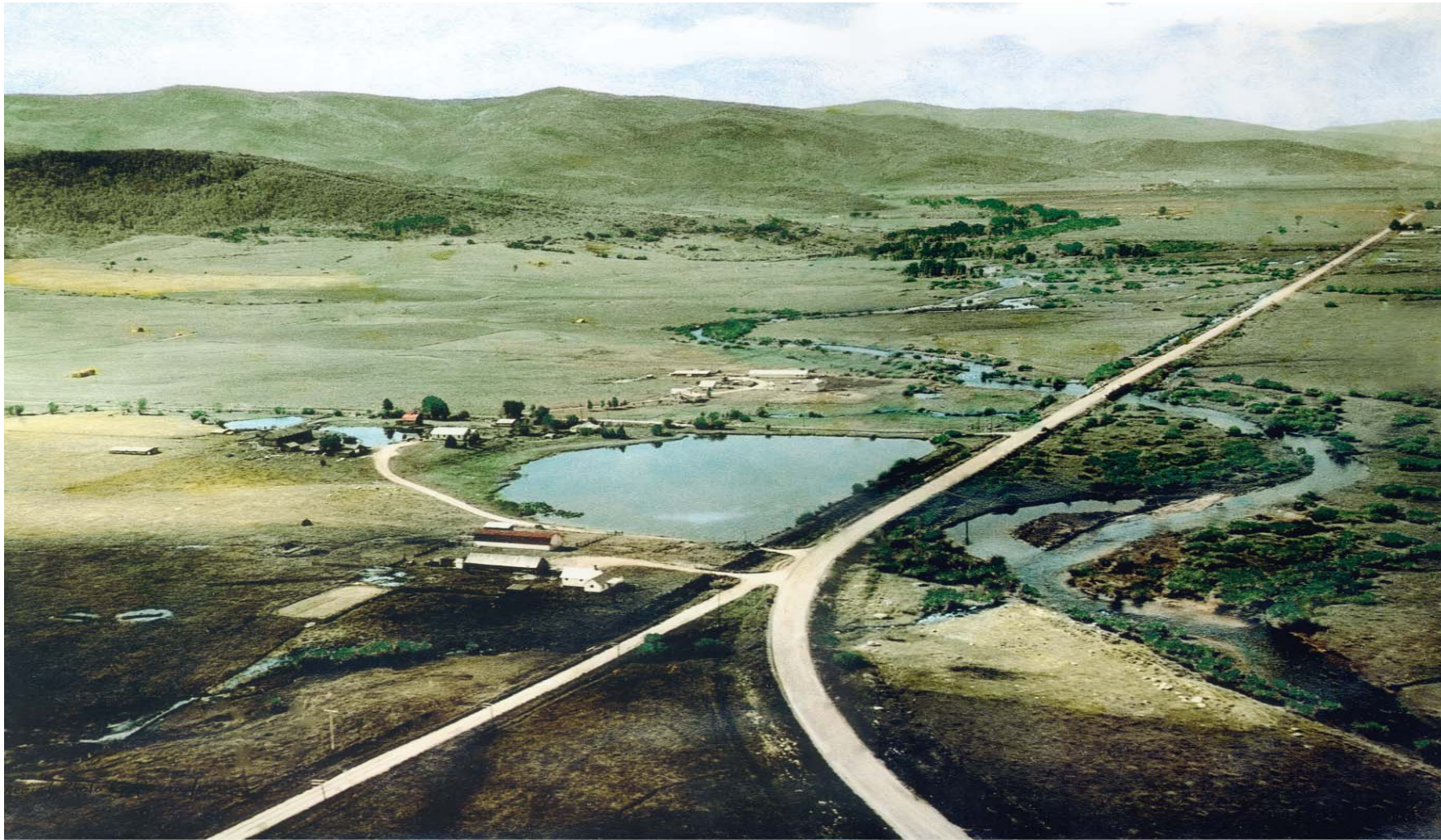




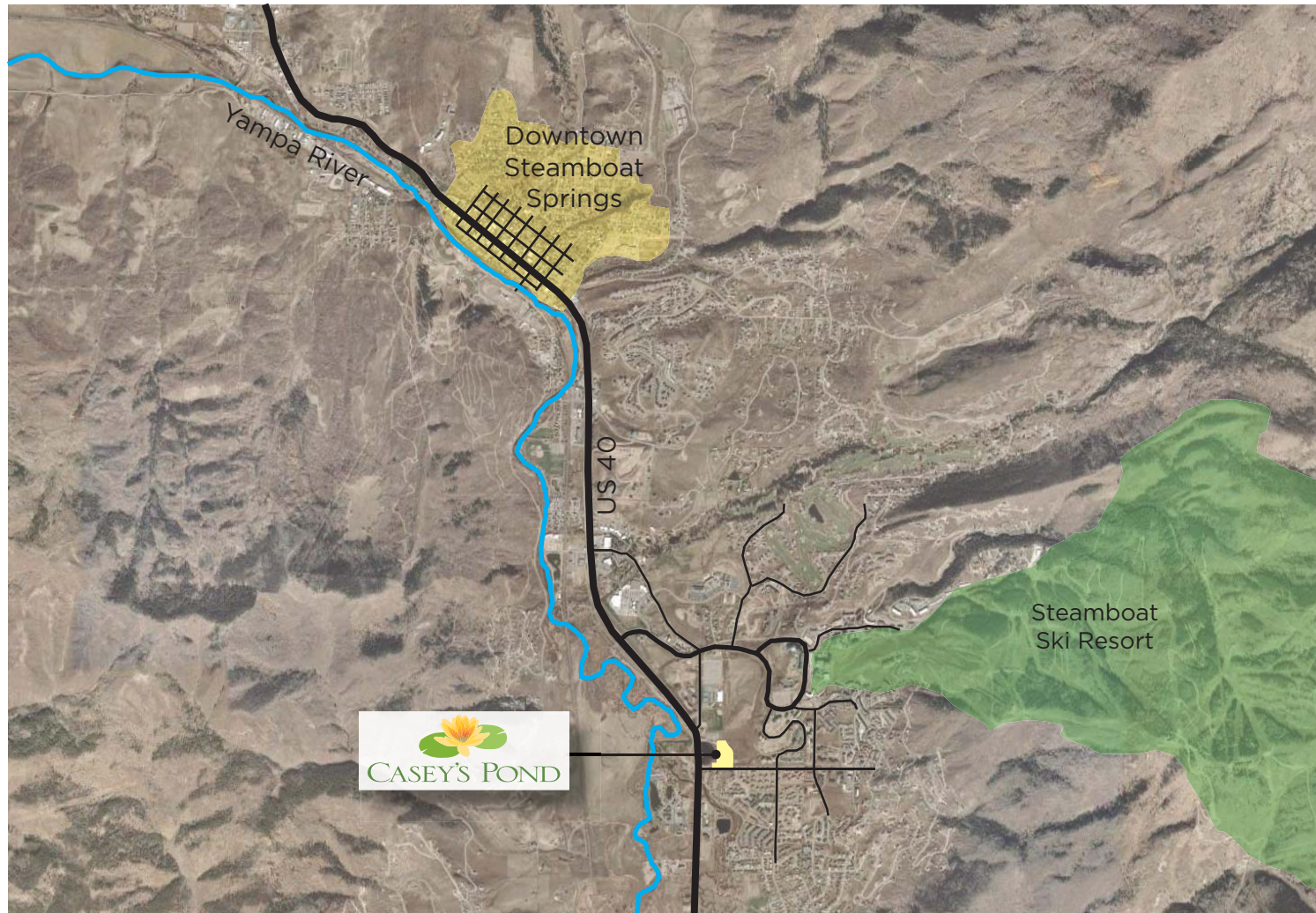
CASEY'S POND

DISTINCTIVE SENIOR LIVING
STEAMBOAT SPRINGS, COLORADO

DEVELOPMENT SUMMARY



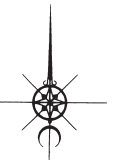
PROJECT LOCATION



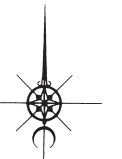
REGIONAL MAP



VICINITY MAP



ILLUSTRATIVE PLAN



ARCHITECTURAL ENLARGEMENT PLAN



Walton Creek Road

Owl Hoot Trail

FLOOR PLAN - LEVEL ONE



Walton Creek Road

Owl Hoot Trail

6 GARAGES

FLOOR PLAN - LEVEL TWO



Walton Creek Road

Owl Hoot Trail



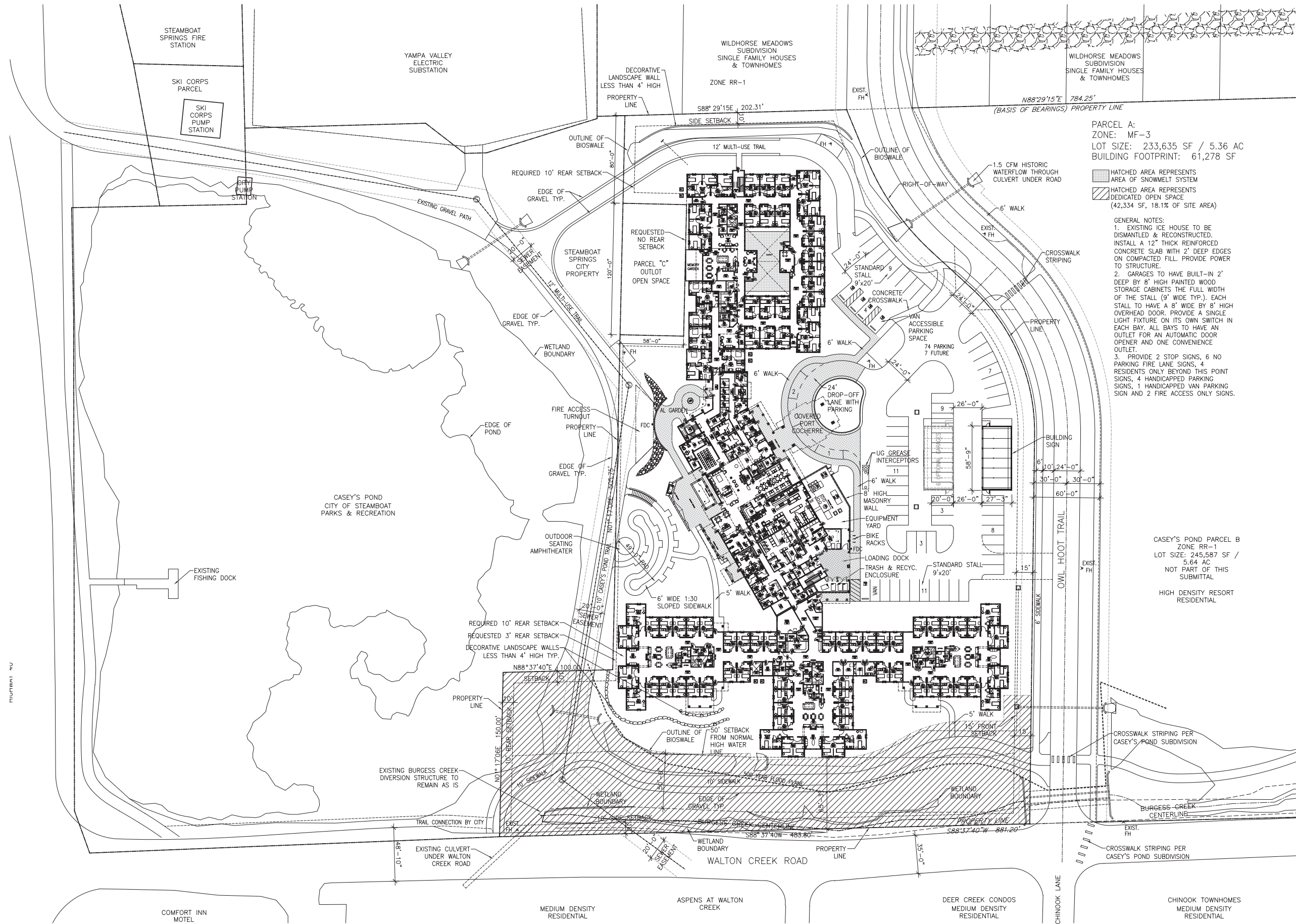
FLOOR PLAN LEVEL THREE



FLOOR PLAN - LEVEL FOUR



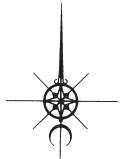
CIVIL SITE PLAN



PARCEL A:
 ZONE: MF-3
 LOT SIZE: 233,635 SF / 5.36 AC
 BUILDING FOOTPRINT: 61,278 SF

