



Fogarty Finger

# **56 GREAT JONES/354 BOWERY CANTILEVER**

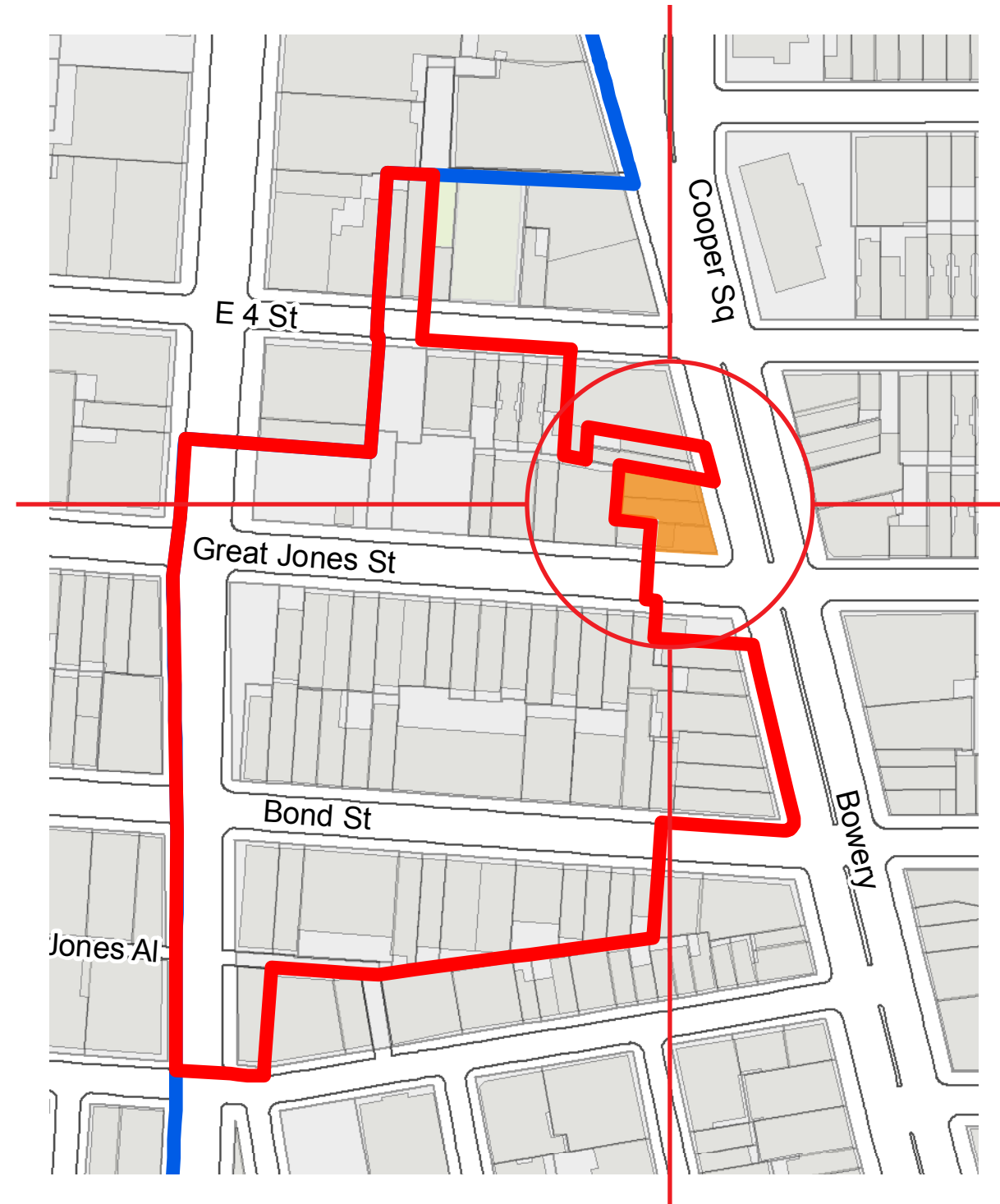
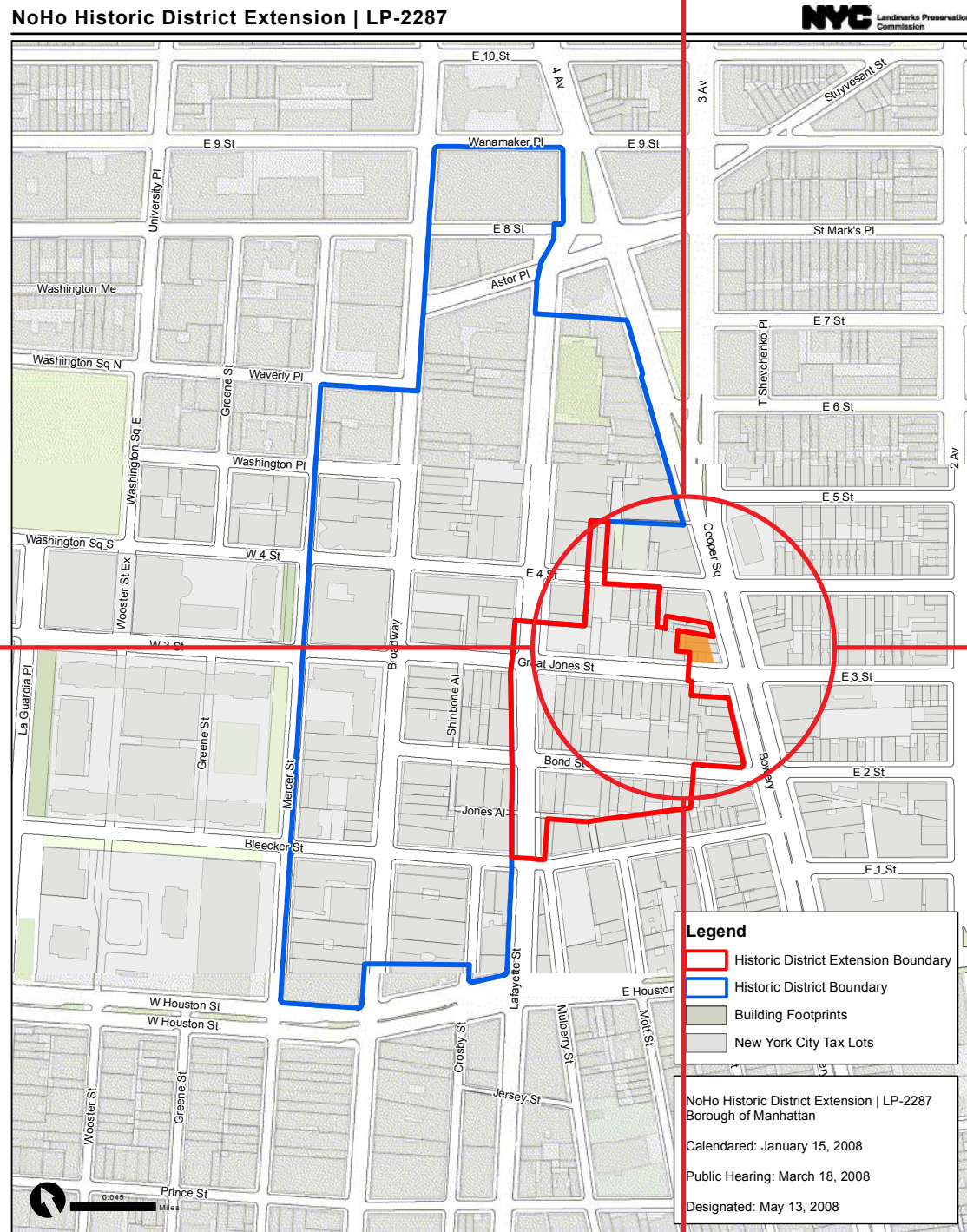
LPC APPLICATION  
11 FEBRUARY 2026

