



Application for
Rezoning

Complete this application in its entirety and submit pages 4 and 5 along with the required materials (including any required supplements) as listed on page 2 to the address below:

City of Hampton
Community Development Department, Planning Division
22 Lincoln Street, 5th Floor
Hampton, Virginia 23669

OFFICE USE ONLY
Date Received:

08 August 2023

DP

Case Number: RZ 22-00002

1. PROPERTY INFORMATION

Address or Location 1700 E. Pembroke Ave Hampton VA

LRSN _____ Current Zoning District C3 Proposed Zoning District R9

Current Land Use Vacant Commercial

Proposed Land Use Single Family Residential

The proposed use will be in: ☐ an existing building ☐ a new addition ☒ a new building

2. PROPERTY OWNER INFORMATION (an individual or a legal entity may be listed as owner)

Owner's Name Yoya higuera lopez

Address 612 main st City Newport News State VA Zip 23605

Phone 757-952-4359 Email yoyahiguera97@hotmail.com

3. APPLICANT INFORMATION (if different from owner)

Applicant's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

4. APPLICANT AGENT INFORMATION (if different from applicant)

Agent's Name _____

Address _____ City _____ State _____ Zip _____

Phone _____ Email _____

5. CERTIFICATION FOR LEGAL ENTITY PROPERTY OWNERS

Complete this section only if the property owner is **not** an individual but rather a legal entity such as a corporation, trust, LLC, partnership, diocese, etc. as specified in Step 2 above.

"I hereby submit that I am legally authorized to execute this application on behalf of the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), title(s), signature(s), and date(s) of authorized representative(s) of the legal entity (attach additional page if necessary):

Name of Legal Entity _____

Signed by:

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

Name (printed) _____, Its (title) _____

Signature _____ Date _____

6. CERTIFICATION FOR INDIVIDUAL PROPERTY OWNERS

Complete this section only if the property owner is an individual or individuals.

"I hereby submit that I am the fee-simple owner of this property. I have read this application and it is submitted with my full knowledge and consent. I authorize city staff and representatives to have access to this property for inspection. The information contained in this application is accurate and correct to the best of my knowledge."

Name(s), signature(s), and date(s) of owner(s) (attach additional page if necessary):

Name (printed) Yoya Higuera Lopez

Signature Gloria Higuera Lopez Date 6/3/2022

Name (printed) _____

Signature _____ Date _____

OFFICE USE ONLY

☐ Application Form

☐ Narrative Statement

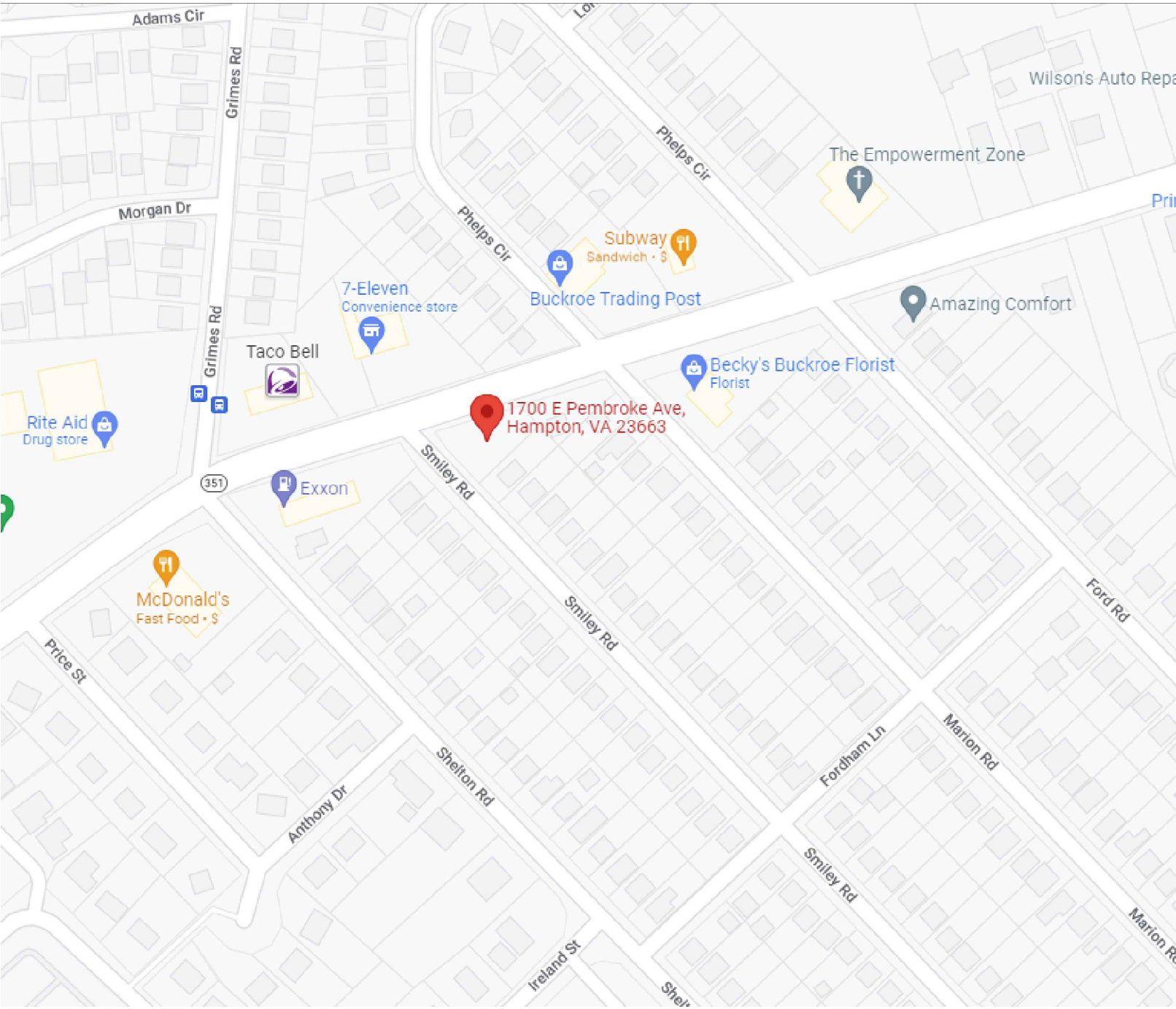
☐ Proffer Statement

☐ Application Fee

☐ Survey Plat

☐ Additional materials (if required)

(paid)



VICINITY MAP

SHEET INDEX

SHT. NO.	DESCRIPTION
CS	COVER SHEET
ARCHITECTURAL DRAWINGS	
A1	NOTES, SCHEDULES, & DETAILS
A2	ELEVATIONS
A3	PLANS
A4	PLANS, SECTIONS & DETAILS

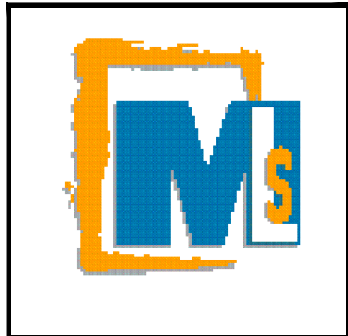
SITE DATA

SITE ADDRESS:	1700 E. PEMBROKE AVE. HAMPTON, VA 23663.
LEGAL DESCRIPTION:	LOT 187A BLOCK 6 FORDHAM CITY OF HAMPTON, VIRGINIA
GPIN:	PARCEL 12003841
WATERSHED	CHESAPEAKE BAY
ZONING DISTRICT	2C
BUILDING SETBACKS	FRONT (SOUTH) 30 FT 30 FT SIDE (EAST) 8.60 FT 8.60 FT SIDE (WEST) 15 FT 11.78 FT REAR (NORTH) 30 FT 59.50 FT

SURVEY NOTES:

- ALL INFRASTRUCTURE AND IMPROVEMENTS SHALL CONFORM TO THE STANDARDS AND SPECIFICATIONS OF THE LOCAL JURISDICTION AND WILL BE SUBJECT TO THEIR INSPECTION AND ACCEPTANCE.
- SITE LOCATION: 1700 E PEMBROKE AVE, HAMPTON, VA 23663
- THIS SITE LIES IN FLOOD ZONE X, F.I.R.M. PANEL 5155270019H, DATED 05/16/2016.
- BOUNDARY, TOPOGRAPHIC, AND SURVEY BY MLS GROUP CONSULTING 123 ANCHOR ST PORTSMOUTH VA 23702.
- BENCHMARK -- REFER TO TOPOGRAPHIC SURVEY BY MLS GROUP CONSULTING 123 ANCHOR ST. PORTSMOUTH VA 23702..
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT SHOW ANY/ALL EASEMENT OR RESTRICTION THAT MAY AFFECT THE PROPERTY AS SHOWN. PROPERTY IS SUBJECT TO RIGHTS-OF-WAY, EASEMENT, COVENANTS AND ALL MATTERS OF PUBLIC RECORDS.
- NORTH MERIDIAN SHOWN HEREON IS BASED ON THE VIRGINIA STATE PLANE COORDINATES SYSTEM, SOUTH ZONE, NAD 1983
- THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NONE EXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARD, CEMETERIES OR ANY UNDERGROUND STRUCTURE NOT OBSERVED DURING THE COURSE OF THE SURVEY.
- LOCATION OF UNDERGROUND NON-GRAVITY UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE INDICATIONS OF SUBTERRANEAN USE AND PAINT MARKINGS FIELD LOCATED BY MLS, PC AS PAINTED BY MISS UTILITY, EXCAVATION/DIG NO TICKET NUMBER THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NONEEXISTENCE OF UNDERGROUND UTILITIES.
- THIS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF GUARINEZ ADORNO L.S. (LIC. NO.3070) FROM AN ACTUAL GROUND/AIRBORNE SURVEY MADE UNDER MY SUPERVISION; THAT THE IMAGERY AND/OR ORIGINAL DATA WAS OBTAINED ON 10/14/2022. AND THAT THIS ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
- THE PROPOSED RESIDENTIAL DWELLING STRUCTURE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DETERMINED FROM THE NATIONAL FLOOD HAZARD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 5155270019H, (DATED) 05/16/2016.
- ALL OR A PORTION OF THIS SITE IS LOCATED IN A SPECIAL FLOOD AREA AS DETERMINED FROM THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO.5155270019H, (DATED)05/16/2016 .
- THIS PROPERTY IS IN THE CHESAPEAKE BAY PRESERVATION AREA (6)
- ANY ONSITE SEWAGE TREATMENT SYSTEM INSTALLED ON ANY LOT IS REQUIRED TO BE PUMPED OUT EVERY FIVE YEARS OR TO OTHERWISE MEET THE MAINTENANCE REQUIREMENTS OF THE CHESAPEAKE BAY
- "THE BUILDER/CONTRACTOR SHALL PROVIDE FOR POSITIVE DRAINAGE OF THE SITE WITHOUT NEGATIVELY IMPACTING ADJACENT PROPERTIES."
- "THE BUILDER/CONTRACTOR SHALL VERIFY GRADES ON SITE PRIOR TO CONSTRUCTION."
- "THE BUILDER/CONTRACTOR SHALL EXECUTE AN AGREEMENT IN LIEU OF AN EROSION AND SEDIMENT CONTROL PLAN IN CONJUNCTION WITH APPROVAL OF THIS PLAN."
- "THE BUILDER/CONTRACTOR SHALL EXECUTE AN AGREEMENT IN LIEU OF A STORMWATER PLAN IN CONJUNCTION WITH APPROVAL OF THIS PLAN."

AMAYA PROPERTIES CORPORATION
3 BDR. SINGLE FAMILY RESIDENCE AT
1700 E. PEMBROKE AVE.
HAMPTON, VA 23663.



MLS
GROUP
CONSULTING LLC.

123 ANCHOR STREET
PORTSMOUTH, VA 23702
PHONE: 757.975.9305
EMAIL: mls.survey.va@gmail.com

SEAL:



CARLOS SIERRA, P.E.
VA. REG. #402060870

REVISIONS:

NO. DATE REMARKS

AMAYA PROPERTIES CORPORATION
3 BDR. SINGLE FAMILY RESIDENCE AT
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DRAWN
F.MELENDEZ
CHECKED
C. SIERRA P.E.
DATE
09/01/2024
SCALE
SHOW ON THIS DWG
PROJECT NO.
22.121

GENERAL NOTES:

- THE ARCHITECTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH ANY STRUCTURAL, CIVIL, MECHANICAL, PLUMBING, AND ELECTRICAL DRAWINGS AND THE SPECIFICATIONS THAT MAY APPLY. THE CONTRACTOR SHALL VERIFY THE REQUIREMENTS OF OTHER TRADES AS TO ITEMS TO BE PLACED OR SET IN THE STRUCTURAL WORK.
- THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE PROVISIONS OF THE INTERNATIONAL RESIDENTIAL CODE 2018 EDITION AS ADOPTED BY THE VIRGINIA AND THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE 2018 EDITION.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING REQUIRED TO ERECT AND HOLD THE STRUCTURE IN PROPER ALIGNMENT UNTIL PERMANENT SUPPORTS AND LATERAL BRACING ARE IN PLACE.
- LOADS USED IN THE DESIGN OF THIS STRUCTURE ARE AS FOLLOWS:
 - LIVE LOADS:
BEDROOMS 30 PSF
ALL OTHER AREAS 40 PSF
ROOF 20 PSF
 - WIND LOADS :
WIND SPEED 120 MPH
EXPOSURE B
- A PERMANENT ENERGY CODE CERTIFICATE SHALL BE POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL BE COMPLETED BY THE BUILDER OR REGISTERED DESIGN PROFESSIONAL.
- FIREBLOCKING SHALL BE PROVIDED TO CUT-OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE.
- ALL EGRESS WINDOWS SHALL HAVE A MAXIMUM SILL HEIGHT OF 44" ABOVE FINISH FLOOR; ALL WINDOWS WITHIN 18" OF FINISH FLOOR WITHOUT A LANDING OUTSIDE, MUST NOT BE OPERATABLE TO THE EXTENT OF WINDOW WITHIN 18".
- THE GLAZING FENESTRATION U-FACTOR SHALL COMPLY WITH N1102.3 AND TABLE N1102.1.2 WHICH IS (.32) SOLAR HEAT GAIN COEFFICIENT VALUE (0.4)
- ALL BATHTUBS AND SHOWER FLOORS, ALL WALLS ABOVE BATHTUBS (WITH INSTALLED SHOWER HEADS) AND IN ALL SHOWER COMPARTMENTS, SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. THE WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6' ABOVE THE FLOOR (R307.02)
- ATTIC ACCESS SHALL BE SEALED WITH A GASKET AND AN R-49 INSULATION. SEE N1102.2.3
- FOR FIREPLACE COMPLIANCE REFER TO R1001.1 & N1102.4.3
- TRUSSES SHALL BE BRACED IN ACCORDANCE WITH THE BUILDING COMPONET SAFETY INFORMATION (BSCI 1-03). (IRC SECTION 802.10.3)

FOUNDATION NOTES:

- THE FOUNDATIONS FOR THIS STRUCTURE HAVE BEEN DESIGNED WITH AN ASSUMED BEARING PRESSURE OF 1500 PSF. THE FOOTING SUBGRADE SHALL BE UNDISTURBED NATIVE NONORGANIC SOILS, OR CLEAN COMPACTED STRUCTURAL FILL. FOUNDATION BEARING SOILS SHALL BE EVALUATED BY A LICENSED GEOTECHNICAL ENGINEER TO CONFIRM THE DESIGN BEARING PRESSURE AND THAT THE ASSOCIATED SETTLEMENTS ARE WITHIN GENERALLY ACCEPTED TOLERABLE LIMITS.
- PRIOR TO PLACING FOUNDATION CONCRETE, ALL FOUNDATION EXCAVATIONS SHALL BE INSPECTED BY THE GEOTECHNICAL ENGINEER TO EXPLORE THE EXTENT OF LOOSE, SOFT OR OTHERWISE UNSATISFACTORY SOIL MATERIAL AND TO VERIFY DESIGN BEARING PRESSURE. THE GEOTECHNICAL ENGINEER WILL PROVIDE DIRECTION FOR CORRECTIVE ACTION WHERE REQUIRED.
- NO UNBALANCED BACKFILLING SHALL BE DONE AGAINST WALLS UNLESS WALLS ARE SECURELY BRACED AGAINST OVERTURNING, EITHER BY TEMPORARY CONSTRUCTION BRACING OR BY PERMANENT CONSTRUCTION.
- FROST LINE DEPTH IS 12" BELOW FINISHED GRADE. BOTTOM OF ALL EXTERIOR FOUNDATIONS SHALL BE A MINIMUM OF 16" BELOW EXTERIOR FINISHED GRADE ELEVATION.

