

ORDINANCE NO. 2006-09-104

AN ORDINANCE AMENDING PLANNED DEVELOPMENT DISTRICT ORDINANCE NO. 2005-0-017 AND NO. 2005-06-065, OF THE CODE OF ORDINANCES OF THE CITY OF MCKINNEY, TEXAS; SO THAT AN APPROXIMATELY 35 ACRE TRACT LOCATED AT THE SOUTHEAST CORNER OF VIRGINIA PARKWAY AND STONEBRIDGE DRIVE IS HEREBY REZONED FROM "PD" – PLANNED DEVELOPMENT DISTRICT TO "PD" – PLANNED DEVELOPMENT DISTRICT, IN ORDER TO MODIFY THE DEVELOPMENT STANDARDS; PROVIDING REGULATIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR INJUNCTIVE RELIEF, PROVIDING FOR NO VESTED INTEREST; PROVIDING FOR THE PUBLICATION OF THE CAPTION OF THIS ORDINANCE; PROVIDING FOR A PENALTY FOR THE VIOLATION OF THIS ORDINANCE; AND PROVIDING FOR AN EFFECTIVE DATE HEREOF.

WHEREAS, the City of McKinney has considered the rezoning of an approximately 35 acre tract located on the southeast corner of Virginia Parkway and Stonebridge Drive, from "PD" – Planned Development District to "PD" – Planned Development District, in order to modify the development standards, and,

WHEREAS, after due notice of the requested rezoning as required by law, and the required public hearings held before the Planning and Zoning Commission and the City Council of the City of McKinney, Texas, the City Council is of the opinion that the change in zoning district should be made.

NOW THEREFORE BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS:

Section 1. Ordinance Nos. 2005-02-017 and 2005-06-065 are hereby amended so that an approximately 35 acre tract located on the southeast corner of Virginia Parkway and Stonebridge Drive, which is more fully depicted on Exhibit "A" attached hereto, is hereby rezoned from "PD" – Planned Development District to "PD" – Planned Development District, in order to modify the development standards.

Section 2. Use and development of the subject property shall conform to the following regulations:

1. Tracts 1-8 (Exhibit B) shall develop in accordance with PD 2005-02-017 and Tract 9 (Exhibit B) shall develop in accordance with PD 2005-06-065, with the following exceptions:

R-2 and Town Center District

- a) The City Council may approve reductions to the required building setbacks and landscape buffer, and increase the maximum height for architectural enhancements only (cupolas, domes, spires, etc.) as part of site plan approval.

- b) Allow the use of a veterinarian office with an outdoor run on Lot 1R, Block B (Tract B) (Exhibit D) with

approval of a Specific Use Permit concurrently with site plan approval.

Town Center District

- a) Increase the maximum height for the Bell Tower to 128' on Tract E (Exhibit F).
- b) Provision 5(f)i of PD Ordinance 05-02-017 shall be amended as follows: All structures must comply with the City of McKinney Architectural Standards and the Design Guidelines included herein. The finish shall simulate the stone and installation of an authentic Croatian village (reference Exhibit B of PD 05-02-017).

Within the Town Center District, generalized elevations must be reviewed and approved by the City Council as part of the site plan approval process and such elevations shall be consistent with the approvals provided required in Section 3(b) hereinabove. Final building elevations shall be submitted and reviewed as part of the building permit application process. The Director of Planning shall have discretionary review of the final building elevations to ensure compliance with the generalized elevations, Exhibit B - Design Guidelines for the Harbor Market Village and the existing buildings within the development. If the Director of Planning finds the elevations to be compliant with these then they may be approved at the Staff level. If not, the building elevations shall be forwarded to City Council for review and approval.

Harbor District

- a) Eliminate the requirement for a 10' landscape buffer along the southwest side of the parking garage in Tract 8 (Exhibit C).
- b) Provide 24" x 24" irrigated landscape planters to screen the southwestern face of the parking garage sufficient enough to provide a vegetative screening effect, in accordance with building elevation A-0 (Exhibit F).
- c) Increase the maximum building height to 56' for Building #1 (the hotel) in Tract F (Exhibit C).
- d) Increase the maximum building height to 68' for Building #3 and Building #9 in Tract F (Exhibit C).
- e) Decrease the sidewalk width at the northwest corner from 8' to 5' at the intersection of Mediterranean Drive, Dalmatia Drive and the access drive for the parking garage in Tract F (Exhibit C).
- f) Eliminate the minimum building depth requirement for Building #3 in Tract F (Exhibit C).
- g) Reduce the number of loading spaces in Tract F (Exhibit C) to 2.

- h) Eliminate the requirement for the screening of the loading spaces in Tract F (Exhibit C).
- i) Eliminate the requirement that at least 10% of the site be in permanent landscape area and that at least 15% of the street yard be landscaped in Tract F (Exhibit C).
- j) With approval of a Specific Use Permit, concurrently with site plan approval, a boat may be allowed within Tract F, the harbor district, not to exceed 90' in height, in accordance with the attached harbor site plan (Exhibit C). The SUP can require provisions for maintenance of the boat, remedies to the lake associated with this development and the boat, and limit the use of the boat to establishments and restaurants that do not require a grease trap.

Villa District

- a) Allow a hotel on Lot 1, Block C, of the Villa District in Adriatica in Tract 9 (Exhibit C).

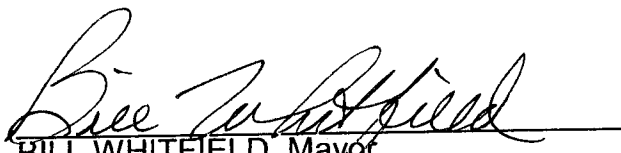
Section 3. If any section, subsection, paragraph, sentence, phrase or clause of this Ordinance shall be declared invalid for any reason whatsoever, such decision shall not affect the remaining portions of this Ordinance, which shall remain in full force and effect, and to this end, the provisions of this Ordinance are declared to be severable.

Section 4. It shall be unlawful for any person, firm or corporation to develop this property, or any portion thereof, in any manner other than is authorized by this Ordinance, and upon conviction therefore, shall be fined any sum not exceeding \$2,000.00, and each day that such violation shall continue shall be considered a separate offense. These penal provisions shall not prevent an action on behalf of the City of McKinney to enjoin any violation or threatened violation of the terms of this Ordinance, or an action for mandatory injunction to remove any previous violation hereof.

Section 5. That no developer or property owner shall acquire any vested interest in this Ordinance or specific regulations contained herein. The ordinance, and the subsequent site plans (if any) and regulations may be amended or repealed by the City Council of the City of McKinney, Texas, in the manner provided by law.

Section 6. The caption of this Ordinance shall be published one time in a newspaper having general circulation in the City of McKinney, and shall become effective upon such publication.

DULY PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MCKINNEY, TEXAS, ON THIS 5TH DAY OF SEPTEMBER, 2006.

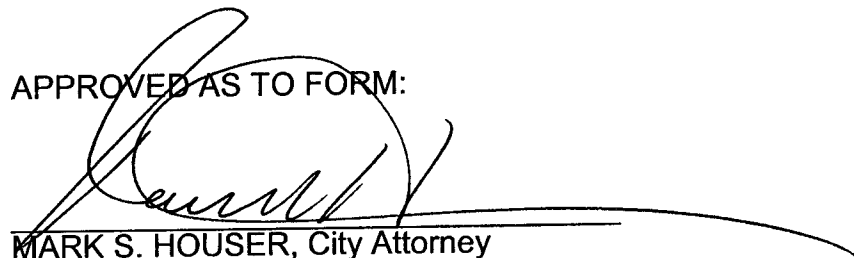

 BILL WHITFIELD, Mayor

CORRECTLY ENROLLED:

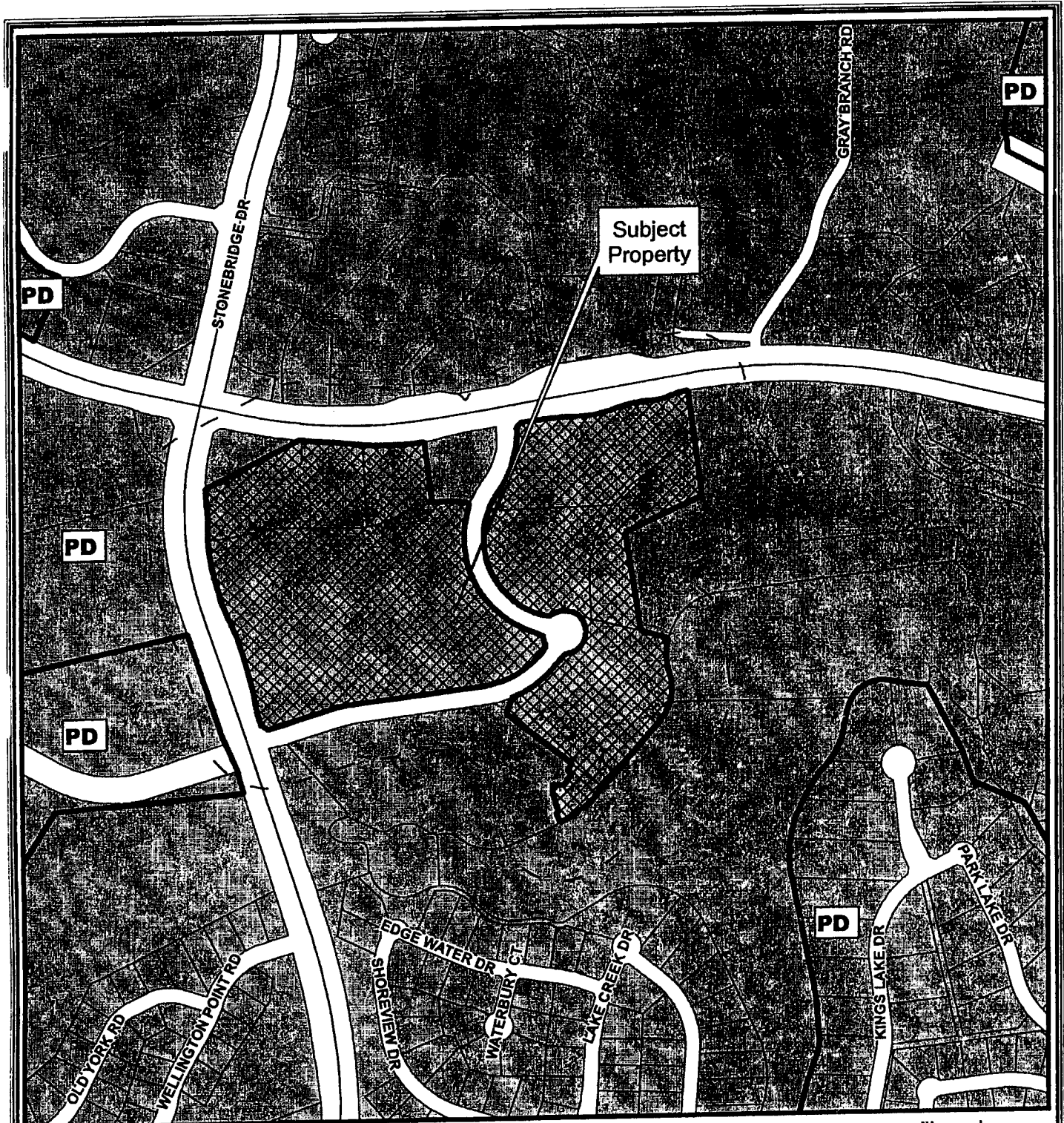


SANDY HART, CMC, City Secretary
BEVERLY COVINGTON, CMC, Deputy City Secretary

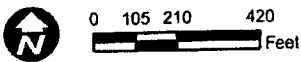
APPROVED AS TO FORM:



MARK S. HOUSER, City Attorney



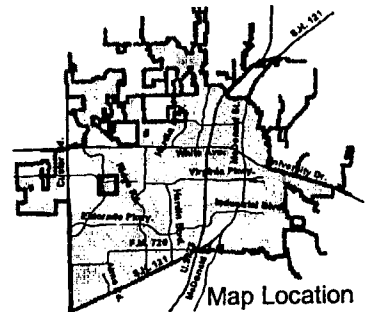
S:\MCKG\GIS\Project\2006\06-230Z.mxd



Notification Case

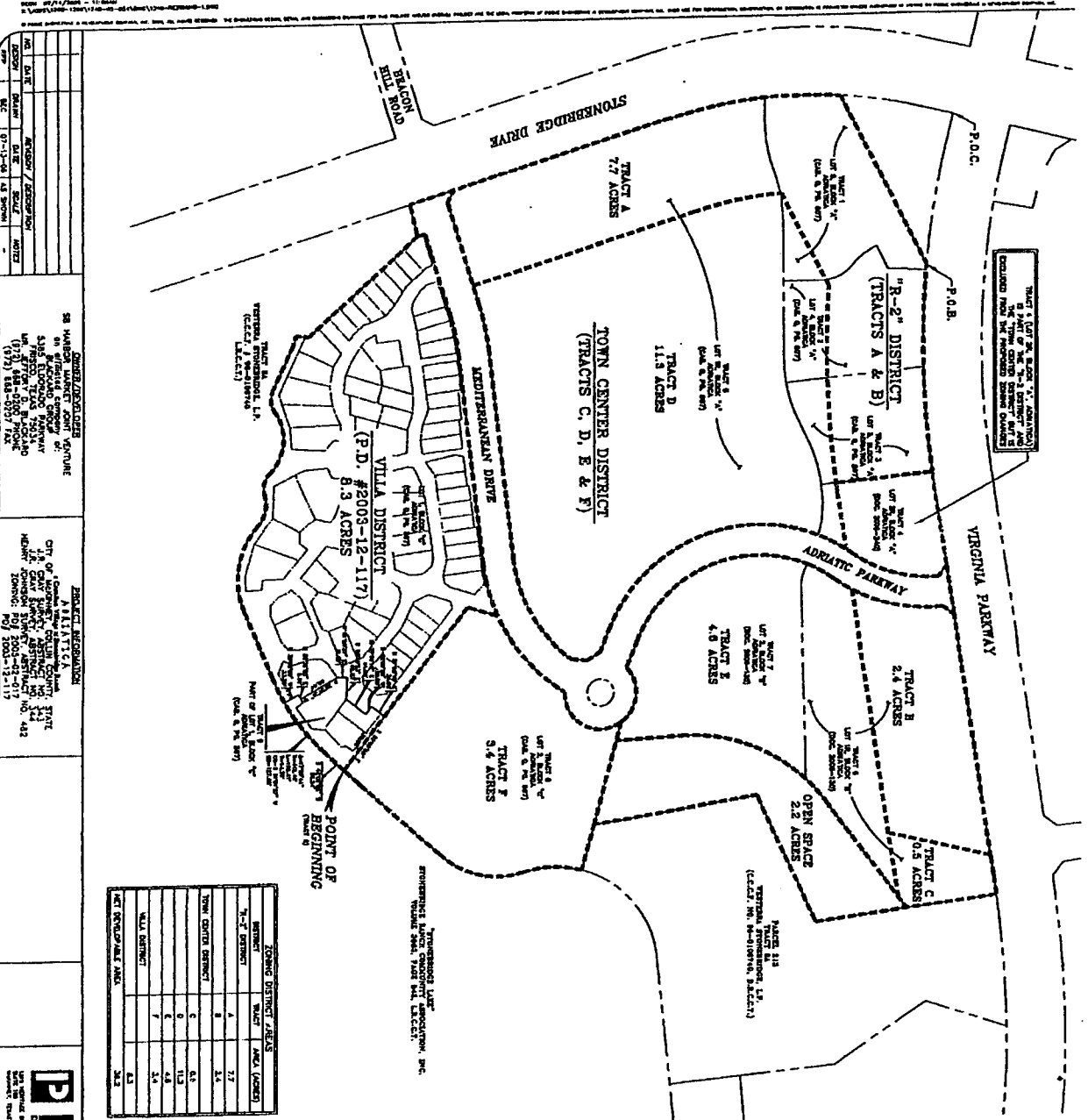
Notice Case #: 06-230Z
 R-8795-00C-0010-1; R-8795-00A-0030-1
 R-8795-00A-001R-1; R-8795-00A-0040-1
 R-8795-00A-0050-1; R-8795-00C-0010-1
 R-8795-00B-001R-1; R-8795-00B-0020-1
 R-8795-00B-00B1-1

--- 200' Notification Buffer



DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. It is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, omissions or errors.

EXHIBIT "A"



ZONING DISTRICT AREAS		
TRACT	ACRES	AREA (SQ. FT.)
TRACT A	27.7	1,200,000
TRACT B	2.4	100,000
TRACT C	0.5	20,000
TRACT D	11.8	500,000
TRACT E	4.0	170,000
TRACT F	3.4	140,000
TOTAL	49.8	2,130,000

NO.	DATE	REVISION / DESCRIPTION	NOTES
1	07-17-06	1.0	ISSUED FOR PERMIT

GENERAL CONTRACTOR
 28 HANBORN LUMBER COMPANY VENTURE
 3425 E. STONERIDGE DRIVE
 SUITE 100
 DALLAS, TEXAS 75246
 (972) 834-1007

CITY OF ARLINGTON
 1111 GUY SMITH BLVD., SUITE 1111
 ARLINGTON, TEXAS 76010
 (817) 551-1111

Poague
 ENGINEERS & ARCHITECTS, INC.
 1000 W. HICKORY STREET
 ARLINGTON, TEXAS 76010
 (817) 261-1111

ZONING EXHIBIT
 ADRIATICA AT STONERIDGE
 SEC. VIRGINIA PARKWAY @ STONERIDGE DRIVE Z0.01
 J.R. GRAY SURVEY, ABSTRACT NO. 343
 CITY OF MCKINNEY, TEXAS

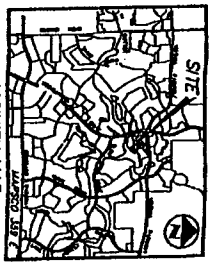
REVISIONS
 JUL 14 2006
 PLANNING
EXHIBIT "B"

CONTRACT:
 This contract is made this 17th day of July, 2006, between the City of Arlington, Texas, and Poague Engineers & Architects, Inc., for the preparation of a zoning exhibit for the proposed development of the Adriatica at Stoneridge project, located in the City of Arlington, Texas. The City of Arlington, Texas, is hereinafter referred to as the "City" and Poague Engineers & Architects, Inc., is hereinafter referred to as the "Contractor".

The Contractor shall prepare and submit to the City a zoning exhibit for the proposed development of the Adriatica at Stoneridge project, located in the City of Arlington, Texas. The zoning exhibit shall include a site plan, a plat map, and a zoning ordinance. The Contractor shall also prepare and submit to the City a zoning ordinance for the proposed development of the Adriatica at Stoneridge project, located in the City of Arlington, Texas.

The Contractor shall be responsible for all costs of preparing and submitting the zoning exhibit and zoning ordinance to the City. The Contractor shall also be responsible for all costs of preparing and submitting the zoning exhibit and zoning ordinance to the City.

The Contractor shall be responsible for all costs of preparing and submitting the zoning exhibit and zoning ordinance to the City. The Contractor shall also be responsible for all costs of preparing and submitting the zoning exhibit and zoning ordinance to the City.



