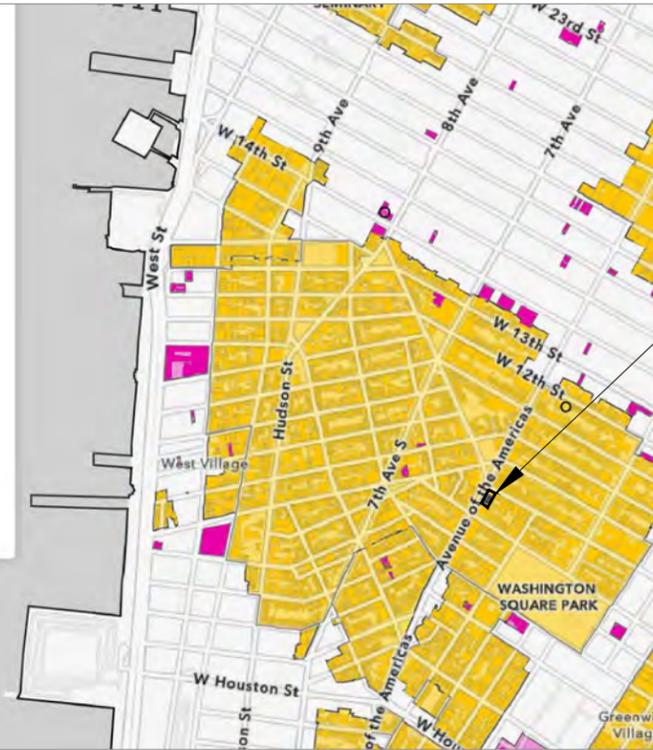


# SITE INFORMATION

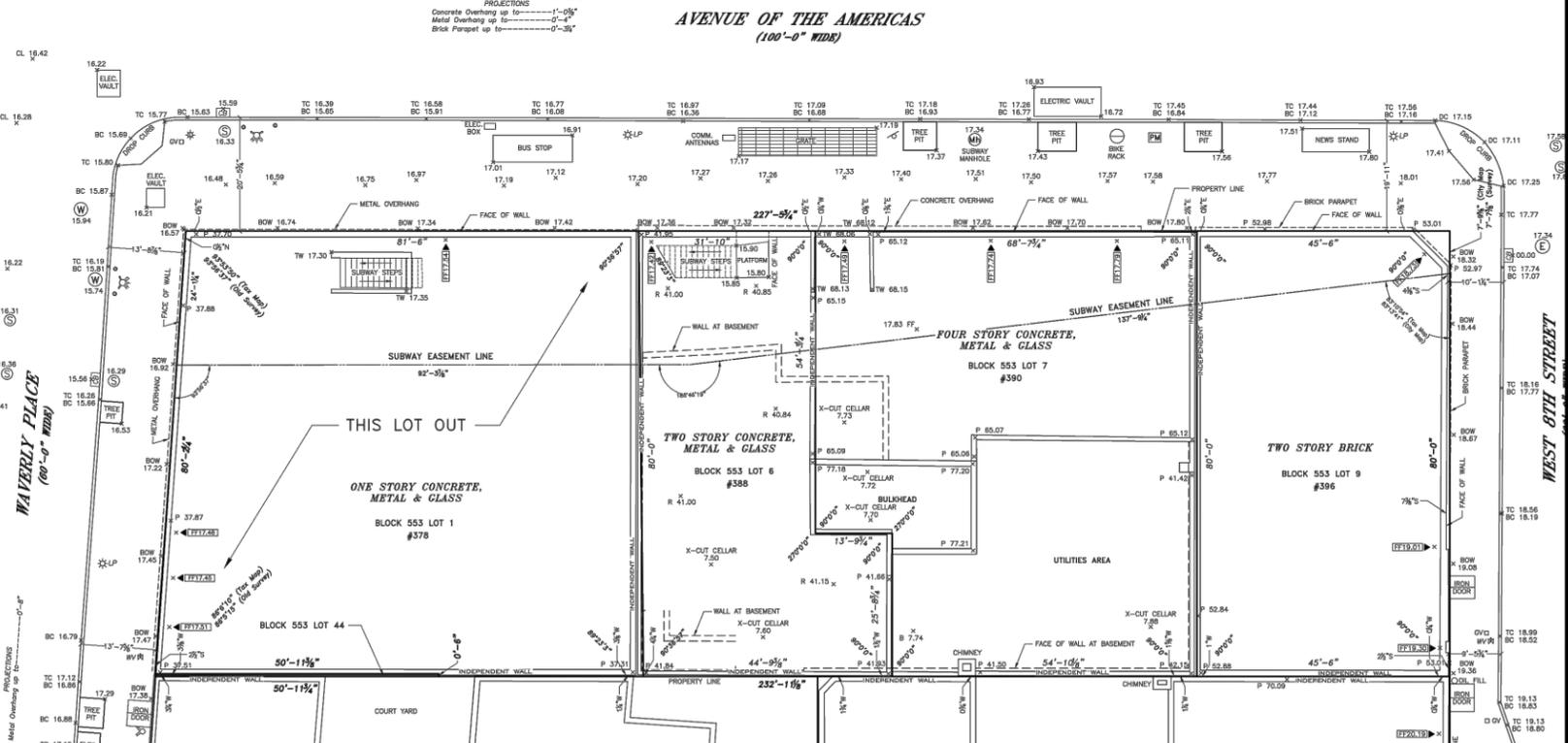
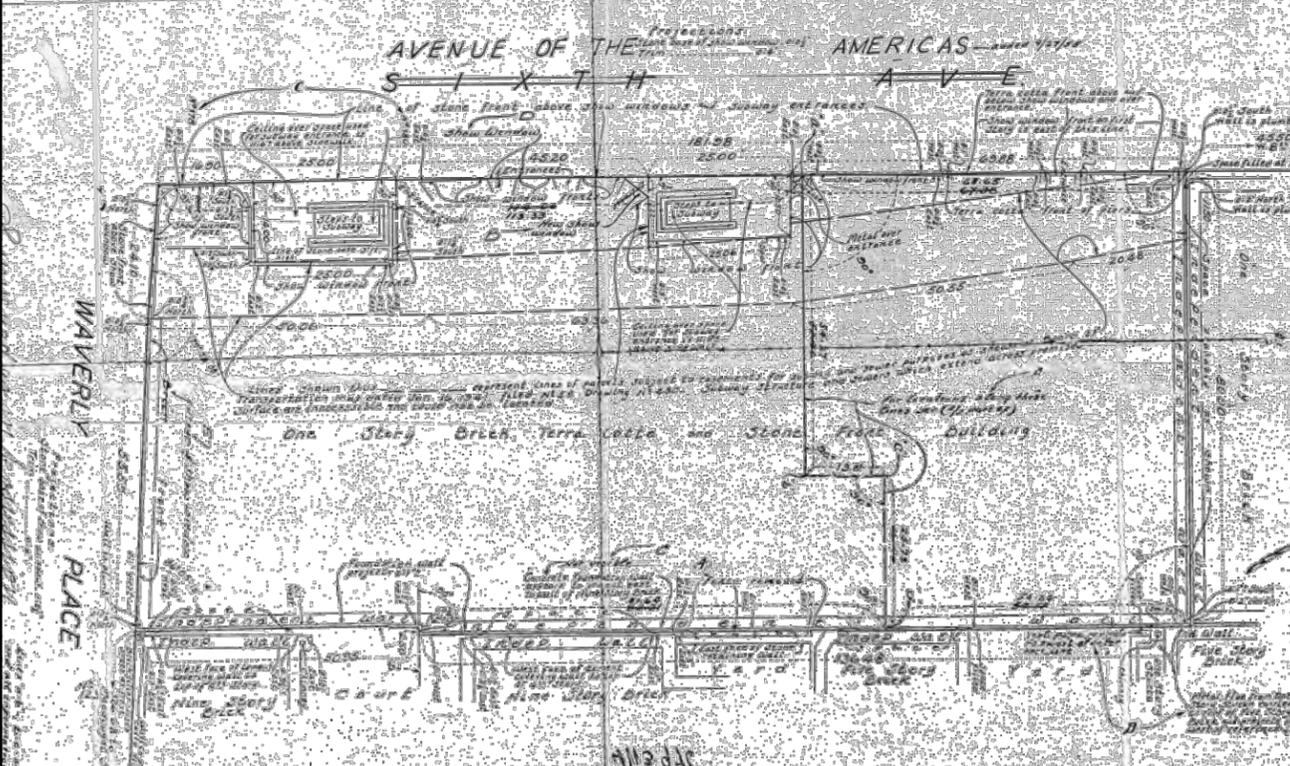
HOUSE: 388-396 AVENUE OF THE AMERICAS  
 NEW YORK, NY 10014  
 BLOCK: 553  
 LOT: 6, 7 & 9  
 ZONING DISTRICT: C4-5 (R7 EQ'V.)  
 SPECIAL DISTRICT: LC (Limited Commercial) 83-00  
 MAP NO: 12C  
 LOT AREA: 11,644 SQ. FT.  
 LPC DESIGNATION: GREENWICH VILLAGE DISTRICT EXTENSION, LP 2184  
 BOROUGH OF 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, NEW WINDOWS AND DOORS ON NORTH, EAST (NOT VISIBLE FROM STREET) AND SOUTH FACADES, PRIVACY FENCES ON 3RD FLOOR AND ROOFTOP AS WELL AS ADDITION OF A STAIR ENLARGEMENT

LPC DOCKET  
 LPC-25-12509



1 SITE MAP



3 PROPERTY SURVEY, 2025

2 PROPERTY SURVEY, 1973

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 Tel. 212.966.4443 Fax. 212.431.9369

**MIXED USE CONVERSION - BLOCK VIEW**  
**FRIEDLAND PROPERTIES**  
 388-396 AVENUE OF AMERICAS, NEW YORK, NY 10014

NOVEMBER 17, 2025

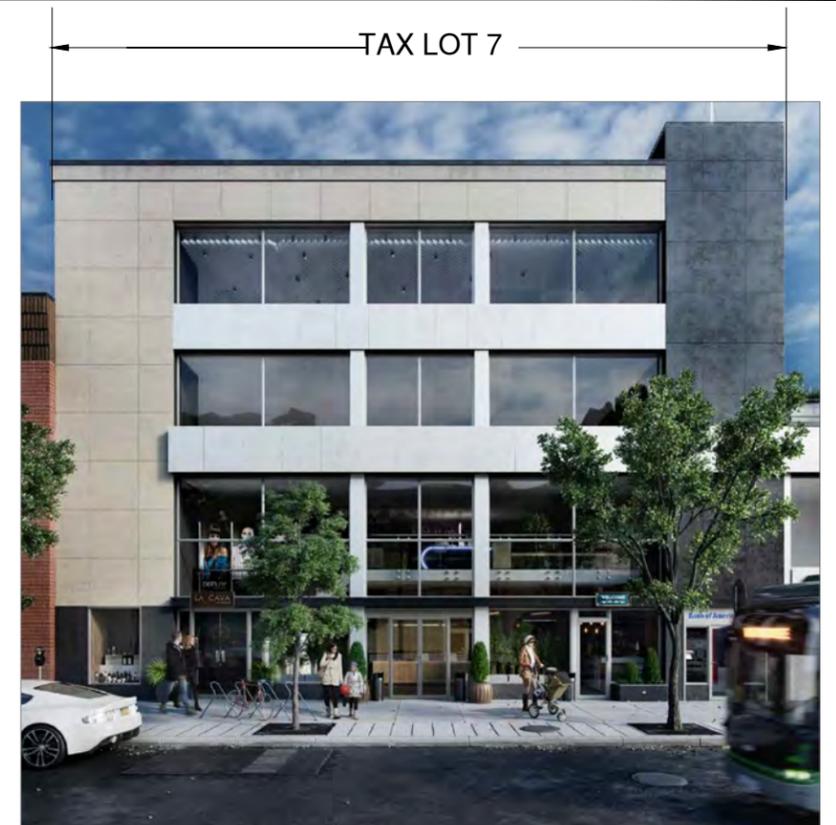
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1 Front facade, 1960's designation photo



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



3 390 6th Avenue front facade

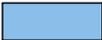


4 Full block west frontage elevation at 6th ave, W 8th street to Waverly place





# LEGEND

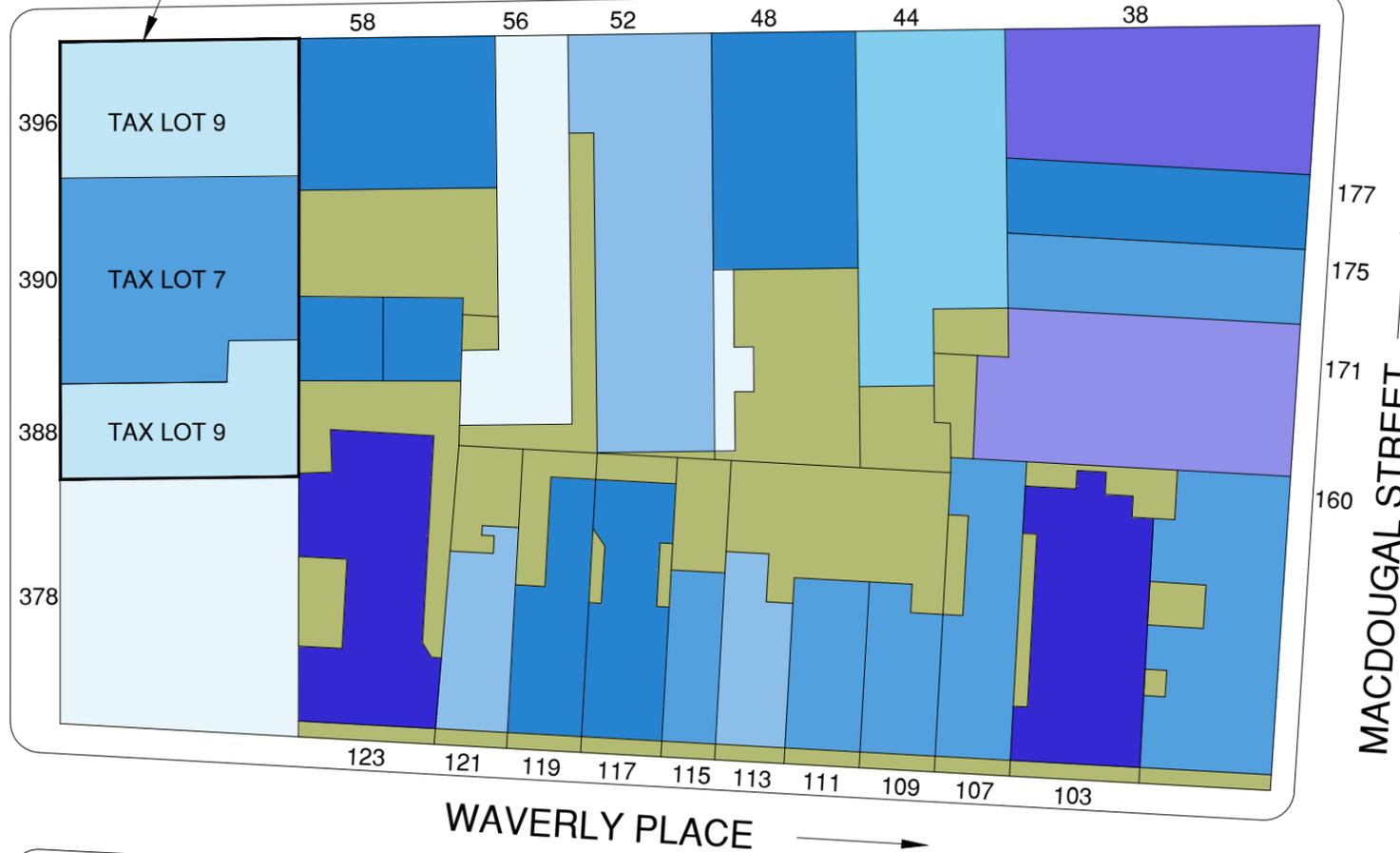
- |   |  |
|---|--|
|  1 STORY+CELLAR   |  6 STORIES+CELLAR   |
|  2 STORIES+CELLAR |  7 STORIES+CELLAR   |
|  3 STORIES+CELLAR |  9 STORIES+CELLAR   |
|  4 STORIES+CELLAR |  GREEN SPACE+CELLAR |
|  5 STORIES+CELLAR |  |



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.

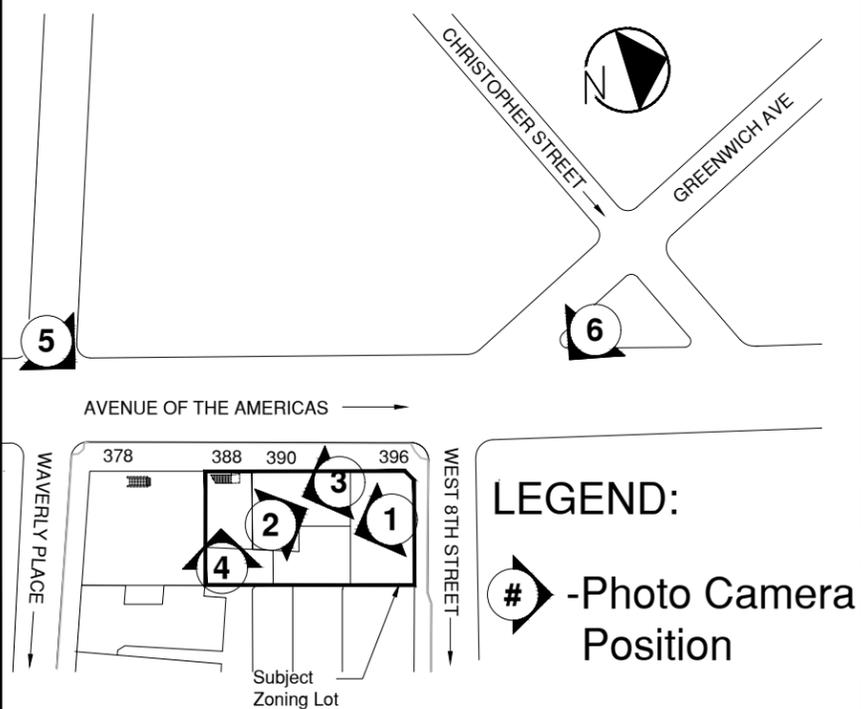


3 4th Floor privacy screen at bulkhead mock-up looking south.

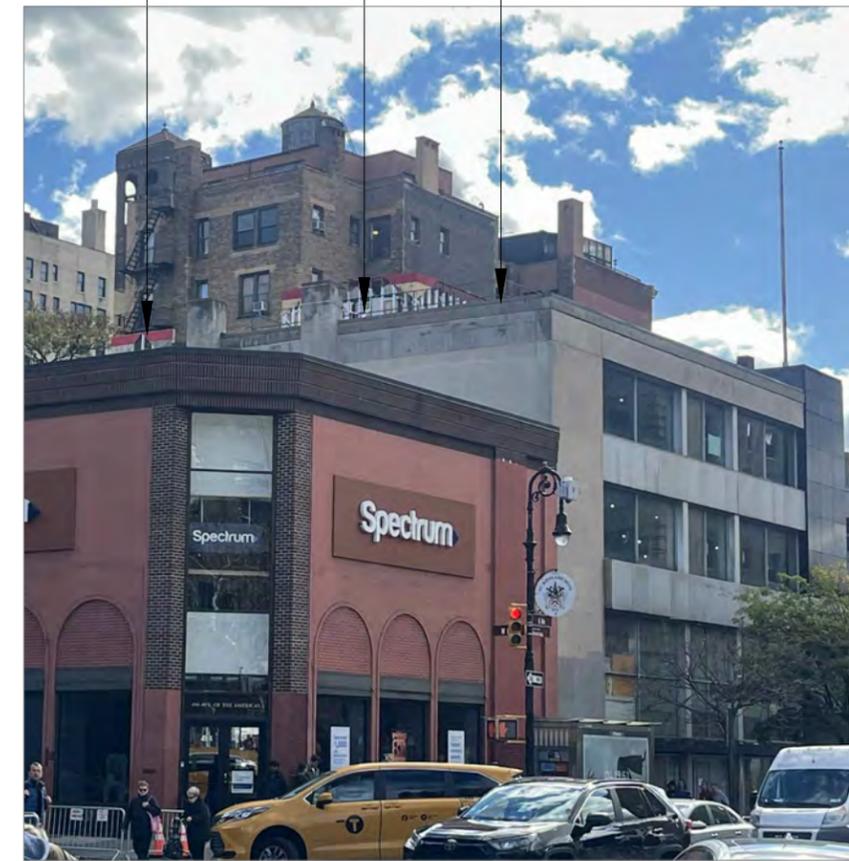


4 2nd Floor privacy screen mock-up looking west

Mock-up of enlargement and privacy fence visible from thoroughfares



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



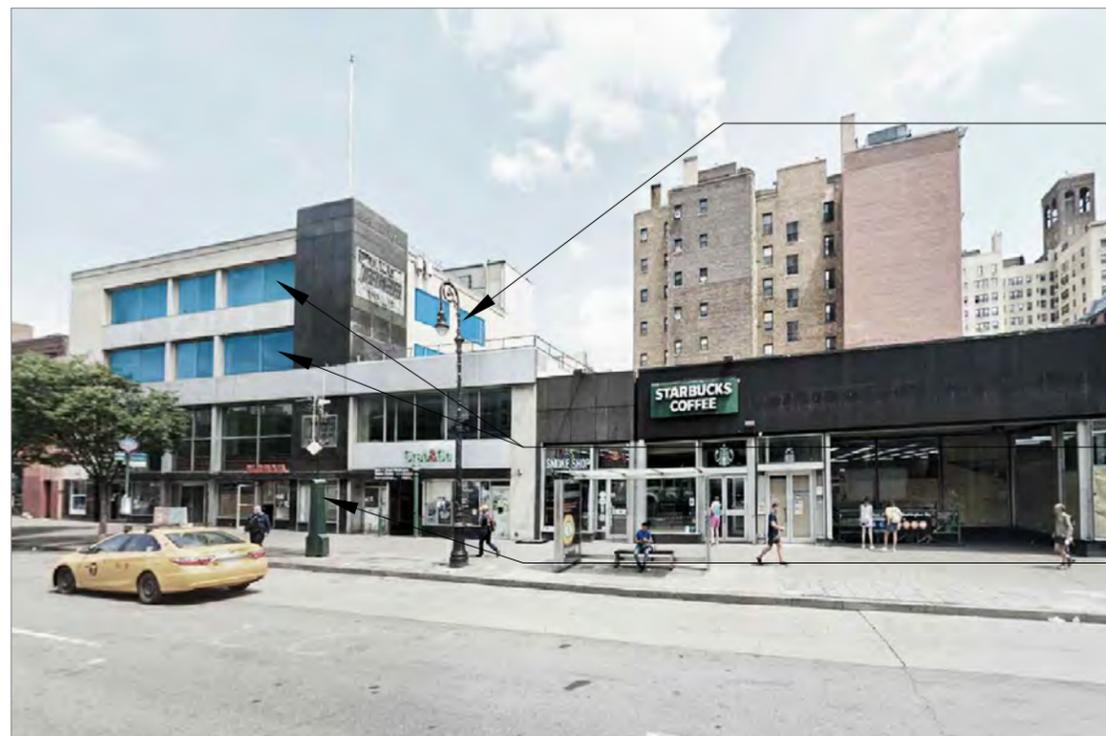
6 Full block west frontage view at Ruth E. Wittenberg Triangle





