


florida / caribbean ARCHITECT



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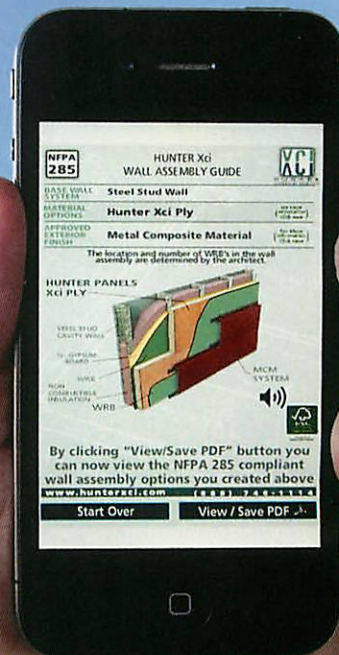
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JOYCE OWENS
ARCHITECTURE JOYCE OWENS LLC
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Summer 2014

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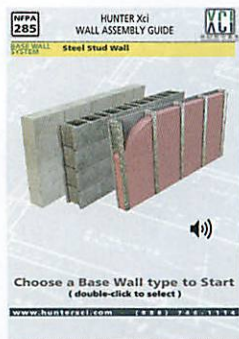
NFPA 285 COMPLIANCE IS NOW IN THE PALM OF YOUR HAND.

Now there's a powerful, yet simple app that gives design professionals a comprehensive range of options to ensure NFPA 285 compliance when specing wall assemblies.

3-step, touch screen simplicity

This unique, easy-to-use app has been designed by Hunter Panels' Hunter Xci division for seamless use on all Droid, iPad and iPhone devices. A web-based version is also available. The new app helps configure all components of a wall assembly from interior finish to exterior cladding. See for yourself how easy it is to use this new, groundbreaking app. It can be downloaded free at hunterxci.com.

NFPA 285 compliance is easy as 1, 2, 3



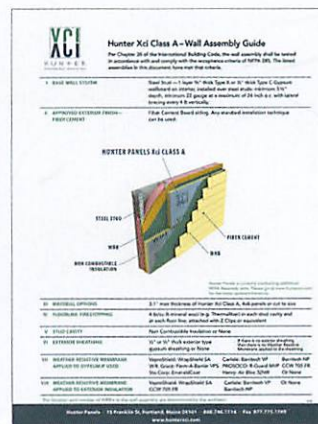
Step 1 Select Wall Type.
Choose from CMU, Concrete or Steel Stud.



Step 2 Select Hunter Xci
product. Choose Xci CG, Xci Ply, Xci Class A, Xci Foil.



Step 3 Select exterior
cladding systems. Choose options based on wall and Xci product type.



A final PDF is created based on your choices with all components and specs conveniently labeled. You have the option to "View or Save PDF" at this time.



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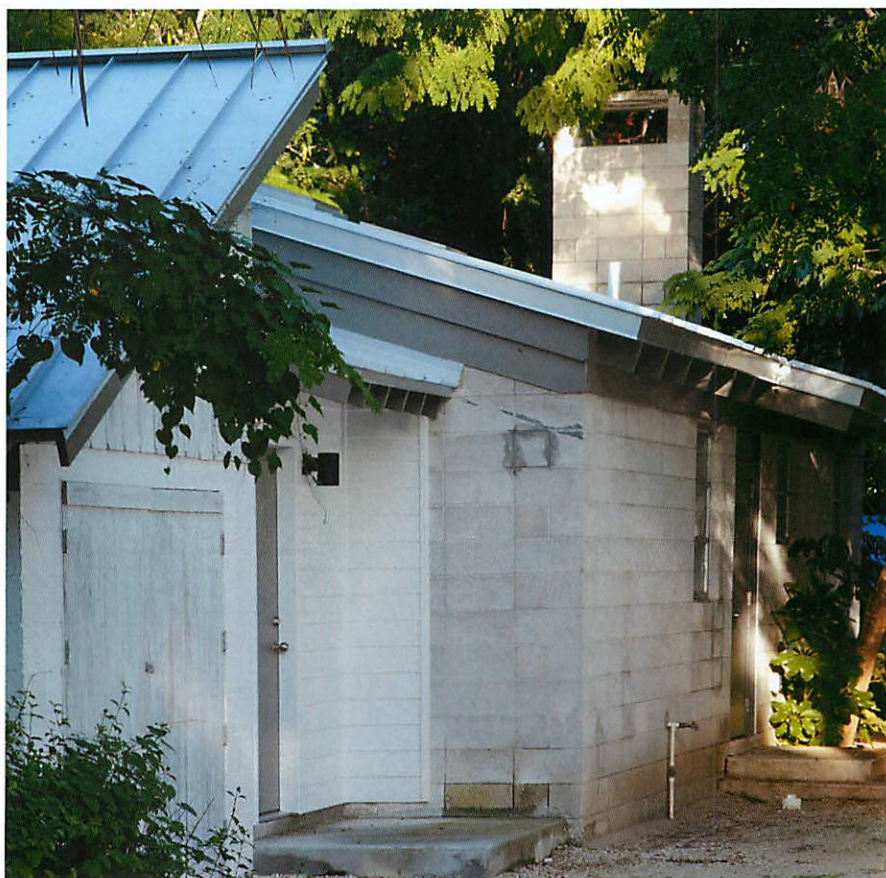
CAPTIVA GUEST HOUSE, *captiva island, florida* ARCHITECTUREJOYCEOWENS LLC, *ft. myers, florida*

"After Hurricane Charlie damaged this island structure, a complete renovation produced a tropical building with a modern feel. The colors and textures reflect the waters of the Gulf of Mexico, part of the source of its original destruction."

