



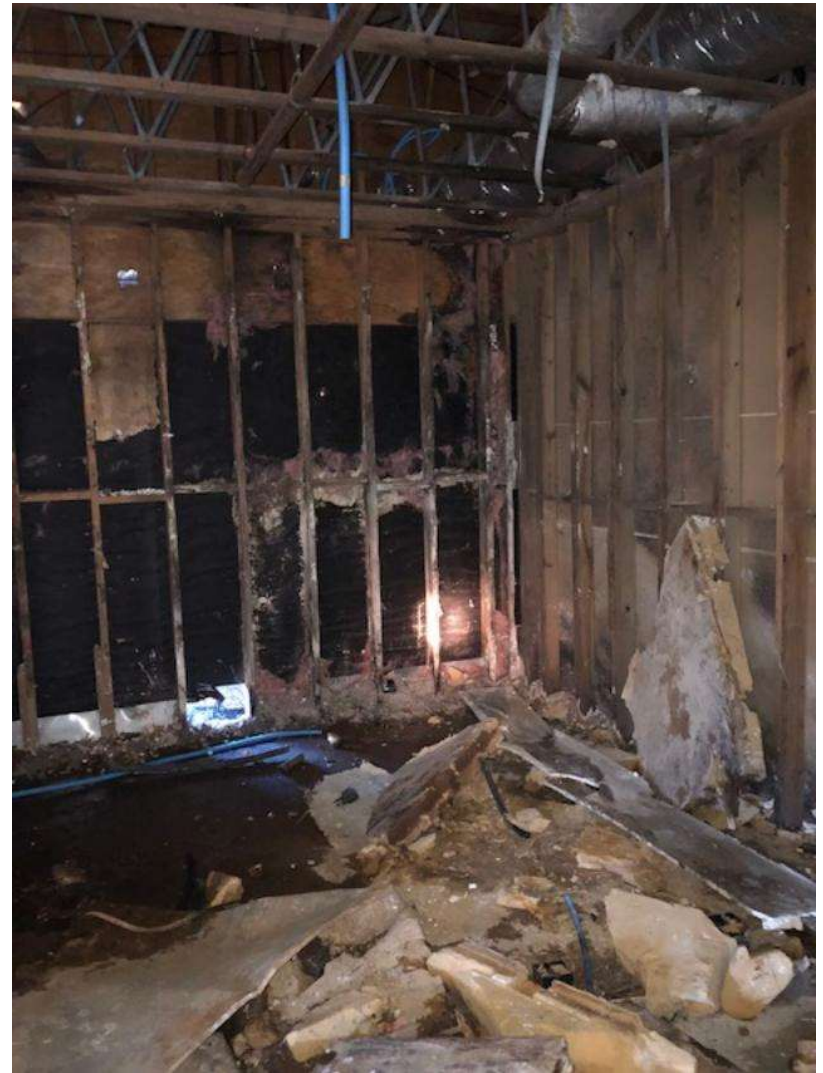
IOP

FISH CAMP * RAW BAR
(ACTUAL NAME TBD)