CAST-IN-PLACE CONCRETE NOTES:

- CAST-IN-PLACE CONCRETE FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE (ACI) "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE (ACI 318-05) AND COMMENTARY (ACI 318R-05)".
- CONCRETE SHALL BE NORMAL WEIGHT AND SHALL OBTAIN 28 DAY COMPRESSIVE STRENGTHS AS FOLLOWS:
 - SLAB-ON-GRADE 3500 PSI
 - ALL OTHER CONCRETE NOT OTHERWISE NOTED 3000 PSI
- REINFORCING MATERIALS SHALL BE AS FOLLOWS:
 - REINFORCING BARS - ASTM A 615, GRADE 60, DEFORMED.
 - WELDED WIRE FABRIC - ASTM A 185, WELDED STEEL WIRE FABRIC. SHEET TYPE - ROLLED TYPE NOT ACCEPTABLE.
- ALL REINFORCING STEEL AND EMBEDDED ITEMS SHALL BE ACCURATELY PLACED IN THE POSITIONS SHOWN AND ADEQUATELY TIED AND SUPPORTED BEFORE CONCRETE IS PLACED TO PREVENT DISPLACEMENT BEYOND PERMITTED TOLERANCES.
- MINIMUM CONCRETE COVER FOR REINFORCING STEEL AS INDICATED ON THE DRAWINGS SHALL GOVERN WHEN IN CONFLICT WITH ACI 318-05.

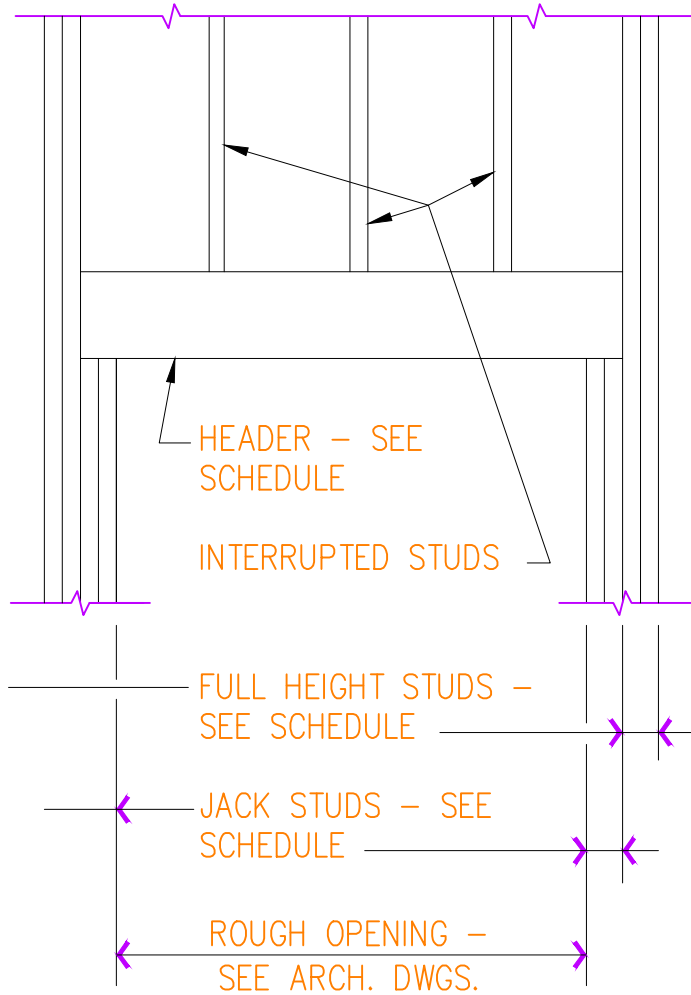
ROUGH CARPENTRY NOTES:

- ROUGH CARPENTRY FOR THIS STRUCTURE HAS BEEN DESIGNED IN ACCORDANCE WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION".
- UNLESS OTHERWISE NOTED, ALL NAILING SHALL CONFORM TO THE "FASTENING SCHEDULE" SHOWN IN TABLE 2304.9.1 OF THE INTERNATIONAL BUILDING CODE, 2018 EDITION.
- WOOD FRAMING MEMBERS SHALL COMPLY WITH PS 20 "AMERICAN SOFTWOOD LUMBER STANDARD" AND THE FOLLOWING REQUIREMENTS:
 - MOISTURE CONTENT - SEASONED, WITH 19 PERCENT MAXIMUM MOISTURE CONTENT.
 - GRADE - NO. 2.
 - SPECIES - SOUTHERN PINE GRADED UNDER SPIB RULES.
- CONSTRUCTION PANELS SHALL COMPLY WITH PS 1 "U.S. PRODUCT STANDARD FOR CONSTRUCTION AND INDUSTRIAL PLYWOOD" FOR PLYWOOD CONSTRUCTION PANELS AND THE FOLLOWING REQUIREMENTS:
 - EXTERIOR WALL AND SHEARWALL WALL SHEATHING: 7/16", APA RATED SHEATHING, EXPOSURE 1 EXPOSURE DURABILITY CLASSIFICATION.
 - ROOF SHEATHING: 7/16", APA RATED SHEATHING, EXTERIOR EXPOSURE DURABILITY CLASSIFICATION.
- WOOD FRAMING MEMBERS PERMANENTLY EXPOSED TO THE WEATHER AND SILL PLATES AROUND THE PERIMETER SHALL BE PRESERVATIVE-TREATED IN ACCORDANCE WITH THE SPECIFICATIONS.
- STEEL PLATE CONNECTORS SHALL COMPLY WITH ASTM A 36 SPECIFICATIONS (Fy = 36 KSI). BOLTS CONNECTING WOOD MEMBERS SHALL COMPLY WITH ASTM A 37 COMMON STEEL BOLTS, AND SHALL BE 3/4" DIAMETER UNLESS OTHERWISE SPECIFIED.
- METAL FRAMING ANCHORS SHALL COMPLY WITH ASTM A 446 GRADE A (STRUCTURAL QUALITY). ANCHORS SHALL BE AS INDICATED OR EQUAL AND/OR SHALL BE CAPABLE OF SUPPORTING THE REACTIONS SHOWN.
- PROVIDE BRIDGING FOR ALL ROOF RAFTERS. MAXIMUM SPACING SHALL BE 8'-0" UNLESS OTHERWISE NOTED.
- PROVIDE HEADERS OF THE SAME CROSS SECTION AS ROOF RAFTERS TO FRAME AROUND ALL OPENINGS TO SUPPORT SHEATHING UNLESS OTHERWISE NOTED OR DETAILED ON THE DRAWINGS.
- UNLESS OTHERWISE NOTED, ATTACH BLOCKING AND NAILERS TO STEEL FRAMING USING 3/16" DIAMETER POWDER ACTUATED FASTENERS AT 12" ON-CENTER OR 1/2" DIAMETER BOLTS AT 24" ON-CENTER. STAGGER FASTENERS TO ALTERNATE SIDES OF BEAM WEB.
- WHERE MULTIPLE FRAMING MEMBERS ARE INDICATED, SCAB CONTINGENT MEMBERS TOGETHER WITH 10d NAILS AT 12" ON-CENTER, ALTERNATING AT 2 INCHES FROM EACH EDGE FOR MEMBERS 2X6 AND LESS AND TWO ROWS OF 10d NAILS AT 12" ON-CENTER, 2 INCHES FROM EACH EDGE FOR MEMBER 2X8 AND GREATER.
- ALL FASTENERS INTO MASONRY, OR TREATED TIMBER SHALL BE HOT-DIPPED GALVANIZED OR CORROSION RESISTANT.

WOOD HEADER SCHEDULE NOTES:

- HEADER SCHEDULE APPLIES TO MEMBERS IN PERIMETER AND INTERIOR BEARING WALLS NOT OTHERWISE NOTED ON THE DRAWINGS.
- FULL HEIGHT STUDS APPLY TO EXTERIOR WALLS AND SHEARWALLS ONLY. PROVIDE SINGLE FULL HEIGHT STUD TO ALL OTHER WALLS.
- WHERE SPECIFIED JACK STUDS AND FULL HEIGHT STUDS WILL NOT FIT WITHIN THE WALL, PROVIDE FRAMING ANCHORS CAPABLE OF SUPPORTING THE FULL REACTION OF THE HEADER, AND FRAME HEADER INTO THE SIDE OF THE FULL HEIGHT STUDS.
- PROVIDE PLYWOOD FLITCH PLATES OR SPACERS AS REQUIRED.
- FOR HEADERS AT LARGER OPENINGS AND HEADERS WITH SPECIAL LOADS SEE PLAN FOR HEADER CONSTRUCTION.
- LUMBER SPECIES SHALL BE SOUTHERN YELLOW PINE #1 OR BETTER
- FILL ALL VOIDS WITH R-3 INSULATION

WOOD HEADER SCHEDULE, 2X4 WALLS					
ROUGH± OPENING	COMPOSITION ±4	JACK STUDS		FULL± HEIGHT STUDS	REMARK
		145T* FLOOR	24ND* FLOOR		
0 TO 4'-0"	2-2x8	2	1	2	---
4'-1" TO 6'-0"	2-2x10	2	2	3	---
6'-1" TO 7'-6"	2-2x12	2	2	4	---
7'-7" TO 9'-0"	2-LVL'S	3	2	5	---



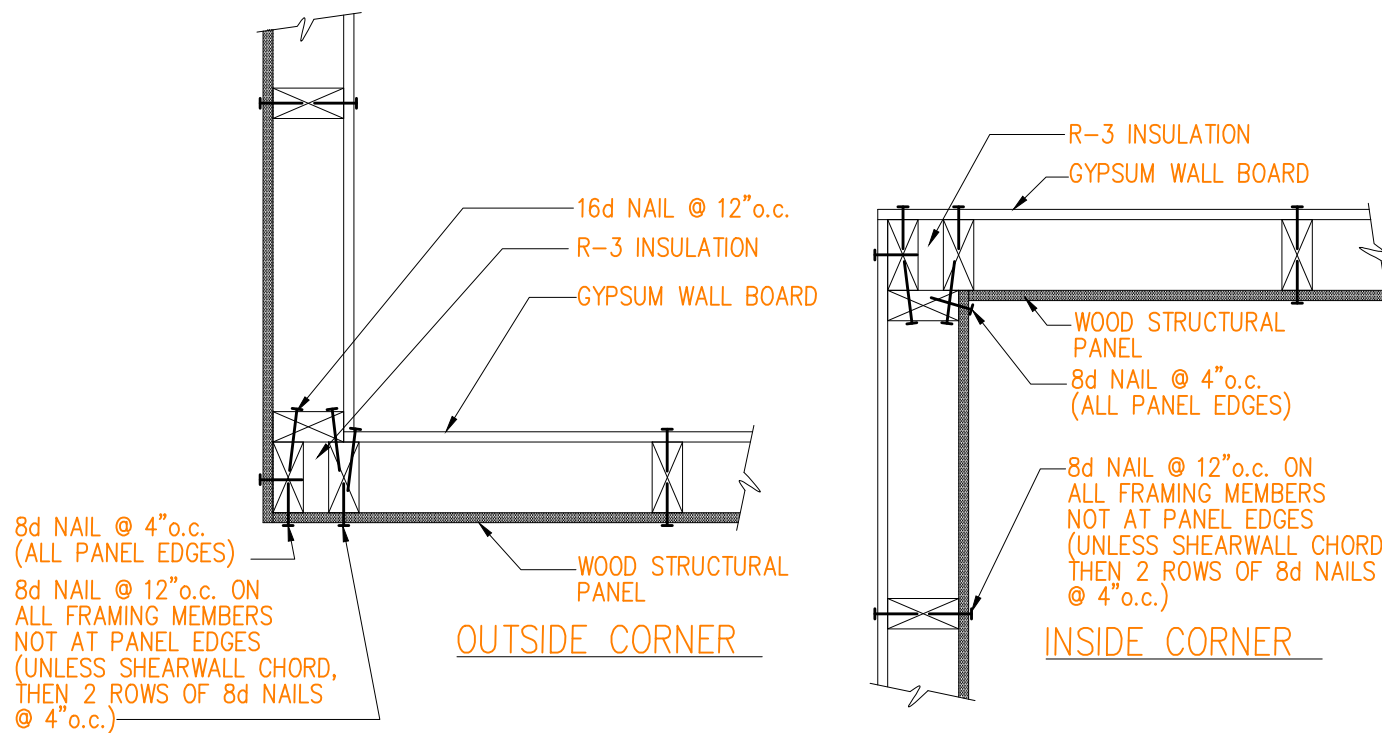
TYPICAL OPENING

TYPICAL WOOD HEADER DETAIL

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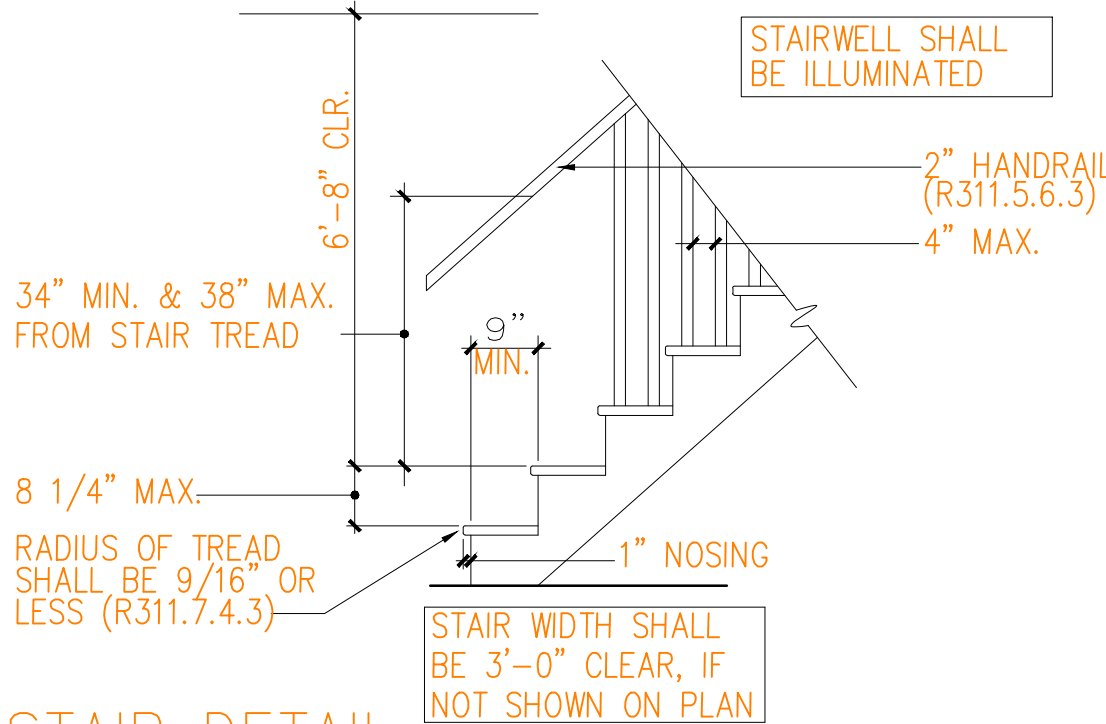
FASTENER SCHEDULE FOR STRUCTURAL MEMBERS		
DESCRIPTION OF BUILDING ELEMENTS	NUMBER AND TYPE OF FASTENER	SPACING OF FASTENERS
JOIST TO SILL OR GIRDER, TOE NAIL	3-8d (2-1/2"x 0.113)	-----
1"x 6" SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-10d (2-1/2"x 0.113) 2 staples, 1 3/4"	-----
2" SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d (3 1/2"x 0.135")	-----
SOLE PLATE TO JOIST OR BLOCKING, FACE NAIL	16d (3 1/2"x 0.135")	16"o.c.
TOP OR SOLE PLATE TO STUD, END NAIL	2-16d (3 1/2"x 0.135")	-----
STUD TO SOLE PLATE, TOE NAIL	2-16d (3 1/2"x 0.135")	-----
DOUBLE STUDS, FACE NAIL	10d (3"x 0.128")	12"o.c.
DOUBLE TO PLATES, FACE NAIL	10d (3"x 0.128")	12"o.c.
SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANELS	3-16d (3 1/2"x 0.135")	16"o.c.
DOUBLE TOP PLATES, MINIMUM 36" OFFSET OF END JOINTS, FACE NAIL IN LAPPED AREA	12-16d (3 1/2"x 0.135")	-----
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOE NAIL	3-8d (2-1/2"x 0.113)	-----
RIM JOIST TO TOP PLATE, TOE NAIL	8d (2-1/2"x 0.113)	6"o.c.
TOP PLATES, LAPS AT CORNERS AND AND INTERSECTIONS, FACE NAIL	4-10d (3"x 0.128")	-----
BUILT-UP HEADER, TWO PIECES WITH 1/2" SPACER	16d (3 1/2"x 0.135")	12"o.c. along each edge
CONTINUED HEADER, TWO PIECES	16d (3 1/2"x 0.135")	12"o.c. along each edge
CEILING JOISTS TO PLATE, TOE NAIL	3-12d (2-1/2"x 0.113)	-----
CONTINUOUS HEADER TO STUD, TOE NAIL	4-12d (2-1/2"x 0.113)	-----
CEILING JOIST, LAPS OVER PARTITIONS, FACE NAIL	5-10d (3"x 0.128")	-----
CEILING JOIST TO PARALLEL RAFTERS, FACE NAIL	5-10d (3"x 0.128")	-----
RAFTER TO PLATE, TOE NAIL	2-16d (3 1/2"x 0.135")	-----
1" BRACE TO EACH STUD AND PLATE, FACE NAIL	2-8d (2-1/2"x 0.113) 2 staples, 1 3/4"	-----
1"x 6" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2"x 0.113) 2 staples, 1 3/4"	-----
1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	2-8d (2-1/2"x 0.113) 3 staples, 1 3/4"	-----
WIDER THAN 1"x 8" SHEATHING TO EACH BEARING, FACE NAIL	3-8d (2-1/2"x 0.113) 4 staples, 1 3/4"	-----
BUILT-UP CORNER STUDS	10d (3"x 0.128")	12"o.c.
BUILT-UP CORNER GIRDERS AND BEAMS, 2" LUMBER LAYERS	10d (3"x 0.128")	* See note at bottom of schedule
2" PLANKS	2-16d (3 1/2"x 0.135")	At each bearing
ROOF RAFTERS TO RIDGE, VALLEYOR HIP RAFTERS:		
TOE NAIL	4-16d (3 1/2"x 0.135")	-----
FACE NAIL	3-16d (3 1/2"x 0.135")	-----
RAFTER TIES TO RAFTERS, FACE NAIL	5-10d (2-1/2"x 0.113)	-----
COLLAR TIE TO RAFTER, FACE NAIL, OR 1 1/4"x 20 GAGE RIDGE STRAP	3-10d (3"x 0.128")	-----
5/16" - 1/2" PLYWOOD	8d (2"x 0.113") nail (subfloor, wall) / 8d (2-1/2"x 0.131") nail (roof)	6"o.c.(edges) 12"o.c. (field)
19/32" - 1" PLYWOOD	10d (2-1/2"x 0.131") nail (roof)	6"o.c.(edges) 12"o.c. (field)
1/2" GYPSUM SHEATHING	1 1/2" galv. roof nail; 6d (2"x0.131")nail; staple galv. 1 1/2". 1 1/4" screw, type W or S	4"o.c.(edges) 8"o.c. (field)
5/8" GYPSUM SHEATHING	1 3/4" galv. roof nail; 6d (2"x0.131")nail; staple galv. 1 5/8". 1 5/8" screw, type W or S	4"o.c.(edges) 8"o.c. (field)
3/4" AND LESS SUBFLOOR UNDERLAYMENT TO FRAMING	8d (2-1/2"x 0.131") nail	6"o.c.(edges) 12"o.c. (field)
7/8" - 1" SUBFLOOR UNDERLAYMENT TO FRAMING	10d (2-1/2"x 0.131") nail	6"o.c.(edges) 12"o.c. (field)
1 1/8" - 1 1/4" SUBFLOOR UNDERLAYMENT TO FRAMING	12d (3"x 0.148") nail	6"o.c.(edges) 12"o.c. (field)