NO.	DATE	REVISION / DESCRIPTION	SCALE	NOTES

OWNER/DESIGNER
 S8 HARBOR MARKET JOINT VENTURE
 OR SUCCESSOR GROUP OF:
 401 ADVANCE PARKWAY
 HOUSTON, TEXAS 77057
 (972) 340-0309 FAX

PROJECT INFORMATION
 AVIATICA
 TERA KASTEL AT ADRIATICA
 BLOCK B, LOT 1B, ADRIATICA
 CITY OF GRAY SURVEY, ABSTRACT NO. 343
 PROPOSED USE: VETERINARY CLINIC
 ZONING: PDJ 2003-02-017

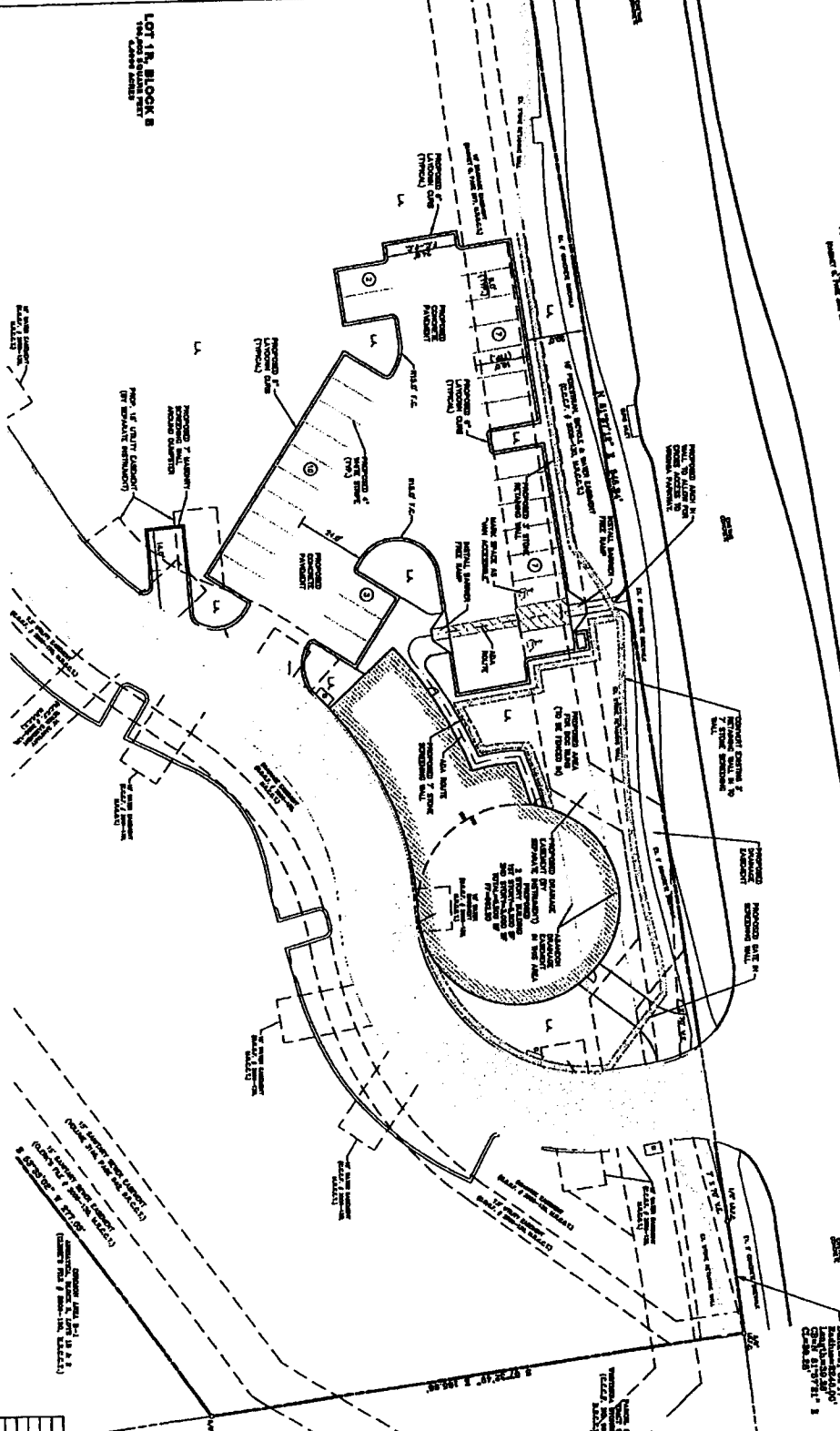
The applicant is required to file the Survey of the Proposed Project with the City of Gray, Texas, and to obtain a Survey License from the State of Texas before construction begins.

POEGUE
 ENGINEERING & DEVELOPMENT COMPANY, INC.
 1111 W. WILSON ROAD
 HOUSTON, TEXAS 77061
 (281) 486-8800
 www.poeague.com

SITE PLAN
 TERA KASTEL AT ADRIATICA
 BLOCK B, LOT 1B, ADRIATICA
 CITY OF MCKINNEY, TEXAS
 SHEET NO. C1.01

CONSTRUCTION NOTES:
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, ORDINANCES AND SPECIFICATIONS.
 2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, ZONING ORDINANCE PDJ 2003-02-017.
 3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, SURVEYING AND MAPPING ACT.

PLANNING NOTES:
 1. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, ZONING ORDINANCE PDJ 2003-02-017.
 2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, SURVEYING AND MAPPING ACT.



SITE DATA SUMMARY TABLE

ITEM	DESCRIPTION	AMOUNT
PROPOSED USE	VETERINARY CLINIC	18,000 sq. ft.
LOT AREA (ACRES)	18,000 sq. ft.	0.41
TOTAL BUILDING (SQ. FT.)	18,000	18,000
LOT AREA (SQ. FT.)	18,000	18,000
LOT AREA (ACRES)	0.41	0.41
FLOOR AREA RATIO	4.15	4.15
PARKING REQUIRED (VEH. CLAS.)	1 SP / 300 SF = 25	25
TOTAL PARKING REQUIRED	25	25
PROPOSED PARKING	25	25
UNDESIGNED PARKING PROVIDED	2	2
DEFICIENCY	23	23

GENERAL NOTES:
 1. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, ZONING ORDINANCE PDJ 2003-02-017.
 2. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, SURVEYING AND MAPPING ACT.
 3. THE PROPOSED CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF MCKINNEY, TEXAS, PLANNING AND ZONING DEPARTMENT.

PROJECT LOCATION / DESCRIPTION:
 The project is located at the intersection of Virginia Parkway and [Street Name]. The site is zoned PDJ 2003-02-017. The proposed construction is a veterinary clinic with 18,000 sq. ft. of building area and 25 parking spaces.

PLANNING DEPARTMENT:
 The project has been reviewed by the Planning Department and is in compliance with the City of McKinney, Texas, Zoning Ordinance PDJ 2003-02-017.

REVISIONS

REVISOR: [Name]
 DATE: JUN 27 2006

PLANNING

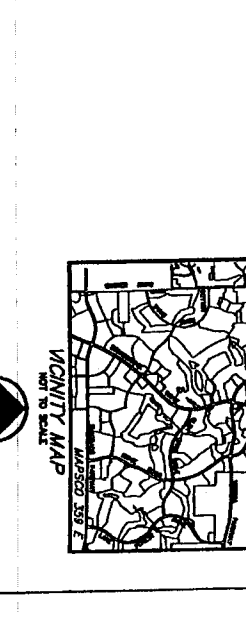


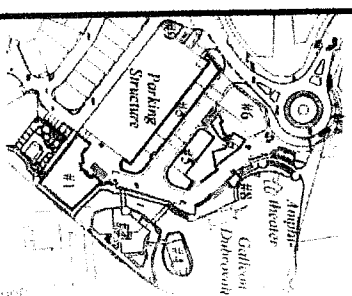
EXHIBIT "D"



53 HARBOUR MARKET NORTH VENTURE
 AN AFFILIATE COMPANY OF

BLACKBARD GROUP
 410 Ashbur Park Ave.
 Montreal, Quebec H3A 2K4
 Phone (514) 581-0000
 Fax (514) 581-0000