- HATCHED AREA REPRESENTS AREA OF SNOWMELT SYSTEM
 HATCHED AREA REPRESENTS DEDICATED OPEN SPACE (42,334 SF, 18.1% OF SITE AREA)
- GENERAL NOTES:**
 1. EXISTING ICE HOUSE TO BE DISMANTLED & RECONSTRUCTED. INSTALL A 12" THICK REINFORCED CONCRETE SLAB WITH 2" DEEP EDGES ON COMPACTED FILL. PROVIDE POWER TO STRUCTURE.
 2. GARAGES TO HAVE BUILT-IN 2' DEEP BY 8' HIGH PAINTED WOOD STORAGE CABINETS THE FULL WIDTH OF THE STALL (9' WIDE TYP.). EACH STALL TO HAVE A 8' WIDE BY 8' HIGH OVERHEAD DOOR. PROVIDE A SINGLE LIGHT FIXTURE ON ITS OWN SWITCH IN EACH BAY. ALL BAYS TO HAVE AN OUTLET FOR AN AUTOMATIC DOOR OPENER AND ONE CONVENIENCE OUTLET.
 3. PROVIDE 2 STOP SIGNS, 6 NO PARKING FIRE LANE SIGNS, 4 RESIDENTS ONLY BEYOND THIS POINT SIGNS, 4 HANDICAPPED PARKING SIGNS, 1 HANDICAPPED VAN PARKING SIGN AND 2 FIRE ACCESS ONLY SIGNS.