# SOHO/NOHO NEIGHBORHOOD PLAN

56 GREAT JONES/354 BOWERY CANTILEVER

NoHo Historic District Extension LP-2287

DEVELOPMENT LOT



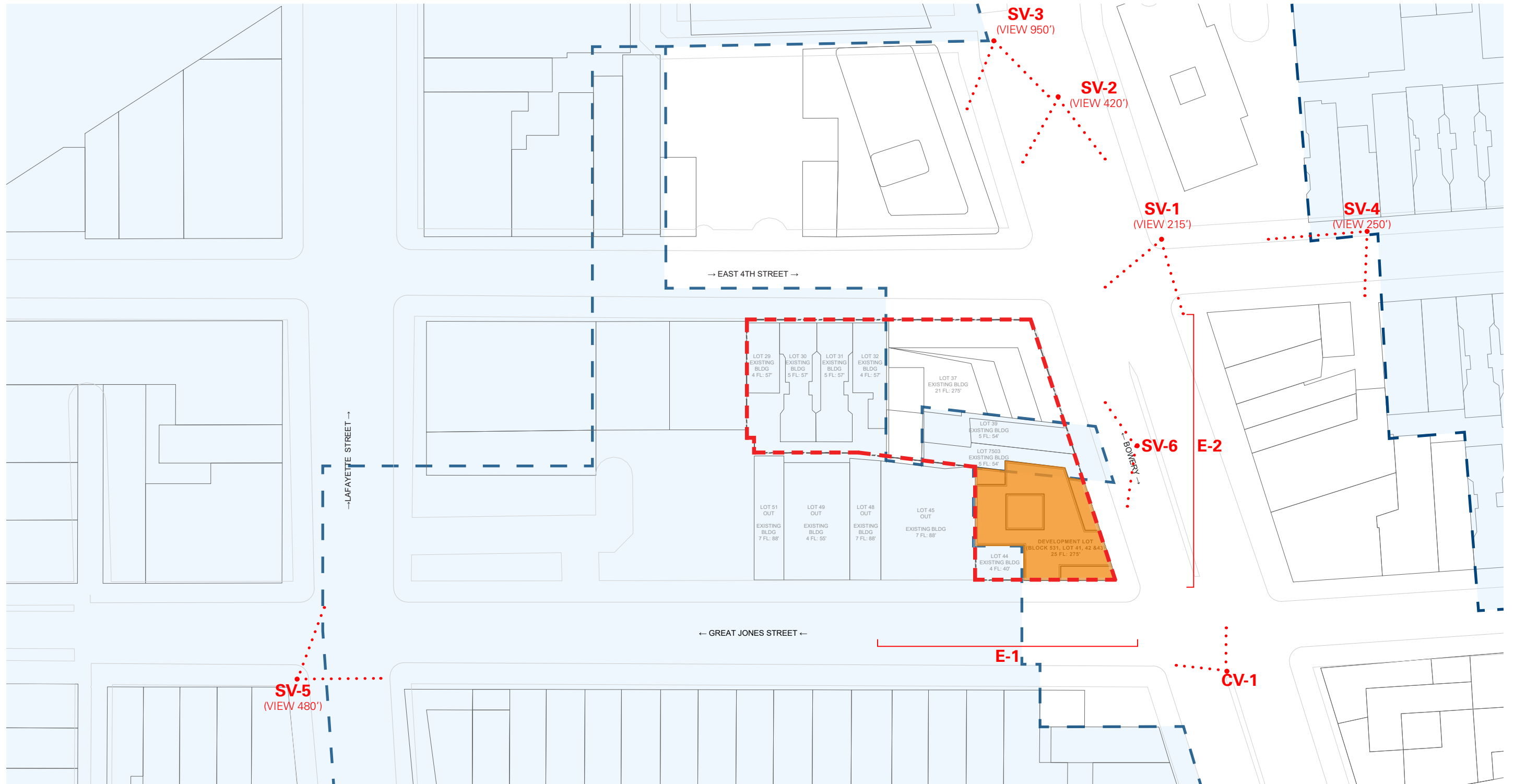


# SITE PLAN

## VISIBILITY OF CANTILEVER

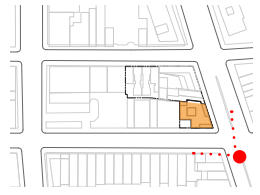
56 GREAT JONES/354 BOWERY CANTILEVER

- DEVELOPMENT LOT
- HISTORIC DISTRICT
- ZONING LOT



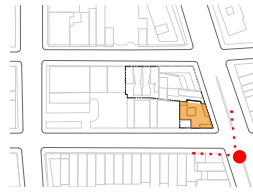
**EXISTING STREETScape**  
BOWERY & GREAT JONES INTERSECTION