* NAIL EACH LAYER AS FOLLOWS: 32" o.c. AT TOP AND BOTTOM AND STAGGERED. TWO NAILS AT ENDS AT EACH SPLICE



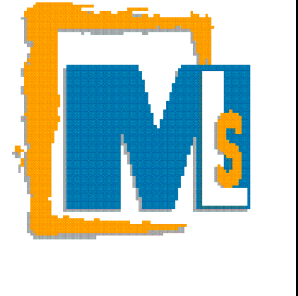
CORNER FRAMING DETAILS

NOT TO SCALE:



STAIR DETAIL

NOT TO SCALE:



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123 ANCHOR STREET
PORTSMOUTH, VA 23702
PHONE: 757.975.9305
EMAIL: mls.survey.vb@gmail.com

SEAL:



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REVISIONS:

NO. DATE REMARKS

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SHEET

A1

2 OF 5



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HAMPTON, VA 23663.

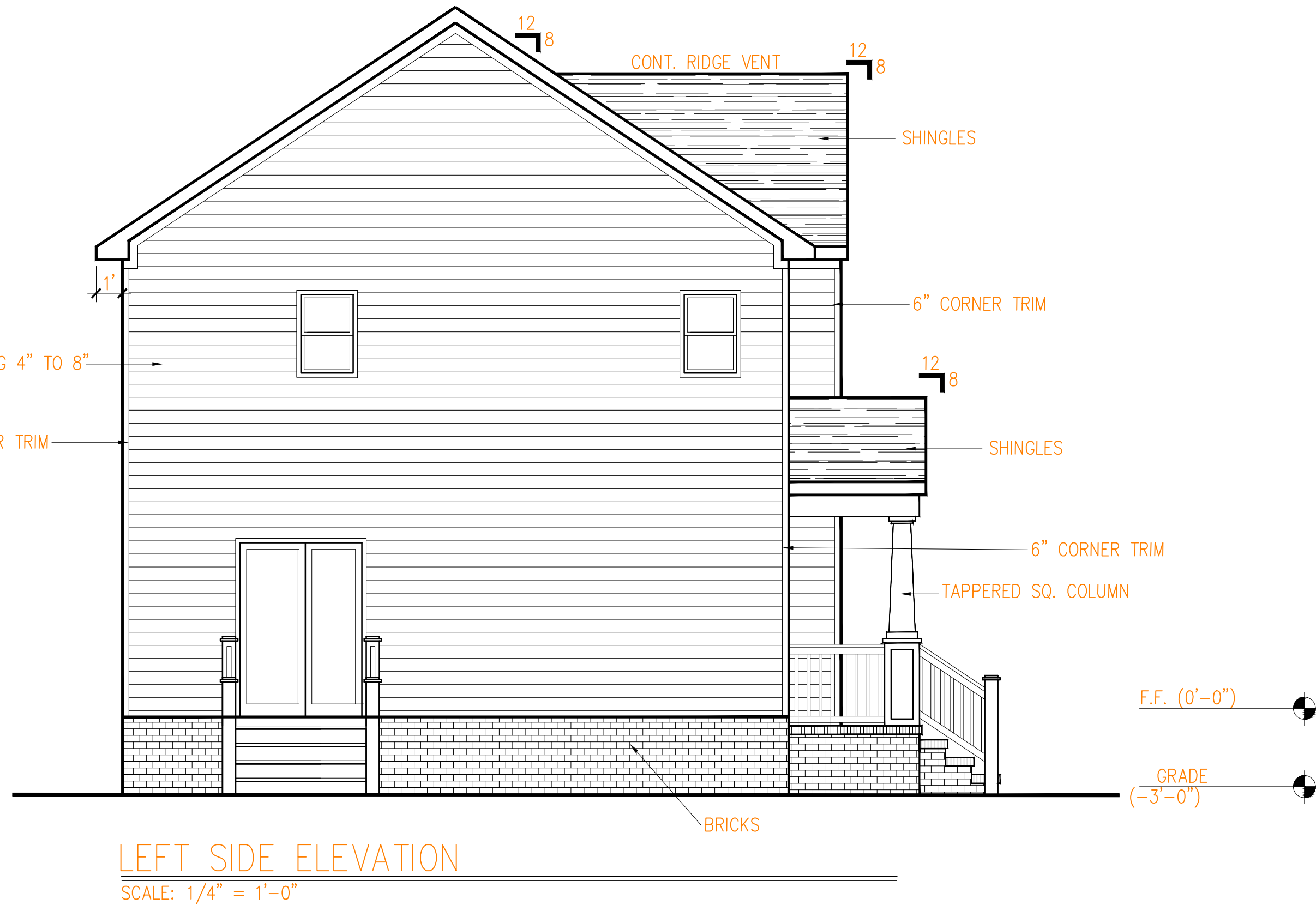
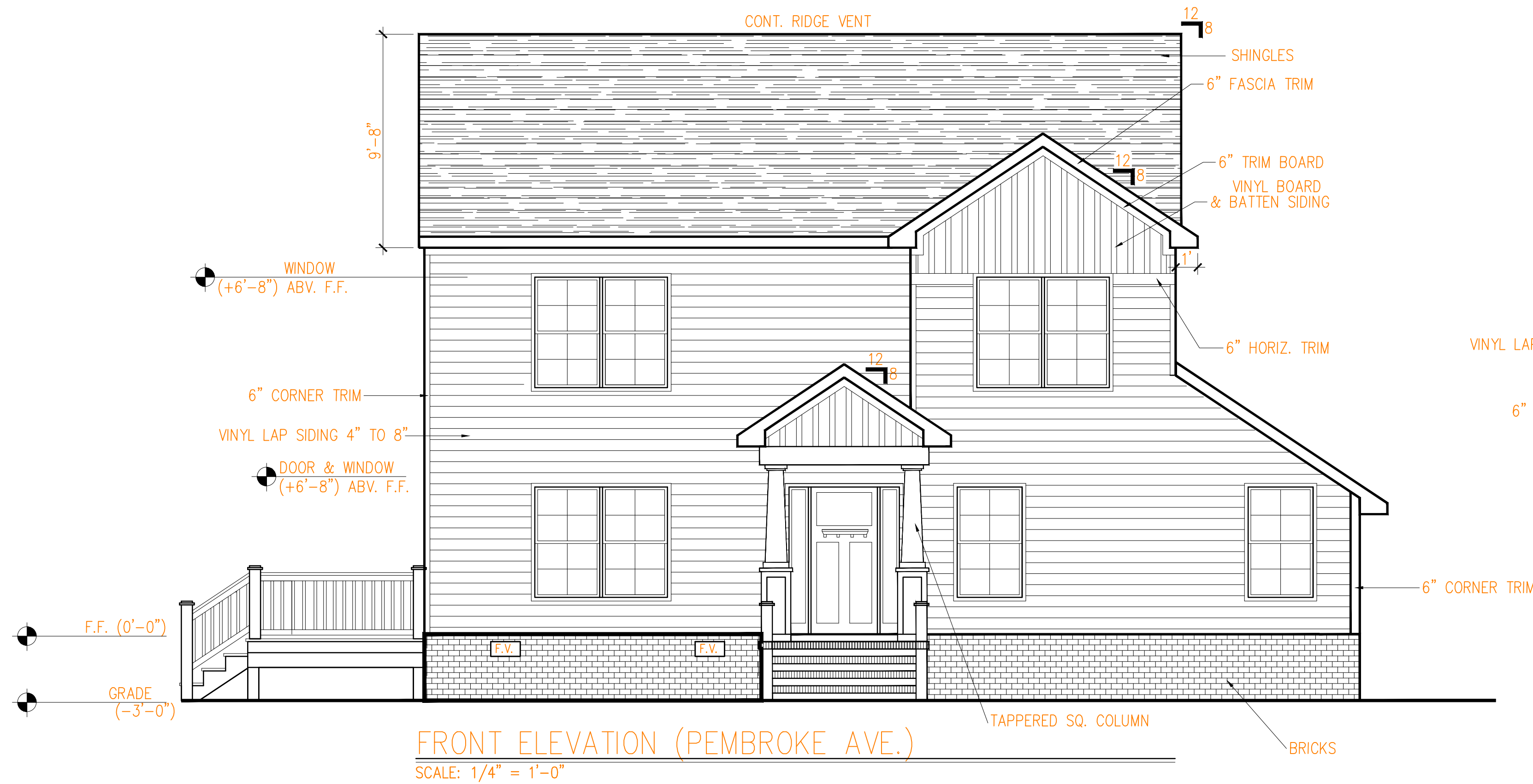
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F. MELENDEZ
CHECKED
C. SIERRA, P.E.
DATE
09/01/2024
SCALE
SHOW ON THIS DWG
PROJECT NO.
22.121

SHEET

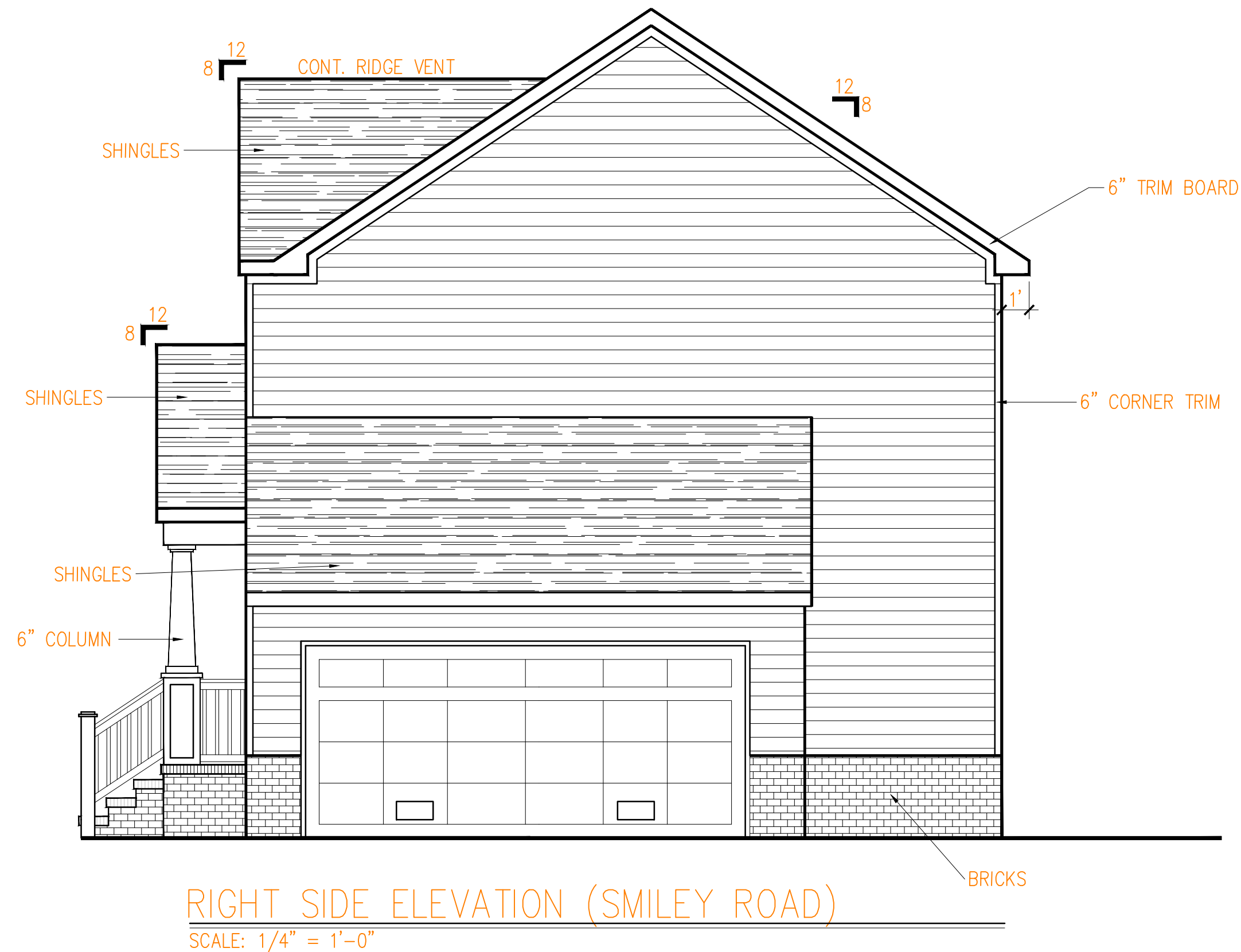
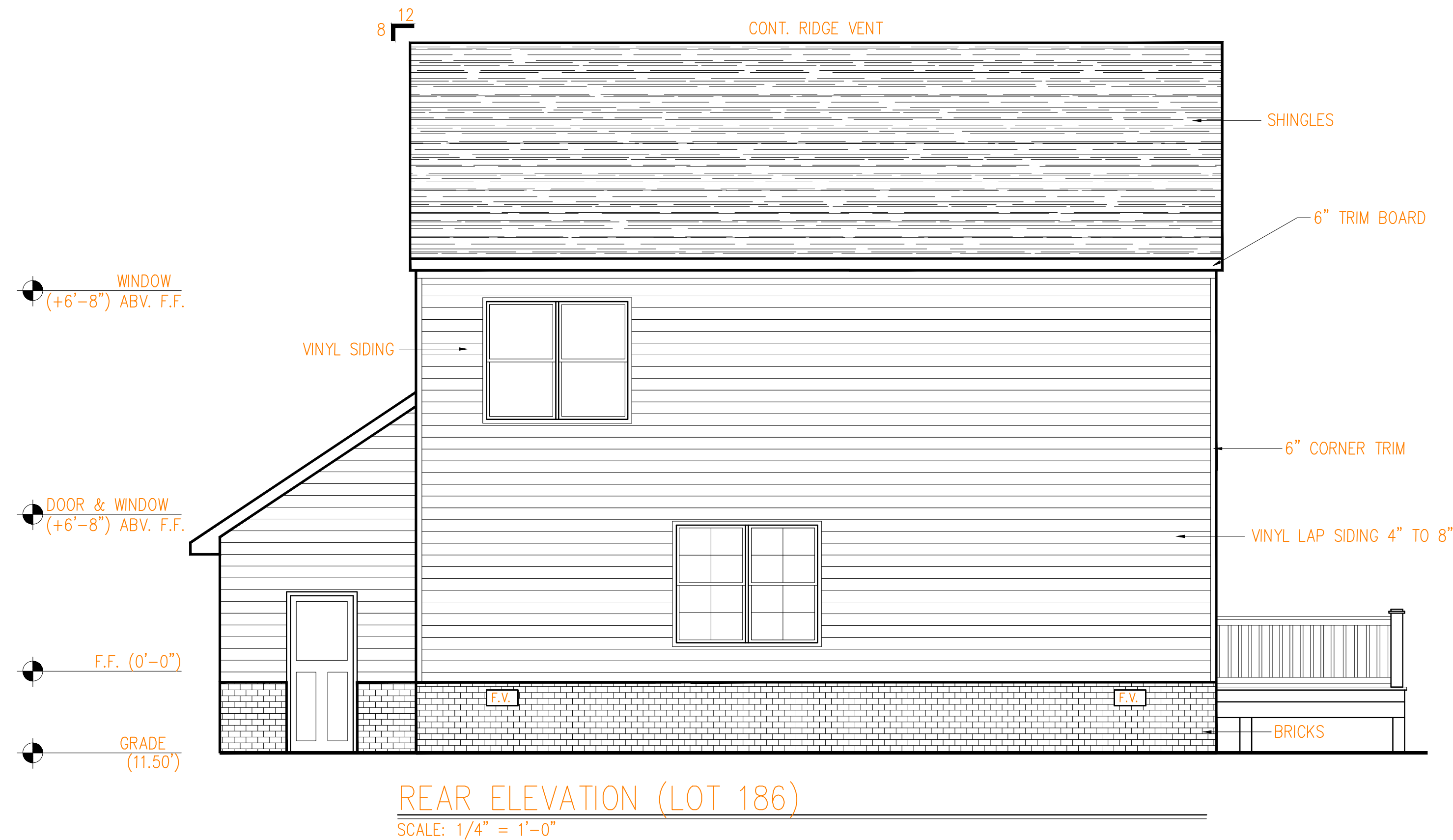
A2

