NW 11TH & HOYT

DESIGN REVIEW EXHIBITS

CARROLL INVESTMENTS

ANKROM MOISAN

AUGUST 19TH, 2015

LU 15-169591 DZM AD

CASE FILE EA 15-120756

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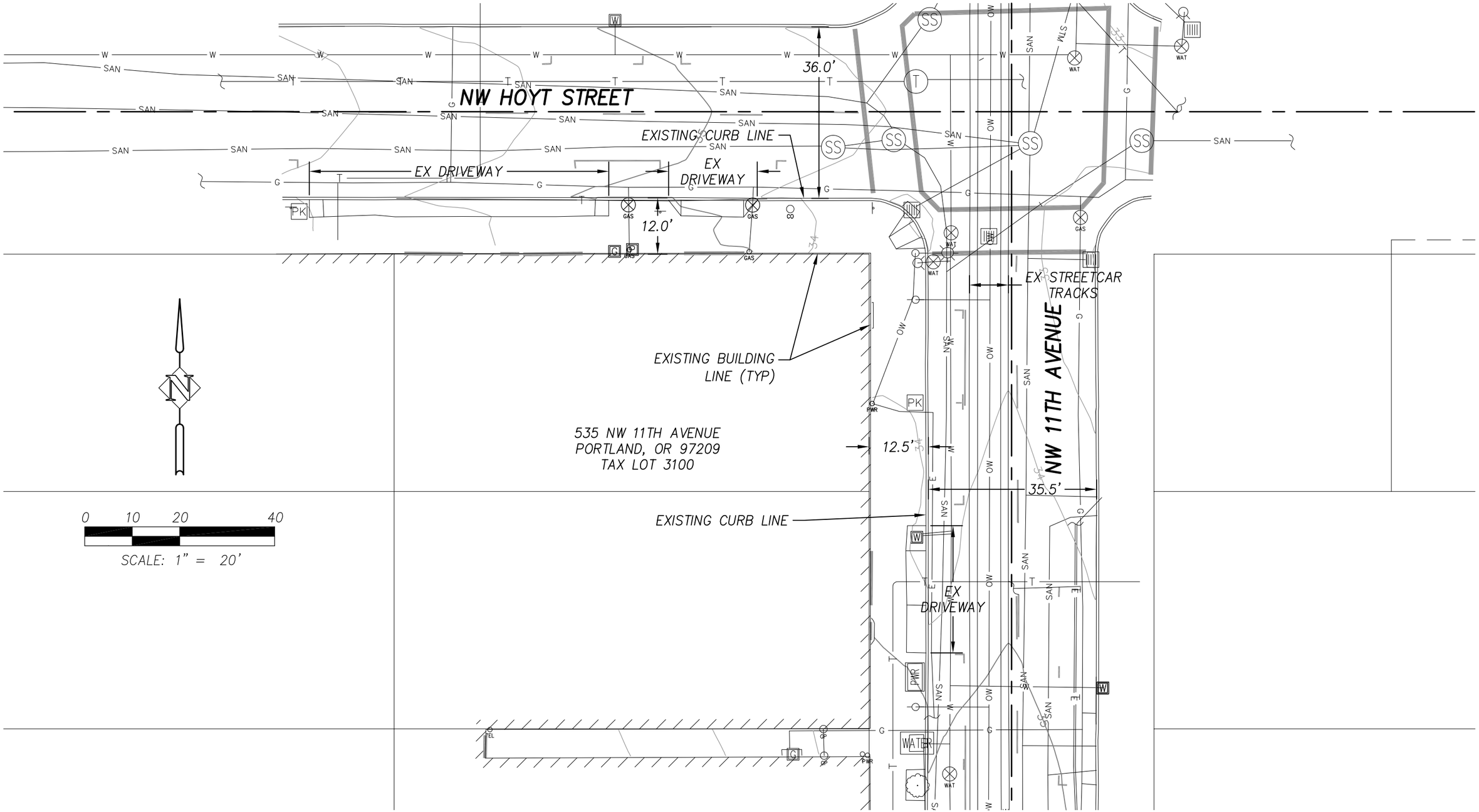
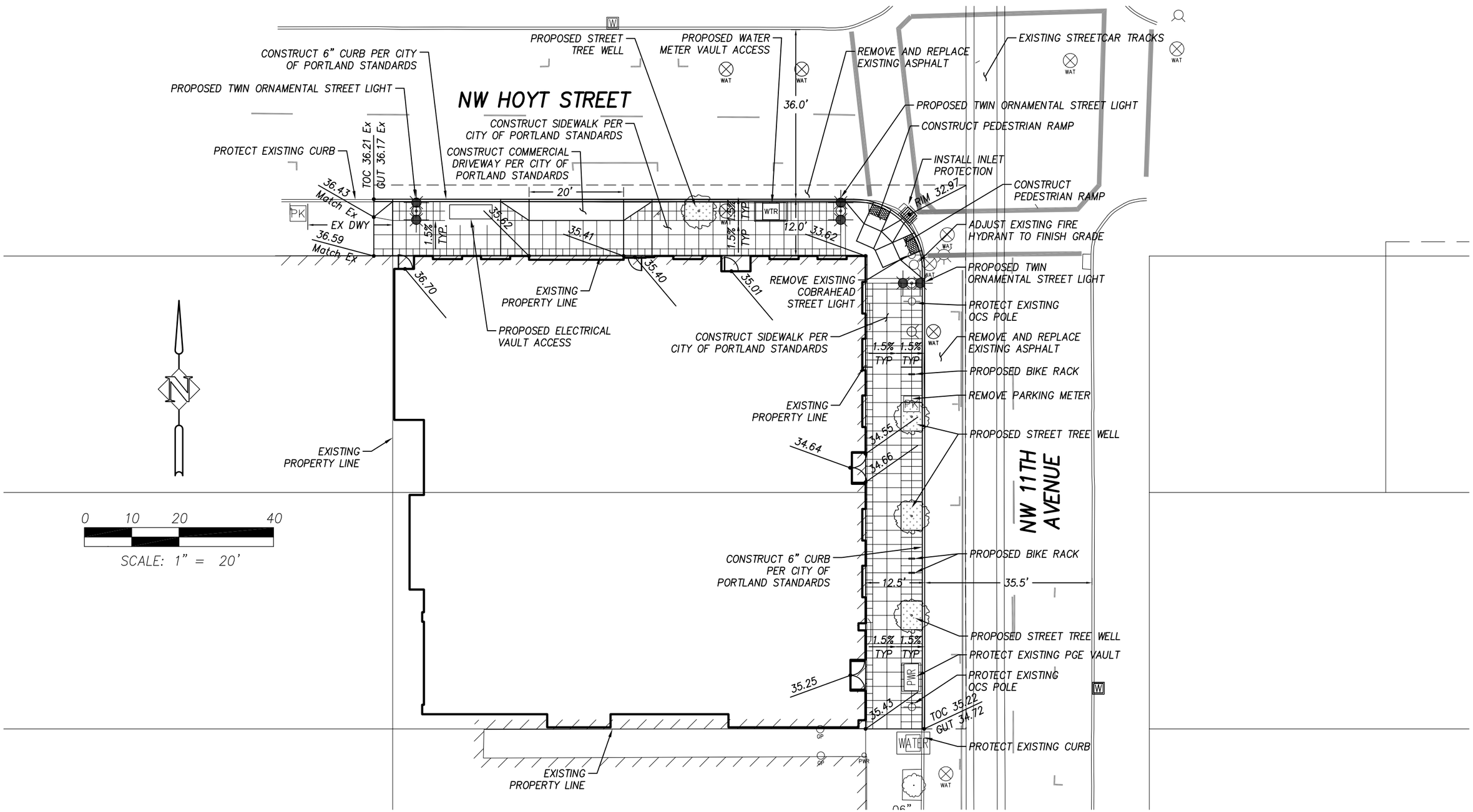
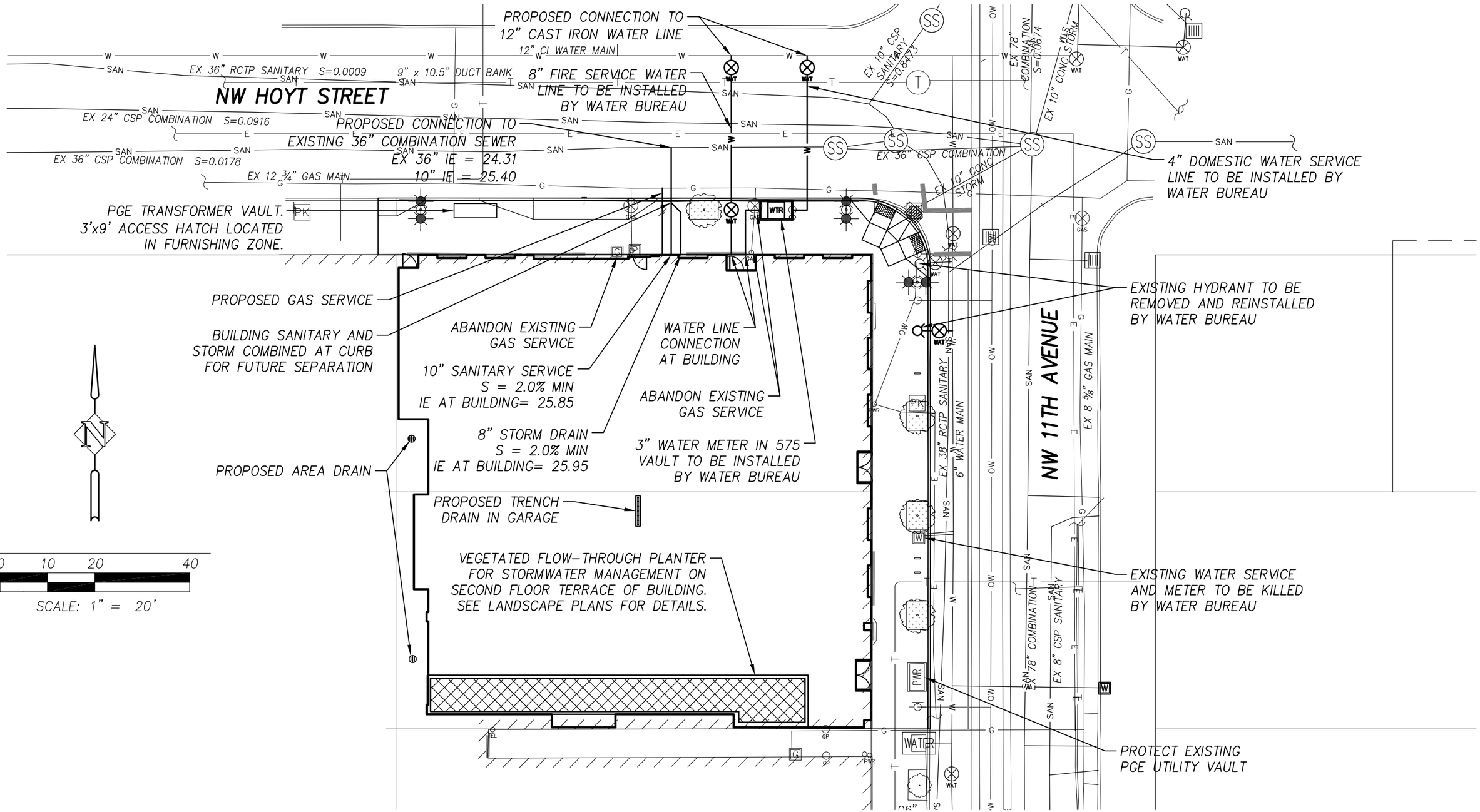
DOWNTOWN
SITE
I-5
OLDTOWN
AREAS SHOWN ON C.2
UNION STATION
BROADWAY BRIDGE

- MIXED USE / HOUSING
- DEDICATED BIKE LANES
- STREET CAR
- MAX LINE
- ARTS & CULTURAL
- PUBLIC PARK

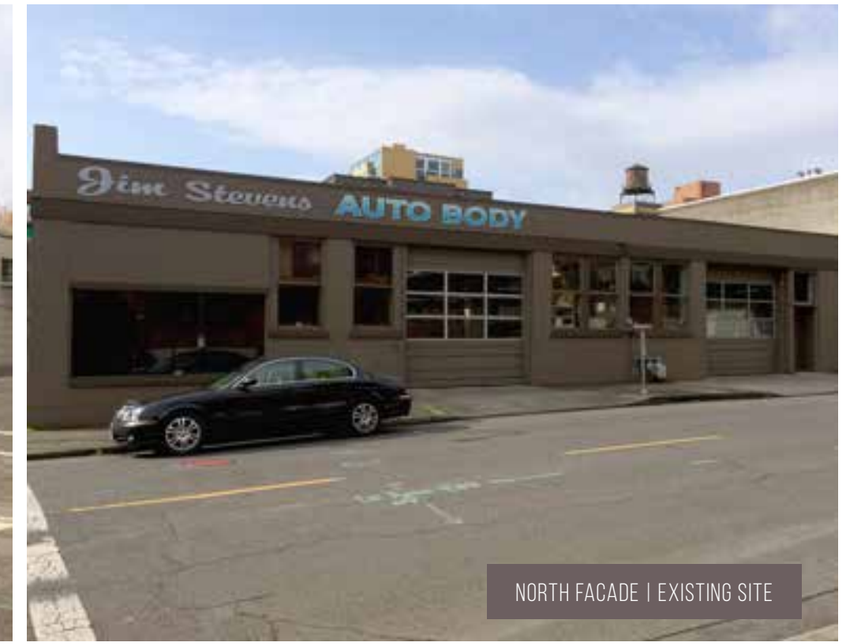

NW HOYT STREET
NW 11TH AVENUE
36.0'
12.0'
12.5'
35.5'
EXISTING CURB LINE
EX DRIVEWAY
EX DRIVEWAY
EX DRIVEWAY
EX STREETCAR TRACKS
EXISTING BUILDING LINE (TYP)
EXISTING CURB LINE
535 NW 11TH AVENUE
PORTLAND, OR 97209
TAX LOT 3100
0 10 20 40
SCALE: 1" = 20'


NW HOYT STREET
NW 11TH AVENUE
CONSTRUCT 6" CURB PER CITY OF PORTLAND STANDARDS
PROPOSED TWIN ORNAMENTAL STREET LIGHT
PROTECT EXISTING CURB
TOC 36.21 Ex
GUT 36.17 Ex
36.43 Match Ex
EX DWY
36.59 Match Ex
PROPOSED STREET TREE WELL
PROPOSED WATER METER VAULT ACCESS
CONSTRUCT SIDEWALK PER CITY OF PORTLAND STANDARDS
CONSTRUCT COMMERCIAL DRIVEWAY PER CITY OF PORTLAND STANDARDS
20'
36.0'
12.0'
33.62
35.62
35.41
35.40
35.01
36.70
1.5% TYP
EXISTING PROPERTY LINE
PROPOSED ELECTRICAL VAULT ACCESS
CONSTRUCT SIDEWALK PER CITY OF PORTLAND STANDARDS
REMOVE AND REPLACE EXISTING ASPHALT
EXISTING STREETCAR TRACKS
PROPOSED TWIN ORNAMENTAL STREET LIGHT
CONSTRUCT PEDESTRIAN RAMP
INSTALL INLET PROTECTION
RIM 32.97
CONSTRUCT PEDESTRIAN RAMP
ADJUST EXISTING FIRE HYDRANT TO FINISH GRADE
PROPOSED TWIN ORNAMENTAL STREET LIGHT
REMOVE EXISTING COBRAHEAD STREET LIGHT
PROTECT EXISTING OCS POLE
REMOVE AND REPLACE EXISTING ASPHALT
PROPOSED BIKE RACK
REMOVE PARKING METER
PROPOSED STREET TREE WELL
34.55
34.64
34.66
CONSTRUCT 6" CURB PER CITY OF PORTLAND STANDARDS
PROPOSED BIKE RACK
12.5'
35.5'
PROPOSED STREET TREE WELL
PROTECT EXISTING PGE VAULT
PROTECT EXISTING OCS POLE
35.25
35.43
TOC 35.22
GUT 34.72
PROTECT EXISTING CURB
EXISTING PROPERTY LINE
0 10 20 40
SCALE: 1" = 20'


PROPOSED CONNECTION TO
12" CAST IRON WATER LINE
12" CI WATER MAIN
EX 36" RCTP SANITARY S=0.0009
9" x 10.5" DUCT BANK
8" FIRE SERVICE WATER
LINE TO BE INSTALLED
BY WATER BUREAU
NW HOYT STREET
EX 24" CSP COMBINATION S=0.0916
PROPOSED CONNECTION TO
EXISTING 36" COMBINATION SEWER
EX 36" IE = 24.31
10" IE = 25.40
EX 36" CSP COMBINATION S=0.0178
EX 12 ¾" GAS MAIN
EX 10" CSP SANITARY S=0.8473
EX 78" COMBINATION S=0.0674
EX 10" CONC STORM
EX 36" CSP COMBINATION
EX 10" CONC STORM
4" DOMESTIC WATER SERVICE
LINE TO BE INSTALLED BY
WATER BUREAU
PGE TRANSFORMER VAULT.
3'x9' ACCESS HATCH LOCATED
IN FURNISHING ZONE.
EXISTING HYDRANT TO BE
REMOVED AND REINSTALLED
BY WATER BUREAU
PROPOSED GAS SERVICE
BUILDING SANITARY AND
STORM COMBINED AT CURB
FOR FUTURE SEPARATION
ABANDON EXISTING
GAS SERVICE
WATER LINE
CONNECTION
AT BUILDING
10" SANITARY SERVICE
S = 2.0% MIN
IE AT BUILDING= 25.85
ABANDON EXISTING
GAS SERVICE
8" STORM DRAIN
S = 2.0% MIN
IE AT BUILDING= 25.95
3" WATER METER IN 575
VAULT TO BE INSTALLED
BY WATER BUREAU
PROPOSED AREA DRAIN
PROPOSED TRENCH
DRAIN IN GARAGE
NW 11TH AVENUE
EX 38" RCTP SANITARY
6" WATER MAIN
EX 8 5/8" GAS MAIN
EXISTING WATER SERVICE
AND METER TO BE KILLED
BY WATER BUREAU
VEGETATED FLOW-THROUGH PLANTER
FOR STORMWATER MANAGEMENT ON
SECOND FLOOR TERRACE OF BUILDING.
SEE LANDSCAPE PLANS FOR DETAILS.
EX 78" COMBINATION
EX 8" CSP SANITARY
PROTECT EXISTING
PGE UTILITY VAULT
0 10 20 40
SCALE: 1" = 20'

EAST FACADE | EXISTING SITE

11TH & HOYT | EXISTING SITE



NORTH FACADE | EXISTING SITE

528 NW 11TH | FAR TRANSFER PROPERTY

NEIGHBORING BUILDING

NEIGHBORING BUILDING

PARK
PLAZA

THE METROPOLITAN | NW 10TH & LOVEJOY

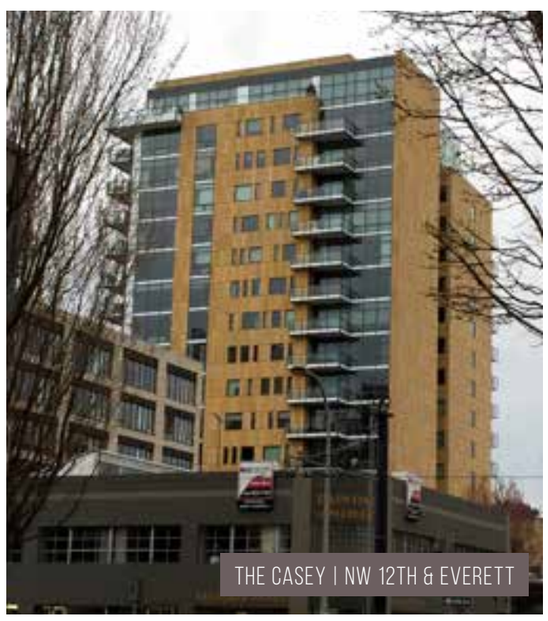
THE JANEY I & II | NW 12TH & EVERETT

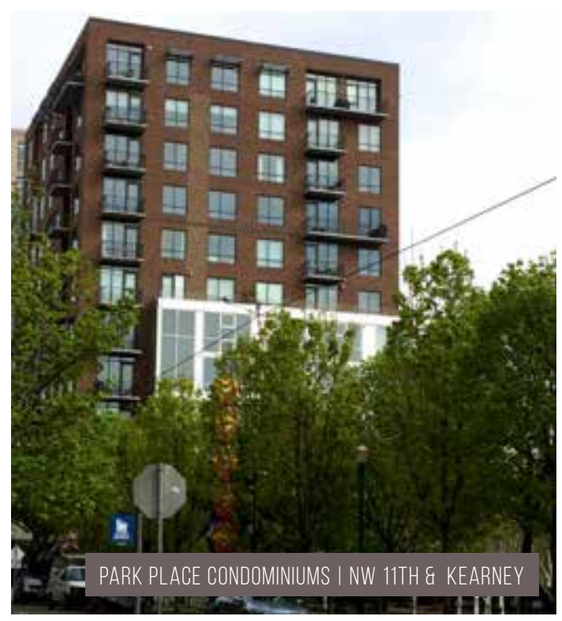
THE JANEY I & II | NW 12TH & EVERETT

THE ELIZABETH | NW 9TH & FLANDERS

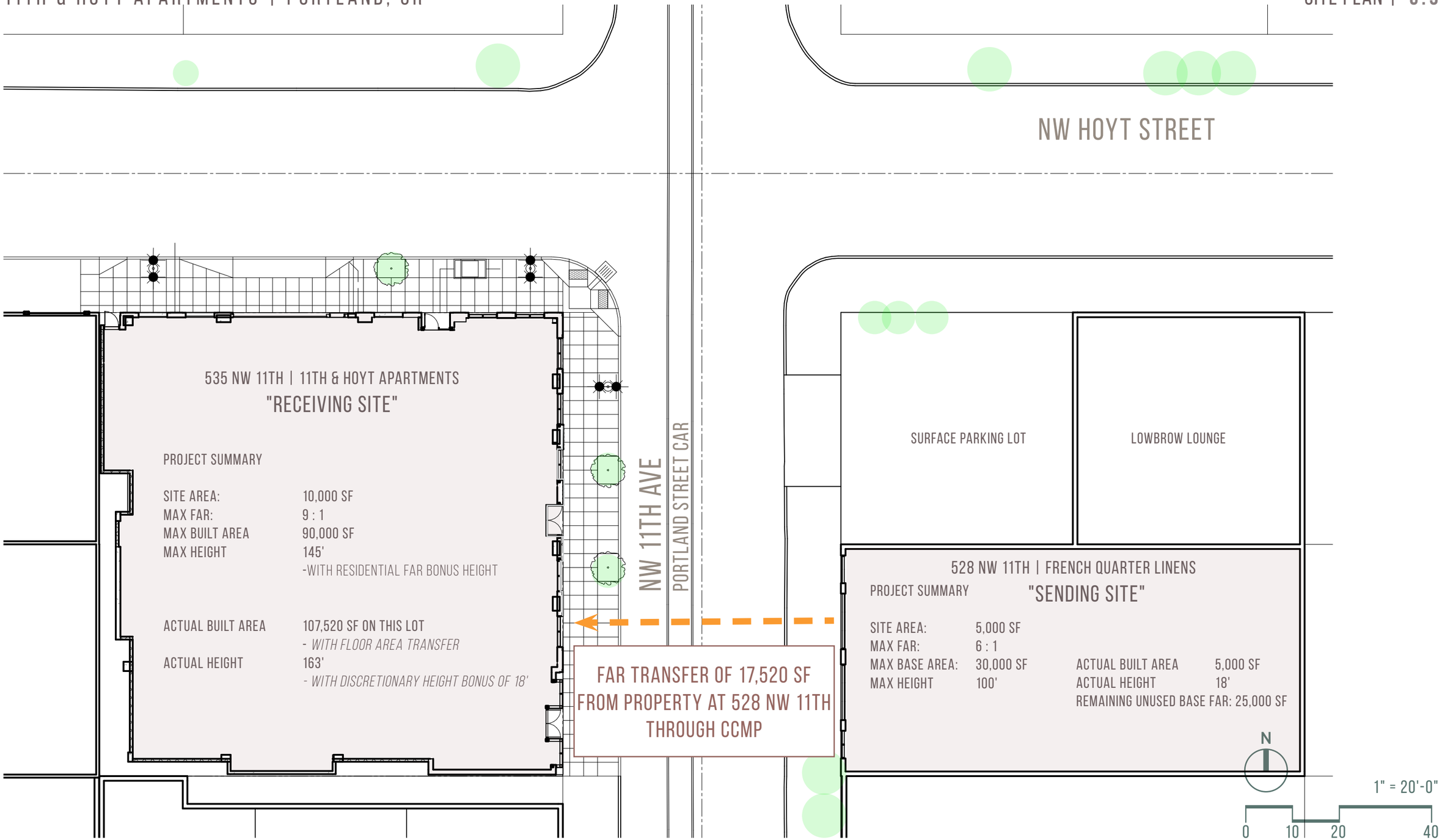
THE GREGORY | NW 11TH & GLISAN

937 CONDOMINIUMS | NW 9TH & GLISAN


THE CASEY | NW 12TH & EVERETT


PARK PLACE CONDOMINIUMS | NW 11TH & KEARNEY

THE BURLINGTON TOWER | NW 10TH & LOVEJOY


NW HOYT STREET
535 NW 11TH | 11TH & HOYT APARTMENTS
"RECEIVING SITE"
PROJECT SUMMARY
SITE AREA: 10,000 SF
MAX FAR: 9 : 1
MAX BUILT AREA 90,000 SF
MAX HEIGHT 145'
-WITH RESIDENTIAL FAR BONUS HEIGHT
ACTUAL BUILT AREA 107,520 SF ON THIS LOT
- WITH FLOOR AREA TRANSFER
ACTUAL HEIGHT 163'
- WITH DISCRETIONARY HEIGHT BONUS OF 18'
NW 11TH AVE
PORTLAND STREET CAR
FAR TRANSFER OF 17,520 SF FROM PROPERTY AT 528 NW 11TH THROUGH CCMP
SURFACE PARKING LOT
LOWBROW LOUNGE
528 NW 11TH | FRENCH QUARTER LINENS
"SENDING SITE"
PROJECT SUMMARY
SITE AREA: 5,000 SF
MAX FAR: 6 : 1
MAX BASE AREA: 30,000 SF
MAX HEIGHT 100'
ACTUAL BUILT AREA 5,000 SF
ACTUAL HEIGHT 18'
REMAINING UNUSED BASE FAR: 25,000 SF
N
1" = 20'-0"
0 10 20 40

OVERVIEW

Site:

10,000 sq. ft. at the intersection of NW 11th & Hoyt in Portland's Pearl.

