

EXHIBIT D

TAMPA
CENTRAL BUSINESS DISTRICT

RIVERWALK DESIGN STANDARDS

JUNE 1989 EDITION

PREPARED BY THE CITY OF TAMPA PLANNING DEPARTMENT

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PURPOSE AND USE OF RIVERWALK DESIGN STANDARDS

This set of Riverwalk Design Standards was developed in order to provide continuity along the water's edge. These requirements refer to components such as paving, lighting, seating, tree species, etc.

The Riverwalk Design Standards delineate requirements for conformance to an aesthetic design theme and criteria. These standards are not a complete set of specifications or construction details to the extent that it specifies the seawall construction (new or repair), structural components, tree irrigation or drainage pipe, timers, pumps, etc. Each design professional (landscape architect, architect, engineer etc.) is not relieved of his/her responsibility and will be expected to follow the design scheme and develop a complete set of Riverwalk construction drawings and specifications tailored to his or her project.

However, it is the intent of this document to furnish property owners, developers & their design professionals a uniform set of standards which designates the general theme and layout of the Riverwalk design as well as sets a level of quality by establishing materials, colors, textures, and some equipment. Because of the variety of conditions and circumstances which can effect the development of the Riverwalk, alternative design solutions may be considered for approval by the City of Tampa when in keeping with the desired character.

The structural engineering and liability issues associated with seawall construction and guard rails is the responsibility of each property owner and their design professional. Although the City has depicted seawall and guard rails as illustrations in this document, it should not be interpreted as a complete construction specification. Seawalls must be structurally sound to sustain the weight of vehicles (emergency, maintenance, special events, etc.) on the inland side of the bulkhead. Additionally, seawalls are subject to wash out on the inland side of the bulkhead and must be designed to protect the underside of a walkway such as the Riverwalk from collapsing.

Guardrail design along the waterfront has become a dilemma nationwide in regard to fencing off the water's edge to protect both people from drowning and landowners from suit in drowning cases. The guardrail shown in this set of standards illustrates materials and dimensions. It may be modified under certain circumstances if a property owner feels insecure in regard to liability. The design of the guardrail was developed to give definition and protection (within rational limits) while at the same time allowing a minimum of visual interruption to the water.

NOTE:

Although specific products and manufacturers are designated in this document, it should not be construed to indicate a "sole source". All products will be considered for approval by the City of Tampa but must match specified materials and equipment in color, texture and durability. The products are specified to set a level of quality, functionality and aesthetics. Each product or item may be replaced by an "equal" as approved by the City of Tampa.

INTRODUCTION

Because Tampa's Central Business District is framed by the Hillsborough River on the West and the Garrison Channel on the South, it offers the opportunity to provide a facility for the public to use and enjoy the special amenities at the water's edge. In order to establish a unified and continuous linear network which is safe, convenient and encourages pedestrian access, these minimum standards have been developed for Tampa's downtown Riverwalk.

The location of the Riverwalk is shown on the Riverwalk location map, on the next page. It links Cass Street at the north and to the Beneficial Boulevard Bridge on the Garrison Channel at the southern end. Because of existing development, narrow stretches of property and bridge obstructions, it will be necessary for the Riverwalk to project out over the Hillsborough River at specific locations. These areas are environmentally sensitive and are subject to approval by each of the appropriate governmental agencies. See the appendix for an illustration of this situation.

Tampa is in the process of developing a new image or character. To that end, the Riverwalk represents a cooperative effort between public and private sectors which will provide a distinctive and memorable pedestrian experience at the water's edge. By introducing a unifying element and focal point along the waterfront, attention will once again be directed toward the City's unique core.

RIVERWALK DESIGN CONCEPT AND OPTIONS

Since three major waterfront projects have recently been located along the riverwalk corridor (Performing Arts Center, NCNB Tower, and Tampa's new Convention Center) with more projects proposed, it is appropriate to create a walkway that has a contemporary flavor. The Riverwalk not only represents a linear connection (visual, activity, and pedestrian) but it also represents a special place unto itself. In that context, it is important that it be unique.

Granite was chosen for perimeter and intermediate bands along the Riverwalk surface in order to establish continuity between properties as well as provide a look of quality and distinctive character. Property owners may choose materials tailored to their individual developments along the Riverwalk but they must install their material within the granite bands. This allows each owner the flexibility of choosing their own walkway material and at the same time, the granite serves as the catalyst or buffer material between two different walkway treatments. While most materials are acceptable with exception of wood (wood may be used for boat docks attached to the Riverwalk), the City of Tampa reserves the right to refuse any material which is not in keeping with the desired character of the Riverwalk.

The walkway (Pedestrian Circulation Zone) is 15 feet wide and must accommodate vehicle traffic (emergency, maintenance, special events etc.) at times. Adjacent to the walkway (Pedestrian Circulation Zone) is a Transition Zone. The Transition Zone (See pages 6, 9, 10, and 11) provides space for landscaping, seating, signs, lighting, waste receptacles, stairs and planter bowls. Because new buildings are required to have the first habitable floor level approximately 6'-0" above the existing grade elevation to meet flood plain requirements, the Transition Zone offers an area to begin a stairway into the building from the Riverwalk level (see option 1, page 9).

In order to maintain a consistent level or elevation for the Riverwalk, it is necessary to make elevation changes (stairs and ramps) from the Riverwalk up to the first habitable floor level within Transition Zone or on the side of the building which does not face the Riverwalk. In addition, the Transition Zone allows for handicap ramps to be built adjacent to the Riverwalk. It is important that the Riverwalk be accessible to the handicapped.

Riverwalk options are represented on pages 9 thru 11. These options are not all inclusive but provide examples of how certain Riverwalk conditions can be incorporated. Option 5 on page 11 may be incorporated when open space runs parallel to the Riverwalk but when a building is parallel to the walkway, The Transition Zone must be incorporated to provide landscaping as a buffer to the building face (see Option 2, page 9).

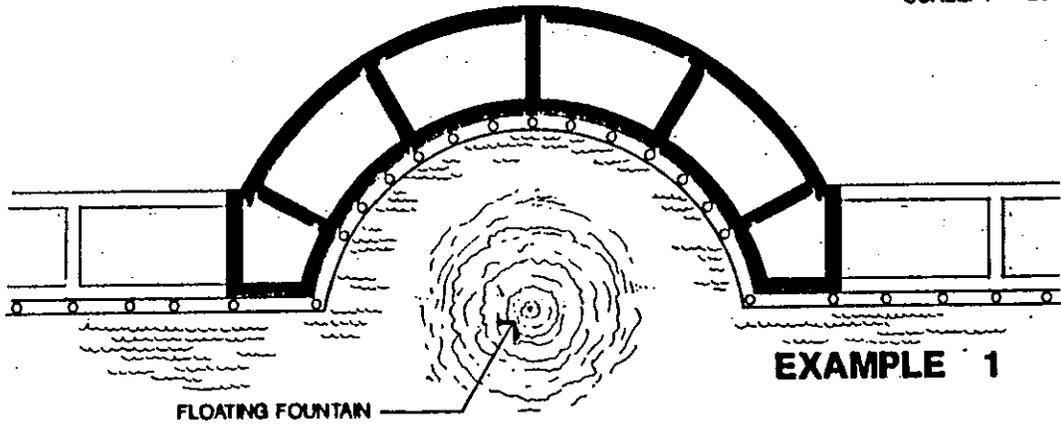
The plan view of Riverwalk Options on page 6 represents how different materials may be incorporated within and outside the granite Paver bands. This illustration also shows how Option 5, page 11, is developed as part of the walkway.

Since the Riverwalk paving is laid out in modules of Granite bands (color, texture, etc. to be chosen by the City) 23' on center and perpendicular to the water, there will be remainder areas left near property lines. These remainder areas should be treated as depicted in the Riverwalk Plan with Options illustrated on page 6. The pavement should terminate at a Granite band but enough Granite Pavers must be purchased by a property owner to complete the paving to

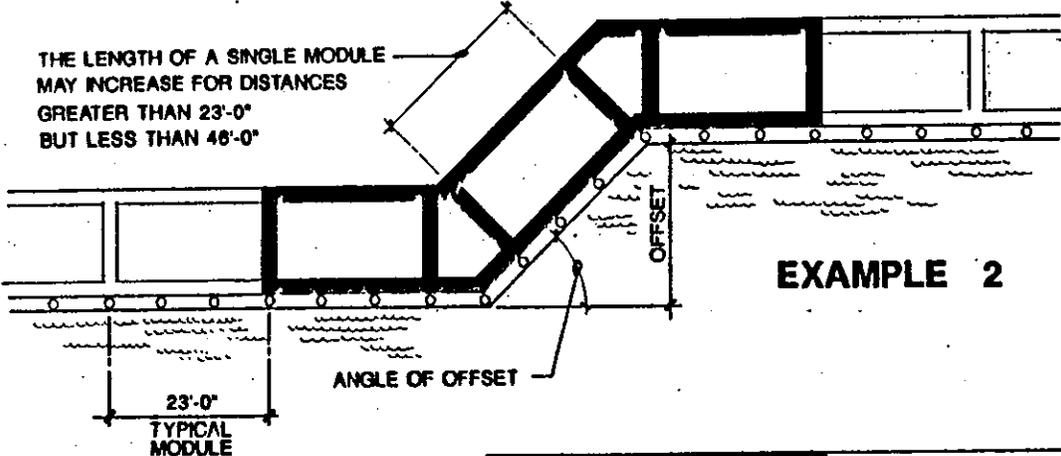
the property line. He must wait until the adjacent property owner builds a Riverwalk until the remainder space is paved. In order that the 23' center-to-center modules are consistently spaced, it is important that adjacent property owners coordinate. The property owner that develops his Riverwalk later than his neighbor will be responsible for laying out the 23' center-to-center modules starting with where his neighbor terminated the Riverwalk.

Because of consistency, other design elements which add unity and a contemporary look to the Riverwalk are the following: benches, waste receptacles, planter bowls, bollards with lights at the water's edge, landscaping and pedestrian lights with extension arms for banners. The above design components will be discussed in further detail in later sections of this

SCALE: 1" = 20'

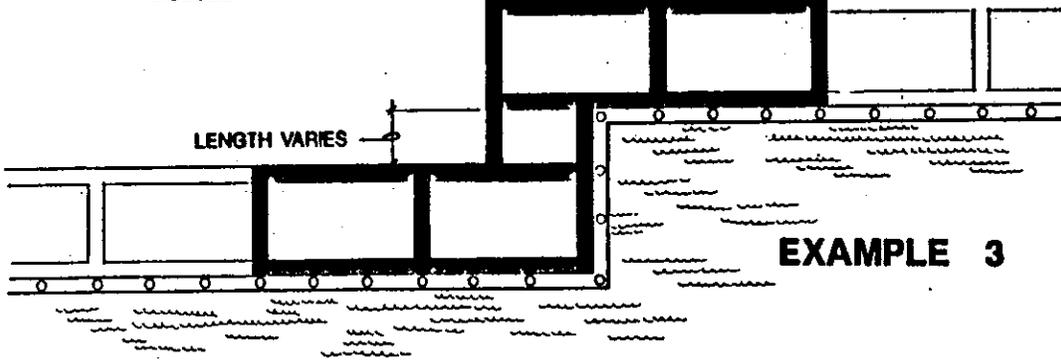


EXAMPLE 1



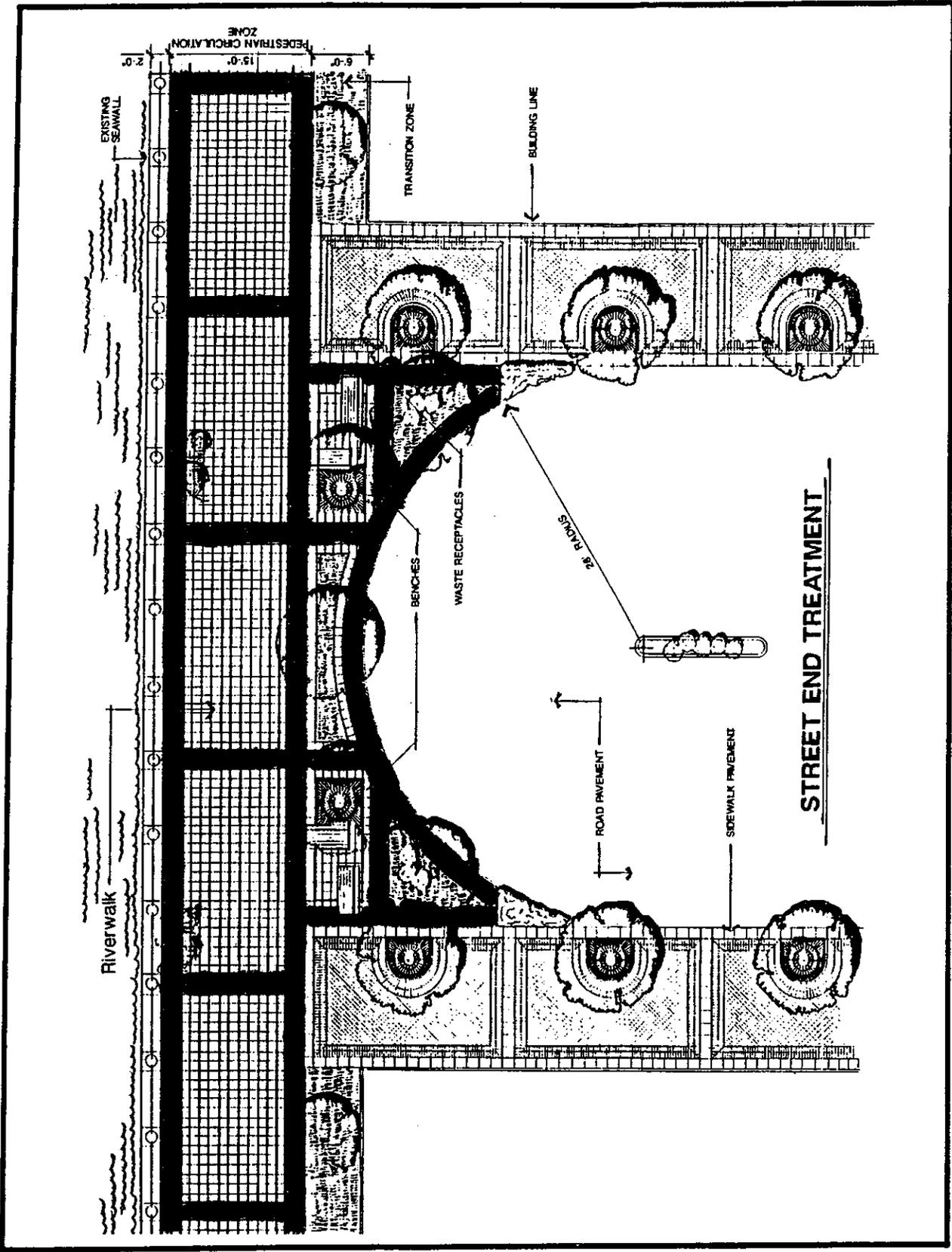
THE LENGTH OF A SINGLE MODULE
MAY INCREASE FOR DISTANCES
GREATER THAN 23'-0"
BUT LESS THAN 48'-0"

