

# ARCHITECTURE



Image is an artist's rendition and is subject to change.

The Esplanade Shoppes, Residences and Marina is a coastal Italian-style village consisting of luxury waterfront residences, fine dining, upscale retailers and small specialty stores situated on the main thoroughfare of Marco Island, Florida. The

attention given to the architectural detail is evident with every critical glance. From the expansive waterfront loggias and convenient covered parking to the lush floral landscaping and fountains, The Esplanade will be exceptional.

  
*Esplanade*  
SHOPPES • RESIDENCES • MARINA

# LIFESTYLE



Image is an artist's rendition and is subject to change.

The Esplanade graces more than 1,100 feet of waterfront on Smokehouse Bay with 71 multi-family waterfront residences, a 77-boat-slip marina and approximately 50,000 square feet of retail and office space.

Amidst the coastal Italian atmosphere,

residents will enjoy strolling the promenade along the waterfront, a courtyard that opens to the water, an amphitheater with covered performance platform and covered colonnades throughout...all providing the optimum lifestyle environment and experience.

  
THE  
*Esplanade*  
SHOPPES • RESIDENCES • MARINA

# SITE PLAN



Image is an artist's rendition  
and is not to scale.



THE  
*Esplanade*  
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# The ESPLANADE

The Esplanade Residences, Shoppes and Marina is the unique luxury residence and refined, upscale shopping and dining experience on Marco Island. Located on the main island thoroughfare the coastal Italian architecture of The Esplanade graces more than 1,100 feet of waterfront on Smokehouse Bay with an 80-boat-slip marina, a strolling promenade along the waterfront, a courtyard that opens to the water, an amphitheater with covered performance platform and covered colonnades throughout...all providing the optimum lifestyle location and experience.

Amidst the coastal Italian atmosphere, The Esplanade will offer luxury waterfront residences, fine dining along with several small specialty stores and upscale retailers. The attention given to the architectural and atmospheric detail is evident with every critical glance. From the staggered roof lines, spacious floor plans, intimate balconies overlooking the waterfront and pedestrian courtyard leading to the waterfront to the lush floral landscaping and fountains, residents will relax in and be inspired by The Esplanade experience and lifestyle.

## LOCATION

The Esplanade is located at the northwest corner of N. Collier Boulevard and West Elckam Circle on Smokehouse Bay, Marco Island.

### *Marco Island*

Nestled amid most sought after fishing locales, Marco Island is located along the southwest coast of Florida between Naples and the Ten Thousand Islands. Sport fishermen and yachtsmen alike seek out Marco Island for its natural wonders as well as for its island lifestyle and marine-friendly atmosphere.

For the naturalist, fisherman or boater, Marco Island provides a vista of mangrove estuaries teeming with fish and exotic bird life waiting at the edge of the Ten Thousand Islands. And, at the end of a sun-splashed day on the water, Marco's fine restaurants and shops offer their share of island hospitality.

