

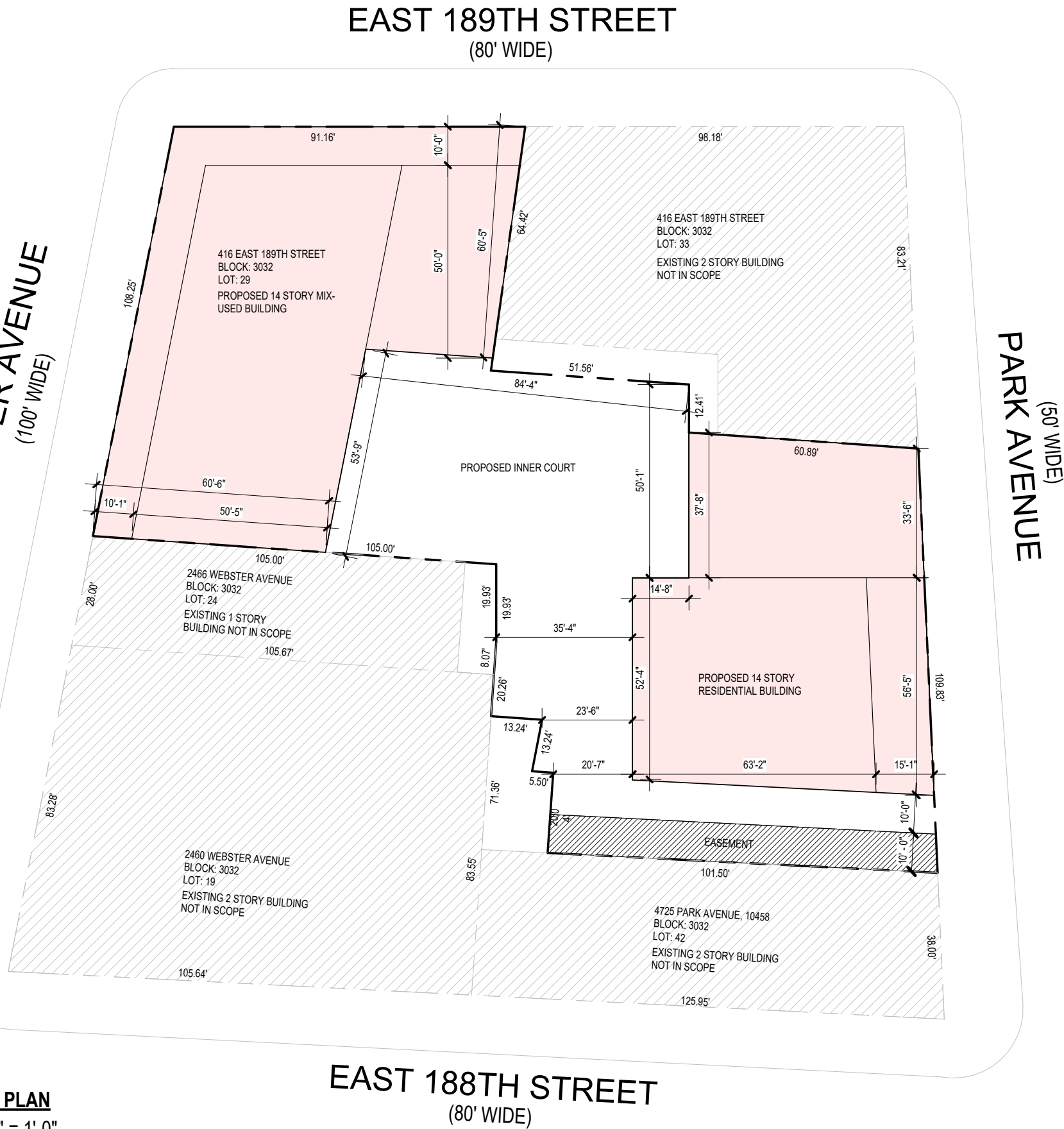
IMC ARCHITECTURE IMC Architecture DPC 234 36th St, Suite C063 Brooklyn, NY 11223 212.796.2527 • www.imcarchitecture.com		
Section	Location	416 East 189th Street, Bronx NY 10458
	Block	3032
	Lots	25, 27, 29, 129, 30, 33, & 37
	Zoning Map	33
	Zoning district	C4-5X
	Special district	N/A
	Inclusionary Housing (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		Allowable Uses
Z832-00		1 - X
Bulk		
Lot Requirements		Required Existing
Z823-32		Minimum Lot Area
Z823-32		1700 SF
Z823-32		18'-0"
FAR		Permitted Proposed
Z834-112		C4-5X is equivalent to an R7X
Z835-31		Max. Residential FAR - UAP
Z823-122		Max. Allowable Residential SF - UAP
Z835-31		Max. Residential FAR
Z823-22		Max. Allowable Residential SF
Z835-31		Max. Community Facility's FAR
Z833-123		Max. Allowable Community Facility SF
Z833-122		Max. Commercial FAR
Z833-122		Max. Allowable Commercial SF
Special Provisions for Multi-family Buildings		Required / Permitted Proposed
Z823-231		Residential Amenities may be exempt from Floor Area is 5%
Z823-232(a)(1)		50% of the floor space of a corridor may be excluded
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:
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:
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:
Z823-232(a)(3)		50% of the floor space of a corridor may be excluded
Z823-232(b)		50% of the floor space of a corridor may be excluded
Z823-233		Floor area provisions for refuse storage and disposal
Z823-234		Floor area provisions for elevated ground floor units
Yard Regulations		Required / Permitted Proposed
Z823-322		Front Yard
Z835-52		Side Yard
Z823-335(b)		Rear Yard
Z823-342(a)(2)		Rear Yard
Z823-344(a)		Rear Yard within 100'-0" of the corner
Z833-301		Courts
Z823-352		Minimum Dimensions of Inner court
Maximum Lot Coverage		Required / Permitted Proposed
Z823-362		Max. Residential Interior Lot Coverage - Percent
Z823-362		Max. Residential Interior Lot Coverage