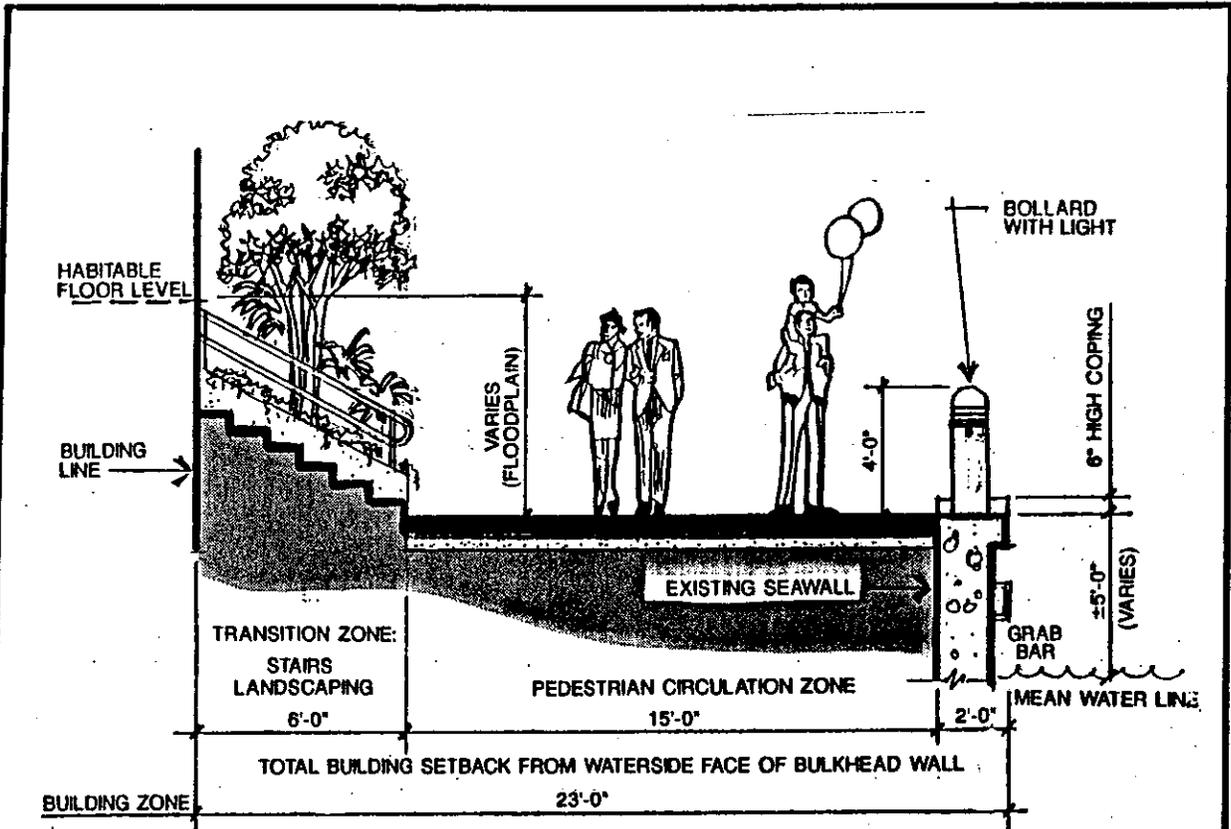
EXAMPLE 2



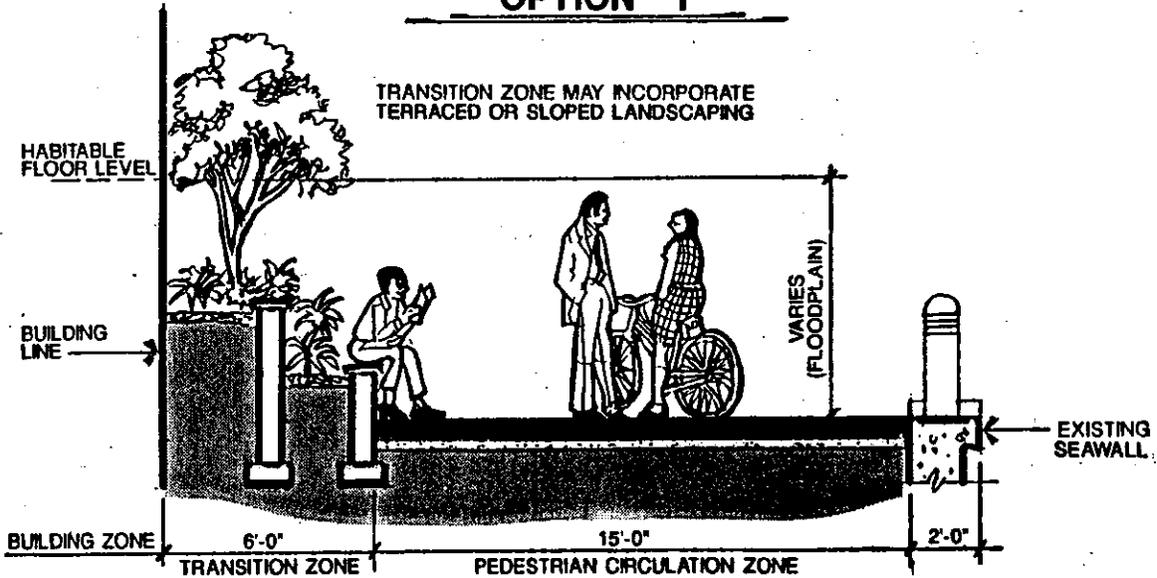
EXAMPLE 3

**NOTE: THESE EXAMPLES SHOW HOW SOME RIVERWALK OFFSETS MAY BE TREATED,
BUT DO NOT ILLUSTRATE ALL THE POSSIBILITIES.**

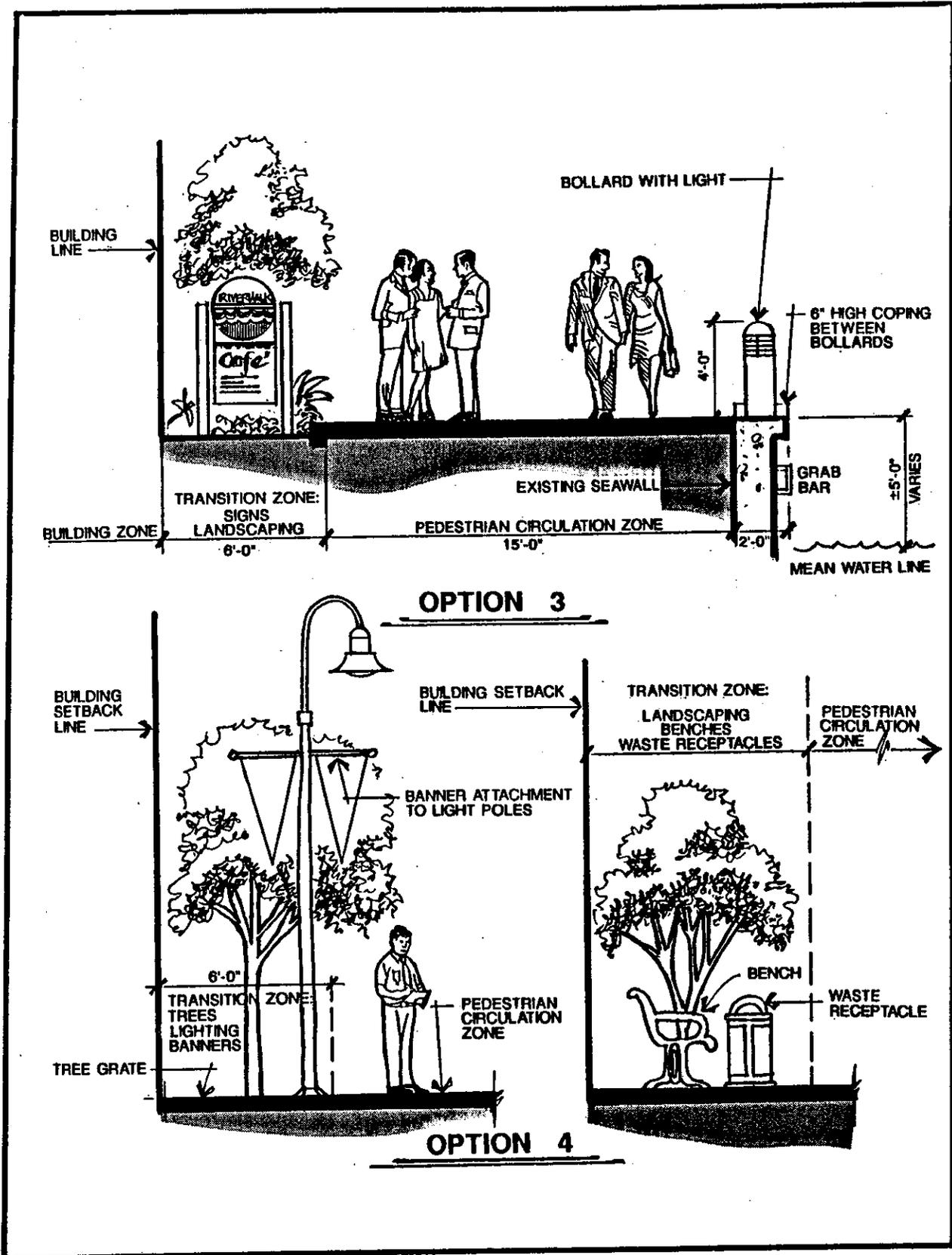


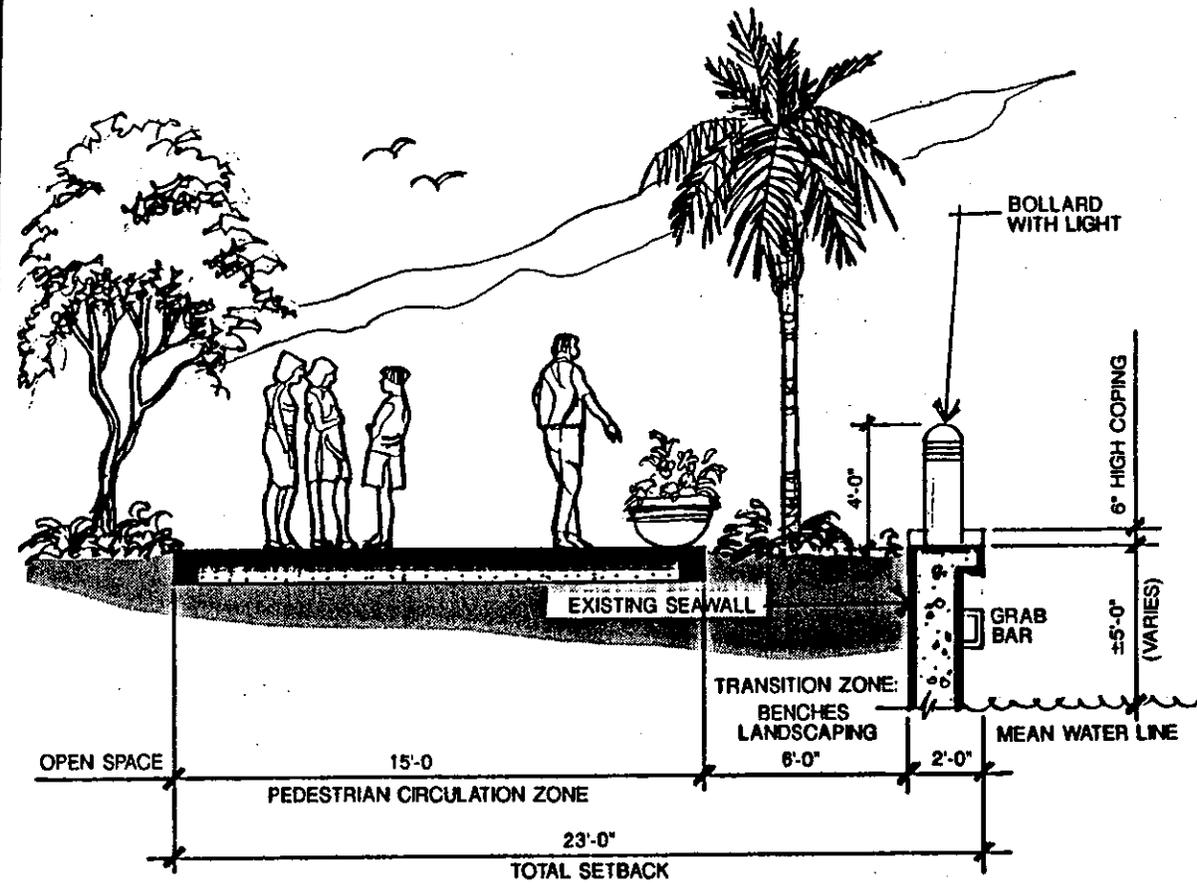


OPTION 1



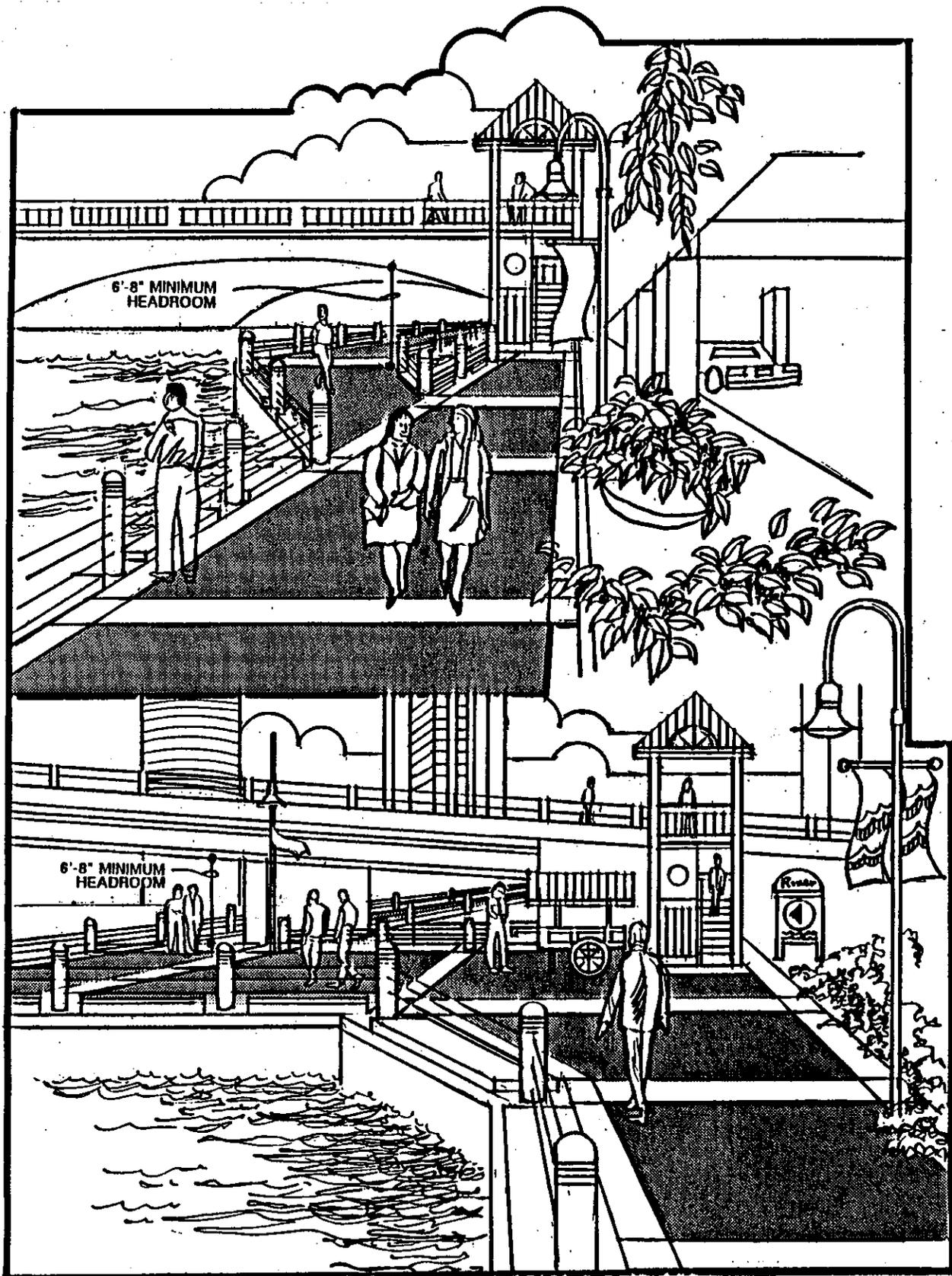
OPTION 2



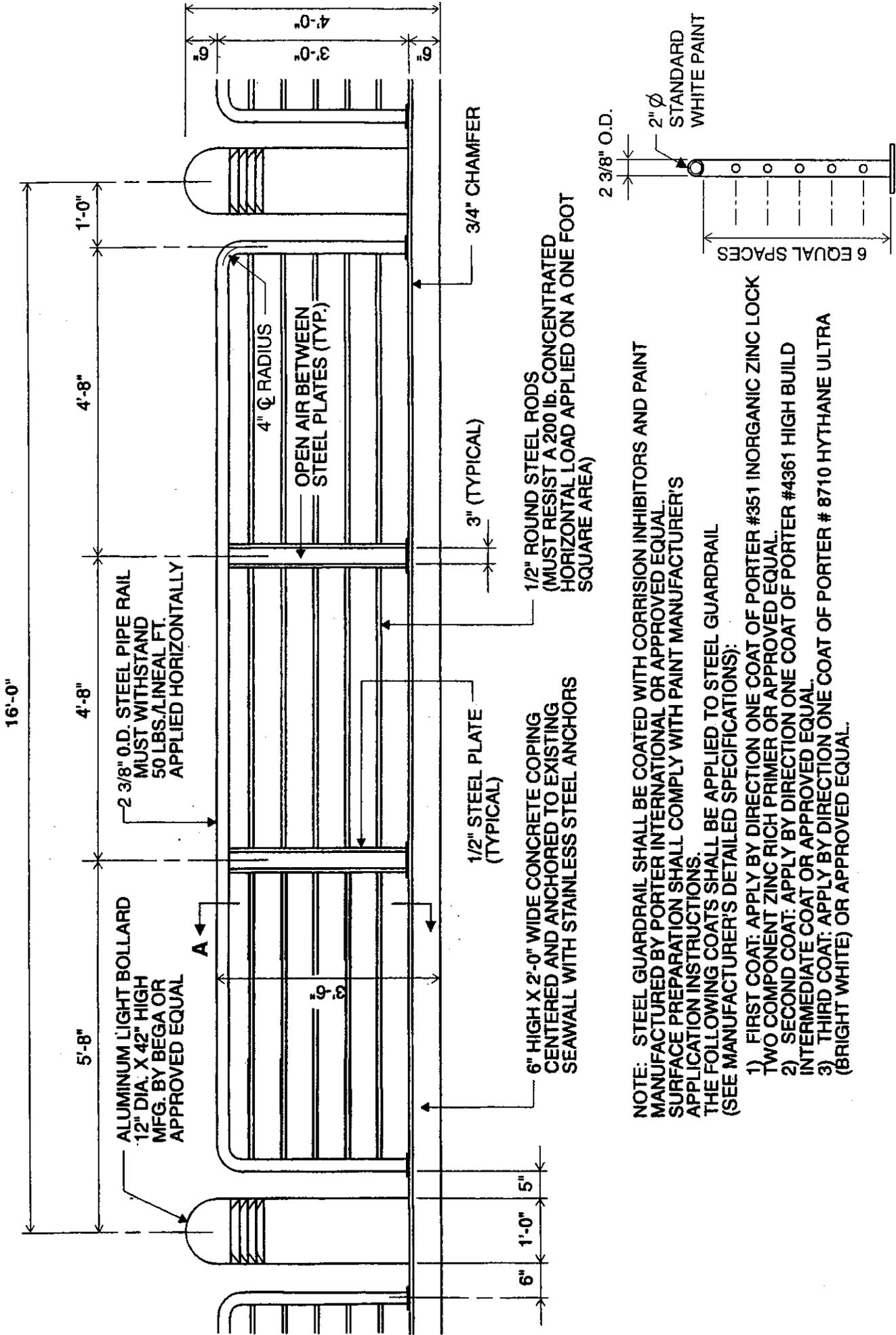


OPTION 5

NOTE: TRANSITION ZONE (OPTION 5) MAY BE INCORPORATED NEXT TO THE WATER WHEN IT IS OPPOSITE OPEN SPACE.



UNDER BRIDGE CONNECTIONS
(Conceptual Only)

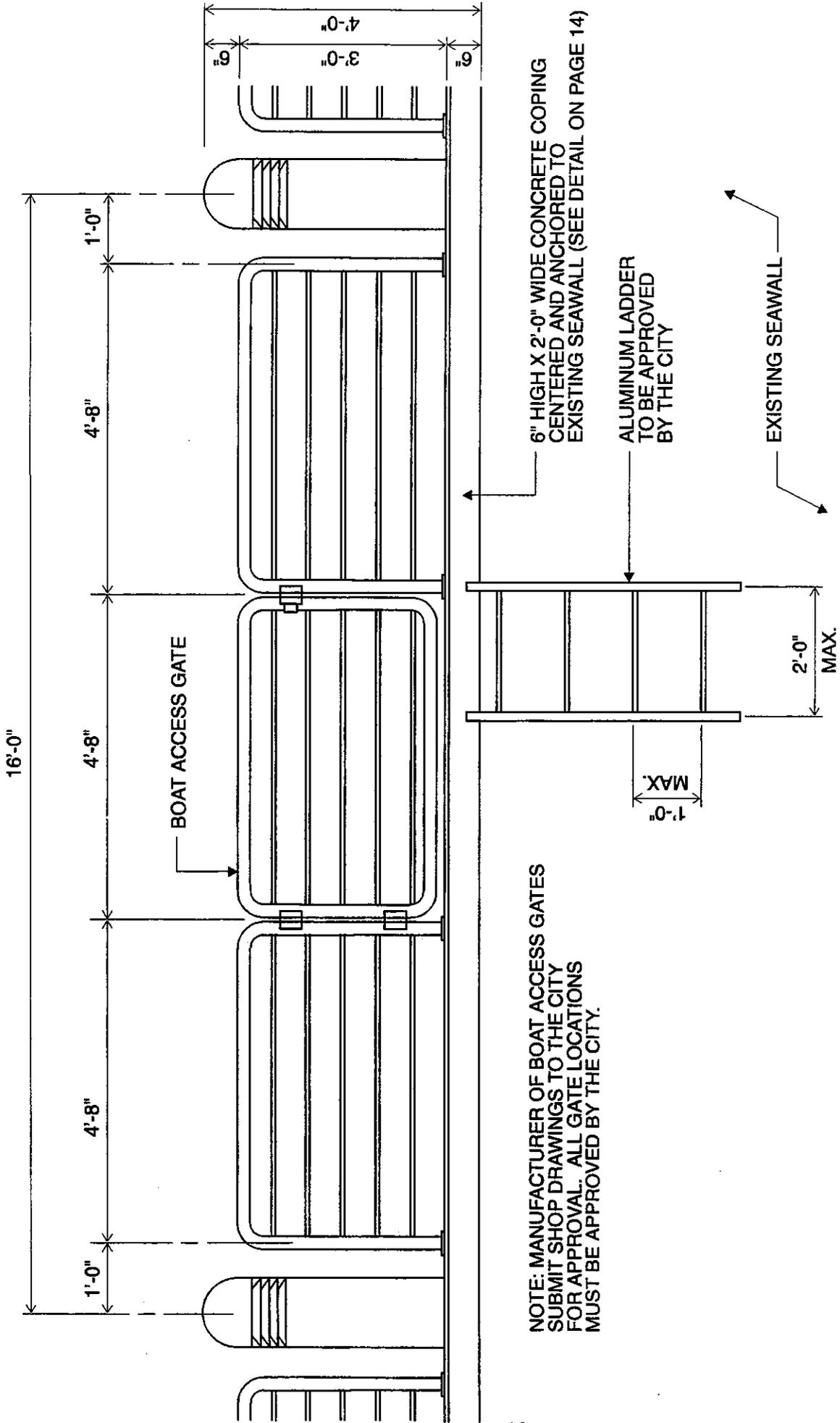


NOTE: STEEL GUARDRAIL SHALL BE COATED WITH CORROSION INHIBITORS AND PAINT MANUFACTURED BY PORTER INTERNATIONAL OR APPROVED EQUAL. SURFACE PREPARATION SHALL COMPLY WITH PAINT MANUFACTURER'S APPLICATION INSTRUCTIONS. THE FOLLOWING COATS SHALL BE APPLIED TO STEEL GUARDRAIL (SEE MANUFACTURER'S DETAILED SPECIFICATIONS):