CASEY'S POND PARCEL B
 ZONE RR-1
 LOT SIZE: 245,587 SF / 5.64 AC
 NOT PART OF THIS SUBMITTAL
 HIGH DENSITY RESORT RESIDENTIAL



ARRIVAL PERSPECTIVE



CASEY'S POND PERSPECTIVE



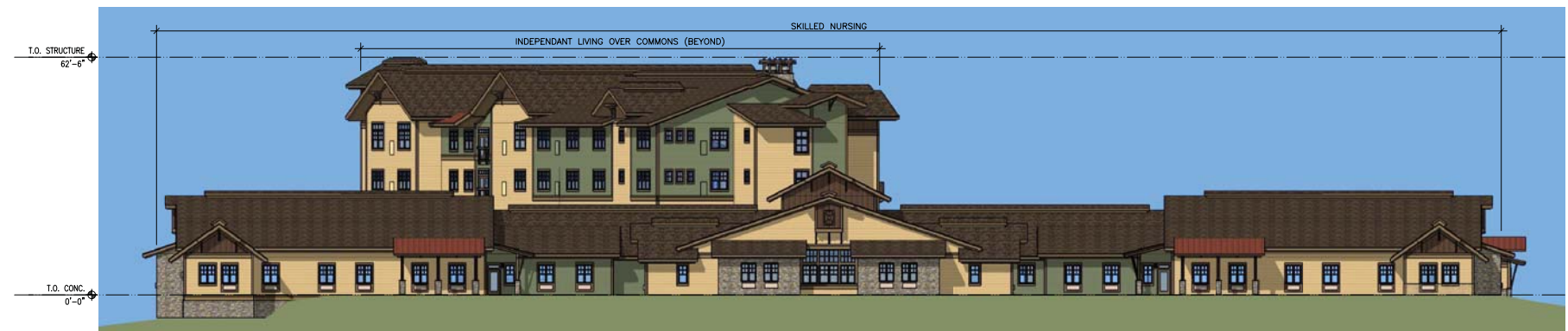
ARCHITECTURAL ELEVATIONS



EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



NORTH EXTERIOR ELEVATION

ARCHITECTURAL PANORAMAS



NORTHEAST VIEW FROM HWY 40



NORTHWEST VIEW



SOUTHWEST VIEW

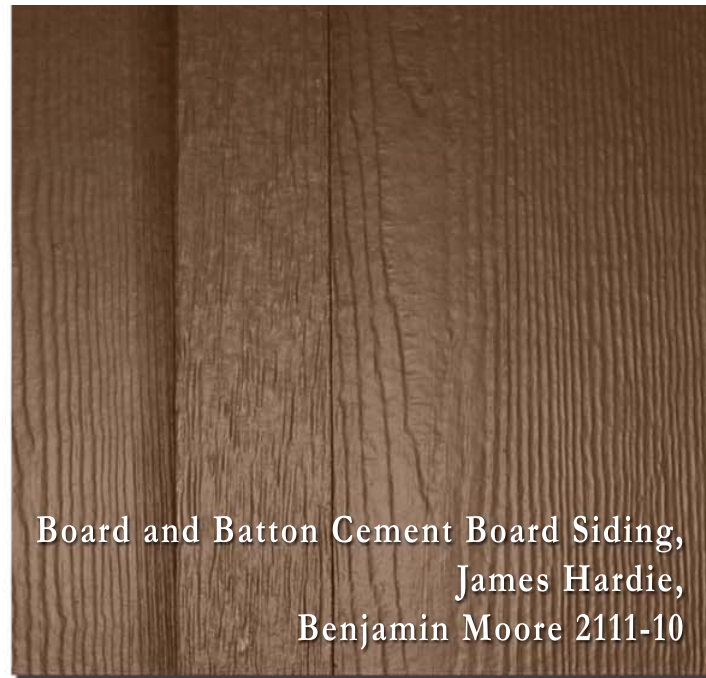


SOUTHEAST VIEW

MATERIALS



4" Lap Cement Board Siding,
James Hardie,
Benjamin Moore HC-122



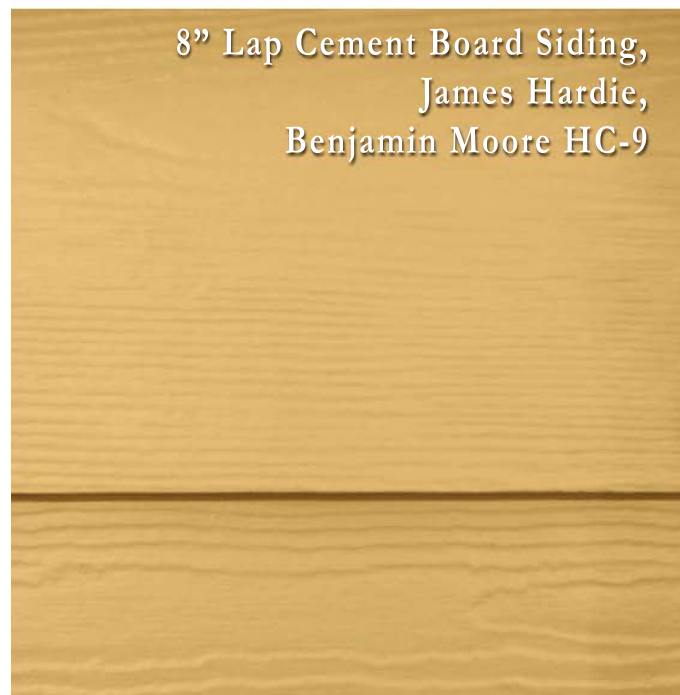
Board and Batton Cement Board Siding,
James Hardie,
Benjamin Moore 2111-10



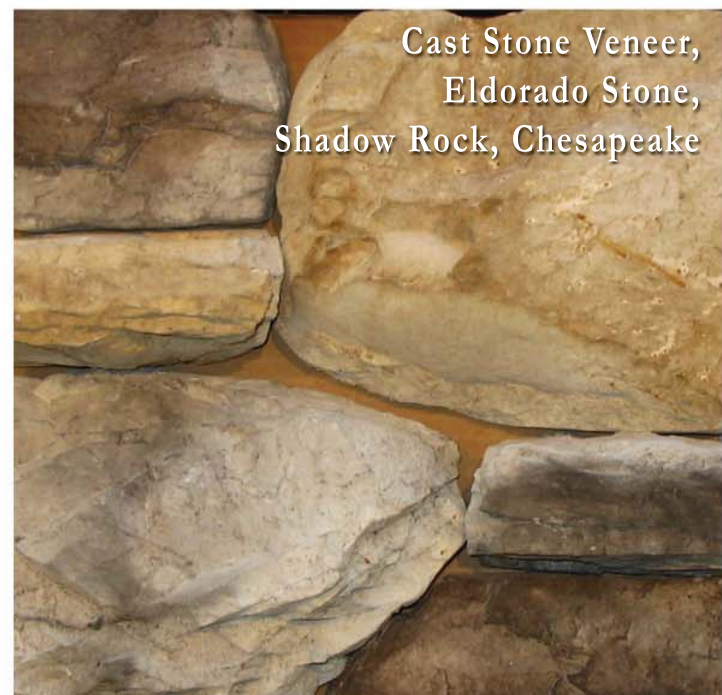
Asphalt Roof Shingle,
Malarkey,
Highlander CS, Natural Wood



Cement Board Trim (dimensions vary),
James Hardie,
Benjamin Moore HC-73



8" Lap Cement Board Siding,
James Hardie,
Benjamin Moore HC-9



Cast Stone Veneer,
Eldorado Stone,
Shadow Rock, Chesapeake



Standing Seam Metal Roofing,
Western States Decking ,
Antique Rustic



NORTH ELEVATION





SOUTH ELEVATION (LEFT PORTION)



SOUTH ELEVATION (RIGHT PORTION)