56 GREAT JONES/354 BOWERY CANTILEVER



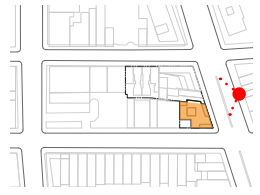
**EXISTING STREETScape**  
BOWERY & GREAT JONES INTERSECTION

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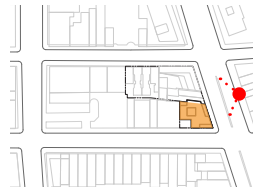
**EXISTING STREETScape**  
BOWERY

56 GREAT JONES/354 BOWERY CANTILEVER



**EXISTING STREETScape**  
BOWERY

56 GREAT JONES/354 BOWERY CANTILEVER



# RESIDENTIAL FLOOR AREA & UNIT MIX

56 GREAT JONES/354 BOWERY CANTILEVER

## NON CANTILEVER

**103,350 SF** RESIDENTIAL FLOOR AREA PROPOSED

**25% REQUIRED: 26,136 SF** MIH PROPOSED

**94** TOTAL UNITS

**27** TOTAL MIH UNITS

		UNIT MIX			
MIH		MR		TOTAL	
<b>4</b>	STUDIO	<b>0</b>	STUDIO	<b>4</b>	STUDIO
<b>6</b>	1 BEDROOM	<b>19</b>	1 BEDROOM	<b>25</b>	1 BEDROOM
<b>6</b>	2 BEDROOM	<b>35</b>	2 BEDROOM	<b>41</b>	2 BEDROOM
<b>11</b>	3 BEDROOM	<b>13</b>	3 BEDROOM	<b>24</b>	3 BEDROOM
<b>27</b>	MIH UNITS	<b>67</b>	MR UNITS	<b>94</b>	UNITS



## CANTILEVER

**108,590 SF** RESIDENTIAL FLOOR AREA PROPOSED

**25% REQUIRED: 27,724 SF** MIH PROPOSED

**94** TOTAL UNITS

**30** TOTAL MIH UNITS

		UNIT MIX			
MIH		MR		TOTAL	
<b>4</b>	STUDIO	<b>0</b>	STUDIO	<b>4</b>	STUDIO
<b>11</b>	1 BEDROOM	<b>11</b>	1 BEDROOM	<b>22</b>	1 BEDROOM
<b>3</b>	2 BEDROOM	<b>32</b>	2 BEDROOM	<b>35</b>	2 BEDROOM
<b>12</b>	3 BEDROOM	<b>21</b>	3 BEDROOM	<b>33</b>	3 BEDROOM
<b>30</b>	MIH UNITS	<b>64</b>	MR UNITS	<b>94</b>	UNITS



