FIFTY WEST

MASS TIMBER ARRIVES IN FLORIDA IN CLASS A STYLE

Presented by Jeff Powell, AIA, President
Powell Studio Architecture

Disclaimer: This presentation was developed by a third party and is not funded by WoodWorks or the Softwood Lumber Board.
DESIGN TEAM

Fifty West Realty, LLC.
Jeff Powell, AIA
Gutherman Structural
Joseph, Lawrence, and Co.
Schmid Construction
Fifty West Realty, LLC.
Architect of Record
Structural Engineer
MEP Consulting Engineers
General Contractor

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FIFTY WEST

• Design Goals
  ▪ Background: Project Specifics
  ▪ Innovation
• Planning Process
  ▪ Schematic Design
  ▪ Components & Connections
  ▪ Aesthetics
• Construction & Lessons Learned
  ▪ Building Code
  ▪ Mass Timber Goals
  ▪ Lessons Learned
• Space Functionality
DE
SIGN
GOALS

SPECIFICS

- 28,900 SF, Class A retail and commercial office space
- 3-story mass timber construction with expansive curtain wall glazing
- Innovation in construction techniques, methods, and materials to distinguish Fifty West from typical commercial construction in Central Florida
- Utilizing site and elevation to showcase surrounding landscape view
DESIGN GOALS

SITE

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DE
SIGN
GOALS

Why CLT?

- Avant-Garde construction technique
- Modern wood expression and creation of unique interior environment
- Possibility of accelerated construction schedules
- Similarities to other widely used construction techniques
- Eco-Friendly and utilization of renewable resource
PLANNING PROCESS

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PLANNING PROCESS

• Pre-review meetings to familiarize with material and construction techniques
• Event promotions to inform county residents of construction methods and benefits of CLT
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CONSTRUCTION & CHALLENGES
CONSTRUCTION & LESSONS LEARNED

CHALLENGES

- Code and fire protection compliance
- Sub-contractor experience and installation
- Material storage and introduction
CONSTRUCTION & LESSONS LEARNED

ROOF PLATE DETAIL

FLOOR DETAIL

WALL PLATE TO CONCRETE FOOTING DETAIL

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CONSTRUCTION & LESSONS LEARNED

February 2019
Building Department Meeting

March 2019
Construction Drawings Finalized

June 2019
Site Work / CLT Shop Drawing Review and Coordination Begins

September 2019
Shipping Delays

October 2019
CLT Arrives / Erection of Structure Commences

December 2019
CLT Erection Complete

June 2020
Substantial Completion

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CONSTRUCTION & LESSONS LEARNED

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CONSTRUCTION & CHALLENGES

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SPACE FUNCTIONALITY

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Thank you!

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