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PROPERTY DATA

FOLIO
20–5011–005–0151

PROPERTY ADDRESS
10840 SW 67 AVE MIAMI, FL 33156

LEGAL DESCRIPTION
11 55 40 1.11 AC M/LP&B 50–48
HELMS COUNTRY ESTS RE–PLAT
S1/2 OF LOT 16 BLK 1
LOT SIZE IRREGULAR
OF 73R–172602
F/A/U 30–5011–005–0151
COC 24074–2134 12 2005 5

ZONING CLASSIFICATION
EU – 1

FLOOD ZONE	AE
	10
BASE FLOOD ELEVATION (BFE) NGVD29	10.0
	0'

SITE CONDITION VARIANCE

IF ACTUAL SITE CONDITIONS DIFFER FROM THOSE ASSUMED IN THE POOL DESIGN DOCUMENTS, THE CONTRACTOR AND/OR OWNER SHALL IMMEDIATELY SUSPEND WORK AND NOTIFY GIA DESIGN GROUP, ENGINEER OF RECORD (EOR). NO FURTHER CONSTRUCTION ACTIVITIES SHALL PROCEED UNTIL WRITTEN DIRECTION IS RECEIVED FROM THE EOR.

GROUNDWATER ENCOUNTER

IF GROUNDWATER IS ENCOUNTERED DURING EXCAVATION OR GROUND–BREAKING ACTIVITIES, GIA DESIGN GROUP MUST BE NOTIFIED IMMEDIATELY FOR EVALUATION AND DIRECTION PRIOR TO PROCEEDING.

LIABILITY DISCLAIMER

GIA DESIGN GROUP AND THE ENGINEER OF RECORD SHALL BEAR NO RESPONSIBILITY OR LIABILITY FOR HEALTH, SAFETY, OR SITE–RELATED CONDITIONS ARISING FROM UNFORESEEN CIRCUMSTANCES OR DEVIATIONS FROM DESIGN ASSUMPTIONS.

FOR DRAINAGE PLEASE REFER TO APPROVED PLANS UNDER MASTER PERMIT. PLEASE REFER TO UPLOADED FILES BY CONTRACTOR FOR REFERENCE

FOR LANDSCAPING PLEASE REFER TO APPROVED PLANS UNDER MASTER PERMIT. POOL CONTRACTOR MUST FOLOW APPROVED PLANS

GENERAL NOTES:

POOL CONTRACTOR OR OWNER MUST FOLLOW THE DESIGN OF THIS POOL AS PER APPROVED PLANS.

CHANGES: IF DURING CONSTRUCTION THE OWNER OR CONTRACTORS NEED TO MAKE SOME CHANGES TO THE APPROVED DESIGN, ALL WORK MUST BE STOPPED AND THE ENGINEER ON RECORD MUST BE NOTIFIED IN WRITING. ANY CHANGES DONE TO THE DESIGN DURING CONSTRUCTION WITHOUT APPROVAL OF ENGINEER AND MUNICIPALITY BUILDING DEPARTMENT IS SOLELY RESPONSIBILITY OF POOL CONTRACTOR OR OWNER.

SETBACKS: CONTRACTOR SHALL VERIFY ALL SETBACKS FROM PROPERTY LINES AND STRUCTURES PRIOR TO EXCAVATION. SHOULD ANY SETBACKS BE LESS THAN THE MINIMUM REQUIREMENTS, EITHER BY OWNER OR BUILDING OFFICIAL, THE ENGINEER SHALL BE NOTIFIED.

EMPTY POOL: WARNING TO EMPTY POOL AFTER CONSTRUCTION FOR REPAIRS OR ANY OTHER REASON, THE HYDROSTATIC UPLIFT PRESSURES BENEATH THE POOL MUST BE ELIMINATED TO PREVENT THE POOL FROM FLOATING UPWARD. THE OWNER MUST CONSULT AND POOL REPAIR CONTRACTOR EXPERIENCED IN ELIMINATING UPLIFT PRESSURES.

