

September 29, 2026
Public Hearing

The current proposal is:

Preservation Department – Item 1, LPC-26-09574

85-30 37th Avenue – Jackson Heights Historic District
Borough of Queens

To testify virtually, please join Zoom

Webinar ID: 165 524 7850

Passcode: 283119

By Phone: 646-828-7666 US (New York)

833 435 1820 US Toll-free

833 568 8864 US Toll-free

Note: If you want to testify virtually on an item, join the Zoom webinar at the agenda's "Be Here by" time (about an hour in advance). When the Chair indicates it's time to testify, "raise your hand" via the Zoom app if you want to speak (*9 on the phone). Those who signed up in advance will be called first.



LA HUECA MANABITA RESTAURANT

85-30 37TH AVENUE, NY 11372
BORO.: QUEENS BLOCK: 1473 LOT: 1 MAP:9b

LIST OF DRAWINGS

ARCHITECTURAL SET

T-100.00	TITLE SHEET
A-001.00	EXISTING PHOTOS
A-100.00	EXISTING DEMO & PROPOSED PLAN & ELEVATIONS
A-200.00	PRECEDENT IMAGENS PLAN

85-02 37 AVENUE, 11372

Queens (Borough 4) | Block 1473 | Lot 1
TAX LOT | BBL 4014730001

Zoning District: R7-1 C1-3
Intersecting Map Layers :
Historic District Jackson Heights Historic District
Appendix I
Zoning Details:
Zoning Map: 9d (PDF)
Owner

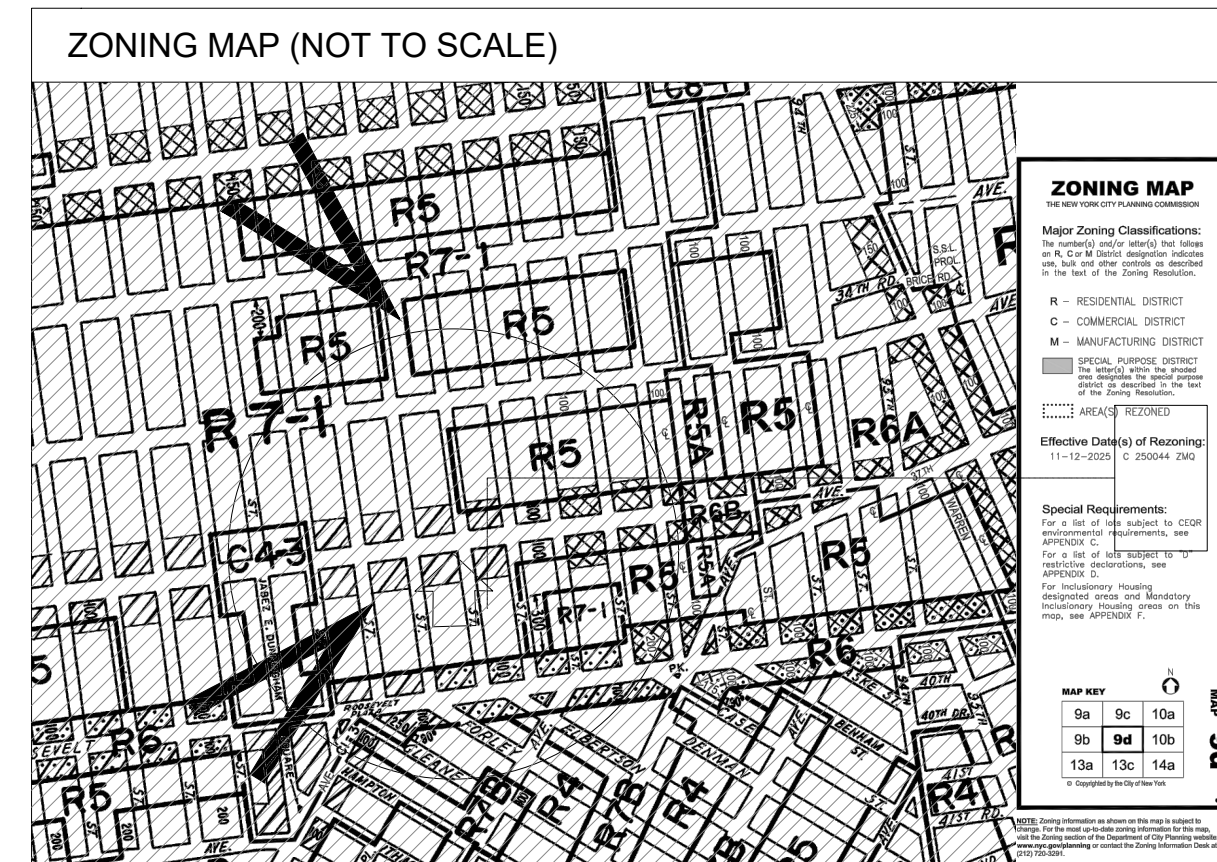
GEORGE DOULAVERIS & SON INC.
Land Use: Commercial & Office Buildings
Lot Area: 20,000 sq ft
Lot Frontage: 200 ft
Lot Depth: 100 ft
Year Built: 1947
Year s Altered: 1995 , 2021
Building Class
Store Buildings (Taxpayers Included)
- One Story Retail Building (K 1)
Number of Buildings: 1
Number of Floor: 1
Gross Floor Area: 18,249 sq ft
Total # of Units: 8

