

# Lamarque LE- ADA Evaluation



**LE-Lamarque TX, ADA Evaluation**  
**14037 Delany Rd**  
**La Marque, TX 77568**  
**Accessibility Evaluation**  
**Inspection Date: 01/03/2023**  
**Inspectors: Christopher Meza**

Prepared By



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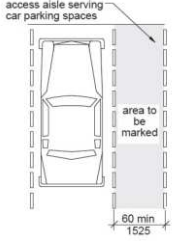
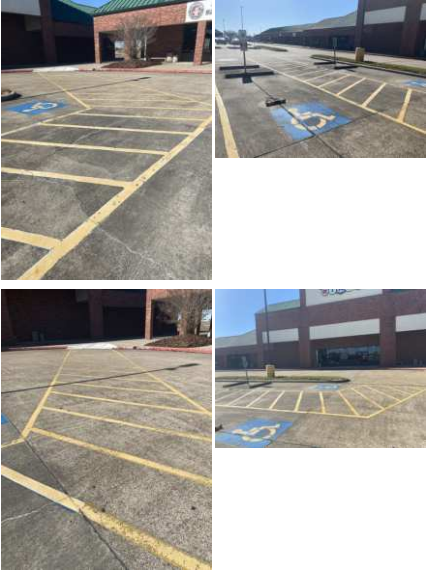
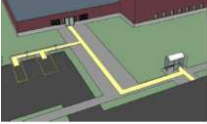
Report Date: 01/12/2024

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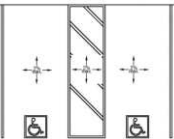
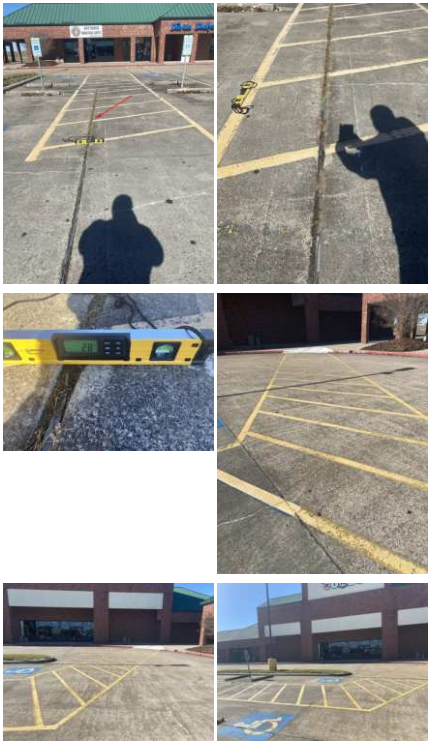
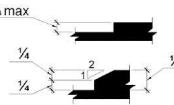
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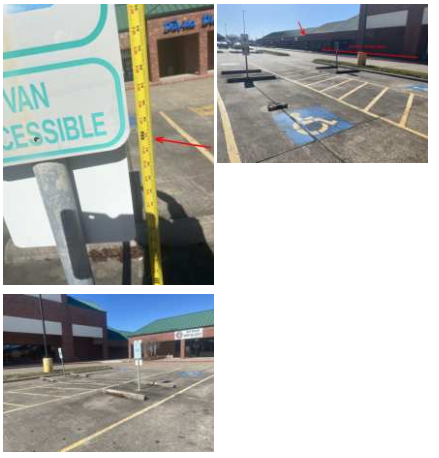
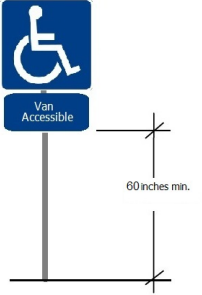
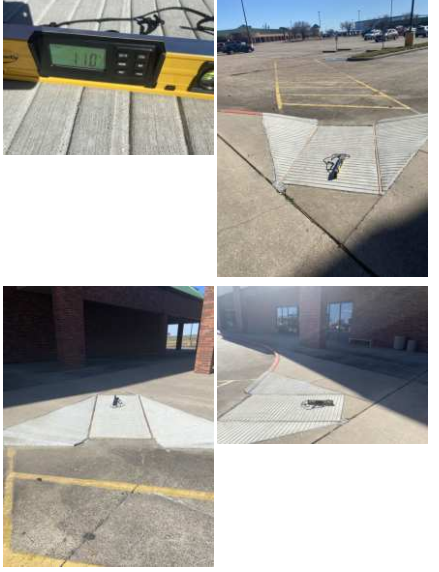
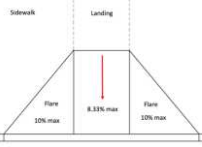
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Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
1	Exterior of Property (Public) : Parking Lot (6 Spaces)	The access aisle is missing at the accessible parking stall. Access aisles serving parking spaces shall adjoin an accessible route. Two parking spaces shall be permitted to share a common access aisle.	These 6 spaces do not provide access aisle for parking spot or access aisle to walkway which services shopping center.	<a href="https://www.access-board.gov/ada/#ada-502_2">https://www.access-board.gov/ada/#ada-502_2</a>	2012 TAS Section: 502.2  2010 ADAS Section: 502.2		
2	Exterior of Property (Public) : Parking Lot (4 Spaces) 2 Van 2 Car	The accessible parking is not located on the shortest accessible route to the parking facility entrance. In parking facilities that do not serve a particular building or facility, accessible parking spaces shall be located on the shortest accessible route to an accessible pedestrian entrance of the parking facility.	N/A	<a href="https://www.access-board.gov/ada/#ada-208_3_1">https://www.access-board.gov/ada/#ada-208_3_1</a>	2012 TAS Section: 208.3.1  2010 ADAS Section: 208.3.1		