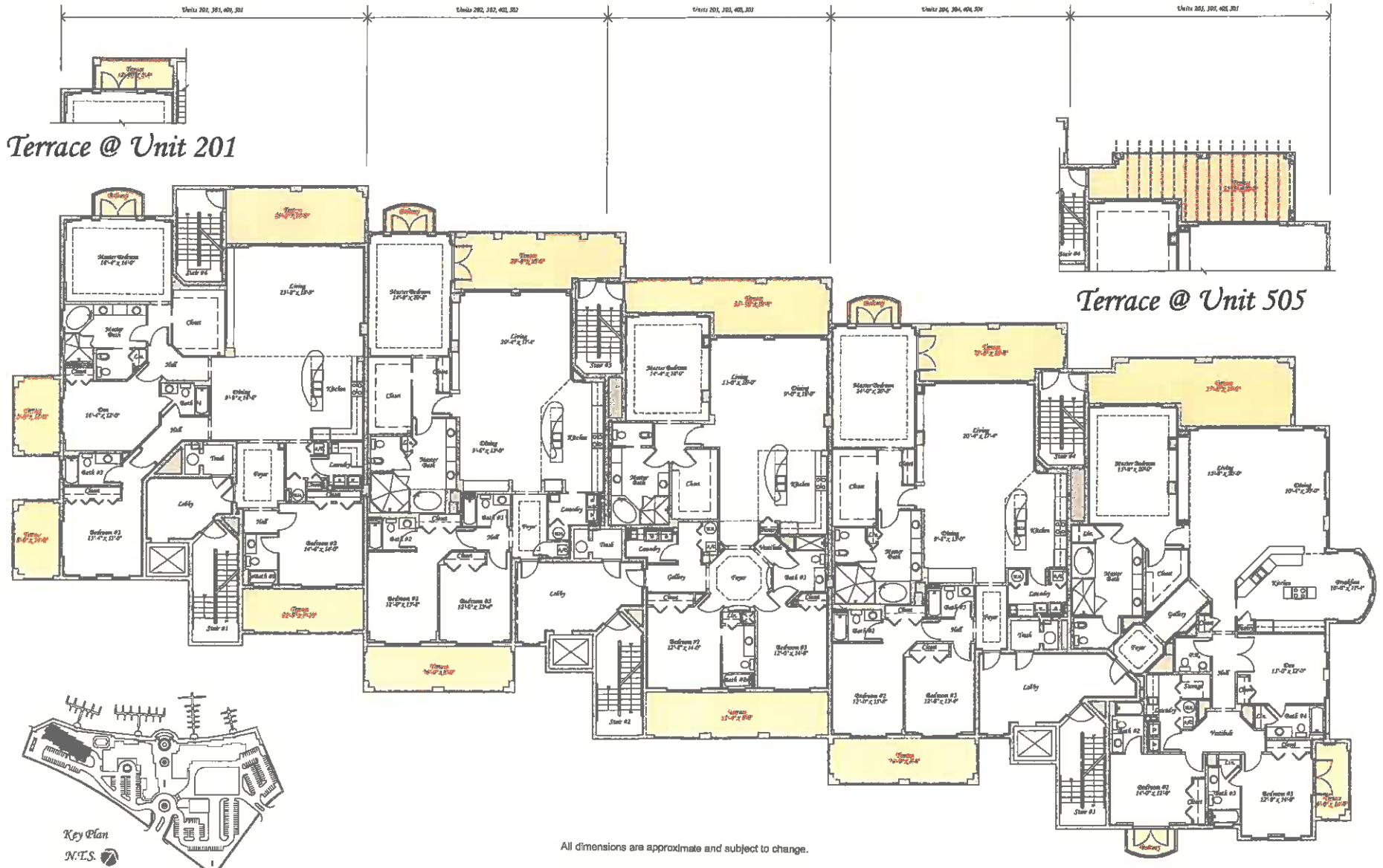
## THE SITE PLAN

- 9.26 acres with 1,100 feet of frontage along Smokehouse Bay
- Nearly 50,000 square feet of waterfront retail, restaurant and office space
- 72 multi-family waterfront residences

### *Buildings:*

- One 6-story (five residential floors over one parking level) residence only building
- Two mixed-use buildings ranging in height from 3-stories to 6-stories, both supported by a 3-story enclosed parking structure
- Retail and office building connected to one of the mixed-use buildings via a colonnade.