**CANTILEVER REFERENCES**  
LPC APPROVED SCHEMES

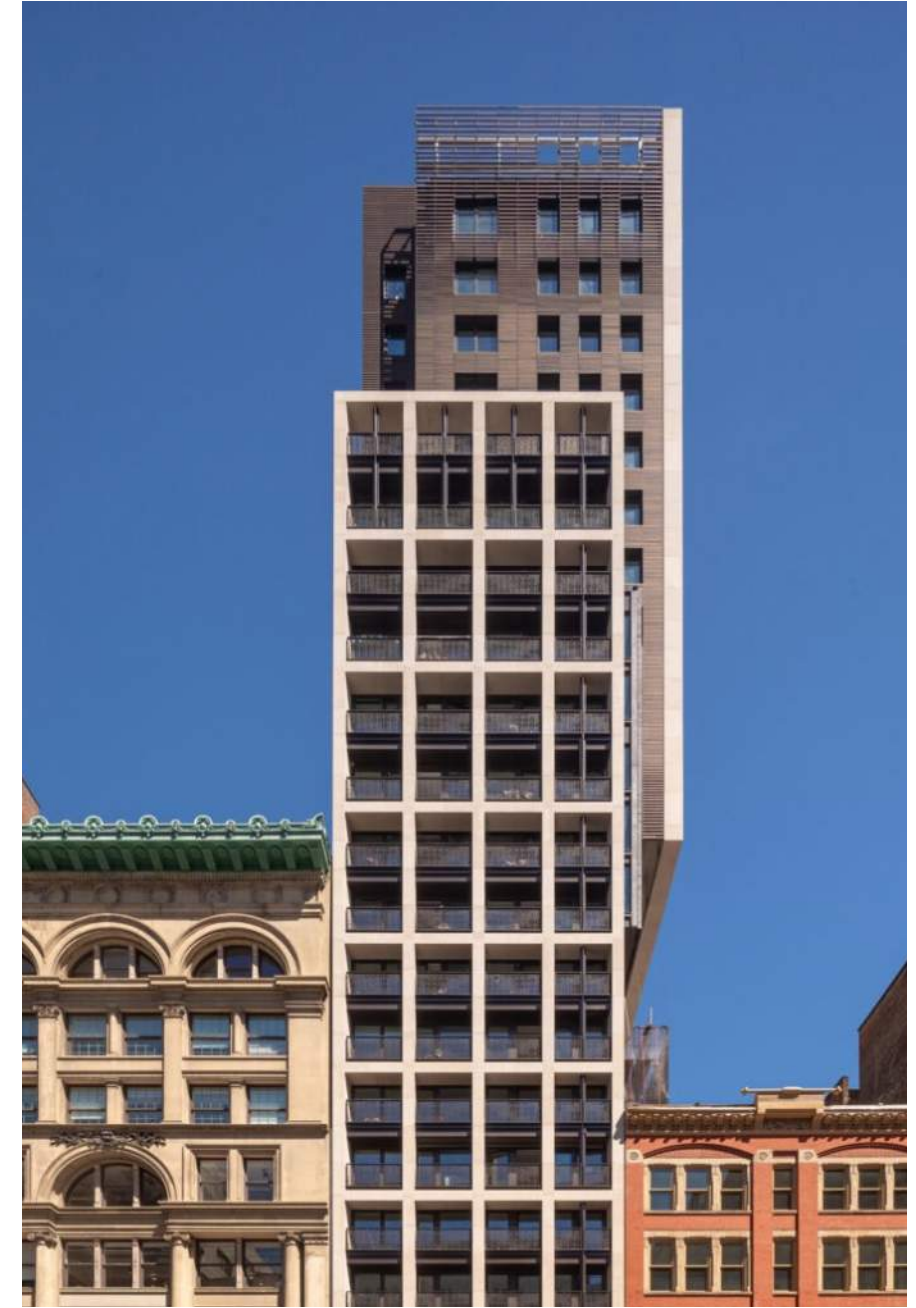
56 GREAT JONES/354 BOWERY CANTILEVER



**EXTELL CANTILEVER  
ART STUDENTS LEAGUE**



**77 GREENWICH ST / 42 TRINITY PLACE  
DICKEY HOUSE**



**FLATIRON HOUSE**

**NEIGHBORHOOD REFERENCES**

SOHO/NOHO CORBELS

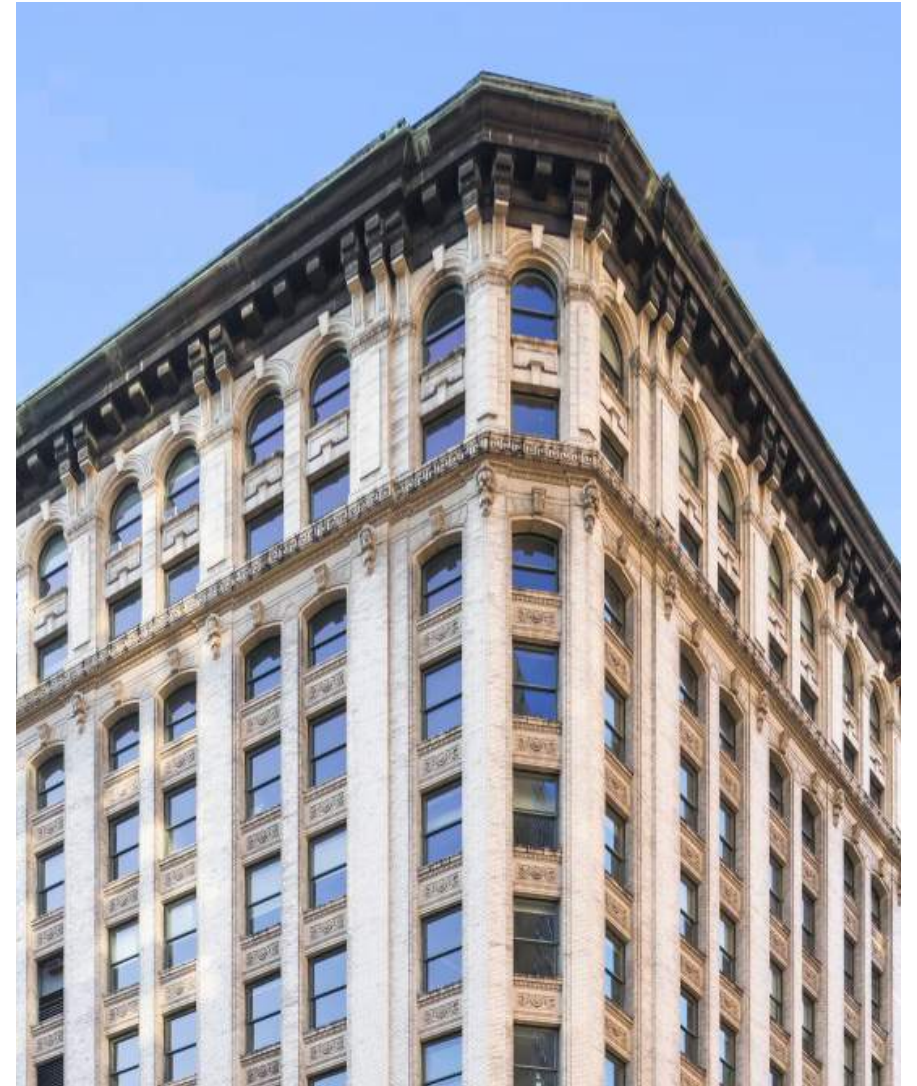
