



# 166 Beach 116th Street Rockaway

User  
**fariba@fmarchitect.com**

Date  
**03/25/2026**

Efficiency  
**79.7%**

Gross area  
**39,712.2**



## Properties

Total number of floors 9 (Ground Floor + 8 Floors Above)

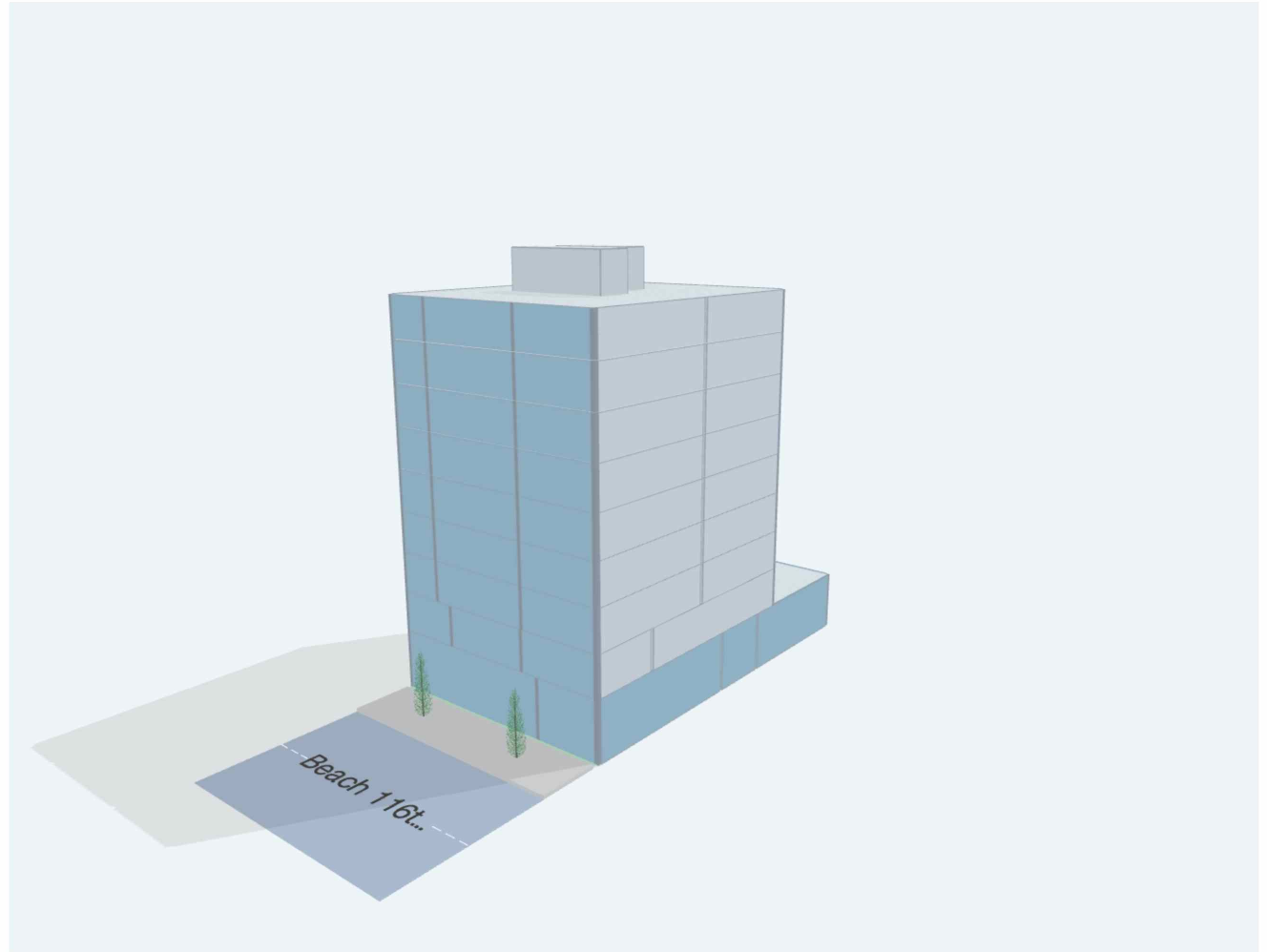
Number of units 44

