



## 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

Manhard Consulting

1 Overlook Point, Suite 290

Lincolnshire, IL 60069

P: 847-634-5555.

CONCEPTUAL PLAN REVIEW





SITE STATISTICS

MULTIFAMILY

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

UNIT MIX	120
ONE BEDROOM	120
TWO BEDROOM	20
THREE BEDROOM	260

TOTAL UNIT COUNT

BUILDING AREAS	24,147 SQFT
20 UNIT:	21,274 SQFT
18 UNIT:	5,384 SQFT
CLUBHOUSE:	

RESIDENTIAL MASONRY PERCENTAGE

20 UNIT:	26%
18 UNIT:	20%

AVERAGE MASONRY PROVIDED	23%
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TOTAL RESIDENTIAL SITE AREA:	15.814 ACRES
UNITS / ACRE:	16.44

PARKING

SITE STALLS:	404 ( 1.55 STALLS/UNIT)
ENCLOSED STALLS:	136 (0.52 STALLS/UNIT)
CLUBHOUSE STALLS:	11
PARALLEL STALLS:	16

TOTAL STALLS	540 (2.08 STALLS/UNIT)
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SEASONS AT CREST HILL | LANDSCAPE CIRCLE







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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 GREY COLOR PALETTE







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SEASONS AT CREST HILL | 20 - UNIT BUILDING GREY COLOR PALETTE

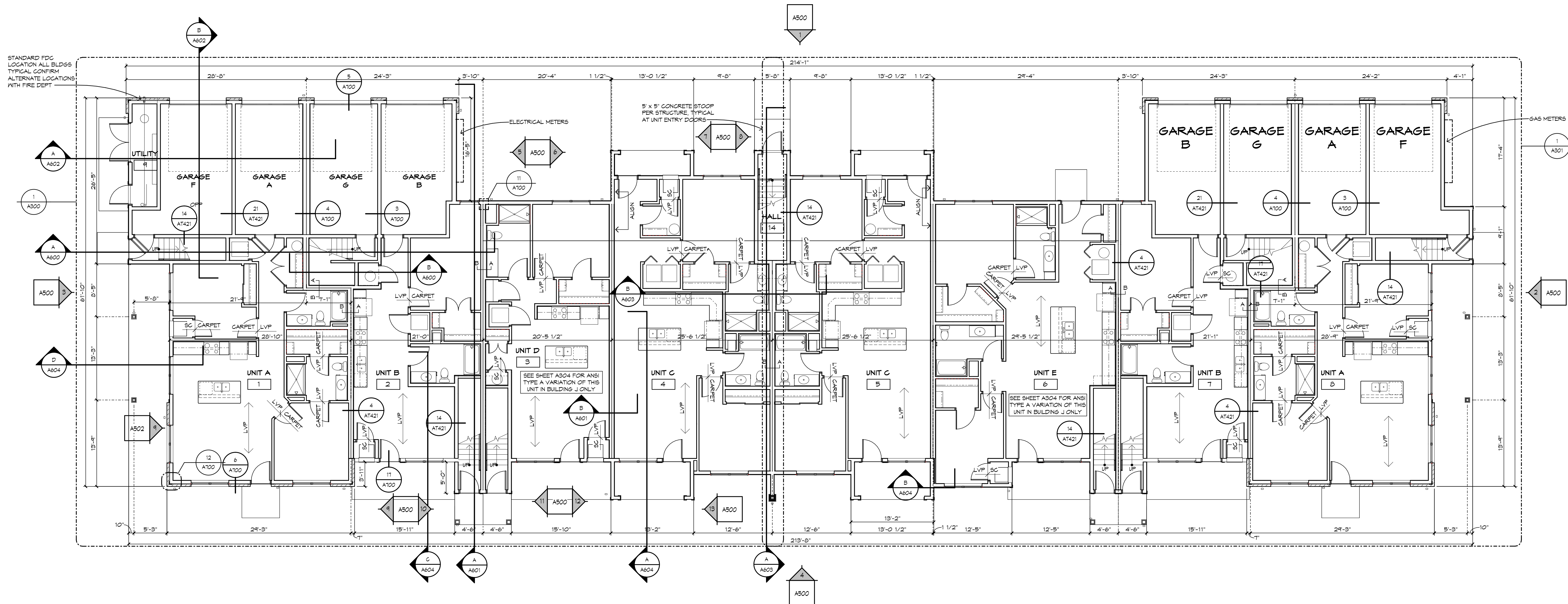




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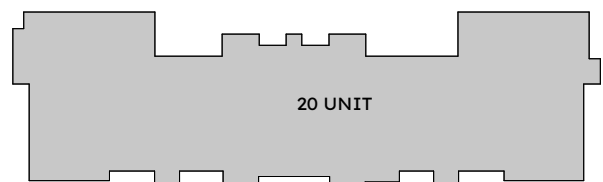
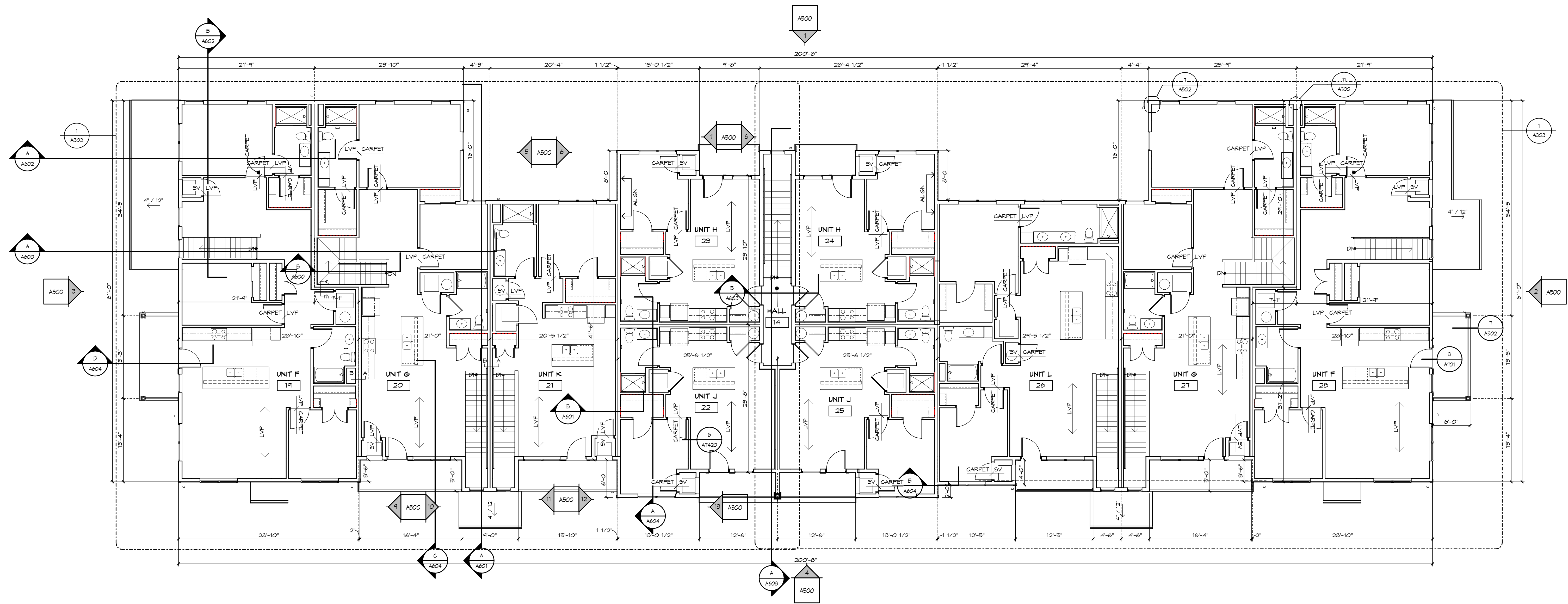
# SEASONS AT CREST HILL | 18 - UNIT BUILDING FIRST FLOOR PLAN





