

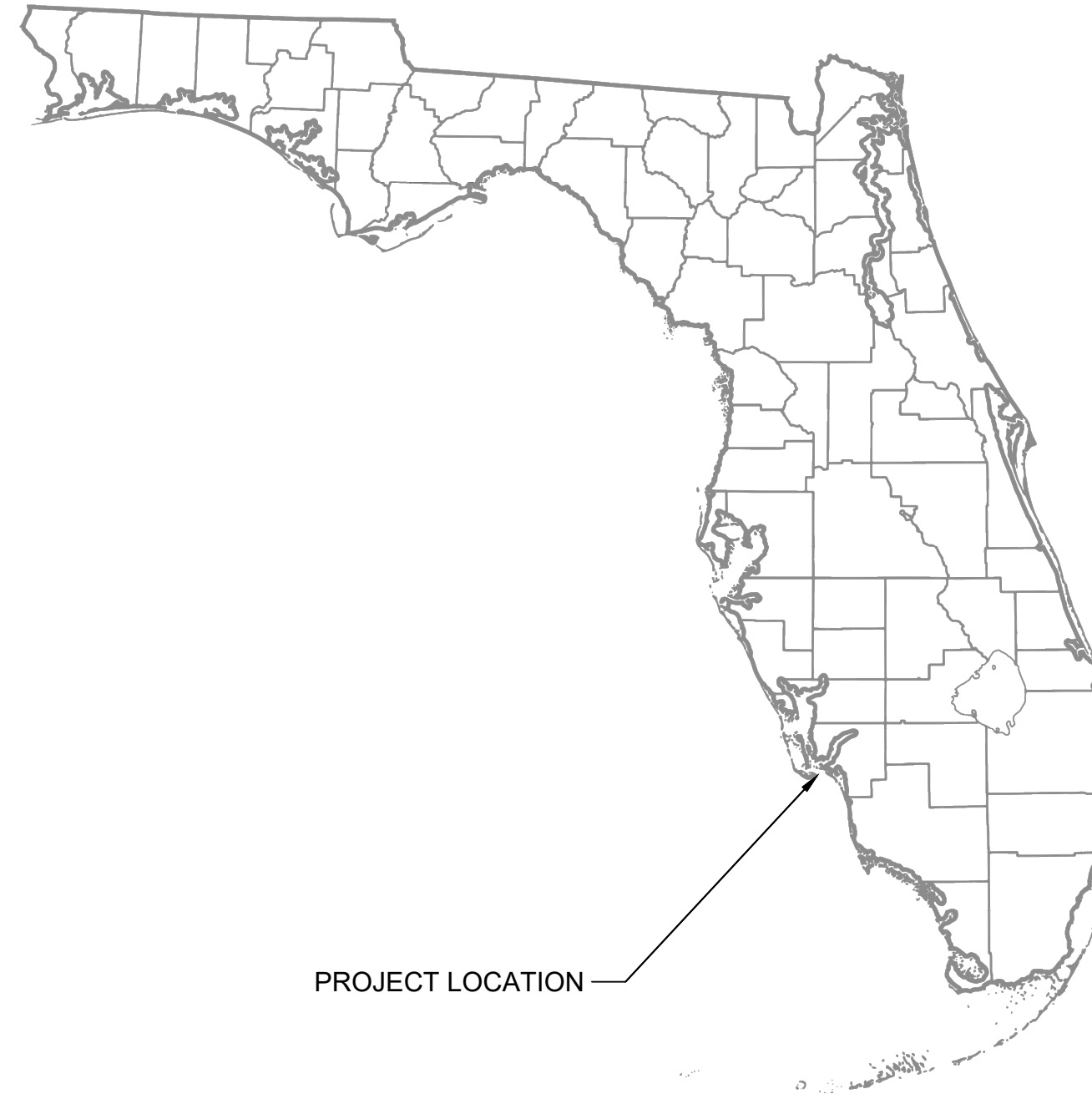
STRUCTURAL INFORMATION:

1. **DESIGN CODE DATA:**
 - A. 2020-2021 INTERNATIONAL BUILDING CODE
 - B. 2023 FLORIDA BUILDING CODE, BUILDING
 - C. ASCE 7.22: MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
 - D. ANSI/APA NDS 2005: NATIONAL DESIGN SPECIFICATION FOR WOOD STRUCTURES
2. **DESIGN LOADS:**
 - A. **DEAD LOADS:**
 - DOCK: 20 PSF
 - B. **LIVELOADS:**
 - DOCK: 100 PSF
 - C. **WIND DESIGN CRITERIA:**
 - WIND SPEED: 170 MPH (ULT)
 - WIND SPEED: 132 MPH (NOMINAL)
 - EXPOSURE: D
 - RISK CATEGORY: II
 - ENCLOSURE CLASSIFICATION: OPEN
 - INTERNAL PRESSURE COEFFICIENT: 0.00
3. **MAXIMUM ALLOWABLE DEFLECTION CRITERIA:**
 - DECK: L/360 LIVE LOAD; L/240 TOTAL LOAD

144 PERIWINKLE WAY

FISHING PIER TEMPORARY REPAIRS PENDING FULL REPLACEMENT

LEE COUNTY



SUBJECT PROPERTY:

CITY OF SANIBEL
144 PERIWINKLE WAY
SANIBEL, FL 33957

PARCEL NUMBER: 1-46-23-T2-00038.0000
LAT/LONG: 26°27'17.01"N 82° 0'55.88"W
WATERWAY: SAN CARLOS BAY

DESIGN INFORMATION:

MEAN HIGH WATER (MHW) NAVD88: +0.18'
MEAN LOW WATER (MLW) NAVD88: -1.5'