56 GREAT JONES/354 BOWERY CANTILEVER



**54 BOND**



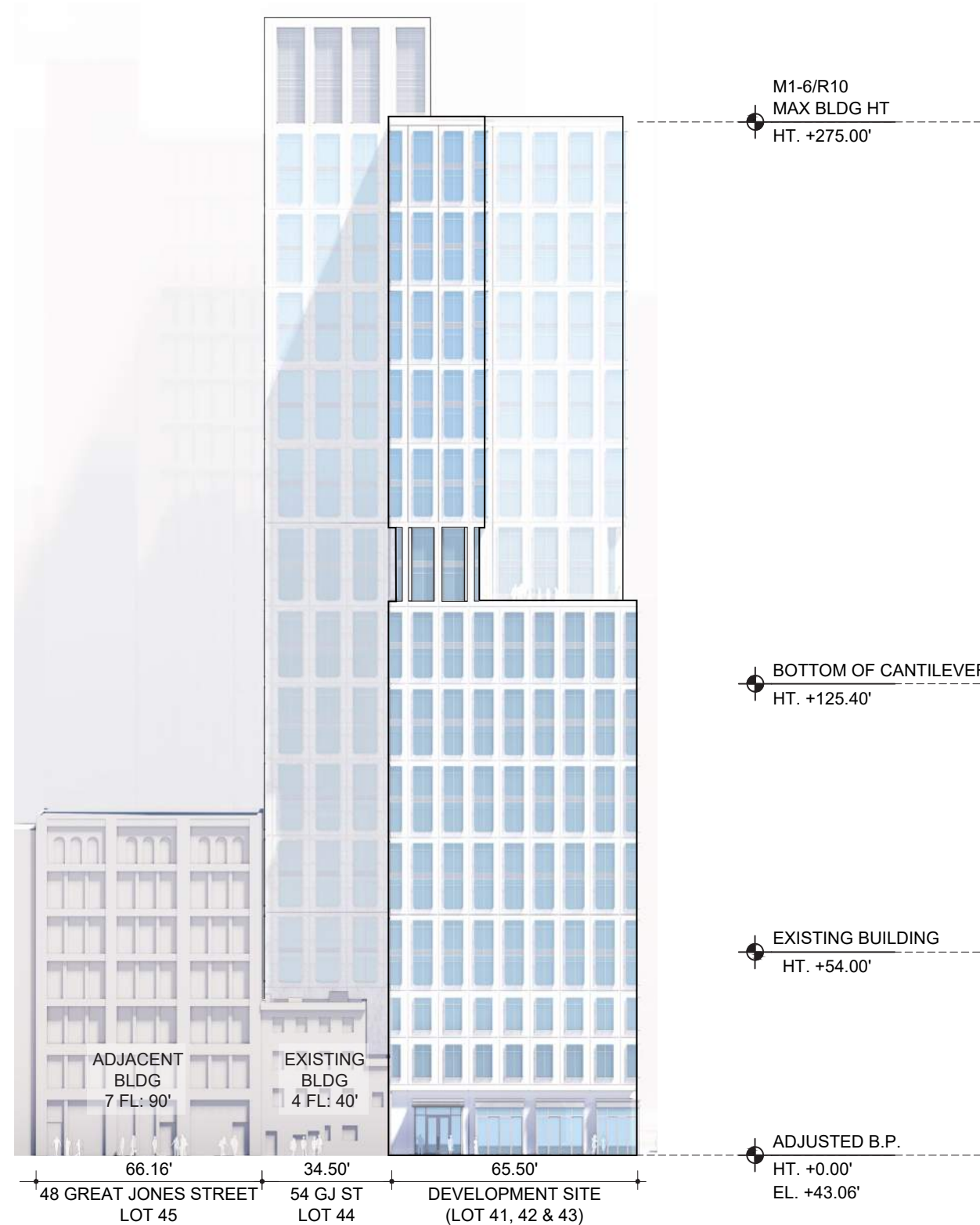
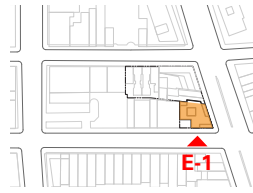
**0 BOND**



**740 BROADWAY**

# GREAT JONES ELEVATION

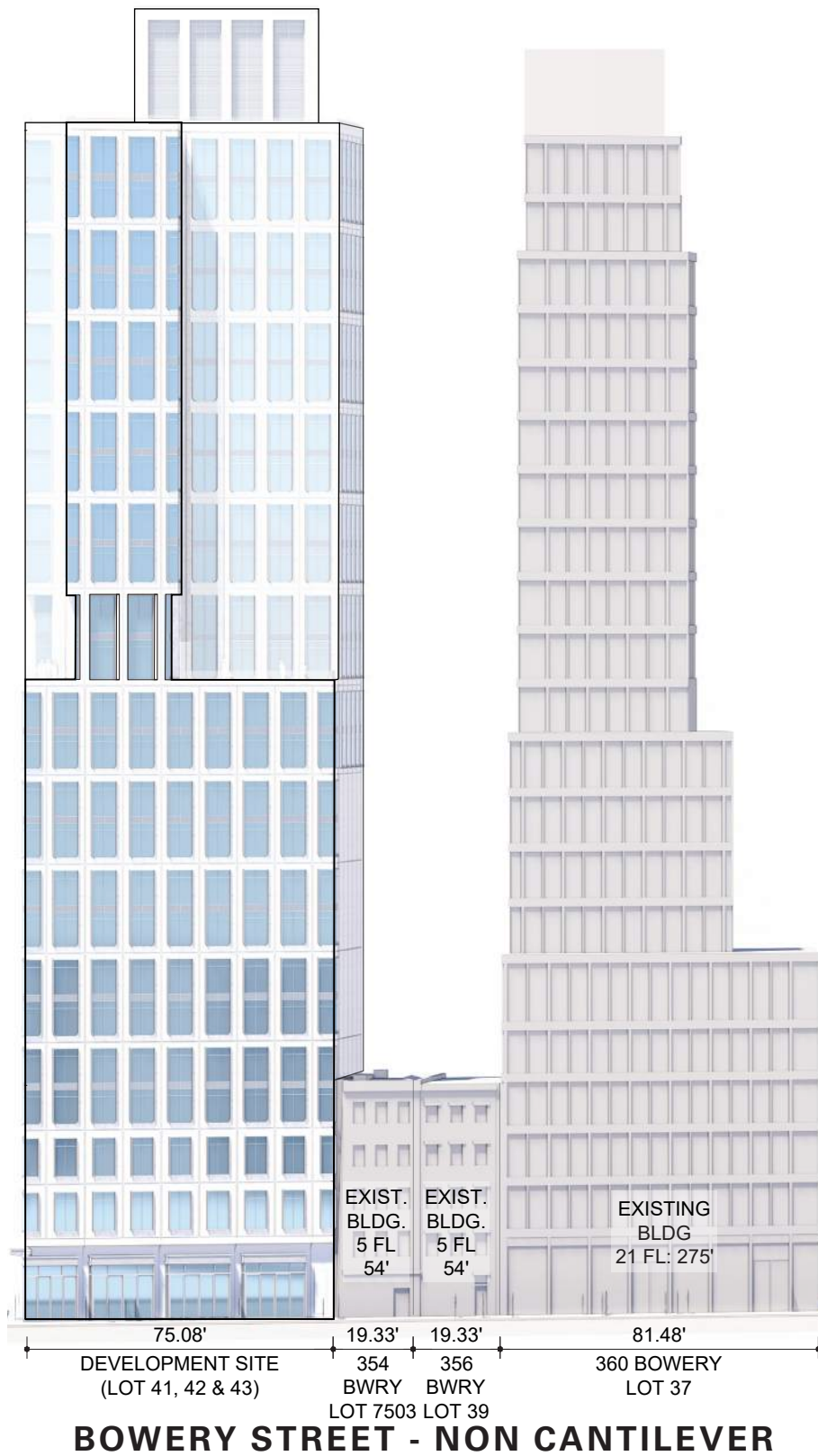
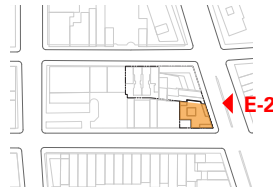
## 56 GREAT JONES/354 BOWERY CANTILEVER



