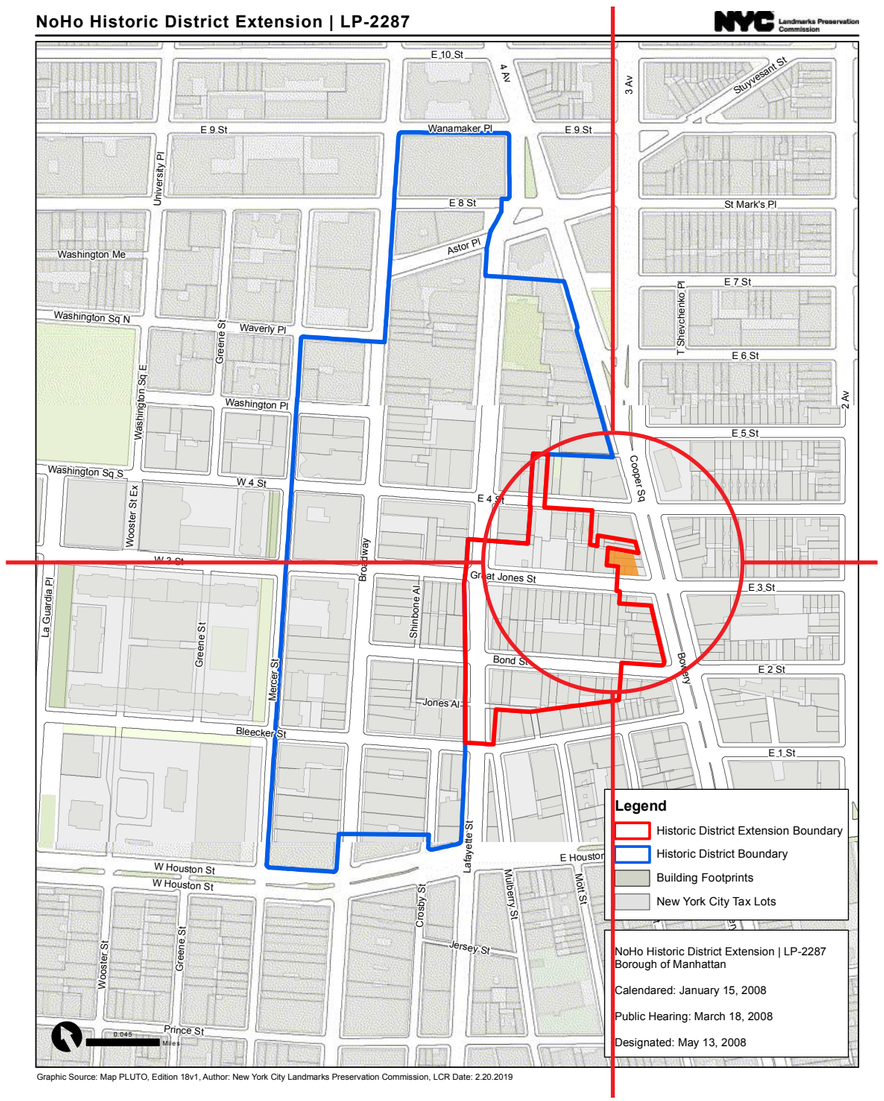
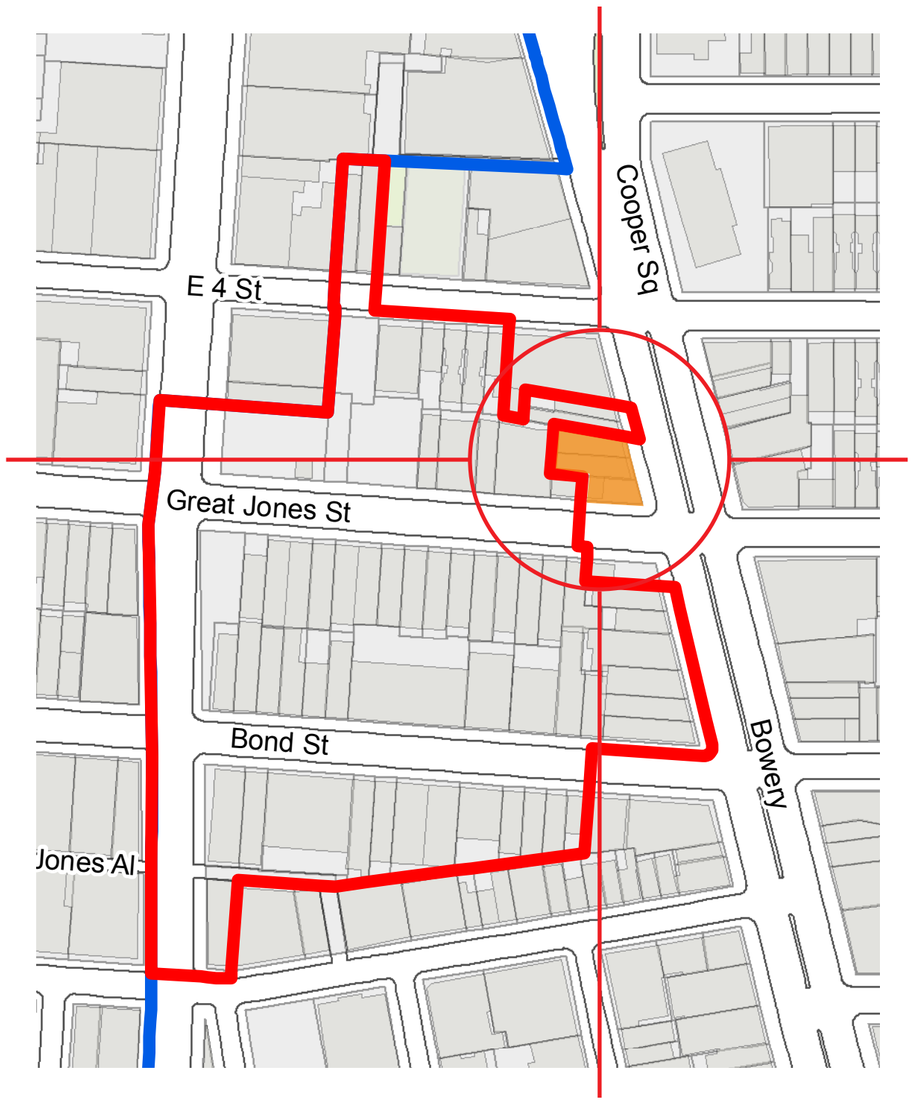
Fogarty Finger

