

GREENWICH HOUSE POTTERY STUDIO

16 JONES STREET
NEW YORK, NY 10014

BLOCK: 590 LOT: 20

Community Board and Public Hearing
NOVEMBER 2023

7 Avenue South

Blecker Street

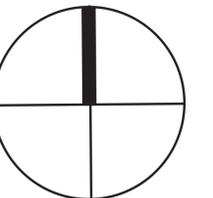
Jones Street

Cornelia Street

West 4 Street

Site Plan
(# of stories)

NORTH



16 JONES STREET
NEW YORK, NY 10014

OGAWA DEPARDON ARCHITECTS
77 CHAMBERS STREET, 2ND FLOOR
NEW YORK, NY 10007



10 Jones St

12 Jones St

14 Jones St

16 Jones St

18 Jones St

20 Jones St

22 Jones St

24 Jones St



1. View of 16 Jones Street Facing South

16 Jones Street



2. View from NE corner of Bleecker street

16 Jones Street



3. View from NE corner of Bleecker street

JONES STREET

WEST 4TH STREET

CORNELIA STREET



4. View backyard looking west

16 JONES STREET
NEW YORK, NY 10014

OGAWA DEPARDON ARCHITECTS
77 CHAMBERS STREET, 2ND FLOOR
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5. View backyard looking north

25 CORNELIA STREET 6 STORY BUILDING

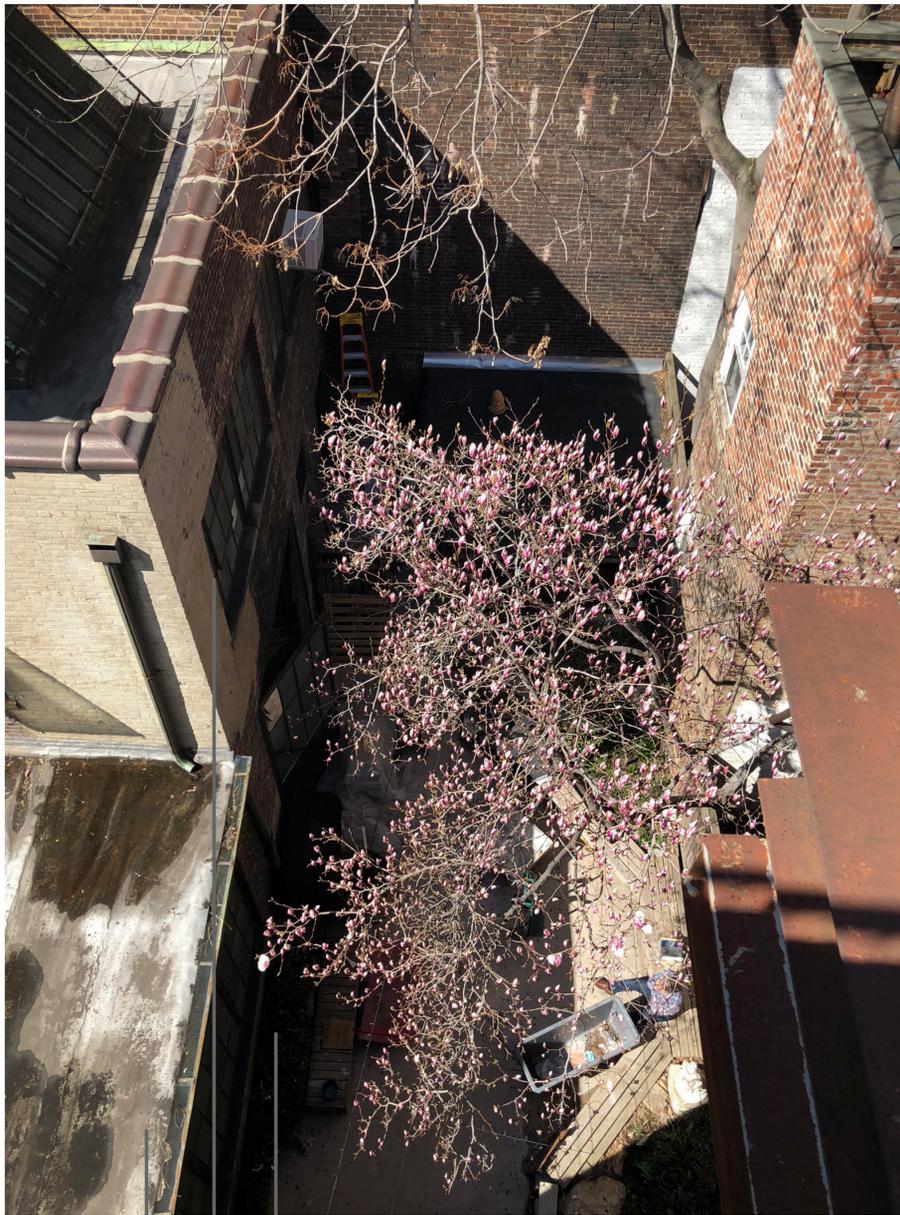


EXISTING GREENWICH HOUSE 2 STORY BUILDING

EXISTING GREENWICH HOUSE 1 STORY BUILDING

23 CORNELIA STREET (4 STORY BUILDING)

22 JONES STREET 6 STORY BUILDING

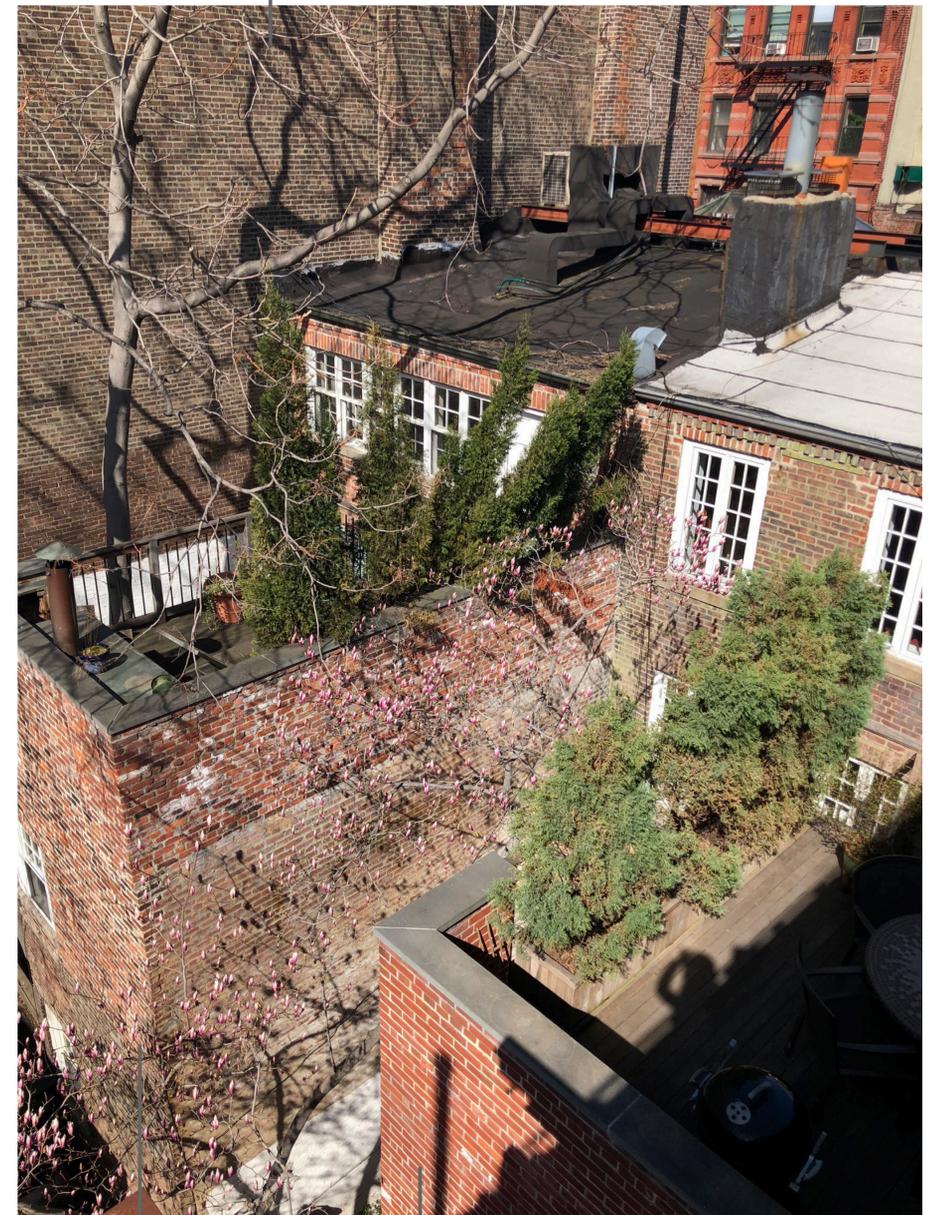


EXISTING REAR YARD

EXISTING GREENWICH HOUSE (2 STORY BUILDING)