Building uses Residential

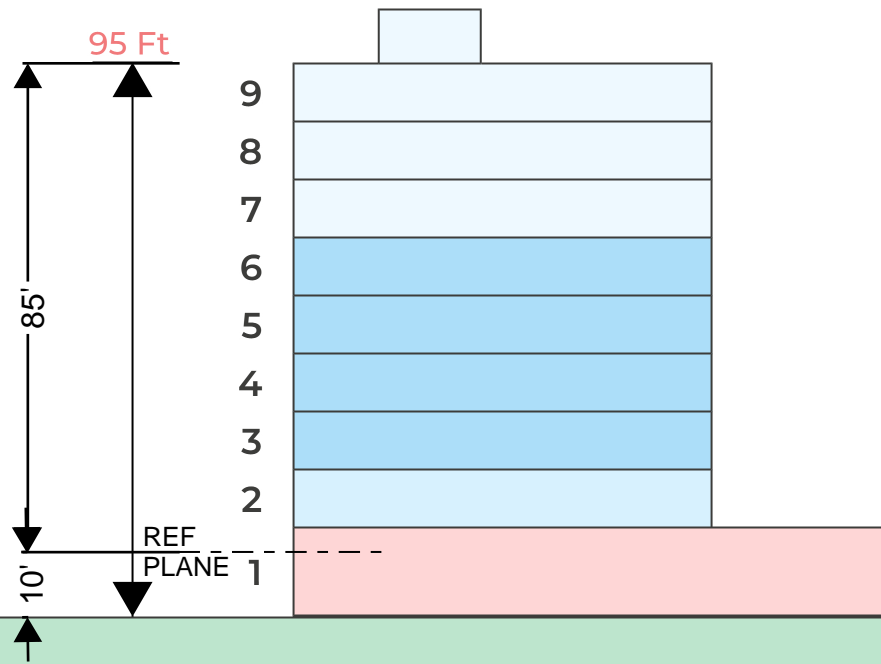
Unit system NY

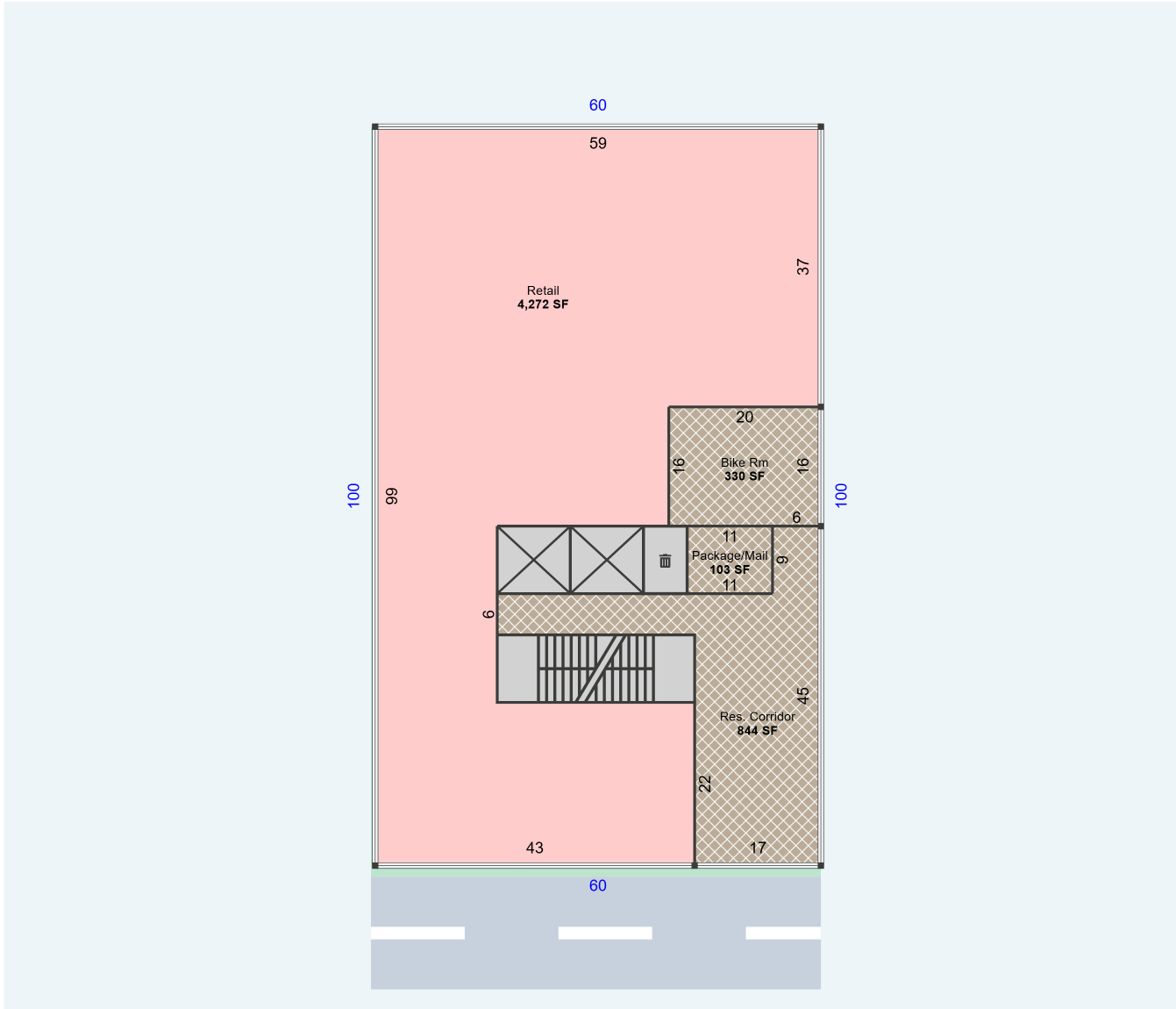