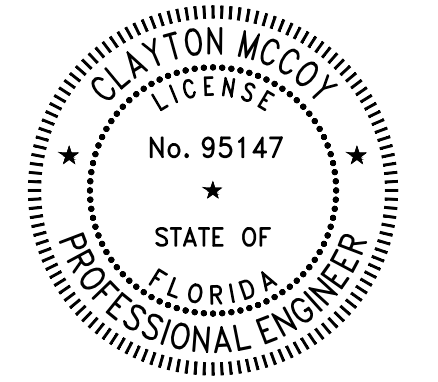
SHEET INDEX

- S-1 COVER SHEET
- S-2 PLAN & PROFILE
- S-3 DETAILS 1
- S-4 DETAILS 2

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAY MCCOY P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

3/23/2026



FISHING PIER TEMPORARY REPAIRS PENDING FULL REPLACEMENT

COVER SHEET

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE



CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

SUBJECT PROPERTY:
CITY OF SANIBEL
144 PERIWINKLE WAY
SANIBEL, FL 33957

PROJECT NO.
FL-2026-090

DATE
3/23/2026

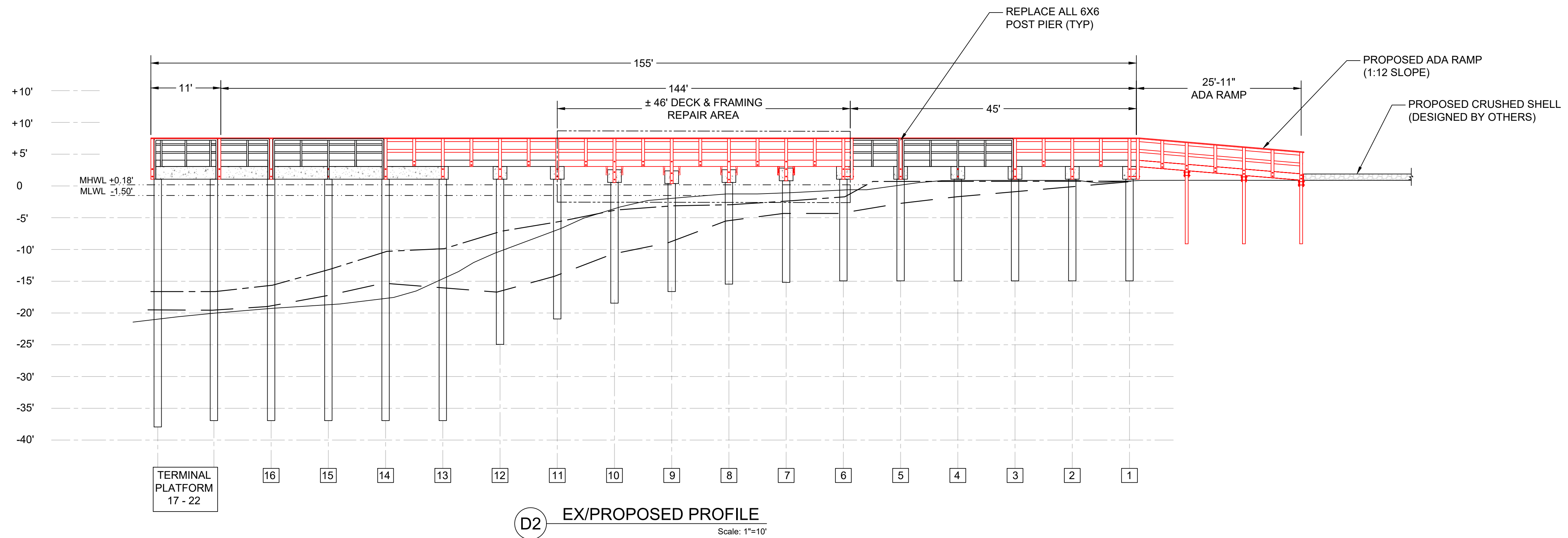
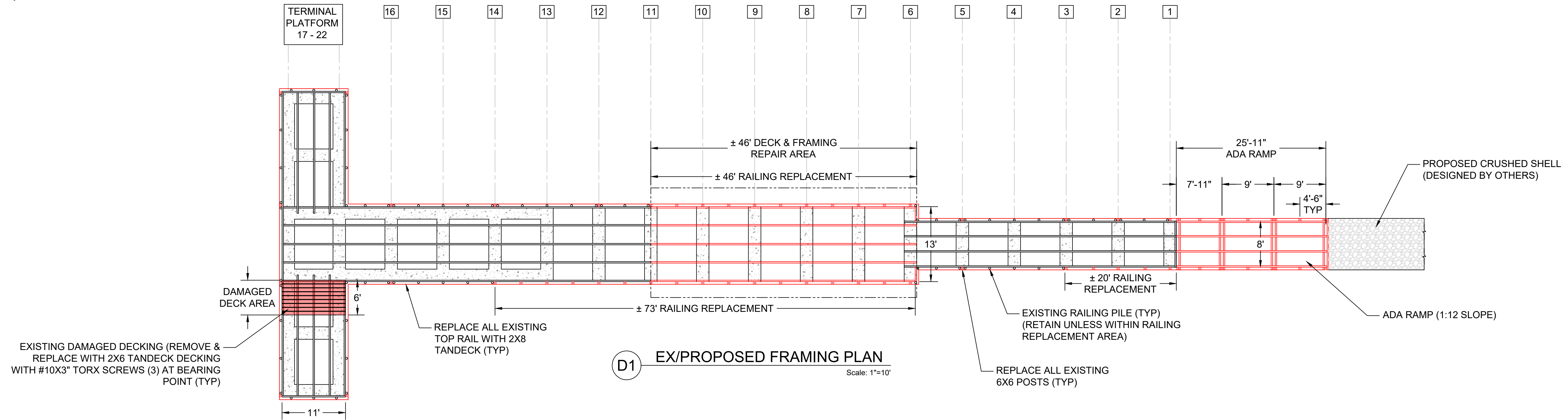
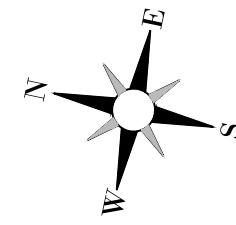
SCALE
N/A

