

# Sassamon Trace Golf Course



## Town of Natick ADA Transition Plan

August 2023



Institute for Human Centered Design

560 Harrison Ave, Unit 401, Boston, MA 02118  
www.IHCDesign.org • info@IHCDesign.org  
617-695-1225 voice/ tty

### Background

Sassamon Trace golf course is a nine-hole golf course with a parking lot, a one-floor club house that has two (2) single-user toilet rooms, an exterior picnic area, and a deck. On the course there is a starter shed, a driving range, and a portable toilet. Accessible golf carts are allowed everywhere including on the greens.

### Key Accessibility Issues

#### Exterior Routes

Accessibility issues include routes with excessive running slopes, excessive changes in level, routes narrower than allowed, and there is lack of an accessible route to the starter shed and the portable toilet. Additionally, there is lack of adequate vertical clearance in the shelter.

#### Parking

Accessibility issues include lack of a van accessible parking space.

#### Exterior Ramp

Accessibility issues include lack of compliant handrails.

#### Exterior Stairs

Accessibility issues include lack of compliant handrails.

#### Signage

Accessibility issues include lack of tactile signs (with braille and raised characters) at rooms with permanent designation, and lack of egress signs with braille and raised characters.

#### Dining Surfaces

Accessibility issues include lack of a picnic table and dining table with knee and toe clearance.

#### Toilet Rooms

Accessibility issues with single-user toilet rooms include toilets with the centerline located further from the wall than allowed, toilet seats mounted lower than allowed, improperly mounted grab bars, lack of clear floor space at toilets, hooks located

higher than allowed and lavatories lacking knee and toe clearance.

### Additional Accessibility Issues

- The service counter is located higher than allowed.
- Lack of an accessible portable toilet.

### Order of Magnitude Cost Estimates

- Renovate parking spaces: \$2,405
- Renovate ramp handrails: \$6,864
- Renovate stair handrails: \$3,432
- Renovate signs: \$1,658
- Renovate toilet rooms: \$24,837
- Provide one (1) accessible picnic table: \$1,400
- Provide one (1) accessible dining surface: \$1,500
- Renovate one (1) service counter: \$1,144




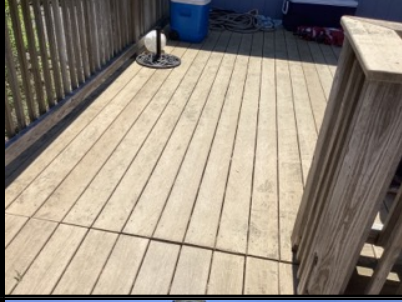

**Total: \$43,240\***





**\*Note:** IHCD is not providing costs for some exterior issues such as estimating the cost to repair or provide expanses of sidewalk and walkways.





### 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.




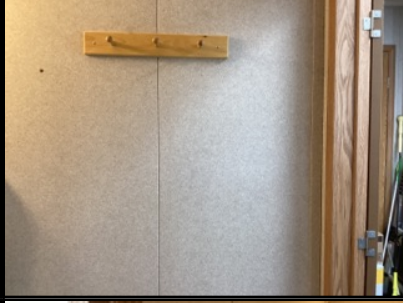

- Recommend providing a 48" wide stone dust route to the driving range.




| ID   | Location          | Floor | Room | Element               | Type     | Photo  | Issues                        | Current Measure | Recommendations   | Quantity | Price | Cost Estimation |
|--|-------------------|-------|------|-----------------------|----------|--|-------------------------------|-----------------|---|----------|-------|-----------------|
| <div style="border: 1px solid black; padding: 2px;">Approach and Entrance</div> <div style="border: 1px solid black; padding: 2px; margin-top: 2px;">Exterior Access Route</div> |                   |       |      |                       |          |  |                               |                 |   |          |       |                 |
| 1  | Picnic Pavilion   | Ext.  |      | Exterior Access Route | Exterior |    | Exterior route < 36" wide     | 20"             | Ensure that a clear width of 36" min. is maintained at the accessible route. Relocate tables.   | 1        | Labor | Labor           |
| 2  | Picnic Pavilion   | Ext.  |      | Exterior Access Route | Exterior |    | Running slope > 1:20 (5.00%)  | 16%             | Reduce the running slope to be no steeper than 1:20 (5.00%).  | 1        | -     | -               |
| 3  | Ramp to Clubhouse | Ext.  |      | Exterior Access Route | Exterior |   | Level changes > 1/4"          | 2"              | Alter the change in level to be 1/4" high max.  | 1        | Labor | Labor           |
| 4  | Ramp to Clubhouse | Ext.  |      | Exterior Access Route | Exterior |  | Level changes > 1/4"          | .5"             | Alter the change in level to be 1/4" high max.  | 1        | Labor | Labor           |
| 5  | Starter Shed      | 1     |      | Exterior Access Route | Walkway  |  | Accessible route not provided | 6.5"            | Ensure an accessible route is provided to the starter shed. Recommend providing a ramp or sloped walkway to address the 6.5" change in level. | 1        | -     | -               |