EAST ELEVATION (MIDDLE PORTION)



EAST ELEVATION (RIGHT PORTION)





EAST ELEVATION (LEFT PORTION)





WEST ELEVATION (RIGHT PORTION)





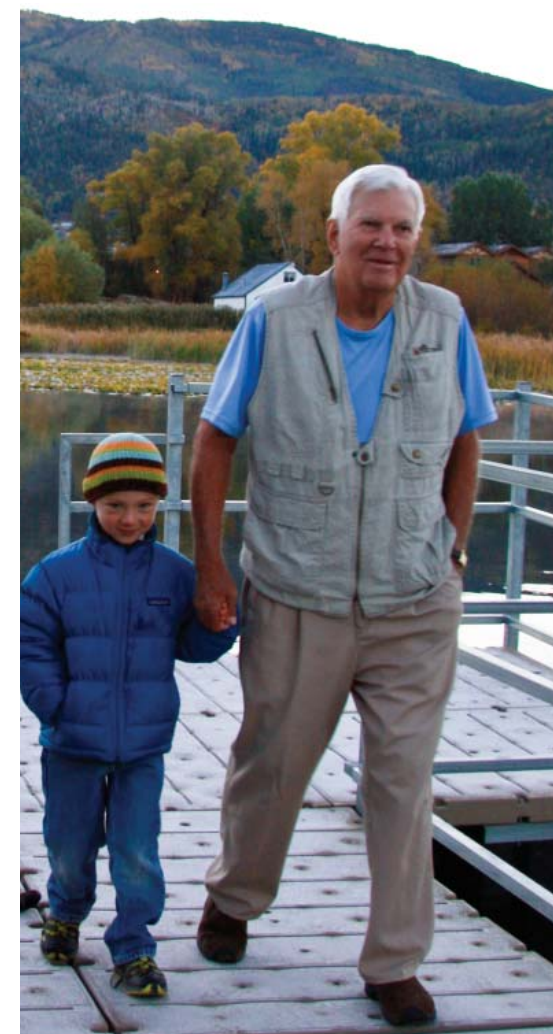
WEST ELEVATION (LEFT PORTION)



WEST ELEVATION (MIDDLE PORTION)



A CONTINUUM OF CARE



THE VERANDA - INDEPENDENT LIVING



THE VERANDA
UNIT P - 1BR
724 SQ.FT / 6 UNITS TOTAL



THE VERANDA
UNIT S - 1BR + DEN
1,036 SQ.FT / 3 UNITS TOTAL



THE VERANDA
 UNIT U - 2BR + DEN
 1,170 SQ.FT / 1 UNIT TOTAL



THE VERANDA
 UNIT V - 2BR + DEN
 1,306 SQ.FT / 3 UNITS TOTAL

THE LANDING - ASSISTED LIVING



THE LANDING
UNIT G - 1BR
389 SQ.FT / 14 UNITS TOTAL



THE LANDING
UNIT H - LARGE 1BR ALTERNATE 1
446 SQ.FT / 3 UNITS TOTAL



THE LANDING
UNIT J - 2BR
653 SQ.FT / 2 UNITS TOTAL

THE HARBOR - MEMORY CARE



THE HARBOR
UNIT D - STUDIO
294 SQ.FT / 12 UNITS TOTAL



THE HARBOR
UNIT E - 1BR
363 SQ.FT / 4 UNITS TOTAL

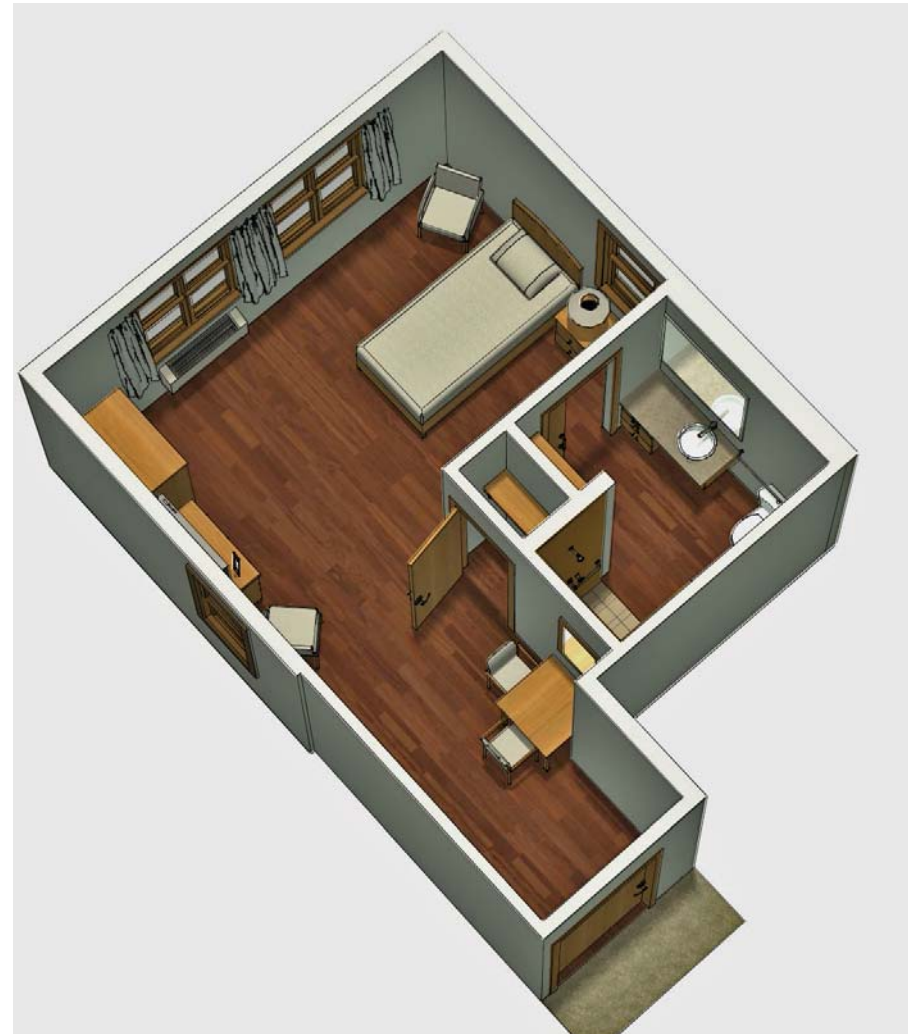


THE HARBOR
UNIT F - 2BR
517 SQ.FT / 1 UNITS TOTAL

THE DOAK WALKER HOUSE - SKILLED NURSING



THE DOAK WALKER HOUSE
UNIT A - STUDIO
227 SQ. FT. / 42 UNITS TOTAL

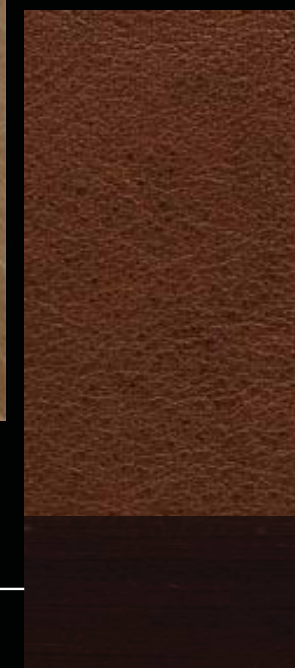
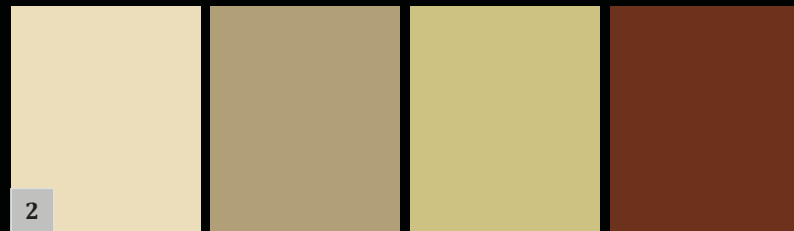


