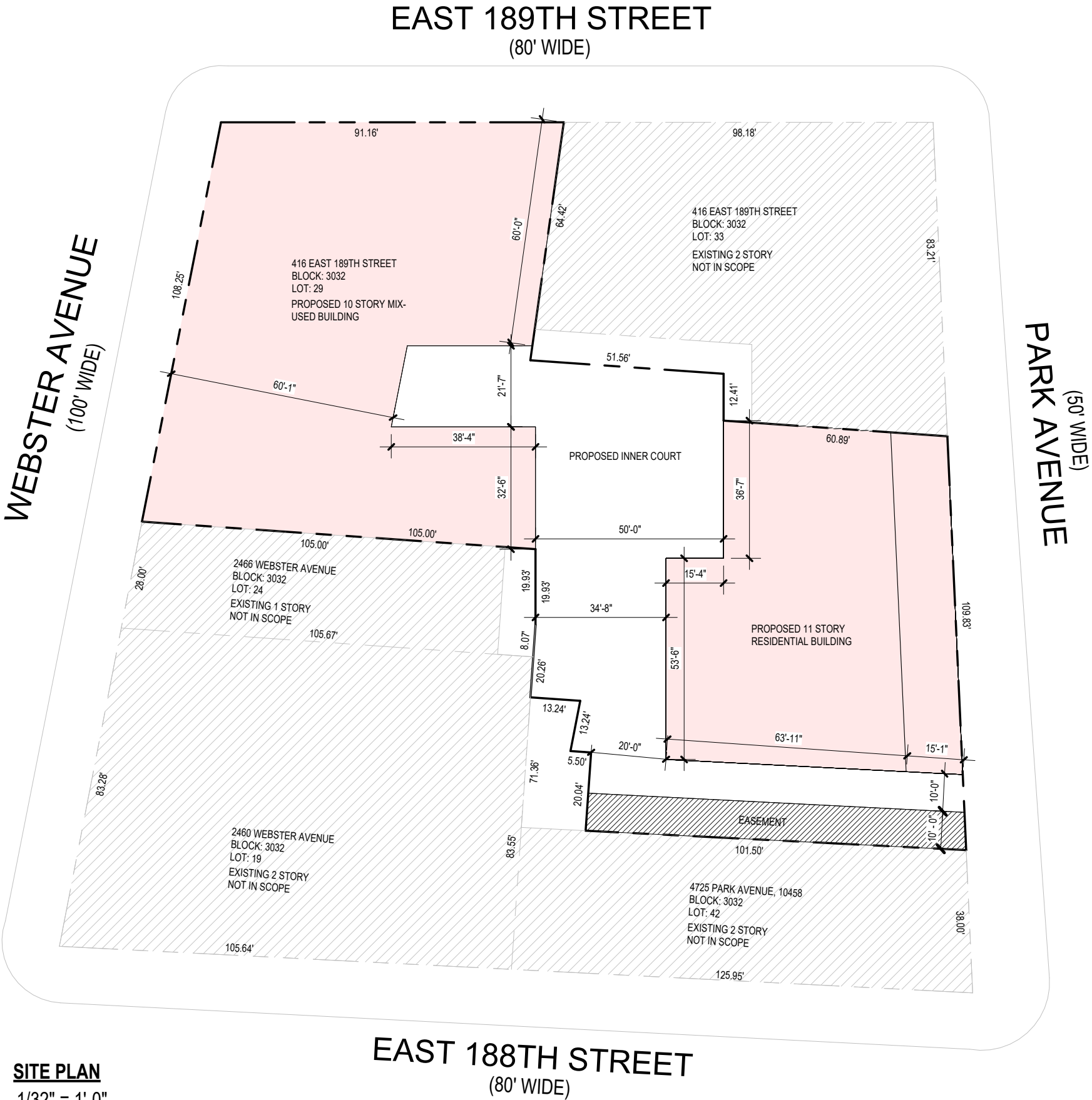


IMC ARCHITECTURE IMC Architecture DPC 234 36th St, Suite C-663 Brooklyn, NY 11223 212.796.2527 • www.imcarchitecture.com		
Section	Location	416 East 189th Street, Bronx NY 10458
	Block	3032
	Lots	25, 27, 29, 129, 30, 33, & 37
	Zoning Map	33
	Zoning district	C4-5X
	Special district	N/A
	Inclusionary Housing (Appendix F)	1H
	Transit Zone (Appendix I)	Within the Outer Transit Zone
	Community District	03X
	Special Flood Hazard District (NOT IN A FLOOD ZONE)	3604970082G
	CEQR # (Appendix C)	See Note #1 Below
Lot Area		Total
Total Lot Area - 198.34' x 193.04' IRR		30,346.00
Uses		Required / Permitted
Z832-00		Proposed
Allowable Uses		I - X
Bulk		
Lot Requirements		Required Existing
Z823-32		1700 SF 30,346.00
Minimum Lot Area		18'-0" 198.34'
FAR		Permitted Proposed
Z834-112		C4-5X is equivalent to an R7X
Z835-31		Max. Residential FAR - UAP 6.00 0.00
Z823-122		Max. Allowable Residential SF - UAP 182,076.00 0.00
Z835-31		Max. Residential FAR 5.00 0.00
Z823-22		Max. Allowable Residential SF 151,730.00 0.00
Z835-31		Max. Community Facility's FAR 5.00 0.00
Z833-123		Max. Allowable Community Facility SF 151,730.00 0.00
Z833-122		Max. Commercial FAR 4.00 0.45
Max. Allowable Commercial SF		121,384.00 15,010.00
Special Provisions for Multi-family Buildings		Required / Permitted Proposed
Z823-231		Residential Amenities may be exempt from Floor Area is 5% 0.00
Z823-232(a)(1)		50% of the floor space of a corridor may be excluded the corridor provides direct access to outdoor space on a balcony or terrace on the same story that is accessible to residents of the story
Z823-232(a)(2)(i)		50% of the floor space of a corridor may be excluded the corridor has daylighting through windows with a glazed area of at least 20 square feet, and such windows are located: directly within the corridor