Street Wall Location			Required / Permitted	Proposed
Z835-631(b)			Street Wall Percentage Based Rule	70% if the aggregate street wall shall be located within 8'-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			Min Base Height	60'-0"
Z823-432			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%	167.33
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	0
Z836-21			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				
Z825-811			Lots 25, 37	
Z825-811			6-255	
Z825-811			10/13/2010	
Z825-811			10DCP043X	
Z825-811			Air & Hazmat	
Z825-811			Lot area based on the digital tax map	
Z825-811			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.	

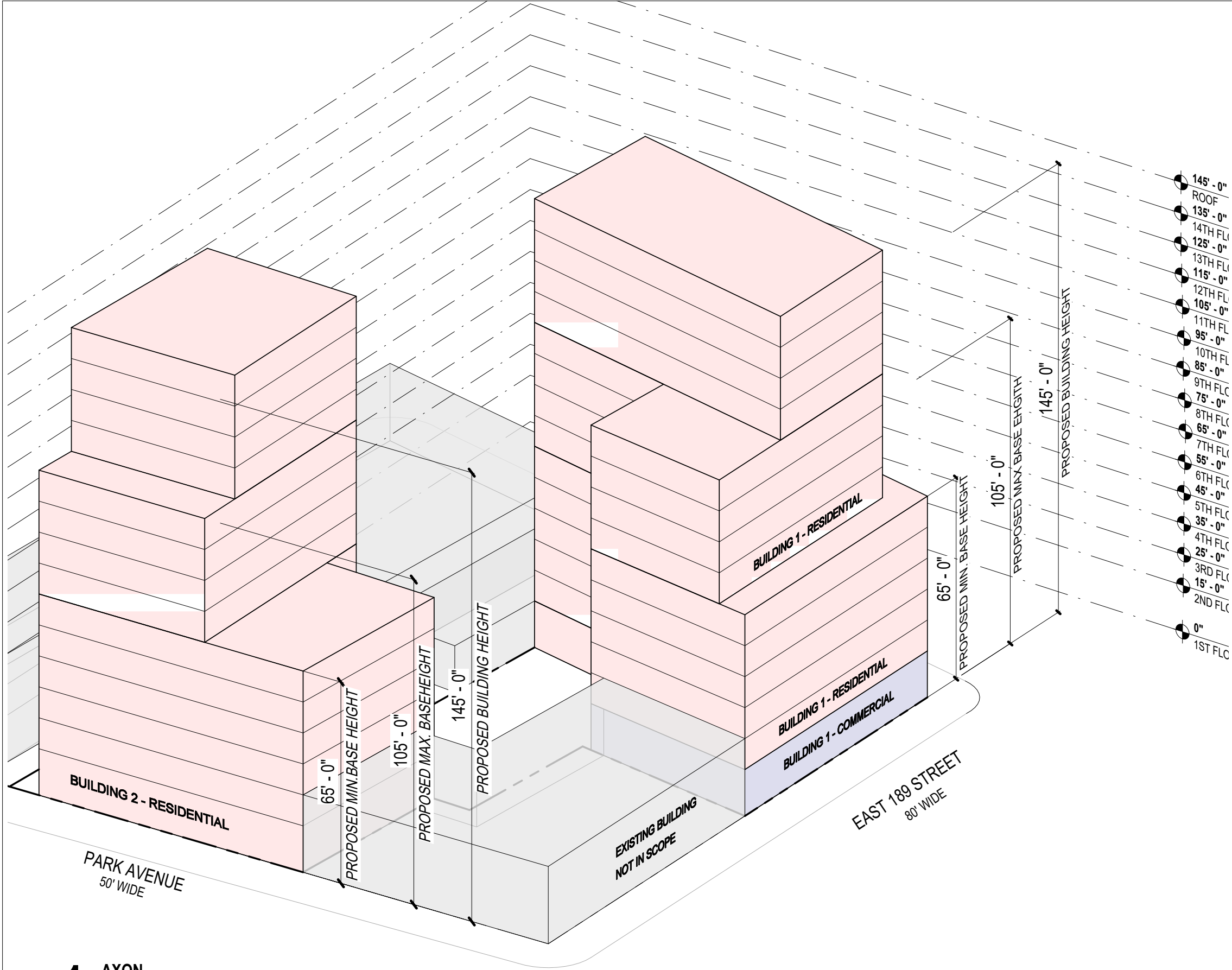


WEBSTER AVENUE
(100' WIDE)

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



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FLOOR AREA SCHEDULE		
Level	Mass: Type	Floor Area
1ST FLOOR	COMMERCIAL - BUILDING 1	6669 SF
		6669 SF
1ST FLOOR	RESIDENTIAL - BUILDING 1	1814 SF
2ND FLOOR	RESIDENTIAL - BUILDING 1	8485 SF
3RD FLOOR	RESIDENTIAL - BUILDING 1	8485 SF
4TH FLOOR	RESIDENTIAL - BUILDING 1	8485 SF
