



**SEASONS AT CREST HILL**  
Crest Hill, Illinois

**DEVELOPER**  
**FIDUCIARY REAL ESTATE DEVELOPMENT**  
789 N. Water Street #500  
Milwaukee, WI 53202  
P: 414-226-4535

**ARCHITECT**  
**AG Architecture**  
1414 Underwood Ave. #301  
Wauwatosa, WI 53213  
P: 414-431-3131

**CIVIL ENGINEER**  
**ATWELL, LLC.**  
1 Overlook Point, Suite 290  
Lincolnshire, IL 60069  
P: 847-634-5550

**PUD  
SUBMISSION**





SITE STATISTICS

MULTIFAMILY

TWO STORY WALKUP BUILDINGS WITH 18 UNIT AND 20 UNIT CONFIGURATIONS ALONG WITH A CLUBHOUSE AND POOL

UNIT MIX

ONE BEDROOM	120
TWO BEDROOM	120
THREE BEDROOM	20

TOTAL UNIT COUNT 260

BUILDING AREAS	
20 UNIT:	24,147 SQFT
18 UNIT:	21,274 SQFT
CLUBHOUSE:	5,384 SQFT
GARAGE:	2,100 SQFT
MAINTENANCE:	550 SQFT

RESIDENTIAL MASONRY PERCENTAGE

20 UNIT:	21.2%
18 UNIT:	20.05%

TOTAL RESIDENTIAL SITE AREA:	15.814 ACRES
UNITS / ACRE:	16.44

PARKING

SITE STALLS:	401 ( 1.54 STALLS/UNIT)
ENCLOSED STALLS:	120 (0.46 STALLS/UNIT)
CLUBHOUSE STALLS:	15
PARALLEL STALLS:	16

TOTAL STALLS 552 (2. 12 STALLS/UNIT)


ONSITE TRIBUTARY AREA	
DRAINAGE AREA	15.81 ACRES
IMPERVIOUS AREA	11 ACRES
PERVIOUS AREA	4.81 ACRES
FAR	.46
LOT COVERAGE	70%








**GREY COLOR PALETTE**

IRON GREY 

**WHITE COLOR PALETTE**

ARCTIC WHITE 







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# SEASONS AT CREST HILL | LANDSCAPE CIRCLE





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# SEASONS AT CREST HILL | POOL AMENITIES

 **FIDUCIARY**  
REAL ESTATE DEVELOPMENT, INC.

 **ACI**  
ARCHITECTURE





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SEASONS AT CREST HILL | 18 - UNIT BUILDING WHITE COLOR PALETTE





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**SEASONS AT CREST HILL | 18 - UNIT BUILDING WHITE COLOR PALETTE GARAGES**





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# SEASONS AT CREST HILL | 18 - UNIT BUILDING GRAY COLOR PALETTE





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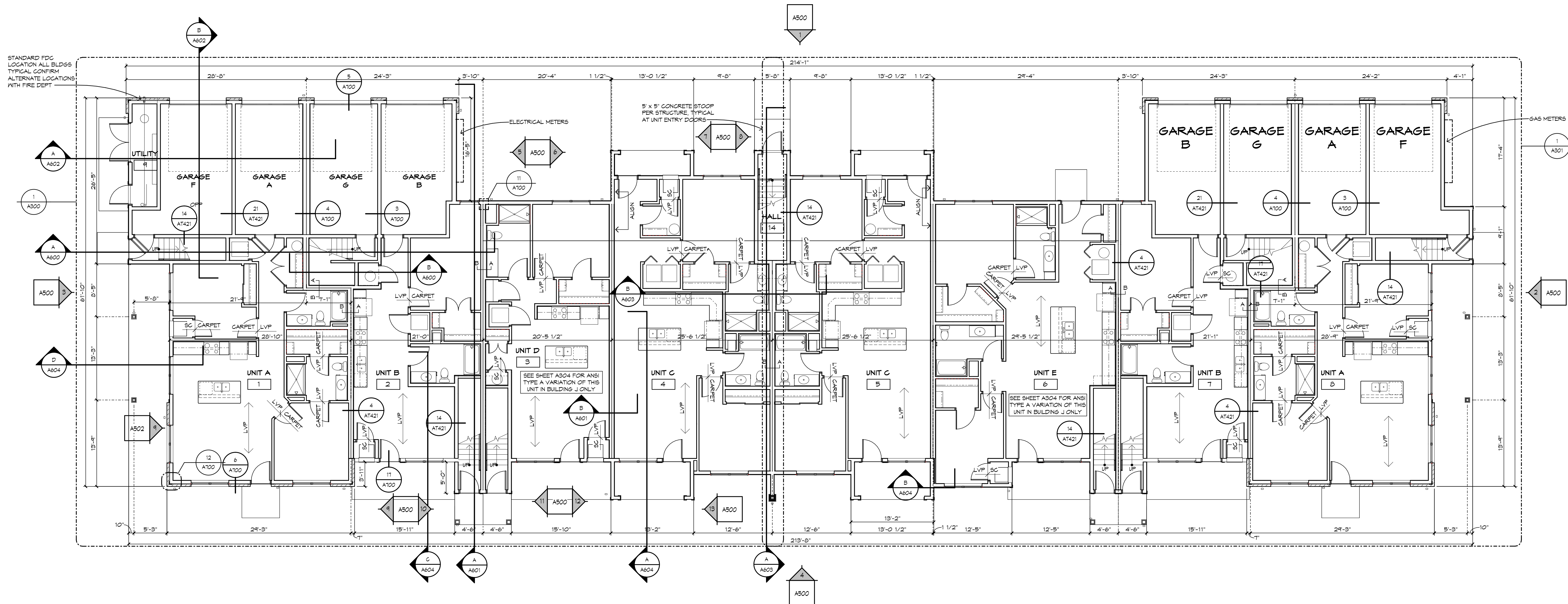
# SEASONS AT CREST HILL | 20 - UNIT BUILDING GRAY COLOR PALETTE



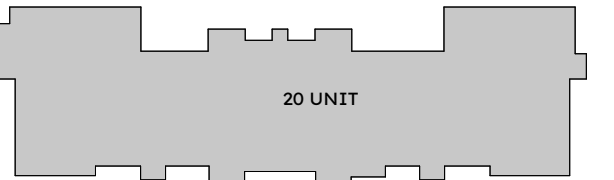
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# SEASONS AT CREST HILL | 18 - UNIT BUILDING FIRST FLOOR PLAN







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MATERIAL LEGEND

- A - ASPHALT SHINGLE
- B - BRICK - GLEN GERY - ANTIQUE WHITE
- FC1 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 6" EXPOSURE
- FC2 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 4" EXPOSURE
- FC3 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 6" EXPOSURE
- FC4 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 4" EXPOSURE
- FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.
- FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH
- FP3 - FIBER CEMENT PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.
- M - METAL ROOF - STANDING SEAM

COLOR LEGEND:

- GREY COLOR PALETTE:**  
BUILDINGS C, D, E, G, H, M, N  
FC1 - IRON GREY  
FC2 - IRON GREY  
FC3 - IRON GREY - BATTENS TO MATCH  
FP1 - ARCTIC WHITE - BATTENS TO MATCH  
FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - ARCTIC WHITE  
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

- WHITE COLOR PALETTE:**  
BUILDINGS A, B, F, I, J, K, L  
FC1 - ARCTIC WHITE  
FC2 - ARCTIC WHITE  
FP1 - ARCTIC WHITE - BATTENS TO MATCH  
FP2 - ARCTIC WHITE

FIBER CEMENT TRIM - MIDNIGHT BLACK  
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

MASONRY CALCULATIONS:

	BRICK AREA/OVERALL FACADE*
FRONT ELEVATION	878 sqft / 2519 sqft = 35%
GARAGE ELEVATION	265 sqft / 2776 sqft = 9.5%
SIDE 1	214 sqft / 839 sqft = 25.5%
SIDE 2	140 sqft / 926 sqft = 15%
AVERAGE	1,497 sqft / 7,060 sqft = 21.2%