Zoning district C1-3/R7A

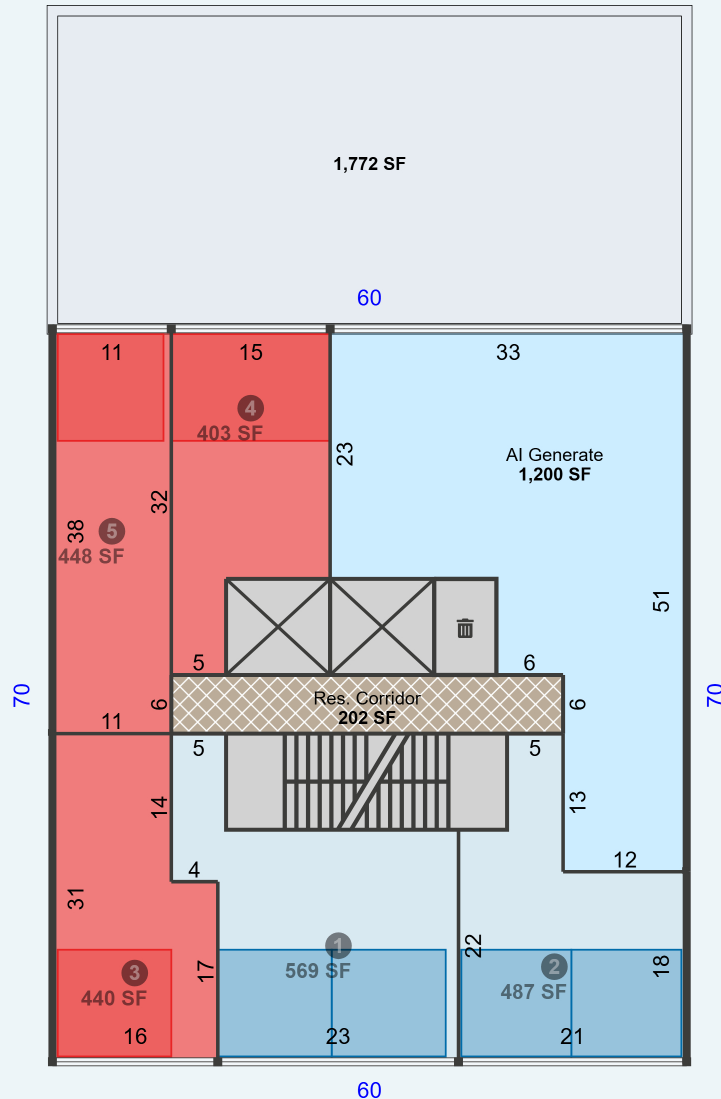
Total value



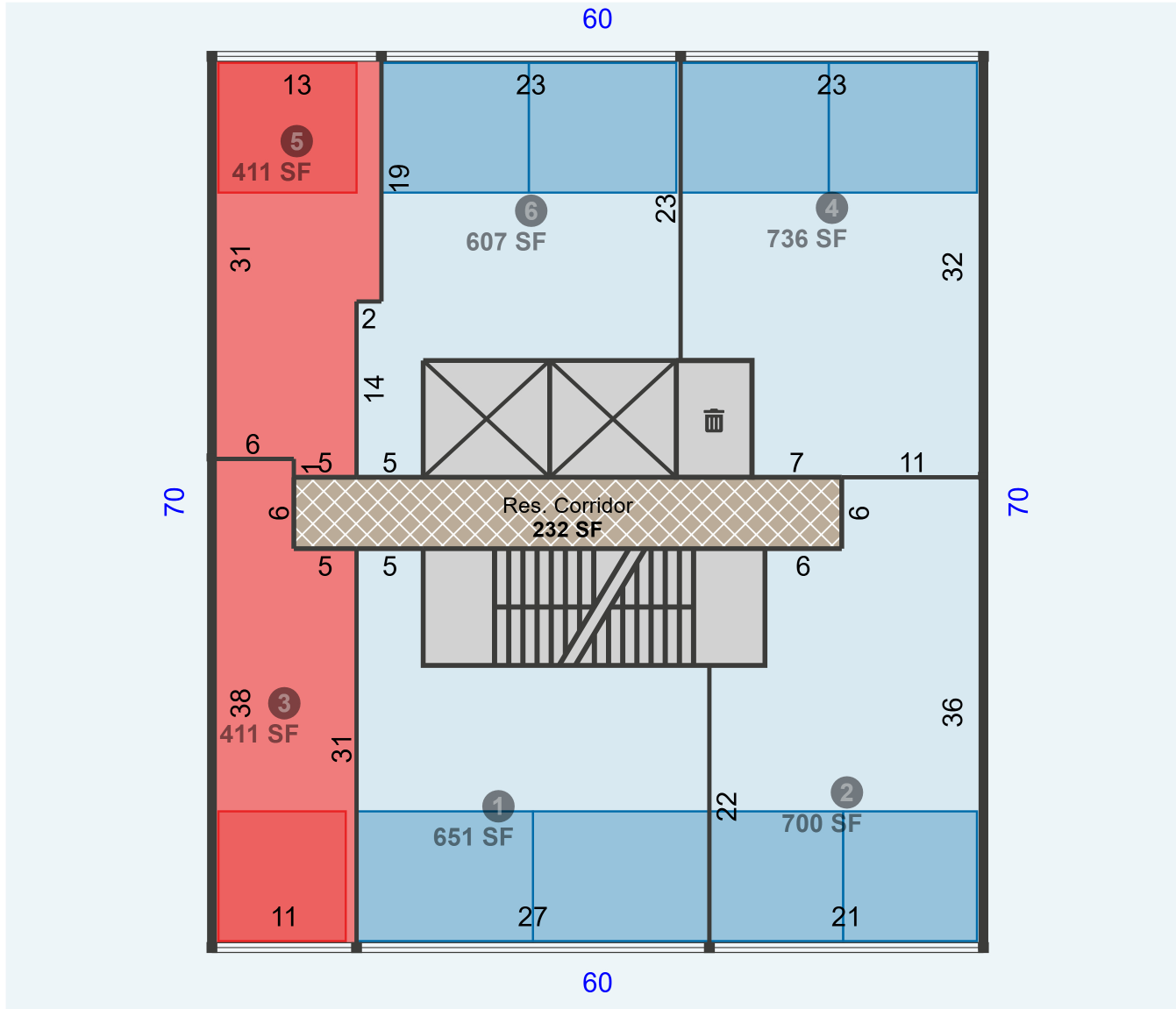
Max. building height 115'



