

GREENWICH HOUSE POTTERY STUDIO

16 JONES STREET
NEW YORK, NY 10014

BLOCK: 590 LOT: 20

LPC Hearing
DECEMBER 2023

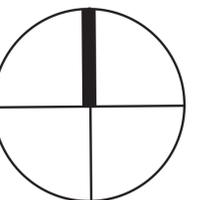
o g a w a | d e p a r d o n
a r c h i t e c t s

7 Avenue South



Site Plan
(# of stories)

NORTH





Aerial View

10 Jones St

12 Jones St

14 Jones St

16 Jones St

18 Jones St

20 Jones St

22 Jones St

24 Jones St



Street View

16 Jones Street



View from NE corner of Bleecker street

16 Jones Street



View from NE corner of Bleecker Street



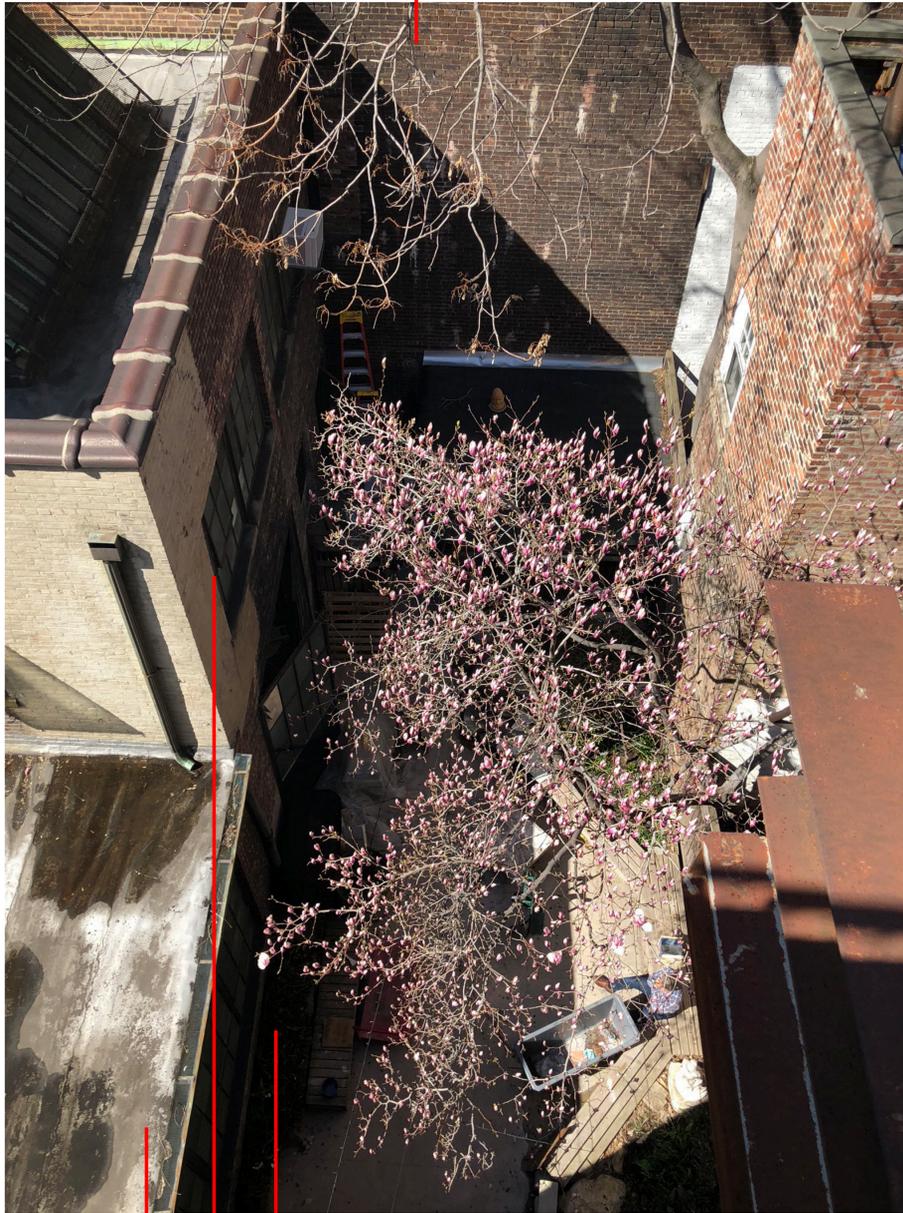
16 Jones Street: Existing Lot

25 CORNELIA STREET 6 STORY BUILDING



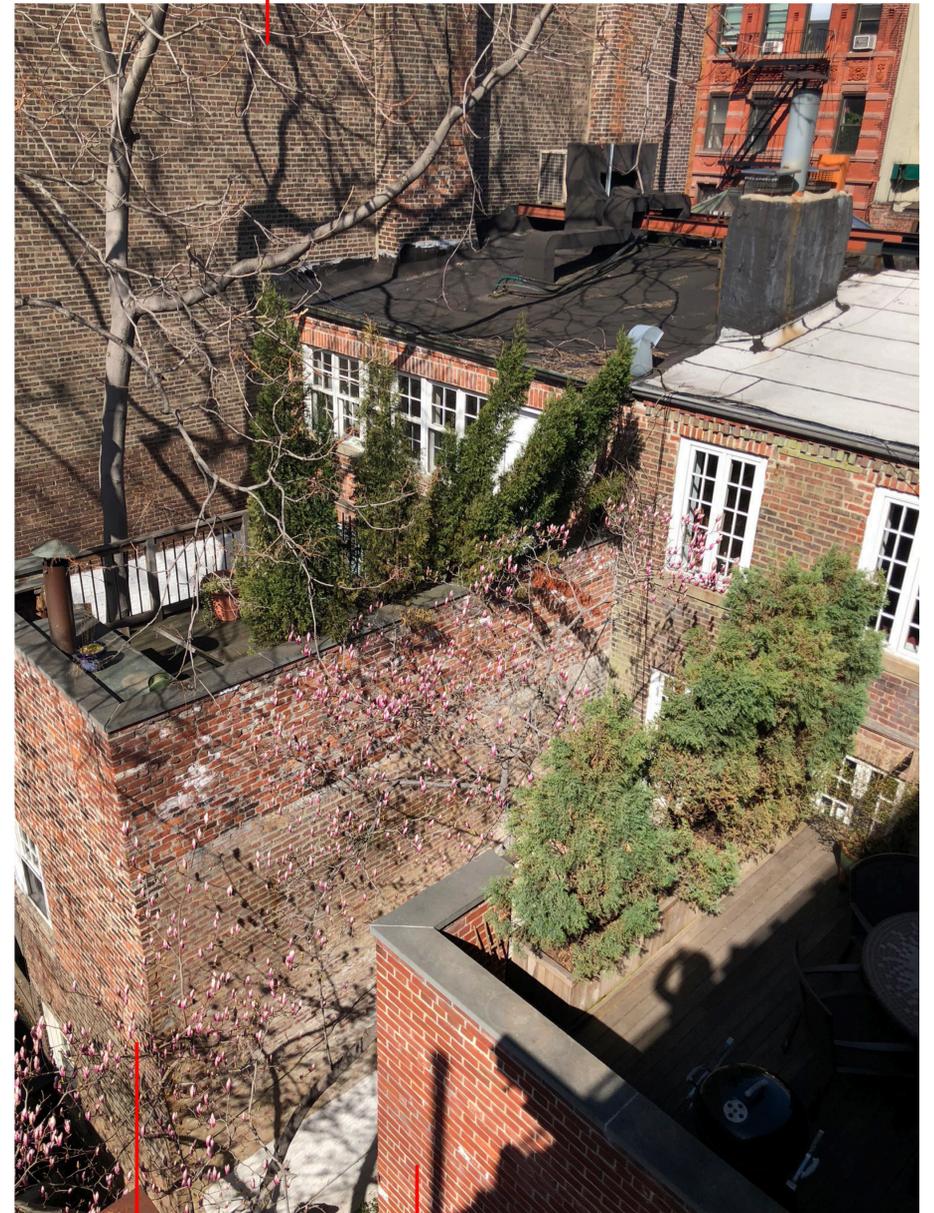
EXISTING GREENWICH HOUSE 2 STORY BUILDING
EXISTING GREENWICH HOUSE 1 STORY BUILDING
23 CORNELIA STREET (4 STORY BUILDING)