\*OVERALL FACADE CALCULATION EXCLUDES WINDOWS AND DOORS

HIGH QUALITY MATERIAL

B

GLEN GERY - ANTIQUE WHITE

PRIMARY COLOR 1

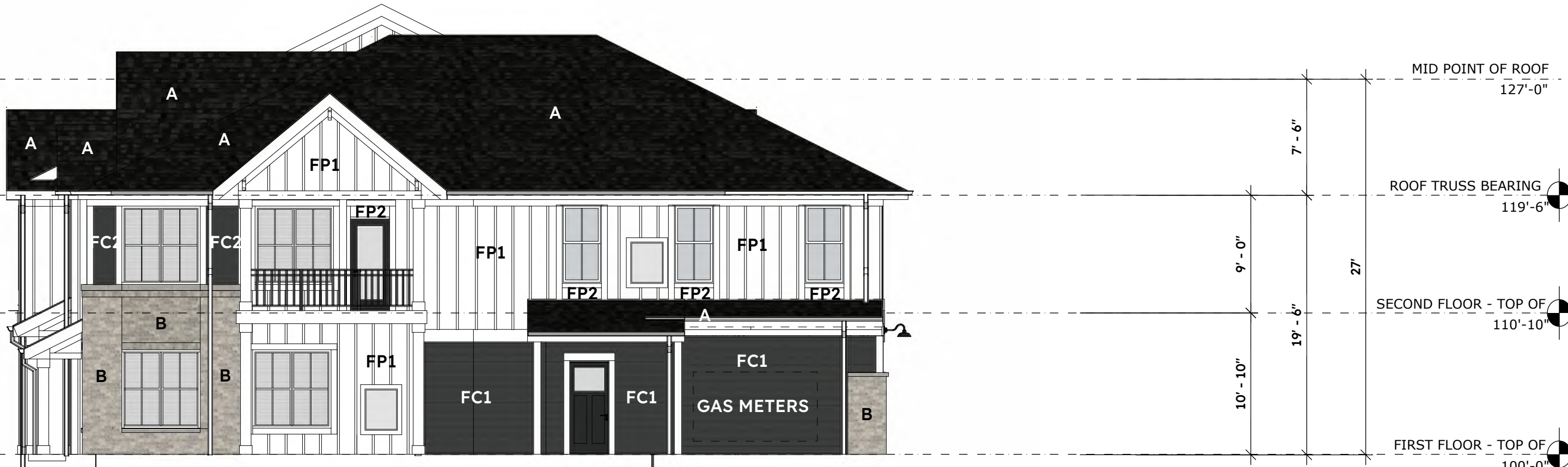
FP1, FP2

JAMES HARDIE ARCTIC WHITE

PRIMARY COLOR 2

FC1, FC2

JAMES HARDIE IRON GREY



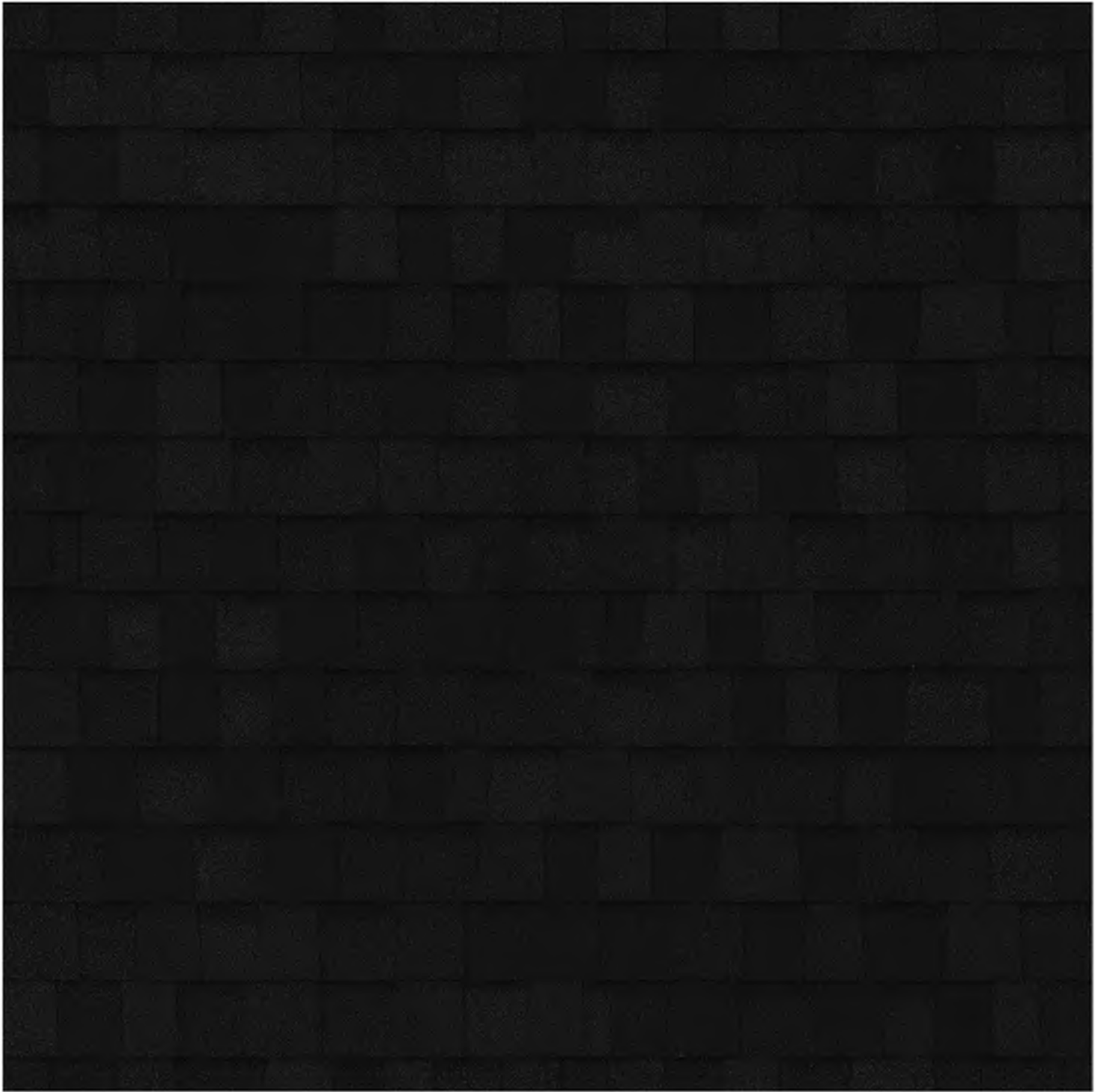


# SEASONS AT CREST HILL | 18 UNIT BUILDING - DARK

## EXTERIOR MATERIAL PALETTE

CREST HILL | ILLINOIS

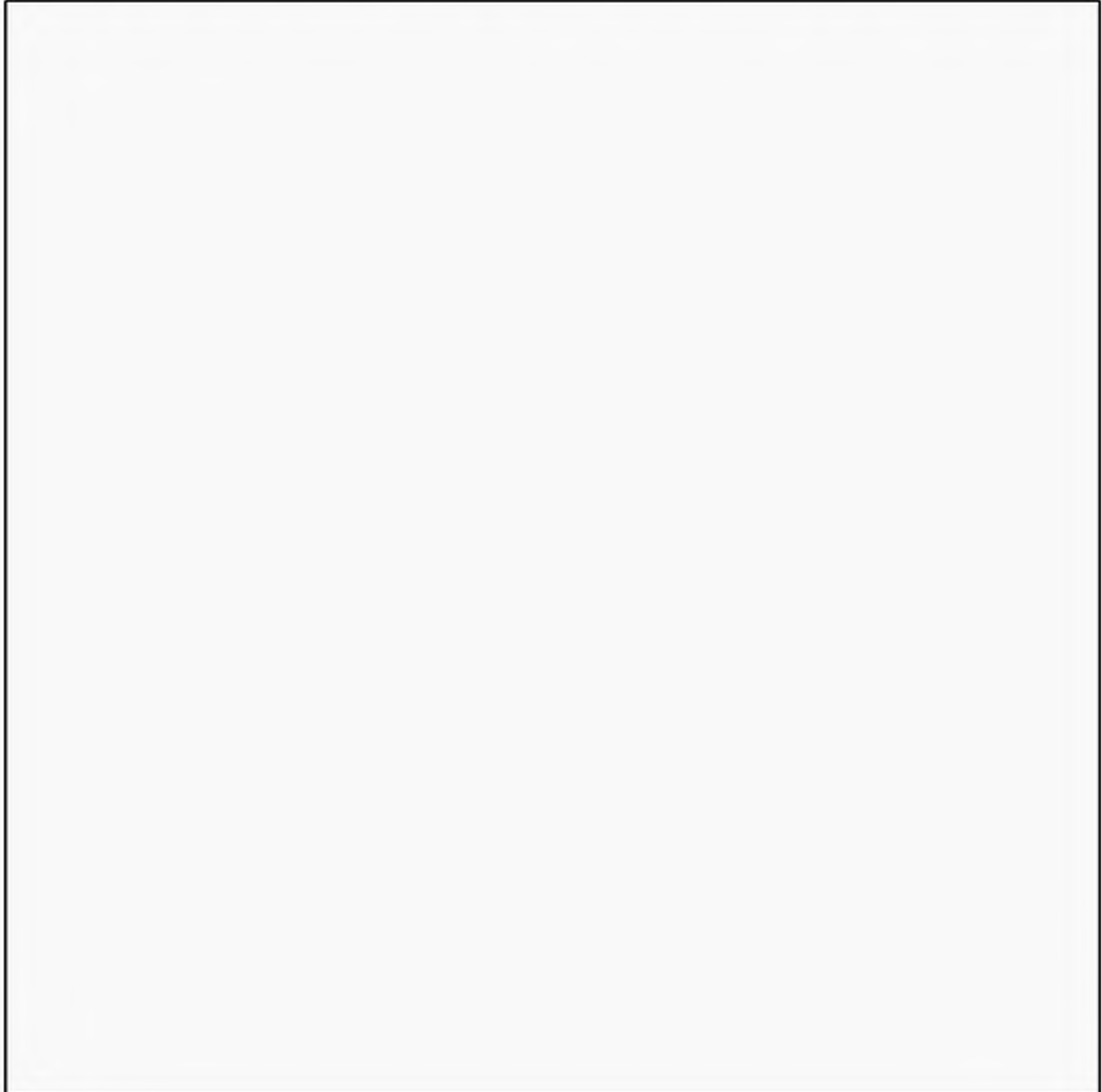
SHINGLES  
ASPHALT | **CHARCOAL - A**



FIBER CEMENT LAP SIDING  
CEDARMILL | **IRON GRAY - FC1, FC2**



FIBER CEMENT TRIM  
SMOOTH | **ARCTIC WHITE - FP2**



WINDOWS  
**WHITE**



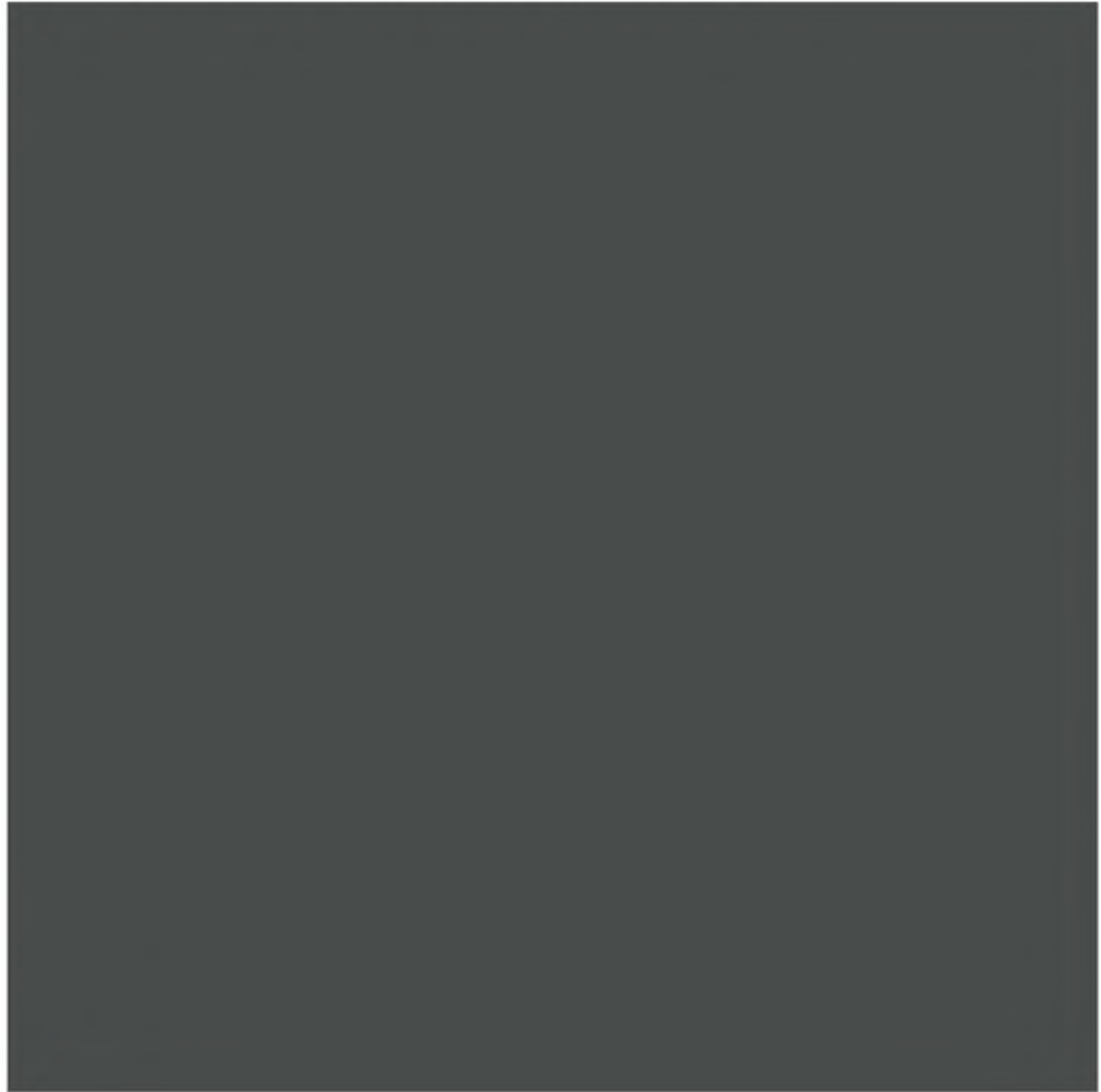
FIBER CEMENT BOARD & BATTEN  
SMOOTH | **ARCTIC WHITE - FP1**



BRICK  
**GLEN GERY ANTIQUE WHITE - B**



DOORS  
COLOR MATCHED | **IRON GRAY**



CAST STONE - TDBDTBDBD  
**LIMESTONE**






MATERIAL LEGEND

- A - ASPHALT SHINGLE
- B - BRICK - GLEN GERY - ANTIQUE WHITE
- FC1 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 6" EXPOSURE
- FC2 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 4" EXPOSURE
- FC3 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 6" EXPOSURE
- FC4 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 4" EXPOSURE
- FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.
- FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH
- FP3 - FIBER CEMENT PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.
- M - METAL ROOF - STANDING SEAM

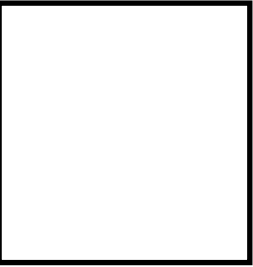
HIGH QUALITY MATERIAL



B

GLEN GERY - ANTIQUE WHITE


PRIMARY COLOR 1



FP1, FP2

JAMES HARDIE ARCTIC WHITE

PRIMARY COLOR 2



FC3, FC4

JAMES HARDIE ARCTIC WHITE

COLOR LEGEND:

- GREY COLOR PALETTE:
- BUILDINGS C, D, E, G, H, M, N
- FC1 - IRON GREY
  - FC2 - IRON GREY
  - FC3 - IRON GREY - BATTENS TO MATCH
  - FP1 - ARCTIC WHITE - BATTENS TO MATCH
  - FP2 - ARCTIC WHITE

- WHITE COLOR PALETTE:
- BUILDINGS A, B, F, I, J, K, L
- FC1 - ARCTIC WHITE
  - FC2 - ARCTIC WHITE
  - FP1 - ARCTIC WHITE - BATTENS TO MATCH
  - FP2 - ARCTIC WHITE

- FIBER CEMENT TRIM - MIDNIGHT BLACK
- FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

MASONRY CALCULATIONS:

BRICK AREA/OVERALL FACADE*	
FRONT ELEVATION	878 sqft / 2519 sqft = 35%
GARAGE ELEVATION	265 sqft / 2776 sqft = 9.5%
SIDE 1	214 sqft / 839 sqft = 25.5%
SIDE 2	140 sqft / 926 sqft = 15%
AVERAGE	1,497 sqft / 7,060 sqft = 21.2%

\*OVERALL FACADE CALCULATION EXCLUDES WINDOWS AND DOORS



FRONT ELEVATION

Scale: 1/8"=1'