BLOCK: 1473
LOT: 1
ZONE: R7-1 IN C1-3
MAP: 9b

BIN NO.: 4036240
CONSTRUCTION CLASS.: II-B

EXIST'G. BLDG. OCC. CLASS: COMM.
1ST FLOOR: Z.R. USE GROUP: 6

SCOPE OF WORK:
REPLACEMENT OF EXISTING
WINDOWS AND REPLACE THEM
WITH SLIDING DOORS IN EXISTING
RESTAURANT AS PER PLANS. NO
CHANGE IN THE USE, EGRESS OR
OCCUPANCY



NYCECC COMPLIANCE STATEMENT
"TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL JUDGEMENT, THESE PLANS AND SPECIFICATIONS ARE IN COMPLIANCE WITH THE 2020 NYCECC, USING CHAPTER 1 & C4,"

ABBREVIATIONS

A.F.F.	ABOVE FINISH FLOOR	DIM.	DIMENSION	H.W.	HOT WATER	S.A.D.	SMOKE ACTIVATED DOOR
A.N.	AS NOTED	DIR.	DIRECTIONAL	INCL.	INCLUDING(INCLUDED)	S.F.	SQUARE FEET
A.S.	ALUMINUM SADDLE	DN.	DOWN	INSUL.	INSULATION	S.I.P.	SOUND INSULATED PARTITION
ABV.	ABOVE	DR.	DRAIN	INT.	INTERIOR	S.S.	STAINLESS STEEL
ADJ.	ADJACENT	DWG.	DRAWING	JT.	JOINT	S.T.C.	SOUND TRANSMISSION CLASS
ADJUST.	ADJUSTABLE	E.G.	ESTABLISHED GRADE	LAV.	LAVATORY	SEP.	SEPARATE
ALUM.	ALUMINUM	E.L.	ELEV LIGHT & SIGN	M.L.V.	METAL LOUVER VENT	SOV	SHUT OFF VALVE
@	AT OR AT EACH	EL.	ELEVATION LEVEL	M.O.	MASONRY OPENING	SPRINK.	SPRINKLER
B.	BATH	ELEC.	ELECTRIC	M.V.	MECHANICAL VENTILATION	ST. (STL.)	STEEL
B.CAB.	BASE CABINET	ELEV.	ELEVATOR	MAINT.	MAINTENANCE	STOR.	STORAGE
B.O.S.	BOTTOM OF SLAB	E.Q.	EQUAL	MAS.	MASON	T.C.	TOP OF COPING
BLDG.	BUILDING	EQUIP.	EQUIPMENT	MET. & GL.	METAL & GLASS	T.E.	TOILET EXHAUST(DUCT)
BLK.	BLOCK	EXT.	EXTERIOR	MIN.	MINIMUM	T.F.O.	TOP FLOOR ONLY
BM.	BEAM	F.A.I.	FRESH AIR INTAKE	MAX.	MAXIMUM	T.O.S.	TOP OF CONCRETE SLAB
BOTT.	BOTTOM	F.E.	FIRE EXTINGUISHER	MSNRY.	MASONRY	T.W. (T.O.W.)	TOP OF WALL
C.B.(C.M.U.)	CONCRETE BLOCK (CONCRETE MASNRY UNITS)	F.H.	FULL HEIGHT	N.T.S.	NOT TO SCALE	TEMP.	TEMPERED
C.R.	CEILING REGISTER	F.O.	FINISH OPENING	NO. (#)	NUMBER	TYP.	TYPICAL
C.T.	CERAMIC TILE	F.P.	FIREPROOF	O.C.	OUTER	U.O.N	UNLESS OTHERWISE NOTED
C.W.	COLD WATER	F.P.H.B.	FROSTPROOF HOSE BIBB	O.D.	OUTSIDE DIAMETER	V.C.B.	VINYL COVE BASE
CAB.	CABINET	F.S.P.	FIRE STANDPIPE	O.H.	OPPOSITE HAND	V.C.T.	VINYL COMPOSITION TILE
CEM.	CEMENT	F.P.S.C.	FIREPROOF SELF-CLOSING	OPG.	OPENING	V.S.B.	VINYL STRAIGHT BASE
CL.	CLOSET	F.P.W.G.	FIREPROOF WIRE GLASS	OPP.	OPPOSITE	V.T.	VINYL TILE
CLG.	CEILING	FIN.	FINISH(ED)	P	(PT.) (PTD.)	V.W.F.	VINYL WALL FABRIC
COL.	COLUMN	FIN.	FINISH FLOOR	P	(PT.) (PTD.)	VENT.	VENTILATION
CONC.	CONCRETE	FIXT.	FIXTURE	PL.	PLATE	VEST.	VESTIBULE
CONT.	CONTINUOUS	F.F.	FIRE FLOOR	POL	POLISHED	W/D	WASHER/DRYER
CORR.	CORRIDOR	G.R.	FIRE RATING	R.	RANGE	W.C.	WATER CLOSET
COUNT.	COUNTER	G. (GYP.BD.)	GYPSPUM WALLBOARD (DRYWALL CONSTRUCTION)	R.H.	RANGE HOOD	W.CAB.	WALL CABINET
CPT.	CARPET	H. (HT.)	HIGH OR HEIGHT	R.W.	RETAINING WALL	W.D.	WINDOW DIMENSION
CRS.	COURSE(S)	H.C.	HUNG CEILING	R.	RECESSED	W.P.	WATERPROOF
DR.	DRAIN	H.M.	HOLLOW METAL	REF.	REFRIGERATOR	W.R.	WATER RESISTANT
D.E.	DRYER EXHAUST	H.V.A.C.	HEATING, VENTILATION & AIR CONDITIONING	RM.	ROOM	W.R.G.B.	WATER RESISTANT
DET.	DETAIL(S)			S.	SINK	GYP BD	GYPSPUM BOARD
						WD.	WOOD



