FIFTY WEST
MASS TIMBER ARRIVES IN FLORIDA IN CLASS A STYLE

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Presented by Jeff Powell, AIA, President
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DESIGN TEAM

Fifty West Realty, LLC.
Owner

Jeff Powell, AIA
Architect of Record

Gutherman Structural
Structural Engineer

Joseph, Lawrence, and Co.
MEP Consulting Engineers

Schmid Construction
General Contractor
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
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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

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PROPOSED 3-STORY OFFICE/RETAIL/RESTAURANT

(80’x 120’) = 9,600 sf

FFE=132.0
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

- Pre-review meetings to familiarize with material and construction techniques
- Event promotions to inform county residents of construction methods and benefits of CLT
FLORIDA BUILDING CODE

CLT BUILDING HANDBOOK

NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION

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CONSTRUCTION & CHALLENGES

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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

Fifty West: Mass Timber Arrives in Florida in Class A Style

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CONSTRUCTION & LESSONS LEARNED

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February 2019
Building Department Meeting

March 2019
Construction Drawings Finalized

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

October 2019
CLT Arrives / Erection of Structure Commences

December 2019
CLT Erection Complete

June 2020
Substantial Completion
CONSTRUCTION & LESSONS LEARNED

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CONSTRUCTION & LESSONS LEARNED

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SPACE FUNCTIONALITY

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Thank you!

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