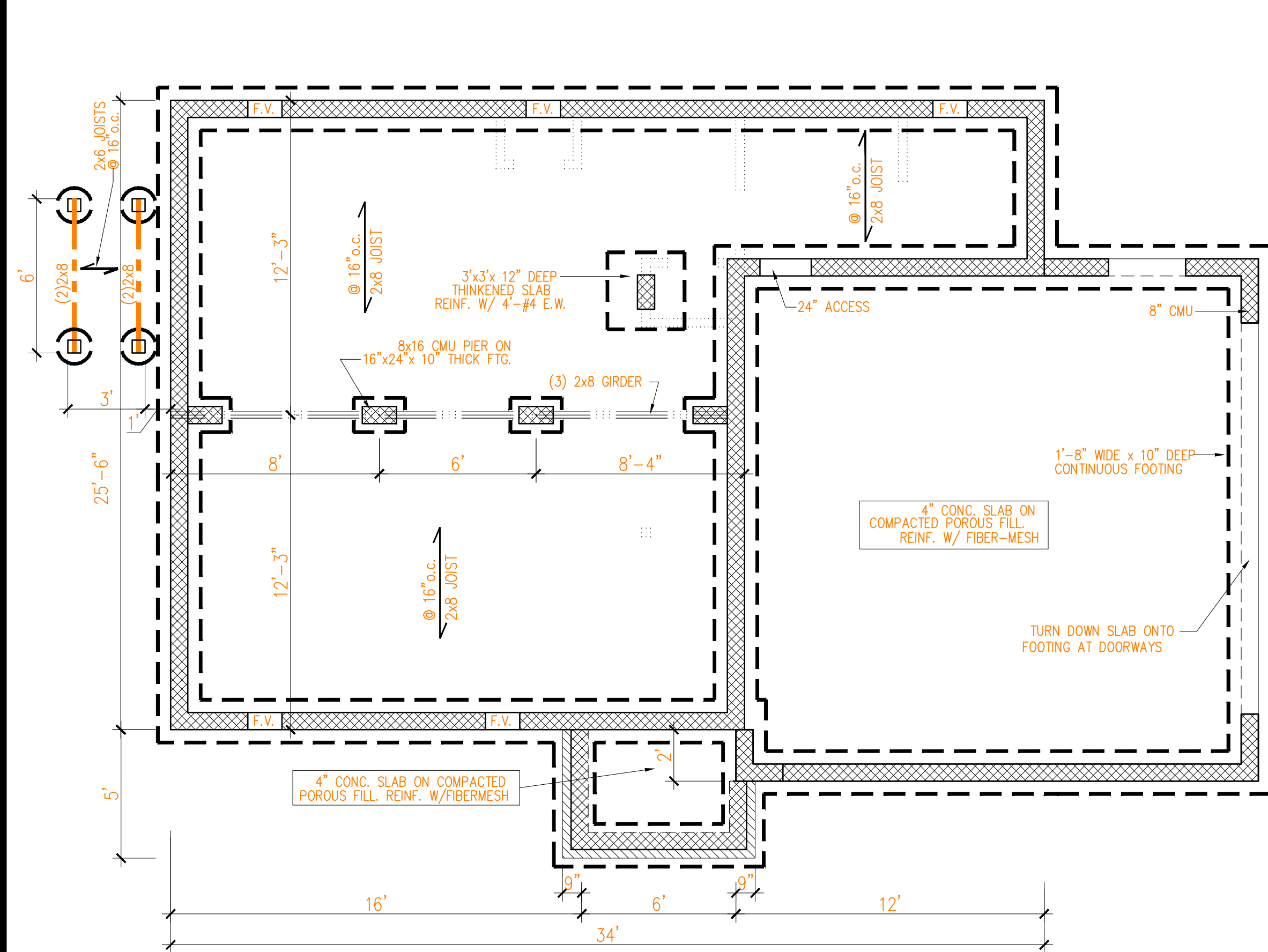
3 OF 5



GARAGE	386 S.F.
FIRST FLOOR	653 S.F.
SECOND FLOOR	891 S.F.
TOTAL LIVING	1,930 S.F.

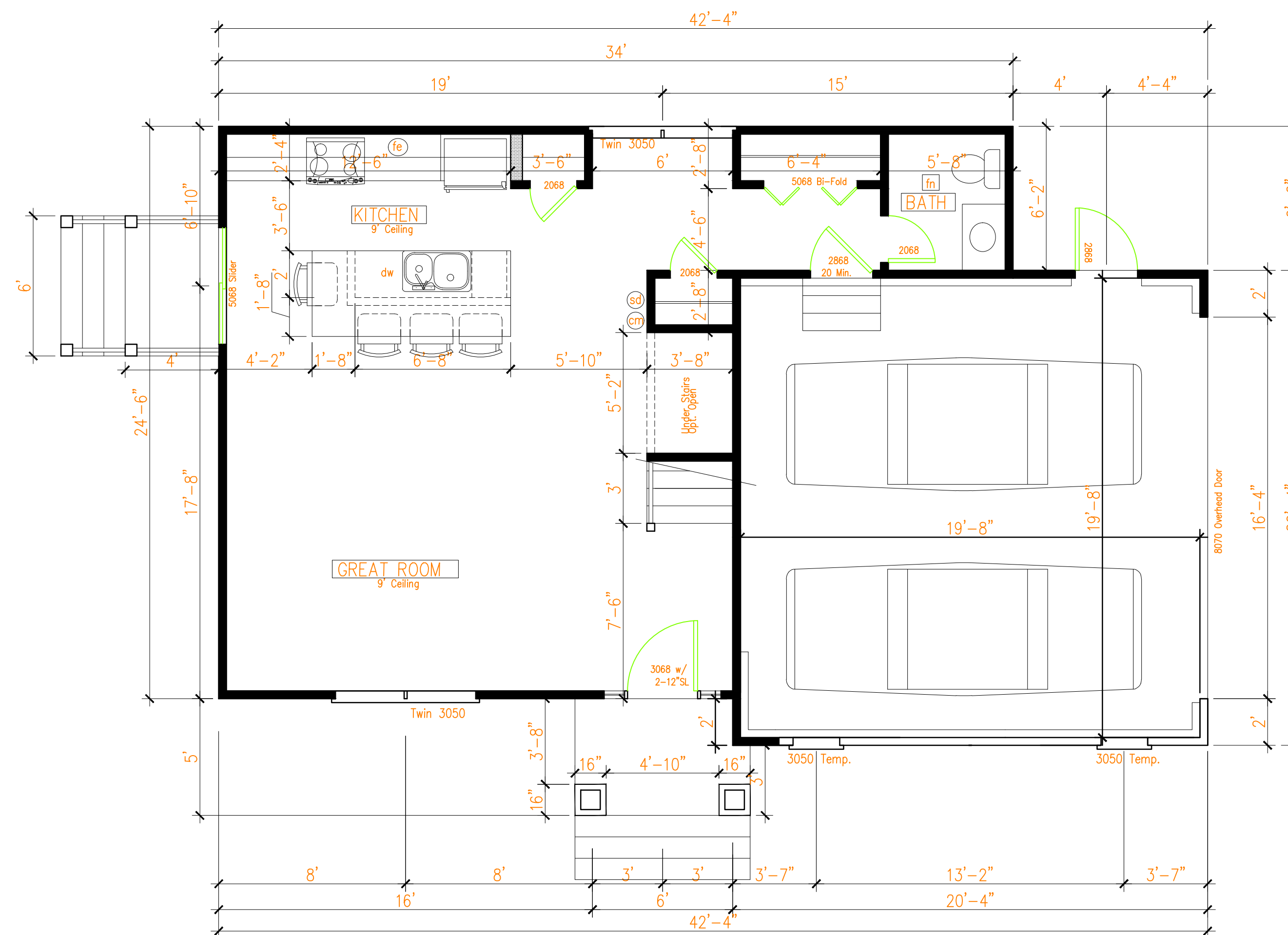
ROOF VENTILATION CALCULATION
ATTIC S.F. = 891 S.F.
891/300 = 2.97 S.F.
2.97 * 144 = 427.68 S.I.
427.68 / 2 = 213.84 S.I.
213.84 S.I. REQUIRED FOR SOFFIT
(106.92 S.I. FOR EACH OF 2 SIDES)
213.84 S.I. REQUIRED FOR ROOF SURFACE





FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



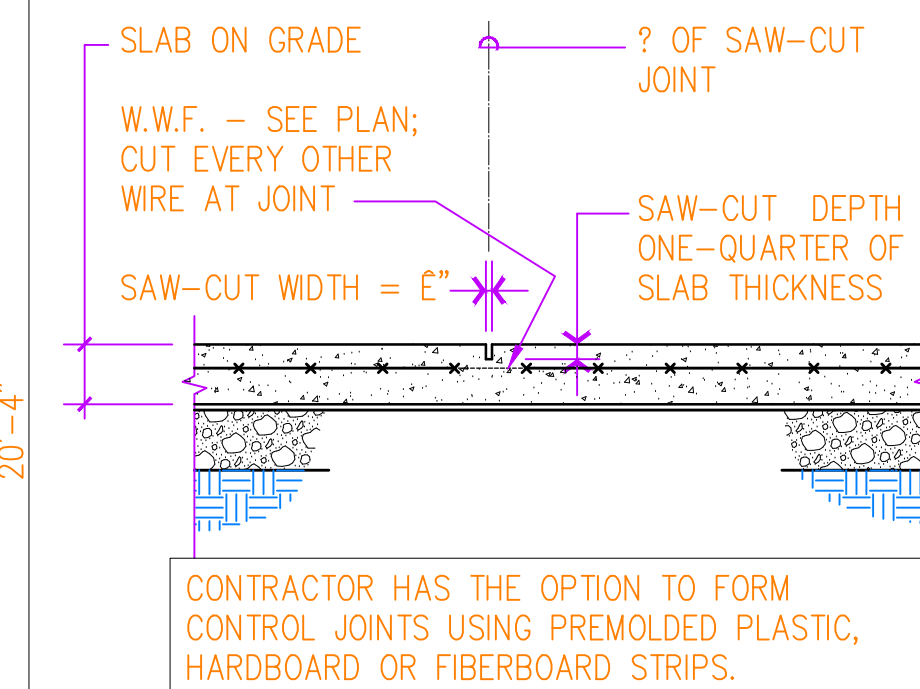
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

653 S.F.

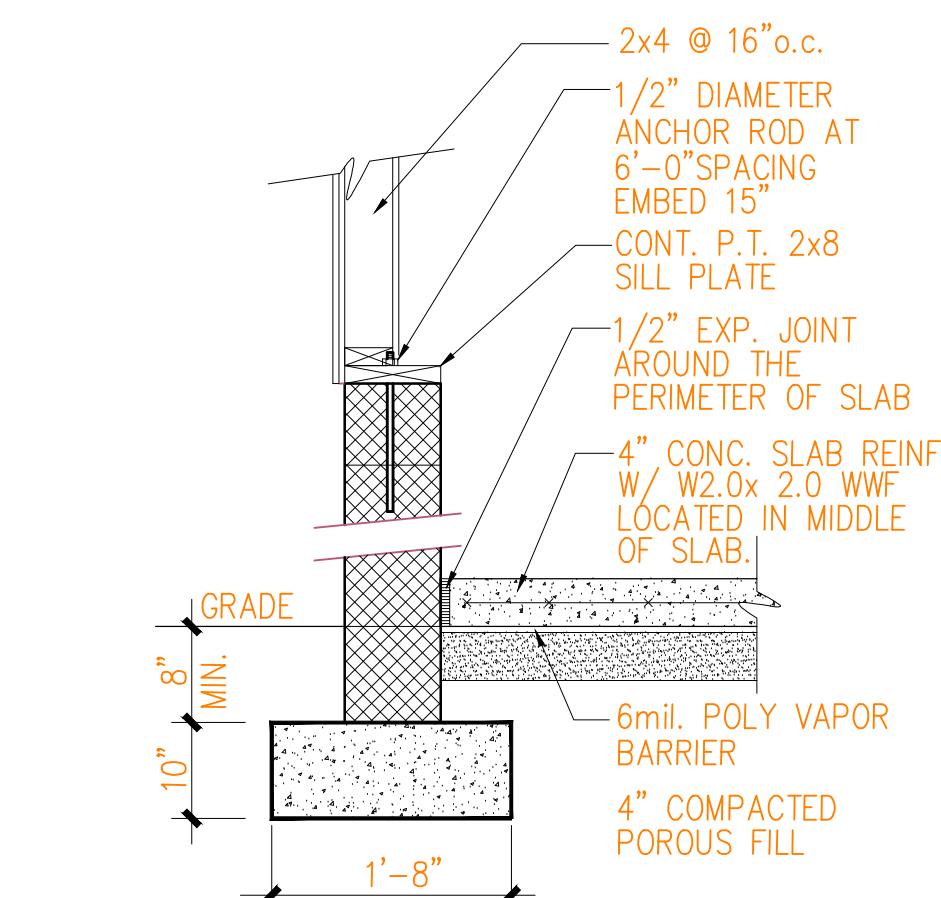
GARAGE 386 S.F.

