYER/END USER CUSTOMER. UNAPPROVED CHANGES COULD RESULT IN UNSAFE BUILDING DESIGN AND COULD ENDANGER PUBLIC SAFETY.

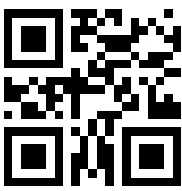
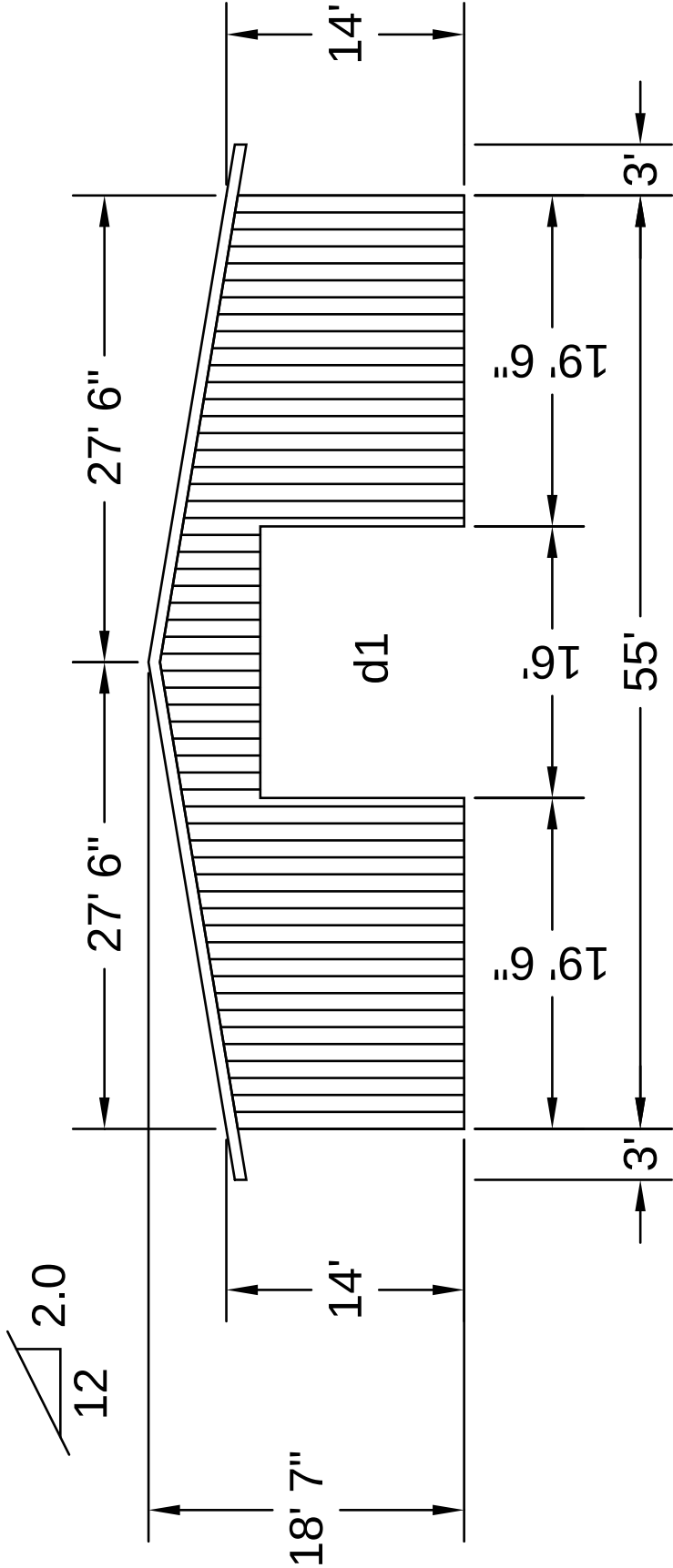
IN NO CASE SHOULD GALVALUME STEEL PANELS BE USED IN CONJUNCTION WITH LEAD OR COPPER. BOTH LEAD AND COPPER HAVE HARMFUL CORROSIVE EFFECTS ON THE GALVALUME ALLOY COATING WHEN THEY ARE IN CONTACT WITH GALVALUME STEEL PANELS. EVEN RUN-OFF FROM COPPER FLASHING, WIRING, OR TUBING ONTO GALVALUME SHOULD BE AVOIDED.

