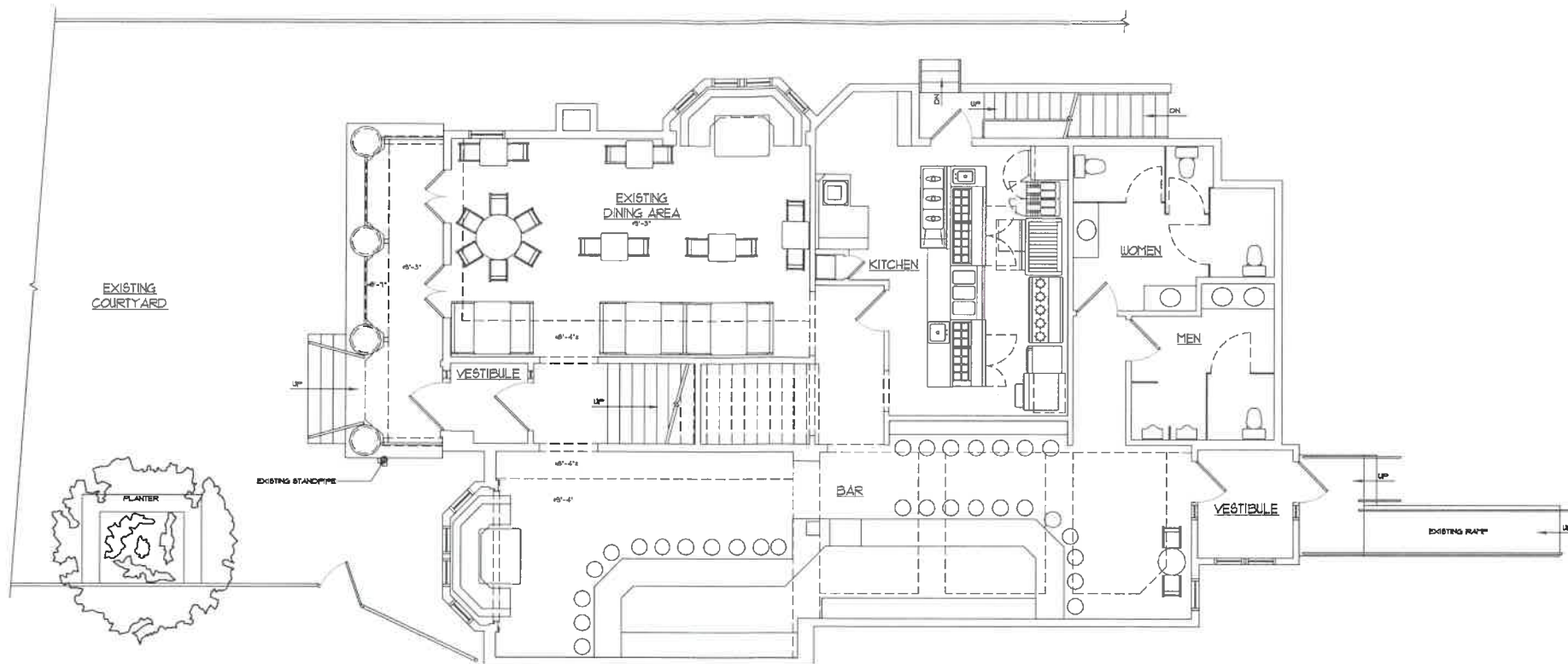


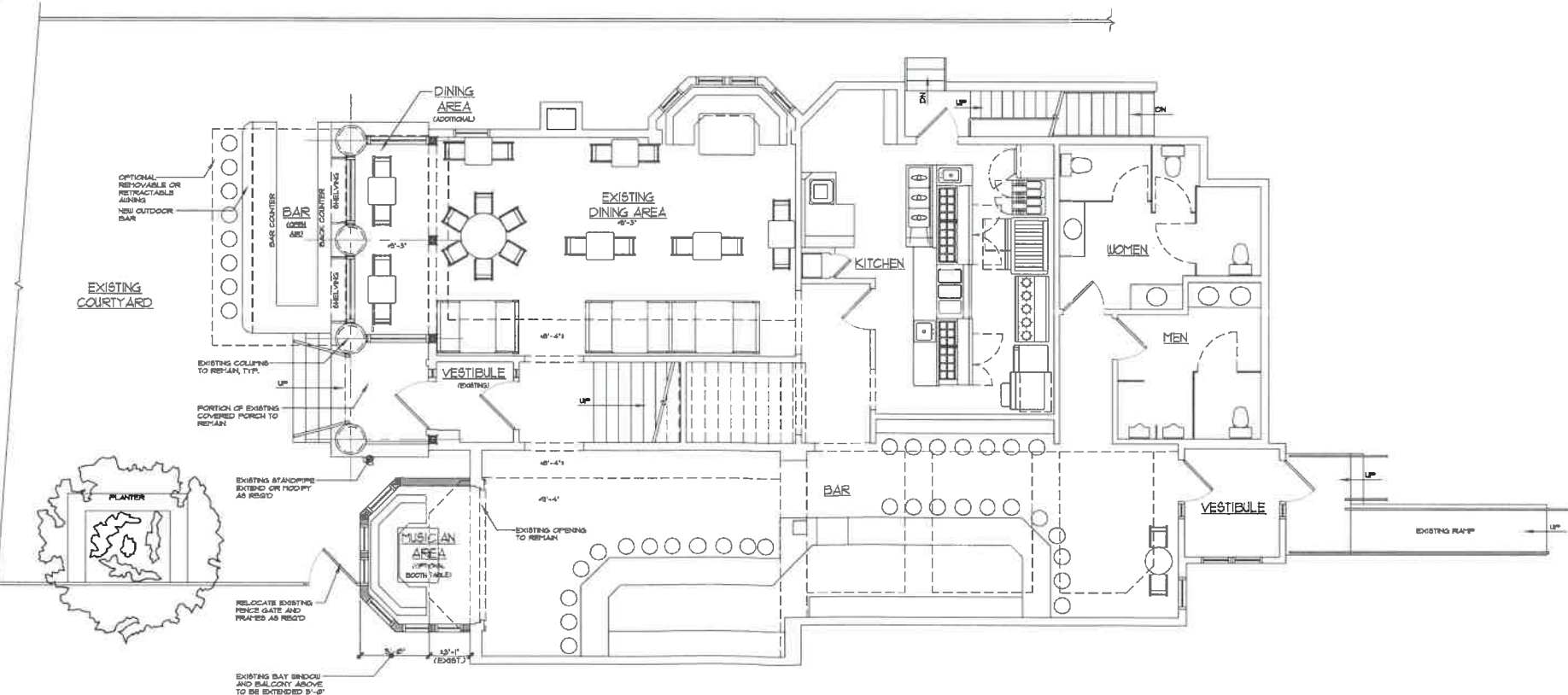
NOTE:
 SITE PLAN BASED ON SURVEY PROVIDED BY:
 INSITE SURVEYING
 WALL, NJ
 L.I.C. NO. G643362
 DATE OF SURVEY: 9/1/2020