# SEASONS AT CREST HILL | 18 - UNIT BUILDING SECOND 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 PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.
- FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.
- FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH
- 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

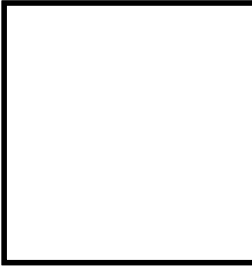
HIGH QUALITY MATERIAL



B

GLEN GERY - ANTIQUE WHITE


PRIMARY COLOR 1



FP1, FP2

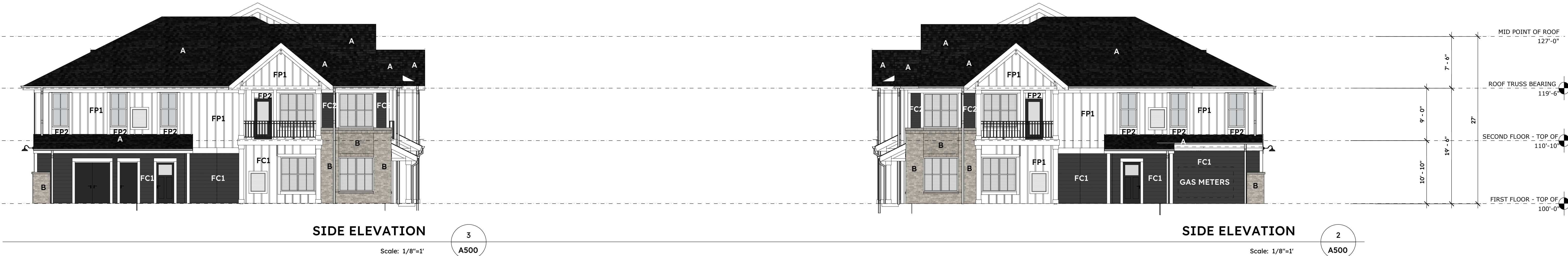
JAMES HARDIE ARCTIC WHITE

PRIMARY COLOR 2



FC1, FC2

JAMES HARDIE IRON GREY





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 PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.
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COLOR LEGEND:

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  - FP1 - ARCTIC WHITE - BATTENS TO MATCH
  - FP2 - ARCTIC WHITE
- FIBER CEMENT TRIM - MIDNIGHT BLACK  
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

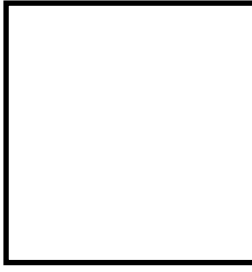
HIGH QUALITY MATERIAL



B

GLEN GERY - ANTIQUE WHITE

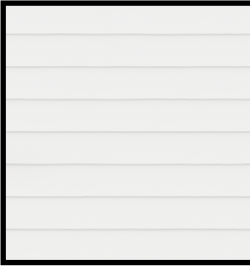
PRIMARY COLOR 1



FP1, FP2

JAMES HARDIE ARCTIC WHITE

PRIMARY COLOR 2



FC1, FC2

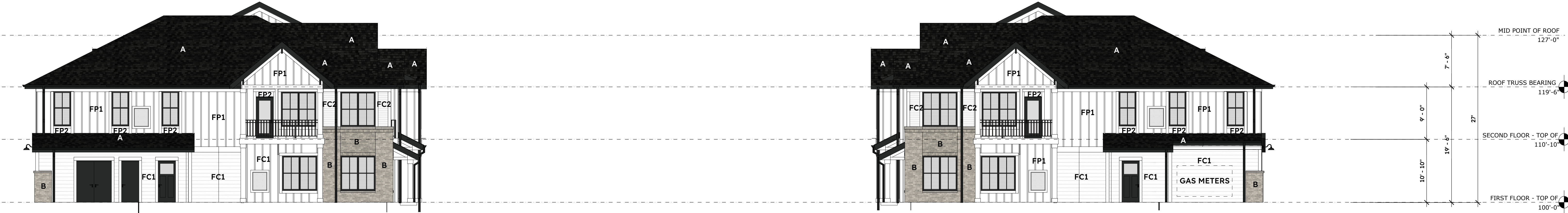
JAMES HARDIE ARCTIC WHITE



FRONT ELEVATION

Scale: 1/8"=1'

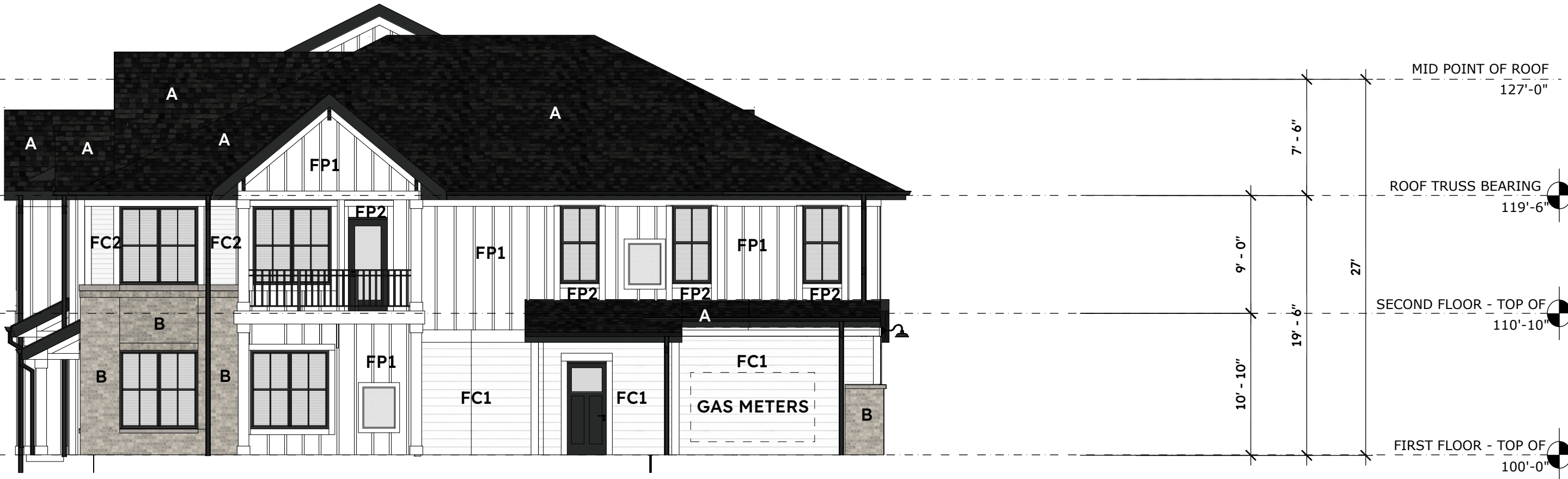
4  
A500



SIDE ELEVATION

Scale: 1/8"=1'

3  
A500



SIDE ELEVATION

Scale: 1/8"=1'

