

SITE INFORMATION

HOUSE: 388-396 AVENUE OF THE AMERICAS
 NEW YORK, NY 10014

BLOCK: 553

LOT: 6, 7 & 9

ZONING DISTRICT: C4-5 (R7 EQ'V.)

SPECIAL DISTRICT: LC (Limited Commercial) 83-00

MAP NO: 12C

LOT AREA: 11,644 SQ. FT.

LPC DESIGNATION: GREENWICH VILLAGE DISTRICT EXTENSION, LP 2184
 BOROUGH OF MANHATTAN

EXTERIOR SCOPE OF WORK INCUDS REPLACING THE EXISTING 2ND AND 3RD FLOOR RIBBON FIXED WINDOWS, ON WEST FACADE, WITH INSULATED GLASS WITH CASEMENT VENTS TO MATCH EXISTING LOOK, REPLACEMENT IN KIND OF GROUND FLOOR ENTRANCE STOREFRONT, NEW WINDOWS AND DOORS ON NORTH, EAST (NOT VISIBLE FROM STREET) AND SOUTH FACADES, ADDITION OF A STAIR ENLARGEMENT AS WELL AS PRIVACY FENCES ON 3RD FLOOR AND ROOFTOP.

Map Legend

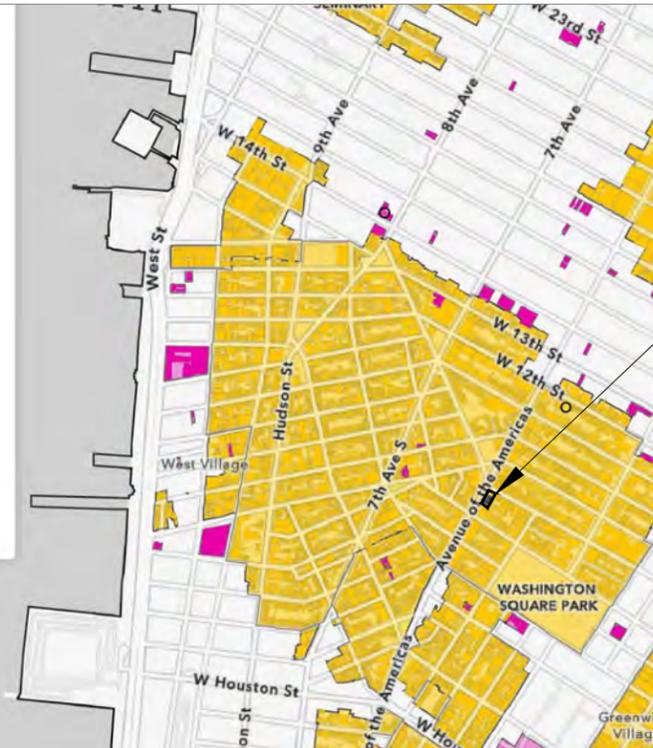
Calendared Individual / Interior Landmarks

-
- Historic Buildings and Sites
- Landmark Type
- Individual Landmark
- Historic District
- Scenic Landmark

Individual Landmarks

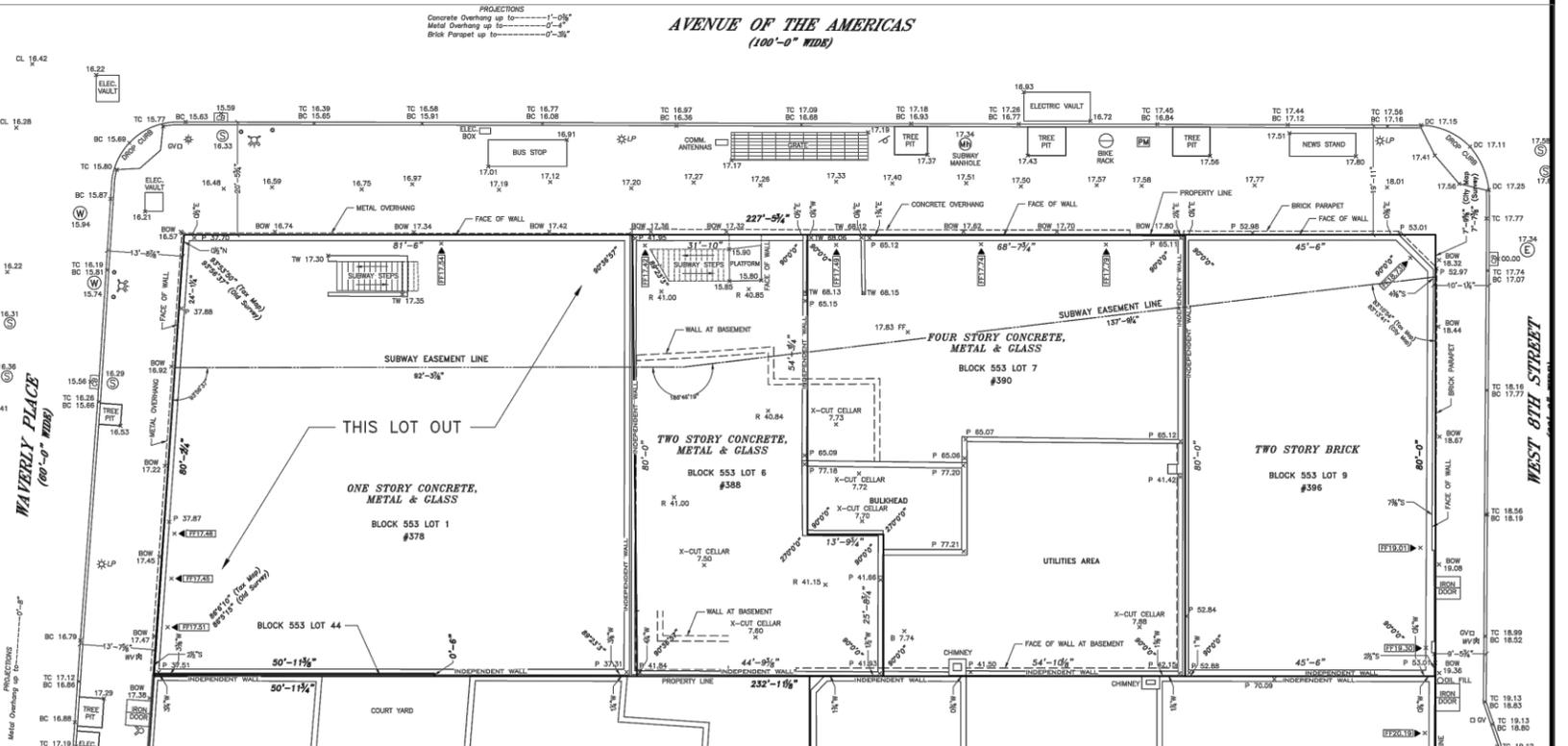
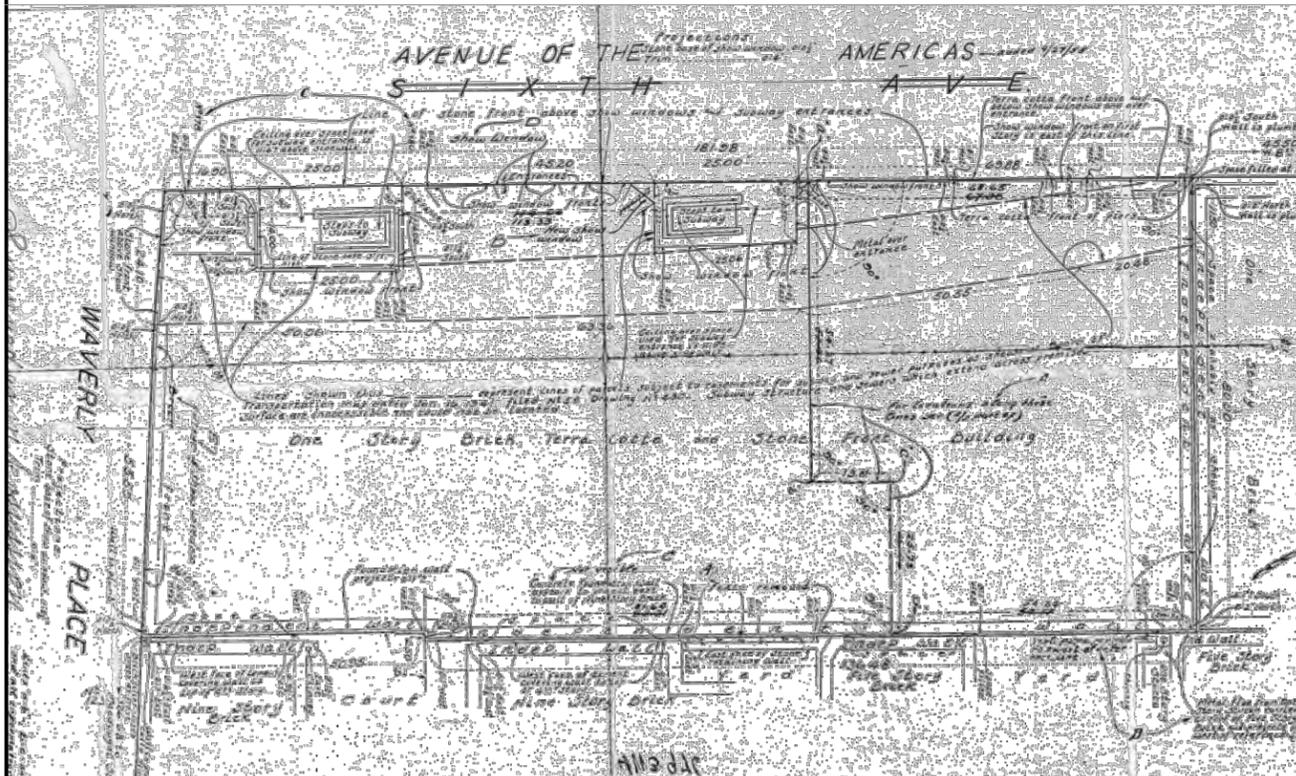
- Individual Landmark
- Historic District
- Scenic Landmark

Scenic Landmarks



390 Avenue of the Americas

1 SITE MAP



2 PROPERTY SURVEY, 1973

3 PROPERTY SURVEY, 2025

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MIXED USE CONVERSION - BLOCK VIEW

FRIEDLAND PROPERTIES

388-396 AVENUE OF AMERICAS, NEW YORK, NY 10014

NOVEMBER 17, 2025

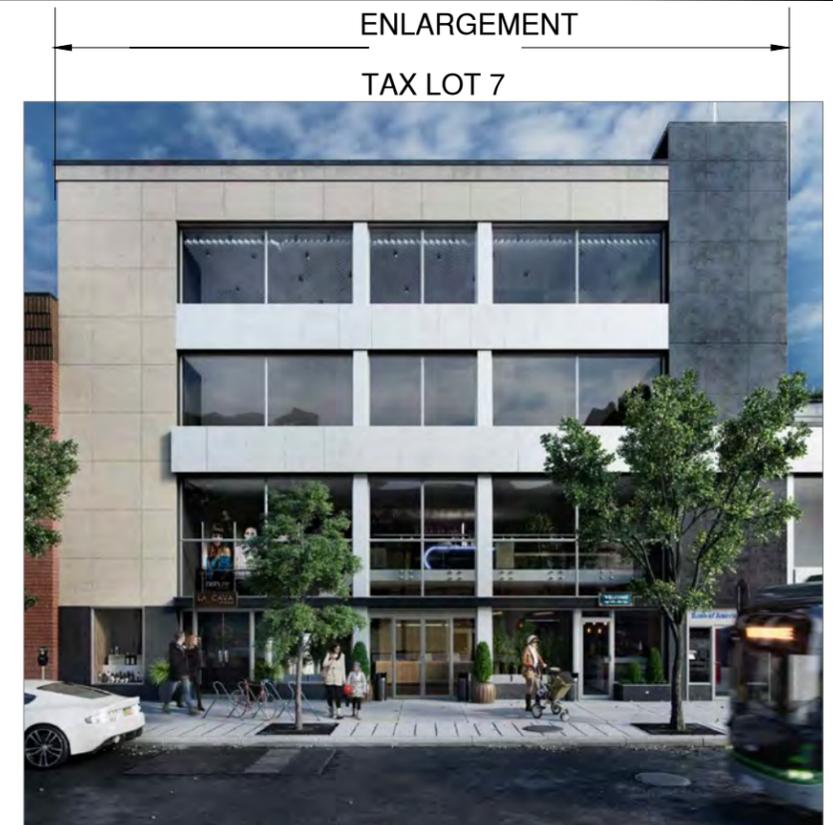
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1 Front facade, 1960's designation photo



2 390 6th Avenue front facade, 1980's tax photo



3 390 6th Avenue front facade

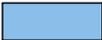


4 Full block west frontage elevation at 6th ave, W 8th street to Waverly place





LEGEND

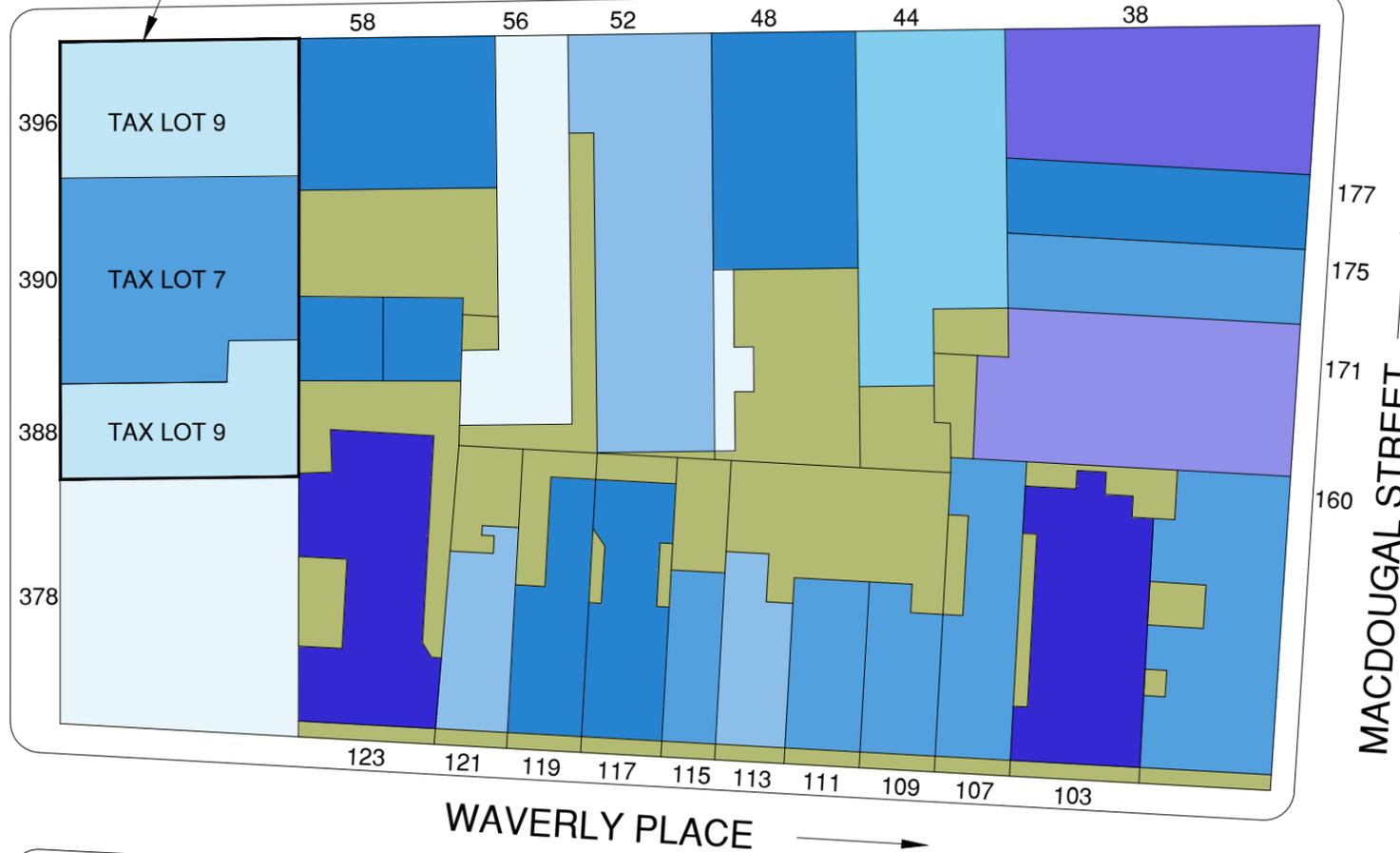
- | | |
|---|--|
|  1 STORY+CELLAR |  6 STORIES+CELLAR |
|  2 STORIES+CELLAR |  7 STORIES+CELLAR |
|  3 STORIES+CELLAR |  9 STORIES+CELLAR |
|  4 STORIES+CELLAR |  GREEN SPACE+CELLAR |
|  5 STORIES+CELLAR | |



SUBJECT ZONING LOT
(TAX LOTS 6,7,9)

AVENUE OF THE AMERICAS

WEST 8TH STREET



MACDOUGAL STREET

WAVERLY PLACE



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MIXED USE CONVERSION - BLOCK PLAN

FRIEDLAND PROPERTIES

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1 Mock-up of stair enlargement from adjacent roof



2 4th Floor privacy screen mock-up looking north.

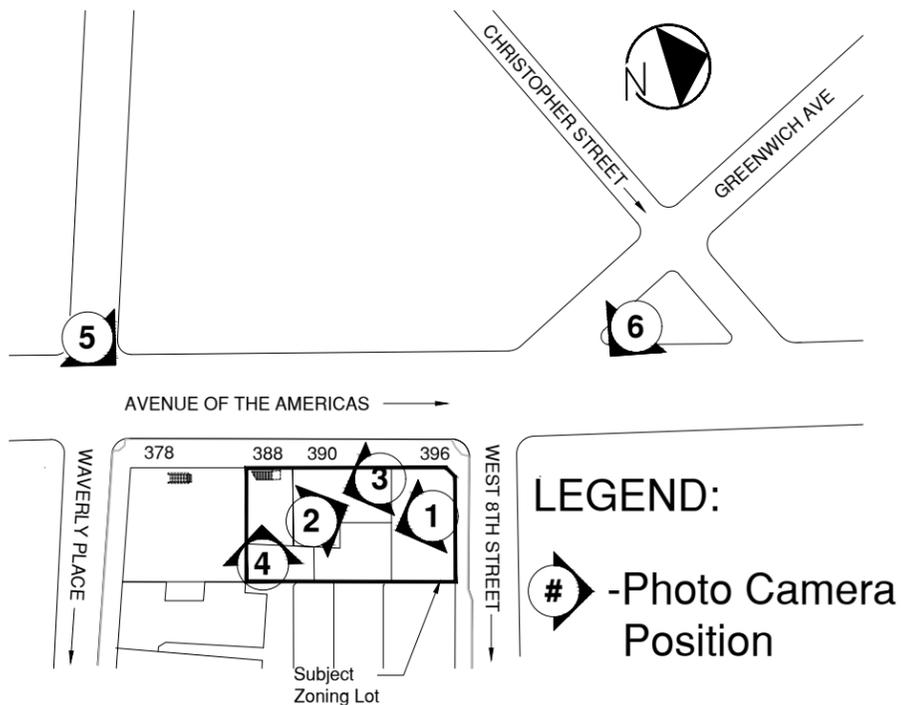


3 4th Floor privacy screen at bulkhead mock-up looking south.



4 2nd Floor privacy screen mock-up looking west

Mock-up of enlargement and privacy fence visible from thoroughfares



5 Privacy fences visible at Waverly Pl. and 6th Ave



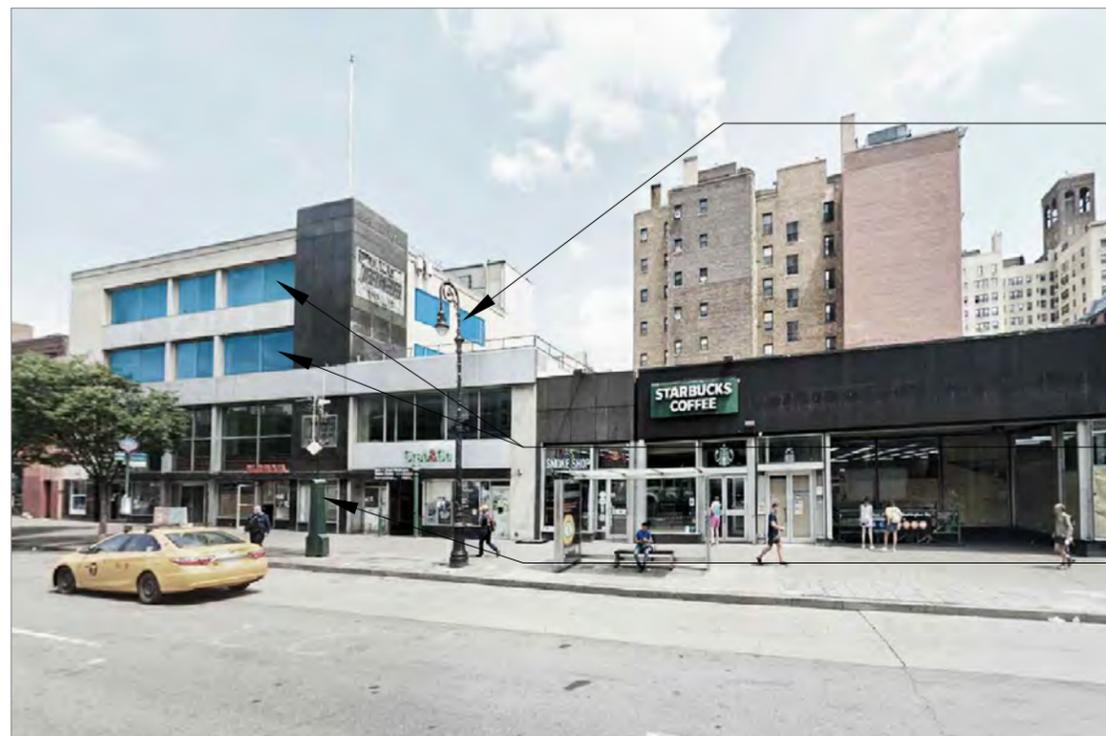
6 Full block west frontage view at Ruth E. Wittenberg Triangle