- 1) FIRST COAT: APPLY BY DIRECTION ONE COAT OF PORTER #351 INORGANIC ZINC LOCK TWO COMPONENT ZINC RICH PRIMER OR APPROVED EQUAL.
- 2) SECOND COAT: APPLY BY DIRECTION ONE COAT OF PORTER #4361 HIGH BUILD INTERMEDIATE COAT OR APPROVED EQUAL.
- 3) THIRD COAT: APPLY BY DIRECTION ONE COAT OF PORTER # 8710 HYTHANE ULTRA (BRIGHT WHITE) OR APPROVED EQUAL.

RIVERWALK GUARDRAIL DESIGN

SECTION A



NOTE: MANUFACTURER OF BOAT ACCESS GATES
 SUBMIT SHOP DRAWINGS TO THE CITY
 FOR APPROVAL. ALL GATE LOCATIONS
 MUST BE APPROVED BY THE CITY.

6" HIGH X 2'-0" WIDE CONCRETE COPING
 CENTERED AND ANCHORED TO
 EXISTING SEAWALL (SEE DETAIL ON PAGE 14)

ALUMINUM LADDER
 TO BE APPROVED
 BY THE CITY

EXISTING SEAWALL

2'-0"
MAX.

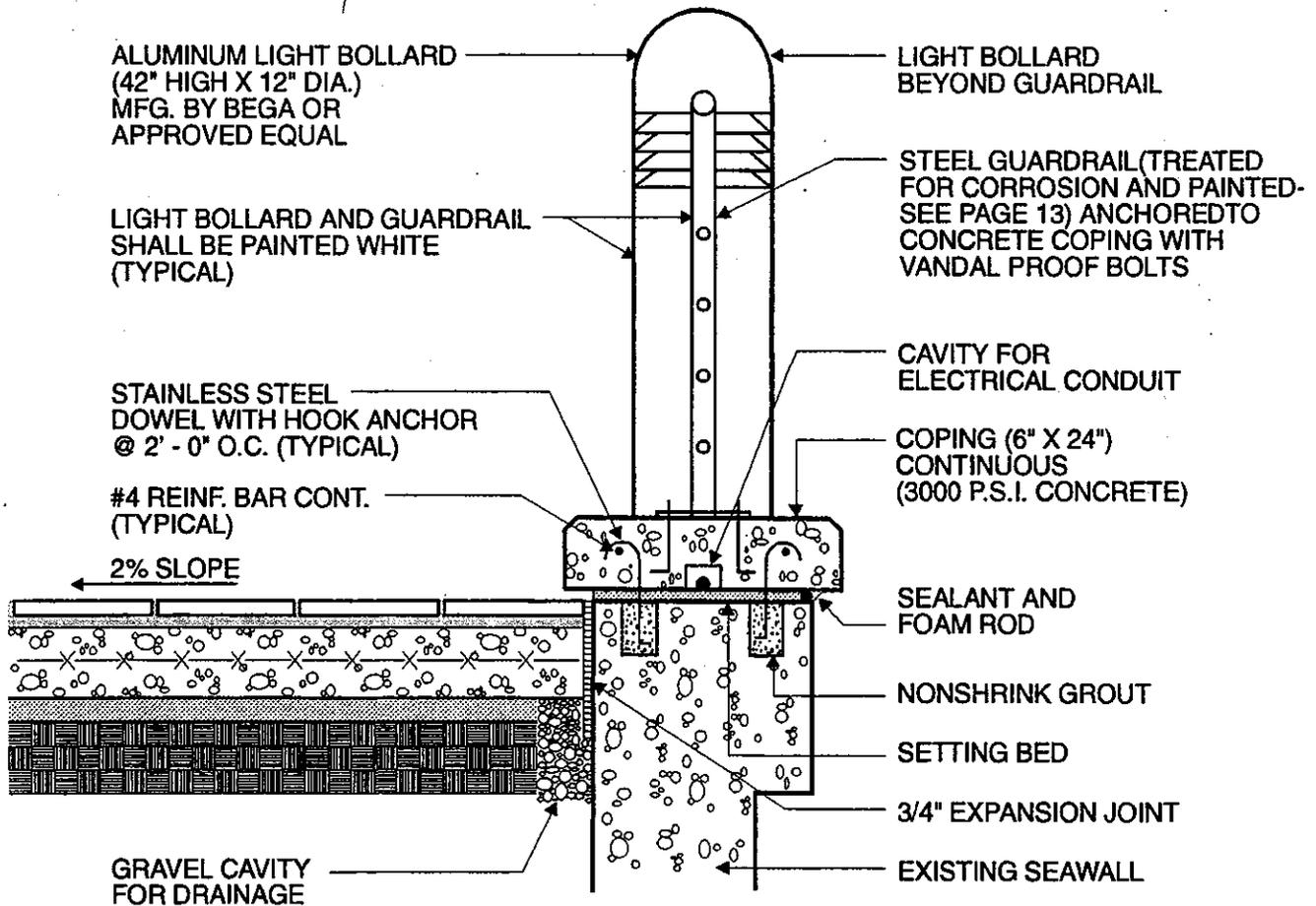
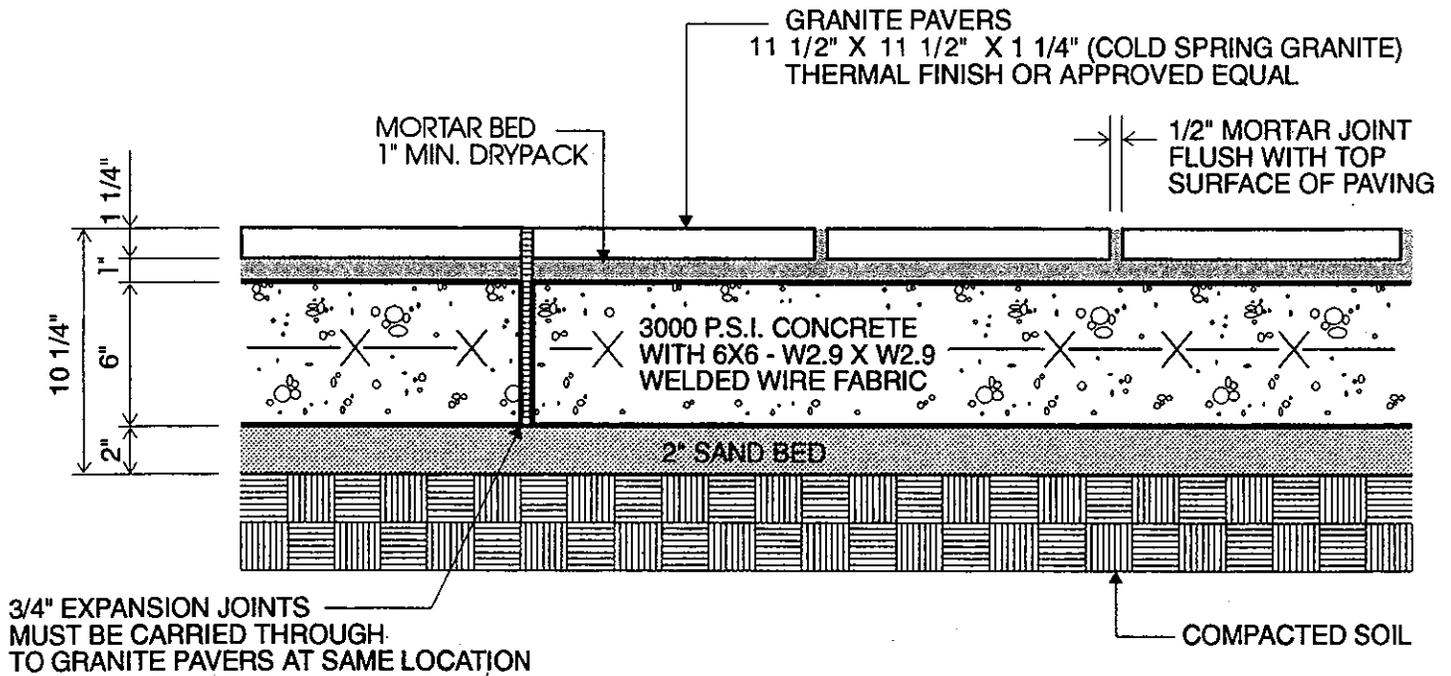
1'-0"
MAX.