**HARBOR BUILDING
 ELEVATION STUDY**



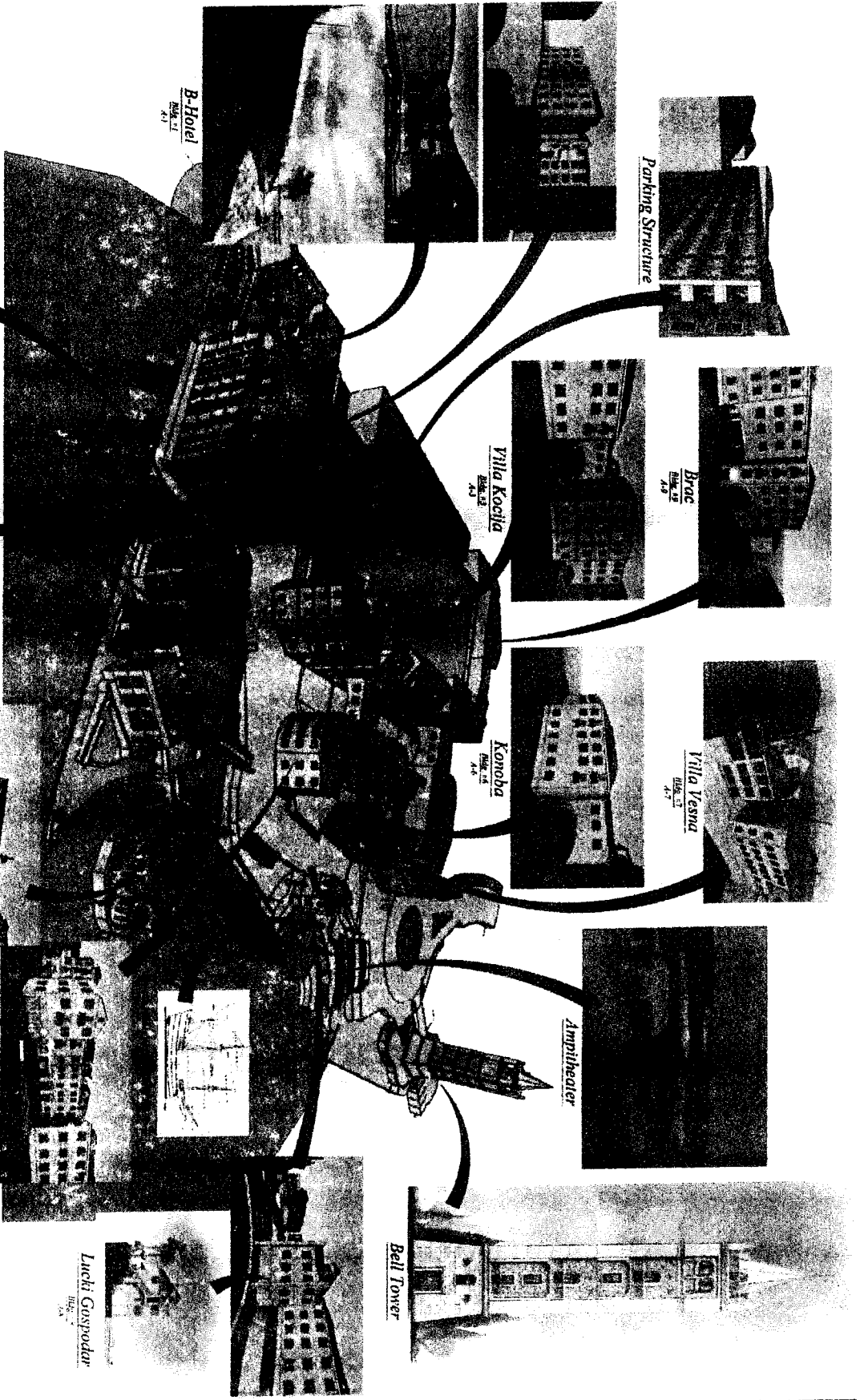
KEY PLAN

N.B.
 These elevations are for conceptual use only. They are not intended to be used for construction purposes. The design is subject to change and development, including the design of landscaping.

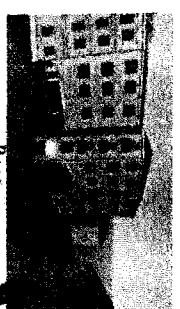
The design, including, parking, paving and landscaping, is subject to the approval of the City of Montreal. The design is subject to the approval of the City of Montreal.

A-0

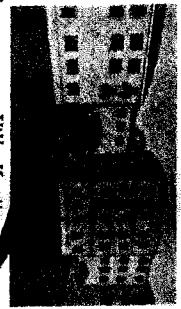
EXHIBIT "F"



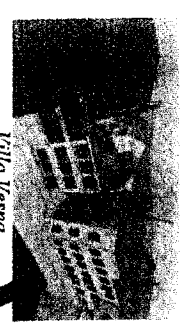
Parking Structure



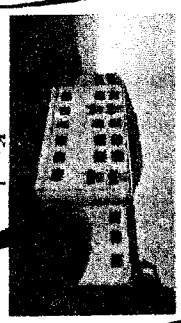
Bryce



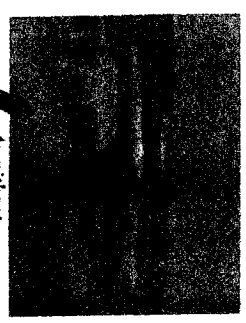
Villa Kocila



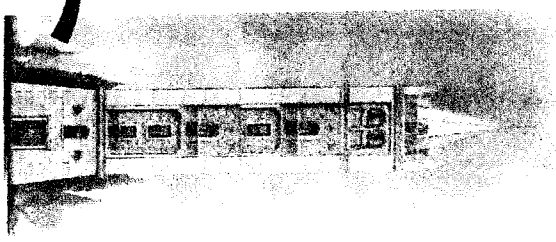
Villa Venna



Komaba



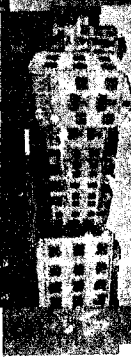
Amphitheater



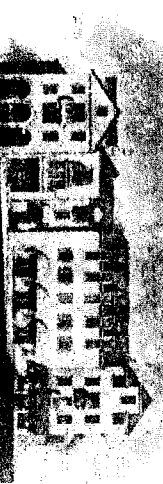
Bell Tower



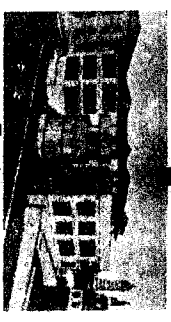
Luchl Gospodar



Chapel



Solano

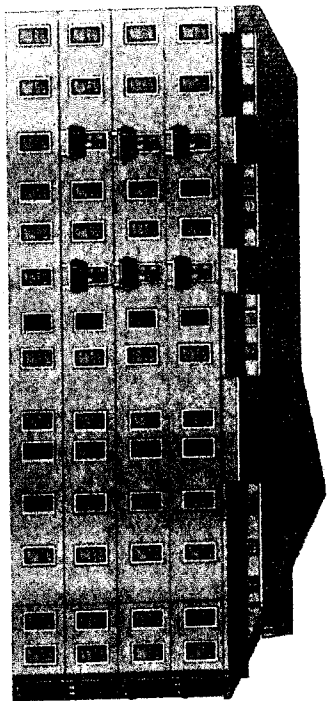


Troje

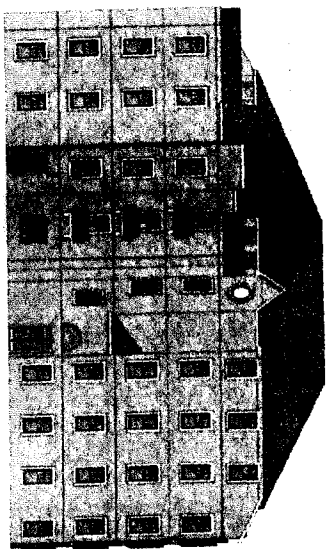


Harbor

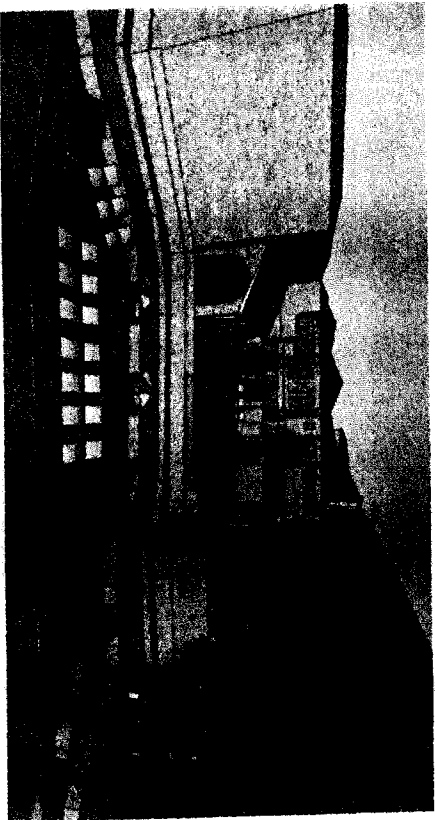
B-Hotel



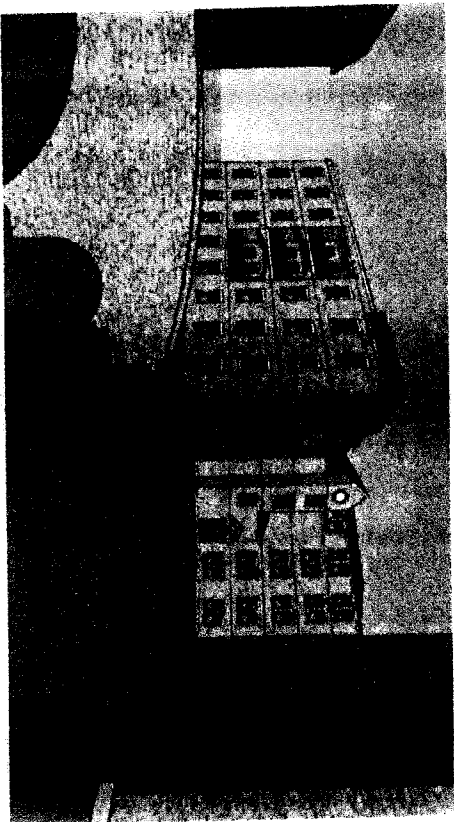
04 South Elevation
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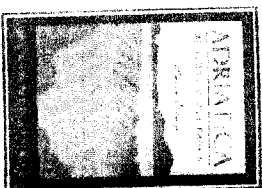
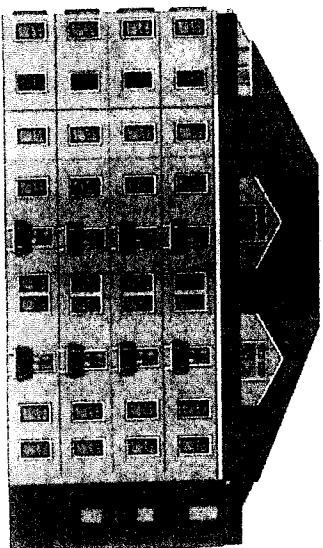
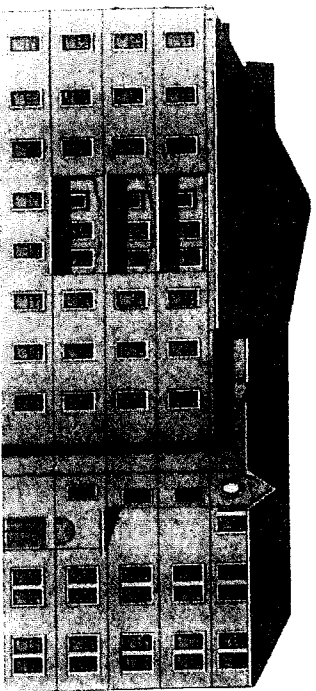
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02 North Elevation
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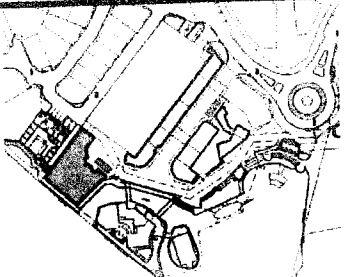
01 East Elevation
SCALE: 1/8" = 1'-0"