56 GREAT JONES

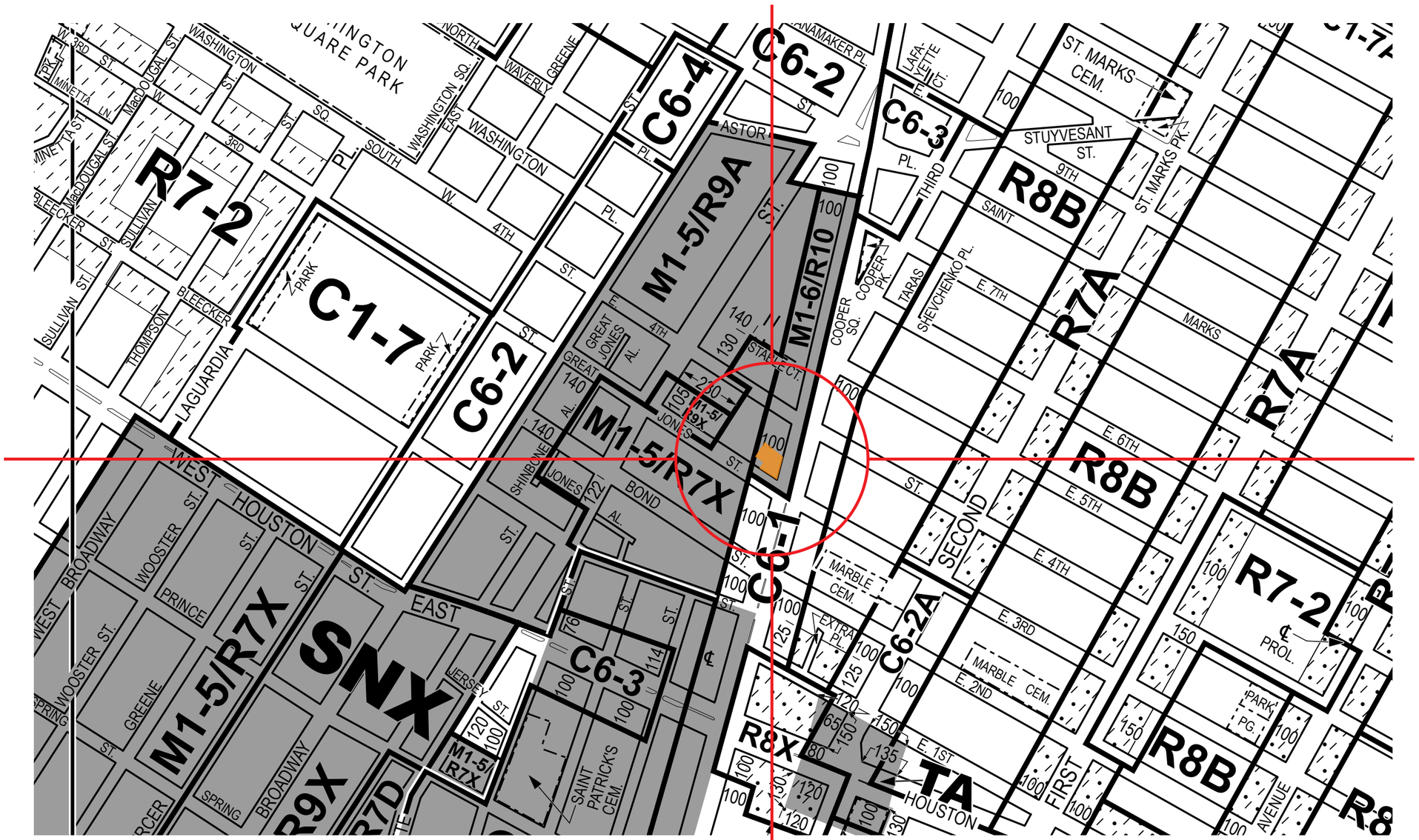
LPC APPLICATION
11 FEBRUARY 2026

DEVELOPMENT LOT





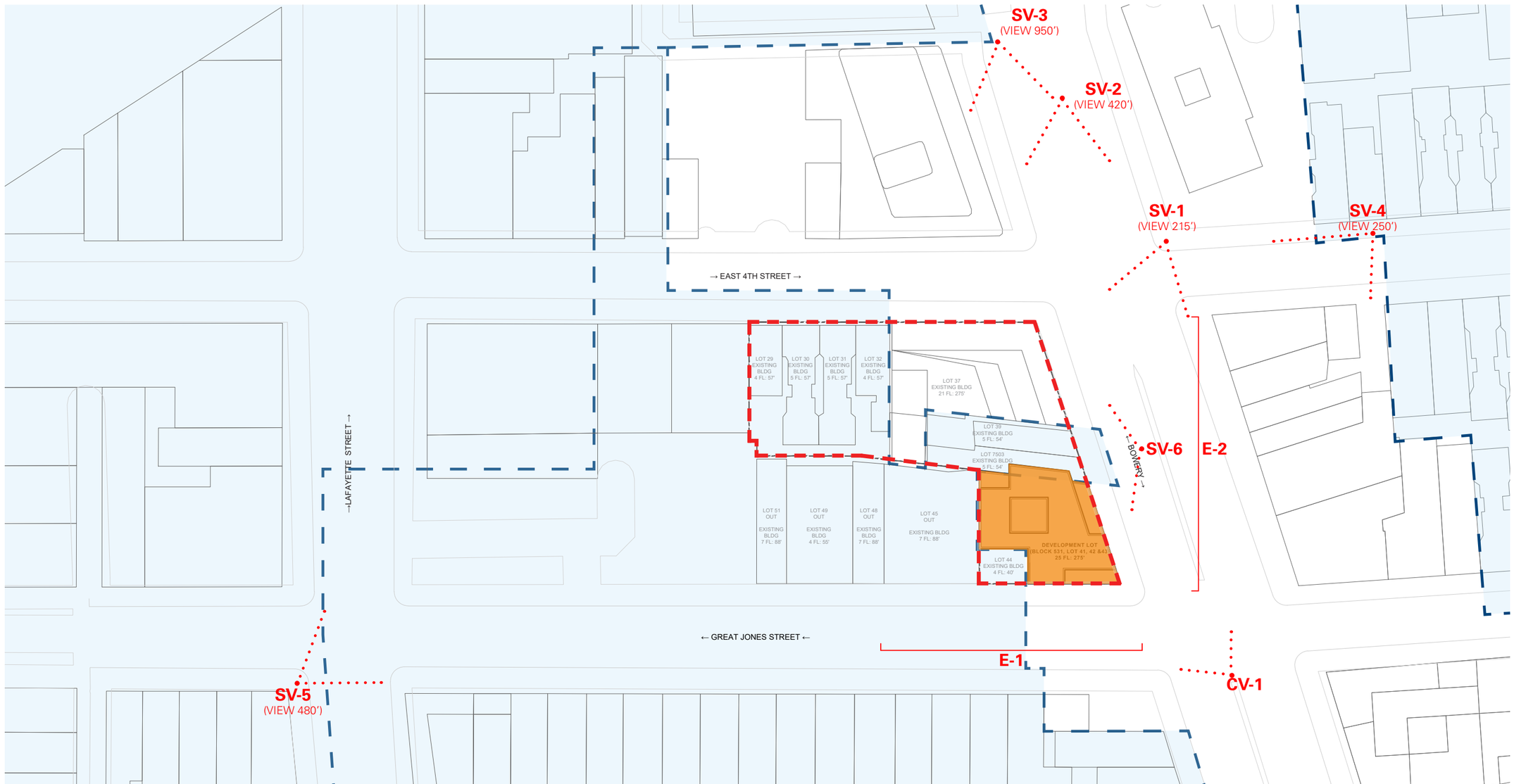
DEVELOPMENT LOT



SITE PLAN
VISIBILITY OF CANTILEVER

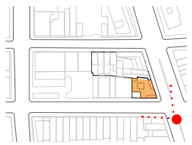
56 GREAT JONES, NEW YORK, NY

DEVELOPMENT LOT
HISTORIC DISTRICT
ZONING LOT



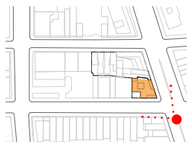
EXISTING STREETSCAPE

BOWERY & GREAT JONES INTERSECTION