To use FAR transfer through CCMP from 5,000 sq. ft. site at 528 NW 11th.

Gross Building Size:

107,520 sq. ft. building above grade. 9,113 sq. ft. below grade parking footprint. Total of 116,633 gross sq. ft.

Net Rentable:

Multifamily: 82,047 rentable sq. ft.

Retail: 1,507 rentable sq. ft.

Stories:

14 stories above grade with 7,474 gross sq. ft. typical floor plate.

Building Height:

163 ft. to Level 15 Mech. Pent (discretionary height limit is 175 ft.)

Units:

102 units range from studio of 588 sq. ft. to two bedrooms two bath of 1,323 sq. ft. Average size: 804 sq. ft.

Studios	1 Bed	1 Bed+Den	2 Bed
14	37	24	27
14%	36%	24%	26%

Parking:

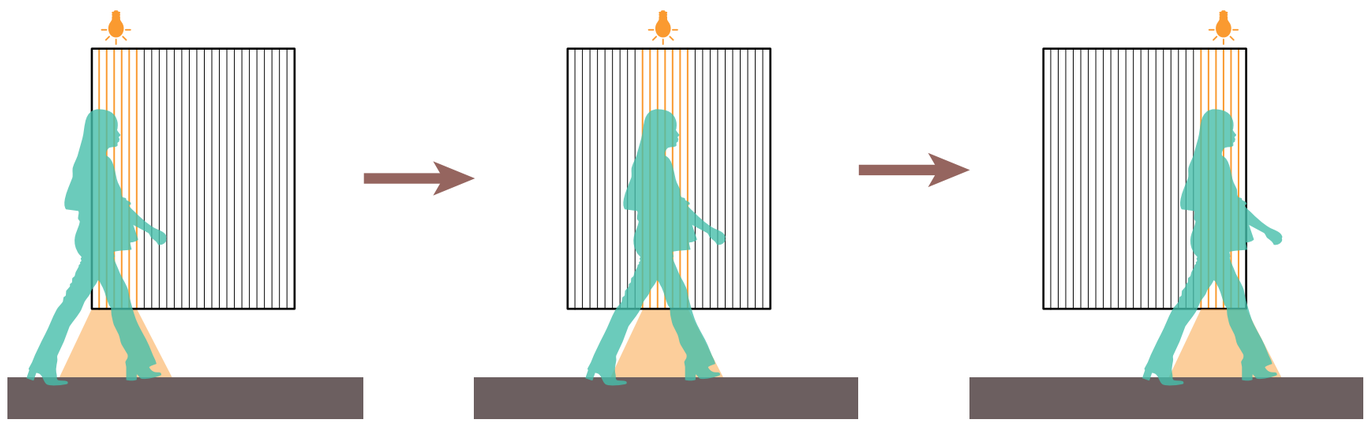
Car stacking matrix parking of 50 spaces, pluse 2 required ADA spaces, 52 total parking spaces; 155 bike storage spaces

AREA SUMMARY

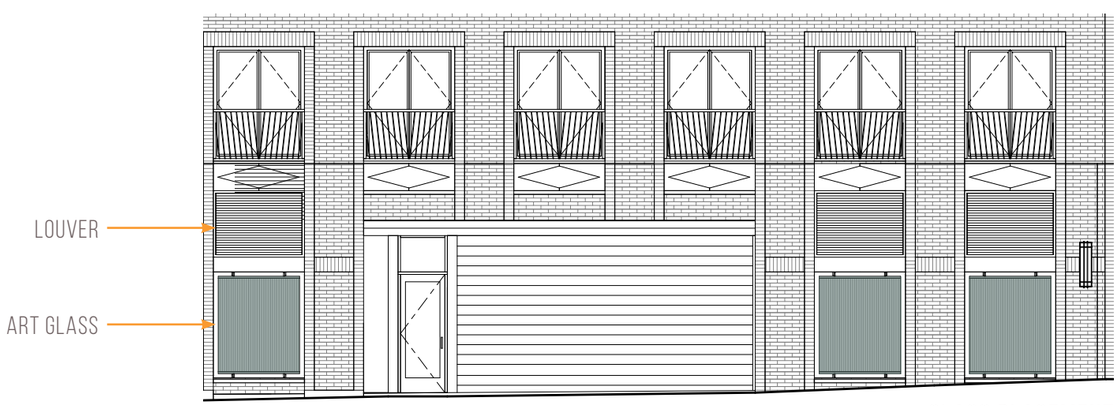
PROGRESS CD	STORY HEIGHT	HEIGHT @ FLOOR	DATUM FLOOR ELEVATION	Gross Plate Area	Cumulative Gross Area	Common & Limited Common	Net Rentable Area BOMA Method A	UNITS	Unit Type: Studio	1BR	1 BR + DN	2 BR
							Site Area:	10000				
		175' MAX @ Parapet			Typ.Floor N/G:		85% TYP. FL.					
Parapet = Bldg. Ht.	2.5	163.0	198.0	0								
Level **15** Mech. Pent	11.0	149.5	184.5	1009	107520							
Level **14** (junior ph)	13.5	136.0	171.0	7326	106511		6228	6	0	2	0	4
Level **13** (typ.res)	10.0	126.0	161.0	7474	99185		6373	8	1	3	2	2
Level **12** (typ.res)	10.0	116.0	151.0	7474	91711		6373	8	1	3	2	2
Level **11** (typ.res)	10.0	106.0	141.0	7474	84237		6373	8	1	3	2	2
Level **10** (typ.res)	10.0	96.0	131.0	7474	76763		6373	8	1	3	2	2
Level **9** (typ.res)	10.0	86.0	121.0	7474	69289		6373	8	1	3	2	2
Level **8** (typ.res)	10.0	76.0	111.0	7474	61815		6373	8	1	3	2	2
Level **7** (typ.res)	10.0	66.0	101.0	7474	54341		6373	8	1	3	2	2
Level **6** (typ.res)	10.0	56.0	91.0	7474	46867		6373	8	1	3	2	2
Level **5** (typ.res)	10.0	46.0	81.0	7474	39393		6373	8	1	3	2	2
Level **4** (typ.res)	10.0	36.0	71.0	7474	31919		6373	8	1	3	2	2
Level **3** (typ.res)	10.0	26.0	61.0	7474	24445		6373	8	1	3	2	2
Level **2** (typ.res)	10.0	16.0	51.0	7571	16971		5716	8	3	2	2	1
Ground Floor	16.0	0.0	35.0	9400	9400		1507	0				
"Building Area"				**107520**			**83554**	**10.75:1 FAR**	14 beds	37 beds	24 beds	54 beds
Delta from 9:1				**-17520**				**-1.75:1 FAR**	14 units	37 units	24 units	27 units
Allowable @ 9:1				90000				9.0:1 FAR	**14%**	**36%**	**24%**	**26%**
				Overall N/G			**77.71%**		**102 units**			
									804 Avg.NRSF			
Construction above Parking									Bike Longterm Residential		153	(153 min)
									Bike Longterm Retail		2	(2 min)
Basement - Parking and Services				9113				52 CARS	Bike Shortterm Residential		6	(6 min)
									Bike Shortterm Retail		2	(2 min)

FAR TRANSFER OF 17,520 SF FROM PROPERTY AT 528 NW 11TH THROUGH CCMP

GLASS SAMPLE



RESPONSIVE MOVEMENT DIAGRAM



GLASS PLACEMENT

Art Glass installation is being developed in colloboration with a local independent artist.

The installation will evoke the flowing movement of water, reminiscent of Tanner Creek that historically ran beneath the project site.

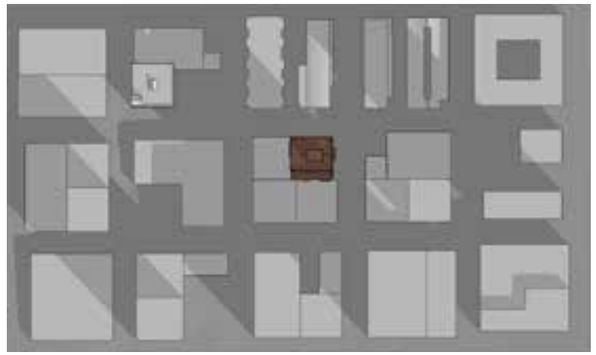
Experiential art glass will be installed at the ground floor parking bays. Sandwiched laminated glass panels will be lit using LED lighting and will track pedestrian movement.

This artwork is proposed as an alternative to the ground floor window requirements per 33.510.220.C Ground Floor Windows - Optional Artwork due to the fact that more than 50% of the ground floor level along NW Hoyt is parking and loading - uses which by their nature are not conducive to windows.

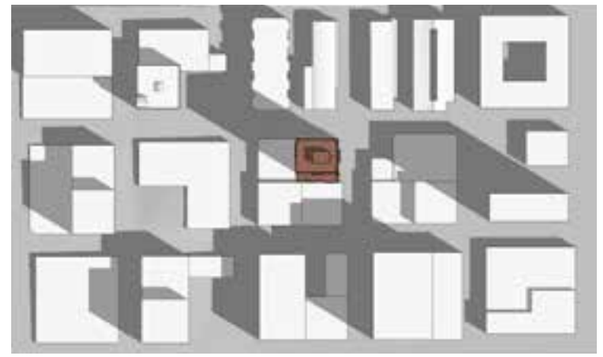
Art glass installation enhances the pedestrian experience by creating an interactive art piece that changes over time and creates unique forms based upon individual preference. The design team has engaged with the Regional Arts & Culture Council (RACC) to assist with art piece.

COOLING TOWER
ELEVATOR OVERRUN
MECHANICAL ROOM
HEAT RECOVERY UNIT
STAIR OVERRUN
ROOF HATCH
ROOF TYPE:
SBS MODIFIER

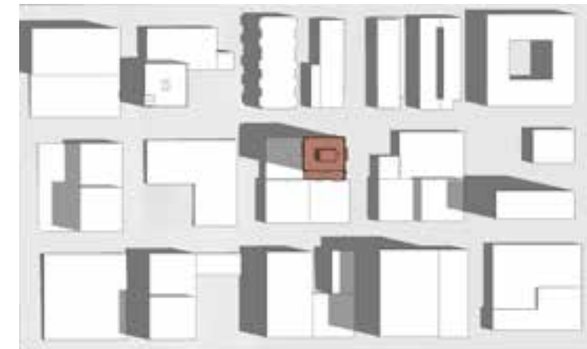
DECEMBER 21ST | 9 AM



MARCH 21ST | 9 AM



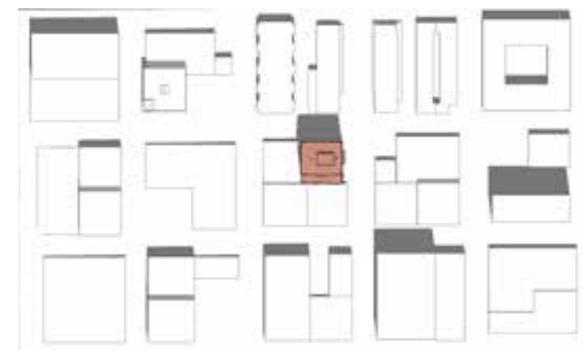
JUNE 21ST | 9 AM



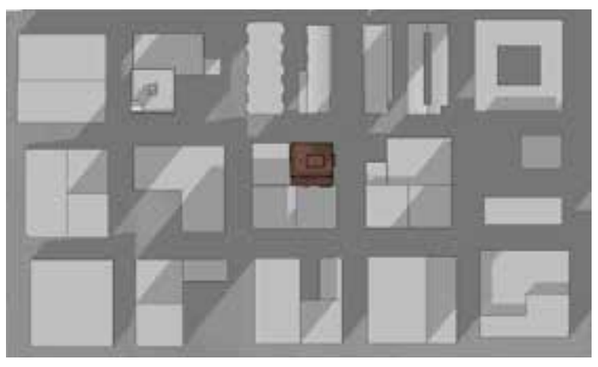
DECEMBER 21ST | 12 PM

MARCH 21ST | 12 PM

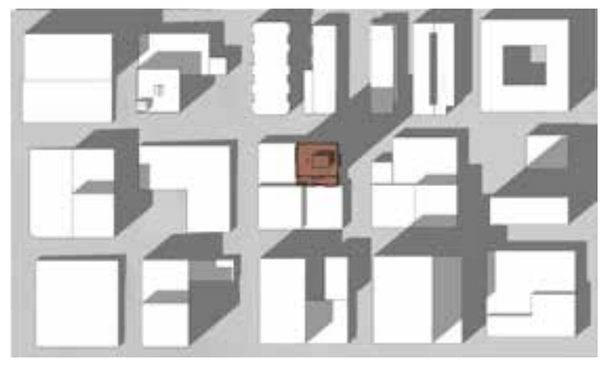
JUNE 21ST | 12 PM



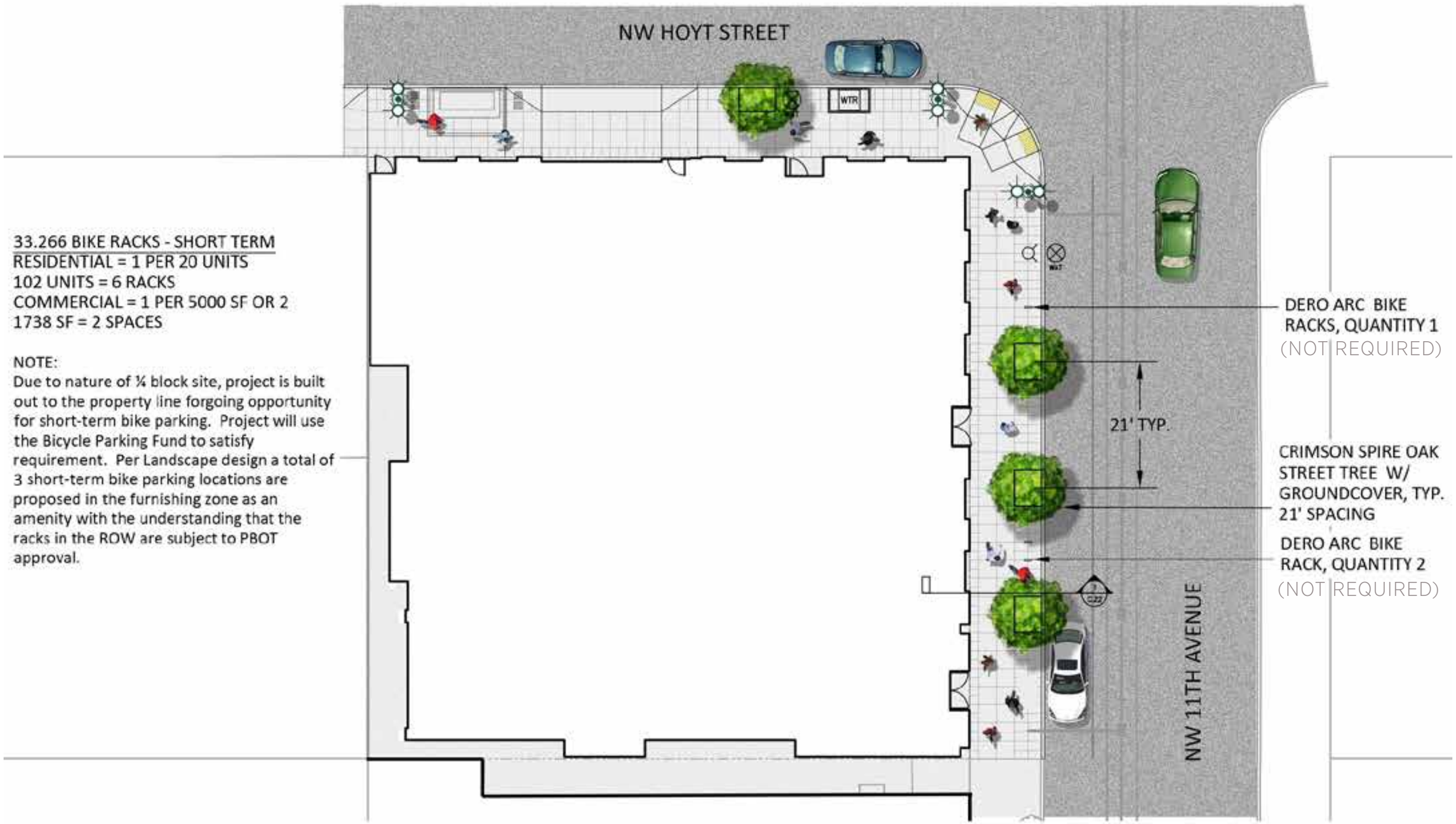
DECEMBER 21ST | 3 PM



MARCH 21ST | 3 PM

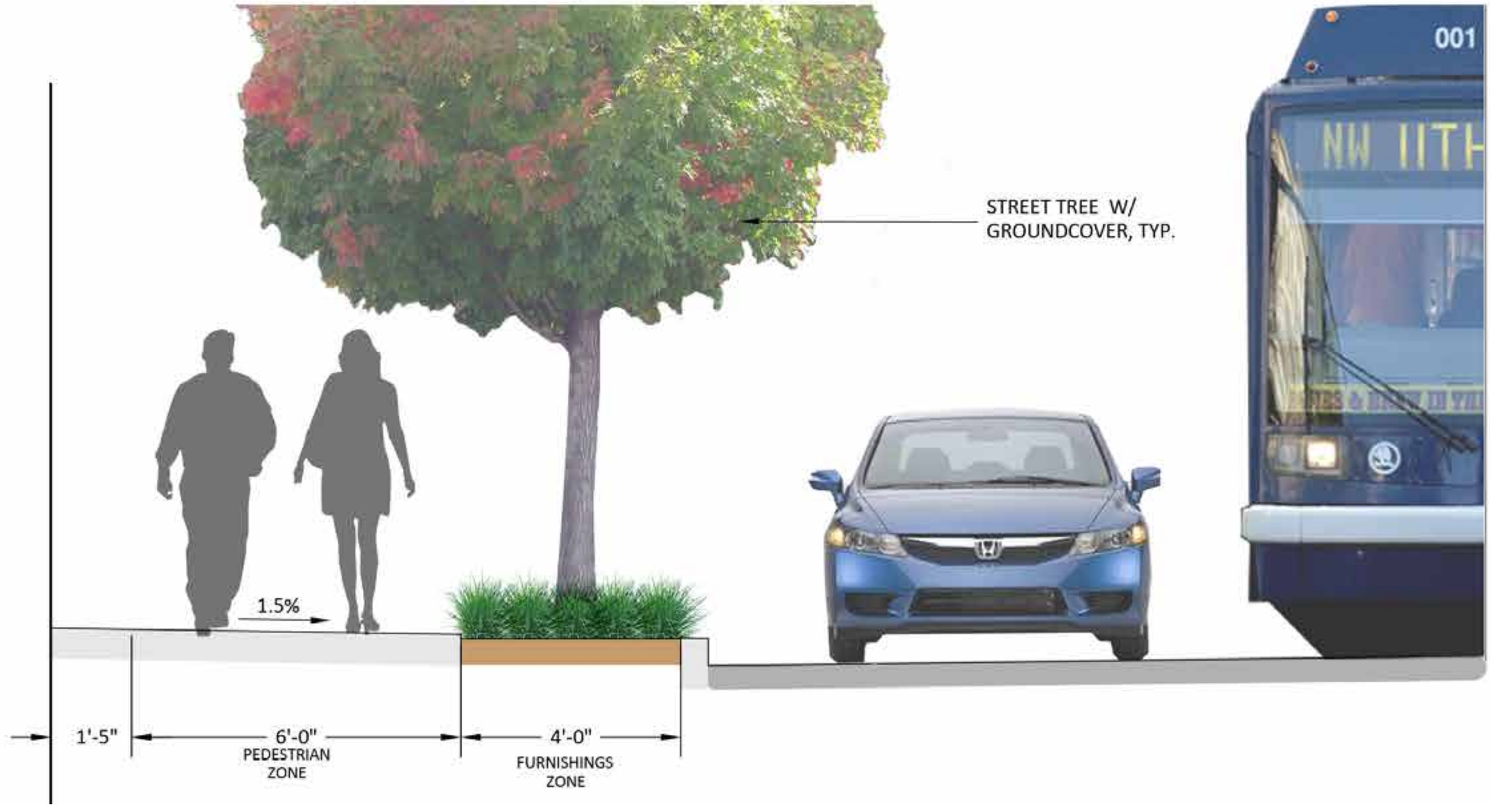


JUNE 21ST | 3 PM



33.266 BIKE RACKS - SHORT TERM
RESIDENTIAL = 1 PER 20 UNITS
102 UNITS = 6 RACKS
COMMERCIAL = 1 PER 5000 SF OR 2
1738 SF = 2 SPACES

NOTE:
Due to nature of ¼ block site, project is built out to the property line forgoing opportunity for short-term bike parking. Project will use the Bicycle Parking Fund to satisfy requirement. Per Landscape design a total of 3 short-term bike parking locations are proposed in the furnishing zone as an amenity with the understanding that the racks in the ROW are subject to PBOT approval.


STREET TREE W/
GROUNDCOVER, TYP.
001
NW 11TH
1.5%
1'-5"
6'-0"
PEDESTRIAN
ZONE
4'-0"
FURNISHINGS
ZONE

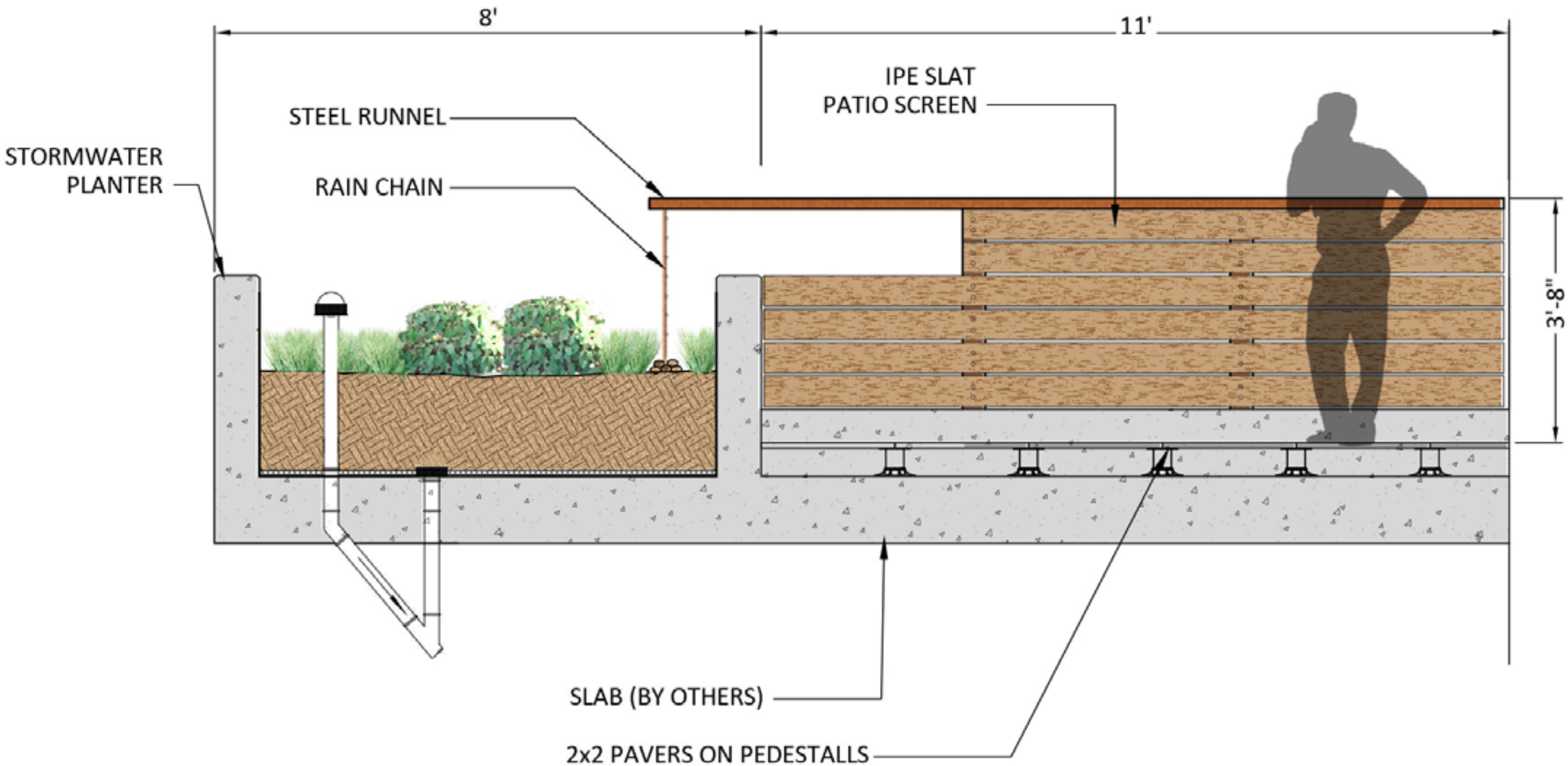
STREETSCAPE MATERIALS AND PLANTINGS

2.5" caliper Crimson Spire Oak street trees are mandated by the River District ROW Standards.

Carex morrowii 'Ice Dance' is a hardy groundcover that requires no supplemental water (top right)

Dero Arc bike rack with stainless steel finish(bottom right). Proposed in addition to the Bike Fund. Subject to PBOT approval.

UP
ALUMINUM PLANTER, TYP.
OUTDOOR FURNISHINGS (BY TENANTS)
STONE SPLASH-BLOCK, TYP.
1
C.25
RAINWATER RUNNEL & PATIO SCREEN
STORMWATER PLANTER
TABLE & CHAIRS
STAINLESS STEEL BBQ


8'
11'
IPE SLAT
PATIO SCREEN
STEEL RUNNEL
STORMWATER
PLANTER
RAIN CHAIN
3'-8"
SLAB (BY OTHERS)
2x2 PAVERS ON PEDESTALLS

PATIO MATERIALS

Aluminum planters filled with Miscanthus sinensis will work with square architectural pavers to soften concrete storm water planter walls (top left).