1 SITE PLAN

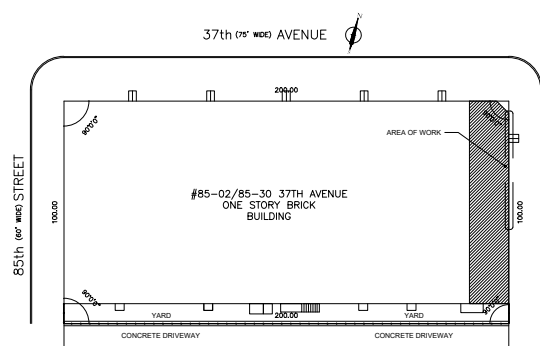
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SCOPE OF WORK.

PROPOSED REPLACE EXISTING
STOREFRONT WINDOS AND NEW
INSTALLATION OF NEW
STOREFRONT DOORS AT THE SAME
SPACE OPENINGS AT FIRST FLOOR
COMMERCIAL SPACE. LOCATED @
85-30 37TH AVENUE QUEENS NY
11372

KEY MAP



OWNER:
GEORGE D DOULAVERIS

PROJECT ADDRESS:
85-30 37TH AVENUE
JACKSON HEIGHTS, NJ 11372

DRAWING TITLE.

COVER SHEET

DEPARTMENT OF BUILDINGS APPROVAL SEAL, SIGNATURE, & DATE

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OZMAR ALEXANDER MARTINEZ SUAREZ, REGISTERED ARCHITECT

DEPT. OF BUILDINGS #

Q01364778-I1

T-100.00



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85-30 37TH AVENUE, NY 11372
BORO.: QUEENS BLOCK: 1473 LOT: 1 MAP:9b







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SCOPE OF WORK:

KEY MAP



	PROJECT ADDRESS

DRAWING TITLE:

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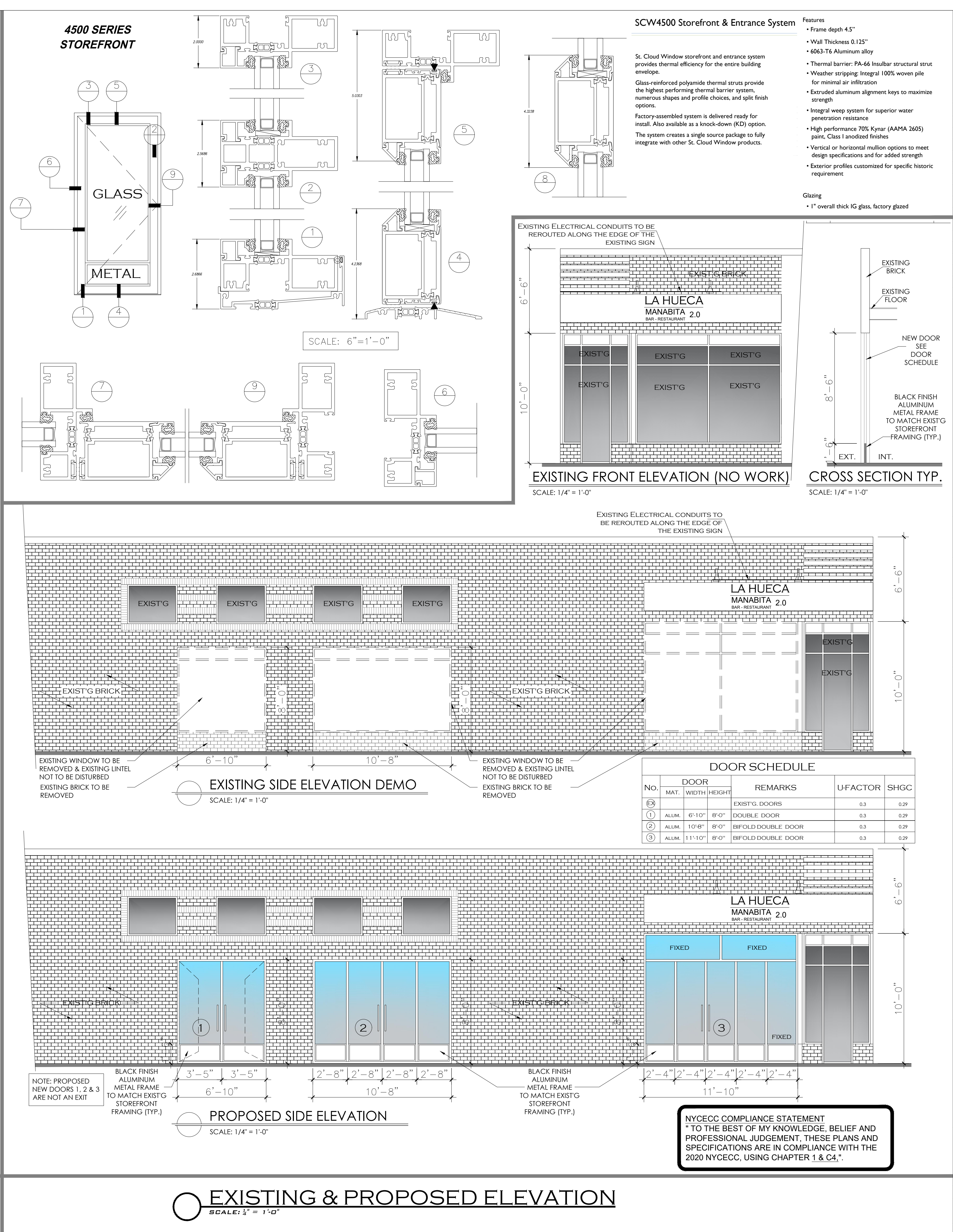
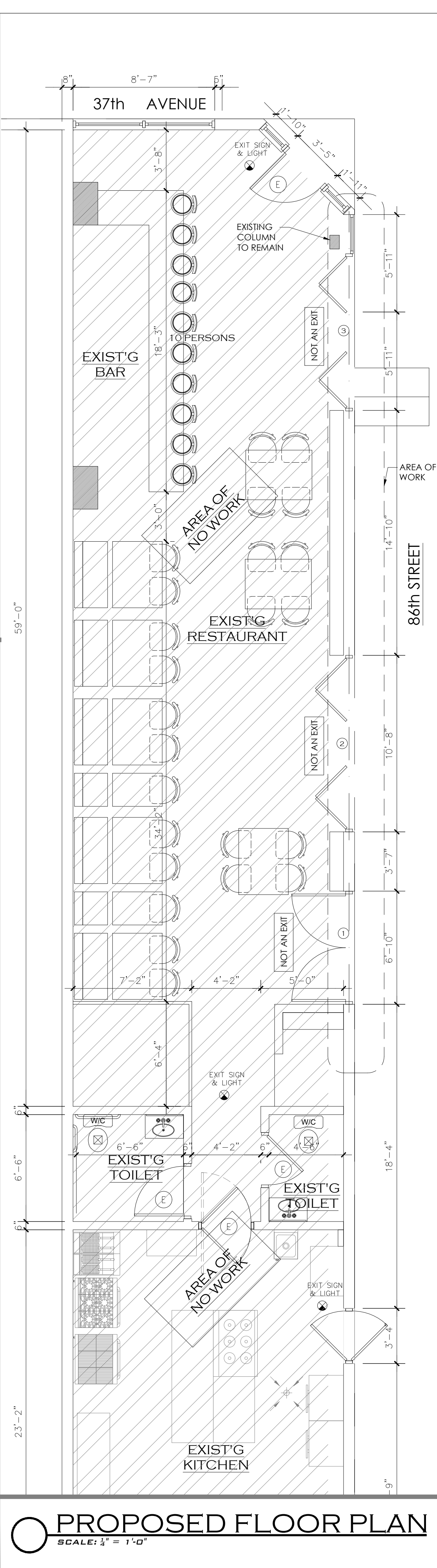
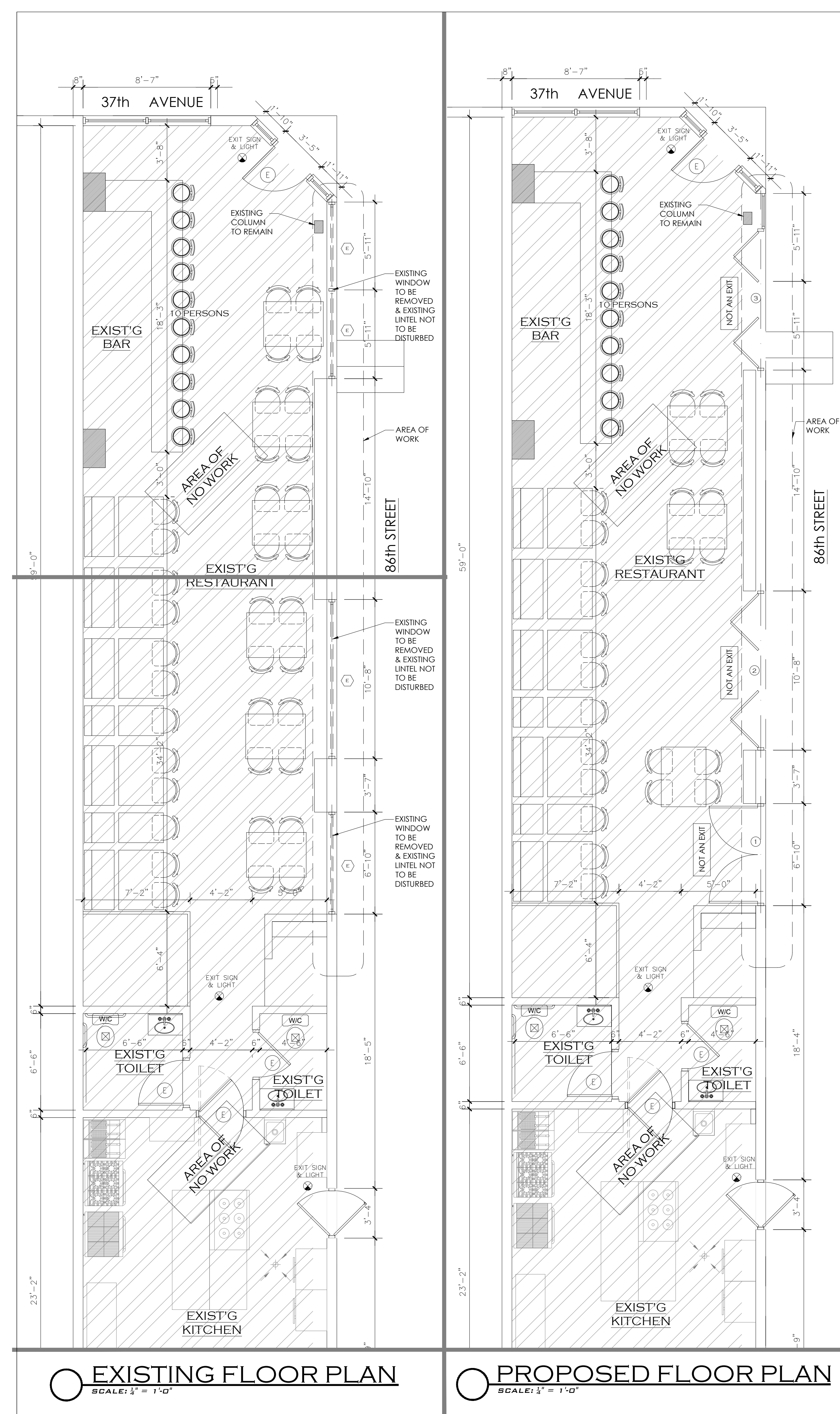