### GREAT JONES STREET

# BOWERY ELEVATION COMPARISON

## 56 GREAT JONES/354 BOWERY CANTILEVER



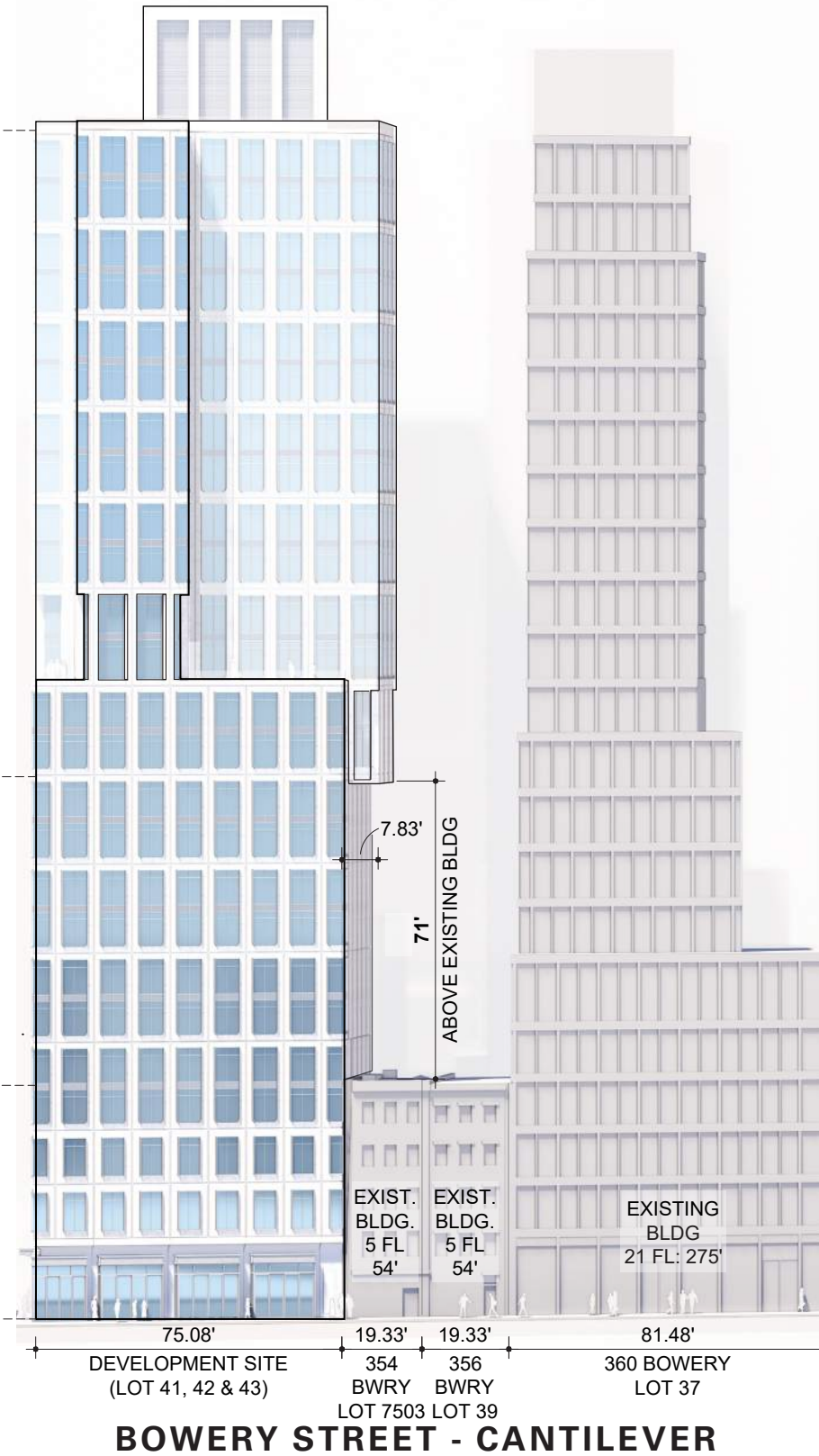
**BOWERY STREET - NON CANTILEVER**

M1-6/R10  
MAX BLDG HT  
HT. +275.00'

BOTTOM OF CANTILEVER  
HT. +125.40'

EXISTING BUILDING  
HT. +54.00'

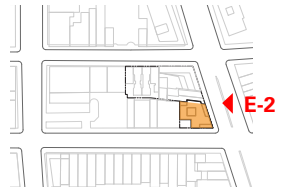
ADJUSTED B.P.  
HT. +0.00'  
EL. +43.06'