1 PROPOSED SITE PLAN
 SCALE: 1"=10'-0"

ZONING TABLE			
ZONE: CCD2, CENTRAL COMMERCIAL DISTRICT 2			
BLOCK: 31 / LOT: 15.04			
EXISTING USE: PRIMARY FOOD SERVICE ESTABLISHMENT (ALLOWABLE USE)			
PROPOSED USE: NO CHANGE TO EXIST'G			
	REQUIRED	EXISTING	PROPOSED
MINIMUM LOT AREA	NO REQUIREMENT	6,603 SF (**)	NO CHANGE
LOT FRONTAGE	35 FT. (LOTS/USES PRIOR TO 4/23/19 - NO REQUIREMENT)	35 FT.	NO CHANGE
PRINCIPAL BUILDING REQUIREMENTS			
FRONT YARD SETBACK	NO REQUIREMENT	49.1 FT.	NO CHANGE
REAR YARD SETBACK	10 FT	24.5 FT.	NO CHANGE
SIDE YARD SETBACK	NO REQUIREMENT	3.15 FT.	NO CHANGE
MAX. BLDG. HEIGHT	40 FT./4 STORIES	2 1/2 STORIES (**)	NO CHANGE
MIN. GROSS HABIT. GRND. FLR. AREA	NO REQUIREMENT	2,305 SF.	2,451 SF.
MAX. LOT COVERAGE	65% + % OF LOT USED BY GENERAL PUBLIC	100% "	NO CHANGE
MIN. UNOCCUPIED OPEN SPACE	10%	0% "	NO CHANGE
MAX. F.A.R.	1.1	0.34	0.31
OFF-STREET PARKING	T.B.D.	T.B.D.	T.B.D.
NOTES: ** INDICATES PRE-EXISTING NONCONFORMING CONDITION [] INDICATES PROPOSED VARIANCE DUE TO PRE-EXISTING NONCONFORMING CONDITION			