2  
A500

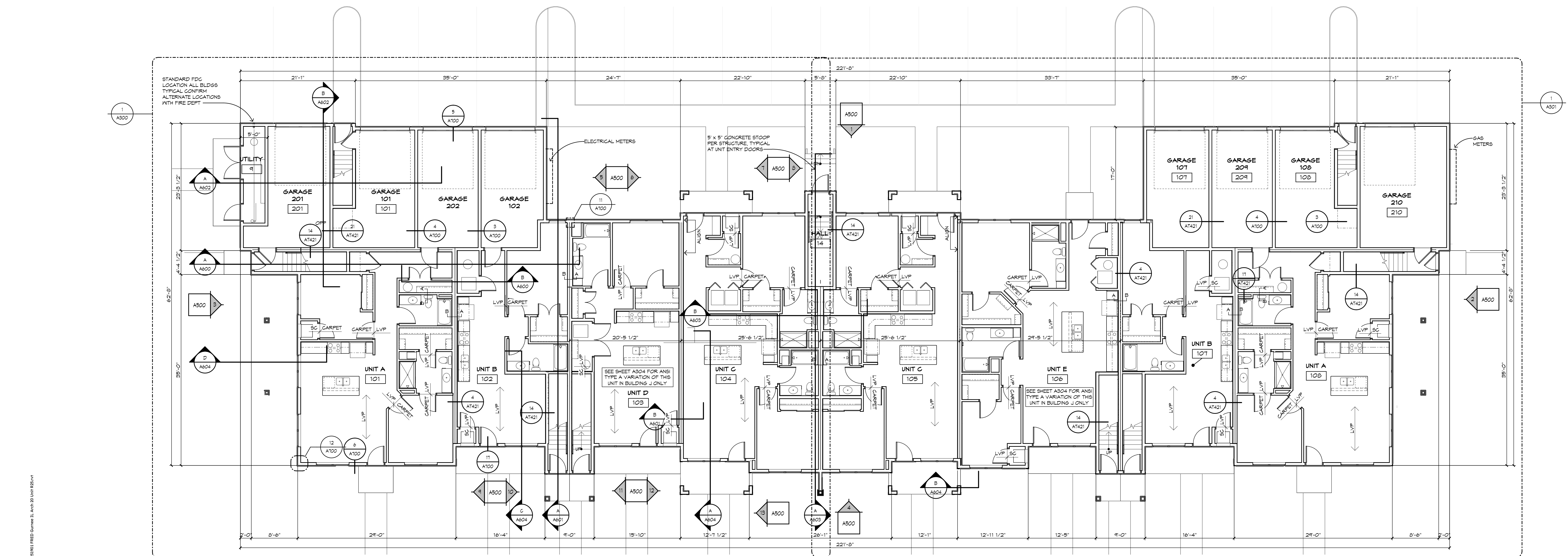


BACK ELEVATION

Scale: 1/8"=1'

1  
A500





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# SEASONS AT CREST HILL | 20 - UNIT BUILDING FIRST FLOOR PLAN









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 PANEL - IRON GREY - BOARD AND BATTEN 16" O.C.
- FP1 - FIBER CEMENT PANEL - ARCTIC WHITE - BOARD AND BATTEN 16" O.C.
- FP2 - FIBER CEMENT PANEL - ARCTIC WHITE - SMOOTH
- 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