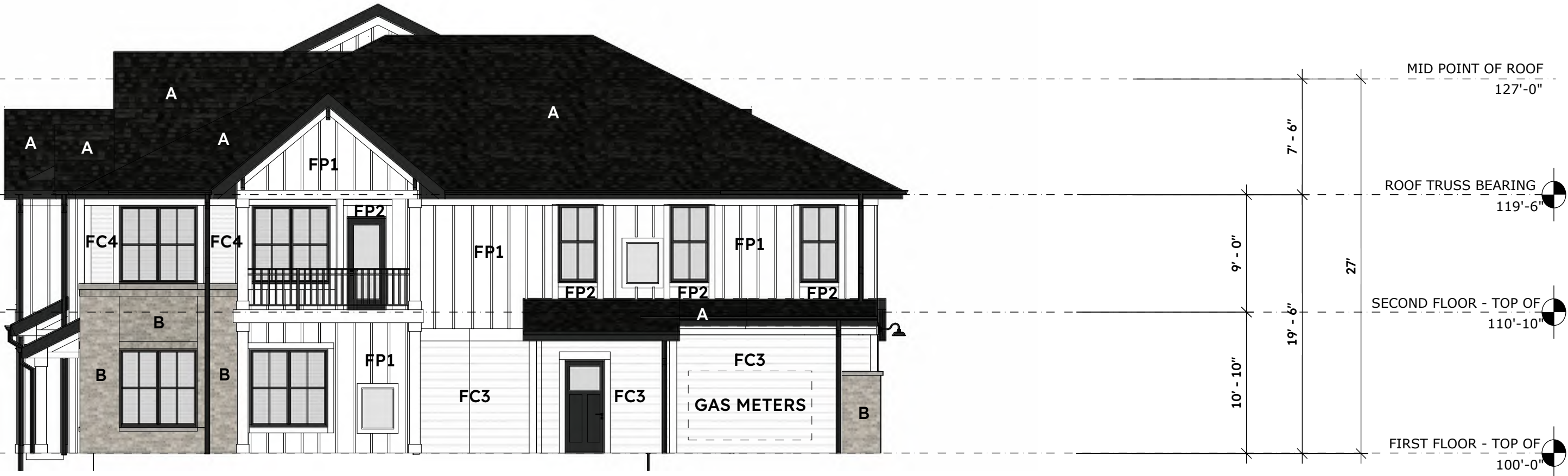
4  
A500



SIDE ELEVATION

Scale: 1/8"=1'

3  
A500



SIDE ELEVATION

Scale: 1/8"=1'

2  
A500



BACK ELEVATION

Scale: 1/8"=1'