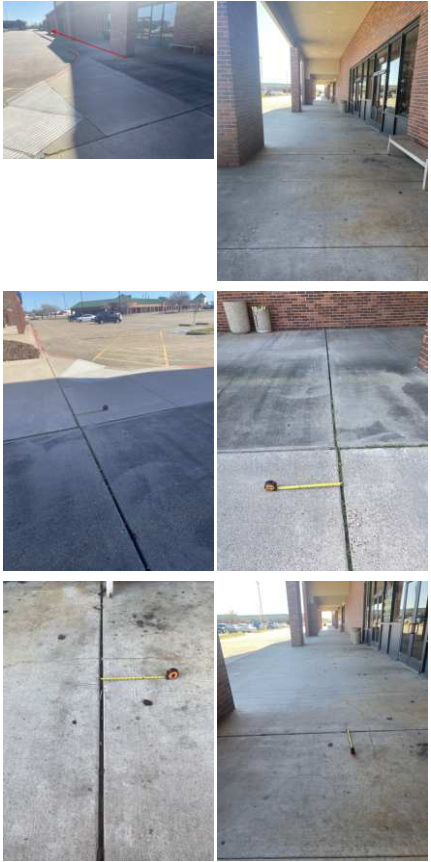
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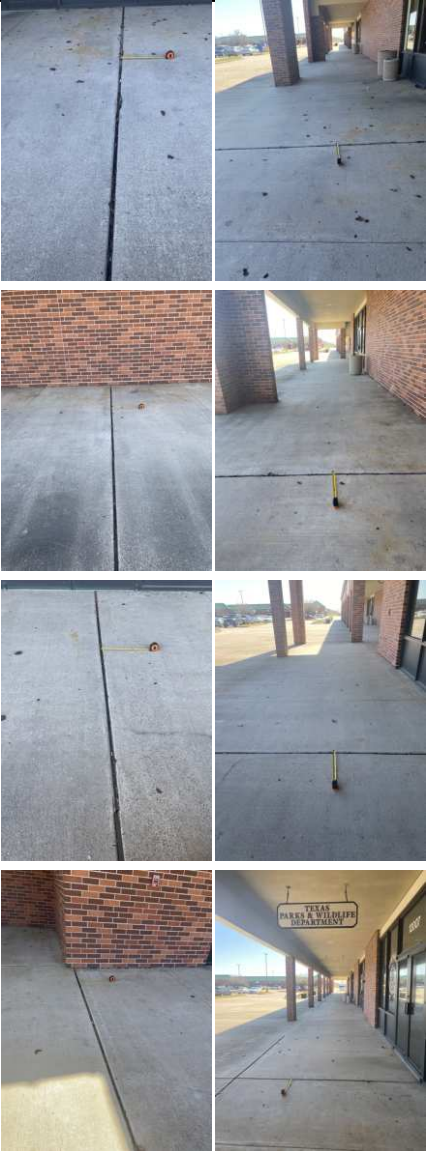
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
3	Exterior of Property (Public) : Parking Lot (4 Spaces) 2 Van 2 Car - Van Accessible Stall (L)	The cross slope (narrow dimension) of the parking stall exceeds 2%. The running and cross slope in an accessible parking stall and the access aisle must not exceed 2%.	1 of the 2 van accessible parking spaces have a large crease causing sloping over 2% and and large gap. Cross slope is 2.9%	<a href="https://www.access-board.gov/ada/#ada-502_4">https://www.access-board.gov/ada/#ada-502_4</a>	2012 TAS Section: 502.4  2010 ADAS Section: 502.4		
4	Exterior of Property (Public) : Parking Lot (4 Spaces) 2 Van 2 Car - Accessible Aisle (Shared)	The access aisle contains abrupt edges and surface irregularities over a 1/4 inches. Parking spaces and access aisles serving them shall be stable, firm, and slip resistant. Access aisles shall be at the same level as the parking spaces they serve. Changes in level are not permitted and shall not be sloped steeper than 2% in any direction.	Shared access aisle for all 4 accessible parking spots has vegetation overgrowth causing sloping and large gap issues. This only affects access aisle serving the 2 spaces closest to TPWD office. Cross slope is 2.8%	<a href="https://www.access-board.gov/ada/#ada-502_4">https://www.access-board.gov/ada/#ada-502_4</a> <a href="https://www.access-board.gov/ada/#ada-302_3">https://www.access-board.gov/ada/#ada-302_3</a>	2012 TAS Section: 502.4  2010 ADAS Section: 502.4		

