

## Sandy Neck Beach Gatehouse



### Town of Barnstable ADA Transition Plan

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Institute for Human Centered Design

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### Background

Year Built: 1993

The Sandy Neck Beach Gatehouse is located at 425 Sandy Neck Road in West Barnstable. The building has one (1) gift shop room, one (1) toilet room, one (1) entrance and egress for the public and one (1) staff only entrance/egress. There is a parking lot adjacent to the gate house that has six (6) parking spaces. The parking lot is not striped and has no accessible parking.

### Key Accessibility Issues

#### Parking Lot

Accessibility issues include lack of a van accessible parking space with a marked access aisle and sign and lack of a firm, stable and slip resistant surface at the van accessible space.

#### Toilet Rooms

Accessibility issues include the toilet located further from the side wall than the maximum allowed, lack of pull-side maneuvering clearance at the exit doors from the toilet rooms and noncompliant toilet paper dispensers. Additional issues include clearance at the toilet seat is less than the minimum required, and mirrors at the lavatory are located higher than the maximum height allowed.

#### Exterior Ramp

Accessibility issues include lack of edge protection and the handrails are installed less than the minimum required distance from the adjacent surface.

### Additional Accessibility Issues





- Threshold is higher than the maximum allowed.
- Application box and sheets box are installed higher than the maximum allowed.

### Order of Magnitude Cost Estimates





- Renovate parking lot: \$7,226
- Renovate exterior ramp: \$2,520
- Renovate toilet room: \$6,656
- Miscellaneous corrective actions (threshold): \$150

**Total: \$16,552**


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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Approach and Entrance</b>												
<b>Exterior Access Route</b>												
1	Path to Gate House From Parking Lot	Ext.		Exterior Access Route	Exterior		Surface is not stable, firm, and slip-resistant	-	Repair surface.  (Cost of 4' wide by 12' long concrete path from access aisle to street crossing.)	1	768	\$768
<b>Off-Street Parking Lot or Garage</b>												
2	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Surface not stable, firm, and slip-resistant	6 - - -	Provide a compliant van accessible parking space with a marked access aisle. Include a designation sign with the International Symbol of Accessibility (ISA) and the designation "Van Accessible"  (Cost for a van accessible space with a concrete surface for the space and access aisle.)	1	6458	\$6458
<b>Exterior Ramp</b>												
3	Ramp to Bathhouse Entrance	Ext.		Exterior Ramp	N/A		Handrails < 1 1/2" to adjacent surface Edge protection < 4" high	1" - -	Alter the handrails so they are mounted 1-1/2" min. from adjacent surface. Provide edge protection that prevents the passage of a 4" diameter sphere, where any portion of the sphere is within 4" of the finished floor or ground surface.	2	1260	\$2520
<b>Access to Goods and Services</b>												
<b>Doors, Doorways, &amp; Gates</b>												
4	Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	11.5"	Provide an automatic door opener.	1	3060	\$3060

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
5	Bathhouse Entrance	Ext.		Doors, Doorways, & Gates	Emergency Egress		Threshold > 1/2" high	1.25"	Alter the threshold to be 1/2" high max.	1	150	\$150
<b>Operable Parts</b>												
6	Ramp to Bathhouse Entrance	Ext.		Operable Parts	Other		Side reach > 54"	58.75"	Relocate application box so that controls are between 15" - 48" above the finished floor.	1	Labor	\$0
7	Bathhouse Entrance	Ext.		Operable Parts	Other		Side reach > 54"	57"	Relocate sign in sheets box so that controls are between 15" - 48" above the finished floor.	1	Labor	\$0
<b>Toilet &amp; Bathing Rooms</b>												
<b>Lavatory</b>												
8	Toilet Room	1		Lavatory	N/A		Mirror above lavatory w/reflective surface > 40"	43"	Lower mirror so that the bottom surface is at 40" max. above the finished floor.	1	256	\$256

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Single-User Toilet</b>												
9	Toilet Room	1		Single-User Toilet	N/A		Centerline < or > 18" (MAAB) Side or rear grab bar < 33" or > 36" high Clearance at toilet < 72" clear depth Toilet paper dispenser is not compliant	19" 31" - -	Relocate toilet so that the centerline is 18" from the side wall. Mount grab bars 33"- 36" above the floor. Relocate cabinet. Relocate toilet paper so that it is 24" min. high, located under the grab bar, and between 7" and 9" from the front of the toilet.	1	3340	\$3340