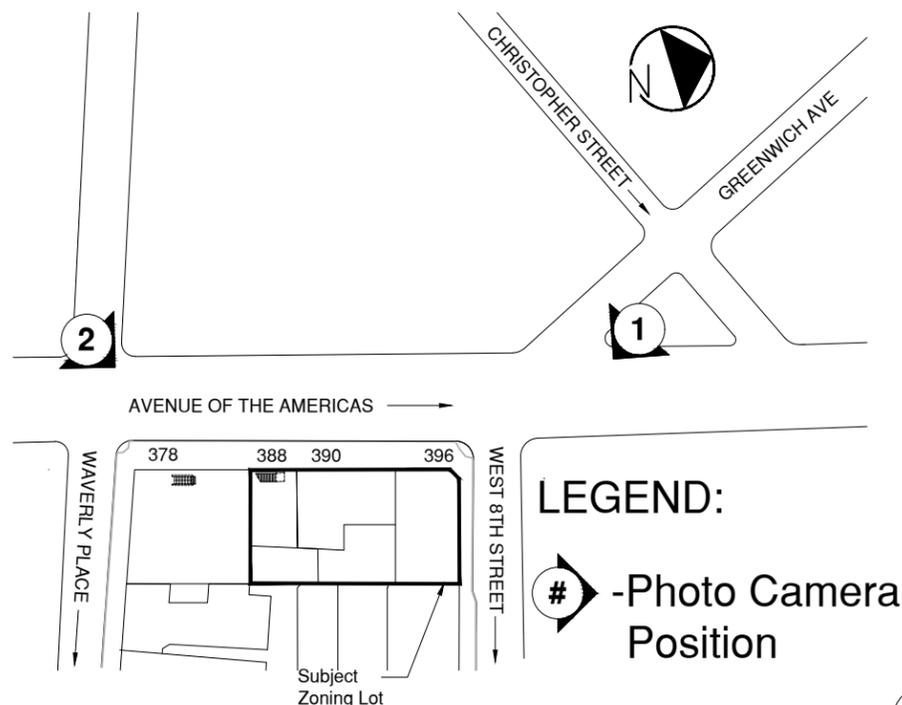
- Visible stair addition. All exterior finishes to match adjacent, existing
- Visible mechanical enclosure
- Visible new windows in new punched openings on north facade
- Window replacement in-kind on 3rd and 4th floor

1 Rendering. View from Greenwich Ave.



- Visible new windows in new punched openings on south facade
- Window replacement in-kind on 3rd and 4th floor
- Storefront door replacement in-kind on ground floor

2 Rendering view from 6th ave and Waverly Place



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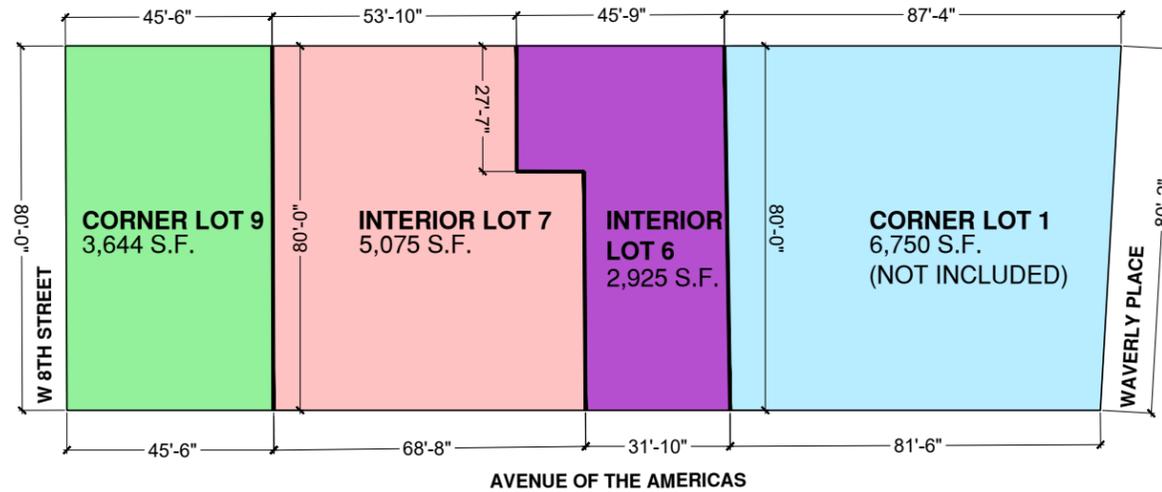
MIXED USE CONVERSION - RENDERINGS

FRIEDLAND PROPERTIES

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EXISTING:
4 TAX LOTS - 4 ZONING LOTS
 (2) interior lots, and
 (2) existing corner lots

SITE AREA = 18,390 sf

Lot 1 - 6,750 sf
 Lot 6 - 2,925 sf
 Lot 7 - 5,075 sf
 Lot 9 - 3,644 sf

PROJECT DESCRIPTION

THE SITE IS ON THE WEST SIDE OF SIXTH AVENUE (AVE OF THE AMERICAS) WHICH IS THE MERGER OF 3 OF 4 LOTS OWNED BY FRIEDLAND PROPERTIES INC. THESE LOTS ARE LOTS 6,7,AND 9.

LOT 1 IN UNDER A 20 YEAR LEASE AND IS NOT INCLUDED IN THIS LOT MERGER.

LOT 6 IS A TWO STORY STRUCTURE, LOT 7 IS A 4 STORY STRUCTURE AND LOT 9 IS A 2 STORY STRUCTURE.

THE COMBINED SQUARE FOOTAGE OF THE MERGED LOTS 6,7 AND 9 IS 11,644 SF AND IS IN THE C4-5 ZONE WITHIN THE SPECIAL LIMITED COMMERCIAL DISTRICT.

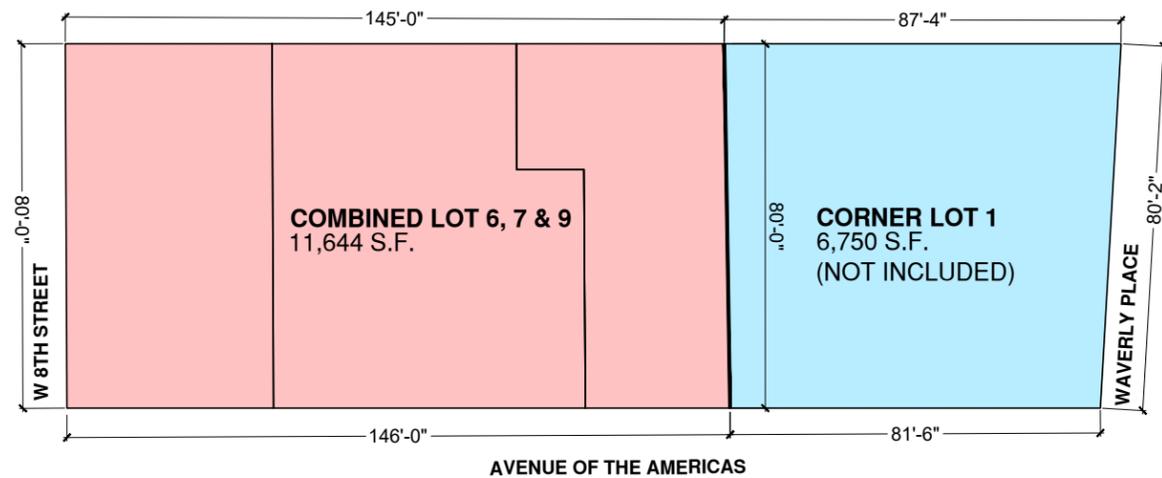
THE 390 SIXTH AVENUE BUILDING IS A 4 STORY COMMERCIAL BUILDING AND IS THE STRUCTURE OWNERSHIP WOULD LIKE TO ENLARGE HORIZONTALLY FOR ADDITIONAL CIRCULATION ONLY. LOTS 6 AND 9 WILL NOT HAVE ADDITIONAL BULK ADDED.

THE 390 SIXTH AVE ENLARGEMENT WOULD BE 441 SF ON 3RD AND 4TH FLOORS; A TOTAL OF 882 SF COMBINED IN THE REAR OF THE BUILDING. THERE IS NO ENLARGEMENT WITHIN 15 FEET OF THE STREET FRONTAGE.

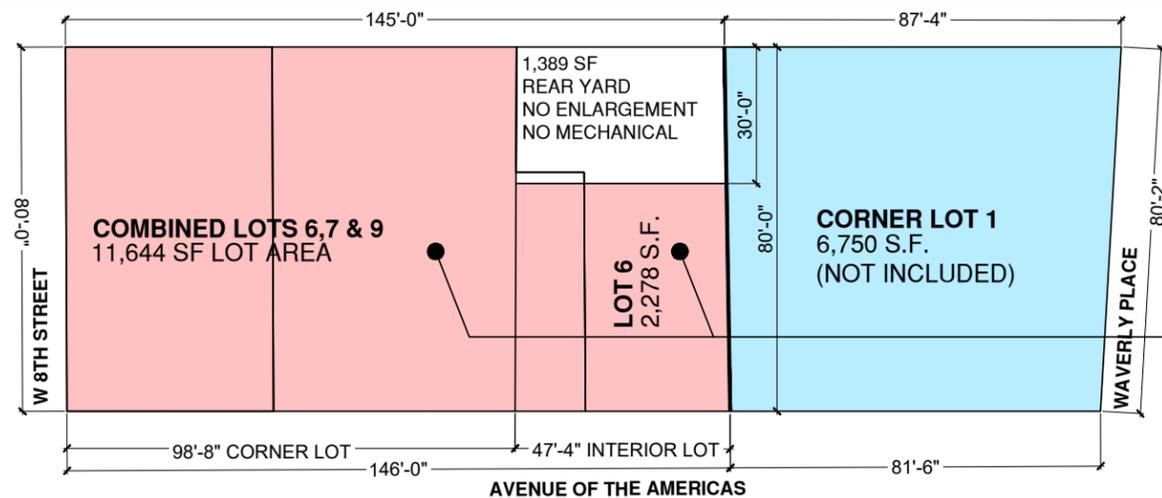
THERE WILL BE 8 APARTMENTS TOTAL ADDED WITH 4 APARTMENTS ON THE 3RD FL AND 4 APARTMENT ON THE 4TH FLOOR. THERE WILL BE A RESTAURANT ON THE FIRST AND SECOND FLOORS (LEASED AND UNDER CONSTRUCTION) WITH REDIENTIAL LOBBY AND ELEVATOR ACCESS ON THE FIRST FLOOR.

NOTABLE:

1. THE LOT 6 STRUCTURE IS A 2 STORY PRECAST CONCRETE PLANK STRUCTURE THAT CANNOT EASILY TAKE ADDITIONAL GRAVITY AND/OR WIND LOAD.
2. THE RESIDENTIAL ENLARGEMENT PROJECT WILL BE BUILT UNDER THE QUALITY HOUSING PROGRAM.



PROPOSED MERGER:
3 TAX LOTS - 2 ZONING LOTS
 Merged Lots 6, 7 & 9 into
 (1) North corner lot with Interior zoning
 30' x 46' rear yard, 1,389 sf
 (1) South corner lot

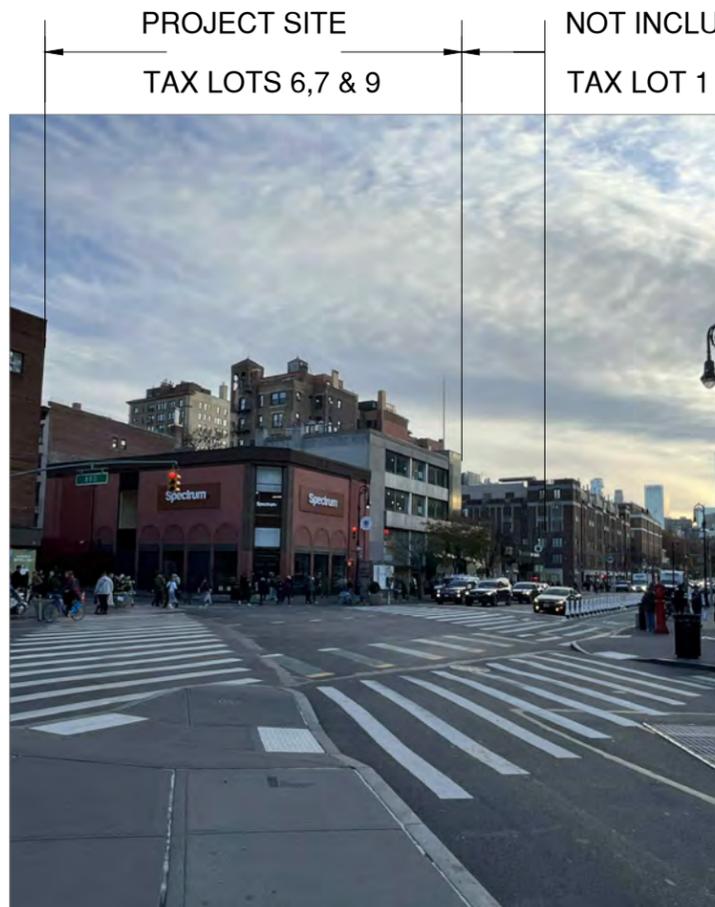


PROPOSED MERGER:
2 ZONING LOTS
 North zoning lot = 11,644 sf
 (net for enlargement = 10,251 sf)
 South zoning lot = 6,750 sf

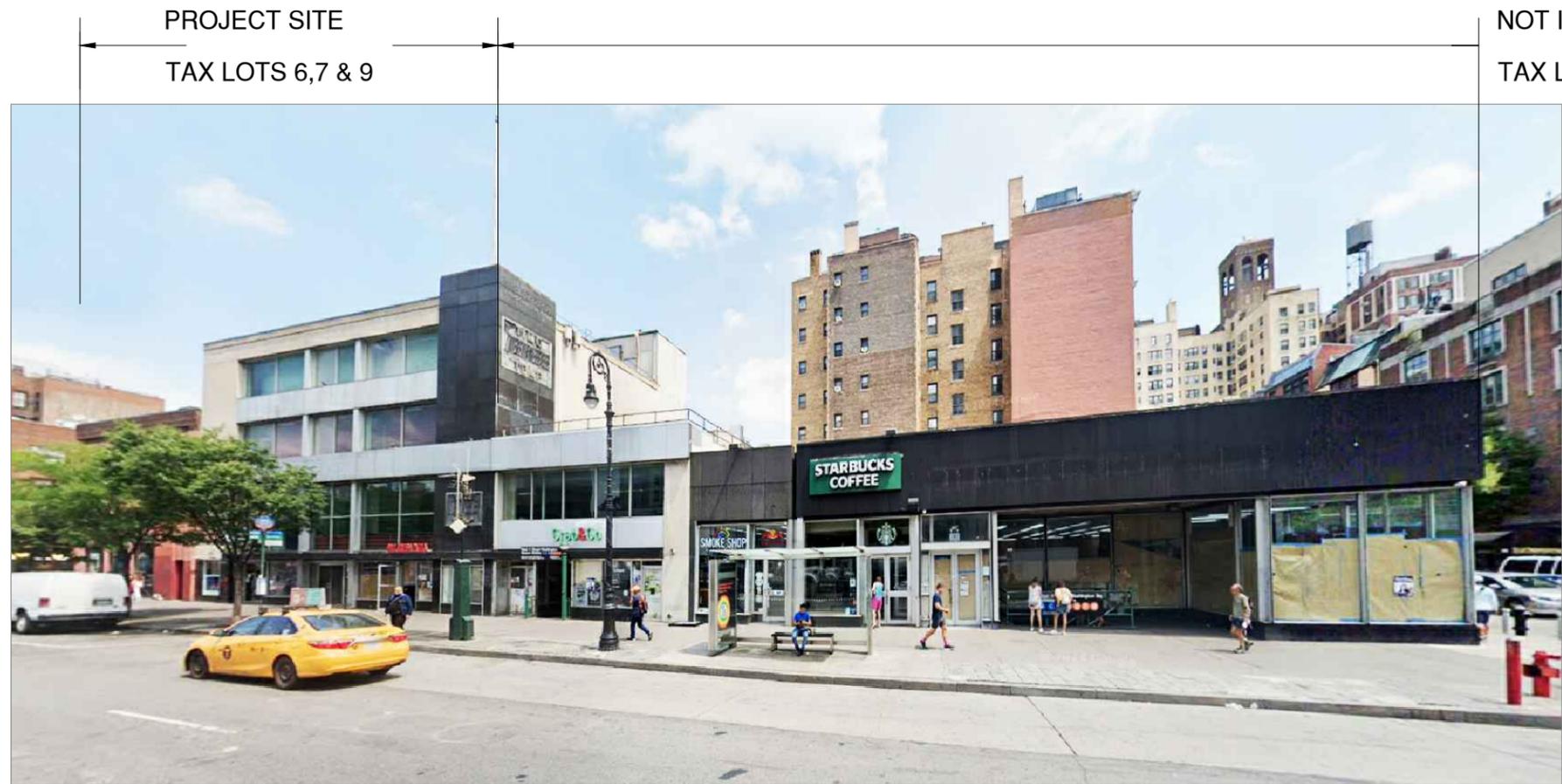
With a Proposed 3 lot merger the resulting total Floor area can be 6,646 S.F. per floor at 390 + 388 Buildings combined (2,278 S.F. on Lot 6 and 4,368 S.F. on Lot 7)

LEGEND:
 [Pink Box] COMBINED CORNER LOTS 6,7,9
 [Blue Box] CORNER LOT
 [Black Line] INTERIOR ZONING LOT LINE DIVIDING ZONING LOTS

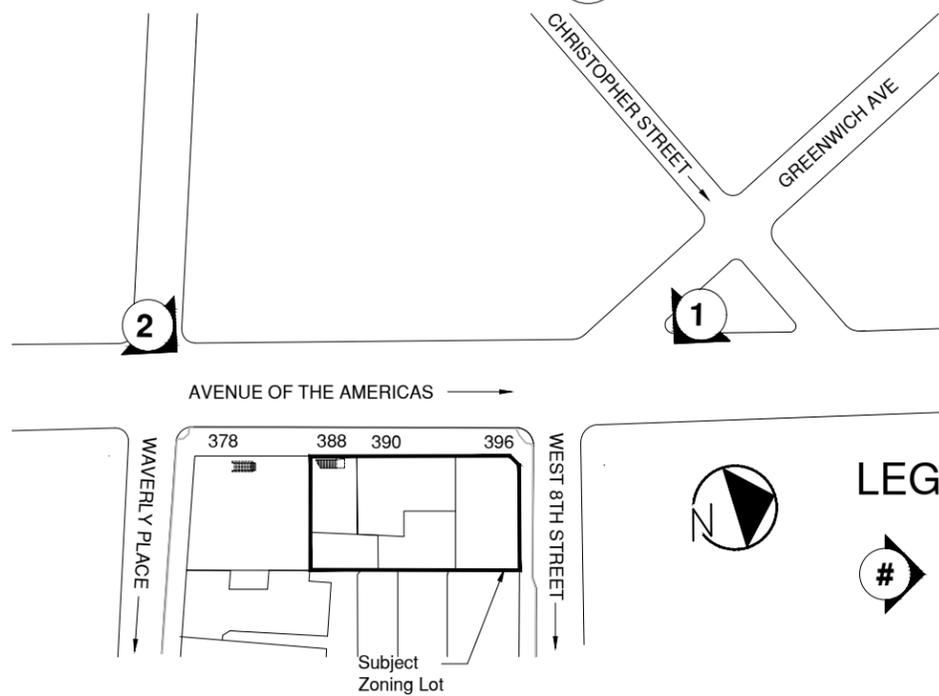




1 BLOCK CONTEXT LOOKING S/E



2 BLOCK CONTEXT LOOKING N/E FROM 6TH AVE



LEGEND:

- Photo Camera Position



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MIXED USE CONVERSION - CONTEXT

FRIEDLAND PROPERTIES

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7 OF 35



1 REAR FACADE - S/W CORNER
390, 396 SIXTH AVE



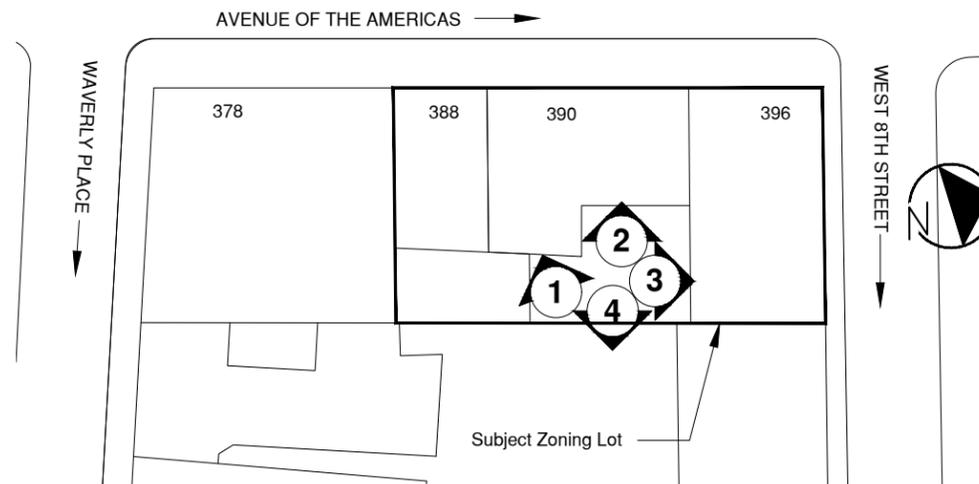
2 WEST REAR FACADE
390 SIXTH AVE



3 REAR FACADE - N/W CORNER
390, 388 SIXTH AVE



4 REAR YARD - LOOKING EAST



LEGEND:

- Photo Camera Position



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MIXED USE CONVERSION - BACK FACADE

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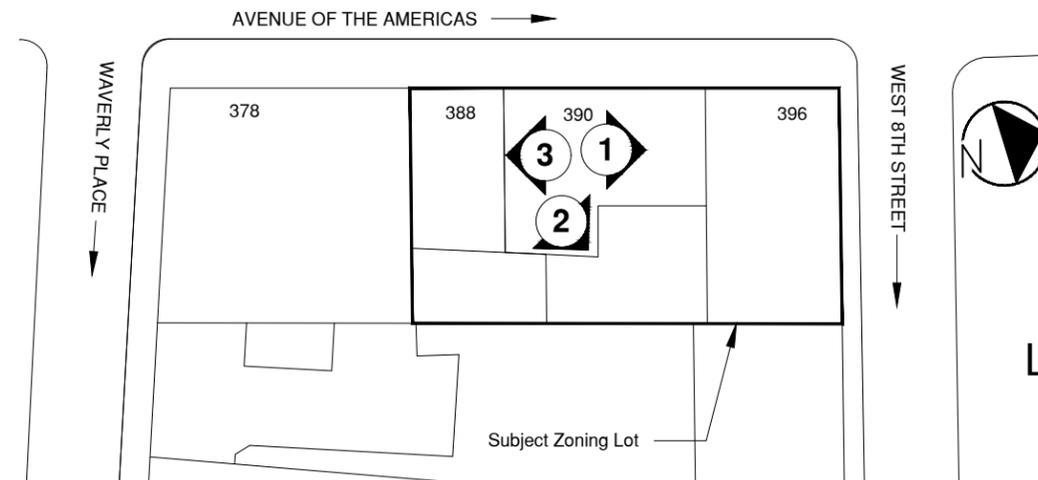
① ROOFTOP, LOOKING NORTH