EXISTING GREENWICH HOUSE (1 STORY BUILDING)

22 JONES STREET 6 STORY BUILDING



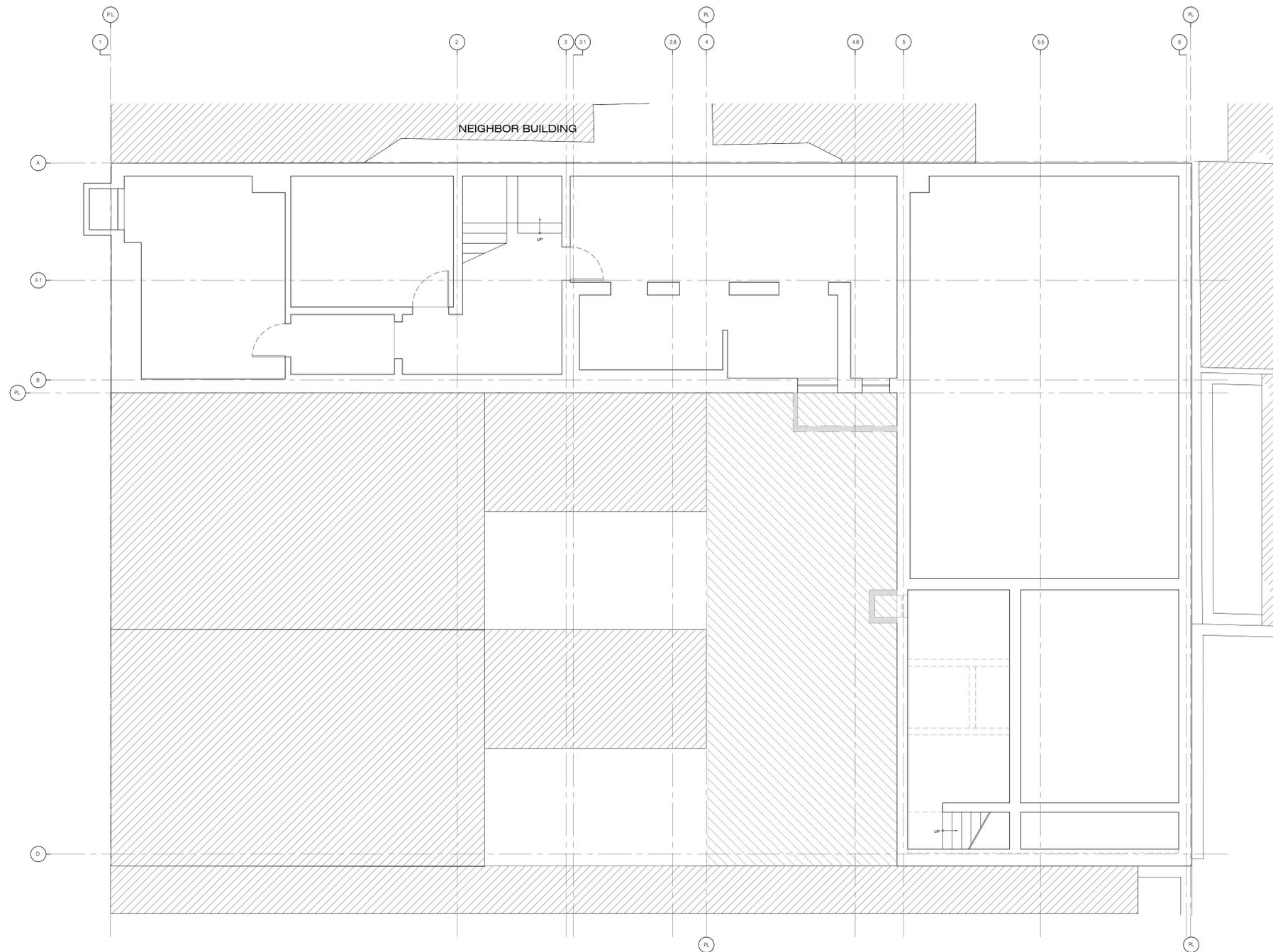
18 JONES STREET 2 STORY ADDITION

20 JONES STREET 2 STORY ADDITION

WEST 4TH STREET

JONES STREET

CORNELIA STREET



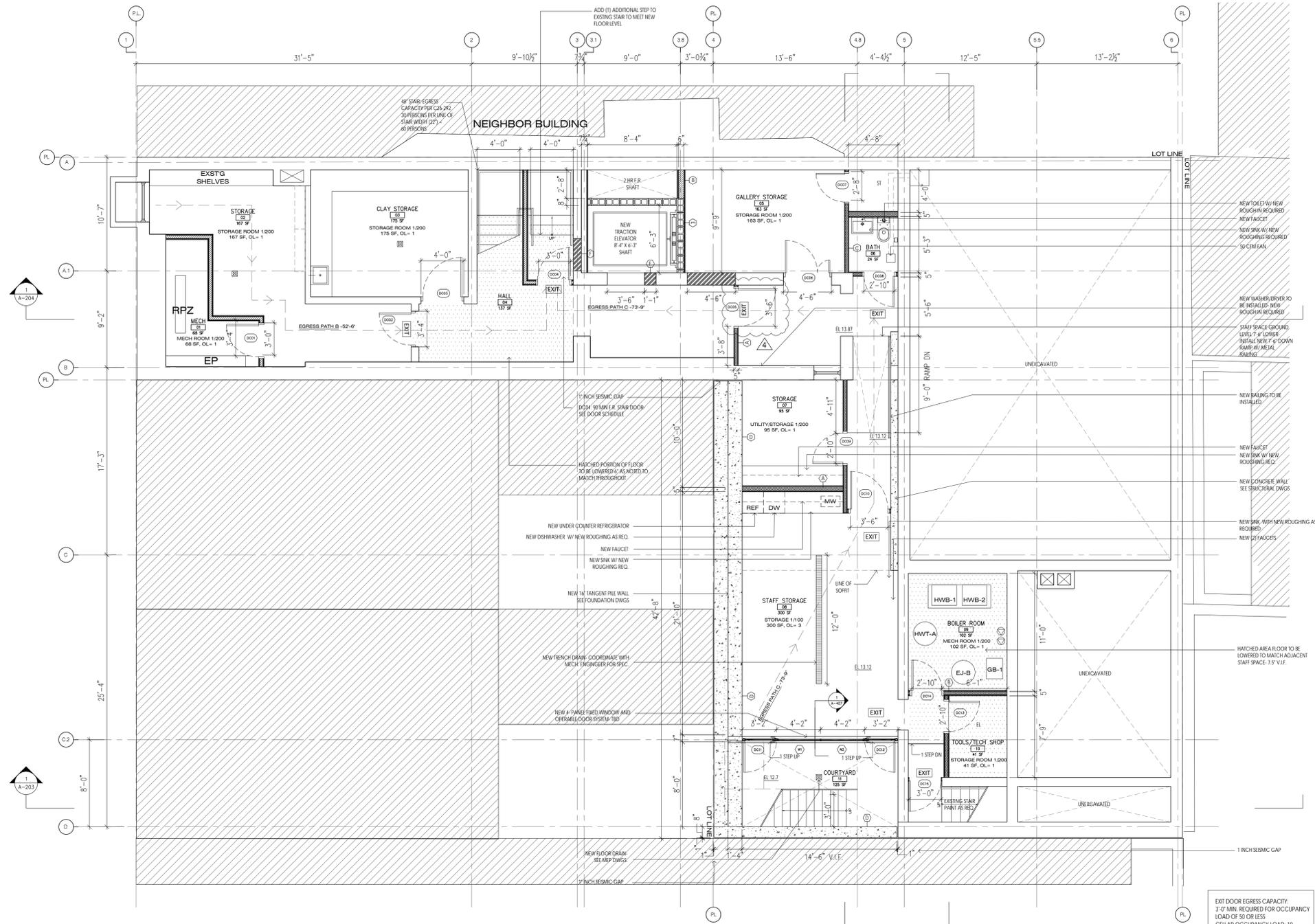
1 EXISTING PLAN - CELLAR
 1/4" = 1'-0"