1  
A500

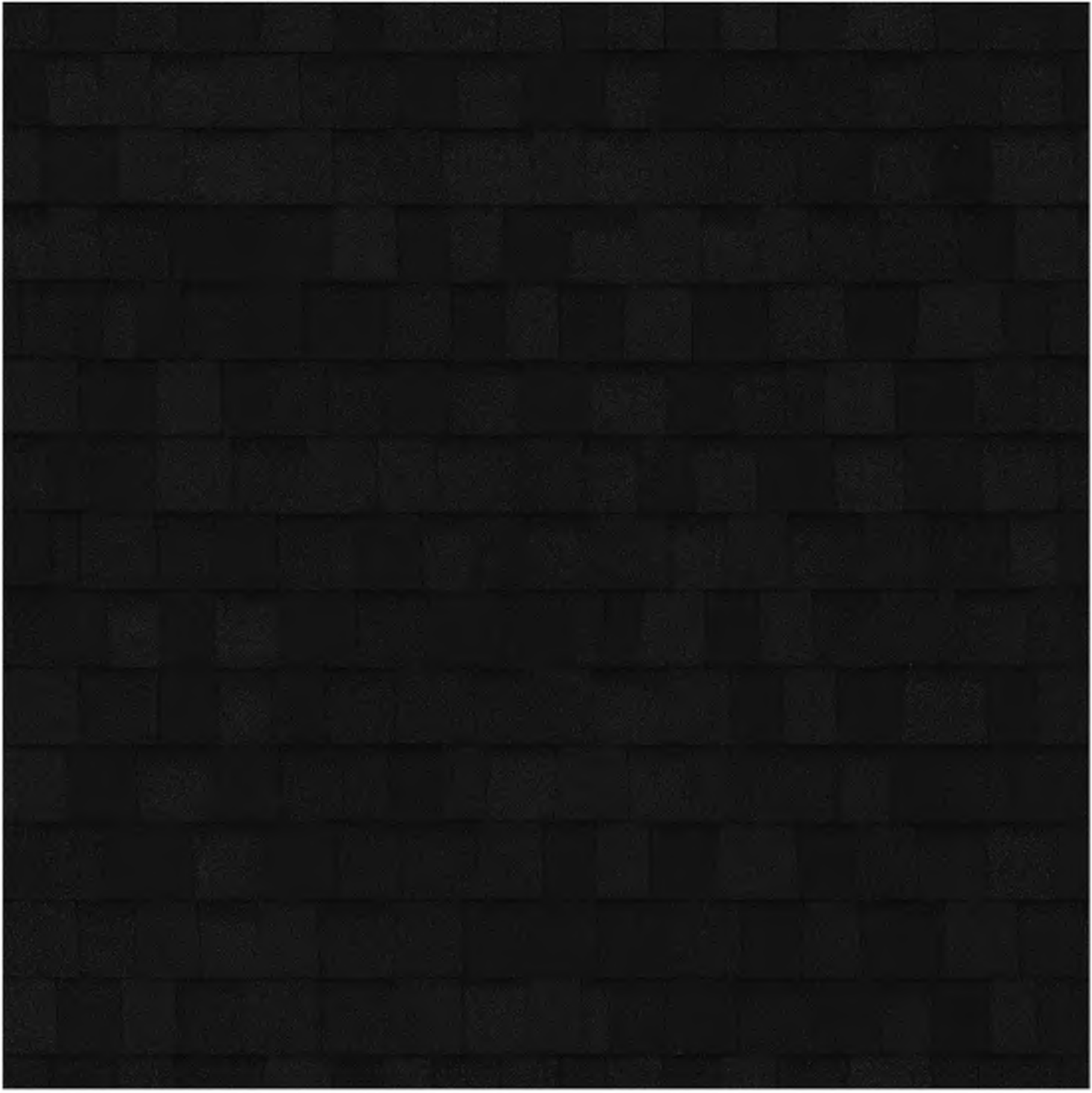


# SEASONS AT CREST HILL | 18 UNIT BUILDING - LIGHT

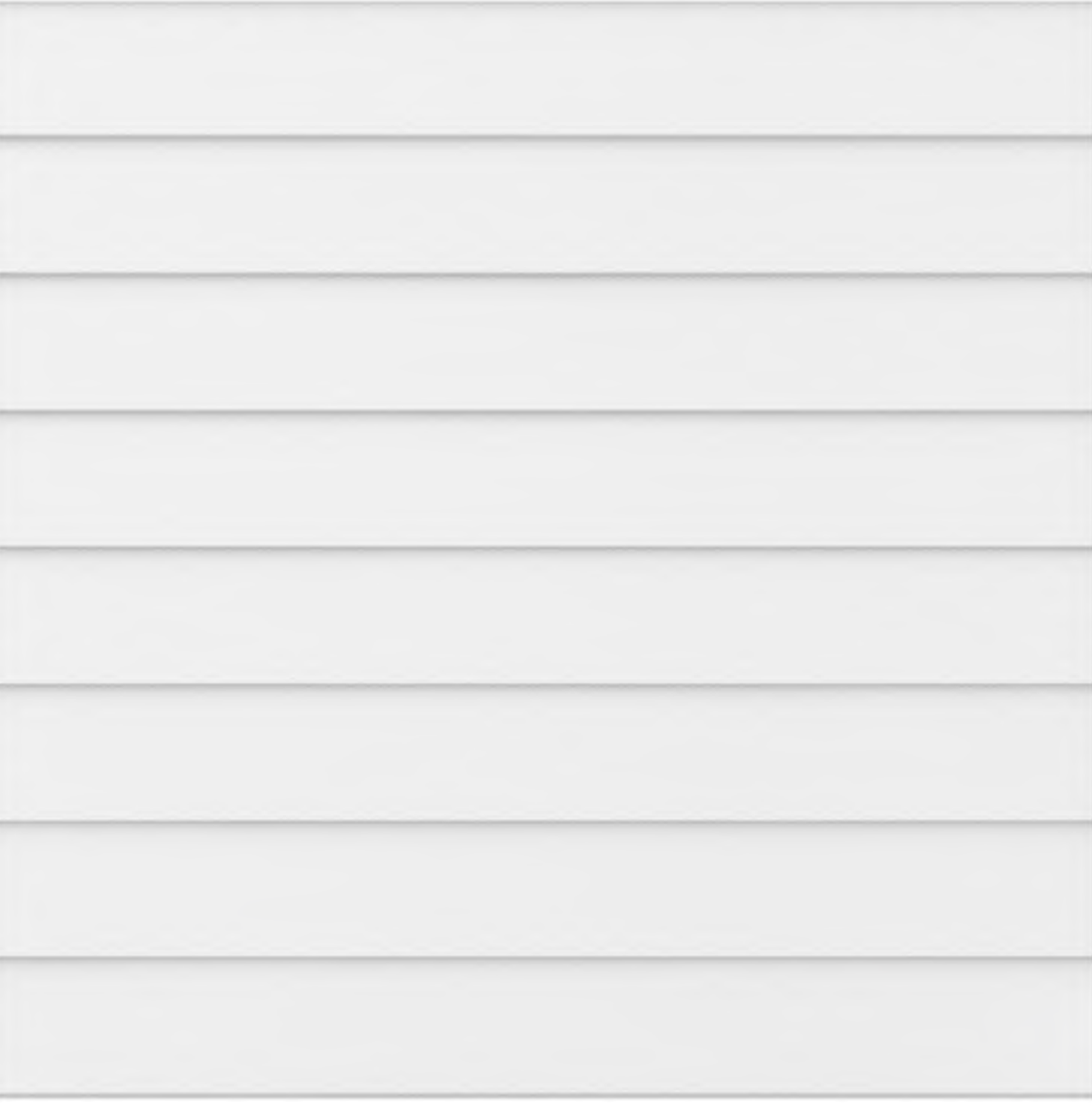
## EXTERIOR MATERIAL PALETTE

CREST HILL | ILLINOIS

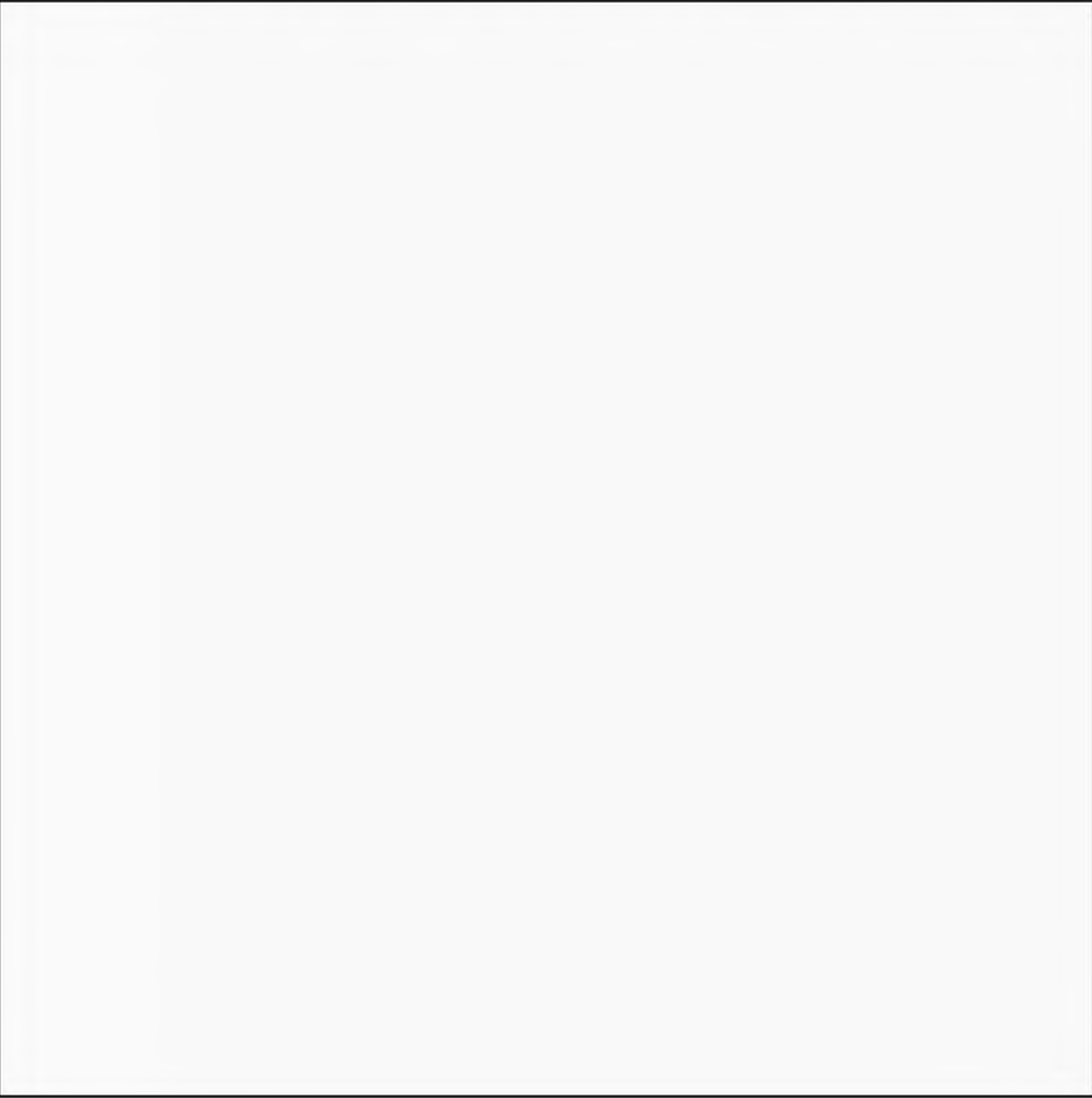
SHINGLES  
ASPHALT | **CHARCOAL - A**



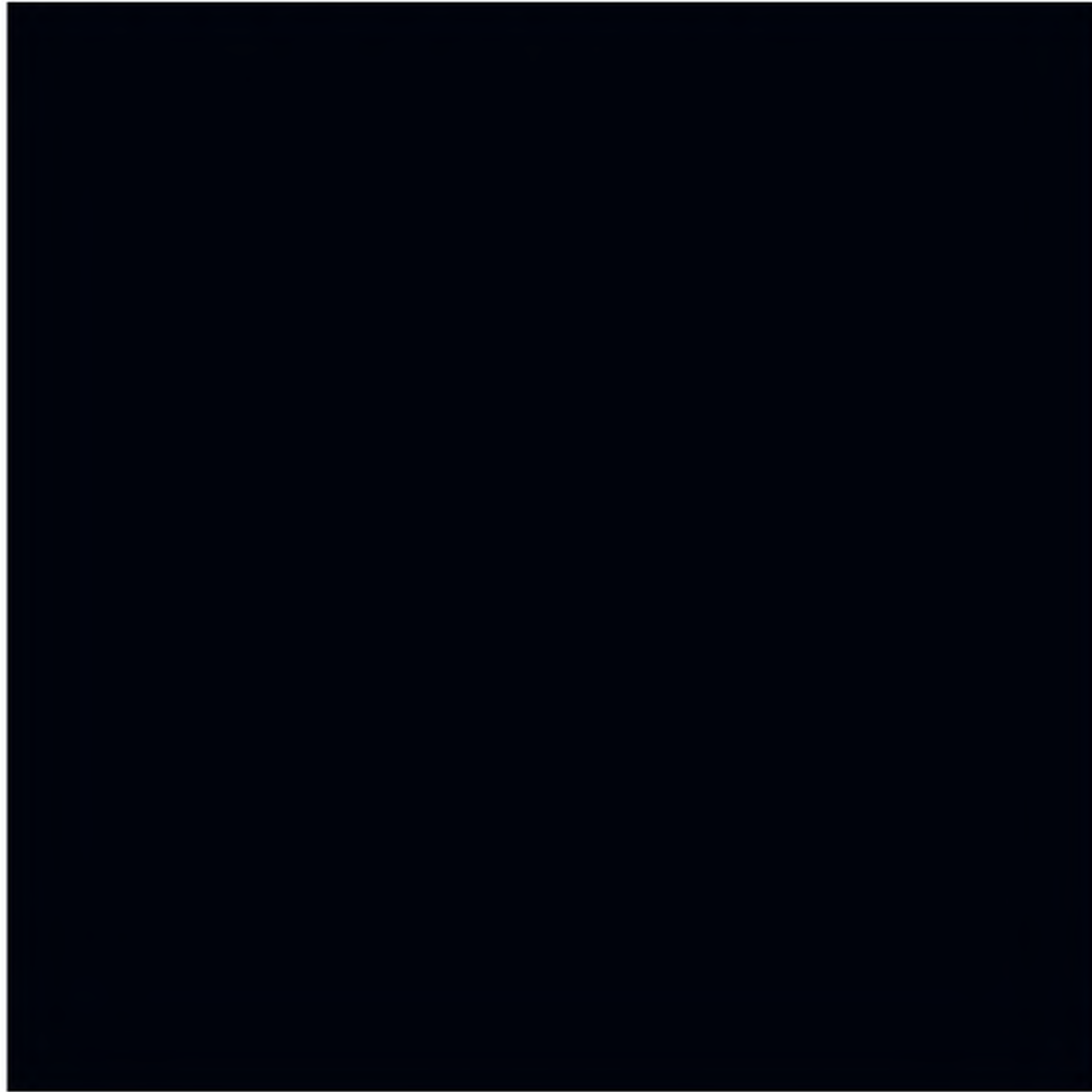
FIBER CEMENT LAP SIDING  
CEDARMILL | **ARCTIC WHITE - FC3, FC4**



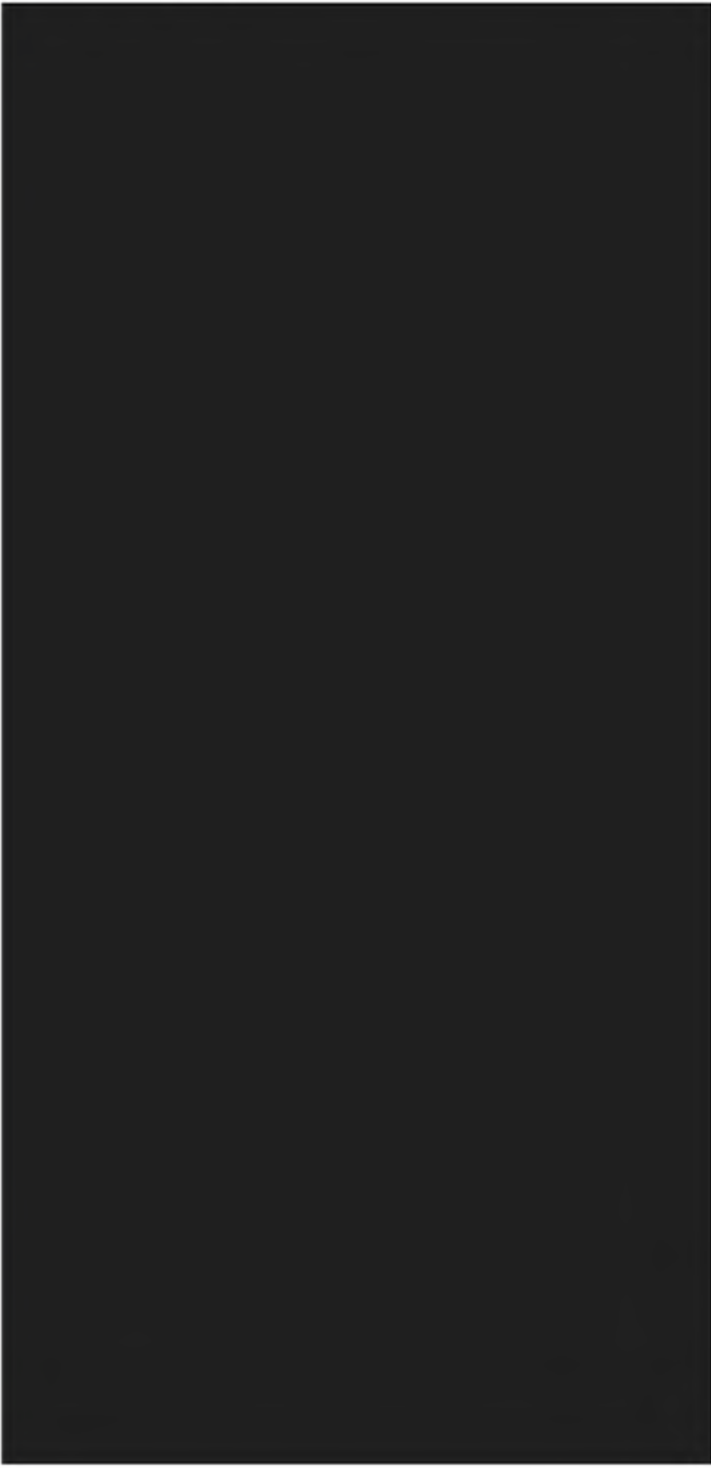
FIBER CEMENT TRIM  
SMOOTH | **ARCTIC WHITE - FP2**



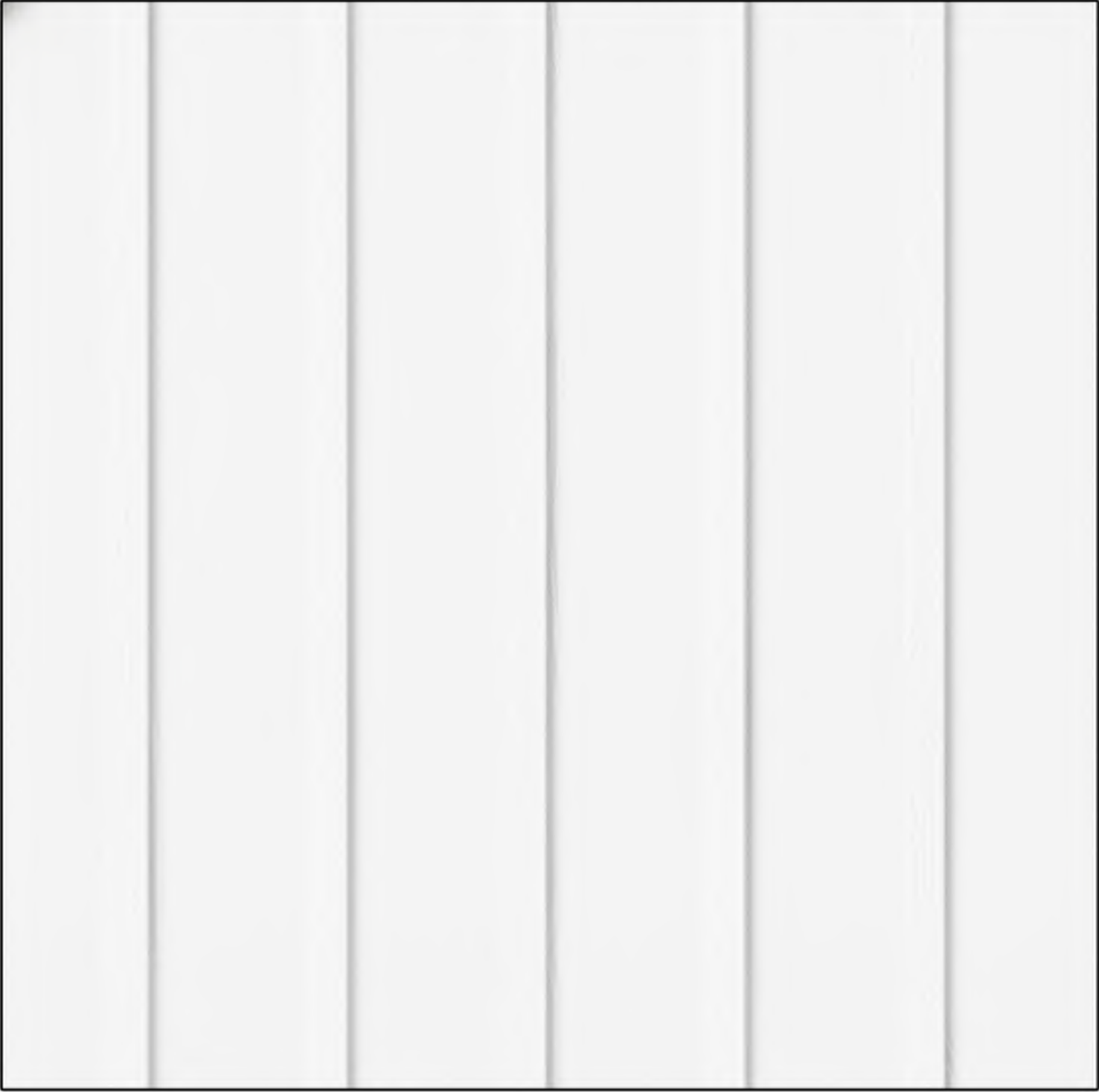
FIBER CEMENT TRIM  
SMOOTH | **MIDNIGHT BLACK**



WINDOWS  
**BLACK**



FIBER CEMENT BOARD & BATTEN  
SMOOTH | **ARCTIC WHITE - FP1**



BRICK  
**GLEN GERY ANTIQUE WHITE - B**



DOORS  
COLOR MATCHED | **IRON GRAY**



CAST STONE - TBDBDTBD  
**LIMESTONE**













MATERIAL LEGEND

- A - ASPHALT SHINGLE  
B - BRICK - GLEN GERY - ANTIQUE WHITE  
FC1 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 6" EXPOSURE  
FC2 - FIBER CEMENT SIDING - IRON GREY - LAP SIDING 4" EXPOSURE  
FC3 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 6" EXPOSURE  
FC4 - FIBER CEMENT SIDING - ARCTIC WHITE - LAP SIDING 4" EXPOSURE  
FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.  
FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH  
FP3 - FIBER CEMENT PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.  
M - METAL ROOF - STANDING SEAM

COLOR LEGEND:

- GREY COLOR PALETTE:**  
BUILDINGS C, D, E, G, H, M, N  
FC1 - IRON GREY  
FC2 - IRON GREY  
FC3 - IRON GREY - BATTENS TO MATCH  
FP1 - ARCTIC WHITE - BATTENS TO MATCH  
FP2 - ARCTIC WHITE

- WHITE COLOR PALETTE:**  
BUILDINGS A, B, F, I, J, K, L  
FC1 - ARCTIC WHITE  
FC2 - ARCTIC WHITE  
FP1 - ARCTIC WHITE - BATTENS TO MATCH  
FP2 - ARCTIC WHITE

- FIBER CEMENT TRIM - MIDNIGHT BLACK  
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