Z823-232(a)(2)(ii)		50% of the floor space of a corridor may be excluded the corridor has daylighting through windows with a glazed area of at least 20 square feet, and such windows are located: in the enclosing walls of a stairwell along such corridor, and access to such stairwell from the corridor is provided through an entry door assembly with a minimum glazed area of at least 16 square feet
Z823-232(a)(2)(iii)		50% of the floor space of a corridor may be excluded the corridor has daylighting through windows with a glazed area of at least 20 square feet, and such windows are located: within common space along such corridor that accessible to residents of the story
Z823-232(a)(3)		50% of the floor space of a corridor may be excluded the corridor terminates with a dwelling unit that contains at least three bedrooms
Z823-232(b)		50% of the floor space of a corridor may be excluded here the length of the corridor, as measured from the elevator core to the door of the furthest dwelling unit on the story, does not exceed 100 linear feet
Z823-233		Floor area provisions for refuse storage and disposal 3 SF per Dwelling Unit
Z823-234		Floor area provisions for elevated ground floor units 100 SF of entryway may be excluded from floor area for every foot above curb level. No more than 500 SF may be exempted
Yard Regulations		Required / Permitted Proposed
Z823-322		Front Yard 0'-0"
Z835-52		Side Yard 0'-0" or minimum of 5'-0" where provided
Z823-335(b)		Rear Yard 20'-0" for Building Below 75'-0" 30'-0" for Buildings Above 75'-0"
Z823-342(a)(2)		Rear Yard within 100'-0" of the corner 0'-0"
Z823-344(a)		Rear Yard within 100'-0" of the corner 0'-0"
Z833-301		
Courts		Required / Permitted Proposed
Z823-352		Minimum Dimensions of Inner court Below 75'-0" Not Less than 800 SF, with a minimum dimension of 20'-0" Above 75'-0" Not Less than 1,200 SF, with a minimum dimension of 30'-0"
Maximum Lot Coverage		Required / Permitted Proposed
Z823-362		Max. Residential Interior Lot Coverage - Percent 80%
Max. Residential Interior Lot Coverage		24,276.80

