

Sandy Neck Beach and Bathhouse



ADA Transition Plan

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Background

Sandy Neck Beach and Bathhouse is located at 425 Sandy Neck Road. Sandy Neck Beach consists of one (1) parking lot, one (1) bathhouse, and three (3) beach access points. The parking lot has 150 parking spaces including four (4) car accessible parking spaces and (2) van accessible parking spaces. The bathhouse has a men's multi-user toilet room and a women's multi-user toilet room.

There are three (3) picnic areas provided around the bathhouse along with a bike rack. The bike rack is connected to an accessible route facing the concession stand. There is also a pedestrian path that connects the gatehouse and the bathhouse.

Key Accessibility Issues

Exterior Accessible Routes

Accessibility issues include routes not maintained in operable working condition. Surface openings and running slopes are higher than the maximum allowed. In addition, there is lack of an accessible route to the beach volleyball court. Lack of an accessible route to the picnic tables located behind the bathhouse.

Toilet Rooms

Accessibility issues include doors at the accessible toilet compartments that have a malfunctioning self-closing hinge, in both toilet rooms. Additional issues include the toilet seat located further from the side wall than the maximum allowed and a rear grab bar is not provided (women's accessible compartment). In addition, clear floor space is not provided at the changing table in both toilet rooms and the urinal is installed higher than the maximum height allowed in the men's toilet room. There is also lack of an accessible door pull at both accessible compartments and lack of an ambulatory compartment in both toilet rooms.

Additional Accessibility Issues

- Accessible picnic table not provided.

- Directional signs to accessible beach access points are not provided.
- Lavatory at first aid room is not accessible.
- Lack of an accessible portable toilet that has 60" wide by 72" deep clear floor space at the toilet.
- Drinking fountain for standing users is not provided.
- Spout at the drinking fountain for seated users is installed higher than the maximum allowed.
- Van accessible parking space access aisle is less than 96' wide.

Order of Magnitude Cost Estimates

- Renovate toilet rooms: \$10,310
- Provide accessible picnic tables: \$4,200
- Renovate parking lot: \$7,700
- Provide an accessible lavatory at the first aid room: \$3,480
- Renovate seated user drinking fountain and provide drinking fountain for standing users: \$6,056
- Provide beach access route to the volleyball court: \$16,012
- Miscellaneous corrective actions (signage, access route to picnic table, etc.): \$1,548

Total: *\$49,306

***Note:** Costs to address some issues with exterior accessible routes and to provide a compliant accessible portable toilet are not provided.

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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 duplicating beach information located on signs on the beach website.
- Recommend relocating one van accessible space so that it is next to the current accessible beach access route.
- Recommend providing a sign at the gatehouse indicating the pedestrian path to the beach has steep running slopes.

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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	Path From Viewing 2 to Bathhouse	Ext.		Exterior Access Route	Exterior		Exterior route < 36" wide Route not maintained in operable working condition	23"	Ensure that a clear width of 36" min. is maintained at the accessible route. Ensure the accessible route is maintained in operable working condition. (Remove sand and weeds from path.)	1	-	\$0
2	Path to Picnic Table	Ext.		Exterior Access Route	Exterior		Obstructed by protruding objects	-	Relocate chairs to maintain a 36" min. width accessible route.	1	Labor	\$0
3	Path to Bathhouse and Concession Stand	Ext.		Exterior Access Route	Exterior		Surface openings > 1/2" Route not maintained in operable working condition	0.75" -	Replace or reposition so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel. Ensure the accessible route is maintained in operable working condition. (Cost for an asphalt patch.)	1	256	\$256
4	Walking Path to Gatehouse	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	17.8%	Reduce running slope to be no steeper than 1:20 (5%). (Cost to correct excessive running slope not provided.)	1	-	\$0
5	Walking Path to Gatehouse	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	12.2%	Reduce running slope to be no steeper than 1:20 (5%). (Cost to correct excessive running slope not provided.)	1	-	\$0