② ROOFTOP, LOOKING S/E



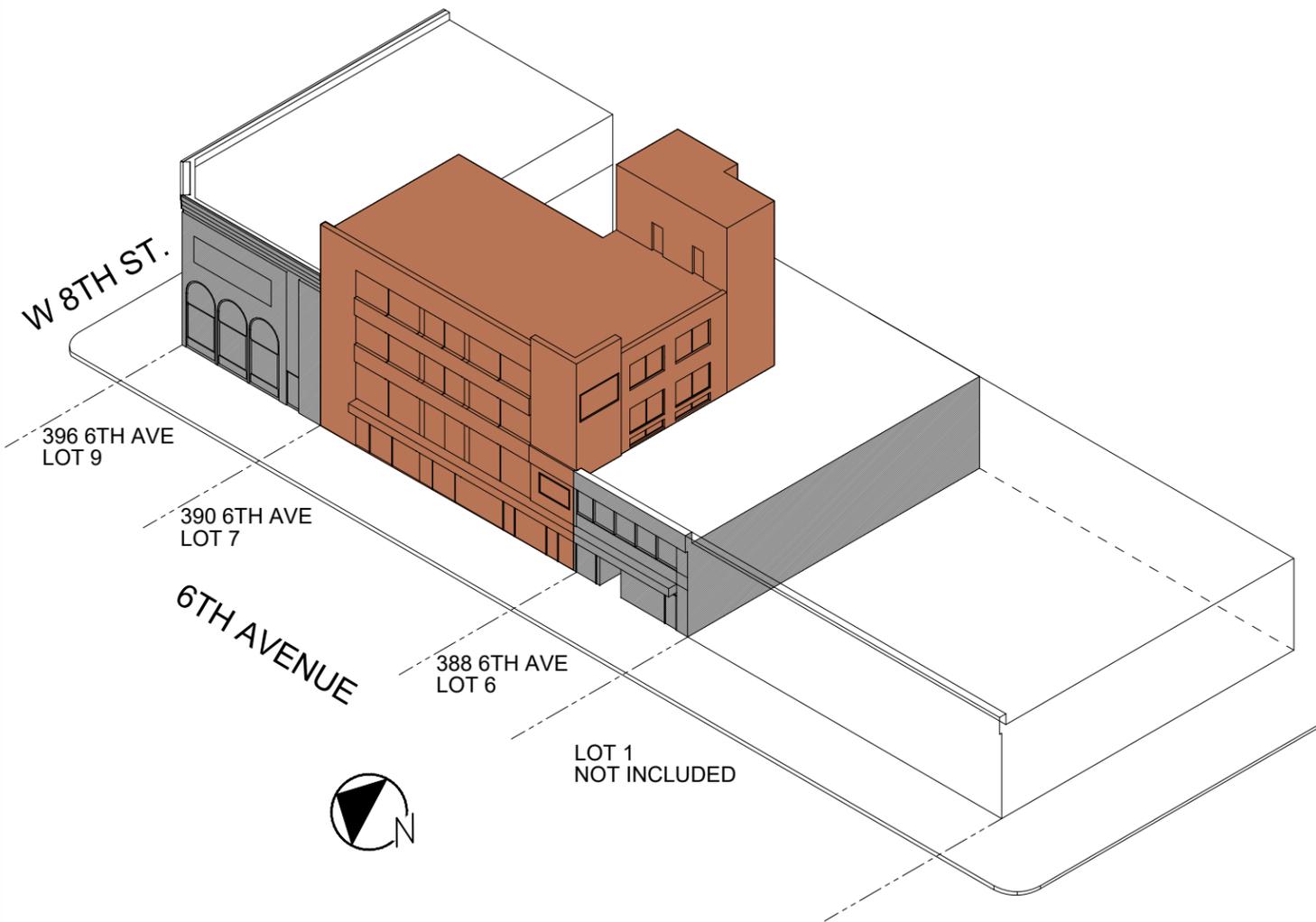
③ ROOFTOP, LOOKING SOUTH AT LOT 1



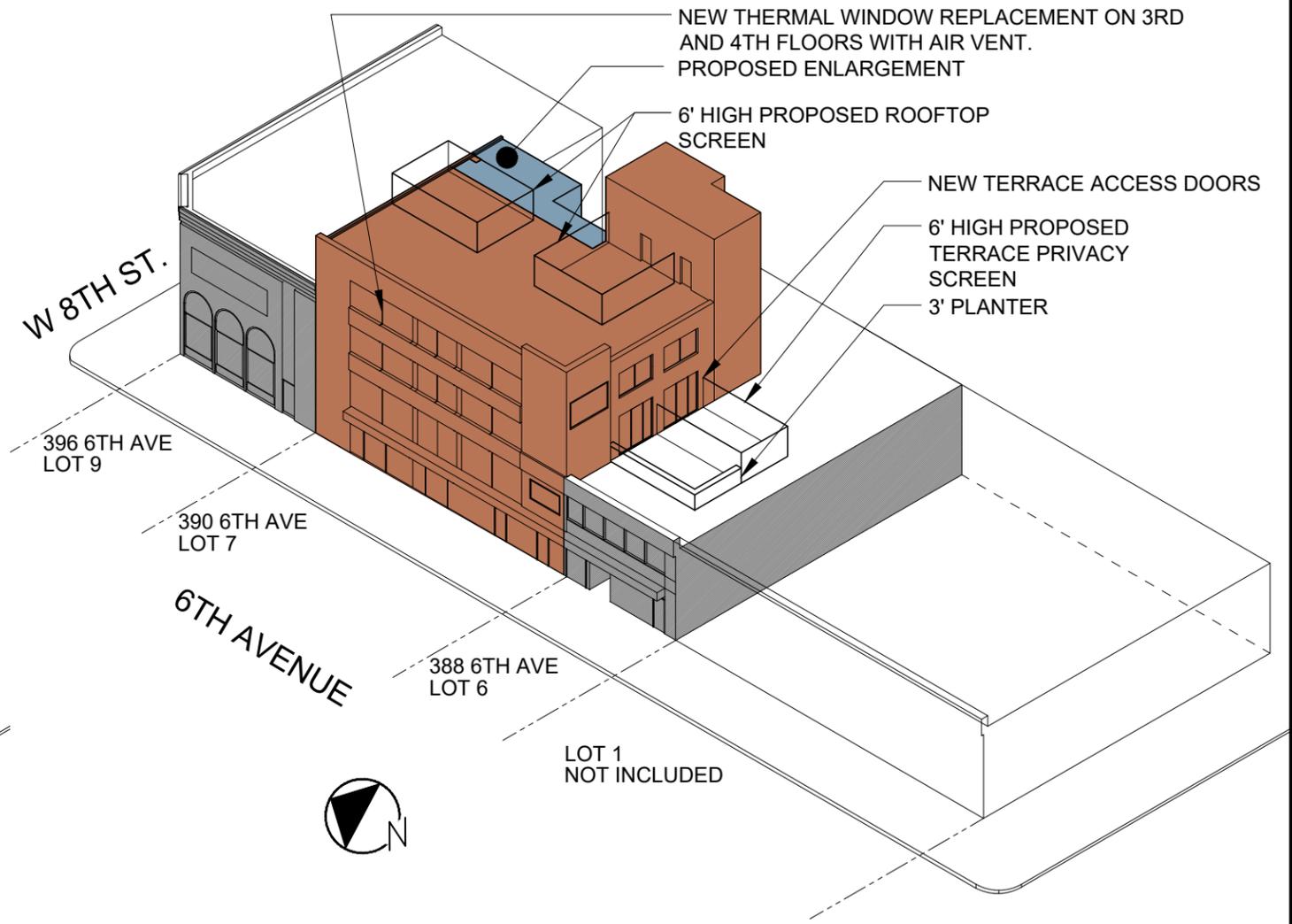
LEGEND:

- Photo Camera Position





1 ISOMETRIC, LOOKING NORTH EAST
EXISTING CONDITIONS



2 ISOMETRIC, LOOKING NORTH EAST



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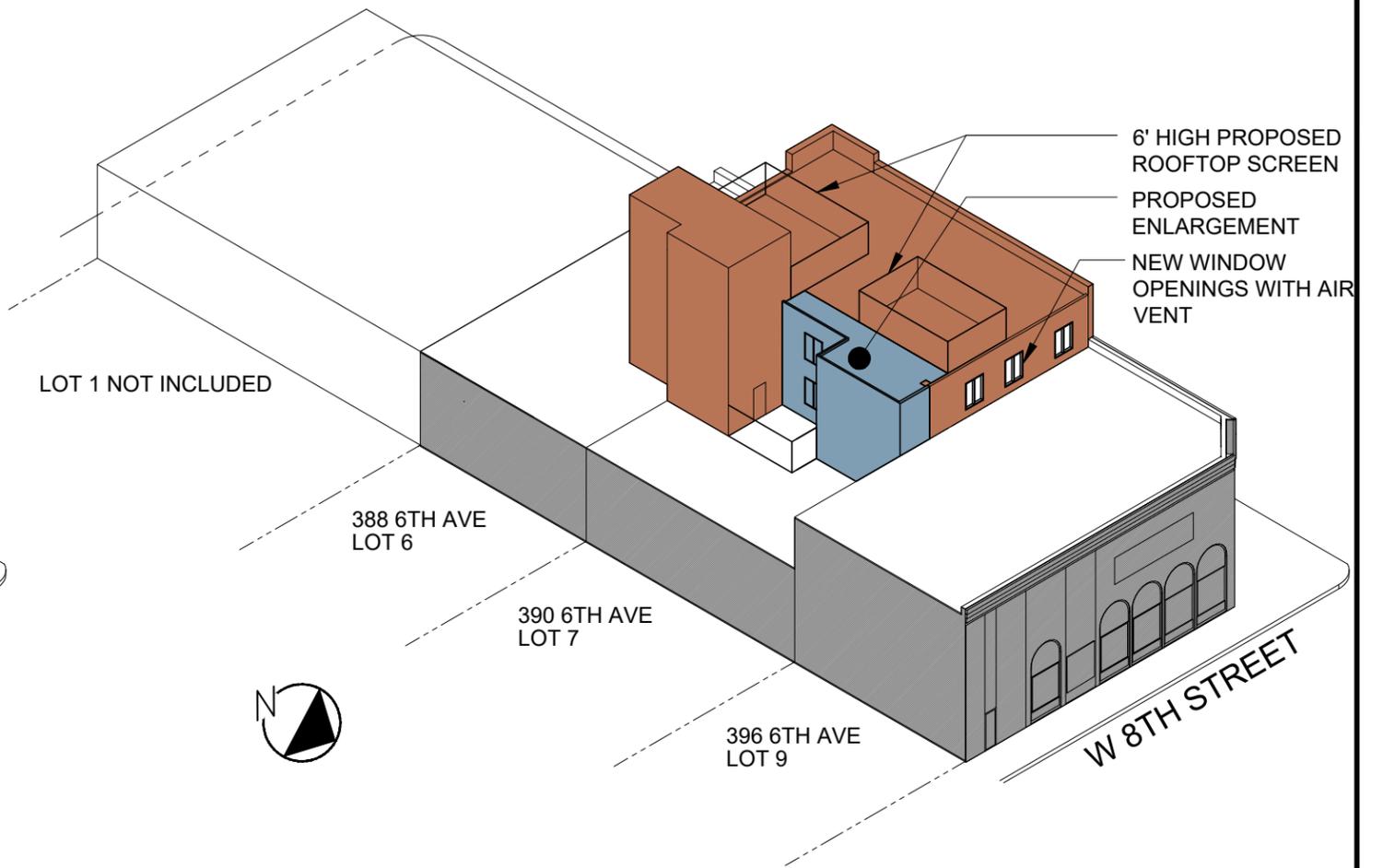
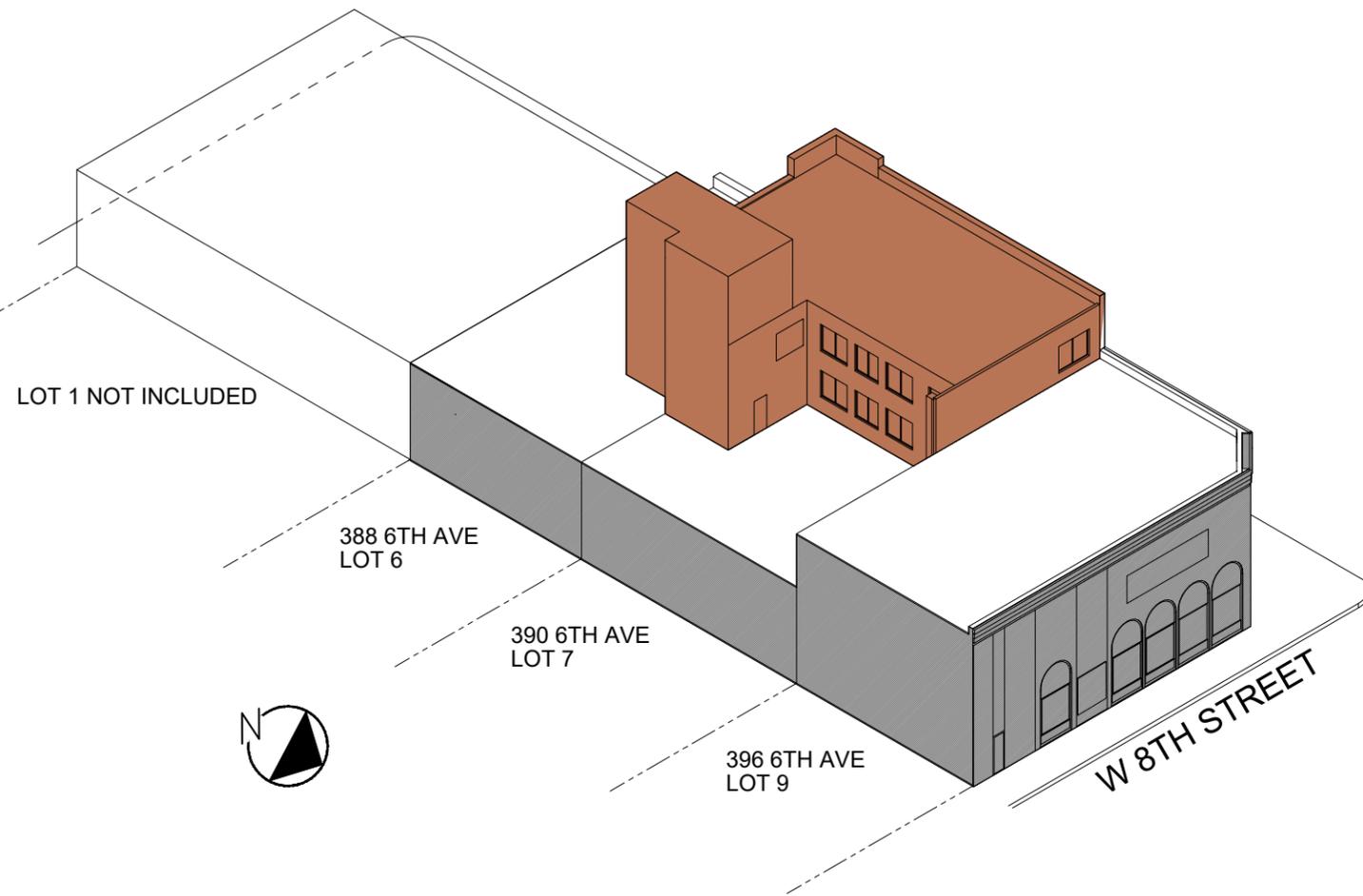
MIXED USE CONVERSION - ISOMETRIC LOOKING NORTH EAST

FRIEDLAND PROPERTIES

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1 ISOMETRIC, LOOKING SOUTH WEST
EXISTING CONDITIONS

2 ISOMETRIC, LOOKING SOUTH WEST
EXISTING CONDITIONS



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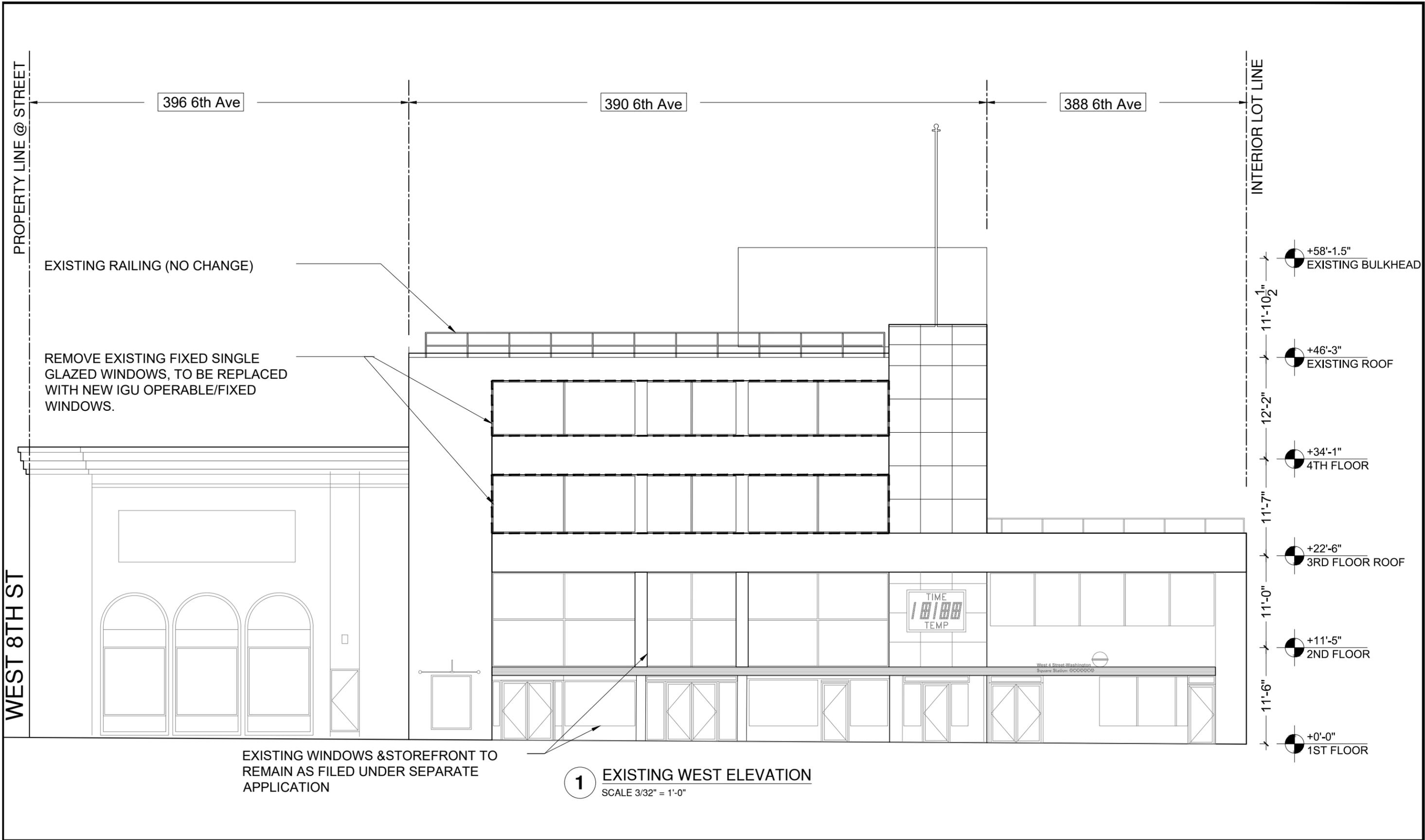
MIXED USE CONVERSION - PROPOSED EXPANSION CONTEXT

FRIEDLAND PROPERTIES

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EXISTING WINDOWS & STOREFRONT TO REMAIN AS FILED UNDER SEPARATE APPLICATION

1 EXISTING WEST ELEVATION
SCALE 3/32" = 1'-0"

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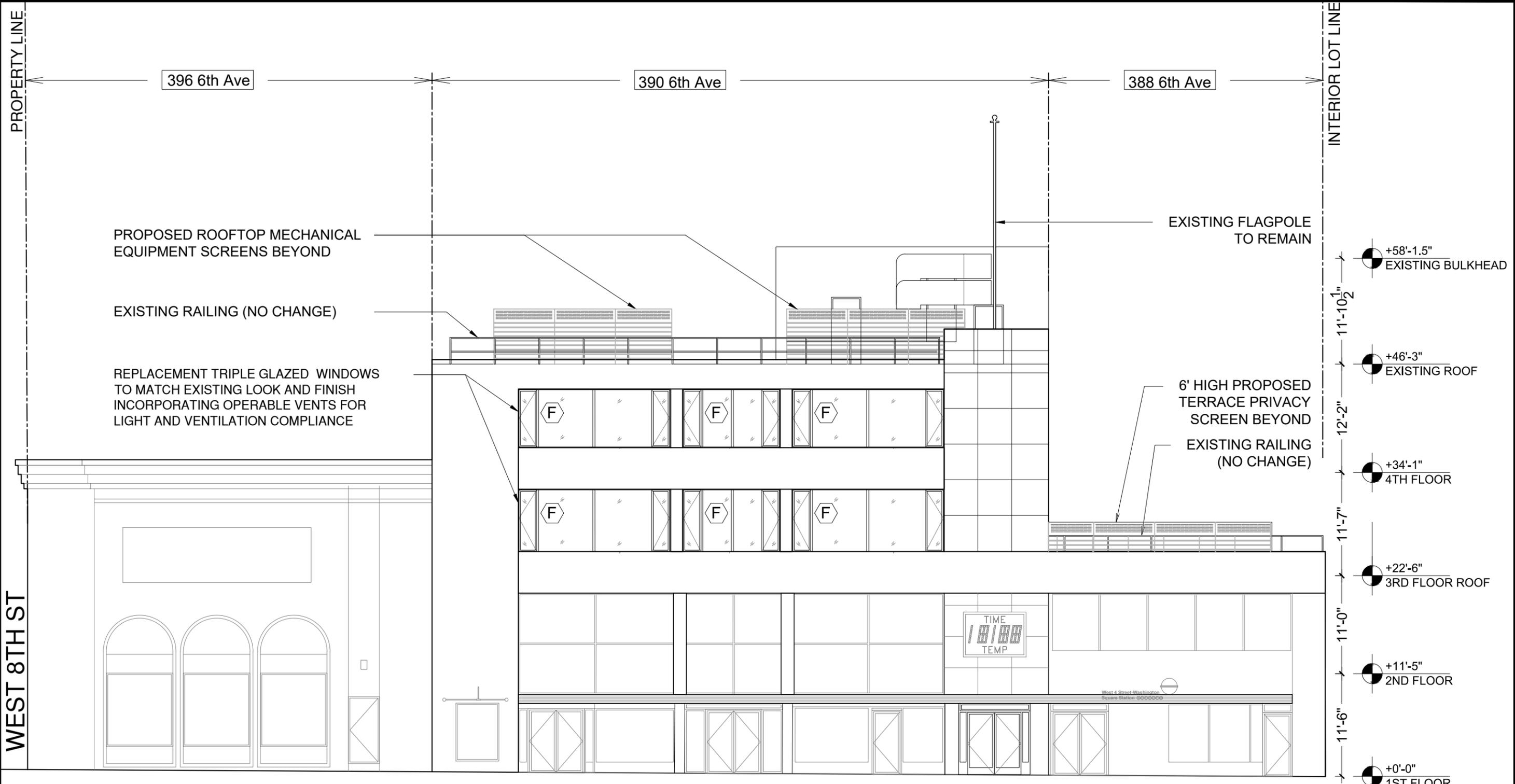
MIXED USE CONVERSION - EXISTING WEST ELEVATION