Common patio area includes cafe tables and chairs for small gatherings. (top right)

Stainless steel grill center offers weather resistant durability in the Pacific Northwest climate (left).

STORMWATER PLANTINGS

Cornus sericea (above), Ribes sanguineum 'White Icicle', Physocarpus opulifolius (top left), juncus patens and carex testacea 'prairie fire' (bottom right)

BASEMENT & GROUND FLOOR PLAN | C.27

BASEMENT

GROUND FLOOR

N

1/16" = 1'-0"

0 10 20 40

Trash & Loading Narrative: See Appendix D - Loading Demand Analysis by Kittelson in application

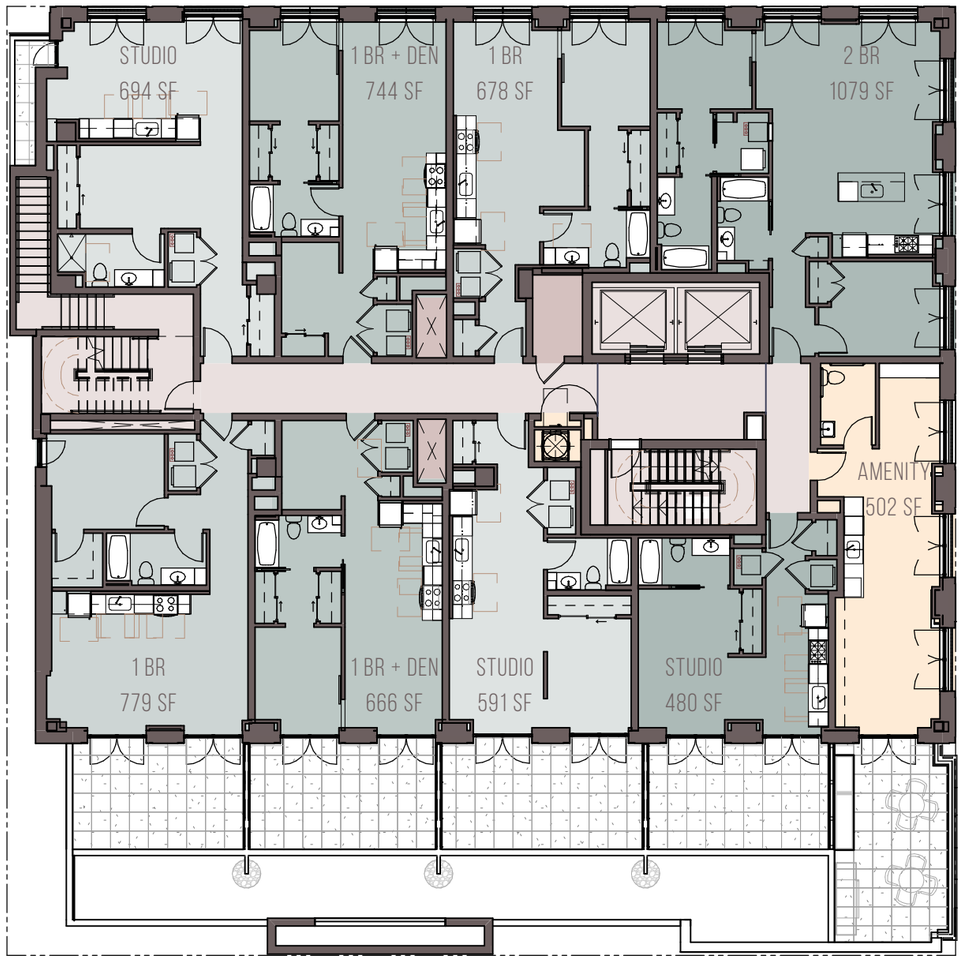
•Trash service will occur multiple times per week during early morning hours. Trash and recycling trucks will park on the street while bins are wheeled out to the curb from the trash room which is located inside of the garage.

•Loading and unlaoding for tenant moves will happen during business hours when a building manager is availabe to supervise. Loading for large trucks will occur curb-side.

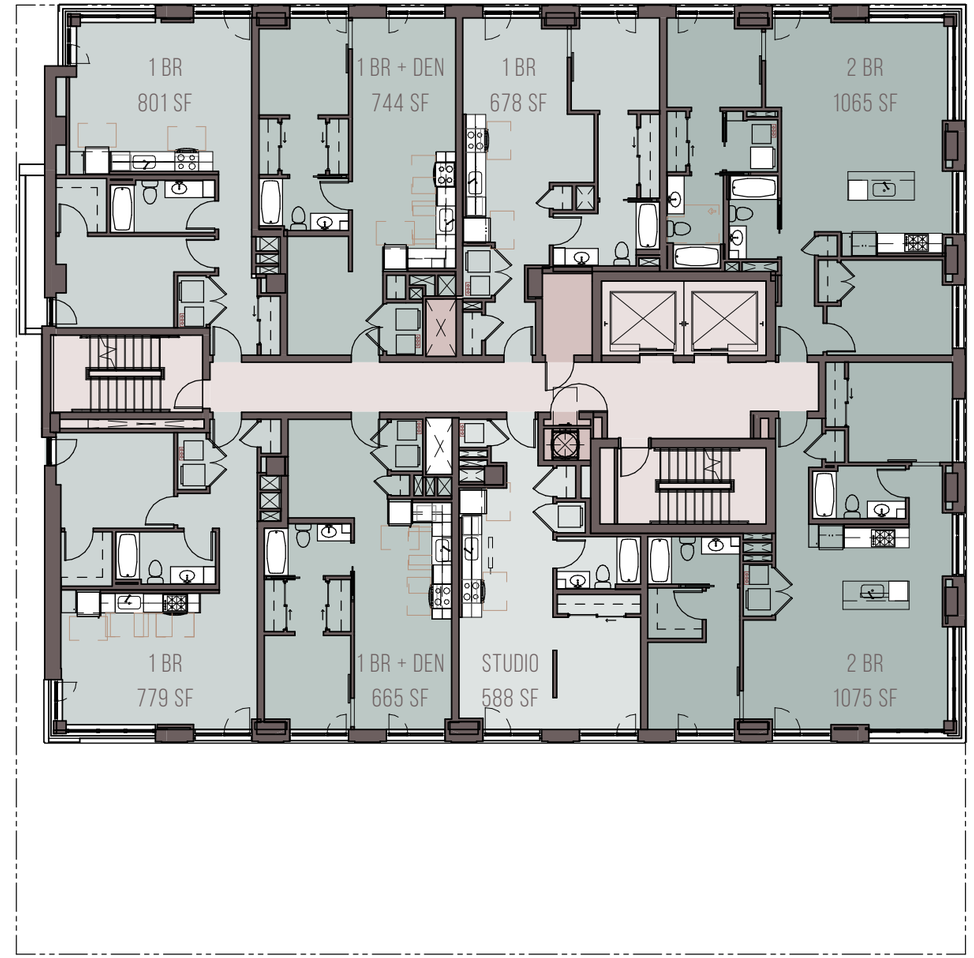
•Use of internal parking garage by building residents for loading and unloading purposes will be limited to only small single unit trucks and vans. Vans will be able to turn around independently within the garge.

•Retail deliveries serving the 1,500 square feet of retail space to be served by two dedicated truck loading zones at curbside.

Ankrom Moisan



SECOND FLOOR

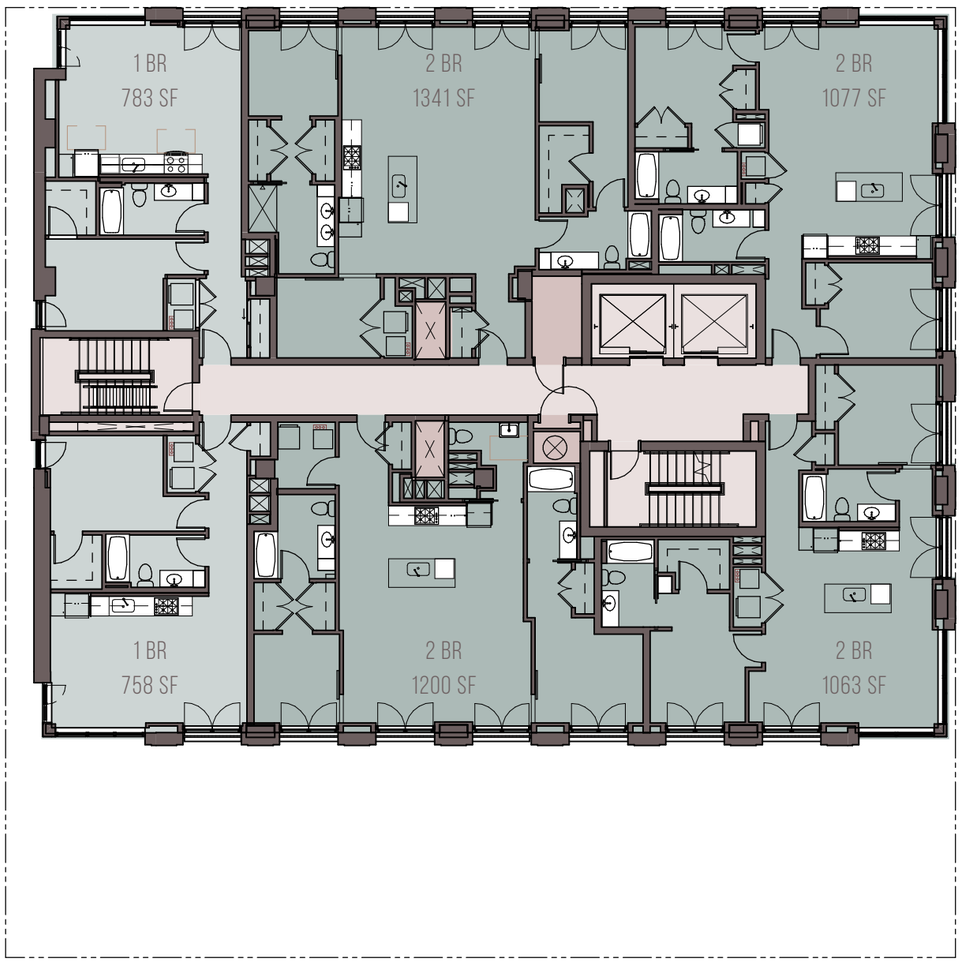


TYPICAL FLOOR | LEVEL 3 - LEVEL 13

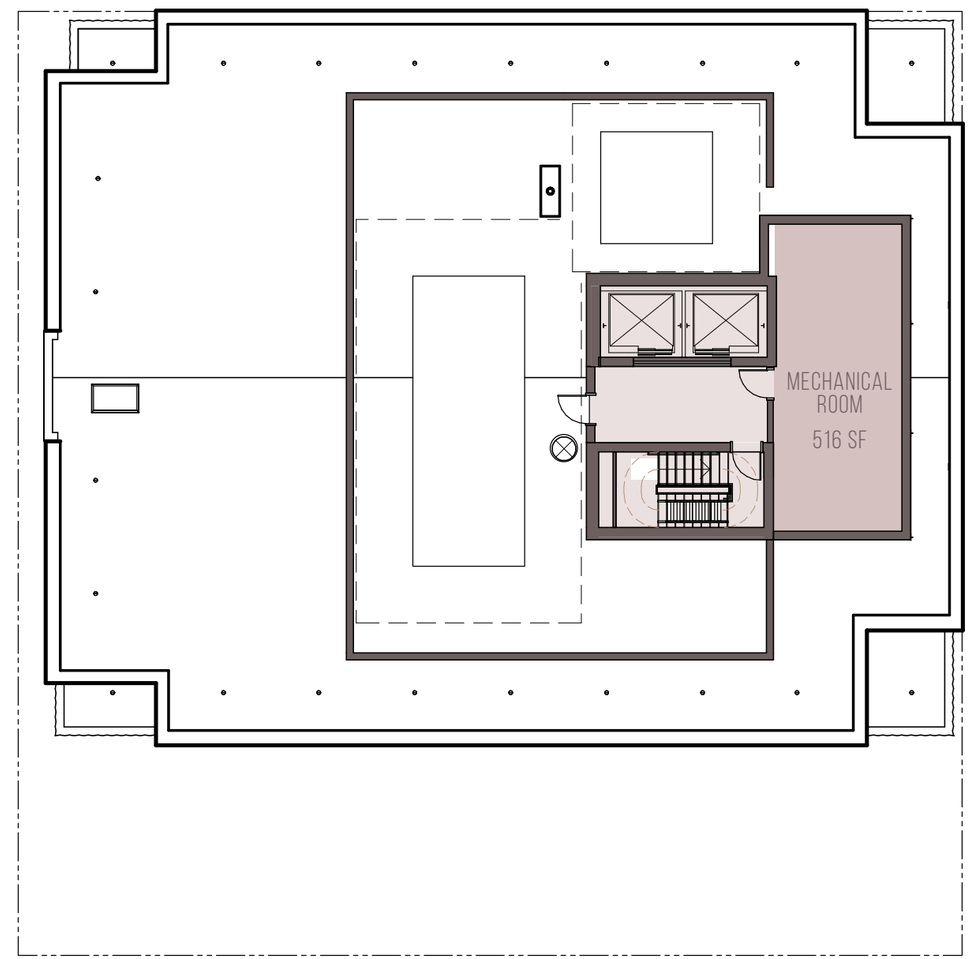
N

1/16" = 1'-0"

0 10 20 40



14TH FLOOR



15TH FLOOR | ROOF

N

1/16" = 1'-0"

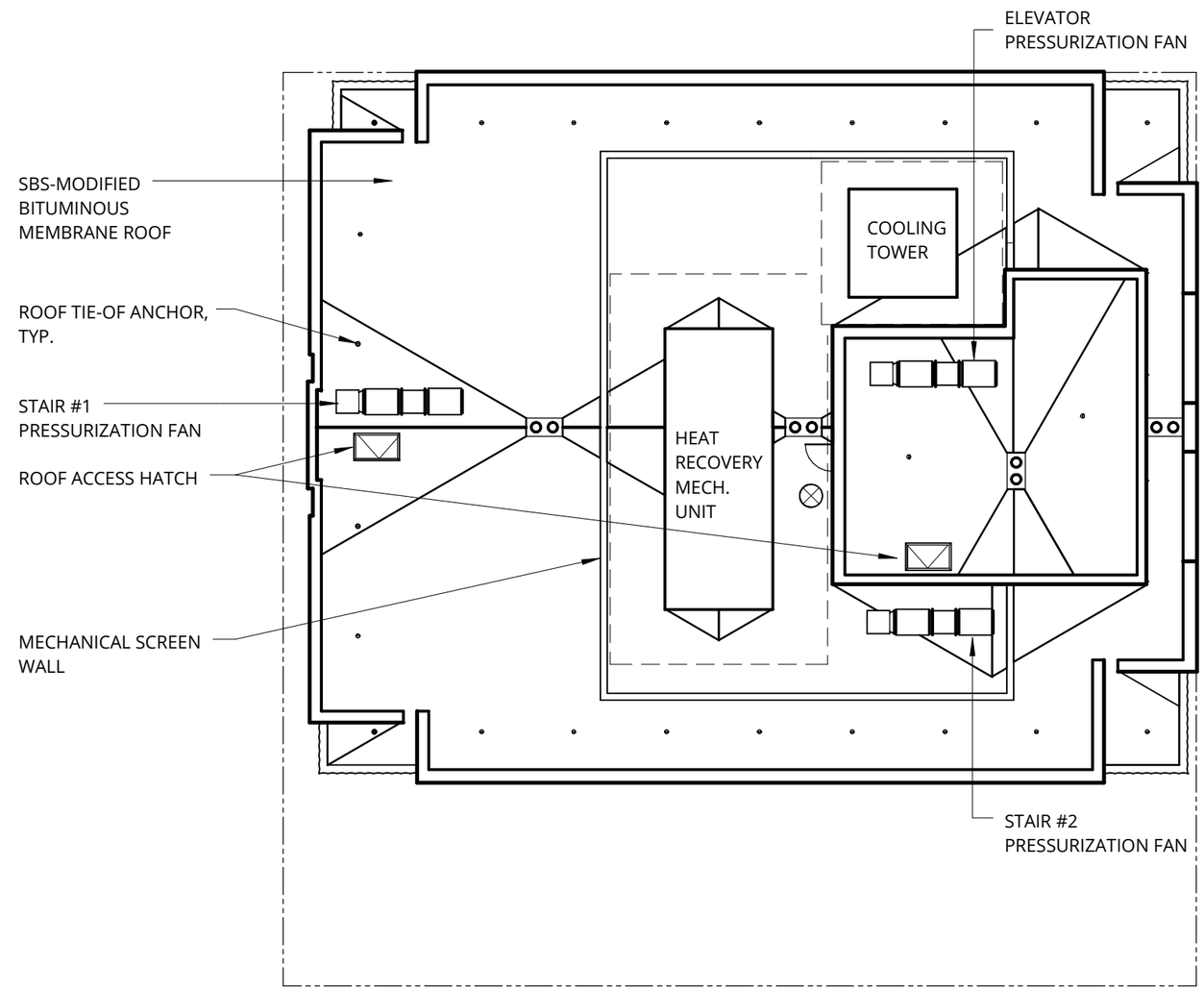
0 10 20 40

ANKROM MOISAN ARCHITECTS & CARROLL INVESTMENTS

AUGUST 19TH, 2015

LU 15-169591 DZM AD

Ankrom Moisan



N

1/16" = 1'-0"

0 10 20 40

ANKROM MOISAN ARCHITECTS & CARROLL INVESTMENTS

AUGUST 19TH, 2015

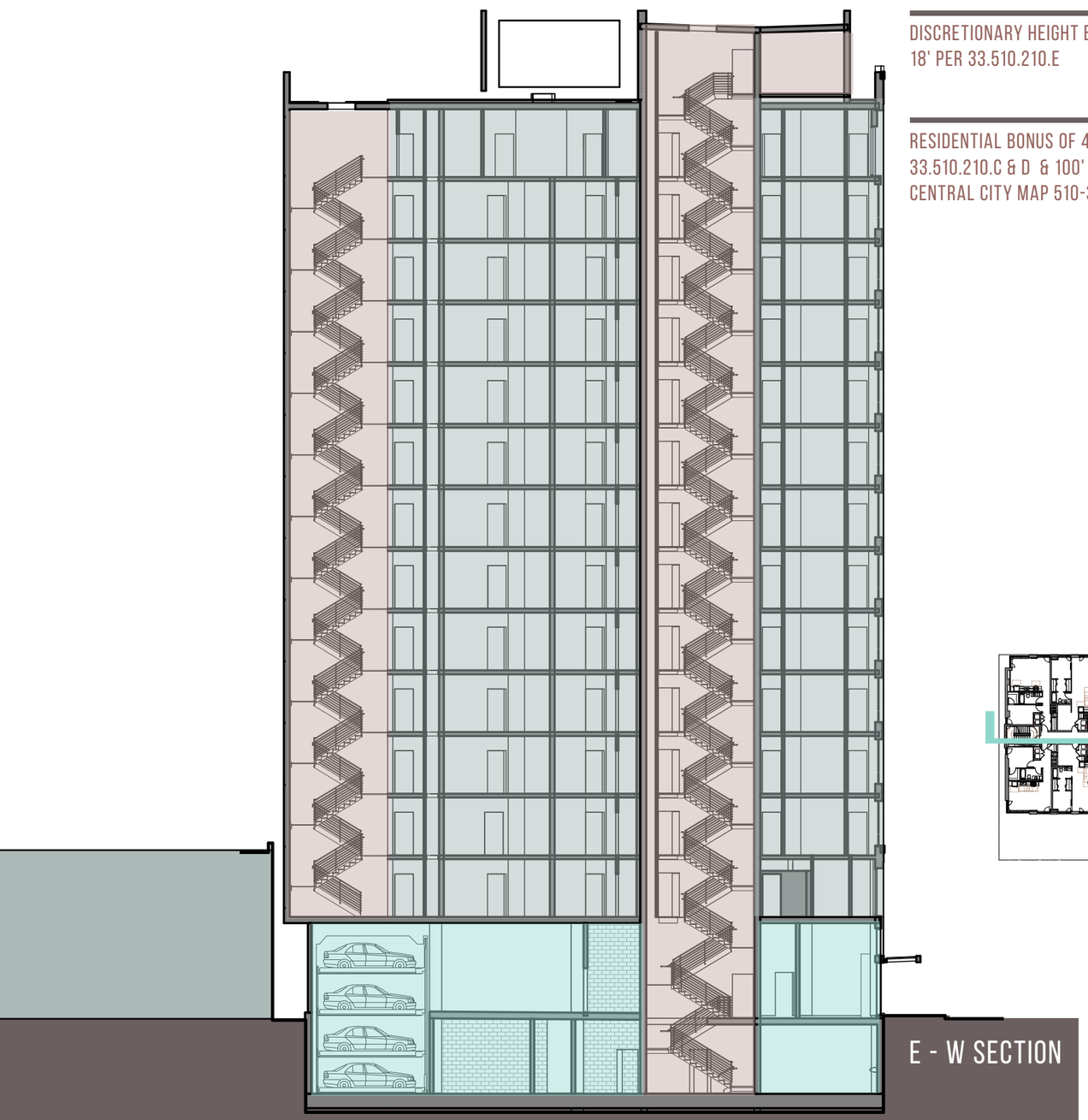
LU 15-169591 DZM AD

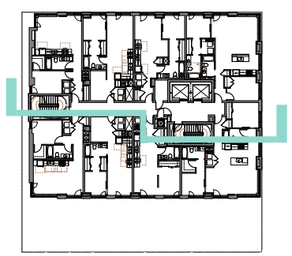
Ankrom Moisan

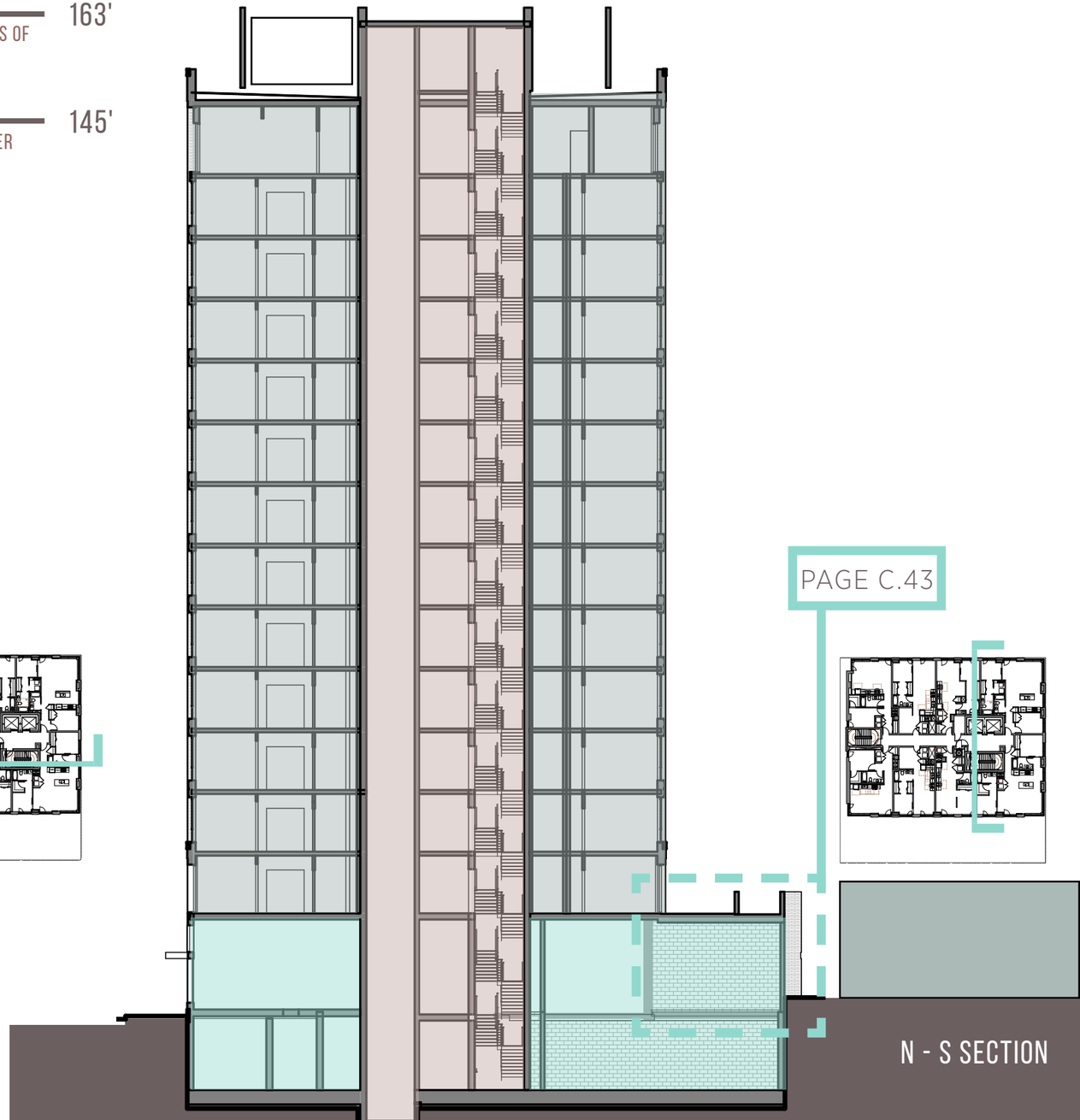
175'
MAX HEIGHT PER 33.510.210.E

163'
DISCRETIONARY HEIGHT BONUS OF 18' PER 33.510.210.E

145'
RESIDENTIAL BONUS OF 45' PER 33.510.210.C & D & 100' PER CENTRAL CITY MAP 510-3







PAGE C.43

E - W SECTION

N - S SECTION

1" = 20'-0"

