KOW BUILDING CONSULTANTS

NATIONAL REACH
LOCAL INSIGHT

CONSTRUCTION CONSULTING

Accessibility Plan Review Report

100 Example Avenue

Sample City, NY 10000

KOW JOB #	REPORT DATE
2026-KOW	Aug 26, 2026
PREPARED FOR	**PROJECT NAME**
Sample General Contractor	Sample Project

PREPARED BY

KOW Building Consultants

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Smithtown, NY 11787

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Letter

Sample Mixed-Use Apartments
100 Example Avenue
Sample City, NY 10000

Prepared For:
Sample General Contractor
1 Example Plaza
Sample City, NY 10000

Reliant Parties:
None



Original Issue Date: August 28, 2026

SAMPLE REPORT — Adapted from a completed KOW report. Names and property identifiers are fictitious. Historical findings and review criteria illustrate the report format; this is not a review of the Sample Project address.
Thank you for selecting KOW Building Consultants to perform this Accessibility Plan Review. We reviewed the submitted drawings, specifications, and available project information for conformance with applicable accessibility standards. The findings in this report identify items requiring revision, clarification, or field verification before the project can be considered compliant.

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Executive Summary

Report Information

Project Name	Sample Project
Project Address	100 Example Avenue, Sample City, NY 10000
KOW Project Number	2026-KOW
Client	Sample General Contractor
Date of Report	August 26, 2026
Drawings Reviewed	SAMPLE-FILING-001_approved.pdf (DOB-approved architectural set dated 10/08/2025; 51 sheets); Sample Mixed-Use Apartments_2024_HPD_ as of 8.26.26.pdf (34-sheet HPD resubmission subset dated 08/26/2026); SAMPLE_Sample Mixed-Use Apartments_DWGS_R1.pdf (HPD BLDS Round 1 package received 07/30/2026; internal drawing title dated 03/27/2026; 87 pages).
Specifications Reviewed	Sample appliance specifications.pdf (8-page appliance cut-sheet package: Frigidaire FFTR2045VS/VW/VB/VD refrigerator, FCFE3062AB/AS/AW front-control electric range, and FMOS1746BS over-the-range microwave).
Reviewed By	Lucas Giacalone

8	69	0
Design review findings	Applicable Requirements	Unit Matrix Issues

Design Review Priority Summary

Design review priority	Count
Priority 1 - Design Revision Required	7
Priority 4 - Information / Coordination Note	1
TOTAL	**8**

Priority Level Definitions

Priority	Client-facing meaning
Priority 1 - Design Revision Required	A required accessibility provision is not demonstrated or conflicts with the reviewed documents. Revise the design or provide coordinated evidence of compliance. Checklist status: DESIGN REVISION REQUIRED.
Priority 4 - Information / Coordination Note	A design-team coordination note or informational item; no corrective action is required unless specifically stated. Checklist status: CLARIFICATION / COORDINATION.

Project Description

The project is a proposed 12-story mixed-use new-construction building over a cellar at 100 Example Avenue, Sample City, New York (Sample Block A, Lots B and C; DOB filing SAMPLE-FILING-001). The development contains 138 rental dwelling units, approximately 2,575 square feet of ground-floor retail, two passenger elevators, a residential lobby, mail and parcel facilities, common laundry, bicycle storage, refuse rooms, recreation space, offices, and public/

Executive Summary

common single-user toilet rooms. The building is designed as a fully sprinklered R-2 residential occupancy with a Group M retail component.

The submitted unit schedules conflict even though each totals 138 units. The current HPD resubmission Z-001 dated August 26, 2026 lists 24 studios, 67 one-bedroom units, and 47 two-bedroom units. The HPD Round 1 workbook lists 25 studios, 66 one-bedroom units, and 47 two-bedroom units. The DOB-approved Z-001 dated October 8, 2025 lists 25 studios, 63 one-bedroom units, and 50 two-bedroom units. A single controlling schedule is required.

HPD records identify the project under the Extremely Low & Low-Income Affordability (ELLA) program, while the submitted affordability schedule lists all 138 units at 80% AMI. The affordability mix requires confirmation. Federal financial assistance has not been confirmed; therefore, Section 504 applicability and its numerical minima remain conditional. If Section 504 applies, this review elects UFAS as the technical standard unless the responsible agency expressly approves another permitted standard.

The current accessible-unit schedule identifies seven mobility units (102, 210, 309, 508, 710, 908, and 1010) and three hearing/vision units (105, 707, and 1112) across floors 1, 2, 3, 5, 7, 9, 10, and 11. All ten designated units are one- or two-bedroom layouts; none represents the 24 studios shown on the current HPD schedule. Distribution by bedroom count, affordability, floor, view, and amenity remains subject to reconciliation and, if Section 504 applies, confirmation against UFAS and program requirements. All dwelling units are treated as FHA-covered and Type B+NYC units for this review.

This Round 1 review compares the DOB-approved architectural set dated October 8, 2025; the 34-sheet HPD resubmission subset dated August 26, 2026; the HPD BLDS Round 1 package received July 30, 2026, whose internal drawing title is dated March 27, 2026; and the submitted appliance cut sheets. The governing review criteria include the 2022 NYC Building Code, ICC A117.1-2009 as referenced by that code, the Fair Housing Act design-and-construction requirements, applicable HPD guidance, NYC Local Law 30, ADA Title III for public-facing portions, and—only if federal financial assistance is confirmed—Section 504 using UFAS as the selected technical standard.

Project and Code Basis

The code and program basis below controls the applicability analysis and calculated scoping requirements in this report.

NYC Borough	BRONX
DOB Job / Filing Number	SAMPLE-FILING-001
Governing NYC Code Edition	2022
Occupancy Classification	MIXED
Construction / Alteration Type	NEW CONSTRUCTION
Total Dwelling Units	138
Federal Financial Assistance Confirmed	Not determined
HPD / HDC Assisted	Yes
Section 504 Technical Standard	UFAS (Sections 3-8)
Public Entity Program	No

Engagement Scope Note

This report addresses accessibility requirements and accessibility interfaces visible in the reviewed documents. Consistent with the fee proposal, KOW is not the reviewer of record for general means of egress, accessible means of egress, or fire-alarm/notification system design. References to separately filed fire-alarm or life-safety work are coordination notes for the architect and the project's life-safety/code consultant; they do not constitute a system-design review by KOW.

Applicability Determinations

The determinations below are generated from the saved project facts. “Needs information” identifies a decision that cannot be finalized without the listed fact or document.

Standard / program	Status	Decision basis	Missing information
2022 NYC Building Code accessibility provisions	APPLIES	NYC work filed under the 2022 Construction Codes must be reviewed under the corresponding Chapter 11 and referenced technical standard, including prior-code-building provisions where applicable.	-
Fair Housing Act design and construction requirements	APPLIES	The project has at least four dwelling units and was designed and constructed for first occupancy after March 13, 1991.	-
Section 504 / HUD-assisted housing accessibility	NEEDS INFORMATION	The report cannot determine Section 504 applicability until the federal assistance source is confirmed. If Section 504 applies, the selected technical standard is UFAS (Sections 3-8).	confirmation of federal financial assistance or a documented federal program trigger
ADA Title II - public entity program or facility	DOES NOT APPLY	No public-entity program is indicated.	-
ADA Title III - public accommodations and commercial facilities	APPLIES	The selected use includes a public accommodation or commercial facility; covered public-facing areas must be reviewed.	-
NYC HPD/HDC accessibility requirements	APPLIES	The project is identified as HPD/HDC-assisted.	-
NYC Local Law 30 universal-design features	APPLIES	New construction contains at least 41 dwelling units and receives New York City financial assistance; universal-design features apply to all rental dwelling units.	-

Unit Matrix and Distribution

Required and actual percentages are calculated against the total dwelling-unit count. Counts are rounded up to the next whole unit where the governing percentage produces a fraction.

Category	Requirement	Required %	Entered	Actual %	Status
Total dwelling units	138	100.0%	138	100.0%	Reconciled
FHA-covered dwelling units	138	100.0%	138	100.0%	Met
Type B+NYC dwelling units	138	100.0%	138	100.0%	Met
Section 504 mobility units	7	5.0% benchmark	7	5.1%	Benchmark shown; applicability pending
Section 504 hearing / vision units	3	2.0% benchmark	3	2.2%	Benchmark shown; applicability pending

Section 504 unit minima remain pending confirmation of federal assistance. Distribution and technical-plan compliance remain subject to review.

Building / floor	Unit type / affordability	Total	FHA	B+NYC	Mobility	H/V	Notes
Main Building / Floors 1-4	Mixed - Studio / 1BR / 2BR / 80% AMI	46	46	46	3	1	Mobility units 102, 210 and 309; hearing/vision unit 105.
Main Building / Floors 5-8	Mixed - Studio / 1BR / 2BR / 80% AMI	48	48	48	2	1	Mobility units 508 and 710; hearing/ vision unit 707.
Main Building / Floors 9-10	Mixed - Studio / 1BR / 2BR / 80% AMI	24	24	24	2	0	Mobility units 908 and 1010.
Main Building / Floor 11	Mixed - Studio / 1BR / 2BR / 80% AMI	12	12	12	0	1	Hearing/vision unit 1112.
Main Building / Floor 12	Mixed - Studio / 1BR / 2BR / 80% AMI	8	8	8	0	0	No designated Section 504 units shown on this floor.

Section 504 source: 24 CFR §8.22 requires at least 5% mobility-accessible units and an additional 2% hearing/vision-accessible units where the program applies. Selected technical standard: UFAS (Sections 3-8).

Design Review Findings

These narratives explain the reviewed condition, governing design requirement, and recommended response for each numbered finding. Use the Architect Resolution Register as the concise response tracker.

2026-KOW-PR-R1-009	PRIORITY 1
Checklist Reference	PR-NYC-LL30-03
Design Review Classification	Design revision required — Design Revision Required
Status	OPEN
Location	All dwelling-unit kitchen types; sheets A-503 through A-505

Condition Identified in Reviewed Documents

Kitchen sheets A-503 through A-505 retain notes reading 34 inches maximum or 36 inches AFF, which is ambiguous for Section 504 mobility kitchens. HPD specifically directed revision of the mobility-unit counter height. The full Local Law 30 adaptability package is not consistently demonstrated for every kitchen type.

Applicable Design Requirement

Covered rental kitchens must provide the applicable Local Law 30 removable base cabinets, finished concealed surfaces, and adaptable countertop construction. If Section 504 applies, mobility-unit counters and work surfaces must also be unambiguously detailed under UFAS or another expressly approved permitted standard.

Recommended Design-Team Response

Revise all affected kitchen plans, elevations, and millwork sections to demonstrate Local Law 30 compliance. If Section 504 applies, identify each UFAS-compliant work surface and remove ambiguous alternatives. Coordinate removable bases, plumbing, finishes, countertop attachment, appliances, and clearances.

Design Review Findings

2026-KOW-PR-R1-005	PRIORITY 1
Checklist Reference	PR-COMM-02
Design Review Classification	Design revision required — Design Revision Required
Status	OPEN
Location	First-floor lobby/mail area

Condition Identified in Reviewed Documents

The plans show the mail area, but the required enlarged mailbox plan/elevation, final mailbox count, accessible reach-range analysis, and dedicated 30-by-48-inch clear floor spaces are not provided. HPD identified this item in Round 1.

Applicable Design Requirement

Mail facilities must provide accessible tenant mailboxes and operable parts within the applicable reach ranges, approached from compliant clear floor space without obstructing the accessible route.

Recommended Design-Team Response

Provide a minimum 1/2-inch-scale mailbox plan and elevation with unit assignments, mounting heights, reach ranges, clear floor spaces, and manufacturer cut sheets.

Design Review Findings

2026-KOW-PR-R1-001	PRIORITY 4
Checklist Reference	PR-UNIT-04
Design Review Classification	Clarification / coordination — Information / Coordination Note
Status	OPEN
Location	Current HPD resubmission Z-001; DOB-approved Z-001; HPD Round 1 workbook; accessible-unit schedule

Condition Identified in Reviewed Documents

The current HPD resubmission Z-001, the HPD Round 1 workbook, and the DOB-approved Z-001 each total 138 units but conflict on bedroom distribution: 24/67/47, 25/66/47, and 25/63/50 studios/one-bedroom/two-bedroom units, respectively. The ten designated mobility and hearing/vision units are all one- or two-bedroom layouts, leaving studios unrepresented. The submitted affordability schedule also lists all 138 units at 80% AMI although the project is identified as ELLA.

Applicable Design Requirement

Provide one controlling schedule that reconciles the 138-unit bedroom and affordability mix and identifies every FHA/Type B+NYC unit and, if Section 504 is confirmed applicable, every mobility and hearing/vision unit by unit number, floor, bedroom count, affordability, view, and amenity. Explain why no studio is designated or revise the distribution.

Recommended Design-Team Response

Coordinate the current HPD Z-001, DOB filing, HPD/AHRA/PCAS workbooks, and next response; resolve all three bedroom mixes, confirm the ELLA affordability distribution, confirm whether federal assistance is present, and revise the accessible-unit distribution if required.

Design Review Findings

2026-KOW-PR-R1-006	PRIORITY 1
Checklist Reference	PR-COMM-03
Design Review Classification	Design revision required — Design Revision Required
Status	OPEN
Location	First-floor mail/package area

Condition Identified in Reviewed Documents

Parcel lockers are indicated, but the final locker count, governing program quantity, accessible compartments, mounting heights, clear floor spaces, and operable hardware are not documented.

Applicable Design Requirement

Provide the parcel-locker quantity required by the governing project or program criteria and an accessible selection of compartments within reach range, with compliant clear floor space and operable hardware.

Recommended Design-Team Response

Identify the governing parcel-locker quantity criterion and submit final locker counts, enlarged plans/elevations, reach-range dimensions, clear floor spaces, and manufacturer cut sheets.

Design Review Findings

2026-KOW-PR-R1-011	PRIORITY 1
Checklist Reference	PR-PRR-01
Design Review Classification	Design revision required — Design Revision Required
Status	OPEN
Location	Public/common single-user toilet rooms

Condition Identified in Reviewed Documents

Public/common single-user toilet rooms are shown on plan, but enlarged plans and elevations are missing. Door maneuvering, water-closet clearance and centerline, grab bars, lavatory knee/toe clearance, mirror, accessories, and operable-part heights are not demonstrated.

Applicable Design Requirement

Each public/common toilet room must be fully accessible under the applicable NYC Building Code, ICC A117.1, FHA common-use, and ADA Title III criteria, including the complete room and fixture/accessory details.

Recommended Design-Team Response

Provide enlarged dimensioned plans and elevations for every public/common toilet type, coordinated with the door schedule, plumbing fixtures, accessories, finishes, grab-bar reinforcement, and signage.

Design Review Findings

2026-KOW-PR-R1-010	PRIORITY 1
Checklist Reference	PR-NYC-LL30-04
Design Review Classification	Design revision required — Design Revision Required
Status	OPEN
Location	All 138 rental dwelling units

Condition Identified in Reviewed Documents

No coordinated electrical or low-voltage device elevations were submitted for switches, receptacles, thermostats, intercoms, or other environmental controls, including locations above counters or other obstructions.