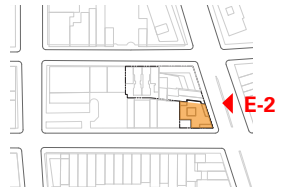


**BOWERY STREET - CANTILEVER**

**BOWERY ELEVATION NON CANTILEVER**

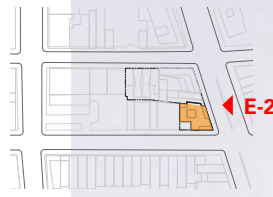
56 GREAT JONES/354 BOWERY CANTILEVER





**BOWERY ELEVATION COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER



NON CANTILEVER

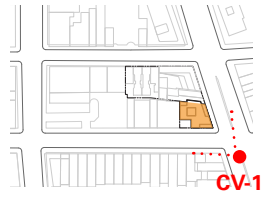


CANTILEVER

**PROPOSED MASSING COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW NORTH FROM BOWERY & GREAT JONES



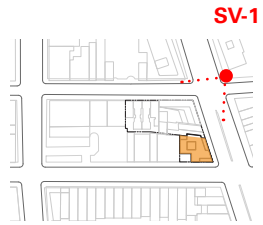
NON CANTILEVER



CANTILEVER

**PROPOSED MASSING COMPARISON**  
VIEW SOUTH FROM BOWERY & EAST 4TH

56 GREAT JONES/354 BOWERY CANTILEVER



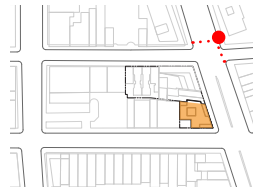
NON CANTILEVER



CANTILEVER

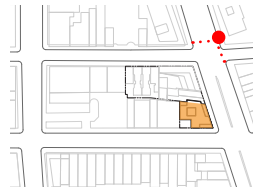
**PROPOSED STREETScape**  
BOWERY VIEW SOUTH: NON CANTILEVER

56 GREAT JONES/354 BOWERY CANTILEVER



**PROPOSED STREETScape**  
BOWERY VIEW SOUTH: CANTILEVER

56 GREAT JONES/354 BOWERY CANTILEVER



**PROPOSED STREETScape COMPARISON**  
VIEW SOUTH FROM BOWERY & EAST 4TH

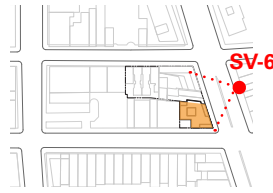
56 GREAT JONES/354 BOWERY CANTILEVER



**PROPOSED MASSING COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW UP FROM SIDEWALK



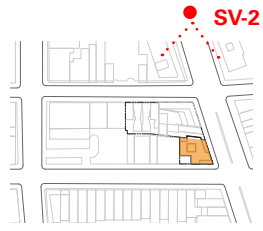
NON CANTILEVER



CANTILEVER

**PROPOSED MASSING COMPARISON**  
VIEW SOUTH FROM COOPER SQUARE

56 GREAT JONES/354 BOWERY CANTILEVER



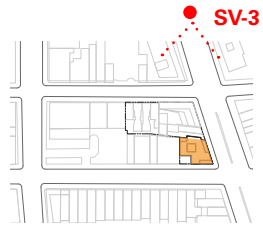
NON CANTILEVER



CANTILEVER

**PROPOSED MASSING COMPARISON**  
VIEW SOUTH ON 4TH, BELOW ASTOR PLACE

56 GREAT JONES/354 BOWERY CANTILEVER



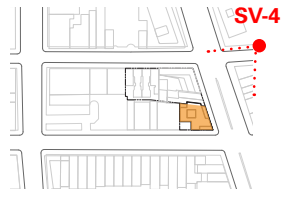
NON CANTILEVER



CANTILEVER

**PROPOSED MASSING COMPARISON**  
VIEW WEST FROM EAST 4TH STREET

56 GREAT JONES/354 BOWERY CANTILEVER



**SV-4**

NON CANTILEVER



**SV-4**

CANTILEVER

**PROPOSED MASSING COMPARISON**

56 GREAT JONES/354 BOWERY CANTILEVER

VIEW EAST FROM LAFAYETTE & GREAT JONES



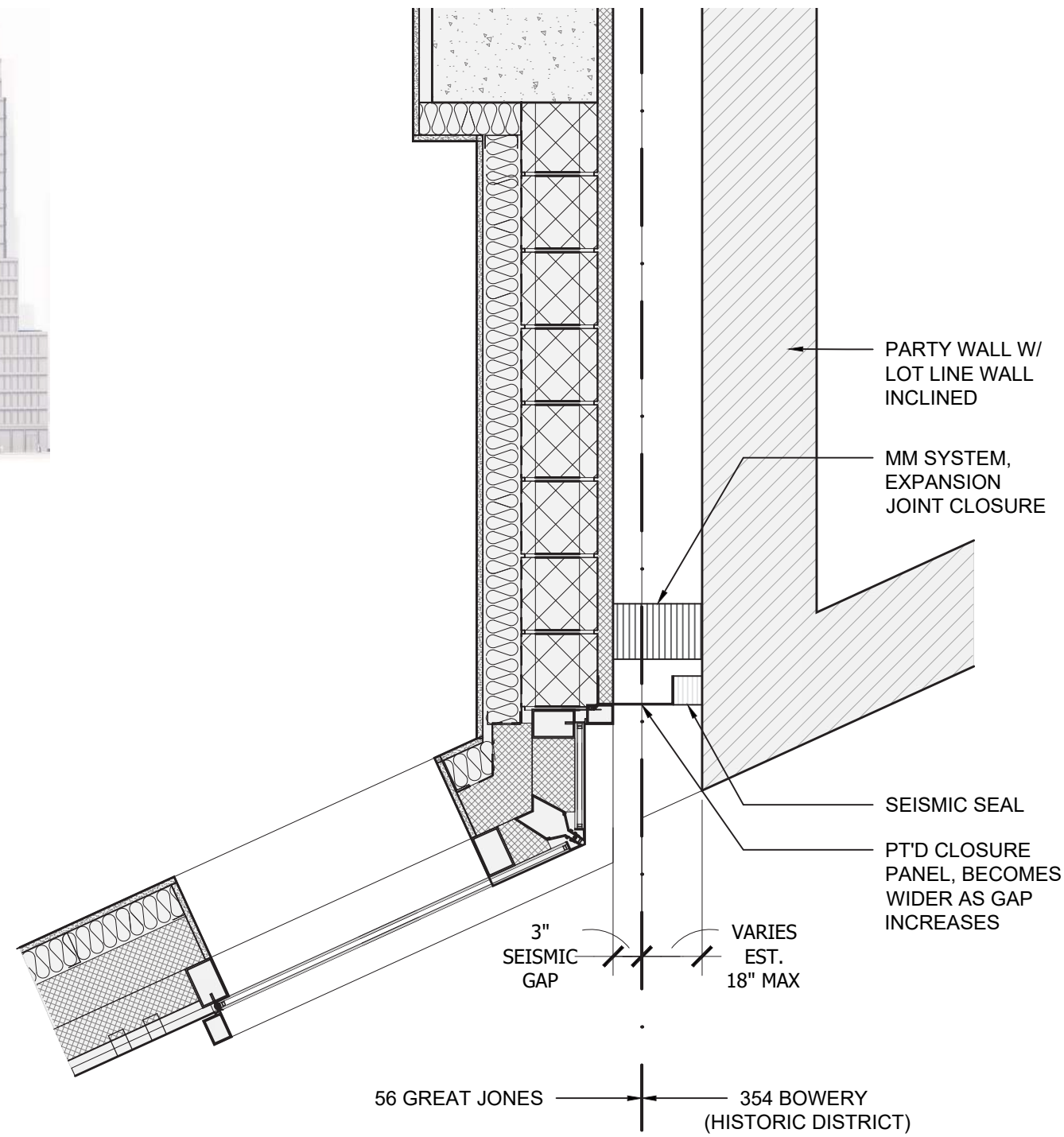
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CANTILEVER