22 JONES STREET 6 STORY BUILDING

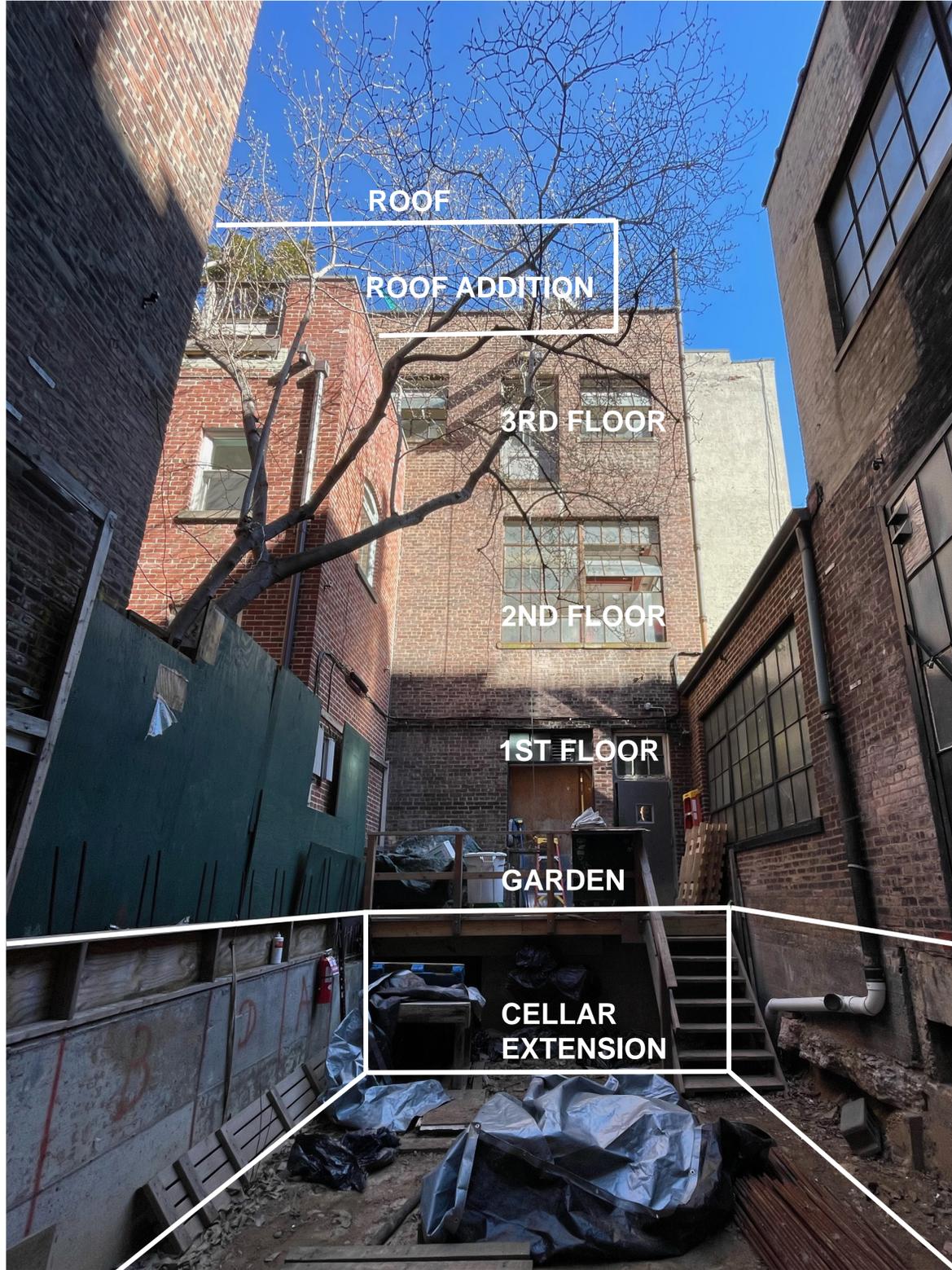


EXISTING REAR YARD
EXISTING GREENWICH HOUSE (2 STORY BUILDING)
EXISTING GREENWICH HOUSE (1 STORY BUILDING)