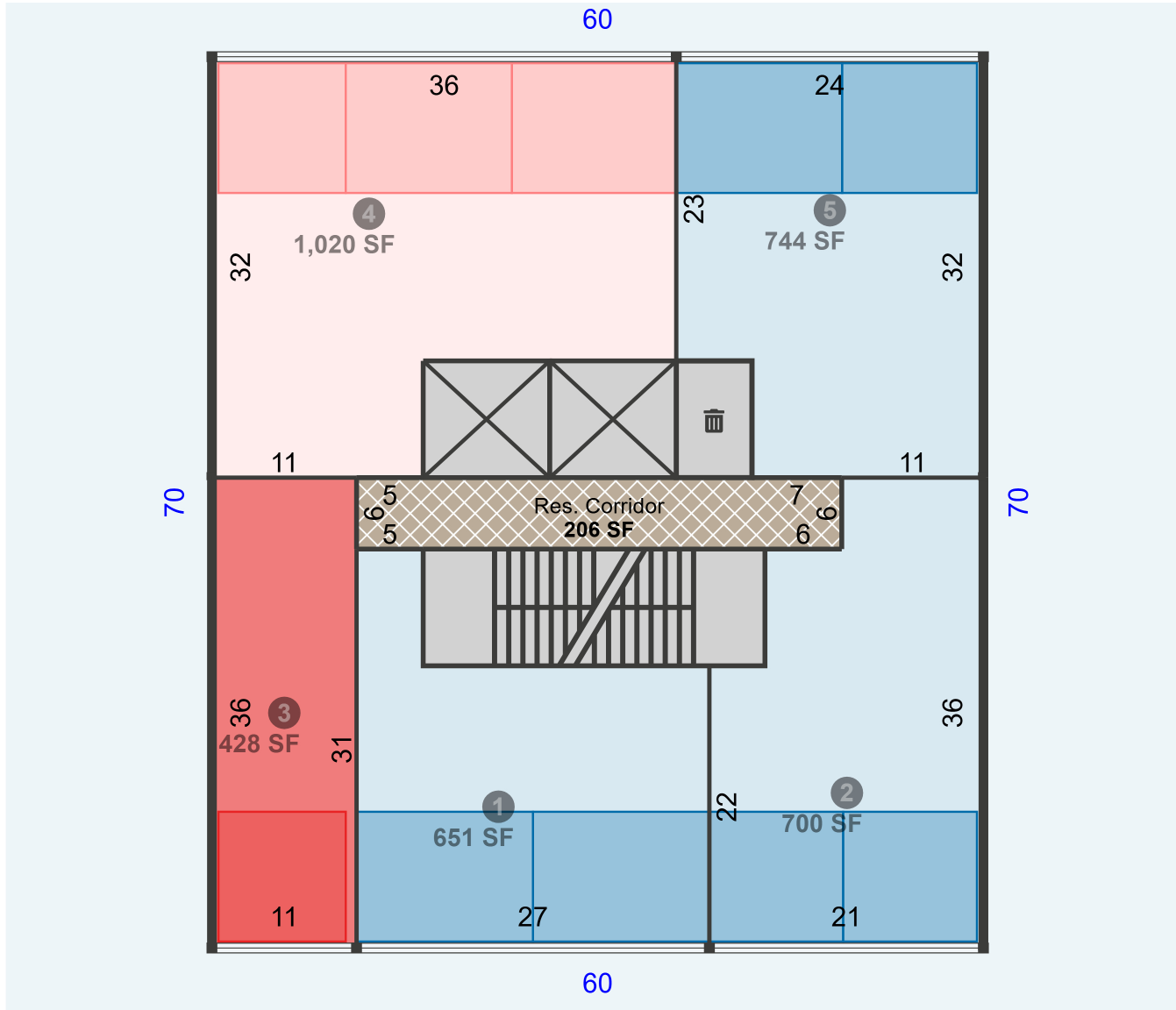




Type	Total units	Distribution	Avg SF
Studio	3	60%	429.9
1 BR	2	40%	527.9



Type	Total units	Distribution	Avg SF
Studio	2	33.3%	411
1 BR	4	66.7%	673.3



Type	Total units	Distribution	Avg SF
Studio	1	20%	427.8
1 BR	3	60%	698.1
2 BR	1	20%	1,019.5



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## Residential area summary (Building)

Floor	Total units	Studio	1 BR	2 BR	3 BR	4+ BR	Units NSF	Units GSF	Circulation GSF		Floor GSF			Efficiency
									Core	Corridor	Residential	Other	Total	
1	0						0	0	465	1,277.1	1,742.1	4,271.8	6,013.9	0.0%
2	5	3	2				2,096	2,345.5	465	201.9	4,212.3	0	4,212.3	84.2%
3	6	2	4				3,165.3	3,515.1	465	232.2	4,212.3	0	4,212.3	83.4%
4	6	2	4				3,165.3	3,515.1	465	232.2	4,212.3	0	4,212.3	83.4%
5	6	2	4				3,165.3	3,515.1	465	232.2	4,212.3	0	4,212.3	83.4%
6	6	2	4				3,165.3	3,515.1	465	232.2	4,212.3	0	4,212.3	83.4%