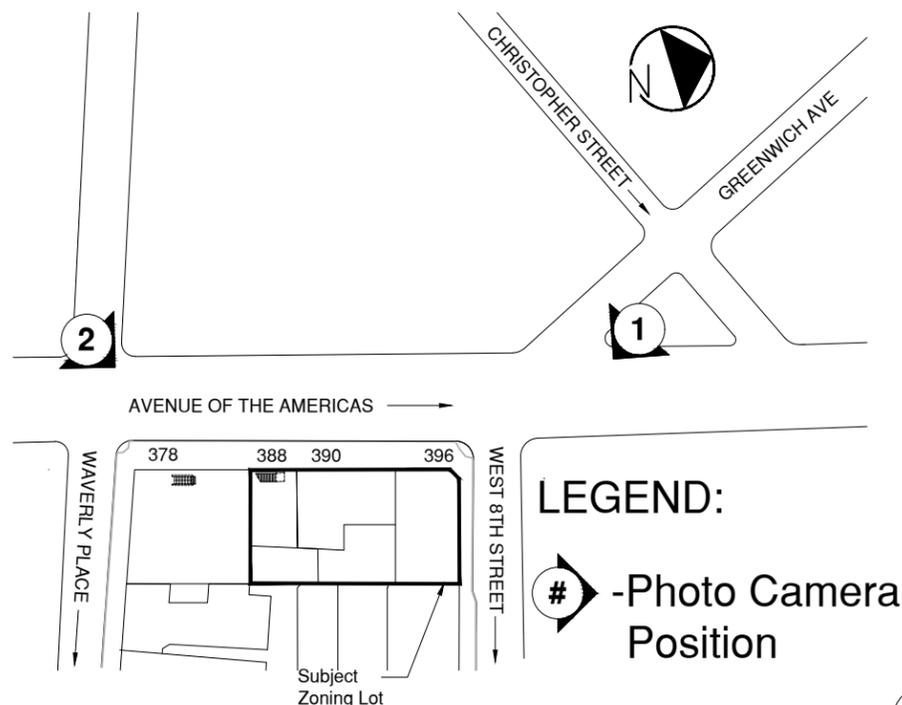
- Visible stair addition. All exterior finishes to match adjacent, existing
- Visible mechanical enclosure
- Visible new windows in new punched openings on north facade
- Window replacement in-kind on 3rd and 4th floor

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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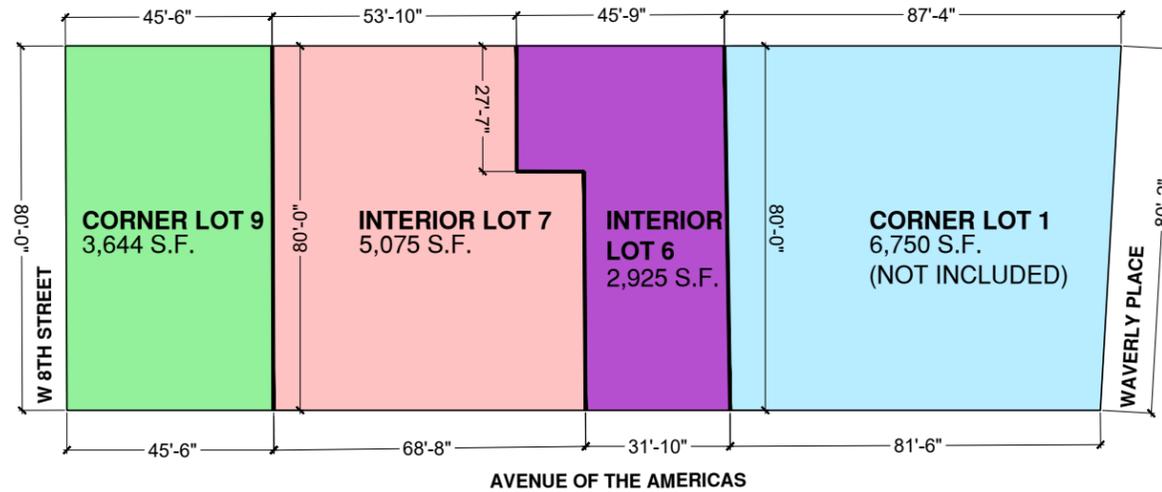
**MIXED USE CONVERSION - RENDERINGS**

**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.

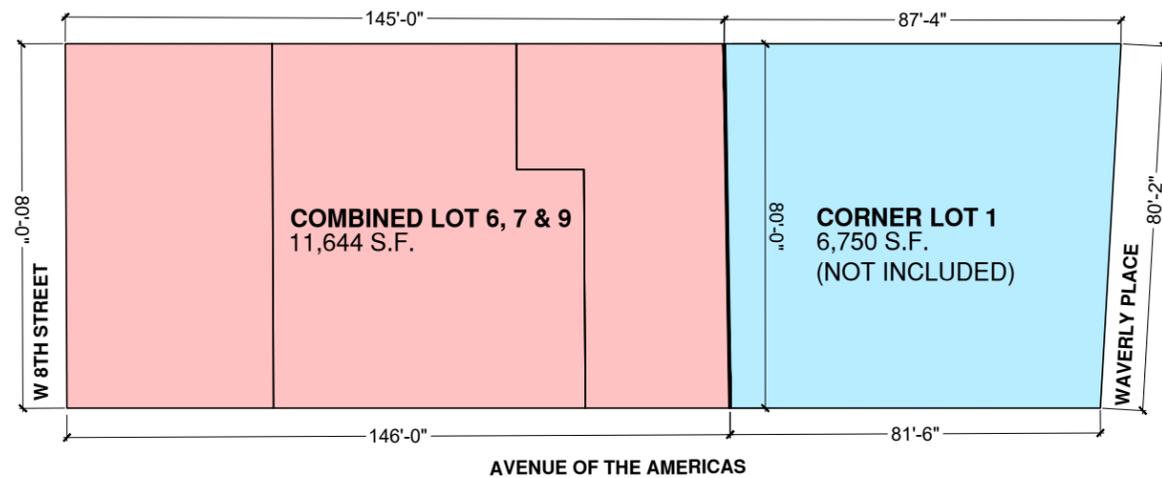
THE 390 SIXTH AVENUE BUILDING IS A 4 STORY COMMERCIAL BUILDING AND IS THE STRUCTURE OWNERSHIP WOULD LIKE TO ENLARGE HORIZONTALLY FOR ADDITIONAL CIRCULATION ONLY. LOTS 6 AND 9 WILL NOT HAVE ADDITIONAL BULK ADDED.

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 3<sup>RD</sup> FL AND 4 APARTMENT ON THE 4<sup>TH</sup> 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.

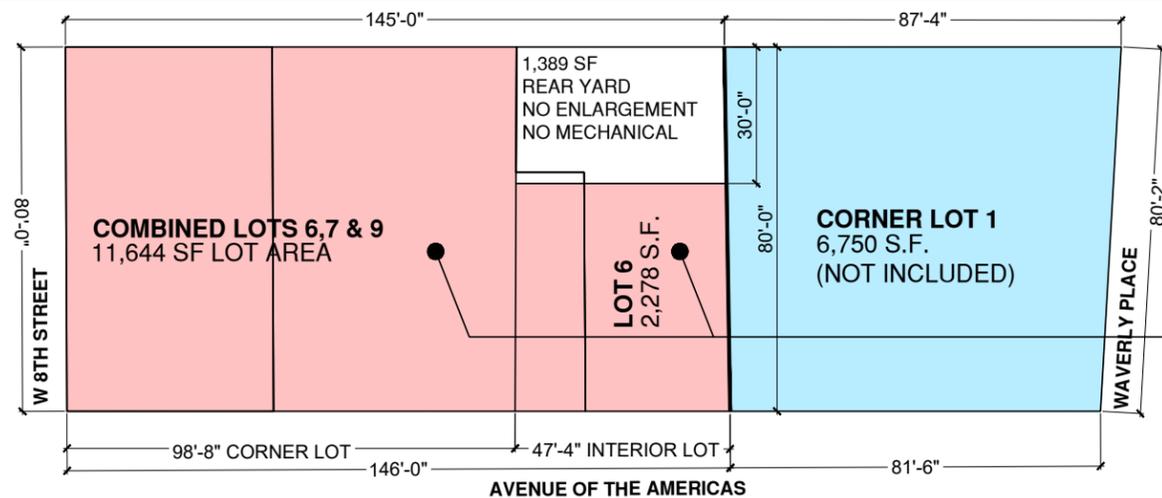
**NOTABLE:**

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:**

- COMBINED CORNER LOTS 6,7,9
- CORNER LOT
- INTERIOR ZONING LOT LINE DIVIDING ZONING LOTS



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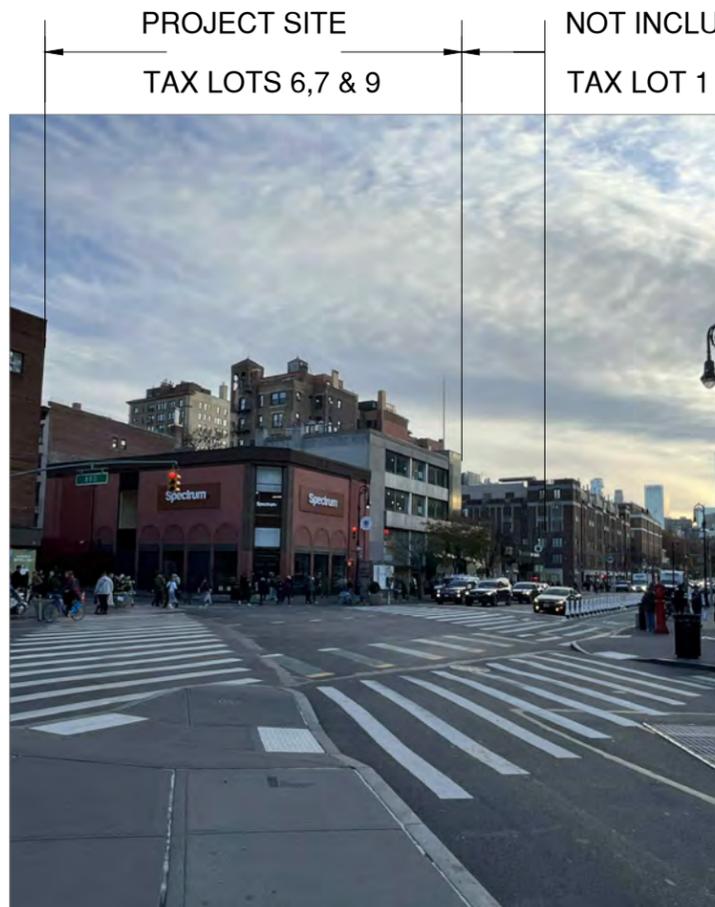
**MIXED USE CONVERSION - PROPOSED MERGED ZONING LOTS 6, 7 & 9**

**FRIEDLAND PROPERTIES**

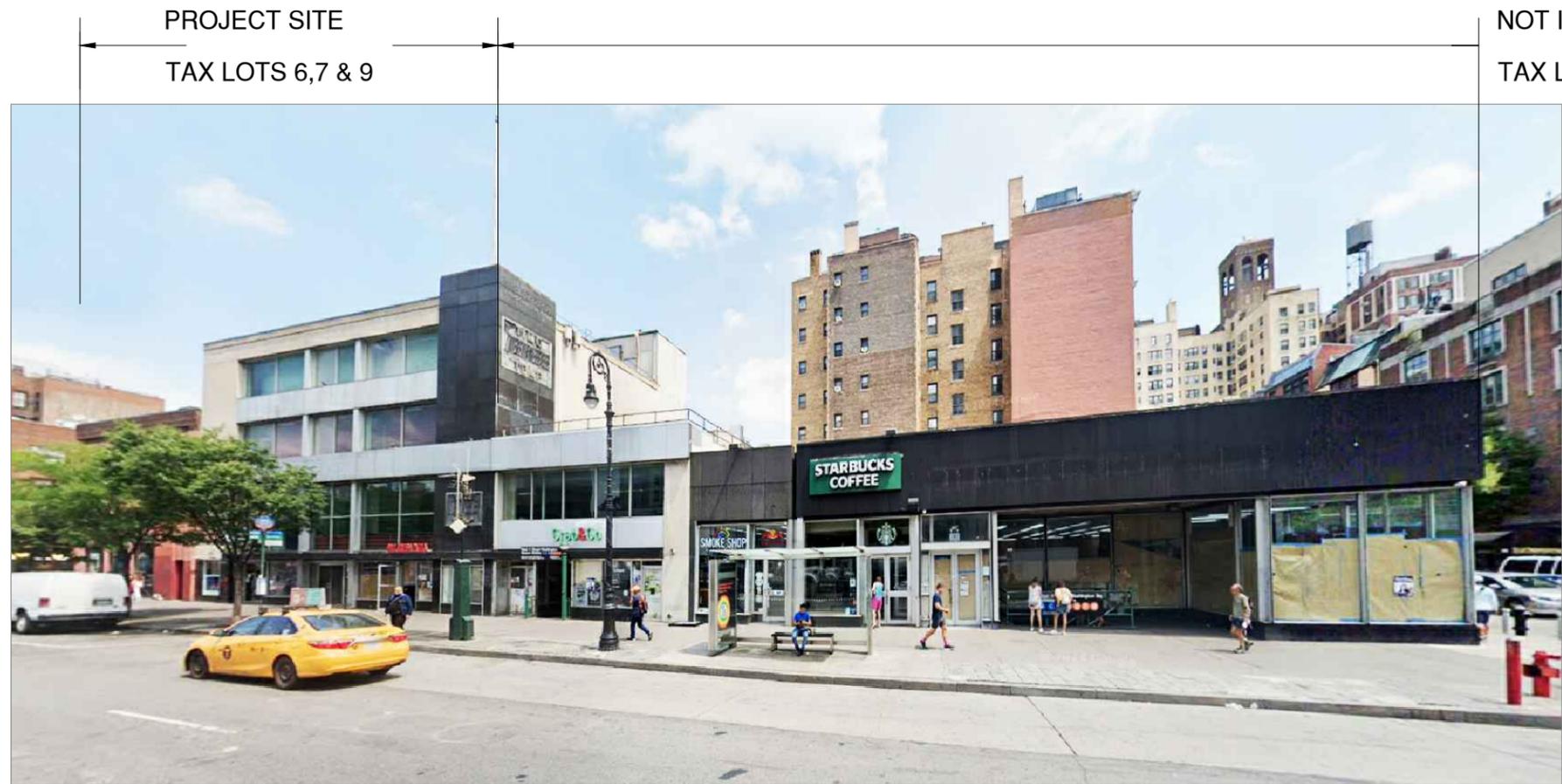
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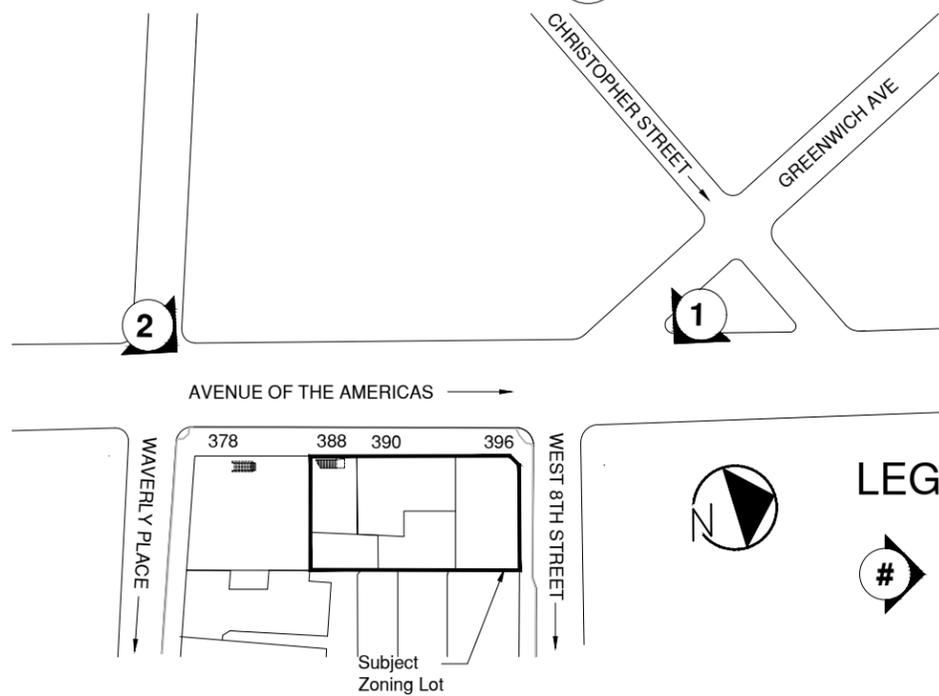
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1 BLOCK CONTEXT LOOKING S/E



2 BLOCK CONTEXT LOOKING N/E FROM 6TH AVE



LEGEND:

# - Photo Camera Position



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**MIXED USE CONVERSION - CONTEXT**

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7 OF 35



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



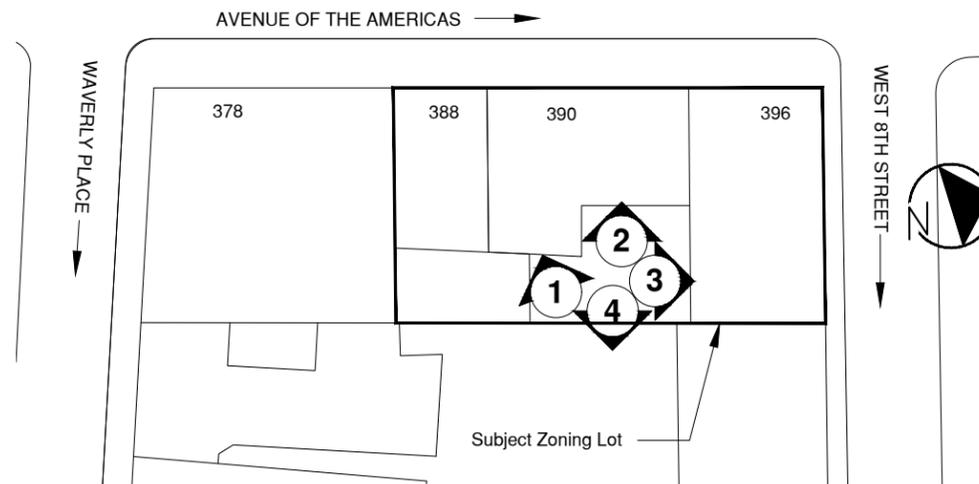
2 WEST REAR FACADE  
390 SIXTH AVE



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



4 REAR YARD - LOOKING EAST



LEGEND:

# - Photo Camera Position





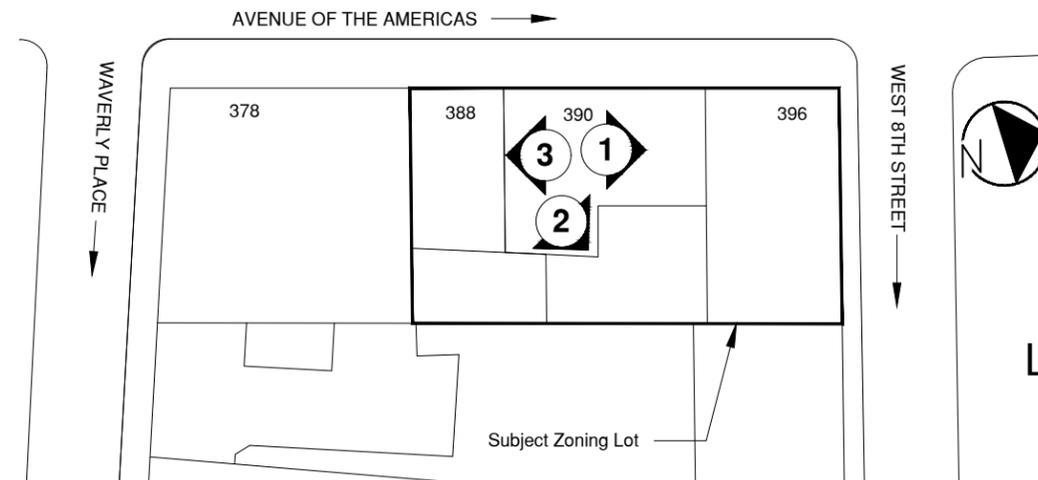
① ROOFTOP, LOOKING NORTH



② ROOFTOP, LOOKING S/E



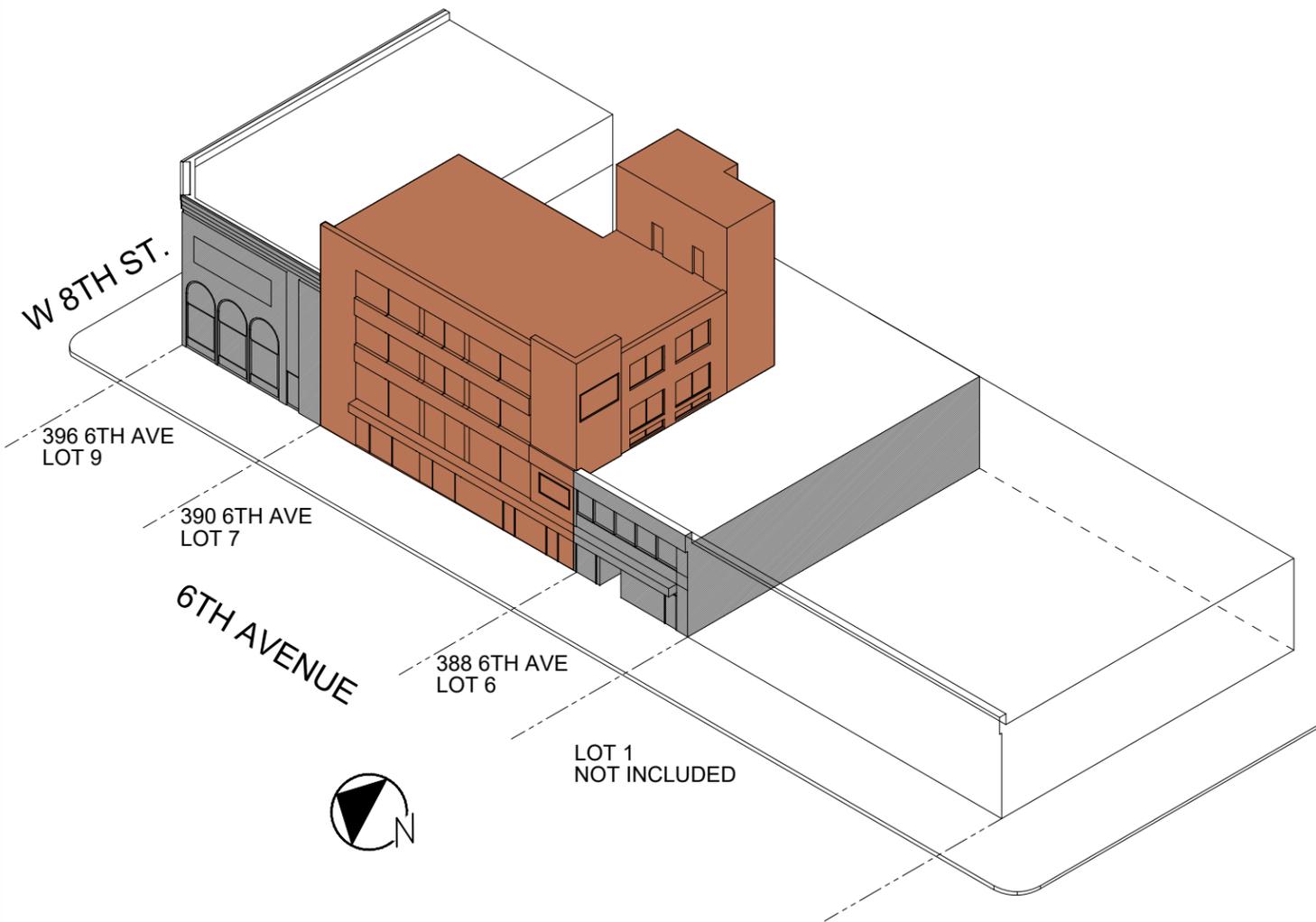
③ ROOFTOP, LOOKING SOUTH AT LOT 1



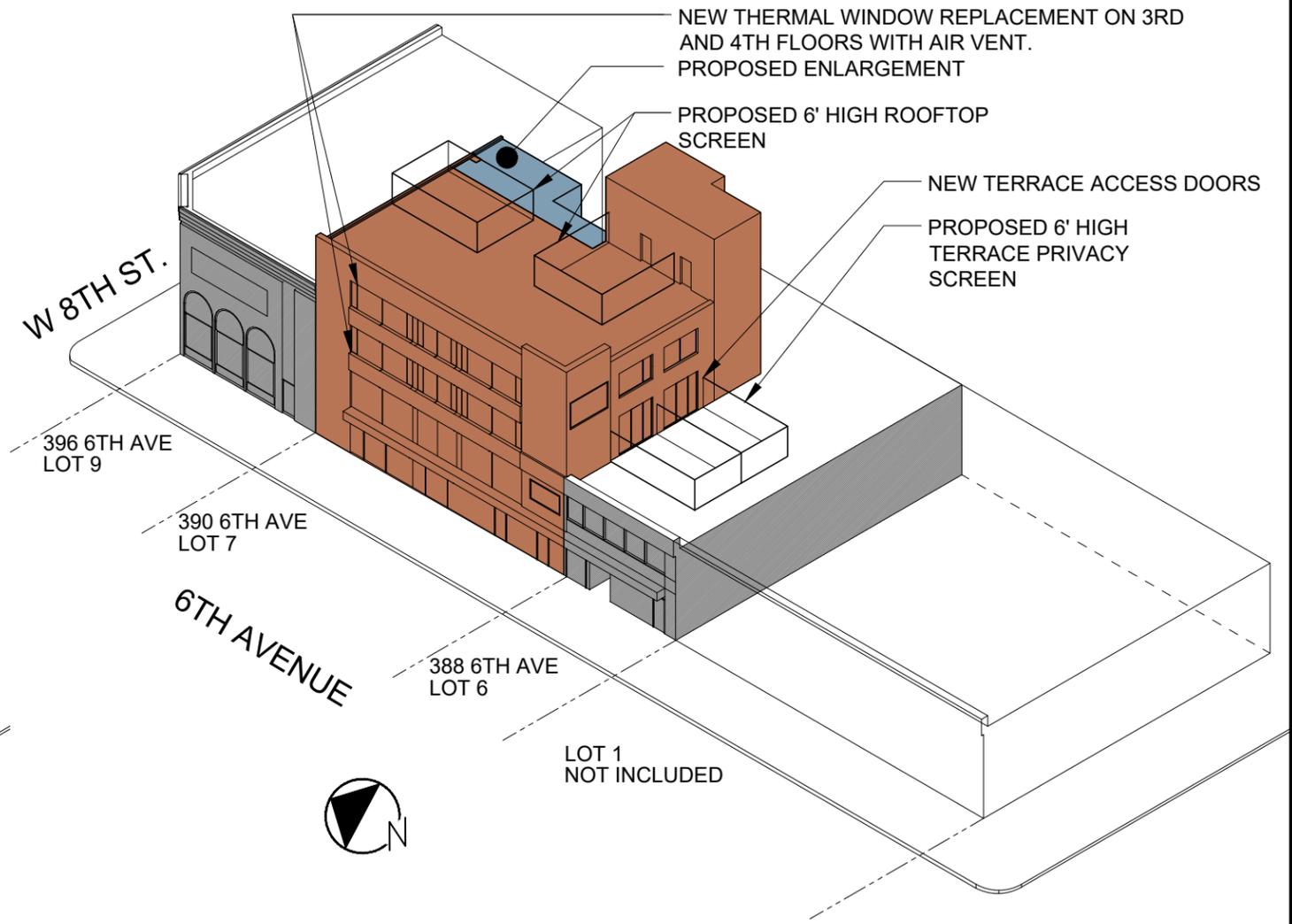
LEGEND:

# - Photo Camera Position





1 ISOMETRIC, LOOKING NORTH EAST  
EXISTING CONDITIONS



2 ISOMETRIC, LOOKING NORTH EAST



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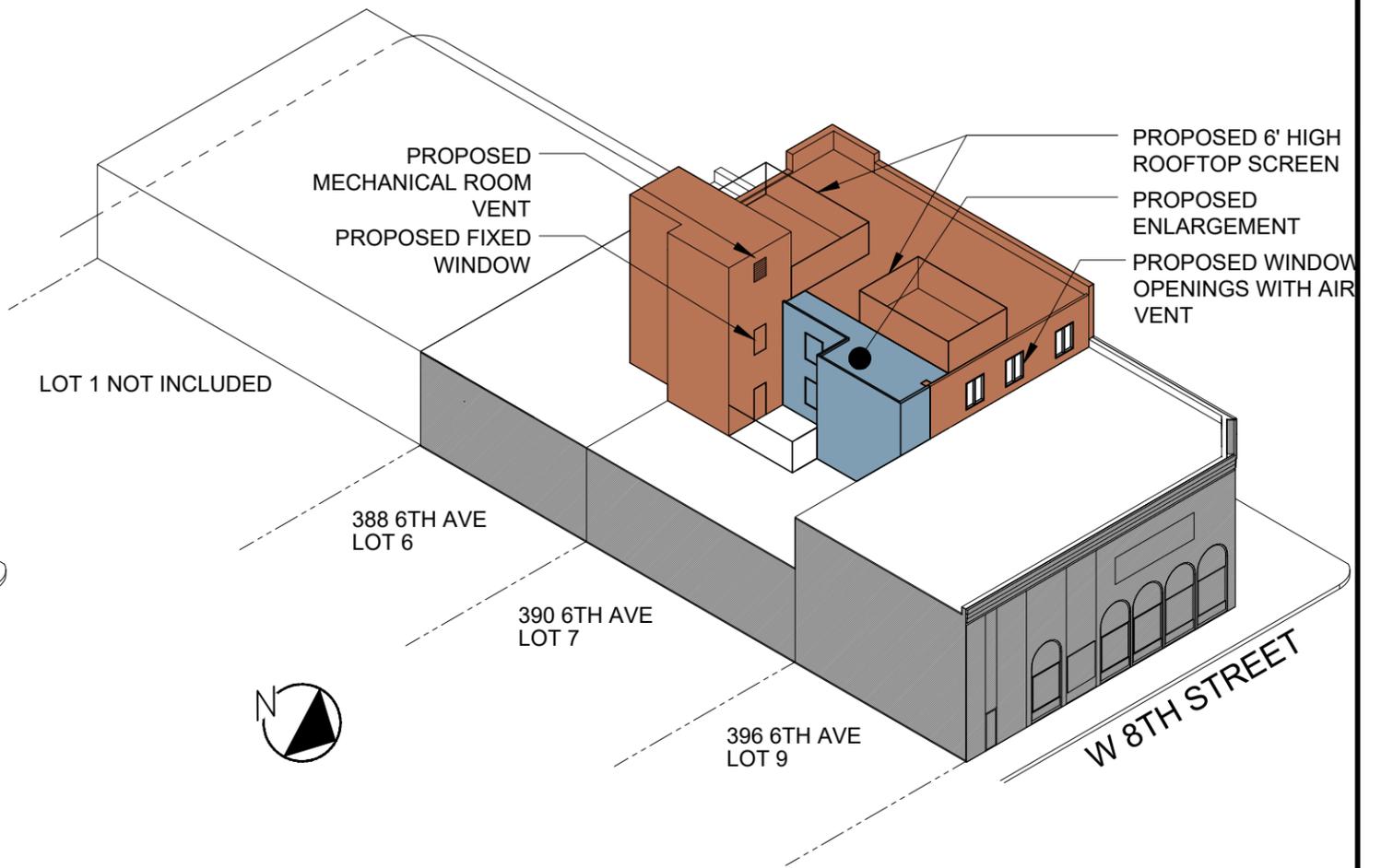
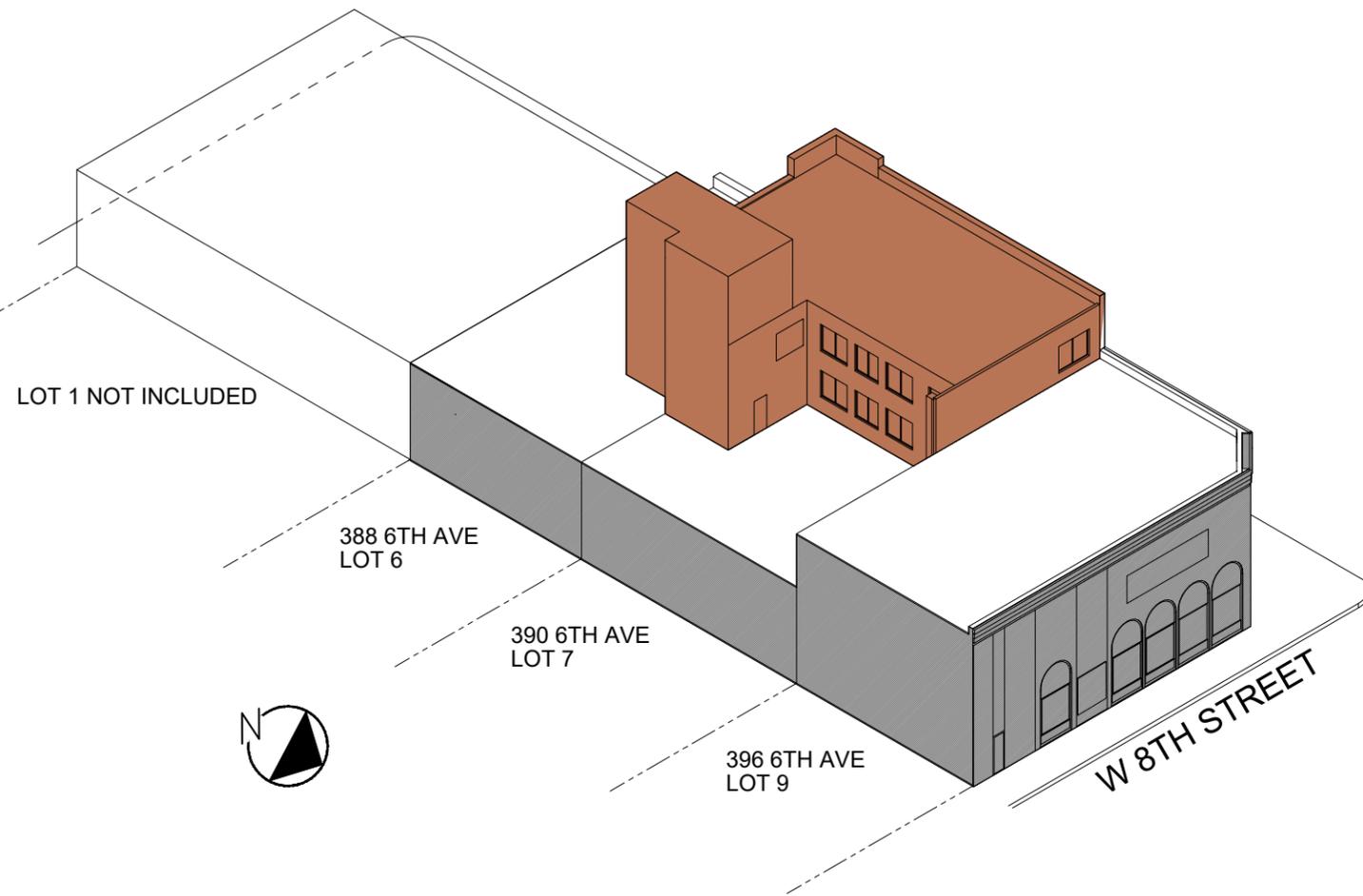
**MIXED USE CONVERSION - ISOMETRIC LOOKING NORTH EAST**

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1 ISOMETRIC, LOOKING SOUTH WEST  
EXISTING CONDITIONS

2 ISOMETRIC, LOOKING SOUTH WEST  
EXISTING CONDITIONS



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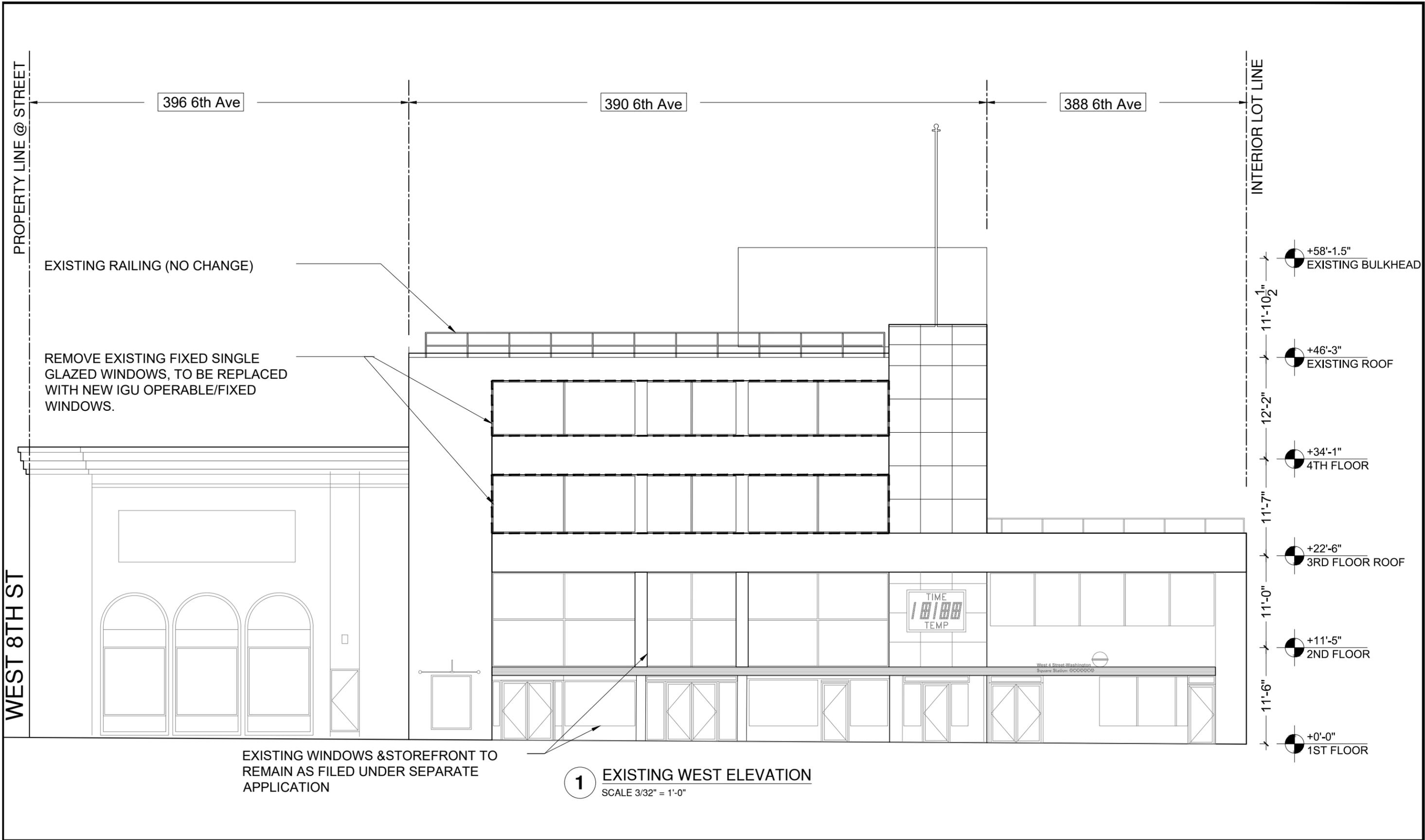
**MIXED USE CONVERSION - PROPOSED EXPANSION CONTEXT**

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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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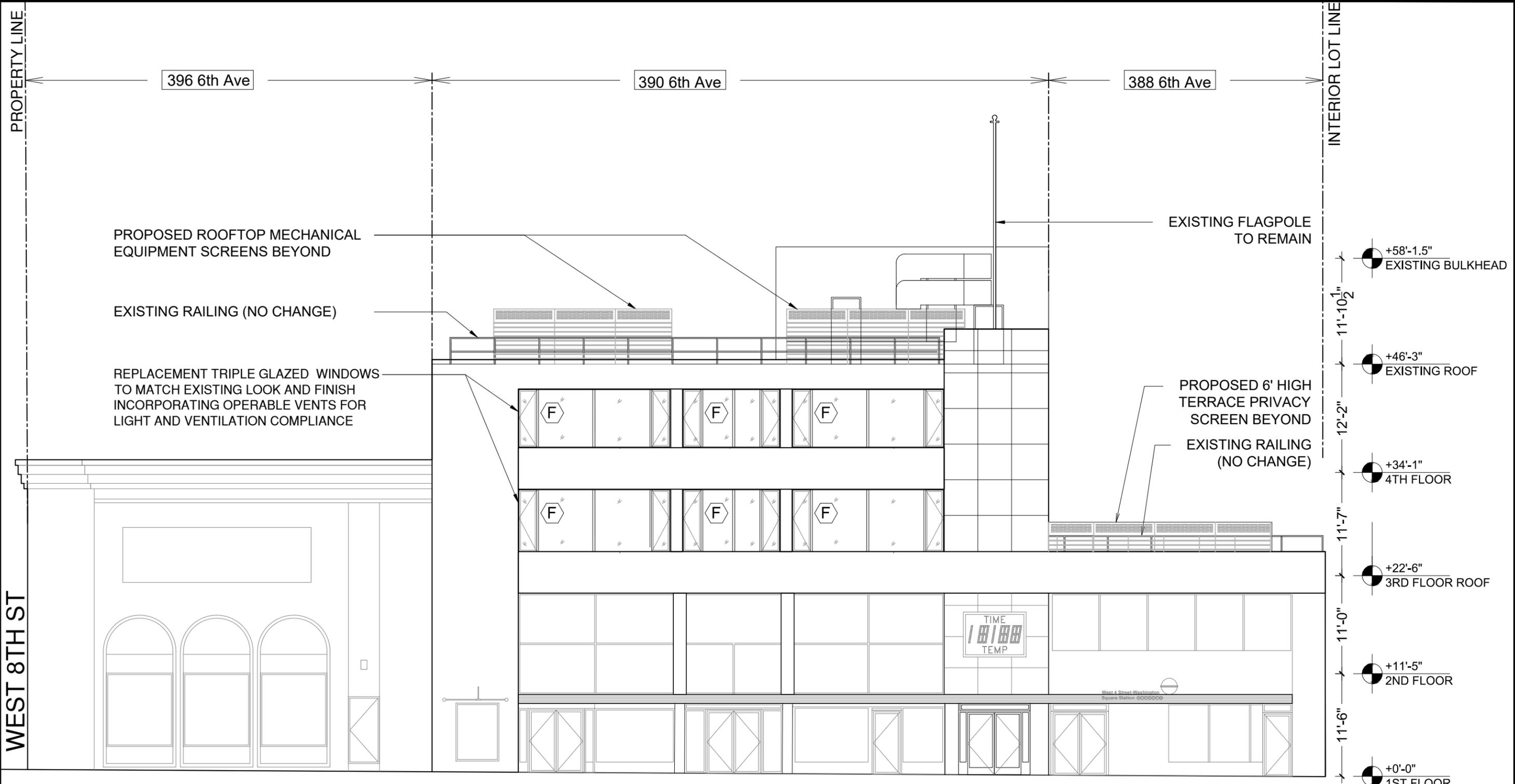
**MIXED USE CONVERSION - EXISTING WEST ELEVATION**