BLEECKER STREET

WEST 4TH STREET

JONES STREET

CORNELIA STREET



1 PROPOSED PLAN: CELLAR
SCALE 1/4" = 1'-0"

TRAVEL DISTANCE:
CELLAR EGRESS PATH B: 52'-6" +
1/2 EGRESS PATH A: 51'-1" = **103'-7"**

TRAVEL DISTANCE:
CELLAR EGRESS PATH C: 73'-9" +
1/2 EGRESS PATH A: 51'-1" = **124'-10"**

EXIT DOOR EGRESS CAPACITY:
3'-0" MIN. REQUIRED FOR OCCUPANCY
LOAD OF 50 OR LESS
CELLAR OCCUPANCY LOAD: 10

DC02: 3'-4", COMPLY
DC04: 3'-0", COMPLY
DC05: 4'-0", COMPLY
DC10: 3'-5", COMPLY
DC15: 3'-0", COMPLY

BLEECKER STREET

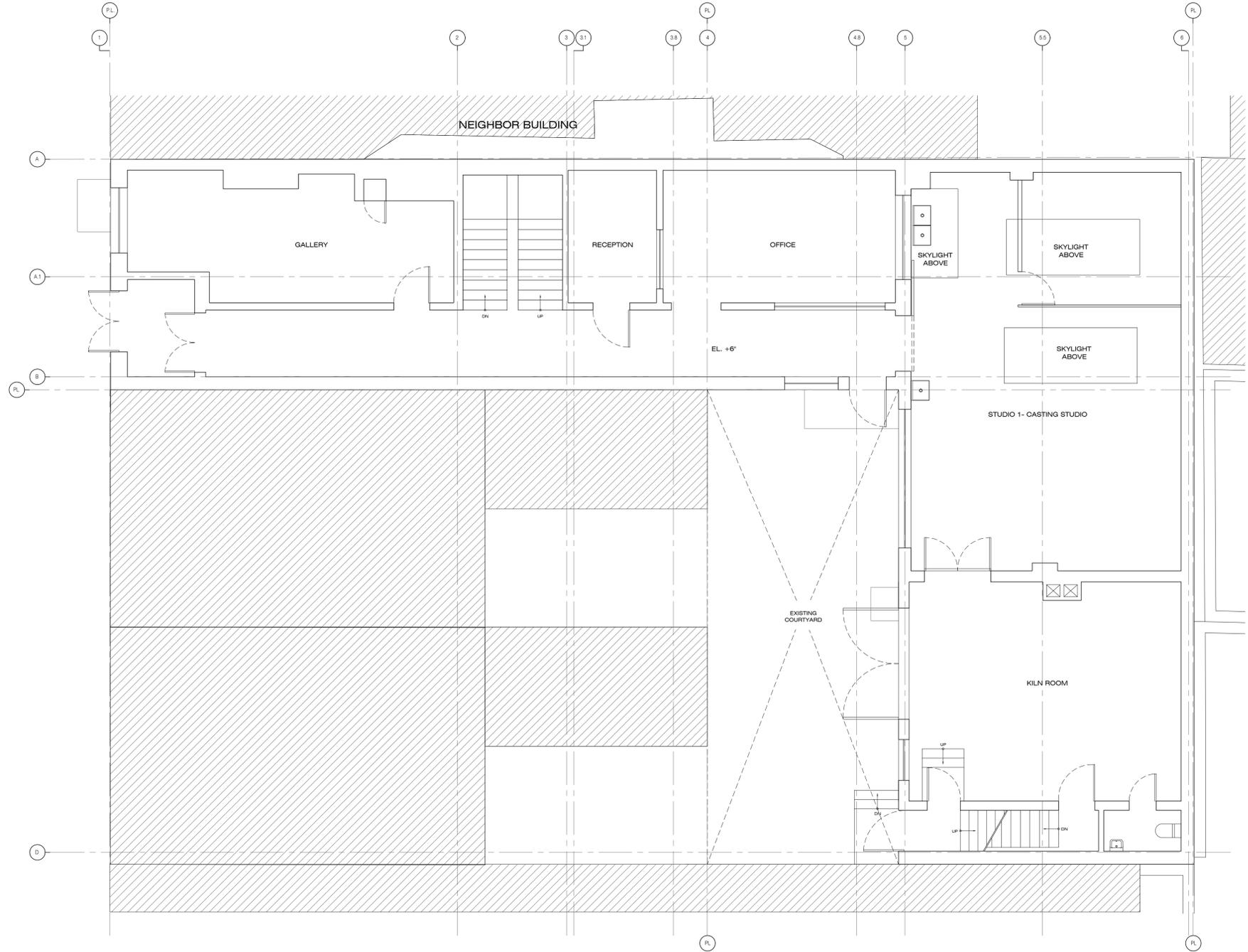
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WEST 4TH STREET

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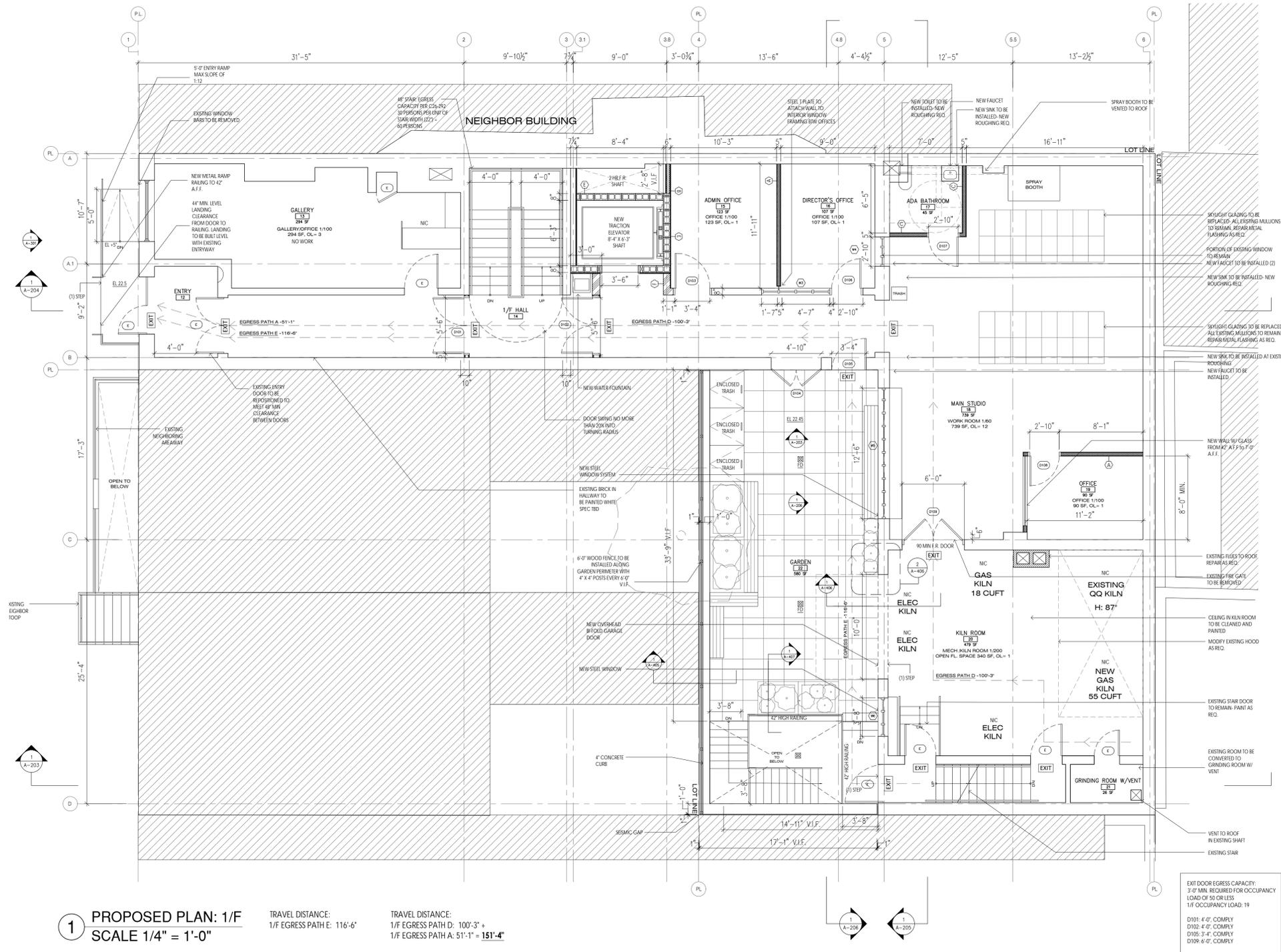
1 EXISTING PLAN - 1/F
1/4" = 1'-0"

BLEECKER STREET

WEST 4TH STREET

JONES STREET

CORNELIA STREET



1 PROPOSED PLAN: 1/8
 SCALE 1/4" = 1'-0"
 TRAVEL DISTANCE:
 1/8 EGRESS PATH E: 116'-6"
 TRAVEL DISTANCE:
 1/8 EGRESS PATH D: 100'-3" +
 1/8 EGRESS PATH A: 51'-11" = 151'-4"