- INTERIOR BEARING WALL
- WALL ABOVE
- NEW 2x4 WALL CONSTRUCTION
- NEW 2x6 WALL CONSTRUCTION
- EXHAUST FAN / LIGHT
- WIRED SMOKE DETECTOR
- CARBON MONOXIDE DETECTOR
- FIRE EXTINGUISHER



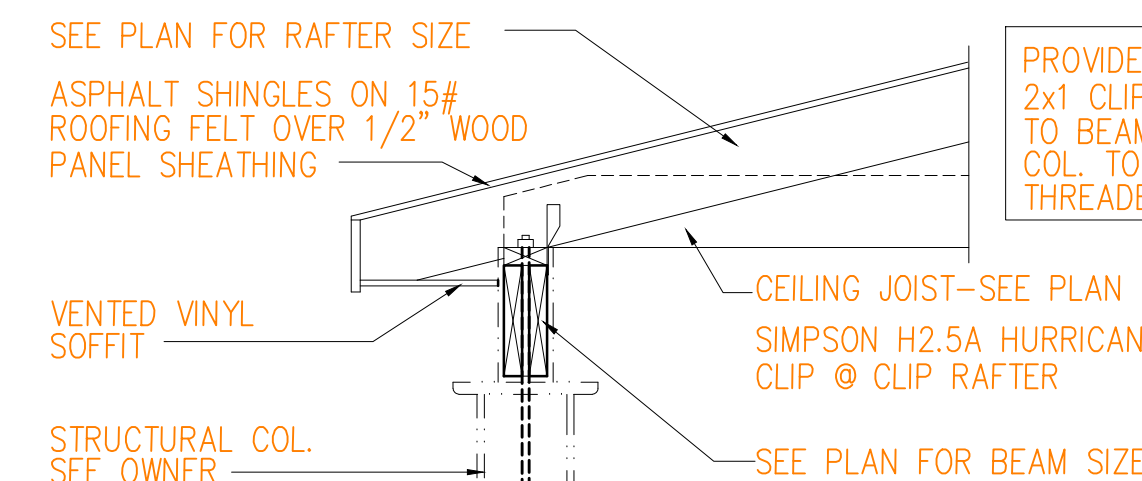
TYPICAL CONTROL JOINT DETAIL (S.J.)

NOT TO SCALE:



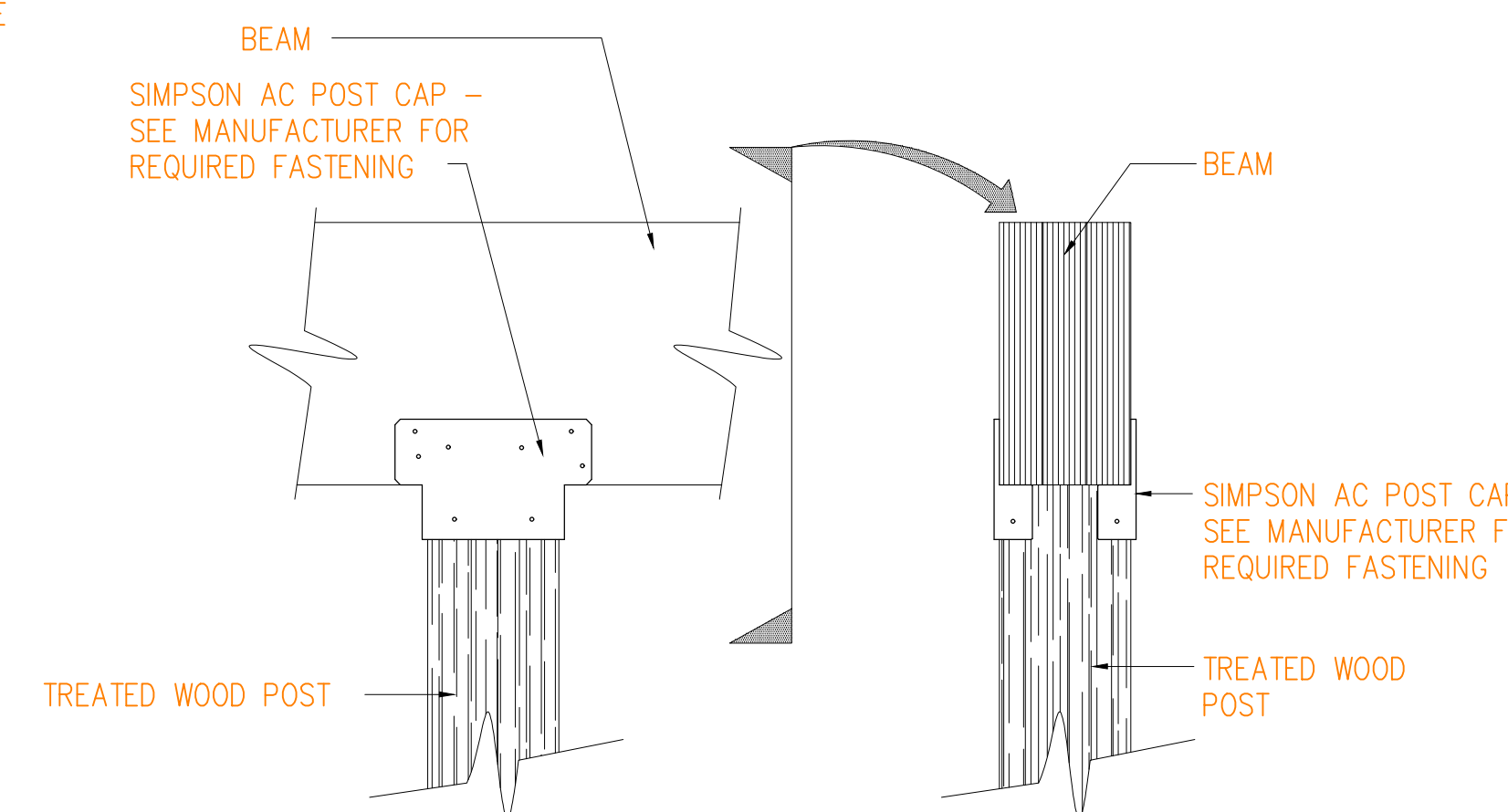
WALL SECTION AT GARAGE

SCALE: 3/4" = 1'-0"



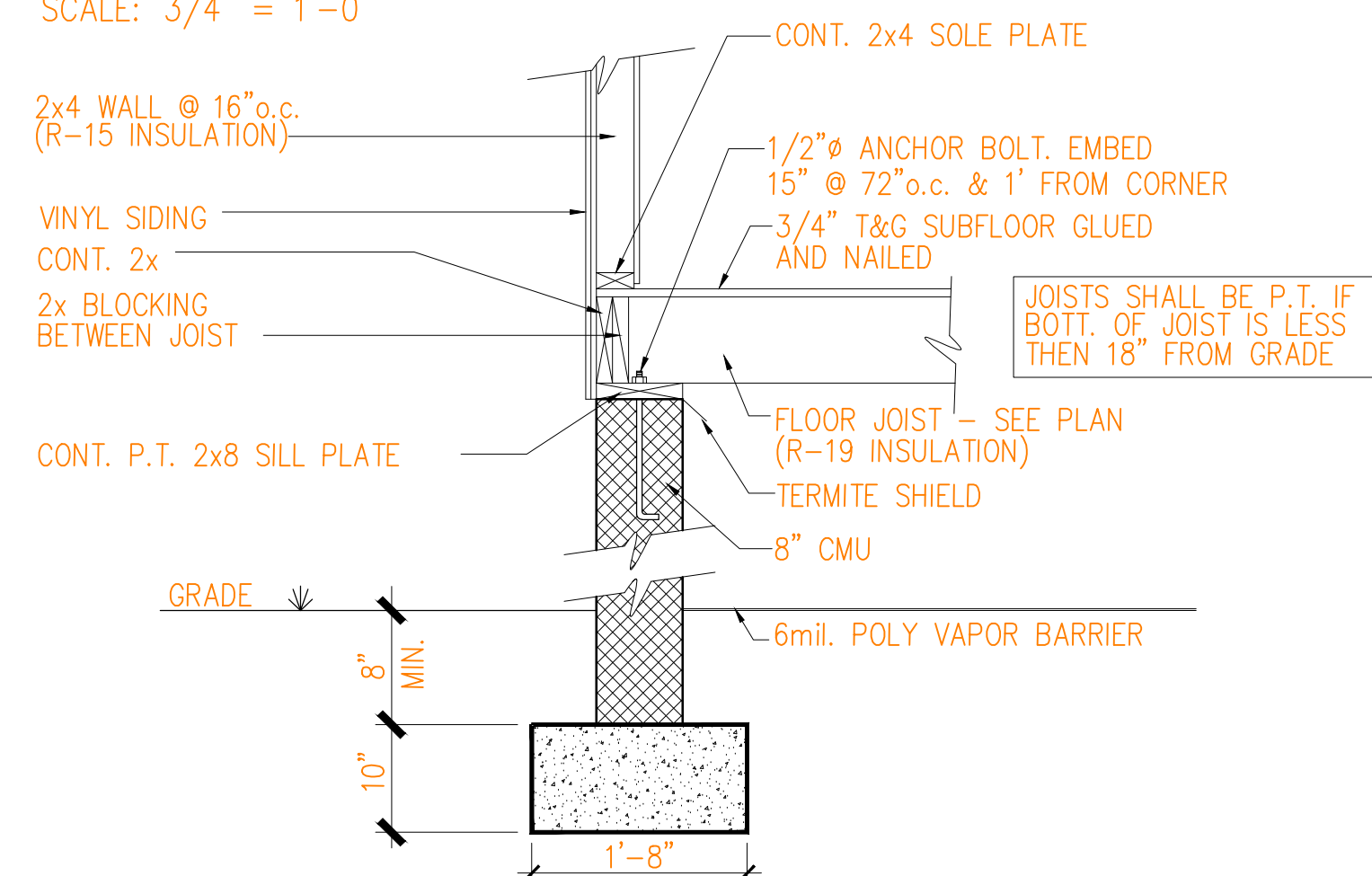
SECTION THRU PORCH ROOF FOR MANUF. COLUMN

SCALE: 3/4" = 1'-0"



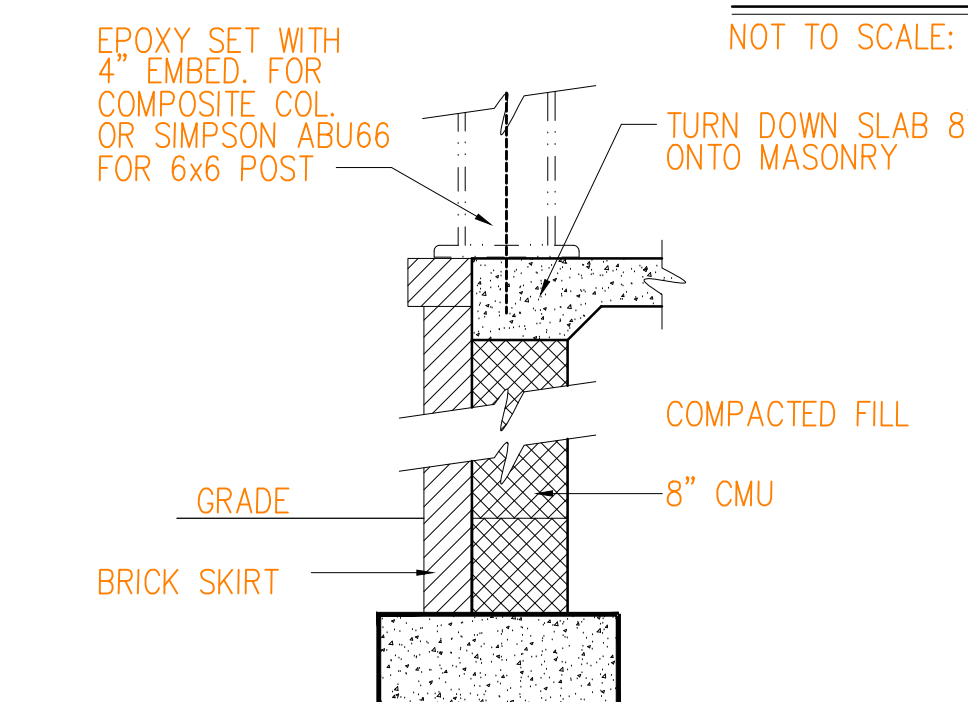
TYPICAL POST CAP TO BEAM DETAIL

NOT TO SCALE:



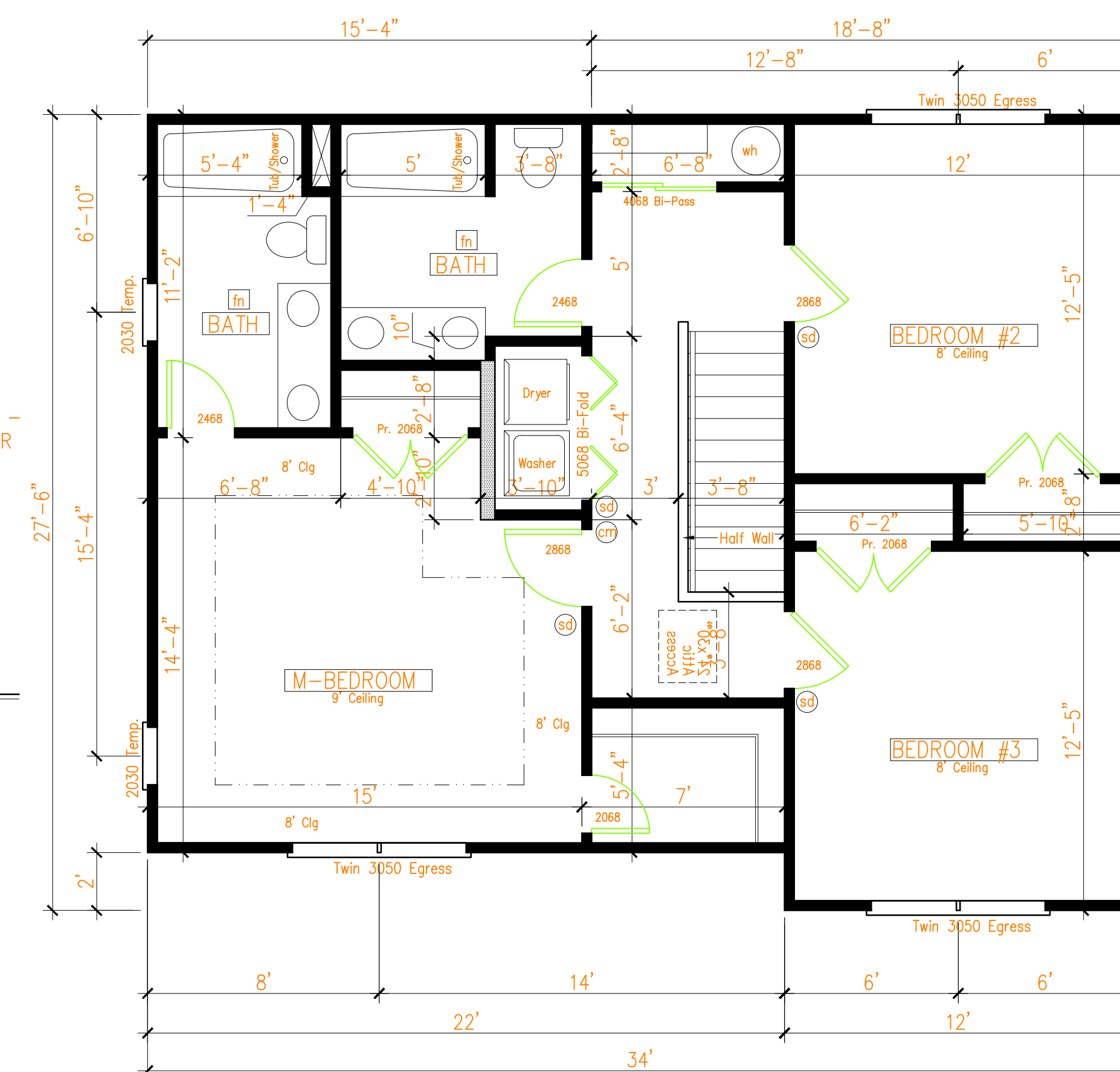
FOUNDATION SECTION

SCALE: 3/4" = 1'-0"



SECTION THRU PORCH

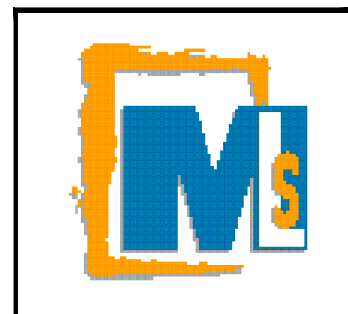
SCALE: 3/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

891 S.F.



MLS GROUP CONSULTING LLC.

