

Singing Beach



Town of Manchester-by-the-Sea ADA Transition Plan

March 2020



Institute for Human Centered Design

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Background

Singing Beach is located at 119 Beach Street. Amenities include men’s and women’s multi-user toilet/bathing rooms, an accessible single-user toilet room, a ramp to a viewing platform with benches, a dog waste bag dispenser, picnic tables and a concession stand. Additional amenities include a parking lot with approximately 100 spaces including an accessible van and an accessible car parking space and a loading zone located on the north side of the beach. Two additional car accessible parking spaces are located near the viewing platform.

Key Accessibility Issues

Exterior

Accessibility issues include lack of an accessible route that extends to the high tide level at the beach and lack of an accessible route to the bike racks. Other accessibility issues include lack of a compliant loading zone (near the concession stand), and lack of an accessible route from the walkway to the parking lot.

Toilet and Bathing Rooms

Accessibility issues include lack of accessible wheelchair compartments, lack of accessible changing areas and lack of compliant transfer showers. Other accessibility issues include lack of insulated pipes at the lavatories, mirrors and hand dryers mounted higher than the maximum height allowed and lack of beveled thresholds. Additional accessibility issues include lack of compliant designation signs, lack of directional signs at the emergency exits in the toilet rooms, and a rear grab bar that is shorter than the minimum required in the single-user toilet room.

Additional Accessibility Issues

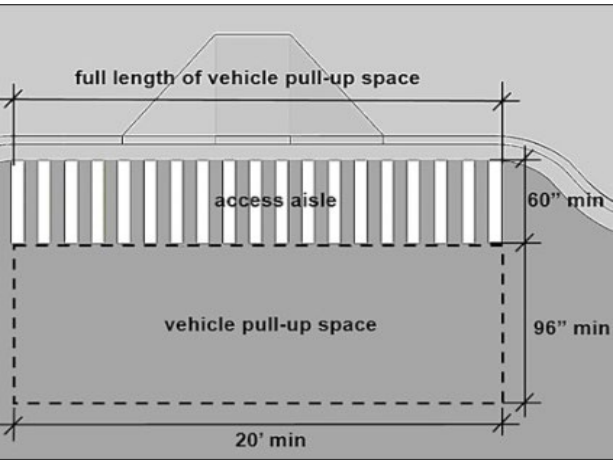
- Lack of a compliant service counter at the concession stand.
- Lack of an accessible picnic table (with knee clearance).
- Faded striping at car accessible parking spaces near viewing platform.

Order of Magnitude Cost Estimates

- Provide an accessible route that extends to the high tide level (beach mat): \$7,464
- Provide a compliant loading zone (access aisle and curb ramp): \$3,400* - see diagram
- Provide two (2) compliant accessible wheelchair compartments, two (2) compliant transfer showers, two (2) compliant changing areas. Ensure all amenities are compliant (lavatories, hand dryers and mirrors): \$47,094
- Provide compliant signage (designation, egress and directional): \$1,774
- Miscellaneous corrective actions (picnic table, service counter, etc.): \$3,426