22 JONES STREET 6 STORY BUILDING

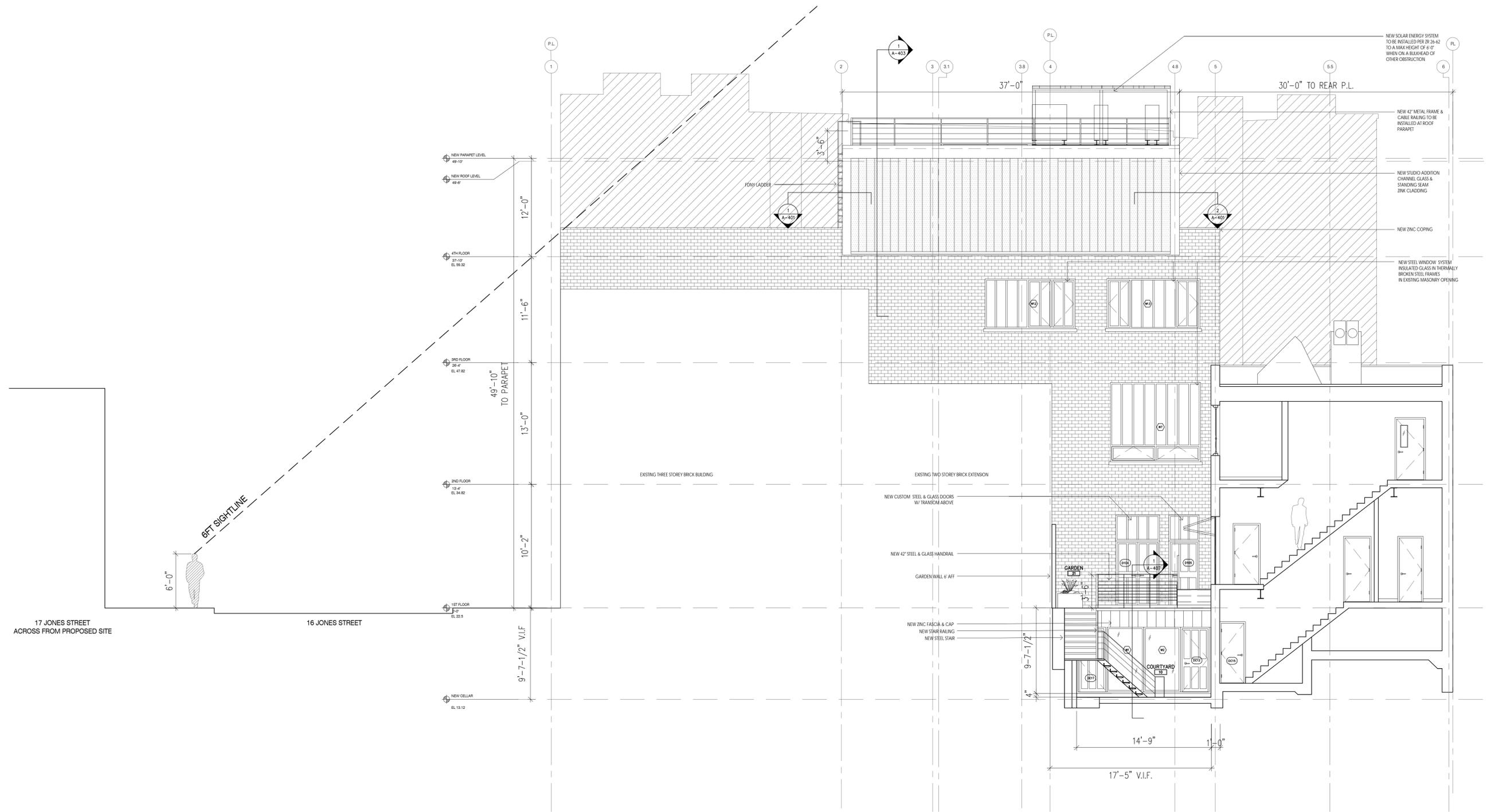


18 JONES STREET 2 STORY ADDITION
20 JONES STREET 2 STORY ADDITION



Backyard View



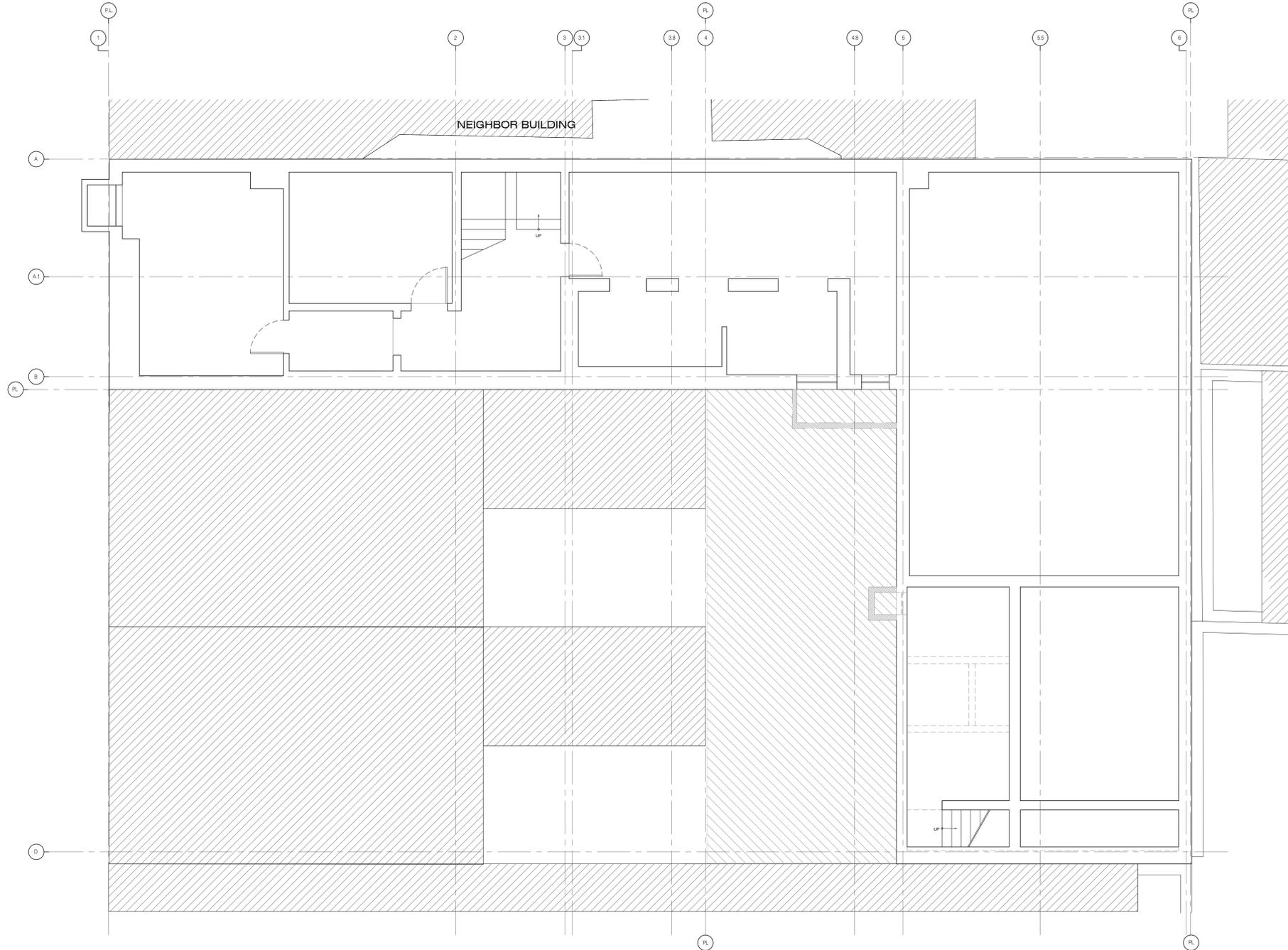


Sightline Drawing

WEST 4TH STREET

JONES STREET

CORNELIA STREET



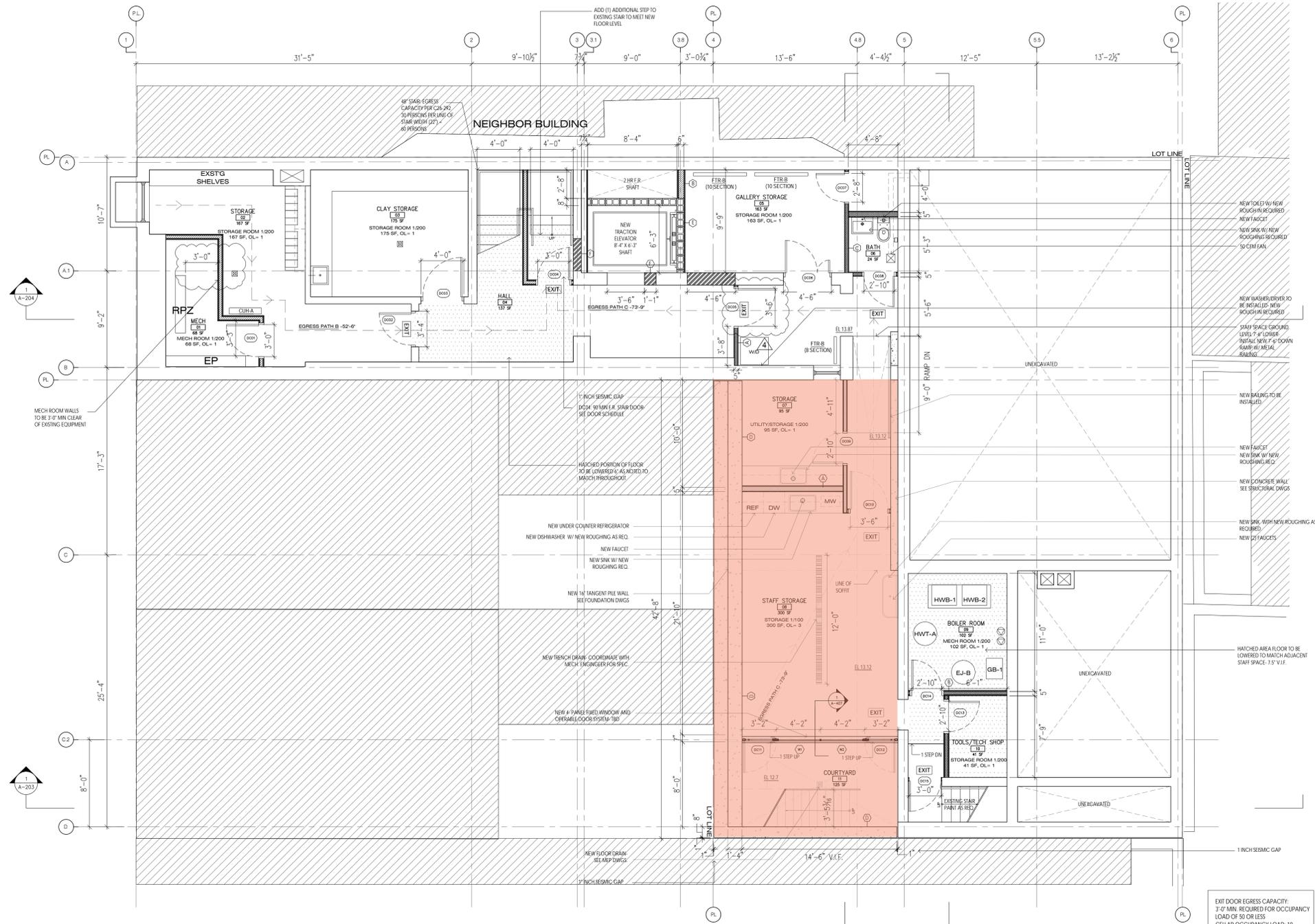
1 EXISTING PLAN - CELLAR
1/4" = 1'-0"

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

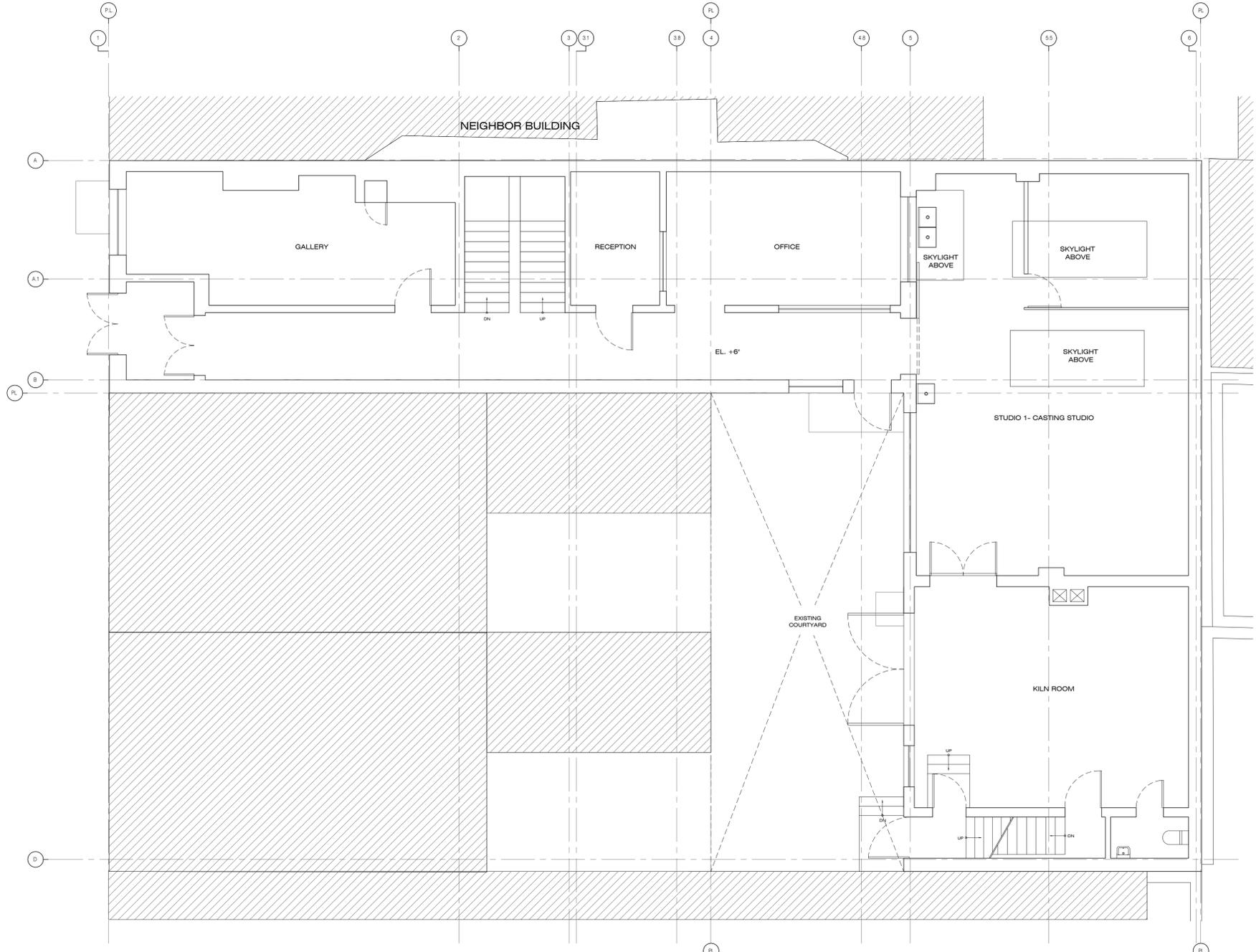
OGAWA DEPARDON ARCHITECTS
77 CHAMBERS STREET, 2ND FLOOR
NEW YORK, NY 10007