Applicable Design Requirement

Controls in all covered rental units must be within the applicable accessible reach ranges, with obstructed reach conditions evaluated and coordinated with final cabinetry and appliance layouts.

Recommended Design-Team Response

Submit electrical and low-voltage plans/elevations with mounting heights and reach-range overlays for every unit type. Coordinate counter-depth and obstruction conditions with the architectural kitchen and bathroom details.

Design Review Findings

2026-KOW-PR-R1-007	PRIORITY 1
Checklist Reference	PR-LAUN-01
Design Review Classification	Design revision required — Design Revision Required
Status	OPEN
Location	Common laundry; sheet A-506

Condition Identified in Reviewed Documents

Sheet A-506 shows wheelchair approach zones at the common laundry, but washer/dryer model numbers, door operation, control heights, and accessible-use compliance are not included in the submitted specification package.

Applicable Design Requirement

At least one washer and one dryer of each type provided must be accessible, with compliant clear floor space, door operation, and controls within the applicable reach range.

Recommended Design-Team Response

Submit washer and dryer cut sheets, identify the accessible machines on A-506, and add mounting/control-height and approach-clearance details. Also document the accessible folding counter.

Design Review Findings

2026-KOW-PR-R1-008	PRIORITY 1
Checklist Reference	PR-NYC-LL30-02
Design Review Classification	Design revision required — Design Revision Required
Status	OPEN
Location	All dwelling-unit bathroom types; sheets A-500 through A-502

Condition Identified in Reviewed Documents

Bathroom plans contain partial accessibility information, but the HPD Round 1 review identifies uncoordinated or missing rear-wall grab bars, reinforcement, lavatory height, flush-control location, removable vanity/base conditions, and removable in-tub seating across multiple bathroom/unit types.

Applicable Design Requirement

All covered bathrooms must incorporate applicable Local Law 30 adaptable features. If Section 504 applies, each designated mobility bathroom must also satisfy UFAS or another expressly approved permitted standard. Details must be coordinated consistently between unit plans, enlarged plans, and elevations.

Recommended Design-Team Response

Revise every bathroom type and corresponding unit plan to demonstrate Local Law 30 compliance; if Section 504 applies, also demonstrate UFAS compliance for mobility units. Provide complete blocking, grab-bar, fixture, clearance, removable-cabinet, finished-surface, and tub-seat details plus the requested cut sheet.

Architect Resolution Register

Use this register as the redline-ready resubmission list. For each item, revise the drawings or specifications, or provide a written response identifying the sheet, detail, and specification section that demonstrates compliance. KOW will verify the response against the next coordinated submission.

7	48	7
Design revisions	Clarifications / coordination	Pending review

Priority	Reference	Required design-team response	Basis / acceptance evidence
DESIGN REVISION	2026-KOW-PR-R1-009	Revise all affected kitchen plans, elevations, and millwork sections to demonstrate Local Law 30 compliance. If Section 504 applies, identify each UFAS-compliant work surface and remove ambiguous alternatives. Coordinate removable bases, plumbing, finishes, countertop attachment, appliances, and clearances.	NYC Local Law 30 Universal Design Features Acceptance: revised sheet/detail/ specification plus written response.
DESIGN REVISION	2026-KOW-PR-R1-005	Provide a minimum 1/2-inch-scale mailbox plan and elevation with unit assignments, mounting heights, reach ranges, clear floor spaces, and manufacturer cut sheets.	2010 ADA Standards §228.2; ICC A117.1-2009 §308 Acceptance: revised sheet/detail/ specification plus written response.
CLARIFY / COORDINATE	2026-KOW-PR-R1-001	Coordinate the current HPD Z-001, DOB filing, HPD/AHRA/PCAS workbooks, and next response; resolve all three bedroom mixes, confirm the ELLA affordability distribution, confirm whether federal assistance is present, and revise the accessible-unit distribution if required.	See design finding Acceptance: written coordination response and supporting document reference.
DESIGN REVISION	2026-KOW-PR-R1-006	Identify the governing parcel-locker quantity criterion and submit final locker counts, enlarged plans/elevations, reach-range dimensions, clear floor spaces, and manufacturer cut sheets.	2010 ADA Standards §305; 2010 ADA Standards §308; ICC A117.1-2009 §309 Acceptance: revised sheet/detail/ specification plus written response.
DESIGN REVISION	2026-KOW-PR-R1-011	Provide enlarged dimensioned plans and elevations for every public/common toilet type, coordinated with the door schedule, plumbing fixtures, accessories, finishes, grab-bar reinforcement, and signage.	2010 ADA Standards §213; ICC A117.1-2009 §603 Acceptance: revised sheet/detail/ specification plus written response.
DESIGN REVISION	2026-KOW-PR-R1-010	Submit electrical and low-voltage plans/ elevations with mounting heights and reach-range overlays for every unit type. Coordinate counter-depth and obstruction conditions with the architectural kitchen and bathroom details.	NYC Local Law 30 Universal Design Features Acceptance: revised sheet/detail/ specification plus written response.
DESIGN REVISION	2026-KOW-PR-R1-007	Submit washer and dryer cut sheets, identify the accessible machines on A-506, and add mounting/control-height and approach-clearance details. Also document the accessible folding counter.	2010 ADA Standards §214; ICC A117.1-2009 §611 Acceptance: revised sheet/detail/ specification plus written response.

Architect Resolution Register

Priority	Reference	Required design-team response	Basis / acceptance evidence
DESIGN REVISION	2026-KOW-PR-R1-008	Revise every bathroom type and corresponding unit plan to demonstrate Local Law 30 compliance; if Section 504 applies, also demonstrate UFAS compliance for mobility units. Provide complete blocking, grab-bar, fixture, clearance, removable-cabinet, finished-surface, and tub-seat details plus the requested cut sheet.	NYC Local Law 30 Universal Design Features Acceptance: revised sheet/detail/ specification plus written response.
CLARIFY / COORDINATE	PR-ROUTE-02	Running and cross-slope dimensions are not included in the reviewed architectural subset. Provide coordinated civil/site grading and accessible-route slope annotations.	2010 ADA Standards §403.3; ICC A117.1-2009 §403.3 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ROUTE-03	Reviewed plans show generally generous circulation, but a continuous dimensioned 36-inch minimum route trace was not provided for every floor and unit type.	2010 ADA Standards §403.5.1; ICC A117.1-2009 §403.5 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ROUTE-04	Floor-finish slip resistance and all changes in level are not fully specified in the reviewed package. Confirm in finish and threshold details.	2010 ADA Standards §302; ICC A117.1-2009 §302 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ROUTE-05	No on-site parking is proposed. Public-way curb-ramp and detectable-warning conditions are not sufficiently documented in the submitted architectural subset.	2010 ADA Standards §406; ICC A117.1-2009 §406; PROWAG R304 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ENT-01	Provide an entrance schedule identifying every public entrance and demonstrating the required accessible-entrance percentage.	2010 ADA Standards §206.4.1; 2022 NYC BC Ch. 11 §1105.1 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ENT-02	The primary accessible entrance appears to be the principal entrance. Confirm whether any other public entrance requires directional signage.	2010 ADA Standards §216.6 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ENT-03	Reviewed plans show level approach areas, but 60-by-60-inch landing dimensions are not consistently called out at each applicable entrance.	ICC A117.1-2009 §404.2.4 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ENT-04	Dimension the clear vestibule depth between opposing door swings on an enlarged entrance plan.	2010 ADA Standards §404.2.6; ICC A117.1-2009 §404.2.6 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ENT-05	A power operator is not clearly identified in the reviewed package. Confirm the final entrance hardware and applicable HPD/NYC requirement.	2022 NYC BC Ch. 10 §1010.1.4 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-CORR-01	Verify a continuous 44-inch minimum clear corridor and provide a 5-foot turning circle or compliant T-turn at each corridor end, consistent with the HPD Round 1 comment.	2022 NYC BC Ch. 10 §1020; 2010 ADA Standards §403.5 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-DOOR-01	The reviewed subset does not include a complete door schedule with calculated clear widths. Provide schedule and typical details.	2010 ADA Standards §404.2.3; ICC A117.1-2009 §404.2.3 Acceptance: written response and drawing/specification reference.

Architect Resolution Register

Priority	Reference	Required design-team response	Basis / acceptance evidence
CLARIFY / COORDINATE	PR-DOOR-02	Door maneuvering-clearance overlays are not demonstrated at every door on the accessible route. Add push/pull approach clearances to plans.	ICC A117.1-2009 §404.2.3.2 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-DOOR-03	Threshold heights and profiles are not included. Provide entrance, unit, balcony, and common-room threshold details.	2010 ADA Standards §404.2.5 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-DOOR-04	Provide the door hardware schedule confirming accessible lever/push hardware and mounting heights.	2010 ADA Standards §404.2.7; ICC A117.1-2009 §404.2.7 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-DOOR-05	Door opening force and closer timing require hardware specifications and operational verification; they are not demonstrated by the architectural plans.	2010 ADA Standards §404.2.8; 2010 ADA Standards §404.2.9; 2022 NYC BC Ch. 10 §1010.1.3 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-DOOR-06	Where vision panels are provided, confirm the lowest glazed panel meets the applicable height. The reviewed set does not schedule this condition.	ICC A117.1-2009 §404.2.11 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-STAIR-01	Stair handrail plans, elevations, extensions, and gripping profiles are not fully included in the reviewed subset.	2010 ADA Standards §504; 2010 ADA Standards §505 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-STAIR-02	Contrasting stair-nosing strips are not clearly specified. Confirm finish, location, and contrast.	2022 NYC BC Ch. 10 §1011.7.4 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ELEV-02	Elevator work is filed under a separate application. Submit the approved elevator shop drawings confirming cab size and door clearance.	2010 ADA Standards §407.4; ICC A117.1-2009 §407.4 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ELEV-03	Elevator work is filed separately. Submit jamb designation, hall-call button, and tactile/Braille details.	2010 ADA Standards §407.2.1; 2010 ADA Standards §407.2.3 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ELEV-04	Elevator work is filed separately. Submit car-control reach-range and tactile/Braille details.	2010 ADA Standards §407.4.6 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-ELEV-05	Elevator work is filed separately. Submit audible and visible hall-signal specifications.	2010 ADA Standards §407.2.2 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-FHA-02	Common-use spaces are identified and connected by the building circulation system, but several feature-specific details and equipment submittals remain open as separate findings.	FHA Design Manual Ch.3 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-FHA-03	Provide a complete door schedule and unit-type verification demonstrating 32-inch clear width at every covered room and bathroom door.	FHA Design Manual Ch.4; ICC A117.1-2009 §1004.5 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-FHA-04	Unit plans show clearance circles and accessible circulation concepts, but a complete dimensioned route trace for every unit type was not provided.	FHA Design Manual Ch.5 Acceptance: written response and drawing/specification reference.

Architect Resolution Register

Priority	Reference	Required design-team response	Basis / acceptance evidence
CLARIFY / COORDINATE	PR-FHA-05	Electrical and low-voltage device elevations are not included. Confirm all switches, receptacles, thermostats, intercoms, and controls within applicable reach ranges.	FHA Design Manual Ch.6; ICC A117.1-2009 §308 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-FHA-06	Bathroom reinforcement is indicated in portions of the set, but HPD identified missing or uncoordinated grab-bar and reinforcement information across multiple unit/bath types.	FHA Design Manual Ch.7; ICC A117.1-2009 §1004.11.1 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-FHA-08	Bathroom plans include clear-floor-space and maneuvering diagrams, but enlarged plans/ elevations remain incompletely coordinated with the unit plans.	FHA Design Manual Ch.7; ICC A117.1-2009 §1004.11 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-LAUN-02	Provide a folding-counter elevation demonstrating a 34-inch maximum work surface and required knee/toe clearance.	ICC A117.1-2009 §902 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-AMEN-COMM	The recreation/community room is on the accessible circulation system; provide final furniture layout and accessible table seating/ clearances.	2010 ADA Standards §226; ICC A117.1-2009 §902 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-NYC-LL30-01	Provide a continuous unit-type route and door-clearance overlay for every rental unit, coordinated with the final door schedule and hardware sets.	NYC Local Law 30 Universal Design Features Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-PRR-02	The common-toilet water-closet clear floor space, centerline, and seat-height dimensions are not demonstrated; include them in the enlarged toilet details.	2010 ADA Standards §604; ICC A117.1-2009 §604 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-PRR-03	Rear and side grab-bar lengths, mounting heights, and wall reinforcement are not demonstrated for the common toilet; include them in the enlarged details.	2010 ADA Standards §604.5; ICC A117.1-2009 §609 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-PRR-04	Common-toilet lavatory height, knee/toe clearance, pipe protection, and faucet operation are not demonstrated.	2010 ADA Standards §606; ICC A117.1-2009 §606 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-PRR-05	Common-toilet mirror mounting height is not demonstrated.	2010 ADA Standards §603.3 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-PRR-06	Common-toilet accessory locations and operable-part reach ranges are not demonstrated.	2010 ADA Standards §308; 2010 ADA Standards §309 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-SIGN-01	Provide a signage schedule with permanent room identification, tactile characters, Braille, mounting heights, and clear floor space at each sign.	2010 ADA Standards §216; 2010 ADA Standards §703; ICC A117.1-2009 §703 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-SIGN-02	Provide visual-character criteria for all directional and informational signs.	2010 ADA Standards §703.5 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-SIGN-03	Confirm the International Symbol of Accessibility at each location required by the final entrance, toilet, and egress configuration.	2010 ADA Standards §216 Acceptance: written response and drawing/specification reference.

Architect Resolution Register

Priority	Reference	Required design-team response	Basis / acceptance evidence
CLARIFY / COORDINATE	PR-SIGN-04	Provide stair identification signage details for every stair and floor.	2022 NYC BC Ch. 10 §1023.9; ICC A117.1-2009 §703 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-SIGN-05	Provide tactile/Braille floor-identification signage at every elevator landing.	2010 ADA Standards §703.4.1 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-VA-01	Fire alarm work is filed separately and was not included. Submit visible-notification appliance layouts and specifications for common areas and designated sensory units.	NFPA 72 various; 2022 NYC BC Ch. 9 §907 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-UNIT-02	Treat all 138 dwelling units as Type B+NYC for this review. Add one controlling schedule that explicitly identifies each unit and any claimed Section 1107.7 reduction; no reduction is accepted without a cited basis and coordinated unit details.	2022 NYC BC Ch. 11 §1107.6.2 and 1107.7 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-NYC-BPLUS-01	The plans show accessible-route concepts, but do not provide a continuous dimensioned route trace for every distinct unit type and mirrored variant. Add coordinated overlays covering required rooms, doors, storage, laundry, and outdoor areas.	2022 NYC BC Ch. 11 §1107.2.1; ICC A117.1-2009 §1004.3 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-NYC-BPLUS-02	Type B+NYC bathroom information is only partially coordinated. Revise every bathroom type to show the route, clearances, operable parts, reinforcement/grab-bar provisions, compliant fixtures, removable features, and finished-surface dimensions.	2022 NYC BC Ch. 11 §1107.2.2 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-NYC-BPLUS-03	Type B+NYC kitchen information is only partially coordinated. Revise every kitchen type and mirrored variant to show required clearances, fixture and appliance clear floor spaces, operable parts, removable bases, and adaptable work surfaces.	2022 NYC BC Ch. 11 §1107.2.3; ICC A117.1-2009 §1004.12 Acceptance: written response and drawing/specification reference.
CLARIFY / COORDINATE	PR-NYC-BPLUS-04	Provide a coordinated Type B+NYC schedule for controls, windows, storage, and front-loading laundry equipment where provided. Confirm that no multistory, raised, or sunken dwelling-unit conditions require additional treatment.	2022 NYC BC Ch. 11 §1107.2.4 through 1107.2.8 Acceptance: written response and drawing/specification reference.