Total: *\$63,158

***Note:** Cost to remove stones at exterior route to beach not provided.

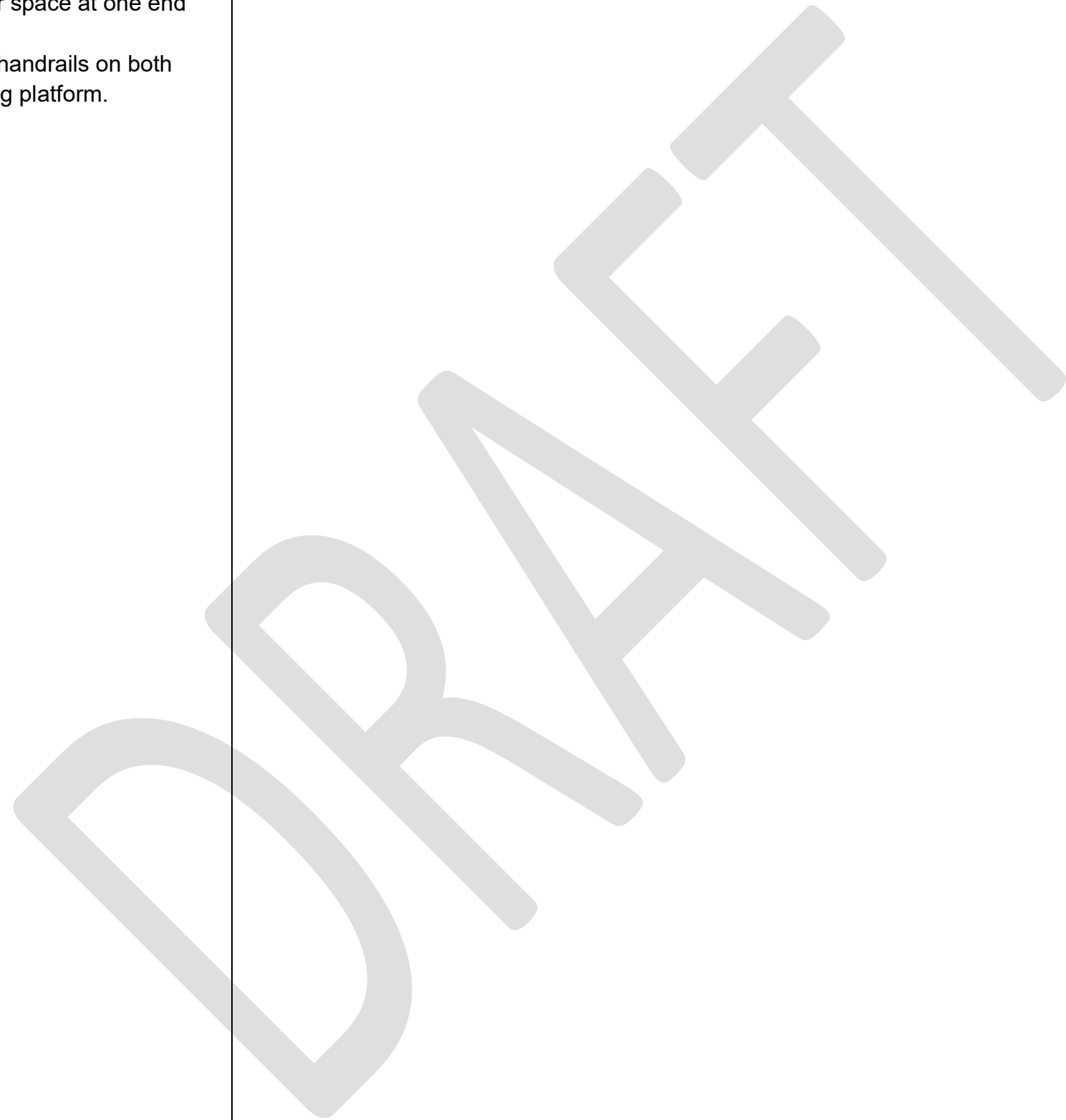


Accessible Passenger Loading Zone





Best Practice and Inclusive Design

Best practice and inclusive design recommendations include elements that are not required in the standards but may create enhanced experiences for all users.





- Recommend providing 36"x 48" clear floor space at one end of the bench on the viewing platform.
- Recommend closing risers and providing handrails on both sides of stairs descending from the viewing platform.








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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Approach and Entrance												
Exterior Access Route												
1	Towards Parking Lot	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	6%	Reduce the running slope to be no steeper than 1:20 (5.00%).	1	240	\$240
Beach Access Routes												
2	Beach Access Route	Ext.		Beach Access Routes	Removable		Beach route not provided	-	Provide an accessible route that is firm and stable. Ensure the accessible route extends to the high tide level. (Cost based on 78" wide 100' and 33' beach mats combined to reach high tide level.)	1	6484	\$6484
3	Walkway From Parking to Beach	Ext.		Beach Access Routes	Removable		Beach route not provided Surface is not firm and stable	- -	Ensure surface at the accessible route is firm and stable. (Remove uneven stones, provide beach mat joining beach mat to high tide level.) (Cost for 78" wide 6.5' long beach mat. Cost to remove stones not provided.)	1	980	\$980
Off-Street Parking Lot or Garage												
4	Accessible Parking Spaces Near Viewing Platform	Ext.		Off-Street Parking Lot or Garage	Visitor		Access aisle not compliant	-	Restripe both car accessible parking spaces.	2	300	\$600






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Passenger Loading Zones												
5	Passenger Loading Zone	Ext.		Passenger Loading Zones	N/A		Not connected to an accessible route Access aisle not provided		Provide a curb ramp to ensure the passenger loading zone is connected to an accessible route. Provide a marked access aisle that is at least 60" wide and that extends the full length of the vehicle. (Cost based on a marked access aisle and a new curb ramp.)	1	3400	\$3400
6	Passenger Loading Zone	Ext.		Passenger Loading Zones	N/A		ISA not provided	-	Add the International Symbol of Accessibility (ISA) to the sign.	1	500	\$500
Entrance												
7	Toilet Rooms	Ext.		Entrance	Secondary Entrance		Entrance not on an accessible route Directional sign to accessible entrance not provided	- -	Provide a directional sign indicating the location of the nearest accessible entrance.	1	346	\$346
Access to Goods and Services												
Interior Access Route												
8	Toilet and Bathing Room Area	1		Interior Access Route	Interior		Obstructed by protruding objects	-	Relocate object./Provide a cane-detectable barrier.	1	306	\$306