123 ANCHOR STREET
PORTSMOUTH, VA 23702
PHONE: 757.975.3305
EMAIL: mls.survey.vb@gmail.com

SEAL:



CARLOS SIERRA, P.E.
VA. REG. #402060870

REVISIONS:

NO. DATE REMARKS

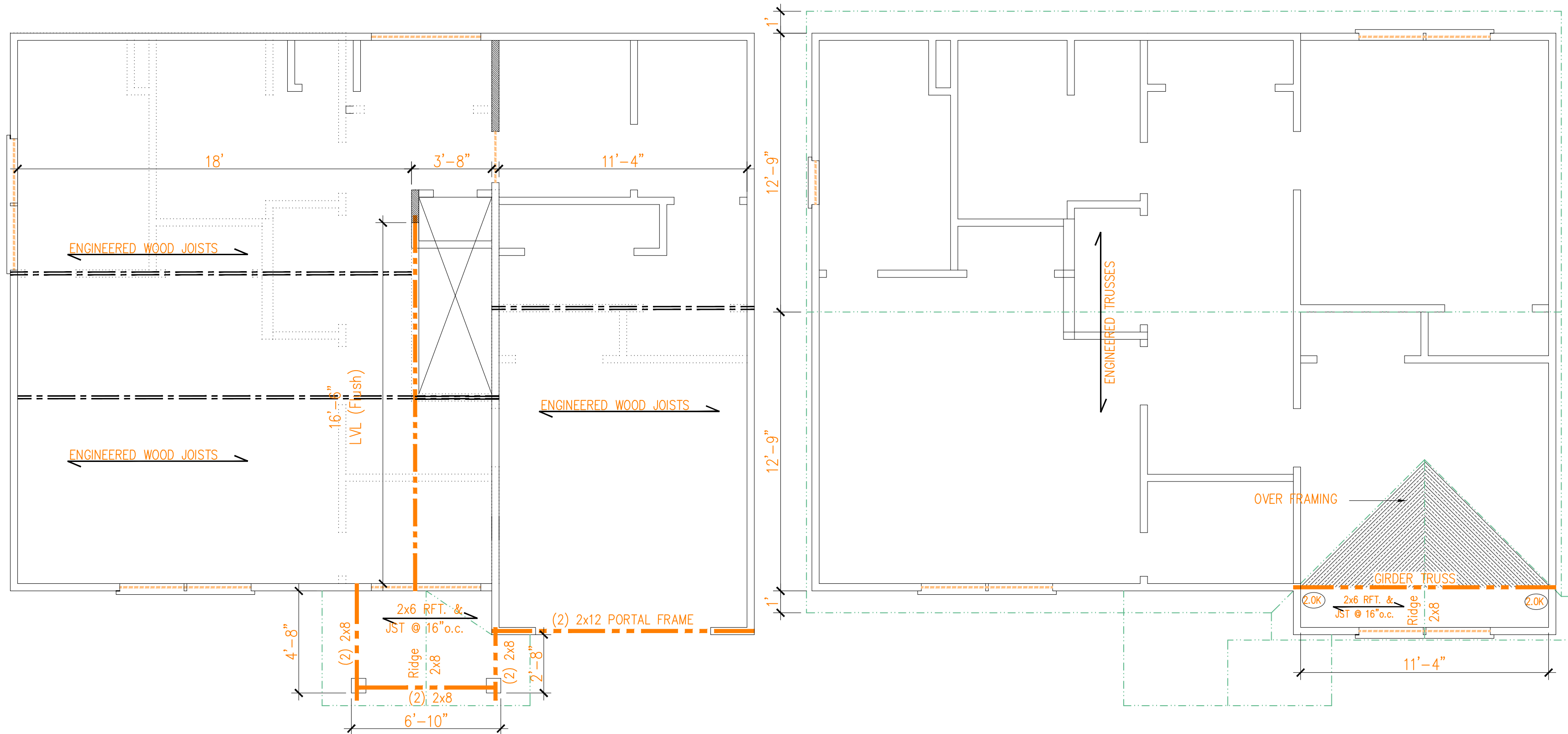
AMAYA PROPERTIES CORPORATION
3 BDR. SINGLE FAMILY RESIDENCE AT
1700 E. PEMBROKE AVE
HAMPTON, VA 23663.

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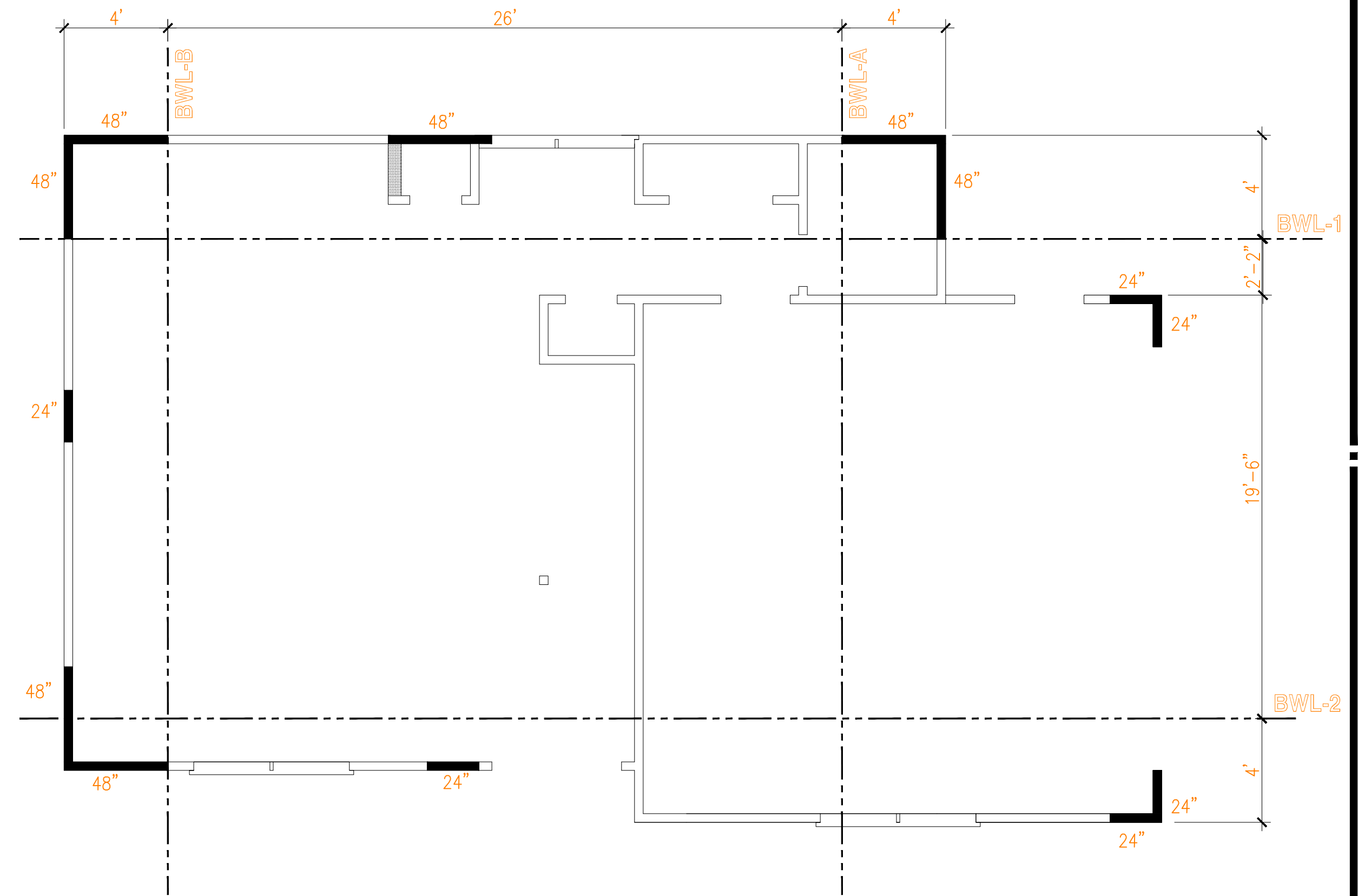
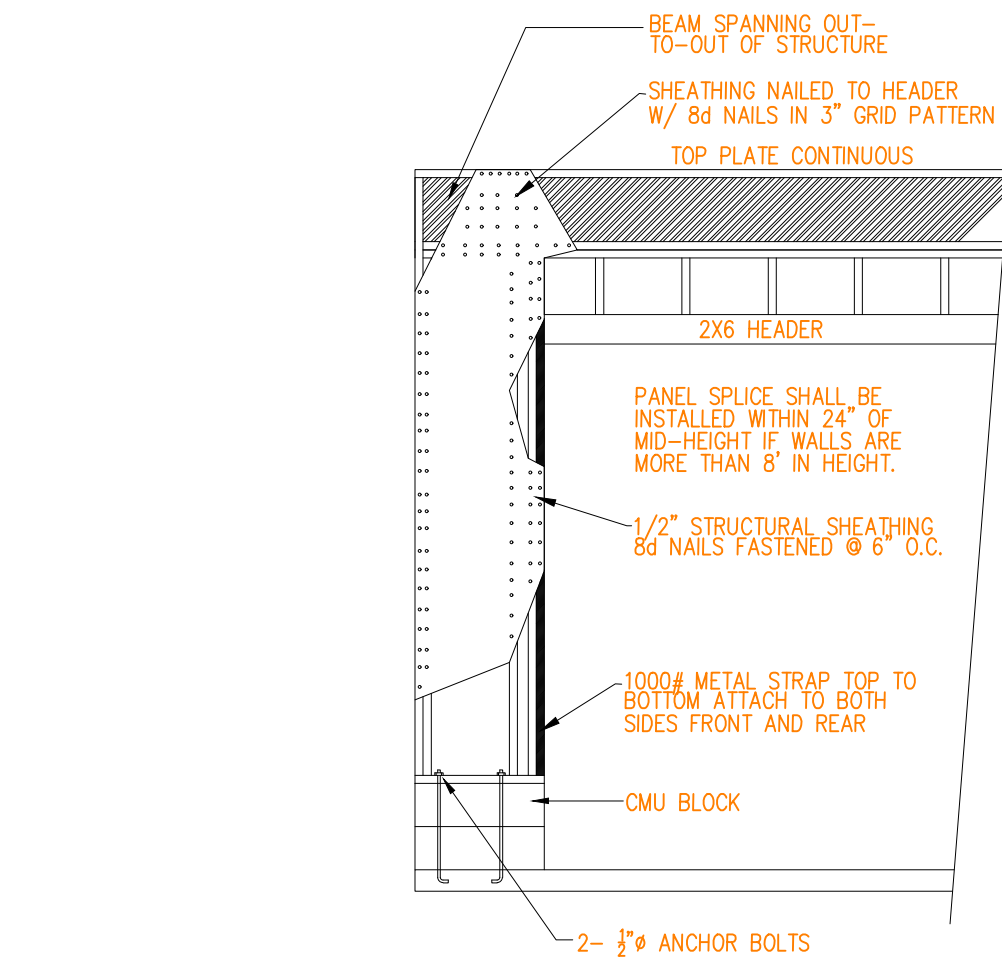
SHEET
A3

4 OF 5



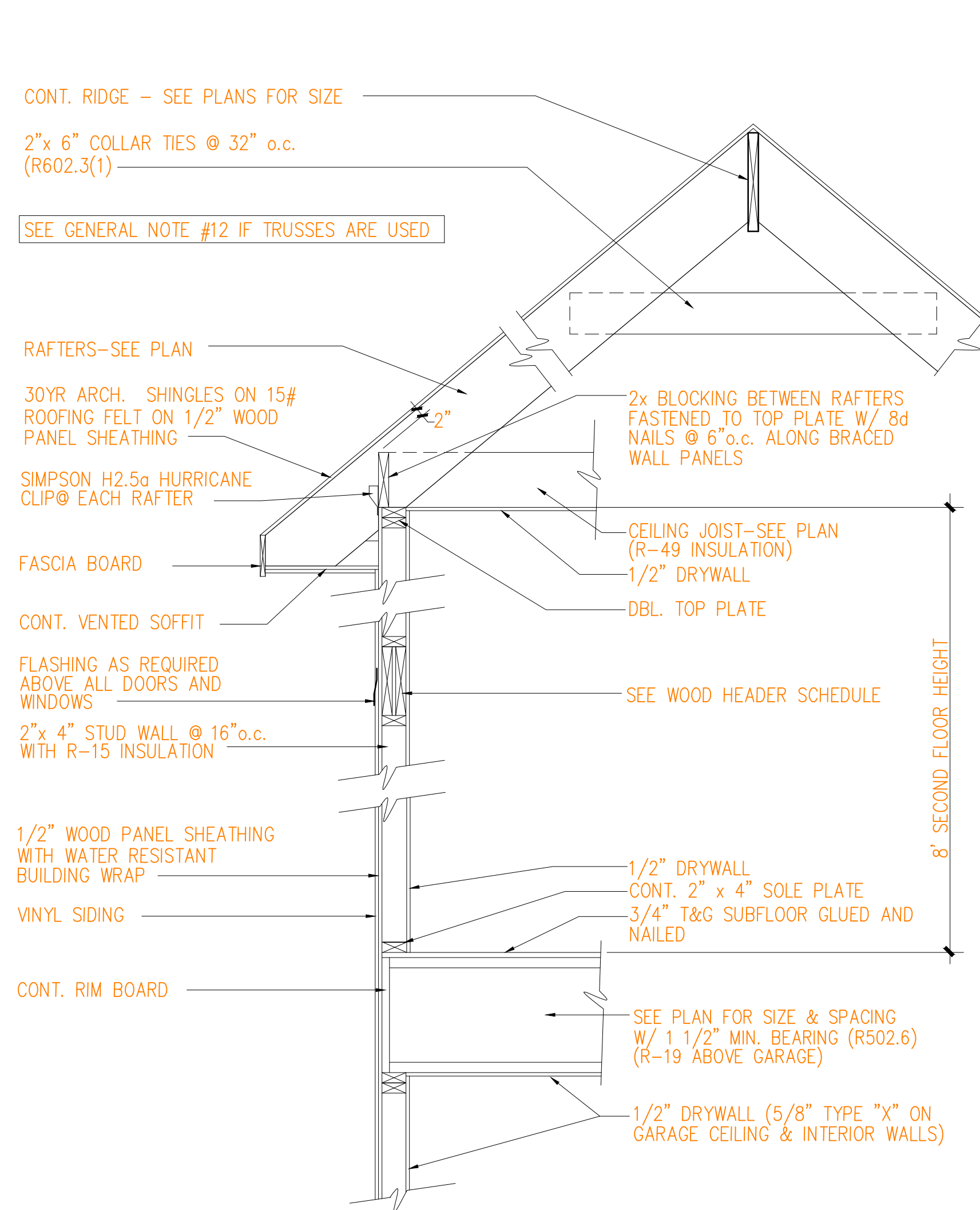
ROOF FRAMING PLAN

SCALE: 1/4" = 1'-0"