Applicable Requirements Checklist

How to read this checklist

Status	Meaning
DESIGN REVISION REQUIRED	The reviewed documents do not yet demonstrate the requirement. A design revision or documented compliance response is needed.
CLARIFICATION / COORDINATION	The item may comply, but the drawings, specifications, or design intent need clarification or coordination.
CONFIRMED	The reviewed submission demonstrates the requirement at this review stage. Later field conditions remain subject to verification where applicable.
PENDING REVIEW	The requirement is applicable, but the current review record does not yet contain a conclusion.

Priority/status crosswalk: Priority 1 (and Priority 5, when used) is reported as DESIGN REVISION REQUIRED. Priority 2, 3, or 4 is reported as CLARIFICATION / COORDINATION. CONFIRMED and PENDING REVIEW are workflow conclusions and do not receive a priority number.

Verification method explains how the reviewer evaluates the requirement. For example, “Drawing / specification review” means the conclusion is based on the submitted design documents—not a field inspection.

Section 1.1

ID / status	Requirement and verification	Governing references
PR-ROUTE-01 CONFIRMED	**At least one accessible route is provided from each accessible building entrance to public streets, sidewalks, public transportation stops, accessible parking, and passenger loading zones.** Verification method: Drawing / specification review *Reviewer note: Confirmed on the first-floor plan: a step-free route connects the public sidewalk, primary residential entrance, lobby, elevators, and residential circulation.*	2010 ADA Standards §206.2 ICC A117.1-2009 §403 FHA Reqt 1
PR-ROUTE-02 CLARIFICATION / COORDINATION	**Accessible route running slope ≤ 1:20 (5%); cross slope ≤ 1:48 (~2%). Where slope > 1:20, the route must be designed as a ramp with handrails and landings per A117.1 §405.** Verification method: Drawing / specification review *Reviewer note: Running and cross-slope dimensions are not included in the reviewed architectural subset. Provide coordinated civil/site grading and accessible-route slope annotations.*	2010 ADA Standards §403.3 ICC A117.1-2009 §403.3
PR-ROUTE-03 CLARIFICATION / COORDINATION	**Accessible route minimum clear width 36" (32" at point obstructions ≤ 24" long).** Verification method: Drawing / specification review *Reviewer note: Reviewed plans show generally generous circulation, but a continuous dimensioned 36-inch minimum route trace was not provided for every floor and unit type.*	2010 ADA Standards §403.5.1 ICC A117.1-2009 §403.5
PR-ROUTE-04 CLARIFICATION / COORDINATION	**Walking surfaces stable, firm, slip resistant; no abrupt level changes > 1/4" vertical or 1/2" beveled (1:2 max).** Verification method: Drawing / specification review *Reviewer note: Floor-finish slip resistance and all changes in level are not fully specified in the reviewed package. Confirm in finish and threshold details.*	2010 ADA Standards §302 ICC A117.1-2009 §302

Applicable Requirements Checklist

ID / status	Requirement and verification	Governing references
PR-ROUTE-05 CLARIFICATION / COORDINATION	**Curb ramps at vehicular ways: running slope ≤ 1:12, side flares ≤ 1:10, detectable warnings at flush curb cuts.** Verification method: Drawing / specification review *Reviewer note: No on-site parking is proposed. Public-way curb-ramp and detectable-warning conditions are not sufficiently documented in the submitted architectural subset.*	2010 ADA Standards §406 ICC A117.1-2009 §406 PROWAG R304
PR-ENT-01 CLARIFICATION / COORDINATION	**At least 60% of public entrances are accessible (new construction); accessible entrances connected by accessible route to all accessible spaces.** Verification method: Drawing / specification review *Reviewer note: Provide an entrance schedule identifying every public entrance and demonstrating the required accessible-entrance percentage.*	2010 ADA Standards §206.4.1 2022 NYC BC Ch. 11 §1105.1
PR-ENT-02 CLARIFICATION / COORDINATION	**Where main entrance is not accessible, directional signage at inaccessible entrances pointing to the accessible entrance.** Verification method: Drawing / specification review *Reviewer note: The primary accessible entrance appears to be the principal entrance. Confirm whether any other public entrance requires directional signage.*	2010 ADA Standards §216.6
PR-ENT-03 CLARIFICATION / COORDINATION	**Entrance landings: minimum 60" × 60" level area on both sides of entry door.** Verification method: Drawing / specification review *Reviewer note: Reviewed plans show level approach areas, but 60-by-60-inch landing dimensions are not consistently called out at each applicable entrance.*	ICC A117.1-2009 §404.2.4
PR-ENT-04 CLARIFICATION / COORDINATION	**Vestibule depth: minimum 48" + door swing clearance between doors in series.** Verification method: Drawing / specification review *Reviewer note: Dimension the clear vestibule depth between opposing door swings on an enlarged entrance plan.*	2010 ADA Standards §404.2.6 ICC A117.1-2009 §404.2.6
PR-ENT-05 CLARIFICATION / COORDINATION	**Power-operated door (push-button operator) at primary accessible entrance — recommended best practice; required for some occupancies in NYC.** Verification method: Drawing / specification review *Reviewer note: A power operator is not clearly identified in the reviewed package. Confirm the final entrance hardware and applicable HPD/NYC requirement.*	2022 NYC BC Ch. 10 §1010.1.4

Section 1.2

ID / status	Requirement and verification	Governing references
PR-CORR-01 CLARIFICATION / COORDINATION	**Corridor minimum clear width 44" (NYC); 36" minimum per ADA. Verify per applicable NYC BC version.** Verification method: Drawing / specification review *Reviewer note: Verify a continuous 44-inch minimum clear corridor and provide a 5-foot turning circle or compliant T-turn at each corridor end, consistent with the HPD Round 1 comment.*	2022 NYC BC Ch. 10 §1020 2010 ADA Standards §403.5
PR-DOOR-01 CLARIFICATION / COORDINATION	**All doors on accessible route: 32" minimum clear width measured between face of door (open 90°) and stop.** Verification method: Drawing / specification review *Reviewer note: The reviewed subset does not include a complete door schedule with calculated clear widths. Provide schedule and typical details.*	2010 ADA Standards §404.2.3 ICC A117.1-2009 §404.2.3

Applicable Requirements Checklist

ID / status	Requirement and verification	Governing references
PR-DOOR-02 CLARIFICATION / COORDINATION	**Maneuvering clearances at each door per A117.1 §404.2.3 (front, hinge, latch approaches — push and pull side).** Verification method: Drawing / specification review *Reviewer note: Door maneuvering-clearance overlays are not demonstrated at every door on the accessible route. Add push/pull approach clearances to plans.*	ICC A117.1-2009 §404.2.3.2
PR-DOOR-03 CLARIFICATION / COORDINATION	**Threshold height ≤ 1/2" (1/4" vertical + 1/4" beveled at 1:2). Existing buildings: ≤ 3/4".** Verification method: Drawing / specification review *Reviewer note: Threshold heights and profiles are not included. Provide entrance, unit, balcony, and common-room threshold details.*	2010 ADA Standards §404.2.5
PR-DOOR-04 CLARIFICATION / COORDINATION	**Door hardware: lever, push-pad, U-shaped (no tight grasping/twisting/pinching). Mounted 34"–48" AFF.** Verification method: Document coordination review *Reviewer note: Provide the door hardware schedule confirming accessible lever/ push hardware and mounting heights.*	2010 ADA Standards §404.2.7 ICC A117.1-2009 §404.2.7
PR-DOOR-05 CLARIFICATION / COORDINATION	**Door closing speed: ≥ 5 seconds from 90° to 12°. Opening force: interior hinged and sliding/folding doors ≤ 5 lbf. The 2010 ADA Standards do not specify a maximum for exterior hinged doors; coordinate the governing NYC requirement and minimize force or provide automation where needed.** Verification method: Operational test *Reviewer note: Door opening force and closer timing require hardware specifications and operational verification; they are not demonstrated by the architectural plans.*	2010 ADA Standards §404.2.8 2010 ADA Standards §404.2.9 2022 NYC BC Ch. 10 §1010.1.3
PR-DOOR-06 CLARIFICATION / COORDINATION	**Glazing in doors: bottom of viewing pane ≤ 43" AFF (where vision panel provided).** Verification method: Drawing / specification review *Reviewer note: Where vision panels are provided, confirm the lowest glazed panel meets the applicable height. The reviewed set does not schedule this condition.*	ICC A117.1-2009 §404.2.11
PR-STAIR-01 CLARIFICATION / COORDINATION	**Handrails both sides of stair, 34–38" AFF, continuous, with 12" top extension and (12"+1 tread depth) bottom extension; 1.25"–2" gripping surface.** Verification method: Drawing / specification review *Reviewer note: Stair handrail plans, elevations, extensions, and gripping profiles are not fully included in the reviewed subset.*	2010 ADA Standards §504 2010 ADA Standards §505
PR-STAIR-02 CLARIFICATION / COORDINATION	**Visual contrast stripe at tread nosing of stairs.** Verification method: Drawing / specification review *Reviewer note: Contrasting stair-nosing strips are not clearly specified. Confirm finish, location, and contrast.*	2022 NYC BC Ch. 10 §1011.7.4
PR-ELEV-01 CONFIRMED	**Where elevators are provided, at least one elevator on each accessible route serves all stories.** Verification method: Drawing / specification review *Reviewer note: Confirmed: two passenger elevators connect the cellar and all residential stories shown in the reviewed plans.*	2010 ADA Standards §206.2.3 2022 NYC BC Ch. 11 §1107

Applicable Requirements Checklist

ID / status	Requirement and verification	Governing references
PR-ELEV-02 CLARIFICATION / COORDINATION	**Elevator car minimums per ADA Table 407.4.1: centered door—80" side-to-side, 51" back wall to front return, 54" back wall to inside door face, and 42" clear door; side/off-centered door—68" side-to-side with the same 51"/54" depths and a 36" clear door. Other listed compliant configurations are permitted.** Verification method: Drawing / specification review *Reviewer note: Elevator work is filed under a separate application. Submit the approved elevator shop drawings confirming cab size and door clearance.*	2010 ADA Standards §407.4 ICC A117.1-2009 §407.4
PR-ELEV-03 CLARIFICATION / COORDINATION	**Hall call buttons: centerline 42" AFF; up button on top; minimum 3/4" diameter; raised characters & Braille car designations on jambs (5'-0" to centerline).** Verification method: Drawing / specification review *Reviewer note: Elevator work is filed separately. Submit jamb designation, hall-call button, and tactile/Braille details.*	2010 ADA Standards §407.2.1 2010 ADA Standards §407.2.3
PR-ELEV-04 CLARIFICATION / COORDINATION	**Car controls: highest operable part ≤ 48" AFF (forward and side), except the limited 54" maximum permitted for certain existing cars with a parallel approach; raised characters and Braille.** Verification method: Drawing / specification review *Reviewer note: Elevator work is filed separately. Submit car-control reach-range and tactile/Braille details.*	2010 ADA Standards §407.4.6
PR-ELEV-05 CLARIFICATION / COORDINATION	**Audible/visible signals: hall lanterns visible from car call button area, audible signal once for up / twice for down.** Verification method: Operational test *Reviewer note: Elevator work is filed separately. Submit audible and visible hall-signal specifications.*	2010 ADA Standards §407.2.2

Section 1.3

ID / status	Requirement and verification	Governing references
PR-UNIT-01 PENDING REVIEW	**Section 504: where federal assistance is confirmed and the program requires new-construction scoping, minimum 5% of dwelling units (and not less than one) are Mobility-Accessible and an additional 2% (minimum one) are Sensory (hearing/vision) units. Apply the selected UFAS technical standard unless a permitted alternative is documented.** Verification method: Document coordination review	Section 504 24 CFR §8.22
PR-UNIT-02 CLARIFICATION / COORDINATION	**For a 2022 NYC Building Code Group R-2 project, every dwelling and sleeping unit is designated and detailed as Type B+NYC, subject only to documented Section 1107.7 reductions; where Section 1107.7.4 removes the Type B+NYC requirement, required residential units remain Type B.** Verification method: Document coordination review *Reviewer note: Treat all 138 dwelling units as Type B+NYC for this review. Add one controlling schedule that explicitly identifies each unit and any claimed Section 1107.7 reduction; no reduction is accepted without a cited basis and coordinated unit details.*	2022 NYC BC Ch. 11 §1107.6.2 and 1107.7
PR-UNIT-03 PENDING REVIEW	**Section 504 mobility and hearing/vision units are distributed across bedroom counts, affordability levels, buildings, floors, and other amenities so the selection does not limit housing choice.** Verification method: Drawing / specification review	Section 504 24 CFR §8.26

Applicable Requirements Checklist

ID / status	Requirement and verification	Governing references
PR-UNIT-04 CLARIFICATION / COORDINATION Priority 4	**Unit Type plans clearly designate which units are Type B / Type A / Accessible / Sensory with a unit-by-unit schedule on the drawings.** Verification method: Drawing / specification review *Reviewer note: The submitted sources conflict on studio and one-bedroom counts. Reconcile the unit schedule and clearly identify Type B+NYC, mobility, and hearing/ vision designations in one controlling schedule.*	Project-specific
PR-FHA-01 CONFIRMED	**FHA Requirement 1 — Accessible building entrance on accessible route.** Verification method: Drawing / specification review *Reviewer note: Confirmed on the reviewed site/first-floor plans: the principal residential entrance is on an accessible route from the public sidewalk.*	FHA Design Manual Ch.2 ICC A117.1-2009 §1004
PR-FHA-02 CLARIFICATION / COORDINATION	**FHA Requirement 2 — Accessible and usable public and common-use areas (laundry, mail, lobby, mgmt office, fitness, community room, trash, exterior amenities).** Verification method: Drawing / specification review *Reviewer note: Common-use spaces are identified and connected by the building circulation system, but several feature-specific details and equipment submittals remain open as separate findings.*	FHA Design Manual Ch.3
PR-FHA-03 CLARIFICATION / COORDINATION	**FHA Requirement 3 — Doors usable by person in wheelchair: 32" nominal clear width at primary entry door and into all rooms (incl. bathrooms).** Verification method: Drawing / specification review *Reviewer note: Provide a complete door schedule and unit-type verification demonstrating 32-inch clear width at every covered room and bathroom door.*	FHA Design Manual Ch.4 ICC A117.1-2009 §1004.5
PR-FHA-04 CLARIFICATION / COORDINATION	**FHA Requirement 4 — Accessible route into and through the dwelling unit. Minimum 36" clear hall width; 32" at point obstructions.** Verification method: Drawing / specification review *Reviewer note: Unit plans show clearance circles and accessible circulation concepts, but a complete dimensioned route trace for every unit type was not provided.*	FHA Design Manual Ch.5
PR-FHA-05 CLARIFICATION / COORDINATION	**FHA Requirement 5 — Light switches, electrical outlets, thermostats, environmental controls in accessible locations: 15"–48" AFF (forward reach over no obstruction).** Verification method: Drawing / specification review *Reviewer note: Electrical and low-voltage device elevations are not included. Confirm all switches, receptacles, thermostats, intercoms, and controls within applicable reach ranges.*	FHA Design Manual Ch.6 ICC A117.1-2009 §308
PR-FHA-06 CLARIFICATION / COORDINATION	**FHA Requirement 6 — Reinforced bathroom walls for grab bars (around toilet, tub, shower) per FHA Design Manual blocking diagrams.** Verification method: Drawing / specification review *Reviewer note: Bathroom reinforcement is indicated in portions of the set, but HPD identified missing or uncoordinated grab-bar and reinforcement information across multiple unit/bath types.*	FHA Design Manual Ch.7 ICC A117.1-2009 §1004.11.1
PR-FHA-07 CONFIRMED	**FHA Requirement 7a — Usable kitchens: 40" minimum clearance between opposing base cabinets/walls/appliances/fixtures (60" in U-shaped kitchens with sink/range at base).** Verification method: Drawing / specification review *Reviewer note: Confirmed for geometric clearance: reviewed kitchen plans depict required aisle clearances and wheelchair approach zones. Counter height and adaptability remain open under the Local Law 30 kitchen finding.*	FHA Design Manual Ch.7