16 JONES STREET
NEW YORK, NY 10014

WEST 4TH STREET

JONES STREET

CORNELIA STREET



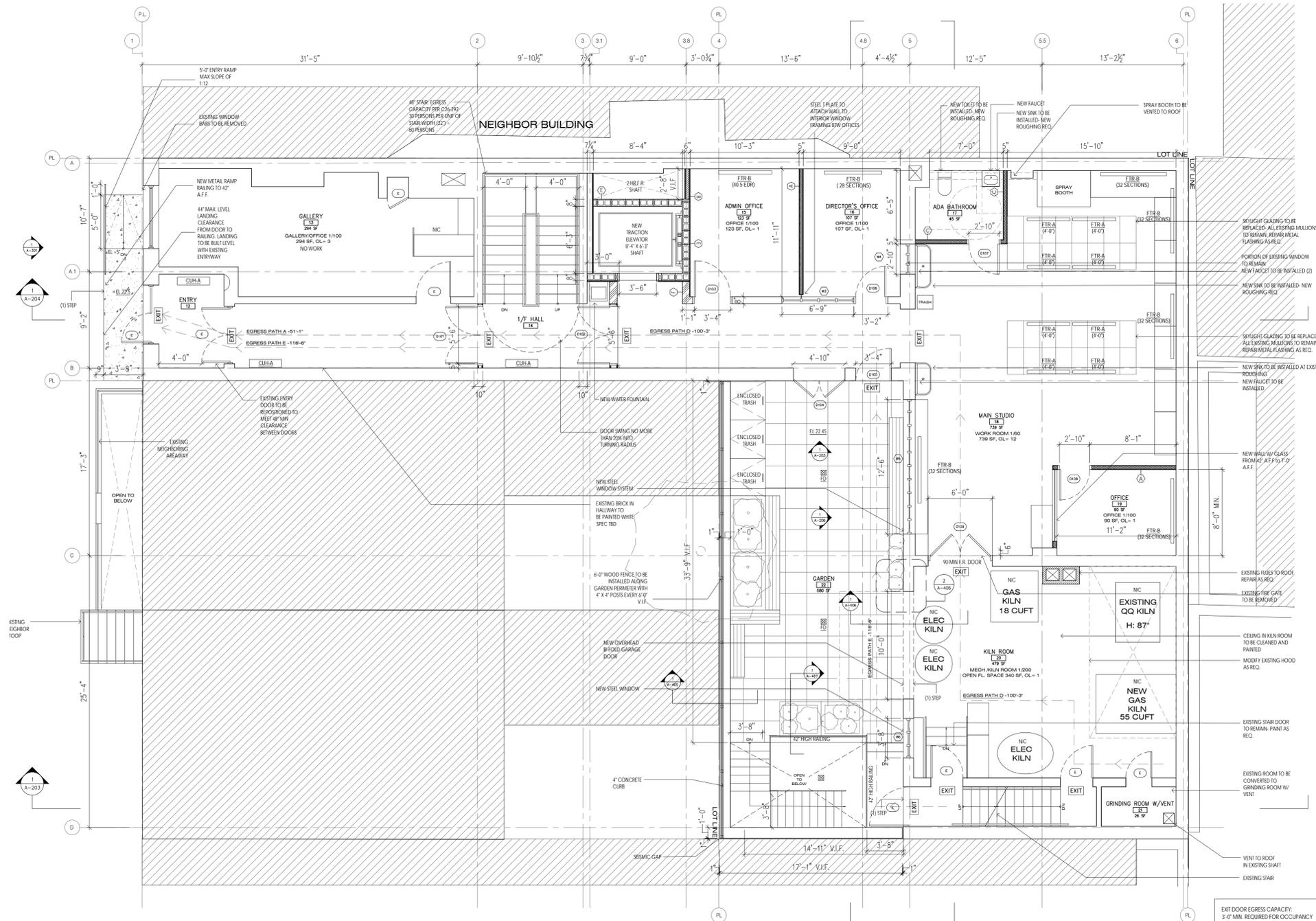
1 EXISTING PLAN - 1/F
1/4" = 1'-0"

BLEECKER STREET

WEST 4TH STREET

JONES STREET

CORNELIA STREET



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

TRAVEL DISTANCE:
1/F EGRESS PATH E: 116'-6"

TRAVEL DISTANCE:
1/F EGRESS PATH D: 100'-3" +
1/F EGRESS PATH A: 51'-1" = 151'-4"

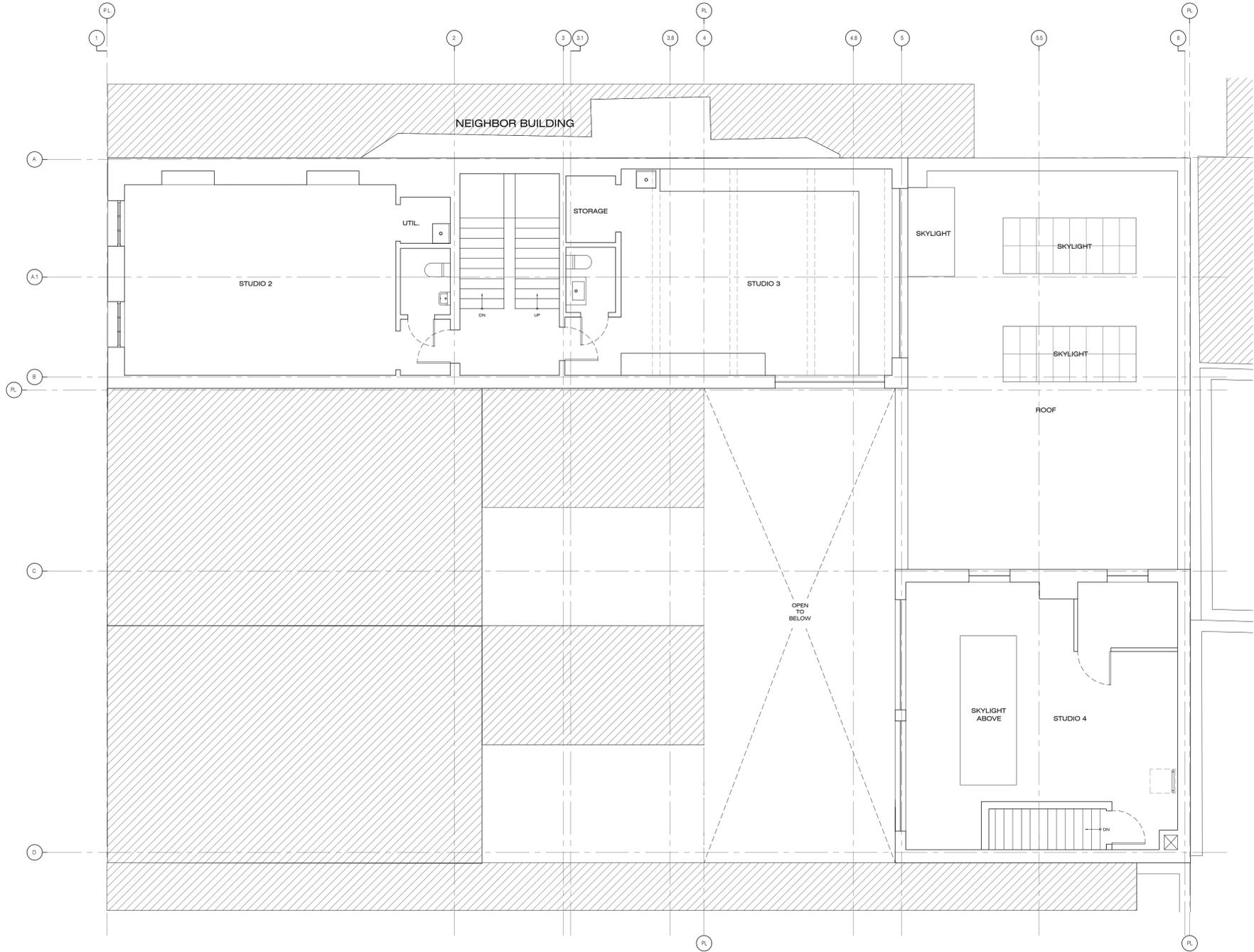
EXIT DOOR EGRESS CAPACITY:
3' 0" MIN. REQUIRED FOR OCCUPANCY
LOAD OF 50 OR LESS
1/F OCCUPANCY LOAD: 19
D101: 4'-0", COMPLY
D102: 4'-0", COMPLY
D103: 3'-4", COMPLY
D109: 6'-0", COMPLY

