



Monmouth County Park System Winter Run Farm Activity Center Rehabilitation, Manasquan River Greenway

PROJECT INFORMATION

PROJECT DESCRIPTION: The Park System acquired a former horse farm on Southard Ave/Peskin Road adjacent to the Manasquan Reservoir and fronting the Manasquan River. In collaboration with the Rutgers Cooperative Extension and Monmouth County 4-H, the project will involve the upgrading of the former horse stables and tack room as a center for 4-H club activities and events as well as Park System programs. The project will include reconfiguration and renovation of interior spaces for the new use, new public restrooms, new electric service, new HVAC, accessibility improvements, new roof and siding. Trails connecting the site to the adjacent reservoir perimeter trail and along the river will be established. Non-functional and deteriorated buildings will be demolished.

REASON FOR PROJECT: The Monmouth County 4-H has identified the need for space to host club activities and events. With the acquisition of this horse farm and its well maintained stables, the Park System and 4-H determined that this would be an ideal location.

DESIGN APPROACH: Bring building up to code and functionality for public use; Accessibility. Meeting 4H requirements.

PROJECT STATUS: The entrance has been improved and a parking lot has been established. Architectural and engineering plans were completed for bidding in 2020, and bids were received on January 20, 2021. The construction contract will be awarded on January 25, 2021.

CONTACT INFORMATION: Joseph Sardonia, Supervising Landscape Architect
Monmouth County Park System, Acquisition & Design
Department
Joe.Sardonia@co.monmouth.nj.us



Location



Former tack room to be converted to programming space

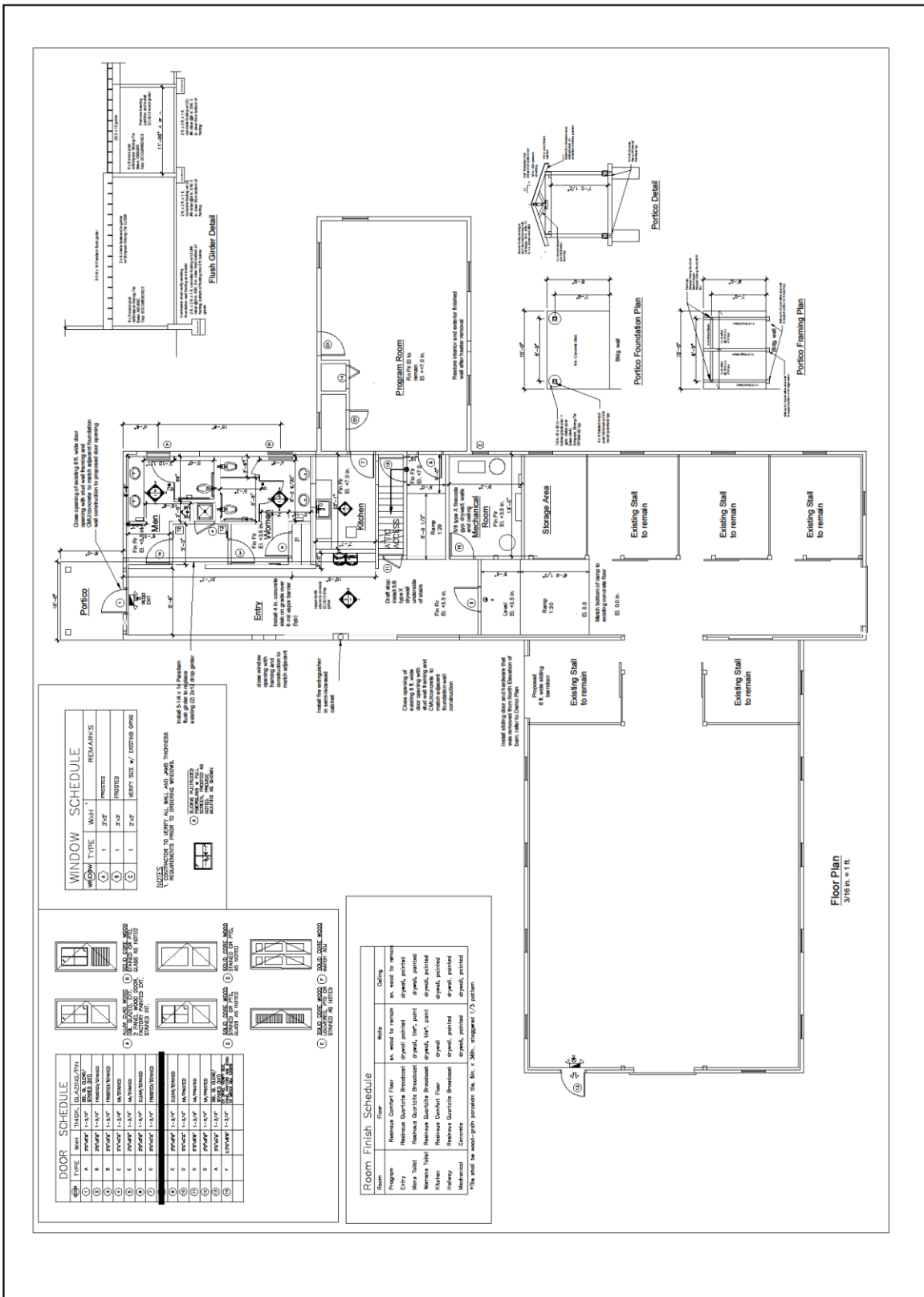
NOTES:
 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MONMOUTH COUNTY PARK SYSTEM DESIGN MANUAL AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY UTILITIES INFORMATION AND SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MONMOUTH COUNTY PARK SYSTEM DESIGN MANUAL AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
 5. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES THAT REMAIN ON THE SITE.
 7. ALL MATERIALS AND METHODS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO CONSTRUCTION.
 8. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT AREAS AT ALL TIMES.
 9. ALL WORK SHALL BE COMPLETED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MONMOUTH COUNTY PARK SYSTEM DESIGN MANUAL AND THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND THE INTERNATIONAL PLUMBING AND MECHANICAL CODES.
 10. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.