Applicable Requirements Checklist

ID / status	Requirement and verification	Governing references
PR-FHA-08 CLARIFICATION / COORDINATION	**FHA Requirement 7b — Usable bathrooms: at least one bathroom on accessible route meets clear floor space and maneuvering requirements per A117.1 §1004.11.** Verification method: Drawing / specification review *Reviewer note: Bathroom plans include clear-floor-space and maneuvering diagrams, but enlarged plans/elevations remain incompletely coordinated with the unit plans.*	FHA Design Manual Ch.7 ICC A117.1-2009 §1004.11
PR-MOB-01 PENDING REVIEW	**Mobility-accessible units fully comply with the selected UFAS technical standard (Sections 3-8), with any permitted 2010 ADA alternative documented, including turning space, reach ranges, accessible bathing fixtures with grab bars, and accessible kitchen appliances.** Verification method: Drawing / specification review	Section 504 24 CFR §8 2010 ADA Standards Ch.8 ICC A117.1-2009 §1002
PR-MOB-02 PENDING REVIEW	**Accessible route to and through mobility unit (no steps, ramps where necessary).** Verification method: Drawing / specification review	ICC A117.1-2009 §1002.2
PR-MOB-03 PENDING REVIEW	**Mobility unit accessible bathing facility: roll-in shower OR transfer shower OR accessible tub per HUD discretion + tenant need.** Verification method: Drawing / specification review	2010 ADA Standards §607 2010 ADA Standards §608 2010 ADA Standards §609
PR-SENS-01 PENDING REVIEW	**Sensory units: visible alarms (strobes) in living, sleeping, kitchen, bathroom; visible doorbell signal; visible smoke alarm appliance.** Verification method: Drawing / specification review	2010 ADA Standards §215 NFPA 72 various
PR-SENS-02 PENDING REVIEW	**Sensory units: provisions for hearing-aid-compatible communication device at unit entry / intercom.** Verification method: Drawing / specification review	2010 ADA Standards §215.4

Section 1.4

ID / status	Requirement and verification	Governing references
PR-COMM-01 CONFIRMED	**Lobby: accessible route from entrance to all common-use elements; clear floor space at concierge/security desk.** Verification method: Drawing / specification review *Reviewer note: Confirmed on the reviewed first-floor plan: the lobby is connected to the accessible entrance and elevator circulation and includes wheelchair maneuvering space.*	2010 ADA Standards §206 FHA Reqt 2
PR-COMM-02 DESIGN REVISION REQUIRED Priority 1	**Mailboxes: at least one of each tenant's mailbox is accessible; reach range 15"–48" AFF (forward and side, unobstructed).** Verification method: Drawing / specification review *Reviewer note: Provide an enlarged mailbox plan and elevation showing mailbox counts, 30-by-48-inch clear floor spaces, and accessible reach range for every tenant mailbox.*	2010 ADA Standards §228.2 ICC A117.1-2009 §308
PR-COMM-03 DESIGN REVISION REQUIRED Priority 1	**Package room/parcel locker: at least one accessible parcel locker at each height range; clear floor space in front.** Verification method: Drawing / specification review *Reviewer note: Provide parcel-locker counts and enlarged elevations demonstrating the HPD 1:5 locker ratio, accessible reach ranges, and clear floor space.*	2010 ADA Standards §305 2010 ADA Standards §308 ICC A117.1-2009 §309

Applicable Requirements Checklist

ID / status	Requirement and verification	Governing references
PR-LAUN-01 DESIGN REVISION REQUIRED Priority 1	**Common laundry: at least one of each appliance type (washer, dryer) is accessible. Front-loading or top-loading per A117.1 §611. Controls ≤ 48" AFF.** Verification method: Drawing / specification review *Reviewer note: The laundry plan shows wheelchair approach zones, but appliance models, control heights, door operation, and at least one accessible washer and dryer are not documented.*	2010 ADA Standards §214 ICC A117.1-2009 §611
PR-LAUN-02 CLARIFICATION / COORDINATION	**Common folding counter accessible (≤ 34" AFF, knee clearance).** Verification method: Drawing / specification review *Reviewer note: Provide a folding-counter elevation demonstrating a 34-inch maximum work surface and required knee/toe clearance.*	ICC A117.1-2009 §902
PR-AMEN-COMM CLARIFICATION / COORDINATION	**Community room / lounge: accessible route, clear floor space at tables (27" min knee clear, 30"×48" approach).** Verification method: Drawing / specification review *Reviewer note: The recreation/community room is on the accessible circulation system; provide final furniture layout and accessible table seating/clearances.*	2010 ADA Standards §226 ICC A117.1-2009 §902
PR-BIKE-01 CONFIRMED	**Bicycle storage: accessible route to room; sample of accessible bike racks if mechanical lifts proposed.** Verification method: Drawing / specification review *Reviewer note: Confirmed: the plans identify 70 bicycle spaces, including seven accessible spaces in Bicycle Room No. 2, connected to the building circulation route.*	2010 ADA Standards §206
PR-TRASH-01 CONFIRMED	**Accessible route to trash room / chute on each floor; chute door operable per ADA 404 (5 lb max force, lever hardware).** Verification method: Drawing / specification review *Reviewer note: Confirmed on A-506: the refuse-room layout identifies required floor area, a wheelchair approach zone, and accessible door-opening position. Confirm hardware force during submittal/field review.*	2010 ADA Standards §404 FHA Reqt 2
PR-NYC-BPLUS-01 CLARIFICATION / COORDINATION	**Type B+NYC unit plans show a continuous accessible route from the unit entrance through required rooms, spaces, doors, toilet/bathing rooms, kitchens, storage, laundry equipment, and required outdoor areas.** Verification method: trace and dimension the route on every distinct unit type and mirrored variant; cross-check the door and finish schedules. *Reviewer note: The plans show accessible-route concepts, but do not provide a continuous dimensioned route trace for every distinct unit type and mirrored variant. Add coordinated overlays covering required rooms, doors, storage, laundry, and outdoor areas.*	2022 NYC BC Ch. 11 §1107.2.1 ICC A117.1-2009 §1004.3
PR-NYC-BPLUS-02 CLARIFICATION / COORDINATION	**Every Type B+NYC toilet and bathing room shows the required route, operable parts, knee/toe clearance, permitted overlap, compliant lavatory, mirror/ medicine cabinet, water closet clearance and reinforcement/grab-bar provisions, and compliant tub or shower details.** Verification method: review enlarged plans and elevations for every bathroom type; dimension clearances to finished surfaces and coordinate wall reinforcement and accessory elevations. *Reviewer note: Type B+NYC bathroom information is only partially coordinated. Revise every bathroom type to show the route, clearances, operable parts, reinforcement/grab-bar provisions, compliant fixtures, removable features, and finished-surface dimensions.*	2022 NYC BC Ch. 11 §1107.2.2

Applicable Requirements Checklist

ID / status	Requirement and verification	Governing references
PR-NYC-BPLUS-03 CLARIFICATION / COORDINATION	**Every Type B+NYC kitchen shows the accessible route, required clearance between opposing fixed elements, clear floor spaces at appliances and fixtures, compliant operable parts, and adaptable/removable features required by the unit design.** Verification method: review each kitchen type and mirrored variant using finished cabinet/appliance dimensions; coordinate electrical, plumbing, and appliance specifications. *Reviewer note: Type B+NYC kitchen information is only partially coordinated. Revise every kitchen type and mirrored variant to show required clearances, fixture and appliance clear floor spaces, operable parts, removable bases, and adaptable work surfaces.*	2022 NYC BC Ch. 11 §1107.2.3 ICC A117.1-2009 §1004.12
PR-NYC-BPLUS-04 CLARIFICATION / COORDINATION	**Type B+NYC documents coordinate accessible operable parts and windows, multistory-unit provisions, raised or sunken areas, storage facilities, and front-loading laundry equipment where those features are provided.** Verification method: cross-check plans, elevations, window schedules, millwork, electrical controls, storage details, and appliance schedules for every affected unit type. *Reviewer note: Provide a coordinated Type B+NYC schedule for controls, windows, storage, and front-loading laundry equipment where provided. Confirm that no multistory, raised, or sunken dwelling-unit conditions require additional treatment.*	2022 NYC BC Ch. 11 §1107.2.4 through 1107.2.8
PR-NYC-LL30-01 CLARIFICATION / COORDINATION	**For covered Local Law 30 projects, every rental dwelling unit provides a continuous accessible route and usable doors with accessible hardware and maneuvering clearances; passage doors are coordinated with the applicable HPD minimum width.** Verification method: trace and dimension the route in each unit type; coordinate the door schedule, hardware sets, and maneuvering-clearance overlays. *Reviewer note: Provide a continuous unit-type route and door-clearance overlay for every rental unit, coordinated with the final door schedule and hardware sets.*	NYC Local Law 30 Universal Design Features
PR-NYC-LL30-02 DESIGN REVISION REQUIRED Priority 1	**For covered Local Law 30 projects, all bathrooms provide removable base cabinets with finished concealed surfaces and grab bars or reinforcement for future grab bars at each water closet, tub, and shower.** Verification method: coordinate enlarged bathroom plans/elevations, millwork details, finish extents, and blocking details for every bathroom type. *Reviewer note: Local Law 30 bathroom features are not fully coordinated across all bathroom types. Provide removable base-cabinet details, finished concealed surfaces, and complete grab-bar/reinforcement layouts.*	NYC Local Law 30 Universal Design Features
PR-NYC-LL30-03 DESIGN REVISION REQUIRED Priority 1	**For covered Local Law 30 projects, all kitchens provide removable base cabinets under the sink and work surface with finished concealed surfaces and adjustable or replaceable countertops.** Verification method: coordinate kitchen plans, millwork sections, finish extents, plumbing, countertop attachment, and appliance clearances. *Reviewer note: Kitchen details retain an ambiguous 34-inch maximum or 36-inch AFF note. Mobility-unit counters must be unambiguously detailed at 34 inches maximum, with removable bases and adaptable work surfaces coordinated across all affected types.*	NYC Local Law 30 Universal Design Features

Applicable Requirements Checklist

ID / status	Requirement and verification	Governing references
PR-NYC-LL30-04 DESIGN REVISION REQUIRED Priority 1	**For covered Local Law 30 projects, light switches, receptacles, thermostats, intercoms, and other environmental controls in all rental dwelling units are within the applicable accessible reach ranges.** Verification method: review electrical and low-voltage device elevations and coordinate reach ranges over each countertop or obstruction condition. *Reviewer note: Electrical and low-voltage drawings/device elevations were not submitted. Demonstrate accessible reach ranges for all controls in every rental unit, including obstructed reaches at counters.*	NYC Local Law 30 Universal Design Features

Section 1.5

ID / status	Requirement and verification	Governing references
PR-PRR-01 DESIGN REVISION REQUIRED Priority 1	**Public/common restrooms: minimum one accessible per gender / one single-user accessible. Maneuvering clearance at door from inside.** Verification method: Drawing / specification review *Reviewer note: Enlarged public/common single-user toilet details are missing. Provide door maneuvering, water-closet, lavatory, grab-bar, mirror, accessory, and finish dimensions.*	2010 ADA Standards §213 ICC A117.1-2009 §603
PR-PRR-02 CLARIFICATION / COORDINATION	**Accessible water closet: 60"×56" clear floor space (wall-hung) or 59" deep (floor-mt), 16"–18" CL from sidewall, seat 17"–19" AFF.** Verification method: Drawing / specification review *Reviewer note: The common-toilet water-closet clear floor space, centerline, and seat-height dimensions are not demonstrated; include them in the enlarged toilet details.*	2010 ADA Standards §604 ICC A117.1-2009 §604
PR-PRR-03 CLARIFICATION / COORDINATION	**Grab bars: 36" rear, 42" side; 33"–36" AFF.** Verification method: Drawing / specification review *Reviewer note: Rear and side grab-bar lengths, mounting heights, and wall reinforcement are not demonstrated for the common toilet; include them in the enlarged details.*	2010 ADA Standards §604.5 ICC A117.1-2009 §609
PR-PRR-04 CLARIFICATION / COORDINATION	**Lavatory: rim ≤ 34" AFF, 27" min knee clear, exposed pipes wrapped, faucet operable without tight grasping/twisting.** Verification method: Drawing / specification review *Reviewer note: Common-toilet lavatory height, knee/toe clearance, pipe protection, and faucet operation are not demonstrated.*	2010 ADA Standards §606 ICC A117.1-2009 §606
PR-PRR-05 CLARIFICATION / COORDINATION	**Mirror: bottom edge ≤ 40" AFF.** Verification method: Drawing / specification review *Reviewer note: Common-toilet mirror mounting height is not demonstrated.*	2010 ADA Standards §603.3
PR-PRR-06 CLARIFICATION / COORDINATION	**Accessories (paper towel, hand dryer, soap, sanitary): operable parts ≤ 48" AFF (forward and side, unobstructed); within reach over clear floor space.** Verification method: Drawing / specification review *Reviewer note: Common-toilet accessory locations and operable-part reach ranges are not demonstrated.*	2010 ADA Standards §308 2010 ADA Standards §309

Section 1.6

Applicable Requirements Checklist

ID / status	Requirement and verification	Governing references
PR-SIGN-01 CLARIFICATION / COORDINATION	**Permanent room ID signs: raised characters + Braille; mounted on latch side of door, 48"–60" baseline to character height; 18"×18" clear floor space at sign.** Verification method: Document coordination review *Reviewer note: Provide a signage schedule with permanent room identification, tactile characters, Braille, mounting heights, and clear floor space at each sign.*	2010 ADA Standards §216 2010 ADA Standards §703 ICC A117.1-2009 §703
PR-SIGN-02 CLARIFICATION / COORDINATION	**Directional / informational signage uses visual character requirements (height, contrast, finish).** Verification method: Document coordination review *Reviewer note: Provide visual-character criteria for all directional and informational signs.*	2010 ADA Standards §703.5
PR-SIGN-03 CLARIFICATION / COORDINATION	**International Symbol of Accessibility (ISA) at: accessible entrance(s) where main entrance is not accessible; accessible parking; accessible toilet rooms; assistive listening systems; areas of refuge.** Verification method: Document coordination review *Reviewer note: Confirm the International Symbol of Accessibility at each location required by the final entrance, toilet, and egress configuration.*	2010 ADA Standards §216
PR-SIGN-04 CLARIFICATION / COORDINATION	**Stairway and floor-level identification signs, including visual characters, raised characters, and Braille at each floor landing as required by NYC BC §1023.9 and ICC A117.1.** Verification method: Document coordination review *Reviewer note: Provide stair identification signage details for every stair and floor.*	2022 NYC BC Ch. 10 §1023.9 ICC A117.1-2009 §703
PR-SIGN-05 CLARIFICATION / COORDINATION	**Floor identification signs at elevator landings (raised characters + Braille).** Verification method: Document coordination review *Reviewer note: Provide tactile/Braille floor-identification signage at every elevator landing.*	2010 ADA Standards §703.4.1

Section 1.7

ID / status	Requirement and verification	Governing references
PR-VA-01 CLARIFICATION / COORDINATION	**Visible fire alarm appliances in common areas (corridors, lobby, public spaces) per NFPA 72.** Verification method: Drawing / specification review *Reviewer note: Fire alarm work is filed separately and was not included. Submit visible-notification appliance layouts and specifications for common areas and designated sensory units.*	NFPA 72 various 2022 NYC BC Ch. 9 §907

Accessibility Remediation Matrix

This matrix consolidates the accessibility items requiring remediation or clarification, the governing reference for each, and the recommended design-team response. Row statuses reflect the review round in which this report was issued.