SHARON MARKET/JOHN VENTURE
an Equal Opportunity Employer

BLACKLARD GROUP
401 Marine Parkway
Rockaway, Texas 75080
Phone: (713) 460-0004
Fax: (713) 460-9330

B-Hotel
at
ADRIATICA
McKinney, Texas
BUILDING #1



KEY PLAN

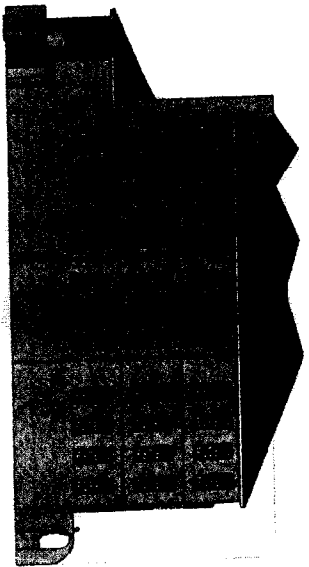
N.T.S.

This is a plan view of the site showing the location of the building and the parking area. The building is located on the east side of the site, and the parking area is located to the west of the building. The site is bounded by McKinney Street to the north and south, and by the railroad tracks to the east and west. The building is shown in a hatched pattern, and the parking area is shown in a cross-hatched pattern. The site is shown in a perspective view, and the building is shown in a perspective view. The site is shown in a perspective view, and the building is shown in a perspective view.

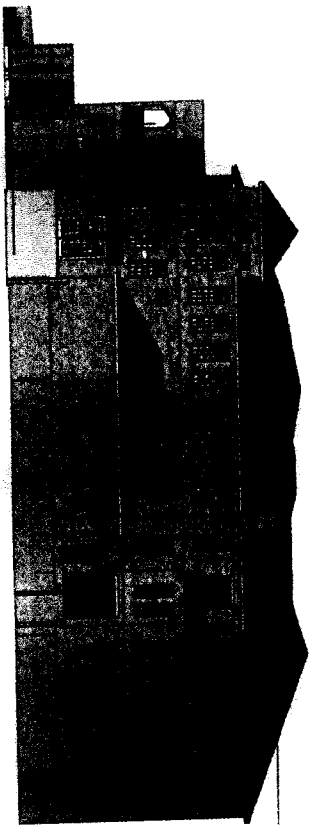
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DATE: 01.11.87

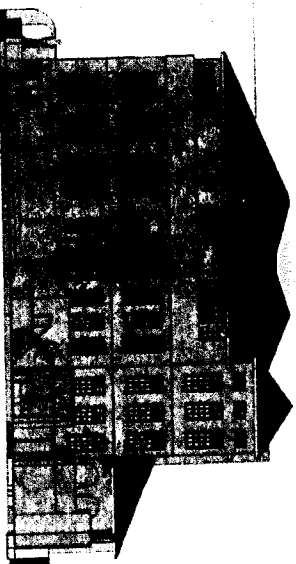
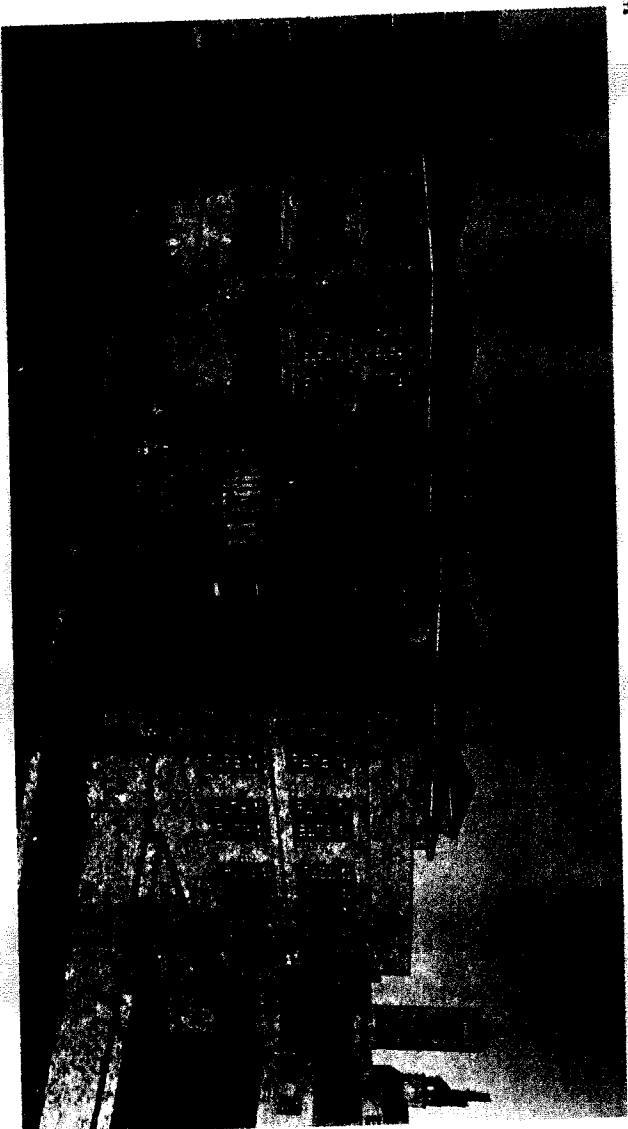
EXHIBIT "F"



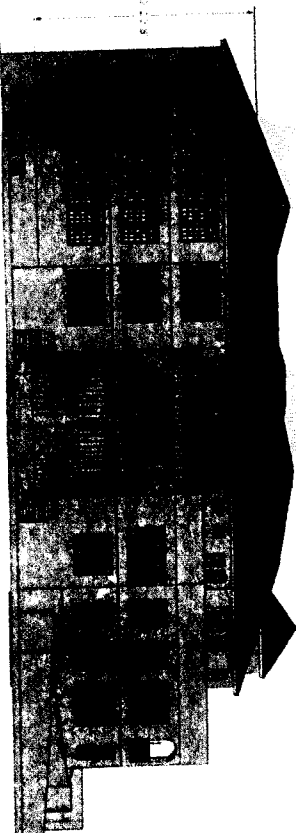
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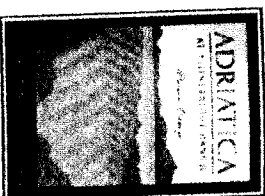
03 **North Elevation**
SCALE: 1/8" = 1'-0"



02 **East Elevation**
SCALE: 1/8" = 1'-0"



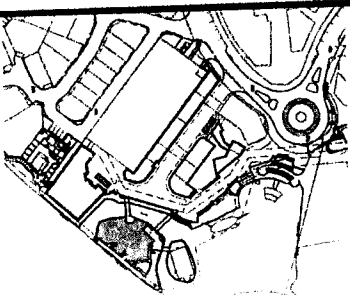
01 **South Elevation**
SCALE: 1/8" = 1'-0"



50 BLAUER MARKET JOURNAL VENTURE
an affiliated company of:

BLACKARD GROUP
401 Adams Parkway
McKinney, Texas 75070
Phone (972) 340-0000
Fax (972) 340-0009

TROGIR
at
ADRIATICA
McKinney, Texas
BUILDING #2



KEY PLAN

N.T.S.

These elevations are for exterior view to determine building form and appearance. All features will be subject to architectural review and approval by the contractor and architect, including the owner's review of all details. All dimensions are subject to the contractor's final interpretation and all dimensions to the exterior are subject to the contractor's final interpretation and all dimensions to the exterior are subject to the contractor's final interpretation.

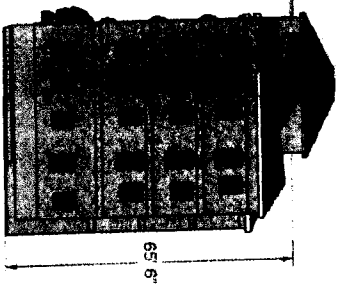
A-2

Author: Blackard Group
Date: July 17, 2006

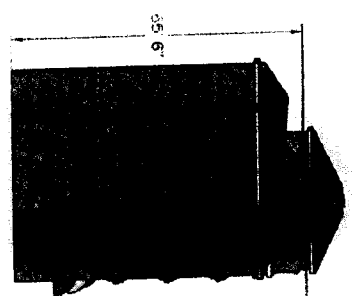
JUL 17 2006

PLANNING

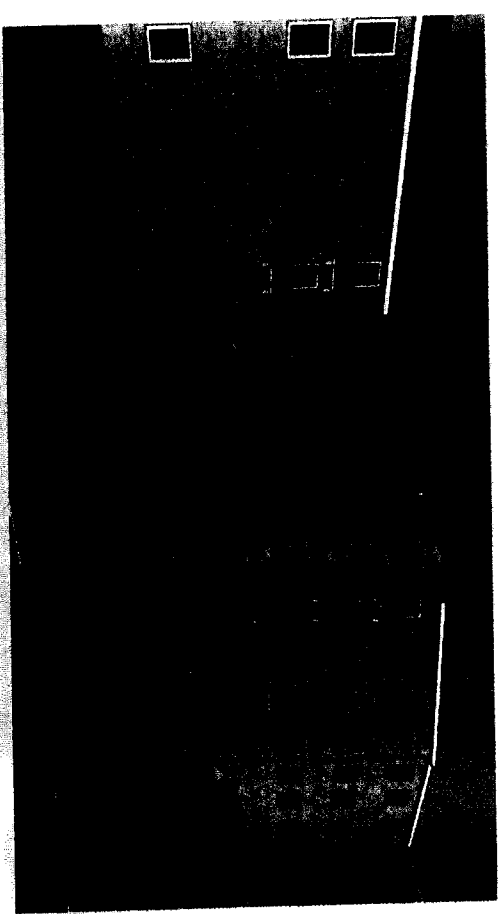
EXHIBIT 'F'