SHEET

S-1



FISHING PIER TEMPORARY REPAIRS PENDING FULL REPLACEMENT



WATER BOTTOM LEGEND:

	ORIGINAL DESIGN
	12/16/2023 STANTEC
	2/6/2026 SHORELINE ENGINEERING

EXISTING DOCK REPAIR LEGEND:

	EXISTING (RETAIN)
	PROPOSED WORK

FISHING PIER TEMPORARY REPAIRS PENDING FULL REPLACEMENT

PLAN & PROFILE

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

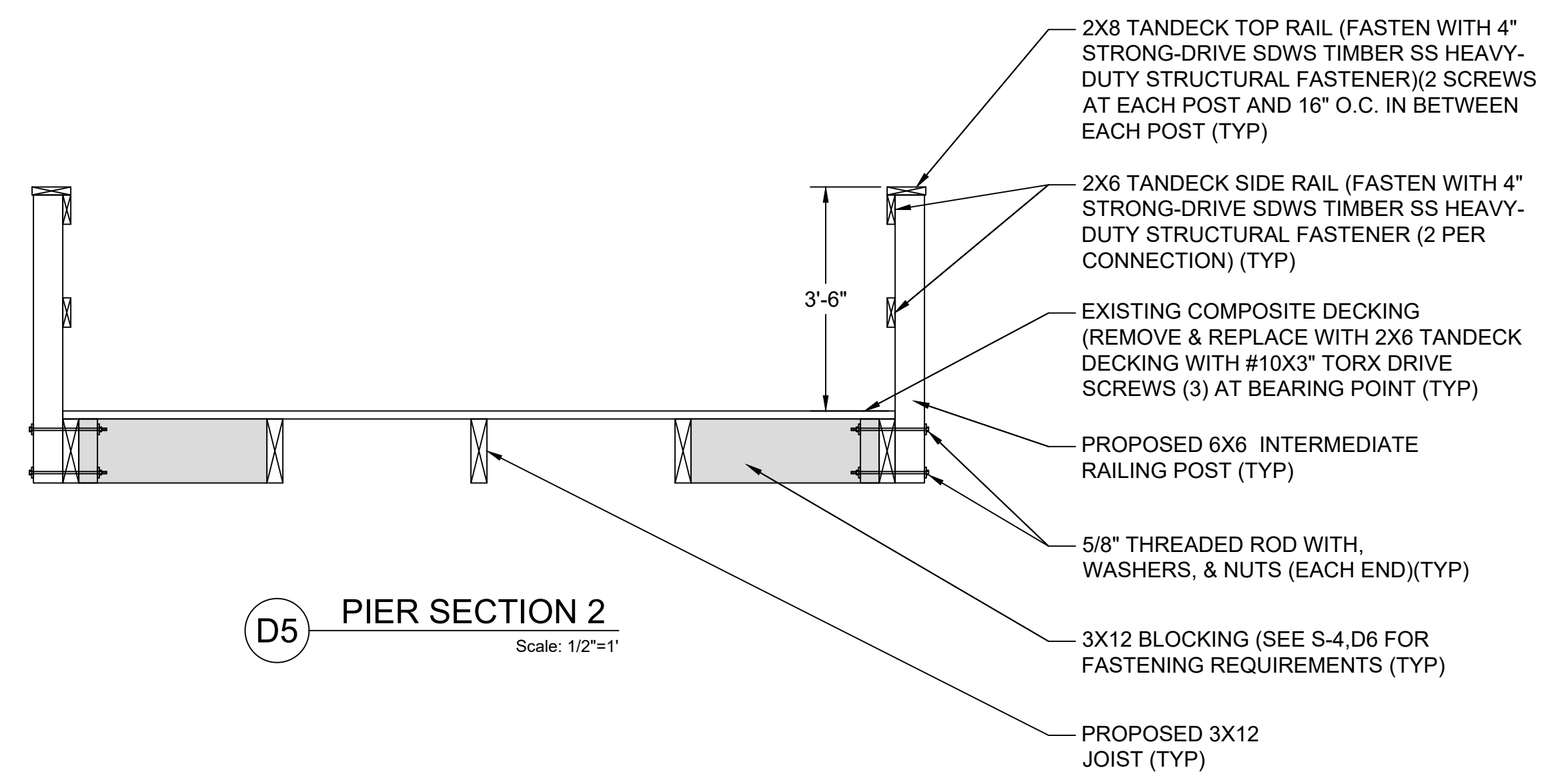
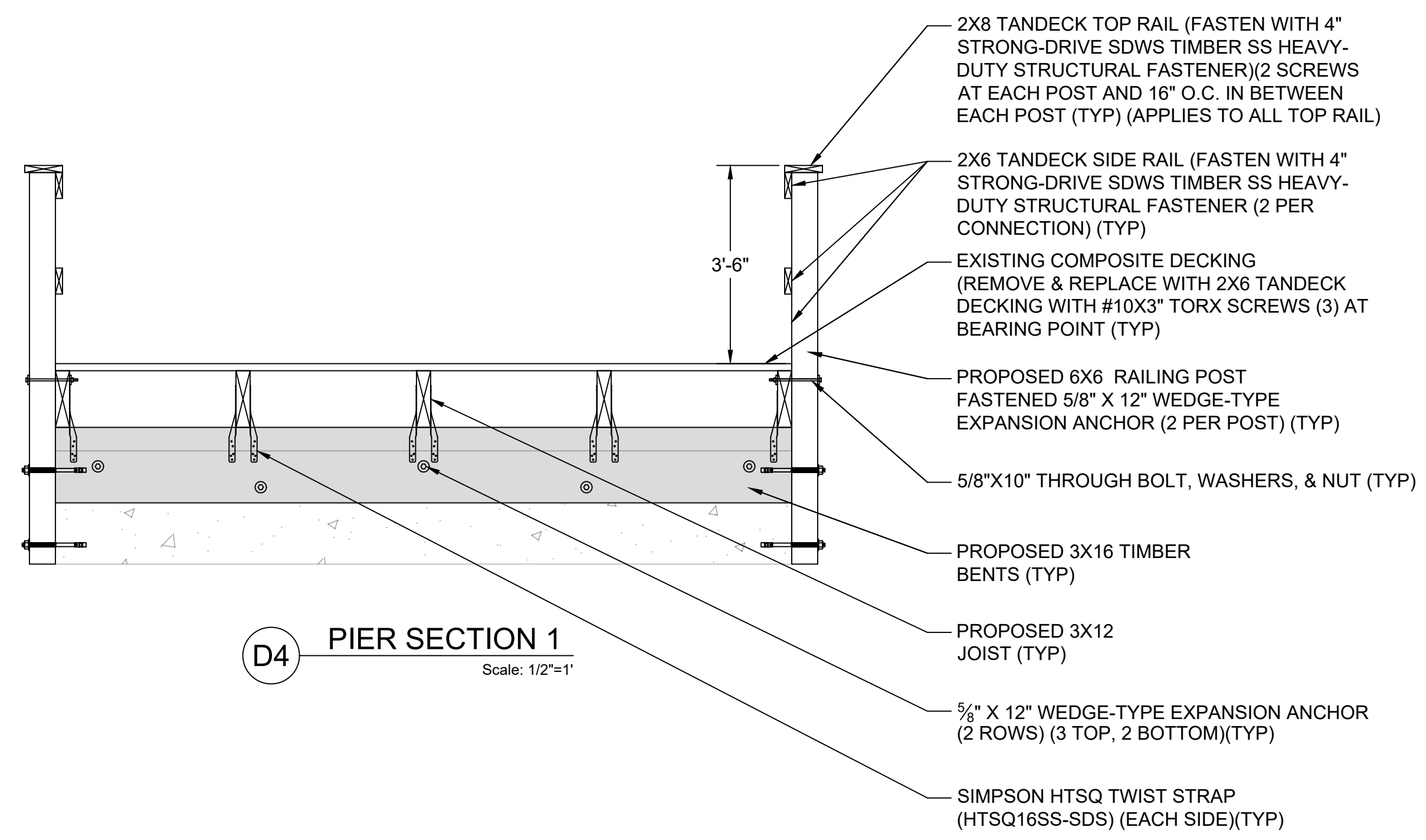
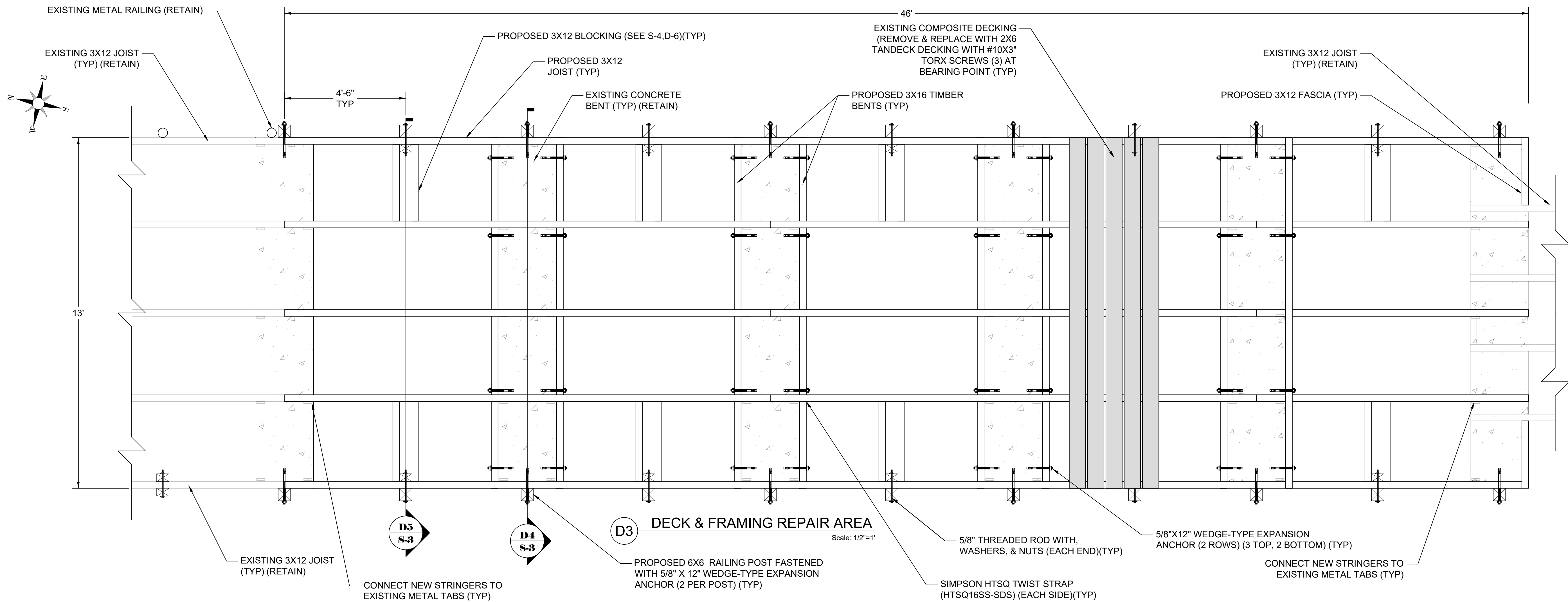


CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

SUBJECT PROPERTY:
CITY OF SANIBEL
144 PERIWINKLE WAY
SANIBEL, FL 33957

PROJECT NO. FL-2026-090	SHEET S-2
DATE 3/23/2026	
1"=10' 22X34	
1"=20' 11X17	

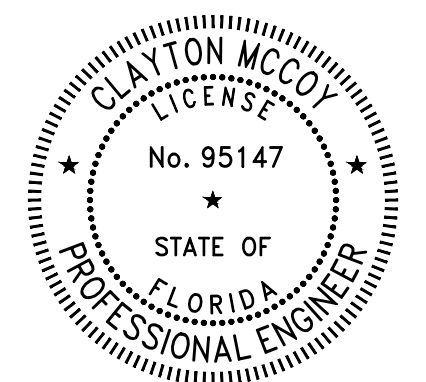
FISHING PIER TEMPORARY REPAIRS PENDING FULL REPLACEMENT



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAY MCCOY P.E. ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

3/23/2026



FISHING PIER TEMPORARY REPAIRS PENDING FULL REPLACEMENT

DETAILS 1

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE

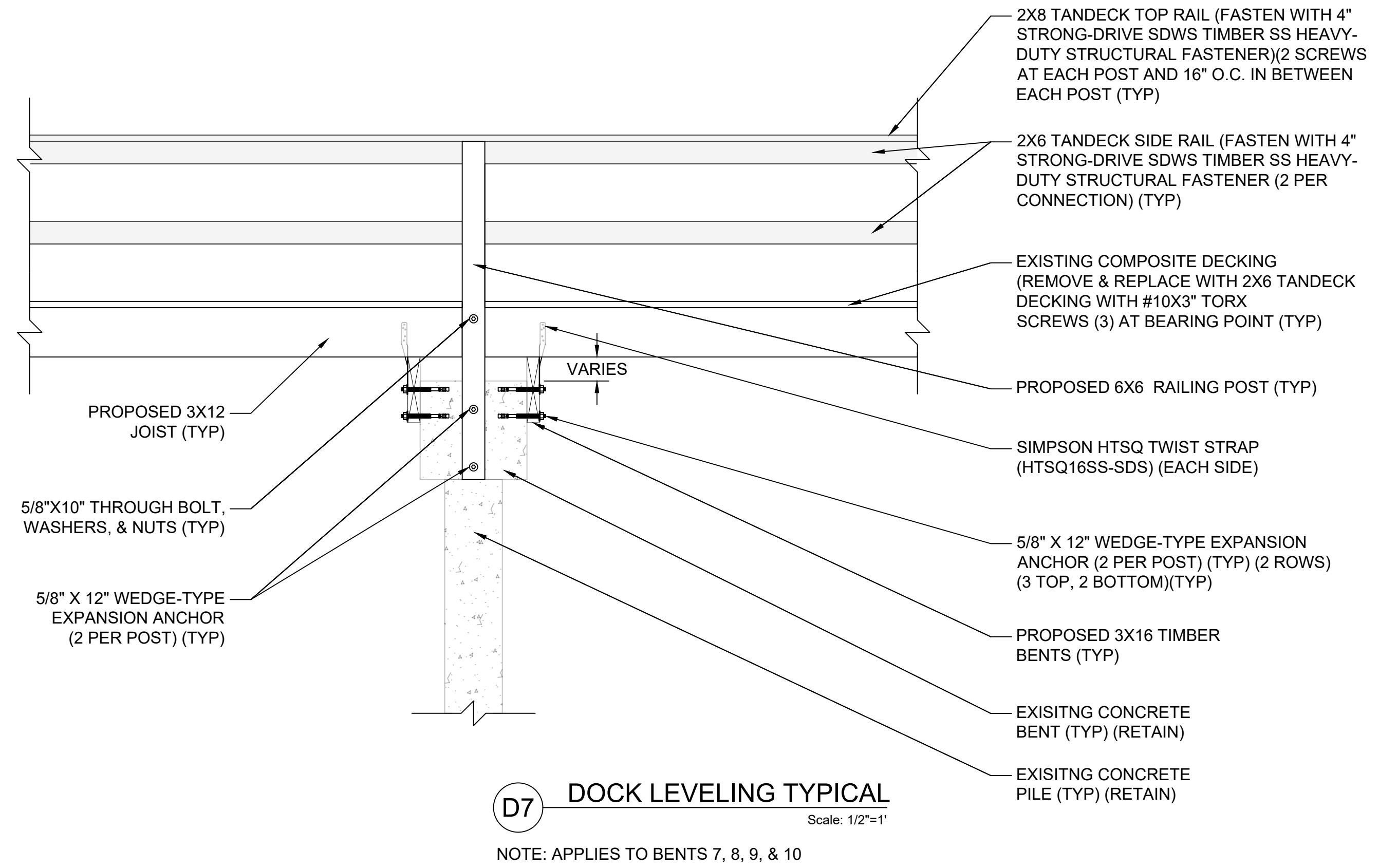
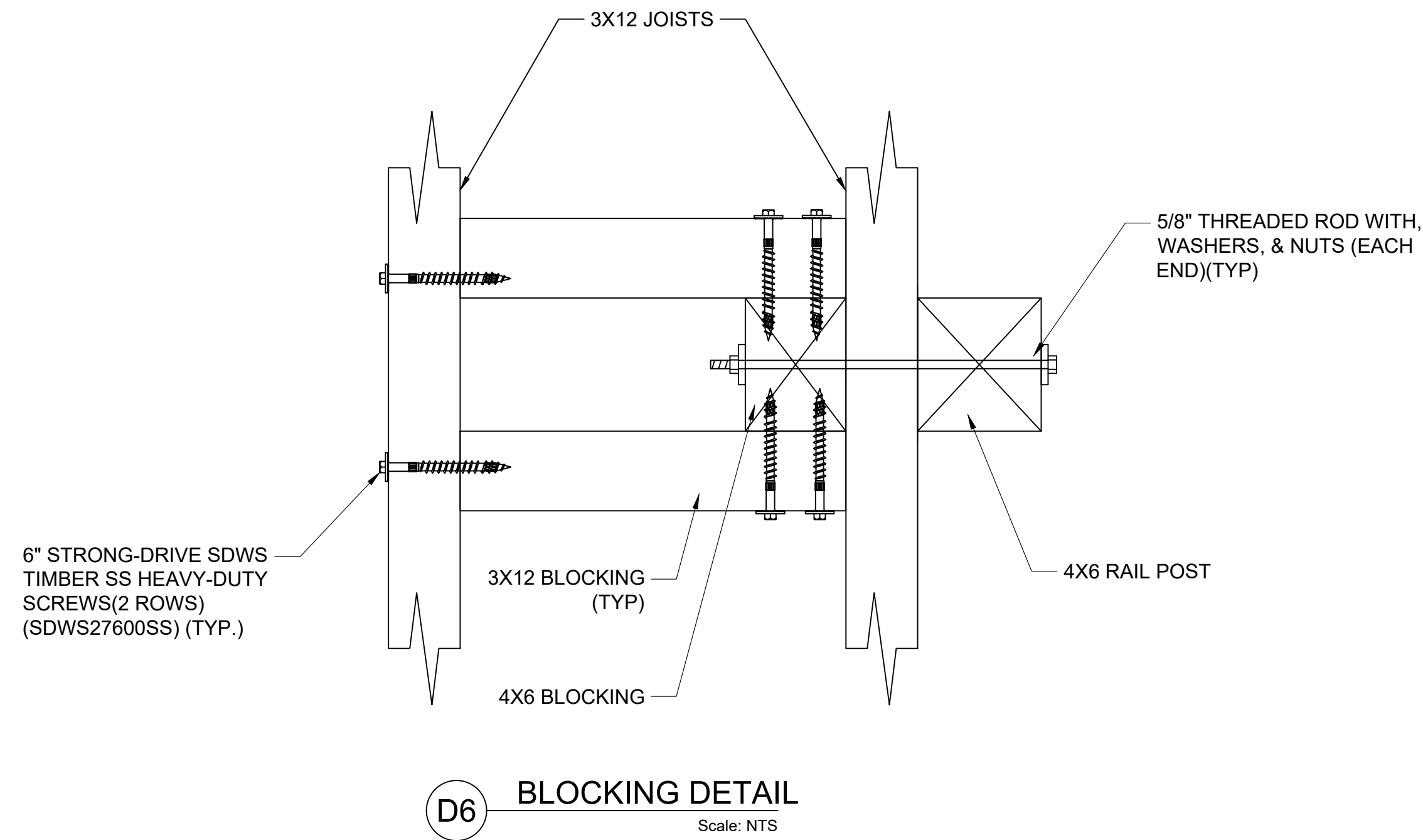


CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

SUBJECT PROPERTY:
CITY OF SANIBEL
144 PERIWINKLE WAY
SANIBEL, FL 33957

PROJECT NO. FL-2026-090	SHEET S-3
DATE 3/23/2026	
1/2"=1' 22x34	
1"=4' 11x17	

FISHING PIER TEMPORARY REPAIRS PENDING FULL REPLACEMENT



PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF REMOVING THE DAMAGED ALUMINUM RAILING AND REPLACING IT WITH A NEW WOOD RAILING SYSTEM. THE EXISTING WOOD SUBSTRUCTURE AND DECKING BETWEEN BENTS 6 THROUGH 11 WILL BE REMOVED AND REPLACED. ALL EXISTING 6X6 POSTS WITHIN THE PROJECT LIMITS SHALL BE REMOVED AND REPLACED WITH NEW TREATED TIMBER POSTS. A NEW ADA-COMPLIANT WOOD ACCESS RAMP WILL BE CONSTRUCTED TO PROVIDE ACCESS TO THE ELEVATION OF THE EXISTING PIER. IN ADDITION, DAMAGED DECKING ON THE TERMINAL PLATFORM WILL BE REPLACED. THE PROJECT ALSO INCLUDES A COMPREHENSIVE INSPECTION OF ALL EXISTING HARDWARE, WITH TIGHTENING OR ADJUSTMENT PERFORMED AS NECESSARY TO ENSURE OVERALL STRUCTURAL INTEGRITY.