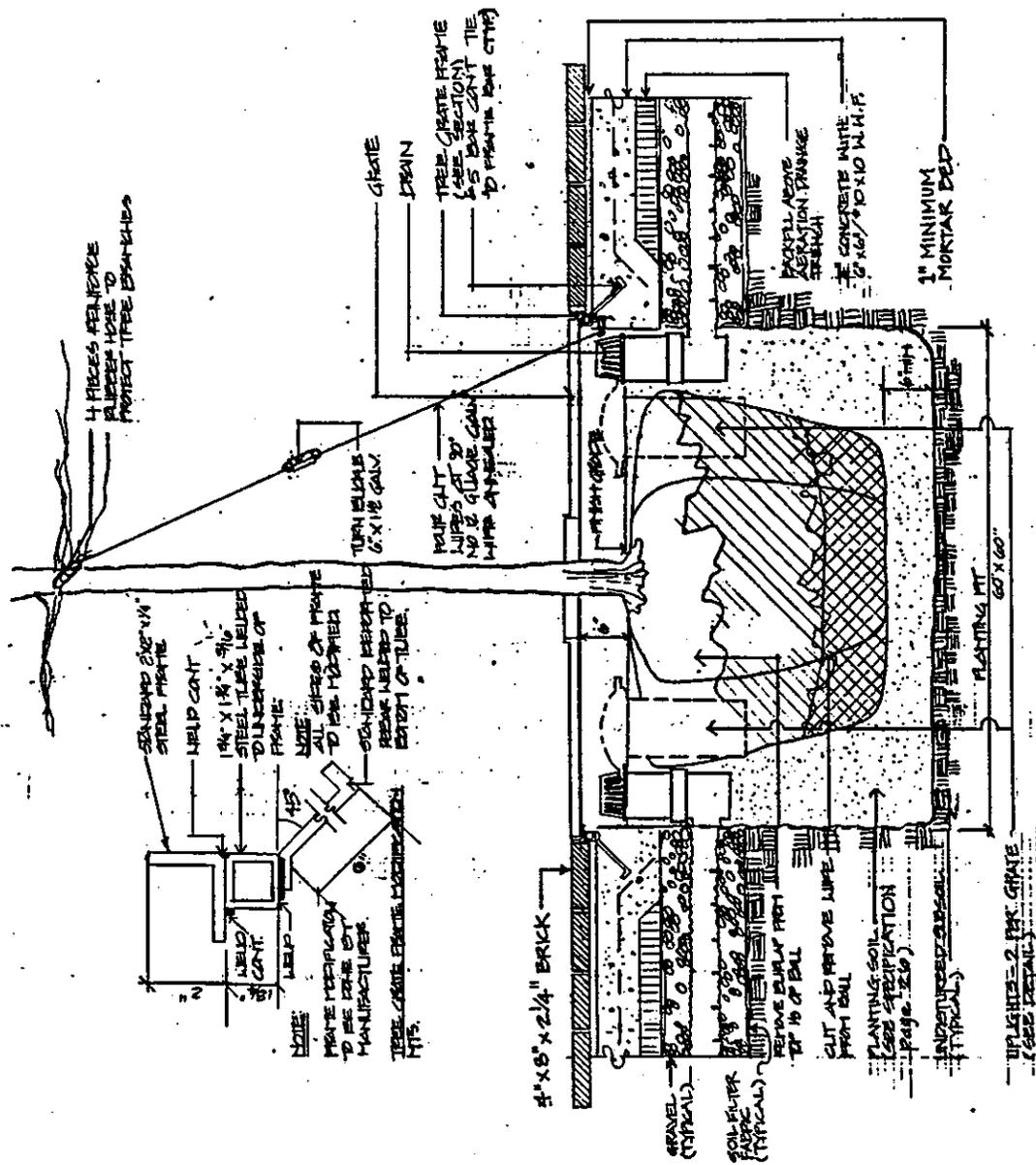
BOAT ACCESS GATE DETAIL

RIVERWALK DETAILS

NOTES:

- 1) ALL MATERIALS MUST BE INSTALLED TO MANUFACTURERS SPECIFICATIONS.
- 2) PAVING MATERIALS CONSIST OF GRANITE PAVERS 11 1/2" X 11 1/2" WITH 1/2" MORTAR JOINTS AND A MATERIAL TO BE CHOSEN BY EACH PROPERTY OWNER TO BE INSTALLED INSIDE OF THE GRANITE PAVER BANDS (SEE PAGE 6).
- 3) THE CONSTRUCTION DRAWINGS ON THIS SHEET ARE NOT ABSOLUTE. EACH DESIGN PROFESSIONAL MUST CONFIRM.





4 PICES REFERENCE
ALIGNED HERE TO
PROTECT TREE BRANCHES

STANDARD 2"x4" IN
STEEL FRAME
WELD CONT.
1/4" X 1/4" X 3/16"
STEEL TUBES WELDED
TO THE INTERIOR OF
FRAME.
NOTE:
FRAME MODIFICATION
TO BE DONE BY
MANUFACTURER.
TREE GRATE FRAME FABRICATED
MFR.

GRATE
DRAIN
TREE GRATE FRAME
(SEE SECTION) THE
2.5" DIA. CONT.
TO PROTECT TREE CURB

TYPICAL
6" X 1/2" GALV.
PAIR CUT
UPPER 2"
NO. 20 GALV.
WIRE APPLIED

4" X 8" X 2 1/4" BRICK

GRAVEL
(TYPICAL)

SOIL FILTER
FACED
(TYPICAL)

REMOVE 2" LAYER FROM
TOP 1/4" OF BALL

CUT AND REMOVE WIRE FROM
FRONT BALL

PLANTING SOIL
(SEE SPECIFICATION
PAGE 226)

INDICATED (TYPICAL)

UPLIGHTS - 2 PER GRATE
(SEE DETAIL)
PAGE 14

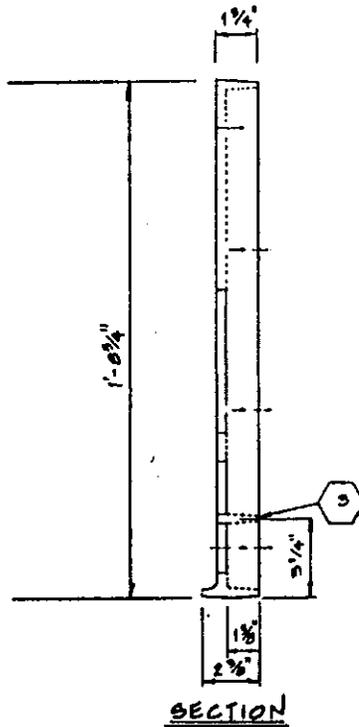
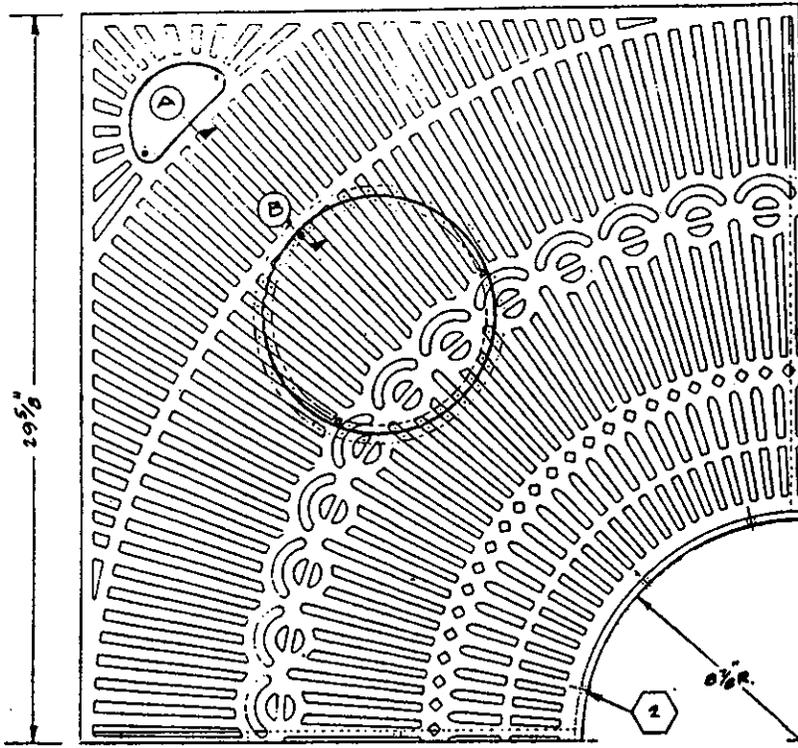
1" MINIMUM
MORTAR DEEP

PLANTING PIT
60" X 60"

TREE PLANTING PIT AND GRATE DETAIL

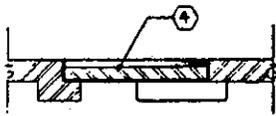
NOT TO SCALE

5' Square Tree Grate



SECTION

PARTIAL PLAN

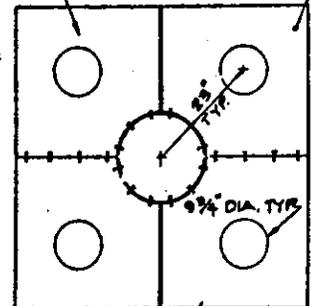


SECTION 'A'
NOT TO SCALE

NOTES:

- ④ REMOVABLE 1/4" PLATE FOR WATER LEVEL CHECK, & OTHER MAINTENANCE FUNCTIONS.
- ③ GROWTH RING TO ACCOMMODATE TREE GROWTH, INNER RINGS MAY BE REMOVED AT THESE POINTS.
- ② 3/16" DIA., (OR 3/8" DIA. AS REQUIRED) HOLES TYP., (11 PLS. AS SHOWN).
- ① REMOVABLE LIGHT PORT, CAST PATTERN STANDARD OR CLEAR "LEXAN" AVAILABLE

PRE-ASSEMBLED HALF SECTIONS BOLT TOGETHER WITH SPLIT RING TO PREVENT UNAUTHORIZED REMOVAL



ASSEMBLY DETAIL
NOT TO SCALE



SECTION 'B'
NOT TO SCALE

CASTINGS

- CAST ALUMINUM
- CAST IRON ALSO AVAILABLE
- 3/8" NOMINAL GRATING THICKNESS WITH REINFORCING RIBS AS NECESSARY
- ALL OPENINGS ARE THRU UNLESS DESIGNATED WITH AN "X"
- UNLESS OTHERWISE SPECIFIED, ALL FILLET RADIUS SHALL BE 1/16" R.

FINISH

- BLACK BAKED ENAMEL
- CUSTOM COLORS AVAILABLE

INSTALLATION

- GRATES TO BE INSTALLED INTO STEEL SUPPORT FRAME SET INTO CONCRETE PAVING
- PRE-ASSEMBLED SECTIONS TO BE BOLTED TOGETHER WITH SPLIT RING.

PACKING

- GRATES SHIPPED IN 1/2 SECTIONS.

ORDERING

- WHEN ORDERING, SPECIFY PRODUCT NO. AS FOLLOWS CD STG-60
- MAY BE ORDERED IN HALF SECTIONS

Drawing Note

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Date 5-5-81

Rev 11-1-83

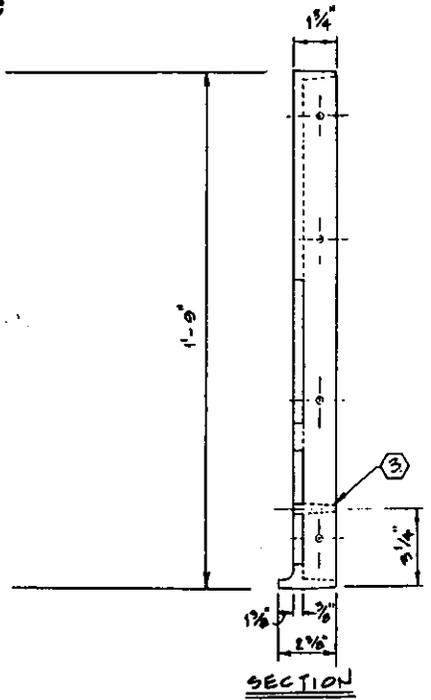
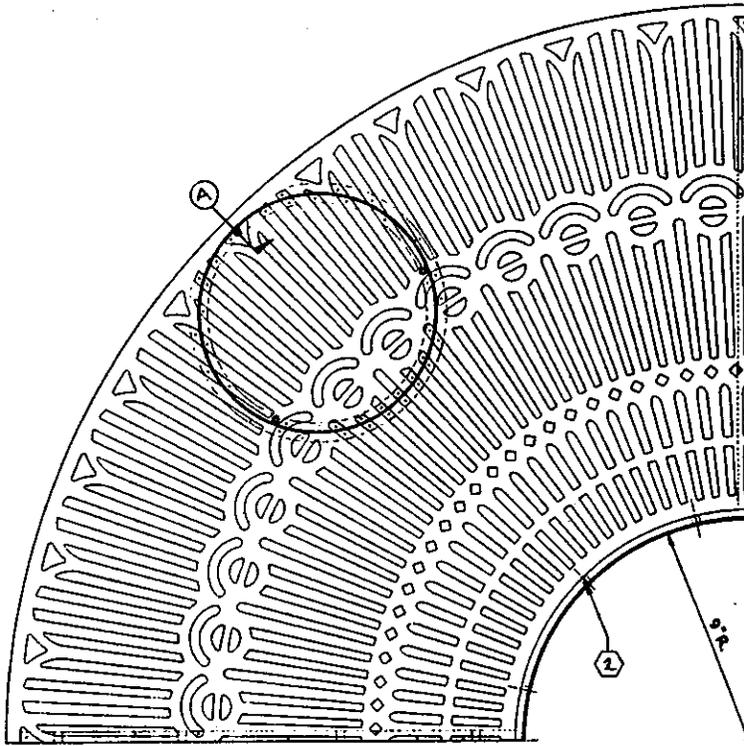
NO. 707

CANTERBURY INTERNATIONAL

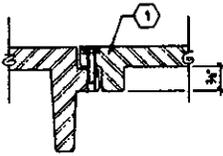
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5' Round Tree Grate



PARTIAL PLAN

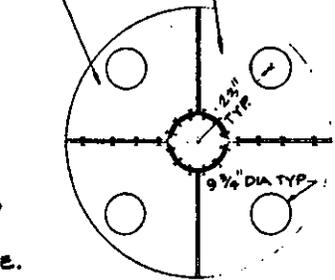


SECTION
NOT TO SCALE

NOTES:

- ③ GROWTH RING TO ACCOMMODATE TREE GROWTH, INNER RINGS MAY BE REMOVED AT THESE POINTS.
- ② 5/16" DIA., (OR 3/8" DIA. AS REQUIRED) HOLES TYP., (11 PLS. AS SHOWN).
- ① REMOVABLE LIGHT PORT, CAST PATTERN STANDARD OR CLEAR LEXAN AVAILABLE.

PRE-ASSEMBLED HALF SECTIONS BOLT TOGETHER WITH SPLIT RING TO PREVENT UNAUTHORIZED REMOVAL.



ASSEMBLY DETAIL
NOT TO SCALE



CASTINGS

- CAST ALUMINUM
- CAST IRON ALSO AVAILABLE
- 3/8" NOMINAL GRATING THICKNESS WITH REINFORCING RIBS AS NECESSARY
- ALL OPENINGS ARE THRU UNLESS DESIGNATED WITH AN "X"
- UNLESS OTHERWISE SPECIFIED, ALL FILLET RADII SHALL BE 1/16" R.

FINISH

- BLACK BAKED ENAMEL
- CUSTOM COLORS AVAILABLE

INSTALLATION

- GRATES TO BE INSTALLED INTO STEEL SUPPORT FRAME SET INTO CONCRETE PAVING
- PREASSEMBLED SECTIONS TO BE BOLTED TOGETHER WITH SPLIT RING.

PACKING

- GRATES SHIPPED IN 1/2 SECTIONS.

ORDERING

- WHEN ORDERING, SPECIFY PRODUCT NO. AS FOLLOWS CDRTG-60
- MAY BE ORDERED IN HALF SECTIONS

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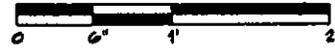
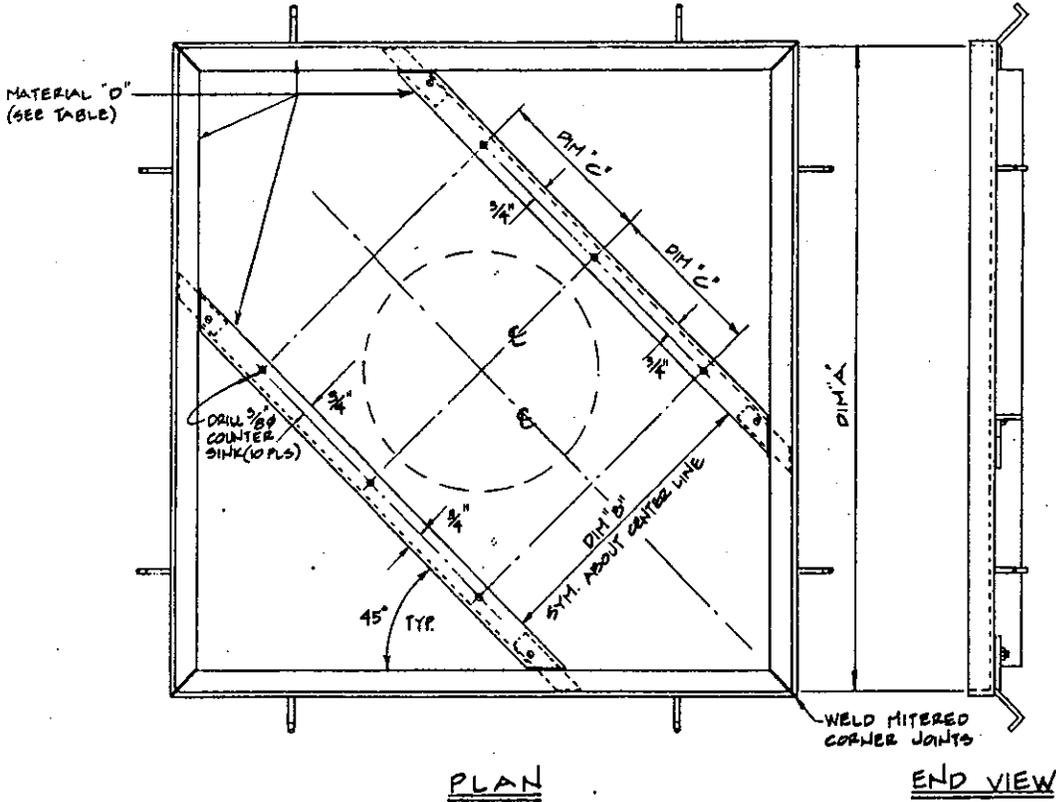
NO. 706

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Square Tree Grate Frame



PRODUCT NO.	DIM A	DIM B	DIM C	MAT'L 'D'
COSTG - 36	36 1/4"	14"	7 3/8"	1 1/2" x 1 1/4" x 1/4" STL.
COSTG - 48	48 1/4"	17"	9 3/8"	2" x 2" x 1/4" STL.
COSTG - 60	60 1/2"	19 3/4"	10 7/8"	
COSTG - 72	72 1/4"	18"	9 7/8"	
COSTG - 84	84 1/4"	22"	11 7/8"	

SPECIFICATIONS

FINISH - BLACK BAKED ENAMEL STANDARD
 CUSTOM COLORS AVAILABLE
 PACKAGING - ALL FRAMES SHIPPED ASSEMBLED
 ORDERING - WHEN ORDERING SPECIFY PRODUCT
 NO. PER TABLE TO LEFT.