| ID                                      | Location                        | Floor | Room | Element                          | Type     | Photo  | Issues   | Current Measure | Recommendations  | Quantity | Price    | Cost Estimation |
|---|---------------------------------|-------|------|----------------------------------|----------|--|--|-----------------|--|----------|----------|-----------------|
| 6                                       | Shelter                         | 1     |      | Exterior Access Route            | Exterior |    | Vertical clearance < 80" above ground  | 68"             | Shelter will need to be rebuilt to provide vertical clearance. For now, consider adding signage that says, "Low Headroom" or, "Low Ceiling".   | 1        | 450      | \$450           |
| <b>450</b>                              |                                 |       |      |                                  |          |  |  |                 |  |          |          |                 |
| <b>Off-Street Parking Lot or Garage</b> |                                 |       |      |                                  |          |  |  |                 |  |          |          |                 |
| 7                                       | Parking                         | Ext.  |      | Off-Street Parking Lot or Garage | Visitor  |    | Total # of parking<br>Total # of designated car accessible parking spaces<br>Total # of designated van accessible spaces | 45<br>1<br>0    | Provide a van accessible parking space in the parking lot.   | 1        | 2405     | \$2405          |
| <b>2405</b>                             |                                 |       |      |                                  |          |  |  |                 |  |          |          |                 |
| <b>Access to Goods and Services</b>     |                                 |       |      |                                  |          |  |  |                 |  |          |          |                 |
| <b>Means of Egress</b>                  |                                 |       |      |                                  |          |  |  |                 |  |          |          |                 |
| 8                                       | Clubhouse - Main Egress         | Ext.  |      | Means of Egress                  | N/A      |  | Tactile exit sign not provided<br>Illuminated ISA symbol not provided (MAAB)   | -<br>-          | Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48" - 60" above the finished floor located on the right side of the double doors.<br>When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA). | 1        | 302<br>- | \$302           |
| <b>302</b>                              |                                 |       |      |                                  |          |  |  |                 |  |          |          |                 |
| 9                                       | Clubhouse Second Egress to Deck | Ext.  |      | Means of Egress                  | N/A      |  | Tactile exit sign not provided<br>Illuminated ISA symbol not provided (MAAB)   | -<br>-          | Ensure that a tactile exit sign with raised characters and braille is provided at the exit door. Mount the sign between 48" - 60" above the finished floor located on the right side of the double doors.<br>When the illuminated exit sign is repaired or replaced, provide an illuminated sign with the International Symbol of Accessibility (ISA). | 1        | 302<br>- | \$302           |
| <b>302</b>                              |                                 |       |      |                                  |          |  |  |                 |  |          |          |                 |

