

Tuck's Point



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

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Institute for Human Centered Design

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Background

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Tuck's Point is located at 12 Tuck's Point Road. Amenities include a gazebo, picnic areas, benches, horseshoe pits, a Chowder House with a small adjacent kitchen, a beach, row boats and a boat launch and life vest loaner station, a playground and men's and women's multi-user toilet rooms. A parking lot is located on the west side of the park.

Key Accessibility Issues

Exterior

Lack of accessible routes to all the amenities in the park (benches, picnic tables, etc.) and excessive running and cross slopes at the route leading to the multi-user toilet rooms.

Playground

Major accessibility issues include the lack of a compliant accessible route around the playground and lack of an accessible route to each play component.

Note: The Massachusetts Architectural Access Board (MAAB) does not consider engineered wood fiber (EWF) to comply with its regulation requiring an accessible route to each play component and around the playground.

Toilet Rooms

Accessibility issues include flush control not located on the open/transfer side of the toilet (men's toilet room), lack of insulated pipes at lavatory (women's toilet room).

Additional Accessibility Issues

- Lack of accessible picnic tables.
- Lack of a marked access aisle and sign with the words "Van Accessible" at the van accessible parking space.
- Lack of a sink with knee and toe clearance in the kitchen (Chowder House).

Order of Magnitude Cost Estimates

- Provide compliant accessible routes including an accessible route to and around the playground: \$13,960
- Provide a compliant impact-attenuating accessible route to play components in the playground (poured-in-place rubber): \$8,750
- Miscellaneous corrective actions (renovation to toilet rooms, accessible picnic table, parking, sink, etc.): \$8,786

Total: \$31,496*






***Note:** Costs to reduce some excessive running and cross slopes are not provided.

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.

- IHCD strongly recommends exploring the possibility of an alternative surface to engineered wood fiber (EWF). Overtime, EWF requires continuous maintenance to ensure the surface is maintained in operable working condition (stable, firm and slip-resistant). In addition, when used in combination with other surfaces required for accessible routes to play components in Massachusetts, it will present a challenge to prevent level changes at the transition points between EWF and other surfaces, and to keep the accessible routes clear of EWF.
- Recommend providing benches that are between 20"– 24" deep in the multi-user toilet rooms.
- Recommend providing a 48" stable, firm and slip resistant surface around the exterior of all accessible picnic tables.
- Recommend providing a 36" x 48" stable, firm and slip resistant surface at the end of at least one bench in each area positioned so that an individual with a wheeled mobility device can have shoulder alignment with a companion seated on the bench.





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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	Walkway to Chowder House and Kitchen	Ext.		Exterior Access Route	Walkway		Cross slope > 1:48 (2.08%)	6.1%	Reduce cross slope to be no steeper than 1:48 (2.08%). (Cost based on 6'x4' of asphalt to reduce slope at \$10 a square foot.)	1	240	\$240
2	Towards Toilet Rooms	Ext.		Exterior Access Route	Walkway		Cross slope > 1:50 (2.00%) (MAAB) Running slope > 1:20 (5.00%)	4.6% 5.5%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost to reduce excessive running slope not provided.)	1	-	\$0
3	Gazebo Towards Toilets	Ext.		Exterior Access Route	Exterior		Level changes > 1/4"	2"	Alter change in level to be 1/4" high max. (Cost based on 4'x3' of asphalt to reduce change in level and provide a stable, firm and slip resistant surface between asphalt and mat walkway.)	1	120	\$120
4	Towards Toilet Rooms	Ext.		Exterior Access Route	Walkway		Not maintained in an operable working condition	-	Ensure the accessible route is maintained in operable working condition. Cost based on a 60 ft. long by 4 ft wide asphalt route.	1	2400	\$2400
5	Walkway From Parking Towards Gazebo	Ext.		Exterior Access Route	Walkway		Running slope > 1:20 (5.00%)	8.2%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost to reduce excessive running slope not provided.)	1	-	\$0






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6	Walkway to Gazebo	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5.00%)	8.6%	Reduce the running slope to be no steeper than 1:20 (5.00%). (Cost to reduce excessive running slope not provided.)	1	-	\$0
7	Towards Chowder House	Ext.		Exterior Access Route	Walkway		Accessible route not provided	-	Relocate tables to ensure the min. 36' width is maintained at the accessible route.	1	Labor	\$0
8	Horseshoe Pits	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to at least one of the horseshoe pits. (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200
9	Path to Boats	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the area where the boats are stored. (Cost based on a 36'x48" wide min. 60' asphalt path to the accessible picnic table in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	2400	\$2400
10	Life Vest Loaner Station	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided to the life vest loaner station. (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200





