**FT MYERS**

**SITE DENSITY ANALYSIS**

**SAMPLE MIX**

In an effort to define building types and mix, two prototype building types have been employed; three story breezeway with tuck-under garages, and two story direct entry 8-plex with tuck-under garages.

Since the larger bedroom sized units are often attracted to families, experience has suggested the two story building type to be preferred by the larger unit consumer. To that end, three bedroom units have been located exclusively in the two story building assemblies

Correspondingly since small one bedroom units are usually more attractive to single, socially motivated tenants, the smaller unit designs have been relegated to the three story structures.

With that broad proposition and a goal of 274 units overall, the following mix considers the initial mix objectives:

**Bldg Type Sm 1 Stand 1 Large 1 Stand 2 Large 2 Large 3 TOTAL Garages**

% 10 30 50 10 100 25+

Count 27 81 136 27 274 68+

**Three story structures:**

Type A 0 5 0 17 0 0 22 5

**X 4 0 20 0 68 0 0 88 20**

Type B 5 10 0 12 0 0 27 6

**X 4 20 40 0 48 0 0 108 24**

**Two story structures:** (does not consider the potential additions of lofts)

Type C 0 0 2 0 3 3 8 3

**X 10 0 0 20 0 30 30 80 30**

Combined count:

**17 Bldgs** 25 60 20 116 30 30 276 74

**Grp total 20 80 146 30 276 74**