THE DOAK WALKER HOUSE
UNIT B - LARGE STUDIO
394 SQ. FT. / 6 UNITS TOTAL



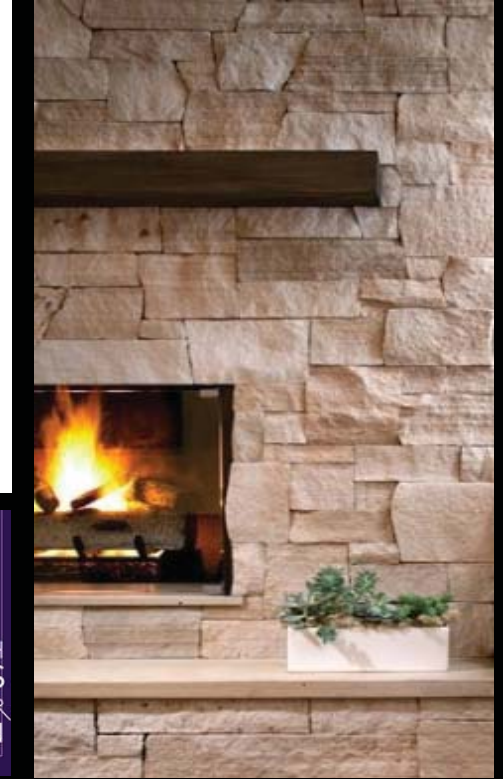
THE DOAK WALKER HOUSE
UNIT C - 2BR
391 SQ. FT. / 6 UNITS TOTAL

INTERIOR FINISH IMAGES



LOBBY/CONCIERGE INTERIORS

#	Finish Description	#	Finish Description
1	Lobby Carpet, Durkan Custom	6	Reception Station: Kosmos Grantie transaction counter; Multi-dimensional black walnut accent wall; Leather Facade
2	Interior Paint Palette	7	Christian Liaigre Focal Point Table
3	Lobby Accent Pendant, Poulsen Artichoke Pendant	8	Antonio Side Table, Silver Leaf/Wood
4	Tile Flooring, Belgique Basketweave	9	Barbuda Chair, Whiskey Leather Upholstery, Espresso Wood
5	Lobby Accent Lighting: Reception Pendants, Wall Sconces		



LIZABETH JONES
INTERIOR
DESIGN



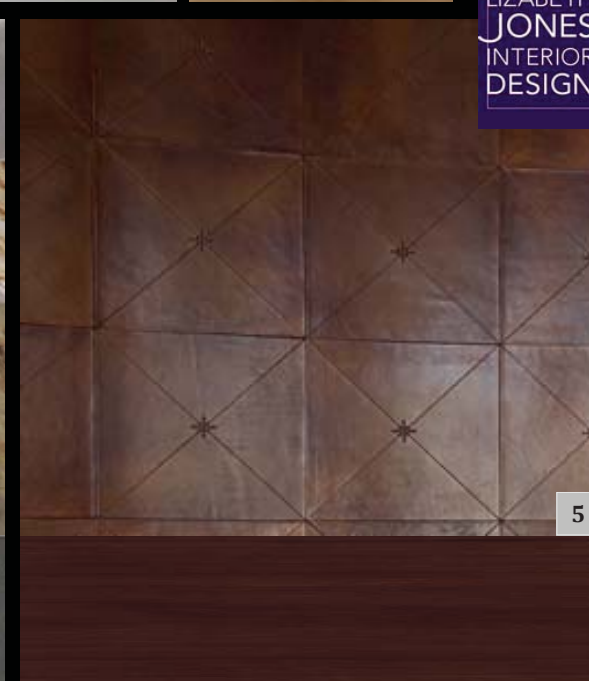
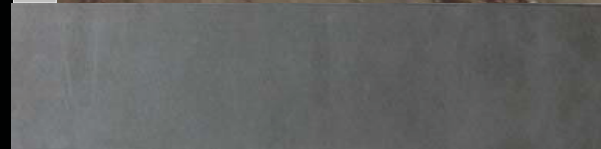
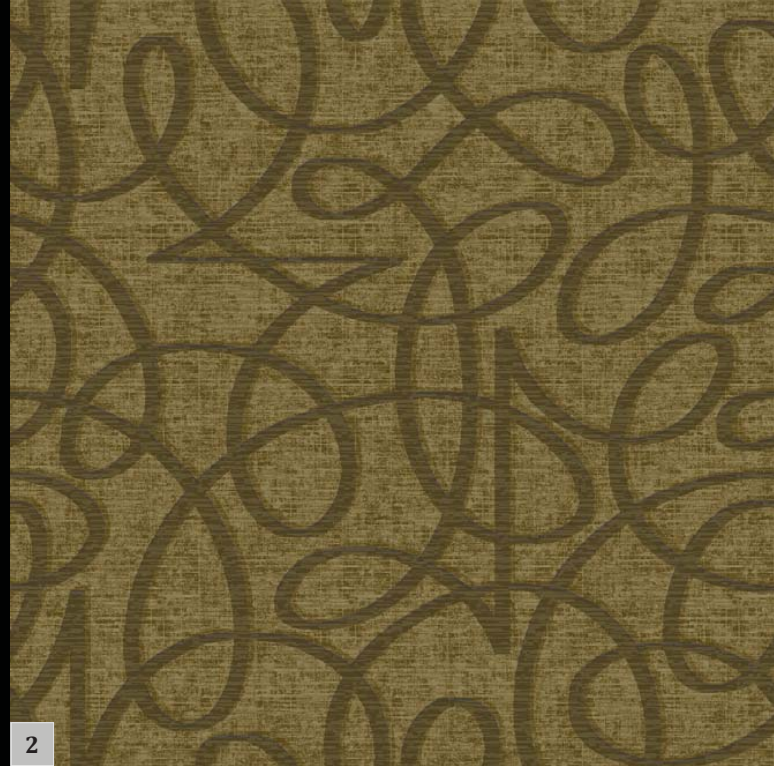
CASEY'S POND: GREAT ROOM INTERIORS

#	Finish Description	#	Finish Description
1	Sofa/Loveseat w/Upholstery and Finish Selection	7	Tribeca Accent Credenza with Diamond Facet Wood Carving
2	Rush Lounge Chair w/Upholstery and Finish Selection	8	Leather/Hide Upholstered Ottomans
3	Carpet Floorcovering, Durkan Custom	9	Roulette End Table
4	Accent Wedding Chest with Distressed Leather, Ironwork	10	Western Wing Chair w/Upholstery and Finish Selection
5	Chippendale Coffee Table, 20"H; Antiqued Satin Cherry	11	Tub Lounge Chair w/Upholstery Selection
6	Hammered Bronze Booth Pendants with Acrylic Lenses		