MASONRY CALCULATIONS:	
	BRICK AREA/OVERALL FACADE*
FRONT ELEVATION	856 sqft / 2446 sqft = 33.5%
GARAGE ELEVATION	225 sqft / 3029 sqft = 7.2%
SIDE 1	178 sqft / 852 sqft = 20.3%
SIDE 2	178 sqft / 852 sqft = 20.3%
AVERAGE	1,437 sqft / 7,179 sqft = 20.0%
*OVERALL FACADE CALCULATION EXCLUDES WINDOWS AND DOORS	

HIGH QUALITY MATERIAL

B

GLEN GERY - ANTIQUE WHITE

PRIMARY COLOR 1

FP1, FP2

JAMES HARDIE ARCTIC WHITE

PRIMARY COLOR 2

FC1, FC2,

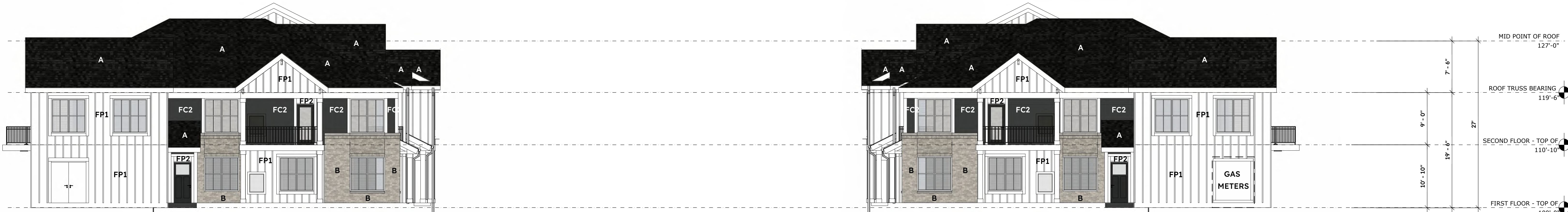
JAMES HARDIE IRON GREY



FRONT ELEVATION

Scale: 1/8"=1'

4  
A500



SIDE ELEVATION

Scale: 1/8"=1'

3  
A500



SIDE ELEVATION

Scale: 1/8"=1'

2  
A500



BACK ELEVATION

Scale: 1/8"=1'

1  
A500

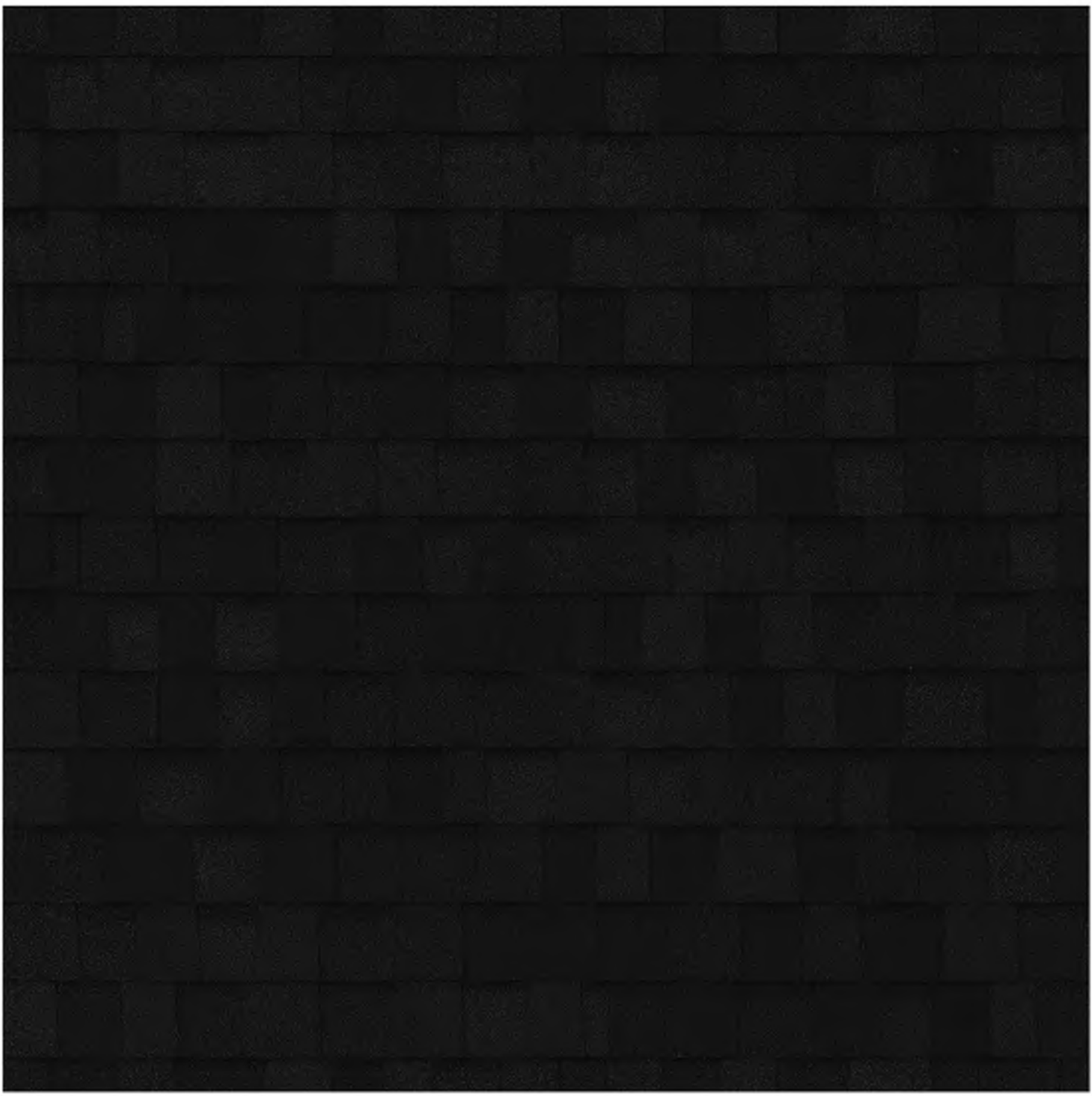


# SEASONS AT CREST HILL | 20 UNIT BUILDING

## EXTERIOR MATERIAL PALETTE

CREST HILL | ILLINOIS

SHINGLES  
ASPHALT | **CHARCOAL - A**



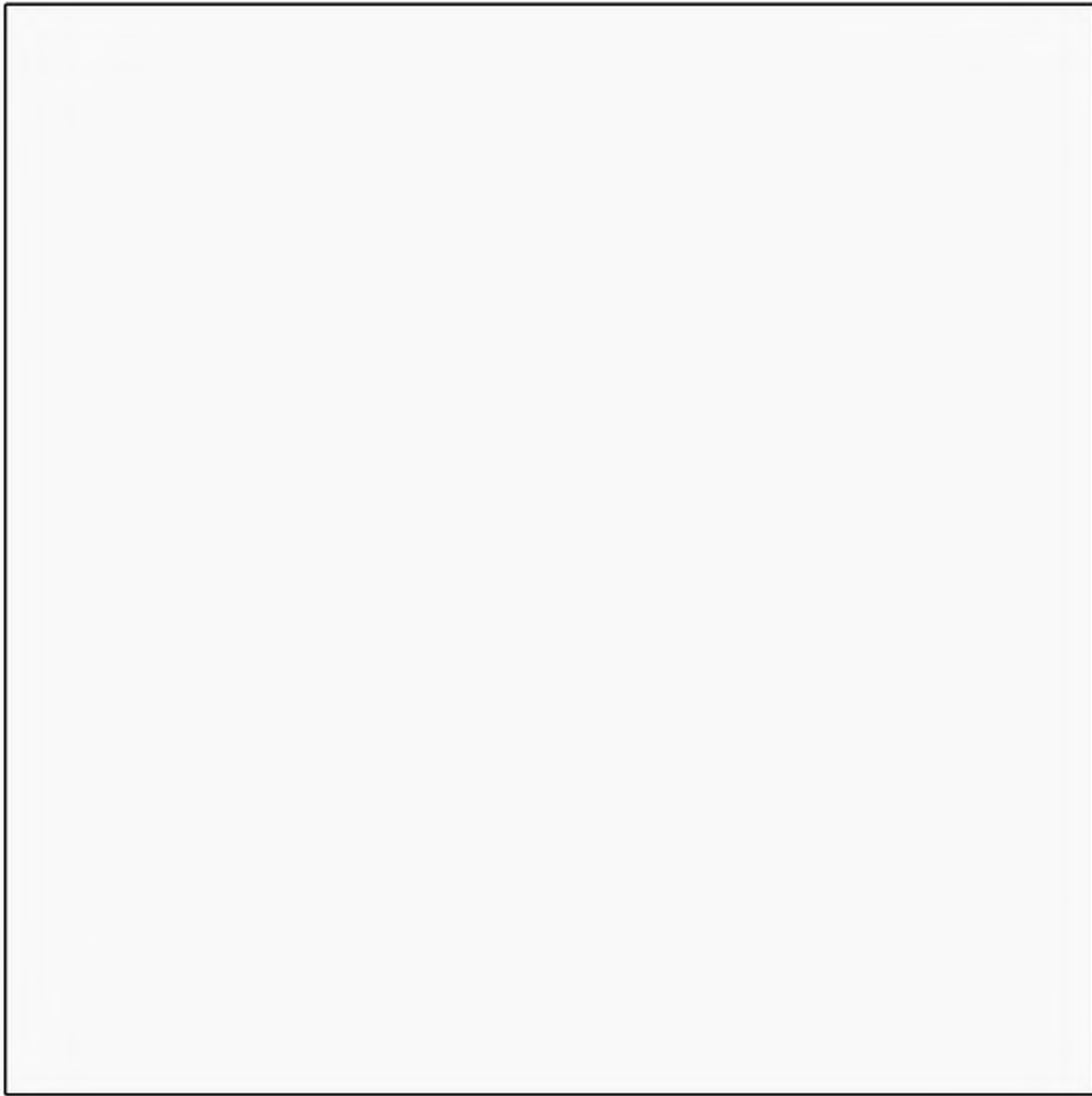
FIBER CEMENT BOARD & BATTEN  
SMOOTH | **IRON GRAY - FP3**



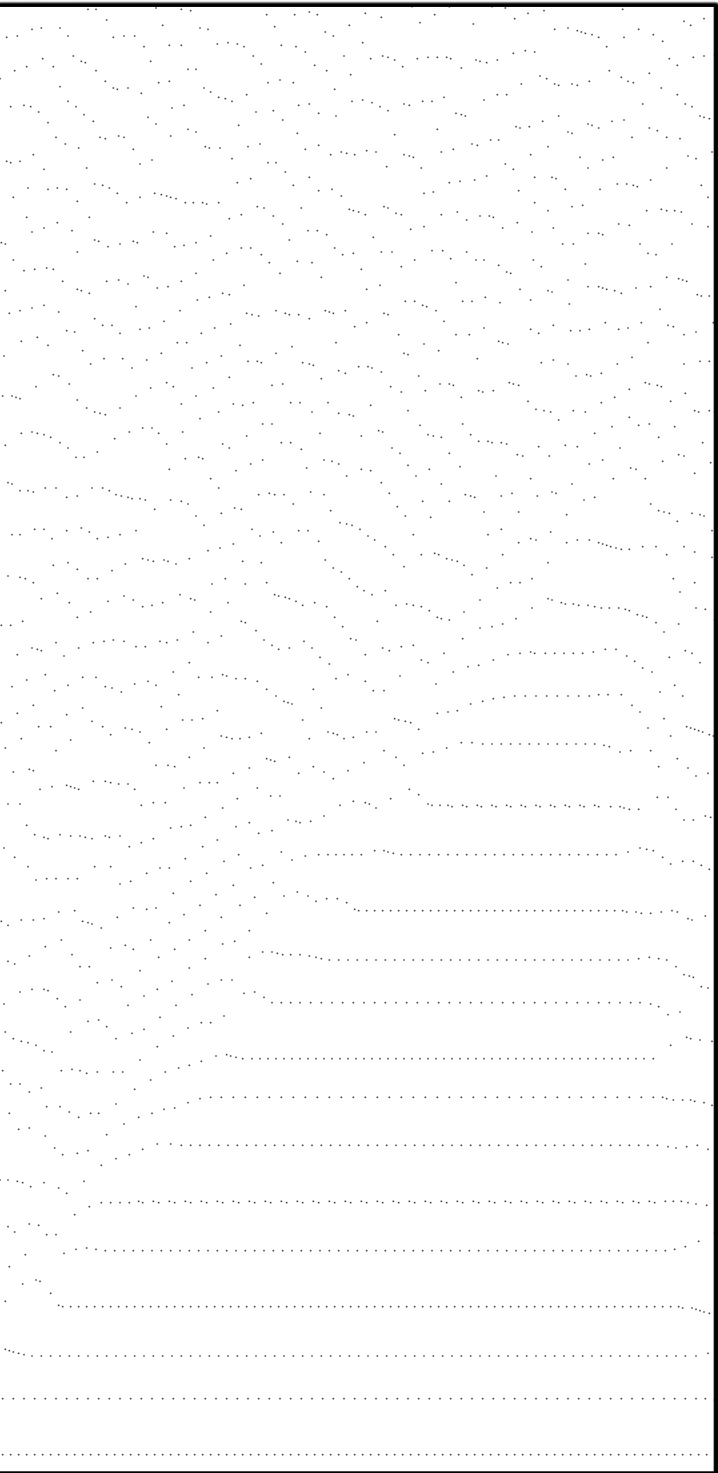
FIBER CEMENT LAP SIDING  
CEDARMILL | **IRON GRAY - FC1, FC2**