ID	Description
d1	12' x 12'



Physical Address 4340 I-10 West Seguin TX 78155 888-798-8794 888-377-4267 fax Corporate Office P.O. Box 1079 Seguin TX 78156 888-798-8794 888-377-4267 fax	Check One: ☐ Approved as designed ☐ Approved as noted (subject to verification)	PROJECT: Custom JOB NO.: 1048476
	DESCRIPTION: Left end wall	
	SIZE: 55' x 38' x eave height: 14', peak height: 18' 7"	
	CUSTOMER: Scott Gorton	
	LOCATION: 217 Driftwind, San Antonio, 78239	
Approved by: _____ End Use Customer Signature		DATE: 9/16/2012 REV. NO.: 12 SHEET NO.: 3/7

ID	Description
d1	16' x 12'



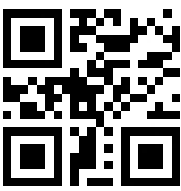
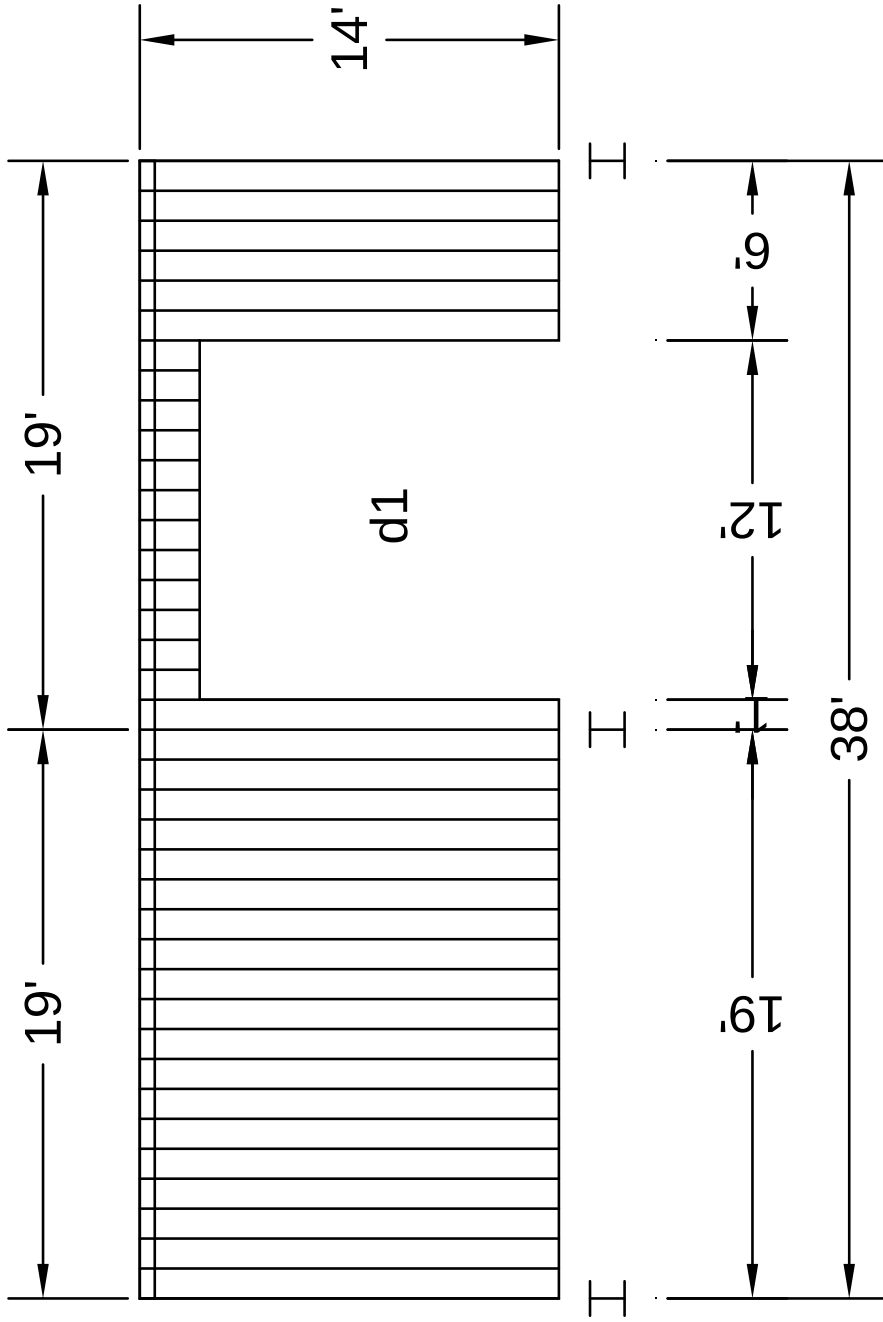
PROJECT: Custom	JOB NO.: 1048476
DESCRIPTION: Right end wall	
SIZE: 55' x 38' x eave height: 14', peak height: 18' 7"	
CUSTOMER: Scott Gorton	
LOCATION: 217 Driftwind, San Antonio, 78239	
DATE: 9/16/2012	REV. NO.: 12
	SHEET NO.: 4/7

Check One: ☐ Approved as designed ☐ Approved as noted (subject to verification)	End Use Customer Signature
Approved by:	

Physical Address
 4340 I-10 West
 Seguin TX 78155
 888-798-8794
 888-377-4267 fax

Corporate Office
 P.O. Box 1079
 Seguin TX 78156
 888-798-8794
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ID	Description
d1	12' x 12'