Street Wall Location		Required / Permitted	Proposed
Z835-631(b)		Street Wall Percentage Based Rule	70% if the aggregate street wall shall be located within 6'-0" of the street line
Height/Setback		Required / Permitted	Proposed
Z835-652		Min Base Height - UAP	60'-0"
Z823-432		Max Base Height - UAP	105'-0"
Z835-652		Max Building Height - UAP	145'-0"
Z823-432		Min Base Height	60'-0"
Z835-652		Max Base Height	95'-0"
Z823-432		Max Building Height	125'-0"
Z823-433		Min Req Setback beyond Base	10'-0" on a Wide Street 15'-0" on a Narrow Street
Z823-413(b)(1)(i)		Demer width = <40% of the width entirely below the Max Base Height	
Density Regulation		Required / Permitted	Proposed
Z823-52		Density Factor	68%
Z823-52		Max Allowable DU = UAP	267.76
Z823-52		Affordable Units 25%	66.94
Z823-52		Market Rate Units 75%	200.80
Z823-52		Density Factor	68%
Z823-52		Max Allowable DU =	223.13
Z823-52		Affordable Units 25%	55.78
Z823-52		Market Rate Units 75%	167.35
Parking Requirement		Required	Total
Z825-222		Parking Requirement - Outer Transit Zone - Residential	
Z825-222		Required Parking for Standard Dwelling Units	15.00%
Z825-222		Total Standard Dwelling Unit Parking	30
Z825-222		Required parking for Affordable Units	0.00%
Z825-222		Total Affordable Dwelling Unit Parking	
Z825-222		Maximum Waiver of Residential Parking Spaces	25.00
Z836-21		Commercial or Community Facility Parking	Depend on Use
Z836-232		Waiver of Commercial / Community Facility Parking Spaces.	Less than 40 spaces can be waived
Bicycle Enclosed Parking Requirement		Required / Permitted	Total
Z825-811		Residential	1 per 2 dwelling units
Z836-711		Commercial	Depends on Use
Notes			
Z825-222		Lots: 25, 37	
Z825-222		6-255	
Z825-222		10/13/2010	
Z825-222		10DCP043X	
Z825-222		Air & Hazmat	
Z825-222		Lot area based on the digital tax map	
Z825-222		The information contained in the above report is the opinion of IMC Architecture DPC's interpretation of the various NYC construction codes and laws referenced therein. It is also based on the information that you have provided. As this opinion is only advisory, the final decision is the responsibility of the designated authority charged with the administration and the enforcement of said codes.	