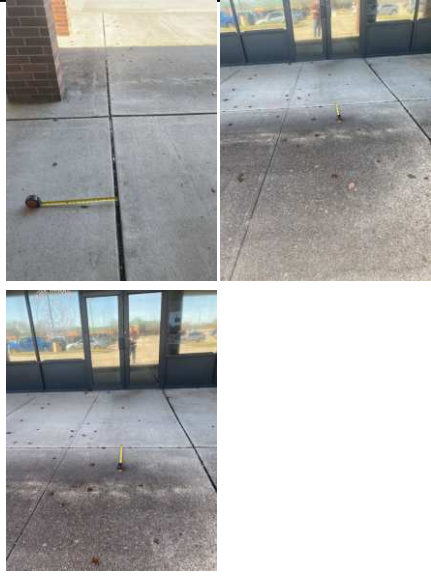
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5	Exterior of Property (Public) : Parking Lot (4 Spaces) 2 Van 2 Car - Van Accessible Stall (R)	The parking sign is mounted too low. Parking space identification signs shall include the International Symbol of Accessibility. Signs identifying van parking spaces shall contain the designation "van accessible." Signs shall be 60 inches minimum above the finish floor or ground surface measured to the bottom of the sign.	Sign height measures 48" There are 4 accessible spaces which serve TPWD office.	<a href="https://www.access-board.gov/ada/#ada-502_6">https://www.access-board.gov/ada/#ada-502_6</a>	2012 TAS Section: 502.6  2010 ADAS Section: 502.6		
6	Exterior of Property (Public) : Path of Travel to Building - Curb Ramp (Main Route)	The curb ramp exceeds the maximum running slope (parallel to the direction of travel) allowable of 8.33%. Curb ramps should have the least possible slope but in no case more than 8.33% (1:12).	There is 1 curb ramp serving large portion of shopping center. Running slope is 11%	<a href="https://www.access-board.gov/ada/#ada-406_1">https://www.access-board.gov/ada/#ada-406_1</a> <a href="https://www.access-board.gov/ada/#ada-405_2">https://www.access-board.gov/ada/#ada-405_2</a>	2012 TAS Section: 406.1  2010 ADAS Section: 406.1		

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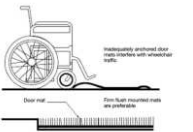