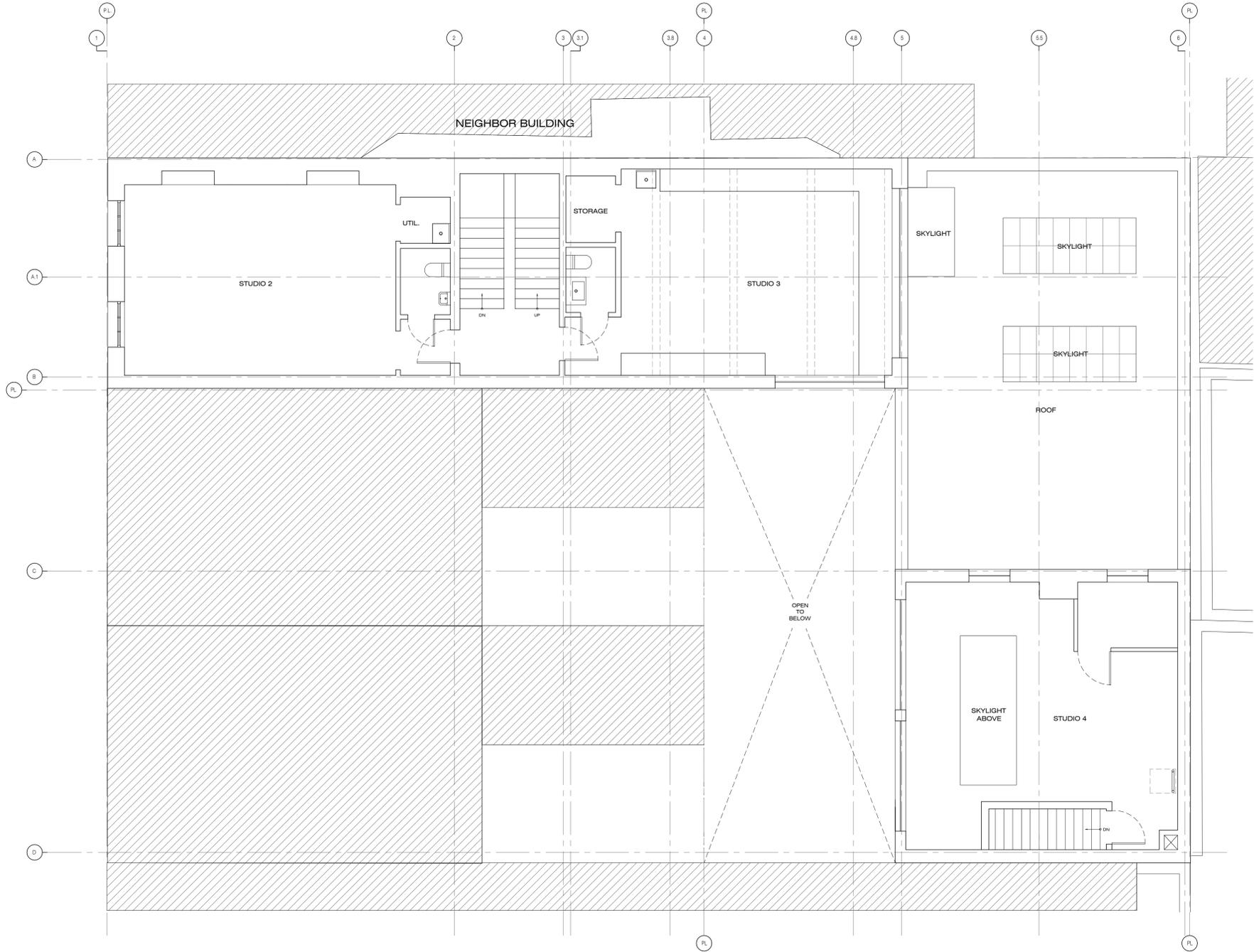
EXIT DOOR EGRESS CAPACITY:
 3'-0" MIN. REQUIRED FOR OCCUPANCY
 LOAD OF 50 OR LESS
 1/8 OCCUPANCY LOAD: 19
 D101: 4'-0", COMPLY
 D102: 4'-0", COMPLY
 D103: 3'-4", COMPLY
 D109: 6'-0", COMPLY

BLEECKER STREET

WEST 4TH STREET

JONES STREET

CORNELIA STREET



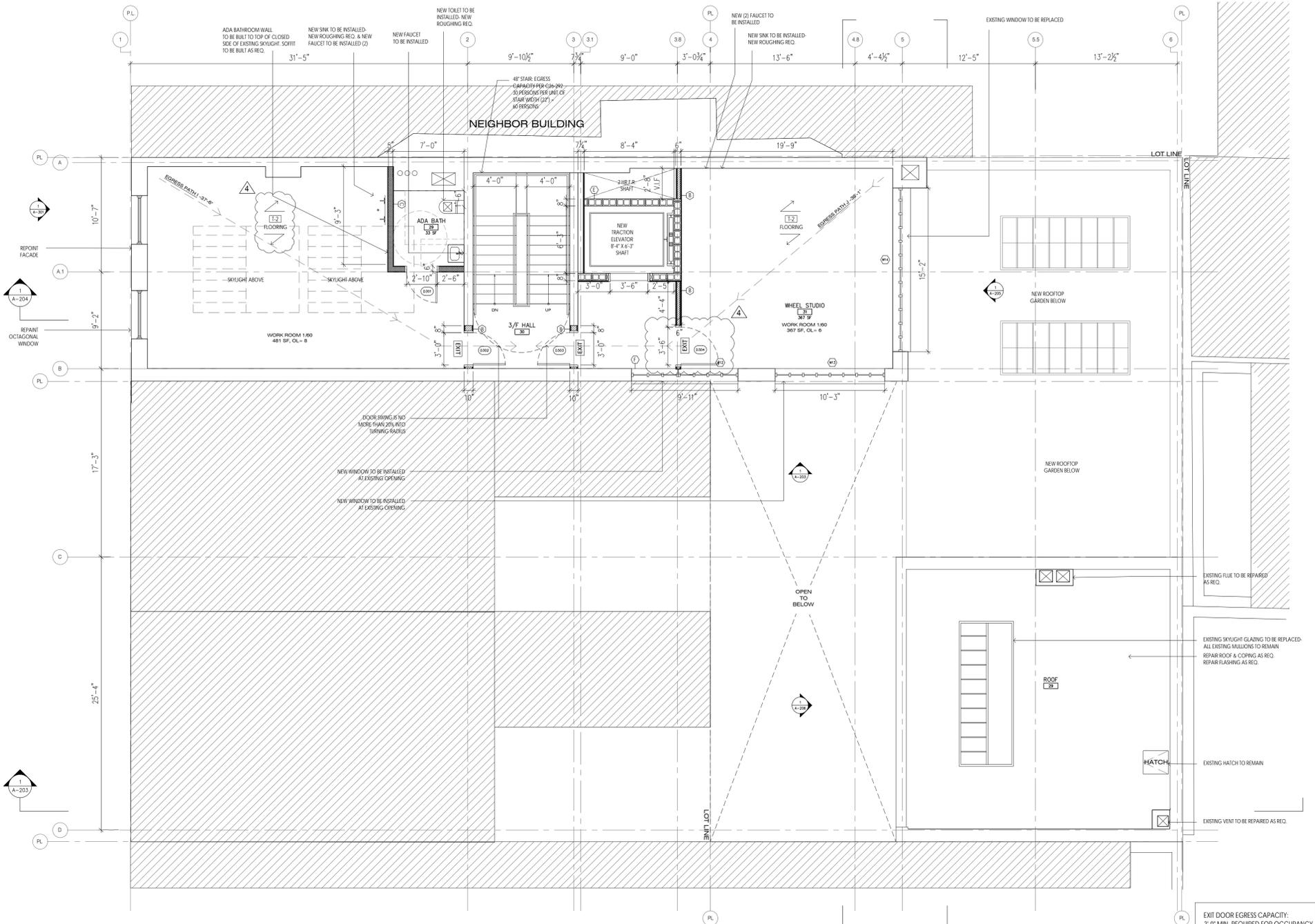
1 EXISTING PLAN - 2/F
1/4" = 1'-0"