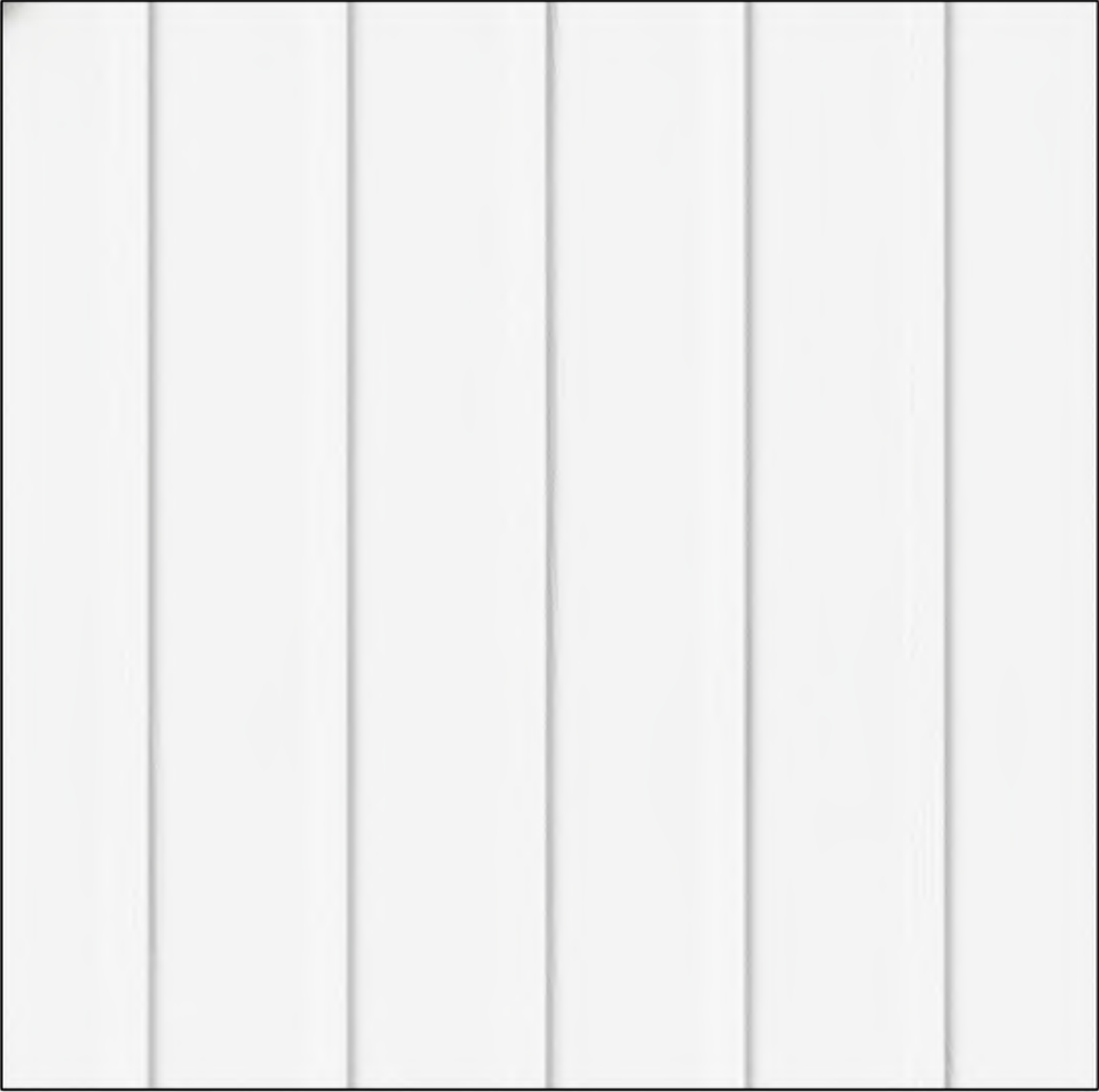
FIBER CEMENT TRIM  
SMOOTH | **ARCTIC WHITE - FP2**



WINDOWS  
**WHITE**



FIBER CEMENT BOARD & BATTEN  
SMOOTH | **ARCTIC WHITE - FP1**



BRICK  
**GLEN GERY ANTIQUE WHITE - B**



DOORS  
COLOR MATCHED | **IRON GRAY**



CAST STONE - TDBDTDBD  
**LIMESTONE**

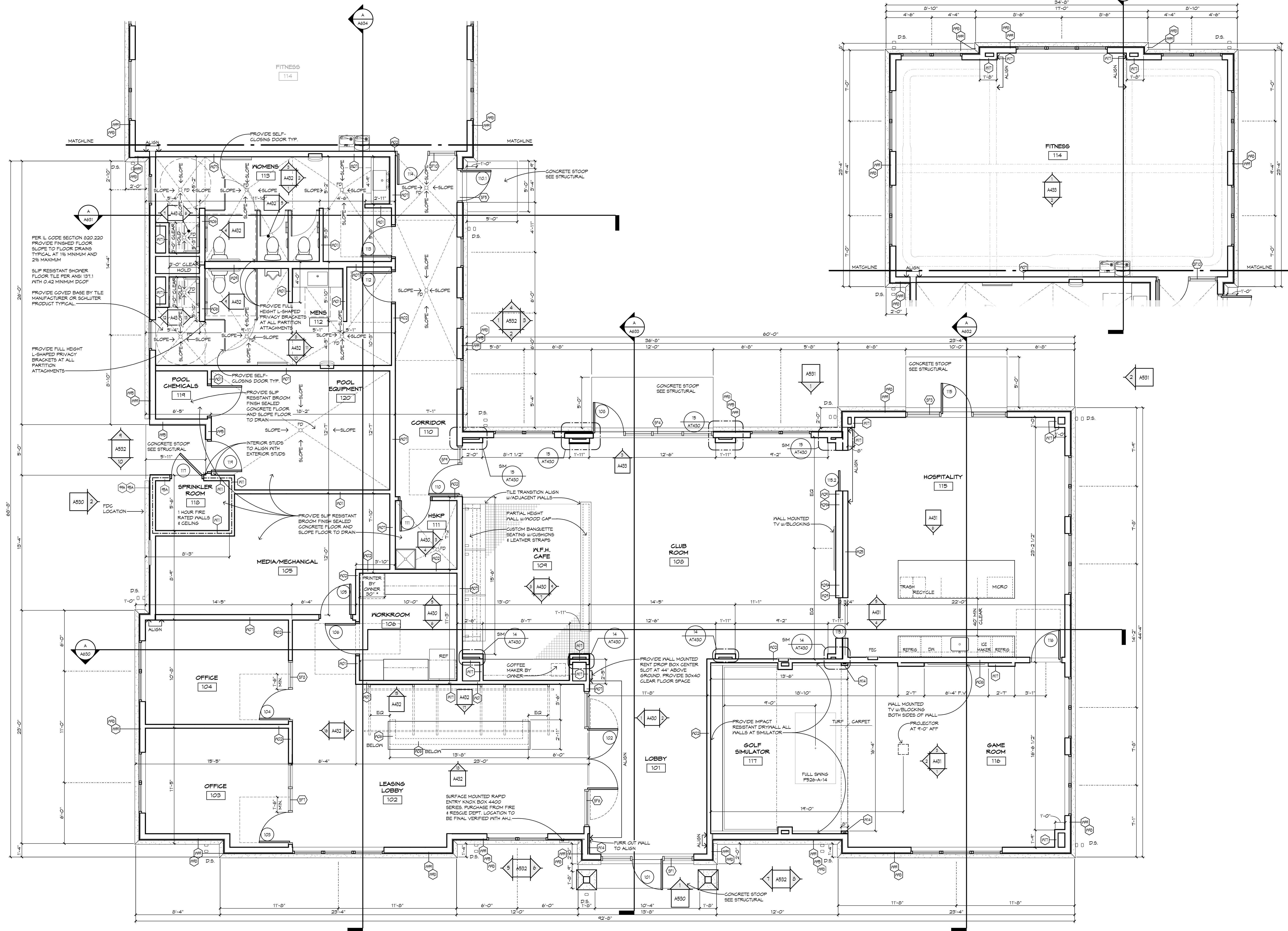








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## FLOOR PLAN GENERAL NOTES

- DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.
- ALL OTHER DIMENSIONS ARE TO FACE OF STUD.
- VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH APPROVED SHOP DRAWINGS.
- FIELD VERIFY ALL TOPS, MIRRORS AND CABINETRY DIMENSIONS. VERIFY WALL CONSTRUCTION WITH WALL TYPES.
- COORDINATE WALL AND FLOOR CERAMIC TILE PATTERN WITH OWNER.
- COORDINATE LOCATION OF KNOX BOX & RENT DROP BOX W/OWNER / A.H.J. / FIRE DEPARTMENT AS REQUIRED. INSTALL AT ACCESSIBLE HEIGHTS PER SHEET AT431.
- PROVIDE FINISHED FLOOR SLOPE TO FLOOR DRAINS TYPICAL 1/8" MINIMUM AND 2% MAXIMUM.
- DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.
- PLUS OR MINUS - FOR REFERENCE ONLY.
- WALL TYPES
- DOOR SCHEDULE
- WINDOW & STOREFRONT SCHEDULE
- INTERIOR FINISH & MOUNTING HEIGHT SCHEDULE
- FEQ FIRE EXTINGUISHER WITH RECESSED CABINET PER SECTION 10522 SEE DETAIL 15/AT430
- AED AUTOMATED EXTERNAL DEFIBRILLATOR AND CABINET WITH AUDIBLE ALARM PHILIPS HEARTSTART ONSITE AED SEMI-RECESSED AED CABINET WITH AUDIBLE ALARM 1805R3-1 aeduniverse.com SEE DETAIL 15/AT430 SIM
- FURNITURE LAYOUT IS FOR GENERAL REFERENCE ONLY. OWNER TO SELECT FURNITURE.

**Seasons at Crest Hill**  
**CLUBHOUSE**  
Crest Hill IL 60403



**AG ARCHITECTURE**  
Bright Vision. Bold Communities.

REVISIONS  
NO. DATE DESCRIPTION

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DATE  
14 JANUARY 2026

PROJECT  
252101

SHEET NO.

**1/4" FLOOR PLAN** **A231**  
CLUBHOUSE



Seasons at Crest Hill  
CLUBHOUSE  
Crest Hill IL 60403



AG ARCHITECTURE  
Bright Vision. Bold Communities.

REVISIONS  
NO. DATE DESCRIPTION

EXTERIOR ELEVATION GENERAL NOTES

1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM - BLACK FINISH
4. SEE SHEET A532 FOR WINDOW AND STOREFRONT SCHEDULE - BLACK FINISH
5. ALL FIELD PAINTED FASCIAS TO BE COLOR B - TRICORN BLACK SW 6250
6. FIBER CEMENT TRIM TO BE COLOR A - ARCTIC WHITE UNLESS NOTED OTHERWISE

EXTERIOR ELEVATION KEY NOTES:

- MR - STANDING SEAM METAL ROOF - COLOR BLACK  
A - THREE DIMENSIONAL ASPHALT SHINGLES - COLOR GAF CHARCOAL  
B - BRICK - COLOR GLEN SEHRY ANTIQUE WHITE  
F2 - FIBER CEMENT LAP SIDING WITH 6" EXPOSURE - COLOR A - ARCTIC WHITE  
FP1 - VERTICAL FIBER CEMENT PANEL 4 BATTENS AT 16" O.C. - COLOR A - ARCTIC WHITE  
FP2 - SMOOTH FIBER CEMENT PANEL - COLOR A - ARCTIC WHITE  
FP3 - SMOOTH FIBER CEMENT PANEL - COLOR B - TRICORN BLACK SW 6250



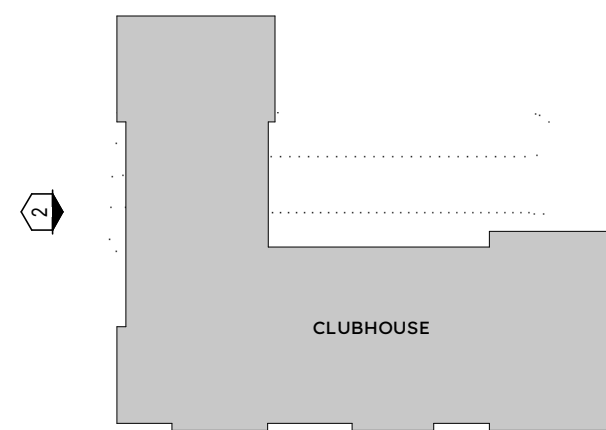
NORTH ELEVATION

2  
A530



EAST ELEVATION

1  
A530



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DATE  
14 JANUARY 2026

PROJECT  
252101

SHEET NO.



