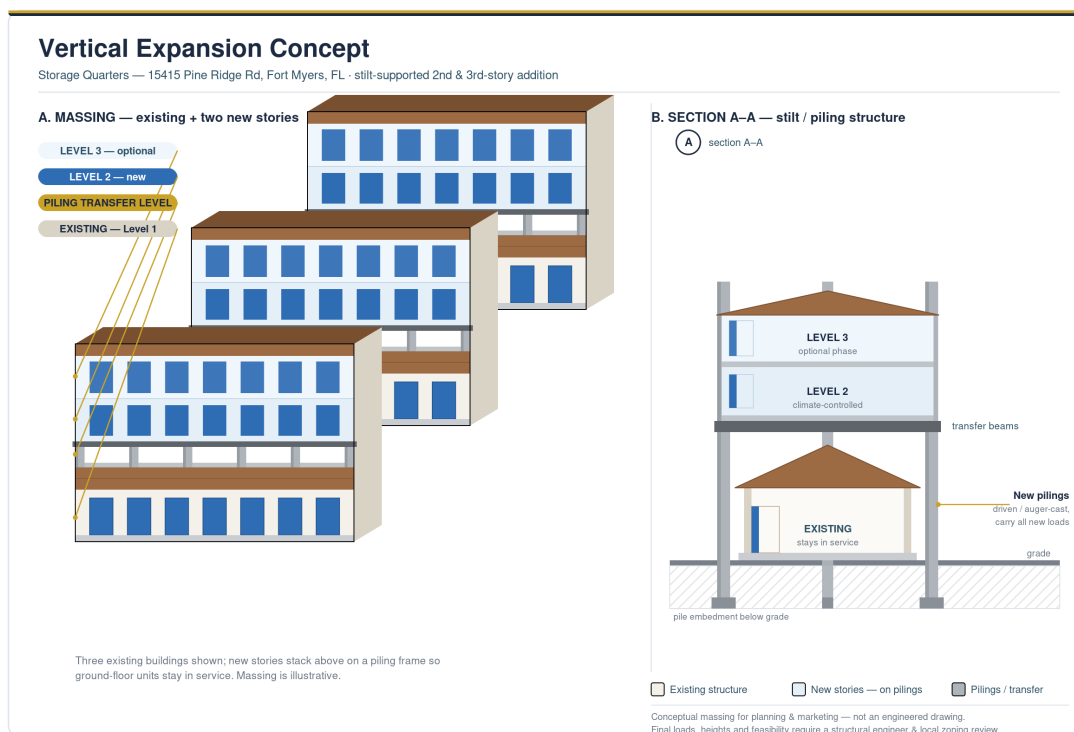


Vertical Expansion Concept

Storage Quarters | 15415 Pine Ridge Rd, Fort Myers, FL 33908 — adding a 2nd and optional 3rd story on pilings over the three existing buildings



Left: massing of the three buildings with two new stories above. Right: section A-A of the piling frame carrying the new floors over the existing roofs. Illustrative; not to scale.

The concept

Rather than demolishing or structurally overloading the existing single-story buildings, the concept drives a new set of **pilings** (driven or auger-cast) around — and where needed through — each building. Those pilings carry an elevated structural platform built **above the existing roofline**, like a stilt building. New Level 2 (and an optional Level 3) of units sit on that platform, while the original ground-floor units keep operating underneath. The new structure's loads go straight to the pilings, not onto the existing walls.

Why it's attractive for this site

Revenue density.	Stacking two stories can yield up to roughly 3× the rentable area on the same land footprint — meaningful upside on a corner parcel where land is the constraint.
Adds the product the market has and Storage Quarters lacks.	The new floors are a natural home for climate-controlled units — a segment competitors offer across many sizes but Storage Quarters currently has none of.
Operations continue.	Building on an independent piling frame above the roofs lets the existing units stay rented through most of construction, protecting in-place income.
Sells the upside.	Even as a concept, it gives a buyer a concrete, fundable path to grow NOI without acquiring more land.

Key things to confirm next

This is a planning and marketing concept, not an engineered design. Confirm before relying on it: **zoning height limits and setbacks**; **parking and access** for the added area; a **structural / geotechnical study** for pile design in SW Florida soils; **flood-zone and grade**; and **building-code** items for multi-story storage (fire access, elevators, egress).