FRIEDLAND PROPERTIES

388-396 AVENUE OF AMERICAS, NEW YORK, NY 10014

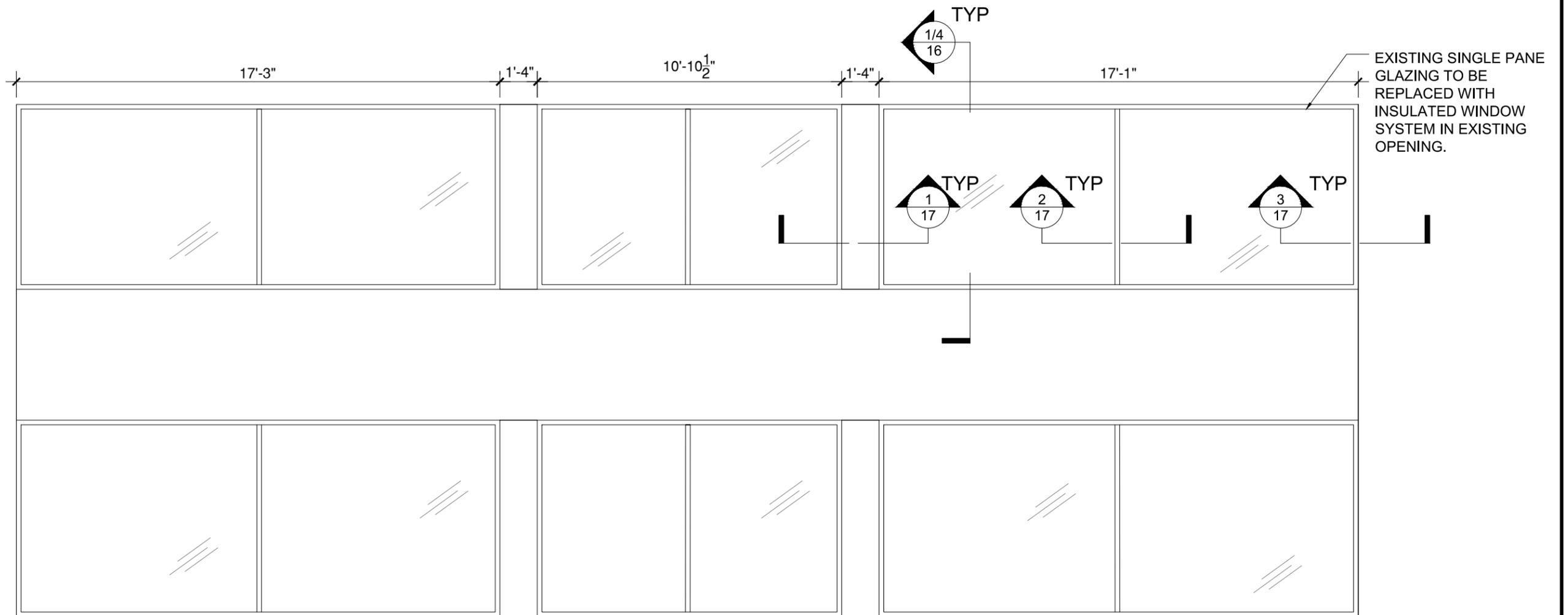
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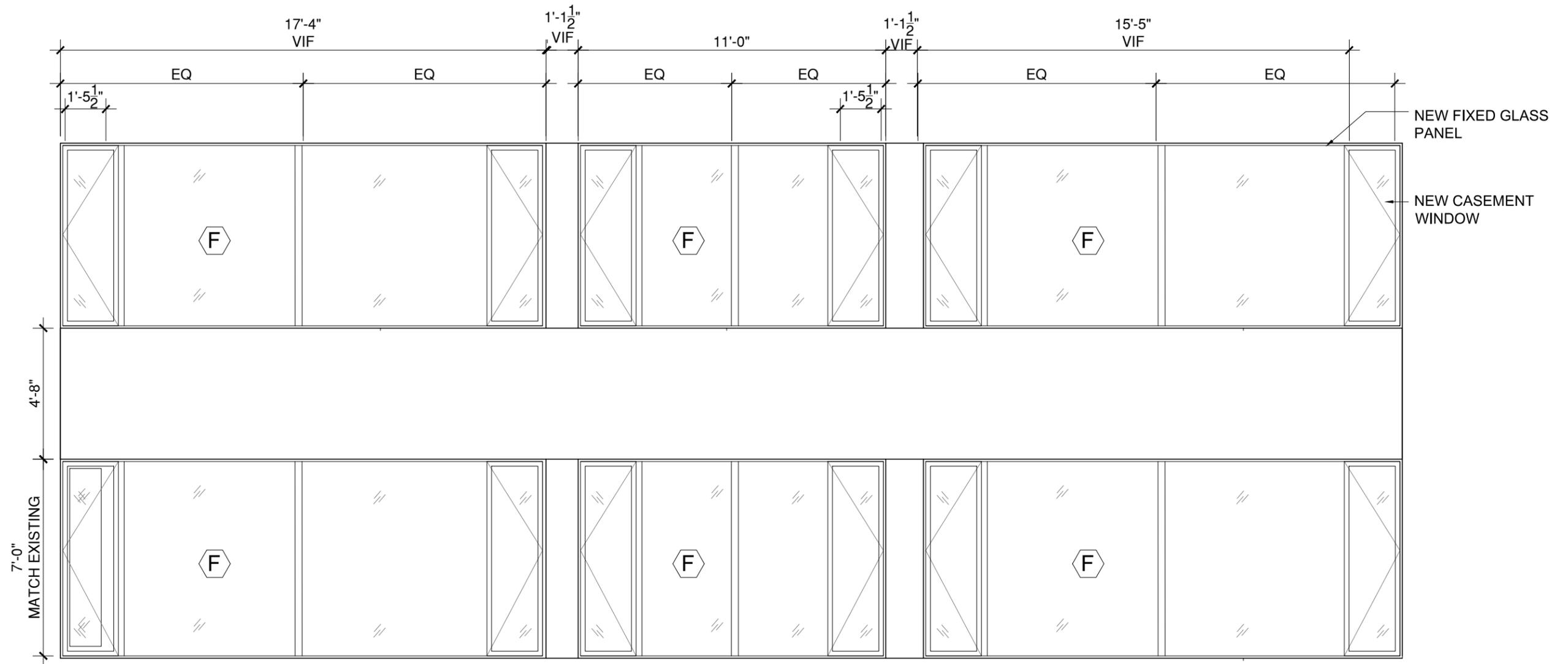


1 PROPOSED WEST ELEVATION
SCALE 3/32" = 1'-0"

NOTE: SEE PAGE 15 OF 35 FOR FACADE CLEANING SPECIFICATIONS



1 EXISTING 6TH AVE GLAZING ELEVATION
SCALE 1/4" = 1'-0"



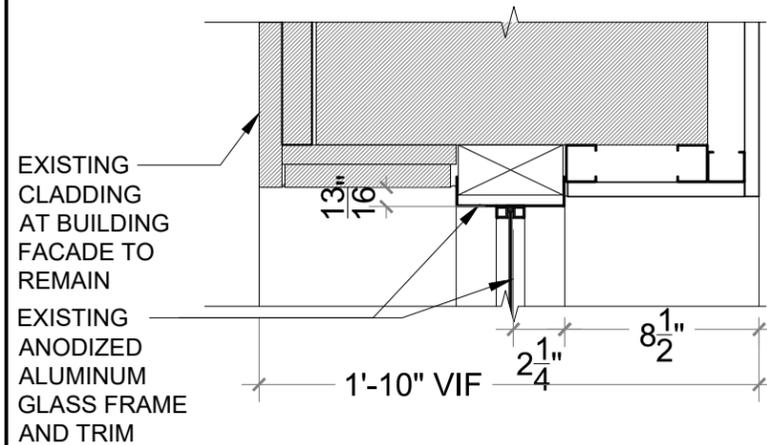
1 PROPOSED 6TH AVE GLAZING ELEVATION
SCALE 1/4" = 1'-0"

TYPICAL FOR ALL FACADES :

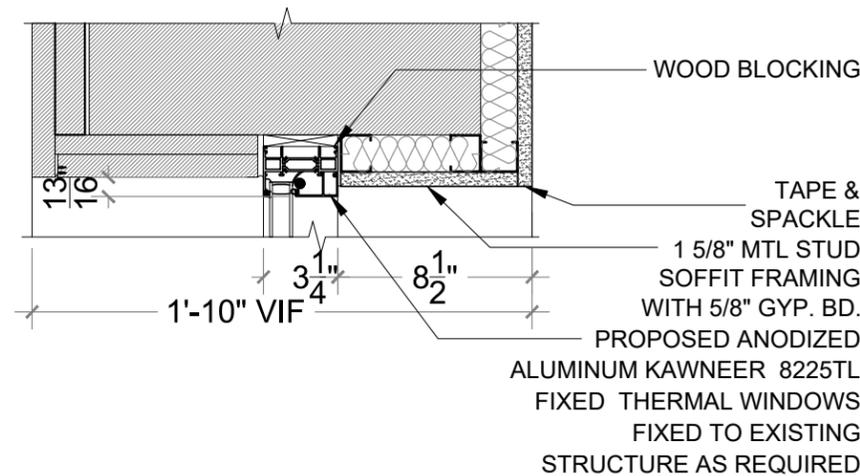
GENERAL NOTES:

1. PROVIDE PROTECTION FOR VEHICLES, PEDESTRIANS, AND ADJACENT PROPERTIES AS REQUIRED. PROVIDE SIDEWALK SHED AS REQUIRED BY NYC DOB.
2. WHEN PROVIDING MATERIALS APPLICATIONS PROVIDE 2'-0" X 2'-0" SAMPLE OF AREAS FOR REVIEW AND APPROVAL BY THE ARCHITECT.
3. WORK CAN ONLY BE PERFORMED WHEN THE OUTSIDE AIR TEMPERATURE REMAINS A CONSTANT 45 DEGREES OR HIGHER FOR A 72 HOUR PERIOD PRIOR TO COMMENCEMENT OF THE WORK

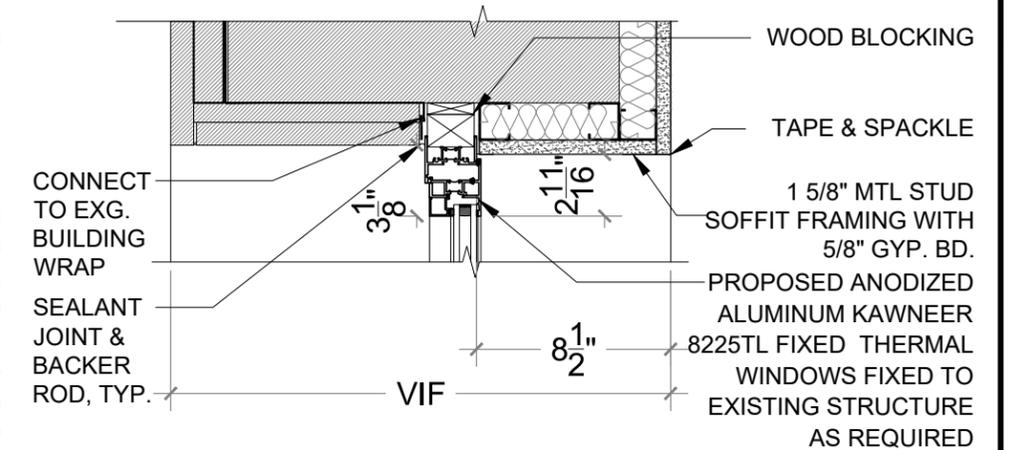
- A. CLEAN MASONRY AS FOLLOWS:
 1. MEDIUM PRESSURE POWER WASH (300-500 PSI MAX) ENTIRE FACADE AND LET DRY THOROUGHLY. ALL WASTE WATER SHALL BE RETAINED ON SITE FOR FILTERING AND DISPOSAL IN A METHOD AS APPROVED BY GOVERNING AGENCIES.
 2. APPLY "SURE CLEAN" EK CLEANER.
 3. FOR AREAS OF HEAVY DIRT, OR GRIME USE "SURECLEAN" RESTORATION CLEANER.
 4. SCRAPE ALL LOOSE COATING AND RECOAT WITH SIMILAR MATERIAL AND COLOR - PROVIDE SAMPLE TO ARCHITECT FOR APPROVAL.
 5. COAT ENTIRE STONE FACADE WITH "PROSOCO" -WEATHERSEAL" - COLOR TO BE SELECTED TO MATCH EXISTING
- B. NEW WINDOWS SHALL BE "KAWNEER" 8225 TL



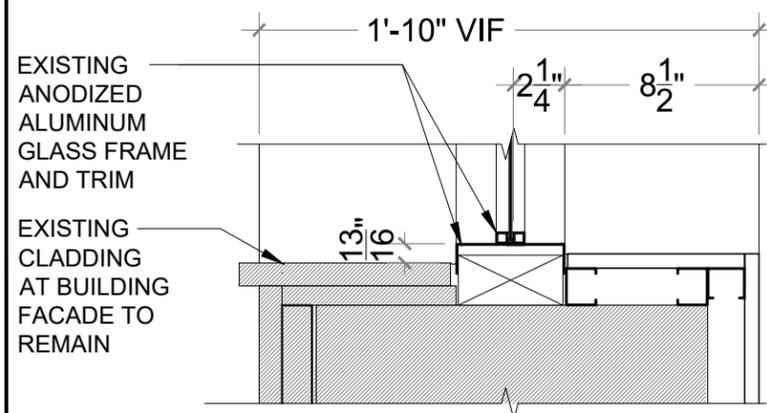
1 EXISTING GLAZING SILL
SCALE 1 1/2" = 1'-0"



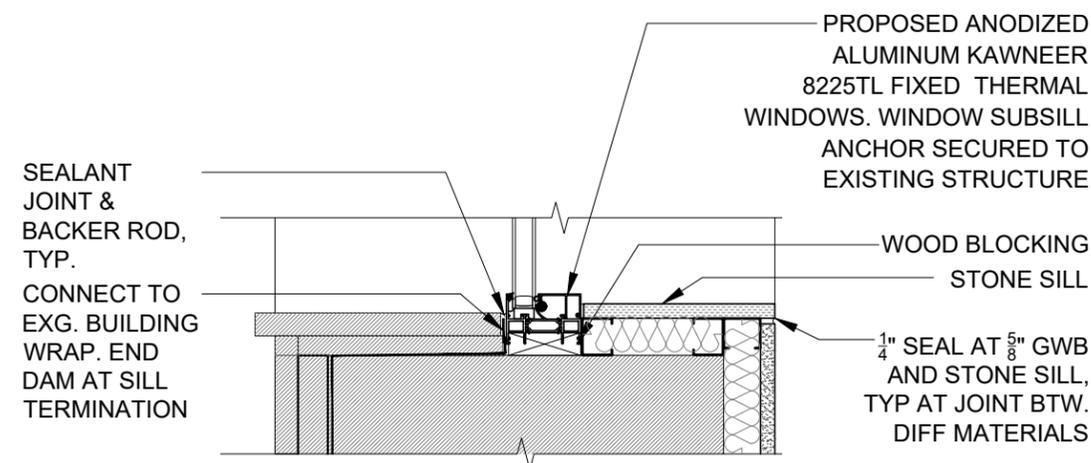
2 PROPOSED GLAZING HEAD AT FIXED GLASS
SCALE 1 1/2" = 1'-0"



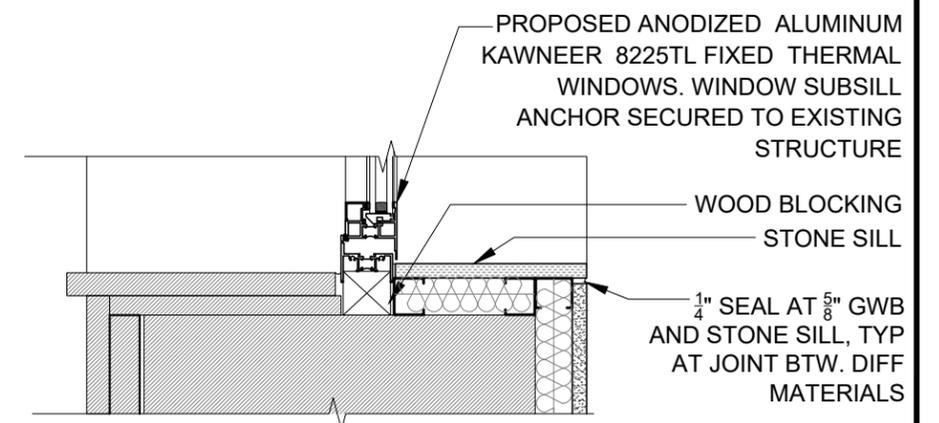
3 PROPOSED WINDOW HEAD AT CASEMENT
SCALE 1 1/2" = 1'-0"



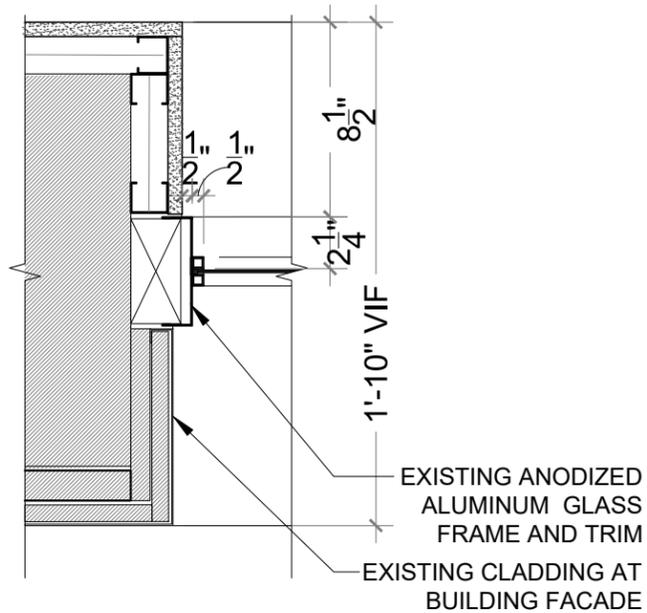
4 EXISTING GLAZING SILL
SCALE 1 1/2" = 1'-0"



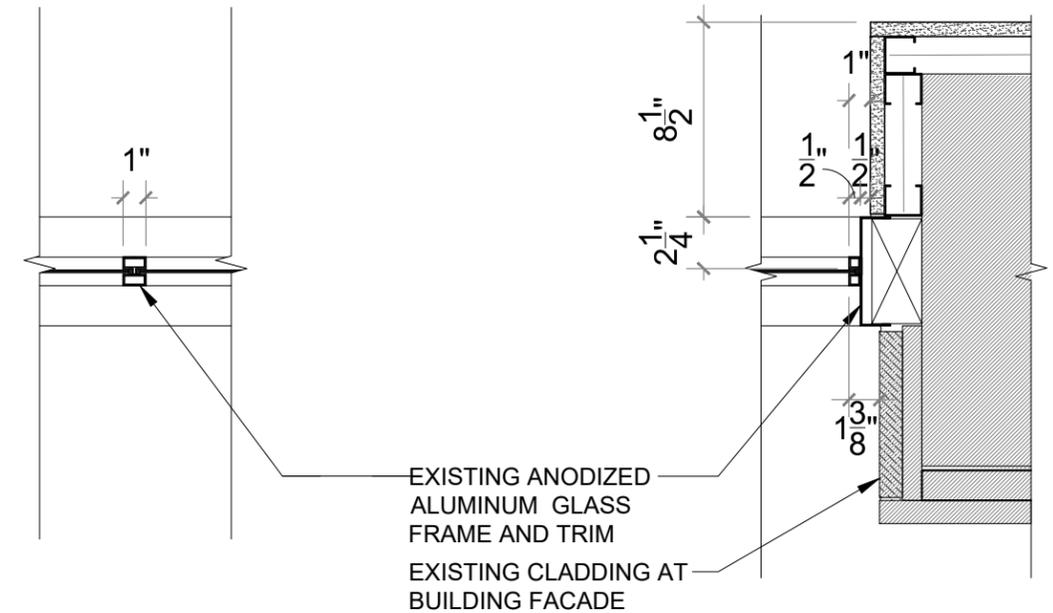
5 PROPOSED SILL AT FIXED
SCALE 1 1/2" = 1'-0"



