

## Prince Cove Marina



## Town of Barnstable ADA Transition Plan



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### Background

Prince Cove Marina is located at 235 Cedar Tree Neck Road in Marstons Mills. It is a docking area where the community use their boats and for occasional fishing. The Cove provides access to the Three Bays region of Cotuit and Osterville.

There is a Marina office and a shop. IHCD team was informed that they are not open to the public but the deck is. The deck has some chairs for the public to use, facing a deck is a grass area that has a picnic table. The deck ends with an exterior stair leading you to the boat ramp drive.

Amenities available are a single-user toilet room, picnic tables, a dock for fishing and boat slips. The single-user toilet room provided is inside a building south of Marina Office and Shop.

The parking lot has a total of 18 parking spaces, including one (1) accessible space. In addition, there are two trailer parking spaces that are not accessible.

There are three dock ramps and a boat ramp located to the east of the Marina Office and Shop. The dock ramp surveyed is the closest one east of the accessible parking spot. The boat ramp is owned by the state, whilst the Marina is owned by Marston Mills.

### Key Accessibility Issues

#### Exterior Accessible Routes

Accessibility issues include lack of an accessible route to the single-user toilet room. Walkways with running and cross slopes greater than the maximum allowed, excessive changes in level, and surfaces that are not stable, firm and slip-resistant.

Additional accessibility issues include walkway surfaces that are not maintained in operable working condition and do not prevent accumulation of water.

#### Boarding Pier

Accessibility issues include excessive change in level and running slope at the gangway greater than the maximum allowed and the width of the boarding pier is less than the minimum

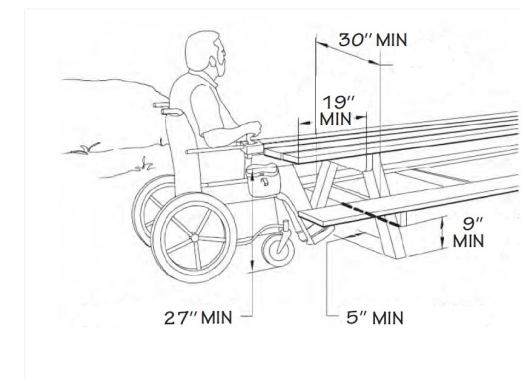
allowed. In addition, the boarding pier lacks the required edge protection

#### Single-User Toilet Room

Accessibility issues include lack of an accessible single-toilet room.

#### **Additional Accessibility Issues**

- Fire extinguisher, drop off box, and dog waste bags protrude into the circulation path
- Lack of designation van accessible sign at the accessible parking space.
- Lack of handrails at exterior stairs.
- Lack of an accessible picnic table.



**Note:** When picnic tables are provided ensure they have the required 19" knee clearance.

#### **Order of Magnitude Cost Estimates**

- Provide an accessible single-user toilet room: \$24,604
- Provide a ramp at the single-user toilet room: \$1,478
- Provide an accessible picnic table on an accessible route: \$1,400
- Miscellaneous corrective actions (detectable barrier, van accessible designation sign, handrails etc.): \$1,946

**Total: \*\$29,428**

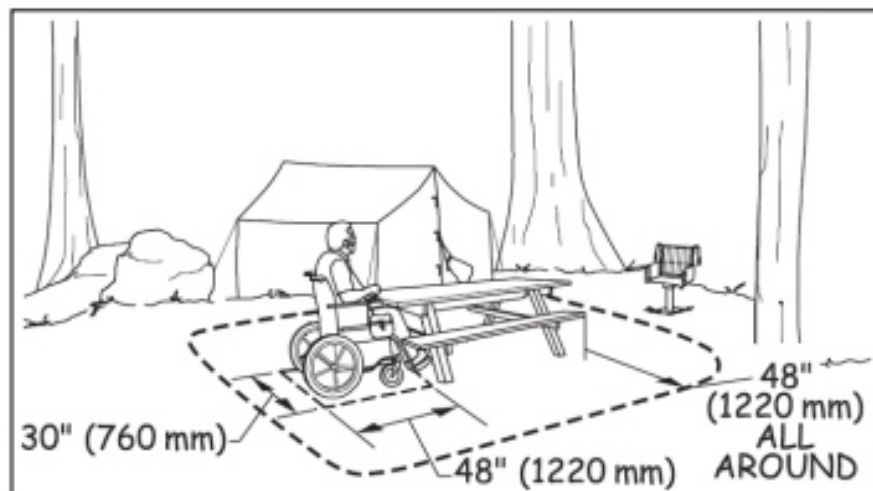
**\*Note:** Cost to renovate exterior routes, gangway, and pier is not provided.