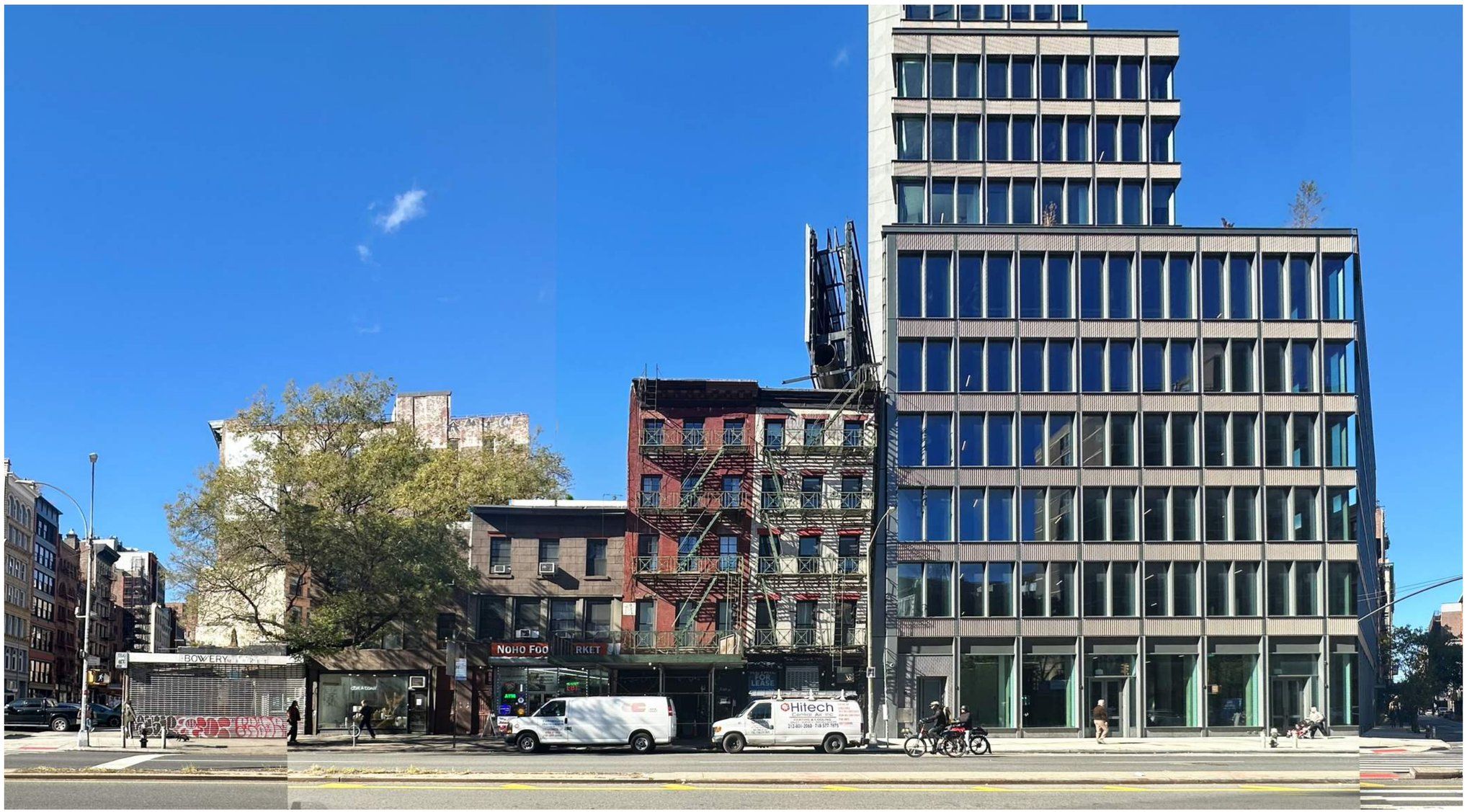


EXISTING STREETSCAPE

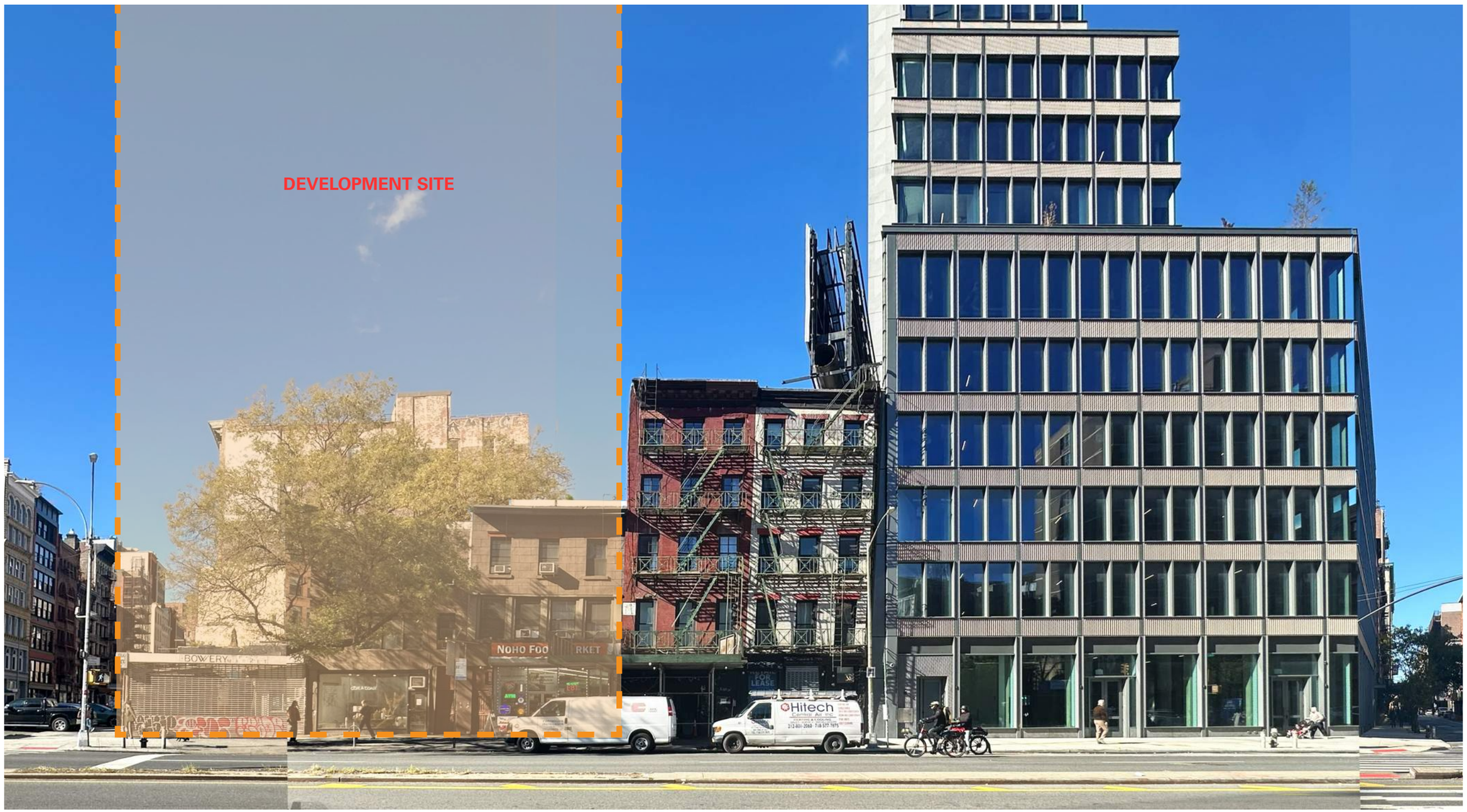
BOWERY & GREAT JONES INTERSECTION



EXISTING STREETSCAPE
BOWERY



EXISTING STREETSCAPE
BOWERY



RESIDENTIAL FLOOR AREA & UNIT MIX

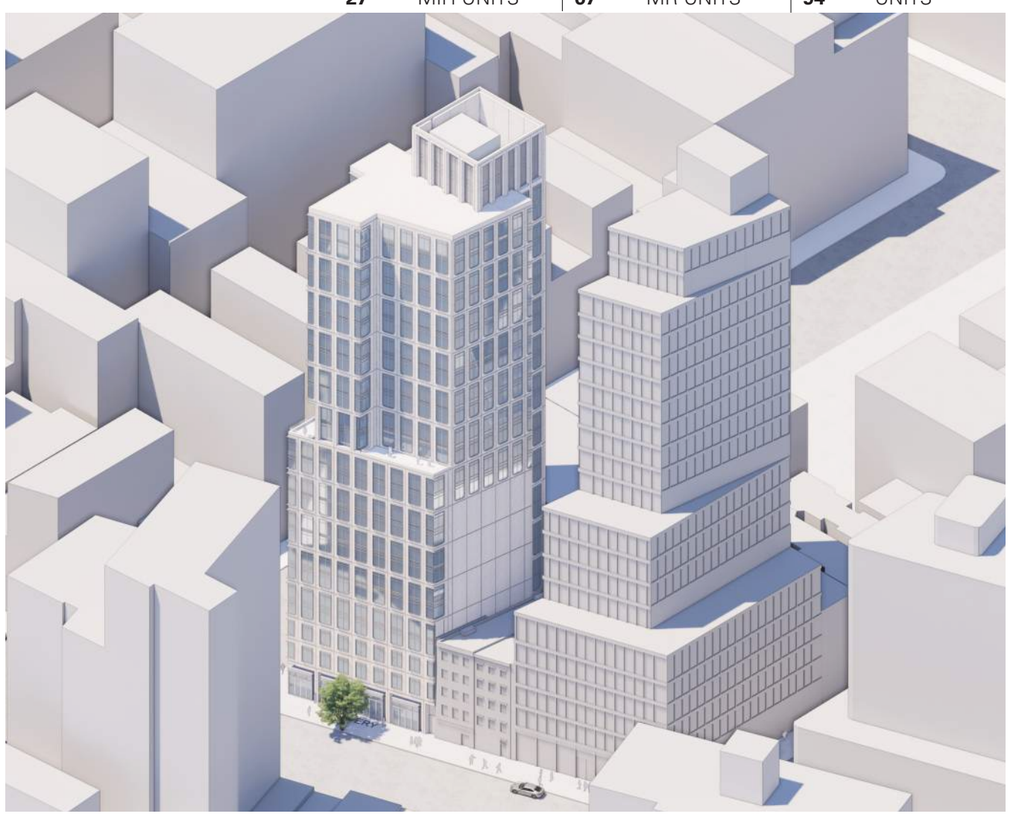
56 GREAT JONES, NEW YORK, NY

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	
4	STUDIO	**0**	STUDIO	**4**	STUDIO