| ID                           | Location                                   | Floor | Room | Element               | Type        | Photo  | Issues  | Current Measure  | Recommendations   | Quantity | Price       | Cost Estimation |
|------------------------------|--|-------|------|-----------------------|-------------|--|---|------------------|---|----------|-------------|-----------------|
| <b>Interior Access Route</b> |  |       |      |                       |             |  |   |                  |   |          |             |                 |
| 10                           | Women's Single-User Toilet Room            | 1     |      | Interior Access Route | Interior    |    | Obstructed by protruding objects  | 15"              | Relocate shelf. It acts as a protruding object and is located in the clear floor space required at the toilet.  | 1        | Labor       | Labor           |
| <b>Ramps</b>                 |  |       |      |                       |             |  |   |                  |   |          |             |                 |
| 11                           | Ramp to Clubhouse                          | Ext.  |      | Ramps                 | Exterior    |    | Handrails < 34" or > 38" above ramp surface<br>Lower handrails < 18" or > 20" above ramp surface (MAAB)<br>Handrails do not extend 12" past top & bottom<br>Handrails have noncompliant cross section | -<br>-<br>-<br>- | Provide handrails with 1-1/4" to 1-1/2" circular cross section. Locate one set of handrails 34"-38" high above the ramp surface and another set 18"-20" high above the ramp surface.<br>Ensure that handrails to extend horizontally above the landing for 12" min. beyond the top and bottom of ramp runs.   | 4        | 1716        | \$6864          |
|                              |  |       |      |                       |             |  |   |                  |   |          | <b>6864</b> |                 |
| <b>Stairways</b>             |  |       |      |                       |             |  |   |                  |   |          |             |                 |
| 12                           | Steps to Clubhouse                         | Ext.  |      | Stairways             | Exterior    |  | Handrail height < 34" or > 38"<br>Handrails do not extend 12" from stairs<br>Handrails have noncompliant cross section  | 27.5"<br>-<br>-  | Provide handrails with a 1 1/4" - 2" circular cross section that are 34"-38" high above the stair.<br>Top: Ensure handrails extend horizontally above the landing for 12" min. beginning above the first riser nosing.<br>Bottom: Ensure that the sloped bottom extension extends 12" plus the width of one tread beyond last riser nosing in same direction as stair flight. | 2        | 1716        | \$3432          |
|                              |  |       |      |                       |             |  |   |                  |   |          | <b>3432</b> |                 |
| <b>Signage</b>               |  |       |      |                       |             |  |   |                  |   |          |             |                 |
| 13                           | Men's and Women's Single-User Toilet Rooms | 1     |      | Signage               | Designation |  | Raised characters not provided<br>Braille not provided<br>Sign not located on the latch side of the door  | -<br>-<br>-      | Provide text with raised characters duplicated in braille.<br>Locate signs at permanent rooms alongside the door on the latch side.   | 2        | 302         | \$604           |
|                              |  |       |      |                       |             |  |   |                  |   |          | <b>604</b>  |                 |

| ID                                | Location                        | Floor | Room | Element         | Type | Photo  | Issues   | Current Measure | Recommendations   | Quantity | Price       | Cost Estimation |
|-----------------------------------|---------------------------------|-------|------|-----------------|------|--|--|-----------------|---|----------|-------------|-----------------|
| <b>Service Counter</b>            |                                 |       |      |                 |      |  |  |                 |   |          |             |                 |
| 14                                | Clubhouse                       | 1     |      | Service Counter | N/A  |    | Counter > 36" high   | 37"             | Provide a counter that is 36" max. above the ground.  | 1        | 1144        | \$1144          |
|                                   |                                 |       |      |                 |      |  |  |                 |   |          | <b>1144</b> |                 |
| <b>Picnic Tables</b>              |                                 |       |      |                 |      |  |  |                 |   |          |             |                 |
| 15                                | Picnic Pavilion                 | Ext.  |      | Picnic Tables   | N/A  |    | Number of seating spaces at picnic tables<br>At least 5% accessible spaces not provided<br>Knee clearance less than 19" deep | 6<br>-<br>-     | Ensure that at least 5% (minimum one) of picnic tables are accessible.<br>Provide at least one picnic table with knee clearance that is 19" deep min. | 1        | 1400        | \$1400          |
|                                   |                                 |       |      |                 |      |  |  |                 |   |          | <b>1400</b> |                 |
| 16                                | Clubhouse Deck Table            | Ext.  |      | Picnic Tables   | N/A  |   | Toe or knee clearance at tables not provided   | 23"             | Provide at least 1 picnic table (or ensure that 5% of picnic tables) have toe and knee clearance. Knee clearance should be 27" min. high.             | 1        | 1500        | \$1500          |
|                                   |                                 |       |      |                 |      |  |  |                 |   |          | <b>1500</b> |                 |
| <b>Toilet &amp; Bathing Rooms</b> |                                 |       |      |                 |      |  |  |                 |   |          |             |                 |
| <b>Lavatory</b>                   |                                 |       |      |                 |      |  |  |                 |   |          |             |                 |
| 17                                | Women's Single-User Toilet Room | 1     |      | Lavatory        | N/A  |  | Toe or knee clearances not provided  | 22.5"           | Provide at least one lavatory with knee and toe clearance positioned for a forward approach.  | 1        | 2192        | \$2192          |
|                                   |                                 |       |      |                 |      |  |  |                 |   |          | <b>2192</b> |                 |