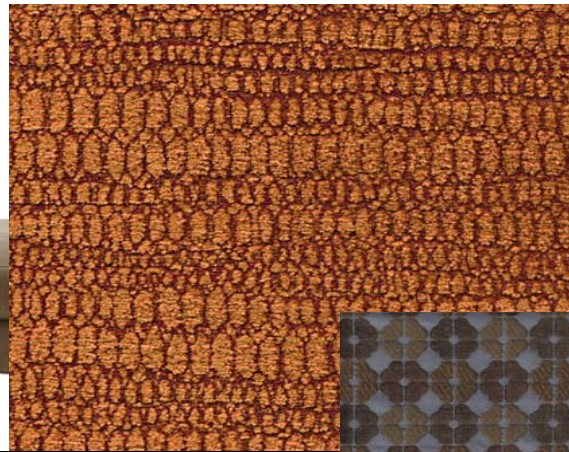
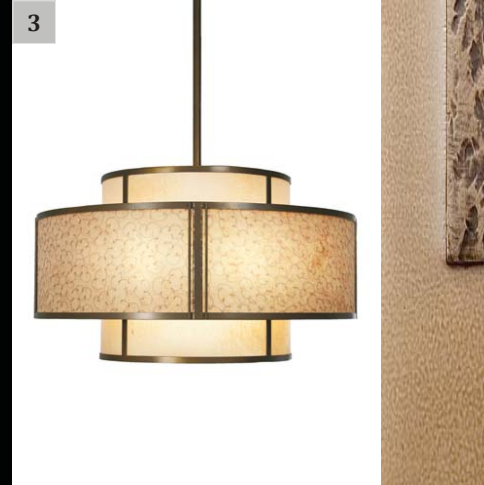


LIZABETH
JONES
INTERIOR
DESIGN



CASEY'S POND: MAIN DINING INTERIORS

#	Finish Description	#	Finish Description
1	Dining Chair, Upholstery and Finish Selections	5	Bistro Bar Front: Hand dyed , Stamped Leather Tile with Wood Veneer Trim
2	Carpet Floorcovering, Durkan	6	Hammered Bronze Booth Pendants with Acrylic Lenses
3	Wood Top (Cleartech finish) Dining Tables	7	Upholstered Wall Panels above Dining Booth
4	Bistro Wall Tile: Hand-selected Palissandro honed stone tile; Bistro Countertop: Luxor Grey Limestone	8	Booth Unit with Upholstery Selections

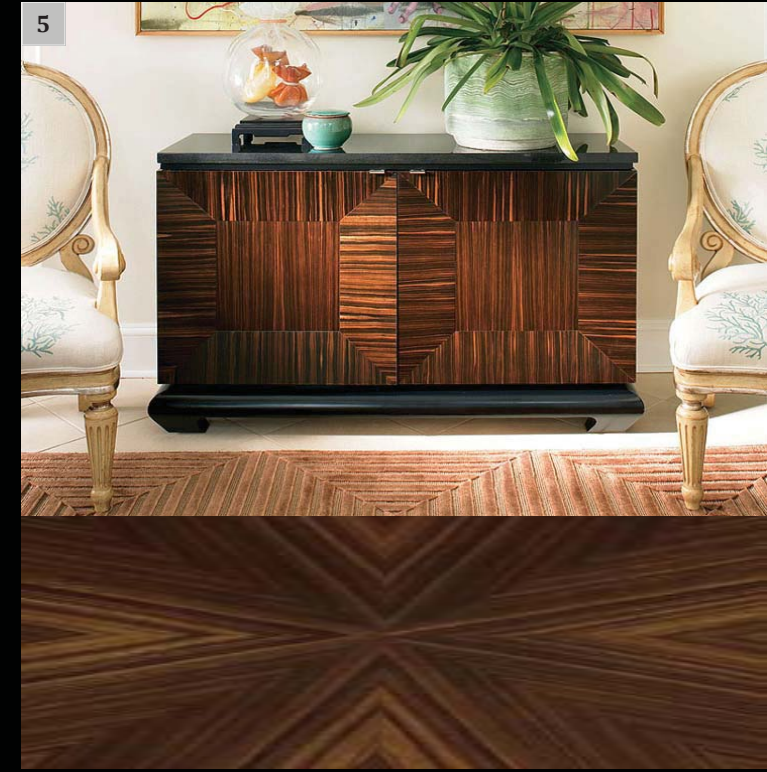
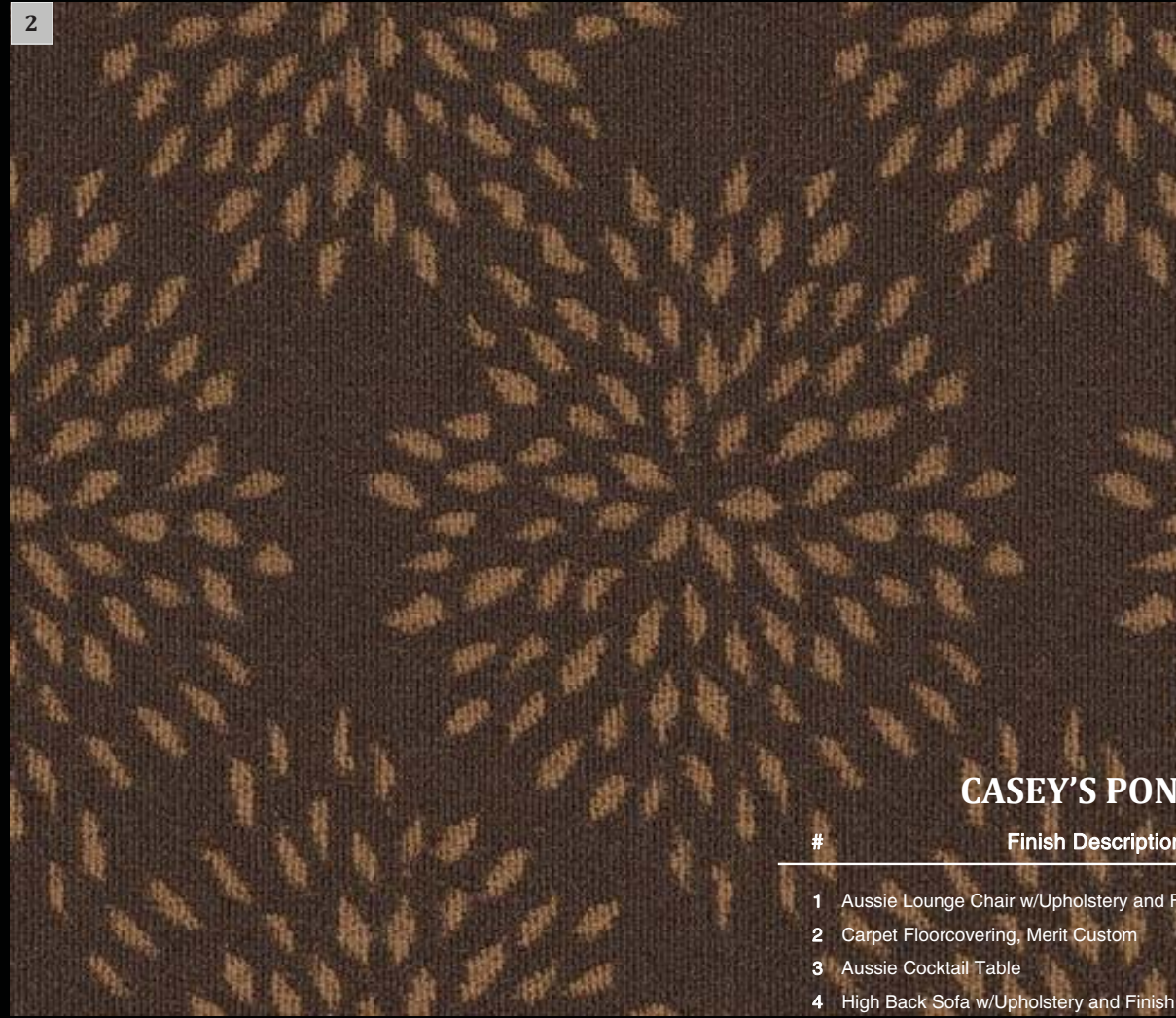
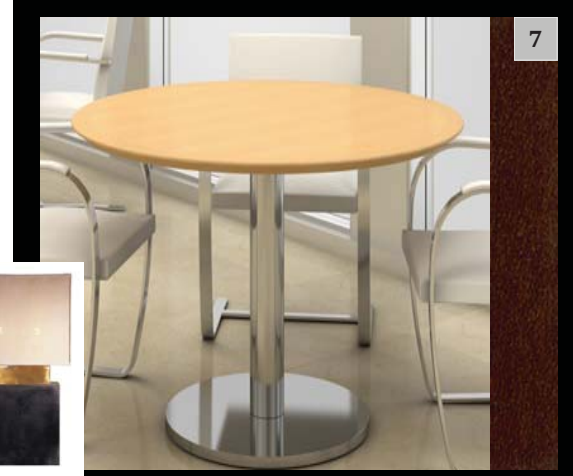


