**LOCATION MAP**



# RTFH REZONING APPLICATION
## 71-11 112th Street, Forest Hills, NY 11375
### (R7D Upzone, Mixed-use, MIH Development)

**C220274ZMQ, N220275ZRQ**

05 January 2023 - New York City Council Subcommittee on Zoning and Franchises Hearing

**Prepared for The Reform Temple of Forest Hills**

## loci architecture

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch live-streams of all City Council Meetings and find recordings of previously held meetings.
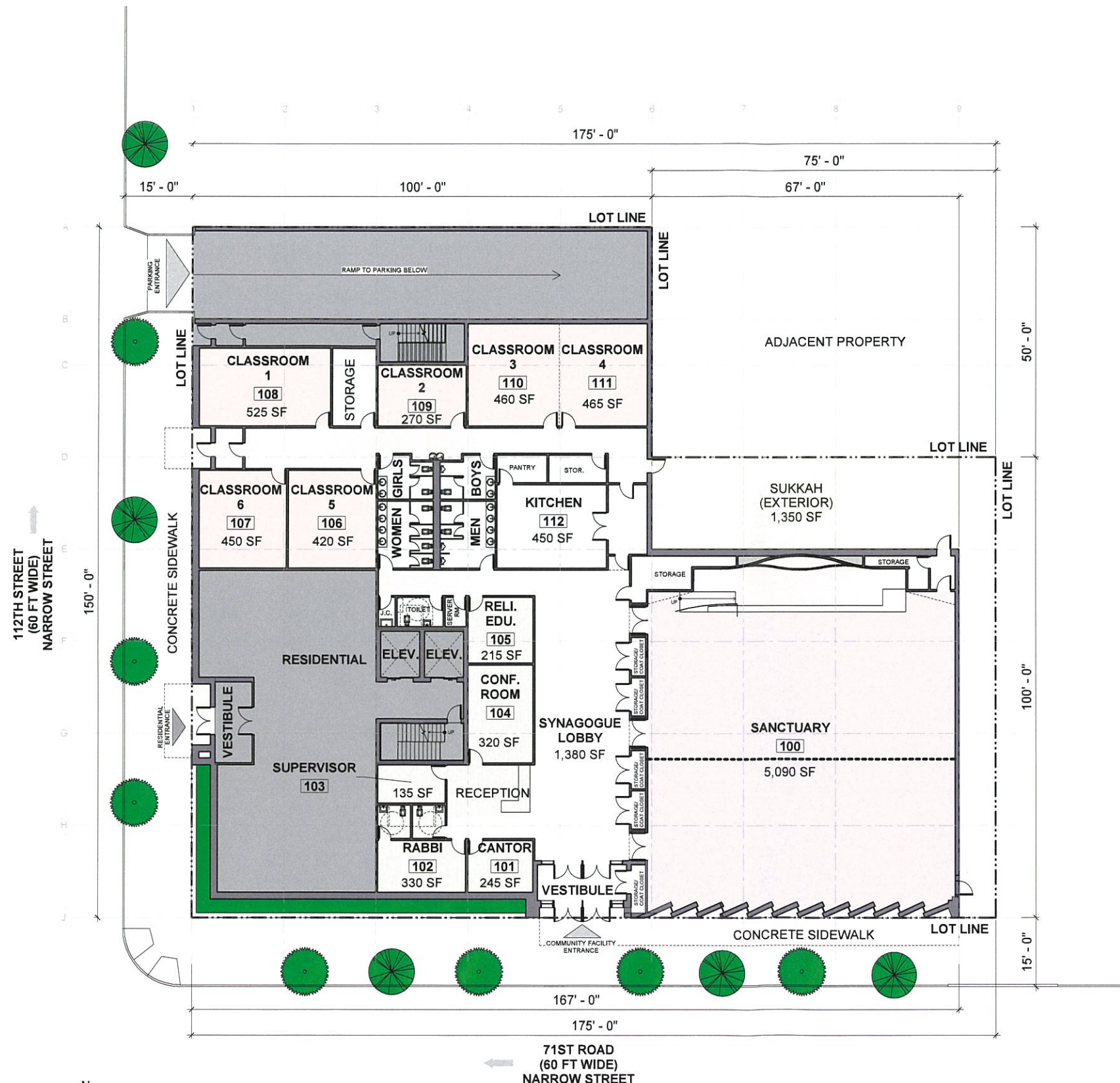
BIRD'S EYE VIEW FROM SOUTHWEST

**BIRD'S EYE VIEW FROM NORTHWEST**

**VIEW FROM SOUTHWEST**

GROUND FLOOR PLAN

175' - 0"
75' - 0"
15' - 0"
100' - 0"
67' - 0"
50' - 0"

LOT LINE

PARKING ENTRANCE

RAMP TO PARKING BELOW →

LOT LINE

ADJACENT PROPERTY

LOT LINE

CLASSROOM 1
108
525 SF

STORAGE

CLASSROOM 2
109
270 SF

CLASSROOM 3
110
460 SF

CLASSROOM 4
111
465 SF

LOT LINE

CLASSROOM 6
107
450 SF

CLASSROOM 5
106
420 SF

WOMEN  GIRLS

MEN  BOYS

PANTRY  STOR.

KITCHEN
112
450 SF

SUKKAH (EXTERIOR)
1,350 SF

LOT LINE

STORAGE

STORAGE

RESIDENTIAL

J.C.  TOILET

SERVICE ELV.

RELI. EDU.
105
215 SF

ELEV.  ELEV.