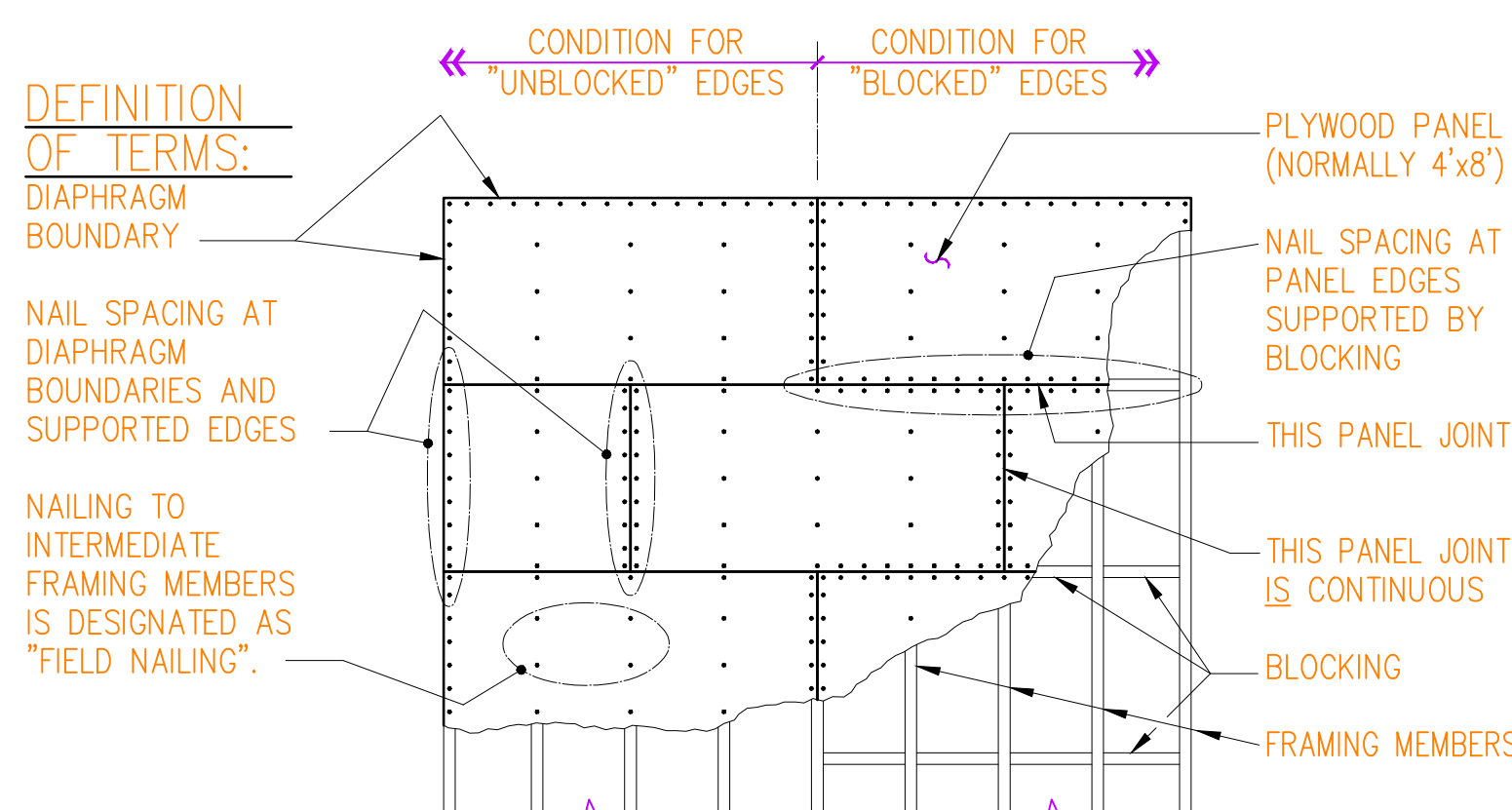
SECOND FLOOR FRAMING PLAN

SCALE: 1/4" = 1'-0"



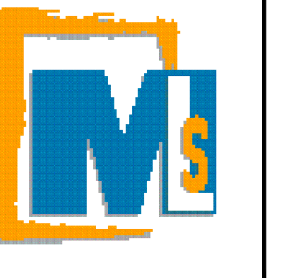
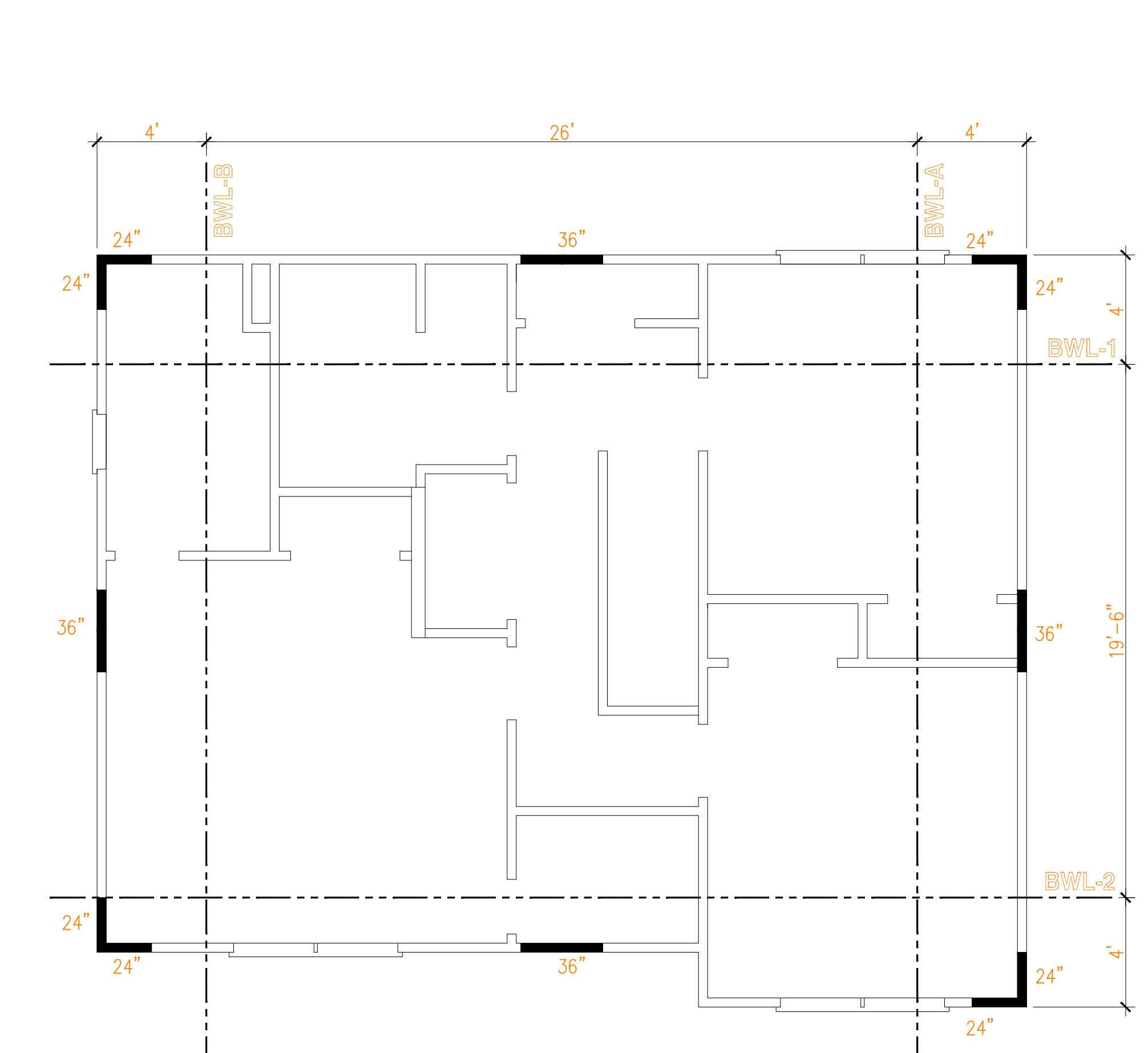
PORTAL FRAME WALL BRACING DETAIL

NOT TO SCALE



FIRST FLOOR BRACED WALL PLAN

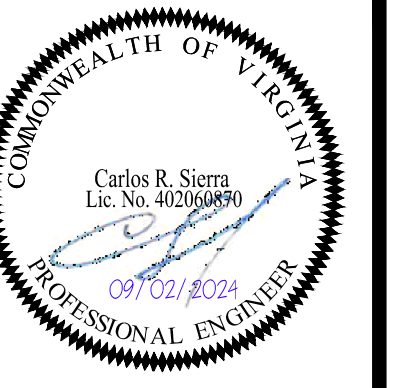
SCALE: 1/4" = 1'-0"



MLS
GROUP
CONSULTING LLC.

123 ANCHOR STREET
PORTSMOUTH, VA 23702
PHONE: 757.975.3305
EMAIL: mls.survey.v@gmail.com

SEAL:



CARLOS SIERRA, P.E.
VA. REG. #402060870

REVISIONS:

NO. DATE REMARKS

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PROJECT NO.
22.121

SHEET
A4

5 OF: 5

NARRATIVE DESCRIPTION AND DEVELOPMENT SUMMARY

1700 E Pembroke Ave

Development Introduction

Gloria Higuera Lopez is the owner of 1700 E Pembroke Ave, Hampton Va by a deed recorded with the Hampton Registry of Deeds .

The principal owner is the same as the principal of the Applicant for rezoning. Once the comprehensive zoning from C 2 to R 9 is granted 1700 E Pembroke will be a single family dwelling. .

The Applicant is proposing to construct a new single family dwelling to be available for resale. This will offer the benefit of more inventory for the housing market.

The site has a frontage of 134 ft and a depth of 56 ft. The main portion of the site is comprised of one parcel of land, totaling 0.15 acres , part of 187,188,189 block 6 The Development site is a cleared lot with a barber shop to the rear of the property.. The Development Site is bounded by Smiley Rd to the South. and E Pembroke to the North. Directly to the South are single family homes that line both sides of Smiley rd. E. Pembroke has a bus line for transportation, and further to the East is Buckroe Beach.

The applicant already has an existing apron to allow access to the property on Smiley rd..

The Development Site is highly visible, with frontage along smiley road which has access to E Pembroke Ave. There are a several retail amenities within one half mile of the Subject Property Including Buckroe shopping center, car repair shops., and several small restaurants.

The Subject Property is approximately a 10-minute drive to 64 East and West and Woodland Rd to the west as well. Further west is the HRT and Greyhound Bus Station.

The development, as currently proposed, will be a new 1780 sq ft single family two story home, consisting of three bedrooms and three and a half bathrooms with an attached one car garage and a 4 ft. white poly picket fence. The construction will adhere to the proposed Buckroe Master Plan.

Construction will start after the time of

zoning approval, and all permits have been attained.

The main access will only exist on Smiley road In addition, there will be a paved driveway

Design Narrative

The overall building footprints and site layout are integrated into the city condition of the site. This layout intends to create a place on Smiley Rd., while also fitting into the surrounding neighborhood

Landscape/ Surroundings

Landscaping will be installed at the perimeter of the site.

Utilities

Natural Gas is available Pole mounted utilities exist ,they include electric, .Water & Sewer

SITE NOTES

- 1

A/C UNIT WITH ON 4" THICK CONCRETE PAD (ELEV=12.00')
- 2

NEW CONCRETE DRIVEWAY 16.00' WIDTH
- 3

NEW HOUSE (BY OTHERS)
- 4

EXISTING CONCRETE SWALE
- 5

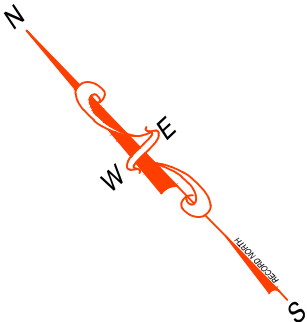
CONCRETE APRON (SEE DETAIL "B")
- 6

DRANAIGE TYPE "A"
- 7

TYPICAL SWALE (SEE DETAIL "A")
- 8

NEW CONCRETE SIDEWALK 4" THICK
- 9

4" PVC PIPE DRAIN PIPE



LEGEND

- IRF IRON ROD FOUND
- MH

HRSD MANHOLE
- Ø

POWER POLE
- HH

HAND HOLE

TOTAL AREA (SF) (AC)	*DISTURBED AREA (SF) AREA (AC)	UNDISTURBED AREA (SF) AREA (AC)	IMPERVIOUS* AREA (SF) AREA (AC)	PERVIOUS* AREA (SF) AREA (AC)
6,725 0.1544 100%	6,542.85 0.15 97.29%	182.15 0.0048 2.71%	1,892.56 0.043 28.14%	4,832.44 0.111 71.86%

*IMPERVIOUS + PERVIOUS = TOTAL AREA

E & S KEYNOTES:

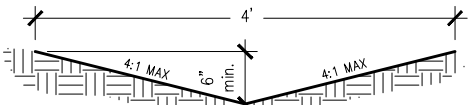
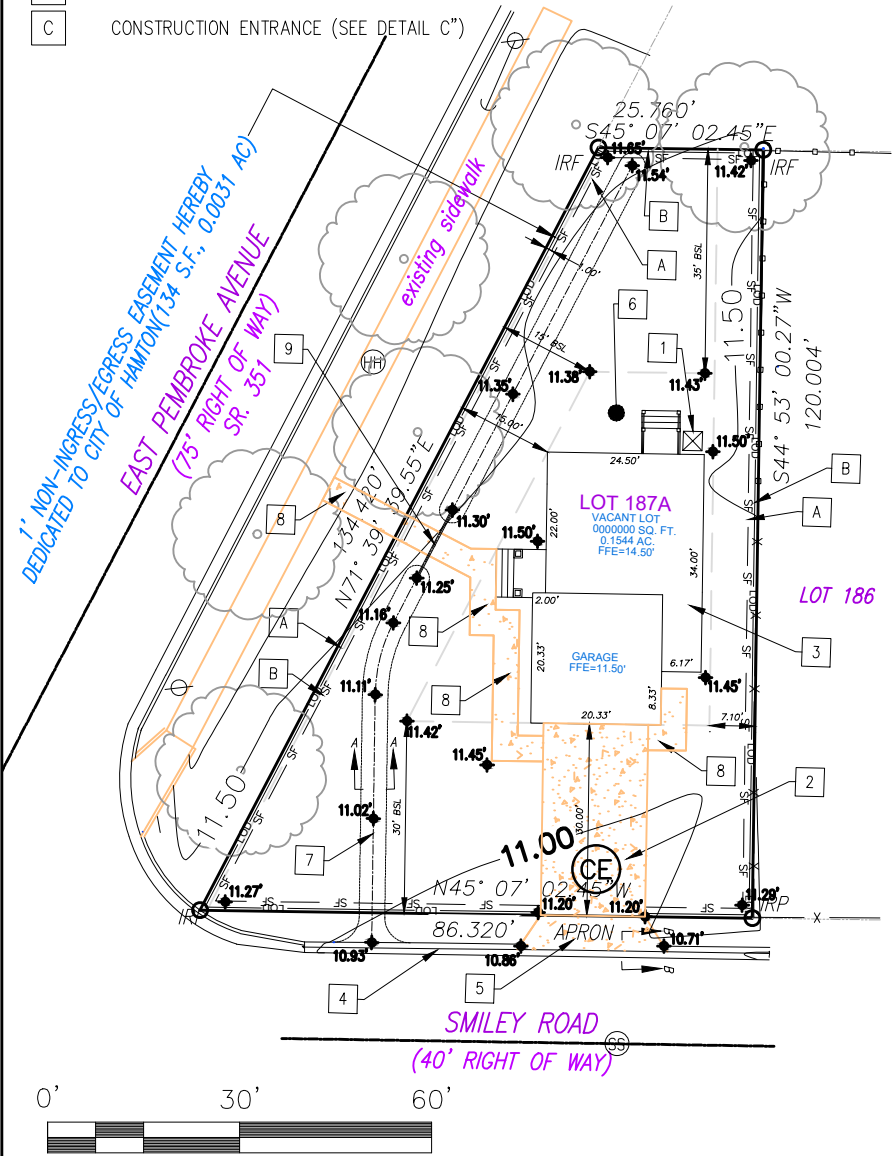
- A

SILT FENCE
- B

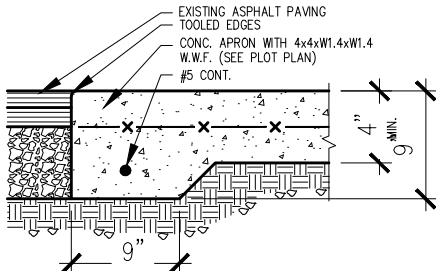
LIMITS OF DISTURBED (LOD)
- C

CONSTRUCTION ENTRANCE (SEE DETAIL C')

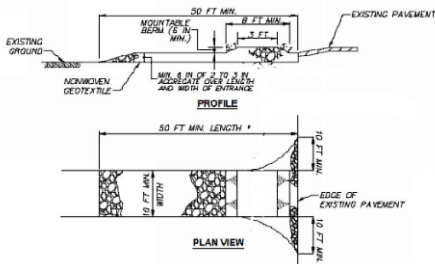
IMPERVIOUS
DWELLING: 1,083.06 S.F.
CONCRETE/DRIVEWAY
SIDEWALK/AC PAD: 809.50 S.F.



A TYPICAL SWALE SECTION NTS



B CONCRETE APRON NTS
3,500 PSI (MIN.) CONCRETE



C CONSTRUCTION ENTRANCE NTS



SCALE: 1" = 30'

DATE: 09-02-2024

JOB NUMBER: 22.121

FEMA PANEL: 5155270019H,

DATE MAP: 05/16/2016

FLOOD ZONE DESIGNATION: X

12003841

REFERENCES: PB:220 PG: 200048

ZONING: C2

WATERSHED: CB6

SITE & GRADING
LOT 187A BLK 6
FORDHAM
CITY OF HAMPTON, VIRGINIA

PROPERTY ADDRESS: 1700 E PEMBROKE AVE, HAMPTON, VA 23663
SELLER:
OWNER: GLORIA LOPEZ HIGUERA

NOTES:
-THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT PURPORT TO REFLECT ALL EASEMENTS, ENCUMBRANCES OR OTHER CIRCUMSTANCES AFFECTING THE TITLE TO THE SUBJECT PROPERTY.
-FENCE LOCATIONS (IF SHOWN) ARE APPROXIMATE.
-THIS PLAT IS NOT INTENDED TO BE USED FOR CONSTRUCTION PURPOSES.
-THIS PHYSICAL IMPROVEMENT SURVEY REPRESENT A CURRENT FIELD SURVEY & IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION & BELIEF.
-THE BEARING SYSTEM SHOWN HEREON IS REFERENCED TO PLAT AS RECORDED.