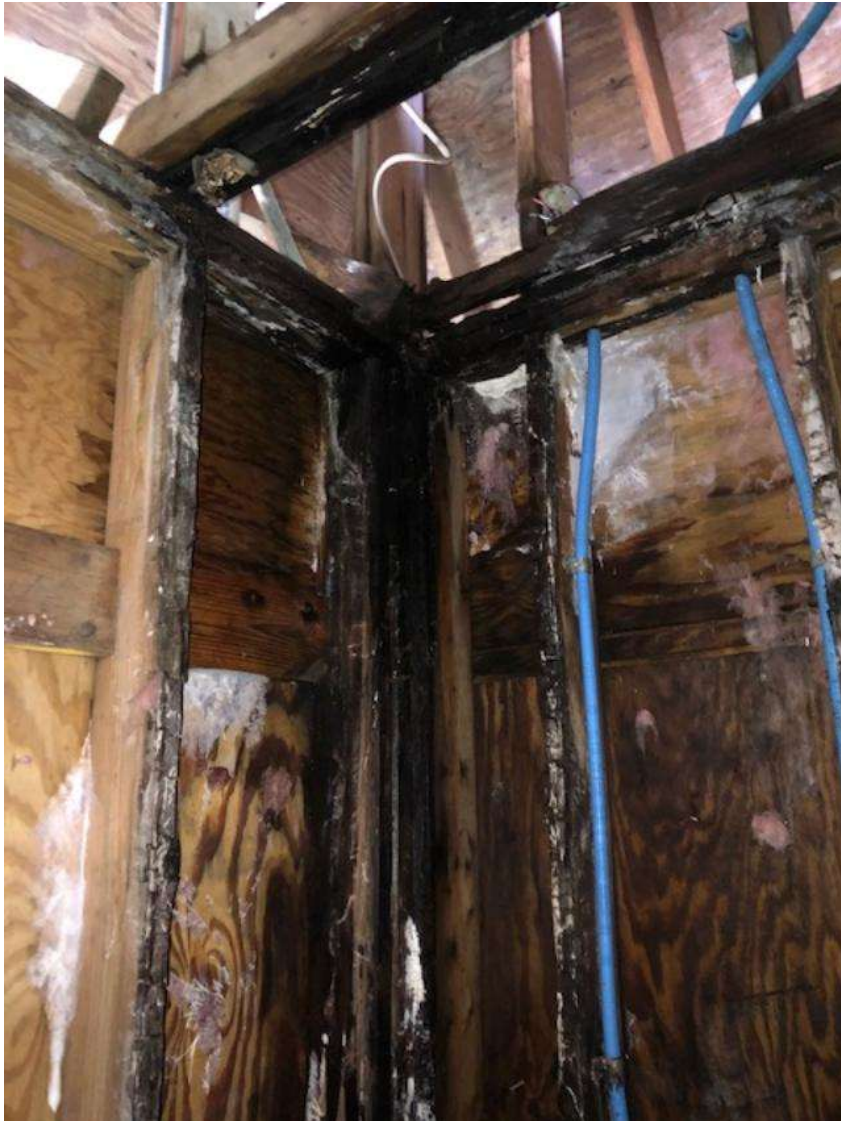
IOP City Council
February 23, 2021

Pictures of Kitchen

Extensive water damage, wood rot, termite issues, and failing joists/support beams. Large portions of the kitchen roof/ceilings/walls/floors all compromised and unable to be salvaged.