6	1 BEDROOM	**19**	1 BEDROOM	**25**	1 BEDROOM
6	2 BEDROOM	**35**	2 BEDROOM	**41**	2 BEDROOM
11	3 BEDROOM	**13**	3 BEDROOM	**24**	3 BEDROOM
27	MIH UNITS	**67**	MR UNITS	**94**	UNITS

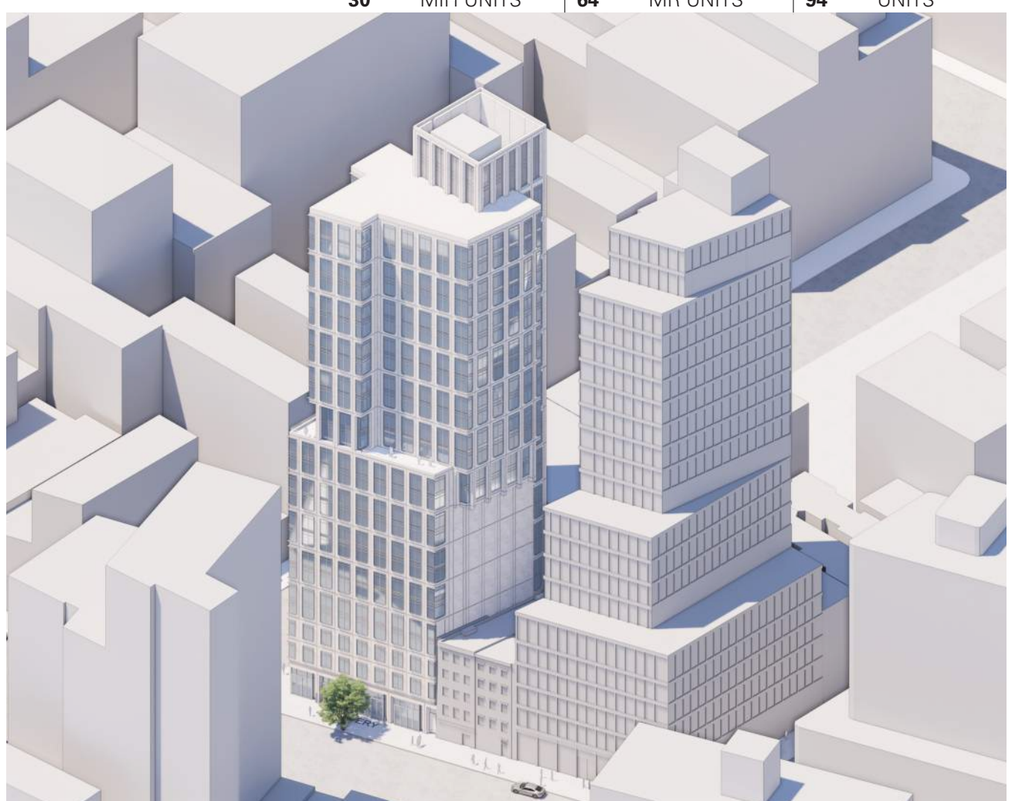


CANTILEVER

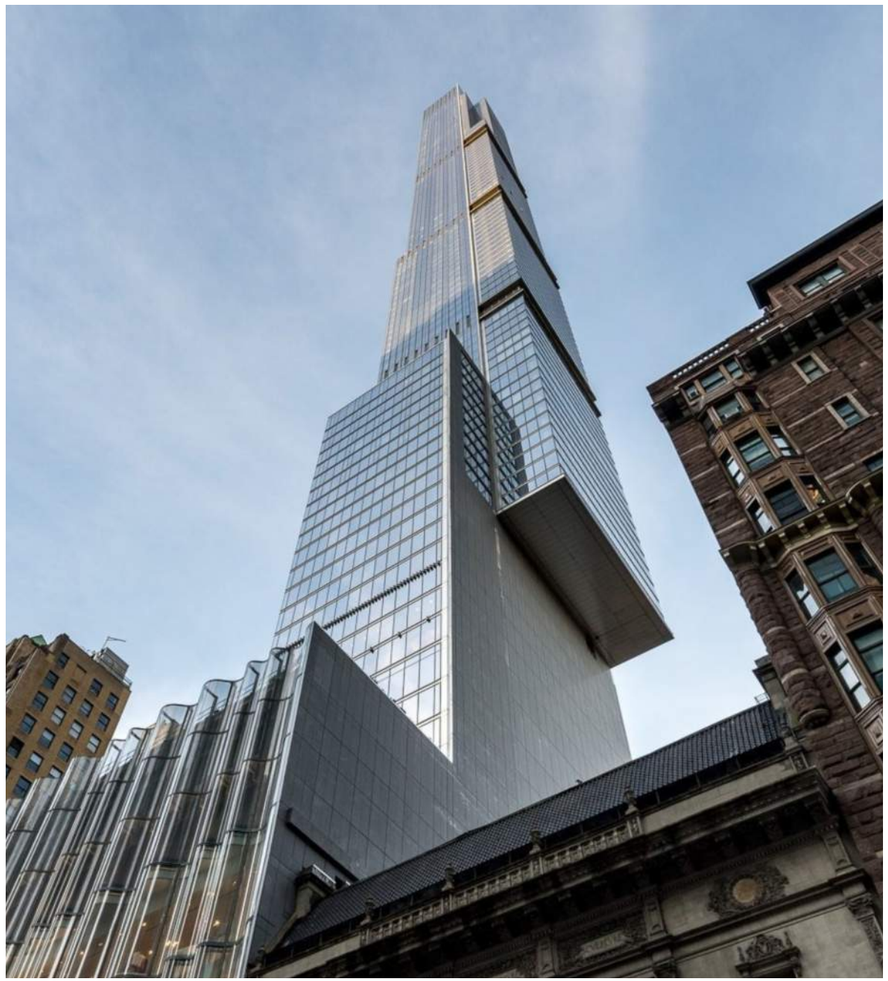
108,590 SF RESIDENTIAL FLOOR AREA PROPOSED
25% REQUIRED: **27,724 SF** MIH PROPOSED
94 TOTAL UNITS
30 TOTAL MIH UNITS