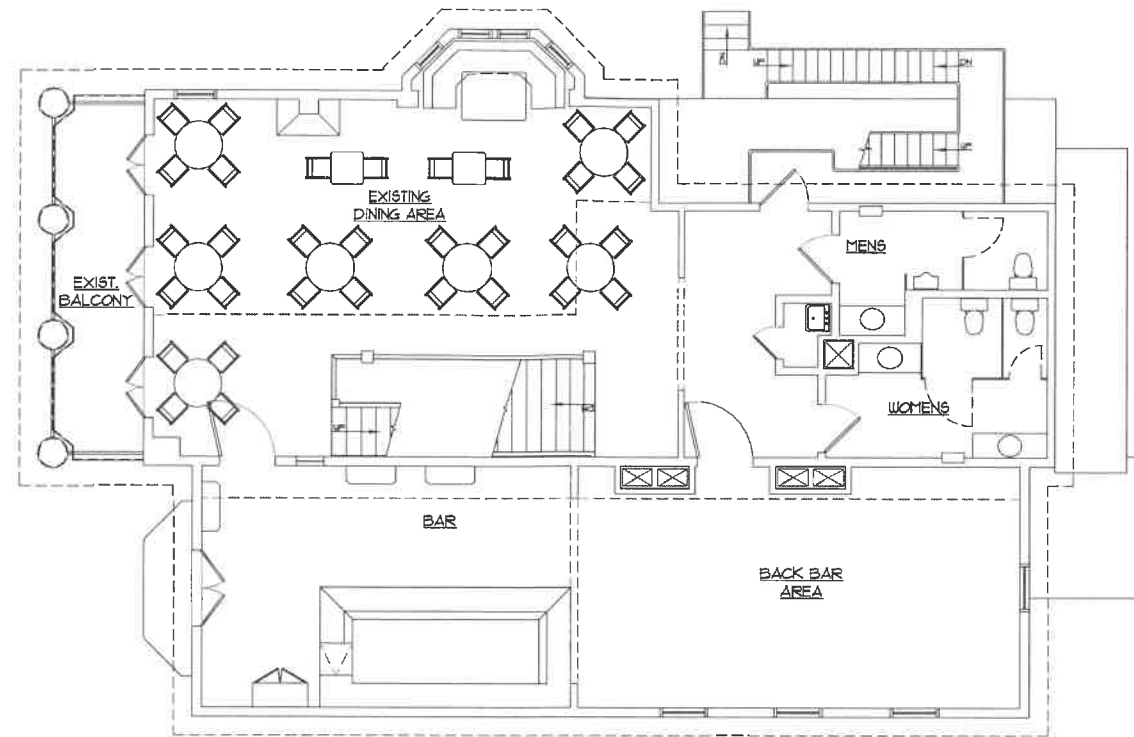


1 EXISTING 1ST FLOOR PLAN (±2,305 SF)
SCALE: 3/16"=1'-0"

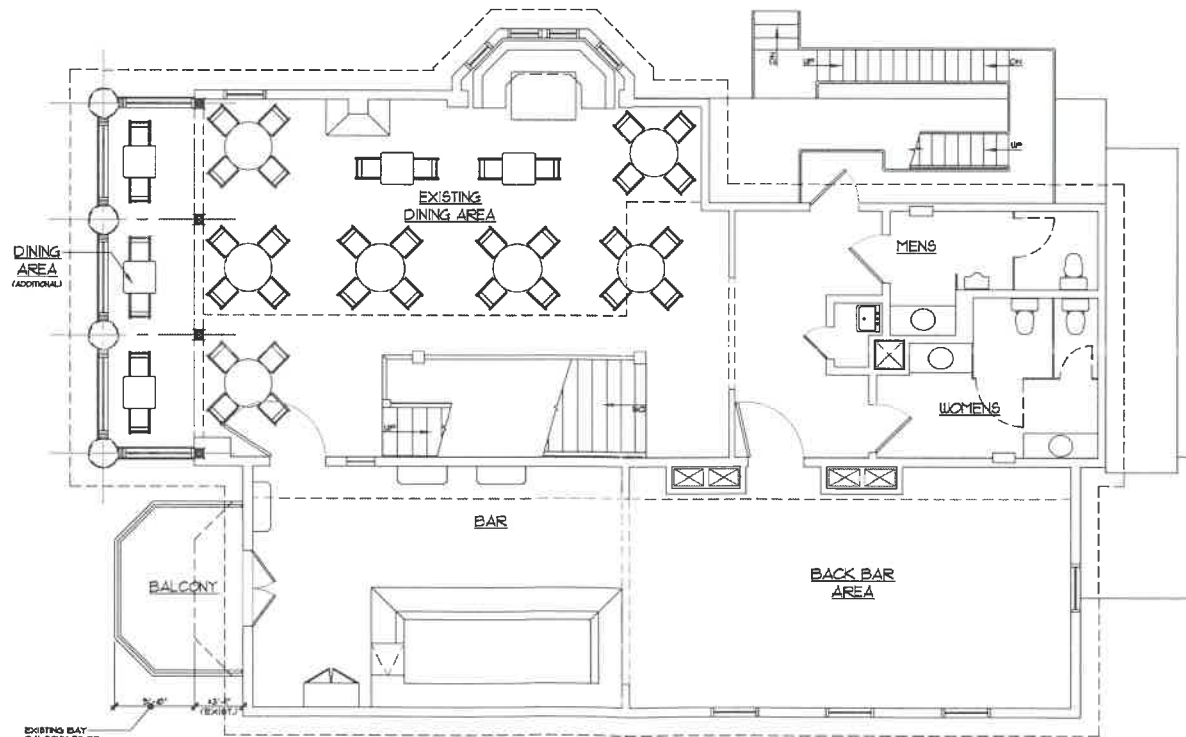


2 PROPOSED 1ST FLOOR PLAN ±2,451 SF (+146 ADDITION)
SCALE: 3/16"=1'-0"

THE DUBLIN HOUSE PUB



1 EXISTING 2ND FLOOR PLAN (±2,019 SF)
SCALE: 3/16"=1'-0"



2 PROPOSED 2ND FLOOR PLAN ±2,153 SF (+134 SF ADDITION)
SCALE: 3/16"=1'-0"

THE DUBLIN HOUSE PUB



1 EXISTING FRONT ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



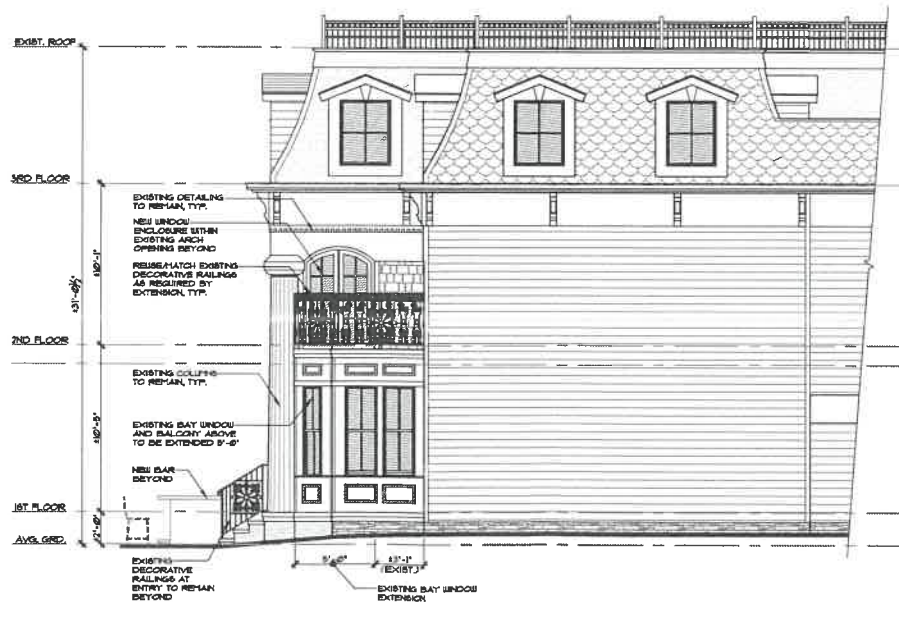
2 EXISTING PARTIAL SIDE ELEVATION (EAST)
SCALE: 3/16"=1'-0"



3 EXISTING PARTIAL SIDE ELEVATION (WEST)
SCALE: 3/16"=1'-0"



4 PROPOSED FRONT ELEVATION (SOUTH)
SCALE: 3/16"=1'-0"



5 PROPOSED PARTIAL SIDE ELEVATION (EAST)
SCALE: 3/16"=1'-0"



6 PROPOSED PARTIAL SIDE ELEVATION (WEST)
SCALE: 3/16"=1'-0"

THE DUBLIN HOUSE PUB



