DRAFT – for licensed engineer review

Plan review comments

Plan set: NIST_midrise_apartment_ALTERED.pdf
File SHA-256: `e24ae8c2e097db36…`
Pages: 19
Drafted: 2026-11-02
Code edition: Not read from the plans. Reviewer to confirm from the code analysis on the cover sheet.

Unsigned draft. These comments were drafted by software from the submitted sheets. They are not a plan review, have not been verified, and carry no signature or seal. A Florida-licensed engineer or architect acting as private provider under section 553.791, Florida Statutes, must check each comment against the drawings, edit or delete it, and sign before anything is issued.

Scope of this draft. Only these cross-sheet coordination checks were run. No other code requirements or disciplines were checked; the absence of a comment on any other item is not an approval.

- Plumbing fixtures: fixture schedule vs plans and risers: checked
- Doors: door tags on floor plans vs door schedule: not checked (no door schedule found)
- Units: unit matrix vs unit tags on floor plans: not checked (no unit matrix found)
- Rated walls: wall types on life-safety plans vs wall-type legend: not checked (no wall type legend found)

Known limitations:

- Scanned sheets (no text layer) are not read: schedules, tags and legends on them are not extracted or checked.
- Door schedules that identify doors by room number plus door number (e.g. room C196A, door 1) are not matched to plans; only marks like D1 or D-12A are checked.

Comments

Plumbing

1. [Medium] Fixture tag P-6 is shown on P101, P201, P501, P503 but is not listed in the plumbing fixture schedule on P401.

Sheets: P101, P201, P401, P501, P503. Code reference: none cited; drawing coordination comment.
Basis: Every fixture tag shown on a plan or riser must appear in the fixture schedule. (check `tag_not_in_schedule`, finding F001)

sheet	view	floor	tag	count	method
P101	FIRST FLOOR PLAN - WATER & GAS	1	P-6	1	text
P201	FIRST FLOOR - MECHANICAL ROOM - WATER & GAS	1	P-6	1	text
P501	APARTMENT BLDG - WATER RISER DIAGRAM	1	P-6	1	text
P503	APARTMENT BLDG - SANITARY RISER DIAGRAM	1	P-6	1	text

Reviewer: [ ] keep [ ] edit [ ] delete

2. [Medium] Fixture tag P-8 is shown on P202 but is not listed in the plumbing fixture schedule on P401.

Sheets: P202, P401. Code reference: none cited; drawing coordination comment.
Basis: Every fixture tag shown on a plan or riser must appear in the fixture schedule. (check `tag_not_in_schedule`, finding F002)

sheet	view	floor	tag	count	method
P202	SECOND FLOOR - BATHROOM GROUP (TYP.) - WAER & GAS	2	P-8	1	text

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3. [Medium] Floor 1: the number of P-5 fixtures differs between drawings. P101 (FIRST FLOOR PLAN - WATER & GAS): 4; P201 (FIRST FLOOR - MECHANICAL ROOM - WATER & GAS): 3; P501 (APARTMENT BLDG - WATER RISER DIAGRAM): 4; P503 (APARTMENT BLDG - SANITARY RISER DIAGRAM): 4.

Sheets: P101, P201, P501, P503. Code reference: none cited; drawing coordination comment.
Basis: A fixture outside the typical unit layouts must appear the same number of times on each plan and riser that shows its floor. (check `fixture_count_mismatch`, finding F005)

sheet	view	floor	tag	count	method
P101	FIRST FLOOR PLAN - WATER & GAS	1	P-5	4	text
P201	FIRST FLOOR - MECHANICAL ROOM - WATER & GAS	1	P-5	3	text
P501	APARTMENT BLDG - WATER RISER DIAGRAM	1	P-5	4	text
P503	APARTMENT BLDG - SANITARY RISER DIAGRAM	1	P-5	4	text

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4. [Medium] Floor 1: the water riser (P501, APARTMENT BLDG - WATER RISER DIAGRAM) and the sanitary riser (P503, APARTMENT BLDG - SANITARY RISER DIAGRAM) show different fixture counts. P-1: 4 on P501 vs 3 on P503, P-2: 4 on P501 vs 3 on P503, P-3: 4 on P501 vs 3 on P503.