7	5	1	3	1			3,204.4	3,541.7	465	205.6	4,212.3	0	4,212.3	84.1%
8	5	1	3	1			3,204.4	3,541.7	465	205.6	4,212.3	0	4,212.3	84.1%
9	5	1	3	1			3,204.4	3,541.7	465	205.6	4,212.3	0	4,212.3	84.1%
<b>Total</b>	<b>44</b>	<b>14</b>	<b>27</b>	<b>3</b>	<b>0</b>	<b>0</b>	<b>24,370.3</b>	<b>27,030.9</b>	<b>4,185</b>	<b>3,024.6</b>	<b>35,440.4</b>	<b>4,271.8</b>	<b>39,712.2</b>	<b>Average 79.7%</b>



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## Units summary (Building)

Type	Total units	Distribution	Avg SF
Studio	14	31.8%	418.6
1 BR	27	61.4%	670.8
2 BR	3	6.8%	1,019.5

## Area table

Floor	Use	Gross area
1	Commercial	4,271.8
1	Residential	1,742.1
2	Residential	4,212.3
3	Residential	4,212.3
4	Residential	4,212.3
5	Residential	4,212.3
6	Residential	4,212.3
7	Residential	4,212.3
8	Residential	4,212.3
9	Residential	4,212.3
<b>Total</b>	<b>Commercial</b>	<b>4,271.8</b>
<b>Total</b>	<b>Residential</b>	<b>35,440.5</b>
<b>Total</b>		<b>39,712.3</b>