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PROJECT #: 26-202	DRAWN
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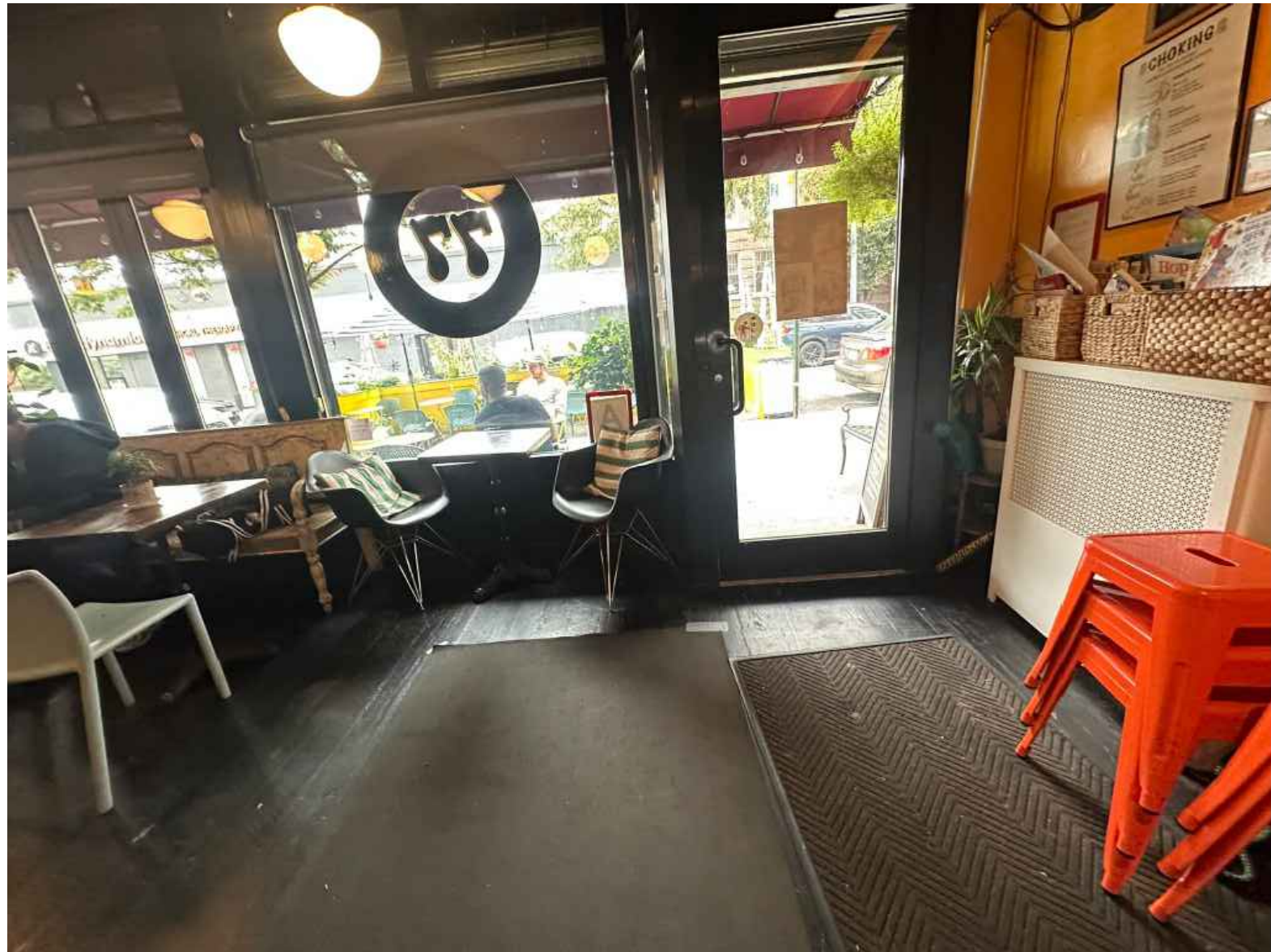
PRECEDENT IMAGENS PLAN