11/6/2008



Terrace @ Unit 201

Terrace @ Unit 505

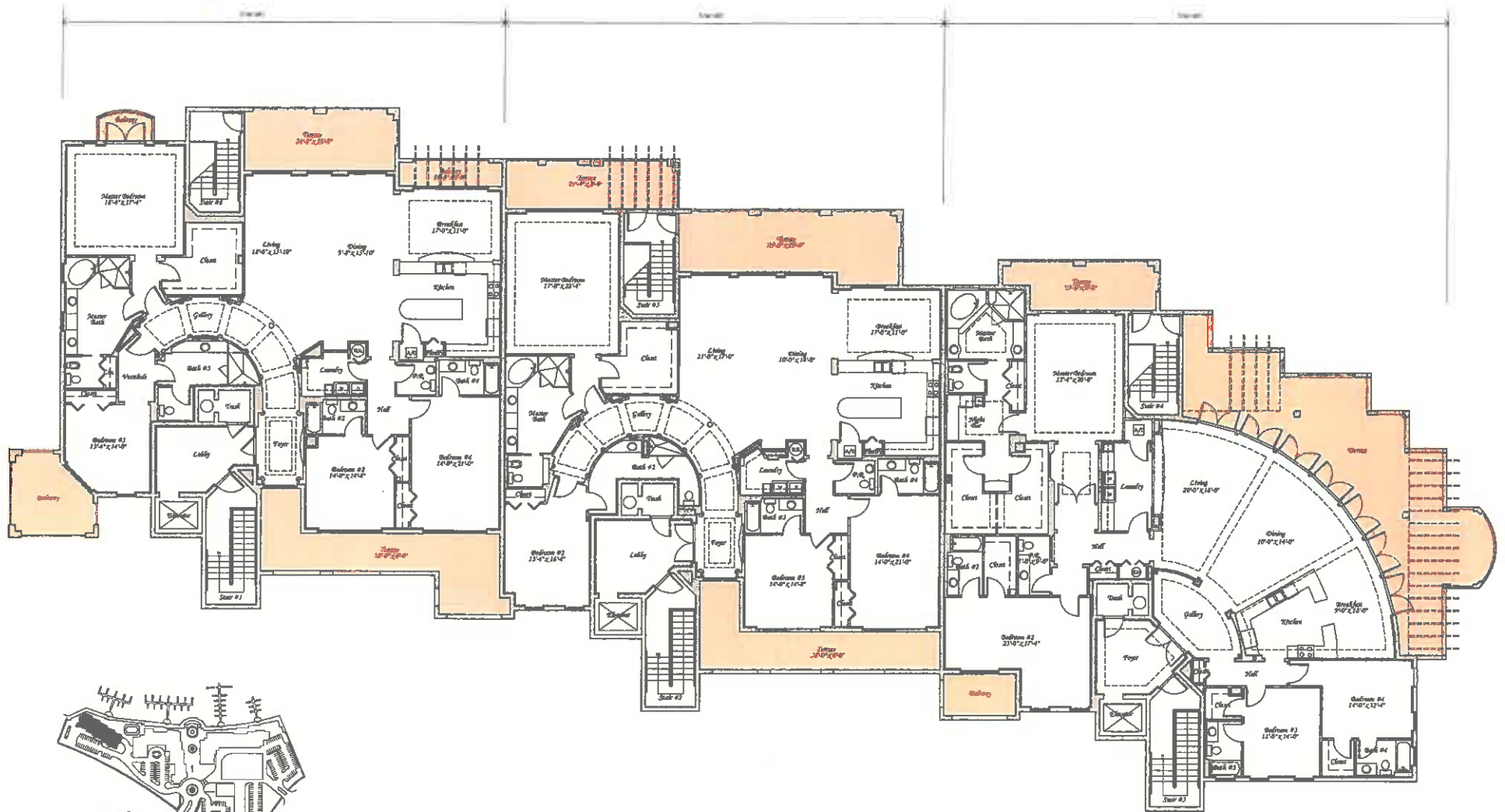
Building 1 - 2nd, 3rd, 4th, 5th Floors

GARCIA BRENNER STROMBERG  
ARCHITECTS

Esplanade

MASTER

Master



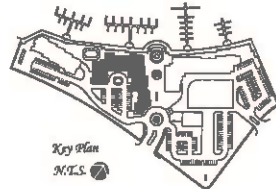
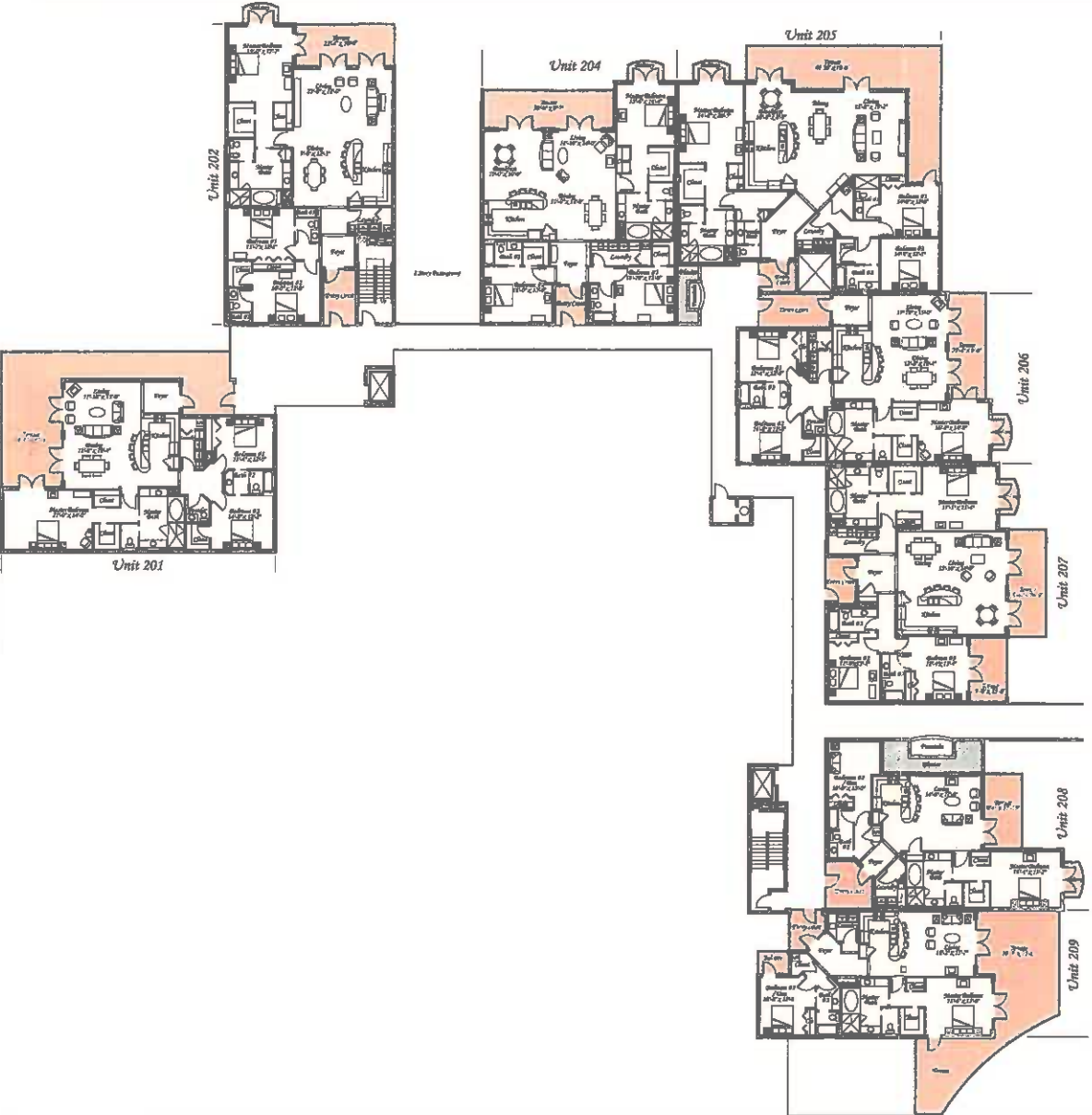
All dimensions are approximate and subject to change.