| ID                        | Location                        | Floor | Room | Element            | Type | Photo  | Issues   | Current Measure                   | Recommendations  | Quantity | Price                      | Cost Estimation |
|---------------------------|---------------------------------|-------|------|--------------------|------|--|--|-----------------------------------|--|----------|----------------------------|-----------------|
| 18                        | Men's Single-User Toilet Room   | 1     |      | Lavatory           | N/A  |    | Toe or knee clearances not provided  | 22"                               | Provide at least one lavatory with knee and toe clearance positioned for a forward approach.   | 1        | 2192                       | \$2192          |
| <b>2192</b>               |                                 |       |      |                    |      |  |  |                                   |  |          |                            |                 |
| <b>Single-User Toilet</b> |                                 |       |      |                    |      |  |  |                                   |  |          |                            |                 |
| 19                        | Women's Single-User Toilet Room | 1     |      | Single-User Toilet | N/A  |    | Toilet seat < 17" or > 19" high<br>Centerline < or > 18" (MAAB)<br>Side grab bar < 54" from back wall<br>Side or rear grab bar < 33" or > 36" high<br>Clearance at toilet < 72" clear depth (MAAB) | 13"<br>13"<br>48"<br>31"<br>65.5" | Install a toilet with a seat between 17"- 19" high above the finished floor. Relocate toilet so that the centerline is 18" from the side wall. Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall.<br>Mount grab bars 33"- 36" above the finished floor. Clearance at toilet compartment complies with the ADA but not 521 CMR. It is not compliant but is usable. | 1        | 2816<br>3676<br>459<br>459 | \$7410          |
| <b>7410</b>               |                                 |       |      |                    |      |  |  |                                   |  |          |                            |                 |
| 20                        | Men's Single-User Toilet Room   | 1     |      | Single-User Toilet | N/A  |   | Toilet seat < 17" or > 19" high<br>Centerline < or > 18" (MAAB)<br>Side grab bar < 54" from back wall<br>Side or rear grab bar < 33" or > 36" high<br>< 42" provided in front of toilet            | 13"<br>13"<br>49"<br>30.5"<br>22" | Install a toilet with a seat between 17"- 19" high above the finished floor. Relocate toilet so that the centerline is 18" from the side wall. Provide a side wall grab bar that is 42" long min. located 12" max. from the rear wall. Mount grab bars 33"- 36" above the finished floor. Relocate cabinet to ensure that there is 42" min. located in front of the toilet.                            | 1        | 2816<br>3676<br>459<br>459 | \$7410          |
| <b>7410</b>               |                                 |       |      |                    |      |  |  |                                   |  |          |                            |                 |
| 21                        | Women's Single-User Toilet Room | 1     |      | Single-User Toilet | N/A  |  | Hook located > 54" high  | 63.5"                             | Locate the coat hook no higher than 48" above the finished floor.  | 1        | 150                        | \$150           |
| <b>150</b>                |                                 |       |      |                    |      |  |  |                                   |  |          |                            |                 |
| 22                        | Men's Single-User Toilet Room   | 1     |      | Single-User Toilet | N/A  |  | Hook located > 54" high  | 64"                               | Locate the coat hook no higher than 48" above the finished floor.  | 1        | 150                        | \$150           |
| <b>150</b>                |                                 |       |      |                    |      |  |  |                                   |  |          |                            |                 |

| ID                     | Location                      | Floor | Room | Element         | Type       | Photo  | Issues   | Current Measure | Recommendations  | Quantity | Price       | Cost Estimation |
|------------------------|-------------------------------|-------|------|-----------------|------------|--|--|-----------------|--|----------|-------------|-----------------|
| <b>Dispensers</b>      |                               |       |      |                 |            |  |  |                 |  |          |             |                 |
| 23                     | Men's Single-User Toilet Room | 1     |      | Dispensers      | Hand Dryer |    | Dispenser acts as a protruding object  | 6"              | Relocate hand dryer out of the circulation path. Consider providing an accessible low profile hand dryer. (Cost estimate for a low profile hand dryer that is less than 4" wide.)              | 1        | 949         | \$949           |
|                        |                               |       |      |                 |            |  |  |                 |  |          | <b>949</b>  |                 |
| <b>Portable Toilet</b> |                               |       |      |                 |            |  |  |                 |  |          |             |                 |
| 24                     | Near Hole 9                   | 1     |      | Portable Toilet | N/A        |    | Not located on an accessible route<br>Accessible portable toilets not provided | 8"<br>-         | Locate an accessible portable toilet on an accessible route. Ensure that at least 5% of portable toilets (with a minimum of one) are accessible. (Cost is for the accessible portable toilet.) | 1        | -<br>4600   | \$4600          |
|                        |                               |       |      |                 |            |  |  |                 |  |          | <b>4600</b> |                 |
| <b>Best Practice</b>   |                               |       |      |                 |            |  |  |                 |  |          |             |                 |
| <b>Exterior Route</b>  |                               |       |      |                 |            |  |  |                 |  |          |             |                 |
| 25                     | Driving Range                 | 1     |      | Exterior Route  |            |  |  |                 | Recommend providing a 48" wide stone dust route to the driving range.  | 1        | -           | -               |