0 10 20 40

Ankrom Moisan

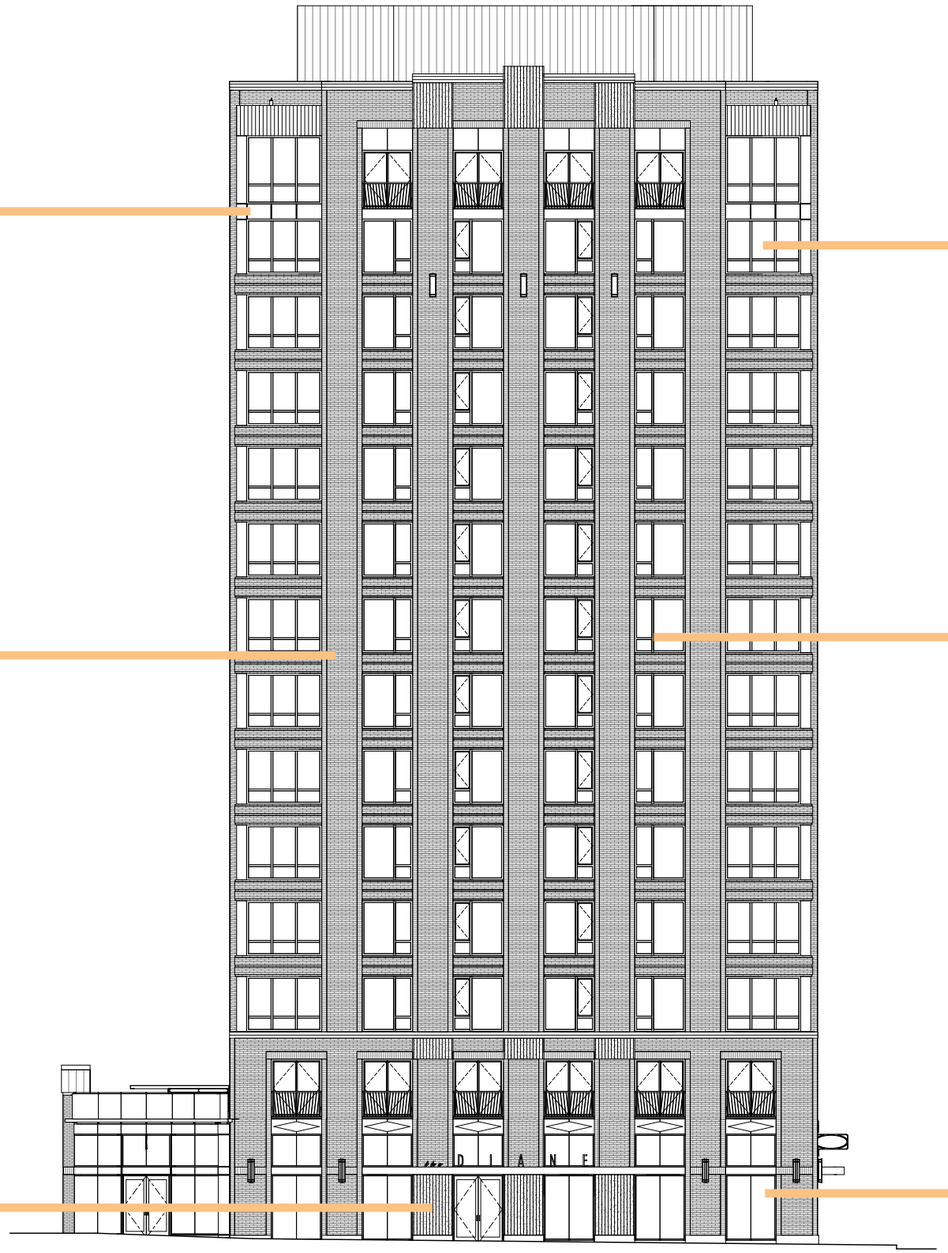
ANKROM MOISAN ARCHITECTS & CARROLL INVESTMENTS

AUGUST 19TH, 2015 LU 15-169591 DZM AD

EXTERIOR METAL PANEL

BRICK BLEND

BAS RELIEF PRECAST ORNAMENTAL PANELS

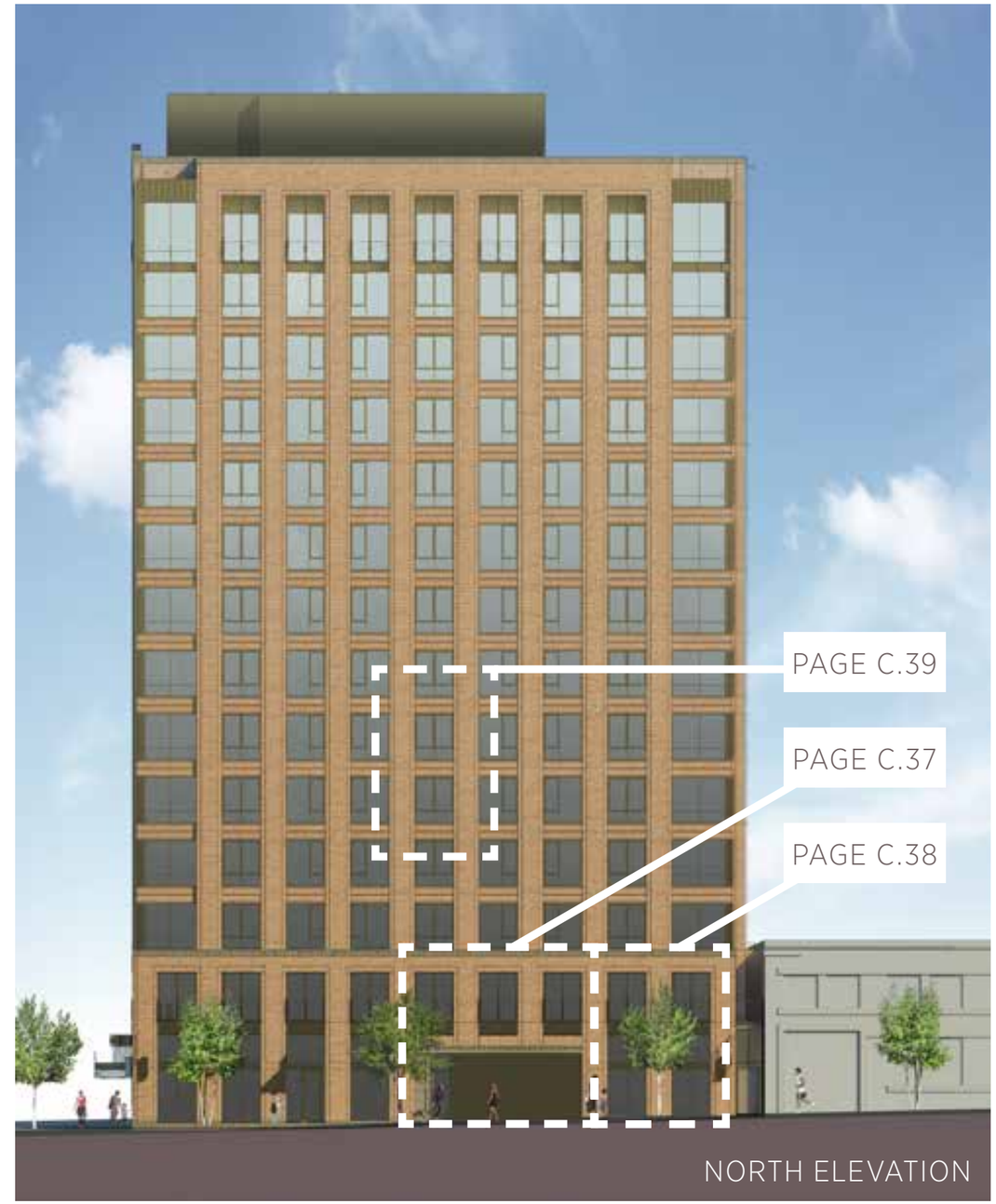


REFLECTIVE GLASS

INNOTECH WINDOW

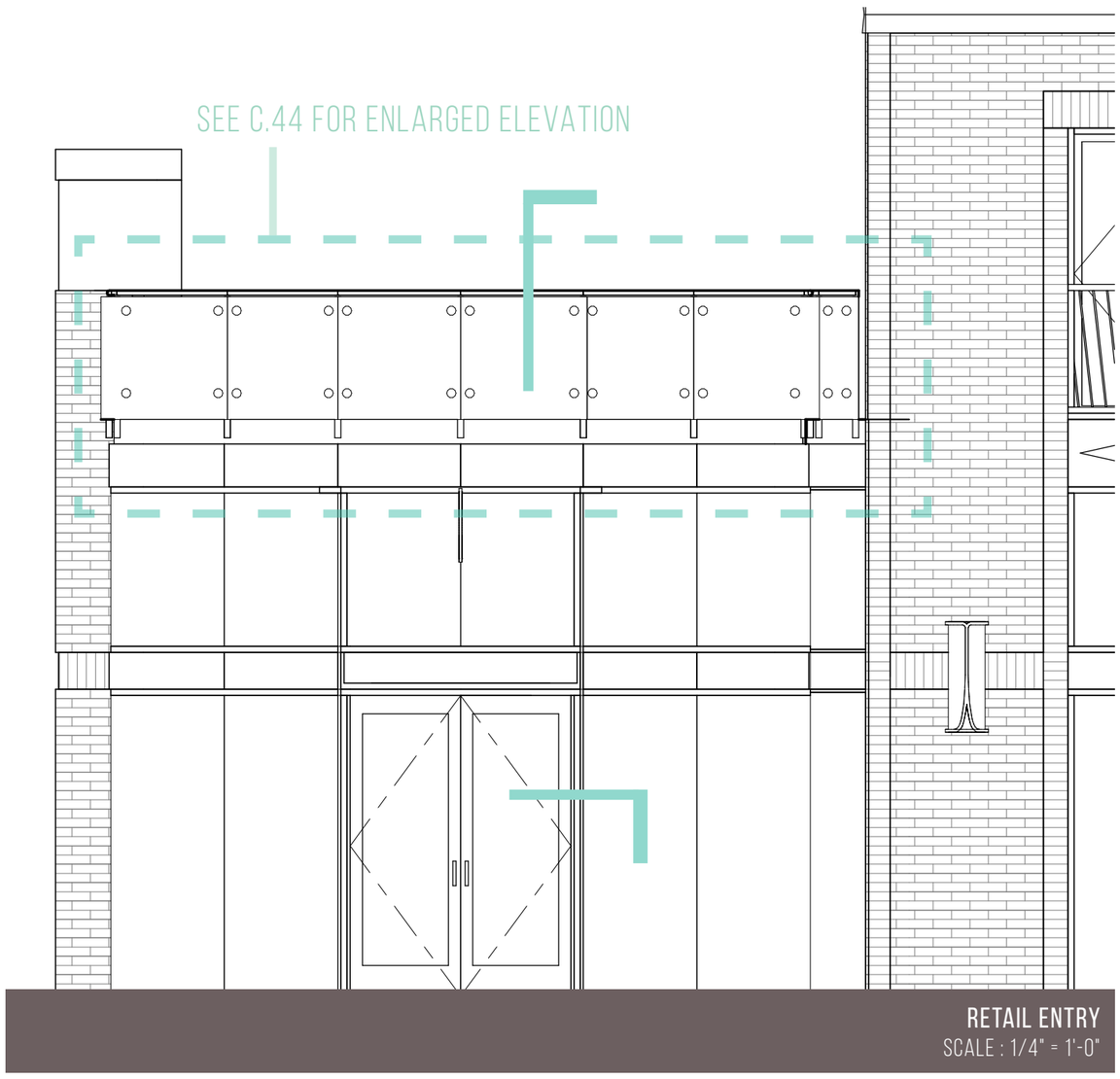
CLEAR STOREFRONT GLASS

PAGE C.40
PAGE C.36
PAGE C.35
EAST ELEVATION

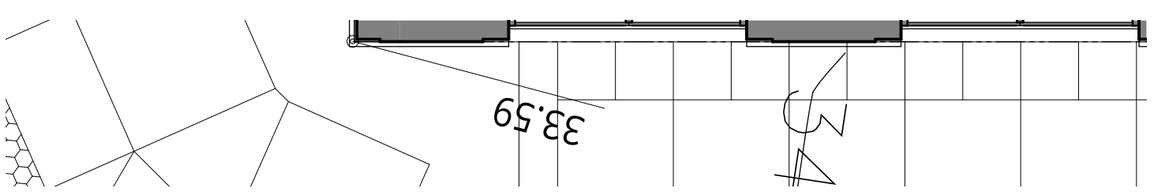

PAGE C.39
PAGE C.37
PAGE C.38
NORTH ELEVATION

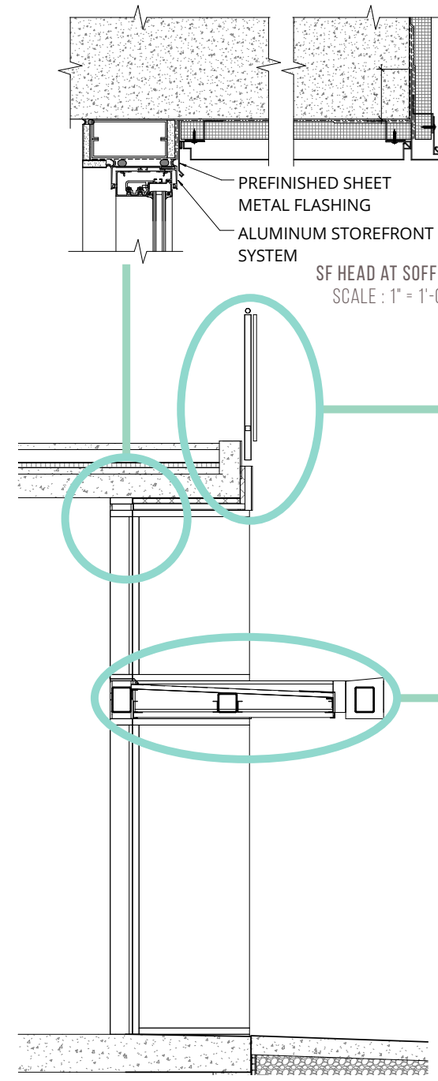
WEST ELEVATION

SOUTH ELEVATION

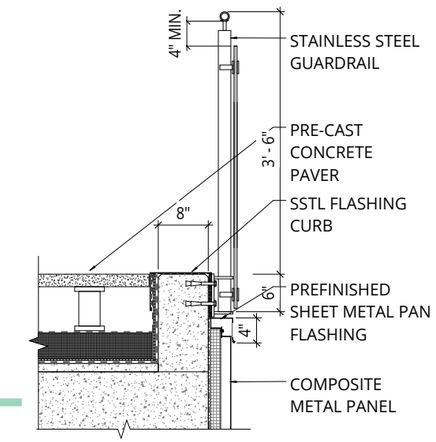


RETAIL ENTRY
SCALE : 1/4" = 1'-0"

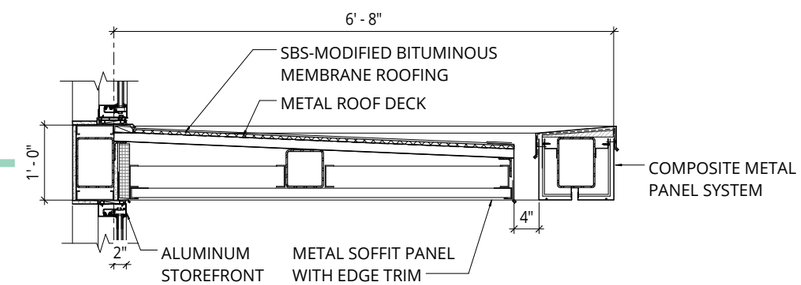




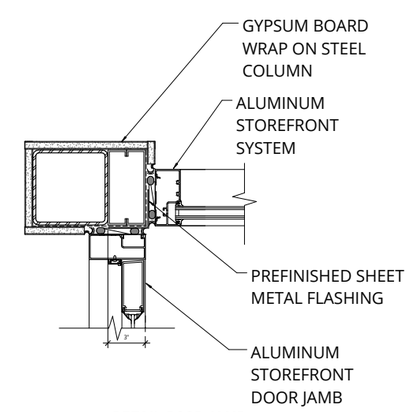
SF HEAD AT SOFFIT
SCALE : 1" = 1'-0"



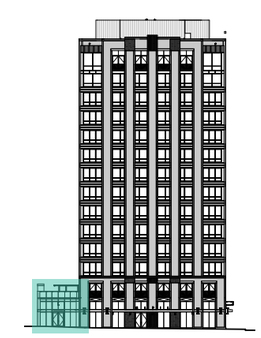
STAINLESS STEEL GUARDRAIL AT TERRACE SECTION
SCALE : 1/2" = 1'0



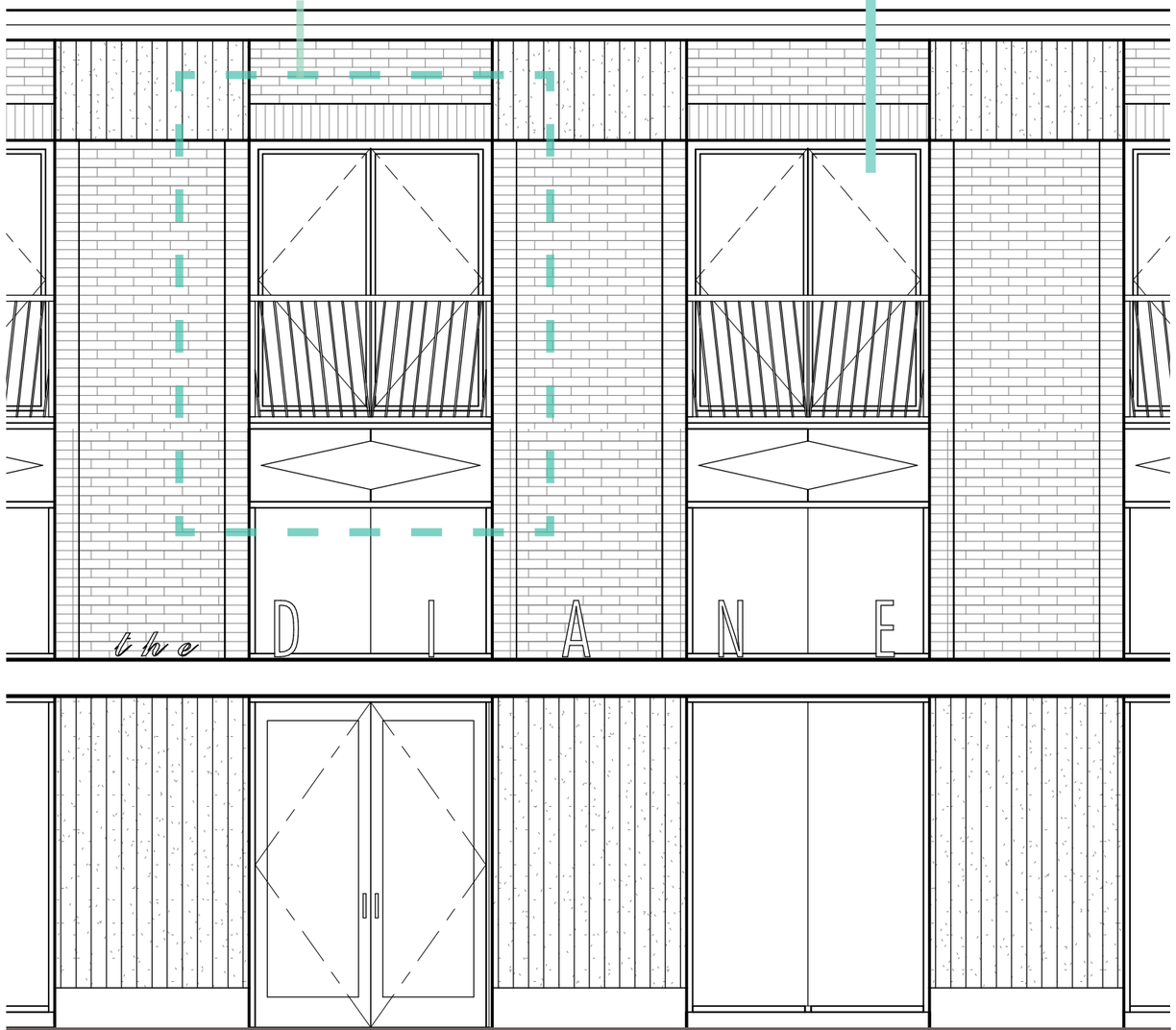
CANOPY AT RETAIL SECTION
SCALE : 1/2" = 1'-0"



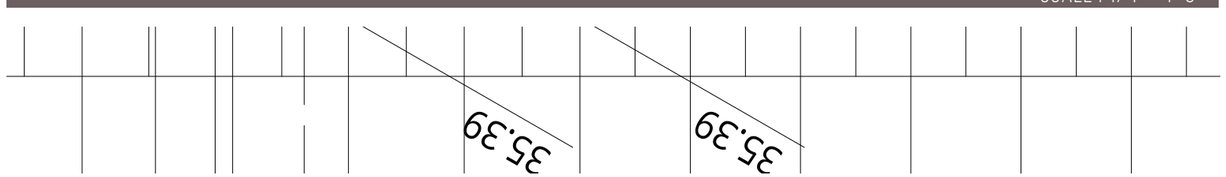
RETAIL DOOR JAMB
SCALE : 1" = 1'-0"

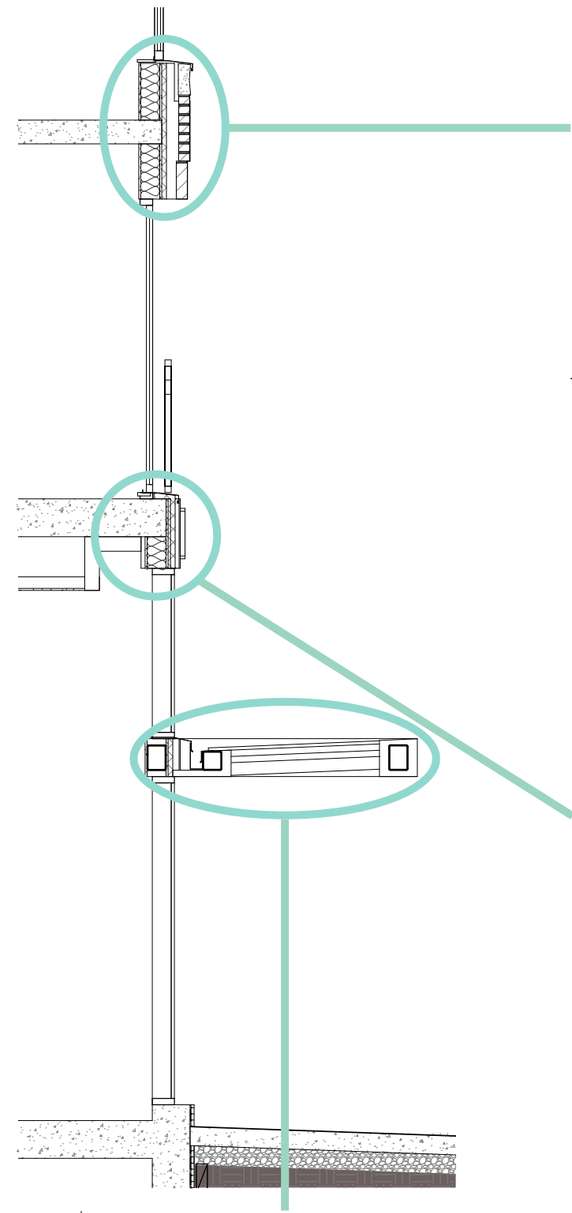


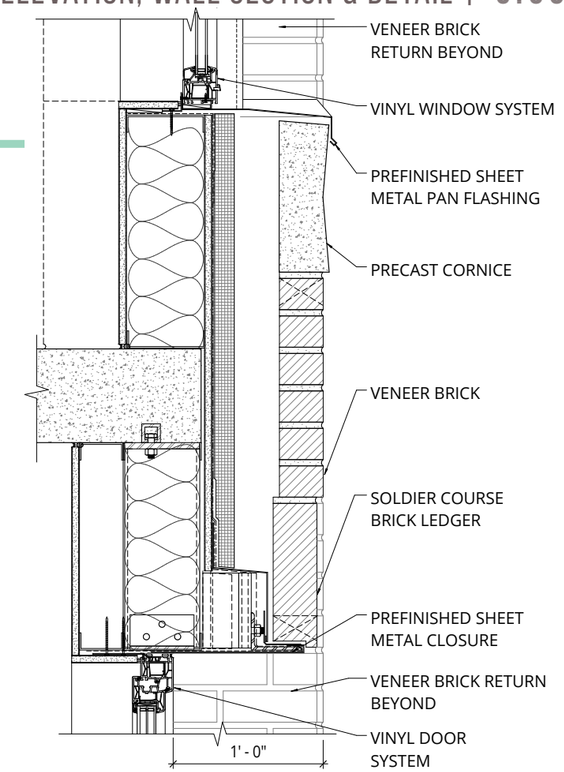
SEE C.45 FOR ENLARGED ELEVATION



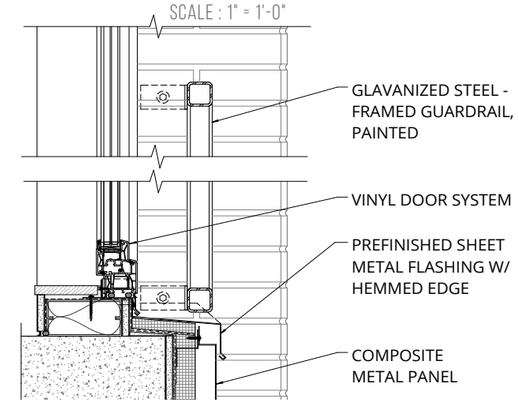
MAIN ENTRY
SCALE : 1/4" = 1'-0"



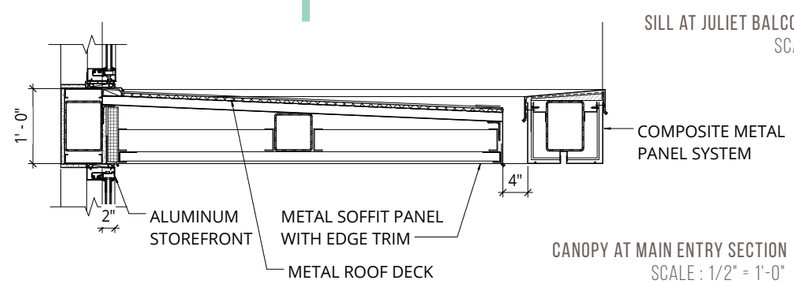




WINDOW SILL AT PRECAST CORNICE
SCALE : 1" = 1'-0"



