



BELOW DECK

PARKING LOT CONCEPT



PREPARED FOR :
BOROUGH OF KEANSBURG
PLANNING BOARD

EMILIANO & DIANA GRACI
HALF MOON
2 BEACHWAY AVENUE

BELOW DECK

BY HALF MOON

GENERAL CONCEPT

Below Deck is envisioned as an organized outdoor use area within the existing parking lot of Half Moon. The goal is to better define the space, improve circulation, and support food service, restrooms, entertainment, and guest amenities in a cohesive and well-managed layout.

The concept emphasizes flexibility in design and use, allowing the space to evolve as operational needs and Township guidance are considered.



SITE LAYOUT & CIRCULATION

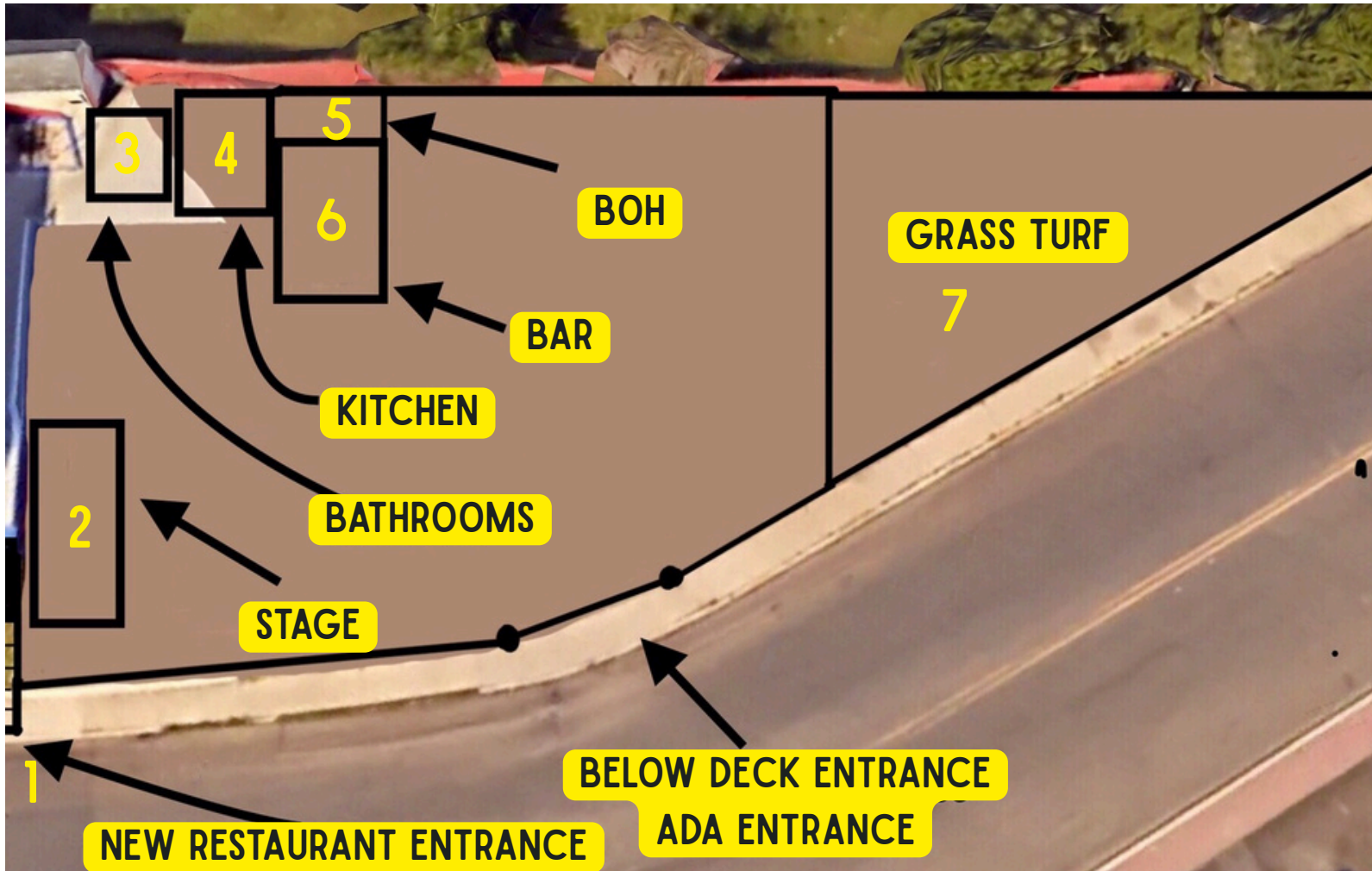
As illustrated in the accompanying diagram, the Below Deck area is organized to provide:

- A defined entrance from the street to allow direct access to the outdoor area
- A secondary entrance connecting the outdoor space to the main restaurant
- Clear internal circulation between food service, bar service, restrooms, and entertainment areas

This layout is intended to reduce congestion, improve guest flow, and allow the outdoor area to function efficiently during both regular service and special events.

BELOW DECK

CONCEPT OVERVIEW



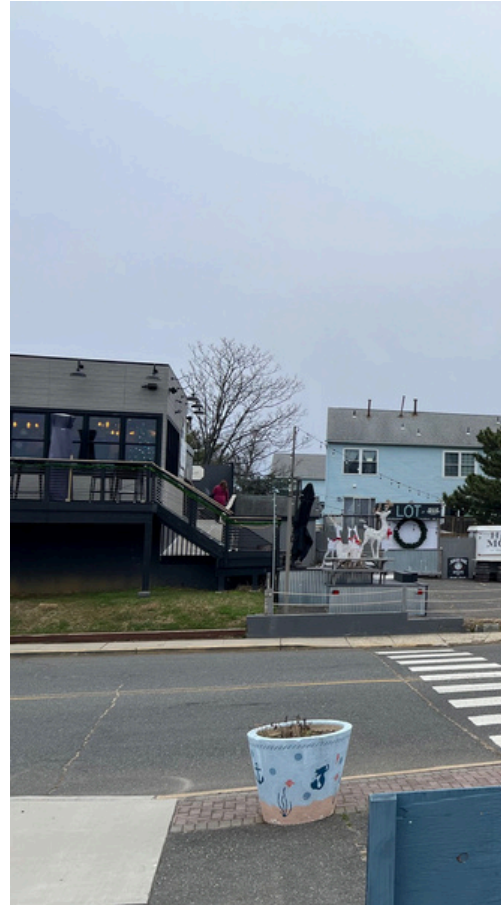
NUMBER KEY

Please see following pages for requested descriptions of overall design concept.

NUMBER KEY

STAIRCASE 1

An eight to ten step staircase will mark the main entrance ending at the foot of our property.



STAGE 2

Our existing stage is 8'x20'



NUMBER KEY

BOH 5

6'x8'

Back of House: will be created with existing structures in place, creating a secure area to store service dry goods. Examples of these dry goods would be all paper & plastic products, to-go boxes and bags, cleaning products. and back ups of soda cans, etc. as needed.



BAR TRAILER 6

Existing bar trailer 8'x16'

Full service bar.

NUMBER KEY

GRASS TURF 7

roughly 1000 square feet

Mixed use surface. Hold our existing outdoor games: cornhole, giant Jenga, giant connect four, ping pong & billiards.

Removing the dog area allows for more versatile use of the space.



BELOW DECK

FUNCTIONAL ELEMENTS



FOOD AND BEVERAGE

The concept includes a designated area for food preparation and service to support outdoor operations, along with the existing outdoor bar, which remains a central feature of the space. These components are arranged to allow efficient service while maintaining clear separation from performance and gathering areas.



RESTROOMS

Additional restroom accommodations are included within the Below Deck area to serve patrons utilizing the outdoor space. Their location is intended to be accessible and logically integrated into the overall circulation of the site.



ENTERTAINMENT

The existing stage remains in its current general location and continues to support live music and community-oriented programming. The orientation of the stage is intended to focus activity inward toward the space.



GRASS TURF GAME AREA

Using turf will define a designated area. Giving it a different surface for a multi-functional space.

BELOW DECK

PERIMETER DEFINITION AND GROUND TREATMENTS



The Below Deck area will be defined through perimeter fencing and surface treatments that provide structure, safety, and visual continuity:

- Wood fencing is proposed along most the perimeter
- Portions of the surface may incorporate alternative materials, such as synthetic turf or similar treatments, to improve usability and appearance

These elements are intended to enhance organization without over-constraining future adjustments.