1 SITE PLAN
1/32" = 1'-0"



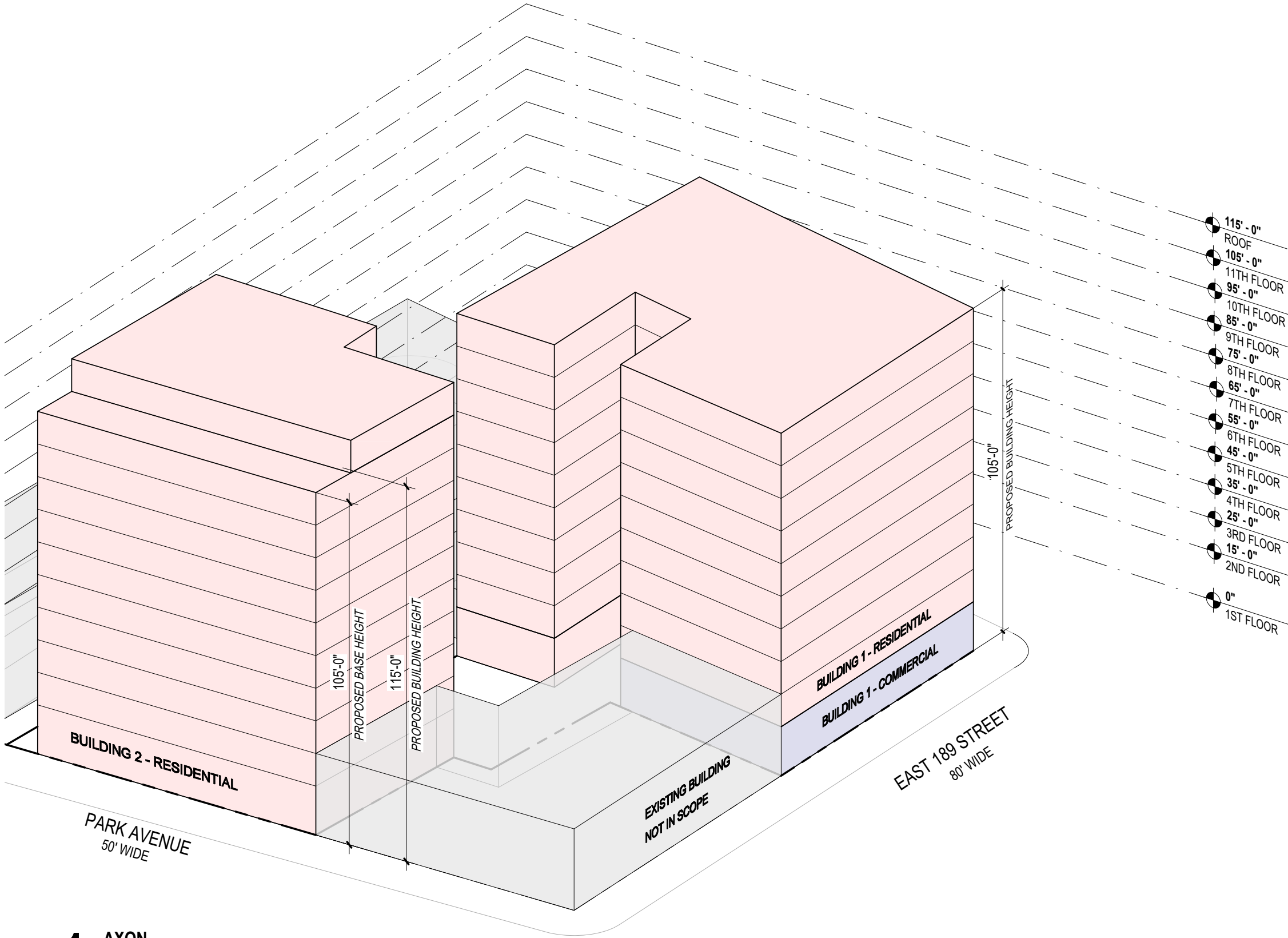
416 East 189th Street
PROJECT NO: YXXXX

ZONING ANALYSIS

DATE: 05/21/2026

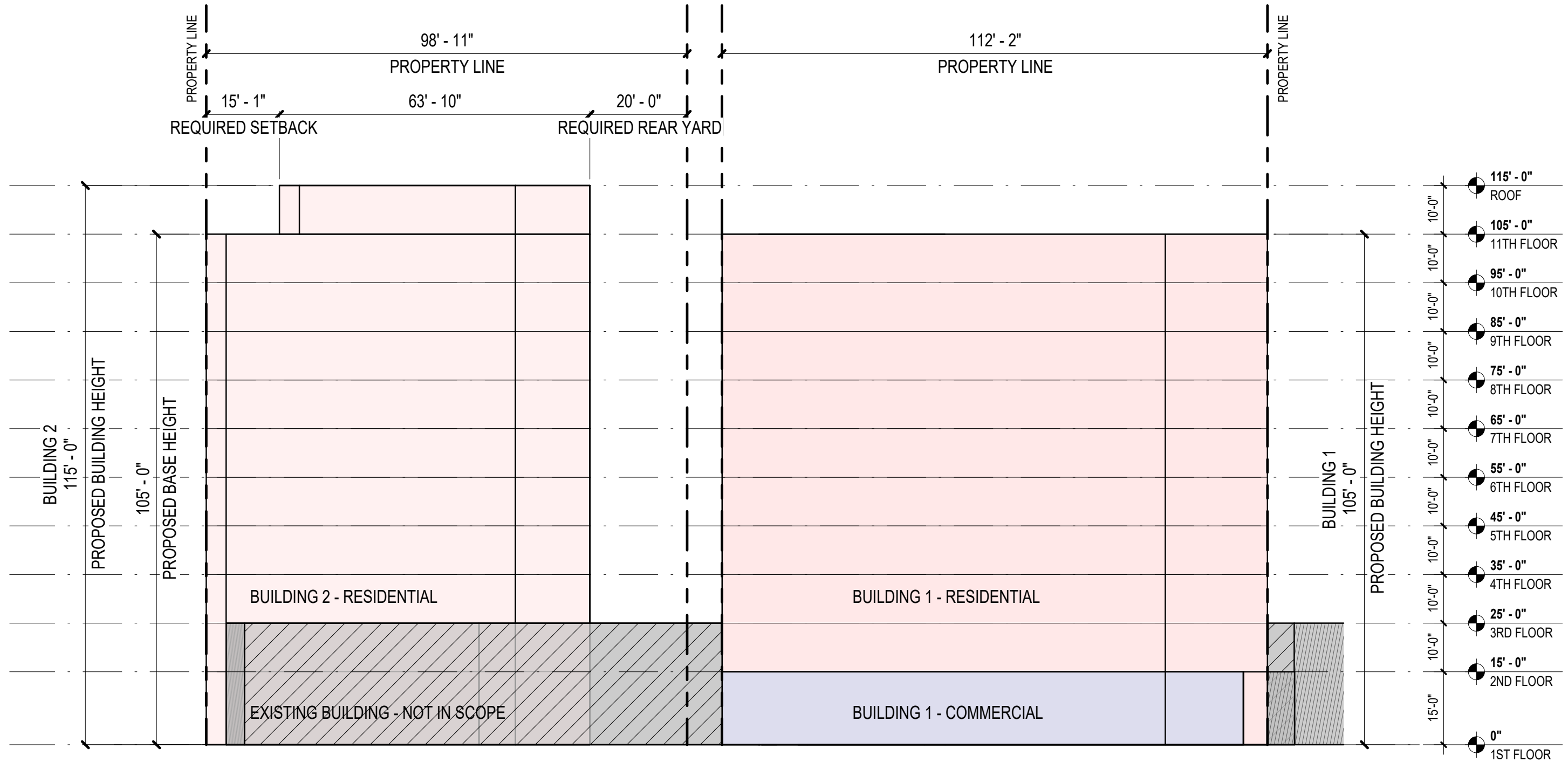
SCALE: 1/32" = 1'-0"

Z-000.00



FLOOR AREA SCHEDULE		
Level	Mass: Type	Floor Area
1ST FLOOR	COMMERCIAL	6834 SF
		6834 SF
1ST FLOOR	RESIDENTIAL - BUILDING 1	2958 SF
2ND FLOOR	RESIDENTIAL - BUILDING 1	9791 SF
3RD FLOOR	RESIDENTIAL - BUILDING 1	9791 SF
4TH FLOOR	RESIDENTIAL - BUILDING 1	9791 SF
5TH FLOOR	RESIDENTIAL - BUILDING 1	9791 SF
6TH FLOOR	RESIDENTIAL - BUILDING 1	9791 SF
7TH FLOOR	RESIDENTIAL - BUILDING 1	9791 SF
8TH FLOOR	RESIDENTIAL - BUILDING 1	9791 SF
9TH FLOOR	RESIDENTIAL - BUILDING 1	9791 SF
10TH FLOOR	RESIDENTIAL - BUILDING 1	9791 SF
		91076 SF
1ST FLOOR	RESIDENTIAL - BUILDING 2	6379 SF
2ND FLOOR	RESIDENTIAL - BUILDING 2	6379 SF
3RD FLOOR	RESIDENTIAL - BUILDING 2	6379 SF
4TH FLOOR	RESIDENTIAL - BUILDING 2	6379 SF
5TH FLOOR	RESIDENTIAL - BUILDING 2	6379 SF
6TH FLOOR	RESIDENTIAL - BUILDING 2	6379 SF
7TH FLOOR	RESIDENTIAL - BUILDING 2	6379 SF
8TH FLOOR	RESIDENTIAL - BUILDING 2	6379 SF
9TH FLOOR	RESIDENTIAL - BUILDING 2	6379 SF
10TH FLOOR	RESIDENTIAL - BUILDING 2	6379 SF
11TH FLOOR	RESIDENTIAL - BUILDING 2	5027 SF
		68822 SF
Grand total		166732 SF

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1 MASSING NORTH ELEVATION
3/64" = 1'-0"