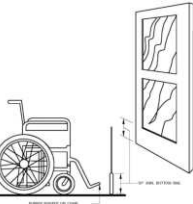

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7	Exterior of Property (Public) : Path of Travel to Building - Curb Ramp (Main Route)	The curb ramp side flares exceed maximum slope allowances. The sides of curb ramps (curb ramp flares) where provided, shall not be steeper than 1:10.	Curb ramp flare on (L) side is 16%. See additional photos for location	<a href="https://www.access-board.gov/ada/#ada-406_3">https://www.access-board.gov/ada/#ada-406_3</a>	2012 TAS Section: 406.1  2010 ADAS Section: 406.3		
8	Exterior of Property (Public) : Path of Travel to Building - Path of Travel (Main Route)	The route contains openings greater than 1/2 inch. Openings in floor or ground surfaces shall not allow passage of a sphere more than 1/2 inch diameter. Elongated openings shall be placed so that the long dimension is perpendicular to the dominant direction of travel.	Multiple gaps greater than 1/2 inch. Most are 1' or more. Accessible route is long way to TPWD LE office because of parking spot location. There is 1 curb ramp to service entire strip center area. See additional photos for locations. There are several locations where exterior pathway gap exceeds 1/2" tolerance. See additional photos for location of gap noncompliance on accessible pathway to building.	<a href="https://www.access-board.gov/ada/#ada-302_3">https://www.access-board.gov/ada/#ada-302_3</a>	2012 TAS Section: 302.3  2010 ADAS Section: 302.3		

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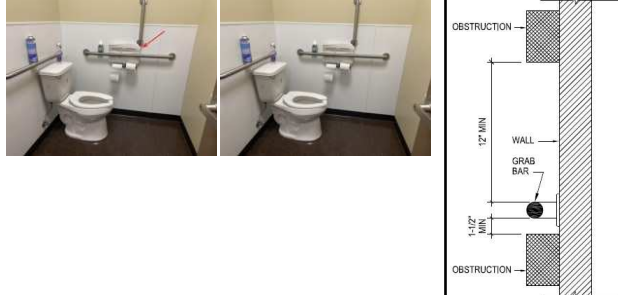
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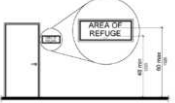
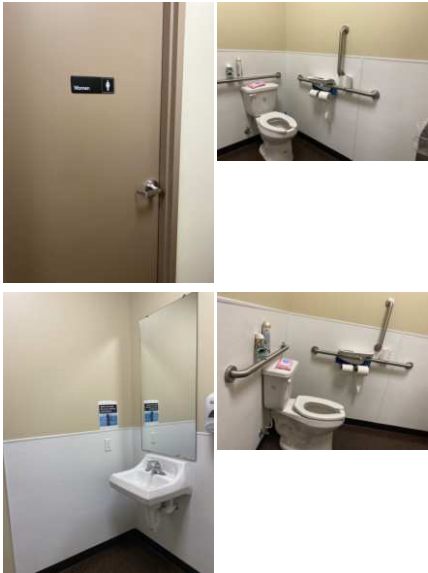



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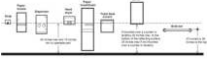

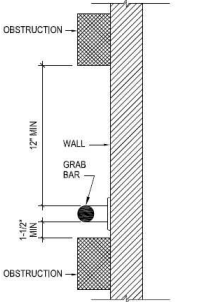

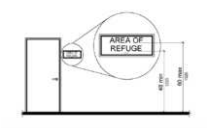
Finding Number	Area Description	Finding	As Built	Recommendation	Citation	Photos	Figure
9	First Floor Main Building LOBBY (Public): Entrance into Lobby - Entrance Doors	The floor mat at the door is not secured in place. If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level-cut pile or level-cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.	Floor Mat is not in good working condition or secured to floor.	<a href="https://www.access-board.gov/ada/#ada-302_2">https://www.access-board.gov/ada/#ada-302_2</a>	2012 TAS Section: 302.2  2010 ADAS Section: 302.2		
10	First Floor Main Building LOBBY (Public): Entrance into Lobby - Entrance Doors	The door contains horizontal and/or vertical joints on the first 10 inches of the bottom of the door that are greater than 1/16 inches. Swinging door surfaces within 10 inches of the finish floor or ground measured vertically must have a smooth surface on the push side extending the full width of the door. Parts creating horizontal or vertical joints in these surfaces shall be within 1/16 inch of the same plane as the other. All gates, including ticket gates, shall meet all applicable specifications for doors.	Door stops impede 10 inch of smooth surface.	<a href="https://www.access-board.gov/ada/#ada-404_2_10">https://www.access-board.gov/ada/#ada-404_2_10</a>	2012 TAS Section: 404.2.10  2010 ADAS Section: 404.2.10		
11	First Floor Main Building LOBBY (Public): Lobby Area	The edges of the carpet are not fastened and/or are exposed without trim. Carpet or carpet tile shall be securely attached and shall have a firm cushion, pad, or backing or no cushion or pad. Carpet or carpet tile shall have a level loop, textured loop, level cut pile, or level cut/uncut pile texture. Pile height shall be 1/2 inch maximum. Exposed edges of carpet shall be fastened to floor surfaces and shall have trim on the entire length of the exposed edge.	Floor mats are not in good working condition or secured to the floor.	<a href="https://www.access-board.gov/ada/#ada-302_2">https://www.access-board.gov/ada/#ada-302_2</a>	2012 TAS Section: 302.2  2010 ADAS Section: 302.2		