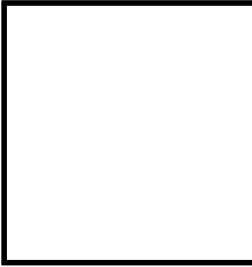
HIGH QUALITY MATERIAL



B

GLEN GERY - ANTIQUE WHITE


PRIMARY COLOR 1



FP1, FP2

JAMES HARDIE ARCTIC WHITE

PRIMARY COLOR 2



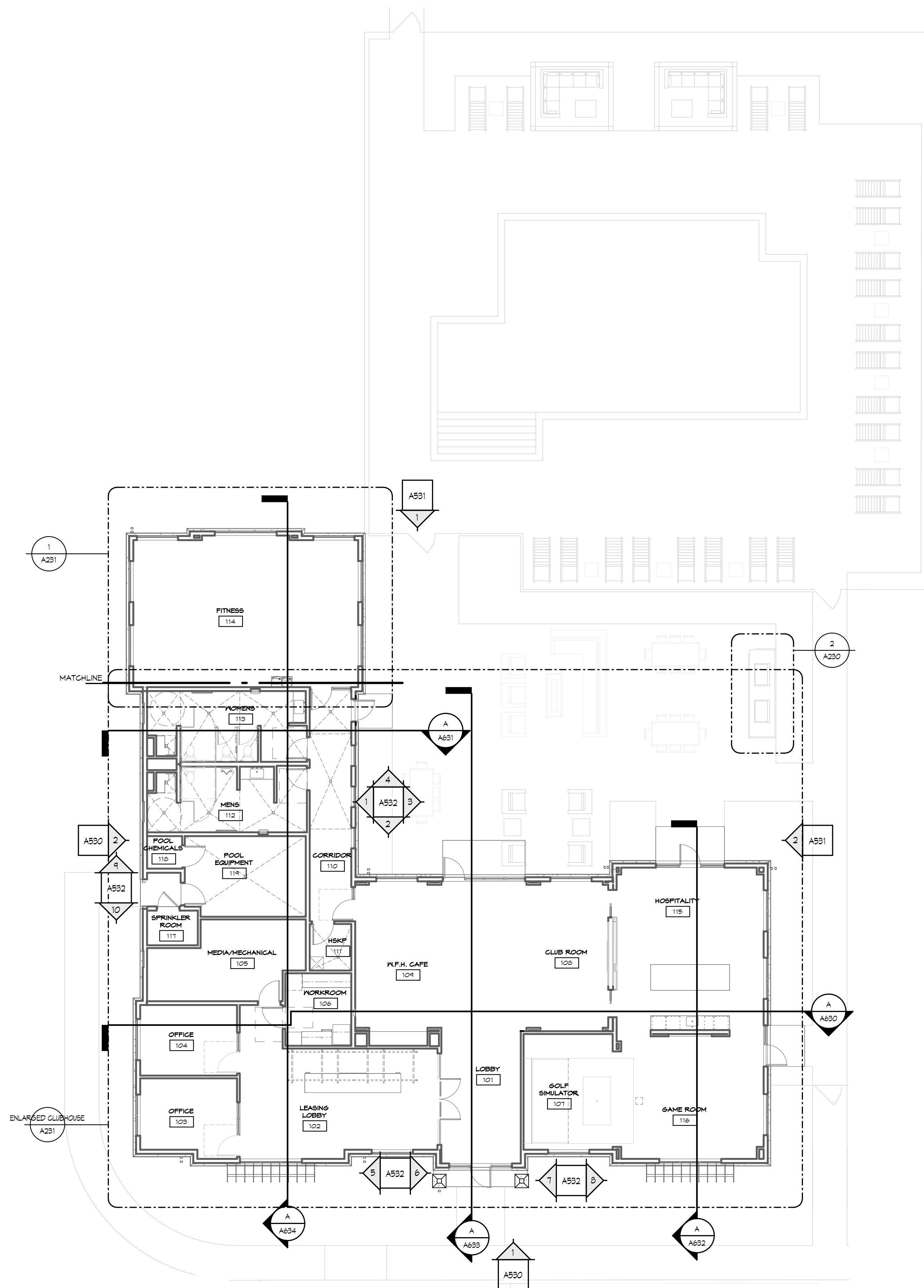
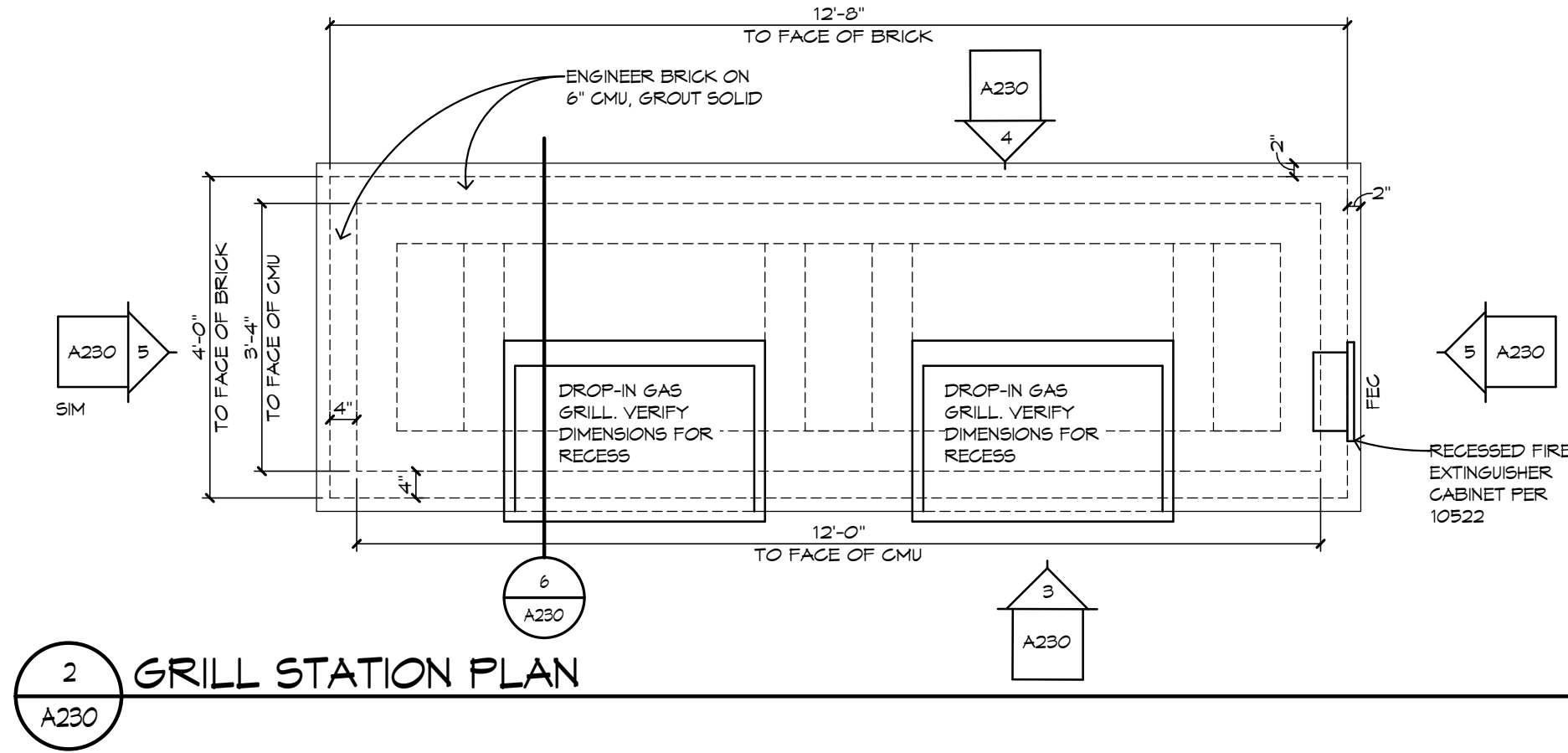
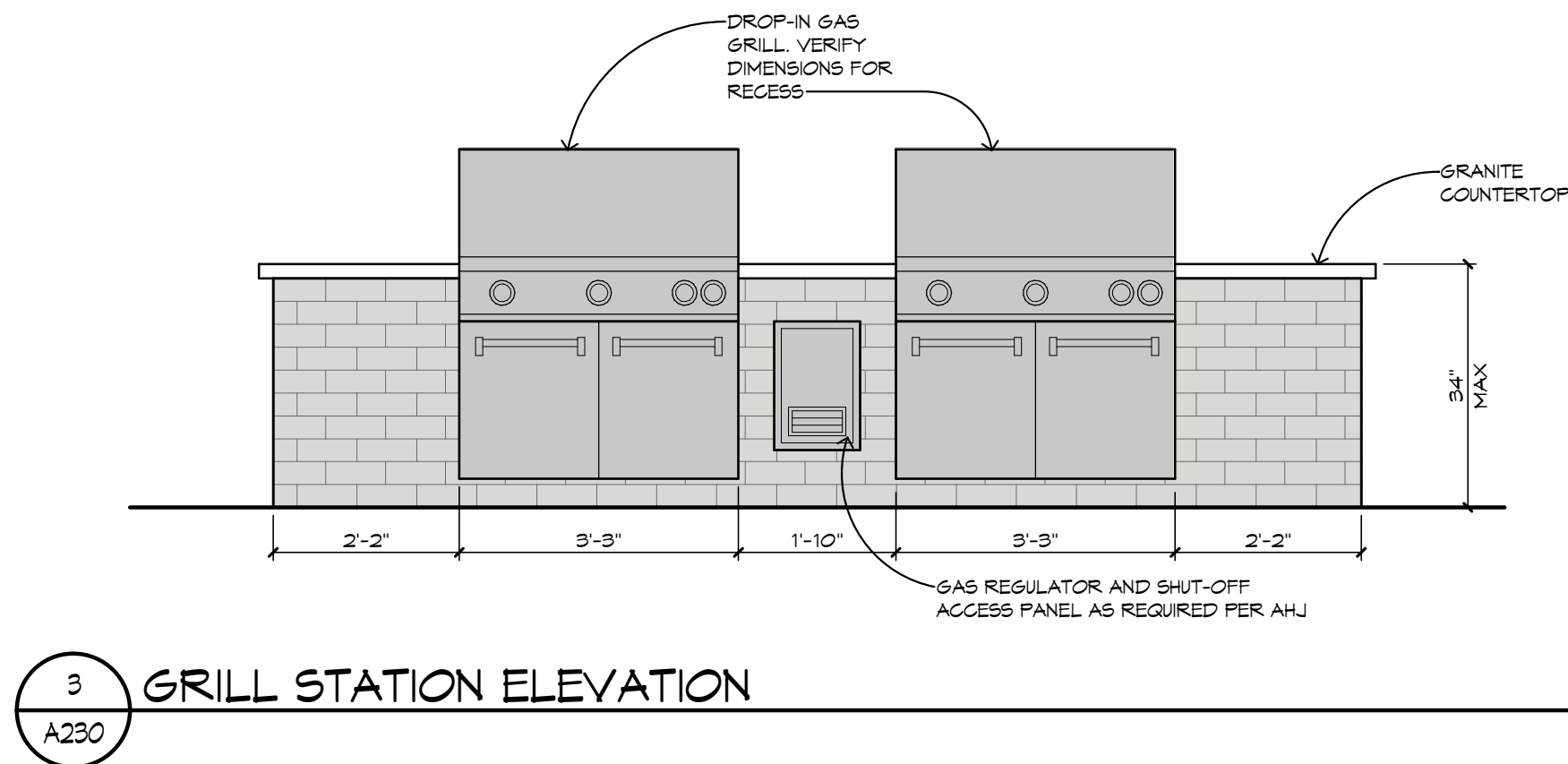
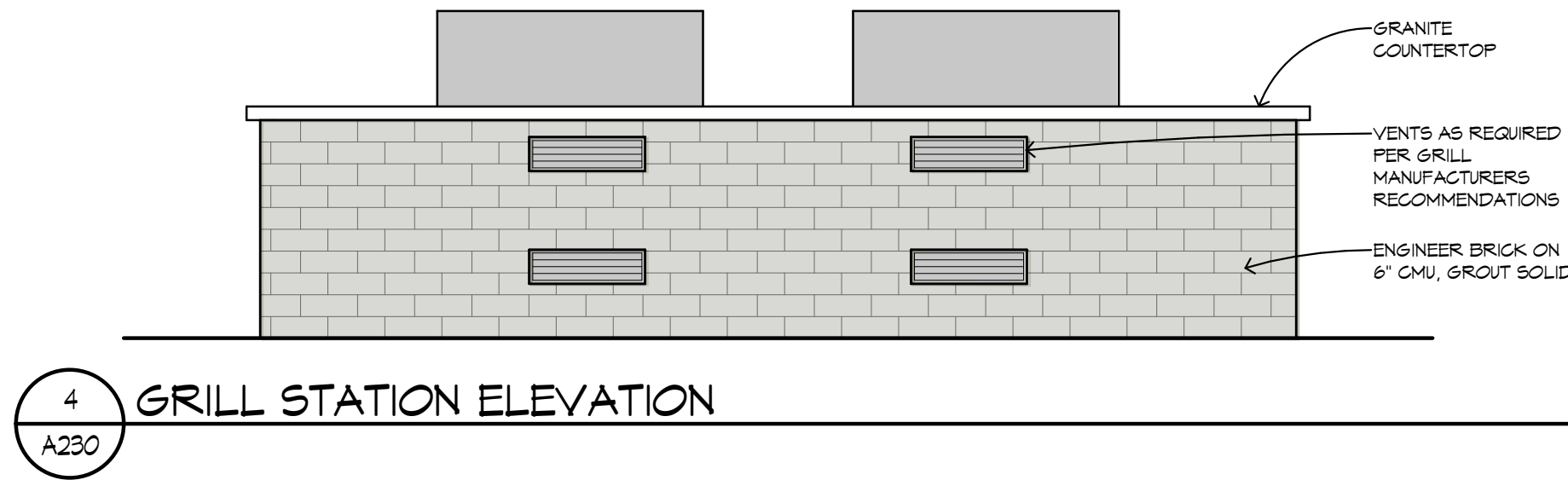
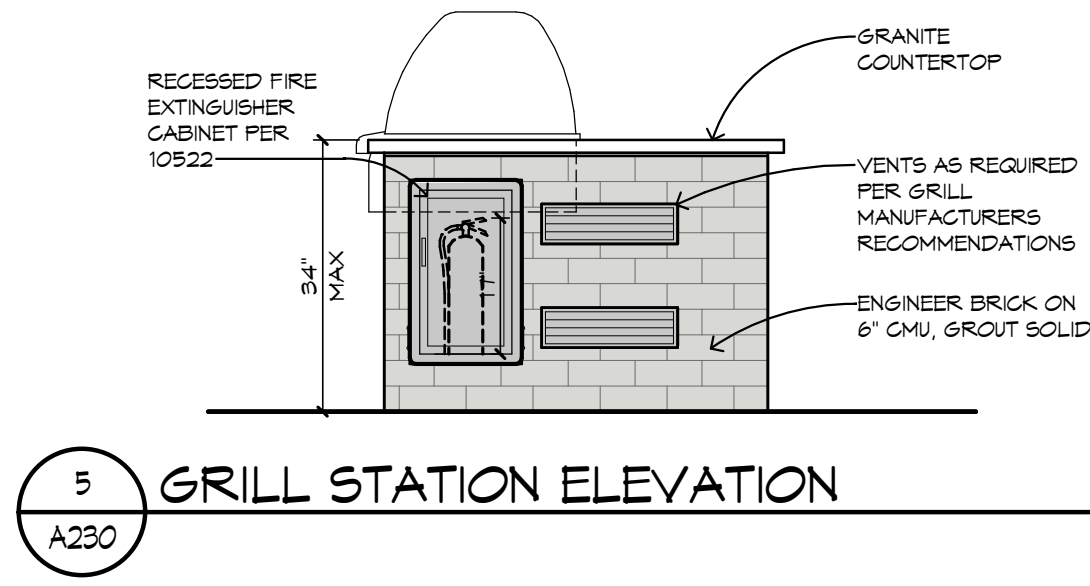
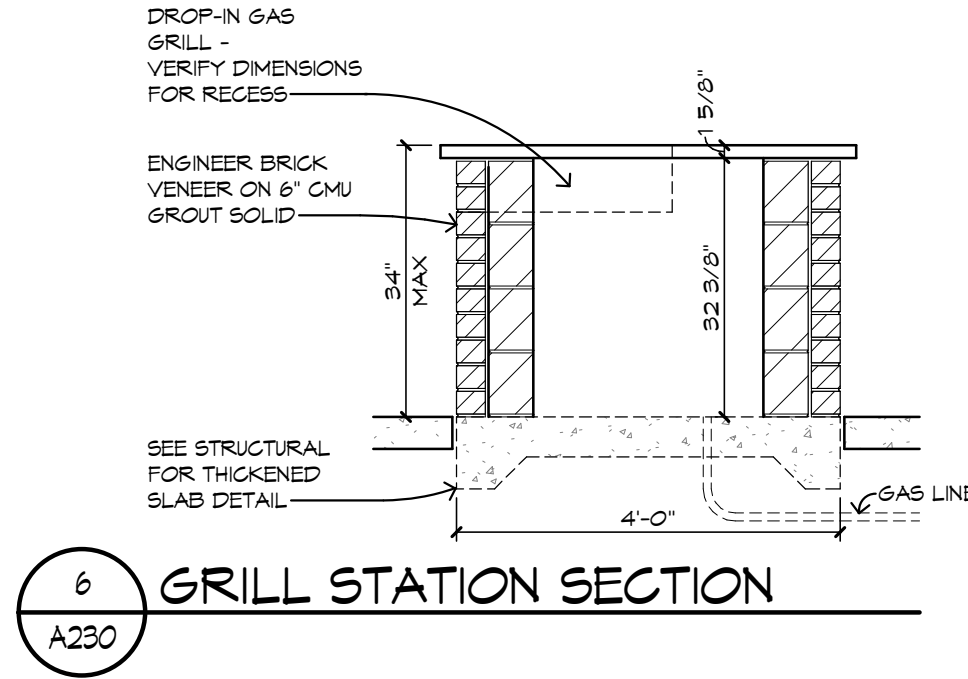
FC1, FC2, FC3