6 PROPOSED WINDOW SILL AT CASEMENT
SCALE 1 1/2" = 1'-0"

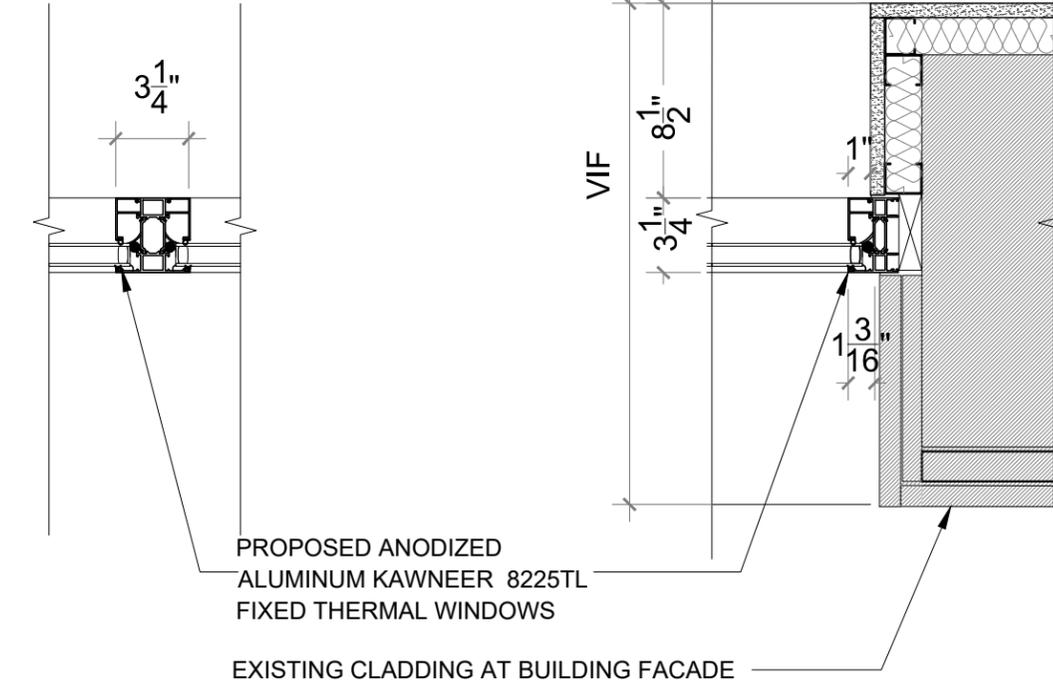
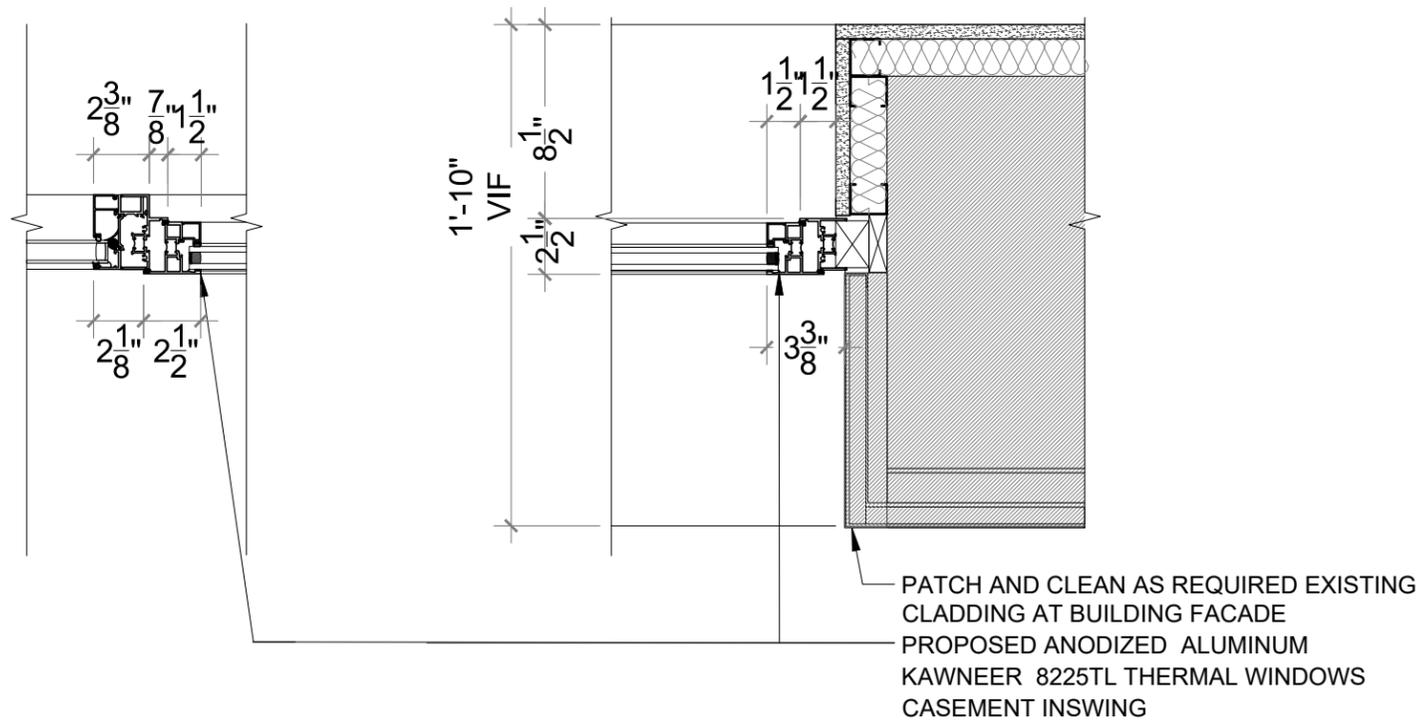


1 EXISTING GLAZING JAMB @ EXG PANEL
SCALE 1 1/2" = 1'-0"



2 EXG TRANSITION
SCALE 1 1/2" = 1'-0"

3 EXISTING GLAZING JAMB @ EXG STONE
SCALE 1 1/2" = 1'-0"

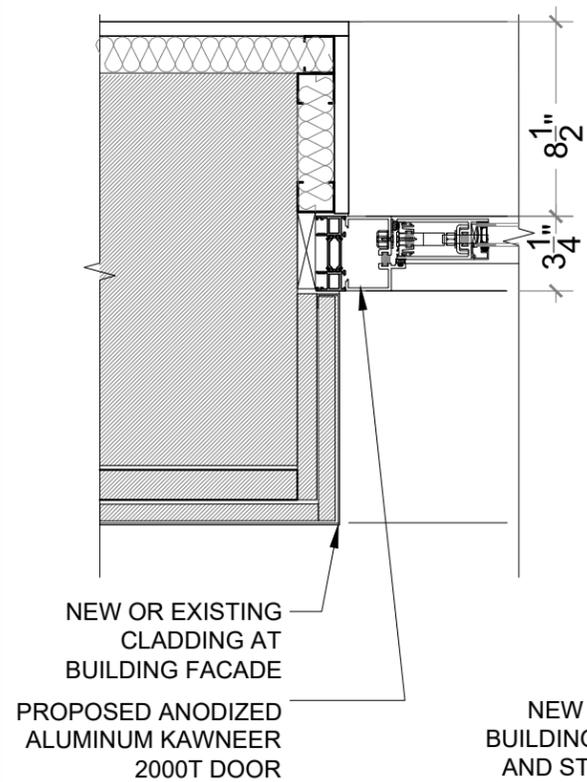


4 PROPOSED FIXED TO CASEMENT JAMB
SCALE 1 1/2" = 1'-0"

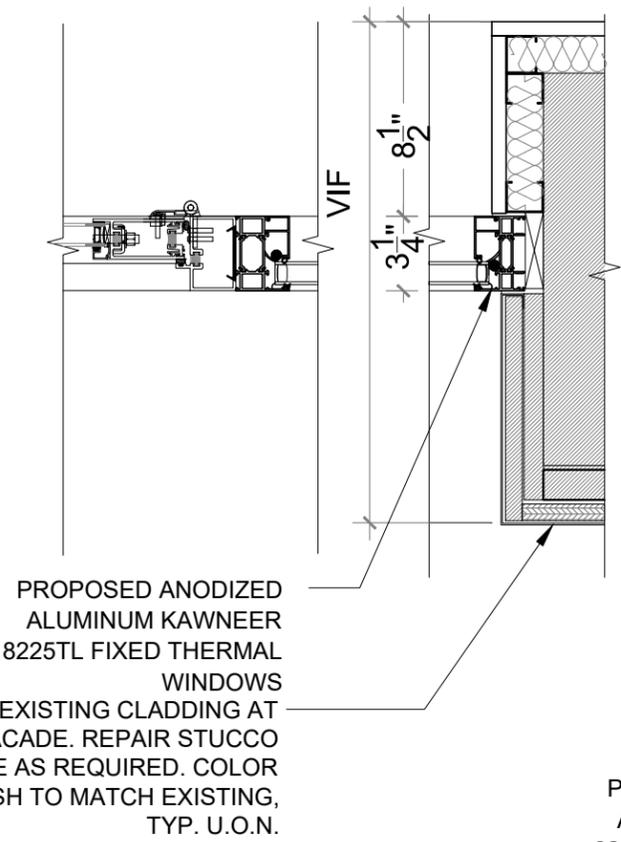
5 PROPOSED PLAN DET. AT CASEMENT VENT
SCALE 1 1/2" = 1'-0"

6 PROPOSED FIXED GL. TRANSITION
SCALE 1 1/2" = 1'-0"

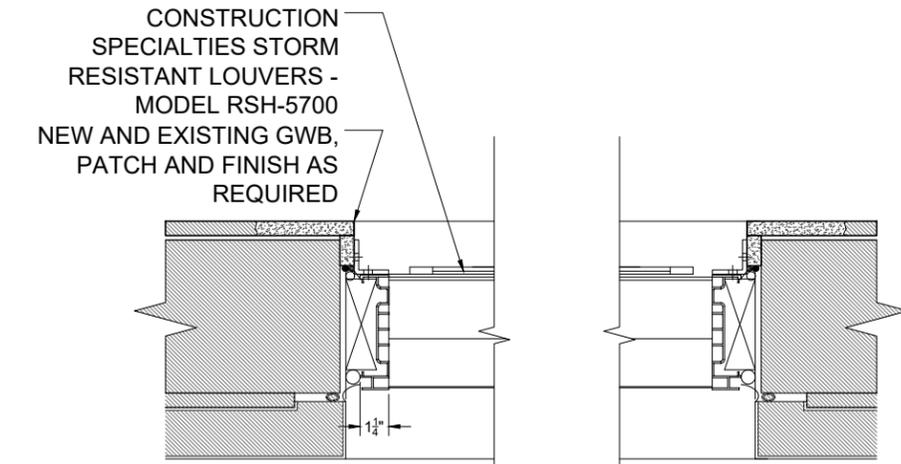
7 PROPOSED FIXED GL. JAMB
SCALE 1 1/2" = 1'-0"



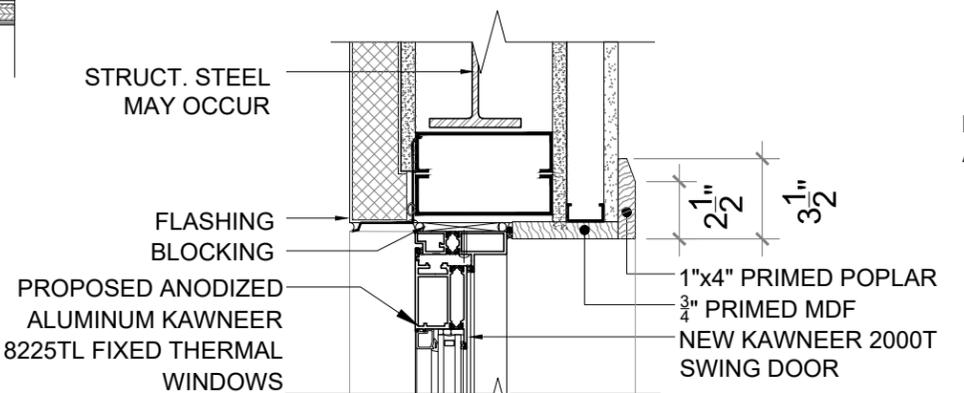
1 PROPOSED DR JAMB AT TERRACE
SCALE 1 1/2" = 1'-0"



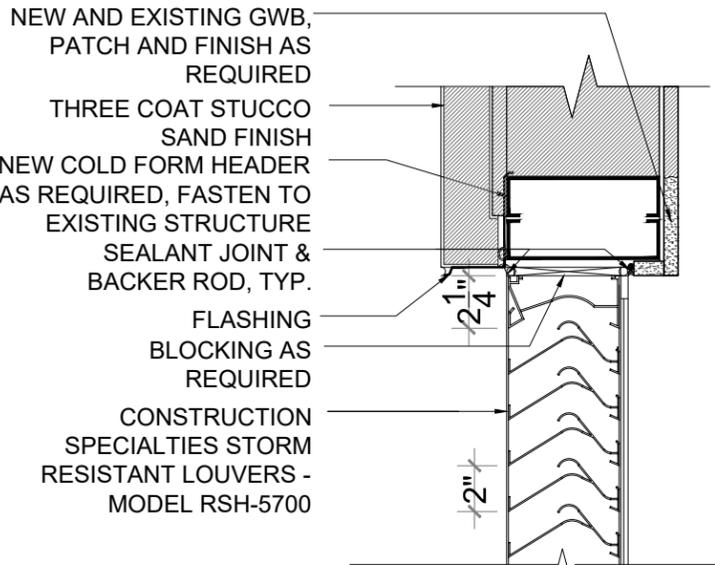
2 PROPOSED DR JAMB AT TERRACE
SCALE 1 1/2" = 1'-0"



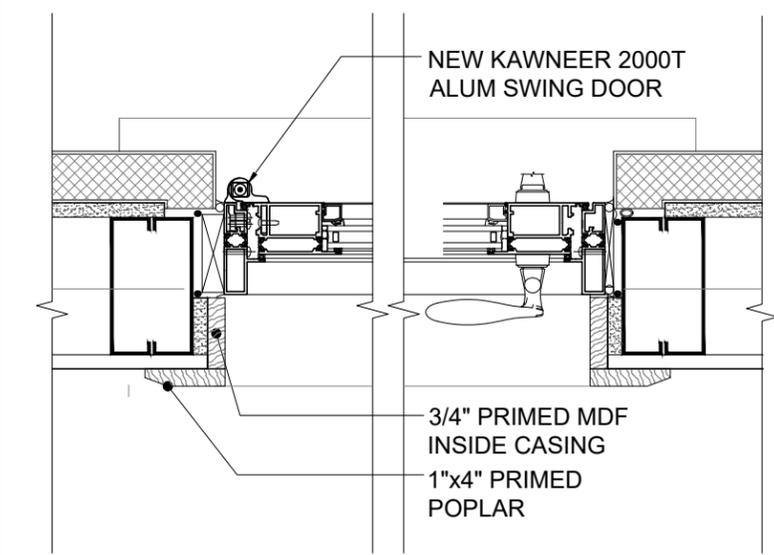
6 PROPOSED JAMB AT MECH. LOUVER
SCALE 1 1/2" = 1'-0"



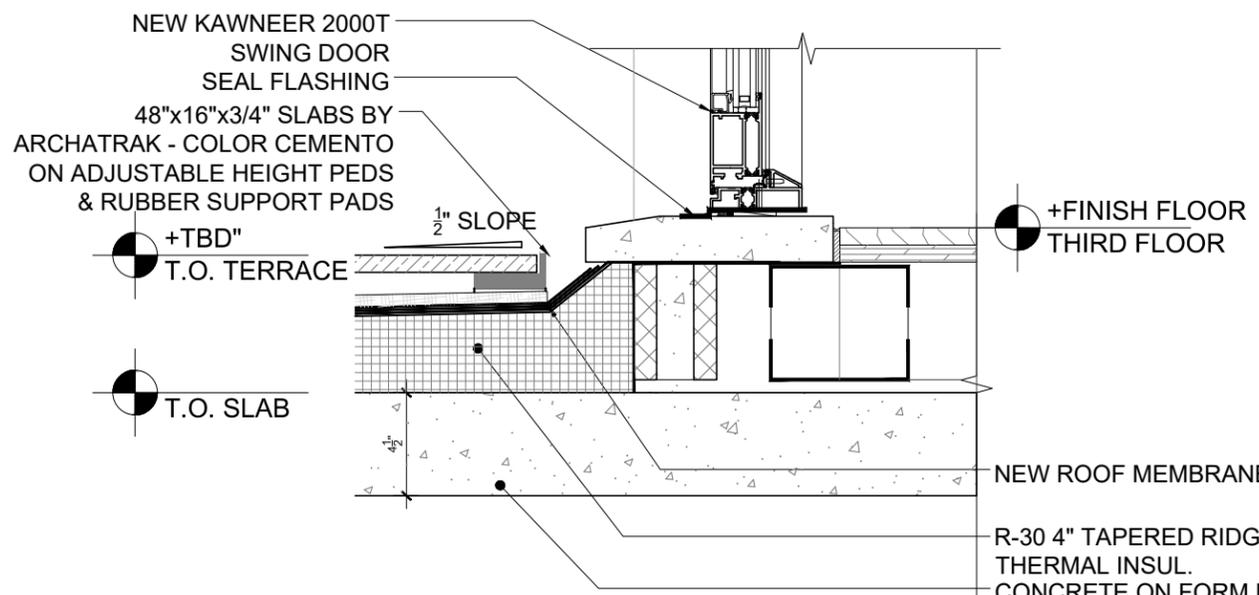
3 PROPOSED DOOR HEAD AT EXTENSION
SCALE 1 1/2" = 1'-0"



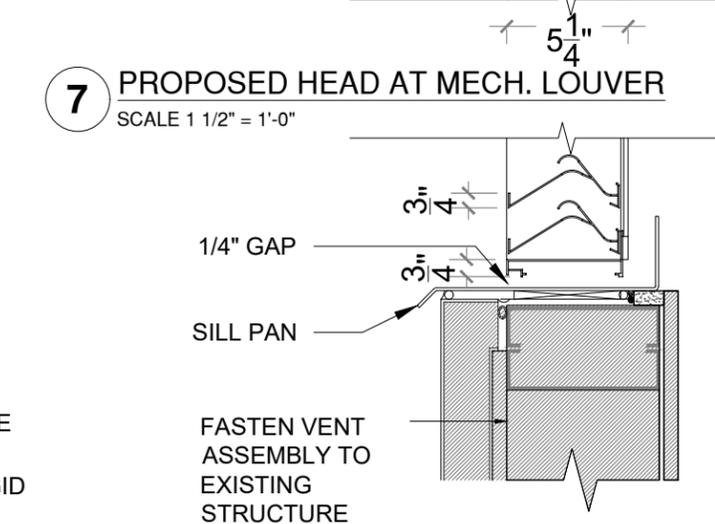
7 PROPOSED HEAD AT MECH. LOUVER
SCALE 1 1/2" = 1'-0"



4 PROPOSED DOOR JAMB AT EXTENSION
SCALE 1 1/2" = 1'-0"



5 PROPOSED DOOR HEAD AT EXTENSION
SCALE 1 1/2" = 1'-0"

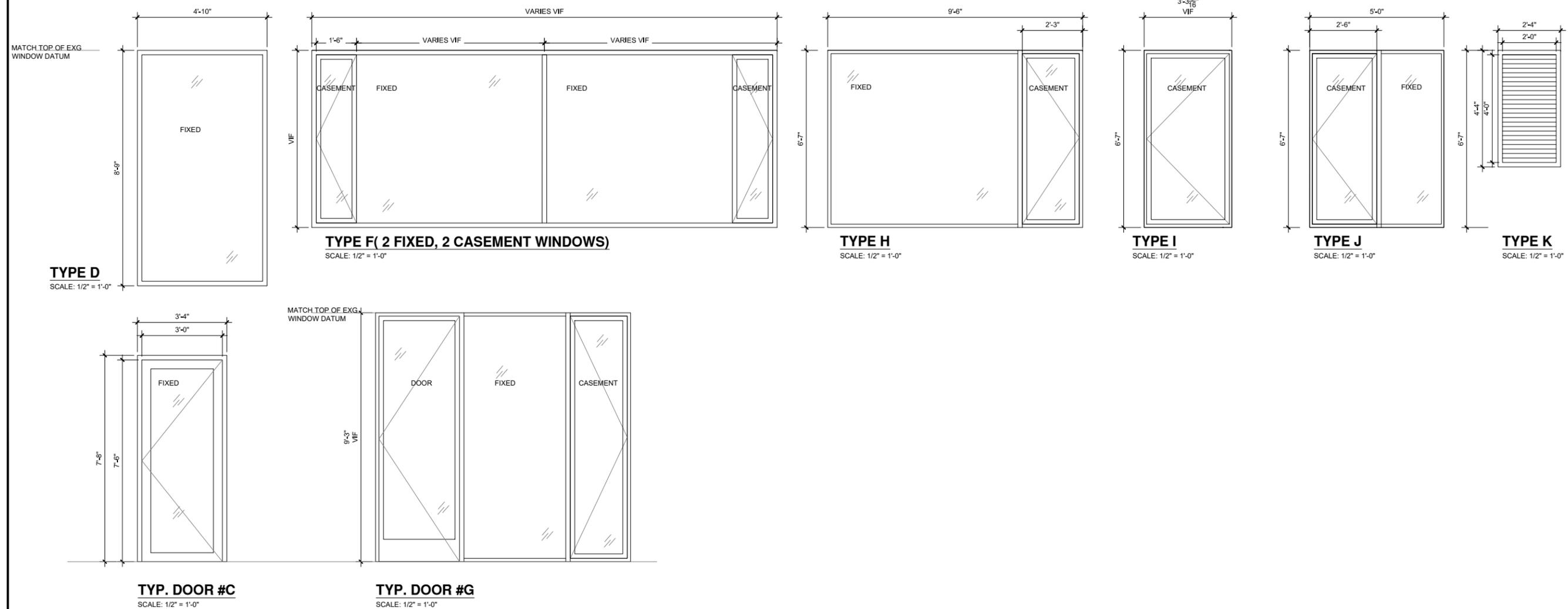


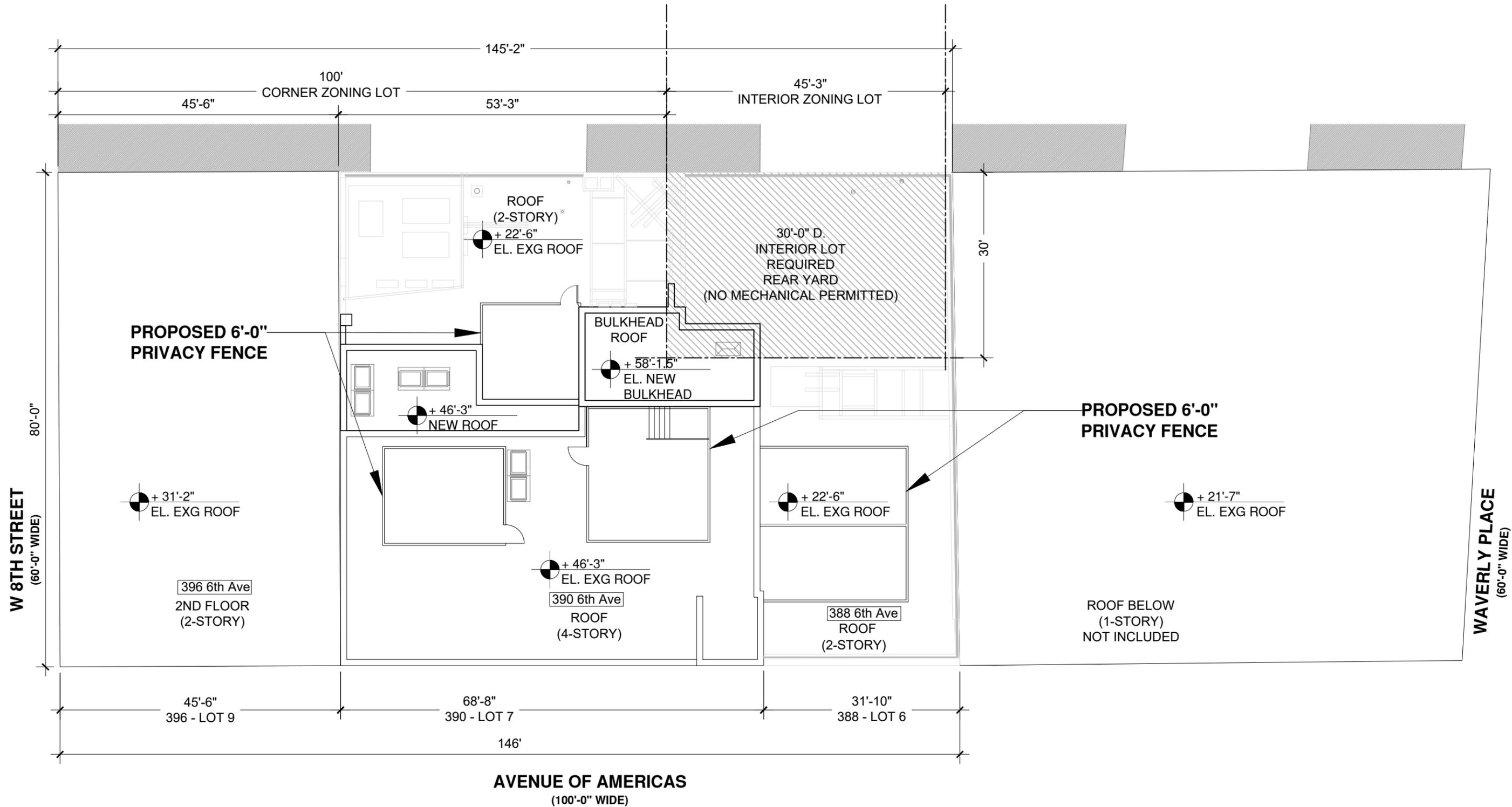
8 PROPOSED SILL AT MECH. LOUVER
SCALE 1 1/2" = 1'-0"