PROJECT NOTES:

1. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE ENGINEER OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND SITE CONDITIONS. NO WORK SHOULD PROCEED IF DISCREPANCIES OR OMISSIONS ARE DISCOVERED WITHOUT CONSULTING THE ENGINEER.
2. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ADJACENT PROPERTIES, SURFACES, AND PUBLIC AREAS FROM DAMAGE DURING CONSTRUCTION. APPROPRIATE SEDIMENT AND EROSION CONTROL MEASURES MUST BE IMPLEMENTED TO SAFEGUARD THE SURROUNDING ENVIRONMENT, AS REQUIRED BY LOCAL AND STATE REGULATIONS.
3. TURBIDITY BARRIERS SHALL BE PLACED BEFORE CONSTRUCTION BEGINS AND SHALL ONLY BE REMOVED UNTIL AFTER CONSTRUCTION HAS BEEN COMPLETED AND SEDIMENT LOADS RETURN TO AMBIENT LEVELS.
4. NO REVISIONS OR ALTERATIONS MAY BE MADE TO THESE PLANS WITHOUT WRITTEN AUTHORIZATION FROM THE ENGINEER OF RECORD.
5. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DETAILS AND JOB SITE CONDITIONS PRIOR TO COMMENCING WORK AND NOTIFY THE ENGINEER OF RECORD FOR ANY DISCREPANCIES.
6. THE CONTRACTOR SHALL PROVIDE ALL MEASURES NECESSARY TO PROTECT THE STRUCTURE, WORKMEN, AND ALL OTHER PERSONS DURING CONSTRUCTION.
7. THE ENGINEER IS RESPONSIBLE FOR THE STRUCTURAL ITEMS IN THESE PLANS ONLY. SHOULD ANY CHANGES BE MADE FROM THE DESIGN AS SPECIFIED IN THE CALCULATIONS WITHOUT APPROVAL FROM THE ENGINEER (I.E. ALTERATIONS TO THE STRUCTURAL SYSTEM OR ADDITION OF CONSTRUCTION MATERIALS OR LOADS), THE ENGINEER WILL ASSUME NO RESPONSIBILITY FOR ANY ELEMENT OR SYSTEM OF THE STRUCTURE.
8. THE ENGINEER IS RESPONSIBLE FOR THE STRUCTURAL ITEMS IN THESE PLANS ONLY. SHOULD ANY CHANGES BE MADE FROM THE DESIGN AS SPECIFIED IN THE CALCULATIONS WITHOUT APPROVAL FROM THE ENGINEER (I.E. ALTERATIONS TO THE STRUCTURAL SYSTEM OR ADDITION OF CONSTRUCTION MATERIALS OR LOADS), THE ENGINEER WILL ASSUME NO RESPONSIBILITY FOR ANY ELEMENT OR SYSTEM OF THE STRUCTURE.

SPECIFICATIONS:

HARDWARE:

1. ALL HARDWARE SHALL BE 316 STAINLESS STEEL.
2. ALTERNATE BRANDS MAY BE USED IN PLACE OF THOSE LISTED WITHIN THE PLANS, PROVIDED THEY MEET OR EXCEED THE SPECIFIED MINIMUM REQUIREMENTS/SPECIFICATIONS.
3. CONTRACTOR TO INSPECT ALL EXISTING HARDWARE AND TIGHTEN ALL NUTS AND BOLTS ON EXISTING RAILING.
4. ALL METAL CONNECTIONS SHALL COMPLY WITH AISC SPECIFICATIONS AND SHALL BE INSTALLED IN STRICT ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS AND THESE DRAWINGS.
5. EXISTING HARDWARE SHALL NOT BE REUSED.
6. ALL ABANDONED OR UNUSED DRILLED HOLES IN EXISTING CONCRETE SHALL BE THOROUGHLY CLEANED OF DUST, DEBRIS, AND LOOSE MATERIAL USING COMPRESSED AIR AND/OR BRUSHING. HOLES SHALL BE FILLED FLUSH WITH THE SURROUNDING SURFACE USING A STRUCTURAL EPOXY ADHESIVE OR EPOXY PATCHING COMPOUND SUITABLE FOR MARINE ENVIRONMENTS. SURFACE PREPARATION SHALL ACHIEVE A MINIMUM ICR CONCRETE SURFACE PROFILE (CSP) OF 3 TO 5, OR AS REQUIRED BY THE EPOXY MANUFACTURER. EPOXY SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO ENSURE A WATER-TIGHT SEAL AND ADEQUATE BOND TO THE EXISTING CONCRETE.
7. ALL ABANDONED OR UNUSED DRILLED HOLES IN EXISTING CONCRETE SHALL BE THOROUGHLY CLEANED OF DUST, DEBRIS, AND LOOSE MATERIAL USING COMPRESSED AIR AND/OR BRUSHING. HOLES SHALL BE FILLED FLUSH WITH THE SURROUNDING SURFACE USING A STRUCTURAL EPOXY ADHESIVE OR EPOXY PATCHING COMPOUND SUITABLE FOR MARINE ENVIRONMENTS. SURFACE PREPARATION SHALL ACHIEVE A MINIMUM ICR CONCRETE SURFACE PROFILE (CSP) OF 3 TO 5, OR AS REQUIRED BY THE EPOXY MANUFACTURER. EPOXY SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS TO ENSURE A WATER-TIGHT SEAL AND ADEQUATE BOND TO THE EXISTING CONCRETE.

WOOD TREATMENT LEVEL:

1. ALL LUMBER SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE.
2. PILE BENTS & STRINGERS SHALL BE TREATED TO 2.5 CHROMATED COPPER ARSENATE (CCA)
3. RAILING SHALL BE TREATED TO 0.60 COPPER QUAT (ACQ).