86-02 37TH AVE (RAICES)



85-02 37TH AVE (LA GRAN URUGUAYA)



35-57 77TH STREET (ESPRESSO 77)



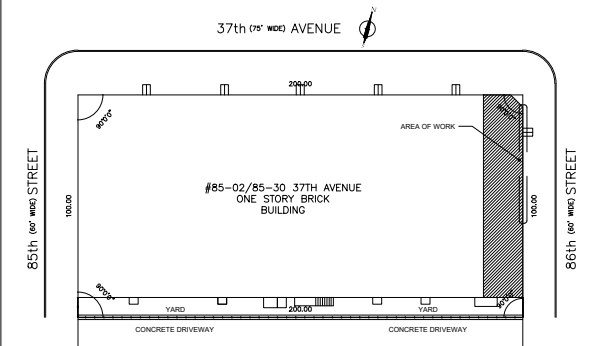
140-21 BURDEN CRESCENT, UNIT 505
BRIARWOOD, NY 11435
PHONE: (516)404-9723
EMAIL: ARCH@OAMS-ARCH.COM

[illegible]

SCOPE OF WORK.

PROPOSED REPLACE EXISTING
STOREFRONT WINDOS AND NEW
INSTALLATION OF NEW
STOREFRONT DOORS AT THE SAME
SPACE OPENINGS AT FIRST FLOOR
COMMERCIAL SPACE. LOCATED @
85-30 37TH AVENUE QUEENS NY
11372

KEY MAP



OWNER:
GEORGE D DOULAVERIS

PROJECT ADDRESS:
85-30 37TH AVENUE
JACKSON HEIGHTS, NJ 11372

DRAWING TITLE:
PROPOSED PLANS
& ELEVATIONS

DEPARTMENT OF BUILDINGS APPROVAL, SEAL, SIGNATURE, & DATE

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OZMAR ALEXANDER MARTINEZ SUAREZ, REGISTERED ARCHITECT

DEPT. OF BUILDINGS #

Q01364778-I1

PROJECT #: 26-202	DRAWN BY: O.A.M.S.
DATE: 09/03/2026	CHECKED BY: O.A.M.S.

A-2.00

SHEET 4 OF 4

PRESENTATION PLAN



140-21 BURDEN CRESCENT, UNIT 505
BRIARWOOD, NY 11435
PHONE: (516)404-9723
EMAIL: ARCH@OAMS-ARCH.COM

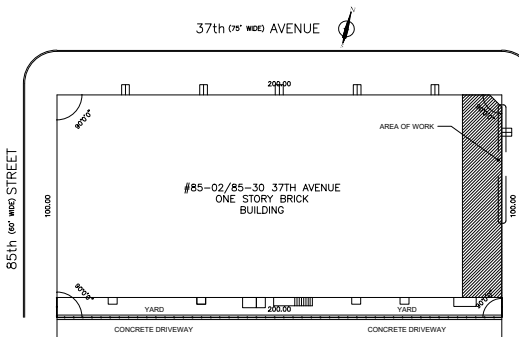
REVISIONS

NO.	DATE	DESCRIPTION
0	01-14-2025	INITIAL SUBMISSION

SCOPE OF WORK:

PROPOSED REPLACE EXISTING STOREFRONT WINDOWS AND NEW INSTALLATION OF NEW STOREFRONT DOORS AT THE SAME SPACE OPENINGS AT FIRST FLOOR COMMERCIAL SPACE. LOCATED @ 85-30 37TH AVENUE QUEENS NY 11372

