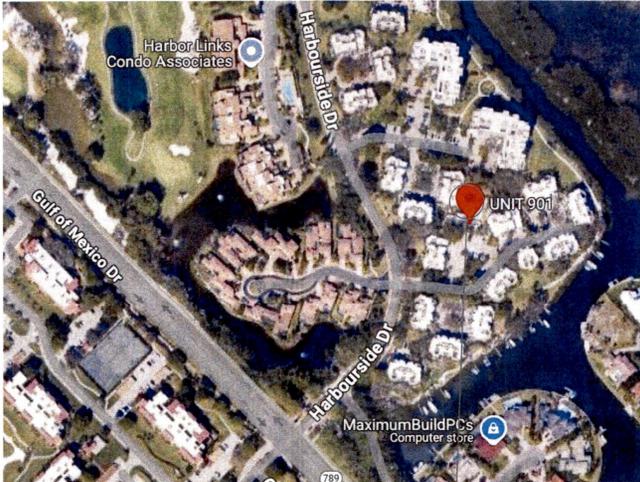


# Muscato Residence

1918 Harbourside Dr., Unit 901  
Longboat Key, FL 34228



Unit #901

#### GENERAL NOTES:

- All existing cabinets, counters, fixtures, and appliances shall be removed and replaced per new layout.
- Repair drywall as needed in affected areas.
- Remove and replace all interior doors.
- New doors & windows throughout.
- Convert office to bedroom See A-1
- Add additional bathroom off of new bedroom see A-1
- Reconfigure kitchen layout See A-1

#### FLOORING / TILE

- New flooring to be installed throughout. Install with appropriate sound underlayment specified by building association.
- Install new shower wall & shower floor tile within new master & 2 guest showers.
- Remove & install new kitchen backsplash tile.
- Exterior tile and wood decking to be removed and replaced on all porches/lanais.

#### ELECTRIC:

- Electrical switches and outlets shall be reconfigured to new Kitchen and bathroom layouts, including new appliance circuits per code. See E-1
- New light fixtures and fans throughout.
- New tankless water heater to replace existing.
- Install new linear fireplace.
- New breaker panel.

#### AIR CONDITIONING

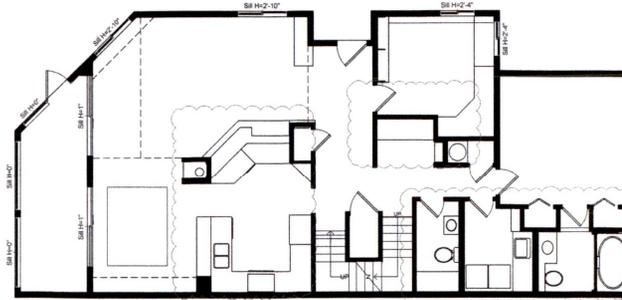
- Reconfigure A/C and exhaust ductwork as needed per new floor plan.
- Install new exhaust fans in bathrooms.

#### PLUMBING

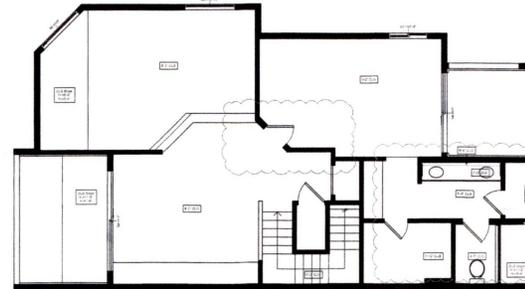
- Remove existing plumbing fixtures in kitchen, bar, primary & guest bath vanity and shower tub. Replace with new fixtures per new layout.
- Remove tub in guest bathroom 1 and replace with walk in shower.
- Pre float shower floors, install Durrock cementitious wallboard & waterproof.
- Primary bath - move toilet into small closet to create new toilet room.
- Move shower in primary bath and rebuild onto opposite wall.
- Remove primary bath shower and replace with freestanding tub.
- Install frameless shower enclosures in master and all baths.