03 West Elevation
SCALE: 1/8" = 1'-0"



02 East Elevation
SCALE: 1/8" = 1'-0"



01 North Elevation
SCALE: 1/8" = 1'-0"

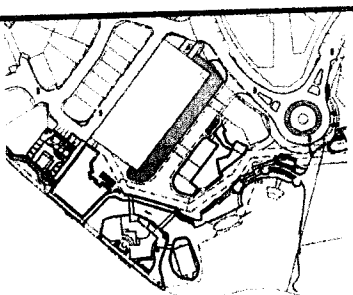


50 HILBORN MARKET NORTH SUITE 100
an official company of

BLACKCARD GROUP

401 Atlantic Building
Houston, Texas 77002
Phone: (713) 540-0004
Fax: (713) 540-0005

Villa Koojia
at
ADRIATICA
McKinney, Texas
BUILDING #3



KEY PLAN

N18

These annotations are for conceptual use to determine zoning status.

Architectural features will be subject to modification to meet zoning requirements. The owner shall verify the zoning status of the site with the City of Houston Planning Department.

Final zoning status will be determined by the City of Houston Planning Department. The owner shall verify the zoning status of the site with the City of Houston Planning Department.

Final zoning status will be determined by the City of Houston Planning Department. The owner shall verify the zoning status of the site with the City of Houston Planning Department.

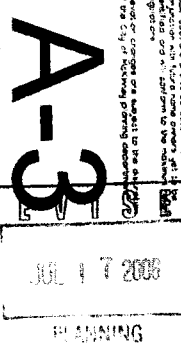
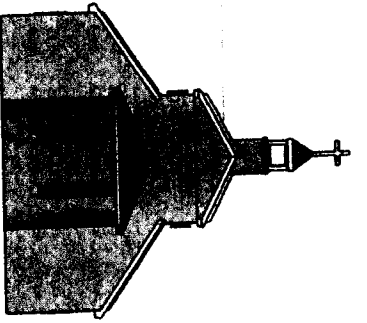
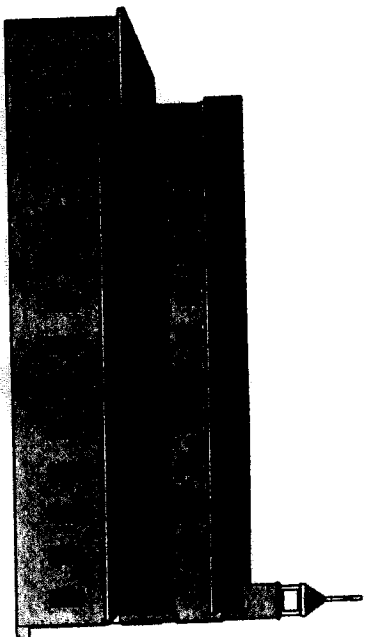


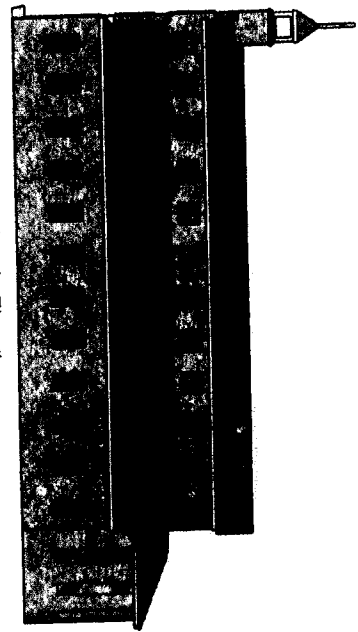
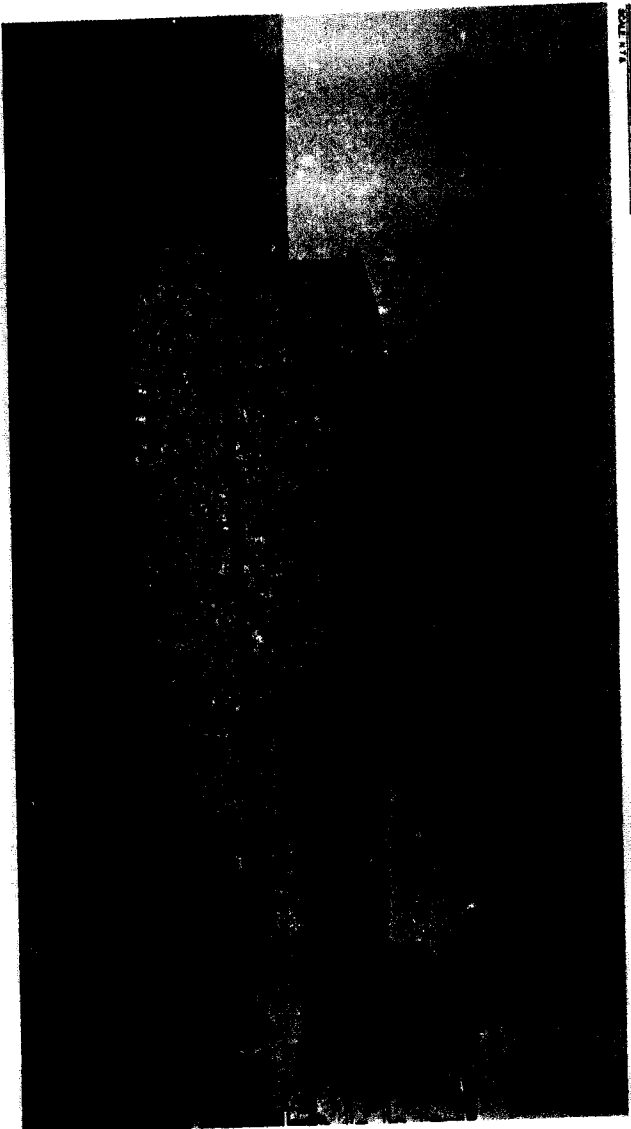
EXHIBIT 'F'



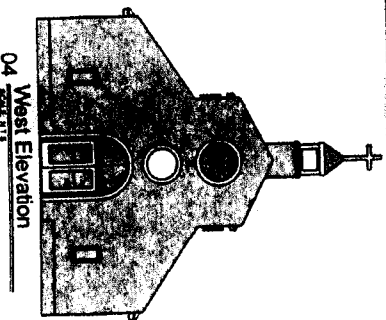
03 East Elevation
SCALE: 1/8" = 1'-0"



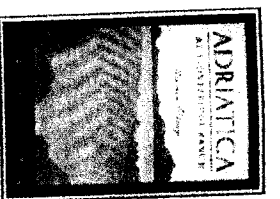
01 North Elevation
SCALE: 1/8" = 1'-0"



02 South Elevation
SCALE: 1/8" = 1'-0"



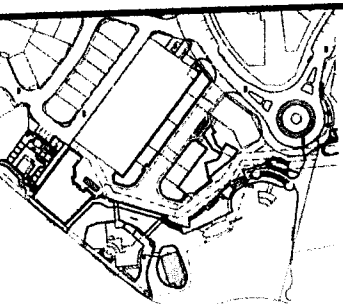
04 West Elevation
SCALE: 1/8" = 1'-0"



88 BLAKSON MARKET STREET, VENTURE
OFFICE BUILDING, SUITE 200
MCKINNEY, TEXAS 75069

BLACKLAND GROUP
401 Adams Parkway
McKinney, Texas 75069
Phone: (972) 540-0304
Fax: (972) 540-0309

CHAPEL
at
ADRIATICA
McKinney, Texas
BUILDING #4



KEY PLAN

N.T.S.

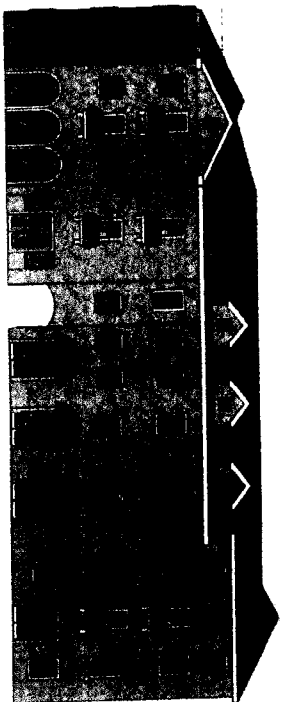
This plan is not to scale and is for informational purposes only. It is not intended to be used for any other purpose. All dimensions and locations are to be determined by the contractor. The contractor shall be responsible for all utility work and for obtaining all necessary permits. The contractor shall be responsible for all construction and for obtaining all necessary permits. The contractor shall be responsible for all construction and for obtaining all necessary permits.