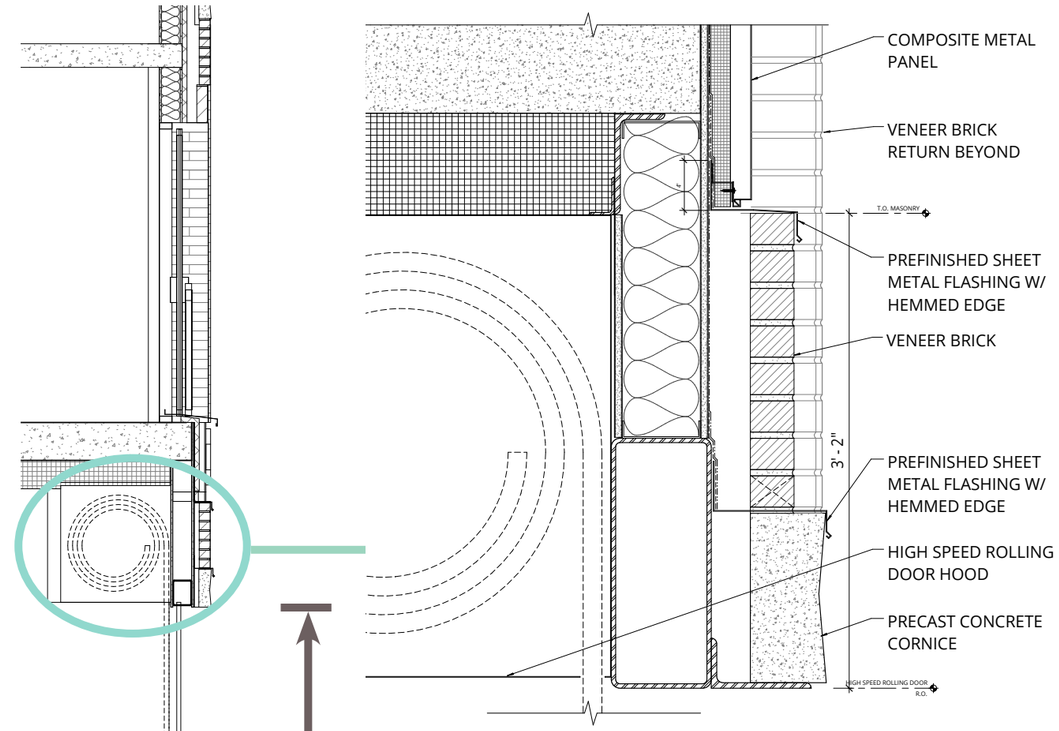
SILL AT JULIET BALCONY - LEVEL 2
SCALE : 1" = 1'-0"



CANOPY AT MAIN ENTRY SECTION
SCALE : 1/2" = 1'-0"

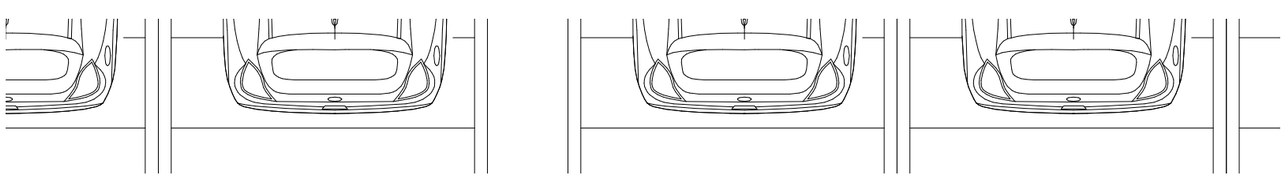
Ankrom Moisan

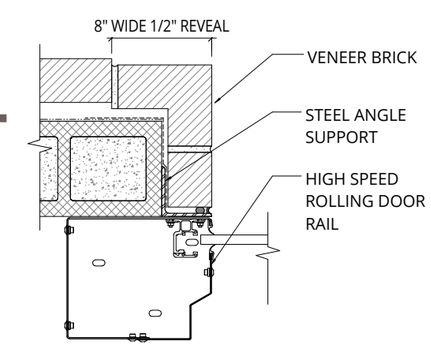
GARAGE ENTRY
SCALE : 1/4" = 1'-0"



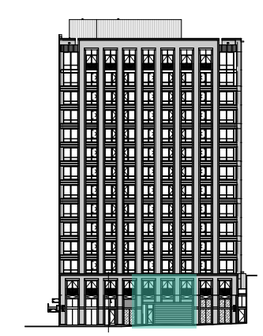
HEAD AT HIGH SPEED ROLLING DOOR
SCALE : 1" = 1'-0"

10'8" CLEAR

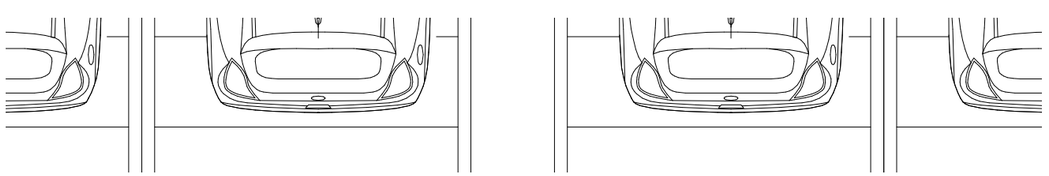


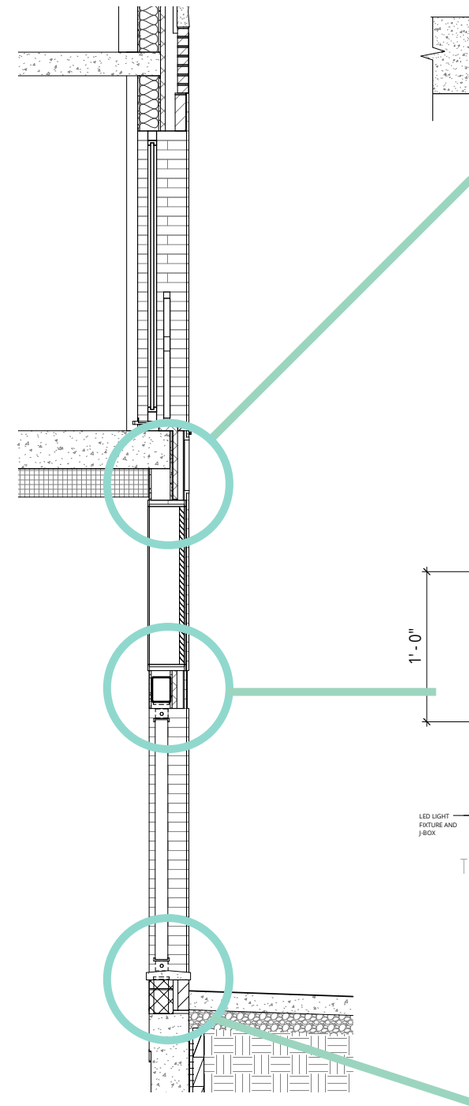


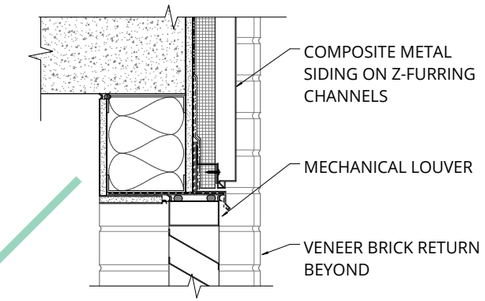
GARAGE DOOR JAMB
SCALE : 1" = 1'-0"



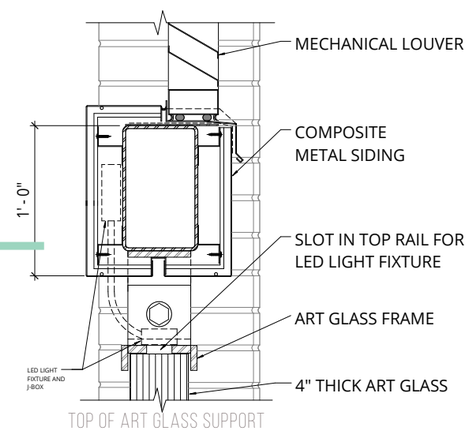
GARAGE ENTRY
SCALE : 1/4" = 1'-0"



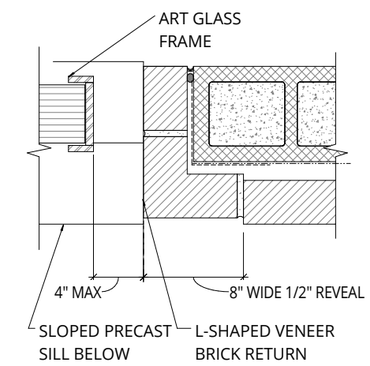




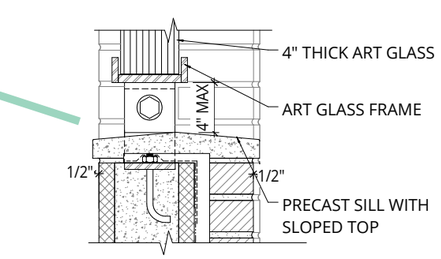
LOUVER HEAD
SCALE : 1" = 1'-0"



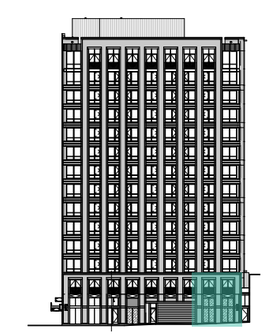
TOP OF ART GLASS SUPPORT
SCALE : 1" = 1'-0"

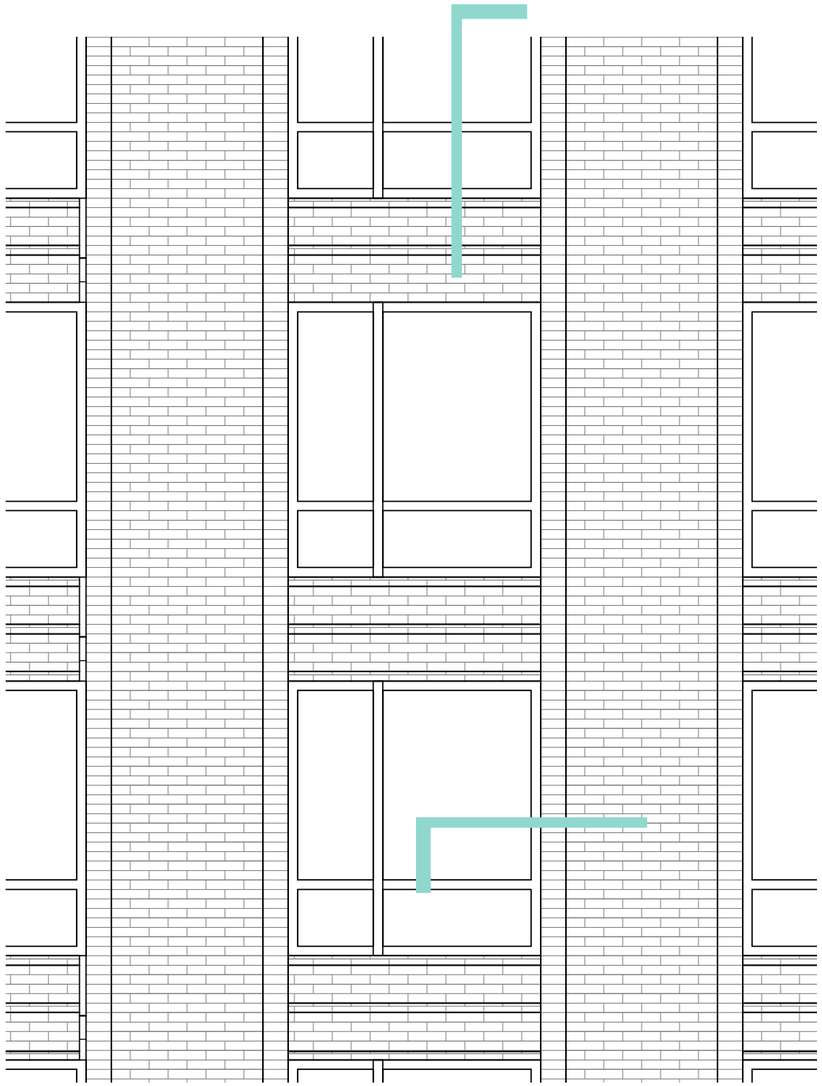


ART GLASS JAMB
SCALE : 1" = 1'-0"

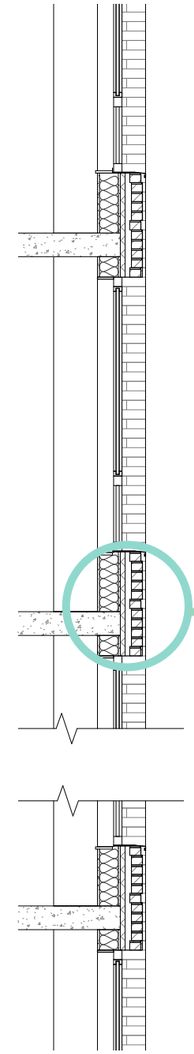


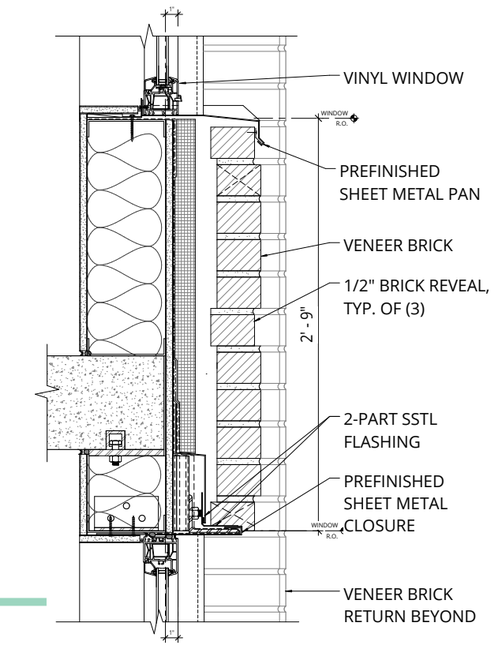
BOTTOM OF ART GLASS SUPPORT
SCALE : 1" = 1'-0"



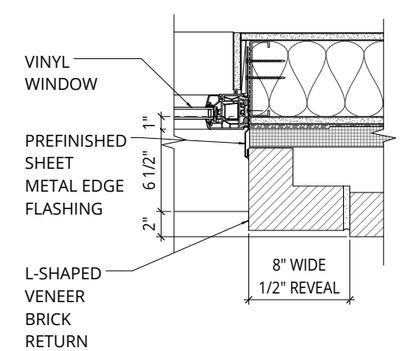


TYPICAL BAY
SCALE : 1/4" = 1'-0"

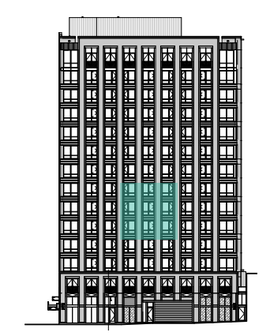




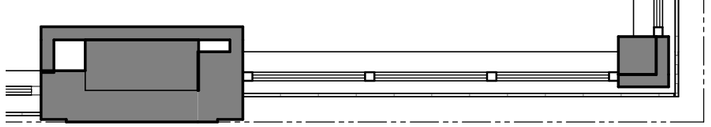
TYPICAL WINDOW SILL AT VENEER BRICK
SCALE : 1" = 1'-0"

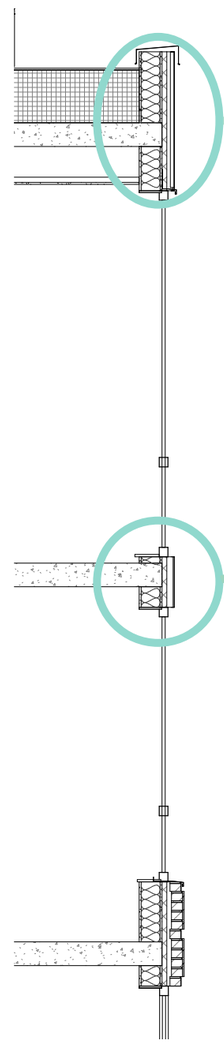


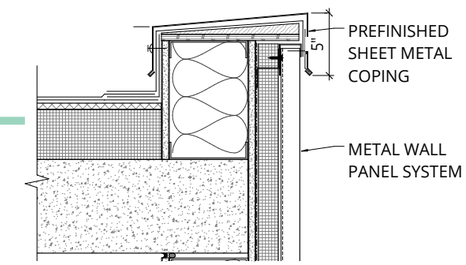
TYPICAL WINDOW JAMB
SCALE : 1" = 1'-0"



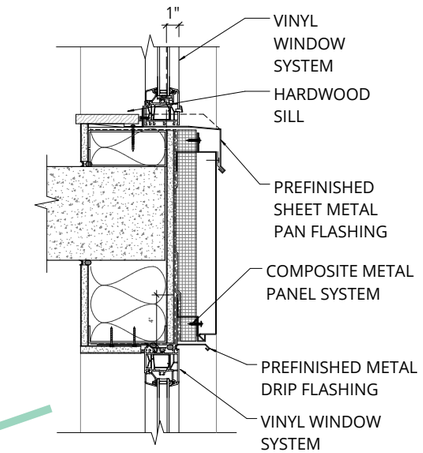
EAST CORNER
SCALE : 1/4" = 1'-0"



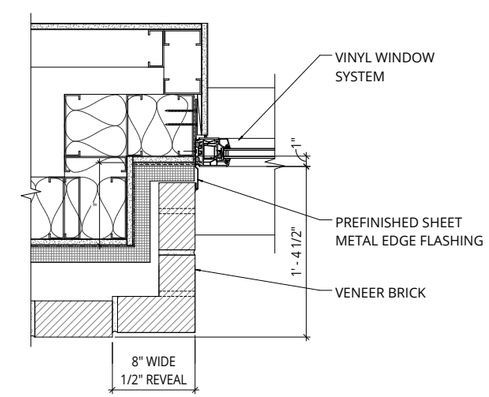




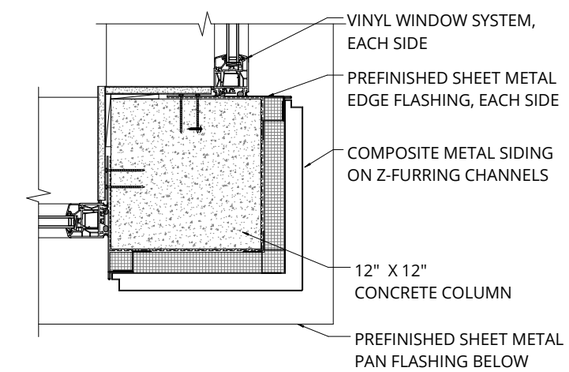
PARAPET AT METAL WALL PANEL
SCALE : 1" = 1'-0"



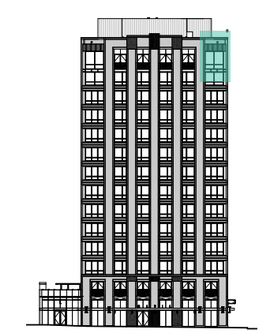
SILL AT METAL PANEL SPANDREL
SCALE : 1" = 1'-0"

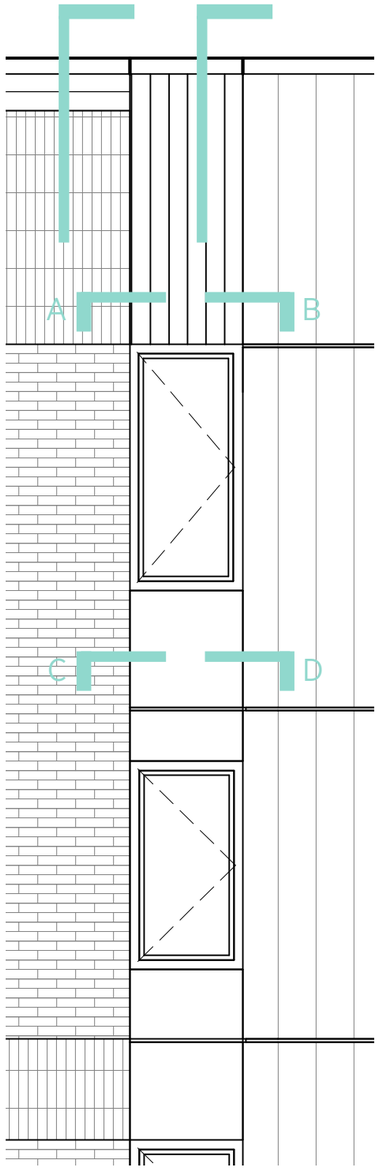


TYP WINDOW JAMB AT VENEER BRICK CORNER
SCALE : 1" = 1'0

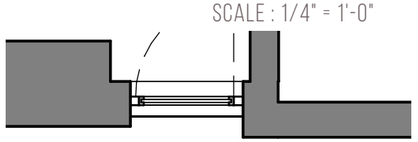


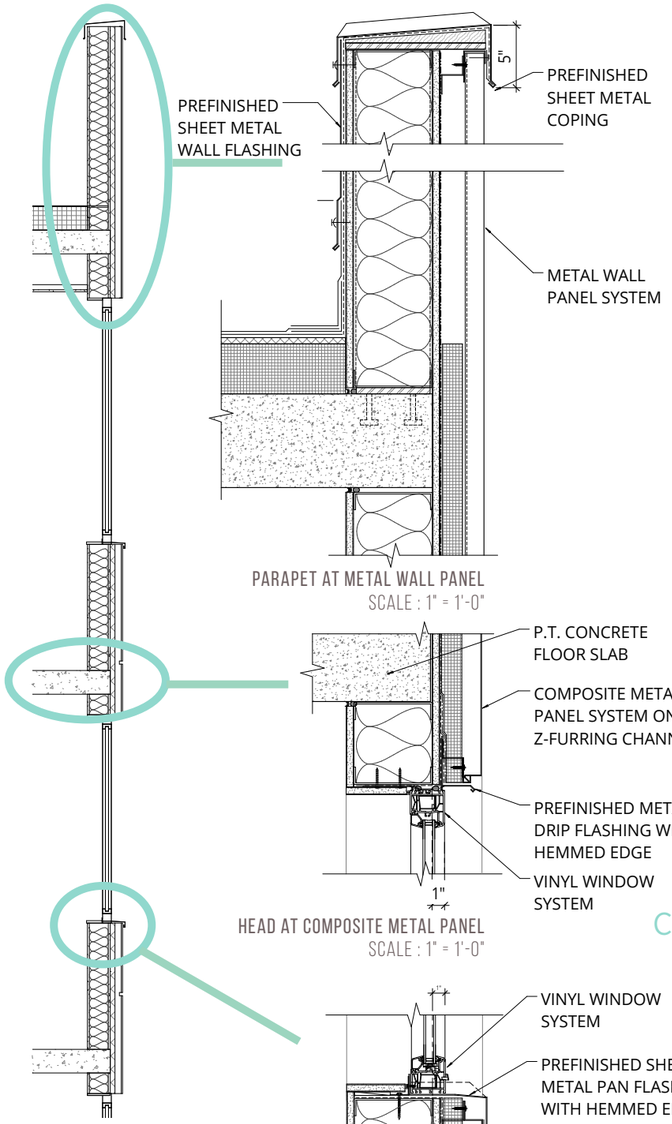
TYPICAL WINDOW JAMB AT CORNER
SCALE : 1" = 1'-0"





WEST SPINE
SCALE : 1/4" = 1'-0"

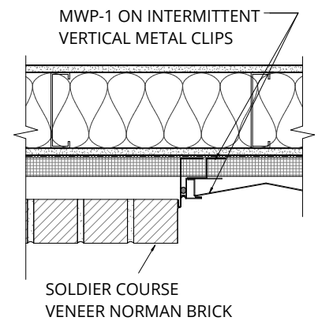




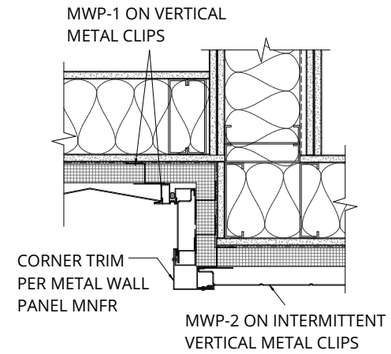
PARAPET AT METAL WALL PANEL
SCALE : 1" = 1'-0"

HEAD AT COMPOSITE METAL PANEL
SCALE : 1" = 1'-0"

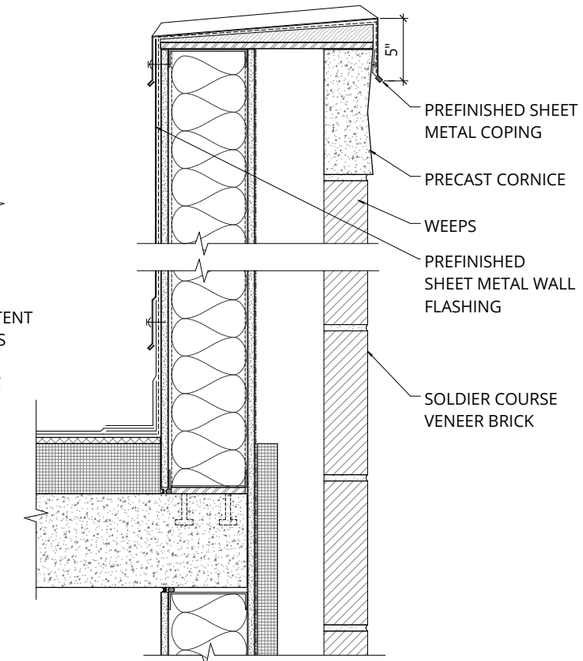
SILL AT COMPOSITE METAL PANEL
SCALE : 1" = 1'-0"



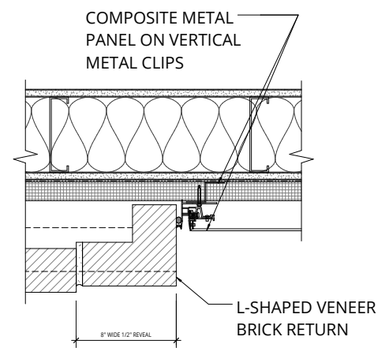
A BRICK VENEER JAMB AT METAL WALL PANEL
SCALE : 1" = 1'-0"