BLEECKER STREET

WEST 4TH STREET

JONES STREET

CORNELIA STREET



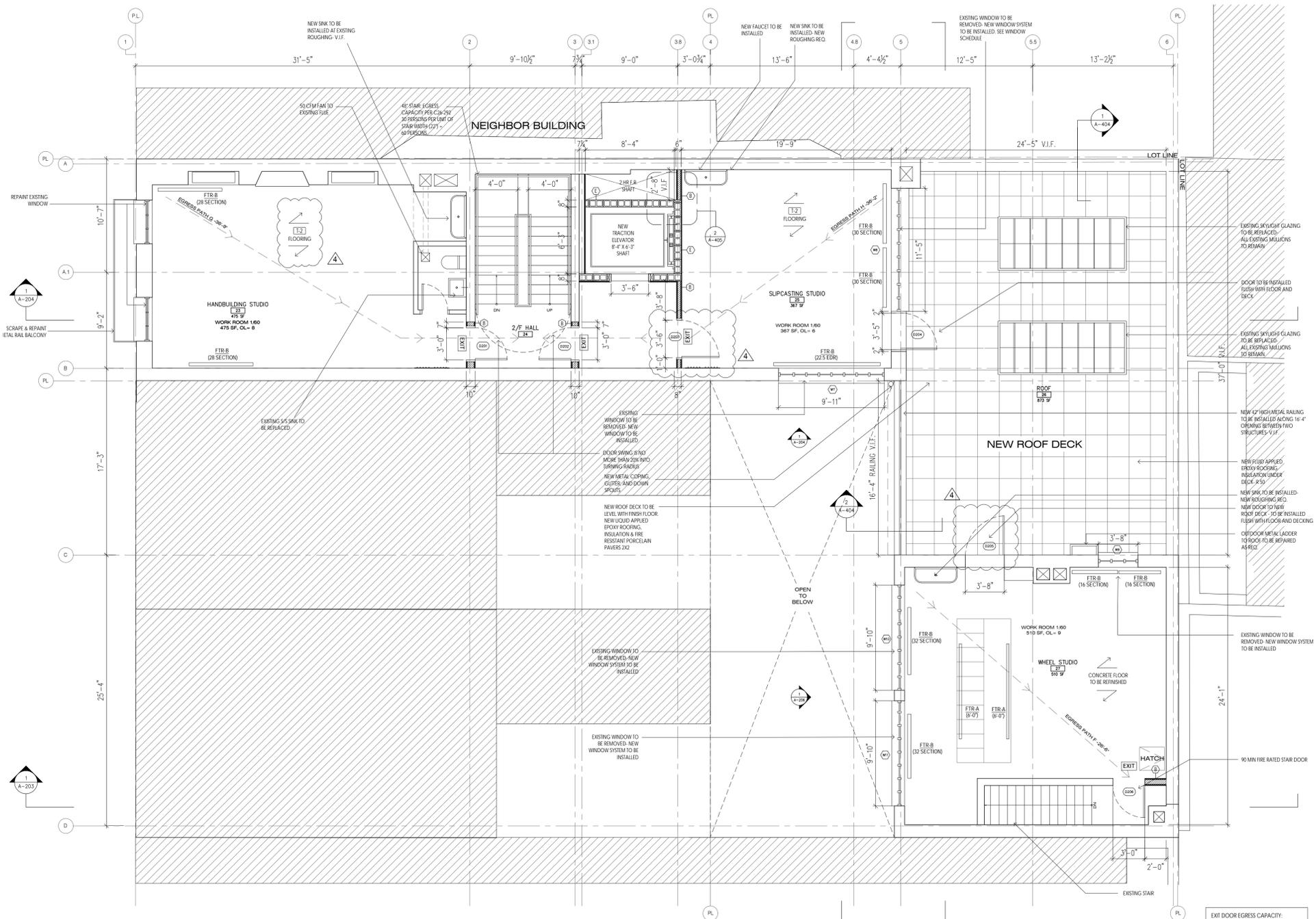
1 EXISTING PLAN - 2/F
1/4" = 1'-0"

BLEECKER STREET

WEST 4TH STREET

JONES STREET

CORNELIA STREET



1 PROPOSED PLAN: 2/F
SCALE 1/4" = 1'-0"

TRAVEL DISTANCE:
2/F EGRESS PATH F: 26'-6" +
1/F EGRESS PATH E: 116'-6" = **143'-0"**

TRAVEL DISTANCE:
2/F EGRESS PATH G: 36'-9" +
1/F EGRESS PATH A: 51'-1" = **87'-10"**

TRAVEL DISTANCE:
2/F EGRESS PATH H: 36'-2" +
1/F EGRESS PATH A: 51'-1" = **87'-3"**

EXIT DOOR EGRESS CAPACITY:
3'-0" MIN. REQUIRED FOR OCCUPANCY
LOADS OF 50 OR LESS
2/F OCCUPANCY LOAD: 23
D201: 3'-0", COMPLY
D202: 3'-0", COMPLY
D206: 3'-0", COMPLY

BLEECKER STREET

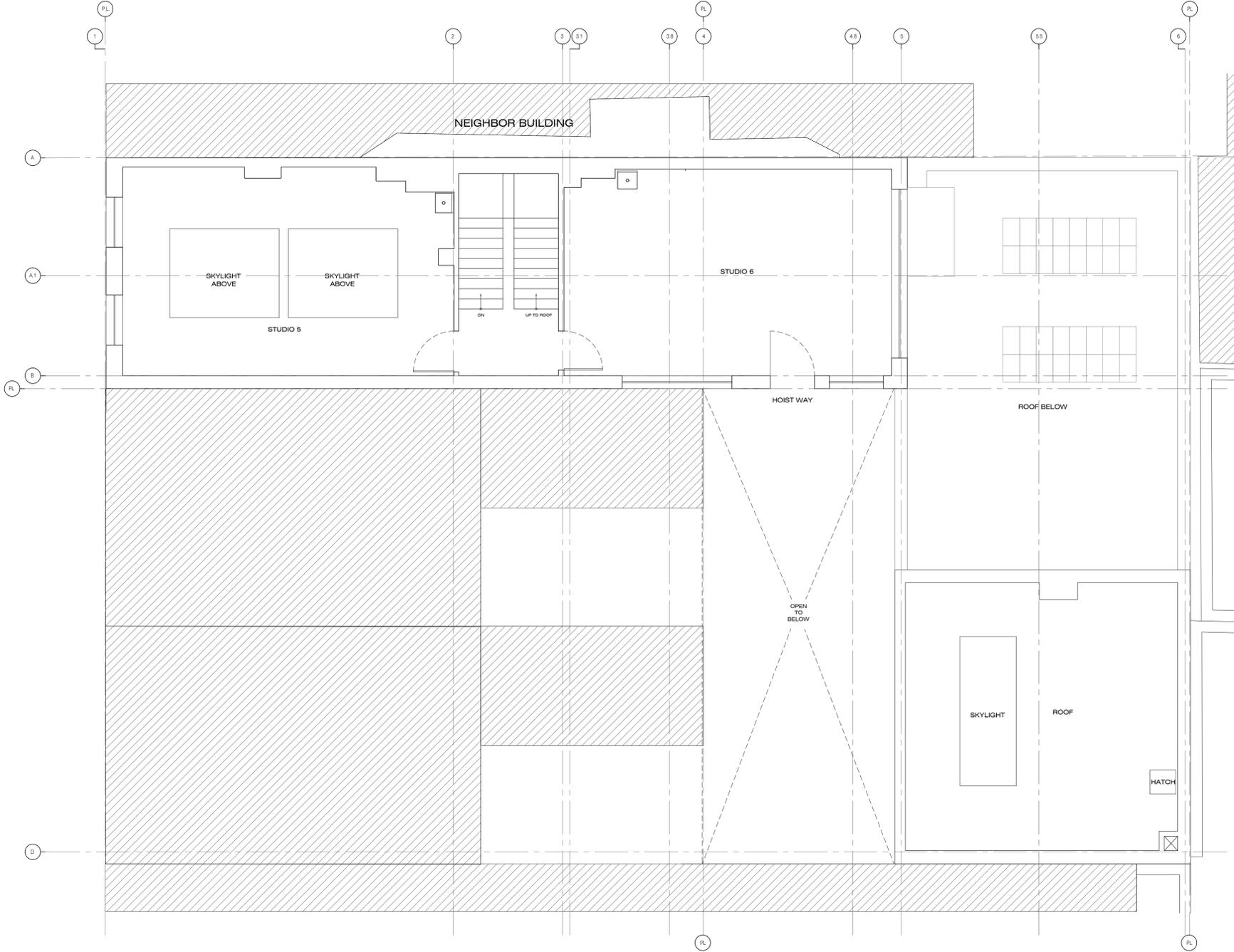
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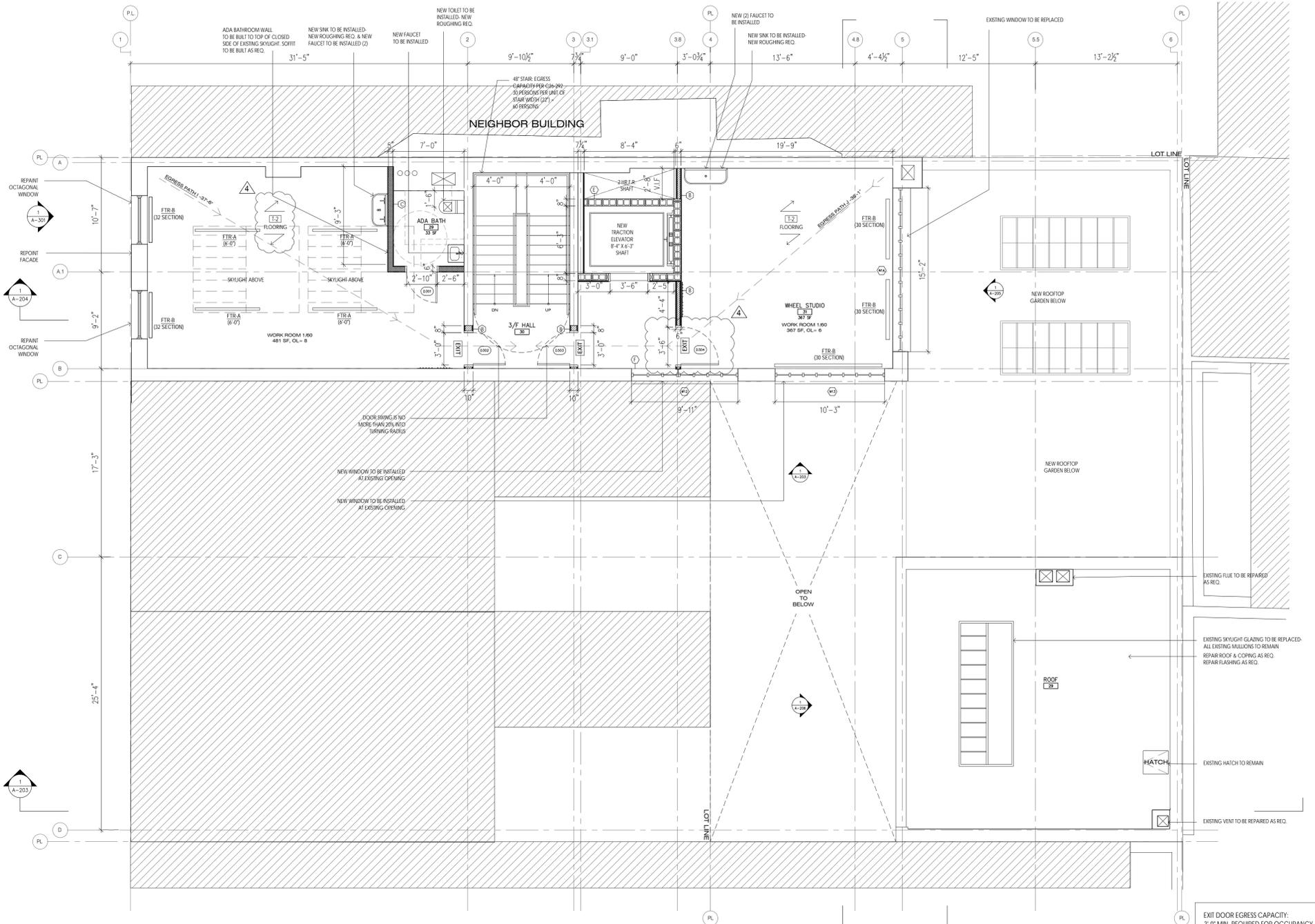
1 EXISTING PLAN - 3/F
1/4" = 1'-0"