#### OTHER

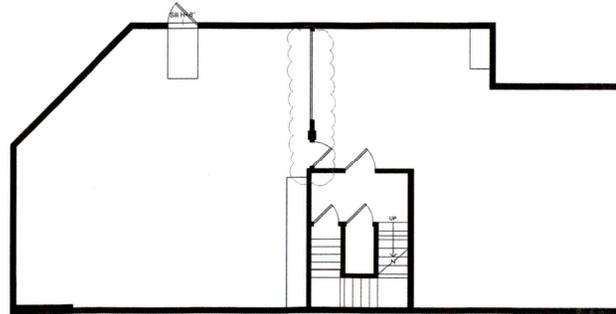
- Quartz counter tops to be installed in kitchen, laundry, bar and bathroom vanities.
- Install new bathroom accessories in master and all baths including mirrors.
- Remove all wallpaper and replace with new drywall.
- Remove all mirrors in stairwell.
- Remove and update stair railings.
- Garage level - new epoxy floors and interior doors.
- New exterior impact doors and windows.



FIRST FLOOR



SECOND FLOOR



GROUND / GARAGE FLOOR

Total affected area: 600 S.F.

**BRISTA**  
HOMES

1656 Main St. Sarasota, FL 34236

941.373.0500 | BRISTAHOMES.COM  
LIC. #CB0000445

Contractor

Mark Ursini  
CBC059465

1656 Main Street  
Sarasota, FL 34236

**Muscato Residence**  
1918 Harbourside Dr, Unit 901  
Longboat Key, FL 34228

#### SHEET INDEX

- C-1 Cover Page
- A-1 Demolition Plan
- A-2 Proposed Plan
- E-1 Proposed Electric

#### Additional Information:

- Structural modifications: None
- Alteration Classification Level: 2
- Total affected area: 600 S.F.
- All modifications shall fall in accordance with:

FLORIDA BUILDING CODE 2023 8TH ED  
FLORIDA BUILDING CODE 2023 PLUMBING  
FLORIDA BUILDING CODE 2023 ELECTRICAL & NEC 2020  
WIND LOAD 150 MPH RISK FACTOR II  
EXPOSURE CATEGORY D

DATE:	C-1
3/26/2025	

Permit # 2025-0658  
RENEWAL FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.  
APR 04 2025  
APPROVED  
BLDG PERMIT PLANS  
FILE  
Copy of Record  
RECEIVED  
MAR 31 2025  
LONGBOAT KEY BUILDING DEPARTMENT





**BRISTA**  
HOMES

1656 Main St., Sarasota, FL 34236

941.373.0500 | BRISTAHOMES.COM



**CONTRACTOR**  
Brista Homes  
Mark Ursini  
CBC059465

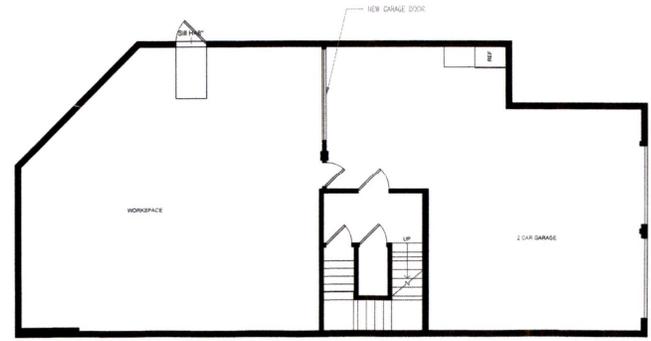
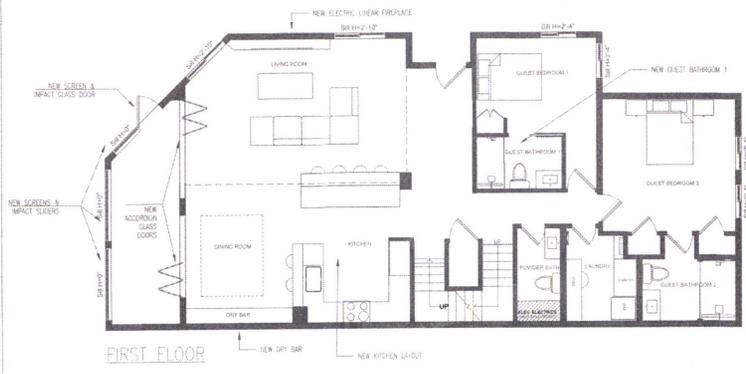
1656 Main Street  
Sarasota, FL 34236  
Phone: 941-373-0500

