MULTIFAMILY FEASIBILITY — QUICK CHECK

Pre-design screen for sites + existing buildings (New Build / Adaptive Reuse / Addition / Renovation)

PROJECT SNAPSHOT

		Date:			
			Contact:		
			Addition Renovation		
. , .			ix:		
			e:		
Target schedu	le / move-ir	n:			

OVERALL RESULT (CIRCLE ONE)

OVERALL:







Rule of thumb: If any section is RED, treat as "Proceed w/conditions" until resolved.

Top 3 unknowns to verify now:

Decision today: Proceed Proceed w/conditions Hold / Re-scope

1) SITE / EXISTING BUILDING REALITY

Survey/topo + boundaries (or ordered) Easements/ROW/setbacks reviewed Access works (vehicle, fire, ADA route, move-in) Constraints noted (slope/retaining, neighbors, noise, sightlines) Hazards screened (flood, soils/rock, contamination, other) REUSE: floor-to-floor, depth, window spacing, structure grid pass

Section rating: Notes:







2) ENTITLEMENTS (CAN WE BUILD IT?)

Zoning district + overlays confirmed

Use allowed: By-right Needs relief (variance/SE/conditional use)

Height/FAR/lot coverage constraints understood Parking requirement + reduction path identified

Open space/landscape/street frontage requirements noted

Section rating: Notes:







3) YIELD TEST (DOES THE MATH WORK?)

Back-of-napkin yield test completed

Net-to-gross target set:

Core concept sketched (elevators/stairs/shafts)

Corridor concept selected (double / single / point / hybrid)

Unit mix confirmed vs comps (studios/1/2/3BR)

Balcony/terrace strategy decided (value vs cost)

Section rating: Notes:







4) CODE & LIFE SAFETY (RED-FLAG ZONE)

Construction type + allowable area/height assessed (new build) Egress concept works (stairs, travel distance, discharge) Fire-resistance implications understood (corridors/units/shafts) Accessibility approach identified (units, routes, amenities) REUSE: change-of-occupancy triggers identified

Section	rating:
Notes:	







5) SYSTEMS REALITY (STRUCTURE / ENVELOPE / MEP)

Structural approach aligns with unit planning + parking Lateral system won't compromise layouts

Facade/window strategy supports comfort + budget

Waterproofing risk points identified (balcony/podium/roof transitions)

MEP concept feasible (vent routes, mech zones, rooftops)

Utilities checked (service sizes + locations: elec/water/sewer/gas/telecom)

Section	rating
Notos	·







6) OPERATIONS (LEASE-UP + MANAGEMENT REALITY)

Package strategy sized (room/lockers, courier access)

Trash/recycling sized + truck path works

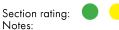
Bike/storage/move-in path works

Security concept noted (visibility, access control, lighting)

Acoustic risk addressed (assemblies + MEP noise)

Finish strategy: turnover-friendly kitchens/baths

Section rating:







NEXT ACTIONS (2-3 WEEK DUE DILIGENCE SPRINT)

(Assign owners + dates for any Yellow/Red items.)

Zoning confirmation / pre-app meeting	Owner:	Date:
Survey + utility locates	Owner:	Date:
Geotech / infiltration scope	Owner:	Date:
Environmental screens (Phase I, hazmat)	Owner:	Date:
Concept plan: yield + core/egress test	Owner:	Date:
ROM budget + schedule / long-leads	Owner:	Date:

RECOMMENDED ATTACHMENTS (REQUEST LIST)

Survey + title/easements Zoning map/overlays + prior approvals (if any) Utility info (capacity/locations) Geotech (or proposal for borings) Environmental (Phase I; Phase II if flagged) Existing drawings/as-builts (reuse) + photos Program + unit mix + amenity list + parking assumptions Budget range + delivery method + schedule constraints

Call Indovina to start your project!