BLEECKER STREET

WEST 4TH STREET

JONES STREET

CORNELIA STREET



1 PROPOSED PLAN: 3/F
 SCALE 1/4" = 1'-0"

TRAVEL DISTANCE:
 3/F EGRESS PATH I: 37'-6" +
 1/F EGRESS PATH A: 51'-1" = **88'-7"**

TRAVEL DISTANCE:
 3/F EGRESS PATH J: 38'-1" +
 1/F EGRESS PATH A: 51'-1" = **89'-2"**

EXIT DOOR EGRESS CAPACITY:
 3'-0" MIN. REQUIRED FOR OCCUPANCY
 LOAD OF 50 OR LESS
 3/F OCCUPANCY LOAD: 14

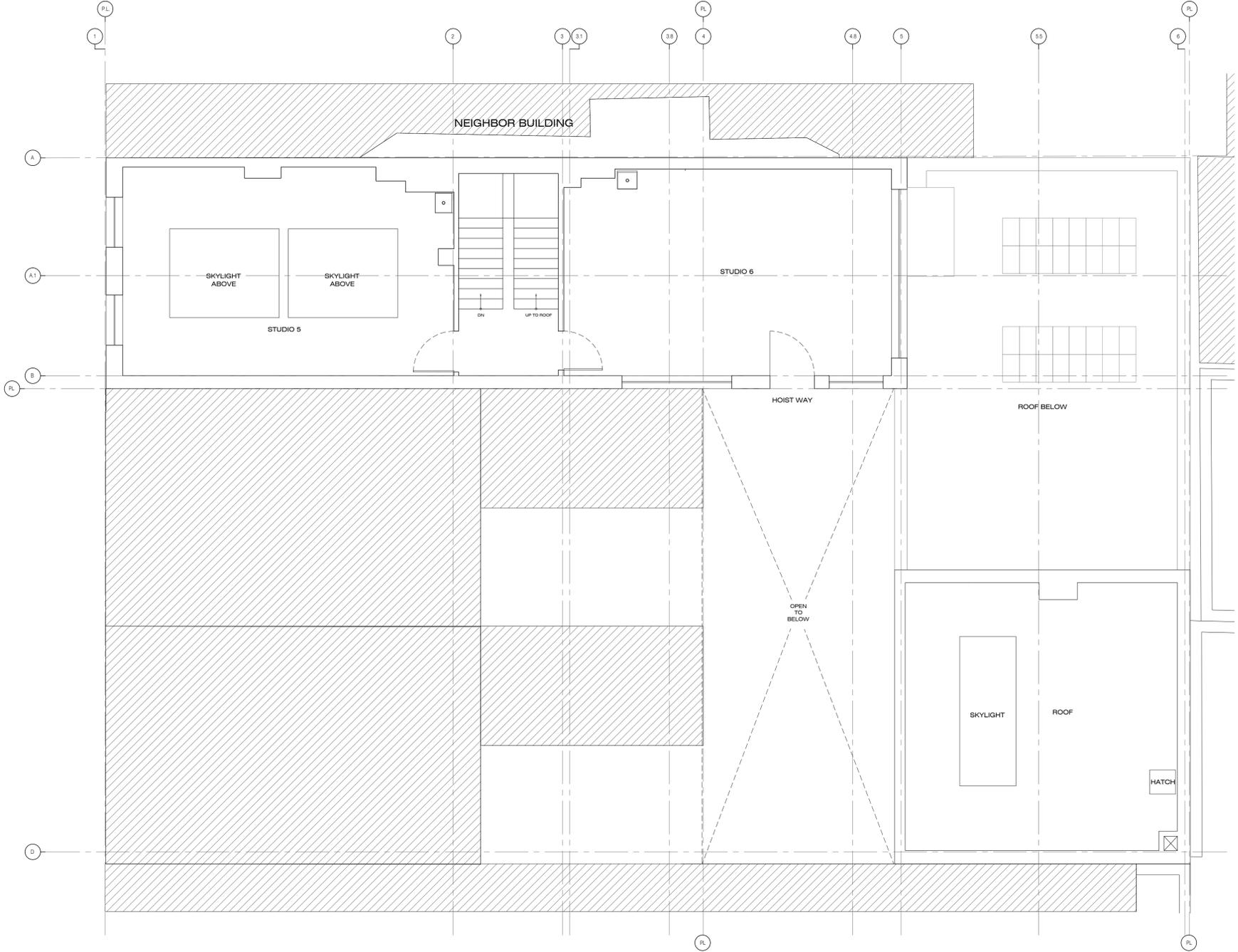
D302: 3'-0", COMPLY
 D303: 3'-0", COMPLY
 D304: 4'-0", COMPLY

BLEECKER STREET

WEST 4TH STREET

JONES STREET

CORNELIA STREET



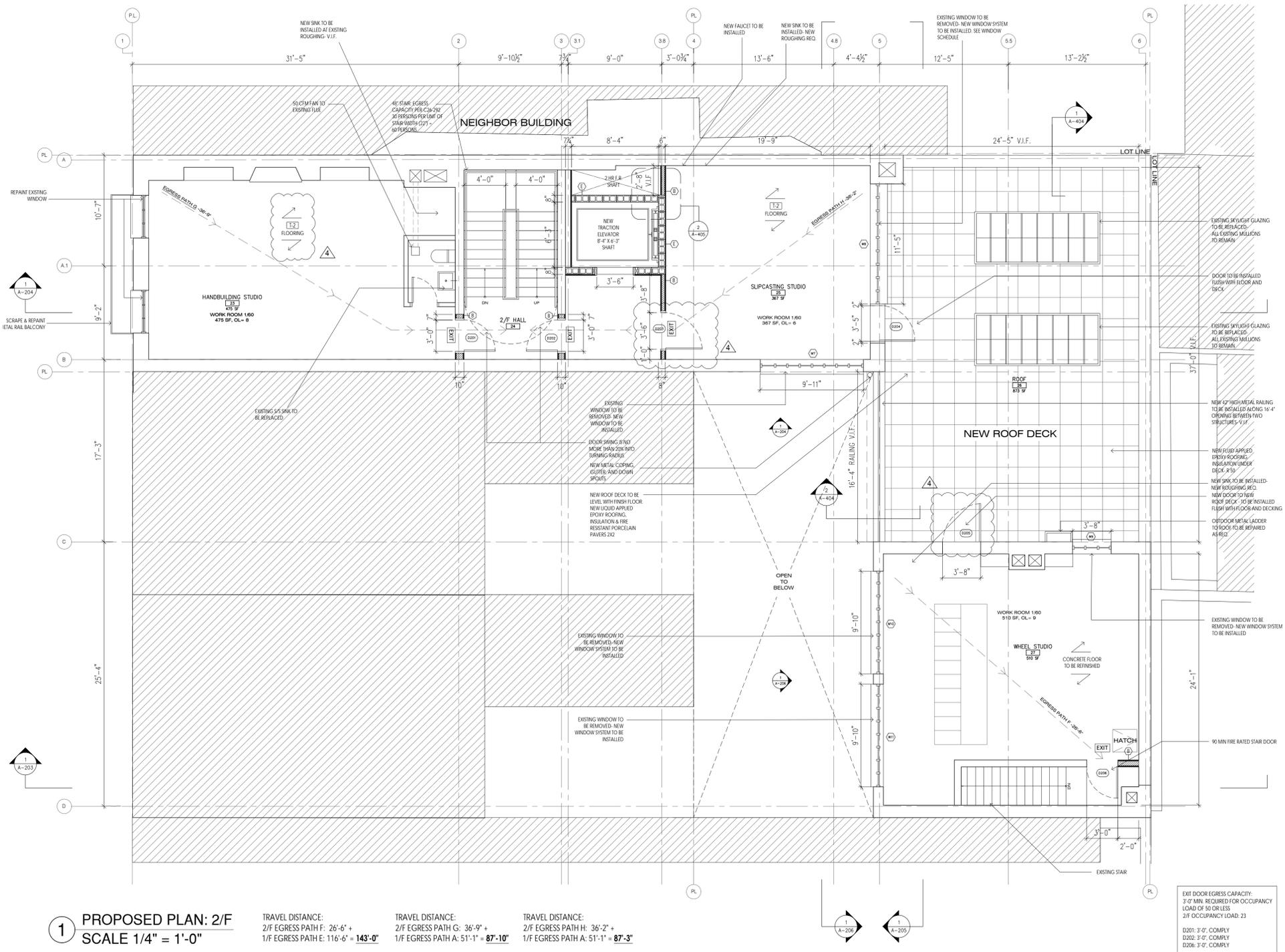
1 EXISTING PLAN - 3/F
1/4" = 1'-0"