UNIT MIX

MIH		MR		TOTAL	
4	STUDIO	**0**	STUDIO	**4**	STUDIO
11	1 BEDROOM	**11**	1 BEDROOM	**22**	1 BEDROOM
3	2 BEDROOM	**32**	2 BEDROOM	**35**	2 BEDROOM
12	3 BEDROOM	**21**	3 BEDROOM	**33**	3 BEDROOM
30	MIH UNITS	**64**	MR UNITS	**94**	UNITS



CANTILEVER REFERENCES
LPC APPROVED SCHEMES



EXTELL CANTILEVER
ART STUDENTS LEAGUE

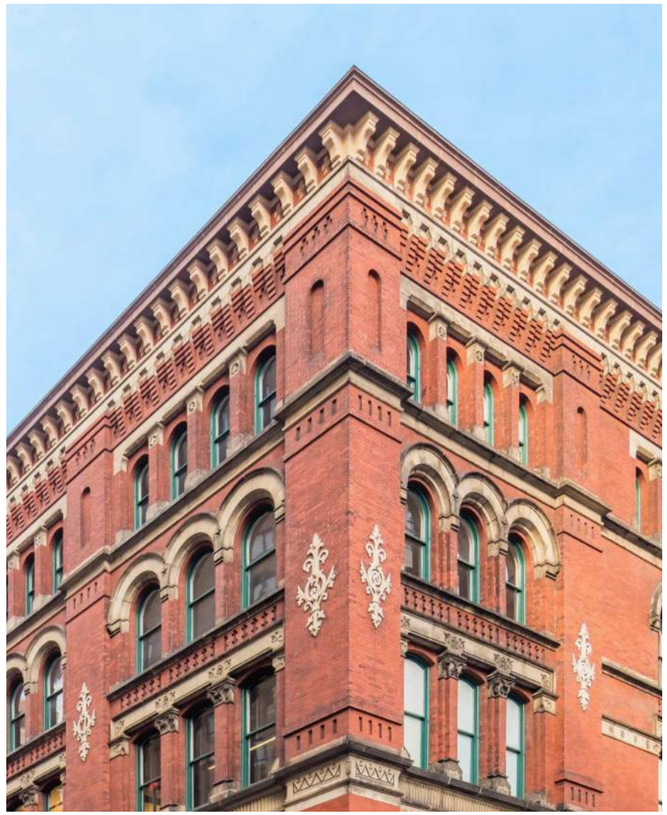
77 GREENWICH ST / 42 TRINITY PLACE
DICKEY HOUSE