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**BUILDINGS AREA CHART**

Floor	Gross Floor Area (S.F.)	Gross Resi Floor Area (S.F.)	Gross Comm'l Floor Area (S.F.)	Zoning Floor Area Deductions (S.F.)								Floor Area After Permitted Deductions (S.F.)	5% Ultra Energy Decutions	Total Zoning Floor Area		
				Length of Corridor 50%	Refuse Room	Mechanical	Bicycle Rooms	Laundry Room	Package Room	Bulkhead	Recreation Rooms				Total	
Cellar/Ground	6,000.00	1,000.00	5,000.00							120.00						
1st	4,200.00	4,200.00		100.00	18.00	42.00						1,200.00	1,360.00	2,840.00	142.00	2,698.00
2nd	4,200.00	4,200.00		100.00	18.00	42.00							160.00	4,040.00	202.00	3,838.00
3rd	4,200.00	4,200.00		100.00	18.00	42.00							160.00	4,040.00	202.00	3,838.00
4th	4,200.00	4,200.00		100.00	18.00	42.00							160.00	4,040.00	202.00	3,838.00
5th	4,200.00	4,200.00		100.00	18.00	42.00							160.00	4,040.00	202.00	3,838.00
6th	4,200.00	4,200.00		100.00	18.00	42.00							160.00	4,040.00	202.00	3,838.00
7th	4,200.00	4,200.00		100.00	18.00	42.00							160.00	4,040.00	202.00	3,838.00
8th	4,200.00	4,200.00		100.00	15.00	42.00							157.00	4,043.00	202.15	3,840.85
Roof/Bulkhead	1,002.70	1,002.70									511.81		511.81	490.89	24.54	466.35
<b>Total</b>	<b>40,602.70</b>	<b>35,602.70</b>	<b>5,000.00</b>	<b>800.00</b>	<b>141.00</b>	<b>336.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>511.81</b>	<b>1,200.00</b>	<b>2,988.81</b>	<b>31,613.89</b>	<b>1,580.69</b>	<b>30,033.20</b>	

**BUILDINGS AREA CHART ANALYSIS**

TOTAL ZONING LOT AREA (TAX LOT 21)	6,000.00 S.F.	
MAX. PERMITTED RESIDENTIAL FAR (R7A) WITH UAP DEVELOPMENT	5.01	
MAX. PERMITTED RESIDENTIAL FAR (R7A) WITHOUT UAP DEVELOPMENT	4.00	
MAX. PERMITTED RESIDENTIAL ZONING FLOOR AREA WITH UAP DEVELOPMENT	6,000.00 X 5.01	30,060.00 S.F.
MAX. PERMITTED RESIDENTIAL ZONING FLOOR AREA WITH UAP DEVELOPMENT	6,000.00 X 4.00	24,000.00 S.F.
PROPOSED NEW RESIDENTIAL FLOOR AREA WITH UAP DEVELOPMENT	30,033.20 S.F.	
UNDERBUILT	26.80 S.F.	
PROPOSED NEW RESIDENTIAL FAR	5.27	
MAX. PERMITTED COMMERCIAL FAR (C1-3/R7A)	4.00	
MAX. PERMITTED COMMERCIAL ZONING FLOOR AREA	6,000.00 X 4.00	24,000.00 S.F.
ZONING FLOOR AREA REQUIRED FOR UAP	0.00	
NUMBER OF UNITS PERMITTED	30,060.00 / 680.00	44
MAX. PERMITTED BASE HEIGHT	85 FT.	
BASE HEIGHT PROVIDED	85 FT.	
MAX. PERMITTED BUILDING HEIGHT	115 FT.	
BUILDING HEIGHT PROVIDED	85 FT.	
MAX REC SPACE FOR DEDUCTION	30,060.00 X 5%	1,503