BLEECKER STREET

WEST 4TH STREET

JONES STREET

CORNELIA STREET

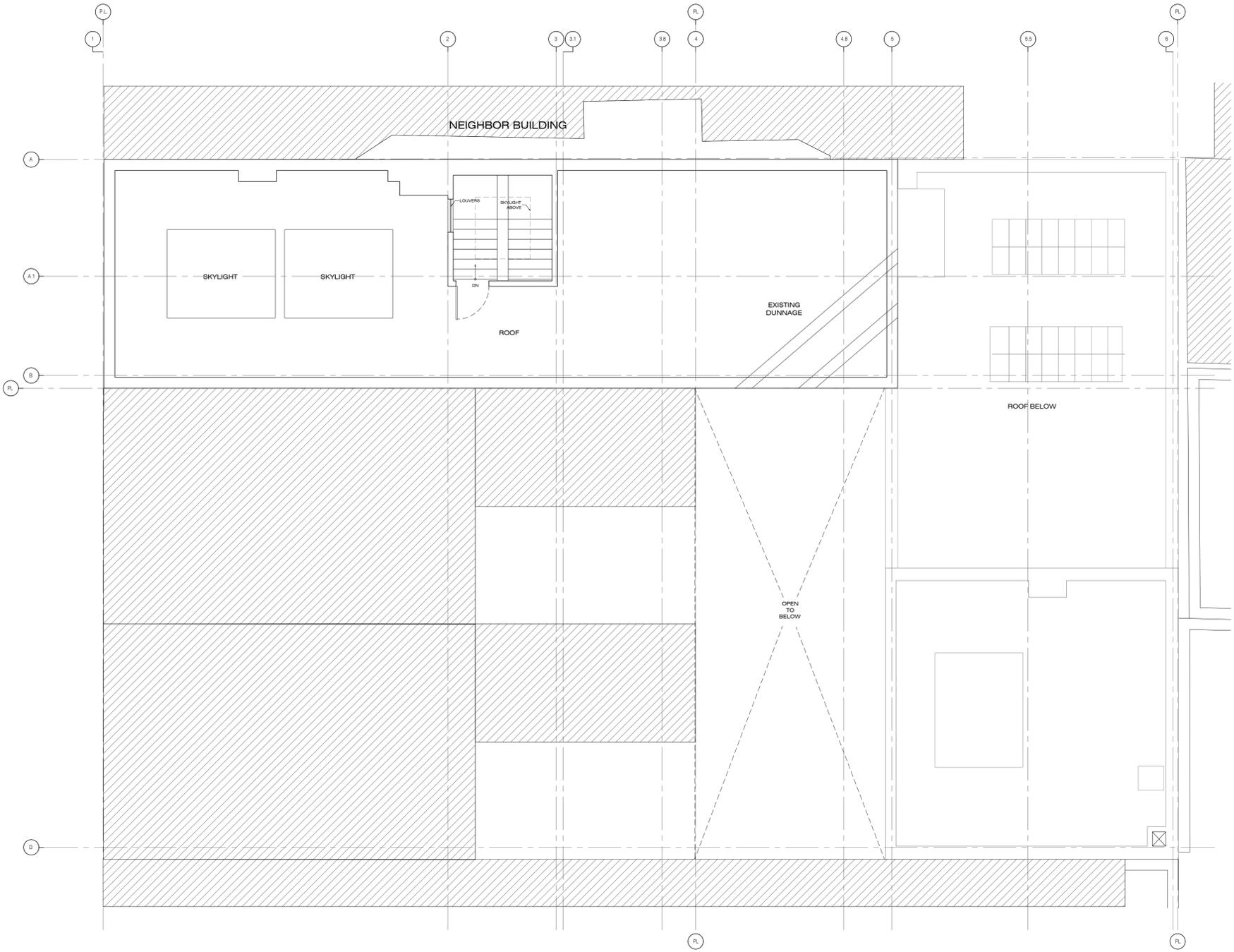


BLEECKER STREET

WEST 4TH STREET

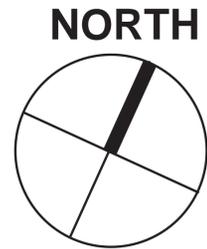
JONES STREET

CORNELIA STREET



1 EXISTING PLAN - ROOF
1/4" = 1'-0"

BLEECKER STREET

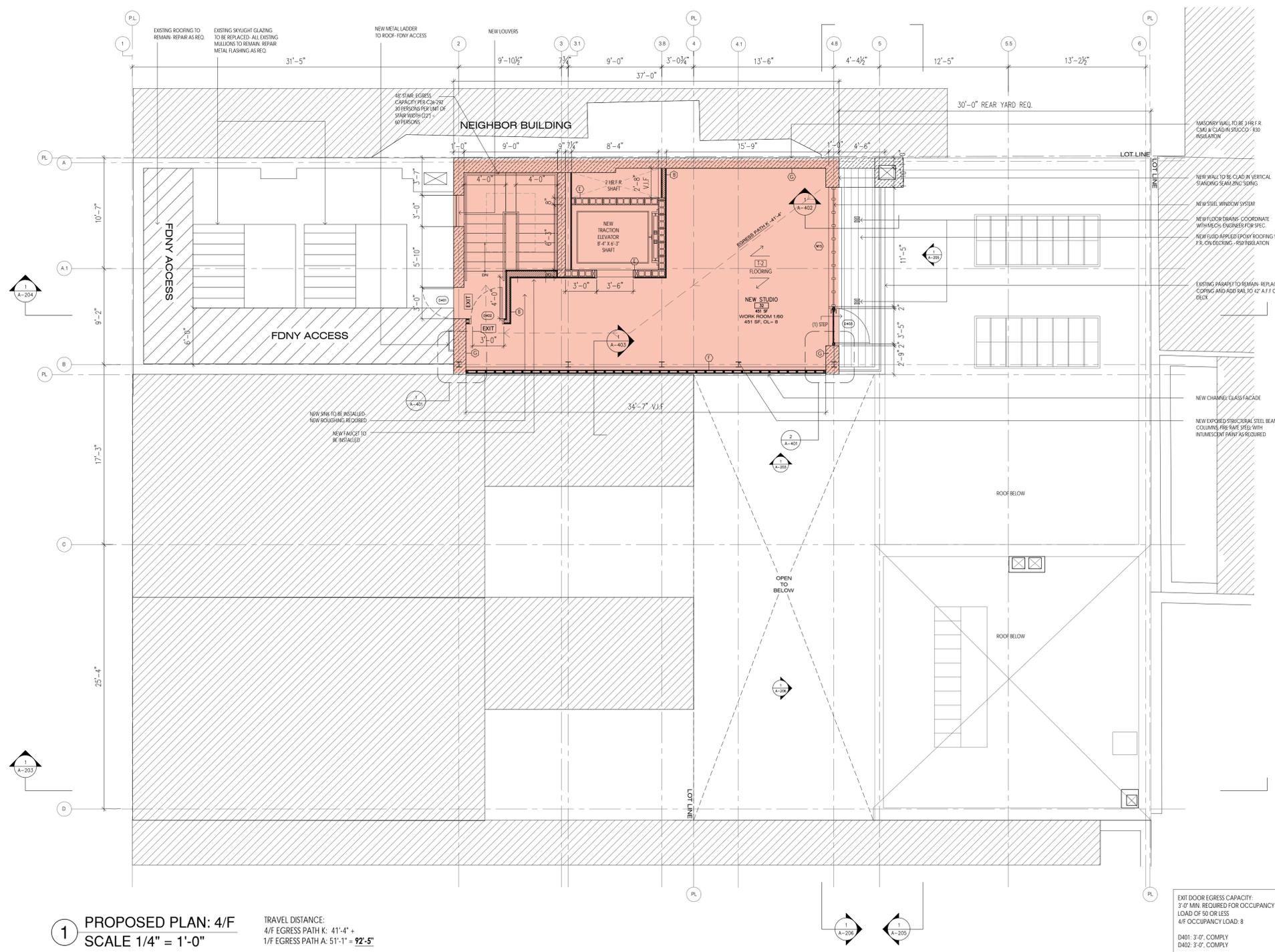


WEST 4TH STREET

JONES STREET

CORNELIA STREET

BLEECKER STREET



1 PROPOSED PLAN: 4/F
 SCALE 1/4" = 1'-0"

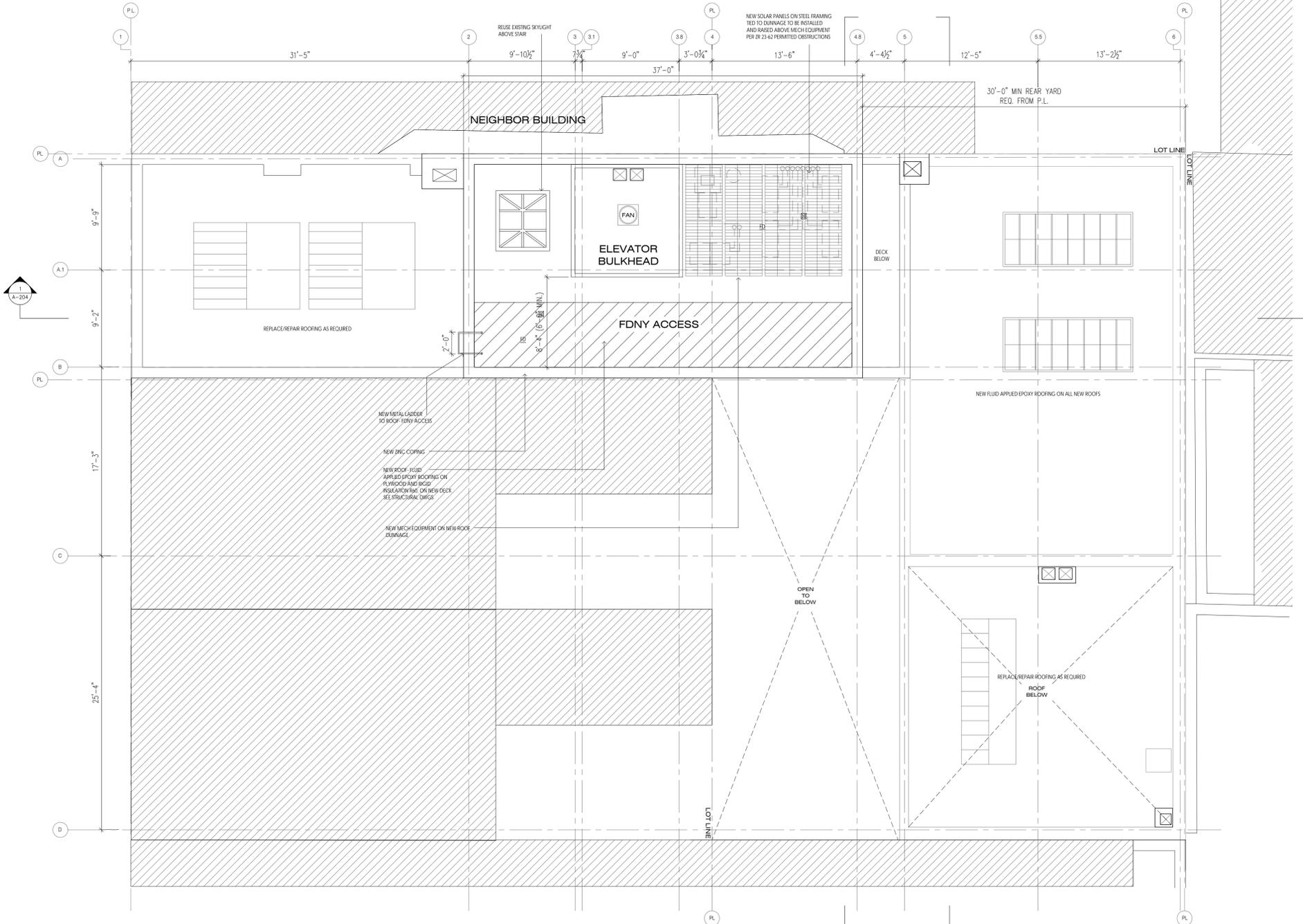
TRAVEL DISTANCE:
 4/F EGRESS PATH K: 41'-4"
 1/F EGRESS PATH A: 51'-1" = 92'-5"