LIZABETH
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INTERIOR
DESIGN



CASEY'S POND: ACTIVITY ROOM INTERIORS

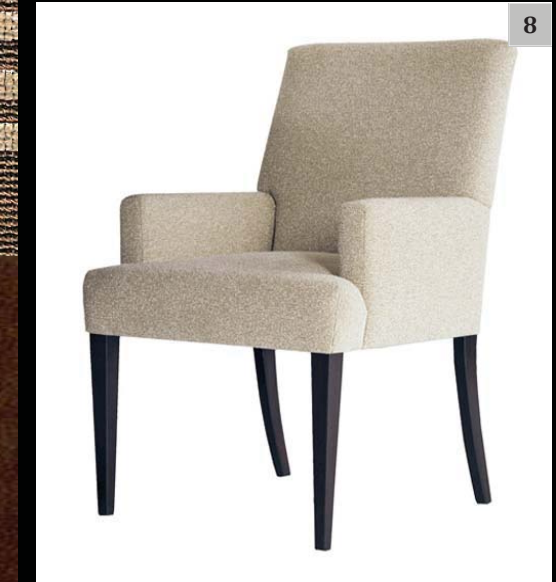
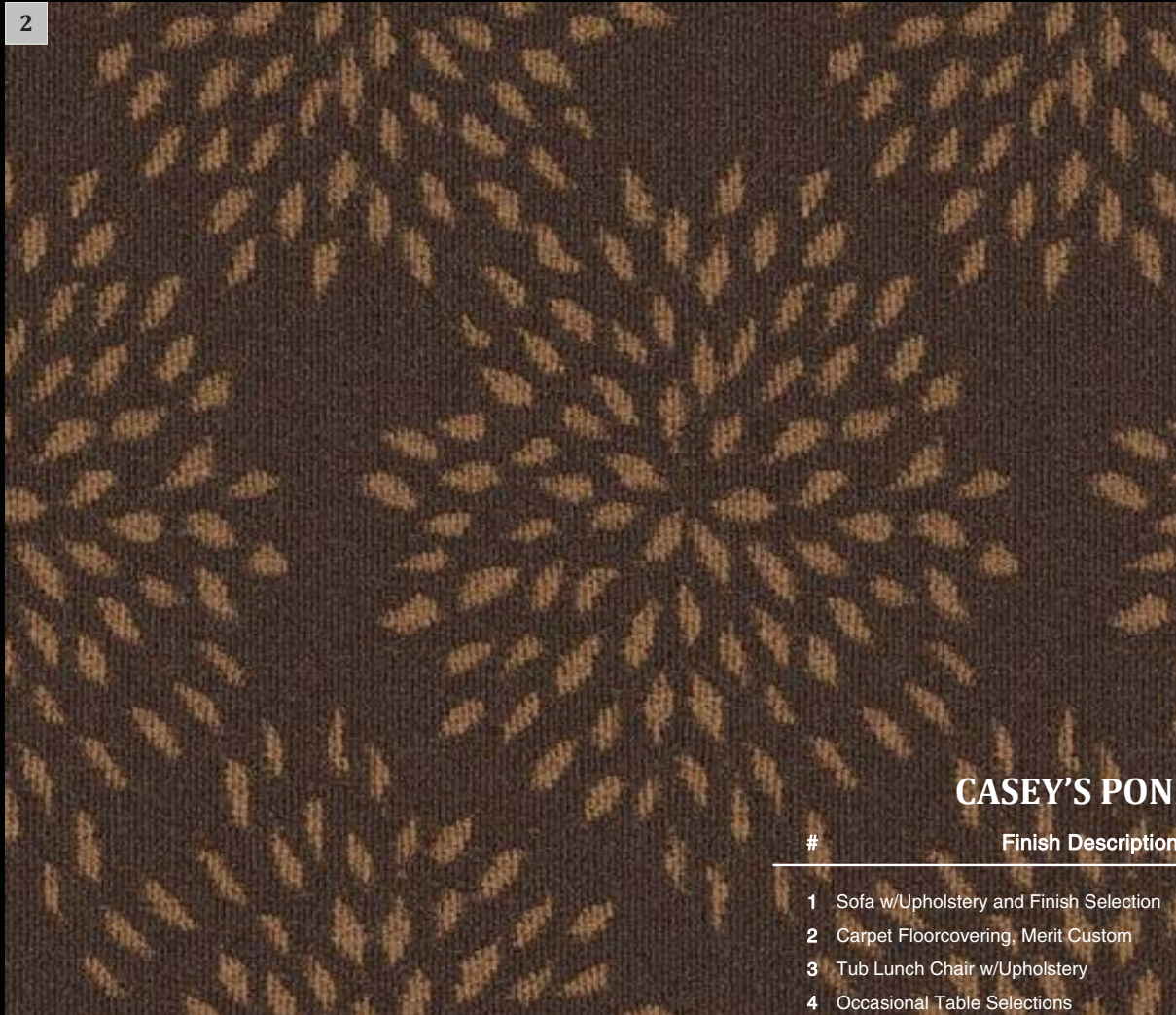
#	Finish Description	#	Finish Description
1	Shelter Sofa/Lounge Chair w/Upholstery Selections	7	Oval Occasional Table
2	Carpet Floorcovering, Surkan Custom	8	Cast Brass Accent Floor Lamp
3	Hammered Bronze Pendant Light Fixture	9	Gothic Inspired Entertainment Center
4	Console Table w/Bronze Base, Hand-Hewn Walnut Top	10	Game Chair w/Leather Upholstery Selection
5	Sculpted Wing Back Chair w/Upholstery Selection	11	Walnut Game Table with Beam Base
6	Leather Occasional Table w/Nailhead Trim and Stone Top		