### 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.

- Recommend providing a sign with information on the accessible boat slip.
- Recommend relocating the fishing signage located at the rental shop deck near the accessible parking space.
- Recommend providing a directional sign indicating the location of the accessible parking space.
- Recommend providing contrasting color strips at exterior staircase.






When an accessible picnic table is provided on an accessible route, IHCD recommends providing a stable, firm and slip-resistant surface for 48" clear on all sides of the picnic table. See the following illustration:








**Town of Barnstable  
Prince Cove Marina**

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	Boat Slip at Dock A	Ext.		Exterior Access Route	Exterior		Boat slip clearance < 60" wide	36"	Ensure there is at least a 60" wide clear pier space at the boat slip.  (Cost of 60" min. width at pier is not provided.)	1	-	\$0
2	Near Office Entrance	Ext.		Exterior Access Route	Exterior		Route obstructed by protruding objects	6.75"	Provide a cane-detectable barrier at fire extinguisher.	1	306	\$306
3	Rental Shop Deck	Ext.		Exterior Access Route	Exterior		Route obstructed by protruding objects	8"	Relocate dog waste bags.	1	Labor	\$0
4	Near Office	Ext.		Exterior Access Route	Exterior		Route obstructed by protruding objects Level changes > 1/4"	13.7" 1.75"	Provide a cane-detectable barrier at the drop off box. Alter change in level to be 1/4" high max.  (Cost of renovating exterior access route is not provided.)	1	306	\$306
5	Route by Deck to Boat Ramp	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	6.6%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0



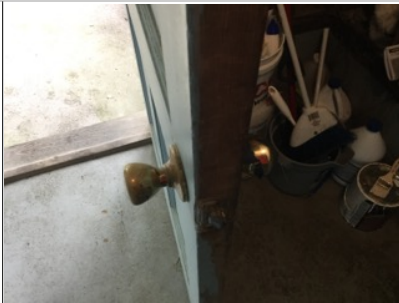

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
6	Route by Deck to Boat Ramp Facing North	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	4.5%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
7	Route by Deck to Boat Ramp Facing North	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	5.7%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
8	Ramp to Deck	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%)	5.2%	Reduce cross slope to be no steeper than 1:50 (2.00%).	1	-	\$0
9	Path to Fishing Pier	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	3.4% 12.1%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%).	1	-	\$0
10	Route by Rental Shop Deck South Side	Ext.		Exterior Access Route	Exterior		Cross slope > 1:50 (2.00%) Running slope > 1:20 (5%)	16.1% 11.1%	Reduce cross slope to be no steeper than 1:50 (2.00%). Reduce running slope to be no steeper than 1:20 (5%).	1	-	\$0