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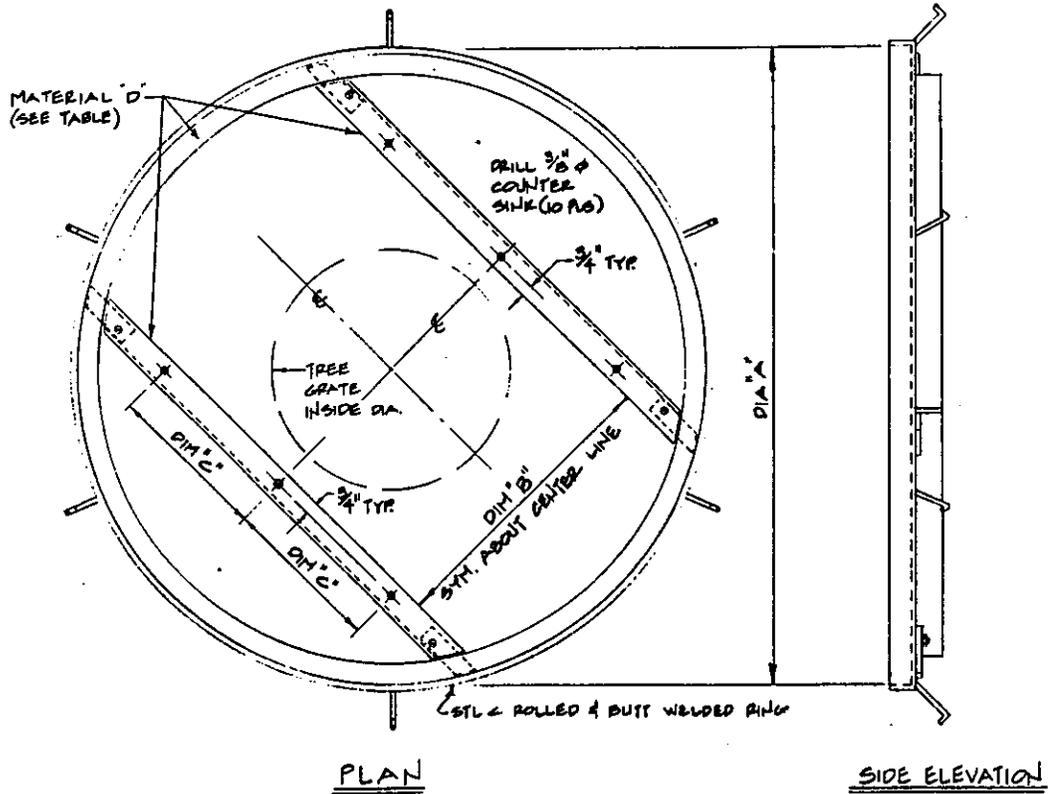
No. 751

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Round Tree Grate Frame



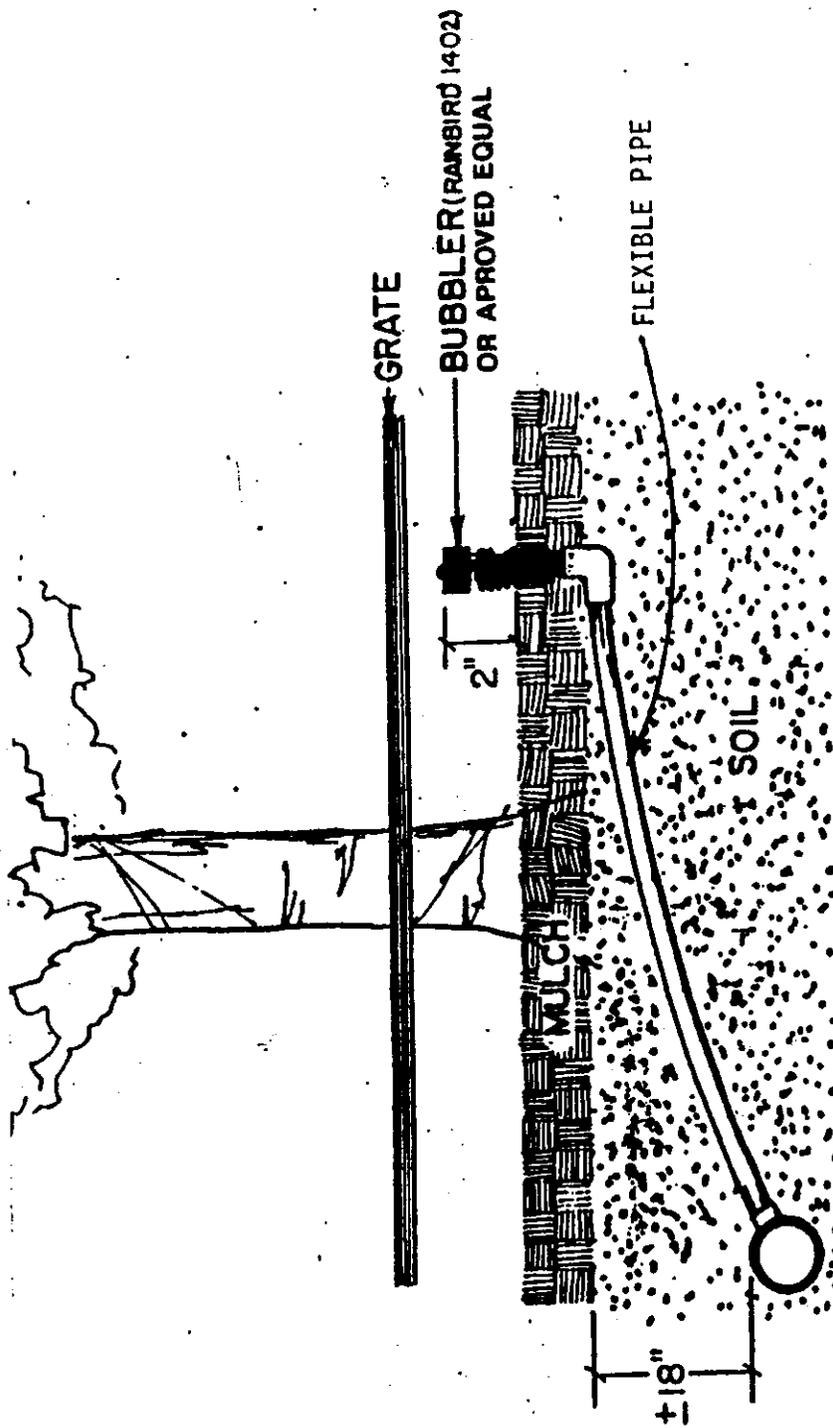
PRODUCT NO	DIM A	DIM B	DIM C	MAT'L "D"
CORTCF-30	30 1/4"	10"	5 3/8"	1 1/4" x 1/4" x 1/4" STL
CORTCF-36	36 1/4"	14"	7 3/8"	1 1/4" x 1/4" x 1/4" STL
CORTCF-48	48 1/4"	17"	9 3/8"	2" x 2" x 1/4" STL
CORTCF-60	60 1/4"	20"	10 1/8"	
CORTCF-72	72 1/4"	18"	9 1/8"	
CORTCF-78	78 1/4"	20 1/2"	11 1/8"	
CORTCF-84	84 1/4"	22"	11 3/8"	
CORTCF-90	90 1/4"	26"	N/A	

SPECIFICATIONS
 FINISH - BLACK BAKED ENAMEL STANDARD
 CUSTOM COLORS AVAILABLE
 PACKAGING - ALL FRAMES SHIPPED ASSEMBLED
 ORDERING - WHEN ORDERING SPECIFY PRODUCT
 NO. PER TABLE TO LEFT.

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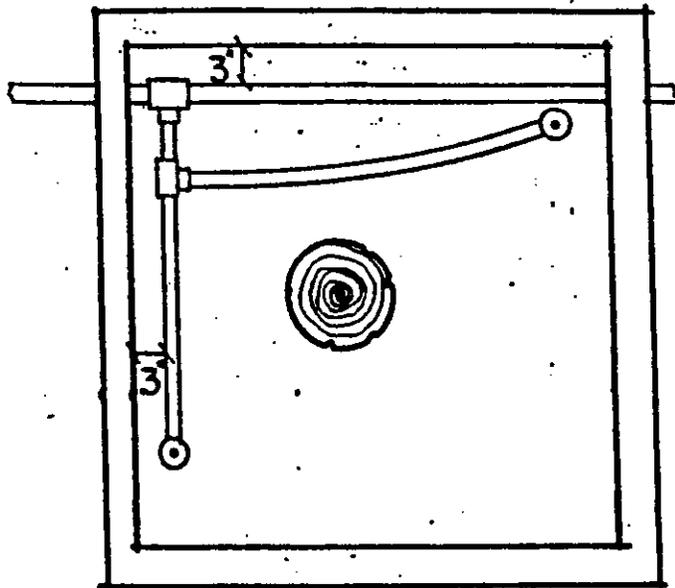
CHWS-26-82
 DWG 11-1-83
 NO. 150

CANTERBURY INTERNATIONAL
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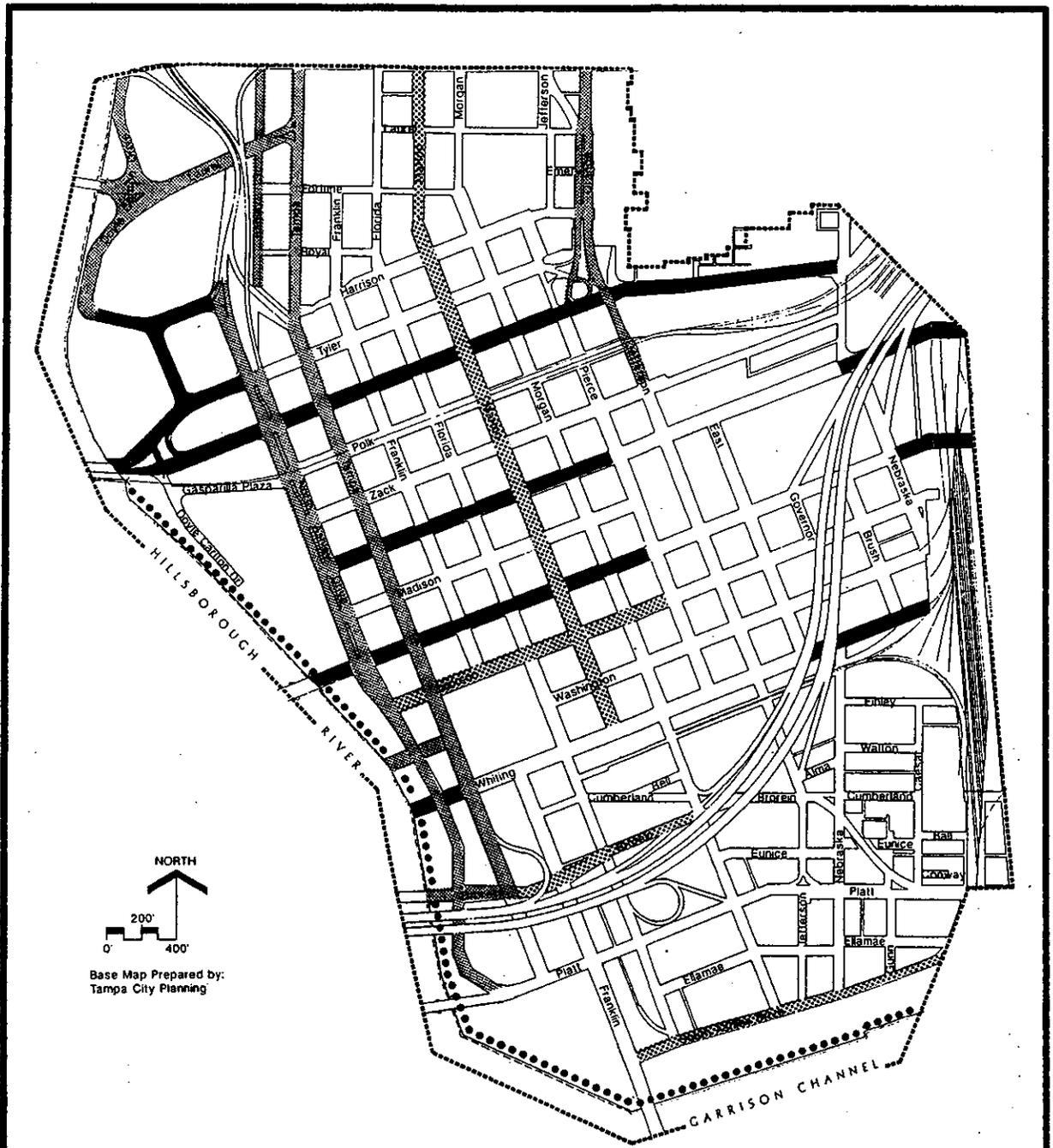
PLANTER BUBBLER DETAIL-A

- NOTE:
- 1) Modify riser to fit each category of pavement thickness.
 - 2) All piping to be schedule 40 unless otherwise indicated.
 - 3) Materials and installation must comply and be in accordance with the technical specifications of the Water Department of the City of Tampa.



PLANTER BUBBLER DETAIL · B

NTS



NORTH
 200'
 0' 400'

Base Map Prepared by:
 Tampa City Planning

DOWNTOWN STREETScape TREE SCHEME

~~1 of 2~~

- | | | | |
|---|-------------|--|-----------------|
|  | CHINESE ELM |  | OAK and PALM |
|  | OAK |  | RIVERFRONT TREE |

PROPOSED STREETSCAPE TREES

Riverfront Tree Palette

COMMON/BOTANICAL NAME	Deciduous or Evergreen	Seasonal Color	Spacing * Range	Mature Size	Minimum Planting Size & Type	Container Grown
Bald Cypress	D	N/A	20-30'	L	12-14' Ht., single 4-4 1/2" cal.	Container Grown 200 Gallon
Taxodium distichum						
Cabbage Palm	E	N/A	20-30'	L	14-16' Ht., C.T. Ball Size 30" x 22"	
Sabal palmetto						
Washington Palm	E	N/A	20-30'	L	18-20' C.T. Ball Size 30" x 22"	
Washingtonia robusta						
Live Oak	E	N/A	20-30'	L	12-14' Ht. 5-6' sp. 3-3 1/2" cal.	Container Grown 100 Gallon
Quercus virginiana						
Senegal Date Palm	E	N/A	20-25'	S	10-12' Ht. C.T. Ball Size 72"	
Phoenix reclinata						

NOTE: All shade trees to have a 6' clear trunk (C.T.) unless otherwise indicated.
 * Spacing subject to change per review/approval to conform to site conditions and design intent.