EXTERIOR ELEVATION GENERAL NOTES

- 1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE
- 2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE
- 3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM - BLACK FINISH
- 4. SEE SHEET A532 FOR WINDOW AND STOREFRONT SCHEDULE - BLACK FINISH
- 5. ALL FIELD PAINTED FASCIAS TO BE COLOR B - TRICORN BLACK SK 6258
- 6. FIBER CEMENT TRIM TO BE COLOR A - ARCTIC WHITE UNLESS NOTED OTHERWISE

EXTERIOR ELEVATION KEY NOTES:

- MR STANDING SEAM METAL ROOF - COLOR BLACK
- A THREE DIMENSIONAL ASPHALT SHINGLES - COLOR GAF CHARCOAL
- B BRICK - COLOR GLEN GERRY ANTIQUE WHITE
- F2 FIBER CEMENT LAP SIDING WITH 6" EXPOSURE - COLOR A - ARCTIC WHITE
- FP1 VERTICAL FIBER CEMENT PANEL 4 BATTENS AT 16" O.C. - COLOR A - ARCTIC WHITE
- FP2 SMOOTH FIBER CEMENT PANEL - COLOR A - ARCTIC WHITE
- FP3 SMOOTH FIBER CEMENT PANEL - COLOR B - TRICORN BLACK SK 6258



SOUTH ELEVATION



WEST ELEVATION

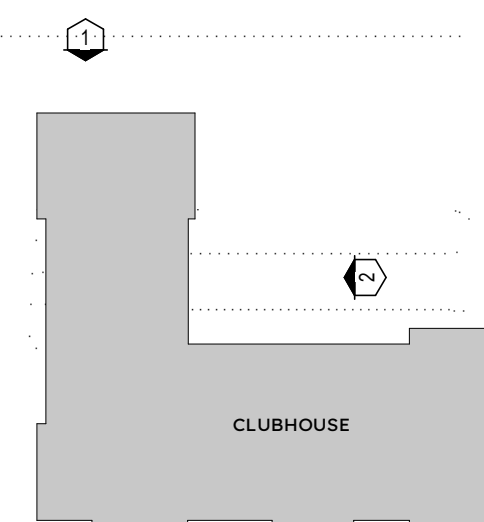


Seasons at Crest Hill  
CLUBHOUSE  
Crest Hill IL 60403



AG ARCHITECTURE  
Bright Vision. Bold Communities.

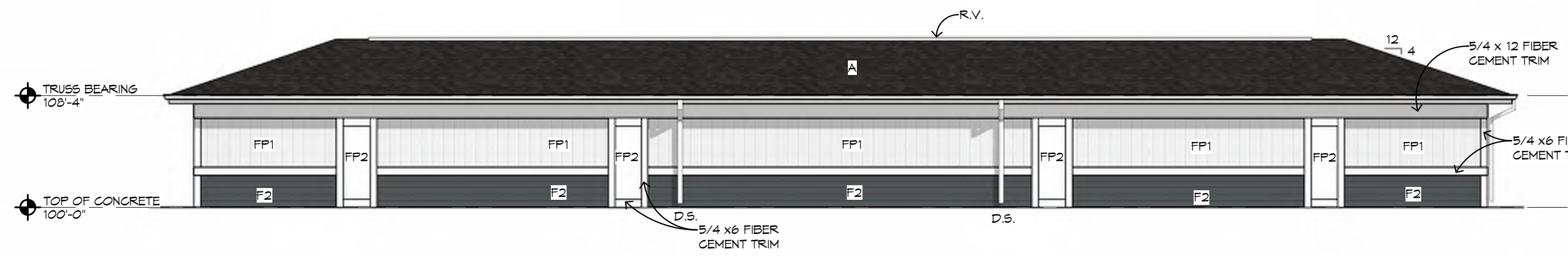
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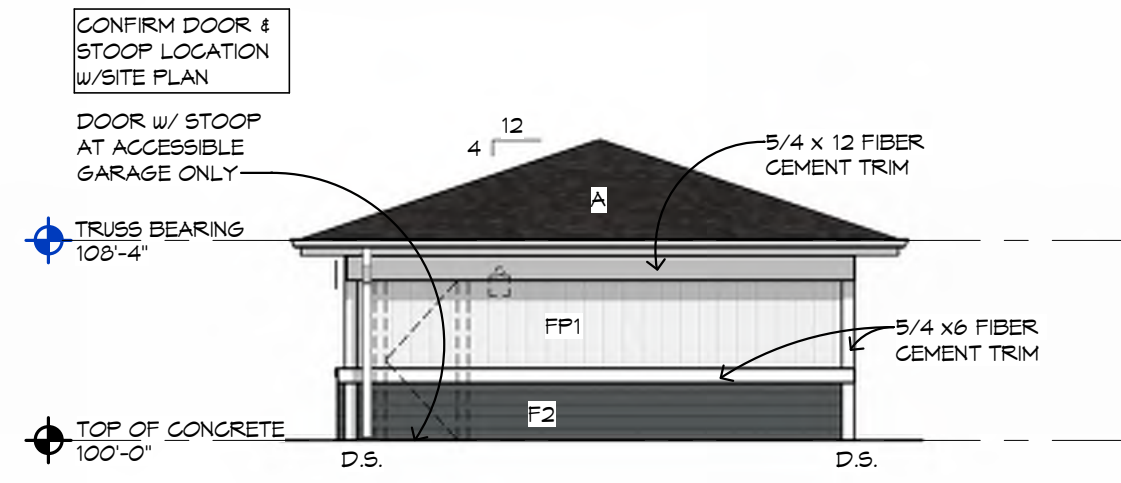
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DATE  
14 JANUARY 2026  
PROJECT  
252101  
SHEET NO.

1/4" EXTERIOR ELEVATIONS A531  
CLUBHOUSE

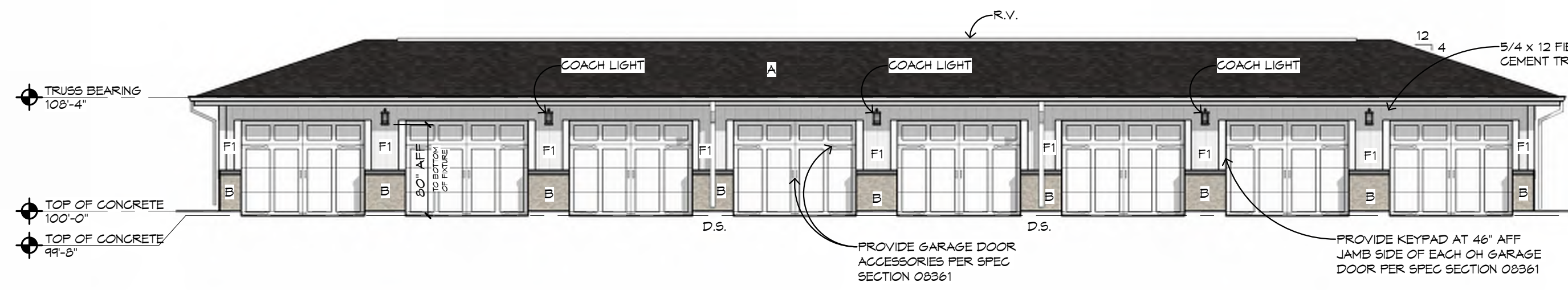




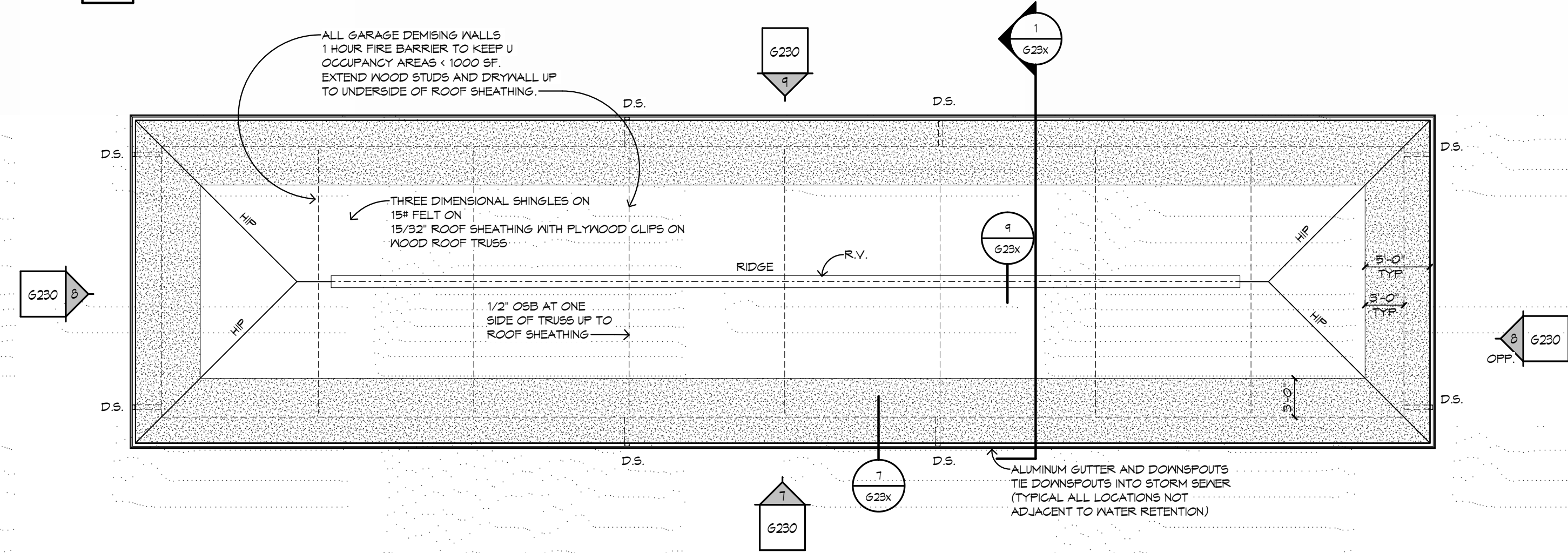
8 CAR GARAGE REAR ELEVATION  
1/8" = 1'-0" TYPICAL



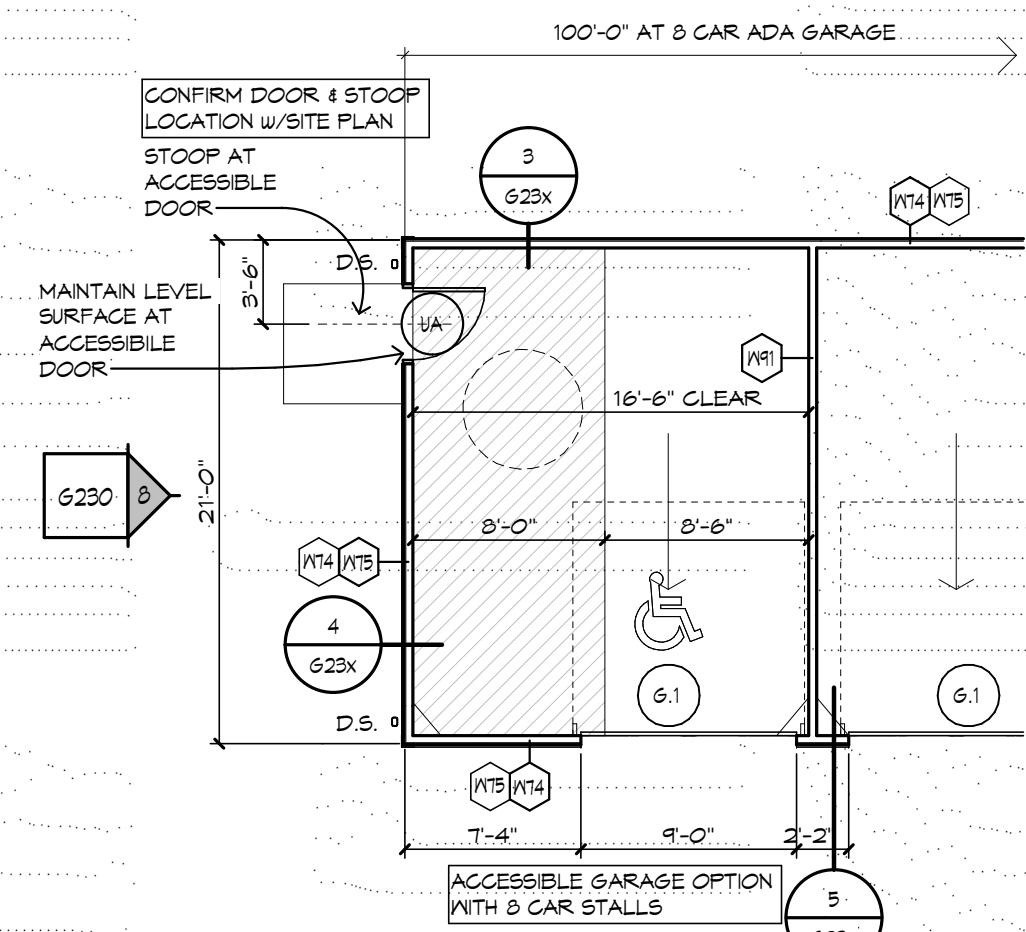
8 CAR GARAGE SIDE ELEVATION  
1/8" = 1'-0" TYPICAL