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"**

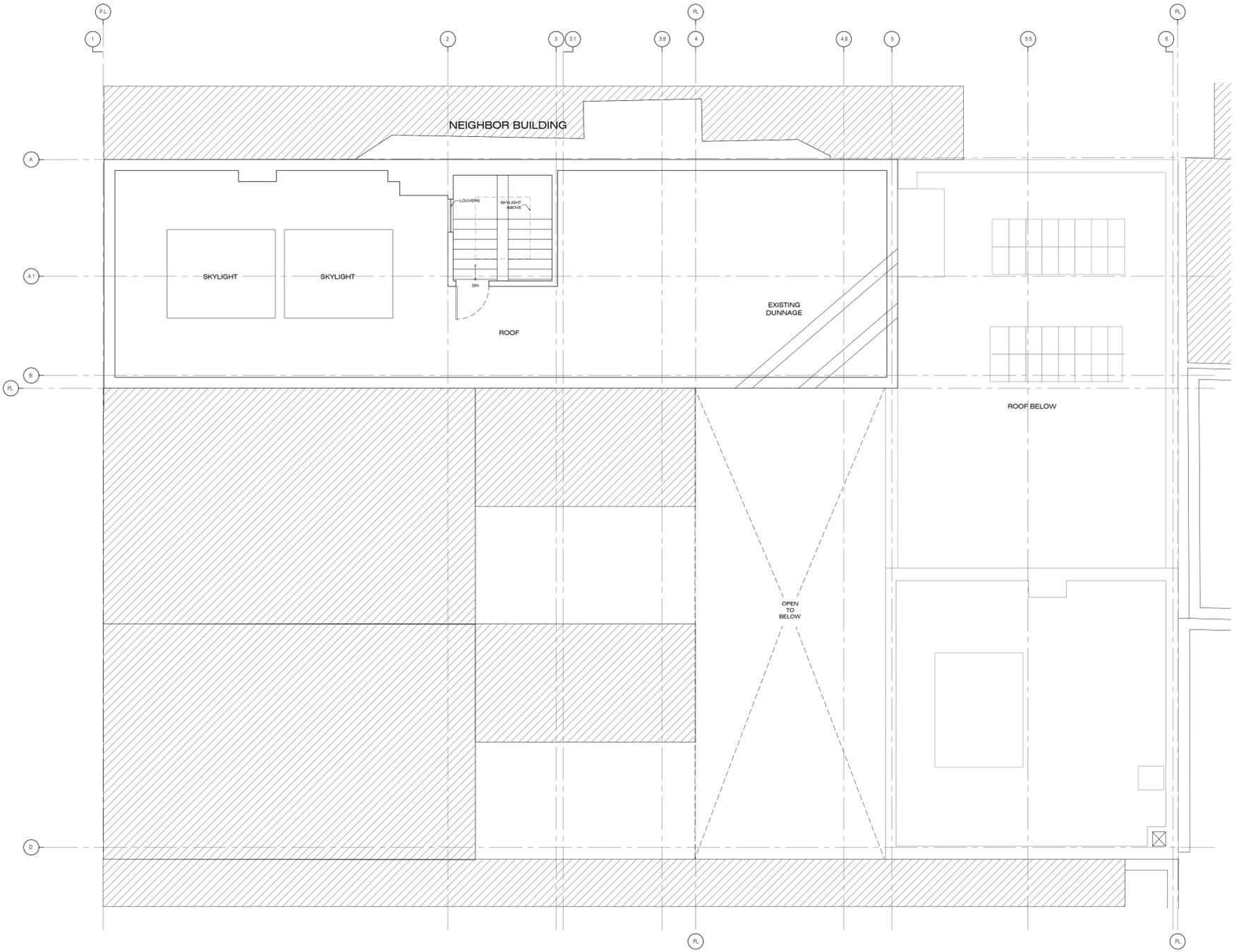
EXIT DOOR EGRESS CAPACITY:
 3'-0" MIN. REQUIRED FOR OCCUPANCY
 LOAD OF 50 OR LESS
 3/F OCCUPANCY LOAD: 14
 D302: 3'-0", COMPLY
 D303: 3'-0", COMPLY
 D304: 4'-0", COMPLY