CONF. ROOM
104
320 SF

SYNAGOGUE LOBBY
1,380 SF

STORAGE/COAT CLOSET

SANCTUARY
100
5,090 SF

RESIDENTIAL ENTRANCE

VESTIBULE

SUPERVISOR
103

135 SF

RECEPTION

RABBI
102
330 SF

CANTOR
101
245 SF

VESTIBULE

STORAGE/COAT CLOSET

COMMUNITY FACILITY ENTRANCE

CONCRETE SIDEWALK

LOT LINE

112TH STREET (60 FT WIDE) NARROW STREET

CONCRETE SIDEWALK

150' - 0"

100' - 0"

15' - 0"

167' - 0"
175' - 0"

71ST ROAD (60 FT WIDE) NARROW STREET

N

① GROUND FLOOR PLAN
1/8" = 1'-0"

0'  4'  8'  16'  32'

PLANS FOR THE PROPOSED DEVELOPMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY.

LEGEND:
- SANCTUARY
- CLASSROOMS
- ADMINISTRATIVE
- SUPPORT SPACES
- RESIDENTIAL
- EXTERIOR
- GREEN SPACE

P-5

175' - 0"
100' - 0"
75' - 0"
60' - 0"
40' - 0"
67' - 0"

LOT LINE
LOT LINE
LOT LINE
LOT LINE
LOT LINE
LOT LINE

50' - 0"
150' - 0"
100' - 0"
150' - 0"

**3 BR APARTMENT** 202 — 920 SF
**1 BR APARTMENT** 201 — 570 SF
**1 BR APARTMENT** 203 — 560 SF
**1 BR APARTMENT** 217 — 570 SF
**1 BR APARTMENT** 204 — 560 SF
**STUDIO APARTMENT** 216 — 380 SF
**1 BR APARTMENT** 205 — 560 SF
**STUDIO APARTMENT** 215 — 380 SF
**1 BR APARTMENT** 206 — 560 SF
**STUDIO APARTMENT** 214 — 375 SF
**STUDIO APARTMENT** 207 — 335 SF
**STUDIO APARTMENT** 213 — 410 SF
**2 BR APARTMENT** 212 — 760 SF
**2 BR APARTMENT** 208 — 785 SF
**2 BR APARTMENT** 209 — 780 SF
**2 BR APARTMENT** 211 — 760 SF
**STUDIO APARTMENT** 210 — 410 SF

**COMMUNITY FACILITY TERRACE** 2400 SF

**RESIDENTIAL TERRACE**

**SANCTUARY BELOW**

167' - 0"
175' - 0"

N

(1) **2nd FLOOR PLAN**
1/8" = 1'-0"

0' 4' 8' 16' 32'

PLANS FOR THE PROPOSED DEVELOPMENT ARE FOR ILLUSTRATIVE PURPOSES ONLY.

**LEGEND:**
- 3 BEDROOM APARTMENT
- 2 BEDROOM APARTMENT
- 1 BEDROOM APARTMENT
- STUDIO APARTMENT
- RESIDENTIAL TERRACE
- COMMUNITY FACILITY

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TEL 212 226 2228 | www.lociarchitecture.com

project title
*RTFH DEVELOPMENT*

project address
71-11 112th STREET
FOREST HILLS, NY 11375

project location
BOROUGH: QUEENS
BLOCK: 2246
LOT: 31
ULURP #

seal

sheet title
TYPICAL UPPER FLOOR PLAN - 2nd FLOOR

revisions
00 | 09.08.20 | ISSUED FOR DCP REVIEW

**NOTE:**
APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.

project number
**LA1957**

scale 1/8" = 1'-0"
date created 09.08.20
drawn by SP
checked by EJ

DCP

drawing number
**Z-04**

SHEET 4 OF 13

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ILLUSTRATIVE AMENITY SPACE

# THE COUNCIL
# THE CITY OF NEW YORK

*Appearance Card*

I intend to appear and speak on Int. No. _____ Res. No. _____

☒ in favor   ☐ in opposition

Date: _____

**(PLEASE PRINT)**

Name: Rabbi Mark Kaiserman

Address: 71-11 112th Street Forest Hills NY

I represent: The Reform Temple of Forest Hills

Address: _____

➤ *Please complete this card and return to the Sergeant-at-Arms* ◄

# THE COUNCIL
# THE CITY OF NEW YORK

*Appearance Card*

I intend to appear and speak on Int. No. _____ Res. No. RTFH

☐ in favor   ☐ in opposition

Date: 1-5-23

**(PLEASE PRINT)**

Name: EDWARD JOSE

Address: _____

I represent: LOCI ARCHITECTURE

Address: 594 BROADWAY

➤ *Please complete this card and return to the Sergeant-at-Arms* ◄

## THE COUNCIL
## THE CITY OF NEW YORK

**Appearance Card**

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor    ☐ in opposition

Date: _____

**(PLEASE PRINT)**

Name: Vivien Krieger

Address: 3 World Trade Center

I represent: Reform Temple Forest Hills

Address: 71-11 112th St

➤ *Please complete this card and return to the Sergeant-at-Arms* ◄

## THE COUNCIL
## THE CITY OF NEW YORK

**Appearance Card**

I intend to appear and speak on Int. No. _____ Res. No. _____

☐ in favor    ☐ in opposition

Date: _____

**(PLEASE PRINT)**

Name: Yoel Horovitz

Address: _____

I represent: _____

Address: 110 Flushing Ave

➤ *Please complete this card and return to the Sergeant-at-Arms* ◄