REVISED: 01/21/2024.



MLS GROUP
CONSULTING LLC.
123 ANCHOR STREET
PORTSMOUTH VA, 23702
PHONE: 757.975.9305
EMAIL: mls.survey.va@gmail.com

VIRGINIA LAND RECORD COVER SHEET

Commonwealth of Virginia VA. CODE §§ 17.1-223, -227.1, -249

FORM A – COVER SHEET CONTENT

Instrument Date: 11/24/2021

Instrument Type: PM

Number of Parcels: 1 Number of Pages: 2

[X] City [] County HAMPTON
CIRCUIT COURT

Tax Exempt? VIRGINIA/FEDERAL CODE SECTION

[] Grantor:

[] Grantee:

Business/Name

(Area Above Reserved For Deed Stamp Only)

1 Grantor: HIGUERA LOPEZ, GLORIA

Grantor:

1 Grantee: HIGUERA LOPEZ, GLORIA

Grantee:

Grantee Address

Name: GLORIA HIGUERA LOPEZ

Address: 612 MAINE STREET

City: NEWPORT NEWS State: VA Zip Code: 23605

Consideration: \$0.00 Existing Debt: \$0.00 Actual Value/Assumed: \$0.00

PRIOR INSTRUMENT UNDER § 58.1-803(D):

Original Principal: \$0.00 Fair Market Value Increase: \$0.00

Original Book No.: Original Page No.: Original Instrument No.:

Prior Recording At: [] City [] County Percentage In This Jurisdiction: 100%

Book Number: Page Number: Instrument Number:

Parcel Identification Number/Tax Map Number: 12003841

Short Property Description: FORDHAM, BLOCK 6,
PART LOTS 187-189

Current Property Address: 1700 E. PEMBROKE AVENUE

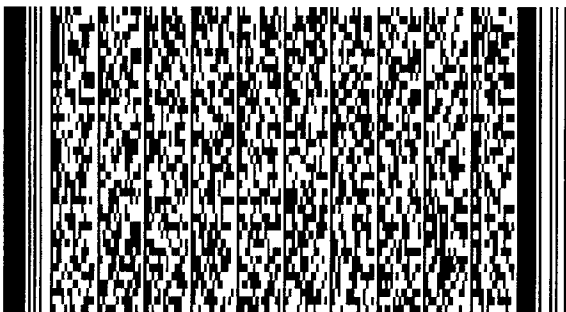
City: HAMPTON State: VA Zip Code: 23663

Instrument Prepared By: A. D. POTTS & ASSOCIATES, INC. Recording Paid By: GLORIA HIGUERA LOPEZ

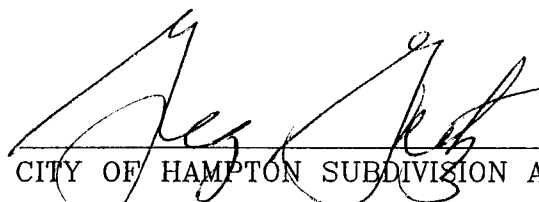
Recording Returned To: GLORIA HIGUERA LOPEZ

Address: 612 MAINE STREET

City: NEWPORT NEWS State: VA Zip Code: 23605



THE UNDERSIGNED CERTIFIES THAT THIS PLAT IS IN CONFORMANCE WITH ALL PROVISIONS OF THE CITY OF HAMPTON, VIRGINIA, SUBDIVISION CODE. THE UNDERSIGNED DOES NOT CERTIFY AS TO THE CORRECTNESS OF THE STREETS, BOUNDARIES, OR OTHER LINES AS SHOWN ON THIS PLAT.


CITY OF HAMPTON SUBDIVISION AGENT 12/17/21
DATE

THE PROPERTY LINE VACATION ON THE FOLLOWING DESCRIBED LAND, (LRSN 12003841) IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND TRUSTEES, IF ANY:

Gloria Higuera Lopez
GLORIA HIGUERA LOPEZ (OWNER)

STATE OF VIRGINIA
CITY/COUNTY OF Newport News, TO WIT:

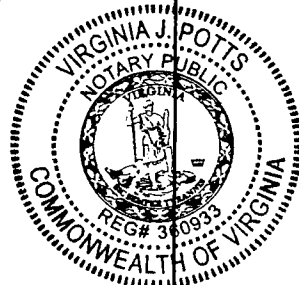
I, Virginia Potts, A NOTARY FOR THE CITY/COUNTY AFORESAID, DO HEREBY CERTIFY THAT GLORIA HIGUERA LOPEZ, (OWNER), WHOSE NAME IS SIGNED TO THE FOREGOING WRITING HAS ACKNOWLEDGED THE SAME BEFORE ME IN MY CITY/COUNTY AND STATE AFORESAID. THEY ARE PERSONALLY KNOWN TO ME OR X HAS PRODUCED drivers license AS IDENTIFICATION.

GIVEN UNDER MY HAND THIS 16 DAY OF December, 2021

NOTARY PUBLIC

REGISTRATION NUMBER: 360933

MY COMMISSION EXPIRES: 1-31-25



NOTES: NO IMPROVEMENTS SHOWN

THIS PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 515527 0019 H DATED MAY 16, 2016 (INDEX DATE MAY 16, 2016)

REF: INSTR. #070001921, PB 1 PG 4, INSTR. #210021666

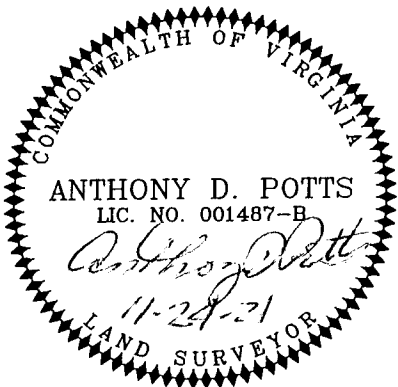
NO TITLE REPORT PROVIDED

ALL EASEMENTS MAY NOT BE SHOWN

LRSN 12003841

THE LAND BOUNDARY SURVEY HEREON SHOWN IS BASED ON A CURRENT FIELD SURVEY.

CURRENT OWNER:
GLORIA HIGUERA LOPEZ
#1700 E. PEMBROKE AVE.
HAMPTON VA., 23663



THIS IS TO CERTIFY THAT THE LAND EMBRACED IN THIS PROPERTY LINE VACATION IS IN THE NAME OF GLORIA HIGUERA LOPEZ BY DEED DATED OCTOBER 27, 2021 RECORDED IN INSTRUMENT NO. 210021666, IN THE CIRCUIT COURT OF HAMPTON, VIRGINIA


ANTHONY D. POTTS, L.S.

F.B. PG.
KRONSCHNABL/ADP

FORDHAM-B6-187A.DWG
JOB NO.21-477

SHEET 1 OF 2 SUB 2021-0069P
#1700 E. PEMBROKE AVENUE (NO # POSTED)

PROPERTY LINE VACATION ON THE PROPERTY OF

GLORIA HIGUERA LOPEZ

PART OF LOTS 187-189

BLOCK 6

FORDHAM

HAMPTON, VIRGINIA

ADPA



A.D. POTTS & ASSOCIATES, INC.
11524 JEFFERSON AVENUE
NEWPORT NEWS, VIRGINIA 23601
PHONE: (757) 595-4610

SCALE: 1"=20'

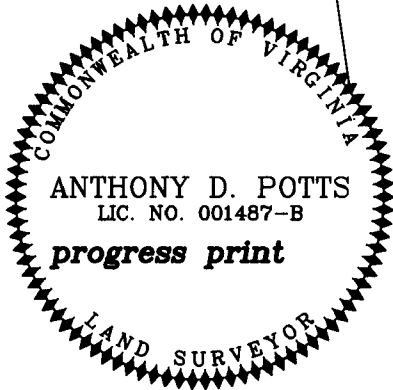
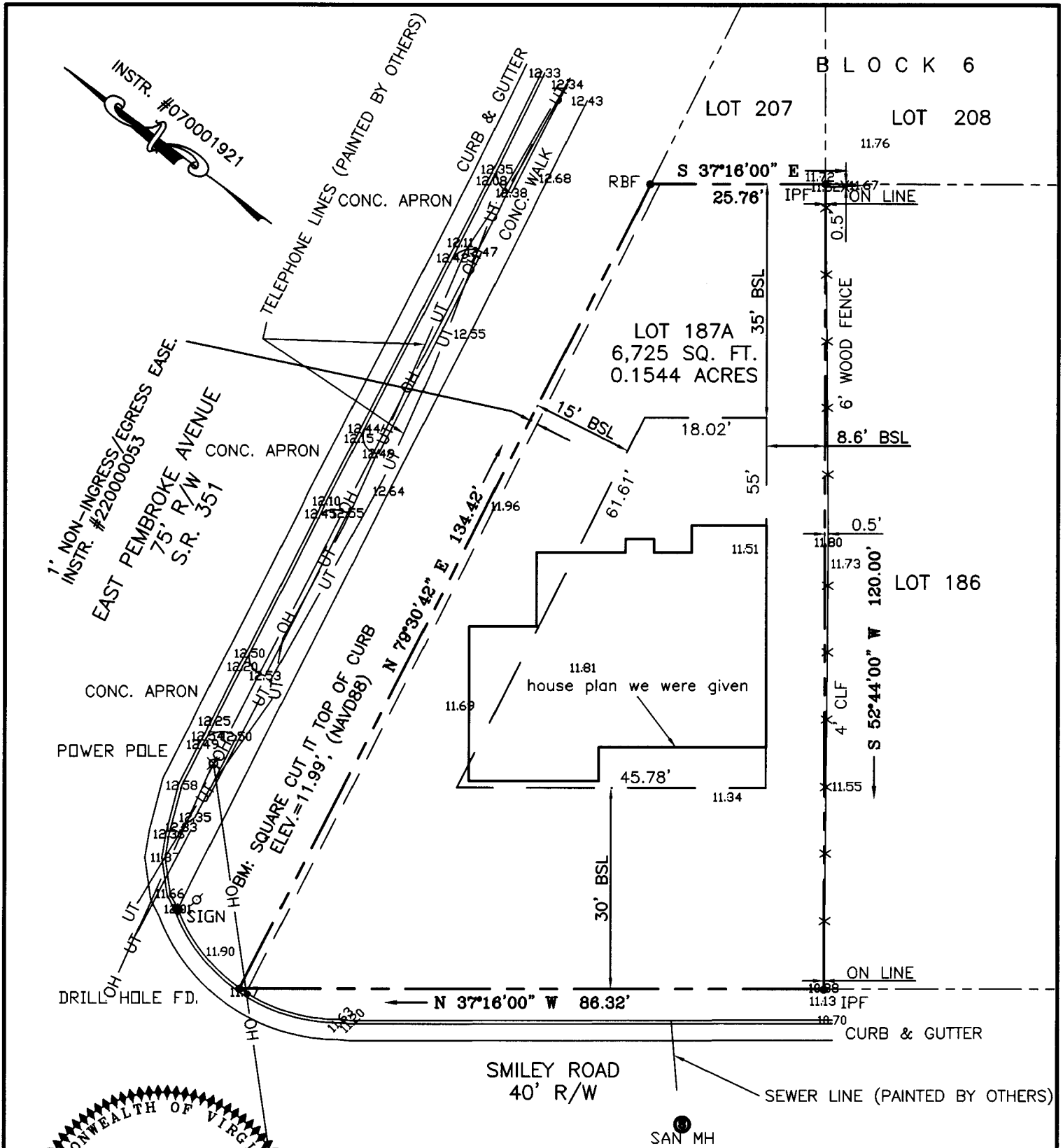
DATE: 11/24/21

KRONSNABL/ADP

FILED

2022 JAN -3 PM 1:48

CLERK OF COURT
CITY OF HARTFORD, CT



NOTES: UNDERGROUND UTILITIES EXCEPT AS SHOWN

THIS PROPERTY IS LOCATED IN FIRM ZONE X, (UNSHADED)(AREA OUTSIDE 0.2% ANNUAL CHANCE FLOOD) AS SHOWN ON COMMUNITY PANEL NO. 515527 0019 H DATED MAY 16, 2016 (INDEX DATE MAY 16, 2016)

REF: INSTR. #070001921, PB 1 PG 4, INSTR. #210021666 INSTR. #2200000053

NO TITLE REPORT PROVIDED

ALL EASEMENTS MAY NOT BE SHOWN

DEVELOPMENT NOTES:
VERTICAL DATUM: NAVD88

CURRENT OWNER:
GLORIA HIGUERA LOPEZ
#1700 E. PEMBROKE AVE.
HAMPTON VA., 23663

PROPOSED GRADES AS SHOWN ARE IN ACCORDANCE WITH THE ACTUAL FIELD CONDITIONS.

LRSN 12003841

TOTAL PROPOSED IMPERVIOUS COVER: ???????SQ. FT.

TOTAL LAND DISTURBANCE: ???????SQ. FT.

DRIVEWAY ENTRANCE PER CITY OF HAMPTON STANDARDS VE-1 TO BE INSTALLED.

#1700 E. PEMBROKE AVENUE (NO # POSTED)

DEVELOPMENT PLAN	
LOT 187A	BLOCK 6
FORDHAM	
HAMPTON, VIRGINIA	
ADPA	A.D. POTTS & ASSOCIATES, INC.
	11524 JEFFERSON AVENUE NEWPORT NEWS, VIRGINIA 23601 PHONE: (757) 595-4610
SCALE: 1"=20'	DATE: 11/24/21

CERTIFICATION OF TITLE
1700 E Pembroke Ave, Hampton, VA

The undersigned is the attorney for the owner of the real property designated by Hampton, Virginia as RPC No. 12003841, located in the City of Hampton, Virginia, commonly identified as 1700 E Pembroke Ave, Hampton, VA 23663, more particularly described as follows:

LEGAL DESCRIPTION:

All that certain lot, piece or parcel of land situate, lying and being in the City of Hampton, Virginia, known and designated as Lot Numbered ONE HUNDRED EIGHTY-SEVEN A (187A), as shown on that certain plat entitled, "PROPERTY LINE VACATION ON THE PROPERTY OF GLORIA HIGUERA LOPEZ, PART OF LOTS 187-189, BLOCK 6, FORDHAM,, HAMPTON, VIRGINIA", made A. D. Potts & Associates, Inc., dated November 24, 2021, and recorded on January 3, 2022 in the Clerk's Office of the Circuit Court for the City of Hampton, Virginia, as Instrument# 220000053, to which plat reference is here made.

Together with all and singular the buildings and improvements thereon, the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining; subject, however, to all recorded easements, conditions, restrictions and agreements that lawfully apply to the property.

I hereby certify, as required by Section 14-24, of the Code of the City of Hampton, based on the attached title report issued by The Closers of Virginia, Inc., dated October 15, 2021 ("Title Report"), title updated by The Closers of Virginia, Inc., for the period from October 15, 2021 to November 1, 2024, updated September 19, 2025 ("Title Update") and subsequent plat of property made by A. D. Potts & Associates, Inc., dated November 24, 2021 and duly recorded on January 3, 2022 as Instrument# 220000053 in the Clerk's Office of the Circuit Court of Hampton, Virginia ("Plat"), that (i) the title to the Property is held in the name of Gloria Higuera Lopez, and (ii) the property was acquired by Gloria Higuera Lopez by Deed of Bargain and from Bi Chun Chen and Wen Juan Ni dated October 27, 2021 and recorded on November 1, 2021 in the Clerk's Office of the Circuit Court of Hampton, Virginia, as Instrument# 210021666.

Based solely on the Title Report and Title Update, I certify that there are as of the date of this certification, there are no deeds of trust or liens affecting the property.

LIMITATIONS ON CERTIFICATION BY THE TANNER LAW GROUP, PLC

I. This Certification is made to the City of Hampton, Virginia, for the purposes of the owner's application with the City to rezone the property and is not transferable or applicable to any other party.

2. This certification by Allen C. Tanner, JR. is made in reliance with the Title Report and Title Update and is limited to the matters disclosed in the Title Report and Title Update.

Date: 9/19/2025

TANNER LAW GROUP, PLC