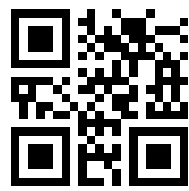
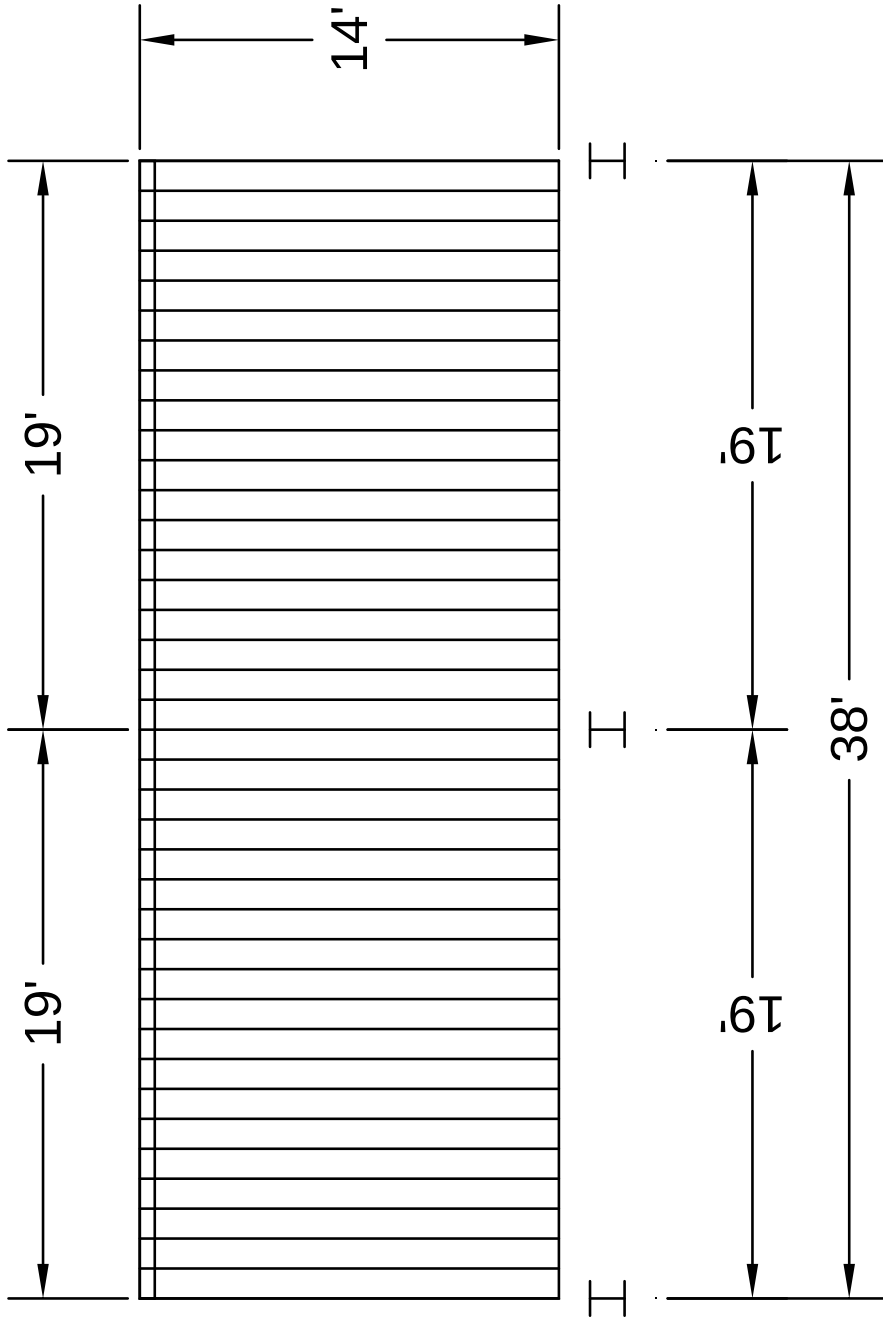
PROJECT: Custom	JOB NO.: 1048476
DESCRIPTION: Front side wall	
SIZE: 55' x 38' x eave height: 14', peak height: 18' 7"	
CUSTOMER: Scott Gorton	
LOCATION: 217 Driftwind, San Antonio, 78239	
DATE: 9/16/2012	REV. NO.: 12
SHEET NO.: 5/7	

Physical Address
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888-377-4267 fax

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888-377-4267 fax

Check One:
☐ Approved as designed
☐ Approved as noted
(subject to verification)

Approved by: _____
End Use Customer Signature



PROJECT: Custom	JOB NO.: 1048476
DESCRIPTION: Back side wall	
SIZE: 55' x 38' x eave height: 14', peak height: 18' 7"	
CUSTOMER: Scott Gorton	
LOCATION: 217 Driftwind, San Antonio, 78239	
DATE: 9/16/2012	REV. NO.: 12
	SHEET NO.: 6/7

Check One:

☐ Approved as designed

☐ Approved as noted
(subject to verification)

Approved by: _____

End Use Customer Signature

iCON[®]
Building Systems, LLC

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