SOIL MANAGEMENT NOTES:

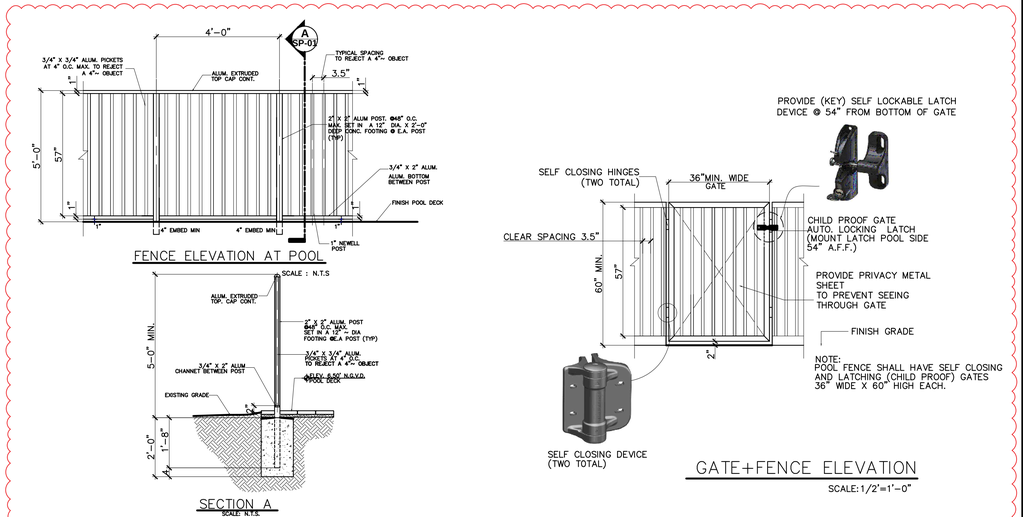
1. ALL MATERIAL REMOVED DURING EXCAVATION HAVE TO BE DISPOSED IN A LANDFILL BY POOL CONTRACTOR.
2. REMOVE EXISTING MATERIAL 1' BELOW THE REQUIRED DEPTH AND FILL WITH NEW MATERIAL (FILL MUST BE CLEAN, NON–ORGANIC SOIL , SAND OR LIMEROCK MATERIAL COMPACTED TO 95% MODIFIED PROCTOR DENSITY AS PER ASTM D–1557 IN LIFTS NOT EXCEEDING 12" IN DEPTH.
3. ALL EXCAVATED SOILS BELOW 2FT SHALL REQUIRE DISPOSAL TO A PERMITTED CLASS 1 LANDFILL.
4. EXCAVATED SOILS IF NOT DIRECTLY UPLOADED INTO TRUCKS, SHALL BE TEMPORARILY STOCKPILED ON A DOUBLE LAYER OF AT LEAST 6–MIL. THICK POLYETHYLENE.
5. DUST CONTROL MEASURES TO ADDRESS FUGITIVE DUST PARTICLES MUST BE IN PLACE DURING THE HANDLING OF EXCAVATED SOILS (E.G., MISTING, COVERING STOCKPILED SOILS, ETC.).
6. ANY IMPORTED SOIL SHALL BE FROM A DERM APPROVED QUARRY.
7. WITHIN THIRTY (30) DAYS OF COMPLETION OF CONSTRUCTION, AN ENGINEERING CONTROL REPAIR REPORT (ECRR), SIGNED AND SEALED BY A FLORIDA LICENSED PROFESSIONAL ENGINEER, SHALL BE SUBMITTED TO DERM ALONG WITH THE DISPOSAL DOCUMENTATION OF ALL EXCAVATED SOILS (TRANSPORTATION TICKETS)

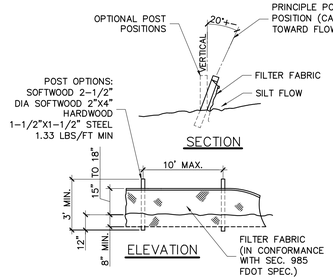
HEALTH AND SAFETY PLAN:

1. NO UNAUTHORIZED PERSONAL SHOULD HAVE ACCESS TO THE CONSTRUCTION AREA AT ANY TIME.
2. ALL WORKERS HAVE TO WEAR PROTECTIVE GEAR AT ALL TIMES (GLOVES, HELMET, BOOTS AND GLASSES).