KEY MAP



OWNER:
GEORGE D DOULAVERIS

PROJECT ADDRESS:
85-30 37TH AVENUE
JACKSON HEIGHTS, NJ 11372

DRAWING TITLE: PROPOSED PLANS & ELEVATIONS

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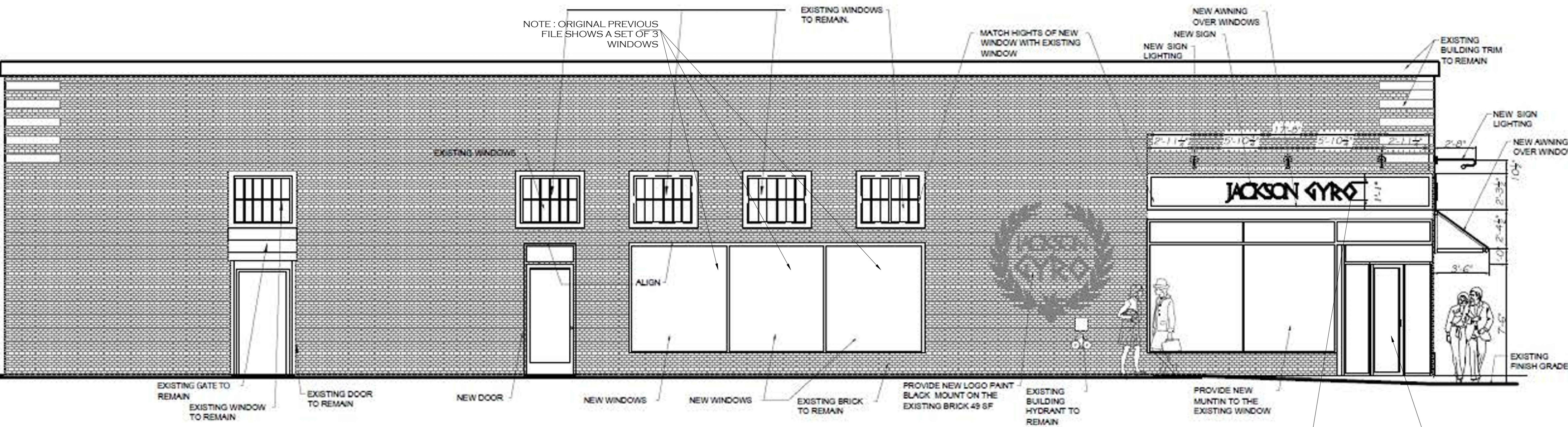
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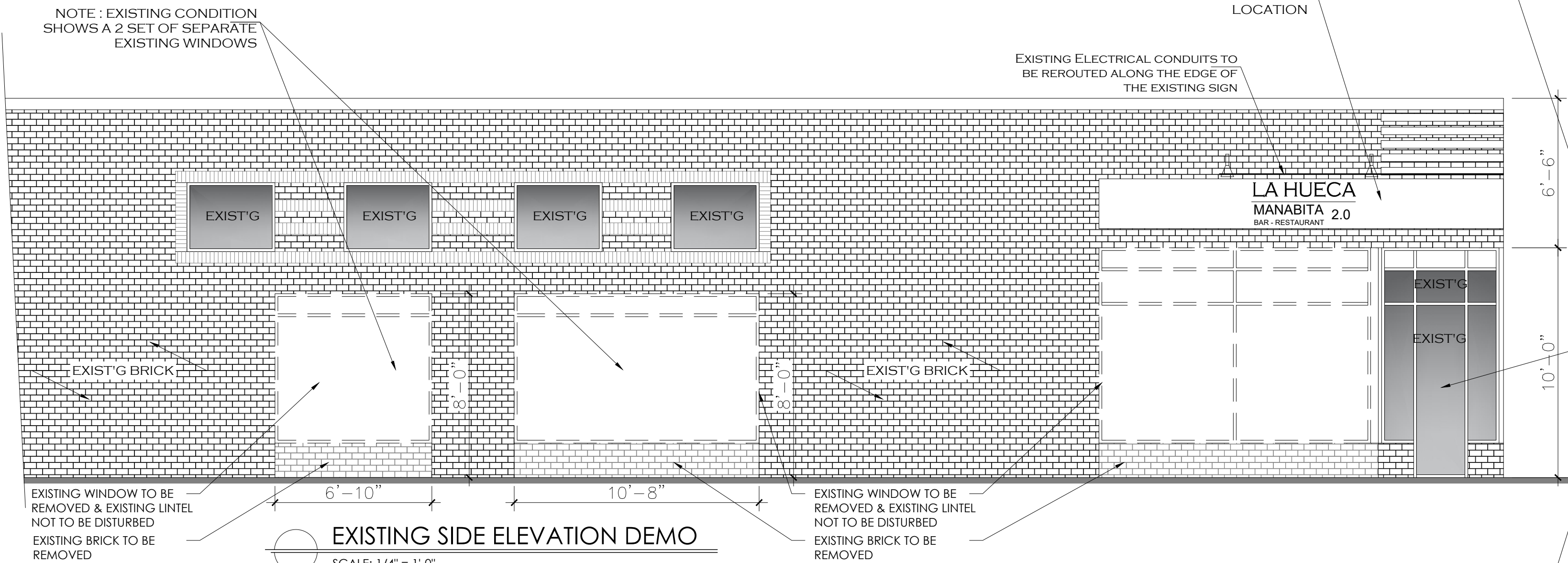
Q01364778-11

PROJECT #: 26-202
DATE: 09/03/2026
DRAWN BY: O.A.M.S.
CHECKED BY: O.A.M.S.