JAMES HARDIE IRON GREY





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# Seasons at Crest Hill

## CLUBHOUSE

### CREST HILL, ILLINOIS



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1" = 10'-0" CLUBHOUSE OVERALL SITE AND FLOOR PLAN A230







Seasons at Crest Hill  
CLUBHOUSE  
CREST HILL, ILLINOIS



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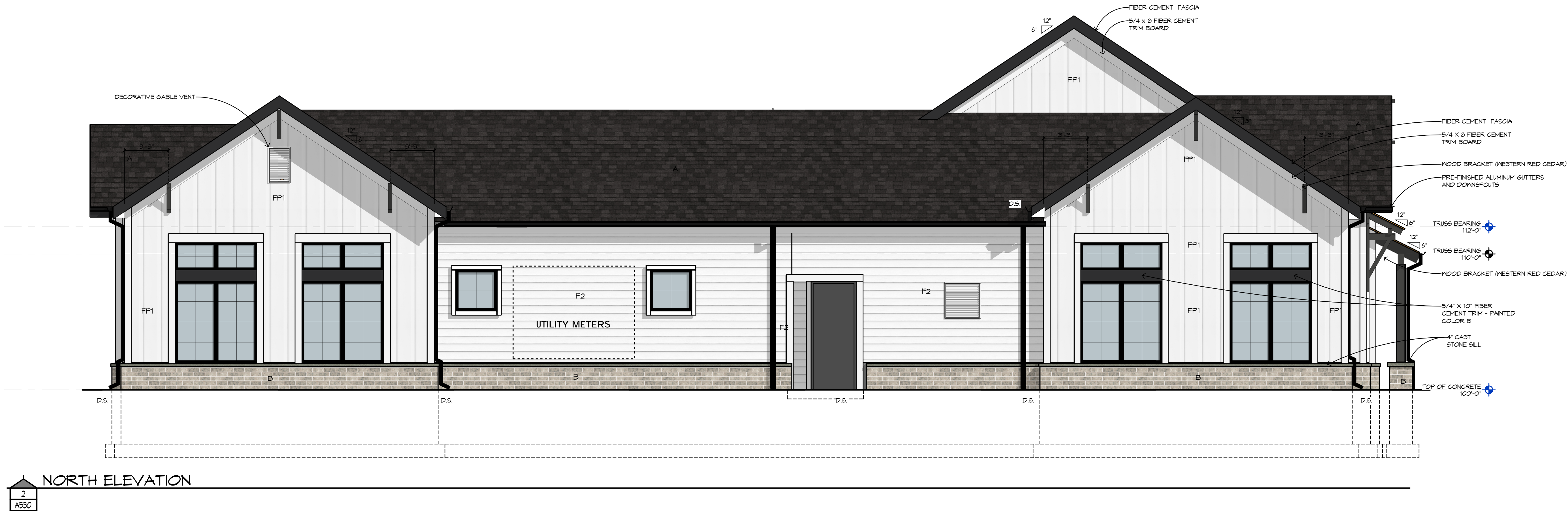
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EXTERIOR ELEVATION GENERAL NOTES