CASEY'S POND: ALF LOUNGE (107) INTERIORS

#	Finish Description	#	Finish Description
1	Aussie Lounge Chair w/Upholstery and Finish Selection	5	Accent Credenza with Absolute Black Granite Top
2	Carpet Floorcovering, Merit Custom	6	Semi-Flush Pendant Lights, Bronze Finish/Pearl Glass
3	Aussie Cocktail Table	7	Round Wood Top Table with Bronze Finish Base
4	High Back Sofa w/Upholstery and Finish Selection	8	Serengetti Arm Chair w/Upholstery and Finish Selection

LIZABETH JONES
INTERIOR DESIGN

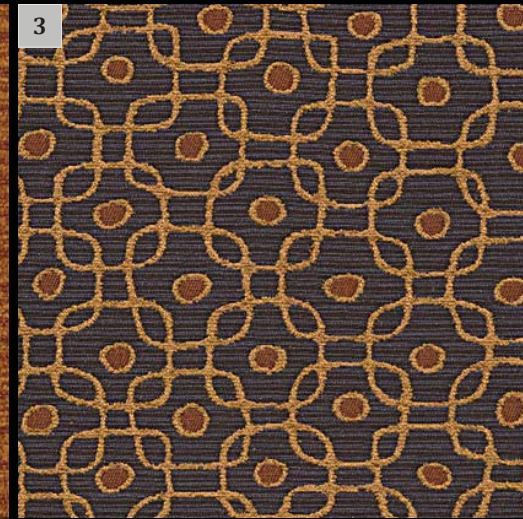
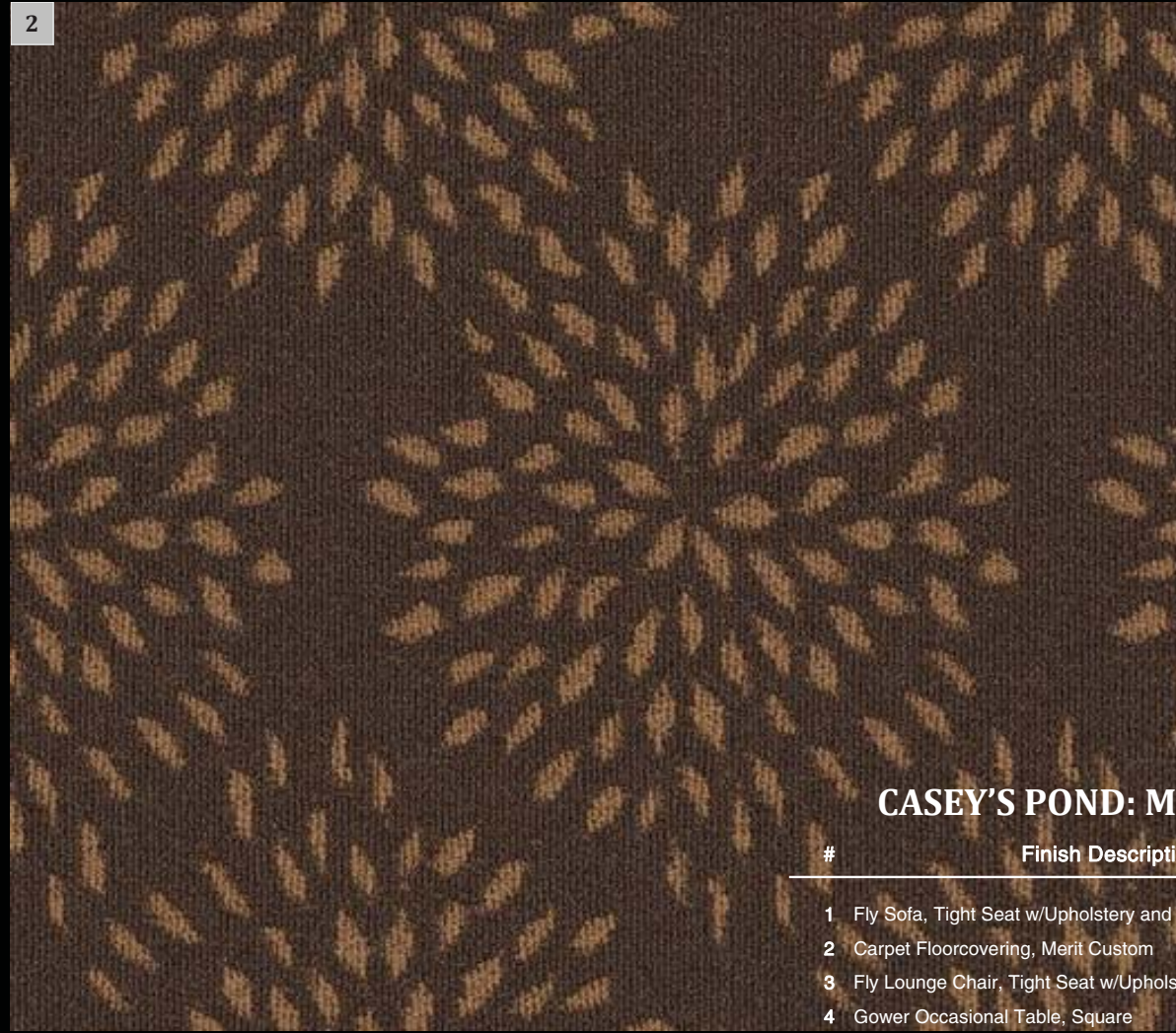


CASEY'S POND: ALF LOUNGE (227) INTERIORS

#	Finish Description
1	Sofa w/Upholstery and Finish Selection
2	Carpet Floorcovering, Merit Custom
3	Tub Lunch Chair w/Upholstery
4	Occasional Table Selections

#	Finish Description
5	Round Wood Top Table with Bronze Finish Base
6	Semi-Flush Pendant Lights, Bronze Finish/Pearl Glass
7	Omni Drawer Front Credenza with Amber Finish
8	Upholstered Arm Chair w/Upholstery Selection

LIZABETH
JONES
INTERIOR
DESIGN



LIZABETH
JONES
INTERIOR
DESIGN



CASEY'S POND: MEMORY CARE LOUNGE (139) INTERIORS

#	Finish Description	#	Finish Description
1	Fly Sofa, Tight Seat w/Upholstery and Finish Selection	6	Golden Gate Console Table
2	Carpet Floorcovering, Merit Custom	7	Golden Gate Console Table
3	Fly Lounge Chair, Tight Seat w/Upholstery Selection	8	Semi-Flush Pendant Lights, Bronze Finish/Pearl Glass
4	Gower Occasional Table, Square	9	Knoll Riart Rocker
5	New Traditional Cocktail Table in Tangerine Finish		

PROJECT TEAM

OWNER: Colorado Senior Residences (CSR)

DEVELOPMENT / MARKETING / MANAGEMENT:



GENERAL CONTRACTOR:



CONSULTANT TEAM:

VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE • PLANNING • INTERIORS
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ENAYAT SCHNEIDER STRUCTURAL ENGINEERING, DENVER, COLORADO

3PM DESIGN, PARKER, COLORADO

SCOPOS HOSPITALITY GROUP, AMBLER, PENNSYLVANIA

EDUTECHURE, LAKEWOOD, COLORADO