KEY: Mature Size - L (large), M (medium), S (small)

MINIMUM SPECIFICATIONS FOR TREES AND PLANT MATERIAL

- a) All recommended trees and plant material used shall be vigorous, well shaped, branched & foliated, and shall be graded Florida Department of Agriculture Nursery Grade Florida Fancy as outlined by the State of Florida, Division of Plant Industry, Grades and Standards for Nursery Plants, Third Edition, 1973 as revised from time to time, and Grades and Standards for Nursery Plants, Part II - Palms and Trees, Third Printing, 1975, as revised from time to time. Trees must be held and fully acclimatized over a period not less than 8 weeks.
- b) The Parks Department reserves the right to reject inferior trees.
- c) Antidesiccant shall be applied to trees before digging & transporting.
- d) Contractor is responsible for viability of trees for a 1 year warranty period, from the time of acceptance by the Parks Dept.
- e) Remove dead/declining trees immediately & replace within a 30 day period.
- f) Replacement trees will be warranted for an additional 1 year period.
- g) Provide complete fertilizer with the following analysis and source compounds as according to standard horticulture practice for streetscape planting. Fertilizer type, analysis and source compounds to be reviewed for approval by the Parks Department prior to use. The fertilizer should be neutral and contain the essential micro-nutrients (Chelated Fe, Mn, Zn, Mo, Bo, Cu) in sulfates unless otherwise indicated & in ppm.
- h) Contractor shall transplant all trees designated by Parks Dept.

Concrete sidewalk should be removed from around trees to facilitate digging proper root ball size. Contractor should contact the Parks Department regarding transplanting status/procedure for trees greater than 12" caliper. Appropriate frame and grate sizes need to accommodate size of tree ball.
- i) Contractor must maintain trees throughout duration of warranty period.
- j) Provide water to trees in accordance to following:

1-30 days: water every other day, saturating soil to a depth of 3 feet.
30-90 days: water twice a week, saturating soil to a depth of 3 feet.
- k) Parks Dept. will perform final inspection to determine acceptability.
- l) Contractor will remove rejected trees immediately and provide replacement within a thirty day period.
- m) Provide topsoil 50% sand & 50% peat by volume. Top soil and peat to be reviewed for approval by the Parks Department prior to use.
- n) No plant material will be accepted that shows signs of shock.

Refer to Tampa's Streetscape Design and Technical Installation Guide for the recommended tree for each street in the Central Business district and the following design elements.

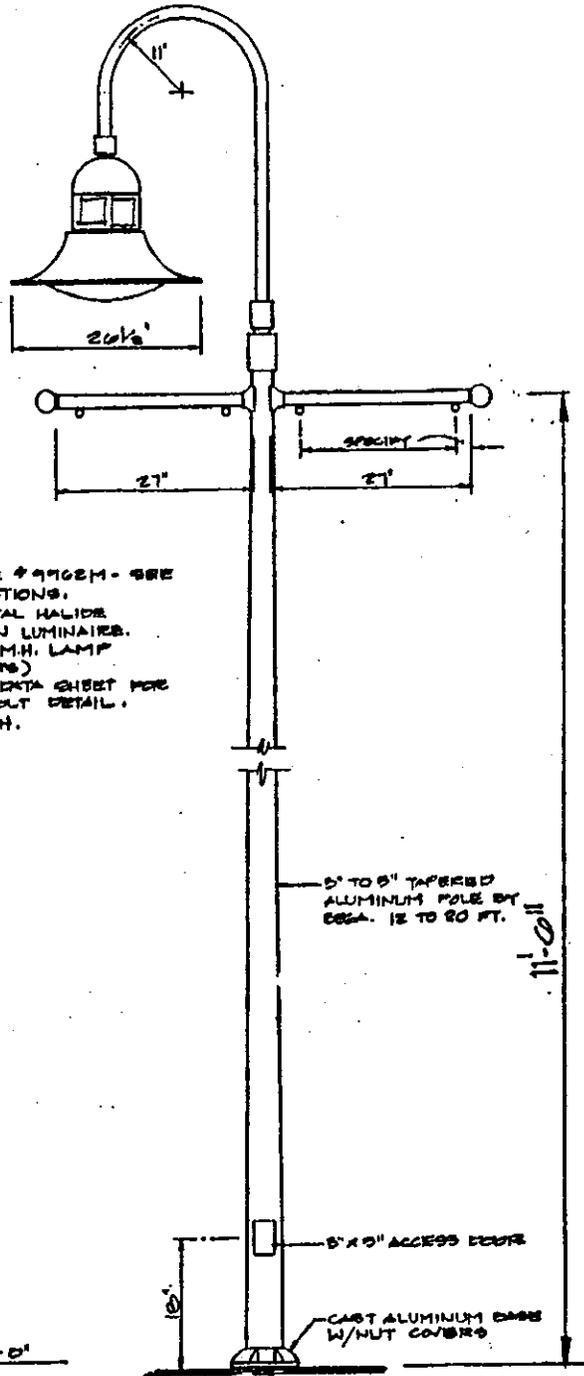
LIGHTING

In order to maintain continuity, security, and safety, light fixtures and light levels should be consistent along the Riverwalk. The minimum light level at the surface of the walkway shall be 1 (one) footcandle and each light source shall produce a white light (Mercury Vapor, Metal Halide etc.). It is also important that light fixtures (pedestrian lights, poles, and bollards) be the same style and have the same spacing in order to unify the Riverwalk visually and maintain the same light level.

Pedestrian light poles shall be spaced at 46' on center and the light bollards spaced at 7'-8" on center . Spacing shall be coordinated with walkway pavement bands (see Riverwalk Plan with Options, page 6). All light fixtures, light poles, and bollards shall be painted with durable white paint (consistent tint).



Bega or Approved Equal



- NOTES:
1. LUMINAIRE # 9902M - SEE SPECIFICATIONS.
 2. 100 W. METAL HALIDE BALLAST IN LUMINAIRE.
 3. 100 W. E-17 M.H. LAMP (BY OTHERS)
 4. SEE POLE DATA SHEET FOR ANCHOR BOLT DETAIL.
 5. WHITE FINISH.

SCALE: 1"=1'-0"

PEDESTRIAN LIGHT & POLE

BEGA BULLETIN (reprinted)

BOLLARD SPECIFICATION DATA:

A. Die Cast Aluminum Components:

The die casting process forces high purity molten aluminum into a hardened steel cavity under very high pressure. The result is a smooth, finely detailed cast part with virtually no porosity. High purity aluminum means high resistance to corrosion. High pressure castings with no porosity means high strength and no pockets for water or other corrosive elements to congregate.

Sand or permanent mold castings rely on a gravity pour of molten aluminum into sand or cast iron molds. Gases trapped and other impurities can cause "rough" surfaces or even bubbles within the cast part. Also gravity poured aluminum contains many corrosive impurities such as copper, silica, carbon, etc. which can begin a corrosion process when exposed to the effects of salt air or water. It is not possible to duplicate the fine detail and refinement of die casting with sand casting.

B. Finishing:

BEGA finishes are the best available treatment to resist the effect of wind, rain, sun and vandalism.

The finish process is as follows:

1. Degreasing under pressure results in chemical and mechanical cleanliness from oxidation.
2. Rinsing.
3. Etching to prepare to virgin state for chromatization.
4. Chromatization is a process where chromic acid is sprayed onto the surface resulting in a non-metallic ceramic chromatic layer making the aluminum impervious to corrosion. This layer has successfully undergone 1000 hours of salt spray testing to ASTM specification. Standard in the automotive industry is 470 hours.
5. Prime coat is a powder paint coat of 70-1000 mills which is baked on at 220 degrees Celsius.
6. Final finish is applied in a two-step process consisting of a color coat and texture coat (to resist scratching) which is baked in at 120 degrees Celsius.

U.L. Listed, suitable for wet locations.

LIGHTING SPECIFICATION DATA:

A. Luminaire: BEGA 9587M

Consisting of two interlocking one piece die cast aluminum housings forming an isolated and sealed ballast chamber. Die castings to be minimum 1/8 inch thick. The assembly describes a spherical top cylinder 8 inches diameter by 8 inches high. The lamp enclosure/optical system shall comprise an assemble of tow asymmetrical main beam reflectors with polycarbonate lens fixed to a heavy gauge spun aluminum shade rigidly fastened to the luminaire housing. Entire optical assembly is fully rotatable for precise directional orientation. All fasteners shall be of stainless steel. The luminaire are shall be fabricated from minimum 1/8" wall aluminum extrusion formed in a continuous smooth radius terminating into a one piece die cast aluminum slip fitter. The fitter shall slip a 3 inch outside diameter tapered pole top and be secured by six stainless steel hex socket head set screws.

B. Electrical:

Socket is porcelain medium with nickel plated copper screw shill, pulse rated 4 K.V. supplied with SF-2 high temperature leads rated for 200 degree Celsius continuous operation. Ballast is H.P.F. for -20 degrees reliable starting factor. Luminaire leads to be SF-2 supplied in a length to reach to access plate of compatible pole.

C. Pole:

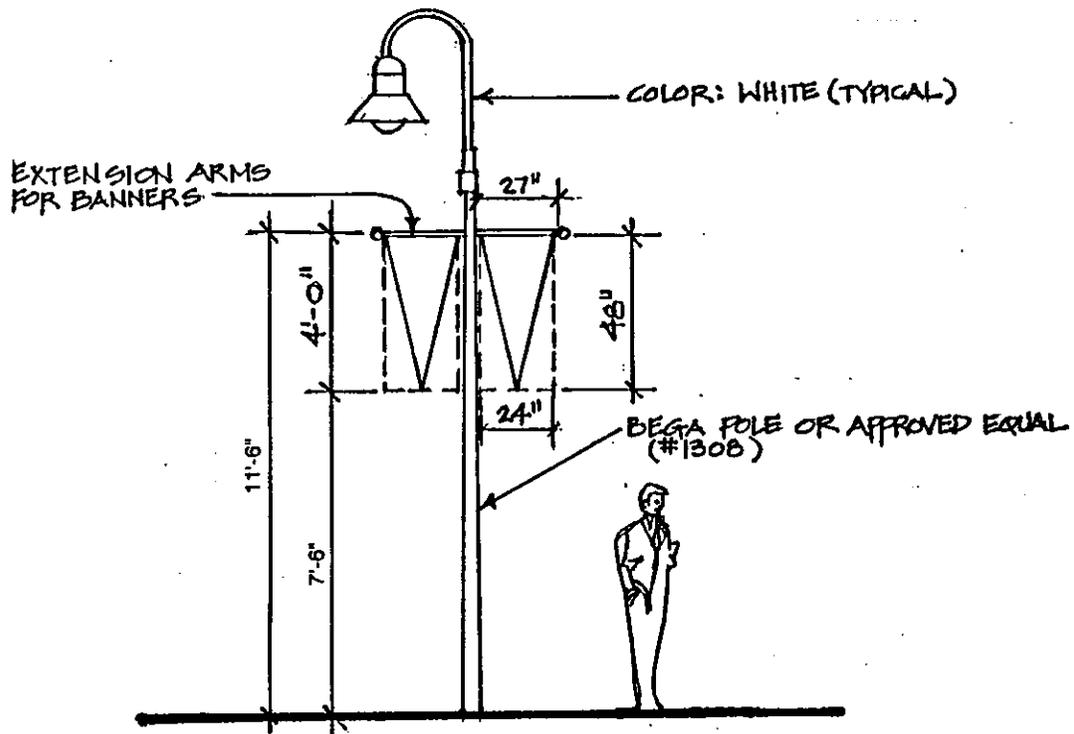
BEGA 1308, 13 foot 8 inch overall height. The shaft shall be spun tapered from all new seamless 6063 alloy aluminum tubing, minimum .125 inch wall and be heat treated to produce a T6 temper. Each shaft shall have a 6 inch long and 3 inch diameter straight section at the top and shall be gracefully cone tapered to the 5 inch butt diameter. The anchor base is cast from A356 alloy aluminum and heat treated to a T6 temper. A 3" X 5" flush access plate is provided 18" up from the base. Cast aluminum nut covers conceal the anchor bolts after installation. Each anchor base includes four galvanized 3/4 inch x 15 inch anchor bolts, two flat washers, 2 nuts and one lock washer sized to match the anchor bolts.

BEGA/FS: A Forms + Surfaces Company Box 50442 Santa Barbara, CA 93150 (805) 565-1575

BANNERS

Banners are one of the most colorful and exciting parts of the Riverwalk. All light poles will be fitted with standard extension arms to accommodate two banners per pole. Each banner will be fastened at the top and bottom to withstand high winds. A durable nylon fabric can be screen printed or multiple colors of nylon can be sewn together to create a banner system to provide a colorful and fun environment.

Flags and streamers may be used in open space next to buildings to reinforce the special accents of banners along the Riverwalk. The aesthetic excitement created by the movement of these elements make them worthwhile additions.



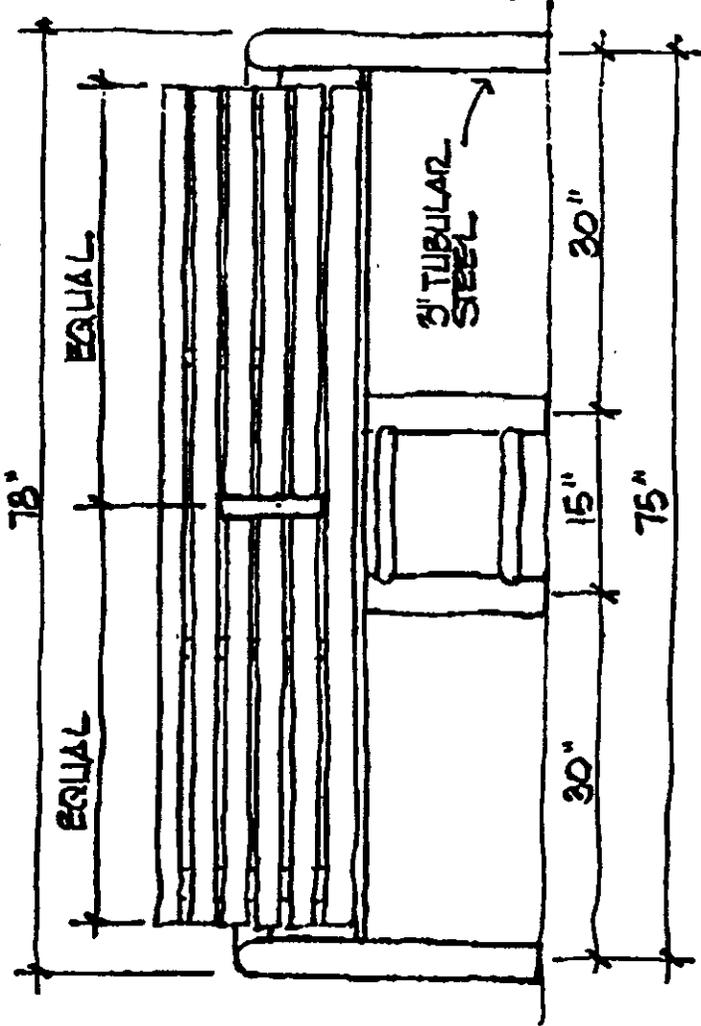
MAXIMUM SIZE FOR BANNERS
24" X 48"

BENCHES AND WASTE RECEPTACLES

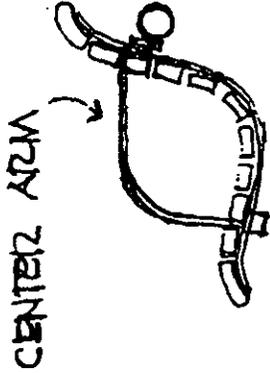
Seating is a very important component of the Riverwalk. It provides people a resting area to view and enjoy the water, sit, read, meditate or simply watch other people. A minimum of one bench per one hundred lineal feet of Riverwalk is required per each development. The standard bench shall be a wood and steel bench. (Petoskey Bench with wood insert and quad support) or approved equal, see page 30. Backless benches (Petoskey Flat Bench with wood insert and quad support) or approved equal may be used where views are important in two directions. Color is to be coordinated by the City.

Waste receptacles shall be located near all entries to buildings and at all main pedestrian intersections (streets, stairs, plaza entrances etc.) along the Riverwalk. The standard waste receptacle shall be Petoskey Surface Mounted Litter Receptacle pk 5002-20-46 or approved equal (see page 35). All waste receptacles shall be painted with a durable black paint.