WINDOW & EXTERIOR DOOR SCHEDULE

TYPE	SIZE (W x H)	MATERIAL	FRAME MATERIAL	GLASS TYPE	DETAILS			FINISH	REMARKS
					HEAD	JAMB	SILL		
C	SEE ELEVATION	ALUM. & GL.	ALUM.	IG	3/18	4/18	5/18	ANODIZED	
D	SEE ELEVATION	ALUM. & GL.	ALUM.	IG	2/16	7/17	5/16	ANODIZED	
F	SEE ELEVATION	ALUM. & GL.	ALUM.	IG	2,3/16	4,5,6,7/17	5,6/16	ANODIZED	
G	SEE ELEVATION	ALUM. & GL.	ALUM.	IG	2,3 /16 3/18	4,5,6,7 /17 1,2 /18	5,6 /16 5 /18	ANODIZED	
H	SEE ELEVATION	ALUM. & GL.	ALUM.	IG	2,3/16	5,6,7/17	5,6/16	ANODIZED	
I	SEE ELEVATION	ALUM. & GL.	ALUM.	IG	3/16	5/17	6/16	ANODIZED	
J	SEE ELEVATION	ALUM. & GL.	ALUM.	IG	2,3/16	5,6,7/17	5,6/16	ANODIZED	
K	SEE ELEVATION	ALUM.	ALUM.	-	7/18	6/18	8/18	#609 CHAMPAGNE BRONZR METALIC COATING	

GLASS TYPE IG:
 1" INSULATING GLASS:
 OUTSIDE LITE: 1/8" CLEAR ANNEALED GLASS
 AIR SPACE: 3/4"
 INSIDE LITE: 1/8" CLEAR ANNEALED GLASS WITH
 LOW-E COATING ON #3 SURFACE





1 PROPOSED SITE PLAN
SCALE 1/16" = 1'-0"

**PROPOSED
SITE PLAN**

William Leggio Architect LLC

584 Broadway, New York, NY 10012

Tel. 212.966.4443 Fax. 212.431.9369

MIXED USE CONVERSION - BLOCK PLAN

FRIEDLAND PROPERTIES

388-396 AVENUE OF AMERICAS, NEW YORK, NY 10014

NOVEMBER 17, 2025

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1 EXISTING WINDOW TRIM
COLOR: ANODIZED
ALUMINUM



2 EXISTING STUCCO FINISH

KAWNEER Building Legacies

KAWNEER ANODIZED FINISHES

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefits of a durable, anodized finish is paired to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

	KAWNEER FINISH NO.	COLOR	ALUMINUM ASSOCIATION	OTHER COMMENTS
	#14	CLEAR	AA-M10C21A1	Architectural Class (17 mil minimum)
	#7	CLEAR	AA-M10C21A1	Architectural Class (14 mil minimum)
	#6	DARK BRONZE	AA-M10C21A1	Architectural Class (17 mil minimum)
	#15	BLACK	AA-M10C21A1	Architectural Class (17 mil minimum)

1A WINDOW TRIM COLOR:
KAWNEER ANODIZED
FINISH #14, COLOR: CLEAR,
AA-M10C21A1



2A PROPOSED STUCCO COLOR: S1-ST
BY JAHN MORTARS M60 STUCCO

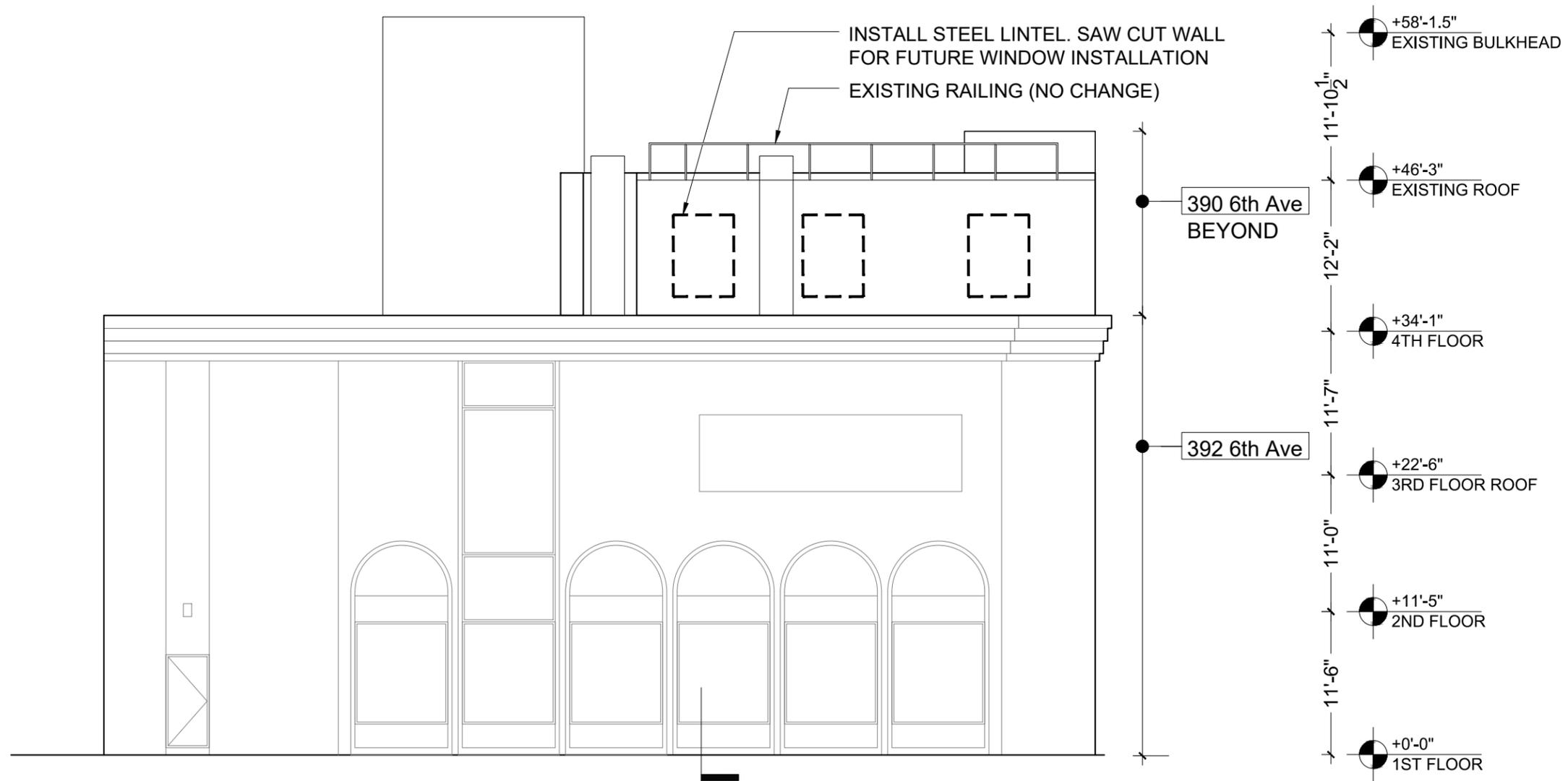


3 PRIVACY SCREEN COLOR:
JEWETT-CAMERON COMPANY, 6'-0"
HIGH FENCE, OXFORD GRAY BY
NEW EURO STYLE

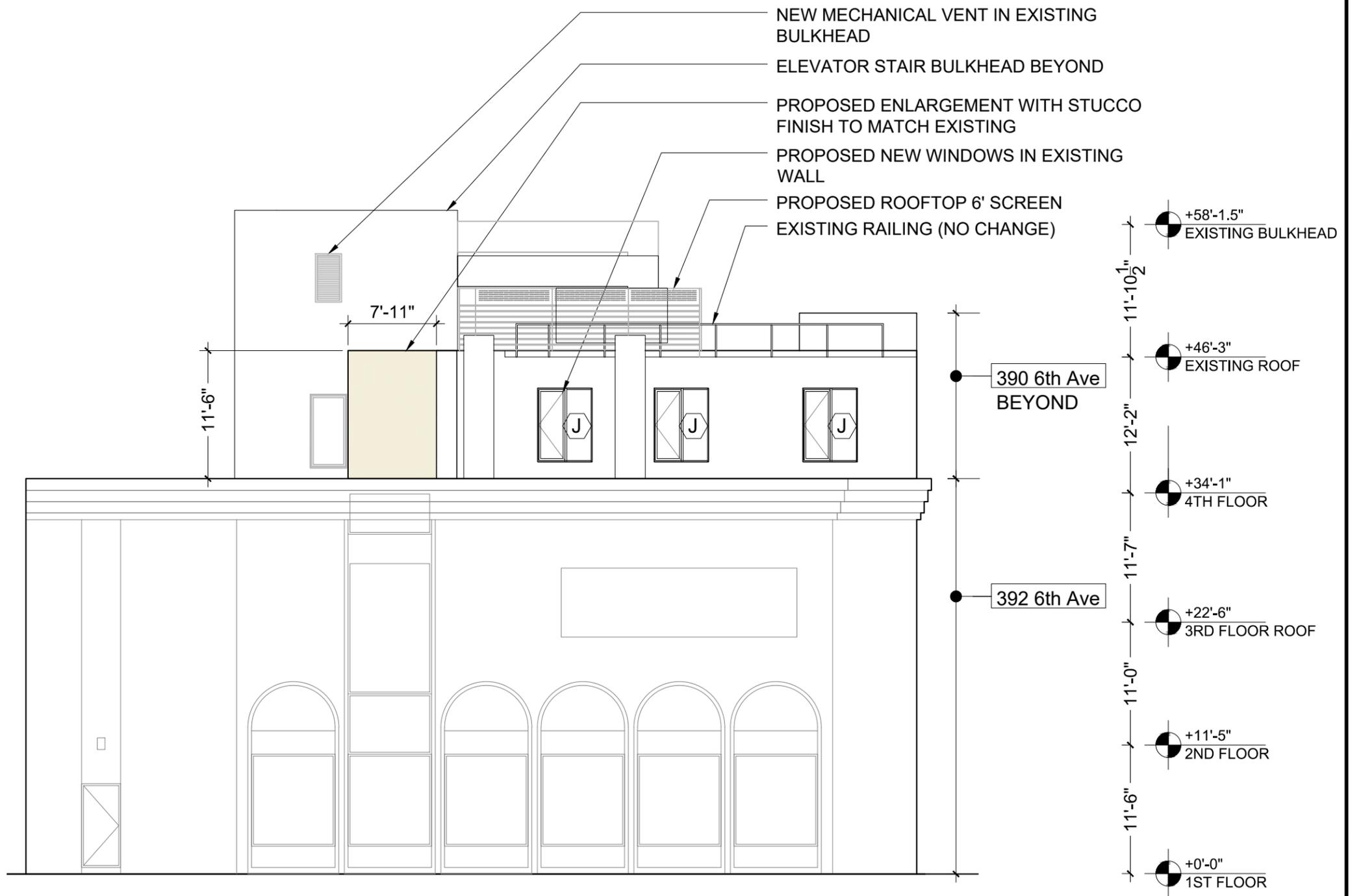
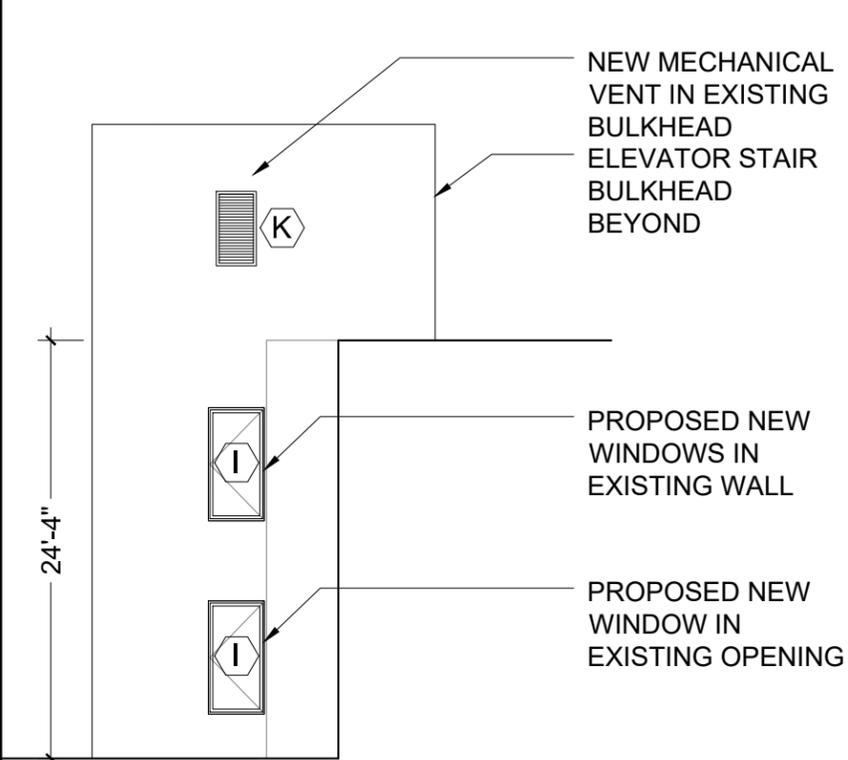


4 MECHANICAL GRILLE
WINDOW TYPE "K" #609 TO
MATCH ADJ. STUCCO



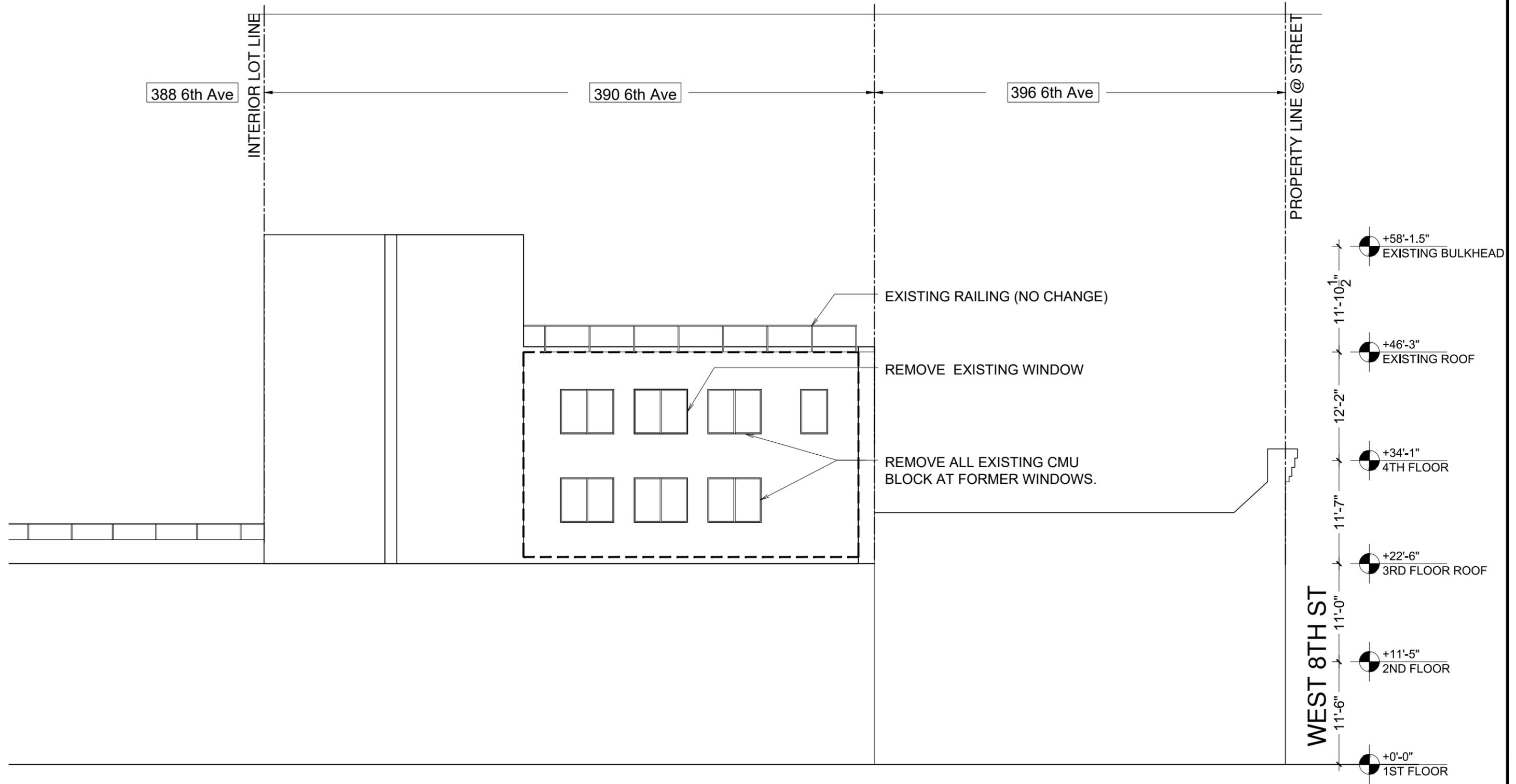


1 EXISTING SOUTH ELEVATION
SCALE 3/32" = 1'-0"

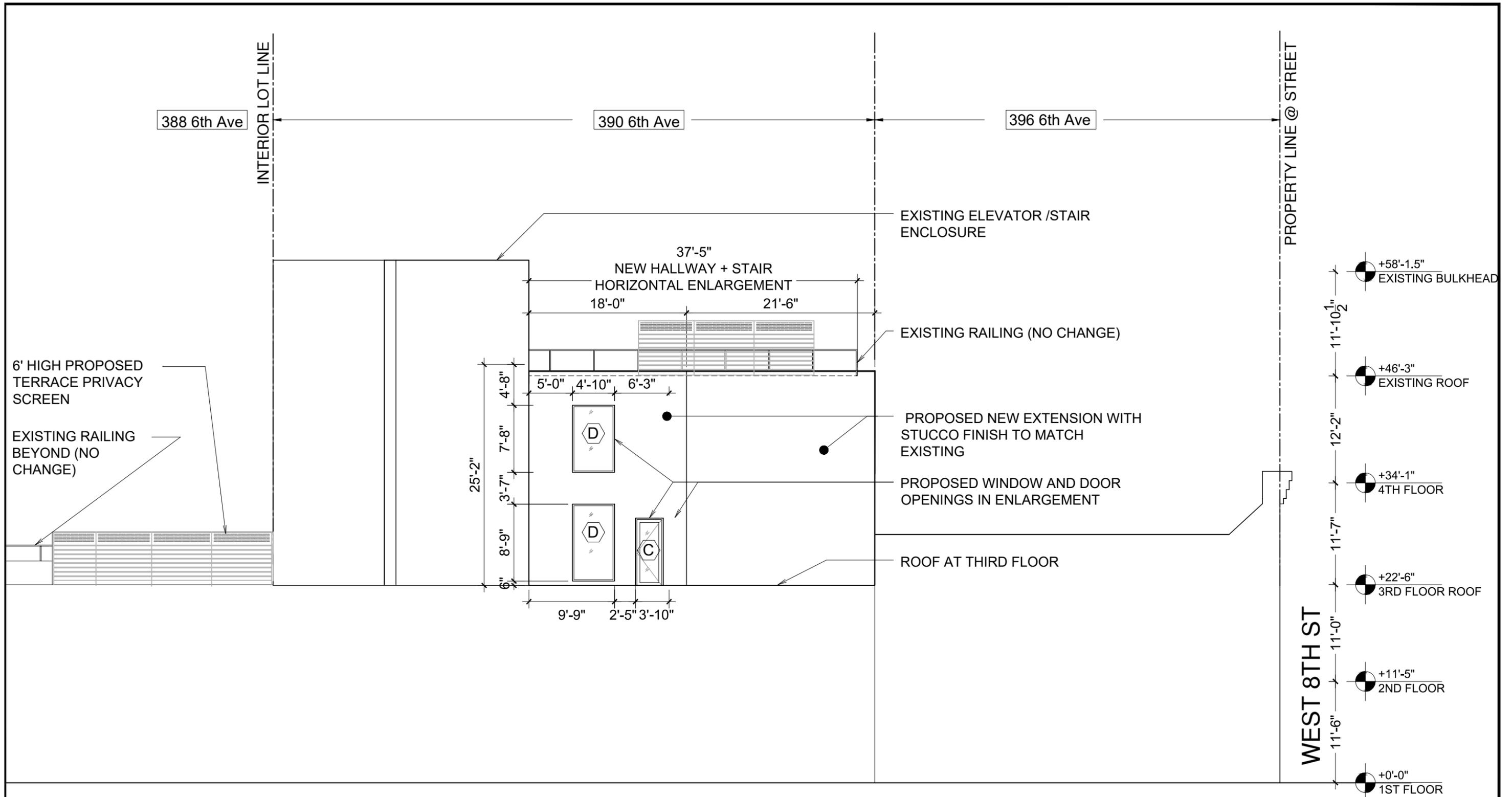


1 PROPOSED NORTH ELEVATION (COURTYARD)
SCALE 3/32" = 1'-0"

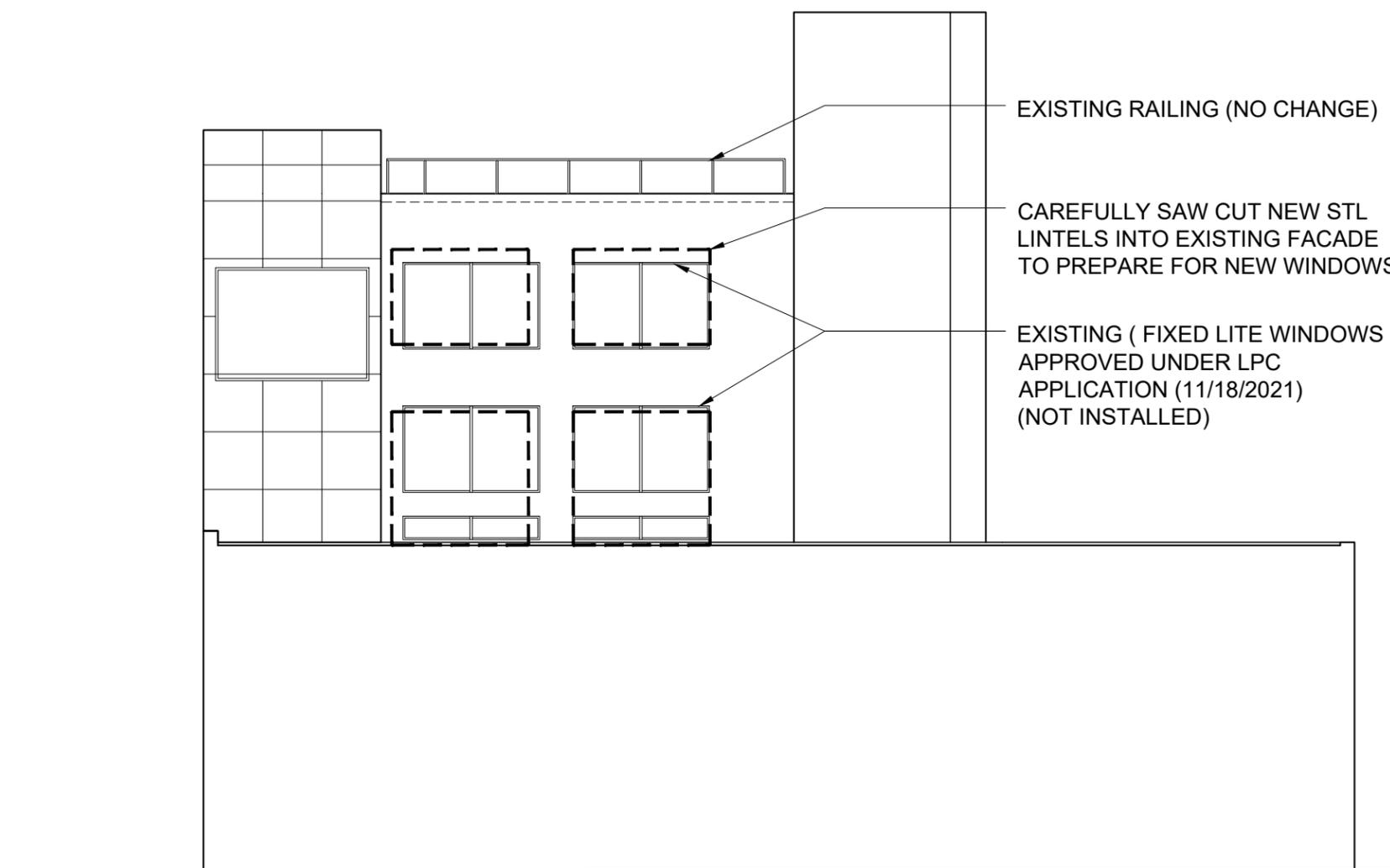
2 PROPOSED NORTH ELEVATION (WEST 8TH STREET)
SCALE 3/32" = 1'-0"