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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
11	Pier A	Ext.		Exterior Access Route	Exterior		Level changes > 1/4" Pier clearance < 60" wide Edge protection not provided	9" 48" -	Provide a transition plate to alter change in level to be 1/4" high max.  (Cost of transition plate, widening the pier and edge protection is not provided.)	1	-	\$0
12	Route From Dock to Deck	Ext.		Exterior Access Route	Exterior		Surface is not stable, firm, and slip-resistant Does not prevent accumulation of water	- -	Repair surface.	1	-	\$0
13	To Toilet Rooms	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water	-	Repair surface.	1	-	\$0
14	To Toilet Rooms	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water Route not maintained in operable working condition	- -	Repair surface. Ensure the accessible route is maintained in operable working condition.	1	-	\$0
15	Route From Parking Lot to Office	Ext.		Exterior Access Route	Exterior		Does not prevent accumulation of water Route not maintained in operable working condition	- -	Repair surface. Ensure the accessible route is maintained in operable working condition.	1	-	\$0




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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
16	Single-User Toilet Room	Ext.		Exterior Access Route	Exterior		Accessible route not provided	-	Provide a 4' wide and 6' long ramp at the toilet room door.	1	1478	\$1478
<b>Off-Street Parking Lot or Garage</b>												
17	Parking Lot	Ext.		Off-Street Parking Lot or Garage	Visitor		Sign does not have the designation "Van Accessible"	-	Add the designation "Van Accessible" to the sign located at the van accessible space.	1	500	\$500
<b>Access to Goods and Services</b>												
<b>Doors, Doorways, &amp; Gates</b>												
18	Single-User Toilet Room	1		Doors, Doorways, & Gates	Other		Hardware not operable with a closed fist	-	Provide hardware that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist.  (Cost included in ID #22.)	1	-	\$0
<b>Ramps</b>												
19	Pier A	Ext.		Ramps	Exterior		Running slope >1:12 (8.33%)	31.4%	Reduce running slope to be no steeper than 1:12 (8.33%).  (Study needed to determine the cost and feasibility of the gangway.)	1	-	\$0

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Stairways</b>												
20	Rental Shop Deck	Ext.		Stairways	Exterior		Handrails not provided Tread widths and/or riser heights are not uniform	- -	Provide handrails. It may not be technically feasible to adjust risers or treads, however stairs may be hazardous for users.  (Cost of 6' long handrails on both sides.)	1	834	\$834
<b>Picnic Tables</b>												
21	Route Near Deck to Boat Ramp	Ext.		Picnic Tables	N/A		Top of picnic table < 28" or > 34" 30" clear width not provided Toe or knee clearance at table not provided	27.6" 28" 8	Provide one (1) picnic table with top between 28"- 34" above the ground and 27" clear height underneath.	1	1400	\$1400
<b>Toilet &amp; Bathing Rooms</b>												
<b>Overall Access</b>												
22	Single-User Toilet Room	1		Overall Access	Toilet Room		Turning space not provided	-	Provide an accessible single-user toilet room.  (Ensure the electrical closet does not interfere with the required clear floor space in the toilet room.)	1	24604	\$24604
<b>Lavatory</b>												
23	Single-User Toilet Room	1		Lavatory	N/A		Toe or knee clearances not provided Faucet not operable with a closed fist Exposed plumbing underneath	- - -	Provide a lavatory with knee and toe clearance positioned for a forward approach. Provide a faucet that can be operable with one hand and not require tight grasping, pinching, or twisting of the wrist for at least one lavatory. Insulate or otherwise configure pipes to prevent contact for at least one lavatory.  (Cost to renovate lavatory included in ID #22.)	1	-	\$0
<b>Best Practice</b>												

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ID	Location	Floor	Room	Element	Type	Photo	Issues	Current Measure	Recommendations	Quantity	Price	Cost Estimation
<b>Signage</b>												
24	Parking Lot by Cedar Tree Neck Road	Ext.		Signage	N/A				Recommend providing a sign indicating the location of the accessible parking space.	1		\$0
25	Rental Shop Deck	Ext.		Signage	N/A				Recommend relocating fishing signage to the accessible parking space. Recommend providing contrasting color strips at exterior staircase.	1		\$0
26	Parking Lot	Ext.		Signage	N/A				Recommend providing a sign with information on the accessible boat slip.	1		\$0