FLATIRON HOUSE

NEIGHBORHOOD REFERENCES

SOHO/NOHO CORBELS

54 BOND

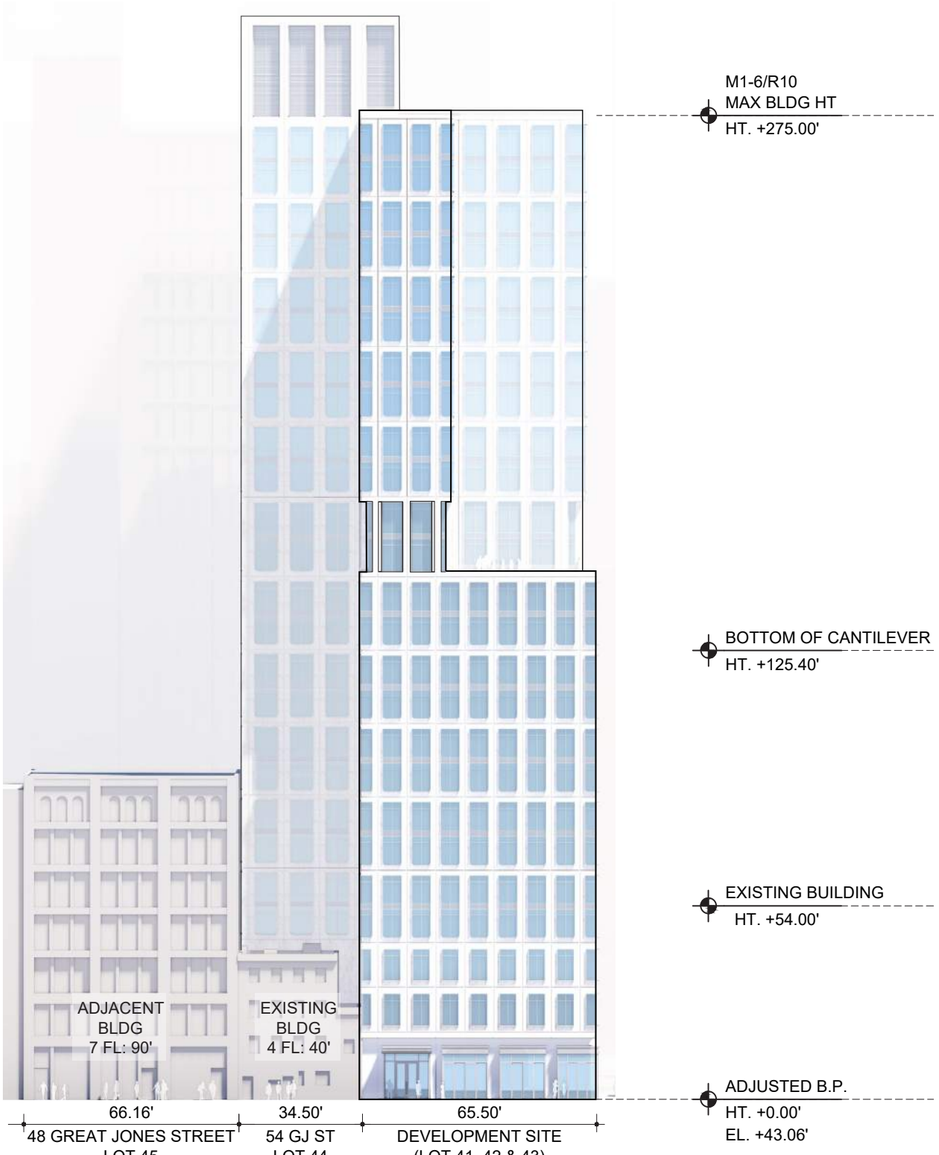


0 BOND

740 BROADWAY

GREAT JONES ELEVATION

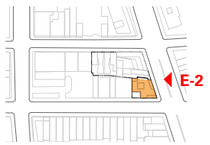
56 GREAT JONES, NEW YORK, NY

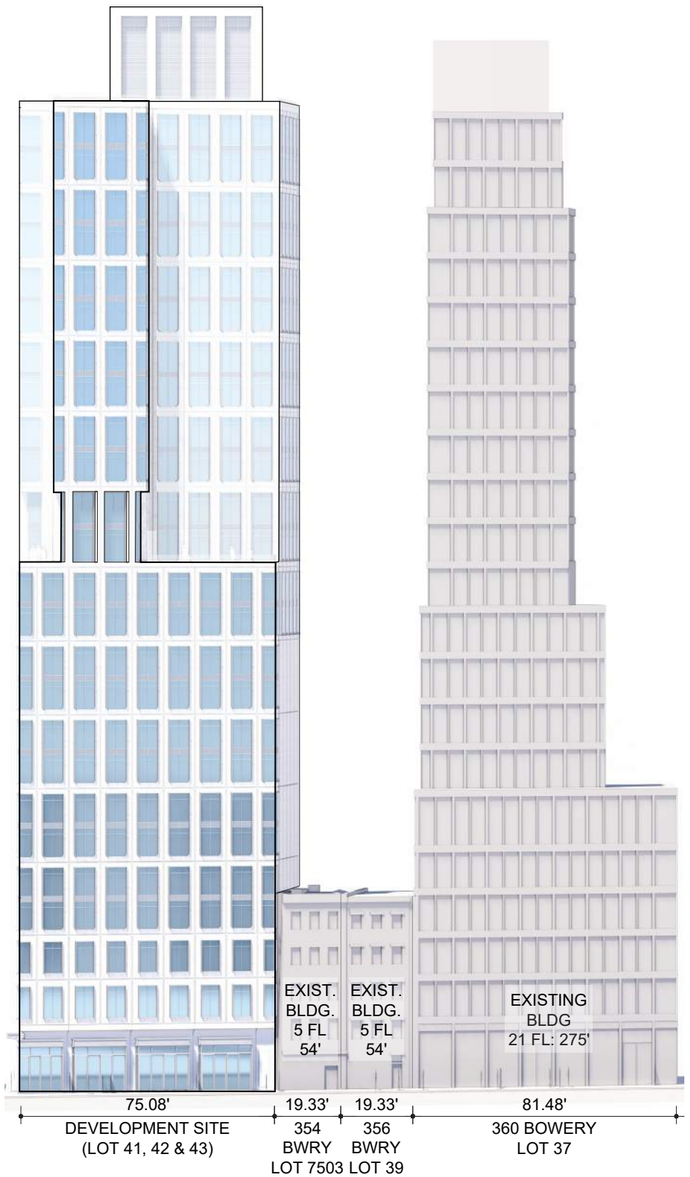


GREAT JONES STREET

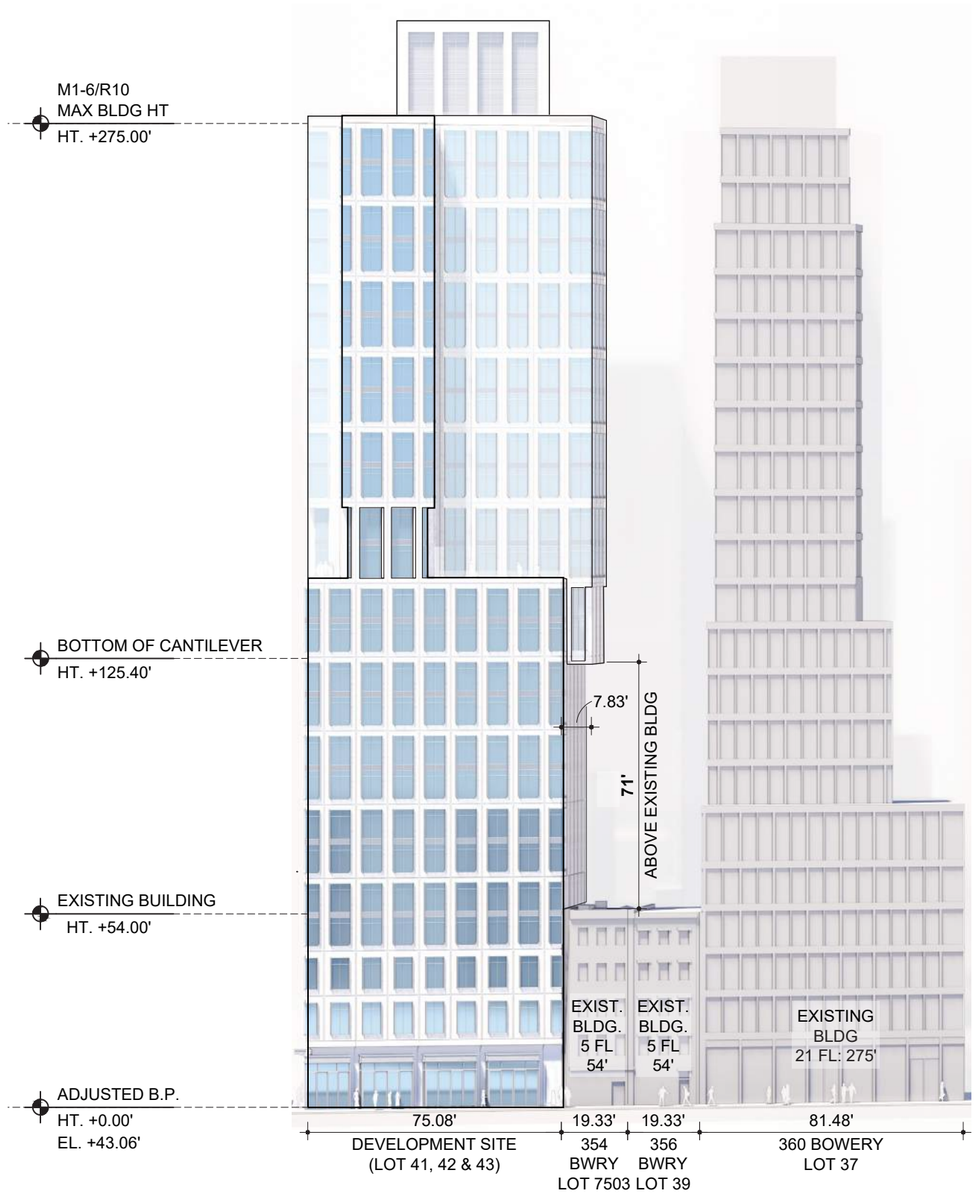
BOWERY ELEVATION COMPARISON

56 GREAT JONES, NEW YORK, NY





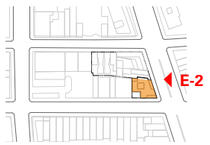
BOWERY STREET - NON CANTILEVER



BOWERY STREET - CANTILEVER

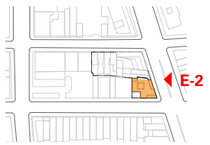
BOWERY ELEVATION NON CANTILEVER

56 GREAT JONES, NEW YORK, NY



BOWERY ELEVATION W/ CANTILEVER

56 GREAT JONES, NEW YORK, NY