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Off-Street Parking Lot or Garage												
11		Ext.		Off-Street Parking Lot or Garage	N/A		Total # of parking Total # of designated accessible parking spaces Access aisle < 96" wide at van space Sign does not have the designation "Van Accessible" Sign < 60" above finished grade	55 2 - - 38"	Provide a marked access aisle that is at least 96" wide. Add the designation "Van Accessible" to the sign located at the van accessible space. Locate sign with the bottom of the sign 60" above the ground.	1	800	\$800
Access to Goods and Services												
Doors, Doorways, & Gates												
12	Women's Toilet Room	1		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs of force to open	14 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
13	Men's Toilet Room	Ext.		Doors, Doorways, & Gates	Toilet Room		Door requires > 5 lbs of force to open	9 lbs	Adjust closers so doors do not require more than 5 pounds of force to open.	1	Labor	\$0
Picnic Tables												
14	Near Parking	Ext.		Picnic Tables	N/A		Toe or knee clearance at table not provided	-	Provide at least one picnic table with toe and knee clearance.	1	1400	\$1400





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
15	Near Playground	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. Provide an accessible route to at least one picnic table in this area. (Cost based on a 15 ft. long by 4 ft. wide asphalt path.)	1	600	\$600
16	Chowder House Exterior by Ocean	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Locate picnic table on an accessible route. (Cost based on a 30'x48" wide min. 30' asphalt path to the accessible picnic table in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200
17	Near Gazebo	Ext.		Picnic Tables	N/A		Picnic table not on an accessible route	-	Locate accessible picnic table in this area on an accessible route. (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200
Benches												
18	Near Playground	Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. Cost based on an 10 ft. long by 4 ft. wide asphalt route.	1	400	\$400
19	Chowder House Exterior by Ocean	Ext.		Benches	N/A		No accessible route to one bench in this area		Provide an accessible route to at least one bench in this area. (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the benches in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
20		Ext.		Benches	N/A		No accessible route to one bench in this area	-	Provide an accessible route to at least one bench in this area. (Cost based on a 30'x48" wide min. 30' asphalt path to at least one of the horseshoe pits in this area. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	1200	\$1200
Bike Racks												
21		Ext.		Bike Racks	N/A		Not connected to an accessible route	-	Ensure bike racks are connected to an accessible route. (Cost based on a 18'x48" wide min. 15' asphalt path to bike rack. Ensure walkway has a running slope of 1:20 (5.00%) max. and a cross slope of 1:50 (2.00%) max.)	1	600	\$600
Toilet & Bathing Rooms												
Lavatory												
22	Women's Toilet Room	Ext.		Lavatory	N/A		Exposed plumbing underneath	-	Insulate or otherwise configure pipes to prevent contact, for at least one lavatory.	1	92	\$92
Toilet Compartment												
23	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door with malfunctioning self-closing hinge Coat hook > 48"	- 57"	Repair hinge. Lower coat hook so that it is no higher than 48" above the finished floor.	1	150	\$150

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24	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Flush control not on open side	-	Provide the flush control on the open side of the toilet (transfer side).	1	374	\$374	
Urinal													
25	Men's Toilet Room	Ext.		Urinal	N/A		Clear floor space not provided at urinal	-	Remove partition to provide a 30" min. by 48" min. clear floor space positioned for a forward approach.	1	256	\$256	
Additional Access													
Drinking Fountains													
26	By Toilet Rooms	Ext.		Drinking Fountains	Seated		No drinking fountain provided for standing users	-	Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	4028	\$4028	
Sink													
27	Kitchen			Sink	Other		Toe and knee clearances not provided	-	Ensure there is a 27" knee clearance positioned for a forward approach to sink. (Cost based on a sink with the required minimum toe and knee clearance.)	1	1686	\$1686	
Play and Sport Areas													

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Play Areas												
28	Playground	Ext.		Play Areas	N/A		Accessible route not provided to playground Accessible route not provided at play components Surface not stable, firm, and slip-resistant	<ul style="list-style-type: none">---	Provide an accessible route to and around the playground. (30'x48" wide min. asphalt.) Provide an accessible route that is 60" min. wide to each play component in the playground. (Poured-in-place rubber.) Provide a compliant impact-attenuating surface under and around the play components. (25 sq.' poured-in-place rubber.) (Cost includes poured-in-place rubber.)	1	11150	\$11150
Best Practice												
Bench												
29	Women's Toilet Room & Men's Toilet Room	Ext.		Bench	N/A				Recommend having a bench that is between 20" and 24" deep.	2	-	\$0
30	Chowder House Exterior by Ocean	Ext.		ench	N/A				Recommend proving a 36"x48" stable, firm and slip resistant surface at the end of at least one bench in each area positioned so that an individual with a wheeled mobility device can have shoulder alignment with a companion seated on the bench.	1	-	\$0
Picnic Table												
31	Near Parking	Ext.		Picnic Table	N/A				Recommend providing a 48" stable, firm and slip resistant surface around the exterior of all accessible picnic tables.	1	-	\$0