

MULTIFAMILY FEASIBILITY — QUICK CHECK

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

PROJECT SNAPSHOT

Project / Site: _____ Date: _____
Address: _____
Client / Owner: _____ Contact: _____
Project type: New Build Adaptive Reuse Addition Renovation
Target units: _____ Target unit mix: _____
Parking assumption: _____ Budget range: _____
Target schedule / move-in: _____

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
Façade/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: ☐ ☐ ☐

Notes: _____

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: ☐ ☐ ☐

Notes: _____

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!



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