**FRIEDLAND PROPERTIES**

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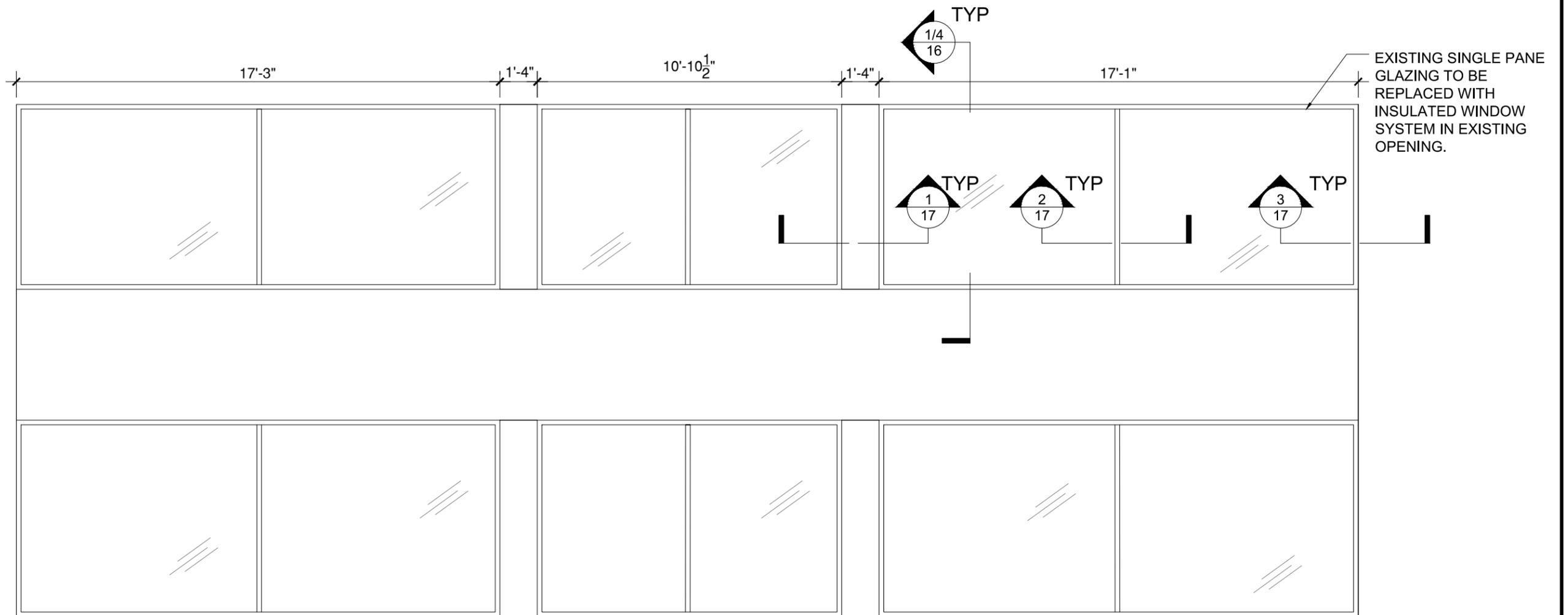
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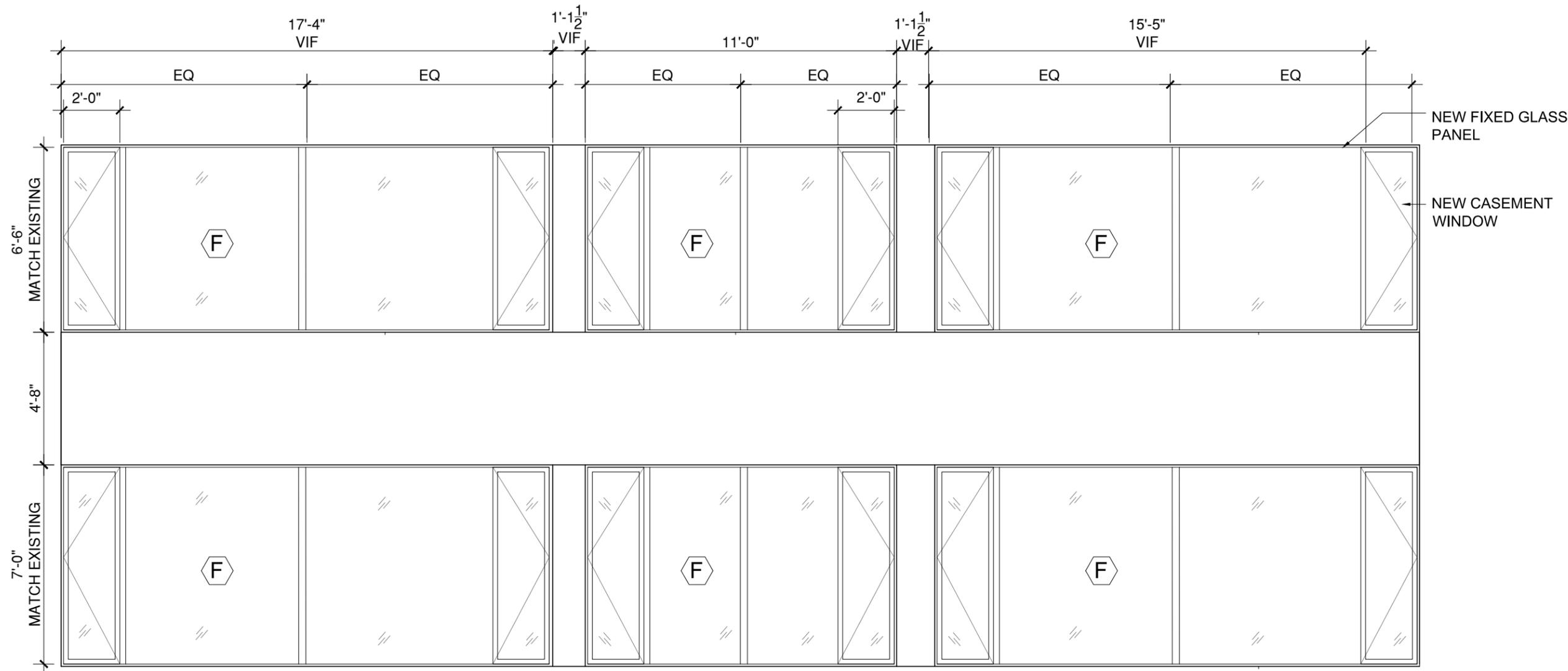


**1** PROPOSED WEST ELEVATION  
SCALE 3/32" = 1'-0"

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

William Leggio Architect LLC **MIXED USE CONVERSION- PROPOSED WINDOW ELEVATIONS AND PLAN DETAILS**

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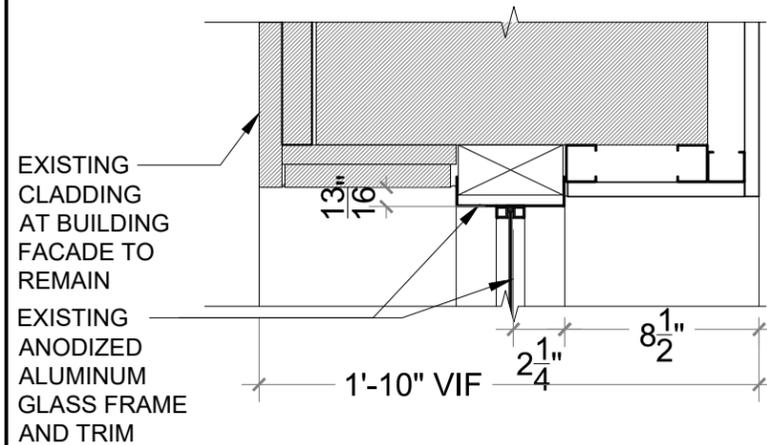
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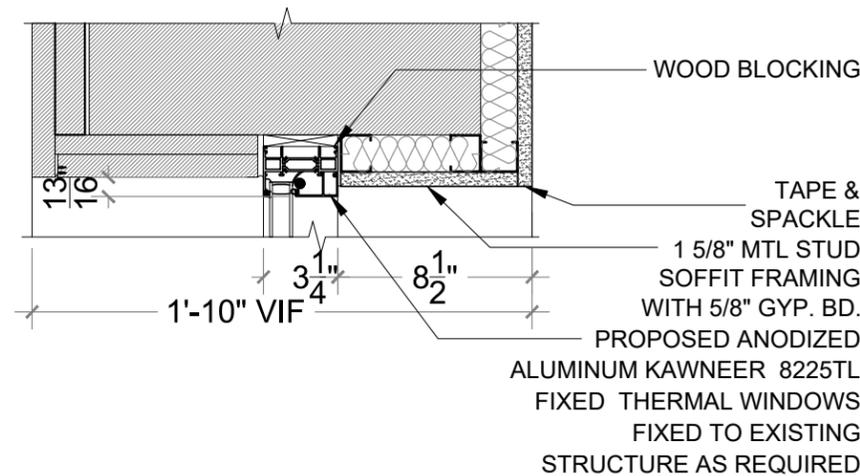
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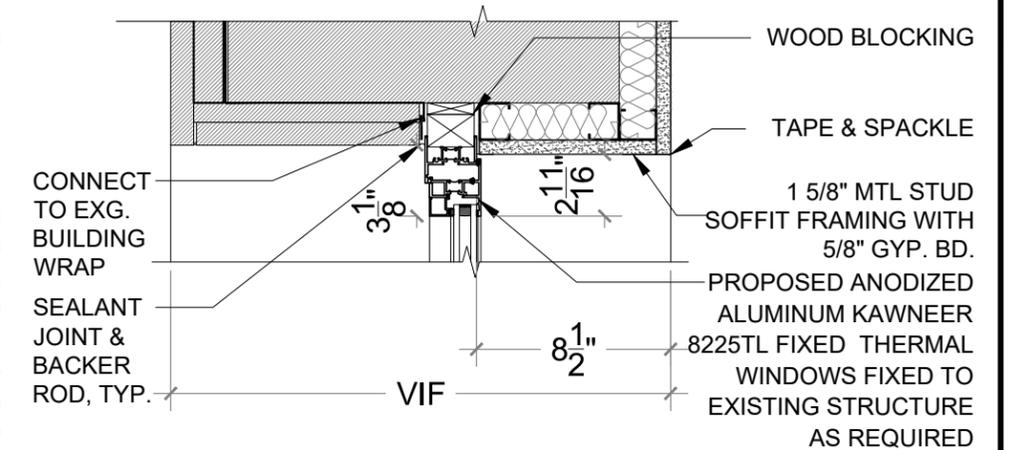
15 OF 35



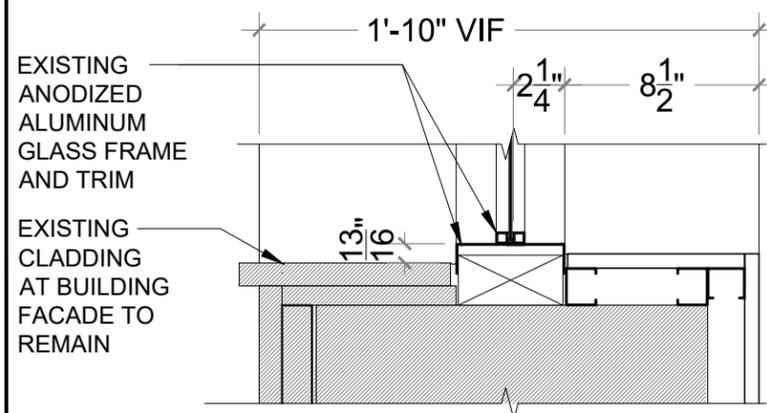
**1** EXISTING GLAZING SILL  
SCALE 1 1/2" = 1'-0"



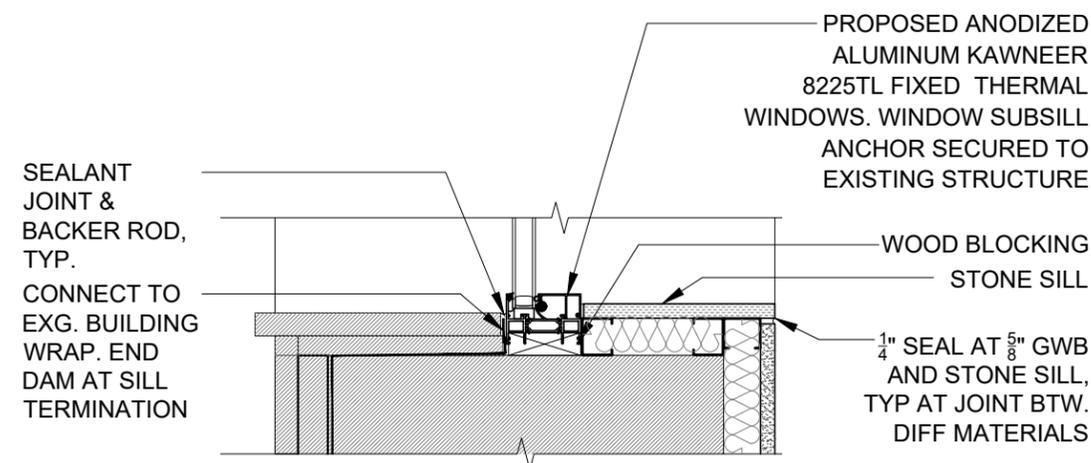
**2** PROPOSED GLAZING HEAD AT FIXED GLASS  
SCALE 1 1/2" = 1'-0"



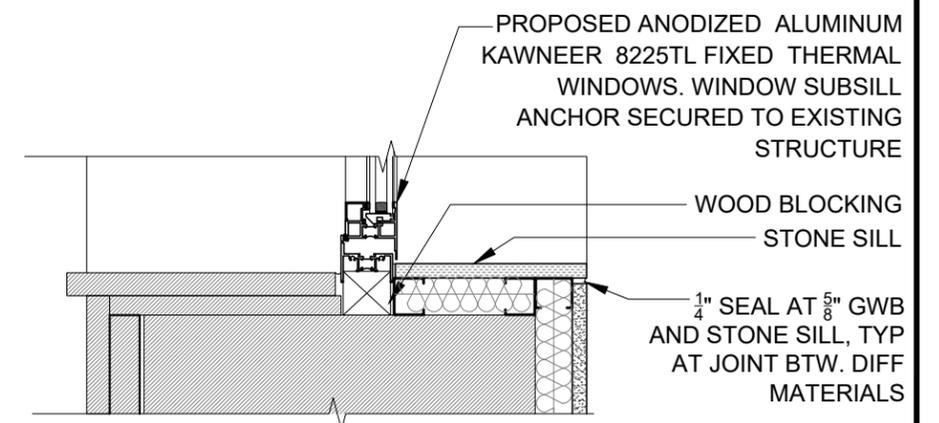
**3** PROPOSED WINDOW HEAD AT CASEMENT  
SCALE 1 1/2" = 1'-0"



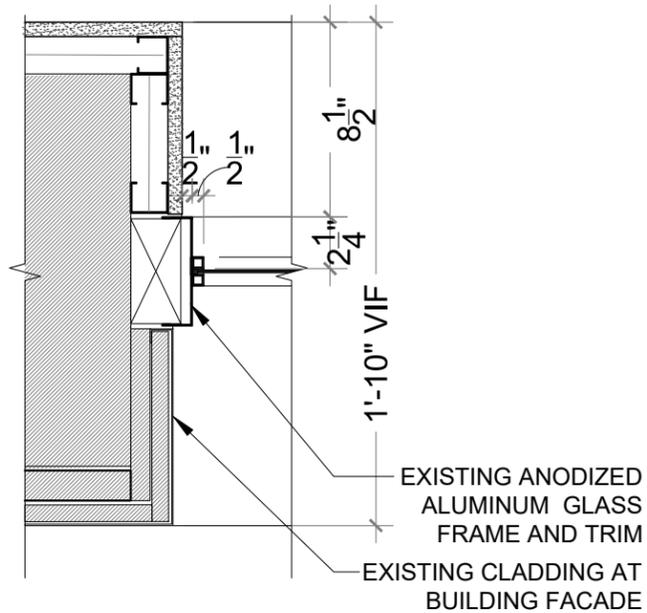
**4** EXISTING GLAZING SILL  
SCALE 1 1/2" = 1'-0"



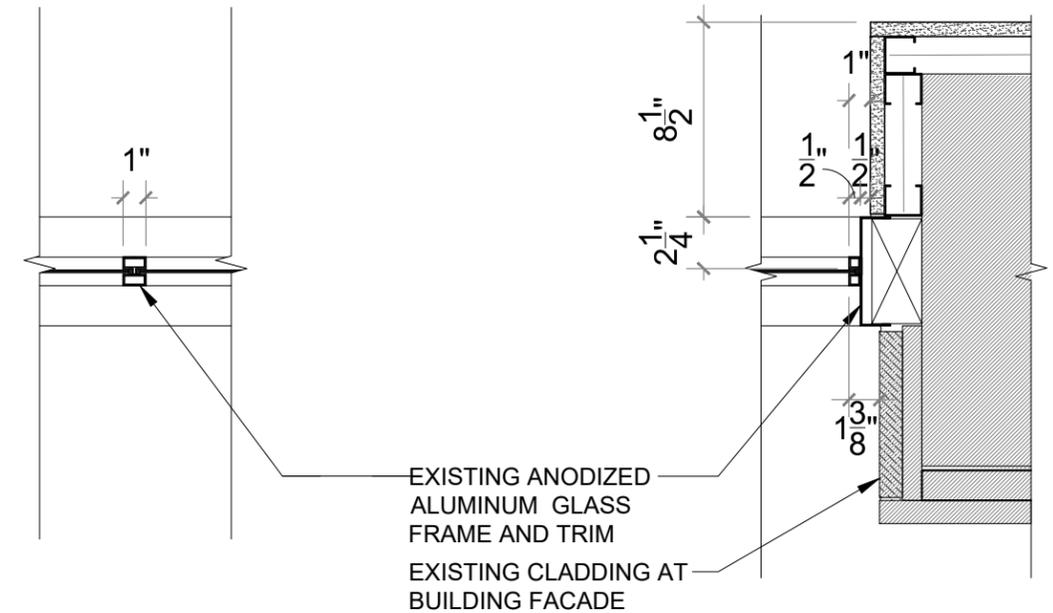
**5** PROPOSED SILL AT FIXED  
SCALE 1 1/2" = 1'-0"



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

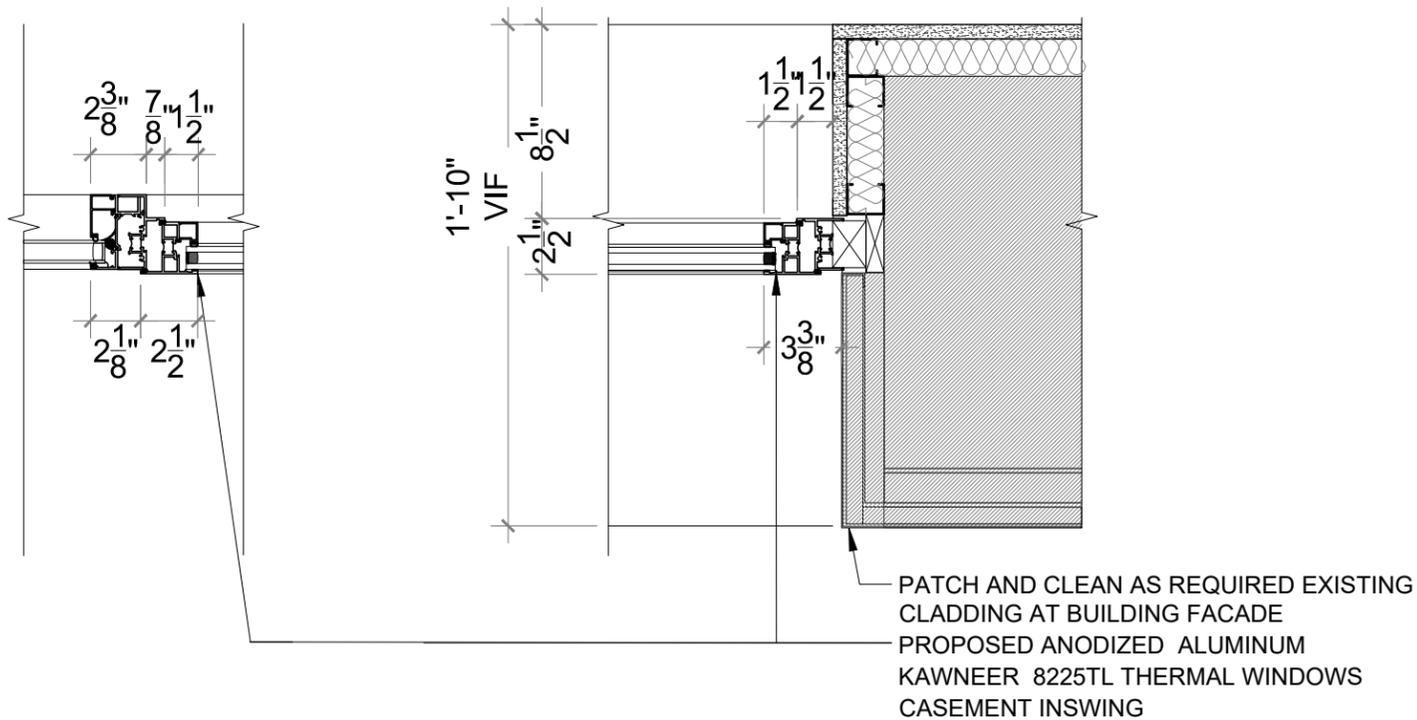


**1** EXISTING GLAZING JAMB @ EXG PANEL  
SCALE 1 1/2" = 1'-0"



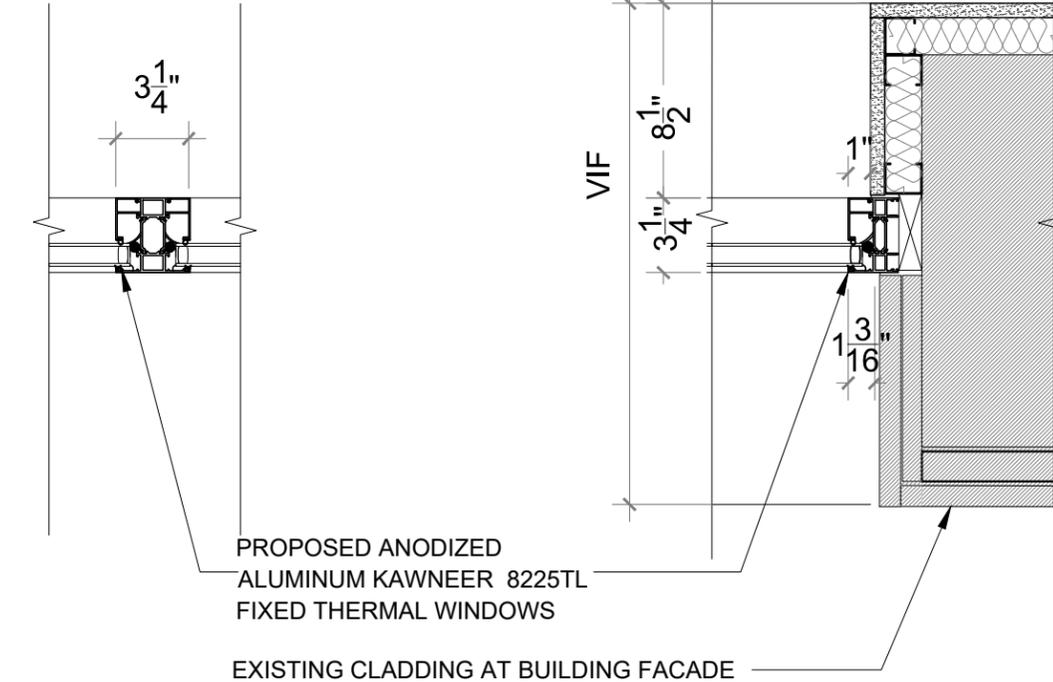
**2** EXG TRANSITION  
SCALE 1 1/2" = 1'-0"