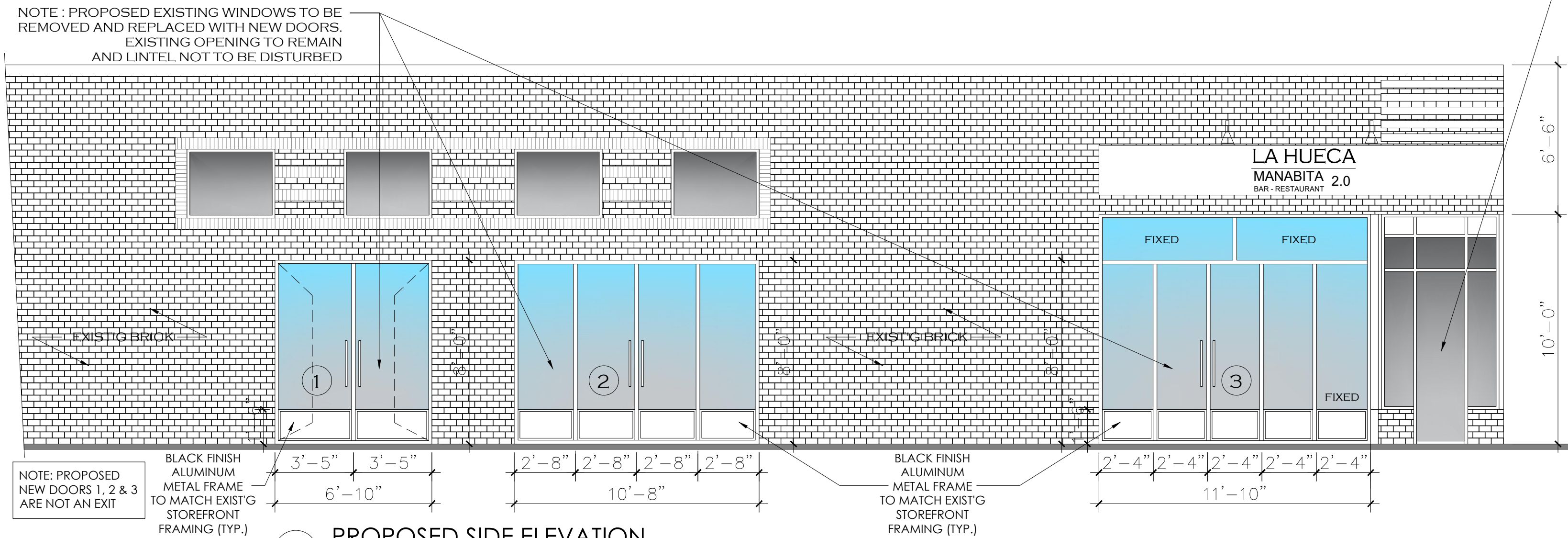
SHEET OF



PREVIOUS LPC TENANT APPROVED ELEVATION
SCALE: 1/4" = 1'-0"

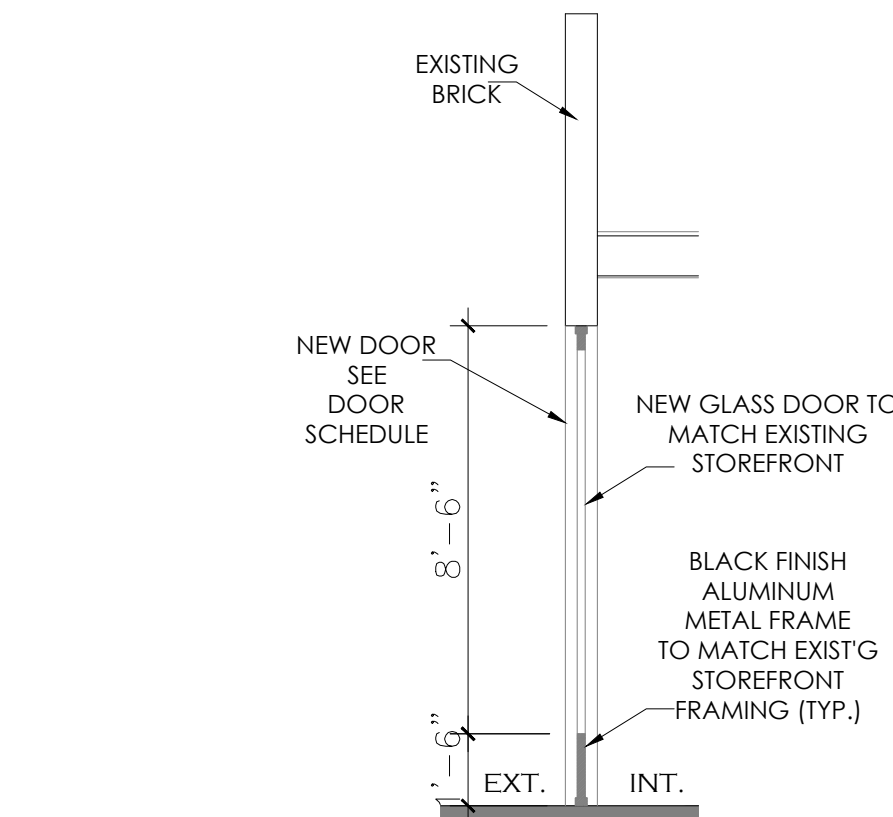


EXISTING SIDE ELEVATION DEMO
SCALE: 1/4" = 1'-0"



PROPOSED SIDE ELEVATION
SCALE: 1/4" = 1'-0"

DOOR SCHEDULE					
No.	DOOR	MAT.	WIDTH	HEIGHT	REMARKS
①	ALUM.	6'-10"	8'-0"	DOUBLE DOOR	EXIST'G. DOORS
②	ALUM.	10'-8"	8'-0"	BIFOLD DOUBLE DOOR	EXIST'G. DOORS
③	ALUM.	11'-10"	8'-0"	BIFOLD DOUBLE DOOR	EXIST'G. DOORS



CROSS SECTION TYP.
SCALE: 1/4" = 1'-0"

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