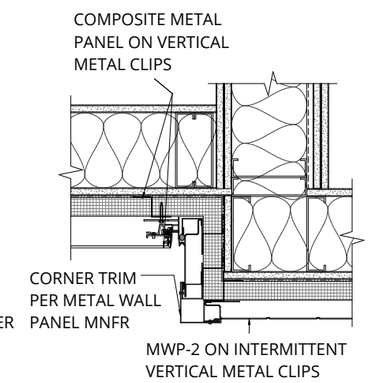
B METAL WALL PANEL JAMB AT STAIRWELL
SCALE : 1" = 1'-0"



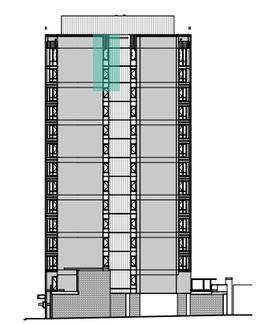
PARAPET AT BRICK VEENER
SCALE : 1" = 1'-0"

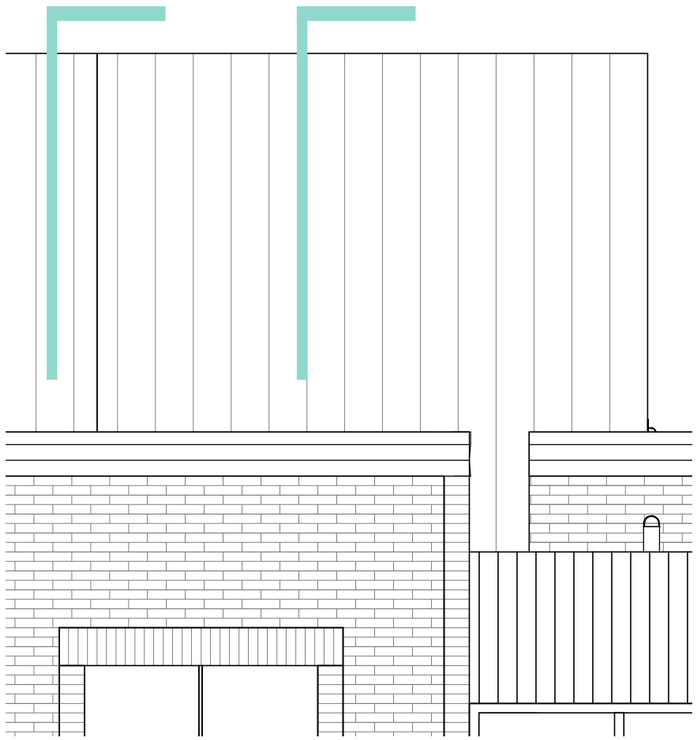


C BRICK VENEER JAMB AT COMPOSITE WALL PANEL
SCALE : 1" = 1'-0"

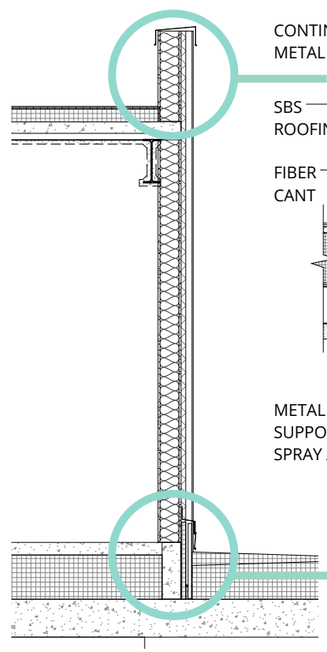


D COMPOSITE METAL PANEL JAMB AT STAIRWELL
SCALE : 1" = 1'-0"

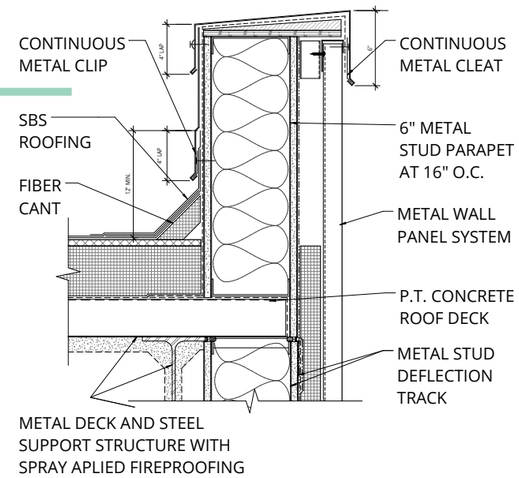




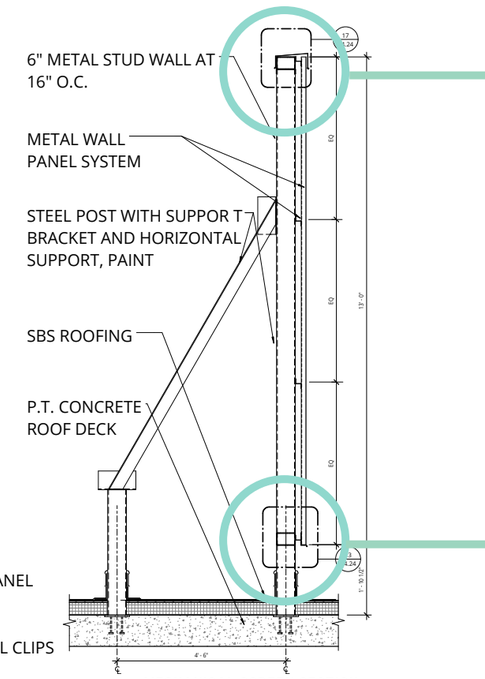
MECHANICALROOM & SCREEN
SCALE : 1/4" = 1'-0"



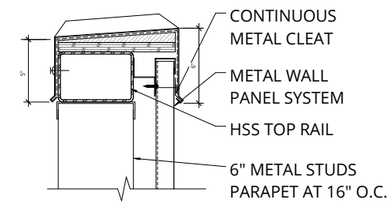
MECHANICAL ROOM WALL SECTION
SCALE : 1/4" = 1'-0"



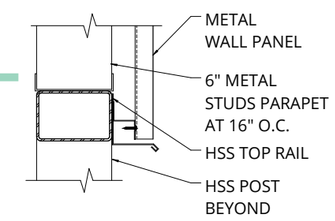
PARAPET AT MECHANICAL ROOM
SCALE : 1/4" = 1'-0"



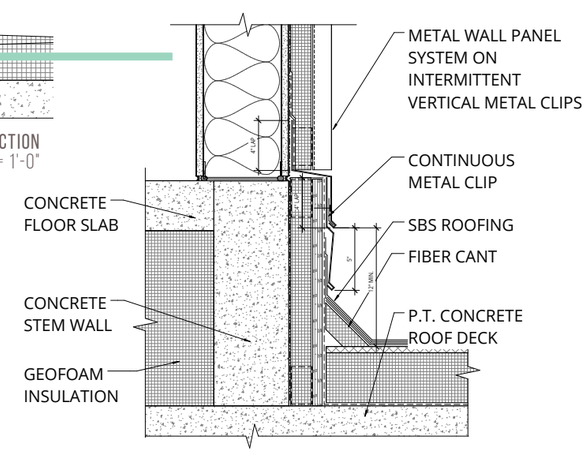
MECHANICAL SCREEN SECTION
SCALE : 1/4" = 1'-0"



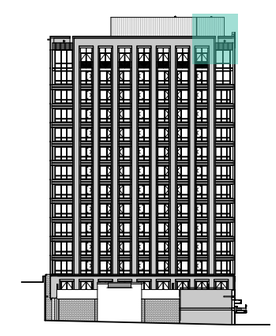
TOP OF MECHANICAL SCREEN WALL
SCALE : 1" = 1'-0"

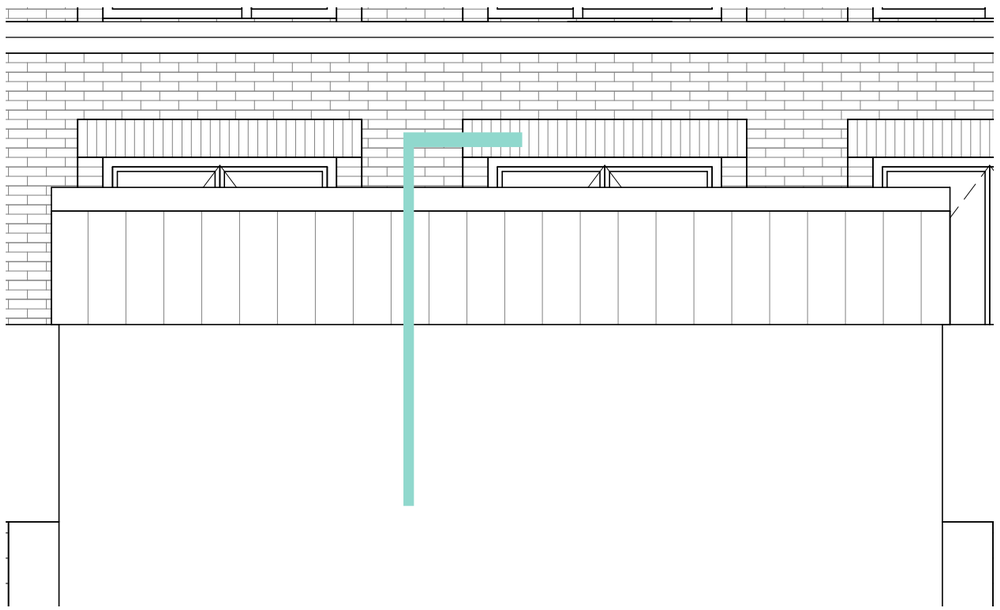


BOTTOM OF MECHANICAL SCREEN WALL
SCALE : 1/4" = 1'-0"



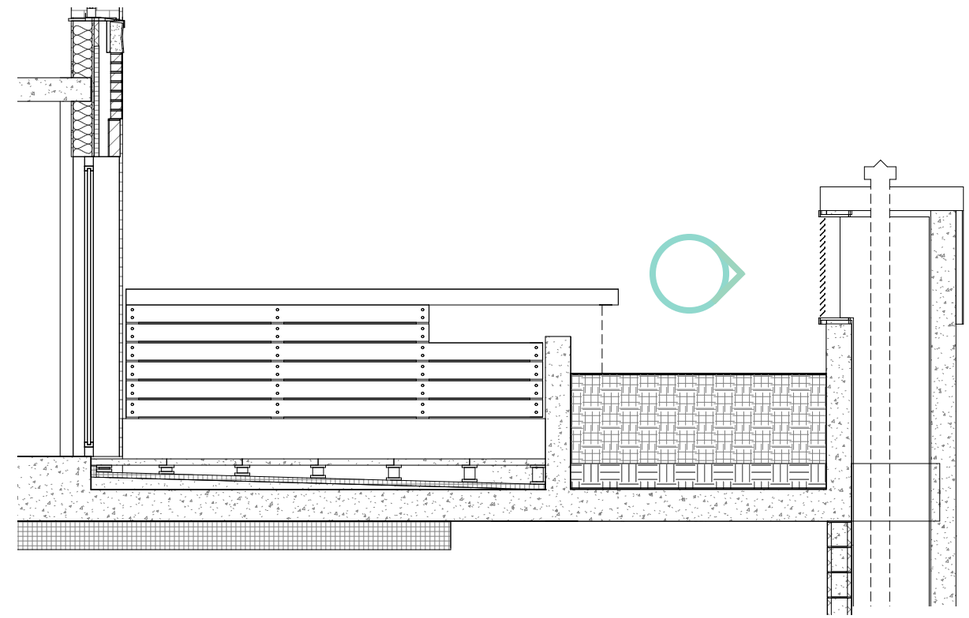
ROOF WALL FLASHING
SCALE : 1/4" = 1'-0"





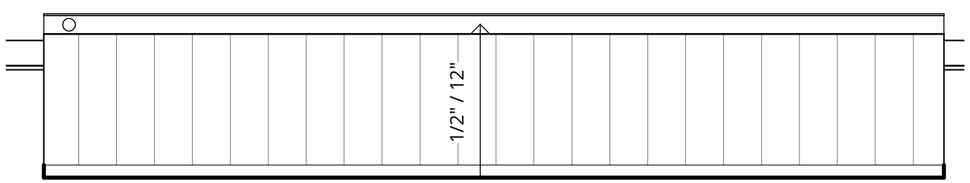
SECOND LEVEL GENERATOR SHAFT

SCALE : 1/4" = 1'-0"



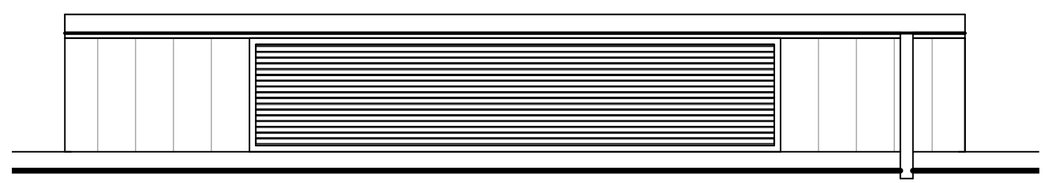
GENERATOR SHAFT & TERRACE SECTION

SCALE : 1/4" = 1'-0"



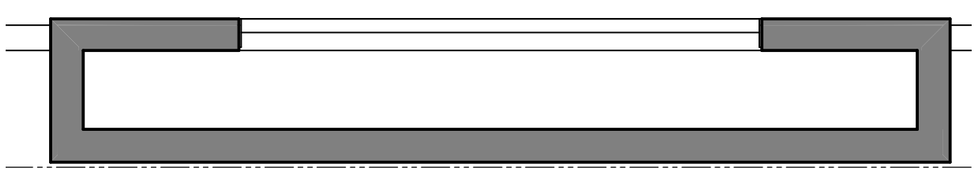
GENERATOR SHAFT ROOF PLAN

SCALE : 1/4" = 1'-0"



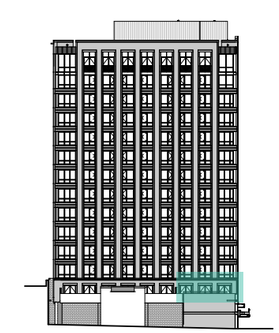
GENERATOR SHAFT NORTH ELEVATION

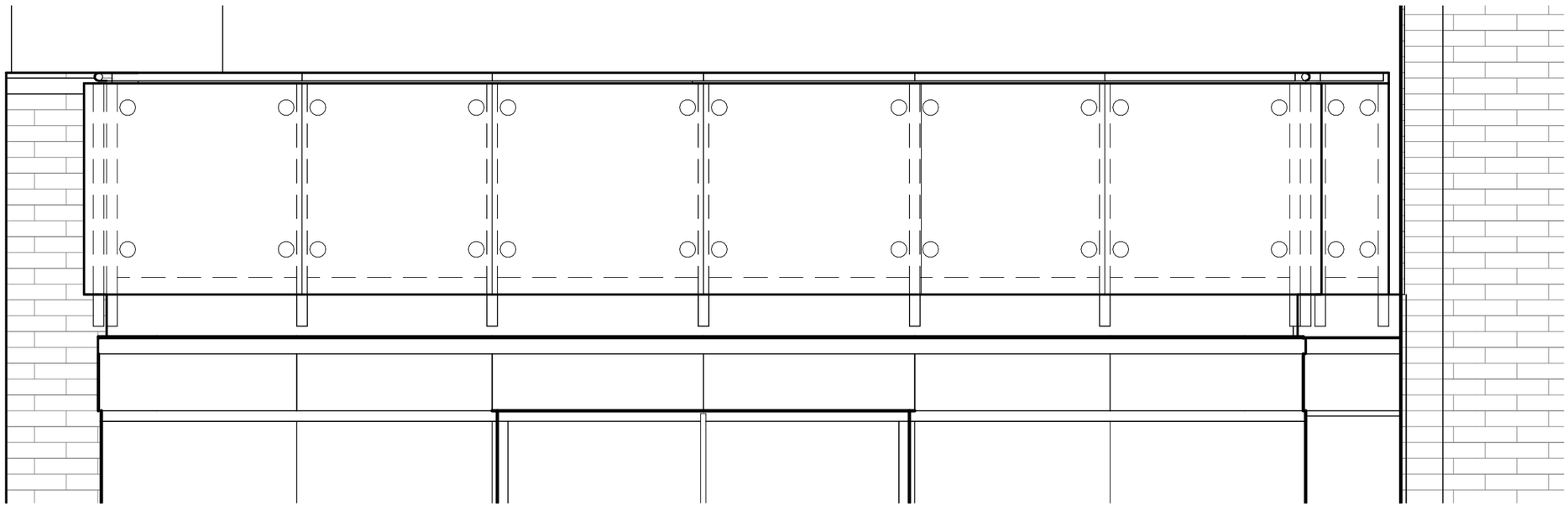
SCALE : 1/4" = 1'-0"



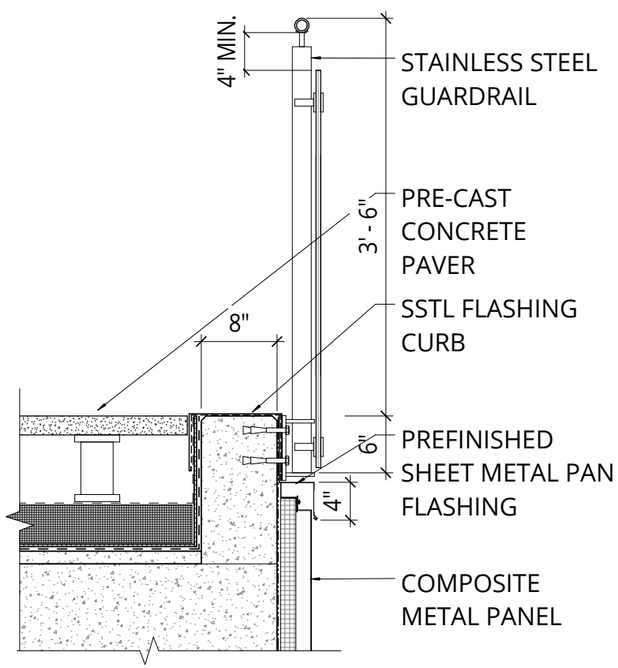
GENERATOR SHAFT PLAN

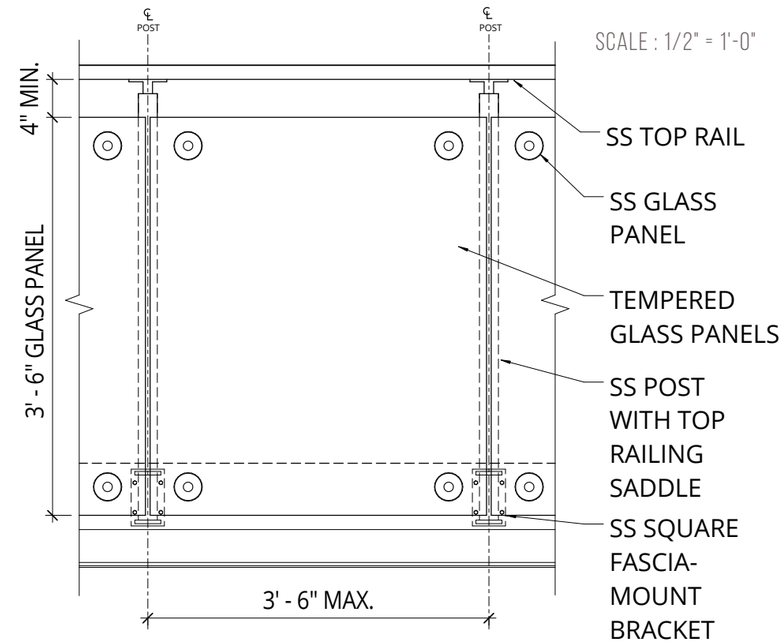
SCALE : 1/4" = 1'-0"





SECOND LEVEL TERRACE GUARDRAIL ELEVATION

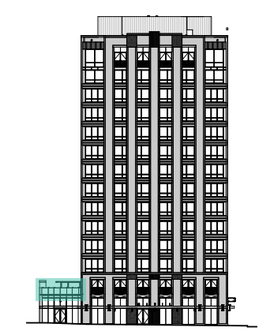


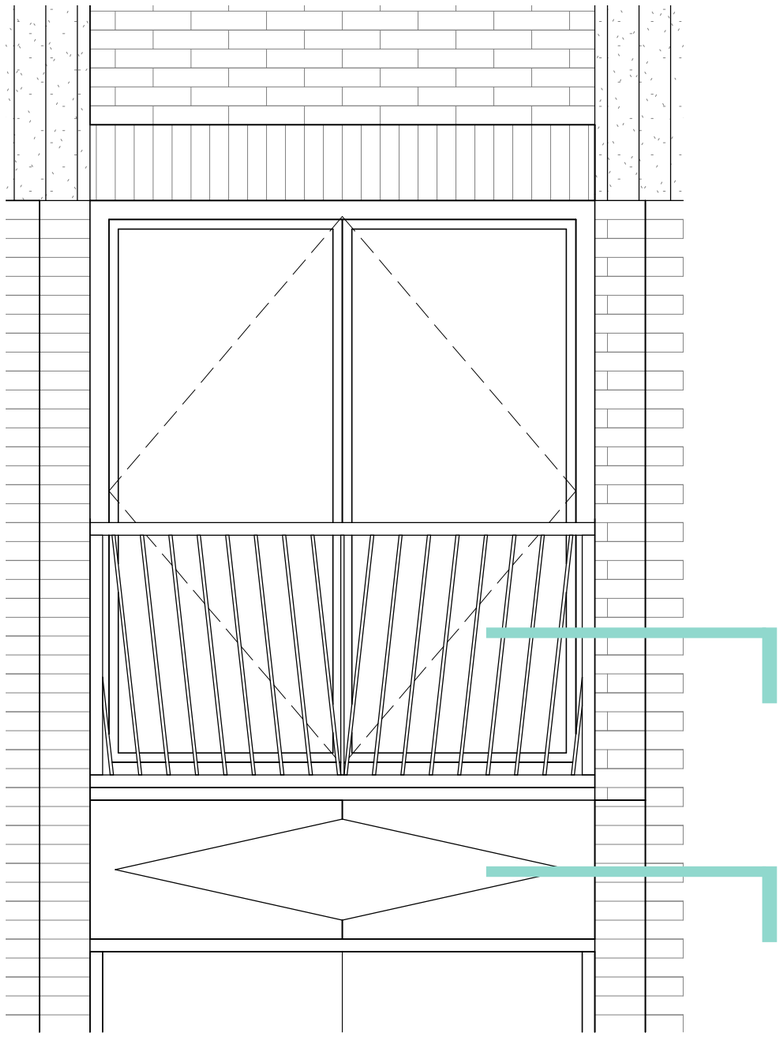


SCALE : 1/2" = 1'-0"

SECOND LEVEL TERRACE GUARDRAIL SECTION & ELEVATION

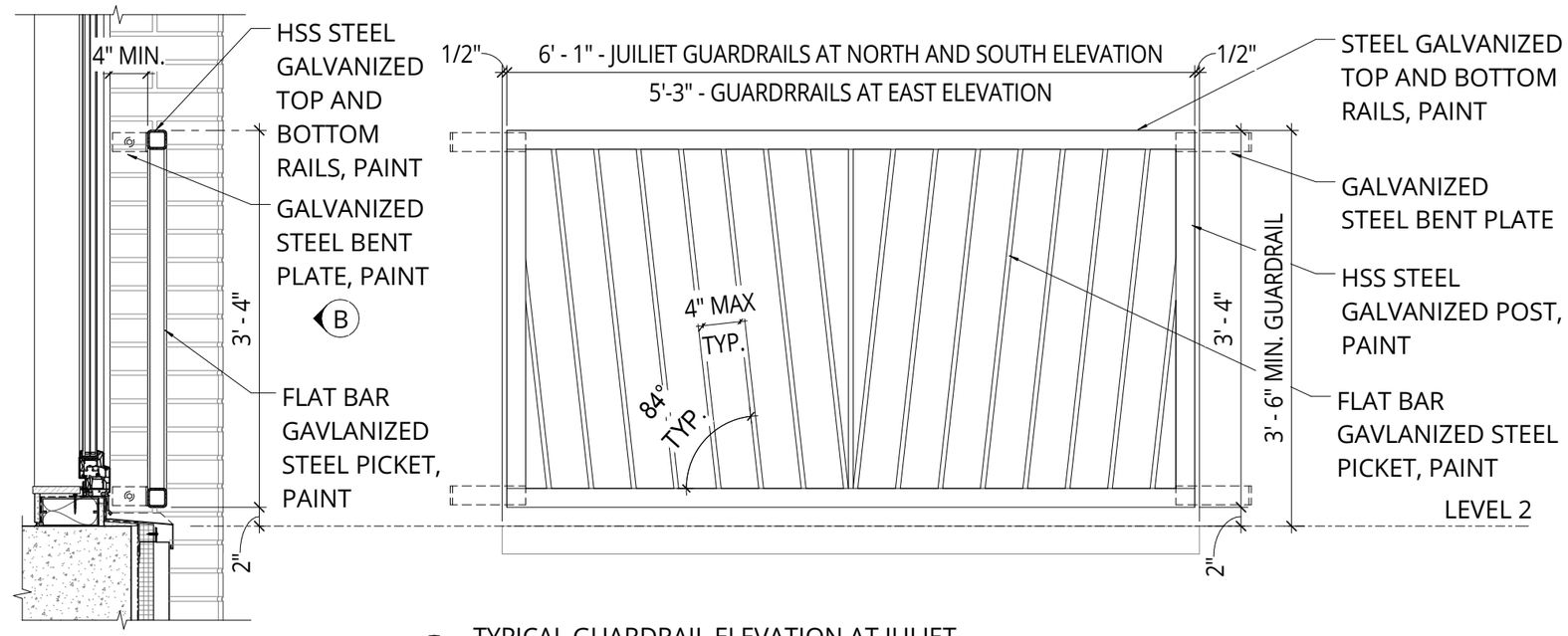
SCALE : 3/4" = 1'-0"





JULIET BALCONY ELEVATION

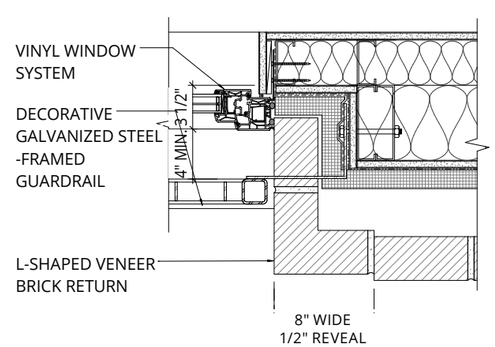
SCALE : 1/2" = 1'-0"