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Doors, Doorways, & Gates												
9	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Maneuvering clearance(s) not provided	-	Relocate boats to maintained the required maneuvering clearance at the doorway.	1	Labor	\$0
10	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Threshold not beveled	-	Bevel threshold.	1	150	\$150
Signage												
11	Women's Changing Area	1		Signage	Egress		Not provided Directional sign to accessible emergency exit not provided Raised characters not provided	- -	Provide a directional sign indicating the location of the nearest accessible emergency exit. Provide text with raised characters duplicated in braille located on the latch side of the door.	1	232	\$232
12	Men's Toilet Room	1		Signage	Egress		Not provided Raised characters not provided	- -	Provide a directional sign indicating the location of the nearest accessible emergency exit. Provide text with raised characters duplicated in braille located on the latch side of the door.	1	232	\$232
13	Men's Toilet Room	1		Signage	Designation		Raised characters not provided	-	Provide text with raised characters duplicated in braille.	1	232	\$232






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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
14	Women's Toilet Room	1		Signage	Designation		Raised characters not provided Braille not provided	- -	Provide text with raised characters duplicated in braille.	1	232	\$232
Service Counter												
15	Concession Stand	Ext.		Service Counter	N/A		Counter > 36" high	40.5"	Provide a counter that is 36" max. above the ground.	1	880	\$880
Operable Parts												
16	Near Beach	Ext.		Operable Parts	N/A		Element not on an accessible route	-	Ensure dog waste bag dispenser is located on an accessible route. (Relocate dispenser so it is at a surface that is stable, firm and slip resistant.)	1	Labor	\$0
17	Women's Toilet Room	1		Operable Parts	N/A		Reach < 15" or > 48"(forward/side approach)	68"	Mount at least one coat hook 48" above the finished floor.	1	256	
Picnic Tables												
18	Accessible Parking Spaces Near Viewing Platform	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided Picnic table not on an accessible route	- -	Provide at least one picnic table with toe and knee clearance. Locate picnic table on an accessible route.	1	1400	\$1400




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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Bike Racks												
19	By Toilet Rooms - South Side	Ext.		Bike Racks	N/A		Not connected to an accessible route	-	Ensure bike racks are located on an accessible route.	1	Labor	\$0
Toilet & Bathing Rooms												
Overall Access												
20	Women's and Men's Toilet Rooms	1		Overall Access	Toilet Room		Turning space not provided Accessible plumbing fixtures or stalls not provided	- -	Provide one accessible wheelchair compartment in both the women's and men's toilet room.	2	6182	\$12364
Lavatory												
21	Single-User Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	92	\$92
22	Women's Toilet Room	1		Lavatory	N/A		Exposed plumbing underneath Mirror above lavatory w/reflective surface > 40"	- 41"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Lower mirror so that the bottom surface is at 40" max. above finished floor.	1	348	\$348

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23	Women's and Men's Toilet Rooms	1		Lavatory	N/A		Exposed plumbing underneath Dispensers not within reach range	- 54"	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory. Relocate dispenser to 42" max. above the floor.	2	798	\$1596
Single-User Toilet												
24	Single-User Toilet Room	1		Single-User Toilet			Rear grab bar < 42" long (MAAB)	36"	Provide a rear wall grab bar that is 42" long min. and extends from the toilet 12" min. on one side and 24" min. on the other side (open side).	1	898	\$898
Changing Area												
25	Men's Changing Area	1		Changing Area	N/A		5% Accessible not provided		Provide at least one accessible changing area with a turning space. Provide a bench that is between 17" - 19" above the finished floor, 48" long and between 20" - 24" wide. Ensure a 30" by 48" is provided adjacent to the bench. Ensure the bench has back support or is affixed to a wall.	1	5866	\$5866
26	Women's Changing Area	1		Changing Area	N/A		5% Accessible not provided		Provide at least one accessible changing area with a turning space. Provide a bench that is between 17" - 19" above the finished floor, 48" long and between 20" - 24" wide. Ensure a 30" by 48" is provided adjacent to the bench. Ensure the bench has back support or is affixed to a wall.	1	5866	
Shower Compartment												
27	Men's Shower	1		Shower Compartment	Transfer Type		Size of shower compartment non compliant	43"x43"	Provide a transfer shower that is 36" by 36"	1	9832	\$9832

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28	Women's Changing Area	1		Shower Compartment	Transfer Type		Size of shower compartment non compliant	43"x43"	Provide a transfer shower that is 36" by 36".	1	9832	\$9832
Best Practice												
Bench												
29	Viewing Platform	Ext.		Bench	N/A				Recommend providing 36"x48" clear floor space at one end of bench on viewing platform.	1	-	\$0
Stairs												
30	Stairs From Viewing Platform	Ext.		Stairs					Recommend closing risers and providing handrails on both sides.	1	-	\$0