**Muscato Residence**  
1918 Harbourside Dr, Unit 901  
Longboat Key, FL 34228

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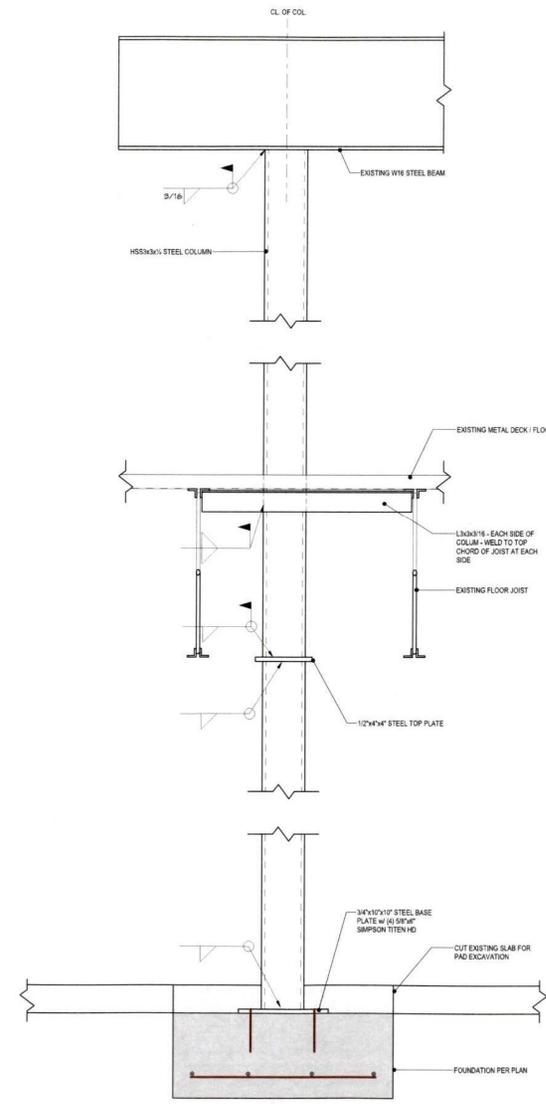
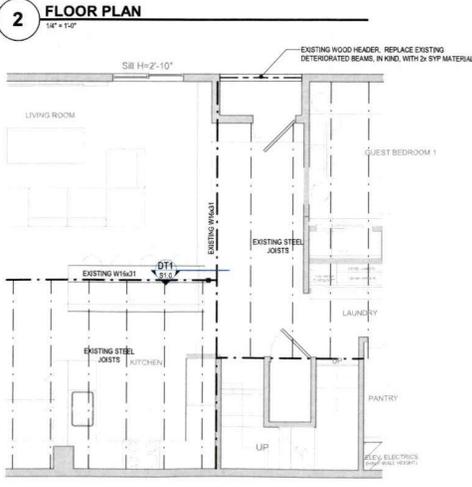
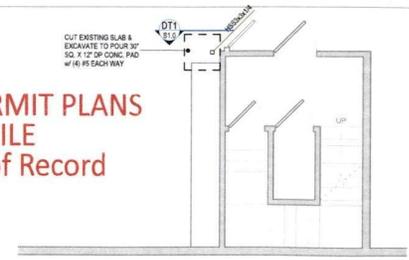
DATE:	DESCRIPTION:
<b>RECEIVED</b>	
MAR 2 8 2025	
TOWN OF LONGBOAT KEY Planning, Zoning & Ordinance	
DATE:	SCALE:
03/26/2025	3/16"=1'0"

