



Mid-Atlantic
TIMBERFRAMES

TIMBER TALK

//// Winter 2022

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in Middletown, PA

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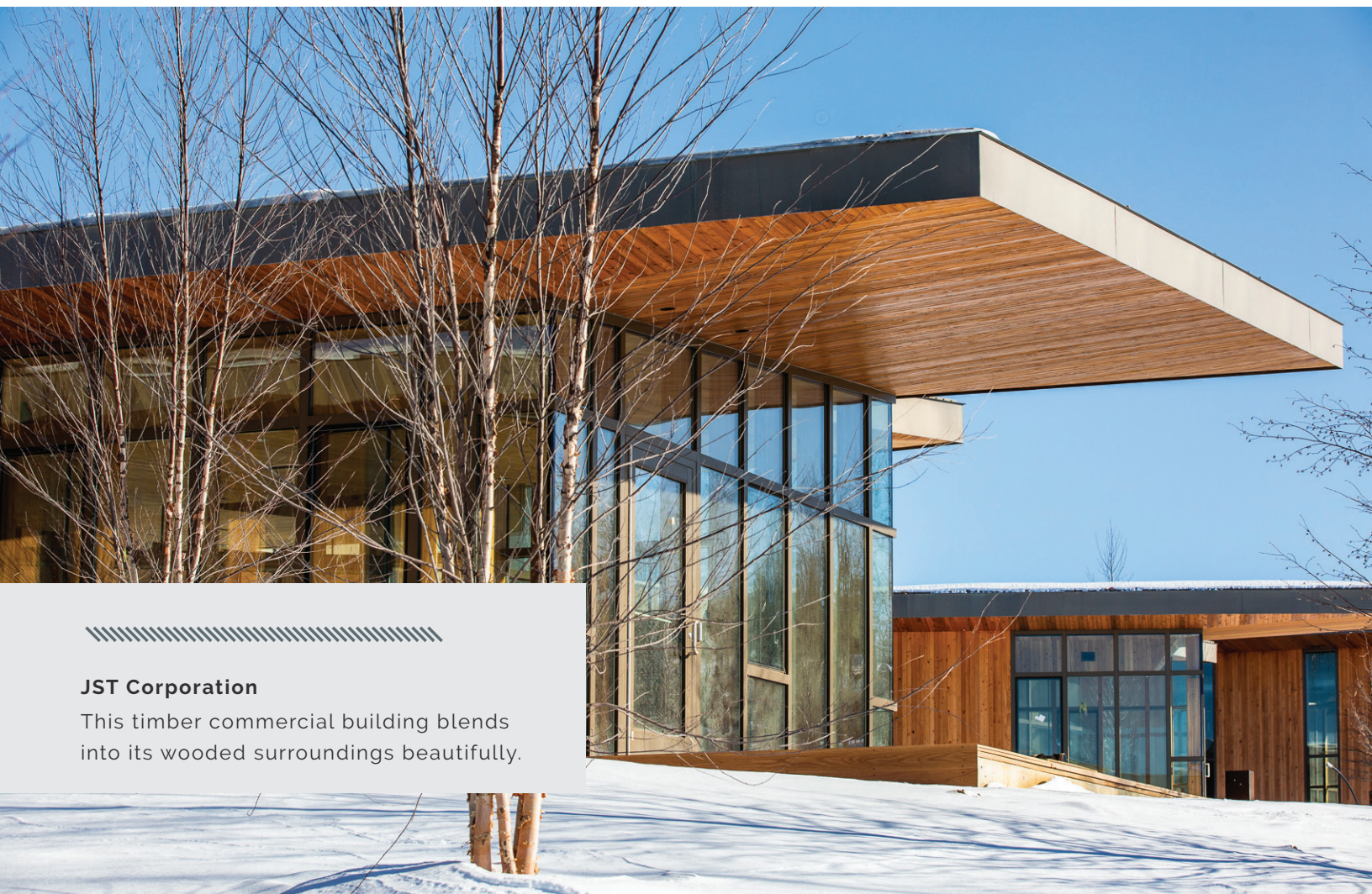
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JST Corporation

This timber commercial building blends
into its wooded surroundings beautifully.

INDUSTRY NEWS



Three Things Shaping Custom Timber Home Building in 2022

1. Natural Materials

There's a strong market for building timber frame vacation homes on lakes or in the mountains right now, and many homeowners want to complement those surroundings with natural building materials. We anticipate high demand for real stone, bamboo, timber, and other items for the foreseeable future.

2. Outdoor Living

We often say that timber home construction is a great way to bring the outdoors inside, but now we're seeing the reverse — taking the indoors outside! We started to see an uptick in large, luxurious outdoor living spaces at the height of the pandemic back in 2020, and now they seem on track to becoming the norm. Outdoor space that flows seamlessly from the interior expands a home's footprint, providing space for both everyday living and entertaining. Popular amenities to consider including in your designs are pools, pavilions, fireplaces, and outdoor kitchens.

3. The Supply Chain (Still)

But of course, the ability to carry out building plans will continue to be affected by the supply chain, still struggling to clear the backlogs of the last two years. It's more important than ever to plan ahead and set realistic expectations with customers and building partners. Right now, wait times to begin construction on timber frame homes are easily six to eight months.