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



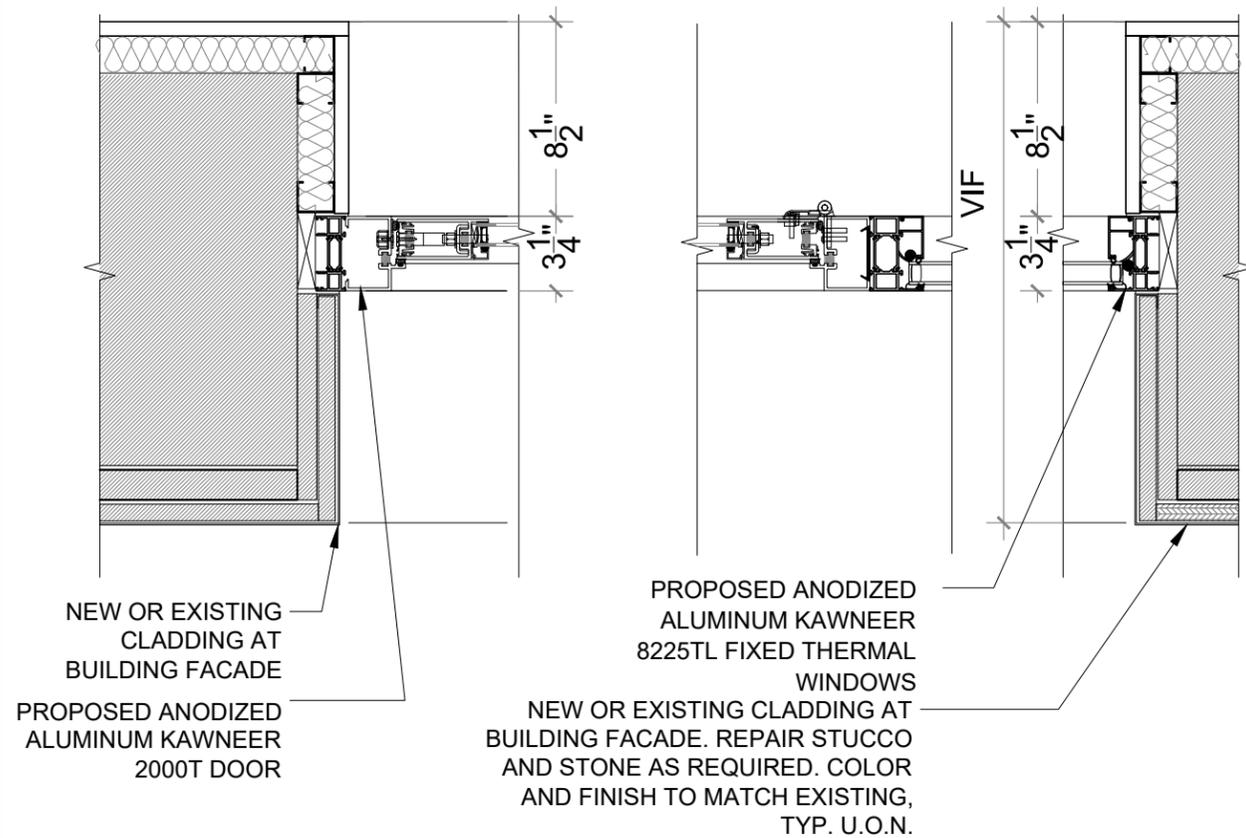
**4** PROPOSED FIXED TO CASEMENT JAMB  
SCALE 1 1/2" = 1'-0"

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



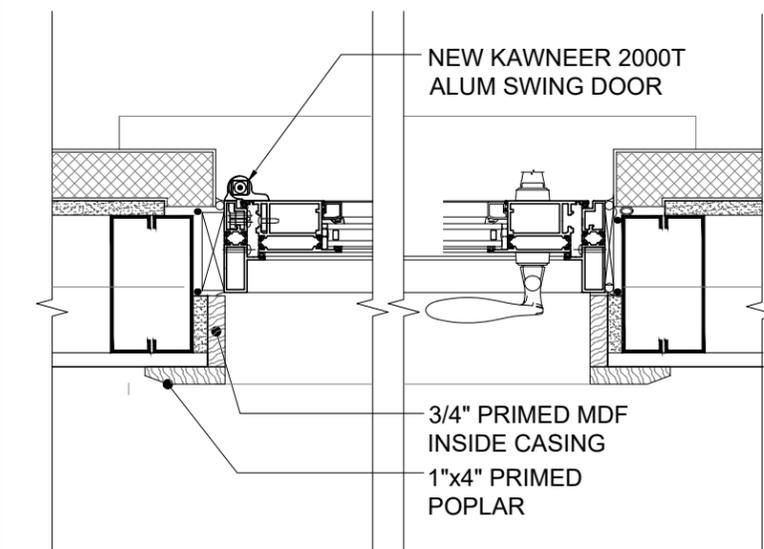
**6** PROPOSED FIXED GL. TRANSITION  
SCALE 1 1/2" = 1'-0"

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

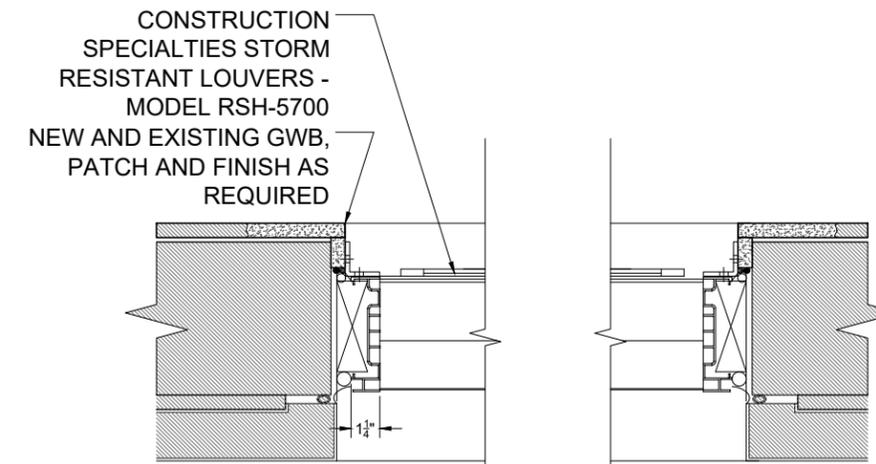


**1** PROPOSED DR JAMB AT TERRACE  
SCALE 1 1/2" = 1'-0"

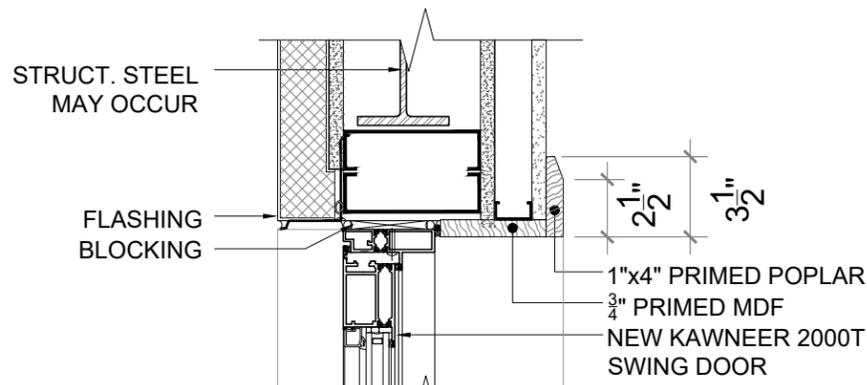
**2** PROPOSED DR JAMB AT TERRACE  
SCALE 1 1/2" = 1'-0"



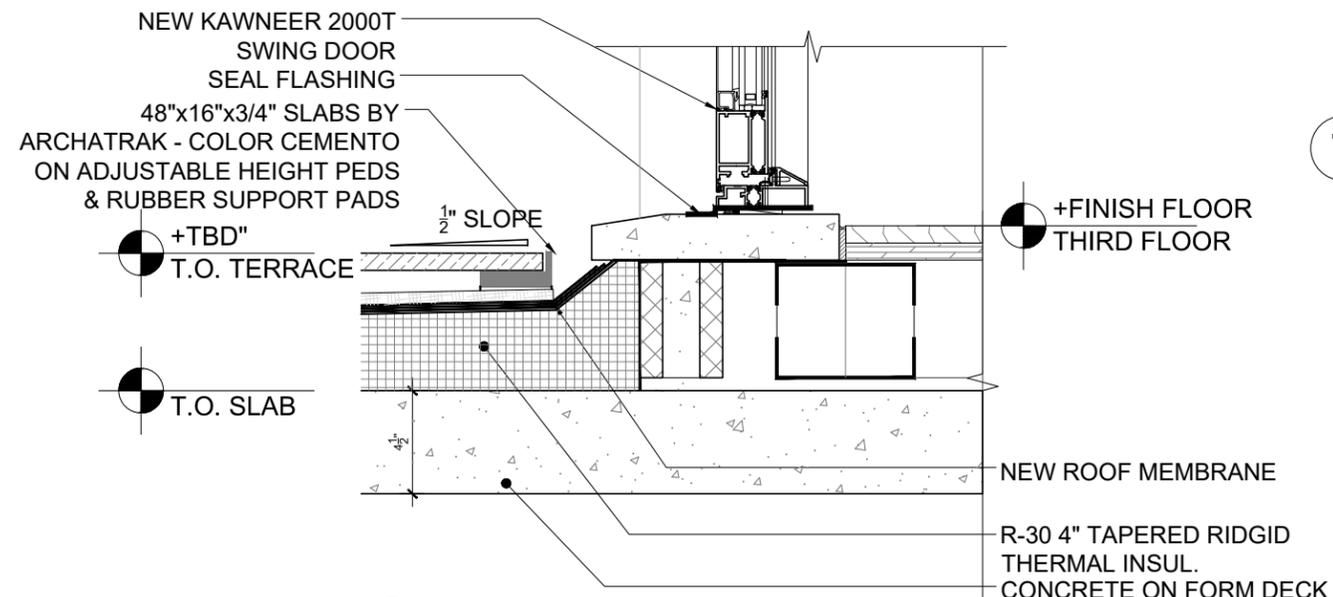
**4** PROPOSED DOOR JAMB AT EXTENSION  
SCALE 1 1/2" = 1'-0"



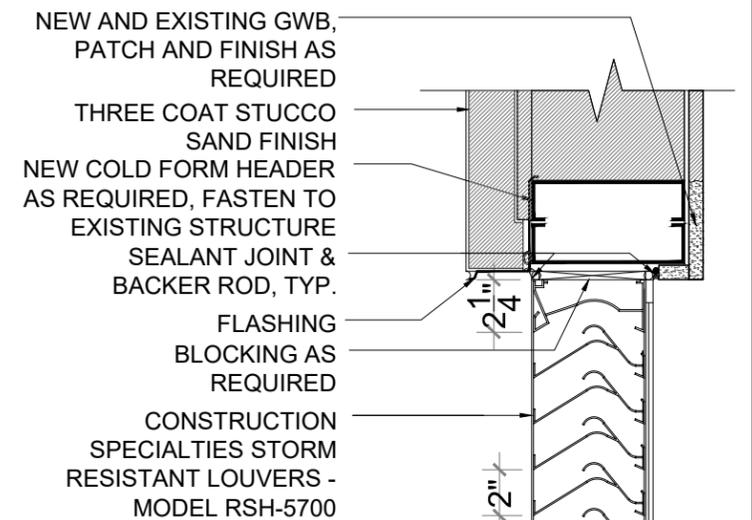
**6** PROPOSED JAMB AT MECH. LOUVER  
SCALE 1 1/2" = 1'-0"



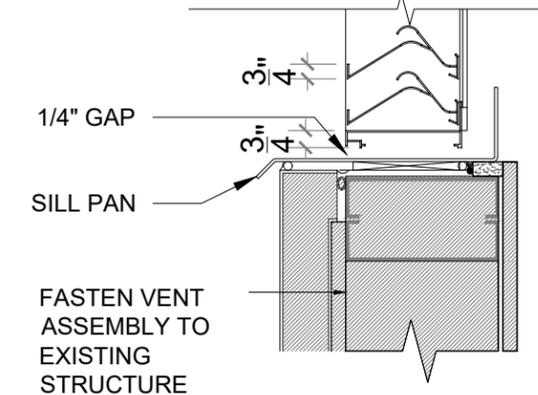
**3** PROPOSED DOOR HEAD AT EXTENSION  
SCALE 1 1/2" = 1'-0"



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



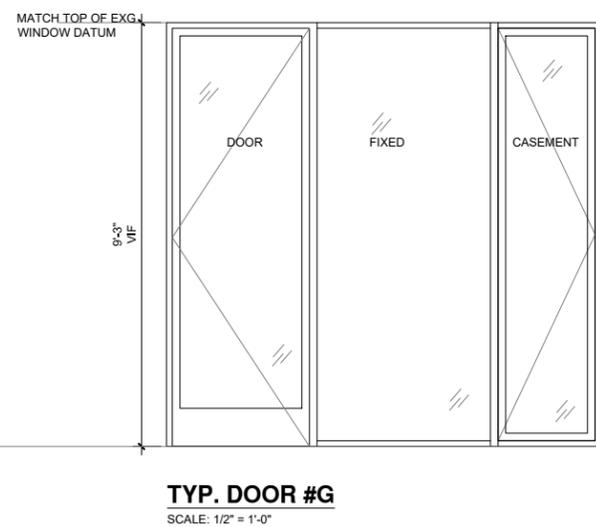
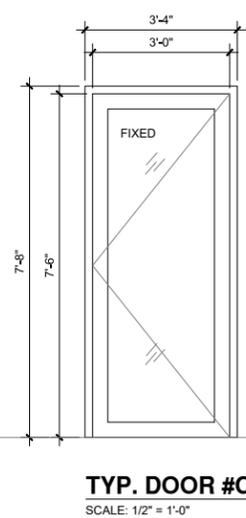
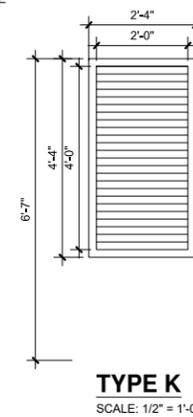
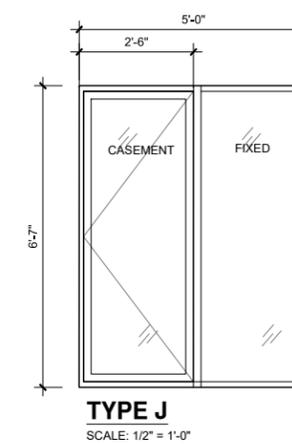
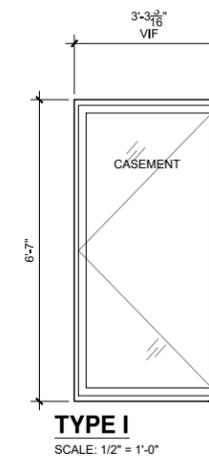
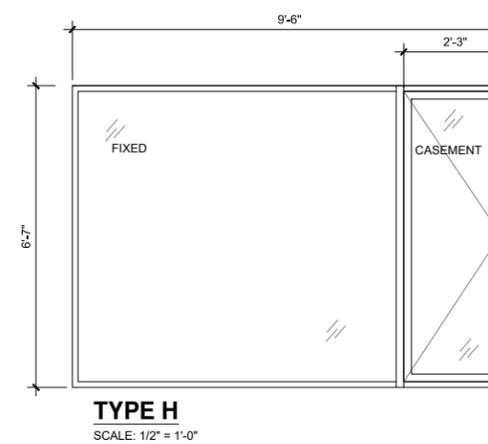
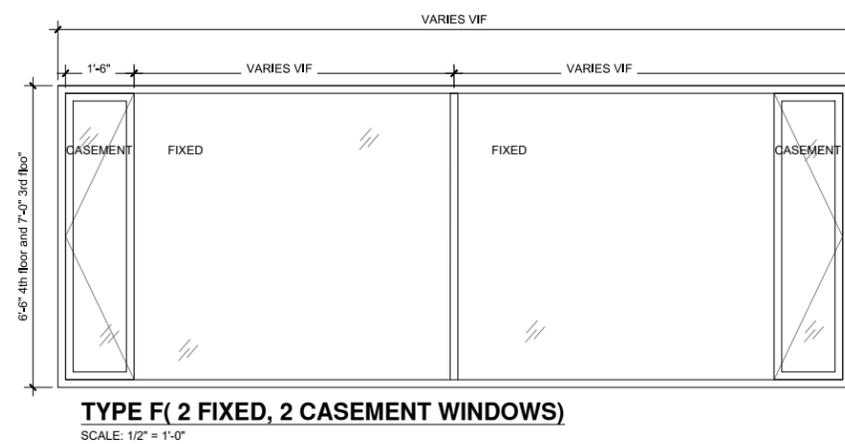
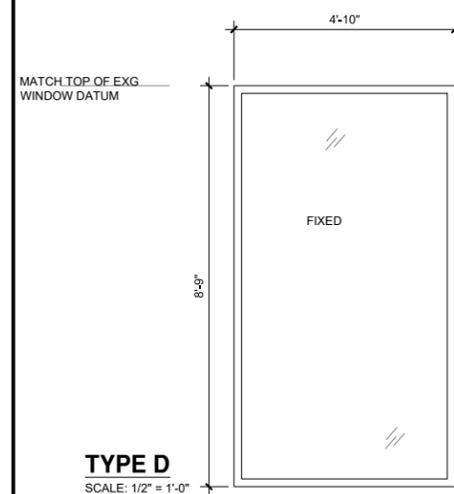
**7** PROPOSED HEAD AT MECH. LOUVER  
SCALE 1 1/2" = 1'-0"

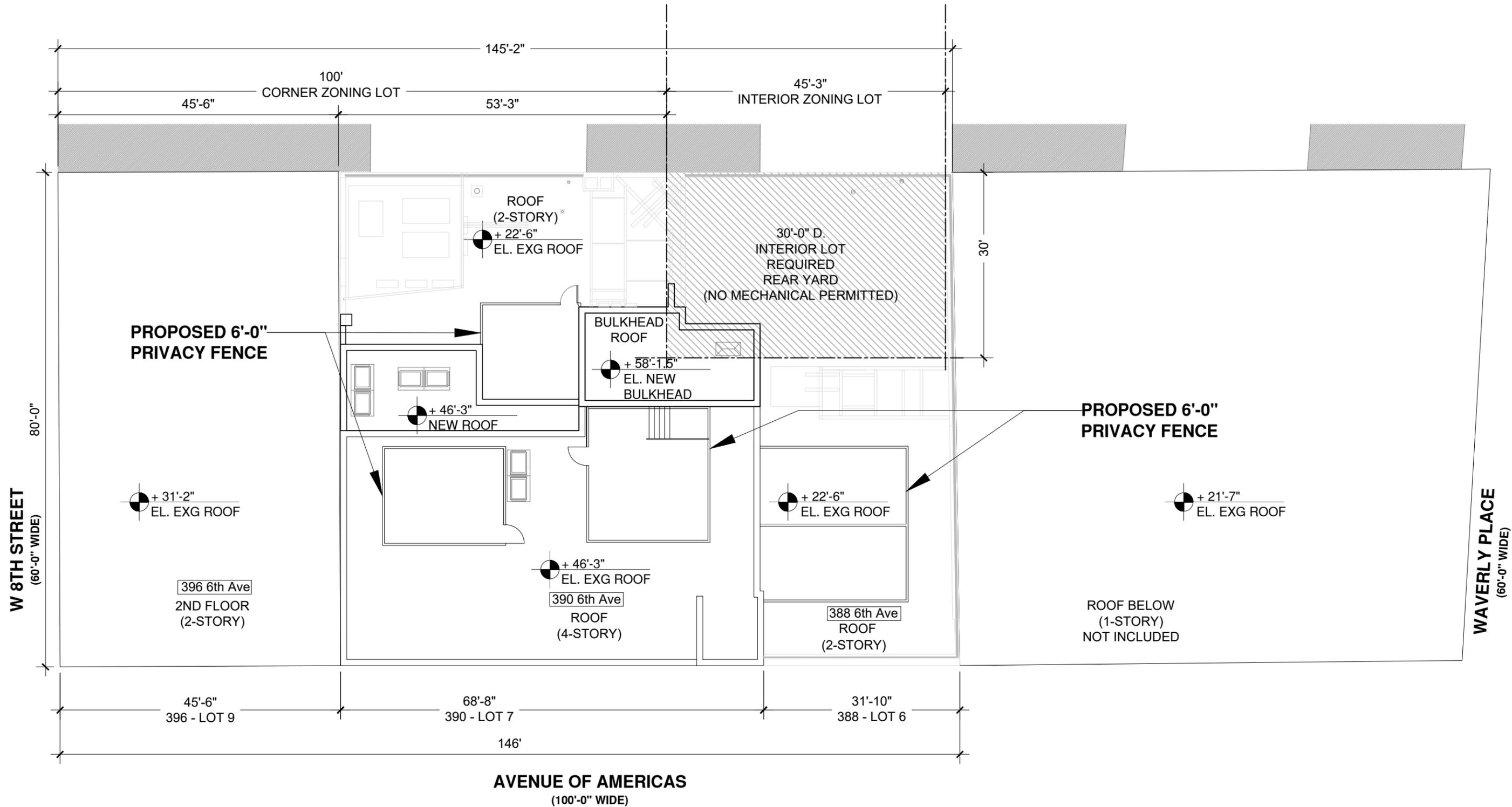


**8** PROPOSED SILL AT MECH. LOUVER  
SCALE 1 1/2" = 1'-0"

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 #14                                | GLASS TYPE IG:<br>1" INSULATING GLASS:<br>OUTSIDE LITE: 1/8" CLEAR ANNEALED GLASS<br>AIR SPACE: 3/4"<br>INSIDE LITE: 1/8" CLEAR ANNEALED GLASS WITH<br>LOW-E COATING ON #3 SURFACE<br><br>WINDOW FRAME SHALL BE KAWNEER 8225 TL,<br>ANODIZED #14<br><br>DOOR FRAME SHALL BE KAWNEER 2000T,<br>ANODIZED #14 |
| D    | SEE ELEVATION | ALUM. & GL. | ALUM.          | IG         | 2/16         | 7/17                | 5/16          | ANODIZED #14                                |  |
| F    | SEE ELEVATION | ALUM. & GL. | ALUM.          | IG         | 2,3/16       | 4,5,6,7/17          | 5,6/16        | ANODIZED #14                                |  |
| 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 #14                                |  |
| H    | SEE ELEVATION | ALUM. & GL. | ALUM.          | IG         | 2,3/16       | 5,6,7/17            | 5,6/16        | ANODIZED #14                                |  |
| I    | SEE ELEVATION | ALUM. & GL. | ALUM.          | IG         | 3/16         | 5/17                | 6/16          | ANODIZED #14                                |  |
| J    | SEE ELEVATION | ALUM. & GL. | ALUM.          | IG         | 2,3/16       | 5,6,7/17            | 5,6/16        | ANODIZED #14                                |  |
| K    | SEE ELEVATION | ALUM.       | ALUM.          | -          | 7/18         | 6/18                | 8/18          | #609 CHAMPAGNE<br>BRONZR METALIC<br>COATING |  |