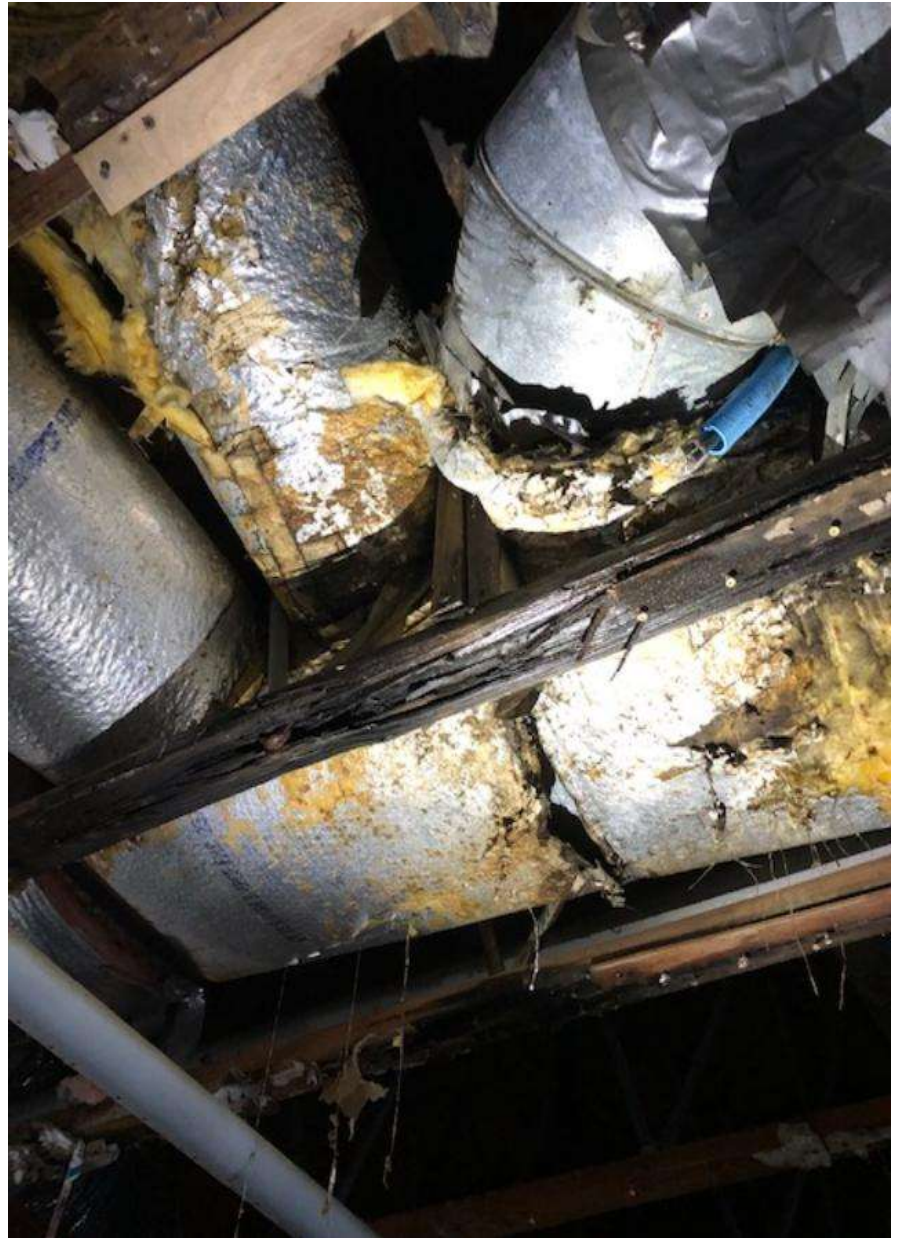
Pictures of Kitchen Ceiling



Pictures of Kitchen Hood



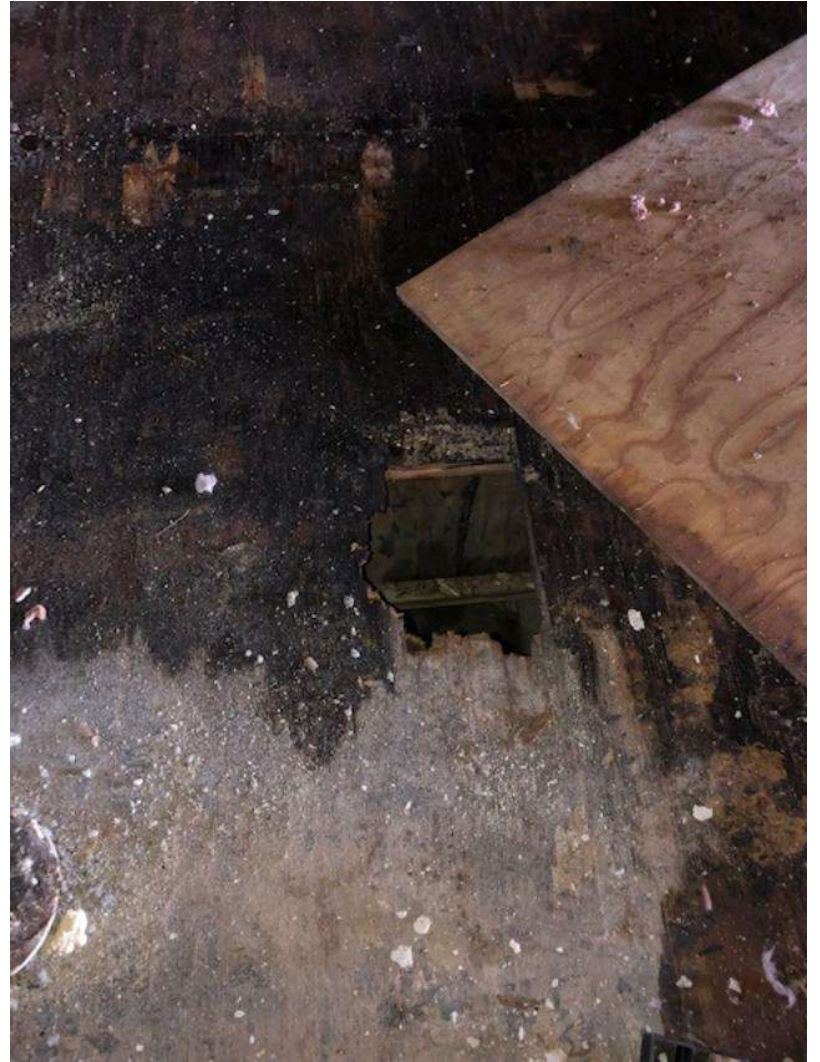
Pictures of Ceiling Joists and Ducts



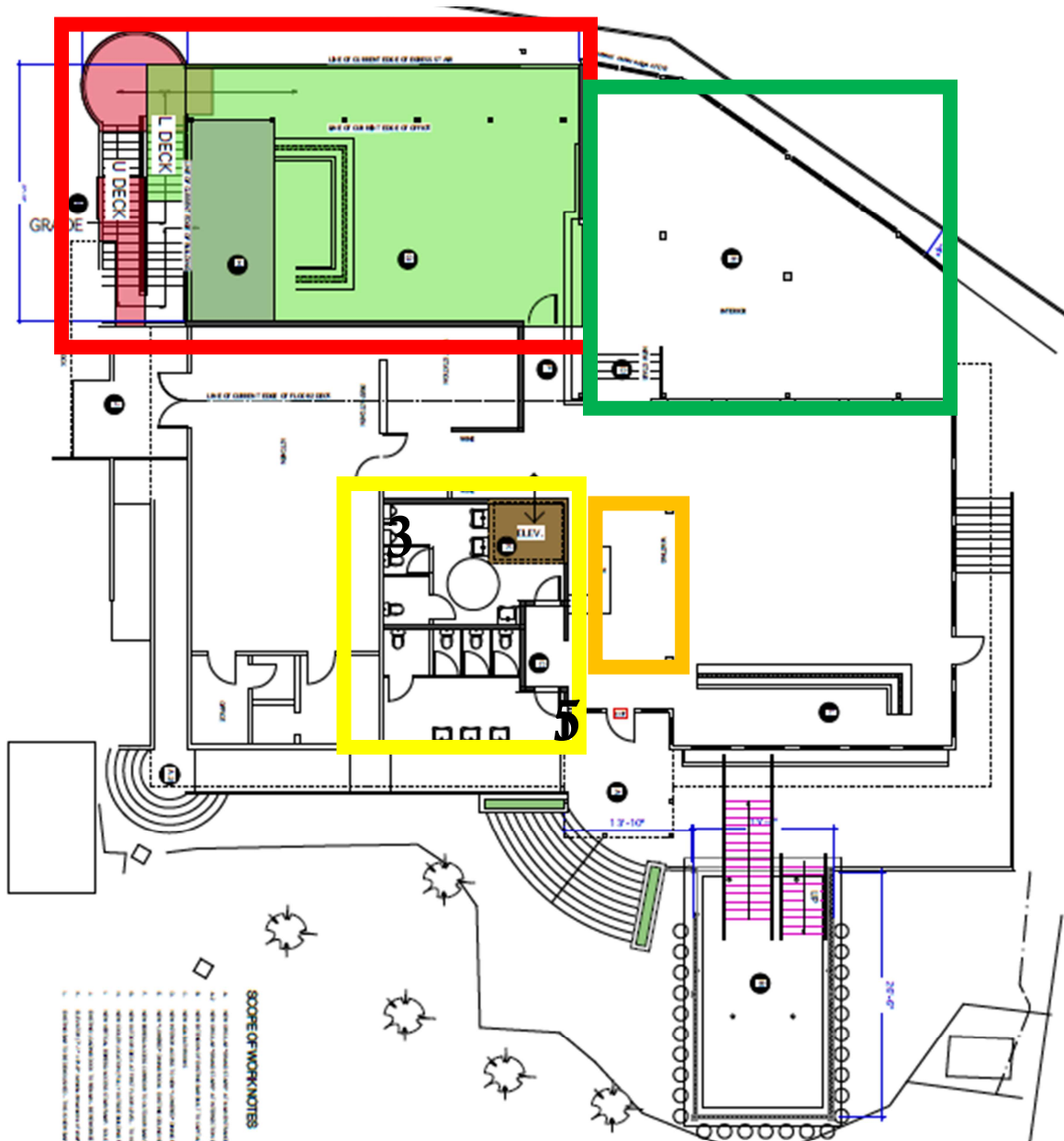
Pictures of Front Room



Pictures of Bathroom Floors



1st Floor Design



Improvements that are not visible include an entirely new electrical system throughout the building, new plumbing, closed cell insulation underneath the building, new HVAC and ductwork, updated kitchen hoods, replacing 20+% of the framing of entire building

Highlighted areas:

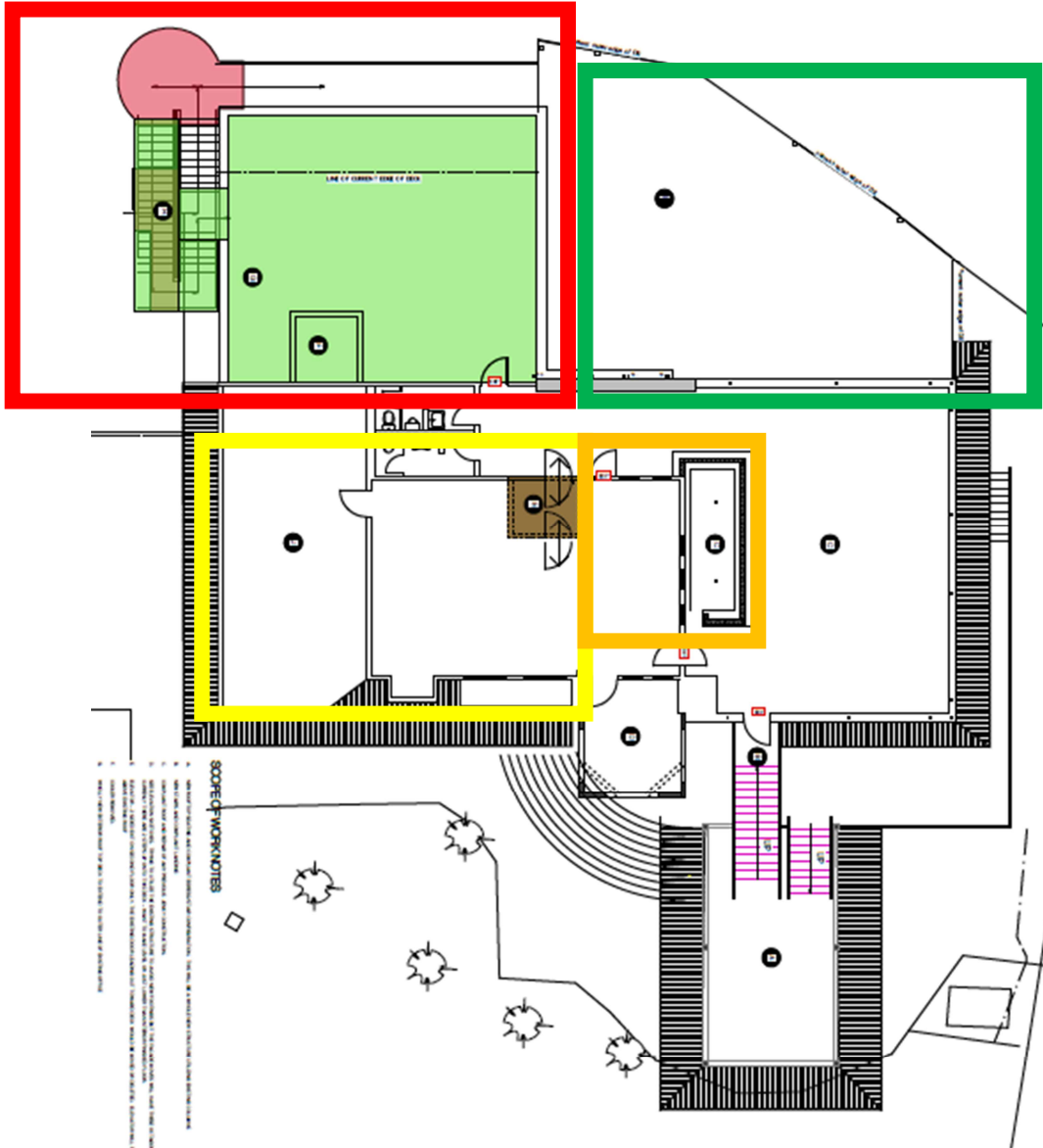
Red area is the unstable portion of the building that was larger than expected so it will be demolished and replaced with outdoor seating

Green area will drop the floor of the inside dining room to allow for better views facing the sunset and level the floor

Yellow area new ADA compliant bathrooms, closer to the front door and a new elevator

Orange area will remove the existing interior stairs/fireplace/hostess stand to allow for improved foot traffic and views of the Intracoastal Waterway

2nd Floor Design



The changes include:

Red area new outdoor second floor porch with excellent sunset views

Green area replacing the existing metal roof that has significant leaks

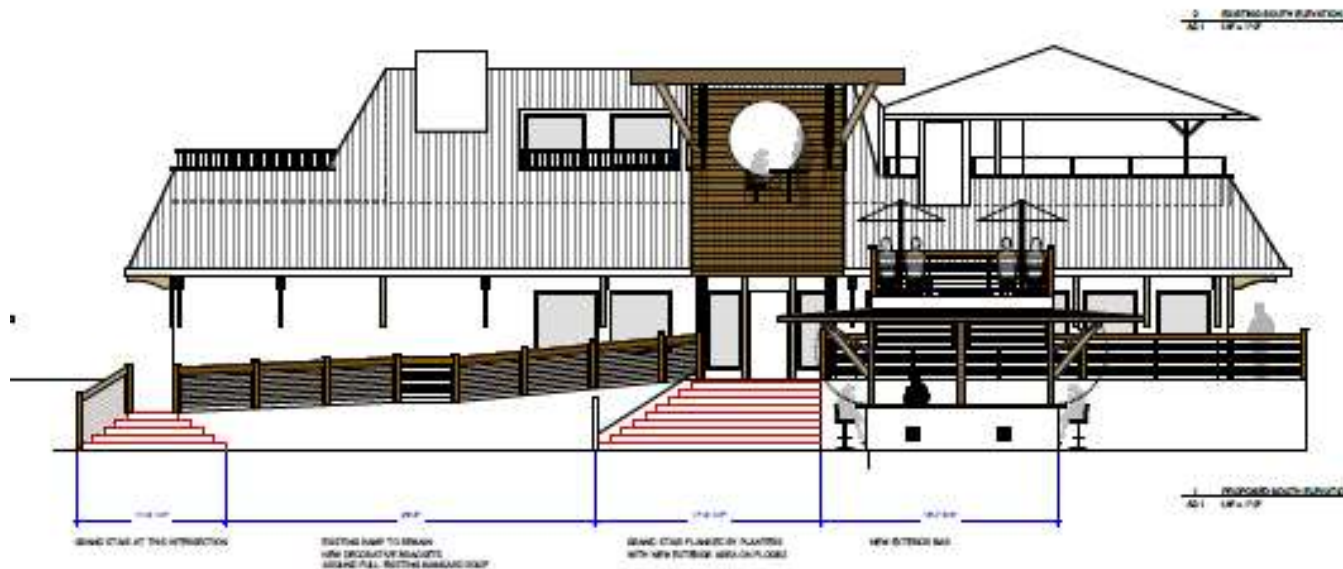
Yellow area will be the new elevator and updated kitchen area. Replacing the existing flat roof that has significant leaks

Orange area will now be the storage area and office that was removed from the 1st floor kitchen area inside and new 2nd floor bar

Eastern Side of Building (from the boat ramp area)