EXIT DOOR EGRESS CAPACITY:
 3'-0" MIN. REQUIRED FOR OCCUPANCY
 LOAD OF 50 OR LESS
 4/F OCCUPANCY LOAD: 8
 D401: 3'-0", COMPLY
 D402: 3'-0", COMPLY

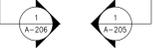
WEST 4TH STREET

JONES STREET

CORNELIA STREET



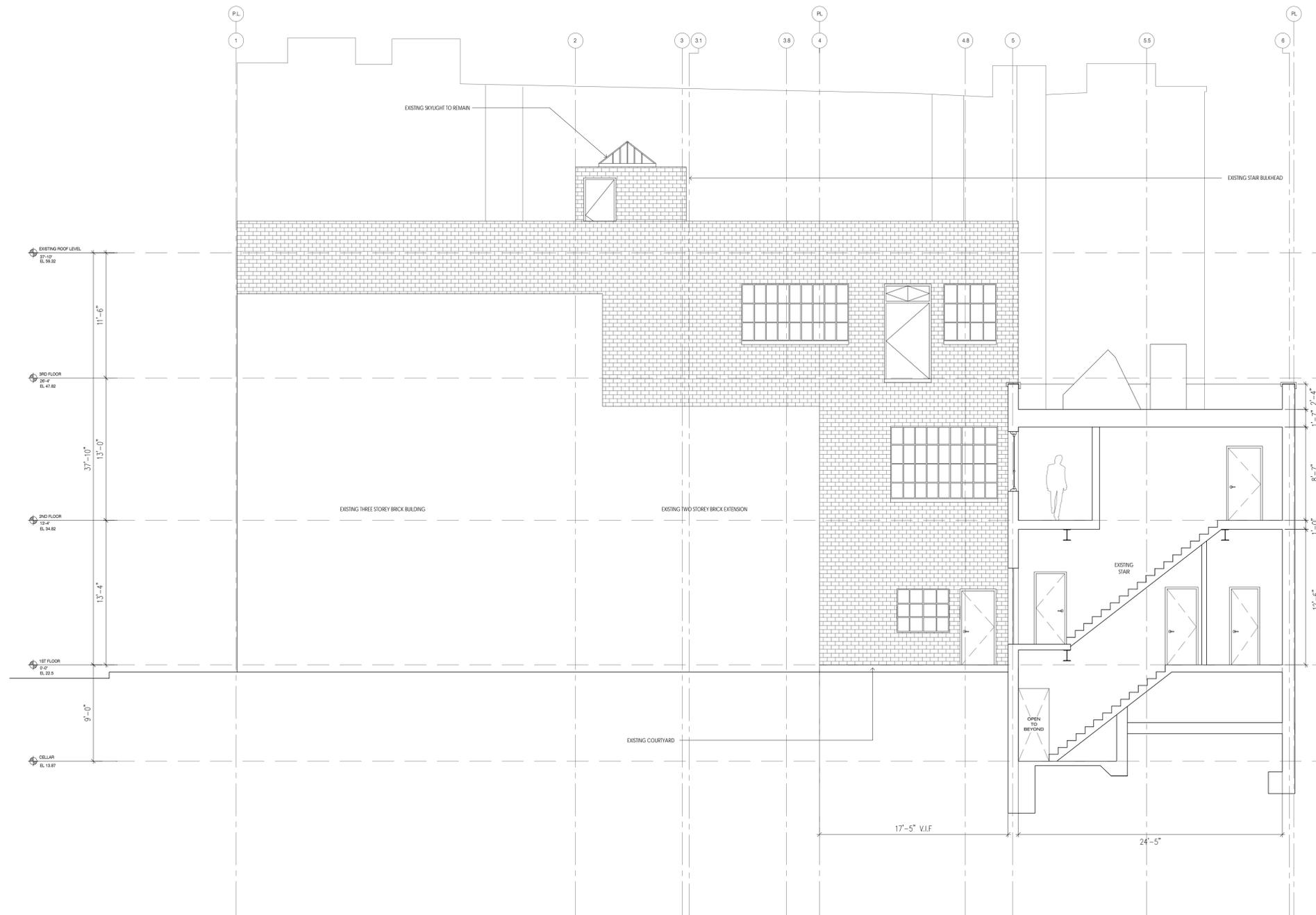
1 PROPOSED PLAN: ROOF SCALE 1/4" = 1'-0"
 TRAVEL DISTANCE:
 4/5 EGRESS PATH K: 41'-4" +
 1/5 EGRESS PATH A: 51'-1" = 92'-5"