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
1	4	—	ADA 2010 §403.3	Site / Approach	Slope	Provide coordinated civil/site grading with a continuous accessible-route trace, spot elevations, running slopes, cross slopes, and ramp details where any segment exceeds 1:20.	A-100.00 coordinated civil/ site sheets	Running and cross-slope dimensions are not included in the reviewed architectural subset. Provide coordinated civil/ site grading and accessible-route slope annotations.	Open
2	4	—	ADA 2010 §403.5.1	Site / Approach	Clear Width	Add a continuous dimensioned accessible-route trace demonstrating the required clear width from the public way through entrances, common areas, all residential floors, and each distinct unit type.	A-100.00 A-109.00 to A-124.00	Reviewed plans show generally generous circulation, but a continuous dimensioned 36-inch minimum route trace was not provided for every floor and unit type.	Open
3	4	—	ADA 2010 §302	Site / Approach	Missing Specification	Add a coordinated finish and threshold schedule confirming stable, firm, slip-resistant surfaces and compliant treatment of every change in level along accessible routes.	A-100.00 A-109.00 to A-124.00 A-401.00	Floor-finish slip resistance and all changes in level are not fully specified in the reviewed package. Confirm in finish and threshold details.	Open
4	4	—	ADA 2010 §406	Site / Approach	Missing Dimension	Provide coordinated civil/public-way drawings showing the sidewalk transition, curb-ramp geometry, running and cross slopes, detectable warnings, and the accessible connection to the principal entrance.	A-100.00 coordinated civil/ public-way sheets	No on-site parking is proposed. Public-way curb-ramp and detectable-warning conditions are not sufficiently documented in the submitted architectural subset.	Open
5	4	—	ADA 2010 §206.4.1	Entrance	Documentation	Add an entrance schedule identifying every public entrance, its use, accessibility status, and the calculation demonstrating the required accessible-entrance percentage.	A-100.00 A-109.00 to A-111.00	Provide an entrance schedule identifying every public entrance and demonstrating the required accessible-entrance percentage.	Open

Accessibility Remediation Matrix

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
6	4	—	ADA 2010 §216.6	Entrance	Signage	Identify every public entrance and add directional signage at any inaccessible entrance where required, coordinated with the final signage schedule.	A-100.00 A-109.00 to A-111.00 signage schedule	The primary accessible entrance appears to be the principal entrance. Confirm whether any other public entrance requires directional signage.	Open
7	4	—	ICC A117.1 §404.2.4	Entrance	Missing Dimension	Dimension the required level landing and maneuvering clearances on both sides of each applicable entrance door on enlarged plans.	A-109.00 to A-111.00	Reviewed plans show level approach areas, but 60-by-60-inch landing dimensions are not consistently called out at each applicable entrance.	Open
8	4	—	ADA 2010 §404.2.6	Entrance	Maneuvering Clearance	Provide enlarged vestibule plans dimensioning the clear separation between opposing door swings and all required door maneuvering clearances.	A-109.00 to A-111.00	Dimension the clear vestibule depth between opposing door swings on an enlarged entrance plan.	Open
9	4	—	NYC BC Ch. 10 §1010.1.4	Entrance	Missing Specification	Identify the final entrance hardware and automatic-door-operator provisions, including actuator location, mounting height, clear floor space, and operating sequence where required.	A-109.00 to A-111.00 A-401.00	A power operator is not clearly identified in the reviewed package. Confirm the final entrance hardware and applicable HPD/NYC requirement.	Open
10	4	—	NYC BC Ch. 10 §1020	Corridor	Turning Space	Dimension a continuous 44-inch minimum clear corridor and provide a compliant turning circle or T-turn at each corridor end and other required reversal locations.	A-109.00 to A-124.00	Verify a continuous 44-inch minimum clear corridor and provide a 5-foot turning circle or compliant T-turn at each corridor end, consistent with the HPD Round 1 comment.	Open
11	4	—	ADA 2010 §404.2.3	Common Area	Clear Width	Provide a coordinated door schedule listing leaf size, calculated clear opening, frame, hardware set, threshold, closer, and accessibility designation for every door on an accessible route.	A-401.00 A-109.00 to A-124.00	The reviewed subset does not include a complete door schedule with calculated clear widths. Provide schedule and typical details.	Open

Accessibility Remediation Matrix

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
12	4	—	ICC A117.1 §404.2.3.2	Common Area	Maneuvering Clearance	Add push- and pull-side maneuvering-clearance overlays at every door on an accessible route, including entrances, common areas, dwelling units, and public toilet rooms.	A-109.00 to A-124.00 A-401.00	Door maneuvering-clearance overlays are not demonstrated at every door on the accessible route. Add push/pull approach clearances to plans.	Open
13	4	—	ADA 2010 §404.2.5	Common Area	Missing Specification	Provide coordinated threshold profiles and heights at entrances, dwelling units, balconies, common rooms, and other accessible-route openings.	A-401.00 applicable floor plans	Threshold heights and profiles are not included. Provide entrance, unit, balcony, and common-room threshold details.	Open
14	4	—	ADA 2010 §404.2.7	Common Area	Missing Specification	Provide the complete hardware schedule confirming accessible operating hardware, mounting heights, access-control devices, and hardware coordination for each accessible door.	A-401.00 hardware specifications	Provide the door hardware schedule confirming accessible lever/push hardware and mounting heights.	Open
15	4	—	ADA 2010 §404.2.8	Common Area	Missing Specification	Add door-opening-force and closer-timing requirements to the hardware specifications and verify final operation during submittal and field review.	A-401.00 hardware specifications	Door opening force and closer timing require hardware specifications and operational verification; they are not demonstrated by the architectural plans.	Open
16	4	—	ICC A117.1 §404.2.11	Common Area	Missing Specification	Identify each door with a vision panel and dimension the lowest glazed opening to demonstrate compliance.	A-401.00 door elevations	Where vision panels are provided, confirm the lowest glazed panel meets the applicable height. The reviewed set does not schedule this condition.	Open
17	4	—	ADA 2010 §504	Stairs	Missing Dimension	Provide complete stair plans, sections, and handrail details showing both rails, mounting height, extensions, continuity, clearances, and gripping profile.	A-400.00	Stair handrail plans, elevations, extensions, and gripping profiles are not fully included in the reviewed subset.	Open

Accessibility Remediation Matrix

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
18	4	—	NYC BC Ch. 10 §1011.7.4	Stairs	Missing Specification	Specify the contrasting stair-nosing strip material, dimensions, location, and visual contrast for every required stair.	A-400.00 finish specifications	Contrasting stair-nosing strips are not clearly specified. Confirm finish, location, and contrast.	Open
19	4	—	ADA 2010 §407.4	Elevator	Documentation	Submit the approved separate elevator filing and shop drawings confirming cab dimensions, door clear width, approach clearances, and service to all required floors.	A-402.00 separate elevator filing	Elevator work is filed under a separate application. Submit the approved elevator shop drawings confirming cab size and door clearance.	Open
20	4	—	ADA 2010 §407.2.1	Elevator	Signage	Submit elevator hall-call, jamb designation, tactile/Braille, and mounting-height details for every landing.	A-402.00 separate elevator filing	Elevator work is filed separately. Submit jamb designation, hall-call button, and tactile/Braille details.	Open
21	4	—	ADA 2010 §407.4.6	Elevator	Reach Range	Submit car-control layouts identifying accessible buttons, tactile/Braille markings, emergency communication, and compliant reach ranges.	A-402.00 separate elevator filing	Elevator work is filed separately. Submit car-control reach-range and tactile/Braille details.	Open
22	4	—	ADA 2010 §407.2.2	Elevator	Documentation	Submit audible and visible hall-signal and car-position-indicator specifications for every elevator landing and cab.	A-402.00 separate elevator filing	Elevator work is filed separately. Submit audible and visible hall-signal specifications.	Open
23	4	2026-KOW-PR-R1-001	HPD Project-Level Unit Distribution; Z-001	Unit	Documentation	Coordinate the current HPD Z-001, DOB filing, HPD/AHRA/PCAS workbooks, and next response; resolve all three bedroom mixes, confirm the ELLA affordability distribution, confirm whether federal assistance is present, and revise the accessible-unit distribution if required.	Z-001.00 Z-003.00 HPD Project Workbook	Location: Current HPD resubmission Z-001; DOB-approved Z-001; HPD Round 1 workbook; accessible-unit schedule — Reconcile the three conflicting bedroom mixes, ELLA affordability schedule, and the absence of studios from the ten designated units.	Open

Accessibility Remediation Matrix

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
24	4	—	FHA Design Manual Ch.3	Common Area	Coordination	Provide coordinated enlarged plans, equipment schedules, and product data for each common-use space so every required feature can be verified on an accessible route.	A-109.00 to A-111.00 A-506.00	Common-use spaces are identified and connected by the building circulation system, but several feature-specific details and equipment submittals remain open as separate findings.	Open
25	4	—	FHA Design Manual Ch.4	Unit	Clear Width	Provide a unit door schedule and type-by-type verification demonstrating the required clear width at every covered entrance, passage, bedroom, and bathroom door.	A-111.00 to A-124.00 A-401.00	Provide a complete door schedule and unit-type verification demonstrating 32-inch clear width at every covered room and bathroom door.	Open
26	4	—	FHA Design Manual Ch.5	Unit	Missing Dimension	Add a continuous dimensioned accessible-route trace through every distinct dwelling-unit type and mirrored variant, including required rooms, doors, and usable spaces.	A-111.00 to A-124.00	Unit plans show clearance circles and accessible circulation concepts, but a complete dimensioned route trace for every unit type was not provided.	Open
27	4	—	FHA Design Manual Ch.6	Unit	Reach Range	Submit coordinated electrical and low-voltage device elevations showing mounting heights and unobstructed or obstructed reach ranges for all controls in every unit type.	E-102.00 to E-105.00 unit elevations	Electrical and low-voltage device elevations are not included. Confirm all switches, receptacles, thermostats, intercoms, and controls within applicable reach ranges.	Open
28	4	—	FHA Design Manual Ch.7	Unit — Bathroom	Coordination	Coordinate reinforcement and blocking plans for every bathroom type, identifying the location and extent required for future grab bars and accessories.	A-500.00 to A-502.00	Bathroom reinforcement is indicated in portions of the set, but HPD identified missing or uncoordinated grab-bar and reinforcement information across multiple unit/bath types.	Open

Accessibility Remediation Matrix

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
29	4	—	FHA Design Manual Ch.7	Unit — Bathroom	Coordination	Coordinate every bathroom plan and elevation with finished-surface dimensions, fixture clearances, door swing, reinforcement, removable cabinetry, and required maneuvering space.	A-500.00 to A-502.00	Bathroom plans include clear-floor-space and maneuvering diagrams, but enlarged plans/elevations remain incompletely coordinated with the unit plans.	Open
30	1	2026-KOW-PR-R1-005	ADA 2010 §228.2	Common Area	Reach Range	Provide a minimum 1/2-inch-scale mailbox plan and elevation with unit assignments, mounting heights, reach ranges, clear floor spaces, and manufacturer cut sheets.	A-109.00 to A-111.00 mailbox elevations	Location: First-floor lobby/mail area — Provide an enlarged mailbox plan and elevation showing mailbox counts, 30-by-48-inch clear floor spaces, and accessible reach range for every tenant mailbox.	Open
31	1	2026-KOW-PR-R1-006	ADA 2010 §305	Common Area	Reach Range	Identify the governing parcel-locker quantity criterion and submit final locker counts, enlarged plans/elevations, reach-range dimensions, clear floor spaces, and manufacturer cut sheets.	A-109.00 to A-111.00 parcel-locker elevations	Location: First-floor mail/package area — Provide the governing program quantity, final parcel-locker count, accessible reach ranges, clear floor spaces, operable hardware, and manufacturer information.	Open
32	1	2026-KOW-PR-R1-007	ADA 2010 §214	Laundry	Missing Specification	Submit washer and dryer cut sheets, identify the accessible machines on A-506, and add mounting/control-height and approach-clearance details. Also document the accessible folding counter.	A-506.00 laundry equipment submittals	Location: Common laundry; sheet A-506 — The laundry plan shows wheelchair approach zones, but appliance models, control heights, door operation, and at least one accessible washer and dryer are not documented.	Open
33	4	—	ICC A117.1 §902	Laundry	Clearance	Provide a folding-counter plan and elevation demonstrating the required work-surface height, clear floor space, and knee/toe clearance.	A-506.00	Provide a folding-counter elevation demonstrating a 34-inch maximum work surface and required knee/toe clearance.	Open