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6	Walking Path to Gatehouse	Ext.		Exterior Access Route	Exterior		Running slope > 1:20 (5%)	9.4%	Reduce running slope to be no steeper than 1:20 (5%). (Cost to correct excessive running slope not provided.)	1	-	\$0
7	Path to Bathhouse and Concession Stand	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Remove sand and stones.)	1	Labor	\$0
8	Path to Lower Parking Lot	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Remove sand.)	1	Labor	\$0
9	Accessible Beach at Lower Parking Lot	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Remove sand.)	1	Labor	\$0
10	Accessible Beach at Lower Parking Lot	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Remove sand.) (See ID #9.)	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Path Leads to Parking 2	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Remove sand.)	1	Labor	\$0
12	Path From Viewing 2 to Bathhouse	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Remove sand and weeds.)	1	Labor	\$0
13	Walking Path to Gatehouse	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Remove sand.)	1	Labor	\$0
14	Walking Path to Gatehouse	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Remove sand.)	1	Labor	\$0
15	Walking Path to Gatehouse	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition	-	Ensure the accessible route is maintained in operable working condition. (Remove sand.)	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Accessible Beach at Lower Parking Lot	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition Surface openings > 1/2"	7" -	Replace or reposition so that openings are 1/2" max. and the long opening dimension is perpendicular to the dominant direction of travel. Ensure the accessible route is maintained in operable working condition.	1	Labor	\$0
17	Walking Path to Gatehouse	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition Running slope > 1:20 (5%)	8.1%	Reduce running slope to be no steeper than 1:20 (5%). Ensure the accessible route is maintained in operable working condition (clear sand). (Cost to correct excessive running slope not provided.)	1	-	\$0
18	Beach Access South Side	Ext.		Exterior Access Route	Exterior		Route not maintained in operable working condition Directional sign to access beach not provided	-	Ensure the accessible route is maintained in operable working condition. Install a sign indicating the location of the nearest accessible beach.	1	346	\$346
19	Path to Additional Picnic Tables	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Ensure an accessible route is provided. (Cost estimate for a 4' wide by 12' long asphalt path to the accessible space at the accessible picnic table.)	1	600	\$600
Beach Access Routes												
20	Lower Parking Lot East Entrance Not Accessible	Ext.		Beach Access Routes	264		Beach route not provided	-	Provide a beach mat.	1		\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
Off-Street Parking Lot or Garage												
21	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 Access aisle < 96" wide at van space	58 4 2 60.5"	Provide a marked access aisle that is at least 96" wide.	1	300	\$300
22	Accessible Beach at Lower Parking Lot	Ext.		Off-Street Parking Lot or Garage	Parking Lot		Total # of parking Total # of designated accessible parking spaces Total # of designated van accessible spaces Sign does not have the designation "Van Accessible"	86 0 0	Provide three (3) car accessible spaces that are at least 96" wide. Provide one (1) van accessible space that is at least 132" wide. Provide two (2) access aisles that are at least 60" wide. Provide four (4) accessible parking identification signs. Add one (1) designation "Van Accessible" to the sign located at the van accessible space.	4	1850	\$7400
Access to Goods and Services												
Signage												
23	Parking Lot 1 Beach Entrance	Ext.		Signage	Directional		Directional sign to access. beach not provided	-	Provide a sign indicating the location of the nearest accessible beach access route.	1	346	\$346
Laboratory												
24	First Aid Room	Ext.		Laboratory	Other		At least one (or 5%) accessible sink not provided Accessible route obstructed by protruding object	- -	Provide at least one sink with the rim no higher than 34" with knee and toe clearance positioned for a forward approach. Relocate trash and stretcher.	1	3480	\$3480

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Picnic Tables												
25	Path to Bathhouse and Concession Stand	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided	-	Ensure that at least one (1) accessible picnic table is provided in this area.	1	1400	\$1400
26	Path to Picnic Table	Ext.		Picnic Tables	N/A		At least 5% accessible spaces not provided	-	Ensure that at least one (1) accessible picnic table is provided in this area.	1	1400	\$1400
27	Path to Additional Picnic tables	Ext.		Picnic Tables	N/A		Toe or knee clearance at tables not provided		Ensure that at least one (1) accessible picnic table is provided in this area.	1	1400	\$1400
Toilet & Bathing Rooms												
Overall Access												
28	Women's Toilet Room	1		Overall Access	Toilet Room		6 fixtures, but no ambulatory compartment provided	-	Provide one ambulatory accessible compartment.	1	3012	\$3012
29	Men's Toilet Room	1		Overall Access	Toilet Room		6 fixtures, but no ambulatory compartment provided	-	Provide one ambulatory accessible compartment.	1	3012	\$3012

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Toilet Compartment												
30	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Grab bars not provided	-	Provide one grab bar on the rear wall.	1	898	\$898
31	Women's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door pull not provided		Provide a door pull on both sides of the door near the latch.	1	70	\$70
32	Men's Toilet Room	1		Toilet Compartment	Accessible Compartment		Door pull not provided	-	Provide a door pull on both sides of the door near the latch.	1	70	\$70
Urinal												
33	Men's Toilet Room	1		Urinal	N/A		Rim > 17" high	19.25"	Provide at least one urinal with the rim no higher than 17" above the finished floor.	1	3248	\$3248
Dispensers												
34	Women's Toilet Room	1		Dispensers	Other		Clear floor space not provided at accessory	-	Remove trash can to maintain clear floor space at changing table.	1	Labor	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
35	Men's Toilet Room	1		Dispensers	Other		Clear floor space not provided at accessory		Remove trash can to maintain clear floor space at changing table.	1	Labor	\$0
Portable Toilet												
36	Portable Toilet at Lower Parking Lot	Ext.		Portable Toilet	N/A		60" by 72" clear space not provided	-	Provide an accessible portable toilet that has 60" wide and 72" deep clear floor space at the toilet.	1	-	\$0
Additional Access												
Drinking Fountains												
37	Drinking Fountain Between Toilet Rooms	Ext.		Drinking Fountains	Hi-Lo		Spout > 36" high (wheelchair users) No drinking fountain provided for standing users	38" -	Lower drinking fountain so that the spout is 36" max. above the finished floor or ground. Provide an additional drinking fountain for standing users or install a Hi-Lo drinking fountain.	1	6056	\$6056
Best Practice												
38	Information Between Toilet Rooms	Ext.			N/A				Recommend duplicating beach information located on signs on the beach website.	1	-	\$0

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39	Gatehouse	Ext.			N/A				Recommend providing a sign at the gatehouse indicating the pedestrian path to the beach has steep run slopes.	1	-	\$0