5TH FLOOR	RESIDENTIAL - BUILDING 1	8485 SF
6TH FLOOR	RESIDENTIAL - BUILDING 1	8485 SF
7TH FLOOR	RESIDENTIAL - BUILDING 1	6587 SF
8TH FLOOR	RESIDENTIAL - BUILDING 1	6587 SF
9TH FLOOR	RESIDENTIAL - BUILDING 1	6587 SF
10TH FLOOR	RESIDENTIAL - BUILDING 1	6587 SF
11TH FLOOR	RESIDENTIAL - BUILDING 1	5027 SF
12TH FLOOR	RESIDENTIAL - BUILDING 1	5027 SF
13TH FLOOR	RESIDENTIAL - BUILDING 1	5027 SF
14TH FLOOR	RESIDENTIAL - BUILDING 1	5027 SF
		90698 SF
1ST FLOOR	RESIDENTIAL - BUILDING 2	6323 SF
2ND FLOOR	RESIDENTIAL - BUILDING 2	6323 SF
3RD FLOOR	RESIDENTIAL - BUILDING 2	6323 SF
4TH FLOOR	RESIDENTIAL - BUILDING 2	6323 SF
5TH FLOOR	RESIDENTIAL - BUILDING 2	6323 SF
6TH FLOOR	RESIDENTIAL - BUILDING 2	6323 SF
7TH FLOOR	RESIDENTIAL - BUILDING 2	4181 SF
8TH FLOOR	RESIDENTIAL - BUILDING 2	4181 SF
9TH FLOOR	RESIDENTIAL - BUILDING 2	4181 SF
10TH FLOOR	RESIDENTIAL - BUILDING 2	4181 SF
11TH FLOOR	RESIDENTIAL - BUILDING 2	3339 SF
12TH FLOOR	RESIDENTIAL - BUILDING 2	3339 SF
13TH FLOOR	RESIDENTIAL - BUILDING 2	3339 SF
14TH FLOOR	RESIDENTIAL - BUILDING 2	3339 SF
		68018 SF
Grand total		165385 SF