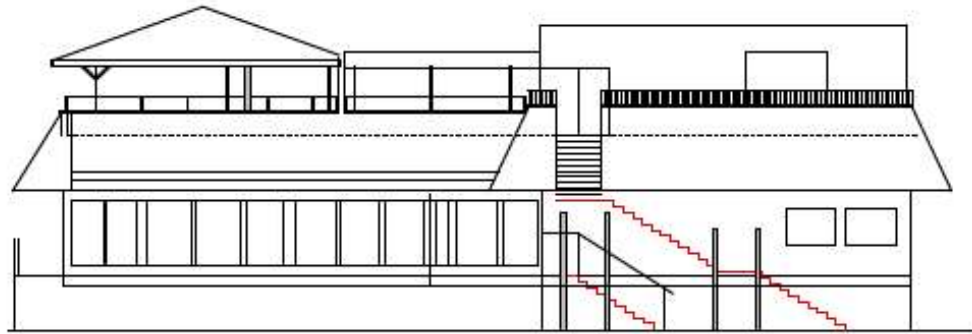


Existing View



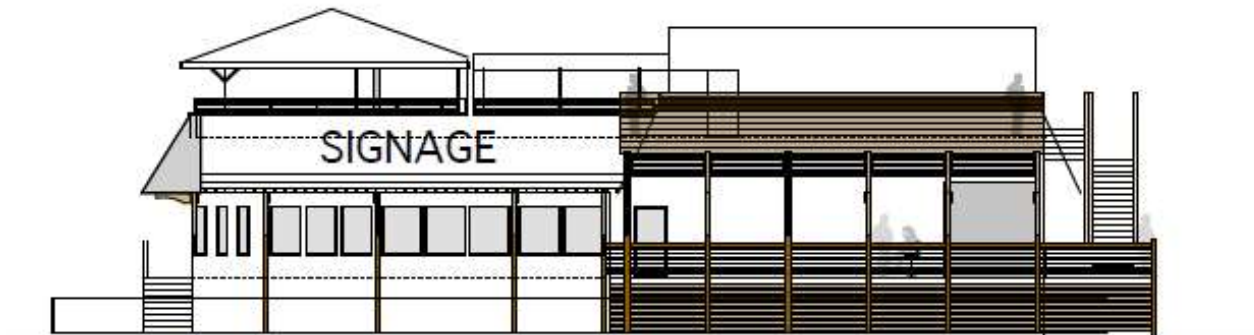
New Elevation

Western Side of Building (from the Intracoastal Waterway)



Existing View

1 EXISTING NORTH ELEVATION
1/2" = 1'-0"



New Elevation

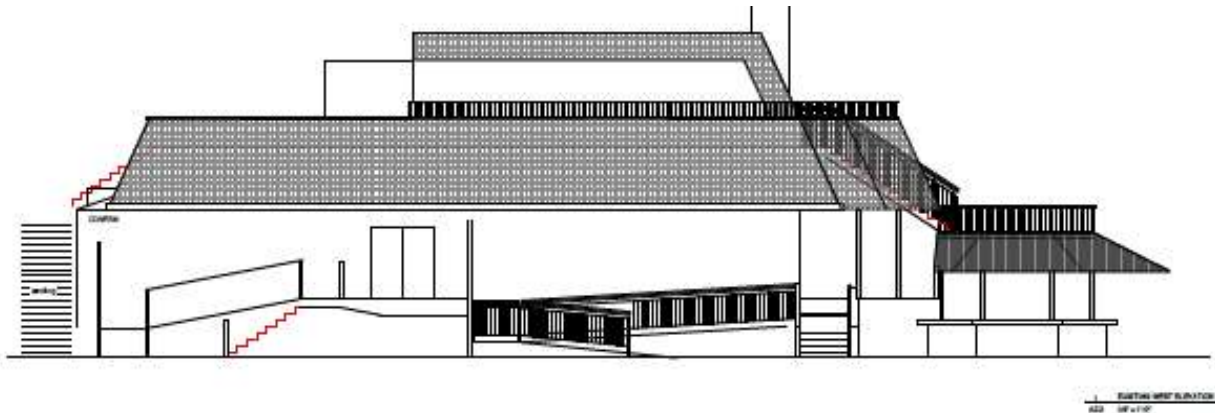
FLOOR: DEMO LOOK TO BE CORRECT.
EXISTING WINDOWS AND ROOF AND COLUINS TO REMAIN AS IS