Joyce Owens, AIA

A small guest cottage built in the 1970s and an adjacent garage dating from the 1940s were in need of a complete renovation following severe storm damage. The project offered an interesting opportunity to create a thoroughly modern building inside and out. The original studio cottage was a special, albeit small, building. Through the debris left by the storm, it was apparent that the deftly detailed exposed stacked concrete block and high ceilings would give great character to the new structure.

Adjacent to the guest cottage was an old garage that was seriously deteriorated. It was proposed that the house and garage be linked by an air-conditioned space that could serve as a secondary entry and a much-needed laundry area. The problem,



South elevation. There are two entrances on the south side of the house. One is set into the space, now enclosed, that originally separated the house from the garage, top, and a second leads directly into the house, above. All photos by Josh Colt Fisher, JoCoFi Photography.

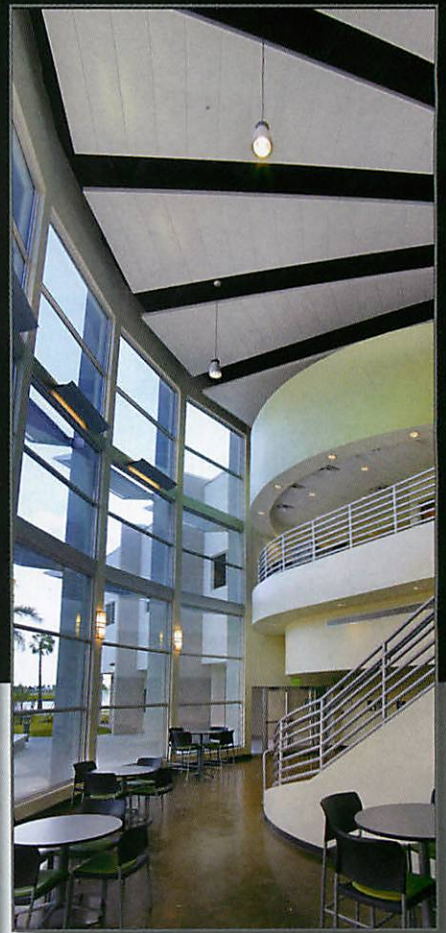
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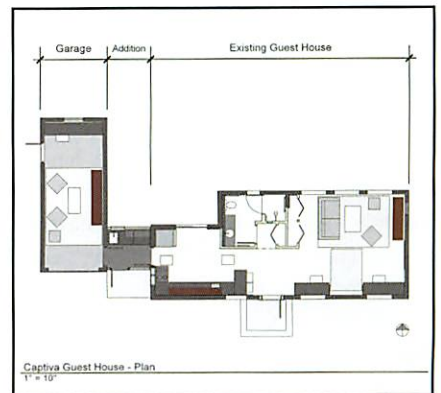
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AIA FLORIDA BUILDER OF THE YEAR 2012

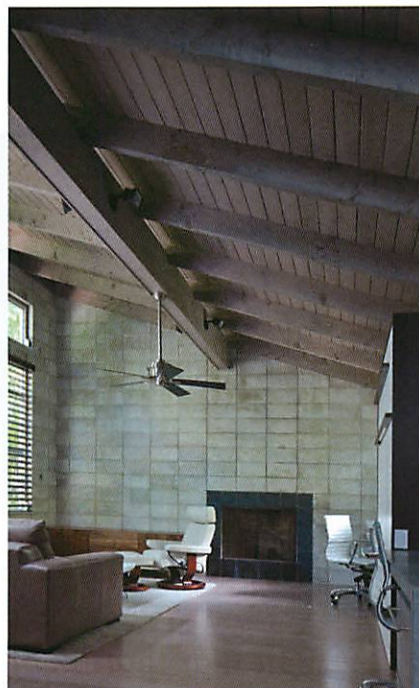
AIA PALM BEACH BUILDER OF THE YEAR 2013, 2011, 2007, 2001



The living room seating area.



Plan courtesy of the architect.



Interior view into the kitchen from inside the main entrance, top, from the kitchen into the living area, left, and the living area, above.

however, was that the two buildings were dramatically different in style and connecting them architecturally was a challenge. The solution was to completely remove the roof of the garage and create a mono-pitched roof matching that of the guesthouse. The original hard pine from the garage roof was salvaged and reused as vertical siding on exterior walls. A standing seam metal roof covers the building area of 1,125 square feet.