PROJECT SPOTLIGHT

JST Corporation, Commercial Facility



Architect	Ryuichi Ashizawa Architects Arcari + Iovino Architects
Builder	Shimizu North America B&D Builders
Location	Middletown, PA
Points of Interest	<ul style="list-style-type: none">• Tree-Like Branching Shape• 30-Foot Roof Gradation

Thanks to mass timber, commercial buildings don't have to feel cold and sterile. This single-level facility complements its wooded surroundings, containing nearly 52,000 square feet of office and manufacturing space filled with natural light. The building's unique shape called for nearly 5,000 timber components — from small, intricate pieces to 83-foot-long spans — each of which Mid-Atlantic Timberframes custom fabricated. The resulting structure is not only stunning but exceptionally durable and highly fire resistant.





The building's unique shape created more than 70 inside and outside corners. Some see a tree; others see a dragon.

ARCHITECT HIGHLIGHT



Ed Arcari | Arcari + Iovino Architects



Tell us about your firm.

Our firm was started in 1992. We have 15 people, including 7 licensed architects, and offer full architectural services, from design through construction administration.

Our public projects include municipal work such as police and fire stations, public libraries, borough halls, and DPW facilities. Our private work includes corporate offices, multi-family housing, schools, churches and other religious facilities, and factory and industrial projects.

How long have you been an architect?

I've been working 33 years as an architect. I'd been interested in becoming one since I was in grammar school, and it's the only thing I ever wanted to do.



"I find inspiration in teahouse architecture and garden design of Japan. I have been going there for over 25 years."

Which project are you most proud of?

That's a tough one because I've been proud of many projects for different reasons. Our recently completed R&D facility for Japan Solderless Technology (JST) in Harrisburg, PA, is my current "most proud" building. It was rewarding to work with a design firm in Japan, taking their vision and turning it into a reality. We also had the good fortune of working with local timber craftsmen B&D Builders, who took a nonstandard timber frame design, worked out all the details, and fabricated and installed it.

Have you won any awards?

We received the American Institute of Architects New Jersey Firm of the Year Award in 2011. More recently we received awards from the NJ AIA and the Tri-State AIA for the JST project. I was also selected for the inaugural NJBIZ Leaders in Real Estate, Construction, and Design Awards in 2021 in the Individual Architect category. We are currently in the top five finalists for the ArchDaily 2022 Building of the Year Award, in the Industrial Architecture category.

Where do you find inspiration?

I find inspiration in teahouse architecture and garden design of Japan. I have been going there for over 25 years and most enjoy visiting teahouses set in and around moss gardens in the Kyoto area.

Which structure in the world do you find most interesting?

There are a lot of buildings I admire, so this is a difficult question. One that I always find intriguing is Richard Meier's Jubilee Church in Rome. Although designed as a Christian church, it's almost nondenominational in appearance. The inventive use of concrete contrasted with glass and the changing of light and shade as the day progresses is inspirational to me.

What are your thoughts on designing with timber?

I was introduced to timber design only over the last few years, and it has been a great experience. The versatility of the material was eye-opening for me, and its sustainability makes it an ideal material — from the most traditional of barns to modern structures.

Want to be our next Architect Highlight? Email Sam Ebersol | samuel.ebersol@midatlantictimberframes.com

OUR NEW WEBSITE IS LIVE



Visit the new **MidAtlanticTimberframes.com** to:

- See how our timber services can help you
- View our residential & commercial work
- Learn about timber-related topics in our blog & Timber Talk video series
- Schedule a consultation with our timber experts

Building with timber is our passion, and we hope MidAtlanticTimberframes.com is the first stop for your next heavy timber project.



ASK AN EXPERT



What are your building material supply chain predictions for 2022?

It's no secret that the world is having supply chain issues. COVID-19 is still having a profound effect on the ability of transportation resources to fulfill orders in a timely manner. You see it in shipping ports and on railways all over North America and other parts of the world.

After factoring in weather issues in Canada and northern America lumber country, supply figures remain short, and it's taking longer for materials to get where they're going. Many common building materials are still relatively hard to get due to supply chain backlogs. That issue might easily persist throughout 2022.

2021 showed astronomical price increases in lumber, timber, and almost all building components, driven by extreme demand by homebuyers and DIYers and the resulting product shortages. Those prices, though still up from previous levels, look to be coming down so far this year.



Sam Ebersol | General Manager

Sam has more than 25 years of experience in the timber frame industry. He got his start erecting timber frames, then graduated to layout and cutting, before eventually learning the design and estimating sides of the business. Today he oversees all of Mid-Atlantic Timberframes' operations, including its sales, estimating, design, fabrication, and installation of timber frames.

samuel.ebersol@midatlantictimberframes.com
717.288.2460 ext. 111



34 S Vintage Road
Paradise, PA 17562



Advancing the Art of Timber Construction

Mid-Atlantic Timberframes builds custom legacy homes and one-of-a-kind academic, agricultural, and commercial structures. Timber frame construction provides versatility that traditional construction methods can't match, for limitless possibilities. We employ innovative computer-aided design and computer numerical control (CNC) machining technology, bringing our craft to a higher level of precision and resulting in exceptional structures that deliver lasting durability and peace of mind.

For more information about Mid-Atlantic Timberframes, visit [**midatlantictimberframes.com**](http://midatlantictimberframes.com).