EXISTING DOOR



PROPOSED WINDOW

EXAMPLE NEW BAY WINDOWS
AT MUSICIAN AREA



FRONT (SOUTH) ELEVATION



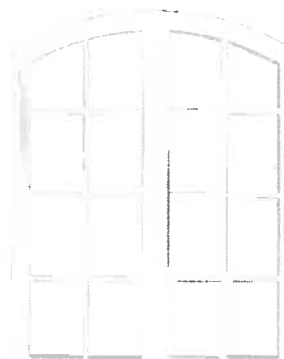
EXISTING FRONT DOOR



NEW AWNING TO MATCH EXISTING

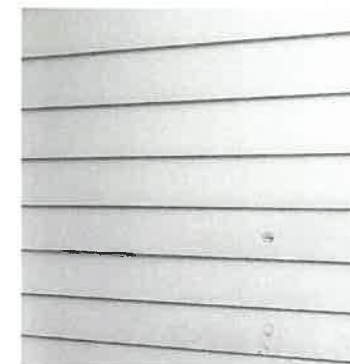


EXISTING DOOR



PROPOSED WINDOW

EXAMPLE SECOND FLOOR
DINING AREA WINDOWS



EXISTING HORIZONTAL SIDING



EXISTING SHAKE SIDING



EXISTING DOOR



PROPOSED WINDOW

EXAMPLE FIRST FLOOR
DINING AREA WINDOWS



NEW STONE AT OUTDOOR
BAR TO MATCH EXISTING



EXISTING RAILING



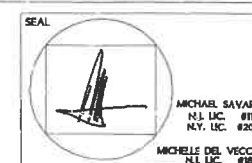
NEW TRIM AT BAY WINDOW
EXTENSION TO MATCH EXISTING
THE DUBLIN HOUSE PUB



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ISSUE:
07/12/22 -PER ZONING OFFICER COMMENTS



30 MONMOUTH STREET,
RED BANK, NJ 07101
DATE: 5/19/2020
SCALE: AS NOTED
PROJECT NUMBER: 352-2001