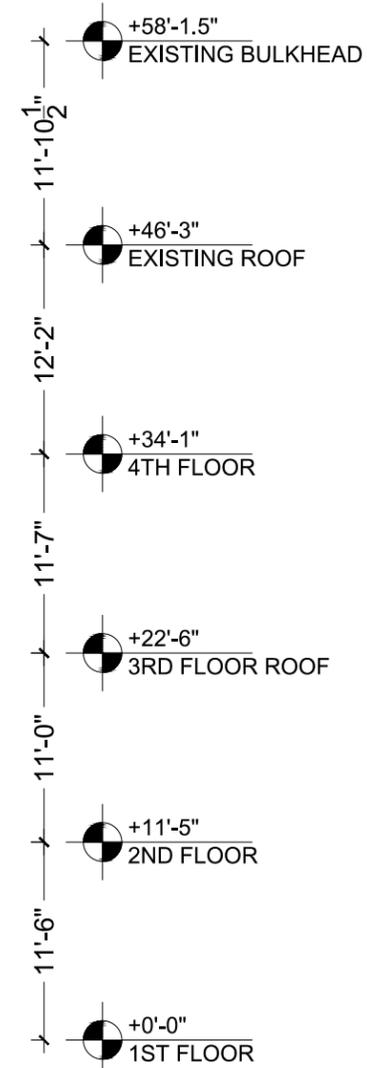
1 EXISTING EAST ELEVATION
SCALE 3/32" = 1'-0"

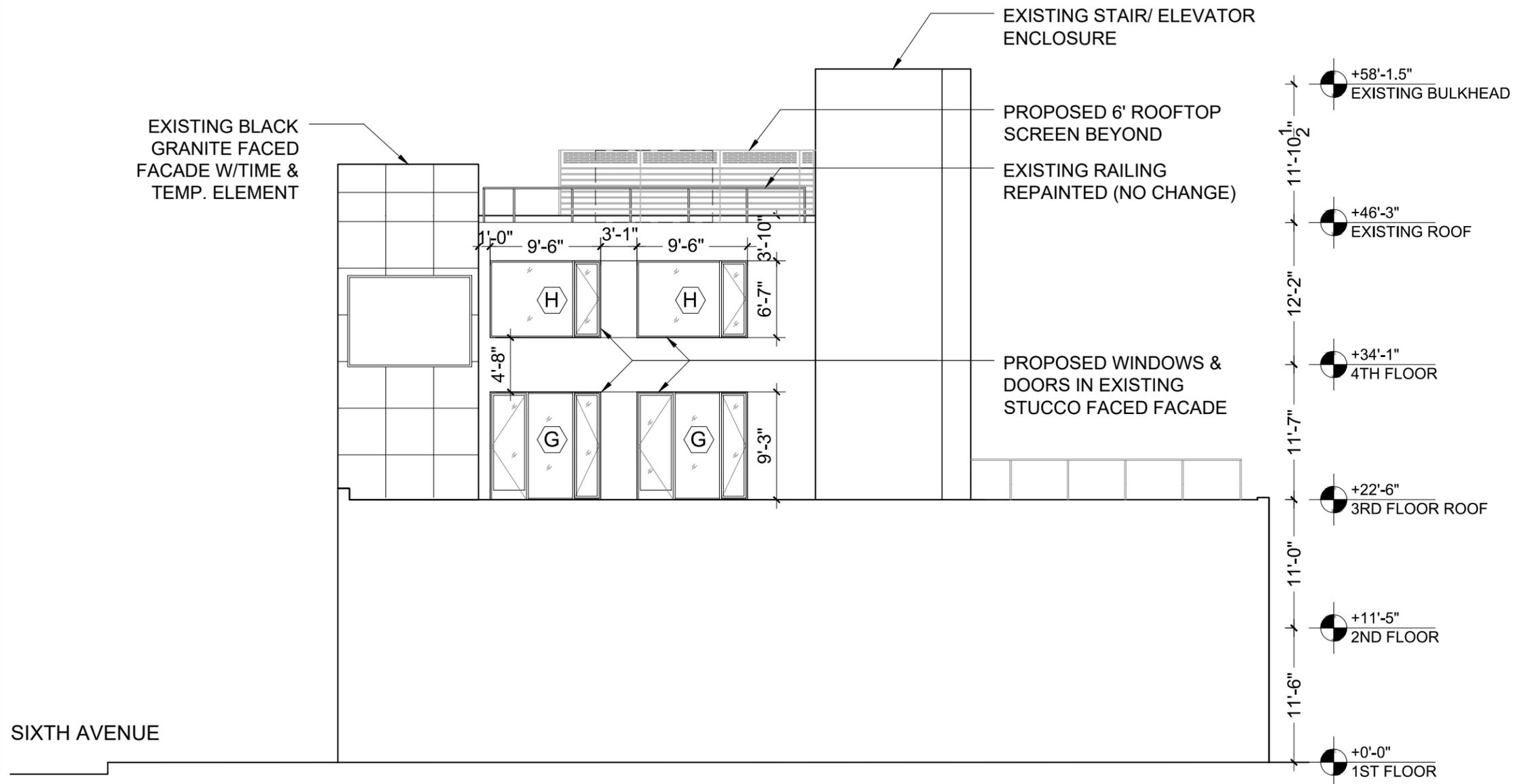


1 PROPOSED EAST ELEVATION
SCALE 3/32 = 1'-0"



1 EXISTING SOUTH ELEVATION
SCALE 3/32" = 1'-0"





1 PROPOSED SOUTH ELEVATION
SCALE 3/32" = 1'-0"

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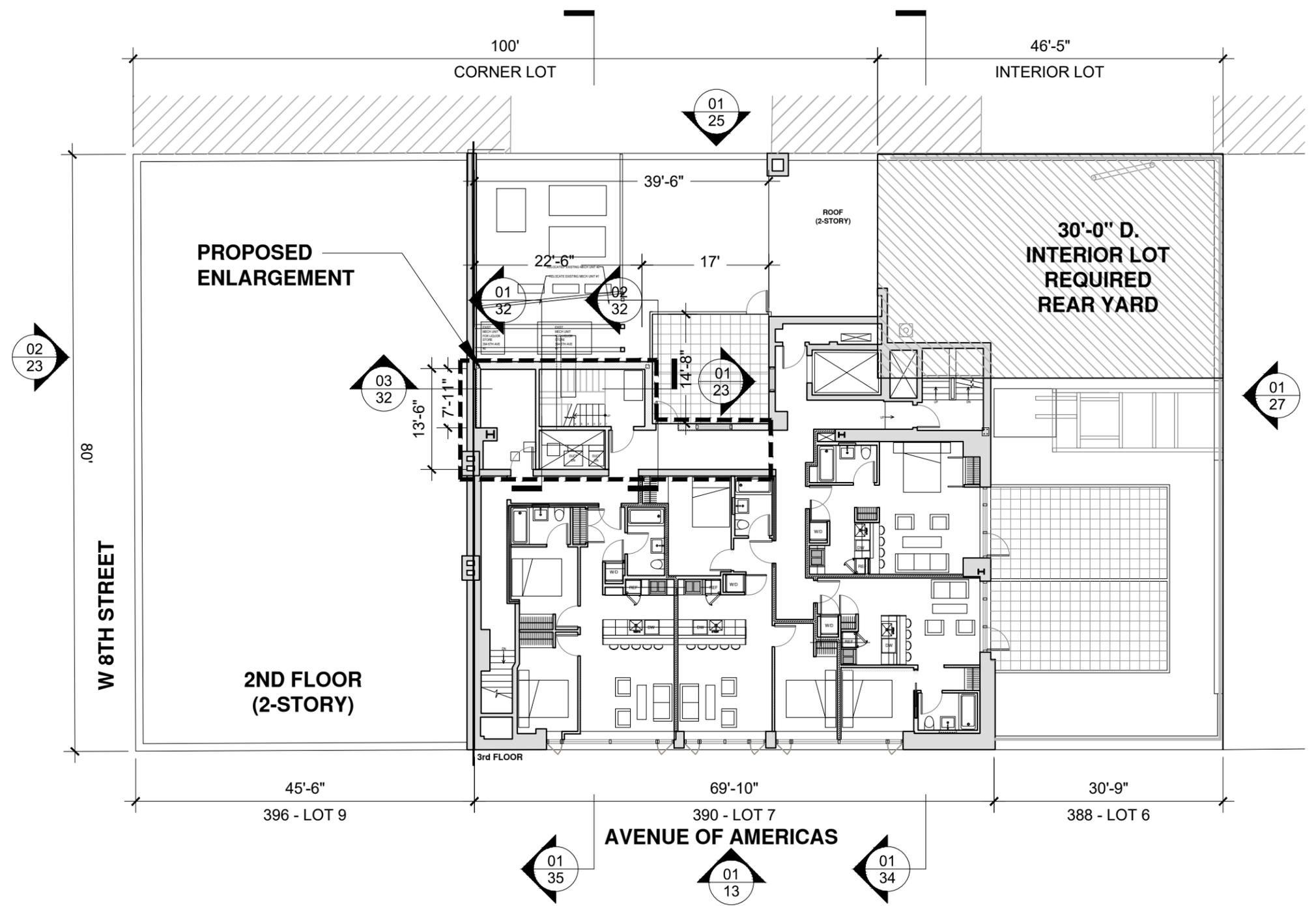
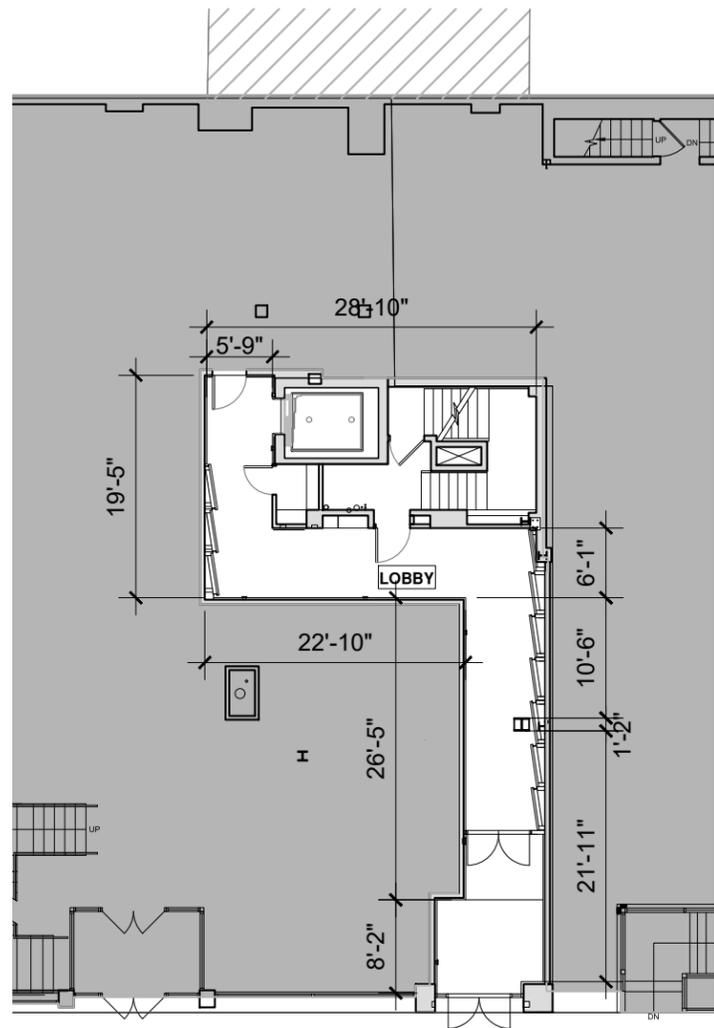
MIXED USE CONVERSION - PROPOSED SOUTH ELEVATION

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1 PROPOSED PARTIAL GROUND FLOOR PLAN
SCALE 1/16" = 1'-0"

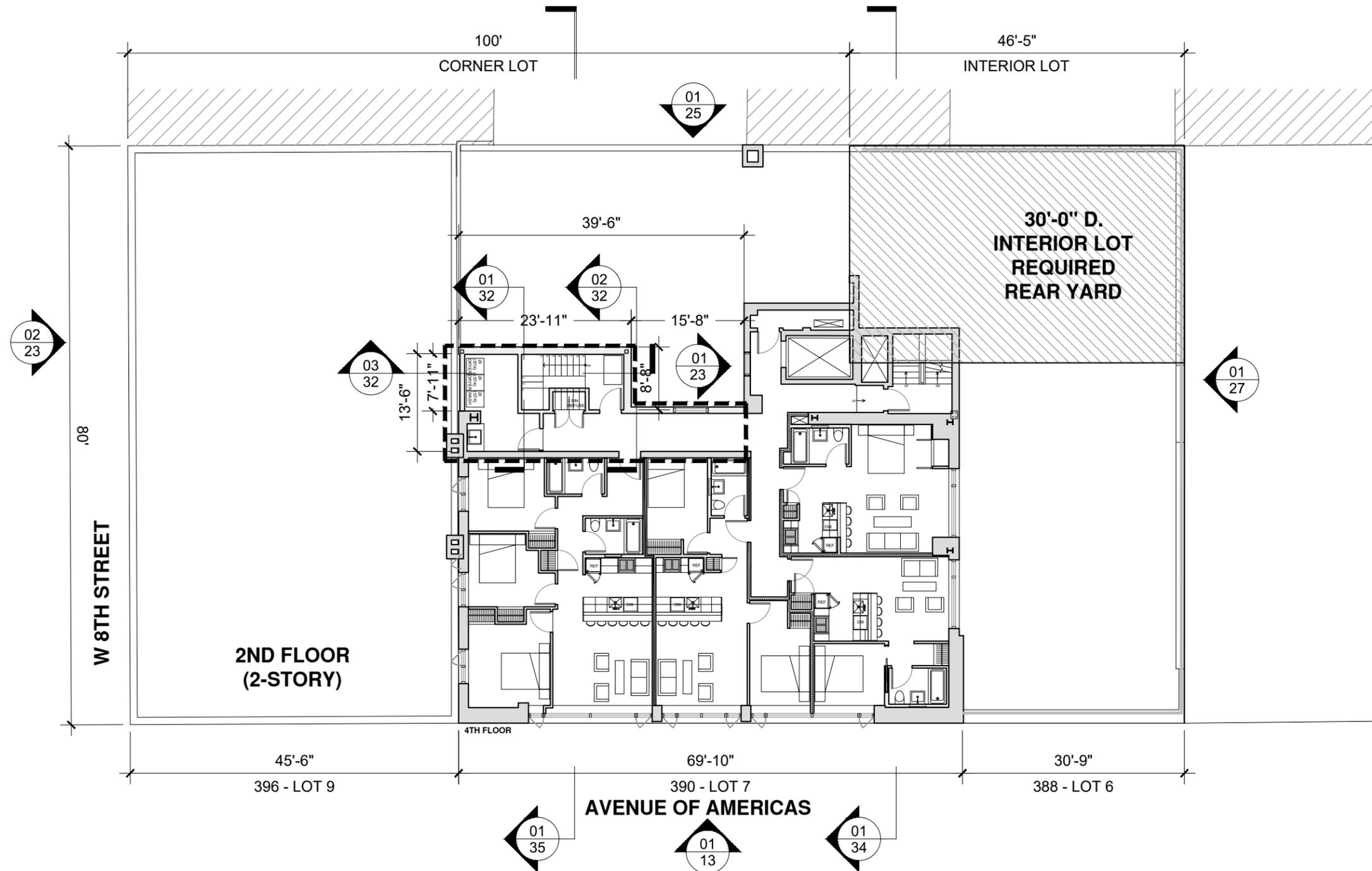
2 PROPOSED 3RD FLOOR PLAN
SCALE 1/16" = 1'-0"

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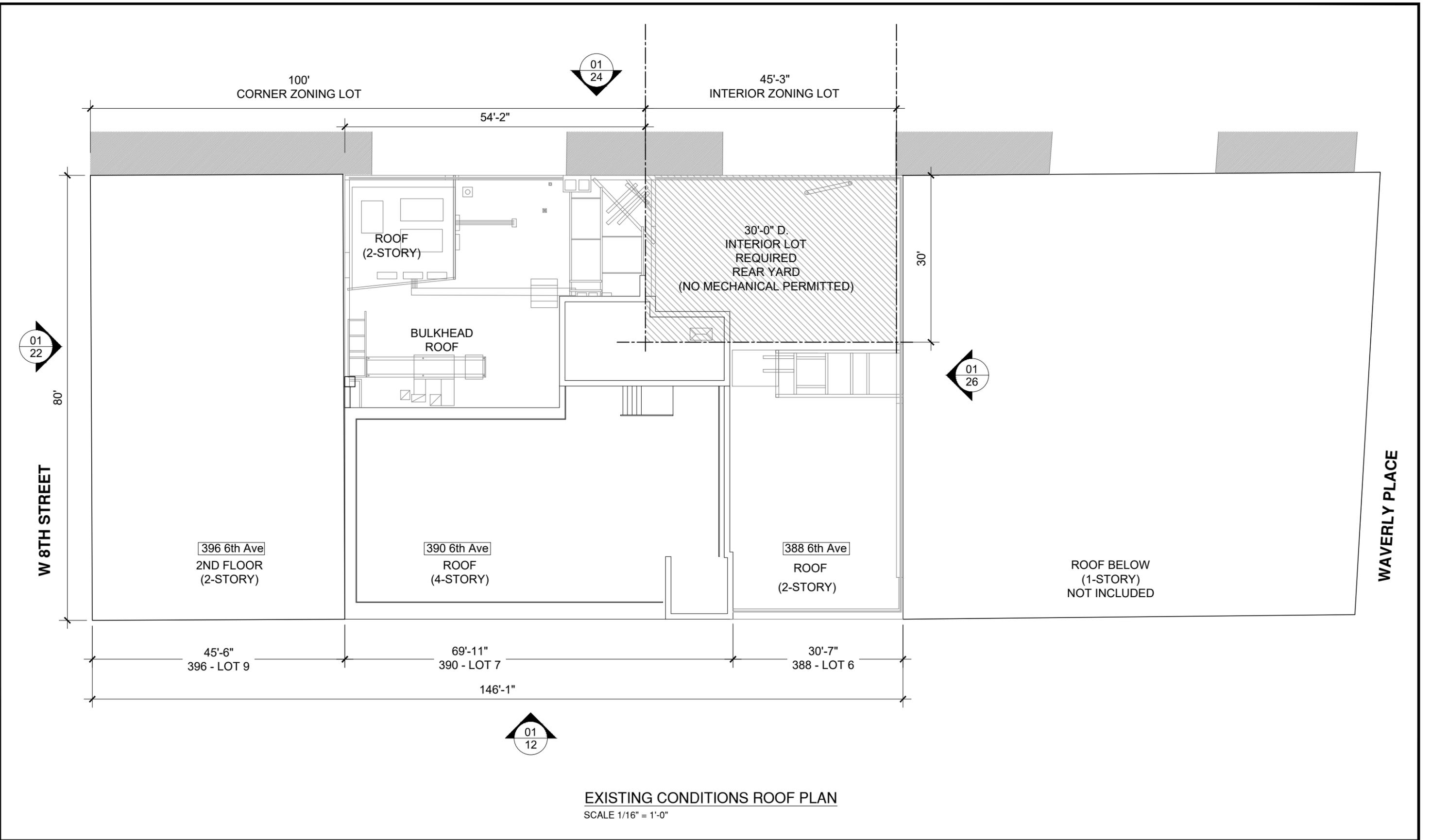
MIXED USE CONVERSION - 3RD FLOOR PLAN
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1 PROPOSED 4TH FLOOR PLAN
SCALE 1/16" = 1'-0"



EXISTING CONDITIONS ROOF PLAN
 SCALE 1/16" = 1'-0"