A-2



PROPOSED PLAN

**BLDG PERMIT PLANS**  
FILE  
Copy of Record



THESE DRAWINGS HAVE BEEN ELECTRONICALLY SIGNED AND SEALED BY STEPHEN E. HEDRICK II, P.E. USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.  
SIGNED: STRUCTURAL ONLY  
DATE SEALED: 07.11.2025



Stephen E Hedrick II  
2025.07.11 15:16:59-0400  
STEPHEN E. HEDRICK II, P.E.  
REGISTERED PROFESSIONAL ENGINEER

YOUNG & HEDRICK  
STRUCTURAL ENGINEERING  
6771 Professional Parkway West  
Suite 401 - Lakewood Ranch, FL 34240  
www.YHengineers.com | (941) 956-1229  
FBPE# 34499

**GENERAL NOTES**

1. FBCR REFERS TO 2023 FLORIDA BUILDING CODE, RESIDENTIAL 5TH EDITION.
2. STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON STRUCTURAL DRAWINGS.
3. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
4. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO INSURE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS AND TIE-DOWNS.

**SHORING**

1. PROVIDE SHORING REQUIRED TO MAINTAIN STABILITY OF THE STRUCTURE AND ALL ADJACENT UTILITIES CONSTRUCTION AND EMBANKMENTS DURING THE CONSTRUCTION PERIOD. STRENGTH AND PLACEMENT OF SHORING IS TOTALLY THE RESPONSIBILITY OF THE CONTRACTOR.
2. REMOVE ALL FINISHES, SUCH AS PLASTER, STUCCO, ETC. SO THAT SHORING WILL BE IN DIRECT CONTACT WITH STRUCTURAL MEMBERS.

**CONCRETE NOTES**

1. ALL CONCRETE SHALL BE  $F_c = 3000$  PSI.
2. MASONRY SHALL USE TYPE S MORTAR,  $F_m = 1900$  PSI.
3. REINFORCING STEEL SHALL SATISFY ASTM A615, GRADE 60. FOOTINGS MAY USE GRADE 41.
4. FOUNDATION DOWELS AND VERTICAL REINFORCING SPACES AS SHOWN ON FLOOR PLANS. IN THE EVENT OF CONFLICTS, THE FLOOR PLANS SHALL TAKE PRECEDENCE OVER THE FOUNDATION PLAN. ALL FOOTINGS TO BE SMOOTH AND LEVEL.
5. LAP LENGTH OF INDIVIDUAL BARS WITHIN A BUNDLE SHALL BE THAT FOR THE INDIVIDUAL BAR, INCREASED 20% FOR THREE-BAR BUNDLE, AND 35% FOR FOUR-BAR BUNDLE.
6. INDIVIDUAL BARS WITHIN A BUNDLE TERMINATED WITHIN THE SPAN OF THE BEAM SHALL TERMINATE AT DIFFERENT POINTS WITH AT LEAST 40% STAGGER.
7. MINIMUM CONCRETE COVER: 2" CAST AGAINST SOIL AND 1-1/2" ELSE U.O.C. MAXIMUM CONCRETE COVER 6" U.O.C.
8. REINFORCING STEEL LAP LENGTH IN CONCRETE AND/OR MASONRY SHALL BE:  
#5 REBAR: 36"  
#6 REBAR: 36"  
#7 REBAR: 45"

**RECEIVED**  
JUL 14 2025  
TOWN OF LONGBOAT KEY  
Planning, Zoning & Building

Permit # **PR25-0658**  
REVIEWED FOR CODE COMPLIANCE  
LONGBOAT KEY BUILDING DEPT.

JUL 15 2025

**APPROVED**

Reviewer: \_\_\_\_\_

Renovation for  
**MASCATO RESIDENCE**  
1918 Harbourside Dr. Unit 901, Longboat Key, FL 34228

**STRUCTURAL PLAN**  
As Indicated

REVISIONS	
BY	DATE

SE# 06.22.2025  
**S1.0**