416 East 189th Street
PROJECT NO: YYXXX

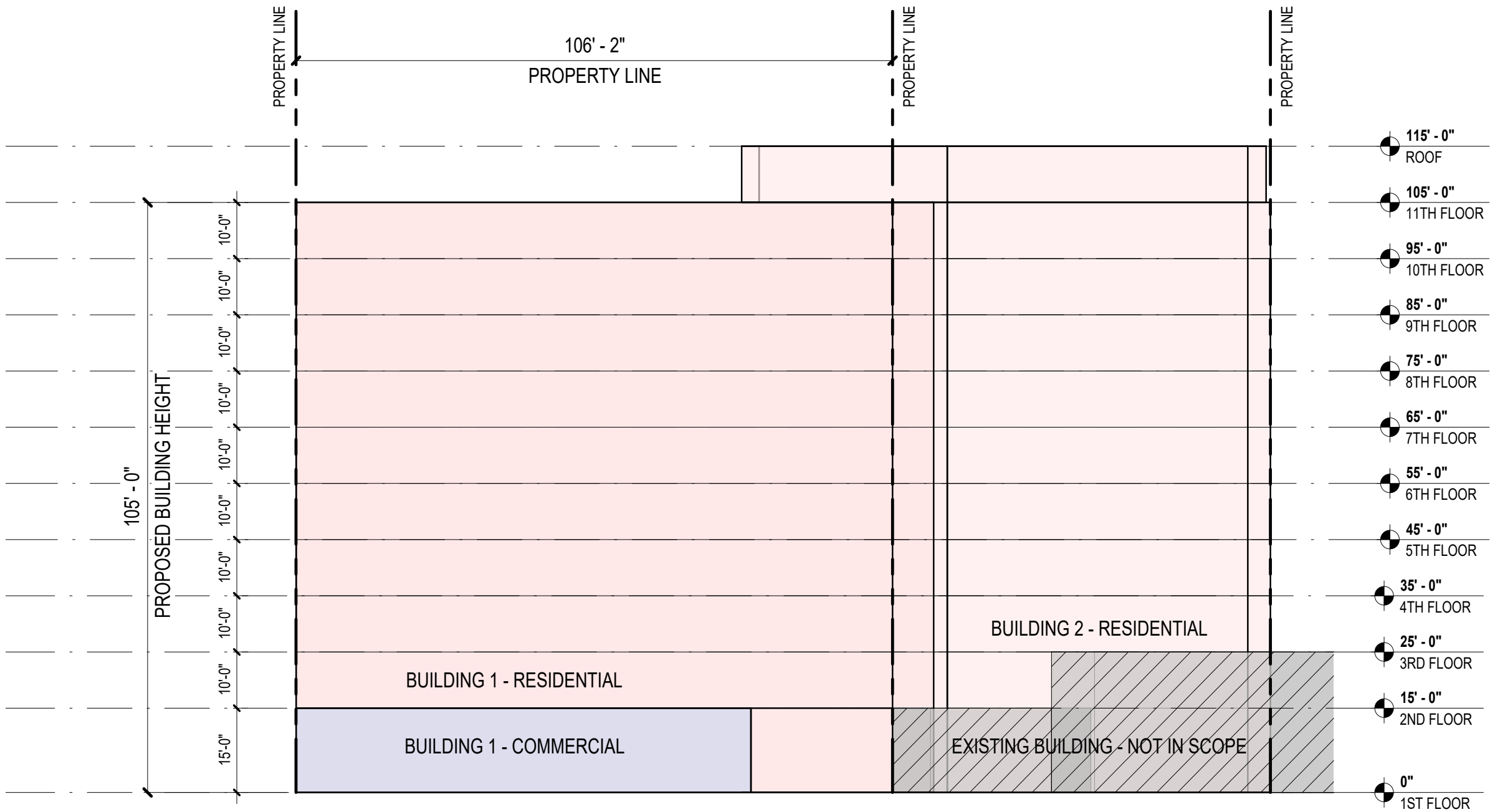
NORTH ELEVATION - BUILDIN 1 & 2

DATE: 05/21/2026

SCALE: 3/64" = 1'-0"

Z-101.00

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416 East 189th Street
PROJECT NO: YYXXX