**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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20 OF 35



1 EXISTING WINDOW TRIM  
COLOR: ANODIZED  
ALUMINUM

**KAWNEER** Building Legacies

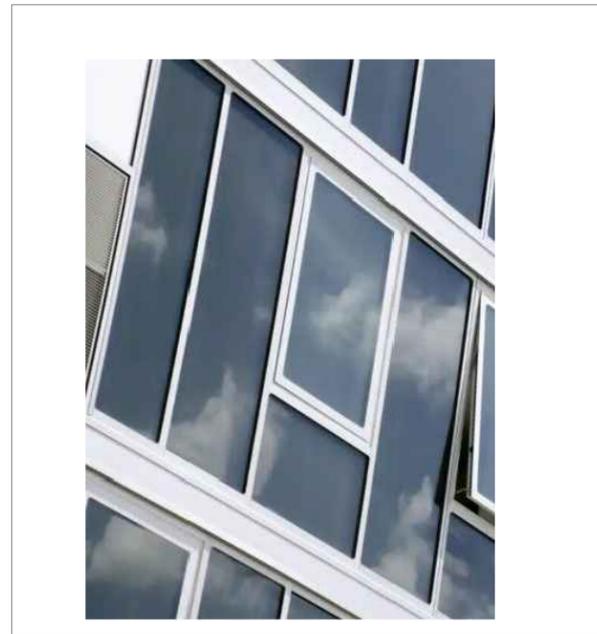
**KAWNEER ANODIZED FINISHES**

Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married 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                        |
|--|--------------------|-----------|----------------------|---------------------------------------|
|  | #4                 | CLEAR     | AA-M10C21A1          | Architectural Class I (27 in minimum) |
|  | #7                 | CLEAR     | AA-M10C21A1          | Architectural Class I (27 in minimum) |
|  | #6                 | DAK BROWN | AA-M10C21A1          | Architectural Class I (27 in minimum) |
|  | ER                 | BLACK     | AA-M10C21A1          | Architectural Class I (27 in minimum) |

2 PROPOSED WINDOW TRIM  
COLOR: KAWNEER  
ANODIZED FINISH #14,  
COLOR: CLEAR,  
AA-M10C21A1



3 PROPOSED WINDOW  
8225TL KAWNEER



4 PROPOSED DOOR  
2000T KAWNEER



5 EXISTING STUCCO  
FINISH



6 PROPOSED STUCCO  
COLOR: S1-ST BY  
JAHN MORTARS M60  
STUCCO

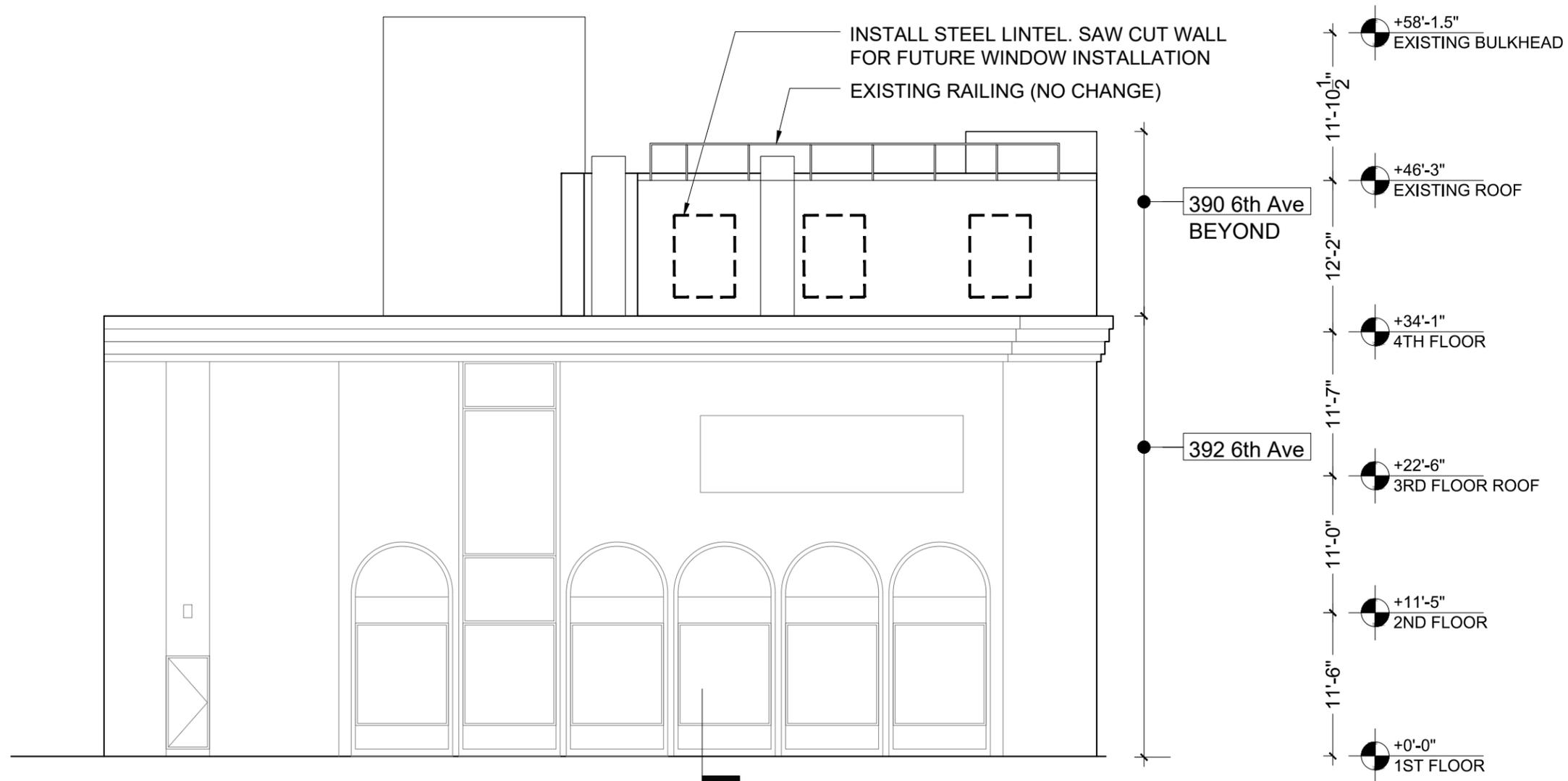


7 PRIVACY SCREEN COLOR:  
JEWETT-CAMERON COMPANY,  
6'-0" HIGH FENCE, OXFORD  
GRAY BY NEW EURO STYLE

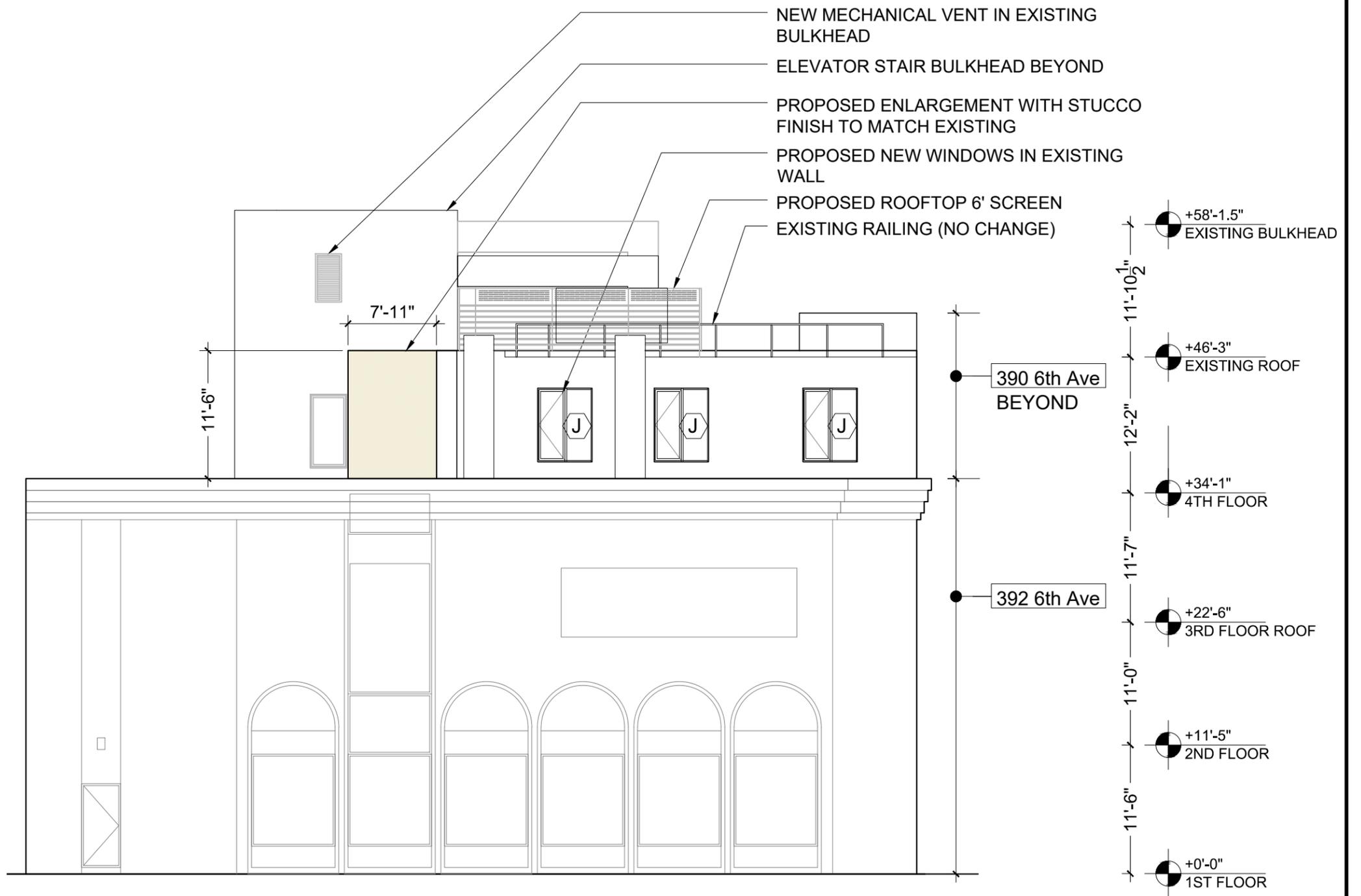
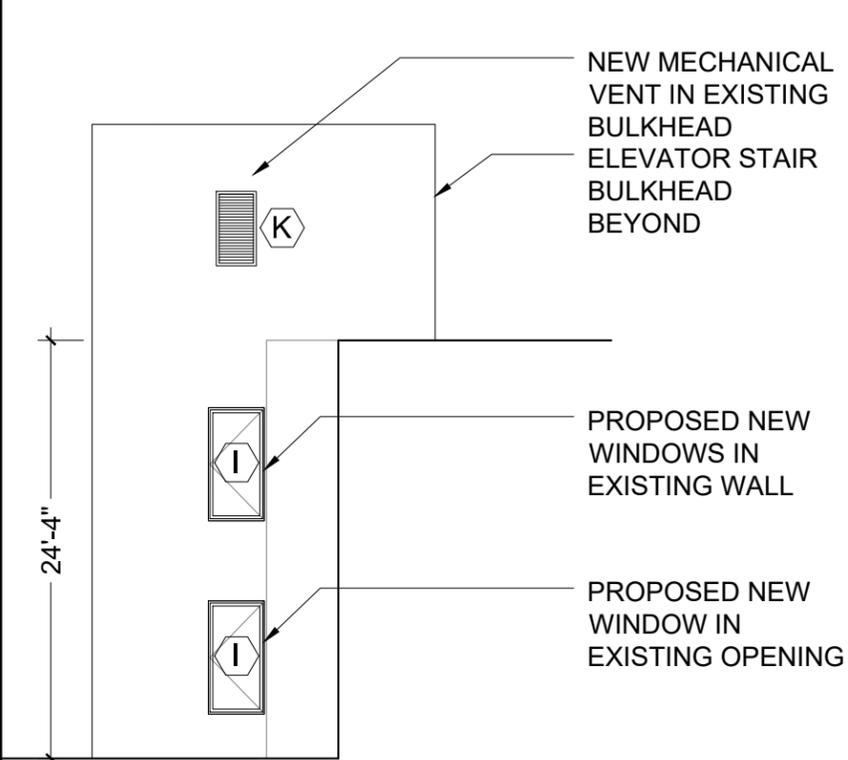