B TYPICAL GUARDRAIL ELEVATION AT JULIET

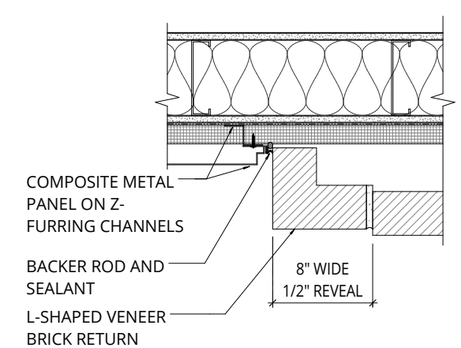
JULIET BALCONY SECTION & ELEVATION

SCALE : 3/4" = 1'-0"



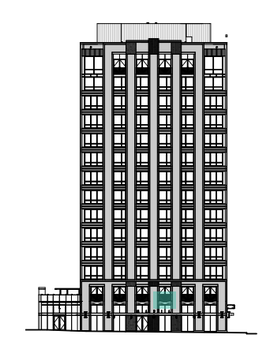
WINDOW JAMB AT JULIET BALCONY

SCALE : 1" = 1'-0"



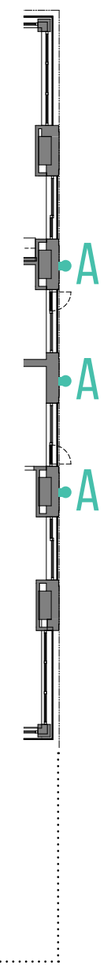
WINDOW JAMB AT COMPOSITE METAL PANEL

SCALE : 1" = 1'-0"



11TH AVE LOOKING SOUTH

GROUND FLOOR



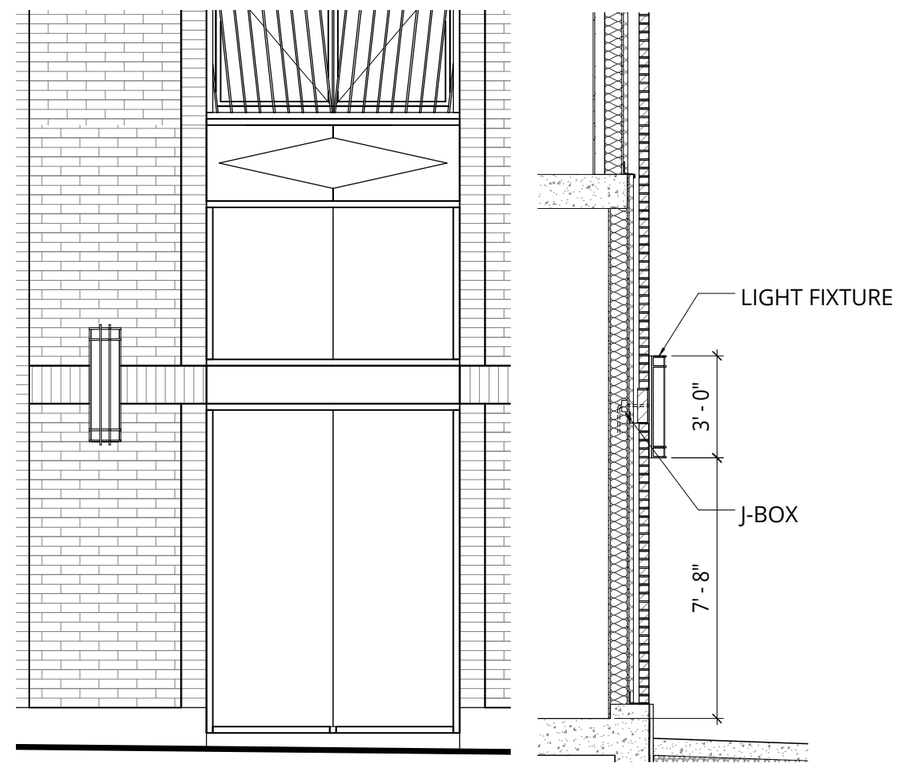
13TH FLOOR
SCALE : 1" = 1'-0"

A

PILASTER UP & DOWN LIGHTING
CYLINDRICAL HOUSING

B

RECESSED CAN LIGHT AT ENTRIES



A-BASIS OF DESIGN

673-WP SERIES EXTERIOR WALL

Shaper
shaperlighting.com

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

673-WP Luminous Wall Sconce features a variety of decorative options such as perforated metal, colored acrylic, trim bars and is ADA compliant.

SPECIFICATION FEATURES

Material
Painted or plated solid aluminum with a 1/8" sanded white extruded acrylic panel. Open bottom and enclosed top.

Finish
Premium TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear.
Standard: White Paint (WH).
Premium: Aluminum Paint (ALP), Black Paint (BK), Bronze Metallic Paint (BM), Dark Platinum Paint (DP), Graphite Metallic Paint (GRM), Grey Paint (GY) or Custom Color (CC).

Optics
Refer to www.shaperlighting.com for complete photometrics.

Ballast
Integral electronic HPF, multi-volt 120/277V (347V Canada - Except 13W)), thermally protected with end-of-life circuitry to accommodate the specified lamp wattage.

Driver
Standard integral class 2 driver 38W max., 0-10V dimming.

Lamp/Socket
12": Two (2) 13W (2GX7) 4-pin low wattage CFL or 26W (G24q-3) 4-pin quad CFL lamps or one (1) 60W frosted T-10 lamp.
16": Two (2) 27W (2G11) 4-pin high lumen CFL lamps or two (2) 60W frosted T-10 lamps.
25": One (1) or two (2) 14W T5 linear bi-pin fluorescent lamps.
37": One (1) or two (2) 21W T5 linear bi-pin fluorescent lamps.
Flourescent socket injection molded plastic. INC socket fired ceramic rated for 660W-250V. Lamps furnished by others.

LED
L3:2000 nominal lumens at max 19W
L4:3000 nominal lumens at max 29W

Long-life LED system coupled with electrical driver to deliver optimal performance. Electronic drivers are available for 120-277 applications. A 0-10V dimming control is available (Standard) on all models.

Installation
Supplied with a universal circular strap for a standard 4" J-box or plaster ring.

Options
Modified Length - Contact factory, Closed Bottom Cover (BC), Two Vertical Trim Bars (2VTB), Two Horizontal Trim Bars (2HTB), Two Vertical & Horizontal Trim Bars (2HTB/2VTB), Two Vertical & Horizontal Trim Bars with Decorative Balls (2HTB/2VTB/DB), Two Horizontal & Vertical Trim Bars with Perf Sides & Solid Ends (2HTB/2VTB/PSSE), Two Vertical & Horizontal Trim Bars with Perf Center (2HTB/2VTB/PC), Two Horizontal & Proud Extended Vertical Trim Bars with Solid Ends (2HTB/2PEVTB/SE), Two Horizontal Trim Bars & One Proud Vertical Trim Bar with Solid Ends (2HTB/1PVTB/SE), Two Horizontal & One Vertical Trim Bars with Perf Ends (2HTB/1VTB/PE), Two Horizontal Fins (2HF), Two Vertical Trim Bars with Perf Sides (2VTB/PS), Two Vertical Trim Bars with Cobalt Blue Center (2VTB/CBC), Two Vertical Trim Bars with Perf Center (2VTB/PC), Three Horizontal & One Vertical Trim Bar with Perf (3HTB/1VTB/P). Solid or closed acrylic endcaps available for LED

Labels
U.L. and C.U.L. listed for wet location. ADA compliant, except with proud trim options.

Modifications
Shaper's skilled craftspeople with their depth of experience offer the designer the flexibility to modify standard exterior wall luminaires for project specific solutions. Contact the factory regarding scale options, unique finishes, mounting, additional materials/colors, or decorative detailing.

673-WP SERIES

Exterior Wall Luminaire
Luminous Wall Sconce

ARRA
Shaper Lighting certifies that its products satisfy the requirements of Section 1605 of the American Recovery and Reinvestment Act (also known as the ARRA Buy American provision).

AMERICAN DISABILITIES ACT (ADA)
Shaper offers a large selection of ADA interior and exterior wall luminaires. ADA requires all fixtures below 68" to have a maximum projection of 4".

QUICK SHIP (QS)
Shaper's Quick Ship program features over thirty-four fixtures with finish options such as Satin Chrome, Natural Aluminum and Satin Brass, and a wide variety of lamp selections. All products ship in five days from receipt of order.

Cooper Lighting
by EATON

Specifications and dimensions subject to change without notice.
Consult your representative for additional options and finishes.

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B

PORTFOLIO™

Catalog #		Type
Project		
Comments		Date
Prepared by		

DESCRIPTION

Low brightness 8-3/8-inch aperture downlight for use with (2)26W, 32W, or 42W Triple Twin Tube 4-pin compact fluorescent lamps. The precisely formed non-imaging optical reflector ensures 55° cutoff to lamp and lamp image and the one piece design eliminates light leaks at the ceiling. Standard features include low iridescent finish on all reflector colors to eliminate "rainbowing" and one electronic ballast to operate (2)26/32/42W triple lamps. Venting ensures maximum lamp life and lumen output. Optics offer unparalleled performance in glare free lighting with a smooth beam devoid of hot spots. Open downlight, lensed, and open wall wash trims are interchangeable within the same housing.

SPECIFICATION FEATURES

Reflector
Available in a variety of Alzak® finishes, in a one piece spun parabolic contour. Also available with white or black baffle. Positive reflector mounting, without tools, pulls trim tight to ceiling.

Trim Ring Options
Self flanged or molded white trim ring.

Socket Connector
One piece die cast aluminum connection allows venting for maximum thermal performance.

Housing Mounting Frame
One piece precision die cast aluminum 1-1/2" deep collar accommodates varying dimensions of ceiling materials.

Universal Mounting Bracket
Accepts 1/2" EMT, C Channel, T bar fasteners, and bar hangers. Adjusts 5" vertically from above or below ceiling.

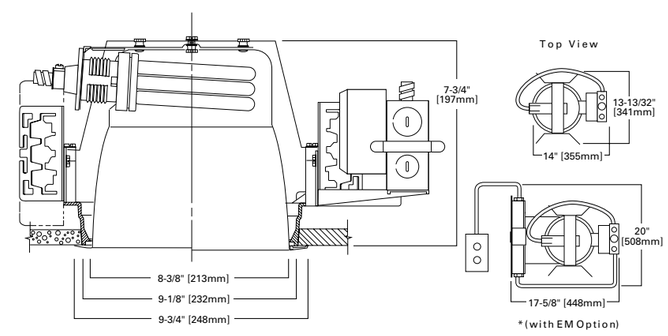
Conduit Fittings
Die cast screw tight connectors.

Junction Box
Listed for eight #12AWG (four in, four out) 90°C conductors feed through branch wiring. One 1/2" and two 3/4" pry outs. Positioned to allow straight conduit runs. Access to junction box by removing reflector.

Socket Rotary Lock
4 pin GX24q3/4 base with fatigue free stainless steel lamp spring ensures positive lamp retention.

Electronic Ballast
Electronic ballast provides full light output and rated lamp life. Provides flicker free and noise free operation and starting.

Labels
cULus listed, standard damp label.



C8242
8351/8350

(2) 26W, 32W, 42W
TTT or PLT
Compact Fluorescent

8-Inch Open Downlight

ENERGY DATA	
(2) 26W TTT	
Ballast: Electronic	
120V Input Watts: 55	Line Amps: 0.46
277V Input Watts: 55	Line Amps: 0.21
Power Factor: >0.98	THD: <10%
Min. Starting Temperature: -10°C (0°F)	
Sound Rating: Class A Standards	

(2) 32W TTT 4-pin	
Ballast: Electronic	
120V Input Watts: 69	Line Amps: 0.57
277V Input Watts: 69	Line Amps: 0.25
Power Factor: >0.99	THD: <10%
Min. Starting Temperature: -10°C (0°F)	
Sound Rating: Class A Standards	

(2) 42W TTT 4-pin	
Ballast: Electronic	
120V Input Watts: 93	Line Amps: 0.71
277V Input Watts: 93	Line Amps: 0.30
Power Factor: >0.99	THD: <10%
Min. Starting Temperature: -10°F (0°C)	
Sound Rating: Class A Standards	

NOTES: Accessories should be ordered separately. For additional options, please consult your Cooper Lighting Representative. Alzak is a registered trademark of Aluminum Company of America.

powered by fifthlight technology

COOPER Lighting
www.cooperlighting.com

Specifications and dimensions subject to change without notice.
Consult your representative for additional options and finishes.

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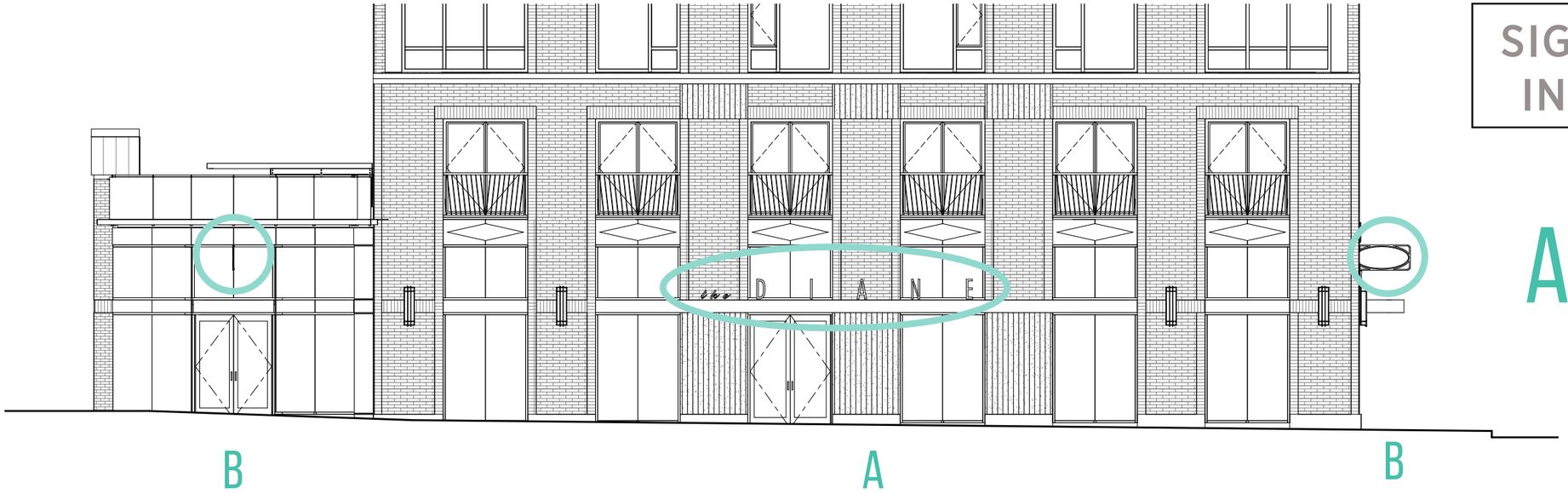
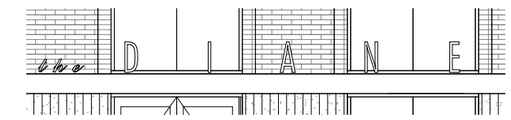
2013-05-09 16:12:33

Ankrom Moisan

SIGNAGE SHOWN FOR INFORMATION ONLY

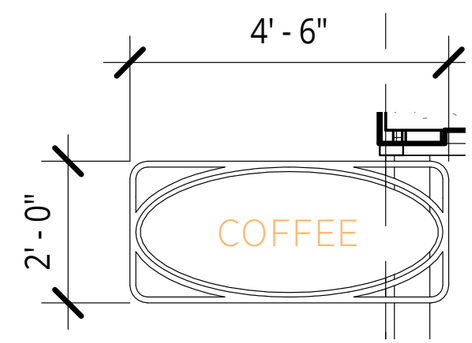


A



18" CAST
ALUMINUM LETTERING

B



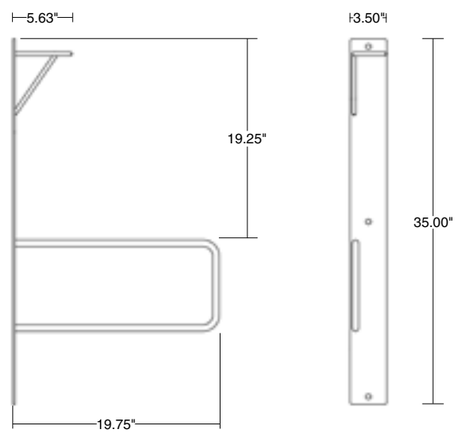
PAINTED STEEL
BLADE SIGN

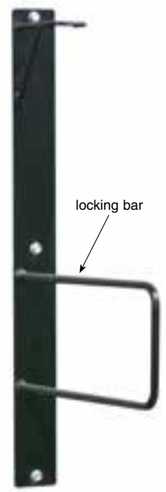
INNOVATION. **SITE FURNISHINGS** TRADITION.

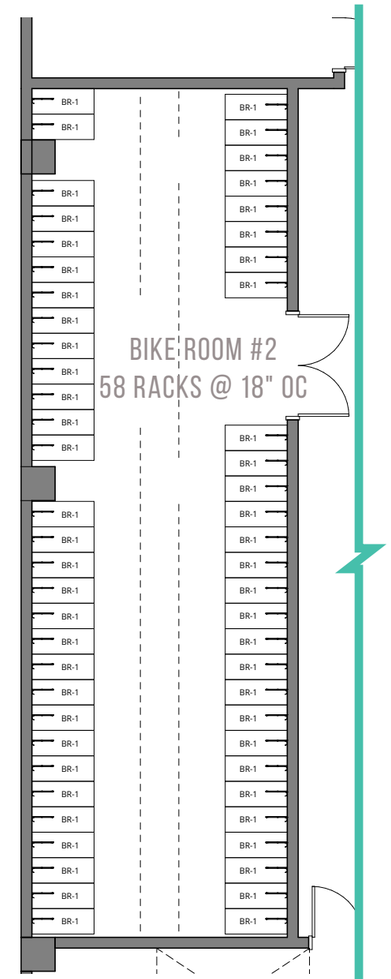
Wall Mount with Locking Bar Bike Rack

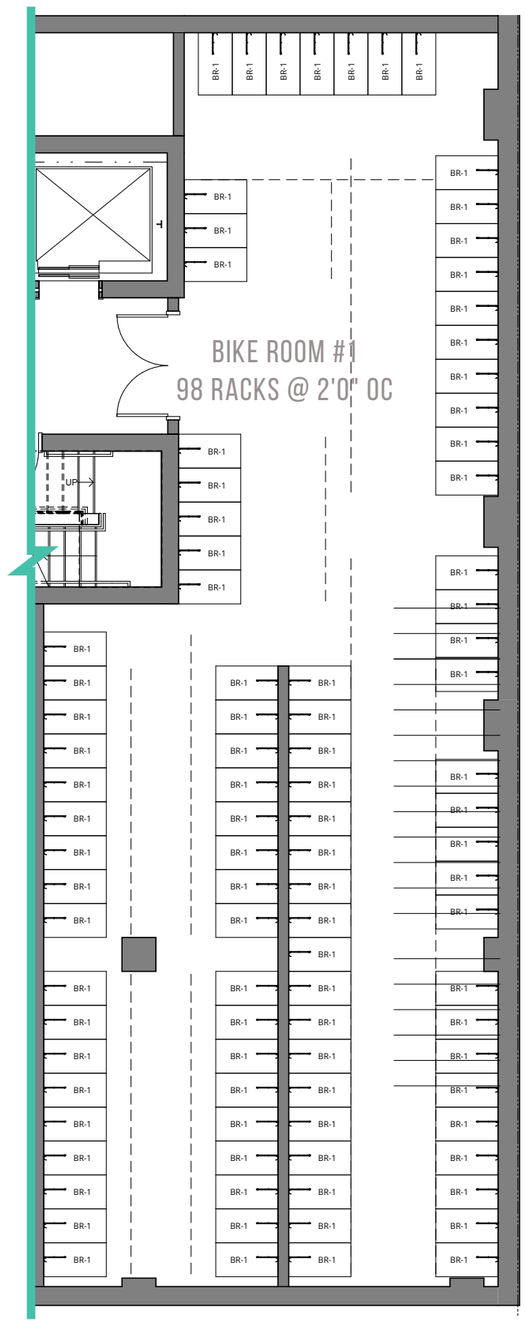
The Wall Mount with Locking Bar is space saving and economical. The locking bar provides a secure location to affix a "u" or cable lock.
Constructed of 3/16"plate steel, 3/8" and 5/8" round steel rod

- Dimensions: 35"x3.5"
- (3)1/2" diameter mounting holes
- Choice of two finishes:
  - Powder Coating (weather resistant Polyester TGIC)
  - Hot Dipped Galvanized









SECURE BIKE ROOMS
AT BASEMENT

PER MODIFICATION REQUEST LONG TERM BIKE RACKS TO BE 18" OC AT BIKE ROOM #2

CITY PREFERRED RACK TYPE 'URBAN RACKS' HAS BEEN SELECTED. RACKS MEET THE STANDARDS SET FORTH IN SECTION 33.266.220.C OF THE PORTLAND ZONING CODE 'STANDARDS FOR ALL BICYCLE PARKING.'

innotech windows + doors

Innovation

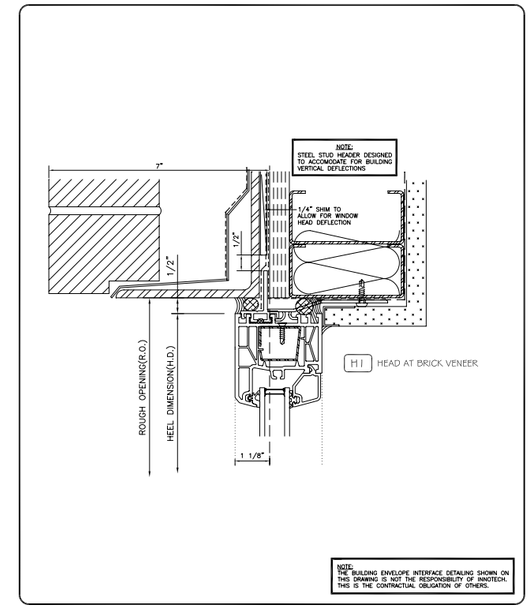
European Innovation

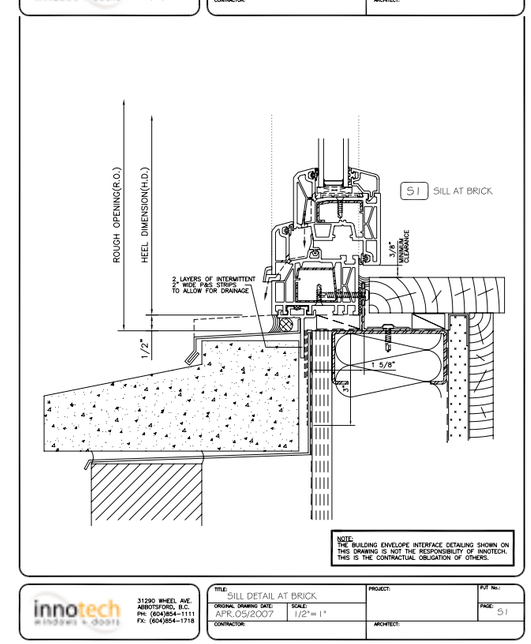
Dual Action Tilt + Turn windows and doors operated by a single, convenient handle.

Turn the handle up — and tilt the sash inwards for comfortable, draft-free ventilation.

Turn the handle sideways — and swing the sash open for easy cleaning and emergency exit.

Turn the handle down — and engage the multi-point locking mechanism to seal out the wind, the rain, and the noise.





SPIRAL®

HIGH PERFORMANCE RIGID ROLLING DOOR

High Security, High Speed, with Architectural Style - All in One Door

With an opening speed of up to 60 inches per second, the Spiral door offers the speed you need for high-traffic situations. Rigid, aluminum slat construction eliminates any need for a second overnight security door.

Crisp lines give the Spiral door a stylish look that's great for all kinds of commercial, institutional, as well as industrial applications. Because its anodized aluminum will not corrode, you can count on that look to last for many years under even the worst weather conditions.

Shown with optional vision slat

High Security - Rigid, aluminum slat construction and optional, integral locking system provides unparalleled security.

Fast - Opens at up to 60 inches per second for improved traffic flow.

Whisper Quiet - The unique Spiral roll-up design features no metal-to-metal contact, therefore offering whisper quiet operations.

High Performance - The variable speed AC Drive system, with soft acceleration and deceleration, smooths out routine stops and starts, virtually eliminating the clunking gear engagements associated with typical overhead door operation.

Energy Efficient and Tight Seal - Aluminum slats, along with a durable rubber membrane which covers their aluminum connecting hinges, provide a 100% seal against dust pollution, drafts, and inclement weather. Optional insulation simply adds to the energy savings.

RYTEC HIGH PERFORMANCE DOORS

SPIRAL®

HIGH PERFORMANCE RIGID ROLLING DOOR

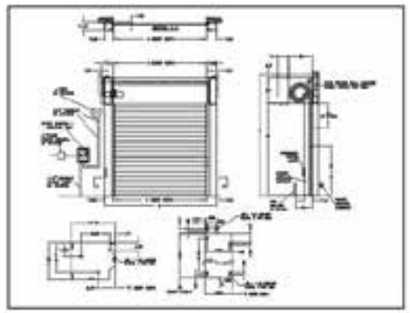
Model Name
- Rytec® Spiral® Door

Size and Dimensions
- Up to 26'2"W x 22'11"H
- Multiple door configurations based on door size.

Safety
- Thru-beam photo eyes
- Control-reliable electronic reversing edge

Available Options
- Insulated slats
- Ventilated slats
- Vision slats
- Hood and motor covers

Warranty
- Five-year limited warranty on mechanical components.
- Two-year limited warranty on electrical components.



Architectural Styling

Slats with optional vision slat

- Double walled aluminum slats are 6 inches high with an integral weatherseal between each panel.
- Slats are available in anodized aluminum or optional custom paint colors.

Spiral Technology
- Unique spiral design results in no metal to metal contact, resulting in less wear and tear on the panel.
- Whisper quiet and low maintenance operation.
- Utilizes a compact AC drive motor with variable speeds to allow for soft acceleration and deceleration.