Building 1 - 6th Floor

GARCIA BRENNER STROMBERG  
ARCHITECTURE

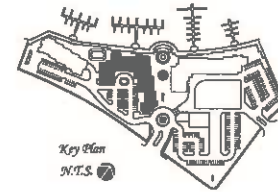
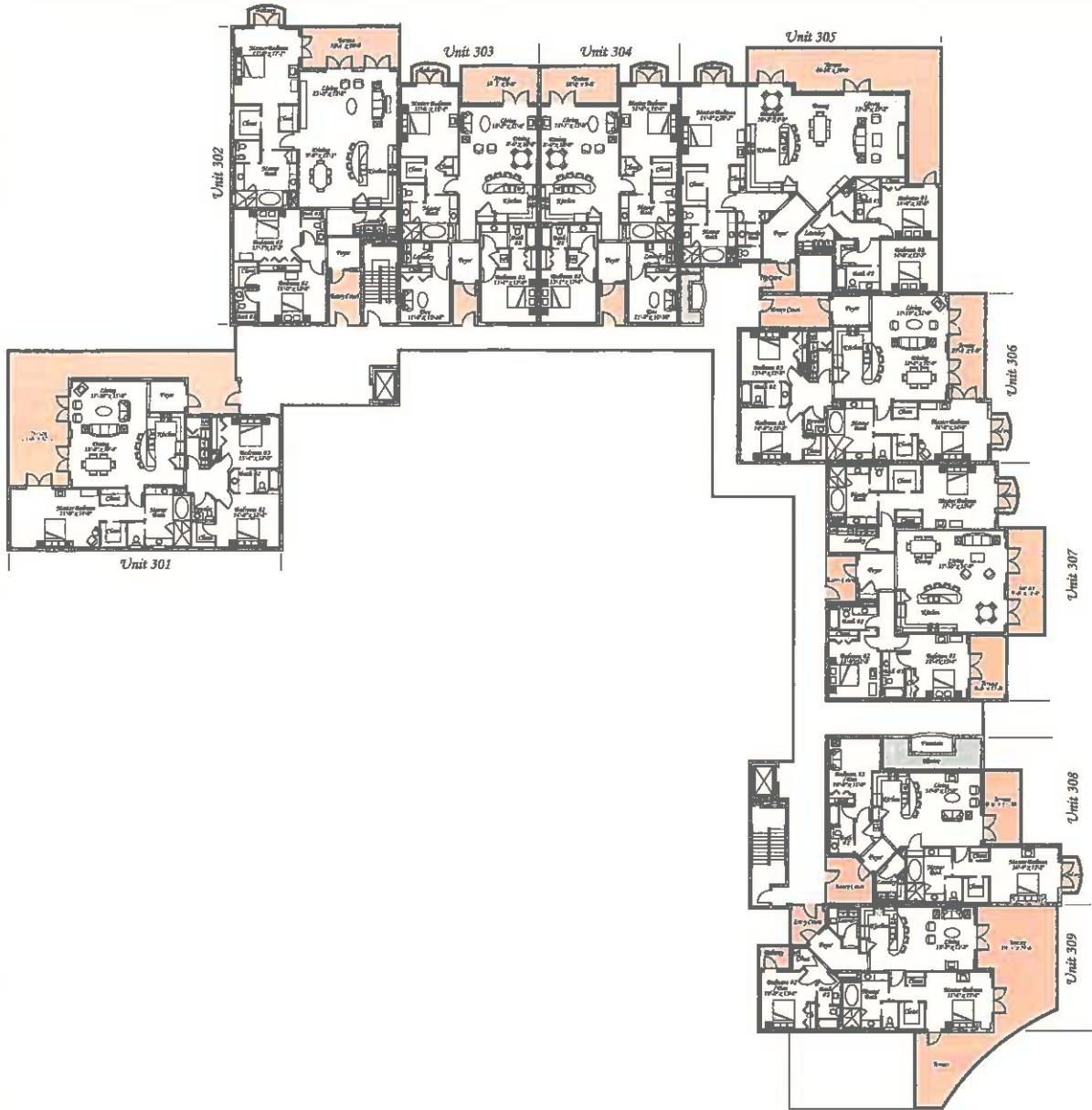
Esplanade

# BUILDING 2 - 2ND FLOOR



All dimensions are approximate and subject to change.