8 MECHANICAL GRILLE  
WINDOW TYPE "K" #609  
TO MATCH ADJ. STUCCO



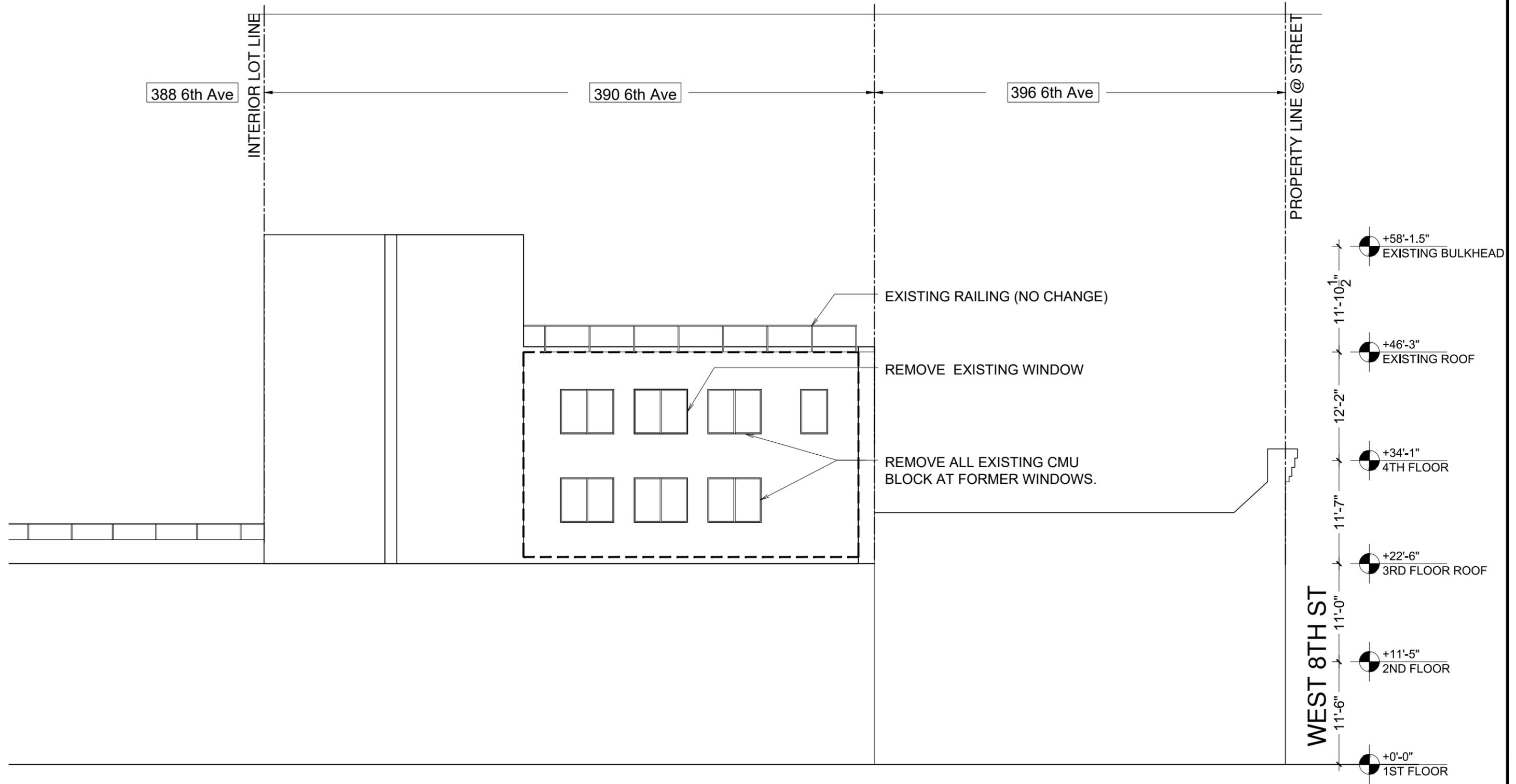


**1** EXISTING SOUTH ELEVATION  
SCALE 3/32" = 1'-0"

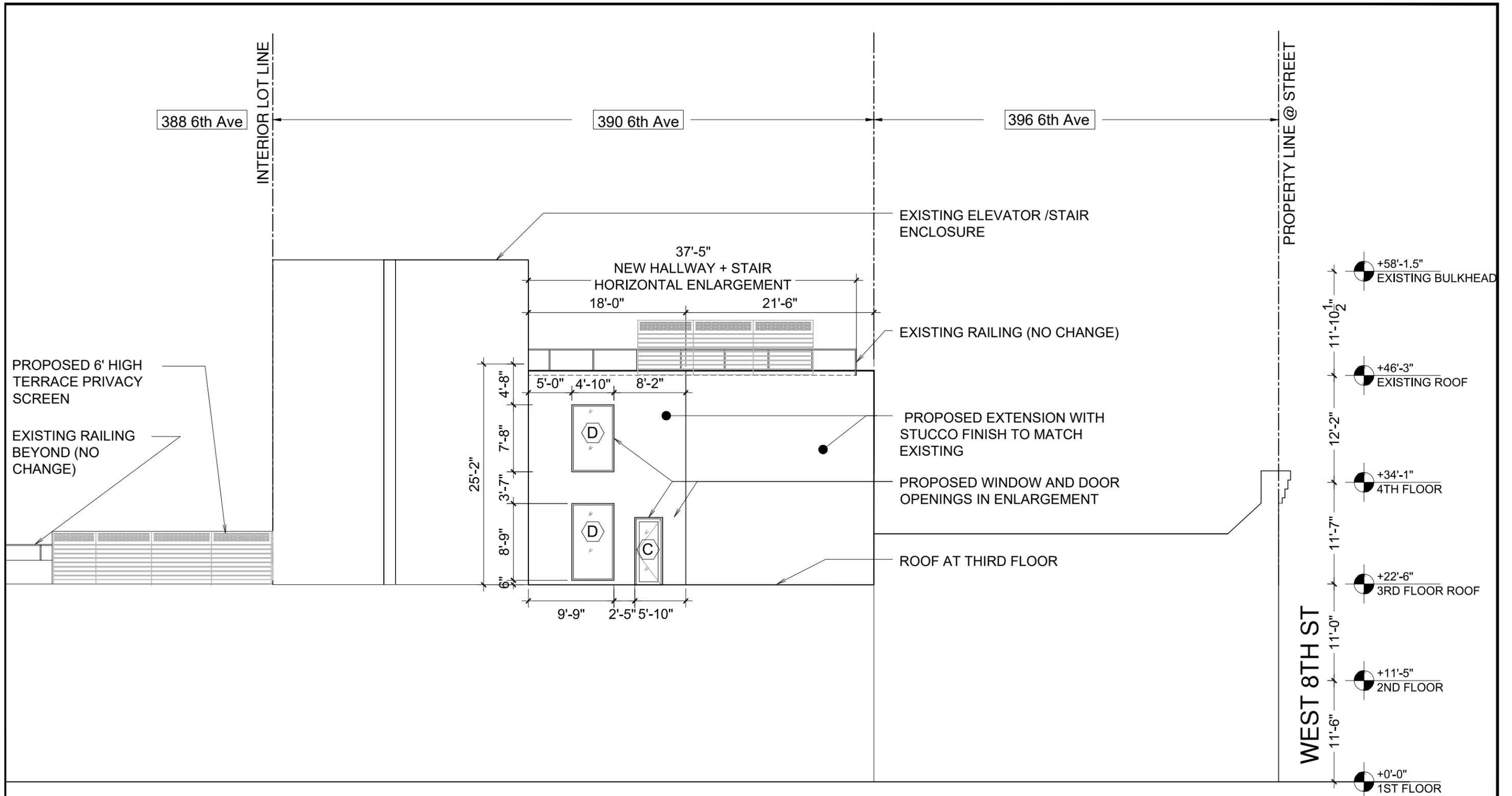


**1** PROPOSED NORTH ELEVATION (COURTYARD)  
SCALE 3/32" = 1'-0"

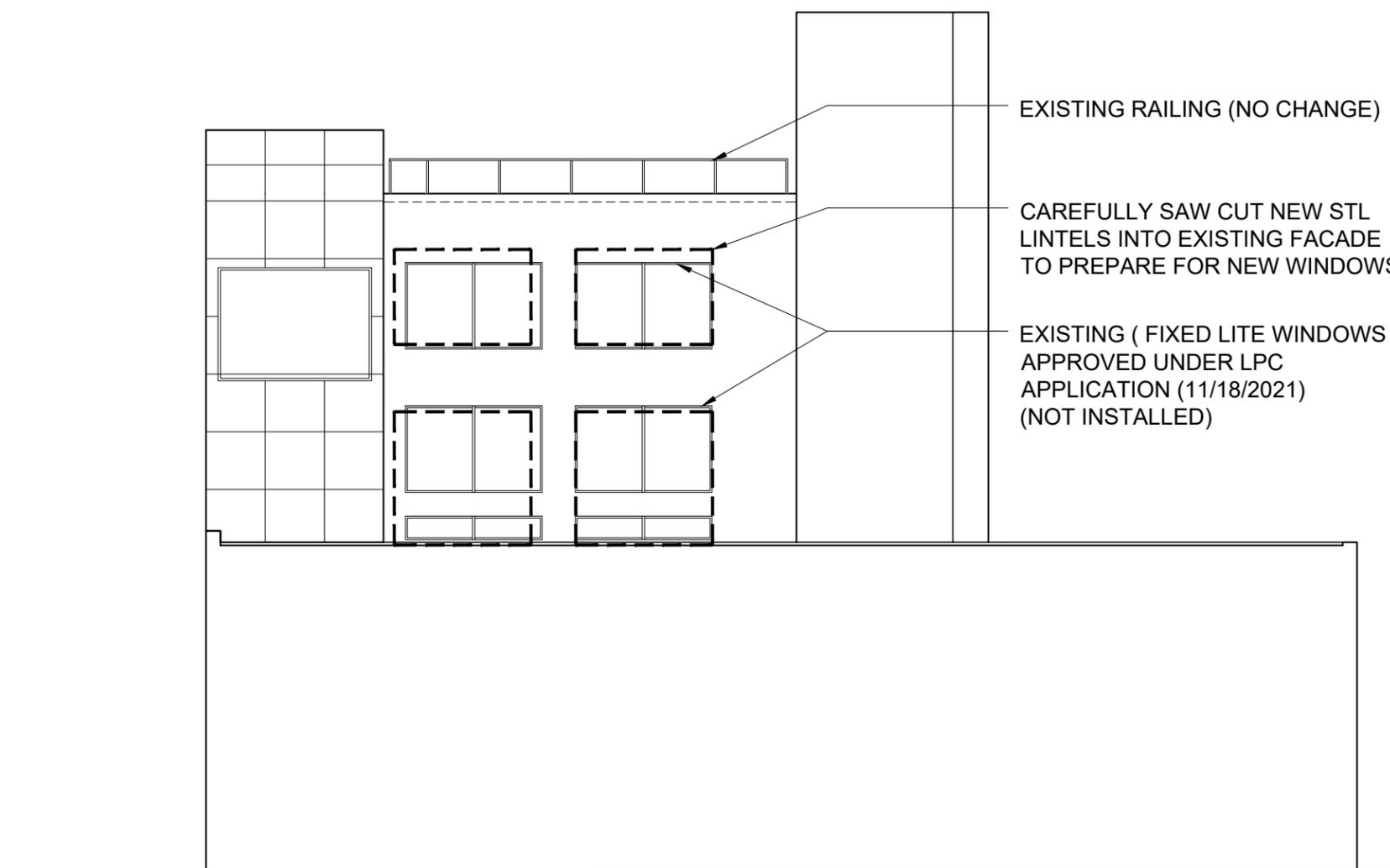
**2** PROPOSED NORTH ELEVATION (WEST 8TH STREET)  
SCALE 3/32" = 1'-0"



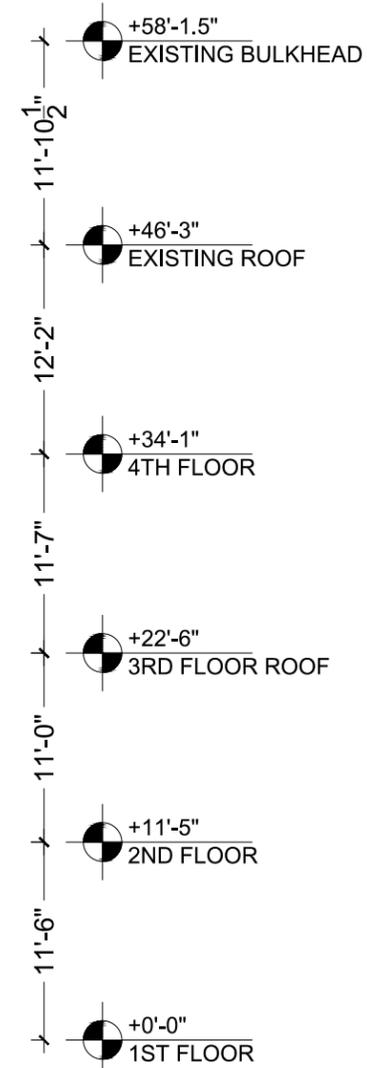
**1** EXISTING EAST ELEVATION  
SCALE 3/32" = 1'-0"

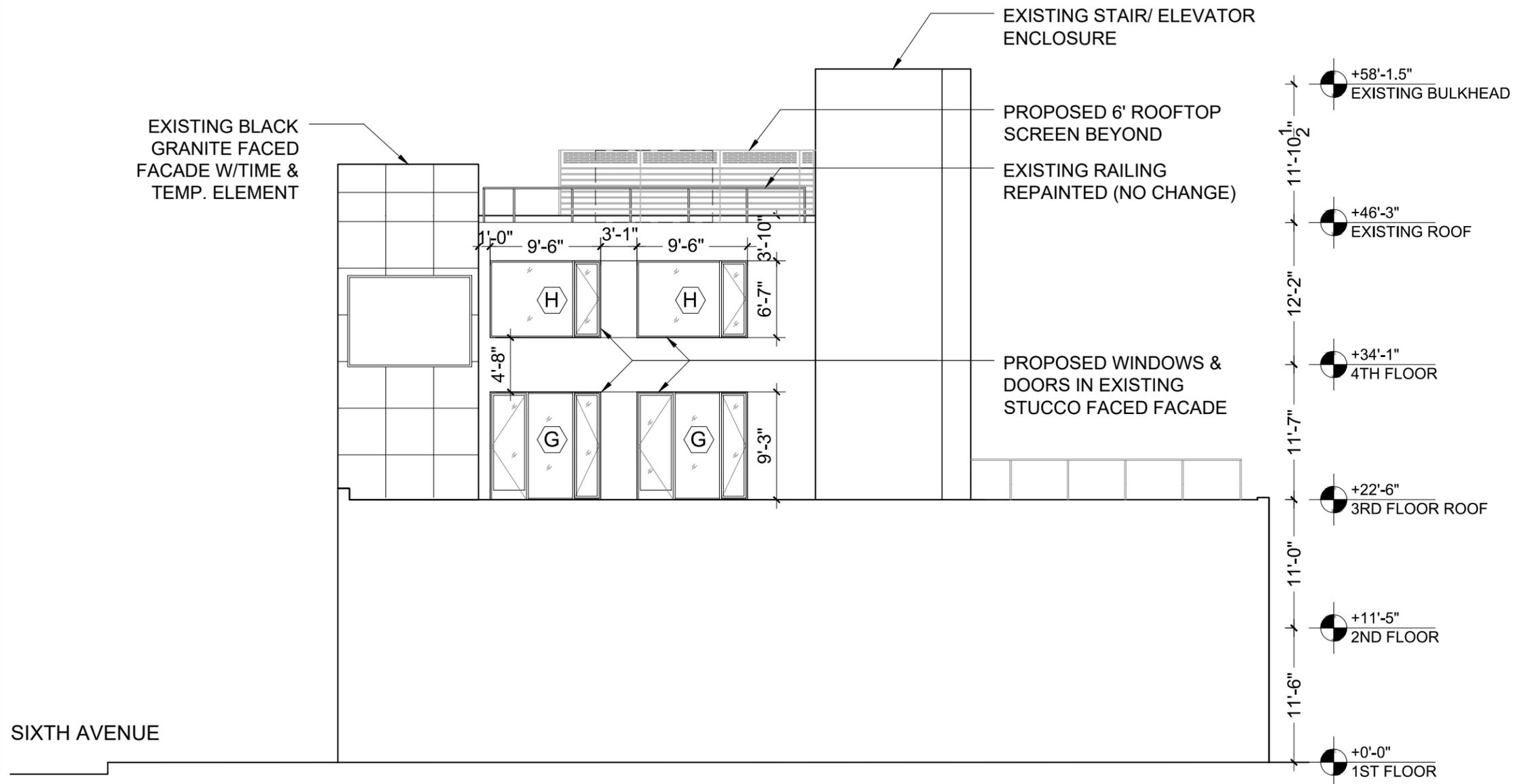


**1** PROPOSED EAST ELEVATION  
SCALE 3/32 = 1'-0"



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





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

SIXTH AVENUE

William Leggio Architect LLC

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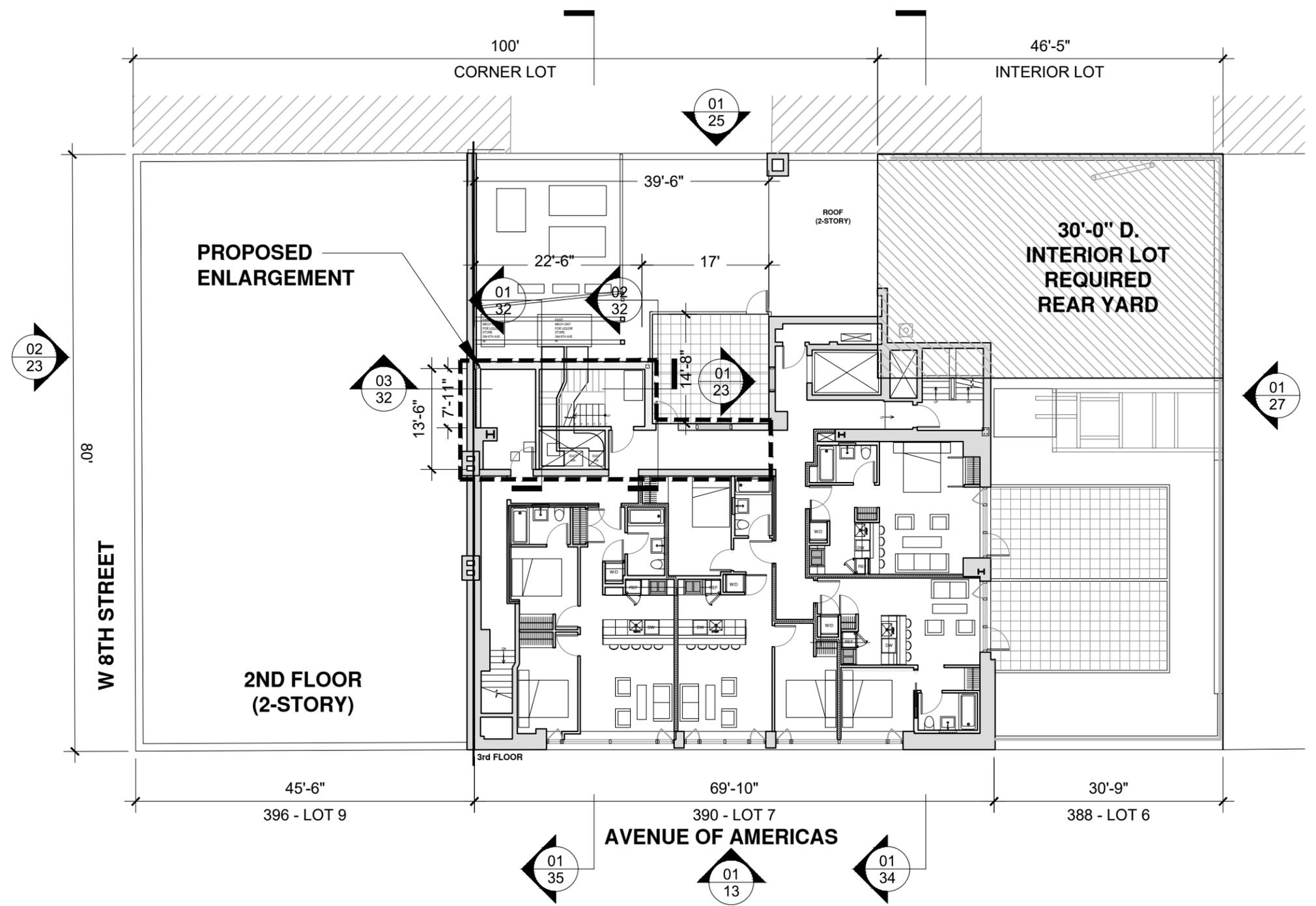
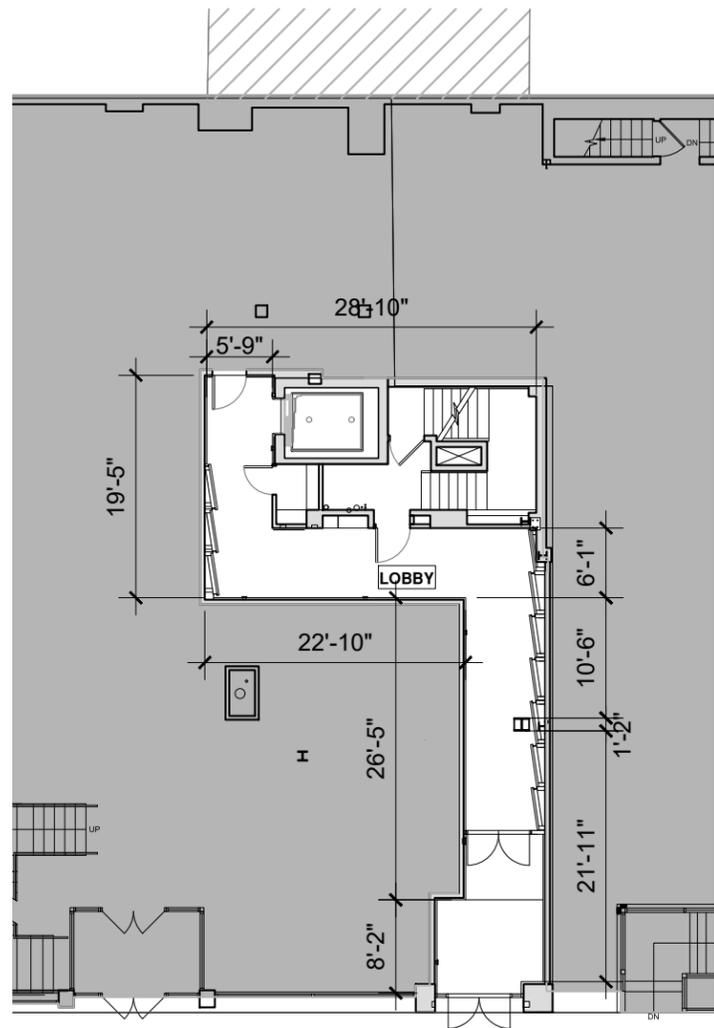
**MIXED USE CONVERSION - PROPOSED SOUTH ELEVATION**

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

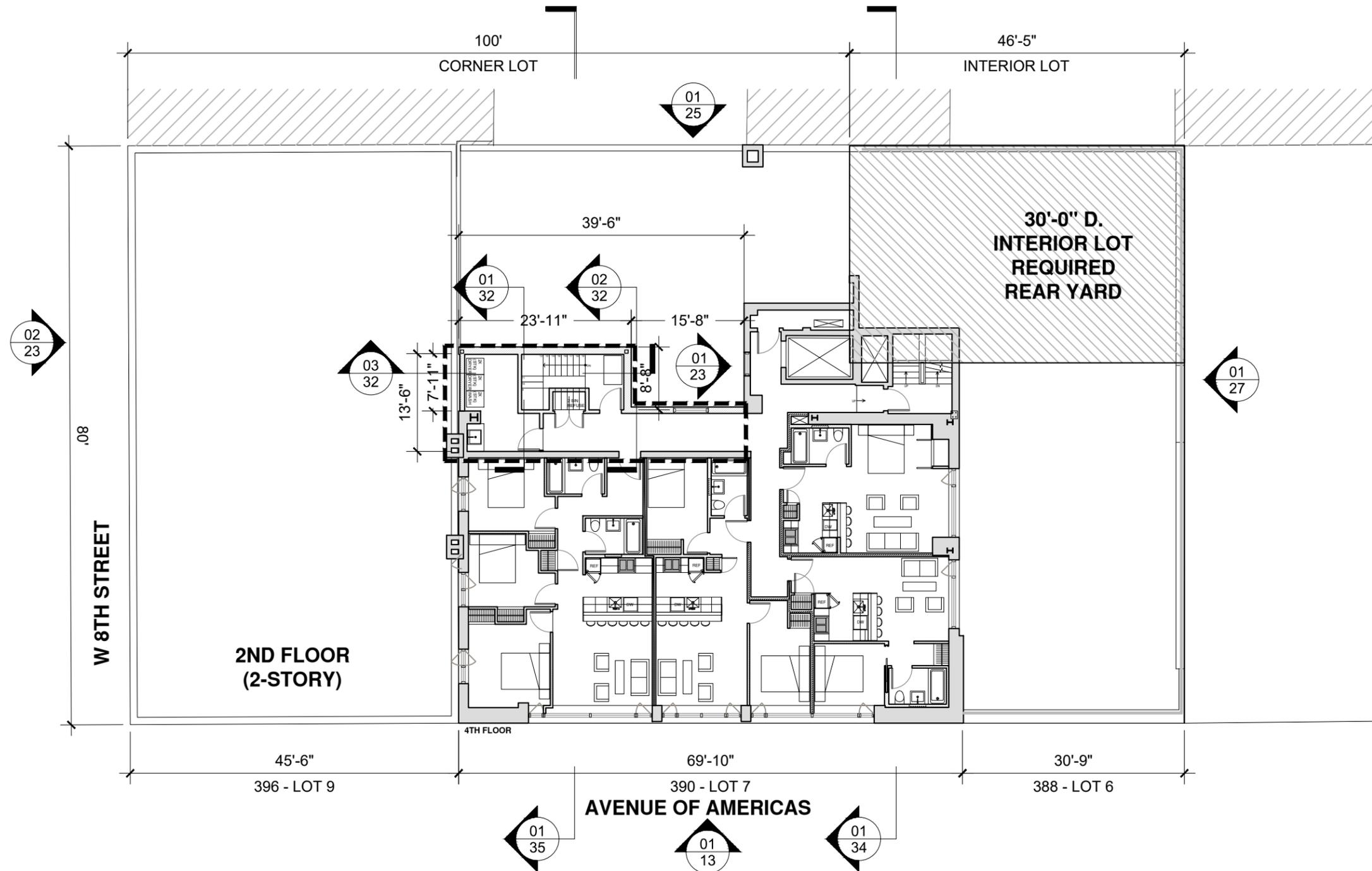
**2** PROPOSED 3RD FLOOR PLAN  
SCALE 1/16" = 1'-0"

William Leggio Architect LLC  
584 Broadway, New York, NY 10012  
Tel. 212.966.4443 Fax. 212.431.9369

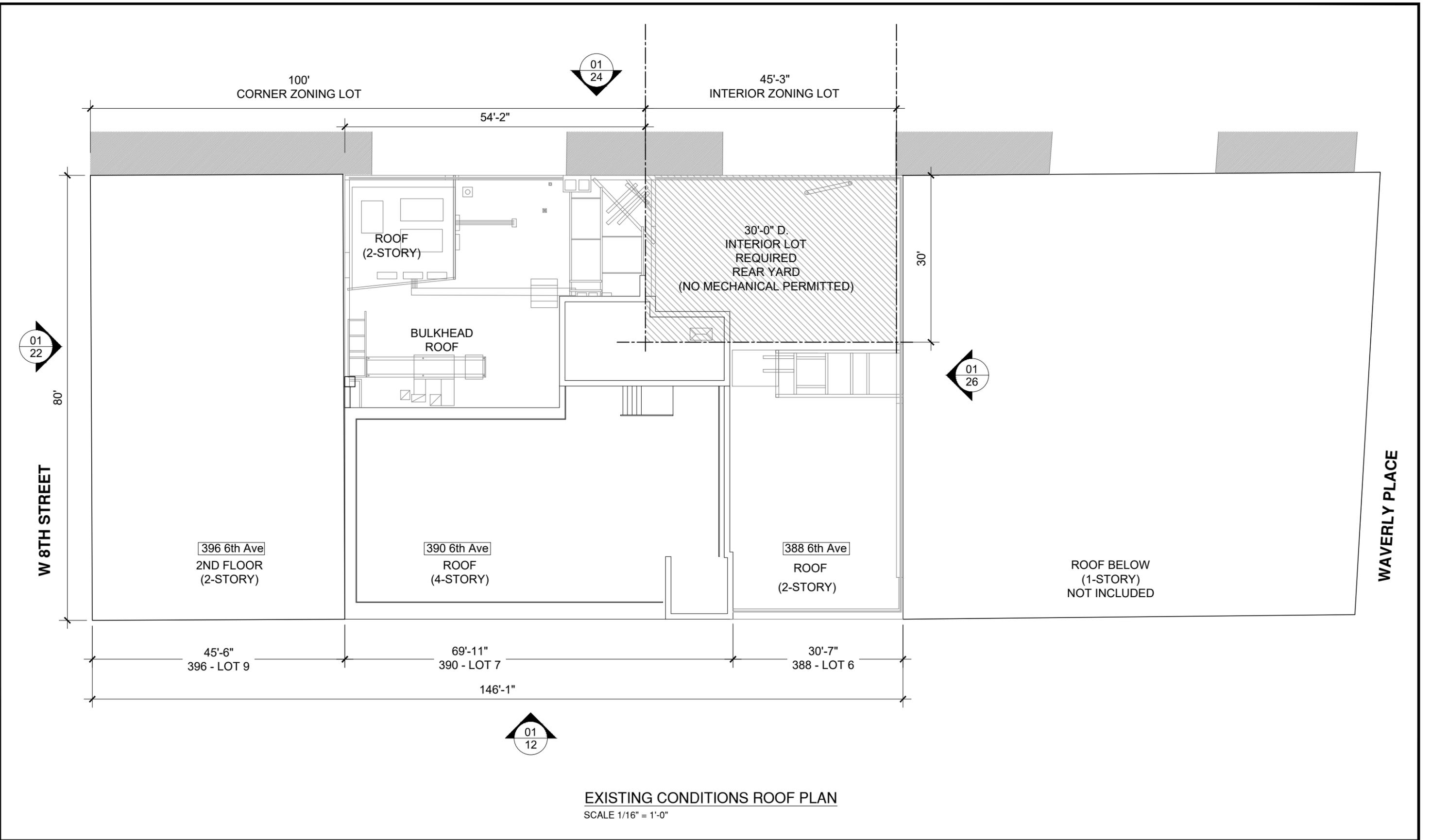
**MIXED USE CONVERSION - 3RD FLOOR PLAN**  
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**1** PROPOSED 4TH FLOOR PLAN  
SCALE 1/16" = 1'-0"