BOWERY ELEVATION COMPARISON

56 GREAT JONES, NEW YORK, NY

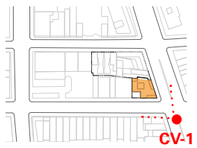
NON CANTILEVER

CANTILEVER

PROPOSED MASSING COMPARISON

56 GREAT JONES, NEW YORK, NY

VIEW NORTH FROM BOWERY & GREAT JONES

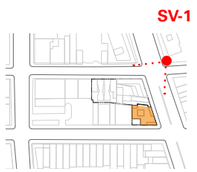


NON CANTILEVER

CANTILEVER

PROPOSED MASSING COMPARISON
VIEW SOUTH FROM BOWERY & EAST 4TH

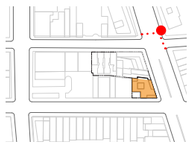
56 GREAT JONES, NEW YORK, NY

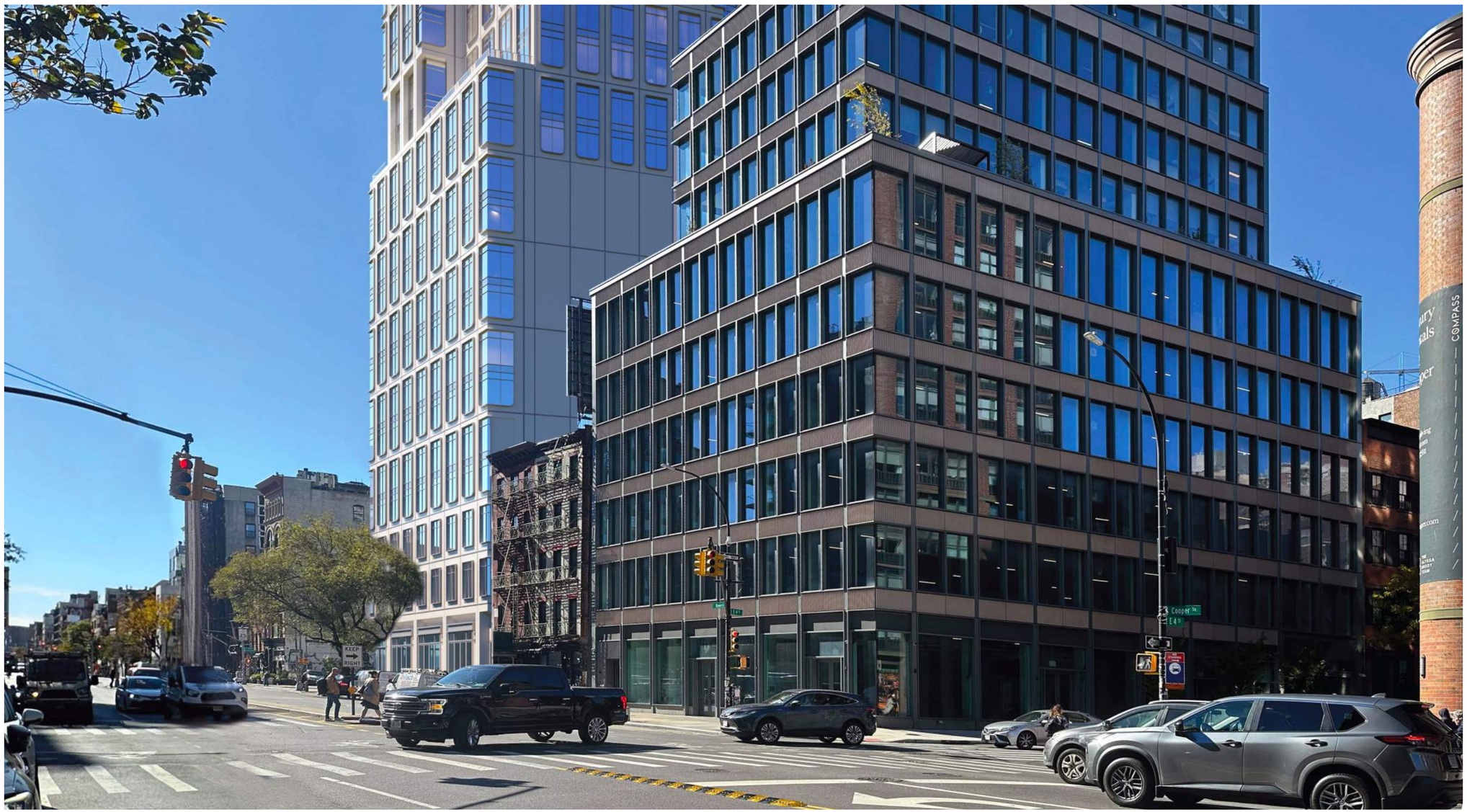


NON CANTILEVER

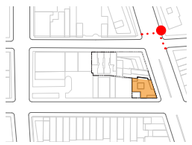
CANTILEVER

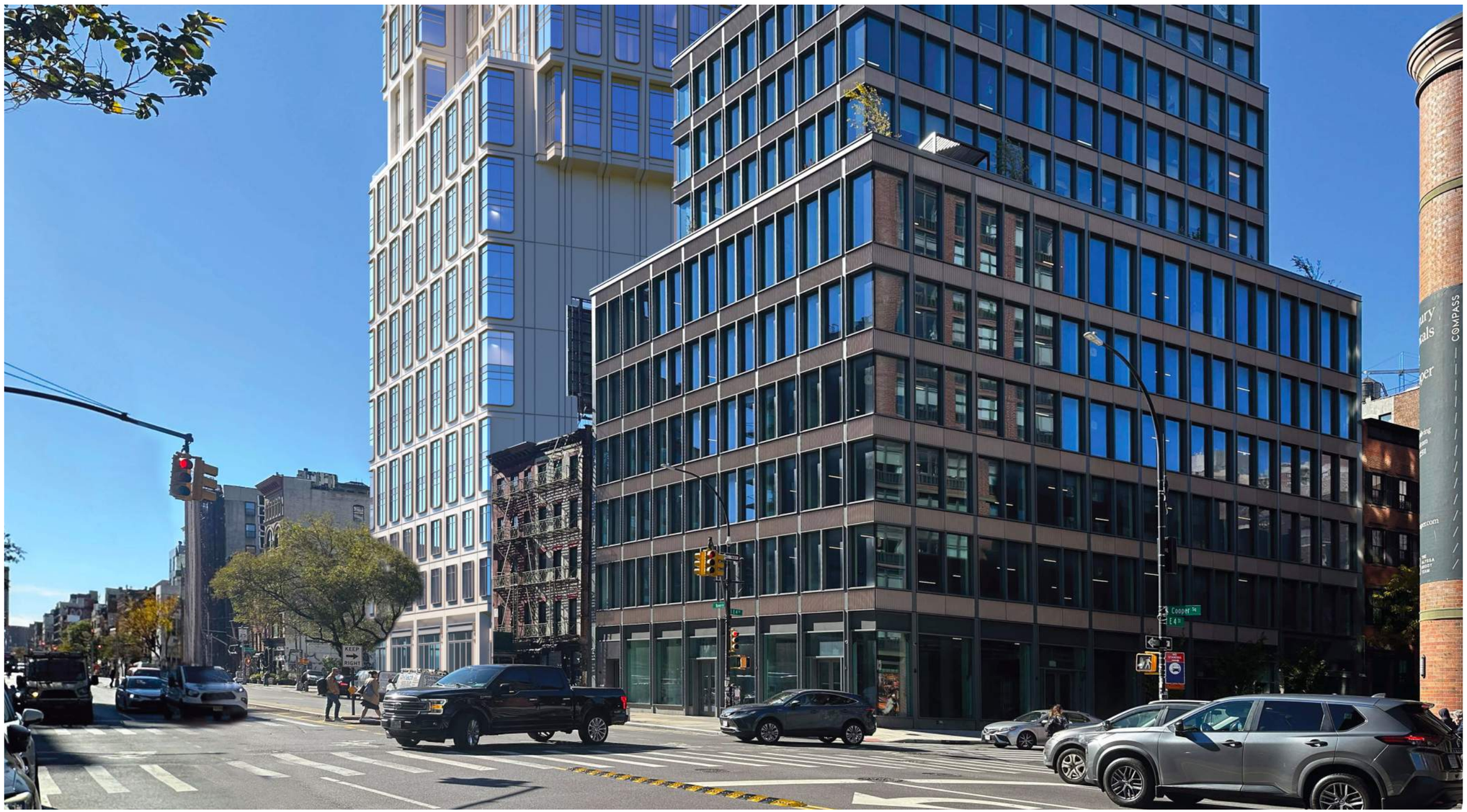
PROPOSED STREETSCAPE
BOWERY VIEW SOUTH: NON CANTILEVER