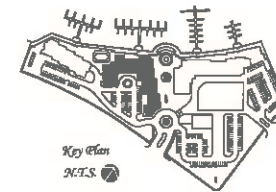
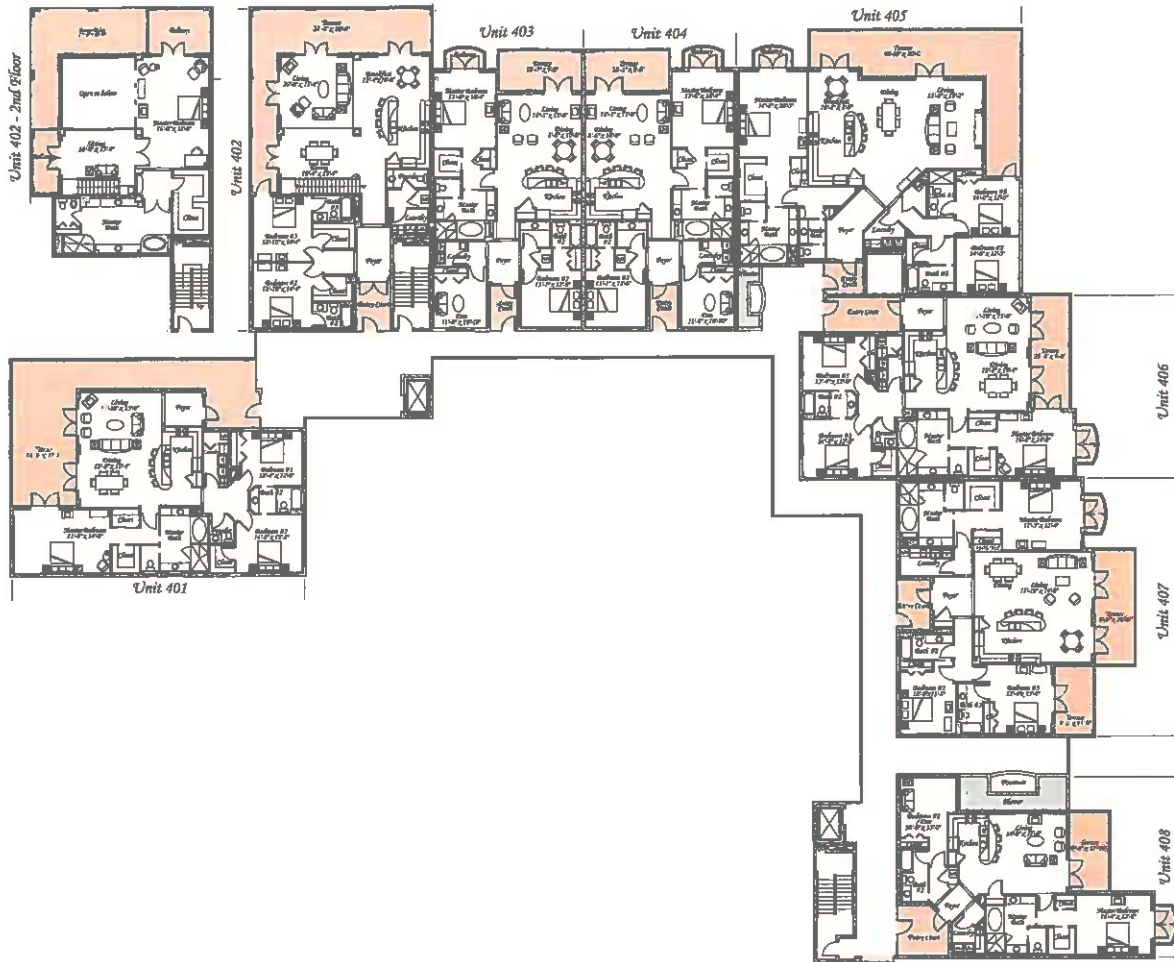
# BUILDING 2 - 3RD FLOOR



All dimensions are approximate and subject to change.



# BUILDING 2 - 4TH FLOOR



All dimensions are approximate and subject to change.