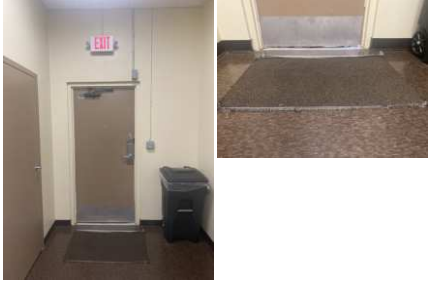
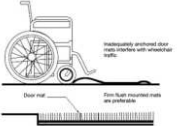
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12	First Floor Main Building (STAFF): Conference Room	The mounted duck projects more than 4 inches into the circulation path. Wall-mounted objects that have leading edges between 27 inches and 80 inches from the floor must not project more than 4 inches into the circulation path. Protruding objects that extend to the floor or within 27 inches of the floor are cane detectable and are therefore not hazardous. Where it is necessary or desirable to have objects protrude from the wall, a manner of cane detection must be provided.	Protruding object is 18"	<a href="https://www.access-board.gov/ada/#ada-307_2">https://www.access-board.gov/ada/#ada-307_2</a>	2012 TAS Section: 307.2  2010 ADAS Section: 307.2		
13	First Floor Main Building (STAFF): Kitchenette	The carpet, rug, or mat is not secured in place. If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level-cut pile or level-cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.	Floor mat is not of compliant size or durability and does not meet compliance.	<a href="https://www.access-board.gov/ada/#ada-302_2">https://www.access-board.gov/ada/#ada-302_2</a>	2012 TAS Section: 302.2  2010 ADAS Section: 302.2		

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14	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	The door exceeds the maximum allowable opening force. Interior doors shall have a maximum opening force of 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.	N/A		<a href="https://www.access-board.gov/ada/#ada-404_2_9">https://www.access-board.gov/ada/#ada-404_2_9</a>	2012 TAS Section: 404.2.9  2010 ADAS Section: 404.2.9	
15	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	The soap dispenser's operation mechanism is too high off the floor. Dispensers must have all operable parts a maximum of 48 inches above the floor.	Soap dispenser height is 49"		<a href="https://www.access-board.gov/ada/#ada-308_2_1">https://www.access-board.gov/ada/#ada-308_2_1</a>	2012 TAS Section: 308.2.1  2010 ADAS Section: 308.2.1	
16	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	The grab bar is obstructed. Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.	Several obstructions prevent access to grab bars.		<a href="https://www.access-board.gov/ada/#ada-609_3">https://www.access-board.gov/ada/#ada-609_3</a>	2012 TAS Section: 609.3  2010 ADAS Section: 609.3	

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17	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Men's)	The room identification sign is noncompliant. Wall signs identifying permanent rooms and spaces of a building shall be in a horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background. Signs with raised characters or Braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.	Signs that identify a room, space or area are required to have raised characters and Braille. This requirement includes both public access areas as well as all employee areas. Restroom sign is not compliant and not placed in correct location.	Wall sign designation <a href="https://www.access-board.gov/ada/#ada-216_2">https://www.access-board.gov/ada/#ada-216_2</a> Wall signs general <a href="https://www.access-board.gov/ada/#ada-703_1">https://www.access-board.gov/ada/#ada-703_1</a>	2012 TAS Section: 216.2, 703.1  2010 ADAS Section: 216.2, 703.1		
18	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's)	The door exceeds the maximum allowable opening force. Interior doors shall have a maximum opening force of 5 pounds. These forces do not apply to the force required to retract latch bolts or disengage other devices that hold the door or gate in a closed position.	N/A	<a href="https://www.access-board.gov/ada/#ada-404_2_9">https://www.access-board.gov/ada/#ada-404_2_9</a>	2012 TAS Section: 404.2.9  2010 ADAS Section: 404.2.9		