Compact AC Drive Motor

Electrical Controls

System 4 shown with optional entry keypad

- System 4™ controller housed in a NEMA 4X rated enclosure with factory set parameters.
- Intelligent processor monitors and controls power consumption.
- Advanced self-diagnostics for troubleshooting.

Panel Design
- Integral rubber weatherseal between the anodized aluminum slats provides a tight weatherseal across the entire panel.
- Rubber weatherseals replaceable for easy maintenance.
- Patented hinge design allows for removal and replacement of single slat without disassembling the door panel.

Integral rubber weatherseal

Counterbalance System
- Up to six extension springs in each side column, depending on the size of the door.
- The springs assist the motor in opening, reducing motor wear and increasing the longevity of mechanical components.
- Mechanical egress lever on the side column allows the door to be opened in the event of a power failure.

Travel Speed
- Opens at up to 60 inches per second.

RYTEC HIGH PERFORMANCE DOORS

888-GO-RYTEC RytecDoors.com
Tel 262-677-9046 Fax 262-677-1058
One Cedar Parkway Jackson, WI 53037-0483

Specifications subject to change. ©Rytec Corporation LIT0.07/13

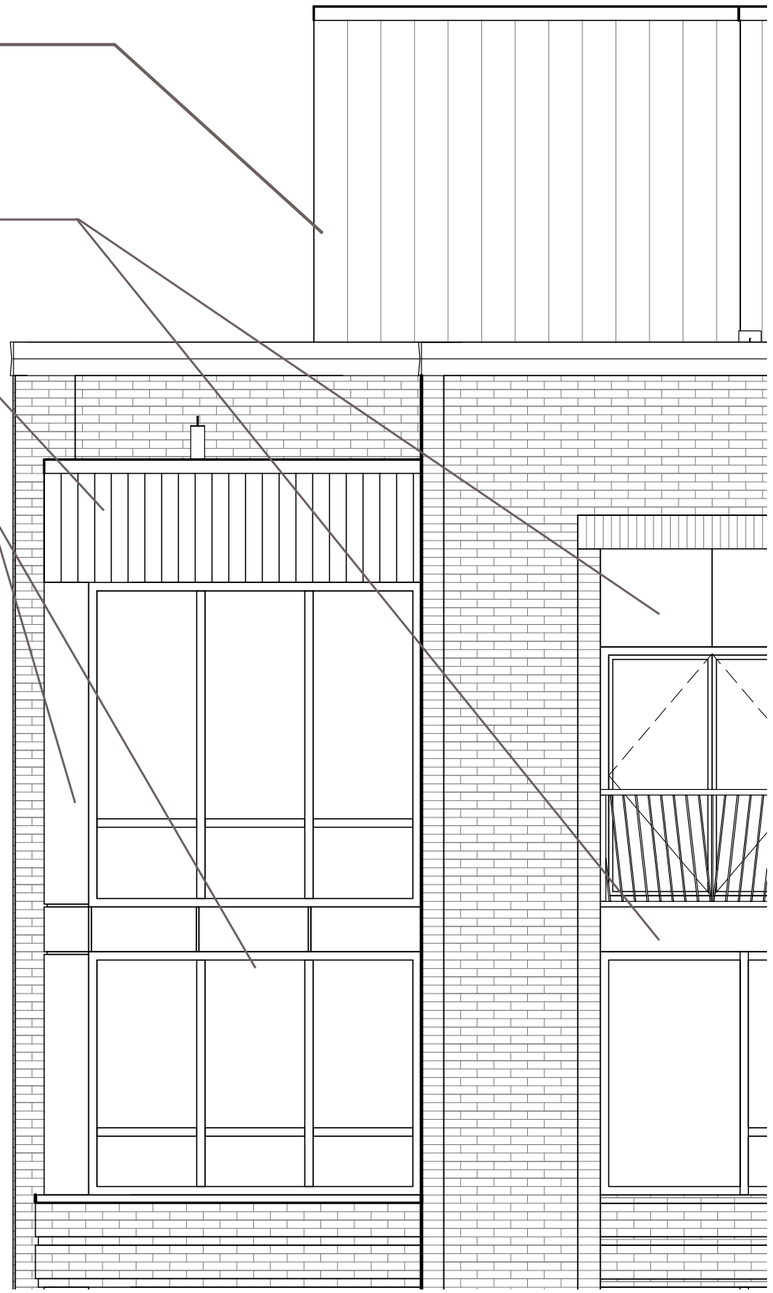
Ankrom Moisan

METAL WALL PANEL (MWP-2) AT MECHANICAL SCREEN AND WEST ELEVATION STAIR SPINE

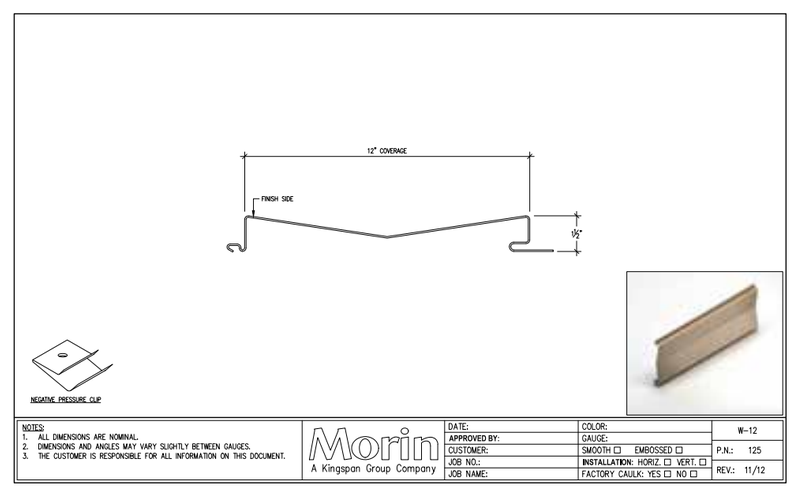
COMPOSITE METAL WALL PANEL AT UPPER AND GROUND FLOOR LEVELS

METAL WALL PANEL (MWP-1) AT UPPER CORNERS

COMPOSITE METAL PANEL AT CORNERS AND SPANDRELS



METAL WALL PANEL - 1 (MWP-1)
MORIN METAL WALL SYSTEM



Concealed fastener panels are available in either flat, reveal, striated or chevron profiles. With a common side joint the designer can mix and match panel profiles throughout the facade creating the exact desired effect. Panels maybe installed vertically, horizontally, or in combination.

Eleven unique profiles

Concealed fastener design

Common joint design allowing multiple panel integration

Weather tight or rainscreen rear ventilated application

Smooth surface standard, stucco embossed texture optional

All PVDF painted finishes available

Optional factory caulking available

Optional swaged ends of 2" (51mm)

Panel Depth
1-1/2" (38mm)

Cover Width
12" (305mm) Standard
16" (406mm) and 18" (457mm) optional on F profile only

Lengths
5' (1.52m) to 30' (9.14m) Standard
Shorter and longer lengths available

Galvalume/Zincalume Painted Steel Options
18 GA (1.19mm) / 20 GA (.91mm) / 22 GA (.76mm) / 24 GA (.60mm)

Aluminum Options
.050 GA (1.27mm) / .040 GA (1mm) / .032 GA (.81mm)

Stainless Steel Options
20 GA (.91mm) / 22GA (.76mm) / 24 GA (.60mm)

Zinc Options
18 GA (1.5mm) / 20 GA (1.0mm) / 22 GA (.91mm)

Natural Copper Options
20 oz. / 16 oz.

Application
Horizontal or vertical

9

METAL WALL PANEL - 2 | AEP SPAN

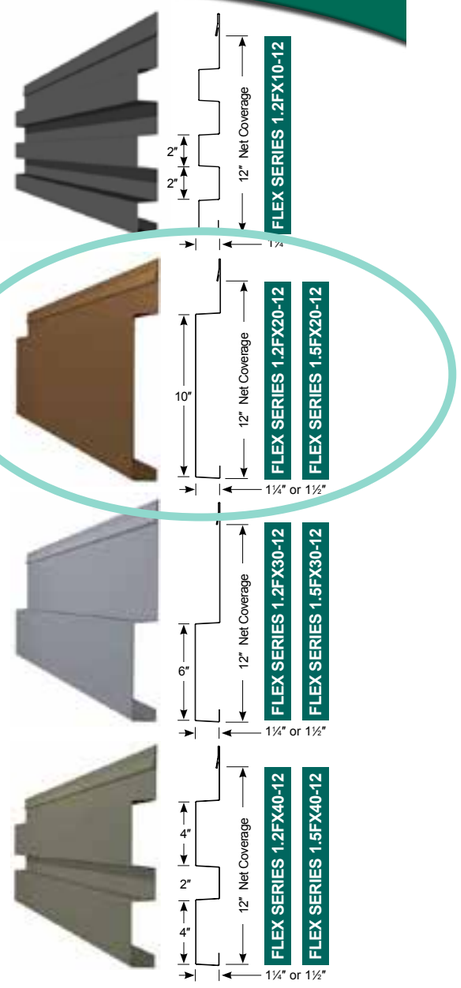
AEP SPAN

Flex Series

Flex Series is a concealed fastener metal wall collection designed to give you flexibility for your next project. This series of panels can be used in vertical and horizontal wall, fascia, and equipment screen applications.

FEATURES AND BENEFITS

- Combine different panels to create striking patterns.
- Custom manufactured lengths from 5'-0" to 20'-0".
- With a 12" coverage, panels are available in 24ga and 22ga in standard colors. Also available in 20ga.
- Panels available in a wide variety of Dura Tech® *5000* and Dura Tech® *mx* colors and specialty finishes.
- Warranties for chalk, fade, and film integrity are available in durations of up to 30 years.



Flex Series shown in vertical wall application.

Oil Canning : All flat metal surfaces can display waviness commonly referred to as "oil canning". "Oil canning" is an inherent characteristic of steel products, not a defect, and therefore is not a cause for panel rejection.

Call Toll Free at
800-733-4955
Visit our Website at
www.aepspan.com

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COMPOSITE METAL WALL PANEL | CITADEL METAL COMPOSITE MATERIAL

FEATURING:
- RR (Rout & Return) Attachment System
- RS (RainScreen) Attachment System

Envelope2000®
Metal Composite Material (MCM)

Features & Benefits of Envelope 2000®
and the RR and RS attachment systems

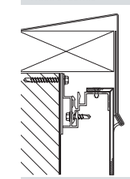
Superior Flatness: Due to an innovative phenolic resin core, *Envelope 2000®* provides a clean, flat and unified appearance.

Curvable Systems: Both the *RR* and *RS systems* can be used to create long, flowing curves to highlight architectural details.

RainScreen (RS) System

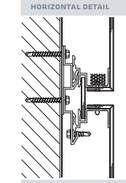
TYPICAL SECTION

PARAPET DETAIL



Extrusions Used:
- 8212 Extrusion
- 8216 Extrusion

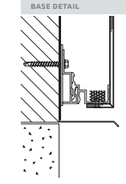
HORIZONTAL DETAIL



Extrusions Used:
- 8216 Extrusion *(with weep holes and baffle)*
- 8214 Extrusion

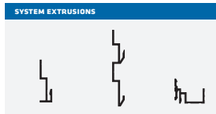
Joint is variable width up to 12". Panel accent strips are free floating.

BASE DETAIL



Extrusions Used:
- 8216 Extrusion *(with weep holes and baffle)*
- 8214 Extrusion

SYSTEM EXTRUSIONS



8212 Extrusion | 8214 Extrusion | 8216 Extrusion

Other extrusions may be required depending upon application.

RS: 'DRY' JOINT

RainScreen (RS) System

DESCRIPTION

Offering a different approach to the barrier system, the *Envelope 2000® RainScreen (RS) System* manages any incidental moisture that may occur within the system through a system of weep holes and channels.

ATTRIBUTES

System Type:
Shop-Fabricated, Non-Structural, Rainscreen/Cavity Wall, Progressive Sequence Installation

System Depth:
1-7/8" from face of substrate to face of panel

Testing:
ASTM E283: *Static Air Infiltration*
ASTM E330: *Structural Design Load*
ASTM E331: *Static Water Infiltration*
UBC 26-9 (NFPA 285): *Intermediate Scale Multi-Story*
ICC: *International Code Council*
City Of Los Angeles

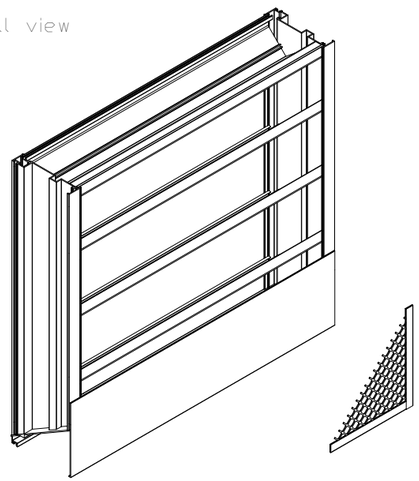
Lead Time: 10 Working Days + Fabrication*

Moisture Barrier:
If moisture barrier is present (recommended for RR system, required for RS system), metal strapping must be placed over barrier and secured to stud/substrate with adhesive in the field of the panel applied to strapping.

Flatness:
no more than 1/4" deviation in 20ft

GREENHECK
Building Value in Air.

Internal view



EDD-601

6" Frame, Dual Blade

Application & Design

EDD-601 is a weather louver designed to protect air intake and exhaust openings in building exterior walls. Design incorporates a drainable head member and stationary horizontal blades to channel water to the jambs which guides the water through vertical downspouts for escape at the sill. The EDD-601 is an extremely efficient louver with AMCA LICENSED PERFORMANCE DATA enabling designers to select and apply with confidence.

Width and Height furnished approximately 0.250 in under size.

Construction Features

Frame Depth (in):	6	Frame Thickness (in):	0.081	Louver Material:	Aluminum
Sizing:	Nominal	Fixed Blade Thick. (in):	0.081		
Shape:	Rectangular	Shape Type:	N/A		
Frame Type:	Channel				

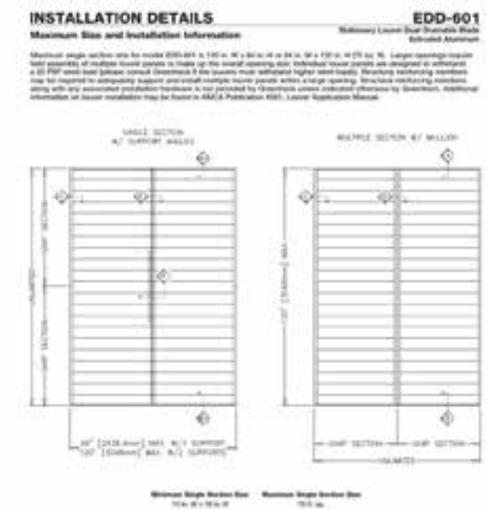
Options and Accessories

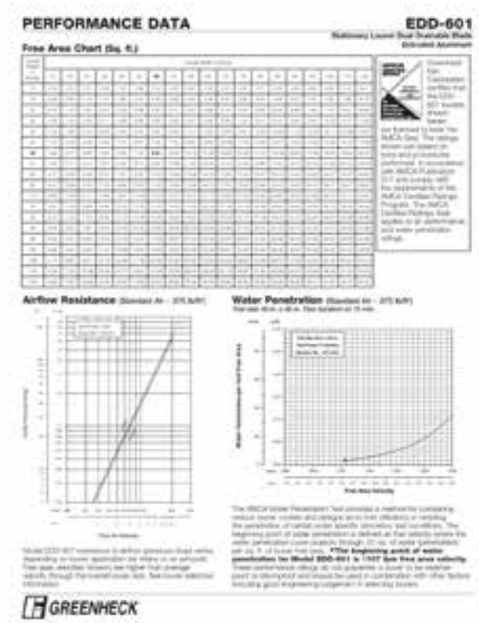
Finish Type:	Anodize	Finish Color:	Clear 215 R1		
Bird Screen:	Internal	Bird Screen Type:	Mesh	Bird Screen Mat'l:	Aluminum
Bird Screen Finish:	Mill				
Welded Construction:	No				

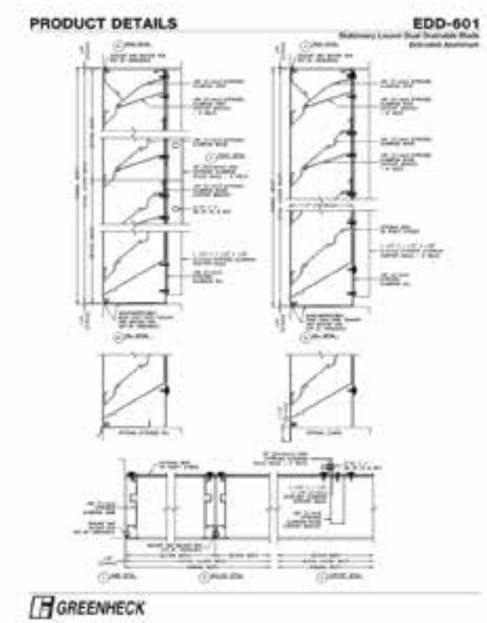
Summary

ID #	Tag	Qty.	W (in)	H (in)	Free Area (ft2)	Sect. Wide	Sect. High	Sect. Ship
2-1		4	99.000	36.000	11.95	1	1	4
2-2		8	49.500	66.000	11.82	1	1	8

Larger openings may require field assembly of multiple louver panels to make up the overall opening size. Individual louver panels are designed to withstand a 25 PSF wind-load (please consult Greenheck if the louvers must withstand higher wind-loads). Design, materials and installation of structural reinforcement required to adequately support large sections or multiple section assemblies within a large opening are not provided by Greenheck. Unless specifically indicated, the following are NOT included in the quote provided: structural steel, installation hardware (anchors, angle clips, continuous angles, shims, fasteners, inserts, backer rod and sealant), field measuring and/or installation, miscellaneous flashing, trim or enclosures, blank off panels, mullion covers or mullion hardware, hinged frames or removable subframes, custom bird/insect screen, 3-coat, metallic and/or exotic paint finishes, bituminous paints for unlike metals, any applicable taxes, stamped and sealed structural calculations or seismic calculations.







ELEVATOR AND STAIR PRESSURIZATION FAN

COOLING TOWER

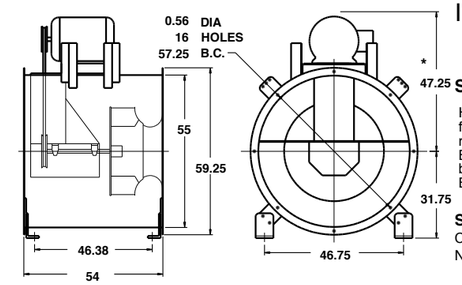
HEAT RECOVERY UNIT

GREENHECK
Building Value in Air.

Printed Date: 4/28/2015
Job: 11th & Hoyt
Mark: Elevator Pressurization Fan

TCB

Inline Centrifugal Fan



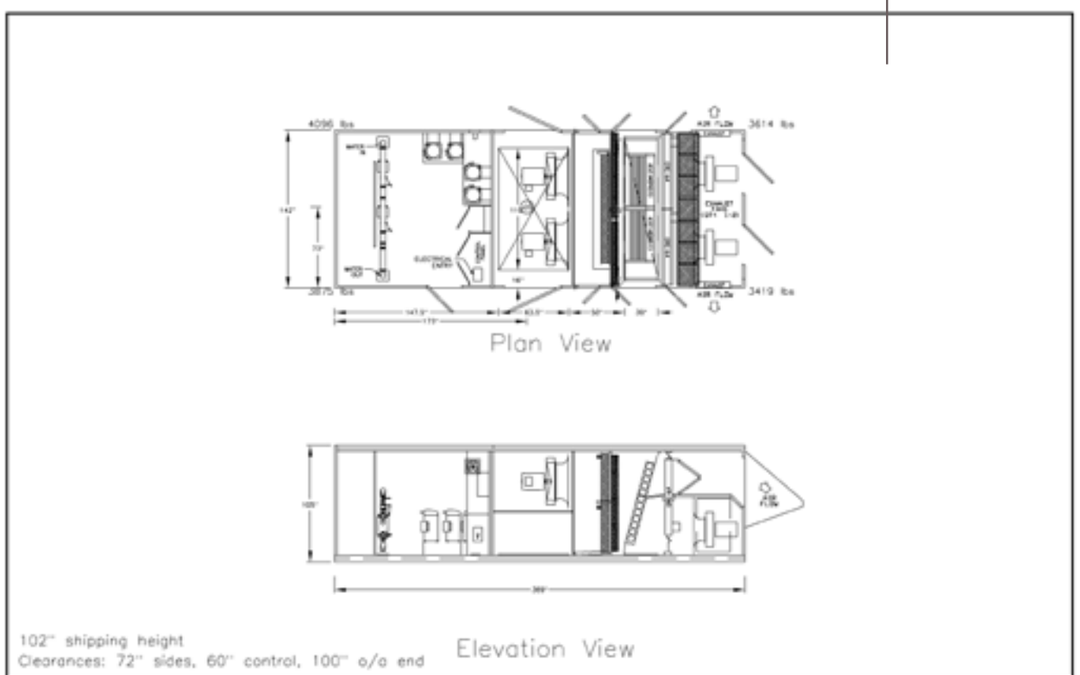
Tag Elevator Pressurization Fan

STANDARD CONSTRUCTION FEATURES

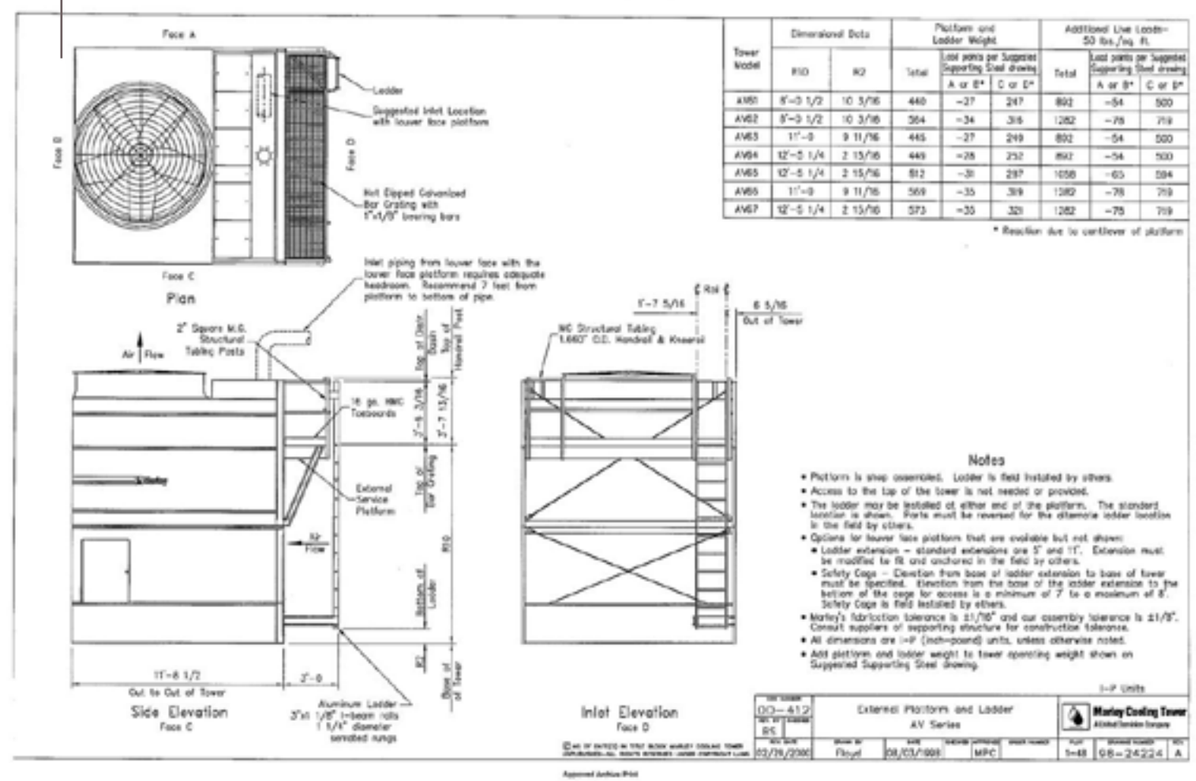
HOUSING: Continuously welded steel or aluminum housing • Inlet and outlet flanges with mounting holes • Aluminum rub ring • Meets AMCA type B spark resistance • Structural steel parts are phosphatized and coated with Permatector
BEARINGS, SHAFT, AND WHEEL: Heavy duty, self-aligning ball or roller pillow block bearings with extended lubrication lines • Polished, solid steel shafts • Backward inclined aluminum wheel

SELECTED OPTIONS & ACCESSORIES

Class B Motor Insulation or Greater
NEMA Premium Efficient Motor - meets NEMA Table 12-12



AAON inc. TULSA OKLAHOMA	Configurator: RN-055-3-0-L709-000WDNS-U08-GDL-FDA-0A0CBK1-00-0B0000MVB JOB NAME: 11th and Hoyt		UNIT TAG: 18500 CFM WSHP
	PURCHASER:	PURCHASE ORDER:	SERIAL NO.: 4.227 v1.1.6.0.0 / DATE: 4/28/2015
Total Weight: 15005 lbs Shipping Weight: 15005 lbs (±5%)	Rep Contact:	Ordered By:	Software SN: 7522416-2WBNH37L



Tower Model	Dimensional Data		Platform and Ladder Weight			Additional Live Loads- 50 lbs./sq. ft.		
	R1D	R2	Total	Load points per Suggested Supporting Steel drawing		Total	Load points per Suggested Supporting Steel drawing	
				A or B*	C or D*		A or B*	C or D*
AV61	8'-3 1/2	10 3/16	440	-27	247	892	-54	500
AV62	8'-3 1/2	10 3/16	564	-34	316	1282	-78	719
AV63	11'-0	9 11/16	445	-27	249	892	-54	500
AV64	12'-5 1/4	2 15/16	449	-28	252	892	-54	500
AV65	12'-5 1/4	2 15/16	512	-31	287	1058	-65	594
AV66	11'-0	9 11/16	569	-35	319	1282	-78	719
AV67	12'-5 1/4	2 15/16	573	-35	321	1282	-78	719

* Reaction due to cantilever of platform

Date Created/Modified: 4/20/2015 3:36:16 PM Using Ver 4.227 (OSN# 7522416)

Date Printed: 4/28/2015 11:43:32 AM