Accessibility Remediation Matrix

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
34	4	—	ADA 2010 §226	Amenity	Clearance	Provide the final community/recreation-room furniture plan identifying an accessible route, wheelchair seating locations, accessible tables, and required clear floor spaces.	A-109.00 to A-111.00 furniture plan	The recreation/community room is on the accessible circulation system; provide final furniture layout and accessible table seating/ clearances.	Open
35	1	2026-KOW-PR-R1-011	ADA 2010 §213	Public Restroom	Missing Dimension	Provide enlarged dimensioned plans and elevations for every public/common toilet type, coordinated with the door schedule, plumbing fixtures, accessories, finishes, grab-bar reinforcement, and signage.	A-110.00 to A-111.00 enlarged public-toilet details	Location: Public/common single-user toilet rooms — Enlarged public/common single-user toilet details are missing. Provide door maneuvering, water-closet, lavatory, grab-bar, mirror, accessory, and finish dimensions.	Open
36	4	—	ADA 2010 §604	Public Restroom	Clearance	Provide an enlarged public-toilet plan dimensioning the water-closet centerline, clear floor space, transfer side, seat height, and door-swing relationship.	A-110.00 to A-111.00 enlarged public-toilet details	The common-toilet water-closet clear floor space, centerline, and seat-height dimensions are not demonstrated; include them in the enlarged toilet details.	Open
37	4	—	ADA 2010 §604.5	Public Restroom	Mounting Height	Provide rear and side grab-bar elevations showing lengths, mounting heights, spacing, and coordinated wall reinforcement.	A-110.00 to A-111.00 enlarged public-toilet details	Rear and side grab-bar lengths, mounting heights, and wall reinforcement are not demonstrated for the common toilet; include them in the enlarged details.	Open
38	4	—	ADA 2010 §606	Public Restroom	Clearance	Provide a lavatory elevation showing rim height, knee/toe clearance, pipe protection, faucet type, and compliant clear floor space.	A-110.00 to A-111.00 enlarged public-toilet details	Common-toilet lavatory height, knee/toe clearance, pipe protection, and faucet operation are not demonstrated.	Open
39	4	—	ADA 2010 §603.3	Public Restroom	Mounting Height	Dimension the mirror mounting height to the bottom edge of the reflecting surface on the enlarged public-toilet elevation.	A-110.00 to A-111.00 enlarged public-toilet details	Common-toilet mirror mounting height is not demonstrated.	Open

Accessibility Remediation Matrix

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
40	4	—	ADA 2010 §308	Public Restroom	Reach Range	Locate every public-toilet accessory on plans/elevations and dimension operable-part heights and clear floor spaces within the applicable reach ranges.	A-110.00 to A-111.00 enlarged public-toilet details	Common-toilet accessory locations and operable-part reach ranges are not demonstrated.	Open
41	4	—	ADA 2010 §216	Signage	Signage	Provide a complete signage schedule with tactile/Braille content, character specifications, mounting location and height, and required clear floor space.	Signage schedule A-109.00 to A-402.00	Provide a signage schedule with permanent room identification, tactile characters, Braille, mounting heights, and clear floor space at each sign.	Open
42	4	—	ADA 2010 §703.5	Signage	Signage	Add visual-character criteria for all directional and informational signage, including size, height, contrast, finish, and viewing distance.	Signage schedule	Provide visual-character criteria for all directional and informational signs.	Open
43	4	—	ADA 2010 §216	Signage	Signage	Identify every required International Symbol of Accessibility location and coordinate the symbols with the final entrance, toilet, elevator, and egress configuration.	Signage schedule applicable plans	Confirm the International Symbol of Accessibility at each location required by the final entrance, toilet, and egress configuration.	Open
44	4	—	NYC BC Ch. 10 §1023.9	Signage	Signage	Provide stair-identification signage details for every stair and floor, including tactile/Braille content and mounting location.	A-400.00 signage schedule	Provide stair identification signage details for every stair and floor.	Open
45	4	—	ADA 2010 §703.4.1	Signage	Signage	Provide tactile/Braille floor-identification signage at every elevator landing and coordinate it with the separate elevator filing.	A-402.00 signage schedule separate elevator filing	Provide tactile/Braille floor-identification signage at every elevator landing.	Open
46	4	—	NFPA 72 / NYC BC Ch. 9 §907	Egress	Coordination	Submit the separate fire-alarm drawings and specifications for accessibility coordination, showing visible-notification coverage in common areas and designated hearing/vision units.	Separate fire-alarm filing designated units	Fire alarm work is filed separately and was not included. Submit visible-notification appliance layouts and specifications for common areas and designated sensory units.	Open

Accessibility Remediation Matrix

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
47	4	—	Local Law 30 Universal Design Features	Common Area	Missing Dimension	Provide a continuous route and door-clearance overlay for every distinct rental-unit type and mirrored variant, coordinated with the final door and hardware schedule.	A-111.00 to A-124.00 A-401.00	Provide a continuous unit-type route and door-clearance overlay for every rental unit, coordinated with the final door schedule and hardware sets.	Open
48	1	2026-KOW-PR-R1-008	Local Law 30 Universal Design Features	Unit — Bathroom	Coordination	Revise every bathroom type and corresponding unit plan to demonstrate Local Law 30 compliance; if Section 504 applies, also demonstrate UFAS compliance for mobility units. Provide complete blocking, grab-bar, fixture, clearance, removable-cabinet, finished-surface, and tub-seat details plus the requested cut sheet.	A-500.00 to A-502.00	Location: All dwelling-unit bathroom types; sheets A-500 through A-502 — Local Law 30 bathroom features are not fully coordinated across all bathroom types. Provide removable base-cabinet details, finished concealed surfaces, and complete grab-bar/reinforcement layouts.	Open
49	1	2026-KOW-PR-R1-009	Local Law 30 Universal Design Features	Unit — Kitchen	Coordination	Revise all affected kitchen plans, elevations, and millwork sections to demonstrate Local Law 30 compliance. If Section 504 applies, identify each UFAS-compliant work surface and remove ambiguous alternatives. Coordinate removable bases, plumbing, finishes, countertop attachment, appliances, and clearances.	A-503.00 to A-505.00	Location: All dwelling-unit kitchen types; sheets A-503 through A-505 — Kitchen details retain an ambiguous 34-inch maximum or 36-inch AFF note. Mobility-unit counters must be unambiguously detailed at 34 inches maximum, with removable bases and adaptable work surfaces coordinated across all affected types.	Open
50	1	2026-KOW-PR-R1-010	Local Law 30 Universal Design Features	Unit	Reach Range	Submit electrical and low-voltage plans/elevations with mounting heights and reach-range overlays for every unit type. Coordinate counter-depth and obstruction conditions with the architectural kitchen and bathroom details.	E-102.00 to E-105.00 unit elevations	Location: All 138 rental dwelling units — Electrical and low-voltage drawings/ device elevations were not submitted. Demonstrate accessible reach ranges for all controls in every rental unit, including obstructed reaches at counters.	Open

Accessibility Remediation Matrix

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
51	4	—	NYC BC Ch. 11 §1107.6.2 and 1107.7	Unit	Documentation	Revise the controlling unit schedule to identify all 138 units as Type B+NYC unless a specific Section 1107.7 reduction is cited; coordinate every designation with the applicable unit plans and details.	Z-001.00 Z-003.00 A-111.00 to A-124.00	Treat all 138 dwelling units as Type B+NYC for this review. Add one controlling schedule that explicitly identifies each unit and any claimed Section 1107.7 reduction; no reduction is accepted without a cited basis and coordinated unit details.	Open
52	4	—	NYC BC Ch. 11 §1107.2.1	Unit	Missing Dimension	Add a continuous dimensioned Type B+NYC route overlay for every distinct unit type and mirrored variant, covering required rooms, doors, storage, laundry, and outdoor areas.	A-111.00 to A-124.00	The plans show accessible-route concepts, but do not provide a continuous dimensioned route trace for every distinct unit type and mirrored variant. Add coordinated overlays covering required rooms, doors, storage, laundry, and outdoor areas.	Open
53	4	—	NYC BC Ch. 11 §1107.2.2	Unit — Bathroom	Coordination	Revise and coordinate every Type B+NYC bathroom type to show the route, finished clearances, operable parts, compliant fixtures, reinforcement/grab-bar provisions, and removable or adaptable features.	A-500.00 to A-502.00	Type B+NYC bathroom information is only partially coordinated. Revise every bathroom type to show the route, clearances, operable parts, reinforcement/grab-bar provisions, compliant fixtures, removable features, and finished-surface dimensions.	Open
54	4	—	NYC BC Ch. 11 §1107.2.3	Unit — Kitchen	Coordination	Revise and coordinate every Type B+NYC kitchen type and mirrored variant to show required clearances, appliance and fixture clear floor spaces, operable parts, removable bases, and adaptable work surfaces.	A-503.00 to A-505.00	Type B+NYC kitchen information is only partially coordinated. Revise every kitchen type and mirrored variant to show required clearances, fixture and appliance clear floor spaces, operable parts, removable bases, and adaptable work surfaces.	Open

Accessibility Remediation Matrix

#	Priority	Finding	Reference	Area	Type	Recommended Remediation	Sheet	Comments	Status
55	4	—	NYC BC Ch. 11 §1107.2.4 through 1107.2.8	Unit	Coordination	Provide a coordinated Type B+NYC schedule for controls, windows, storage, and front-loading laundry equipment where provided, and document whether any multistory, raised, or sunken unit conditions occur.	A-111.00 to A-124.00 A-401.00 electrical/unit elevations	Provide a coordinated Type B+NYC schedule for controls, windows, storage, and front-loading laundry equipment where provided. Confirm that no multistory, raised, or sunken dwelling-unit conditions require additional treatment.	Open

Items Reviewed and Confirmed

Checklist Item	Description	Reviewer note
PR-ROUTE-01	At least one accessible route is provided from each accessible building entrance to public streets, sidewalks, public transportation stops, accessible parking, and passenger loading zones.	Confirmed on the first-floor plan: a step-free route connects the public sidewalk, primary residential entrance, lobby, elevators, and residential circulation.
PR-ELEV-01	Where elevators are provided, at least one elevator on each accessible route serves all stories.	Confirmed: two passenger elevators connect the cellar and all residential stories shown in the reviewed plans.
PR-FHA-01	FHA Requirement 1 — Accessible building entrance on accessible route.	Confirmed on the reviewed site/first-floor plans: the principal residential entrance is on an accessible route from the public sidewalk.
PR-FHA-07	FHA Requirement 7a — Usable kitchens: 40" minimum clearance between opposing base cabinets/walls/ appliances/fixtures (60" in U-shaped kitchens with sink/ range at base).	Confirmed for geometric clearance: reviewed kitchen plans depict required aisle clearances and wheelchair approach zones. Counter height and adaptability remain open under the Local Law 30 kitchen finding.
PR-COMM-01	Lobby: accessible route from entrance to all common-use elements; clear floor space at concierge/security desk.	Confirmed on the reviewed first-floor plan: the lobby is connected to the accessible entrance and elevator circulation and includes wheelchair maneuvering space.
PR-BIKE-01	Bicycle storage: accessible route to room; sample of accessible bike racks if mechanical lifts proposed.	Confirmed: the plans identify 70 bicycle spaces, including seven accessible spaces in Bicycle Room No. 2, connected to the building circulation route.
PR-TRASH-01	Accessible route to trash room / chute on each floor; chute door operable per ADA 404 (5 lb max force, lever hardware).	Confirmed on A-506: the refuse-room layout identifies required floor area, a wheelchair approach zone, and accessible door-opening position. Confirm hardware force during submittal/field review.

Review Notes

The compliant determinations above are limited to the specific scope visible in the reviewed documents and do not constitute approval of an entire assembly or unit type. The current drawing subset also shows useful accessibility coordination, including wheelchair turning and approach overlays, removable sink/work-surface base cabinets, an accessible refuse-room approach, and designated accessible bicycle spaces. The submitted Frigidaire FFTR2045VS/ VW/VB/VD refrigerator and FCFE3062AB/AS/AW front-control electric range are identified by the manufacturer as ADA compliant. The FMOS1746BS microwave cut sheet does not include an ADA-compliance statement; its mounting, controls, reach range, and adjacent clear floor space require coordinated plan and submittal review. Open findings and reviewer comments govern wherever they qualify these observations.

Documents Requested / Next Submission

Document	Status	Comments / Request
Complete architectural drawing set, including plans, elevations, sections, enlarged plans, details, schedules, and accessibility sheets	Partial	Received the 51-sheet DOB-approved set and a 34-sheet HPD resubmission subset. Provide the complete coordinated next-submission set with all revised plans, elevations, details, schedules, renderings, and the architect's response matrix.
Civil/site plans showing accessible routes, curb ramps, parking, passenger loading zones, grading, slopes, and exterior amenities	Partial	Architectural site/approach information is present, but civil grading, public-way transitions, route slopes, curb-ramp details, and detectable-warning information are incomplete. Provide coordinated civil/site sheets.
Specifications / Project Manual, including accessibility-related products, hardware, signage, plumbing fixtures, elevators, lifts, and specialties	Partial	Received only an 8-page appliance cut-sheet package for the refrigerator, microwave, and range. Provide the full project manual and accessibility-related cut sheets for doors/hardware, signage, fixtures, elevators, laundry, mail/parcel equipment, tub seats, and remaining appliances.
Project narrative describing use, occupancy, construction type, funding sources, residential unit count, common spaces, and public accommodation areas	Partial	Project use and unit data can be assembled from the submitted drawings and HPD workbook, but no controlling narrative resolves the three unit schedules, ELLA affordability distribution, federal funding trigger, secondary HPD program, or complete common-area scope.
Architect's Certification of Compliance confirming plans and design meet applicable codes, zoning, ADA, FHA, Section 504, and local accessibility requirements	Requested	Provide the architect's signed accessibility certification and a point-by-point written response to every HPD Round 1 comment and every finding in this report.
Unit mix and accessible unit distribution matrix, including mobility and sensory unit counts where Section 504 applies	Partial	Provide one controlling 138-unit schedule reconciling the current HPD Z-001 mix of 24 studios/67 one-bedroom/47 two-bedroom units, the HPD Round 1 workbook mix of 25/66/47, and the DOB-approved Z-001 mix of 25/63/50. Reconcile affordability and explain or revise the absence of studios from the ten designated mobility/hearing-vision units.
Accessible route diagrams from public way, parking/loading areas, entrances, amenities, dwelling units, and required egress/refuge areas	Partial	Accessible route concepts and clearances appear on portions of the plans, but no continuous dimensioned trace covers the public way, entrances, all floors, every unit type, amenities, and egress/refuge interfaces.
Door, hardware, threshold, and access control schedules for accessible routes and covered units	Partial	Door information is incomplete for a full accessibility review. Provide the coordinated door, frame, hardware, threshold, access-control, clear-width, maneuvering-clearance, force, and closer schedule.
Bathroom and kitchen enlarged plans/elevations for accessible, Type A, Type B, FHA-covered, and adaptable units	Partial	Enlarged bathroom and kitchen sheets were received, but HPD-identified coordination gaps remain. Provide fully revised details for every FHA, Type B+NYC, Local Law 30, mobility, and hearing/vision unit type.
Common area / amenity plans including lobby, leasing office, mail/parcel, laundry, fitness, community room, roof/terrace, trash, storage, and restrooms	Partial	Common-area plans were received, but enlarged mail/parcel plans, common toilet details, laundry equipment details, final furniture layouts, and accessibility-specific elevations remain incomplete.
Elevator or lift cut sheets and code analysis, including service to floors and accessible cab/control compliance	Requested	Elevators are filed under a separate application. Provide approved elevator drawings and cut sheets covering cab size, doors, controls, call buttons, tactile/Braille designations, signals, and service to all floors.