PROPOSED STREETSCAPE
BOWERY VIEW SOUTH: CANTILEVER





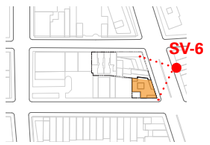
PROPOSED STREETSCAPE COMPARISON
VIEW SOUTH FROM BOWERY & EAST 4TH

56 GREAT JONES, NEW YORK, NY

PROPOSED MASSING COMPARISON

VIEW UP FROM SIDEWALK

56 GREAT JONES, NEW YORK, NY

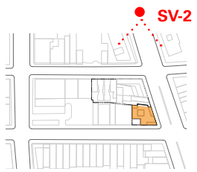


NON CANTILEVER

CANTILEVER

PROPOSED MASSING COMPARISON
VIEW SOUTH FROM COOPER SQUARE

56 GREAT JONES, NEW YORK, NY

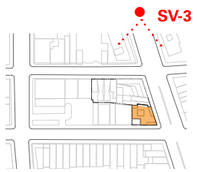


NON CANTILEVER

CANTILEVER

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

56 GREAT JONES, NEW YORK, NY



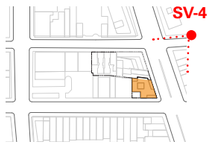
NON CANTILEVER

CANTILEVER

PROPOSED MASSING COMPARISON

VIEW WEST FROM EAST 4TH STREET

56 GREAT JONES, NEW YORK, NY



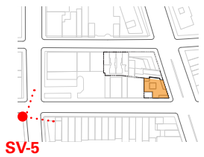
NON CANTILEVER

CANTILEVER

PROPOSED MASSING COMPARISON

56 GREAT JONES, NEW YORK, NY

VIEW EAST FROM LAFAYETTE & GREAT JONES

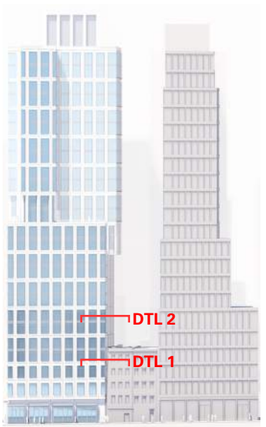


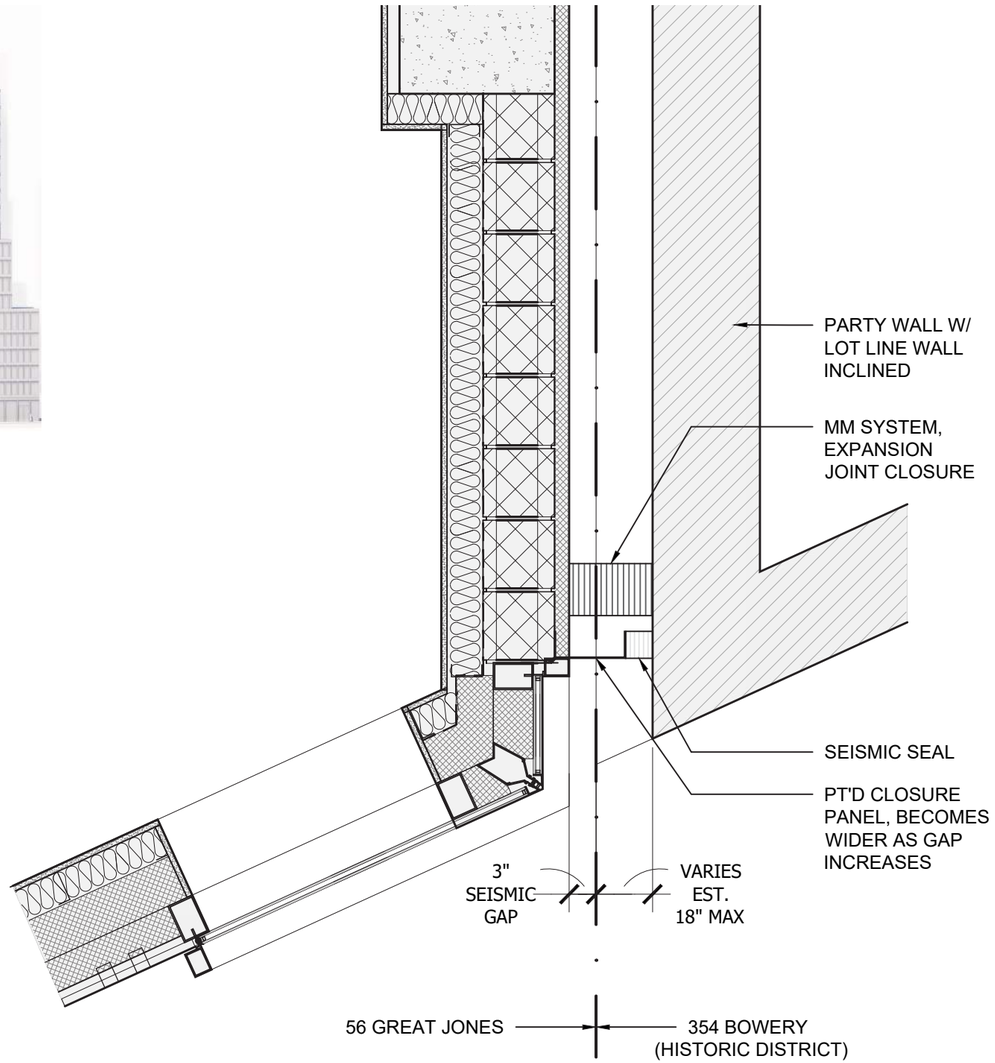
NON CANTILEVER

CANTILEVER

NORTH LOT LINE DETAIL

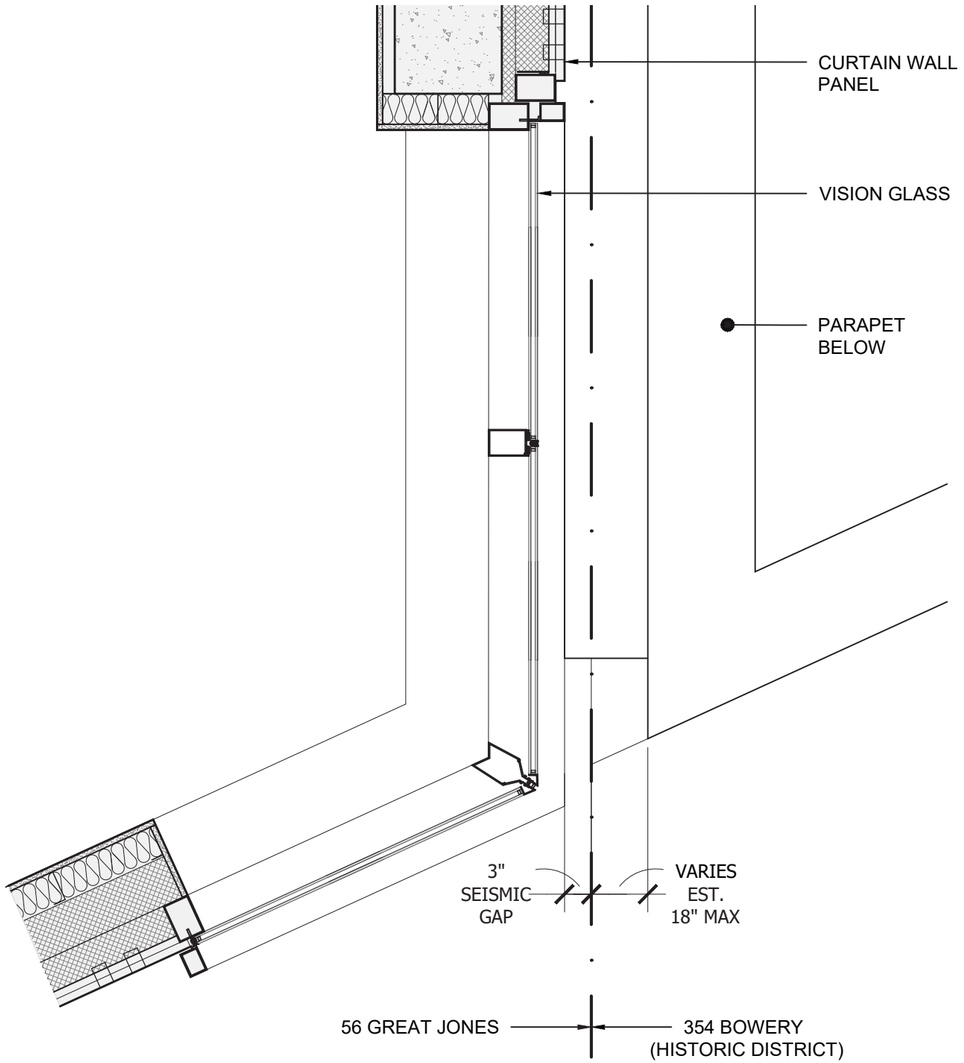
56 GREAT JONES, NEW YORK, NY





DTL 1: 2ND TO 5TH FLRS

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



DTL 2: 6TH TO 13TH FLRS

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

Thank you!

212.966.7450
info@fogartyfinger.com

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