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

William Leggio Architect LLC

584 Broadway, New York, NY 10012

Tel. 212.966.4443 Fax. 212.431.9369

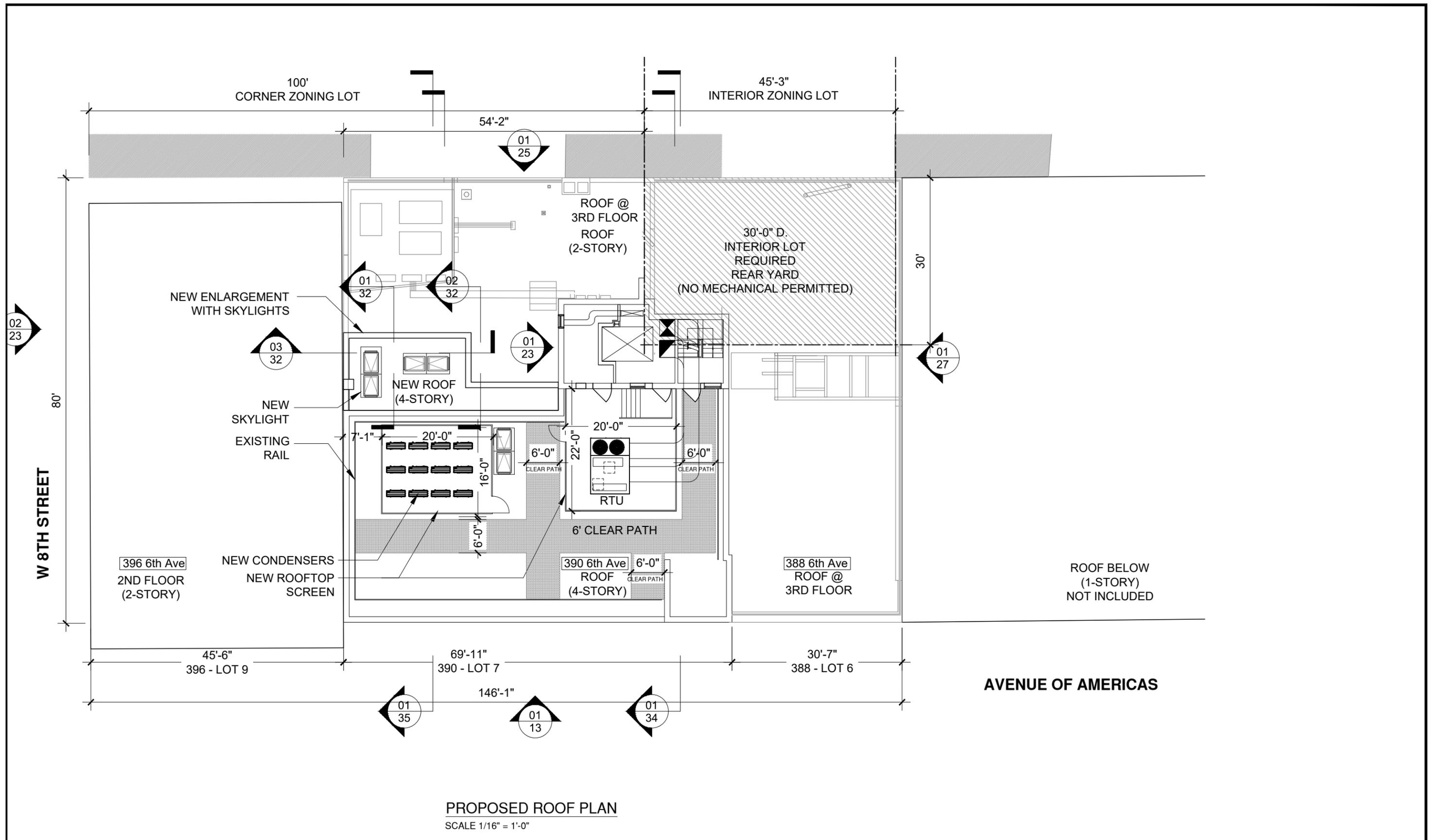
**RESIDENTIAL CONVERSION - EXISTING ROOF PLAN**

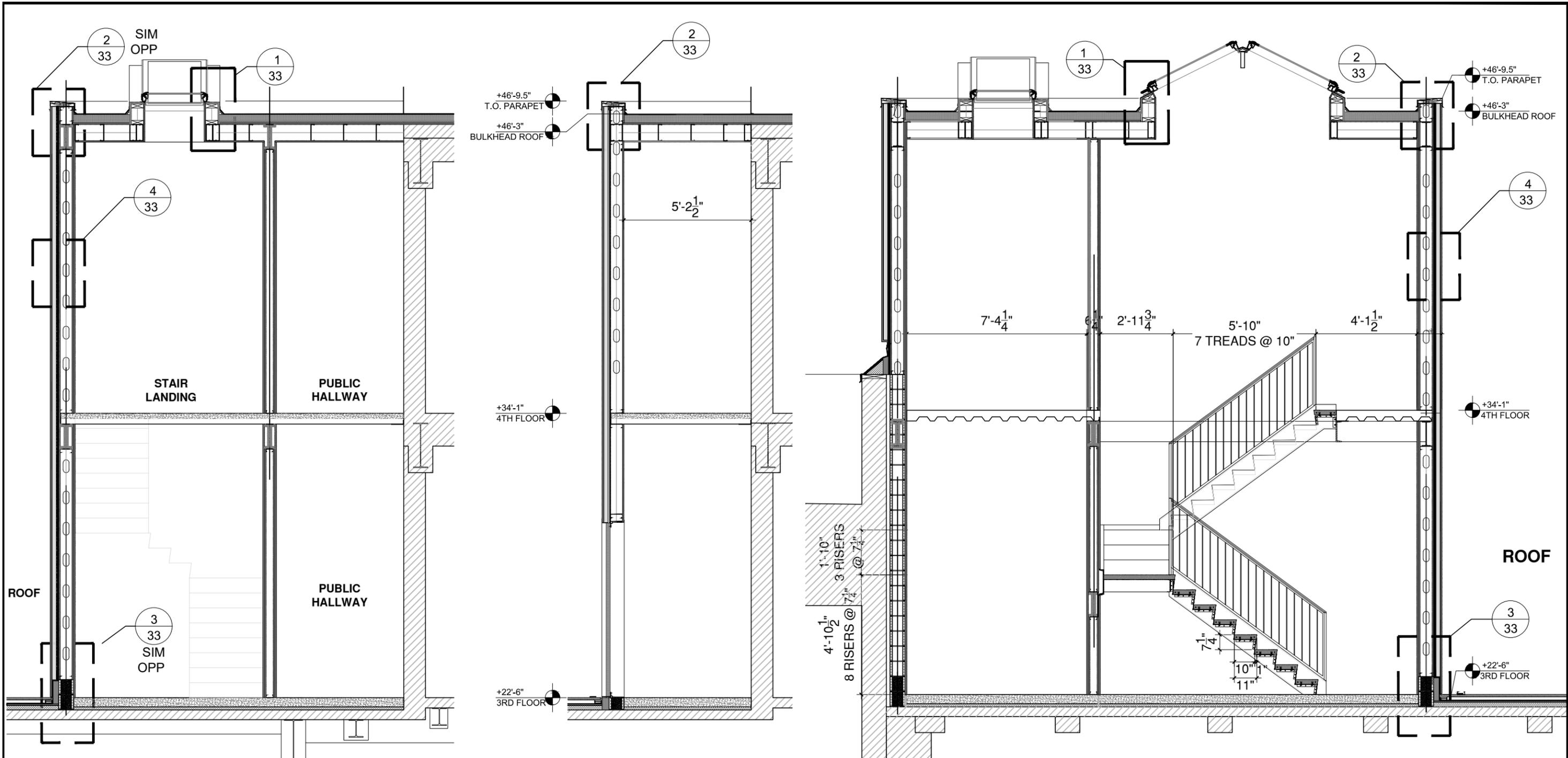
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**1** PROPOSED ENLARGEMENT WALL SECTION  
SCALE 1/4" = 1'-0"

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

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

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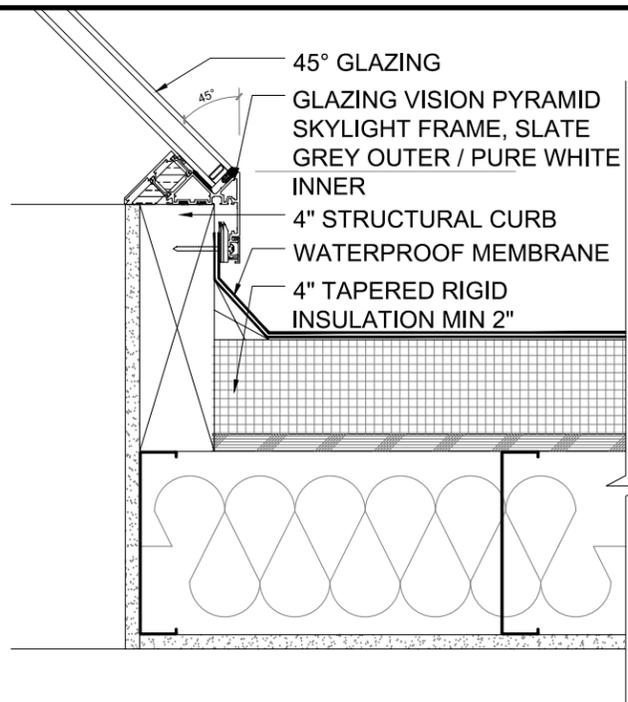
**MIXED USE CONVERSION- ENLARGEMENT CONSTRUCTION DETAILS**

**FRIEDLAND PROPERTIES**

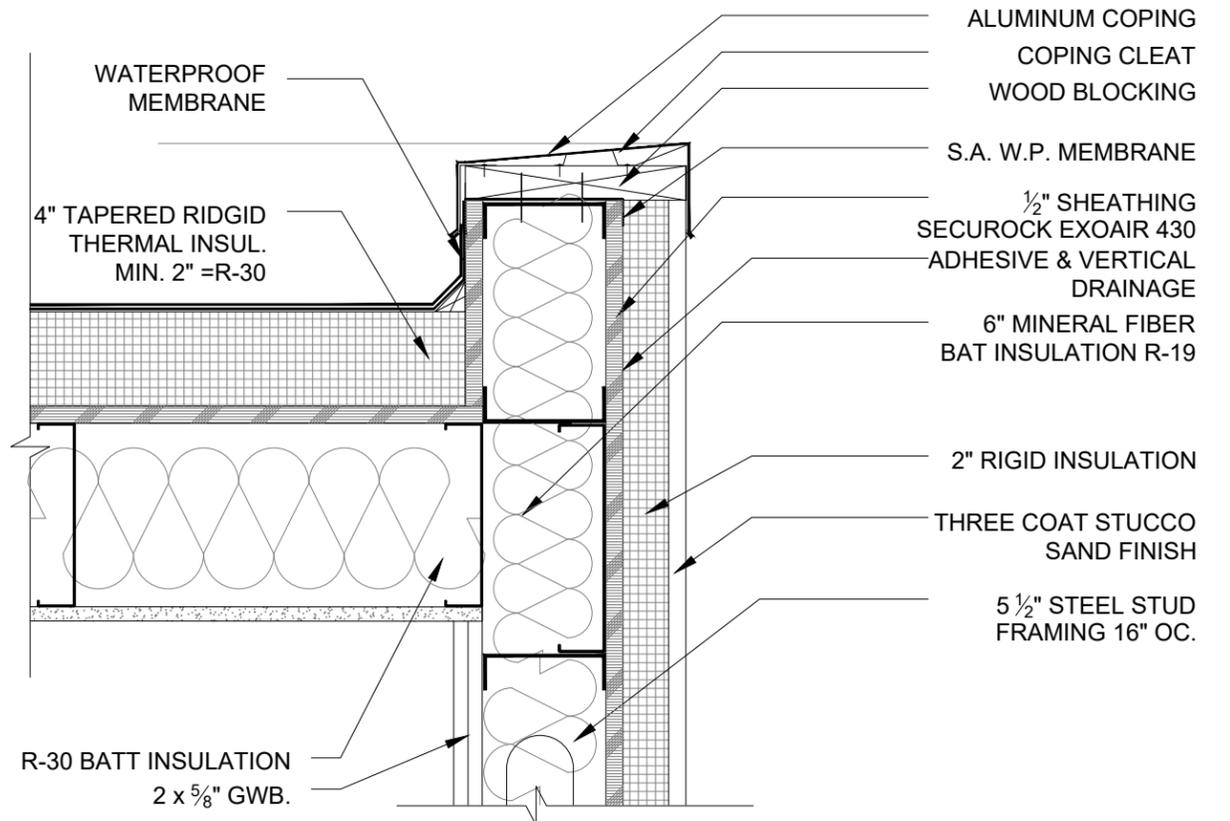
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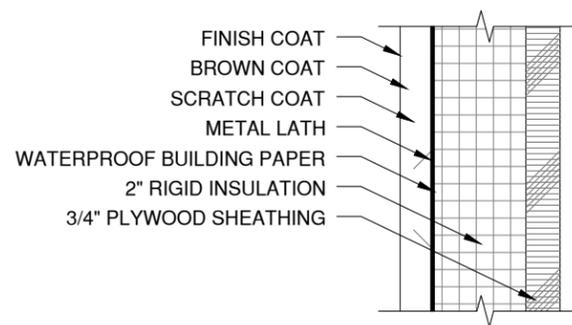
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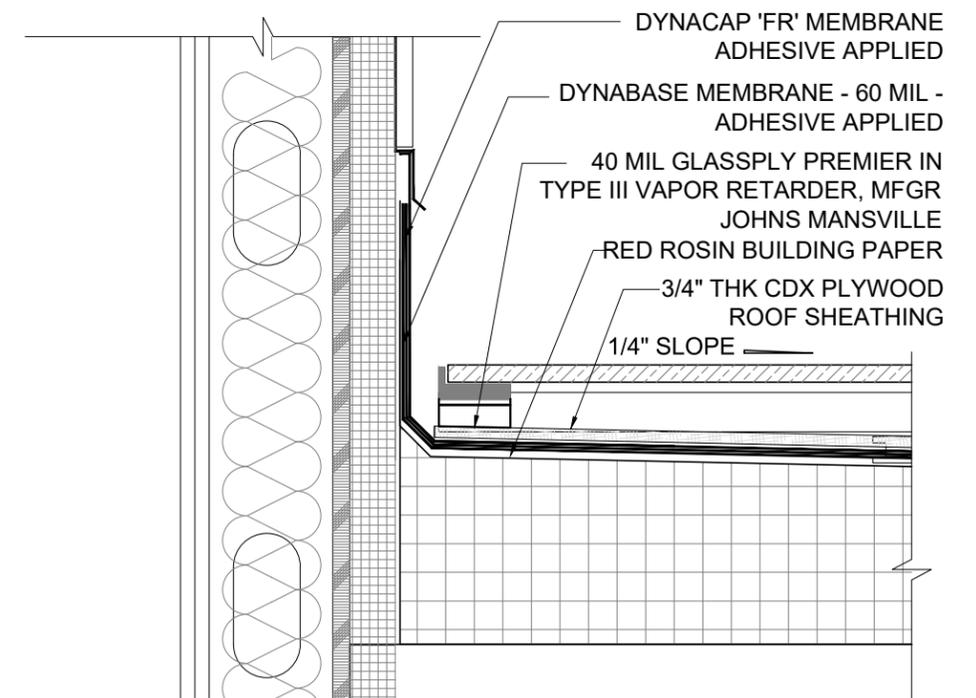
**1** PROPOSED SECTION DETAIL AT SKYLIGHT  
 SCALE 1 1/2" = 1'-0"



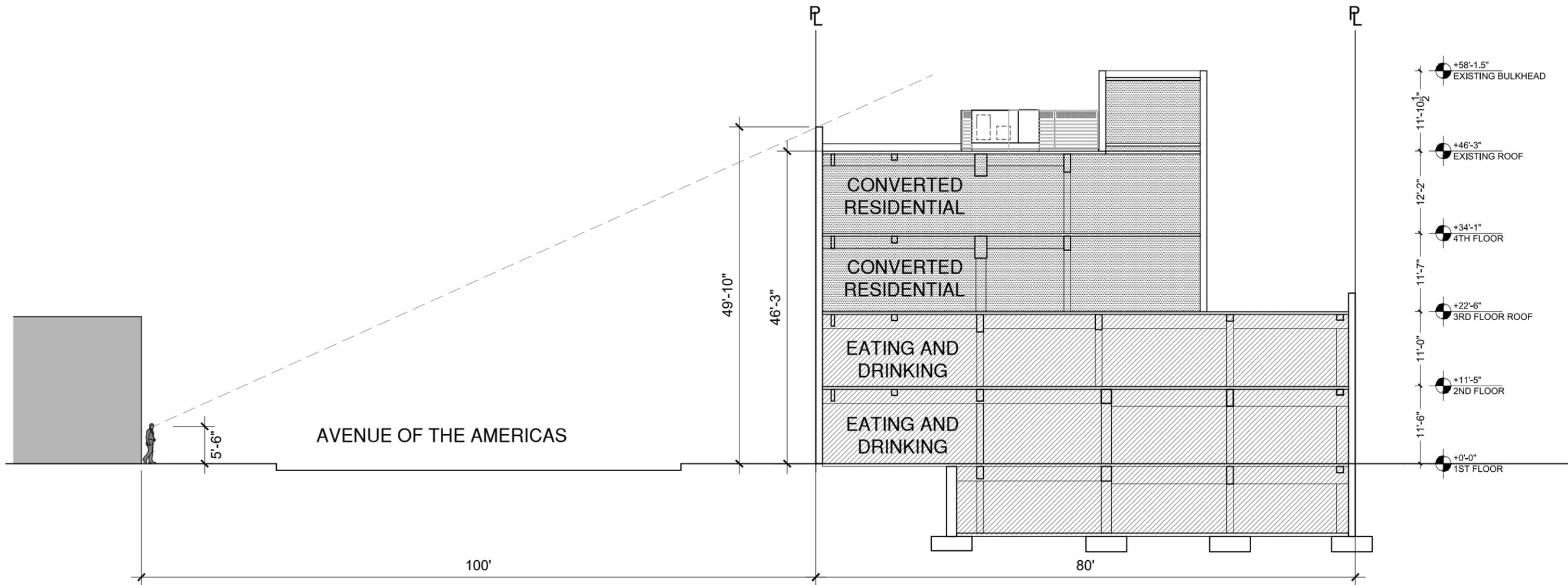
**2** PROPOSED TYP PARAPET SECTION DETAIL  
 SCALE 1 1/2" = 1'-0"



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

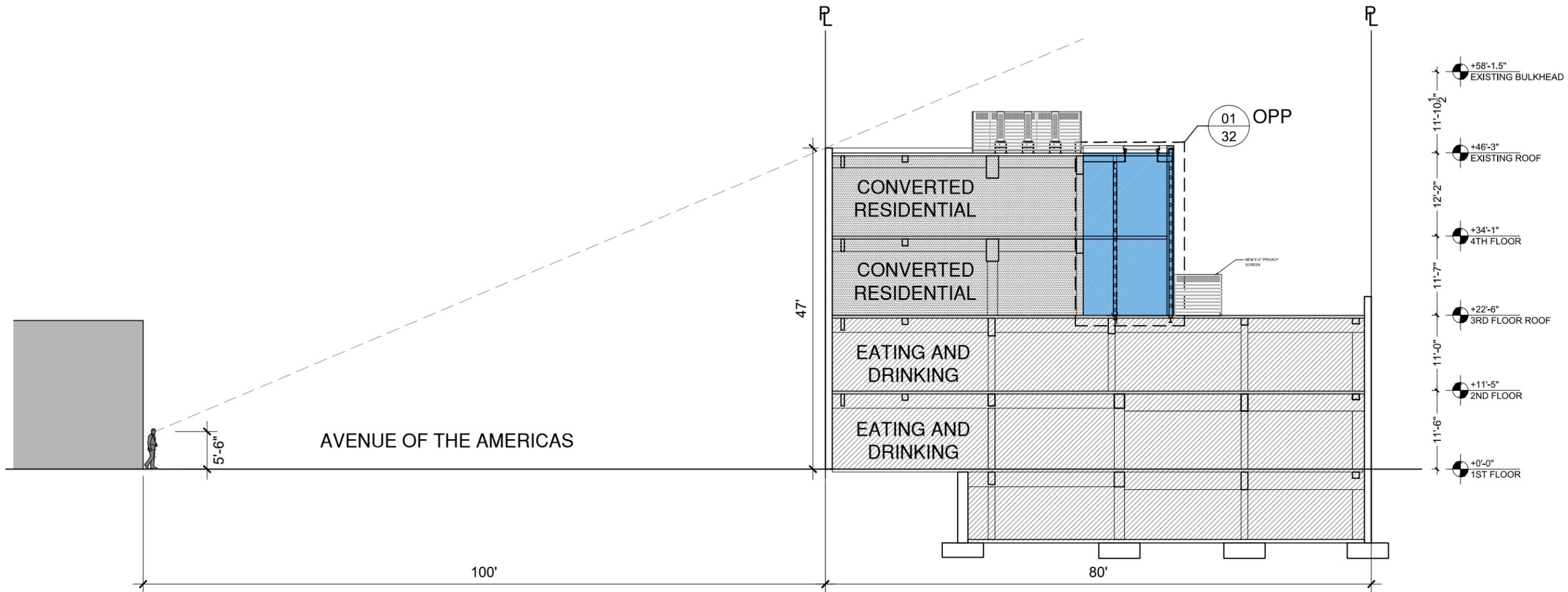


**3** PROPOSED LOWER ROOF SECTION DETAIL  
 SCALE 1 1/2" = 1'-0"



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

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



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

**LEGEND:**

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