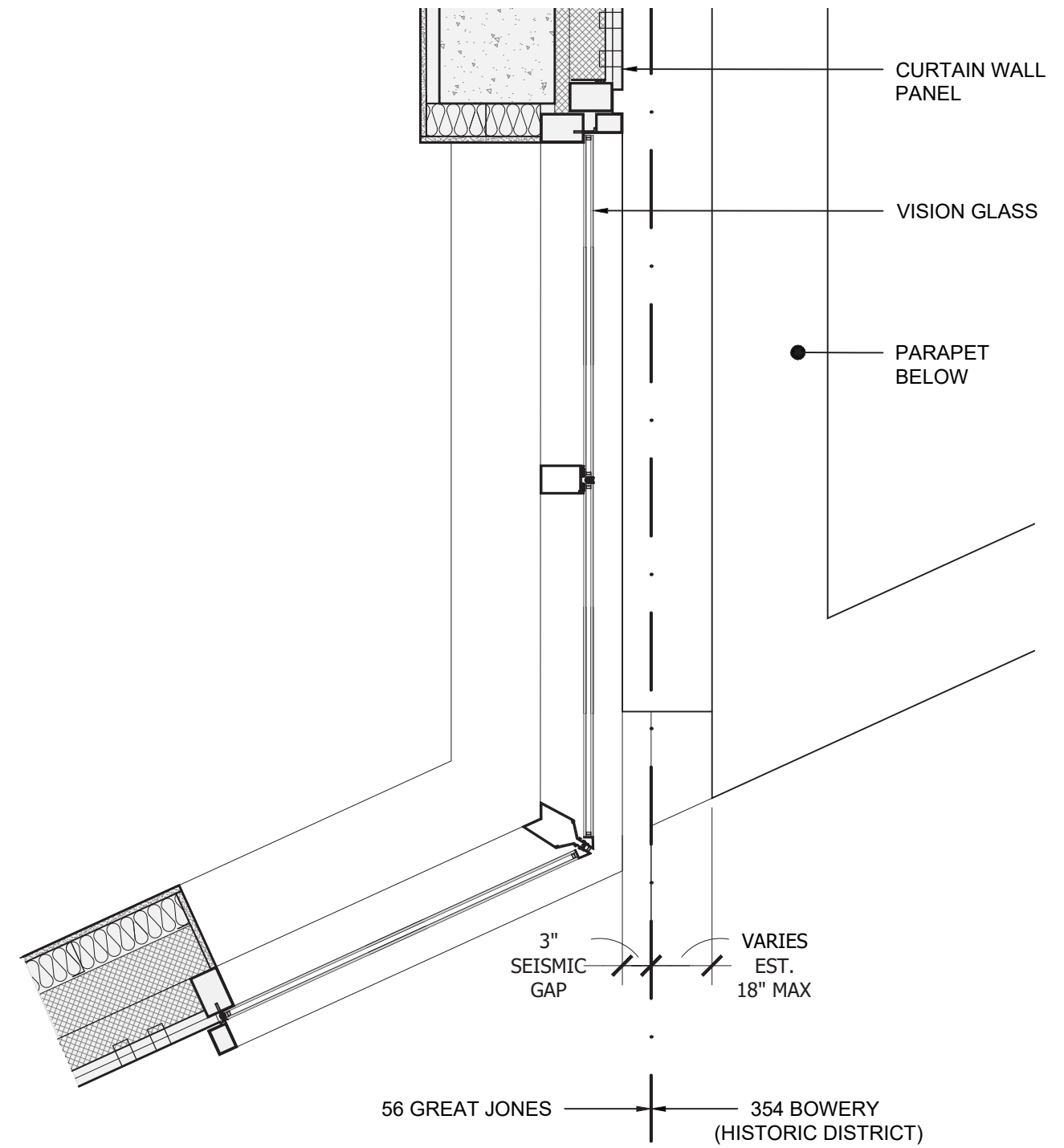
**NORTH LOT LINE DETAIL**

**56 GREAT JONES/354 BOWERY CANTILEVER**



**DTL 1: 2ND TO 5TH FLRS**

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



**DTL 2: 6TH TO 13TH FLRS**

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

Thank you!

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