MONMOUTH COUNTY PARK SYSTEM
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WINTER RUN ACTIVITY CENTER REHABILITATION
 MANASQUAN RIVER GREENWAY, HOWELL NJ
 PROPOSED FLOOR PLAN

SHEET NO. A2
 OF



Window Type	Qty	Remarks
1	1	2'-0" x 3'-0" Porch
2	1	2'-0" x 3'-0" Entry
3	1	2'-0" x 3'-0" Men's
4	1	2'-0" x 3'-0" Women's
5	1	2'-0" x 3'-0" Kitchen

Type	Material	Finish	Notes
1	6'-0" x 2'-0"	Wood to remain	Program Room
2	6'-0" x 2'-0"	Wood to remain	Entry
3	6'-0" x 2'-0"	Wood to remain	Men's
4	6'-0" x 2'-0"	Wood to remain	Women's
5	6'-0" x 2'-0"	Wood to remain	Kitchen
6	6'-0" x 2'-0"	Wood to remain	Storage Area
7	6'-0" x 2'-0"	Wood to remain	Stall

Room	Floor	Finish
Program	Remove Concrete Floor	6" wood to remain
Entry	Remove Quartzite Brønstad	gravel, painted
Men's Toilet	Remove Quartzite Brønstad	gravel, painted
Women's Toilet	Remove Quartzite Brønstad	gravel, painted
Kitchen	Remove Quartzite Brønstad	gravel, painted
Hallway	Remove Concrete Floor	gravel, painted
Restroom	Remove Quartzite Brønstad	gravel, painted
Stall	Remove Quartzite Brønstad	gravel, painted
Porch	Remove Concrete	gravel, painted

Floor Plan
 3/16" = 1'-0"