LUMBER SPECIFICATIONS:

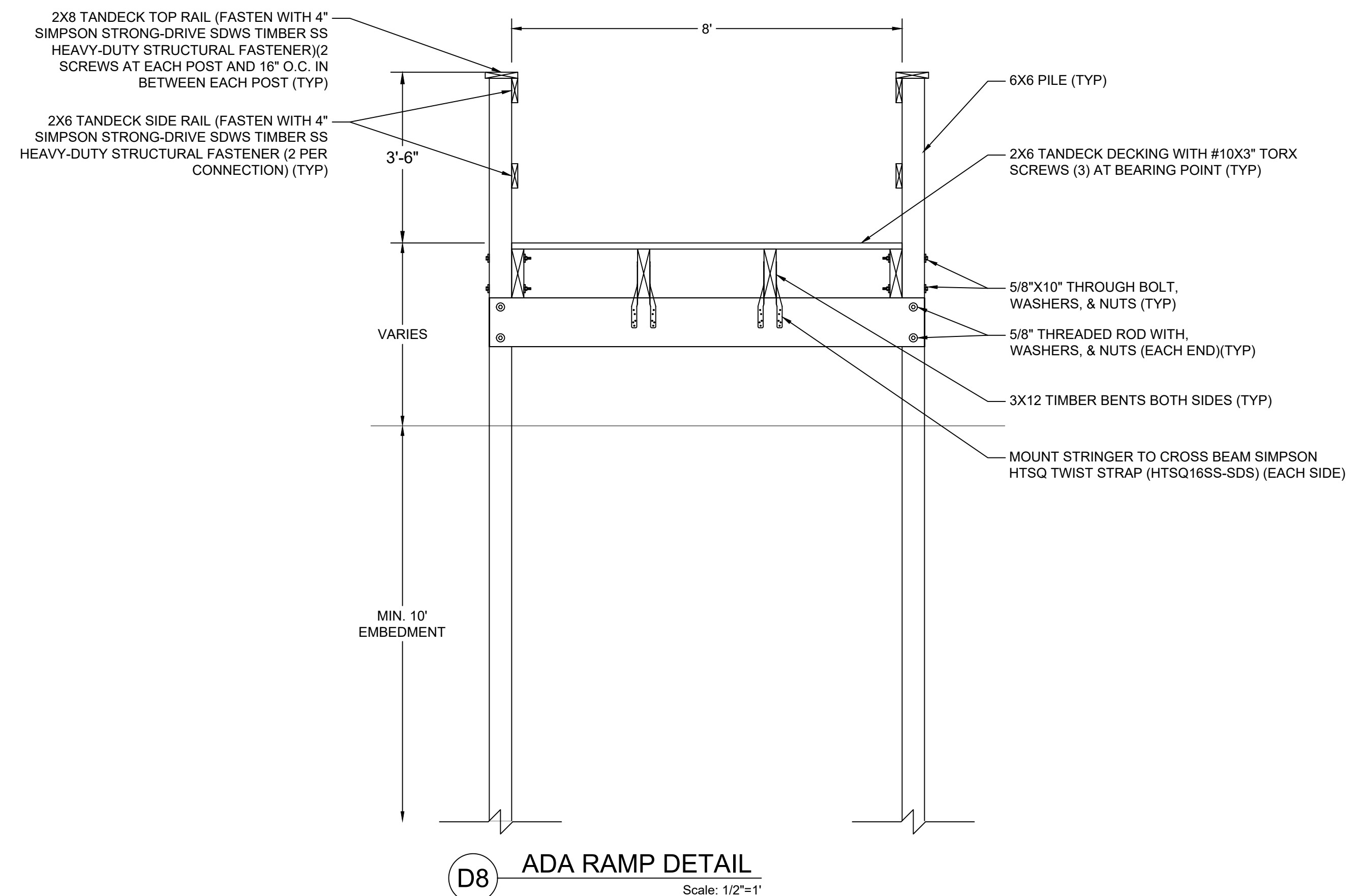
1. ALL PILE BENTS AND STRINGERS SHALL BE ROUGH CUT.
2. RAILING POSTS SHALL BE DIMENSIONAL.
3. RAILING POSTS (6X6) SHALL BE CENTERED ON EACH CONCRETE BENT WITH INTERMEDIATE POSTS (4X6) CENTERED BETWEEN EACH PILE BENT.
4. SPLICES IN BEAMS AND JOISTS ARE NOT ALLOWED BETWEEN SUPPORTS.
5. ALL STRUCTURAL LUMBER SHALL BE #1 GRADE

DECKING:

1. DECKING TO BE 2X6 (1-1/2" X 5-1/2") TANDECK COMPOSITE MANUFACTURED BY TANGENT TECHNOLOGIES, LLC. COLOR TO BE SELECTED BY THE CITY.

UTILITIES:

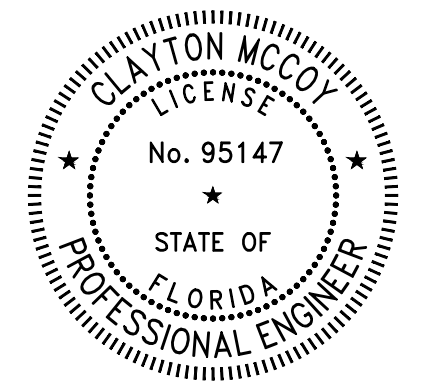
1. THE CONTRACTOR MUST VERIFY THE LOCATION OF EXISTING UTILITIES BEFORE BEGINNING ANY EXCAVATION OR CONSTRUCTION ACTIVITIES.
2. ELECTRICAL AND PLUMBING IF REQUIRED TO BE DESIGNED BY OTHERS.



THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY CLAYTON MCCOY P.E., ON THE DATE ADJACENT TO THE SEAL.

SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

3/23/2026



FISHING PIER TEMPORARY REPAIRS PENDING FULL REPLACEMENT

DETAILS 2

DRAWN BY:
CLAYTON MCCOY, PE

CHECKED BY:
ASA HUNT, PE

EOR:
CLAYTON MCCOY, PE

NO.	DESCRIPTION	DATE



CLAYTON MCCOY, PE
PE LICENSE NO 95147
25 W CEDAR ST, SUITE 140
PENSACOLA, FL 32502

SUBJECT PROPERTY:
CITY OF SANIBEL
144 PERIWINKLE WAY
SANIBEL, FL 33957

PROJECT NO.
FL-2026-090

DATE
3/23/2026

SCALE
SEE SHEET

SHEET

S-4