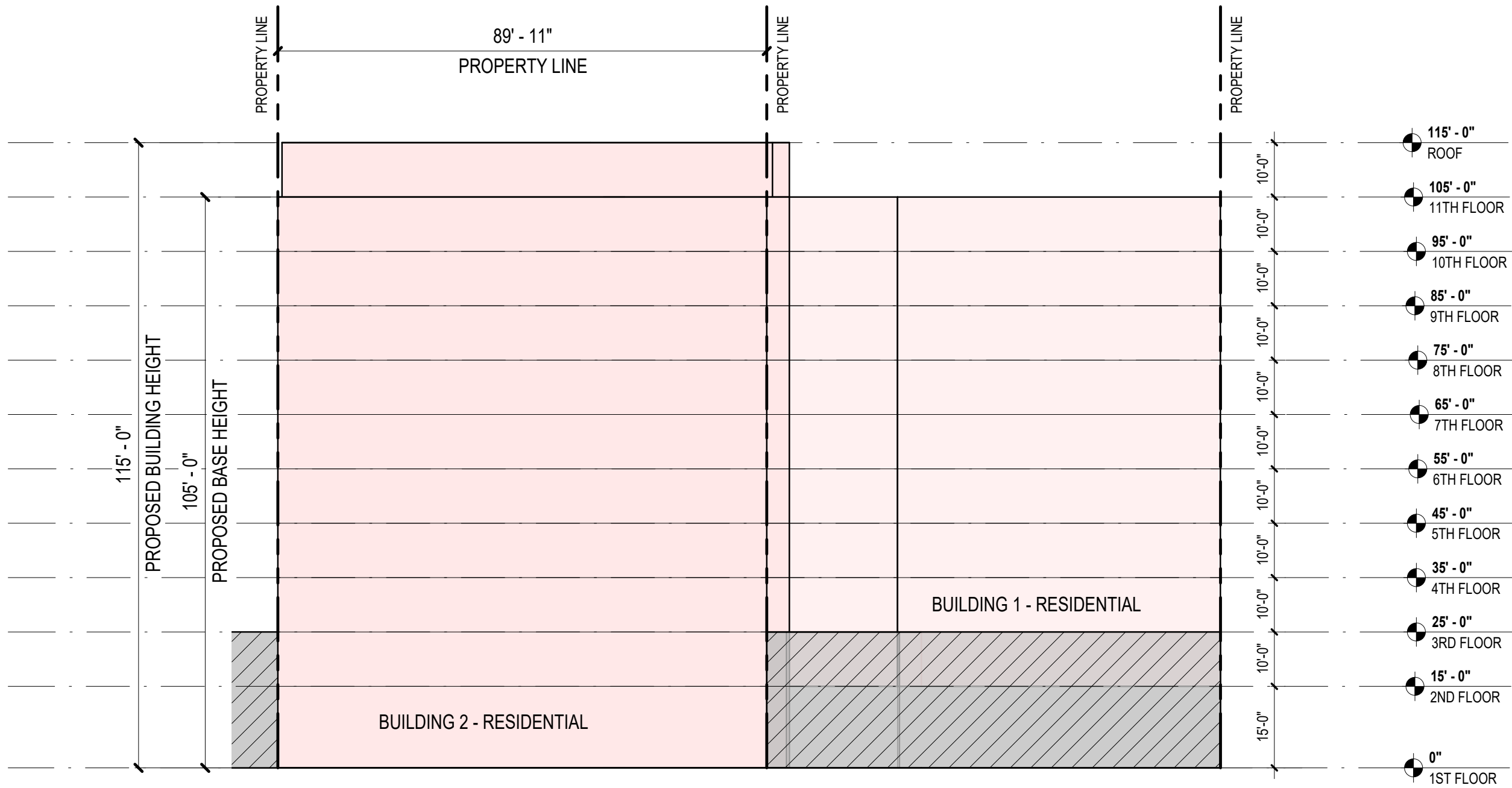
WEST ELEVATION - BUILDING 1

DATE: 05/21/2026

SCALE: 3/64" = 1'-0"

Z-102.00

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1 **MASSING EAST ELEVATION**
3/64" = 1'-0"



416 East 189th Street
PROJECT NO: YYXXX

EAST ELEVATION - BUILDING 2

DATE: 05/21/2026

SCALE: 3/64" = 1'-0"

Z-103.00