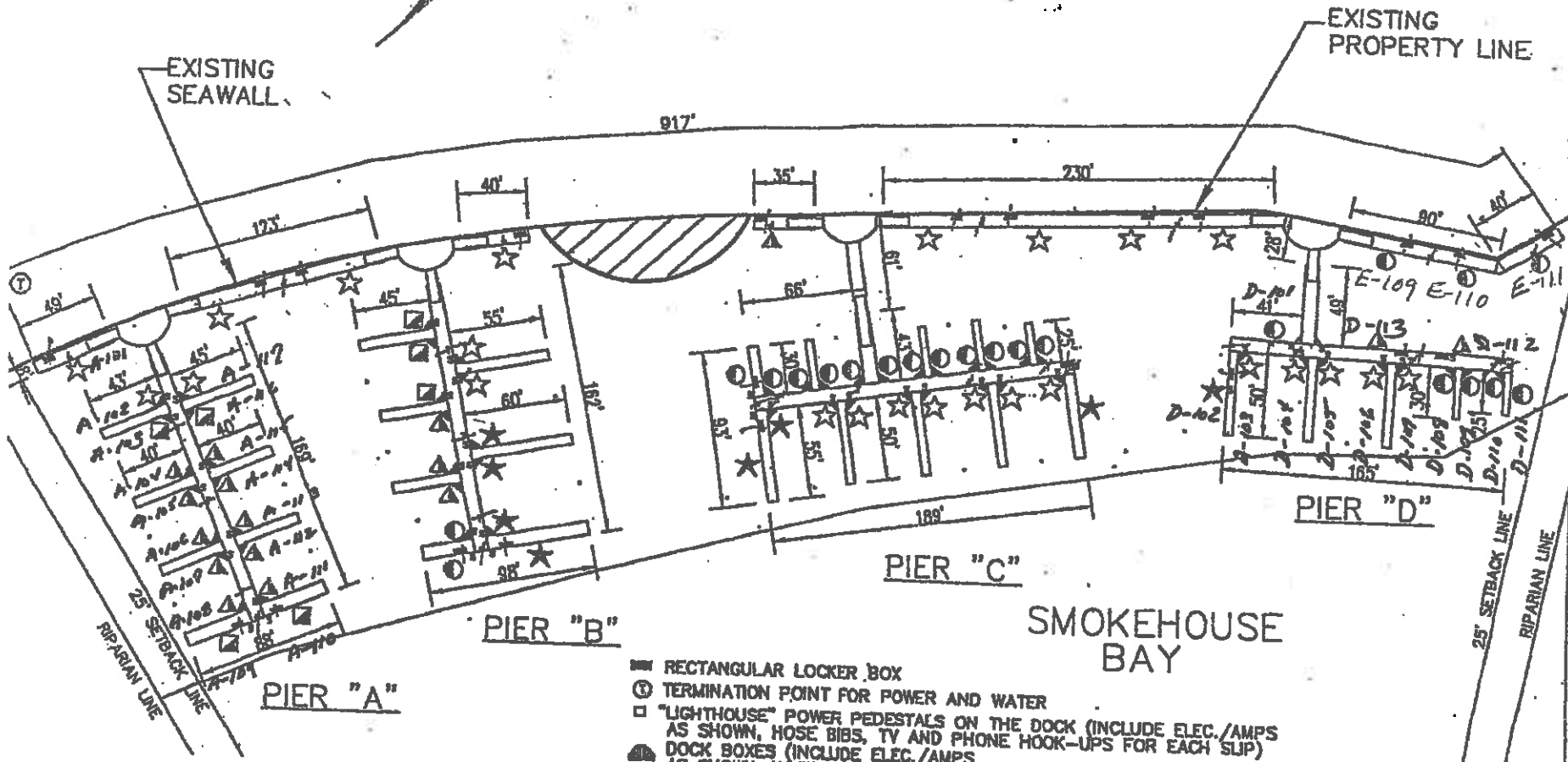
Building #3

Building #2

Building #1

EXISTING SEAWALL

EXISTING PROPERTY LINE



- RECTANGULAR LOCKER BOX
- ⊙ TERMINATION POINT FOR POWER AND WATER
- "LIGHTHOUSE" POWER PEDESTALS ON THE DOCK (INCLUDE ELEC./AMPS AS SHOWN, HOSE BIBS, TV AND PHONE HOOK-UPS FOR EACH SLIP)
- ▢ DOCK BOXES (INCLUDE ELEC./AMPS AS SHOWN, HOSE BIBS, TV AND PHONE HOOK-UPS FOR EACH SLIP)
- ☆ DOCKMATE POWER CENTERS WITH 1- 50 AMP OUTLET
- ⊙ DOCKMATE POWER CENTERS WITH 1- 30 AMP OUTLET
- ▲ DOCKMATE POWER CENTERS WITH 2- 30 AMP OUTLET
- ▣ DOCKMATE POWER CENTERS WITH 1- 50 AMP OUTLET
- ★ DOCKMATE POWER CENTERS WITH 2- 50 AMP OUTLET  
1- 30 AMP OUTLET
- S SEWAGE PUMP-OUT
- T TRASH RECEPTACLE

**Bellingham MARINE**  
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**UNIFLOAT**  
 Precision engineered floating systems

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ESPLANADE MARINA  
 MARCO ISLAND, FLORIDA  
 FLOATING DOCK LAYOUT

Revisions:

Drawn by: JJJ  
 Date:  
 Scale: 1/64" = 1'-0"  
 Project No.

