

Robert Barnes and Associates

Award-winning firm

Robert Barnes and Associates, Architects and Planners has won a Grand Award for New Commercial and Environmental Reclamation for its entry, Morada Bay Beach Cafe and Bar, in the National Commercial Builders Council 1999 Awards of Excellence competition.

The judging was held at the National Housing Center in Washington, D.C.

The Awards of Excellence program recognizes achievements in the national commercial building industry for design, market appeal, energy efficiency, challenges faced during construction, and overall success of the project.

Morada Bay Beach Cafe, located at M.M. 82 Bayside in Islamorada, sits on land that had been brutally stripped of its vegetation by previous owners. These barren site conditions made reforestation and creation of a thickly vegetated native hammock and sandy beach a must.

The rebuilt native hammock was created with the transplant of large canopy trees, essential to growth of an understory forest.

The tree canopy will grow into a hardwood habitat for Florida Keys wildlife to ensure a project that thoughtfully blends the built environment with its natural surroundings, and to create environ-



PHOTO SPECIAL TO THE NEWS LEADER

BEACH CAFE — The Morada Bay Beach Cafe's architecture captures the design heritage peculiar to the Florida Keys.

mental and commercial sustaina-

bility.

The design enhances heritage

architecture, with a discipline for historic detailing peculiar to the



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AWARD-WINNER — Homestead architect won a prestigious award for The Morada Bay Beach Cafe. See page 2A for more.

Florida Keys. Ramps, walkways and parking surfaces were covered with natural materials, such as pea rock, wood chips and compacted sand, designed to cause minimal impact to the sensitive Keys environment.

Metal roofing with low emissivity protects the interior from the intense South Florida sun. Large, covered, wrap-around verandas provide a hospitable transition between the warm outdoors and the air-conditioned interiors.

Dormered roofs with clerestory windows allow natural light and provide exhaust for warm air that collects at the ceiling, while enhancing the restaurant's Florida Keys character. Ceiling fans, high-efficiency lighting and insulation further help to conserve energy.

Monroe County's minimal growth laws presented several development challenges that were efficiently met. Barnes worked with government land planners to meet strict land use requirements.

He demolished old and decrepit buildings on the site, and replaced only the square footage removed, thus making a strong case for a highly sustainable project.

These successes have ensured the owner that successive development phases will be allowed through an extended development order approved by Department of Community Affairs.

The National Commercial Builders Council (NCBC) of The National Association of Home Builders (NAHB), MOEN Incorporated, and Architects' First Source sponsored the competition.