A-4

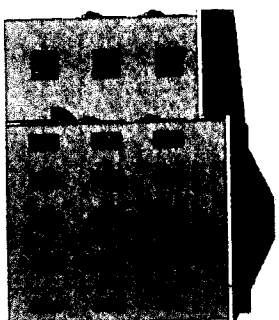
DATE: 6/17/2006

PLANNING

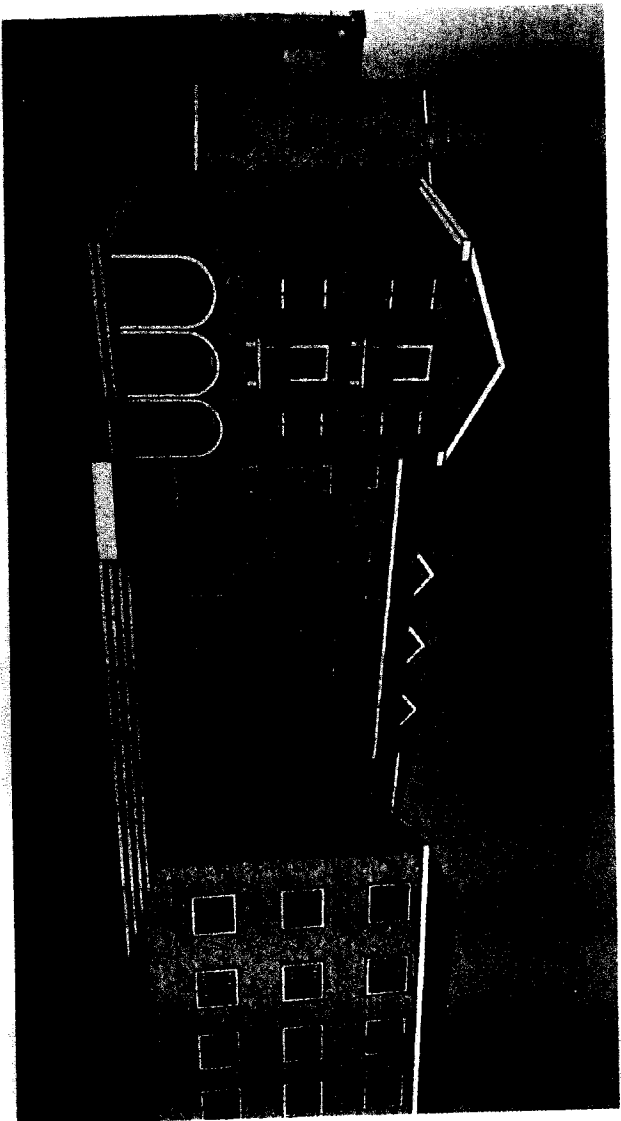
EXHIBIT "P"



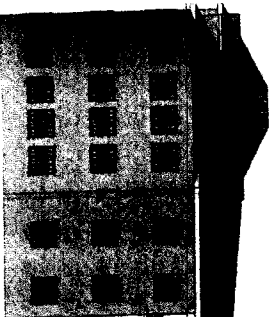
04 North Elevation
SCALE 1/8" = 1'-0"



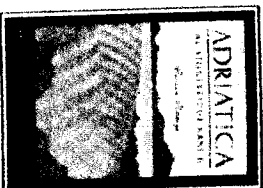
03 West Elevation
SCALE 1/8" = 1'-0"



01 South Elevation
SCALE 1/8" = 1'-0"



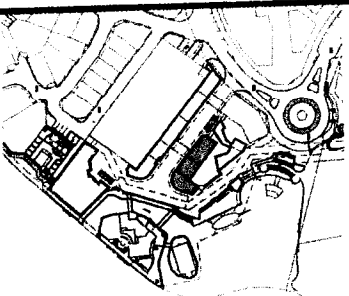
02 East Elevation
SCALE 1/8" = 1'-0"



2310000 MARKET FRONT VENTURE
10000 MARKET FRONT VENTURE
10000 MARKET FRONT VENTURE

BLACKHARD GROUP
401 Adair Parkway
McKinney, Texas 75070
Phone (972) 340-0304
Fax (972) 340-0305

SOLANO
at
ADRIATICA
McKinney, Texas
BUILDING #5



KEY PLAN

N.T.S.

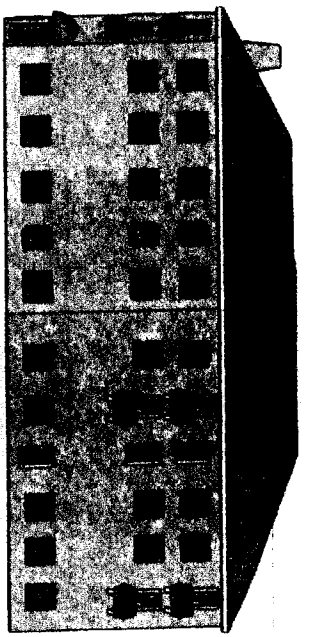
These elevations are for conceptual use to illustrate building massing. Final elevations will be based on the final architectural drawings. The elevations are not to be used for construction or other purposes without the approval of the architect. The elevations are subject to the design of the City of McKinney planning department.

A-5

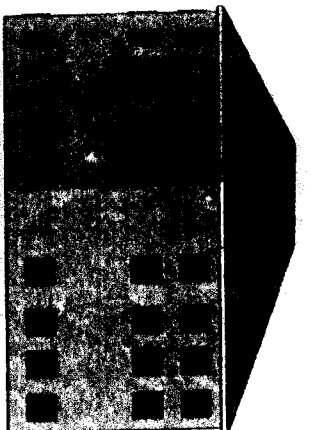
Upper Design

APR 17 2008

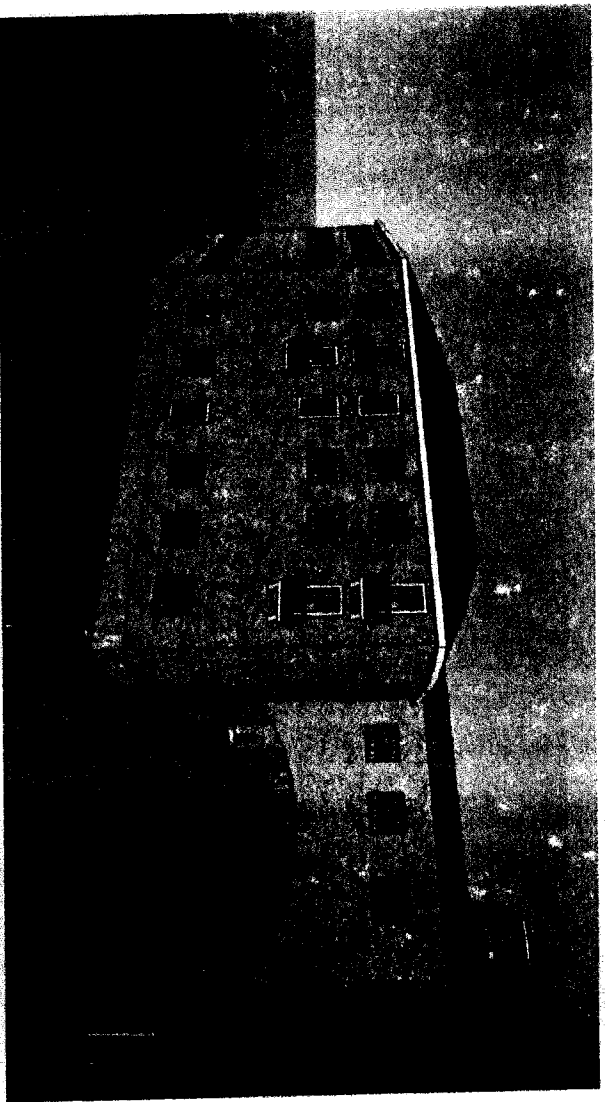
EXHIBIT "F"



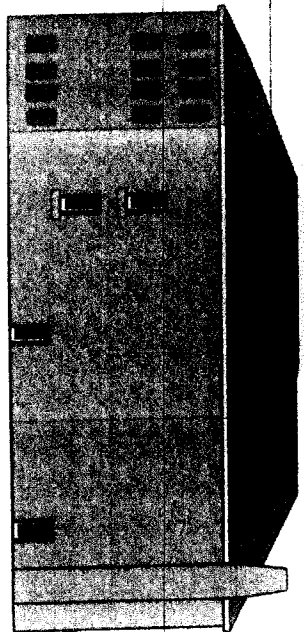
04 West Elevation
SCALE 1/4" = 1'-0"



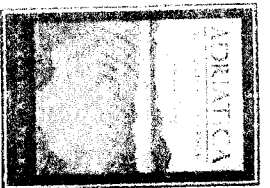
03 South Elevation
SCALE 1/4" = 1'-0"



02 North Elevation
SCALE 1/4" = 1'-0"



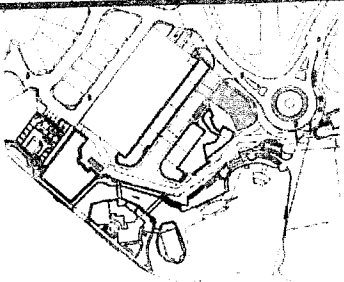
01 East Elevation
SCALE 1/4" = 1'-0"



BLACKARD GROUP
an affiliated company of

BLACKARD GROUP
201 Adelaide Parkway
McKinney, Texas 75069
Tel: (972) 566-9200

KONOBA
at
ADRIATICA
McKinney, Texas
BUILDING #3

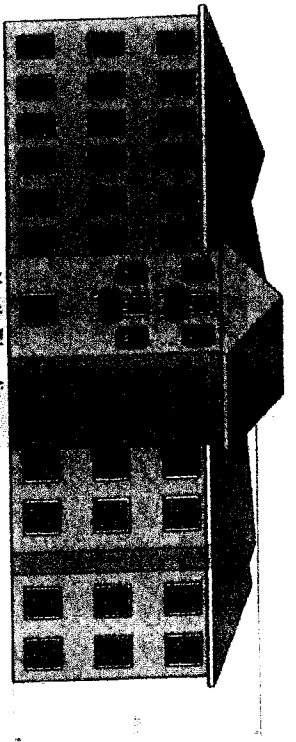


KEY PLAN
N 15

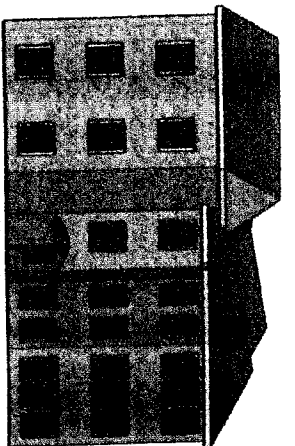
This section was prepared to show the relationship of the building to the site. It is not intended to show the building's location on the site. The building's location on the site is shown in the key plan. The building's location on the site is shown in the key plan. The building's location on the site is shown in the key plan.

