

A ONE-PAGE GUIDE

The Feasibility Study Checklist.

Before drawings, before permits, before a shovel touches the ground — a feasibility study tests your project against three realities: **what is physically possible on the site**, **what local regulations allow**, and **what the budget will support**. Use this checklist when you are searching for a site, evaluating one under contract, or scoping a renovation of a building you already own.



FIG. 01 — A WELL-SCOPED PROJECT BEGINS BEFORE THE FIRST LINE IS DRAWN.

SIX AREAS TO INVESTIGATE

RESIDENTIAL • COMMERCIAL

01

Site & Parcel

Legal description, lot shape, what surrounds you.

- Confirmed legal boundaries & recorded survey
- Lot dimensions, area, and shape constraints
- Easements, rights-of-way, encroachments
- Title report & any deed restrictions / HOA
- Adjacent land uses & neighbor context
- Existing structures, trees, heritage features

02

Zoning & Entitlements

What the law lets you actually build here.

- Current zoning designation & permitted uses
- Setbacks, height limit, FAR & lot coverage
- Parking minimums & loading requirements
- Overlays: historic, design review, flood, coastal
- Variances or rezoning likely needed?
- Anticipated permit & review timeline

03

Physical Conditions

What the ground, weather, and neighbors will dictate.

- Topography, slope, and grading needs
- Soils, geotech & seismic considerations
- Floodplain, wetlands, drainage, stormwater
- Sun path, prevailing wind, views
- Environmental hazards: lead, asbestos, soil
- Site access, curb cuts, emergency turnaround

04

Utilities & Access

Whether the services you need are already at the curb.

- Water, sewer, storm — location & capacity
- Electrical service, transformer, panel size
- Gas, telecom, fiber availability
- On-site septic / well if no municipal service
- Road access, traffic study triggers
- Cost & lead time of any utility extensions

05

Program & Goals

What the building must do — and for whom.

- Use, occupancy & required square footage
- Room / space list with must-haves vs. wishes
- Accessibility & aging-in-place needs
- Sustainability & energy performance targets
- Phasing — build now, expand later?
- Aesthetic direction & precedent imagery

06

Budget & Timeline

Money, calendar, and the team that ties them together.

- Total project budget — not just construction
- Soft costs: design, permits, consultants, fees
- 15–20% contingency for the unexpected
- Financing in place & appraisal aligned
- Target occupancy / move-in date
- Team: architect, contractor, civil, structural

"A great feasibility study turns risk into clarity — before the first line is drawn."

THIS DOCUMENT IS A STARTING POINT.
EVERY PROJECT IS DIFFERENT — TALK
WITH US BEFORE YOU CLOSE ON A SITE.