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19	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's)	The soap dispenser's operation mechanism is too high off the floor. Dispensers must have all operable parts a maximum of 48 inches above the floor.	Soap dispenser is 49"	<a href="https://www.access-board.gov/ada/#ada-308_2_1">https://www.access-board.gov/ada/#ada-308_2_1</a>	2012 TAS Section: 308.2.1  2010 ADAS Section: 308.2.1		
20	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's)	The grab bar is obstructed. Adjacent elements shall be positioned to provide unobstructed use of grab bars. The space between the grab bar and projecting objects below and at the ends shall be 1-1/2 inches minimum. The space between the grab bar and projecting objects above shall be 12 inches minimum.	Several obstructions prevent access to grab bars.	<a href="https://www.access-board.gov/ada/#ada-609_3">https://www.access-board.gov/ada/#ada-609_3</a>	2012 TAS Section: 609.3  2010 ADAS Section: 609.3		
21	First Floor Main Building (STAFF): Restrooms/Water Fountains - Restroom (Women's)	The room identification sign is noncompliant. Wall signs identifying permanent rooms and spaces of a building shall be in a horizontal format and the characters raised 1/32 inch minimum and shall be sans serif uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Characters and their background shall have a non-glare finish. Characters shall contrast with their background with either light characters on a dark background or dark characters on a light background. Signs with raised characters or Braille shall be located 48 inches minimum above the finish floor or ground surface, measured from the baseline of the lowest tactile character and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile character.	Signs that identify a room, space or area are required to have raised characters and Braille. This requirement includes both public access areas as well as all employee areas. Restroom sign is not compliant and not placed in correct location.	Wall sign designation <a href="https://www.access-board.gov/ada/#ada-216_2">https://www.access-board.gov/ada/#ada-216_2</a> Wall signs general <a href="https://www.access-board.gov/ada/#ada-703_1">https://www.access-board.gov/ada/#ada-703_1</a>	2012 TAS Section: 216.2, 703.1  2010 ADAS Section: 216.2, 703.1		

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22	First Floor Main Building (STAFF): Interior Hallways of Building - Back Exit Door	The floor mat at the door is not secured in place. If carpet or carpet tile is used on a ground or floor surface, then it shall be securely attached; have a firm cushion, pad or backing or no cushion or pad; and have a level loop, textured loop, level-cut pile or level-cut/uncut pile texture. The maximum pile height shall be 1/2 inch. Exposed edges of carpet shall be fastened to floor surfaces and have trim along the entire length of the exposed edge. Recessed doormats shall be adequately anchored to prevent interference with wheelchair traffic.	Floor mat is not in good working condition and is not secured to ground.		<a href="https://www.access-board.gov/ada/#ada-302_2">https://www.access-board.gov/ada/#ada-302_2</a>  2012 TAS Section: 302.2  2010 ADAS Section: 302.2		
23	First Floor Main Building (STAFF): Interior Hallways of Building - Back Exit Door	The tactile EXIT sign is missing at the door. Wall signs identifying exits shall have characters raised 1/32 inch minimum and shall be uppercase characters a minimum of 5/8 inch and a maximum of 2 inches high. Braille shall be placed directly below the tactile characters; flush left or centered. Signs shall be located a minimum of 48 inches above the floor, measured from the baseline of the lowest tactile characters and 60 inches maximum above the finish floor or ground surface, measured from the baseline of the highest tactile characters. Where a tactile sign is provided at a door, the sign shall be located on the latch side. Where a tactile sign is provided at double doors the sign shall be located to the right of the right-hand door. Where there is no wall space at the latch side of a single door or at the right side of double doors, signs shall be located on the nearest adjacent wall.	Where visual EXIT is provided, accompanying tactile EXIT sign must also be provided for same doorway. Doorway exit signs and emergency exits with emergency exit signs that are overhead or visual only, or pictograms only, must have an accompanying ADA Braille sign. Exit passages, including doors, stairs and routes, must be identified with tactile ADA signage. Signs must include braille and raised characters. Pictograms are optional.		<a href="https://www.access-board.gov/ada/#ada-216_4_1">https://www.access-board.gov/ada/#ada-216_4_1</a>  2012 TAS Section: 216.4.1  2010 ADAS Section: 216.4.1	