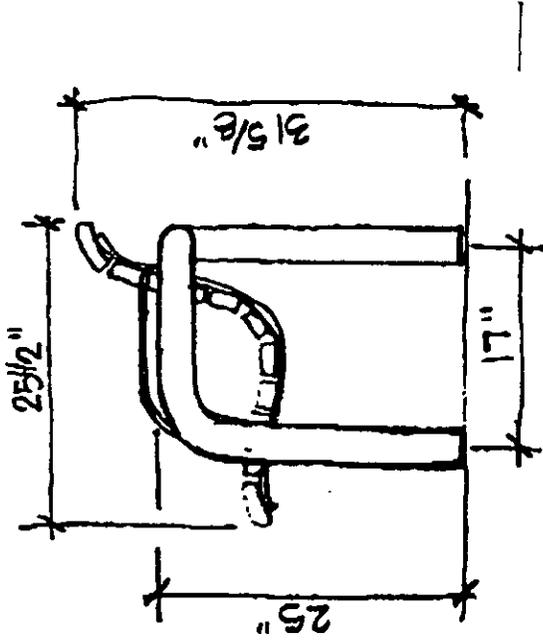
CENTER ARM 2" X 1/4"
FLAT STEEL - BOLT TO
BACK OF WOOD INSERT



ELEVATION

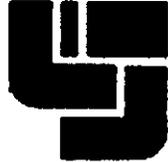


CENTER ARM



SIDEVIEW

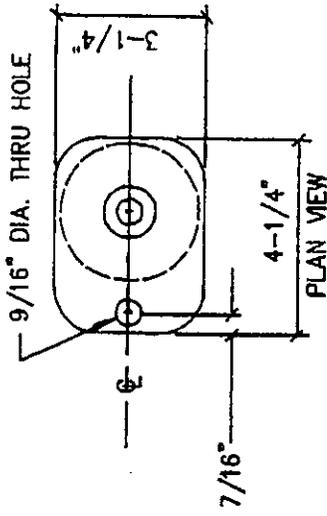
PETOSKEY BENCH WITH WOOD INSERT AND QUAD SUPPORT
PK006-65-72 WITH XQ SUPPORT



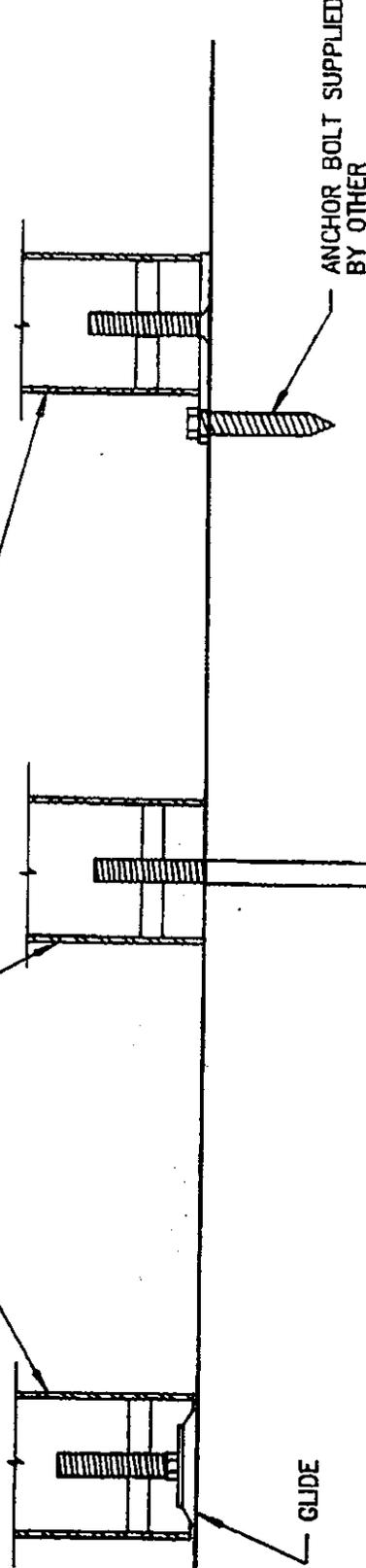
UT/LANDSCAPE FORMS
431 LAWDALE AVENUE
KALAMAZOO, MI 49001
616/381-0396
800/521-2346
616/381-3155 FAX

SCALE
FILE
AUTHOR
DATE
REVISED

3/4" = 1'-0"
PK35-10 ODS
LAW
4-8-91
1-8-92



3" STEEL TUBE

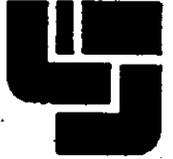


FREESTANDING SUPPORT

EMBEDDED SUPPORT

SURFACE MOUNT

PETOSKEY BENCH MOUNTING OPTIONS



LF/LANDSCAPE FORMS
431 LAHWDALE AVENUE
KALAMAZOO, MI 49001
616/391-0396
800/521-2546
616/391-3455 FAX

SCALE 1" = 1'-0"
FILE PK35-17 CUS
AUTHOR DLK
DATE 1-17-92
REVISED

Specifications

Section 2 -- Sitework #02870 Site, Street and Mall Furnishings

SPECIFICATIONS FOR THE PETOSKEY BENCH 3/94

1. PRODUCT NAME

Site and Street Furniture
Seating: The Petoskey Bench

2. MANUFACTURER

Landscape Forms, Inc.
431 Lawndale Avenue
Kalamazoo, MI 49001
Phone: (800) 521-2546
Fax: (616) 381-3455

3. PRODUCT DESCRIPTION

Specifications are subject to change without notice.

Basic Use:
For heavy use, public space seating requirements. Can be used indoors or outdoors.

Composition and materials:
Materials, construction and finishes:

Supports: tubular steel 3" o.d., .120" wall thickness.

Seat Panels:
Wood - Consist of 2" x 6" (nominal) solid stock wooden molded face boards and 2" x 3" solid stock interior boards. All boards have eased edges as well as ends. Each board is mounted with tamper-resistant screws

onto heavy gauge steel backstraps. The screws are black, phosphate plated. This strengthens the bench for heavy use and prevents warpage. All sides of wood are finished prior to assembly.

Wood selections:
For exterior use: Redwood - clear, all heart, solid stock finished with LF-20 (light oil). Jarrah - solid stock, select Australian hardwood, finished with LF-20 (light oil).

For interior use: Jarrah - solid stock select Australian hardwood, finished with LF-80 (catalyzed lacquer). Red Oak - solid FAS Northern stock finished with LF-80 catalyzed lacquer. Optional stains are available for an upcharge.

Perforated metal: For exterior or interior applications. Constructed of 11 gauge cold rolled steel with 1/4" square holes on 7/16" straight centers with a 3" solid metal border.

Rod Panel: For exterior or interior applications. Constructed of 5/8" o.d. steel rod. Mounted on steel backstrap.

PolySite™: For exterior or interior applications. 100% high

density polyethylene (HDPE) derived from recycled post-consumer packaging such as milk containers. Pigment and UV inhibitors are added to the HDPE resulting in a product containing over 90% recycled content by weight. PolySite™ has a higher melt point and flash point than wood.

PolySite™ timbers are extruded to size: 2" x 6" (nominal) molded face boards and 2" x 3" interior boards. All boards have eased edges as well as ends. Each board is mounted with tamper-resistant screws onto heavy gauge steel backstraps to strengthen the bench and prevent warpage. Screws are black, phosphate plated.

Sizes, Mounting Options, Finishes, Colors:

Sizes: Nominal size: 26" deep x 32" high x 78" long.

Mounting Options: XQ-support may be embedded, freestanding or surface mount. Freestanding XQ support shipped with plastic glides. XD support must be embedded.



More Specifications

Finishes: Finish on metal is Landscape Forms Pangard II - a ten step coating process. Top coat is polyester powdercoat that is U.V. resistant.

Colors:
Selection of standard colors. Optional and custom colors available for an upcharge.

4. TECHNICAL DATA

The following are test results for Landscape Forms Pangard polyester powdercoat.

Gloss according to Garner 60 deg. ASTM D 523-67:
80-90

Cross hatch adhesion ASTM D 3359 method B:
pass 100%

Mandrel bending test ASTM D 522: 1/8"/3mm

Erichsen cupping ISO 1520: 5/16"/8mm

Impression hardness according to Buchholz ISO 2215: 95

Impact test ASTM D 2794-69: 1/10" distortion up to 160in/lb

Pencil hardness ASTM D 3363074: 2H (min)

Drill mill tests: ok

Saltspray Resistance 3000 hr test, ASTM D 117:
max undercutting
1/16"/1mm

Humidity Resistance 3000 hr test, ASTM D 2247-68:
min. blisters 1/16"/1mm

Printed on recycled paper

5. INSTALLATION

Assembly of units to be done in accordance with assembly instructions and hardware provided by Landscape Forms. Installation is to be done by Customer or his agent in accordance with specifications of Customer's architect or planner. Corrosive-resistant anchor bolts for surface mount option are furnished by others.

6. AVAILABILITY AND COST

Availability: Orders are processed after a signed purchase order or letter order plus approval of all shop drawings or special options (if required). Delivery time varies depending on time of year and Customer requirements.

Costs: All prices are from list price list and are FOB, Kalamazoo, Michigan. For specific prices and delivery time, contact Landscape Forms, Inc., 431 Lawndale Avenue, Kalamazoo, Michigan 49001, (800) 521-2546.

7. WARRANTY

Landscape Forms, Inc. warrants its products to be free from defects in material and/or workmanship for a period of three years from the date of invoice. All claims must be submitted in writing, with a copy of the invoice to: Landscape Forms, Inc., 431 Lawndale Avenue, Kalamazoo, Michigan 49001.

Landscape Forms, Inc., hereby disclaims all other warranties, express or implied, including any warranty of merchantability of fitness for a particular purpose. This warranty does not apply to damage resulting from accident, alteration, misuse,

tampering, negligence, or abuse.

Landscape From, Inc. shall, at its option, repair, replace, or refund the purchase price of any items found defective upon inspection by an authorized LFI service representative.

The foregoing shall constitute the sole and exclusive remedy of the buyer.

Purchasers should be aware that normal use of these high quality products may result in superficial damage affecting the finish. Scratches, nicks, and dents are to be considered normal wear and tear, and are not the responsibility of LFI.

8. MAINTENANCE

Metal: for outdoor use, no care is required. For indoor use, occasional dusting may be done. Steam cleaning is not recommended. Scratches and gouges can be repaired by sanding, then repainting with a touch up kit from LFI.

PolySite™: for outdoor use, no care is required. For indoor use occasional dusting may be done. Most graffiti may be cleaned away with a conventional all-purpose cleaner. If the surface layer becomes abraded, it may be lightly buffed with fine sand paper to remove the burrs from the area.

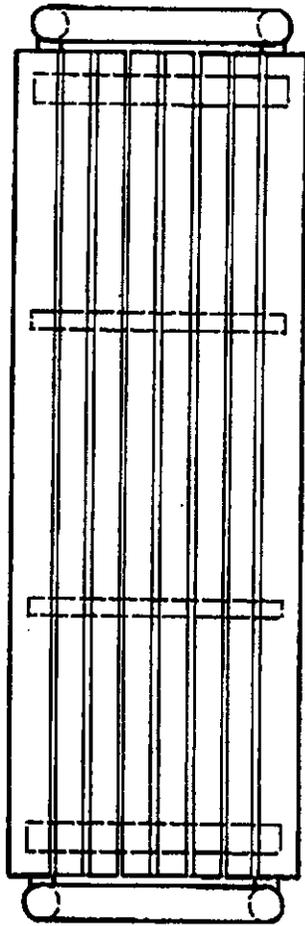
9. TECHNICAL SERVICES

Call Landscape From, Inc. for information.

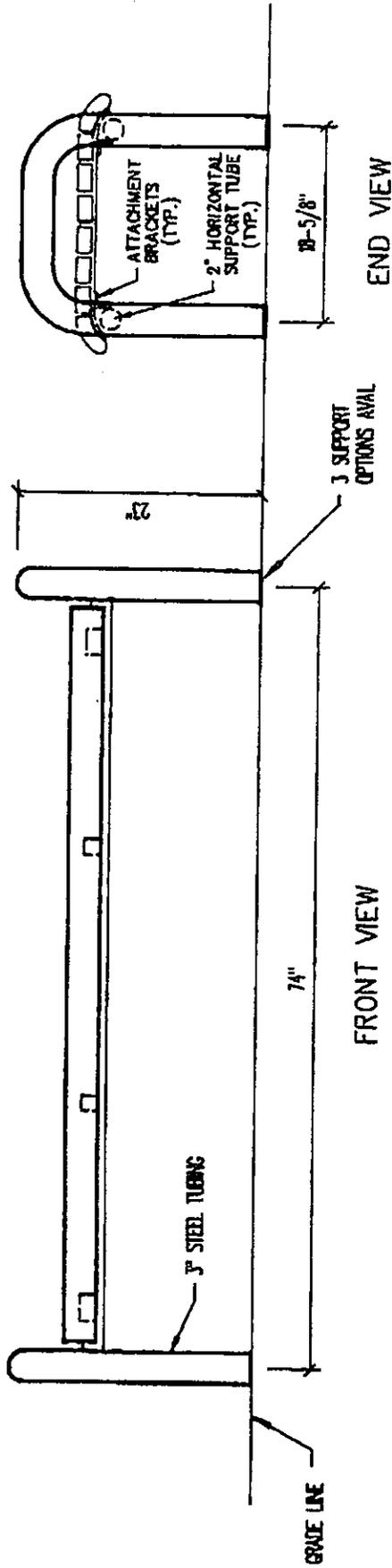
10. FILING SYSTEMS

Additional information and samples available from manufacturer upon request.





TOP VIEW

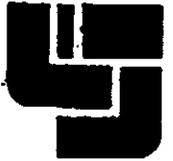


FRONT VIEW

END VIEW

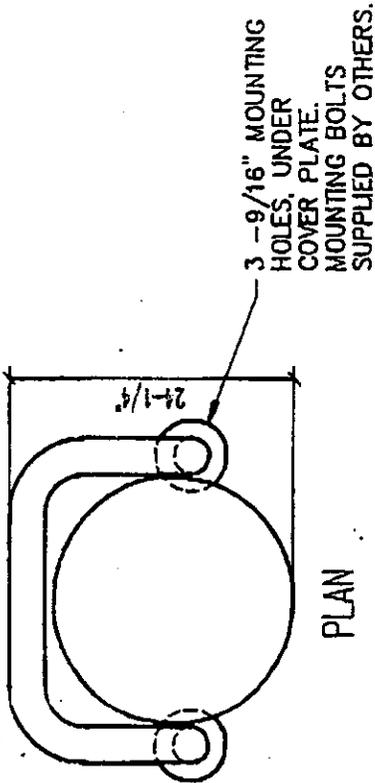
SCALE 3/4" = 1'-0"
 FILE PKGSWD.JAC
 AUTHOR JAC
 DATE 4-12-95
 REVISED

LFI/LANDSCAPE FORMS
 431 LANSDALE AVENUE
 XALAHAZOO, MI 49001
 616/381-0396
 800/521-2546
 616/381-3455 FAX

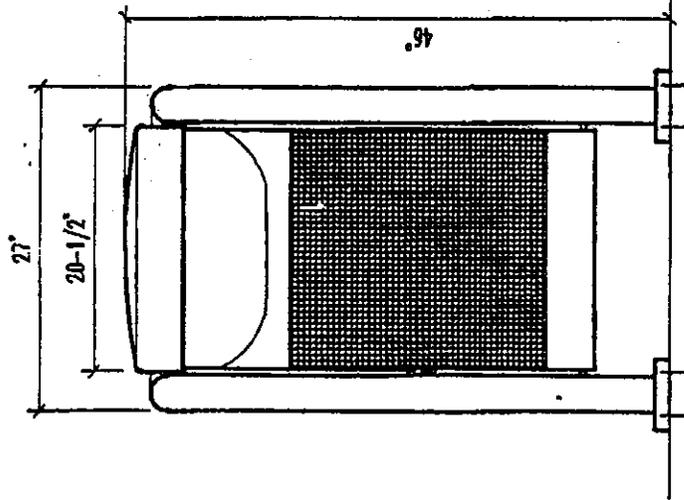


PETOSKEY FLAT BENCH WITH WOOD INSERT AND QUAD SUPPORT

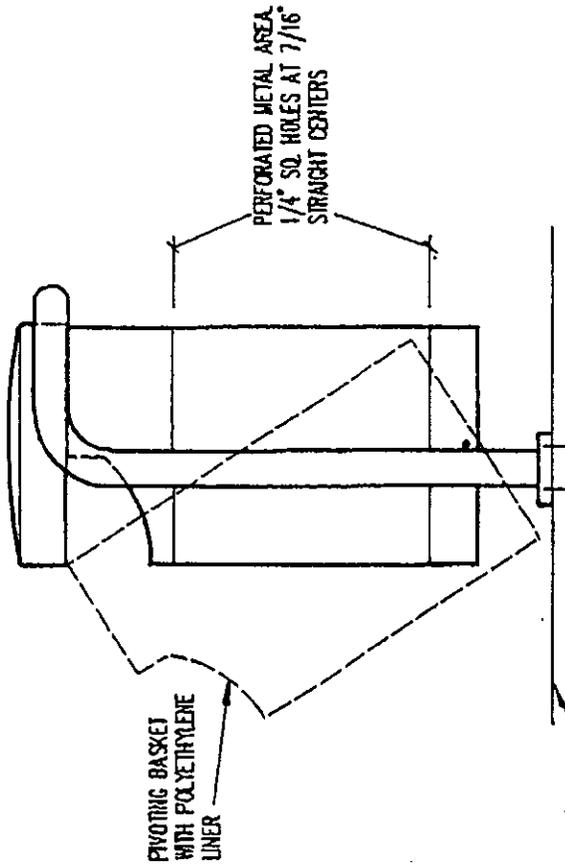
PK3005-FS-72 WITH XQ SUPPORT



PLAN



FRONT VIEW



SIDE VIEW

SCALE 3/4" = 1'-0"
 FILE PK52-12 CUS
 AUTHOR LAH
 DATE 12-16-91
 REVISED 10-25-93

LF/LANDSCAPE FORMS
 431 LAWRDALE AVENUE
 KALAMAZOO, MI 49001
 616/381-0396
 800/521-2546
 616/381-3455 FAX



PETOSKEY SURFACE MOUNTED LITTER RECEPTACLE

PK5002-20-46

Specifications

Section 2 -- Sitework #02870 Site, Street and Mall Furnishings

SPECIFICATIONS FOR THE PETOSKEY LITTER RECEPTACLE 3/94

1. PRODUCT NAME

Site and Street Furniture: Litter
Receptacles and Ash Urns.

