

Mid-Atlantic
TIMBERFRAMES

TIMBER TALK

//////////////// Winter 2024

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Contemporary design blends with old-world craftsmanship in this new event space.

INDUSTRY NEWS



Timber Building Codes & Regulations: What to Know Now

With the growing interest in, and popularity of, timber construction, the International Code Council (ICC) is regularly reviewing, revising, and expanding codes and clearances for all types of mass timber and timber frame builds.

After years of rigorous study, testing, and peer review, the 2021 International Building Code (IBC) saw many revisions and updates to mass timber building height allowances and associated fire safety requirements. The IBC is a set of comprehensive model building codes developed and published by the ICC. It provides minimum requirements for the design, construction, and maintenance of buildings to safeguard public health, safety, and general welfare. Provisions for heavy timber construction are included in its various editions.

Beyond the IBC, other types of building codes and regulations apply to heavy timber construction:

American Wood Council (AWC) Standards: The AWC publishes standards and guidelines for wood construction in buildings. Their specifications help calculate the structural capacities of heavy timber.

Forest Stewardship Council® (FSC®) Certification: The FSC® is an international nongovernmental organization that promotes environmentally appropriate, socially beneficial, and economically viable management of the world's forests.*

Local Building Codes: Local codes vary by region and specific project conditions.

National Fire Protection Association® (NFPA) Standards: NFPA standards are widely recognized and adopted by local fire departments and building officials.

As codes and regulations continue to evolve around mass timber and timber framing, staying informed will help you avoid headaches on these types of projects.

*Mid-Atlantic Timberframes is proud to be certified by the Forest Stewardship Council® (FSC® C164575).

PROJECT SPOTLIGHT

The View at Lincoln Park



Architect	Jeffrey A. Fleisher Architect
Lead Design Architect	Jeffrey A. Fleisher, AIA
Builder	MAST Construction Services, Inc.
Location	Jersey City, NJ
Points of Interest	<ul style="list-style-type: none">• Adaptive reuse of timber beams from the Lincoln Lodge, est. 1929• Event spaces constructed of prefabricated laminated timber

The View at Lincoln Park in Jersey City is a new dining, catering, and banquet hall replacing the former Casino in the Park. The venue, which opened in 1950 and closed in 2017, hosted many celebrity and political figures, including Frank Sinatra — who celebrated his parents’ 50th wedding anniversary there in 1963 — and Bill Clinton. Today, the ambitious new structure showcases a reimagined Casino in the Park, creatively incorporating aspects of the site's legacy into the contemporary design.

A three-story building consisting of more than 20,000 square feet, the View at Lincoln Park includes a banquet-ready kitchen, two event spaces, a public restaurant, and a rooftop lounge. The structure's design boldly features a slanted roof encased in glass to incorporate natural light into the ballroom while affording dramatic skyline views. Prefabricated laminated timber structures designed and installed by Mid-Atlantic Timberframes constitute the bones of the space.





Crisp, modern lines are accented
by natural timber elements in
this Jersey City jewel.

INDUSTRY HIGHLIGHT



Todd Thomasson | President
Rock Water Farm Landscapes & Hardscapes

What makes Rock Water Farm unique?

Rock Water Farm is a residential design and build firm located in Aldie, VA, but our name was inspired by my father's farm located in Danville, VA. The name Rock Water Farm comes from the three creeks that run through the farm with large outcroppings of rocks. My father started the farm in 1973, and it is still a fully operational beef farm today.

Having grown up with hardworking parental role models and a strong work ethic, I put my landscape and turf management degree from Virginia Tech into action by founding Rock Water Farm Landscapes & Hardscapes in 2005 and starting as the lead stone mason and landscape designer.

Over the years, the responsibility and opportunity of running this company has been shared with other members of the Rock Water Farm team, and we've grown to become one of the leading property maintenance companies in Loudoun County. I am still rooted in my passion for working with clients to design, build, and maintain perfect residential spaces.

Which project are you most proud of?

One of our existing clients gave me nearly full rein to "do my thing" in their backyard. Those types of projects only come along every once in a while, and they're a blast because my team and I can be more creative.



Has Rock Water Farm Landscapes & Hardscapes won any awards?

We've won various local awards, but I don't focus on them so much, as many of our clients choose to work with us simply because they like us and are impressed by our portfolio.

Where do you find inspiration?

I find inspiration from other folks I know in the industry, from internet algorithms showing me cool projects, and sometimes simply by escaping my surroundings and going back home to Southern Virginia.

Which structure in the world do you find most interesting?

Right now, I find large timber frame structures the most interesting. I enjoy seeing how different types of structures have implemented timber in unique ways.

What are your thoughts on designing with timber?

I love seeing the new and inventive ways in which timber is being used. Timber requires different craftsmanship and creativity than mass production of a project full of warped two-by-fours. Look, there's a reason cities are revitalizing old buildings with 100+ year-old timbers: because they last. It's living history, preserved. Trees can take generations to grow so big, and I think there's a "wow" factor when you see large beams in the structure of the building itself, rather than them being hidden behind drywall.

Want to be our next Industry Highlight? Email Sam Ebersol | Samuel.Ebersol@MATFLLC.com

ASK AN EXPERT



What are some of the economic considerations of a heavy/mass timber building?

Before undertaking a heavy/mass timber building project, several factors must come into focus when considering its costs (both upfront and long-term) and ROI:

Material, Construction & Labor Costs

The cost of timber materials, such as cross-laminated (CLT) and laminated timber (glulam), can significantly impact the overall project budget. However, timber construction is often faster than traditional methods, as components are prefabricated off-site, leading to cost savings in terms of labor and shorter construction durations. Additionally, the foundations for timber structures needn't be as robust as equivalent concrete or steel structures, which can greatly reduce costs.

Sustainability & Green Building Incentives

Timber is considered a sustainable building material due to its renewable nature and carbon

sequestration properties. Some regions offer incentives or certifications for green building practices, which can influence the economic feasibility of timber construction. Also, timber's durability and ease of renovation may contribute to cost savings over the building's life cycle.

Building Codes & Regulations

Compliance with building codes and regulations is, of course, crucial and can impact the economics of timber construction. Understanding and adhering to local codes, which are still evolving for mass timber, can affect project costs.

Additionally, insurance costs must be considered, which will vary with local codes in conjunction with the International Building Code fire-resistance guidelines. Understanding all these factors upfront will greatly assist in determining the economic feasibility of a timber project.



Mike Banta | Operations Manager

Mike has been designing timber frame structures for more than 20 years and enjoys sharing his expertise in glued laminated timber, cross-laminated timber, steel-timber hybrid design, and reclaimed or recycled timber. He also has experience in mechanical, restorative, and sustainable design as well as technical drafting and detailing, CNC fabrication, and design optimization.

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Mid-Atlantic

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Every project is an opportunity to create something extraordinary.

Mid-Atlantic Timberframes is part of the Baüen Unlimited family of custom-build brands. Together, our single purpose is to create the highest-quality structures, components, and materials for the upscale construction market.

For more information about Mid-Atlantic Timberframes, visit **MATFLLC.com**.

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