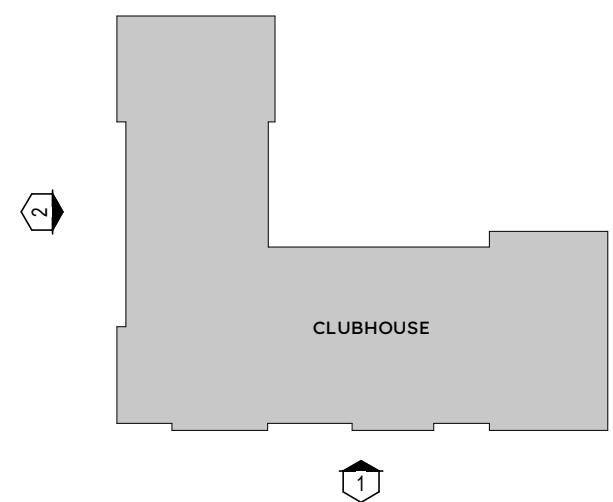
1. PROVIDE CONCRETE SPLASH BLOCKS AT ALL DOWNSPOUTS WHICH SPILL ONTO GRADE
2. ALL CONDUIT, METERS, VENTS, ETC. TO BE PAINTED TO MATCH ADJACENT SURFACE.
3. GUTTERS AND DOWNSPOUTS ARE PREFINISHED ALUMINUM - BLACK FINISH
4. SEE SHEET A532 FOR WINDOW AND STOREFRONT SCHEDULE - BLACK FINISH
5. ALL FIELD PAINTED FASCIAS TO BE COLOR B - TRICORN BLACK SW 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 GLACIER GRAY  
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 6258



WEST ELEVATION



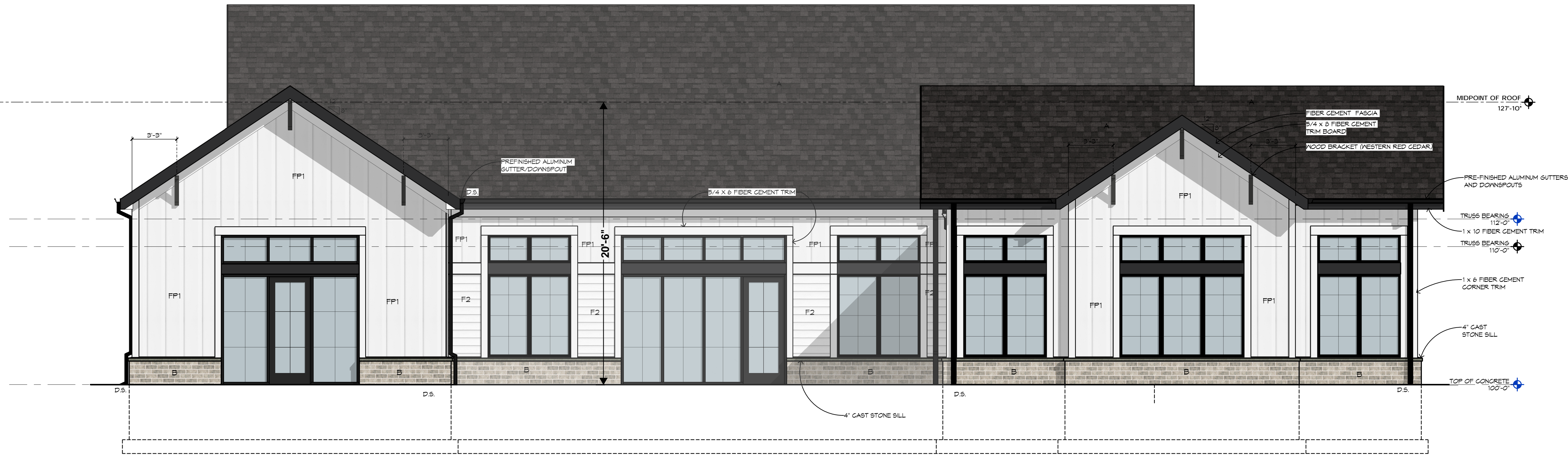
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2  
A531  
SOUTH ELEVATION



1  
A531  
EAST ELEVATION

#### 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 - TRIGORN BLACK SN 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 GLACIER GRAY
- 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 - TRIGORN BLACK SN 6250

# Seasons at Crest Hill

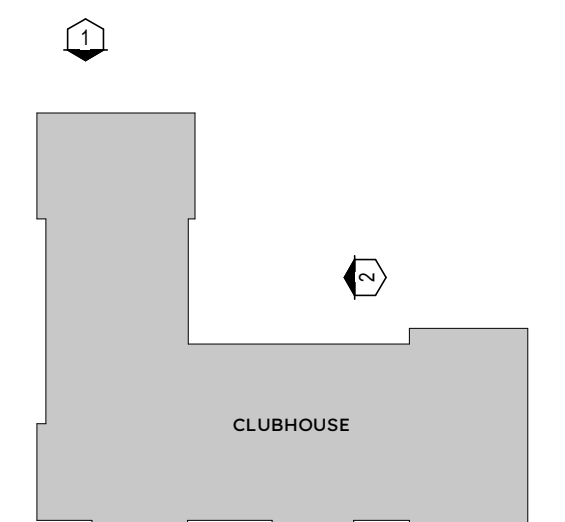
## CLUBHOUSE

### CREST HILL, ILLINOIS



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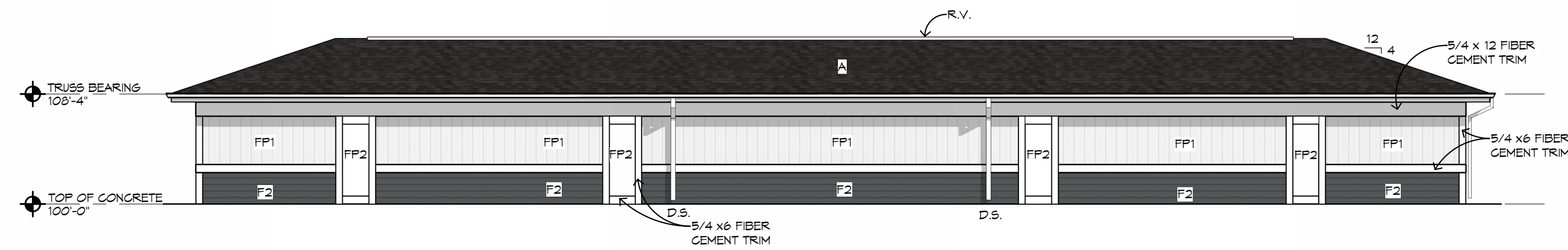
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10 October 2025