Petoskey Group

2. MANUFACTURER

Landscape Forms, Inc.
431 Lawndale Avenue
Kalamazoo, MI 49001
Phone: (800) 521-2546
Fax: (616) 381-3455

3. PRODUCT DESCRIPTION

Specifications are subject to
change without notice.

Basic Use: For heavy use,
public space litter and ash
collection. Can be used indoors
or outdoors.

Composition and materials:

Materials, construction and
finishes:

Supports: For embedded unit,
constructed of tubular steel 3"
o.d., .120" wall thickness.

Perforated metal: constructed
of 11 gauge cold rolled steel
with 1/4" square holes on 7/16"

straight centers with a 3" solid
metal border.

Lid: 11 gauge domed spun
metal with minimum spin lines.
20-1/2" diameter x 5" high at
top of dome.

Liner: constructed of linear
low density polyethylene of
.100" nominal thickness.

Shapes, sizes, mounting and
opening options. All litter
receptacles are round, with a
front opening. Sizes and
mounting options include:

20" diameter x 42" high,
freestanding or surface
mounted.

20" diameter x 46" high,
embedded or surface mounted.

Finishes: Finish on metal is
Landscape Forms Pangard II - a
ten step coating process. Top
coat is polyester powdercoat
that is U.V. resistant.

Colors: Available in a selection
of standard colors. Optional and
custom colors available for an
upcharge. Darker colors are
suggested for ash urns.

4. TECHNICAL DATA

The following are test results
for LFI Pangard polyester
powdercoat.

Gloss according to Garner
60 deg. ASTM D 523-67:
80-90

Cross hatch adhesion
ASTM D 3359 method B:
pass 100%

Mandrel bending test
ASTM D 522: 1/8"/3mm

Erichsen cupping
ISO 1520: 5/16"/8mm

Impression hardness
according to Buchholz
ISO 2215: 95

Impact test ASTM D 2794-
69:
1/10" distortion up to
160in/lb

Pencil hardness ASTM D
3363074: 2H (min)

Drill mill tests: ok

Saltspray Resistance 3000 hr
test, ASTM D 117:
max undercutting
1/16"/1mm



More Specifications

Humidity Resistance 3000 hr test, ASTM D 2247-68: min. blisters 1/16"/1mm

5. INSTALLATION

Assembly of units to be done in accordance with assembly instructions and hardware provided by Landscape Forms. Installation is to be done by Customer or his agent in accordance with specifications of Customer's architect or planner. Corrosive-resistant anchor bolts for surface mount option are furnished by others.

6. AVAILABILITY AND COST

Availability: Orders are processed after receipt of a signed purchase order or letter order. Delivery time varies depending on time of year and Customer requirements.

Costs: All prices are from LIST price list and are FOB, Kalamazoo, Michigan. For specific prices and delivery time, contact Landscape Forms, Inc., 431 Lawndale Avenue,

Kalamazoo, Michigan 49001, (800) 521-2546.

7. WARRANTY

Landscape Forms, Inc. warrants its products to be free from defects in material and/or workmanship for a period of three years from the date of invoice. All claims must be submitted in writing, with a copy of the invoice to: Landscape Forms, Inc., 431 Lawndale Avenue, Kalamazoo, Michigan 49001.

Landscape Forms, Inc., hereby disclaims all other warranties, express or implied, including any warranty of merchantability of fitness for a particular purpose. This warranty does not apply to damage resulting from accident, alteration, misuse, tampering, negligence, or abuse.

Landscape Forms, Inc. shall, at its option, repair, replace, or refund the purchase price of any items found defective upon inspection by an authorized LFI service representative.

The foregoing shall constitute the sole and exclusive remedy of the buyer.

Purchasers should be aware that normal use of these high quality products may result in superficial damage affecting the finish. Scratches, nicks, and dents are to be considered normal wear and tear, and are not the responsibility of LFI.

8. MAINTENANCE

For outdoor use, no care is required. For indoor use, occasional dusting may be done. Steam cleaning is not recommended. Scratches and gouges can be repaired by sanding, then repainting with a touch up kit from LFI.

9. TECHNICAL SERVICES

Call Landscape From, Inc. for information.

10. FILING SYSTEMS

Additional information and samples available from manufacturer upon request.



PLANTER BOWLS

In order to add color and interest to the Riverwalk, a minimum of one planter bowl per 50 lineal feet is required. It is recommended that the bowls be placed in groups of two where appropriate (see Riverwalk Plan with Options, page 6). The standard size shall be a container which is 22" high and 36" in diameter. In groupings of two, a 17" high x 24" diameter planter may be substituted for one 22"x36" diameter planter. (see pages 36 and 37). Color and texture of the planter bowls will be coordinated by the City.

In order to make a greater color statement, it is recommended that flowers such as petunias or cosmos be planted in the planter bowls.

DURA ART STONE PRECAST CONCRETE PLANTER (Or Approved Equal)

PRE-CAST CONCRETE is a mixture of cement, aggregates and mineral colors and is reinforced with steel.

1. Cement shall be Portland Cement conforming to A.S.T.M. C-150 Types I, II or III.
2. Integral color shall be pure mineral oxide, limeproof and nonfading.
3. Aggregates for concrete shall conform to the A.S.T.M. C-33 with a maximum size of 3/4 inch.
4. Reinforcing steel shall conform to A.S.T.M. 615, grade 40 and deformations shall conform to A.S.M. M-305.
5. Concrete Quality; Minimum strength of 5,000 psi at age 28 days, as determined by tests of 6-inch and 12-inch cylinders. Absorption shall not exceed 5 percent.

Color selection can be made from either Davis or Scofield color charts. Acrylic anti-graffiti sealer is available upon request.

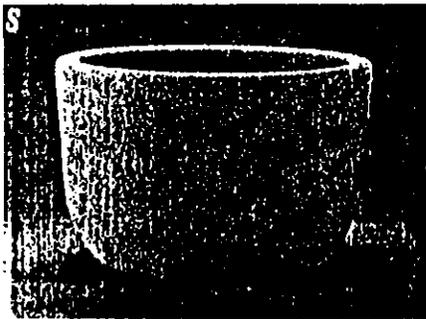
WARRANTY

Dura Art Stone warrants its products, when purchased new to be free from defects in materials and workmanship under normal use and service for one year from the original provable date of purchase. Replacement or repair at the option of Dura Art Stone of defective part shall be the sole remedy of this warranty.

DURA ART STONE PRECAST CONCRETE PLANTER

(Design X)

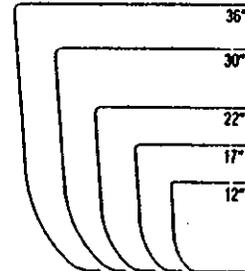
Planters S, V, X, Y, Z are available in any combination of width and height dimensions shown with the exception of the 2' width combined with 30" or 36" heights.



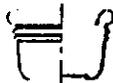
*Design S
Spanish planter
shown in
Mexican Tile*



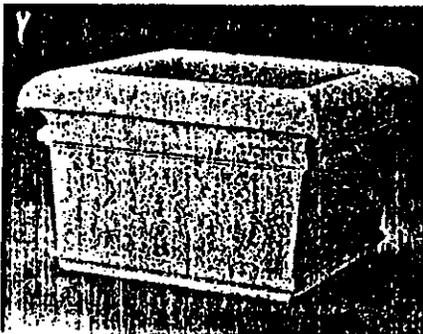
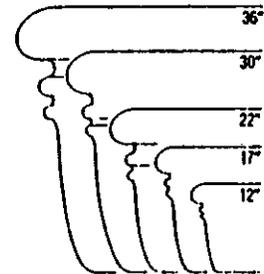
2, 3, 4, 5, 6 foot widths



*Design V
Grecian planter
shown in
Dove Gray*

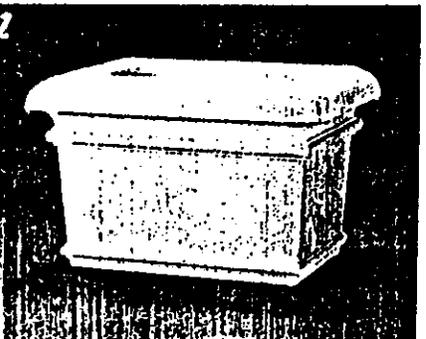


2, 3, 4, 5, 6 foot widths

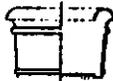


*Design X
Mediterranean
round planter
shown in
Nordic Cream*

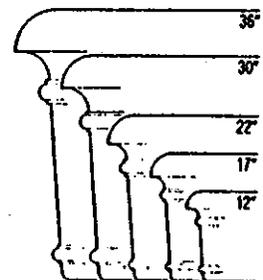
*Design Y
Mediterranean
square planter
shown in
Rustic Brown*



*Design Z
Mediterranean
rectangular planter
shown in
Silica White
x2, x3, x4 foot lengths*



2, 3, 4, 5, 6 foot widths



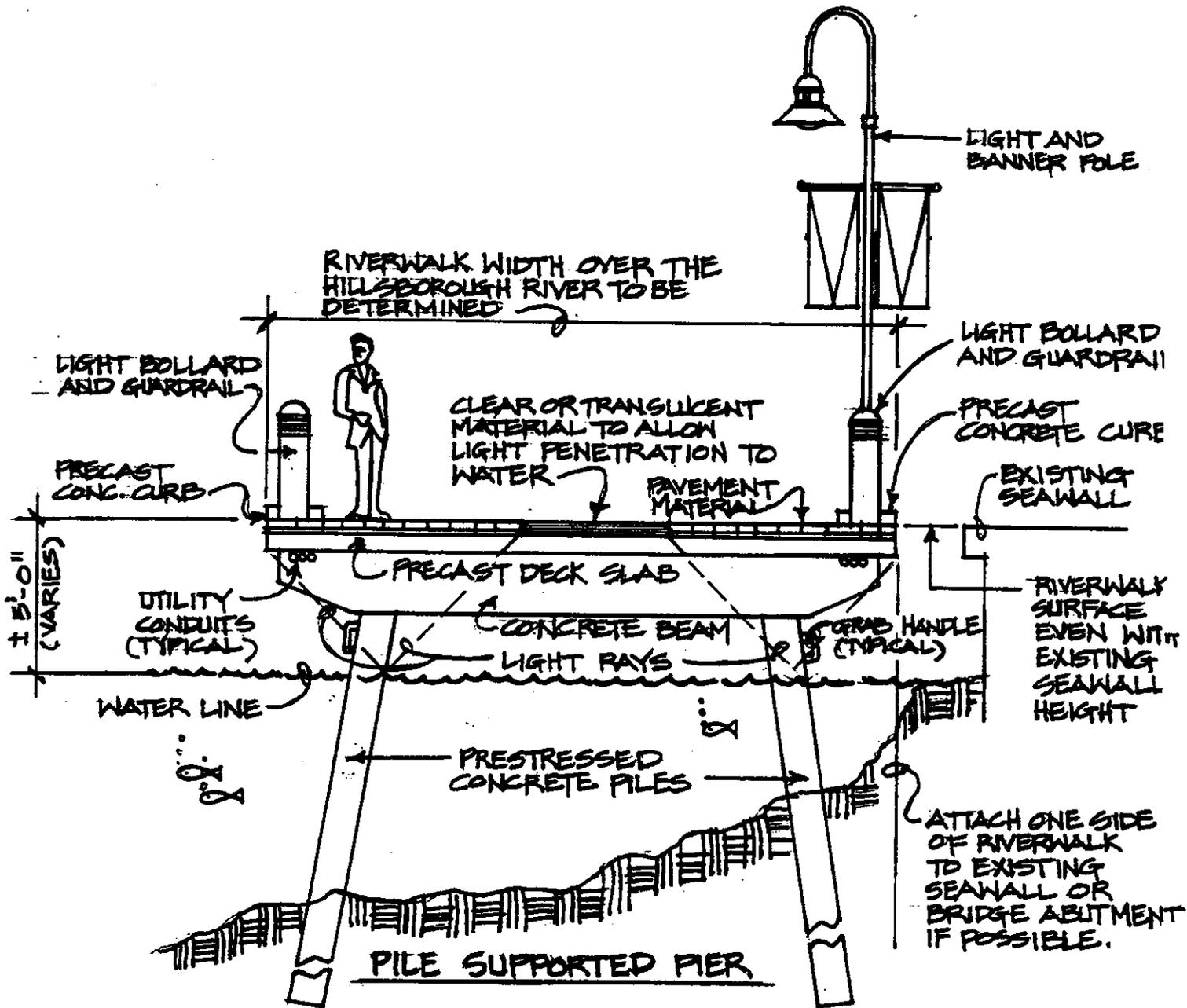
RIVERWALK SIGN REQUIREMENTS

1. The display of signs and other graphics along the Riverwalk shall not be permitted unless provided for in this ordinance. This prohibition specifically includes placement of billboards, credit card decals, and other signs of a miscellaneous character.
2. No sign, visual display, or graphic shall be placed in the Riverwalk area unless the sign relates to the Riverwalk or advertises a bona fide business conducted in, or on premises adjacent to the Riverwalk; such business must have an entrance which is in use, to the Riverwalk.
3. Only one sign shall be allowed for each store, shop, or place of business in the Riverwalk area. In addition to a sign, establishments serving food or beverages may erect a menu board.

To be eligible to display a menu board, an establishment must derive seventy-five percent (75%) or more of its gross revenue from the sale of food or beverages. Such sign may not be larger than such establishment's actual menu, but in no case shall the size of such menu board exceed 16" x 22".

4. Directory signs may be erected in addition to individual signs.
5. The maximum allowable size for any sign in the Riverwalk Area shall be eight (8) square feet, per side. If a building surface is used for signage, the letters or design shall not exceed a surface area of eight (8) square feet.
6. Before any sign, picture, or other graphic may be erected, placed or altered along the Riverwalk, it must be approved by the City.
7. The City may grant a special exception to the allowable size of a sign where it would be a creative addition and does not detract from the overall visual quality of the Riverwalk.
8. **Illumination**
 - a) No flashing lights shall be permitted.
 - b) The face of an illuminated sign shall be standard opaque glass or other substance of equal or smaller light transmission factor.
 - c) The light source for exterior illumination shall be a steady light concealed by a hood or other acceptable method of indirect lighting.

APPENDIX



NOTE! THIS IS AN ILLUSTRATION ONLY.
 IN ORDER TO CONSTRUCT THE ABOVE,
 A PROFESSIONAL ENGINEER MUST
 BE CONSULTED.

RIVERWALK PROTECTION OVER THE HILLSBOROUGH RIVER