1 AXON



416 East 189th Street
PROJECT NO: YYYYX

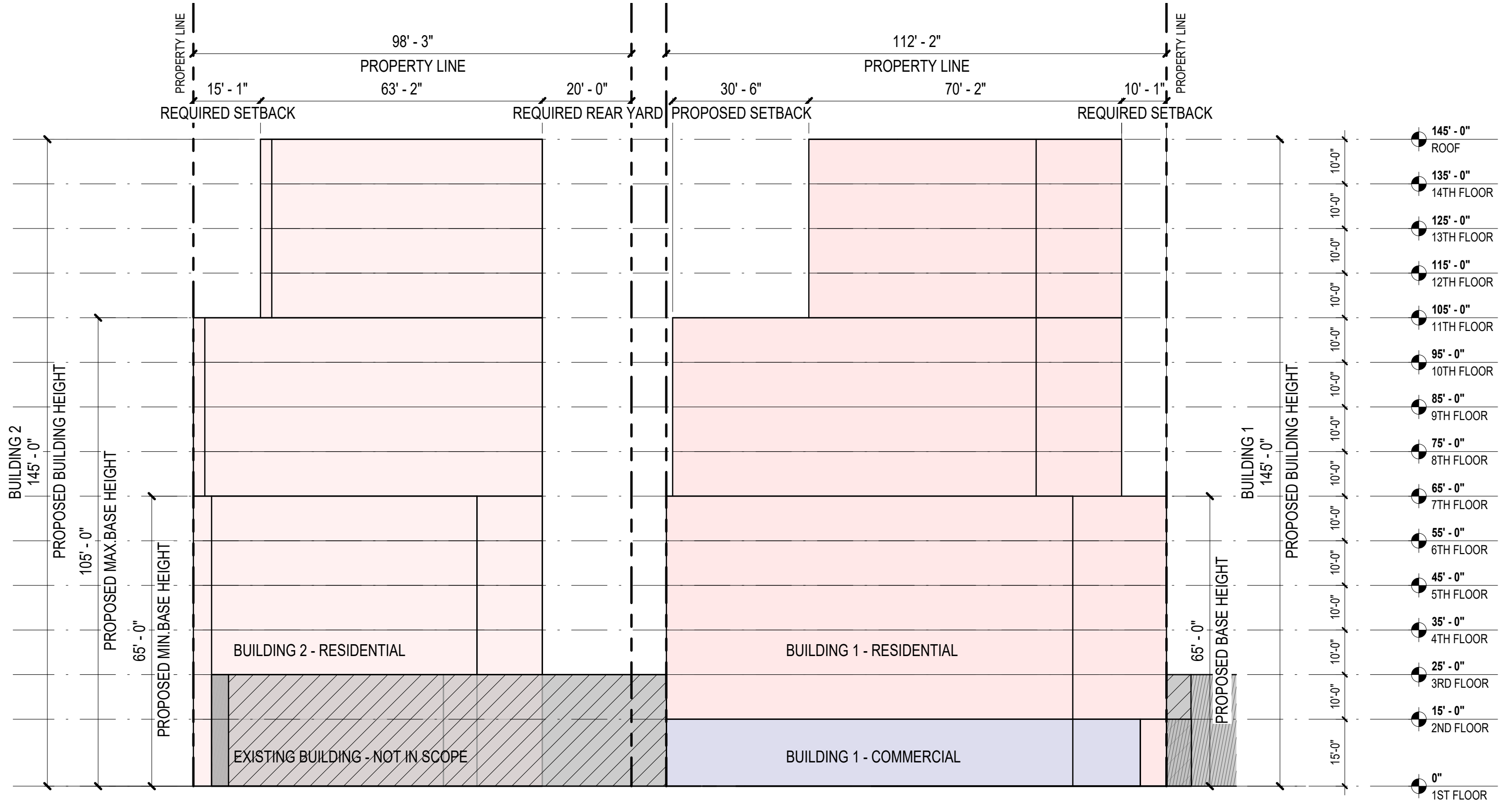
MASSING STUDY

DATE: 05/21/2026

SCALE:

Z-100.00

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1 MASSING NORTH ELEVATION

3/64" = 1'-0"



416 East 189th Street
PROJECT NO: YYYYX

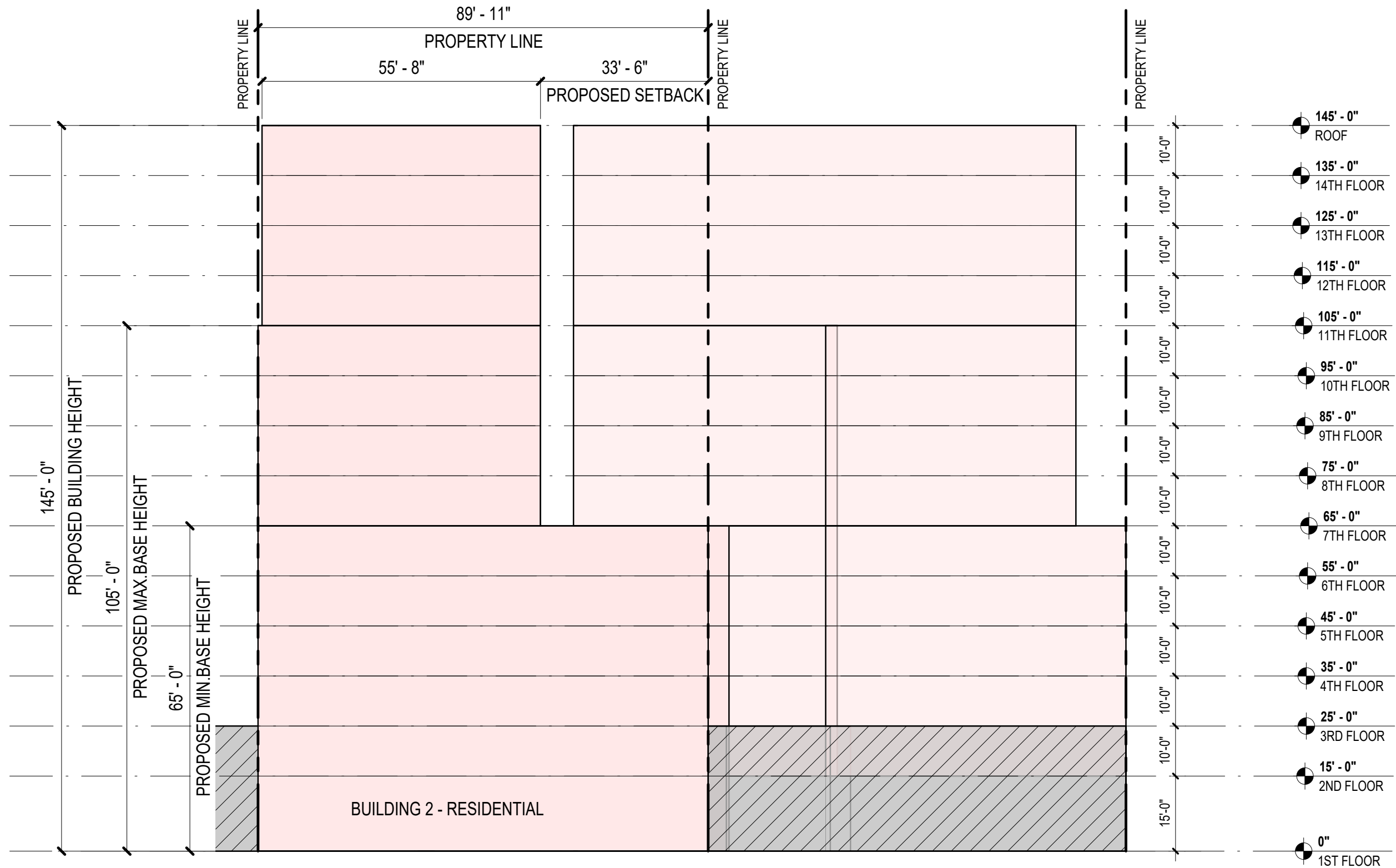
NORTH ELEVATION - BUILDIN 1 & 2

DATE: 05/21/2026

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

Z-101.00

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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