Documents Requested / Next Submission

Document	Status	Comments / Request
Signage and wayfinding schedule, including tactile/ Braille signage and assisted listening requirements where applicable	Requested	Provide the complete signage and wayfinding schedule, including tactile/Braille room and stair signs, elevator floor identification, visual-character criteria, and ISA locations.
Survey, zoning, permit, DOB filing, agency accessibility comments, or prior accessibility review comments	Partial	Received zoning sheets, the DOB-approved architectural set, and HPD Round 1 comments. Provide any controlling survey/civil set, current DOB amendment/filing record, and the complete agency resubmission package.
Funding/regulatory documentation confirming LIHTC, HOME, CDBG, HUD, HPD, HDC, Section 8, or other accessibility-triggering program requirements	Partial	Provide the complete funding and regulatory package. Confirm the HPD Project ID, ELLA and any secondary program, city assistance, and whether federal financial assistance applies. If Section 504 applies, confirm UFAS as the governing technical standard for this review or identify the expressly approved permitted alternative.
Prior accessibility reports, owner/developer accessibility standards, lender requirements, or agency design guidelines	Received	Received the HPD BLDS Round 1 review/comment package on July 30, 2026; the internal drawing title is dated March 27, 2026. No separate owner, lender, or prior third-party accessibility standard was provided.
Updated AHRA / HPD New Construction Guidelines workbooks and written architect response	Requested	Provide completed current workbooks with all prior HPD entries revised, together with a numbered response to every HPD Round 1 comment and this report's findings.
Current PCAS with accessible-unit designations and distribution	Requested	Provide the current PCAS identifying units 102, 210, 309, 508, 710, 908, 1010, 105, 707, and 1112, including bedroom count, floor, affordability, view, and amenity distribution. Explain or revise the absence of studios and, if Section 504 applies, demonstrate compliant UFAS distribution.
Accessibility product submittals and cut sheets	Requested	Provide mailbox and parcel-locker systems, removable in-tub seat, dishwasher, sinks, laundry equipment, accessible microwave solution, plumbing fixtures, door hardware, signage, and all other accessibility-related products.

Round Submission Requirements

Documents Requested / Next Submission

The next submission should be issued as one coordinated accessibility package, not as isolated revised sheets. Include a complete dated drawing set, a numbered response matrix addressing every HPD Round 1 comment and each open finding in this report, updated AHRA/HPD workbooks, the current PCAS, and all referenced product data. Reconcile the three 138-unit bedroom schedules, the ELLA affordability distribution, the absence of studios from the designated-unit schedule, and whether federal financial assistance applies before reissue. If Section 504 applies, use UFAS as the selected technical standard unless the responsible agency expressly approves another permitted standard.

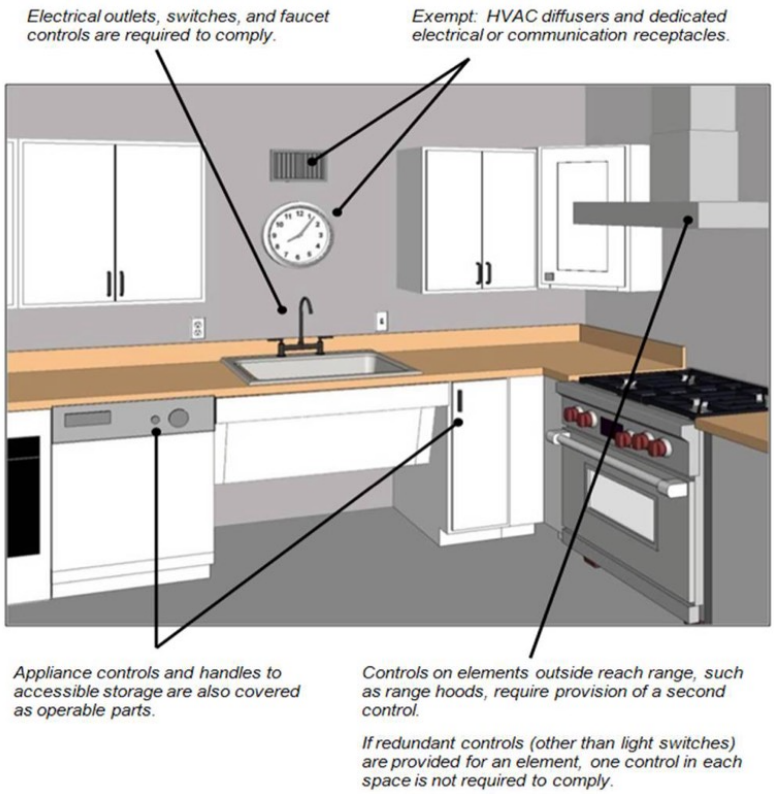
At minimum, the revised package must resolve: (1) mobility-unit bathroom and kitchen coordination; (2) unambiguous accessible counter/work-surface criteria under the applicable standard; (3) hearing/vision notification and intercom provisions; (4) mailbox and parcel-locker counts, governing quantity criteria, reach ranges, and clear floor spaces; (5) enlarged common-toilet details; (6) common-laundry equipment and folding-counter compliance; (7) accessible control/device heights; (8) door, hardware, threshold, elevator, signage, and fire-alarm details; and (9) a continuous dimensioned accessible-route trace from the public way through entrances, vertical circulation, dwelling units, common spaces, and egress interfaces.

Provide final appliance coordination. The FFTR2045VS/VW/VB/VD refrigerator and FCFE3062AB/AS/AW range are identified as ADA compliant, while the FMOS1746BS microwave cut sheet contains no ADA-compliance statement. Demonstrate accessible mounting, controls, reach, and operation for every designated condition, and supply all missing dishwasher, sink, washer/dryer, removable tub-seat, mailbox, parcel-locker, fixture, and accessory cut sheets.

Plan Diagrams and Reference Figures

The following figures were selected for this review to illustrate the cited requirements and the measurement conventions expected on the construction documents.

Figure 1 — Operable Parts & Reach Ranges



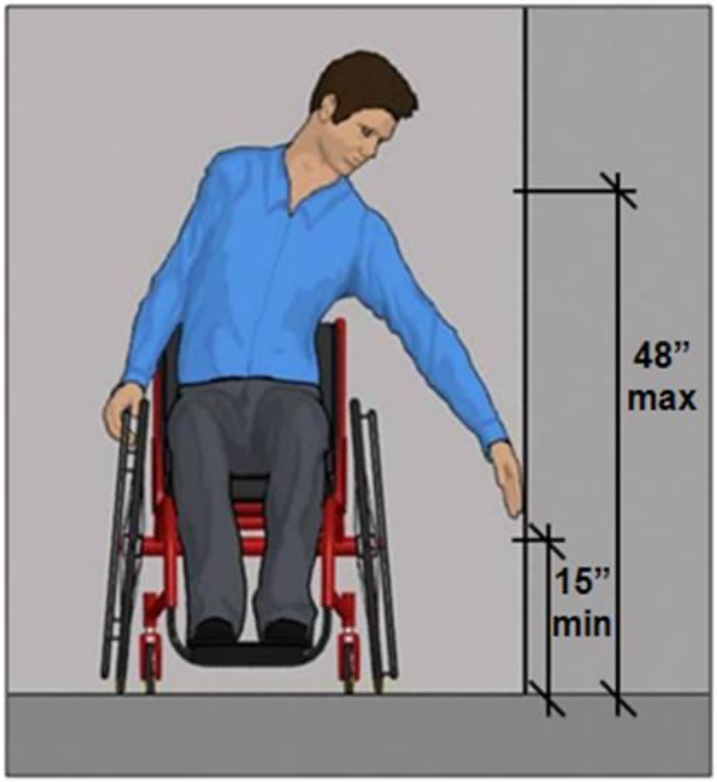
Examples of operable parts in kitchens (faucet controls, outlets, appliance controls, and cabinet handles). Labels and notes: Electrical outlets, switches, and faucet controls are required to comply; Appliance controls and handles to accessible storage are also covered as operable parts; Controls on elements outside reach range, such as range hoods, require provision of a second control; If redundant controls (other than light switches) are provided for an element, one control in each space is not required to comply; Exempt: HVAC diffusers and dedicated electrical or communication receptacles.

Related checklist item: PR-NYC-LL30-03

Figure source: U.S. Access Board, Guide to the ADA Accessibility Standards (public domain). Figures illustrate the referenced technical requirements and do not replace the adopted code or the approved construction documents.

Plan Diagrams and Reference Figures

Figure 2 — Operable Parts & Reach Ranges



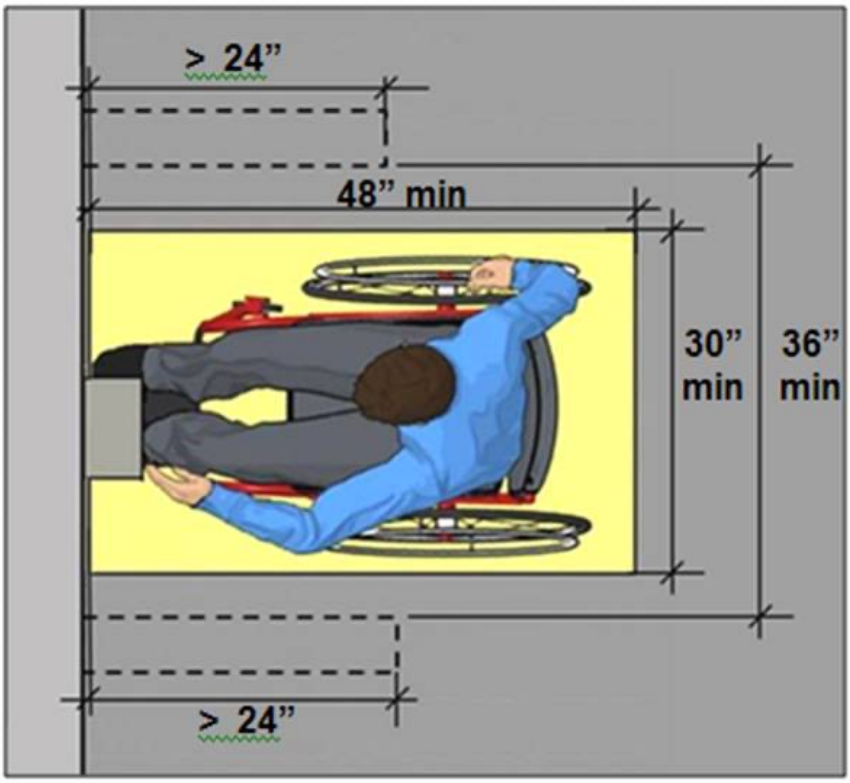
Side reach 15 inches minimum to 48 inches maximum shown in elevation.

Related checklist item: PR-COMM-02

Figure source: U.S. Access Board, Guide to the ADA Accessibility Standards (public domain). Figures illustrate the referenced technical requirements and do not replace the adopted code or the approved construction documents.

Plan Diagrams and Reference Figures

Figure 3 — Operable Parts & Reach Ranges



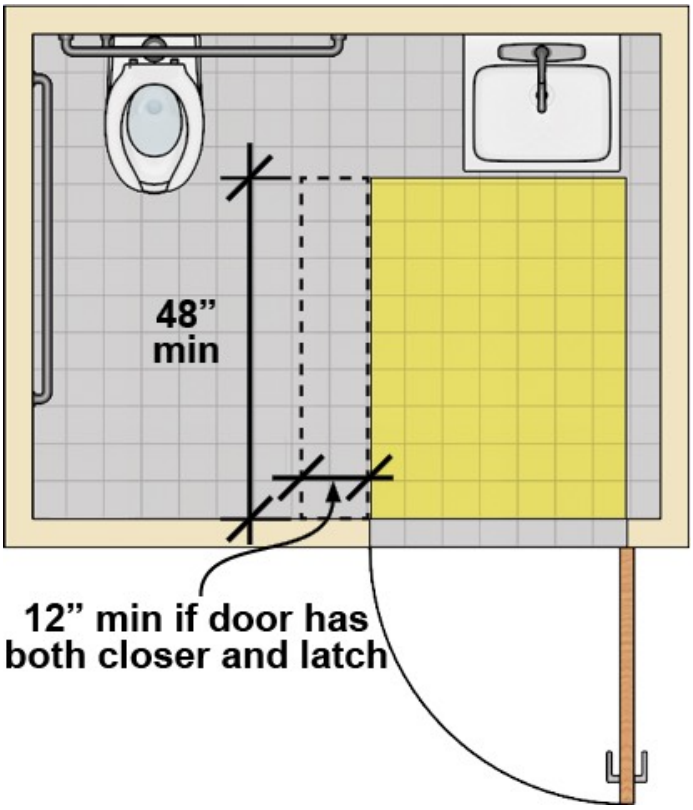
Clear floor space 48 inches minimum long and 30 inches minimum wide (36 inches minimum wide if obstructed on both side more than 24 inches.

Related checklist item: PR-COMM-03

Figure source: U.S. Access Board, Guide to the ADA Accessibility Standards (public domain). Figures illustrate the referenced technical requirements and do not replace the adopted code or the approved construction documents.

Plan Diagrams and Reference Figures

Figure 4 — Toilet Rooms



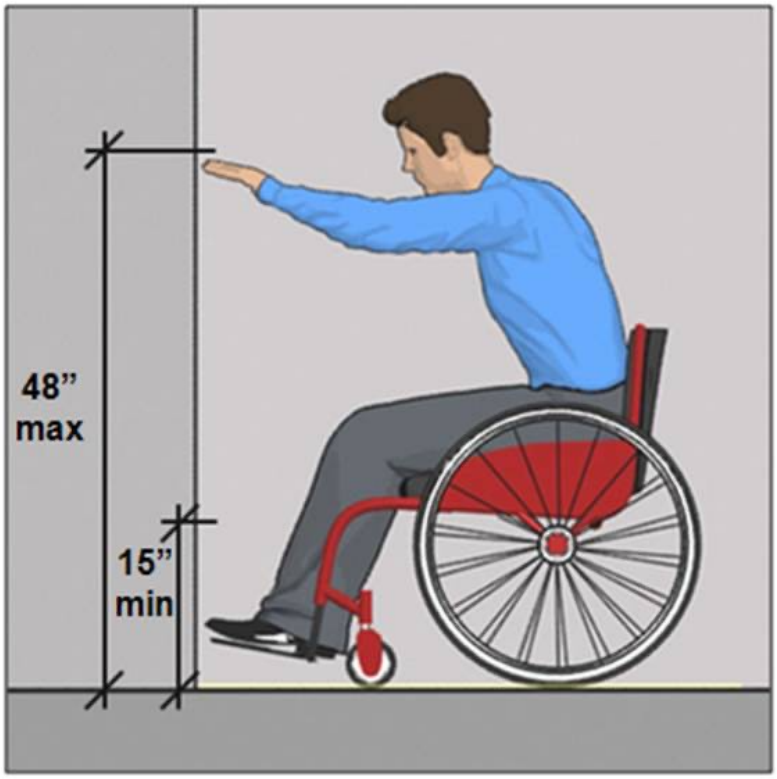
Toilet room with a water closet and an adjacent lavatory. A door opposite the lavatory swings out. The door maneuvering clearance is 48 inches deep and abuts the lavatory. A strike-side clearance 12 inches minimum on the latch side of the door is required if the door has both a closer and a latch.

Related checklist item: PR-PRR-01

Figure source: U.S. Access Board, Guide to the ADA Accessibility Standards (public domain). Figures illustrate the referenced technical requirements and do not replace the adopted code or the approved construction documents.