A-6

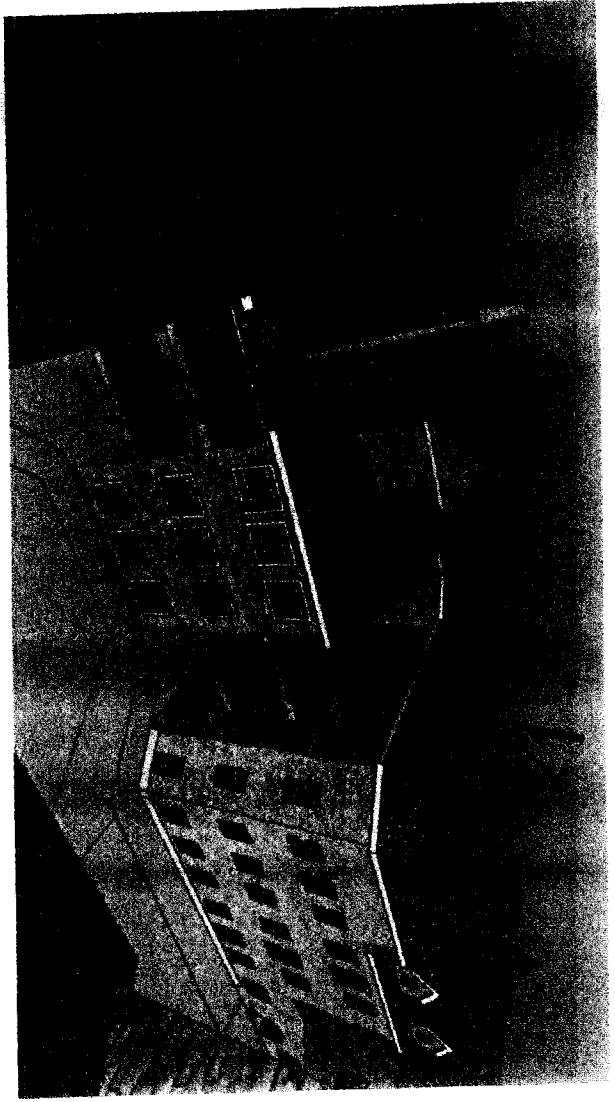
EXHIBIT "F"



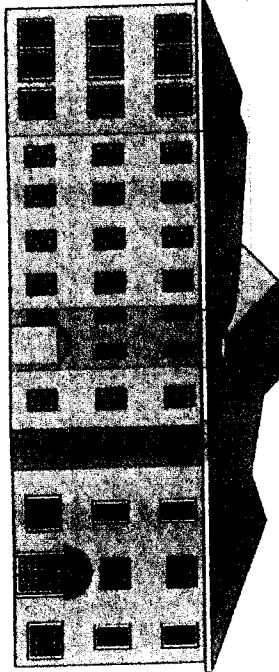
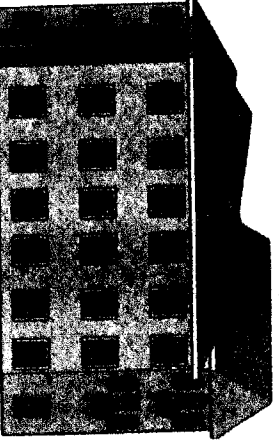
04 North Elevation
ELEVATION



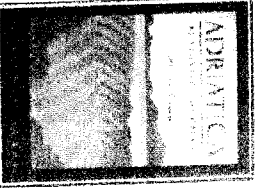
03 West Elevation
ELEVATION



02 South Elevation
ELEVATION



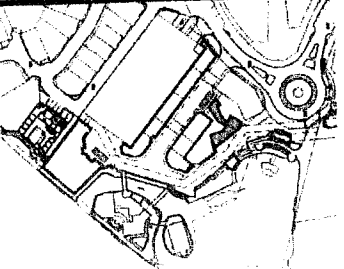
01 East Elevation
ELEVATION



33 RAVEN MARKET BOULEVARD
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Phone: (972) 546-0314
Fax: (972) 546-0305

VILLA VESNA
at
ADRIATICA
McKinney, Texas
BUILDING #7



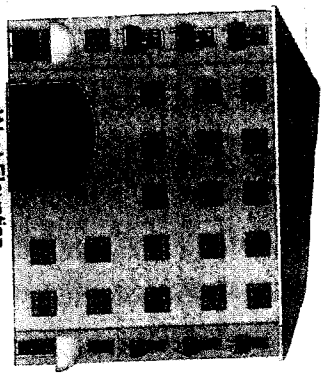
KEY PLAN

N.T.S.

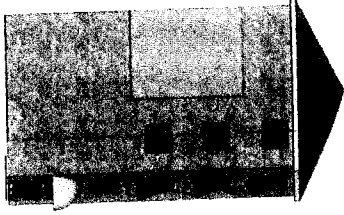
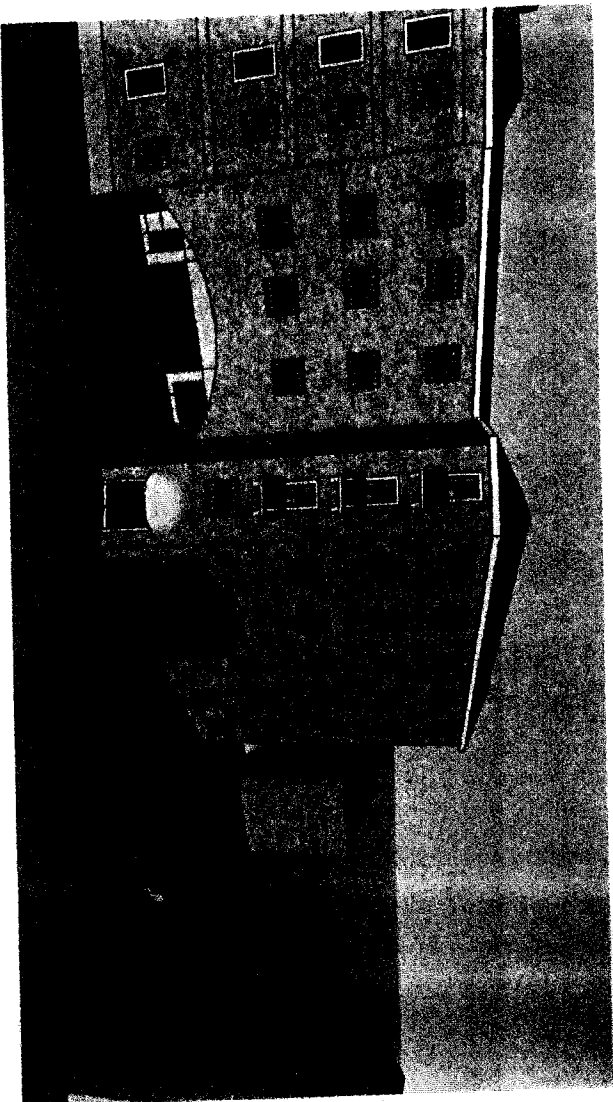
This plan shows the location of the building on the site. The building is located on the east side of the site, adjacent to the parking area. The site is bounded by Adams Parkway to the north, McKinney to the east, and the existing building to the south. The building is shown in a hatched pattern. The parking area is shown in a cross-hatched pattern. The site is bounded by Adams Parkway to the north, McKinney to the east, and the existing building to the south. The building is shown in a hatched pattern. The parking area is shown in a cross-hatched pattern.

A-7

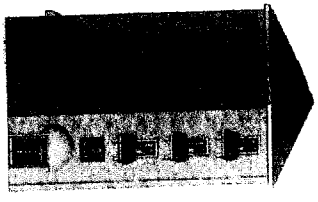
EXHIBIT "F"



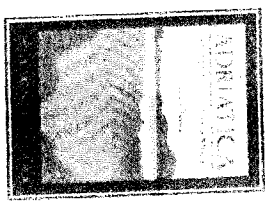
03 West Elevation
SCALE: 1/8" = 1'-0"



02 North Elevation
SCALE: 1/8" = 1'-0"



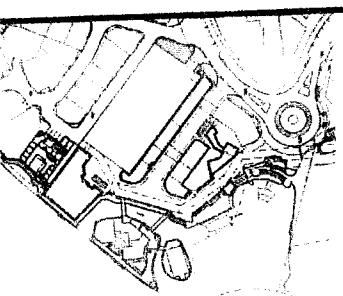
01 South Elevation
SCALE: 1/8" = 1'-0"



55 S. HARRIS MARKET FRONT TOWER BEE
A-9 (Official Company of)

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BRAC
at
ADRIATICA
McKinney, Texas
BUILDING #9



KEY PLAN
N.T.S.

These drawings are for general reference only. They are not to be used for construction without the approval of the architect. The contractor shall be responsible for obtaining all necessary permits and approvals. The architect shall not be responsible for any errors or omissions in these drawings. The architect shall not be responsible for any construction defects or delays. The architect shall not be responsible for any construction safety issues. The architect shall not be responsible for any construction cost overruns. The architect shall not be responsible for any construction schedule delays. The architect shall not be responsible for any construction quality issues. The architect shall not be responsible for any construction safety issues. The architect shall not be responsible for any construction cost overruns. The architect shall not be responsible for any construction schedule delays. The architect shall not be responsible for any construction quality issues.

A-9
Drawing No. A-9

EXHIBIT "F"