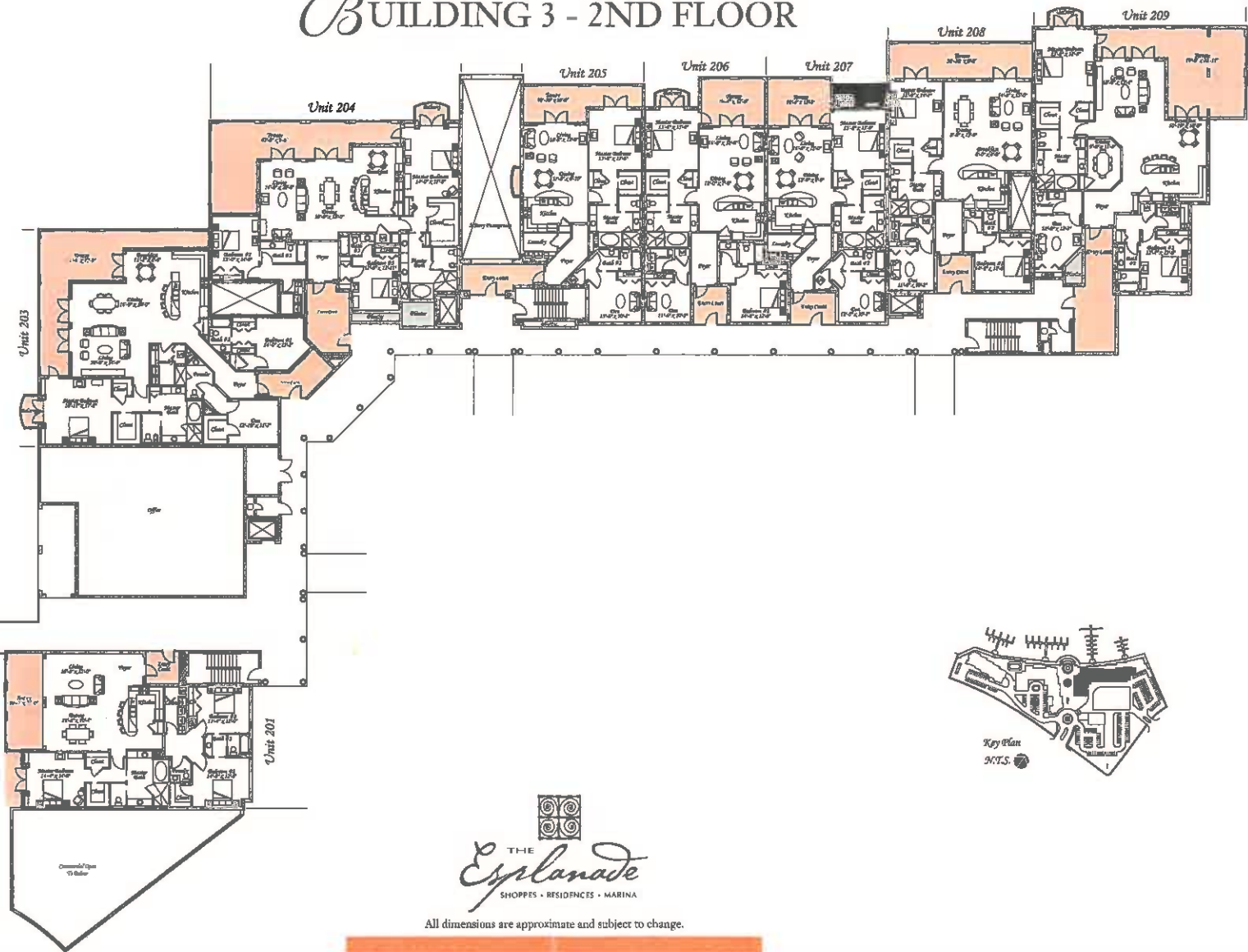
Sheet:  
 1 of 1

Exhibit "A"