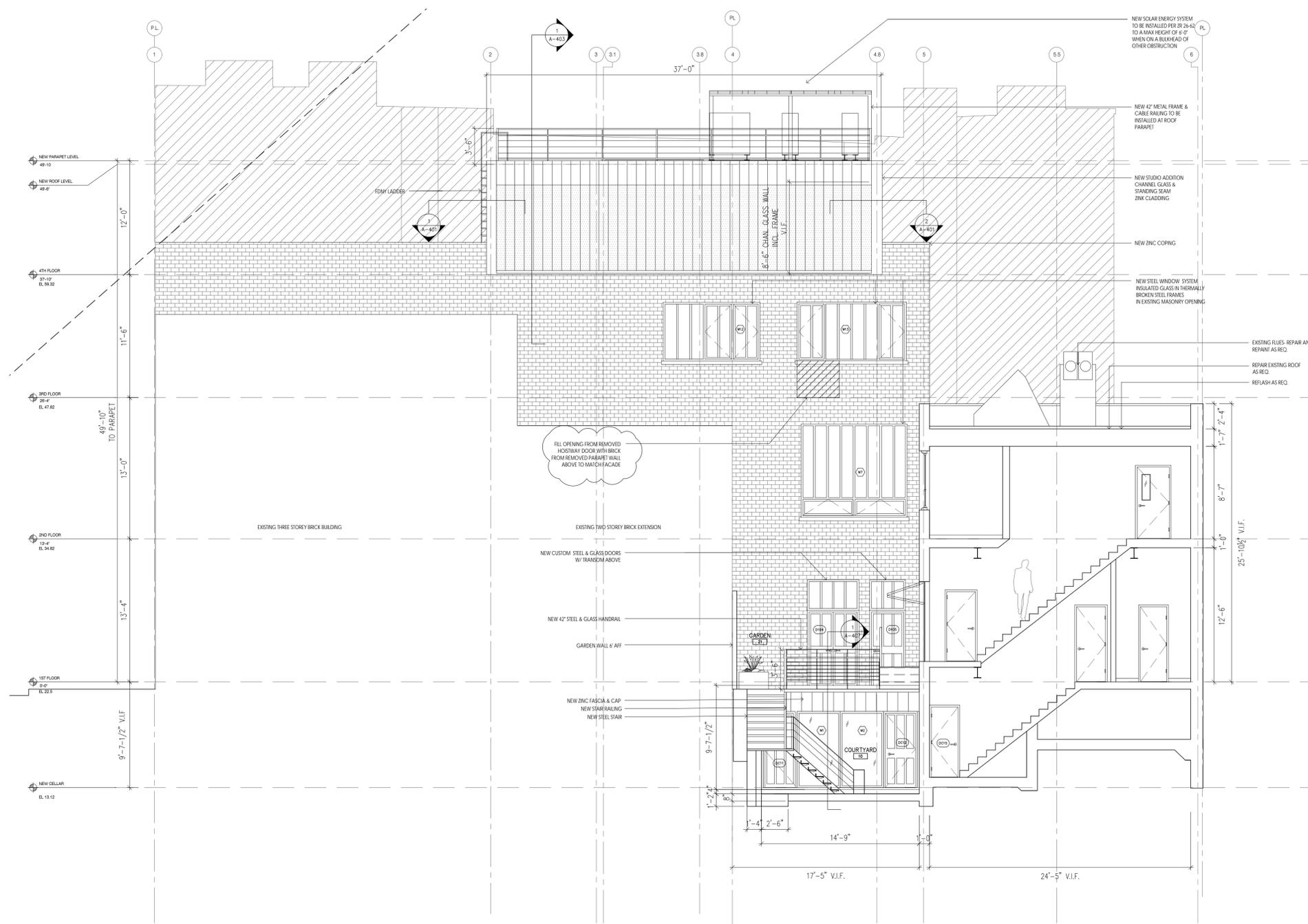
BLEECKER STREET



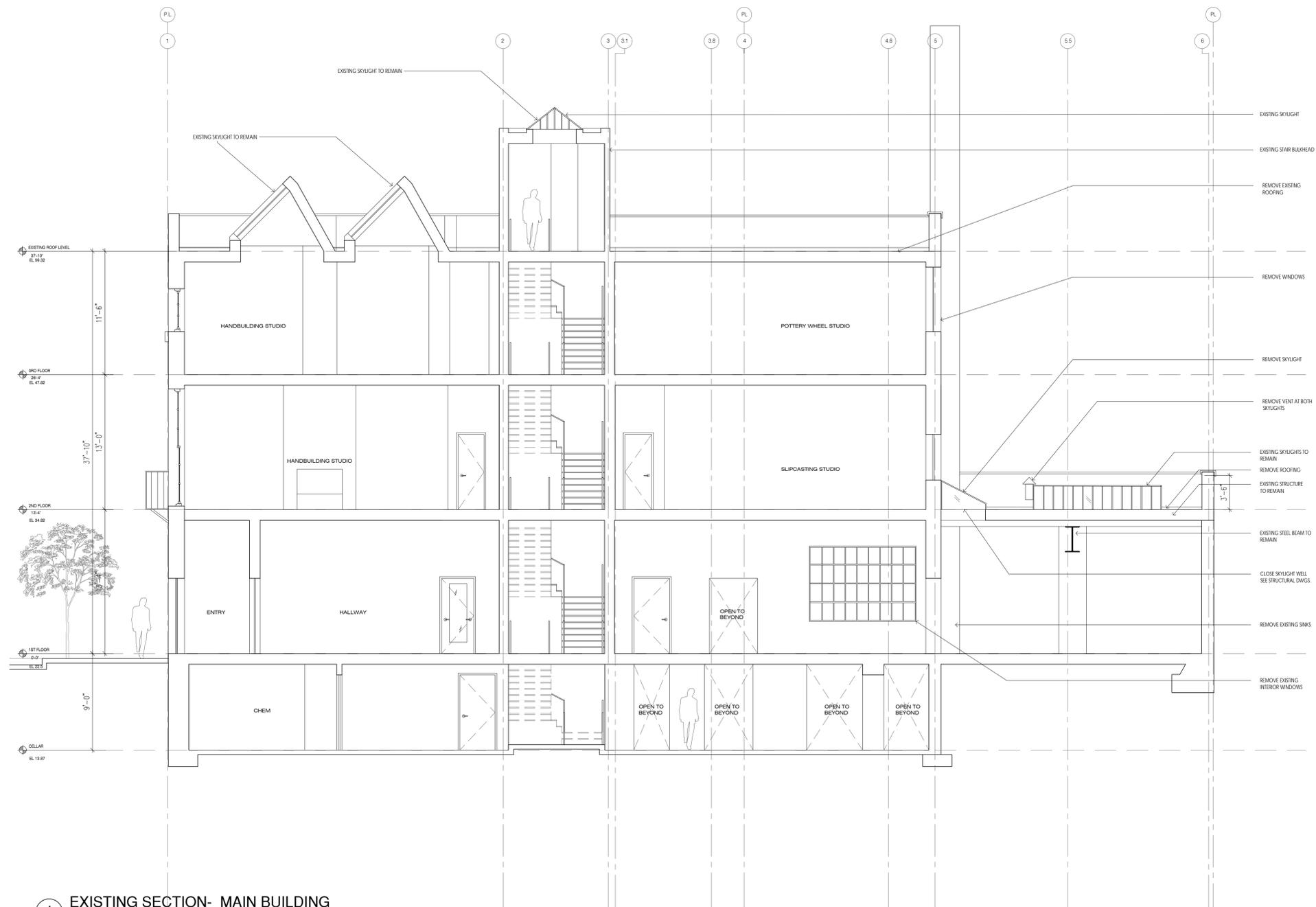




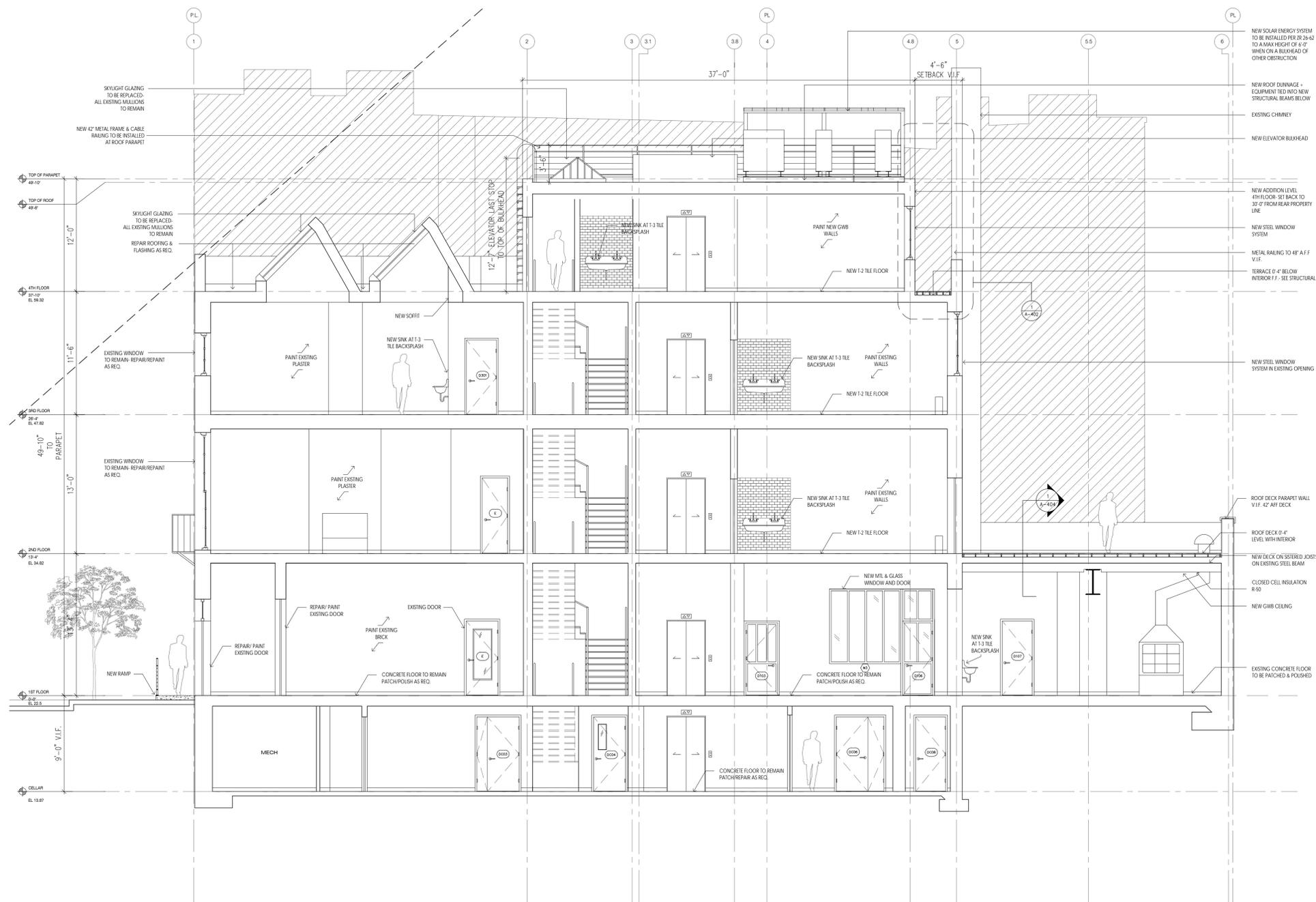
1 EXISTING SECTION- COURTYARD
SCALE 1/4" = 1'-0"



1 PROPOSED SECTION- COURTYARD
SCALE 1/4" = 1'-0"



1 EXISTING SECTION- MAIN BUILDING
SCALE 1/4" = 1'-0"



1 PROPOSED SECTION- ROOFTOP ADDITION
 SCALE 1/4" = 1'-0"