

ART Job # 17022

## **Addendum No. 3**

**October 9, 2018**

**Trellis Community Development  
Trellis @ Colter  
1617 W Colter St.  
Phoenix, Arizona**



**ARCHITECTURAL  
RESOURCE  
TEAM**

### **NOTICE TO BIDDERS:**

- A. This Addendum shall be considered part of the Contract Documents for the above mentioned project as though it had been issued at the same time and incorporated integrally therewith. Where provisions of the following supplementary data differ from those of the original Contract Documents, this Addendum shall govern and take precedence.
- B. Bidders are hereby notified that they shall make any necessary adjustments in their estimates on account of this Addendum. It will be construed that each Bidder's proposal is submitted with full knowledge of all modifications and supplemental data specified herein.

Principals:

Doug McCord, AIA, LEEDap

Dev Pawar, LEEDap

Erica Quintana

### **THIS ADDENDUM CONSISTS OF THE FOLLOWING:**

PART I: Items Pertaining to Clarifications and RFI's  
PART II: Attachments

PART I –Items Pertaining to Clarifications and RFI's

Question: Please provide the Soils Report.

Response: The soils report has been provided as a part of this addendum. See attachment 1.

Question: The designated window sizes located in both Units violate local fire codes, they do not provide the appropriate square footage of egress for a non-fire sprinklered building. Building codes require all bedrooms to feature an egress window for safety, including those in the basement. The International Residential Code has established that egress windows must open at least 20 inches wide and 24 inches high for a minimum opening of 5.7 square feet. The windowsill must also be no higher than 44 inches above the finished floor.

When utilizing a 4'x3' window the open space is decreased by half of the window size due to it being a slider. When adding the widths of the window frame and the frame the glazing is held within, you come up with less than 5 SF of open space.

Response: The window sizes in Unit 1 Master Bedroom and Junior Suite have been revised to comply with this code requirement. One 3'x5' sliding window ILO of two 2'x4'. See attachments 2 and 4.

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Question: Will the project be covered under a wrap insurance (OCIP) by the owner?

Response: The project will be covered under an OCIP.

PART II Attachments

1. Geotechnical Report
2. Drawing Revision Narrative
3. Exhibit B – Unit 1 Construction Documents – Addendum #3

End of Addendum No. 3



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