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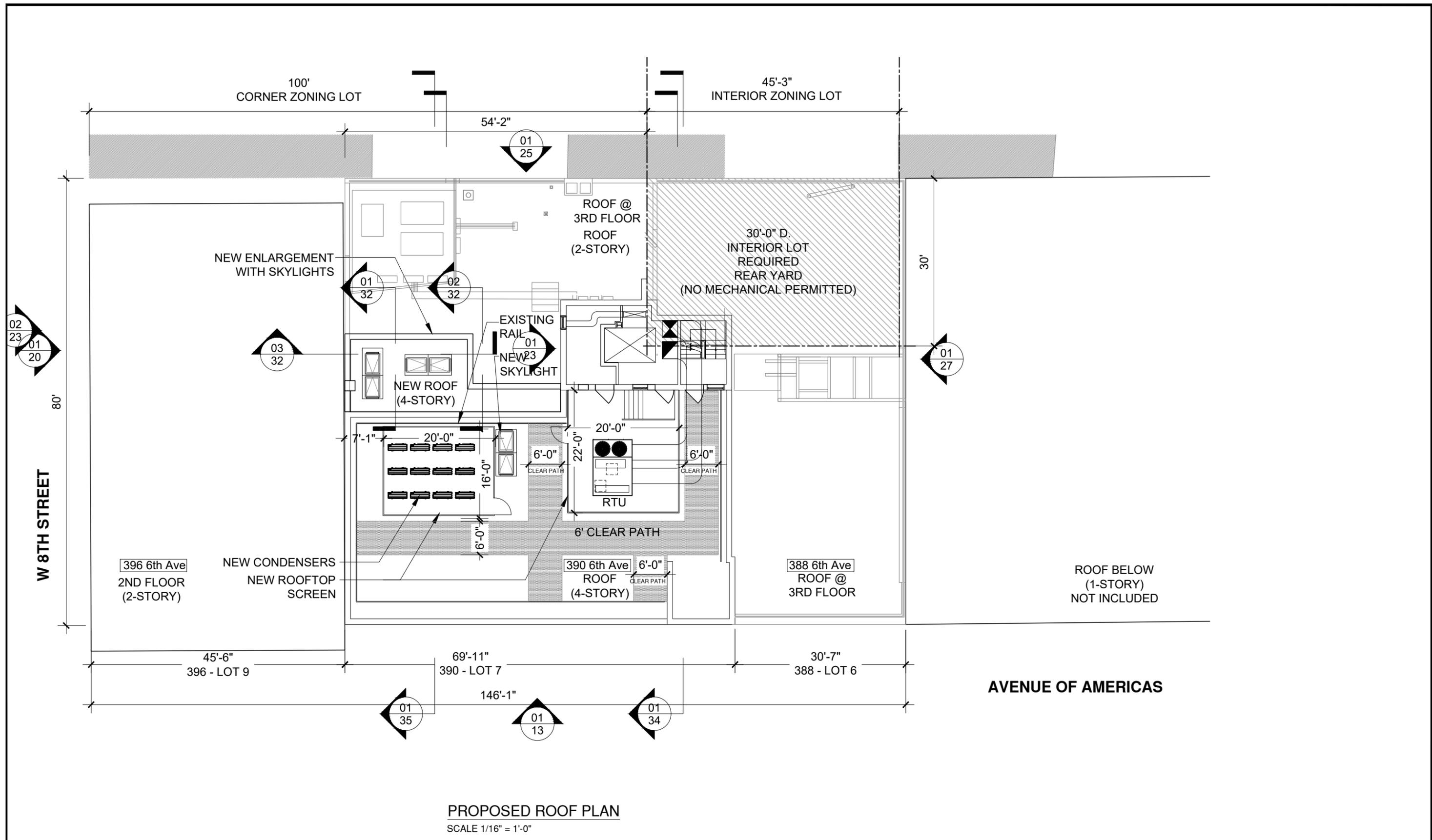
RESIDENTIAL CONVERSION - EXISTING ROOF PLAN

FRIEDLAND PROPERTIES

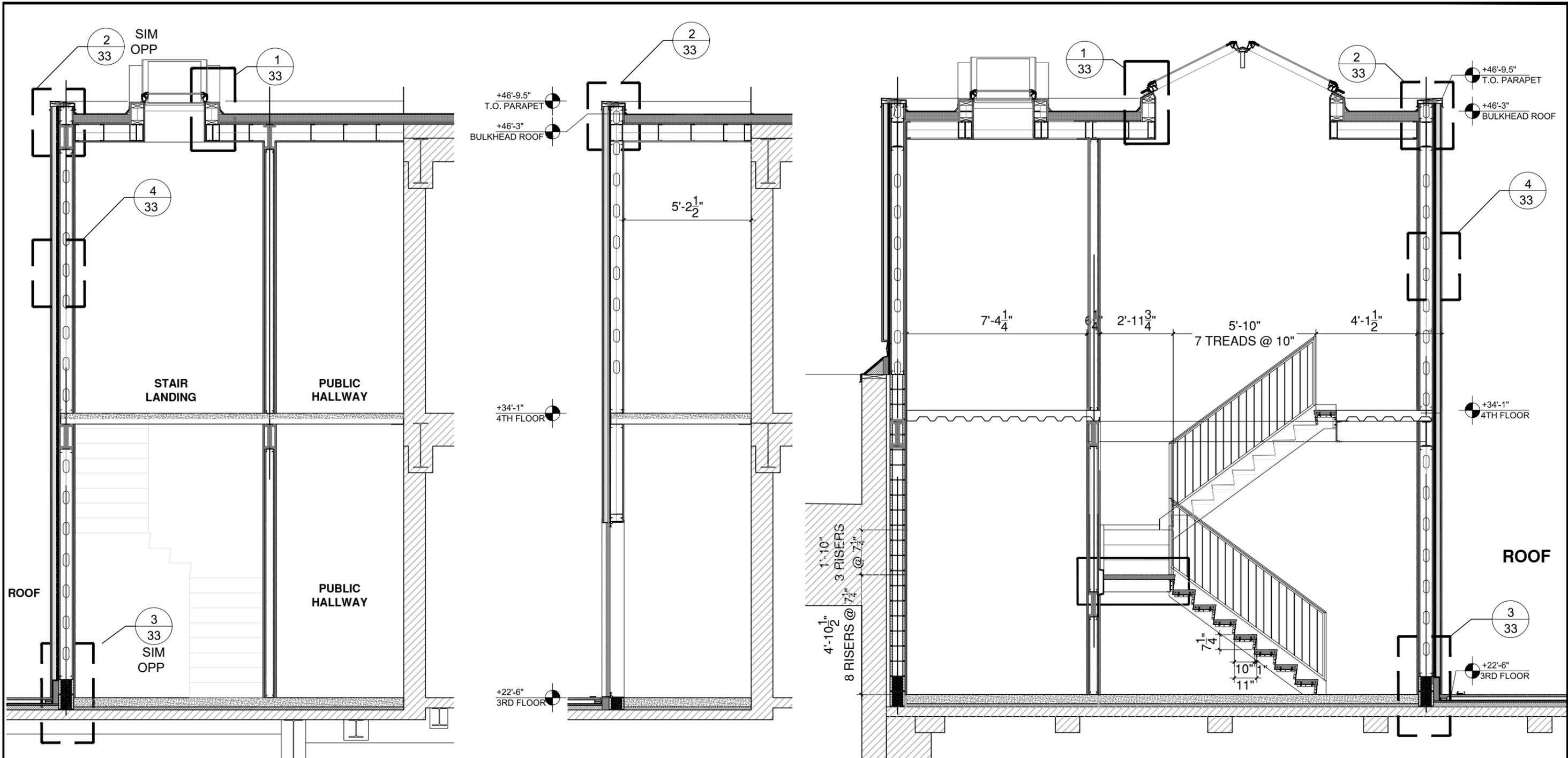
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PROPOSED ROOF PLAN
SCALE 1/16" = 1'-0"



1 PROPOSED ENLARGEMENT WALL SECTION
SCALE 1/4" = 1'-0"

2 PROPOSED ENLARGEMENT WALL SECTION
SCALE 1/4" = 1'-0"

3 PROPOSED EXTENSION WALL SECTION
SCALE 1/4" = 1'-0"

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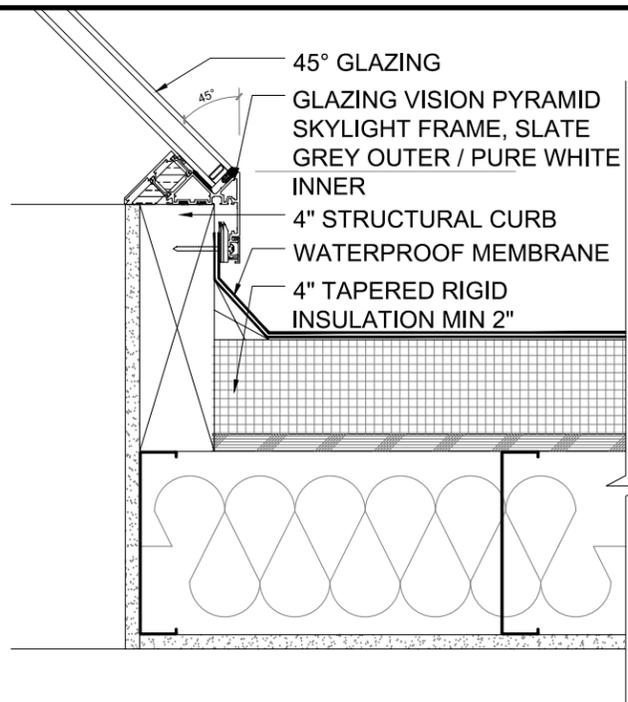
MIXED USE CONVERSION- ENLARGEMENT CONSTRUCTION DETAILS

FRIEDLAND PROPERTIES

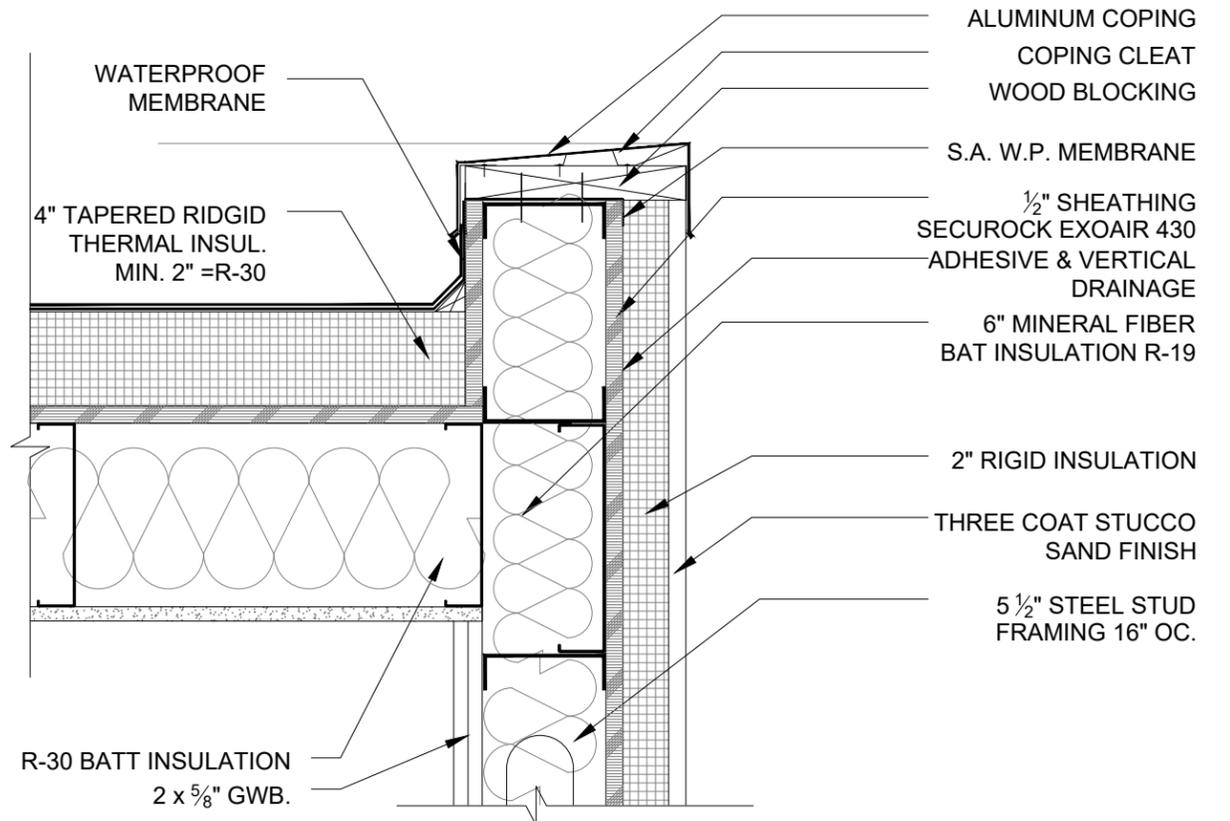
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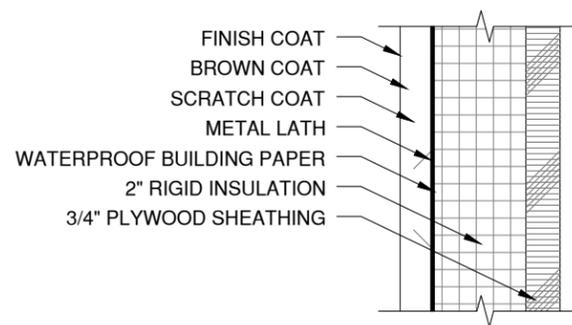
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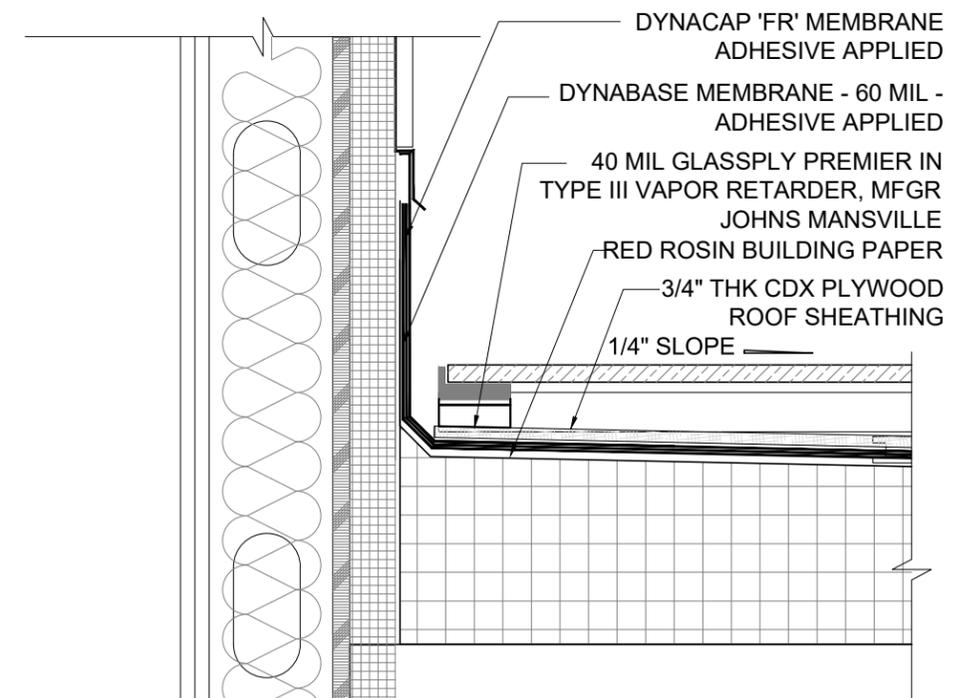
1 PROPOSED SECTION DETAIL AT SKYLIGHT
 SCALE 1 1/2" = 1'-0"



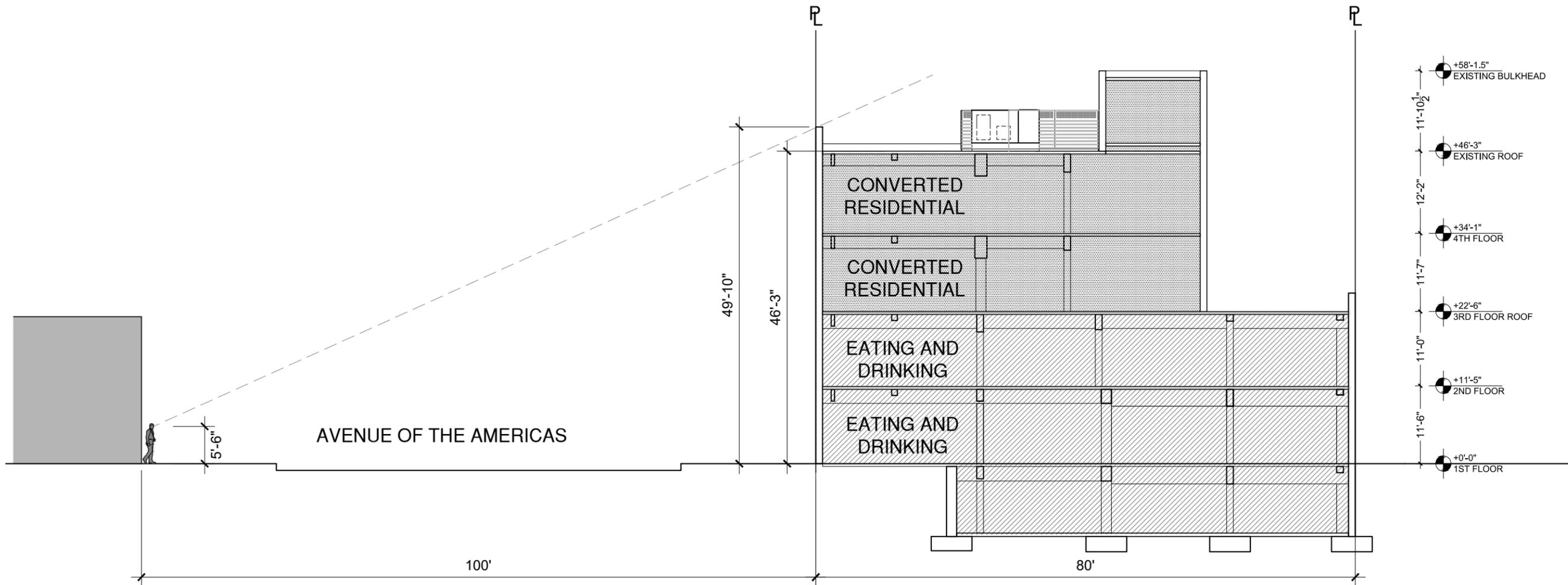
2 PROPOSED TYP PARAPET SECTION DETAIL
 SCALE 1 1/2" = 1'-0"



4 THREE COAT STUCCO DETAIL
 SCALE 3" = 1'-0"

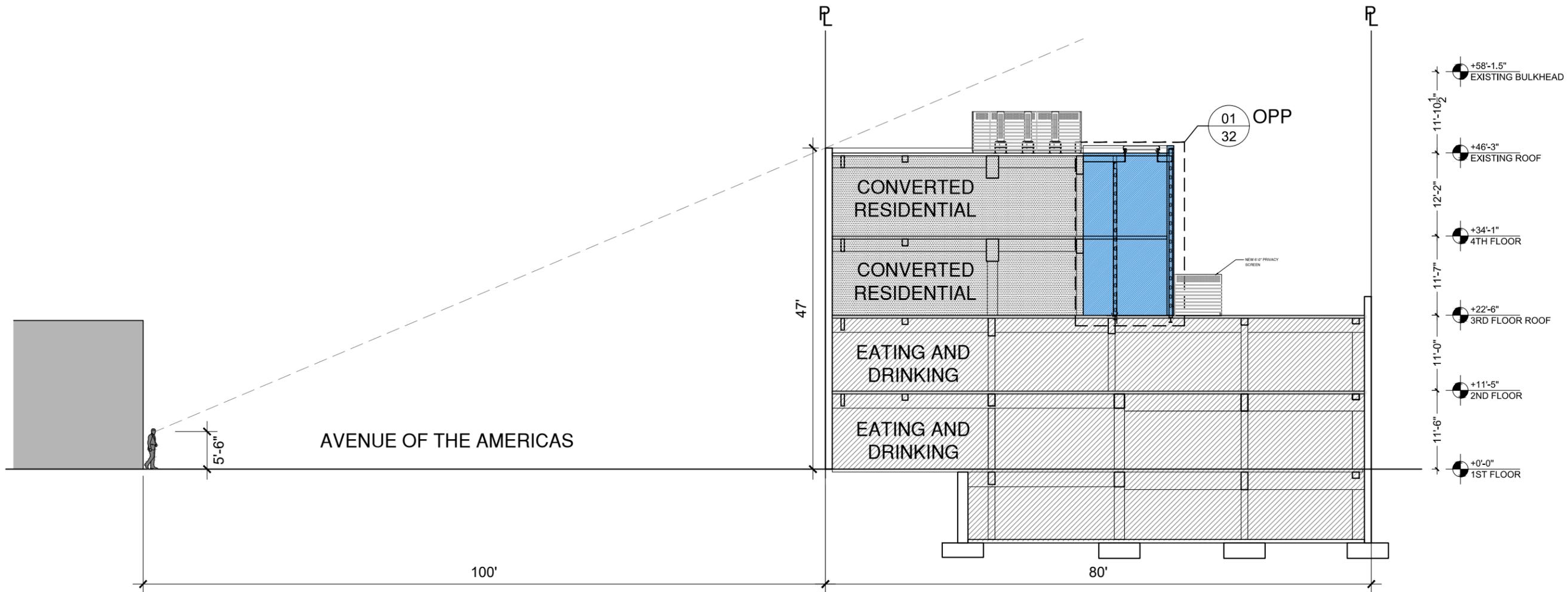


3 PROPOSED LOWER ROOF SECTION DETAIL
 SCALE 1 1/2" = 1'-0"



1 SIGHTLINE FROM 6TH AVENUE
SCALE 1/16" = 1'-0"

- LEGEND:**
-  **COMMERCIAL (FILED UNDER SEPARATE APPLICATION)**
 -  **CONVERTED RESIDENTIAL**
 -  **AREA OF NEW ENLARGEMENT**



- +58'-1.5" EXISTING BULKHEAD
- +46'-3" EXISTING ROOF
- +34'-1" 4TH FLOOR
- +22'-6" 3RD FLOOR ROOF
- +11'-5" 2ND FLOOR
- +0'-0" 1ST FLOOR

LEGEND:

-  **COMMERCIAL (FILED UNDER SEPARATE APPLICATION)**
-  **CONVERTED RESIDENTIAL**
-  **AREA OF NEW ENLARGEMENT**

1 SIGHTLINE FROM 6TH AVENUE/SECTION LOOKING NORTH
SCALE 1/16" = 1'-0"