PROJECT  
252101

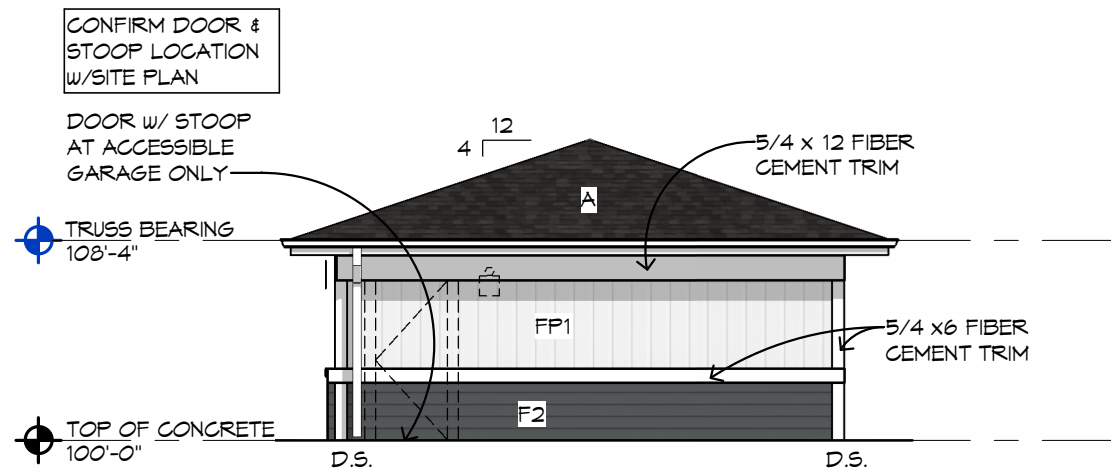
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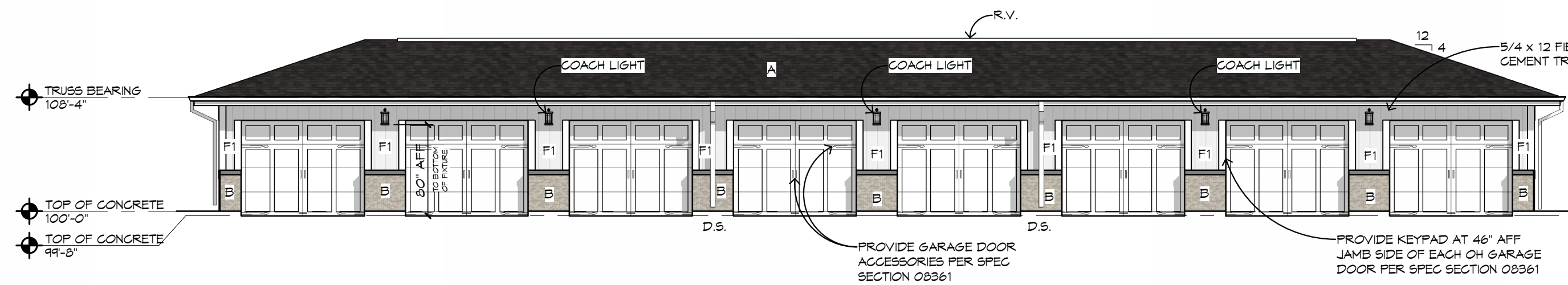
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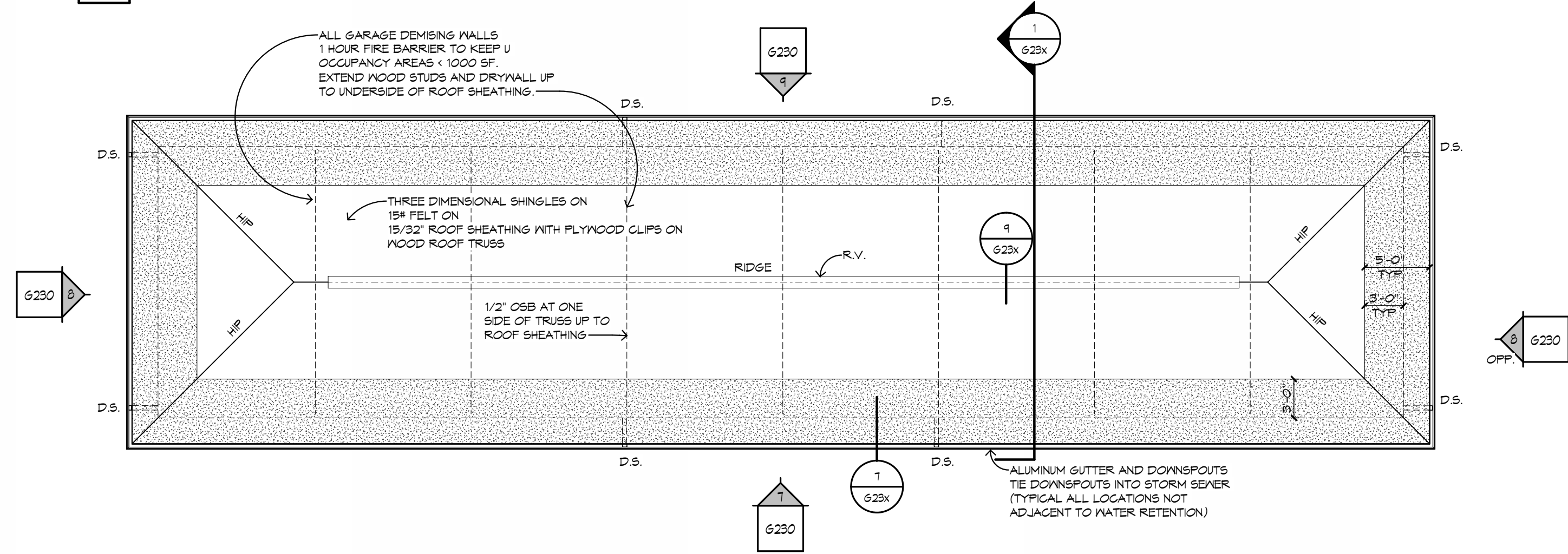
8 CAR GARAGE REAR ELEVATION  
1/8" = 1'-0" TYPICAL



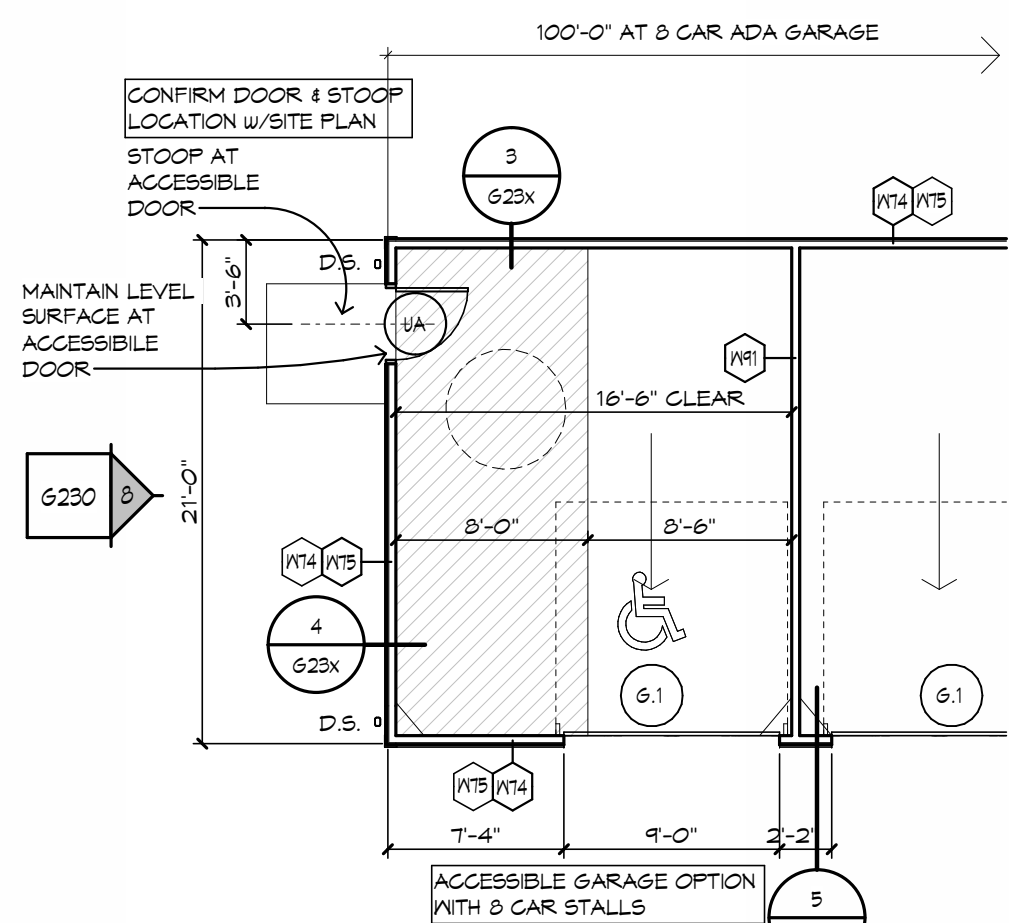
8 CAR GARAGE SIDE ELEVATION  
1/8" = 1'-0" TYPICAL