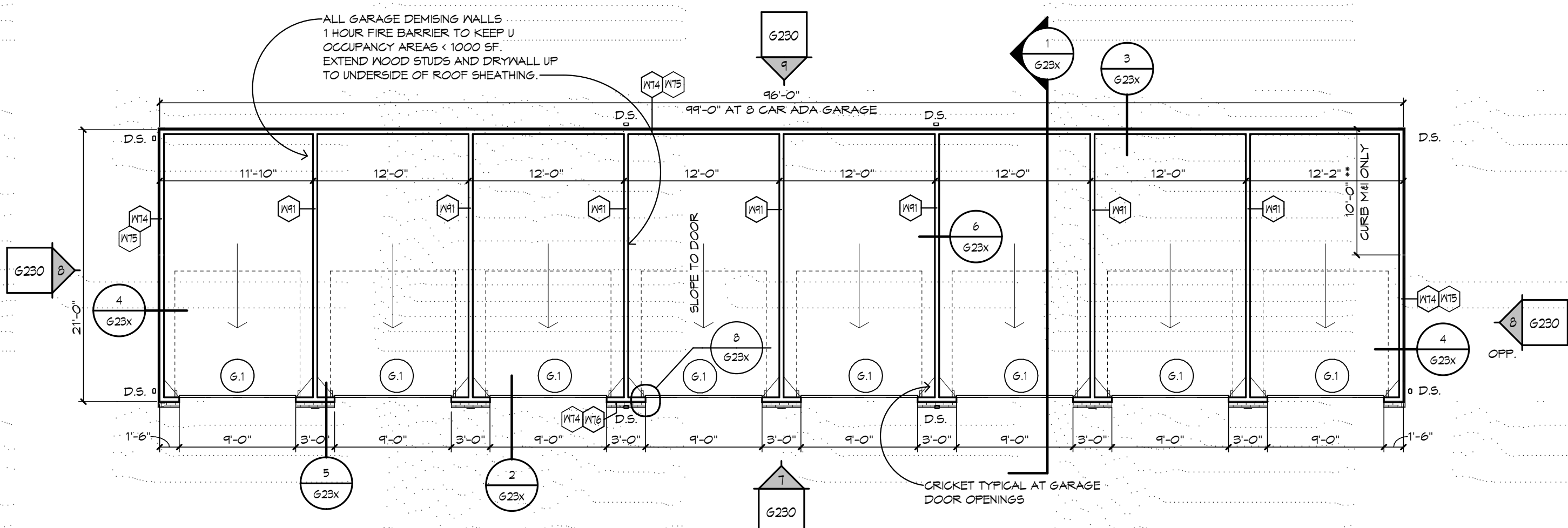
8 CAR GARAGE FRONT ELEVATION  
1/8" = 1'-0" TYPICAL



8 CAR GARAGE ROOF PLAN  
1/8" = 1'-0" TYPICAL



8 CAR GARAGE PARTIAL FLOOR PLAN  
1/8" = 1'-0" ACCESSIBLE



8 CAR GARAGE FLOOR PLAN  
1/8" = 1'-0" TYPICAL

## EXTERIOR ELEVATION GENERAL NOTES

### EXTERIOR ELEVATION KEY NOTES:

- A THREE DIMENSIONAL ASPHALT SHINGLES - GAF: COLOR - CHARCOAL
- B BRICK - COLOR GLEN GEMRY ANTIQUE WHITE
- F2 FIBER CEMENT SIDING WITH 6" EXPOSURE - IRON GREY
- FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C. - ARCTIC WHITE

COLOR LEGEND  
FIBER CEMENT TRIM TO BE ARCTIC WHITE UNLESS NOTED OTHERWISE  
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

## GENERAL NOTES

DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.  
PROVIDE CONCRETE SPLASH AT ALL DOWNSPOUTS THAT ARE NOT CONNECTED TO STORM SEWER.  
ALL CONDUIT, METERS, VENTS ECT. TO BE PAINTED TO MATCH ADJACENT SURFACE.  
SEE DOOR SCHEDULE SHEET AT120  
SEE WALL TYPE SHEET AT300  
GUTTERS AND DOWNSPOUTS TO BE PREFINISHED ALUMINUM.  
ICE AND WATER SHIELD TO EXTEND HORIZONTALLY 24" MIN. INSIDE THE INTERIOR FACE OF THE EXTERIOR WALL TYP.

R.V. - RIDGE VENT  
D.S. - DOWNSPOUT  
INDICATES ICE AND WATER SHIELD  
DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS BASED ON CURRENT INFORMATION AVAILABLE AT TIME OF DRAWING PREPARATION. CONTRACTOR TO VERIFY AS APPROPRIATE.  
PLUS OR MINUS - FOR REFERENCE ONLY.

## DOOR NOTES

- G1 9'-0 x 7'-0 INSULATED SECTIONAL OVERHEAD GARAGE DOOR
- UA 3'-0 x 6'-8 INSULATED FIBERGLASS ENTRY DOOR AND FRAME
- C 3'-0 x 6'-8 WOOD DOOR AND FRAME

# Seasons at Crest Hill

## SITE STRUCTURES CREST HILL, ILLINOIS



REVISIONS  
NO. DATE DESCRIPTION

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PROJECT  
252101  
SHEET NO.

## SITE DETAILS G230









AG ARCHITECTURE  
Bright Vision. Bold Communities.

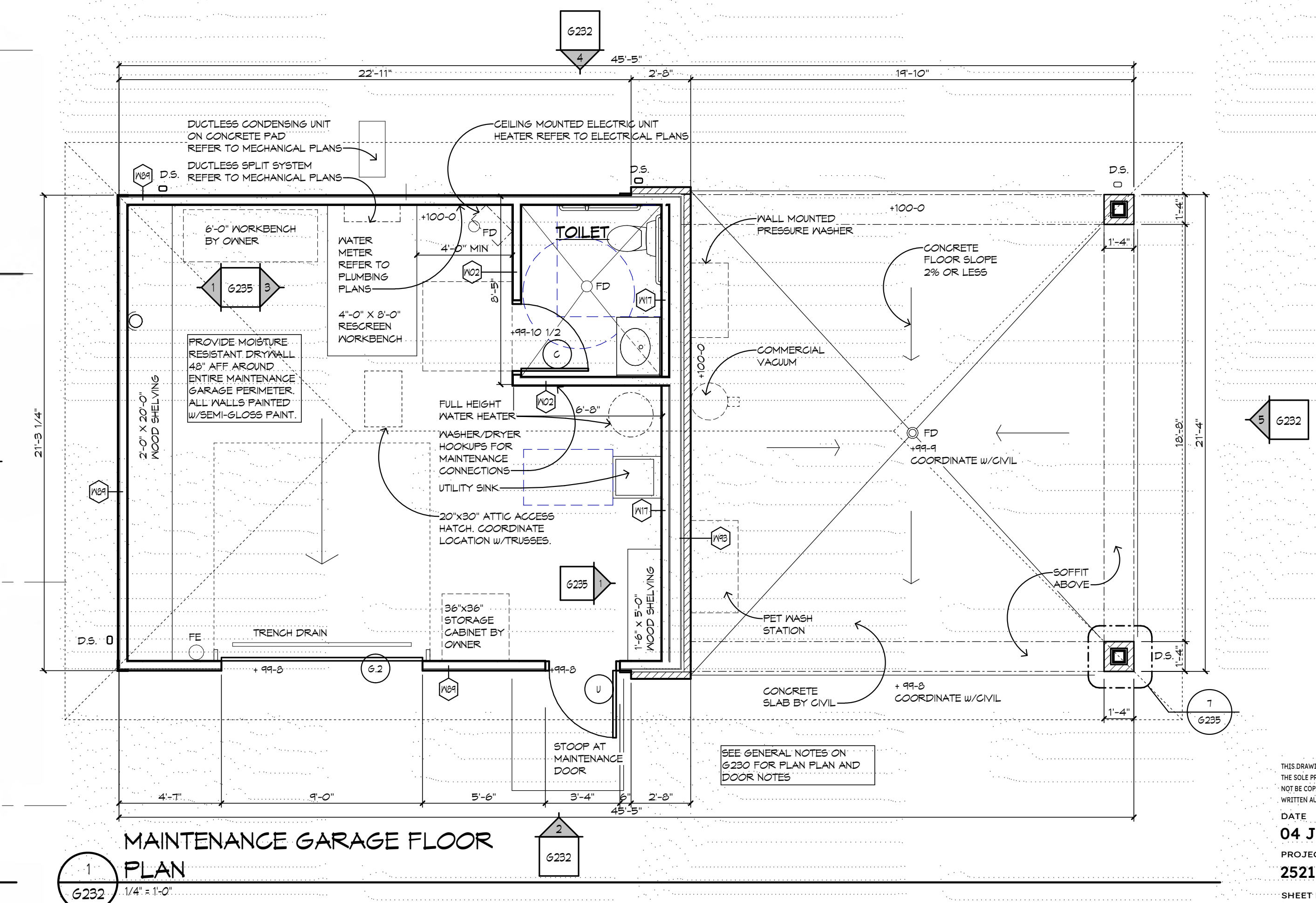
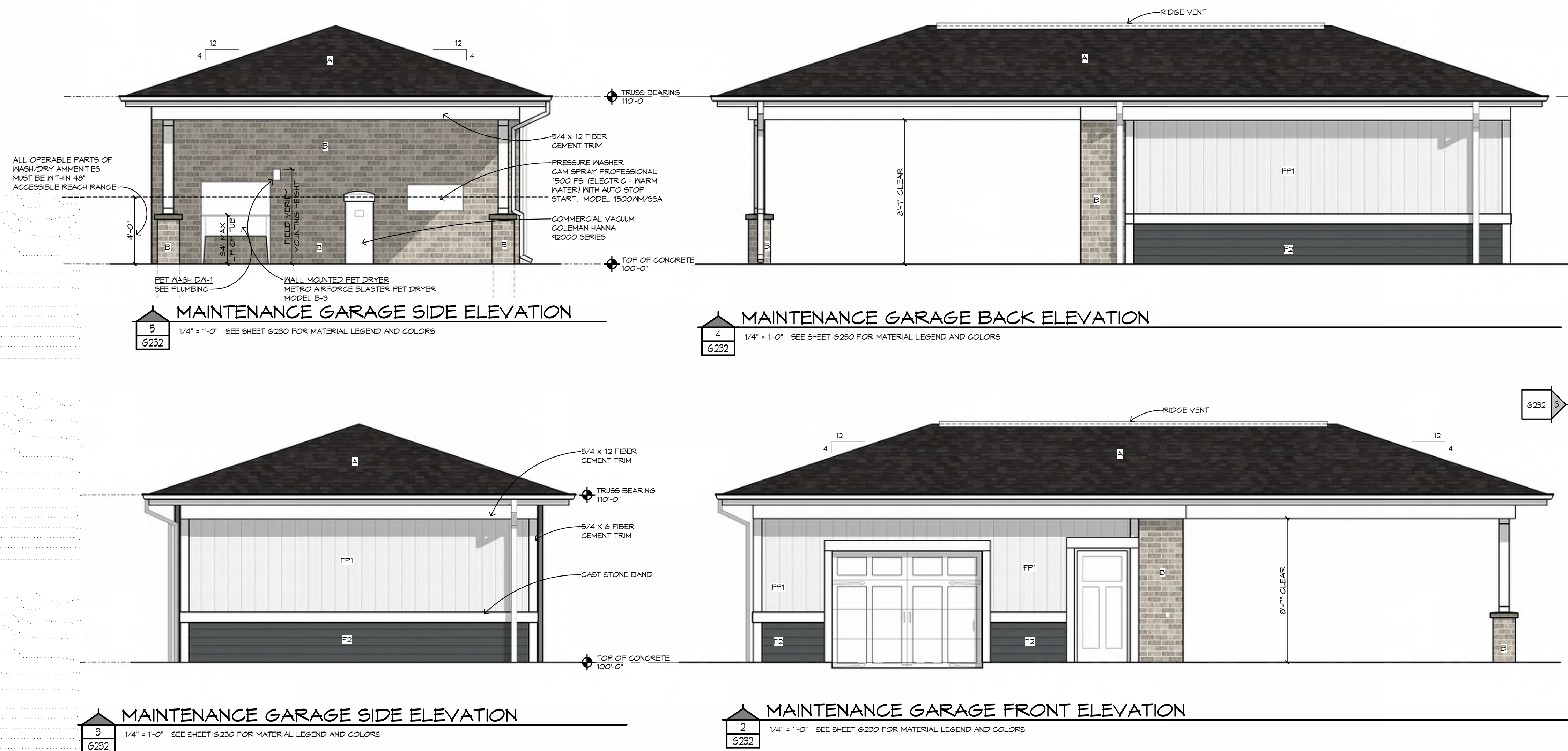
REVISIONS  
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