BLEECKER STREET

WEST 4TH STREET

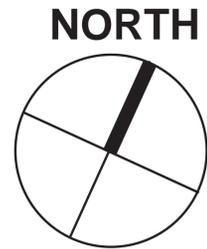
JONES STREET

CORNELIA STREET



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

BLEECKER STREET

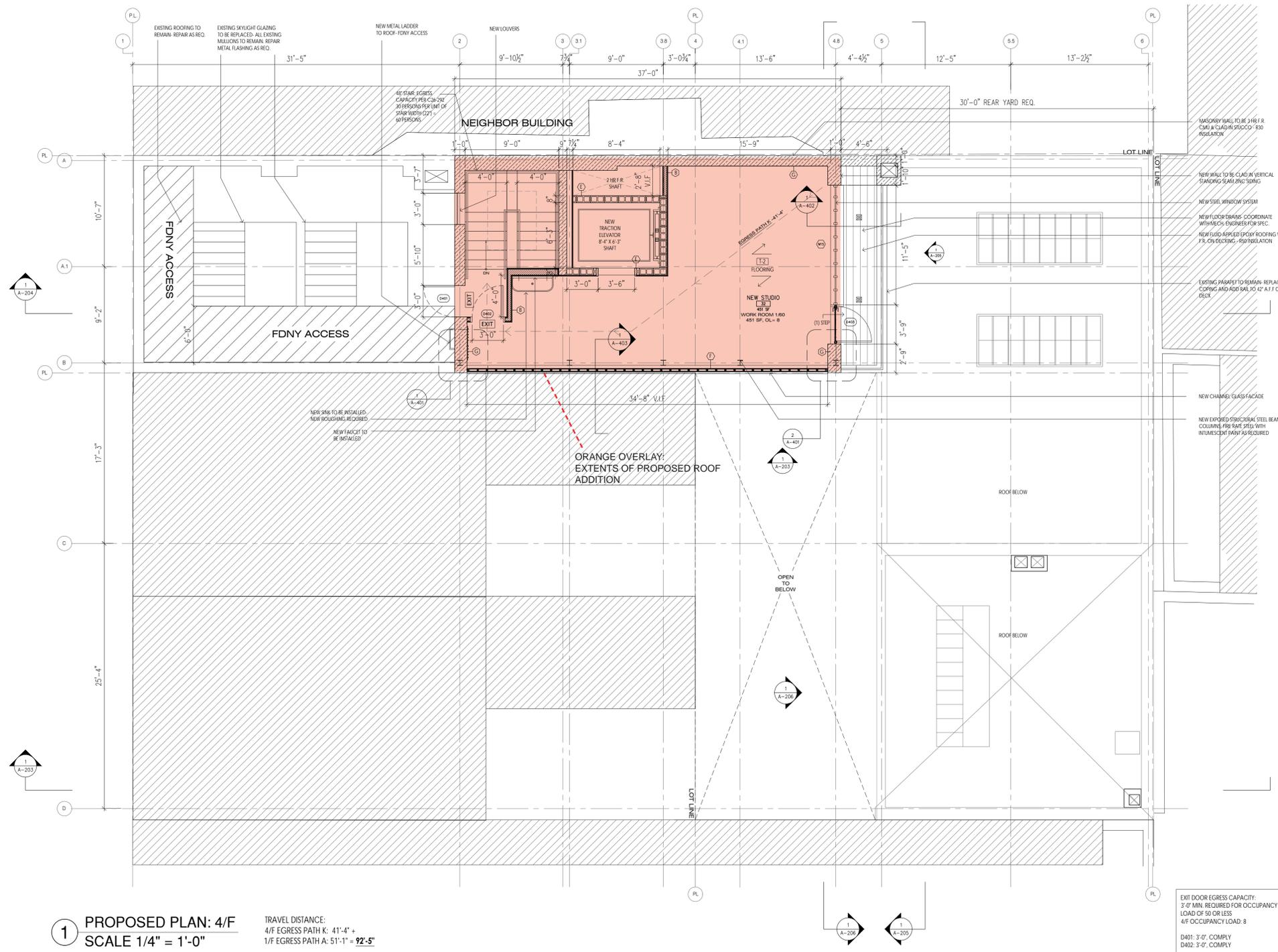


WEST 4TH STREET

JONES STREET

CORNELIA STREET

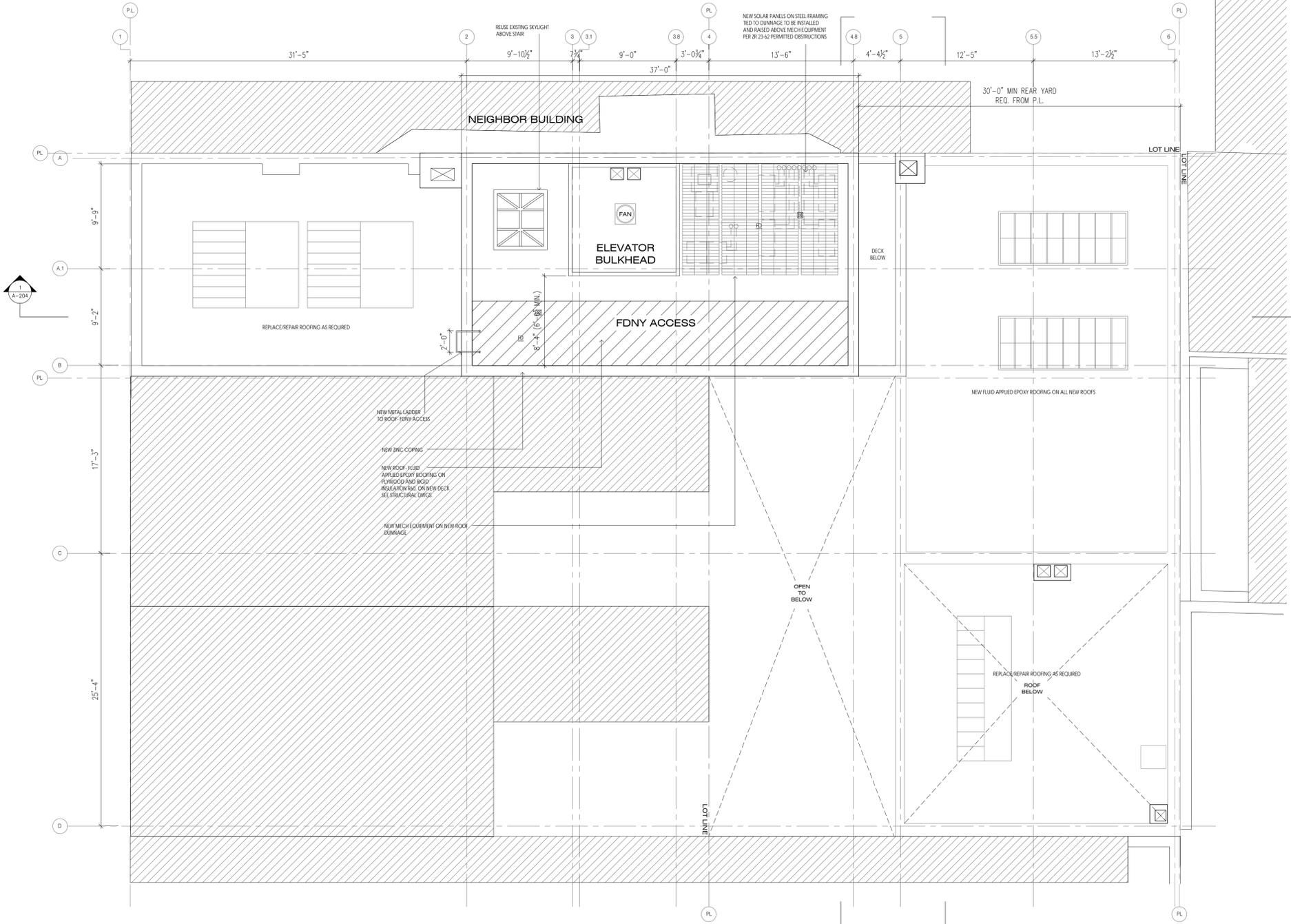
BLEECKER STREET



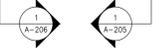
WEST 4TH STREET

JONES STREET

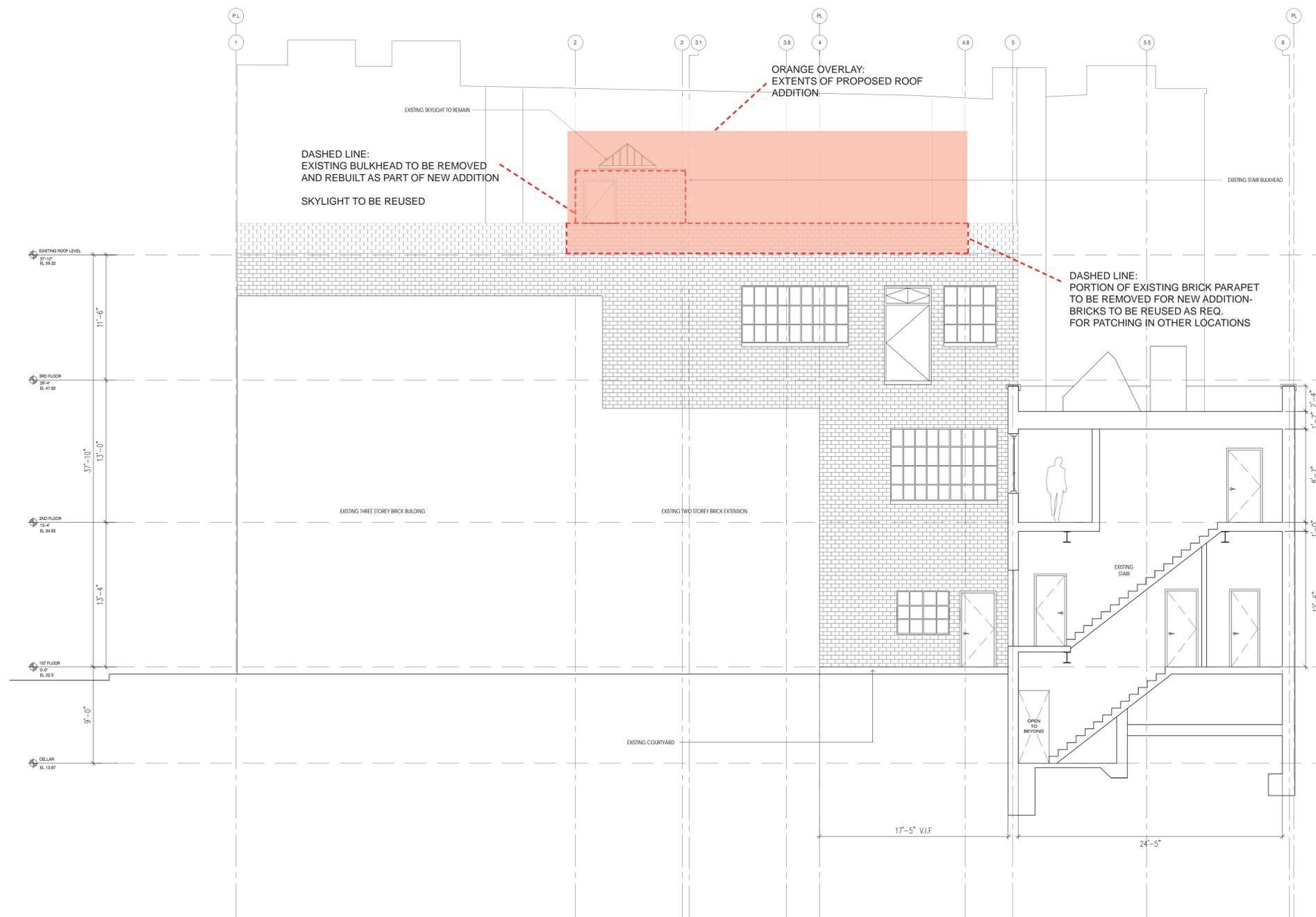