Inside the guesthouse, the challenge was to create a simple scheme that respected the existing volume and materials. It had to be carefully modernized so as to maintain the exposed concrete block and its character.

The project is both a renovation of two buildings with a small addition as well as a complete interior redesign including built-in furniture for the kitchen, bathroom and office. ■

TEMPORARY STRUCTURES AS URBAN ELEMENTS,

san juan, puerto rico

MARICARMEN CONAWAY MEDIAVILLA, AIA, san juan, puerto rico

"The project intends to be a continuous intervention throughout the city where the design of an object, urban furniture and different textures becomes part of a larger project ... to rethink the impact of this vast empty land on the architecture of the city."

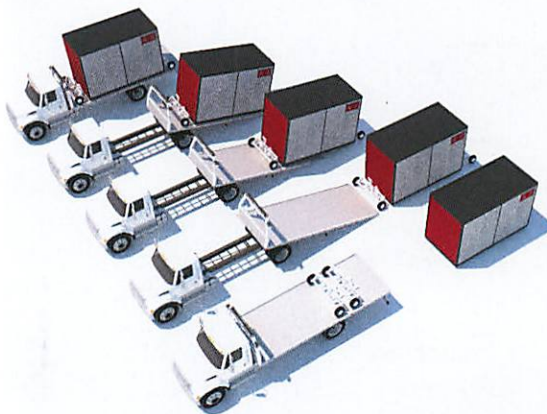
Maricarmen Conaway, AIA

This design for a series of temporary structures in San Juan is the story of turning urban voids into usable parts of the city landscape. In Puerto Rico, the Office of Land Administration acquires and develops vacant business sites, unimproved land and other properties for future development by either the government or the private sector. Among its holdings are a number of empty lots located on diverse sites in and around San Juan. These properties do not have a permanent fixed use and most have been vacant for years, making them a familiar part of the landscape. Some of the sites are used for parking, a temporary program that is lucrative for the owner. Although most of the lots are underutilized, their temporary use demonstrates the value of reprogramming a void into a viable part of the infrastructure.

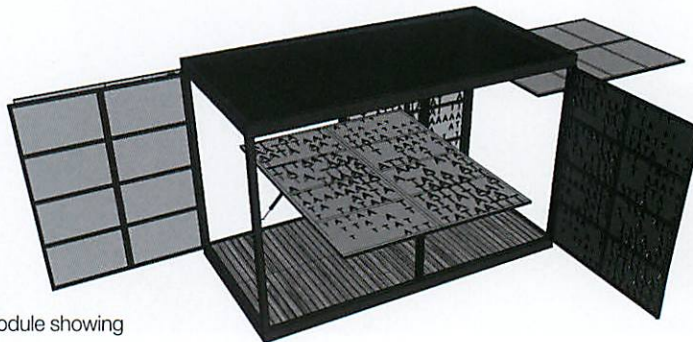
The goal of this project was to rethink possibilities for the vacant properties owned by the Land Administration. In response to the Administration's objective, "developing land in an efficient way to allow projects of urban, economic and social development," the architectural team proposed intervention strategies that respond to temporary development and alternate solutions to activate programs on the sites.

Currently, zoning laws do not regulate the qualities of these vacant spaces as they relate to the experience of the city. Therefore, it is the intent of this project to establish a precedent for rethinking ways of regulating void spaces including surfaces and textures.

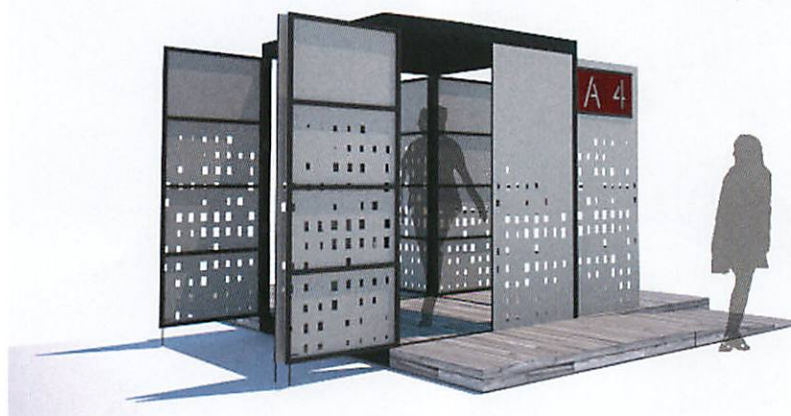
As part of the program to promote economic development on the island, the Land Administration proposed the



Transportation of the modules. The purpose of the project is to temporarily re-adapt an empty lot for both long and short periods of time. All renderings are by José Alberto Green and Yaritza Hernández.



Double module showing different enclosing alternatives.



Single module shown as open retail space.

A fence design that includes vegetation will replace the typical cyclone-type fence that people tend to associate with abandoned properties.