NEW WOOD AREA ON 2 FLOOR
FLOOR: NEW EXTERIOR COVERED DECK WITH COULDS CHAIRS AND ETC. BALCONY
FLOOR: NEW OPEN UP DECK

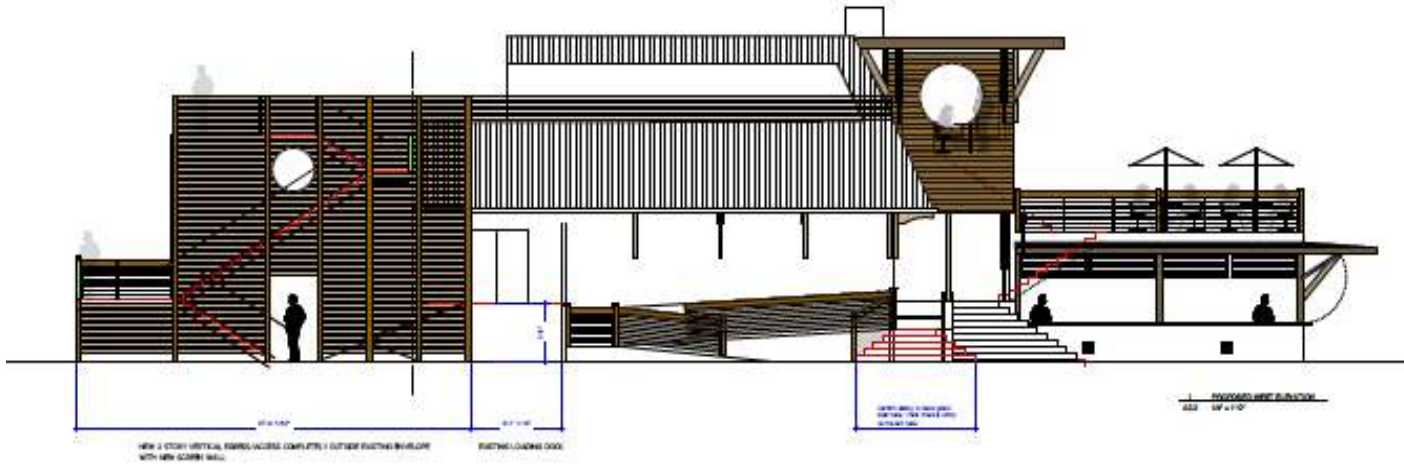
NEW ROOSTER LUGGAGE STAND
FULLY OUTSIDE EXTERIOR WALKING BRIDGE

1 EXISTING NORTH ELEVATION
1/2" = 1'-0"

Northern Side of Building (from parking lot)

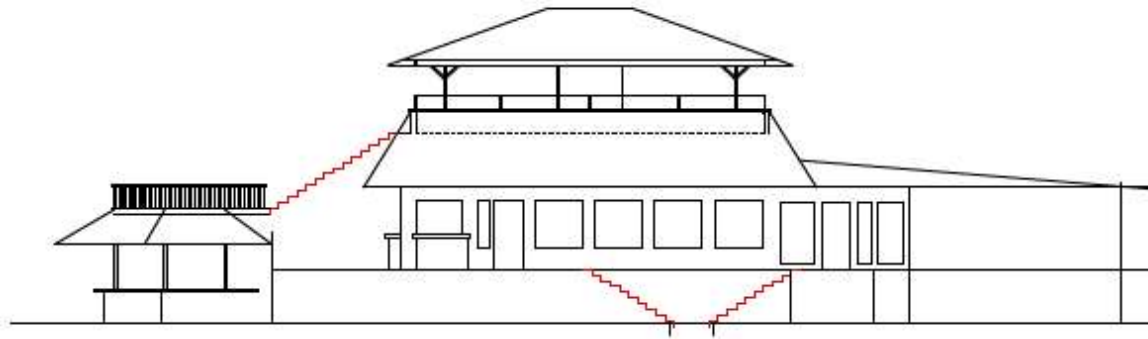


Existing View



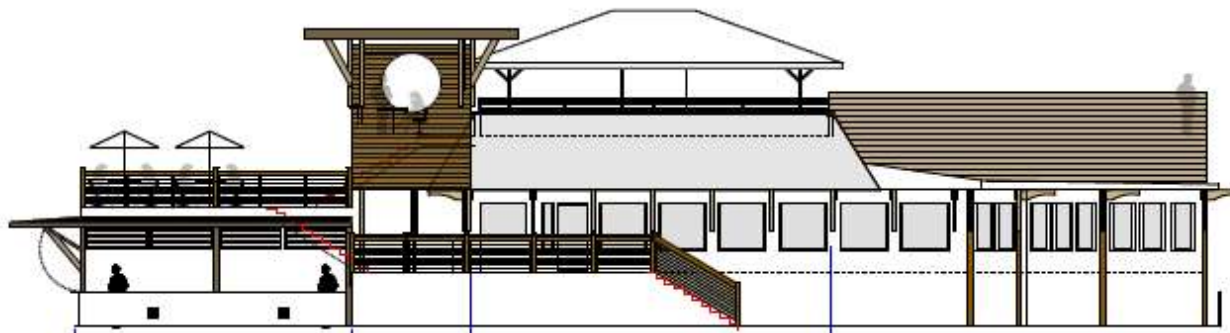
New Elevation

Southern Side of Building (from Morgan Creek)



1 EAST MORGAN CREEK ELEVATION
1/22 1/2" = 1'-0"

Existing View



NEW EXT. BAL. WITH HEIGHT OF CHAIRS AND CORNER POST
REDESIGNED FROM PLANS

NEW INTER. TERRACE ALIGNED

DRIVING EASTSIDE DOOR
& WINDOWS

1 EAST MORGAN CREEK ELEVATION
1/22 1/2" = 1'-0"

New Elevation

We appreciate the opportunity to present our vision and drawings to the IOP Council and look forward to answering any questions. We are excited about the opportunity to improve our island!

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