CORNELIA STREET



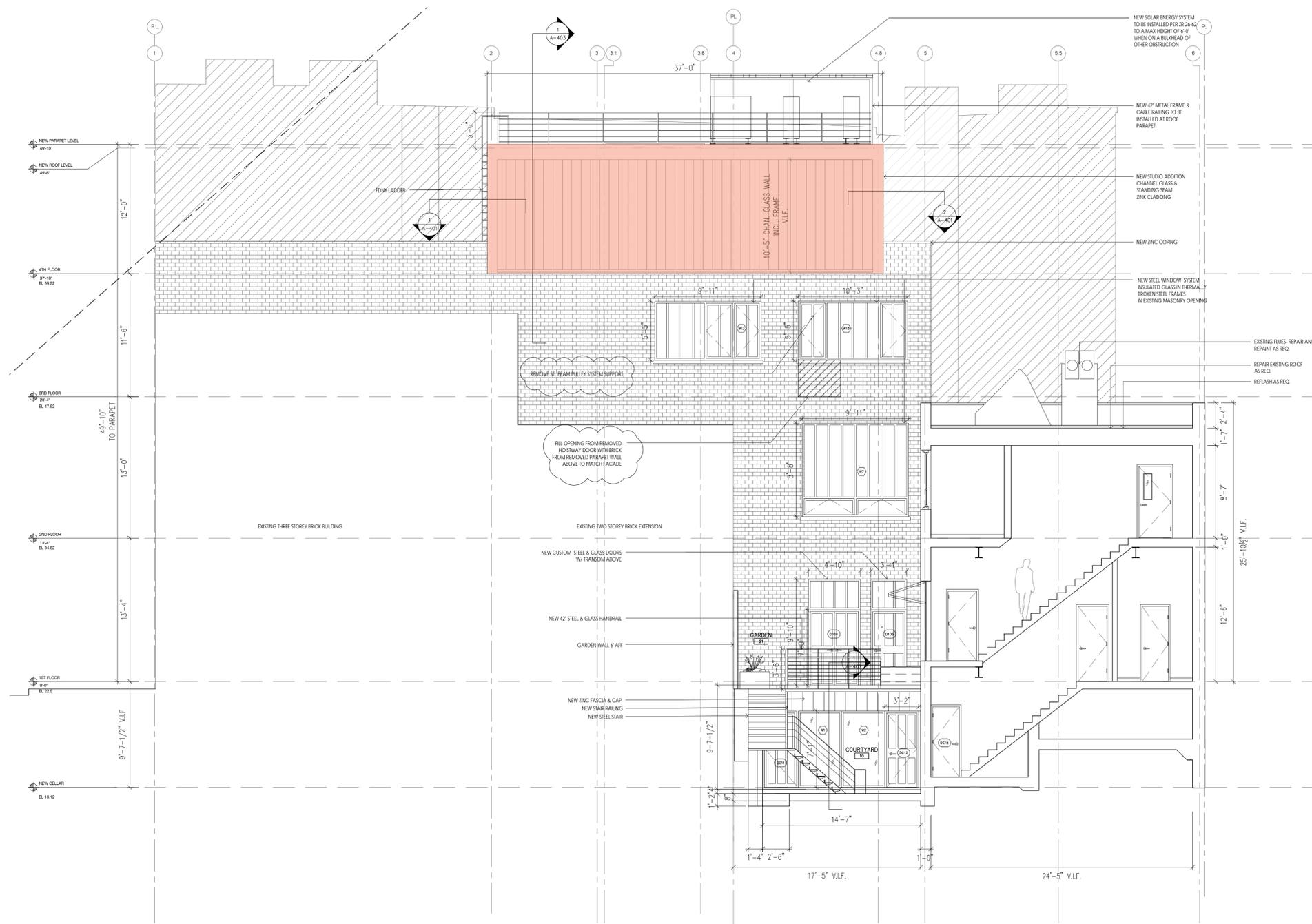
1 PROPOSED PLAN: ROOF SCALE 1/4" = 1'-0"
 TRAVEL DISTANCE:
 4/5 EGRESS PATH K: 41'-4"
 1/5 EGRESS PATH A: 51'-1" = 92'-5"



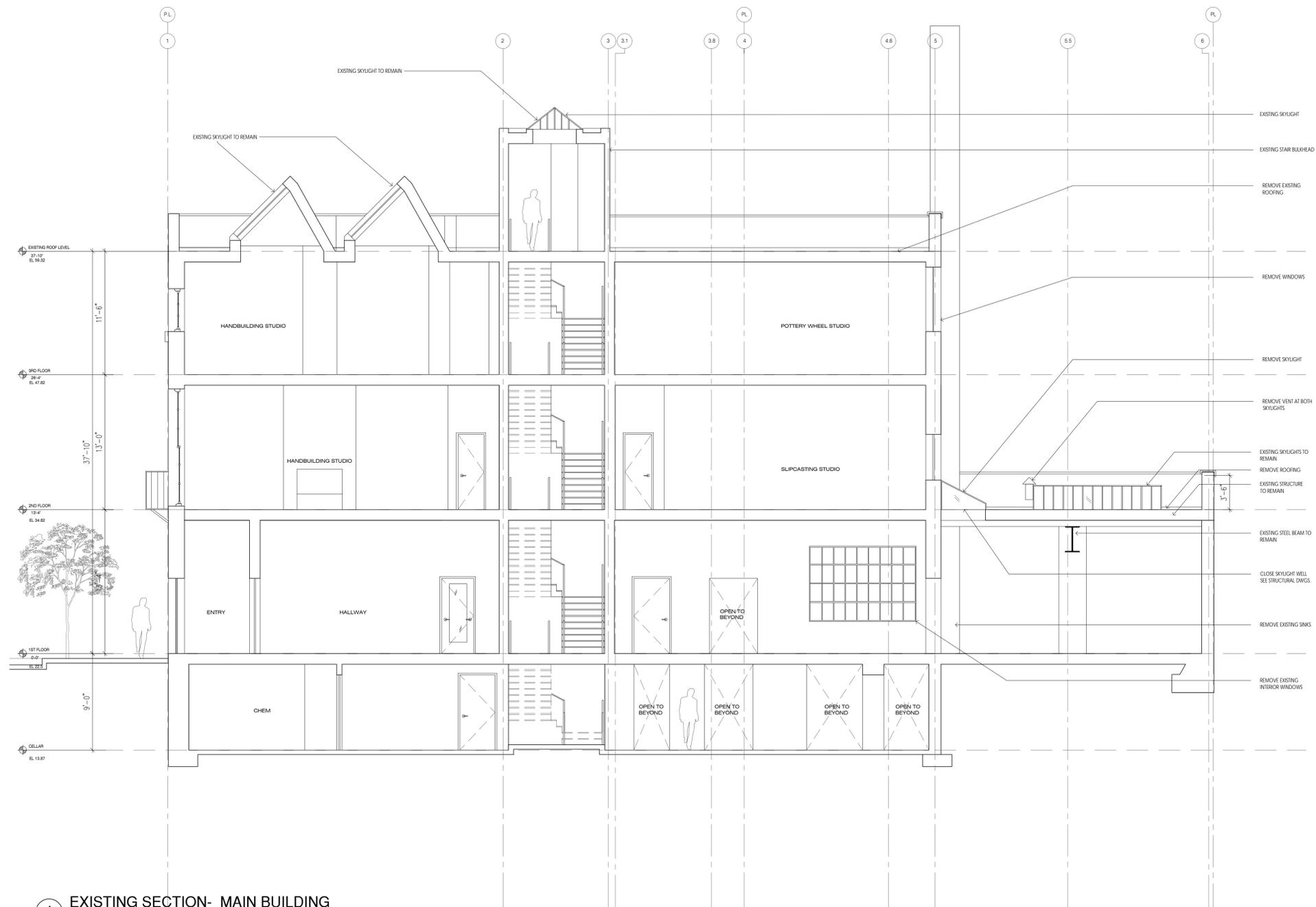
BLEECKER STREET



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



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





Physical Mock Up



Physical Mock Up: View From Street