*Mo. 3*

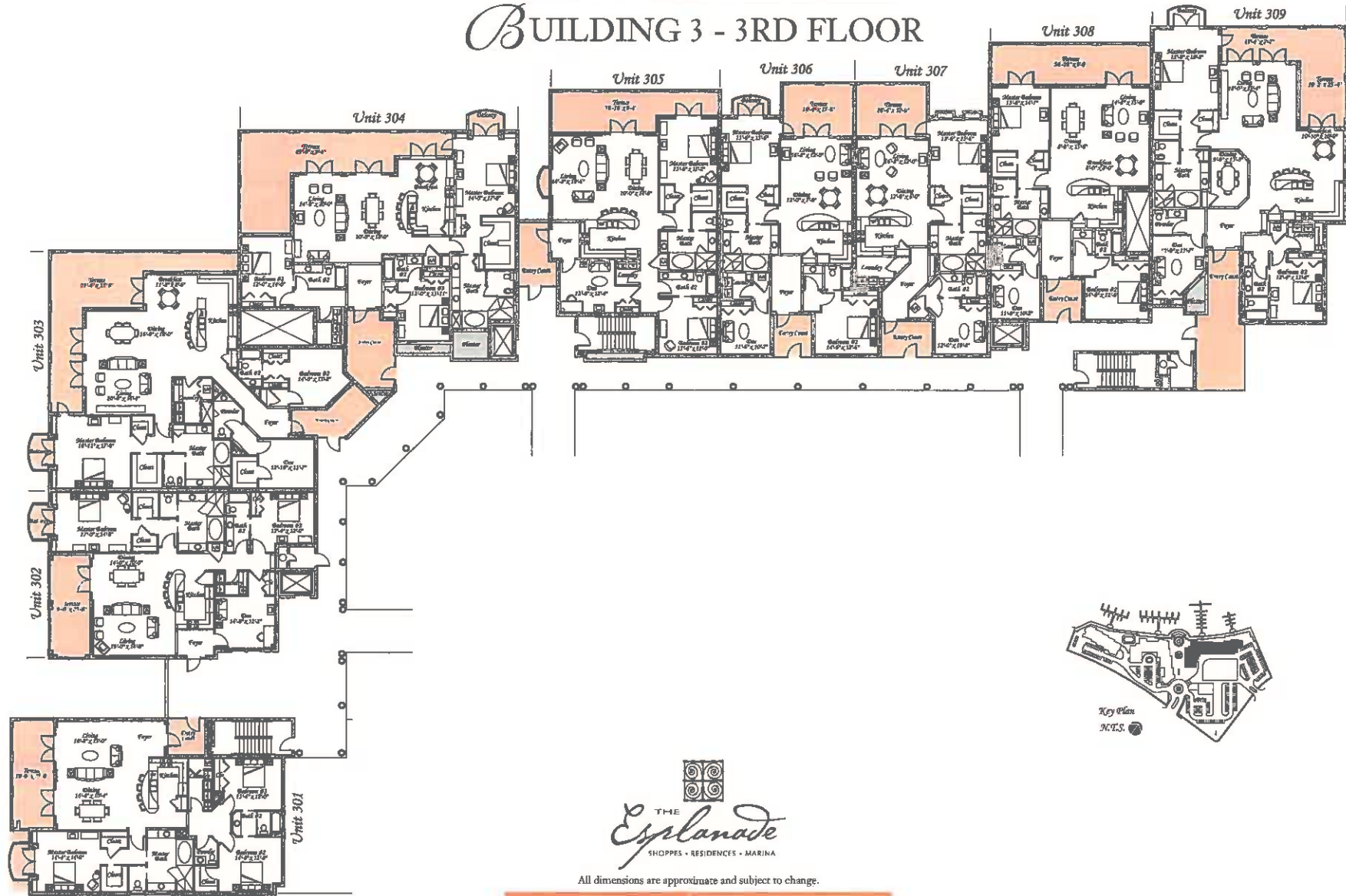
MASTER

# BUILDING 3 - 2ND FLOOR



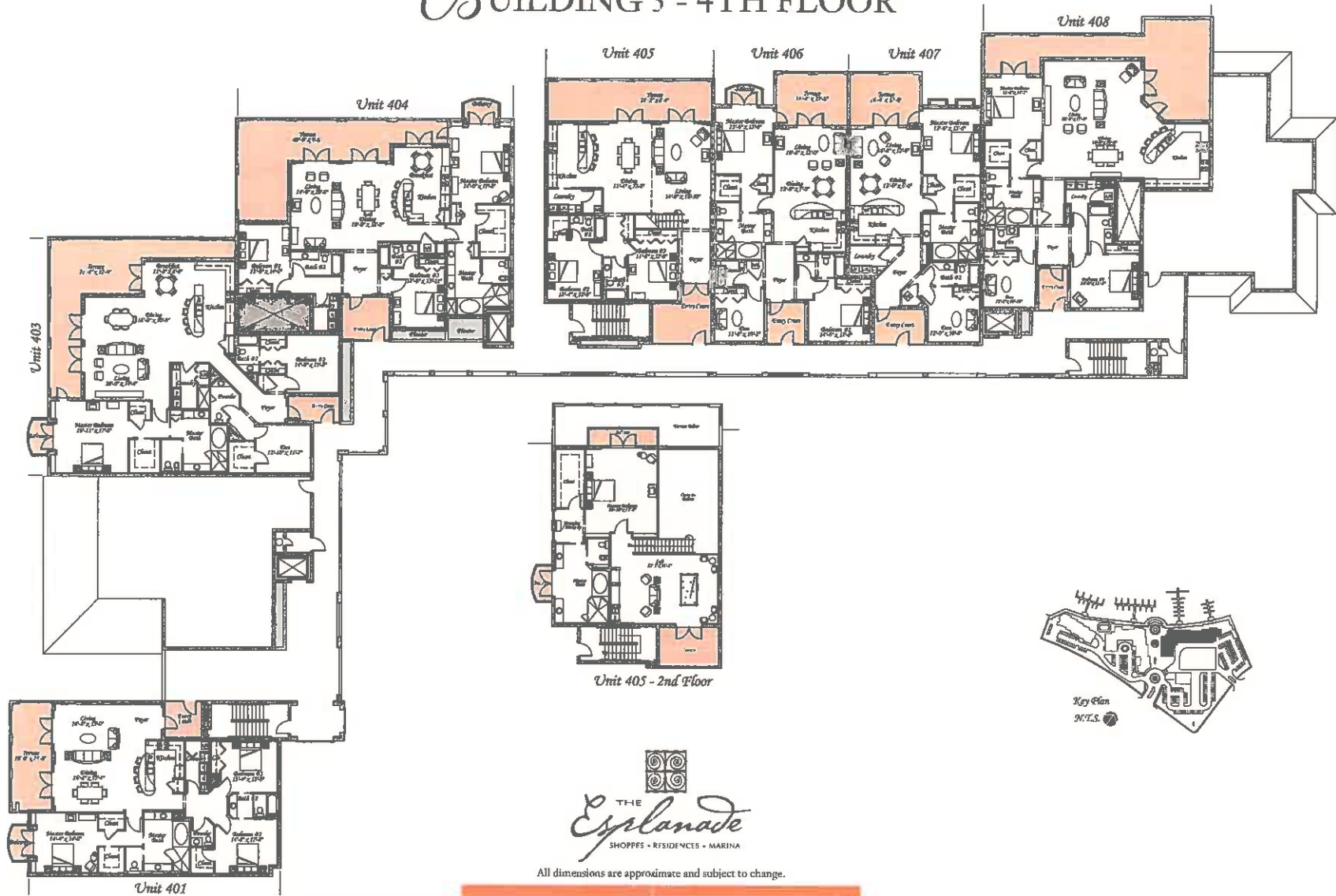
All dimensions are approximate and subject to change.

# BUILDING 3 - 3RD FLOOR



All dimensions are approximate and subject to change.

# BUILDING 3 - 4TH FLOOR



All dimensions are approximate and subject to change.