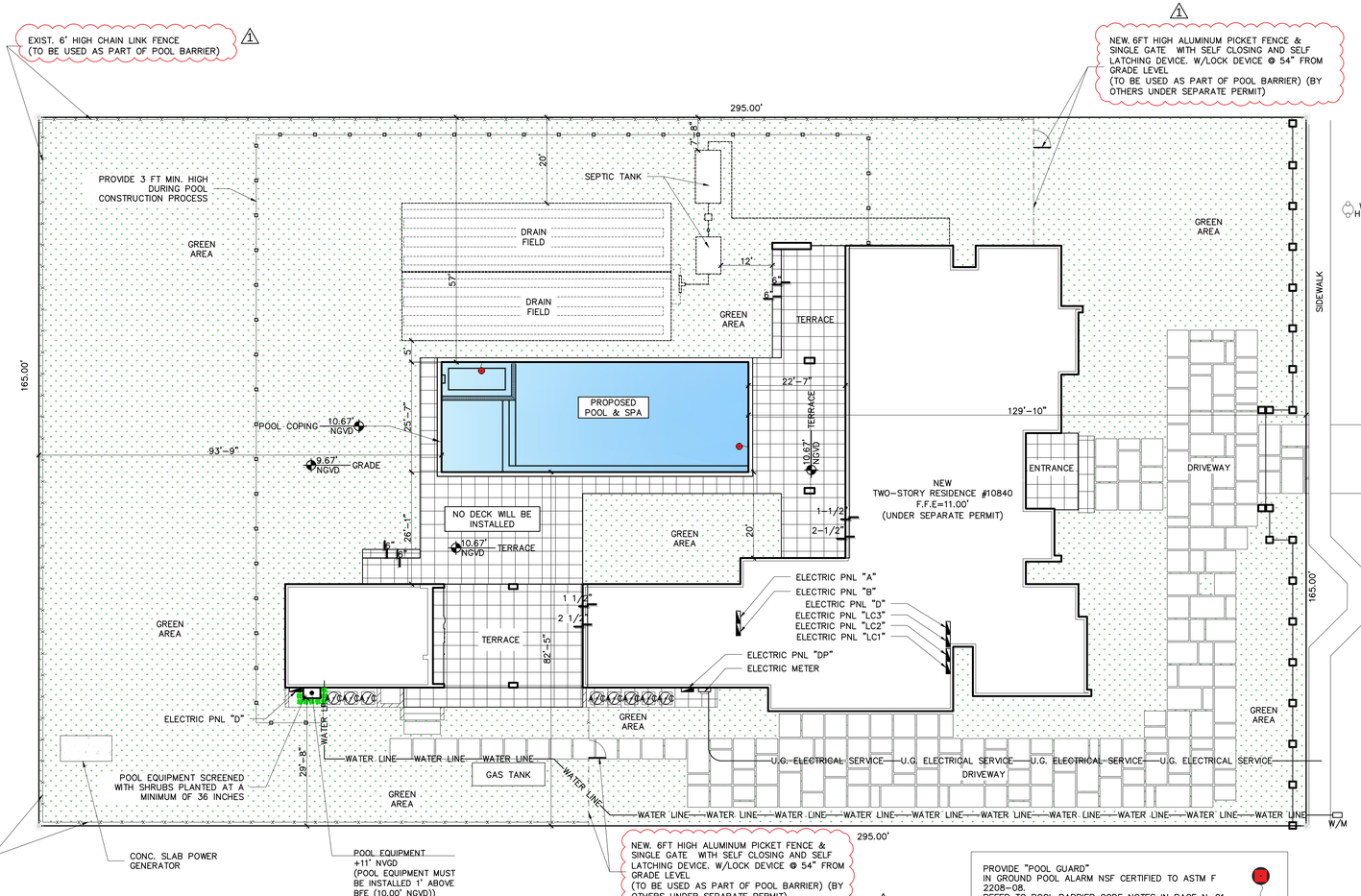
ENGINEERING NOTES:

1. PROVIDE SILT FENCE AT PROPERTY LINE IN THE AREA ADJACENT TO PROPOSED WORK
2. CONTRACTOR TO SECURE AND PROTECT ALL MATERIAL BROUGHT ON SITE.
3. CONTRACTOR TO RESTORE ALL AREAS IMPACTED BY PROPOSED WORK TOEXISTING CONDITION OR BETTER.
4. CONTRACTOR SHALL NOT IMPACT DRAINAGE/LAKE MAINTENANCE EASEMENT IN ANY WAY WITHOUT EASEMENT OWNER CONSENT.





TYPE III SILT FENCE
NO SCALE



SITE PLAN
SCALE: 1/16"=1'–0"

DRAW BY
GIA DESIGN GROUP INC.
305.741.3442

DISCUS POOL & CONSTRUCTION

NEW SWIMMING POOL & SPA FOR :
AGD CALISTONE LLC
10840 SW 67 AVE MIAMI, FL 33156

JORGE CRESPO, P.E
LICENSE# 60753
10441 SW 46TH ST
MIAMI, FL 33165
786–325–3996

JORGE CRESPO LICENSE No. 60753 STATE OF FLORIDA PROFESSIONAL ENGINEER

Jorge A Crespo
Digitally signed by Jorge A Crespo
Date: 2026.07.07 16:35:46 -04'00'

THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY JORGE CRESPO ON THE DATE ADJACENT TO THE SEAL USING A AUTHENTICATION CODE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE AUTHENTICATION CODE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

REVISIONS

NO.	DATE
1	7/7/2026

SHEET:
SP–01