Plan Diagrams and Reference Figures

Figure 5 — Operable Parts & Reach Ranges



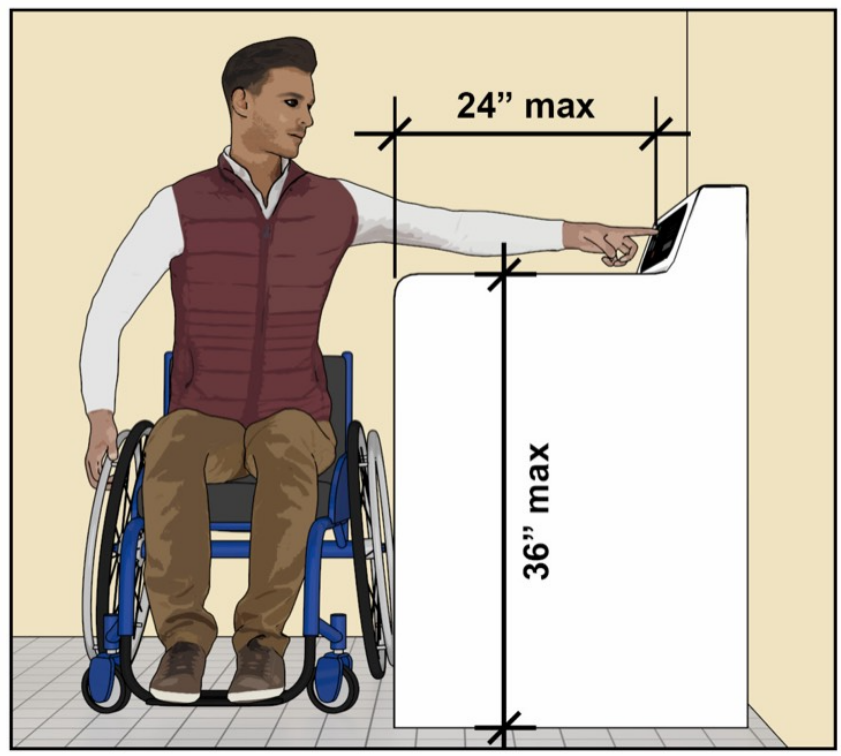
Unobstructed forward reach range 15 inches minimum to 48 inches maximum. shown in side view.

Related checklist item: PR-NYC-LL30-04

Figure source: U.S. Access Board, Guide to the ADA Accessibility Standards (public domain). Figures illustrate the referenced technical requirements and do not replace the adopted code or the approved construction documents.

Plan Diagrams and Reference Figures

Figure 6 — Washing Machines & Dryers



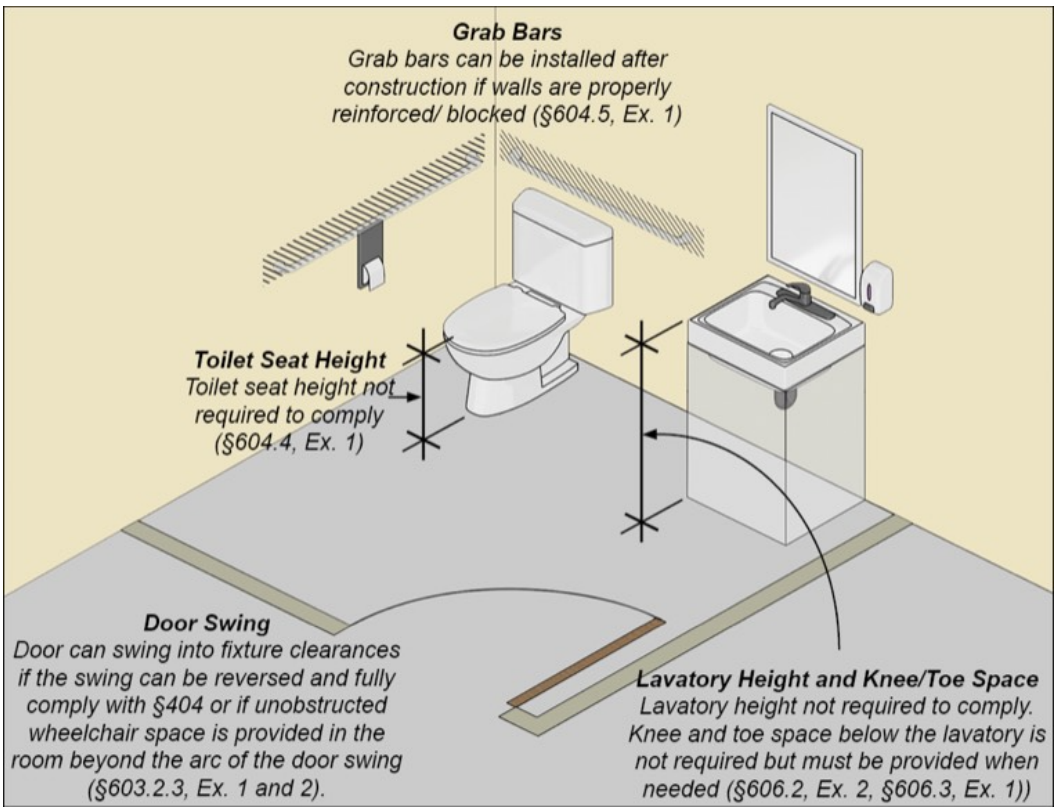
Side-Elevation view of washing machine with a person using a wheelchair positioned for a parallel approach at a top-loading washer and reaching to use rear controls.

Related checklist item: PR-LAUN-01

Figure source: U.S. Access Board, Guide to the ADA Accessibility Standards (public domain). Figures illustrate the referenced technical requirements and do not replace the adopted code or the approved construction documents.

Plan Diagrams and Reference Figures

Figure 7 — Toilet Rooms



Private toilet room with water closet and lavatory. Notes: Grab bars can be installed after construction if walls are properly reinforced/ blocked (§604.5, Ex. 1) Toilet seat height not required to comply (§604.4, Ex. 1) Lavatory height not required to comply knee and toe space below is not required but must be made available when needed (§606.2, Ex. 2, §606.3, Ex. 1)) Door can swing into fixture clearances if the swing can be reversed and fully comply with §404 or if unobstructed wheelchair space is provided in the room beyond the arc of the door swing (§603.2.3, Ex. 1 and 2).

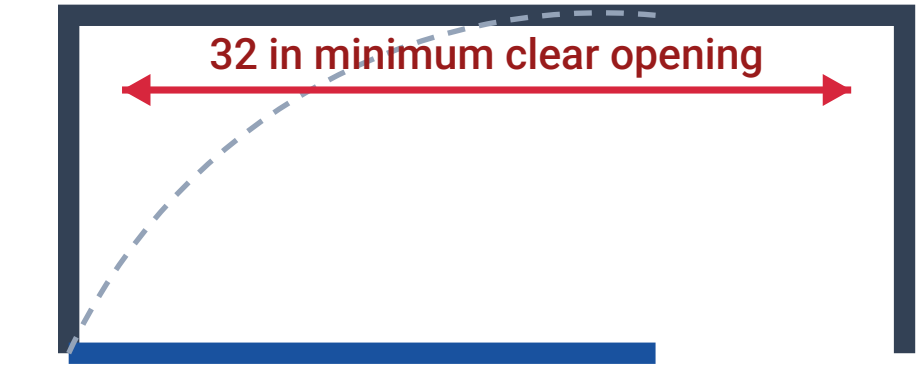
Related checklist item: PR-NYC-LL30-02

Figure source: U.S. Access Board, Guide to the ADA Accessibility Standards (public domain). Figures illustrate the referenced technical requirements and do not replace the adopted code or the approved construction documents.

Accessibility Detail Reference Guides

These original diagrams are plan-review aids for common measurement conventions. They do not replace the adopted code, referenced standard, approved construction documents, or project-specific details.

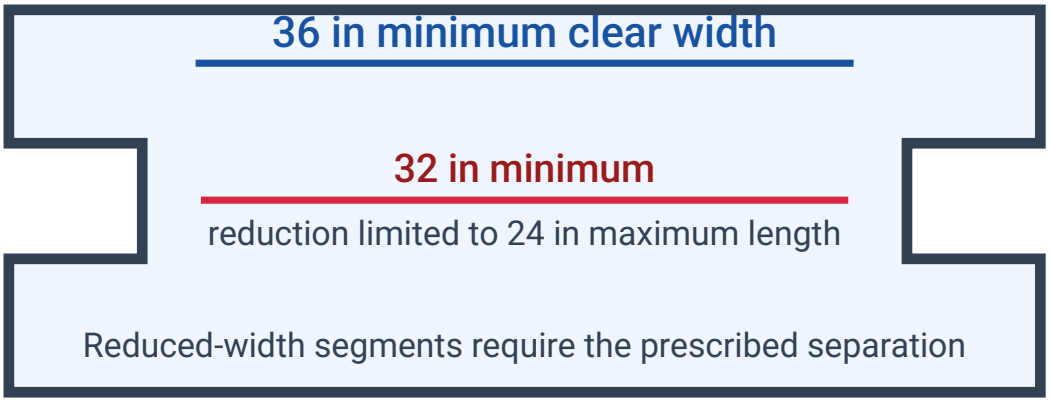
Door clear opening — ADA Standards §404.2.3



Door open 90° · measure face of door to stop

Measure the clear opening between the face of the door and the stop with the door open 90 degrees.

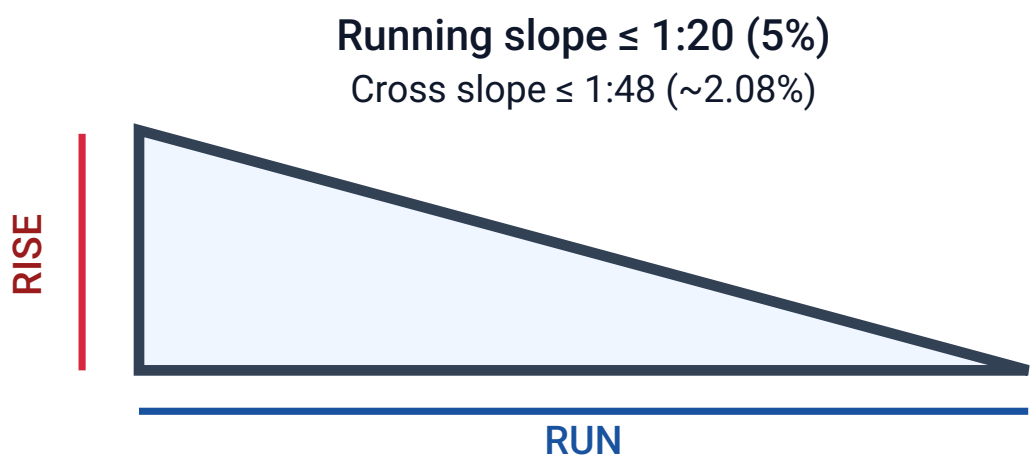
Accessible route clear width — ADA Standards §403.5.1



The general accessible-route clear width is 36 inches. A reduction to 32 inches is limited to a 24-inch maximum segment and requires the prescribed separation between reduced segments.

Accessibility Detail Reference Guides

Running and cross slope — ADA Standards §403.3



Dimension both running and cross slope along the accessible route. Running slope is limited to 1:20 and cross slope to 1:48 unless another scoped element applies.

Drawing documentation checklist

- Show the dimension and the measurement points—not only a general accessibility note.
- Coordinate plan dimensions with door schedules, enlarged plans, details, and specifications.
- Identify finished surfaces and account for frames, hardware, base, trim, and other projections.
- Provide spot elevations or slope arrows with values at critical transitions and landings.
- Carry the same convention through every applicable unit type, mirror, floor, entrance, and common-use space.

Open the official 2010 ADA Standards

Open 2022 NYC Building Code Chapter 11

Authoritative Source Library

Use the linked primary sources to confirm the cited requirement, defined term, exception, or administrative procedure. The project-specific applicability determinations remain based on the facts entered in this report.

Authority	Source	Link / use
New York City	2022 New York City Building Code - Chapter 11, Accessibility	NYC scoping requirements, including accessible routes, facilities, and Type B+NYC dwelling units. https://home4.nyc.gov/assets/buildings/codes-pdf/cons_codes_2022/2022BC_Chapter11_AccessibilityWBwm.pdf
New York City	2022 New York City Building Code - Chapter 9, Fire Protection Systems	NYC Building Code Chapter 9 fire-protection-system provisions, including Section 907. https://www.nyc.gov/assets/buildings/apps/pdf_viewer/viewer.html?file=2022BC_Chapter09_FireProtectionWBwm.pdf&section=conscode_2022
New York City	2022 New York City Building Code - Chapter 10, Means of Egress	NYC Building Code Chapter 10 means-of-egress provisions, including Sections 1010, 1011, and 1020. https://www.nyc.gov/assets/buildings/apps/pdf_viewer/viewer.html?file=2022BC_Chapter10_EgressWBwm.pdf&section=conscode_2022
Federal	Fair Housing Act Design Manual	HUD safe-harbor guidance for the seven FHA design-and-construction requirements. https://www.huduser.gov/portal/publications/PDF/FAIRHOUSING/fairfull.pdf
Federal	24 CFR 100.205 - Design and construction requirements	FHA regulatory trigger and covered multifamily dwelling requirements. https://www.ecfr.gov/current/title-24/subtitle-B/chapter-I/subchapter-A/part-100/subpart-D/section-100.205
Federal	24 CFR 8.22 - New construction housing facilities	Requires at least 5% mobility-accessible units plus an additional 2% hearing/vision units in covered new multifamily housing. https://www.ecfr.gov/current/title-24/subtitle-A/part-8/subpart-C/section-8.22
Federal	24 CFR 8.23 - Alterations of existing housing facilities	Defines substantial alteration and other-alteration accessibility obligations for federally assisted housing. https://www.ecfr.gov/current/title-24/subtitle-A/part-8/subpart-C/section-8.23
Technical standard	Uniform Federal Accessibility Standards (UFAS), Sections 3-8	Default Section 504 technical standard under 24 CFR 8.32; document any permitted alternative standard election separately. https://www.access-board.gov/aba/ufas.html
Federal	2010 ADA Standards for Accessible Design	ADA Title II/III scoping and technical requirements for public entities, public accommodations, and commercial facilities. https://www.ada.gov/law-and-regs/design-standards/2010-stds/
New York City	NYC HPD Accessibility Guide, Version 1.1	Diagnostic and design guidance for HPD-assisted multifamily housing. https://www.nyc.gov/assets/hpd/downloads/pdfs/services/hpd-accessibility-guide.pdf
New York City	NYC HPD Design Guidelines for New Construction	Current HPD program design requirements and edition applicability dates. https://www.nyc.gov/site/hpd/services-and-information/new-construction-design.page
New York City	NYC Local Law 30 of 2023 - Universal Design Features	Universal-design features for every rental dwelling unit in covered, city-assisted new construction with 41 or more units. https://www.nyc.gov/site/hpd/services-and-information/ll30-universal-design-features.page
Technical standard	ICC A117.1-2009 - Accessible and Usable Buildings and Facilities	Referenced technical standard; use the edition adopted by the governing NYC code filing. https://codes.iccsafe.org/content/ICCA117_12009