Sheets: P501, P503. Code reference: none cited; drawing coordination comment.
Basis: Fixtures shown on a sanitary riser must appear in the same numbers per floor on the water riser for the same stacks (paired with the closest-matching water riser). (check `water_vs_sanitary_riser`, finding F006)

sheet	view	floor	tag	count	method
P501	APARTMENT BLDG - WATER RISER DIAGRAM	1	P-1	4	text
P501	APARTMENT BLDG - WATER RISER DIAGRAM	1	P-2	4	text
P501	APARTMENT BLDG - WATER RISER DIAGRAM	1	P-3	4	text
P503	APARTMENT BLDG - SANITARY RISER DIAGRAM	1	P-1	3	text
P503	APARTMENT BLDG - SANITARY RISER DIAGRAM	1	P-2	3	text
P503	APARTMENT BLDG - SANITARY RISER DIAGRAM	1	P-3	3	text

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5. [Low] Fixture P-7 (LAUNDRY SINK) is in the fixture schedule on P401 but is not tagged on any plumbing plan or riser.

Sheets: P401. Code reference: none cited; drawing coordination comment.
Basis: Every scheduled fixture should be shown on at least one plan or riser. (check `scheduled_fixture_not_shown`, finding F003)

sheet	tag	as read	method
P401	P-7	P-7 / LAUNDRY SINK / FIBERGLASS, TWO-BOWL, FIBERGLASS MIX, 24"X40"X13-3/2 DEEP B	table

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6. [Low] Fixture HB-1 (HOSE BIBB) is in the fixture schedule on P401 but is not tagged on any plumbing plan or riser.

Sheets: P401. Code reference: none cited; drawing coordination comment.
Basis: Every scheduled fixture should be shown on at least one plan or riser. (check `scheduled_fixture_not_shown`, finding F004)

sheet	tag	as read	method
P401	HB-1	HB-1 / HOSE BIBB / ZURN Z1333, INTERIOR RECESSED WALL HYDRANT WITH INTERGRAL VAC	table

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7. [Low] DW (dishwasher) is shown on P102, P112, P202, P501, P502, P503 but is not in the fixture schedule on P401. Add it to the schedule or note that it is provided by others.

Sheets: P102, P112, P202, P401, P501, P502, P503. Code reference: none cited; drawing coordination comment.
Basis: Fixtures shown on plans or risers, numbered or not, should be described in the fixture schedule. (check `unnumbered_fixture_not_scheduled`, finding F007)

sheet	view	floor	tag	count	method
P102	SECOND FLOOR - WATER & GAS	2	DW	1	text
P112	SECOND FLOOR - SANITARY	2	DW	1	text
P202	SECOND FLOOR - KITCHEN (TYP.) - WATER & GAS	2	DW	1	text
P202	SECOND FLOOR - KITCHEN (TYP.) - SANITARY	2	DW	1	text
P501	APARTMENT BLDG - WATER RISER DIAGRAM	1	DW	1	text
P501	APARTMENT BLDG - WATER RISER DIAGRAM	2	DW	1	text
P501	APARTMENT BLDG - WATER RISER DIAGRAM	3	DW	1	text
P501	APARTMENT BLDG - WATER RISER DIAGRAM	4	DW	1	text
P502	APARTMENT BLDG - WATER RISER DIAGRAM	1	DW	7	text
P502	APARTMENT BLDG - WATER RISER DIAGRAM	4	DW	7	text
P502	APARTMENT BLDG - WATER RISER DIAGRAM	3	DW	7	text
P502	APARTMENT BLDG - WATER RISER DIAGRAM	2	DW	7	text
P503	APARTMENT BLDG - SANITARY RISER DIAGRAM	4	DW	1	text

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P503	APARTMENT BLDG - SANITARY RISER DIAGRAM	3	DW	1	text
P503	APARTMENT BLDG - SANITARY RISER DIAGRAM	2	DW	1	text
P503	APARTMENT BLDG - SANITARY RISER DIAGRAM	1	DW	1	text

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Needs manual review

All pages were read. Only the scope above was checked.

Reviewer sign-off

Not signed. To be completed by the licensed reviewer after verification.

Name: _____ License no.: _____ Date: _____

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