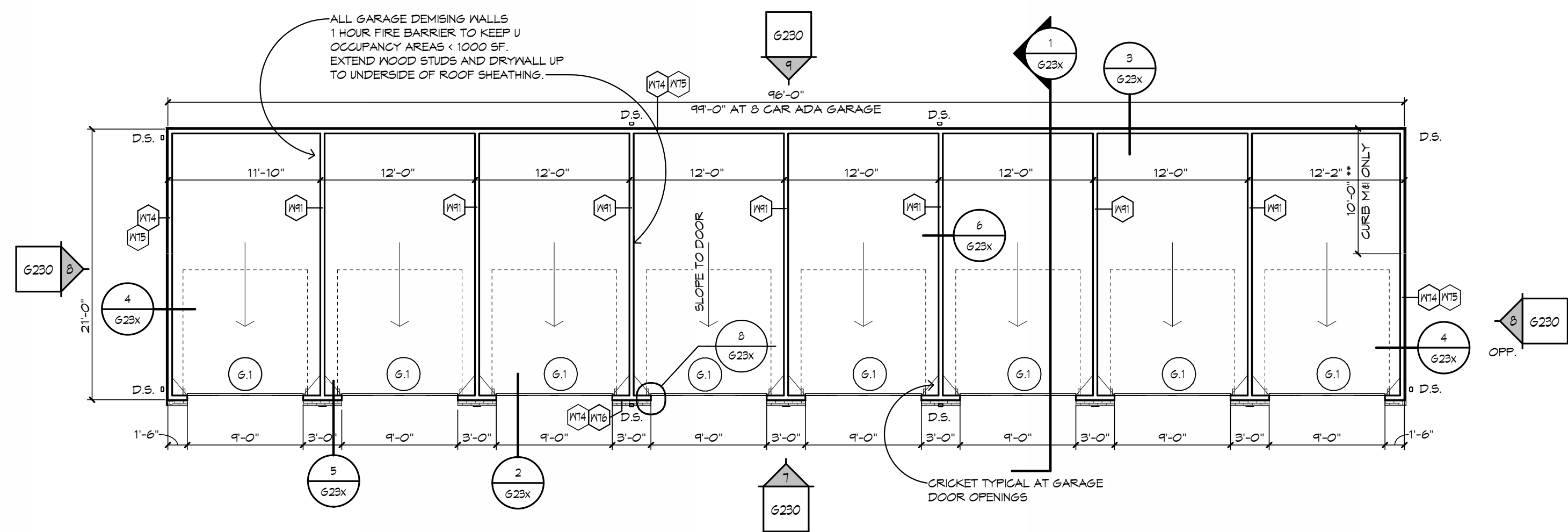
8 CAR GARAGE FRONT ELEVATION  
1/8" = 1'-0" TYPICAL



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 GEHRY 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

- 6.1 6.2 9'-0" x 7'-0" INSULATED SECTIONAL OVERHEAD GARAGE DOOR
- U 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



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## SITE DETAILS G230



Seasons at Crest Hill  
SITE STRUCTURES  
CREST HILL, ILLINOIS

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TRASH ENCLOSURE  
GENERAL NOTES:

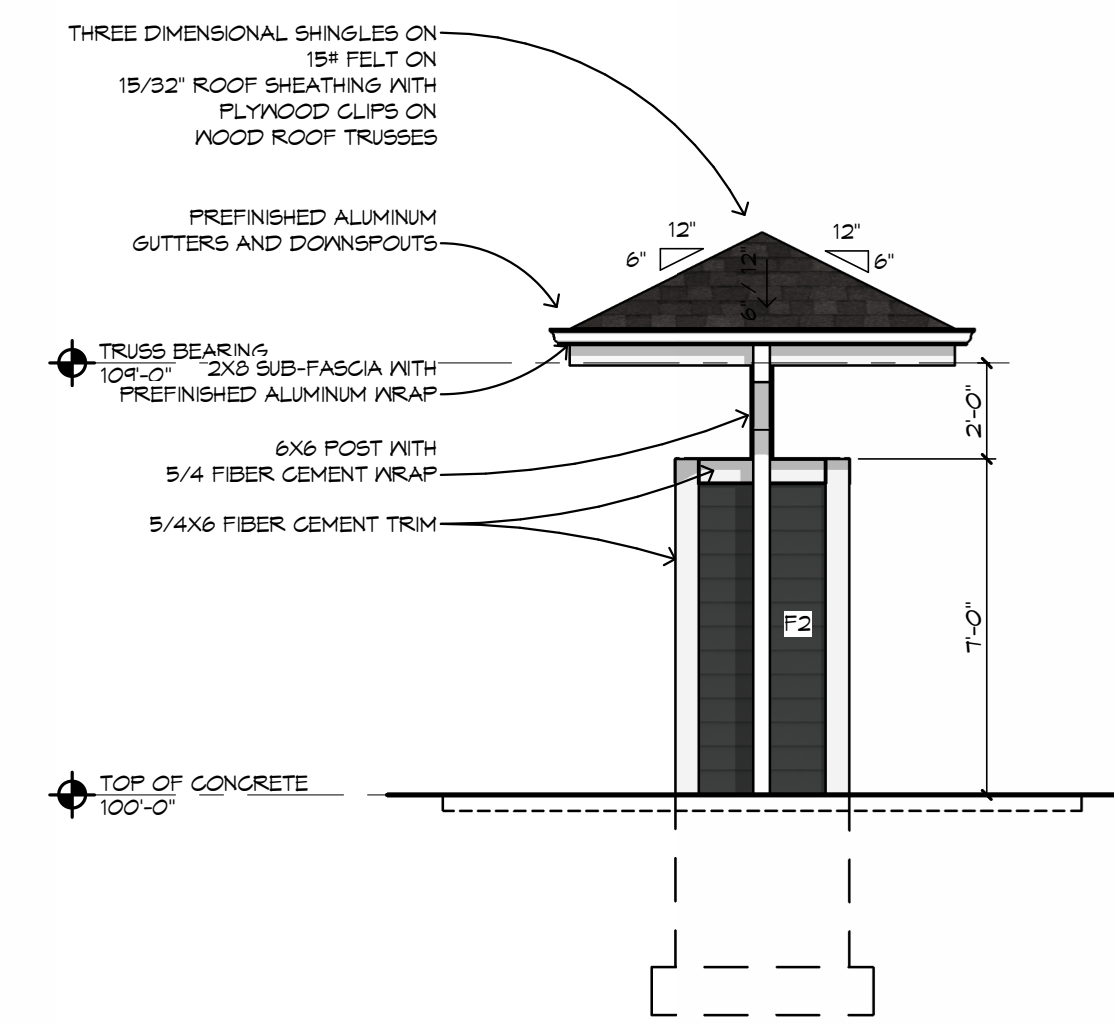
DIMENSIONS AT EXTERIOR WALLS ARE TO FACE OF BRICK  
OR SHEATHING. ALIGN WITH FOUNDATION WALL BELOW.  
VERIFY ALL ROUGH AND MASONRY OPENINGS (M.O.) WITH  
APPROVED SHOP DRAWINGS.  
SEE SHEET G230 FOR EXTERIOR ELEVATION GENERAL  
NOTES & COLOR KEY.

6'-6" \* DIMENSIONS SHOWN AS ROUGH  
OPENINGS FOR SPECIFIC PRODUCTS  
BASED ON CURRENT INFORMATION  
AVAILABLE AT TIME OF DRAWING  
PREPARATION. CONTRACTOR TO  
VERIFY AS APPROPRIATE.  
6'-6" \*\* PLUS OR MINUS - FOR REFERENCE  
ONLY.

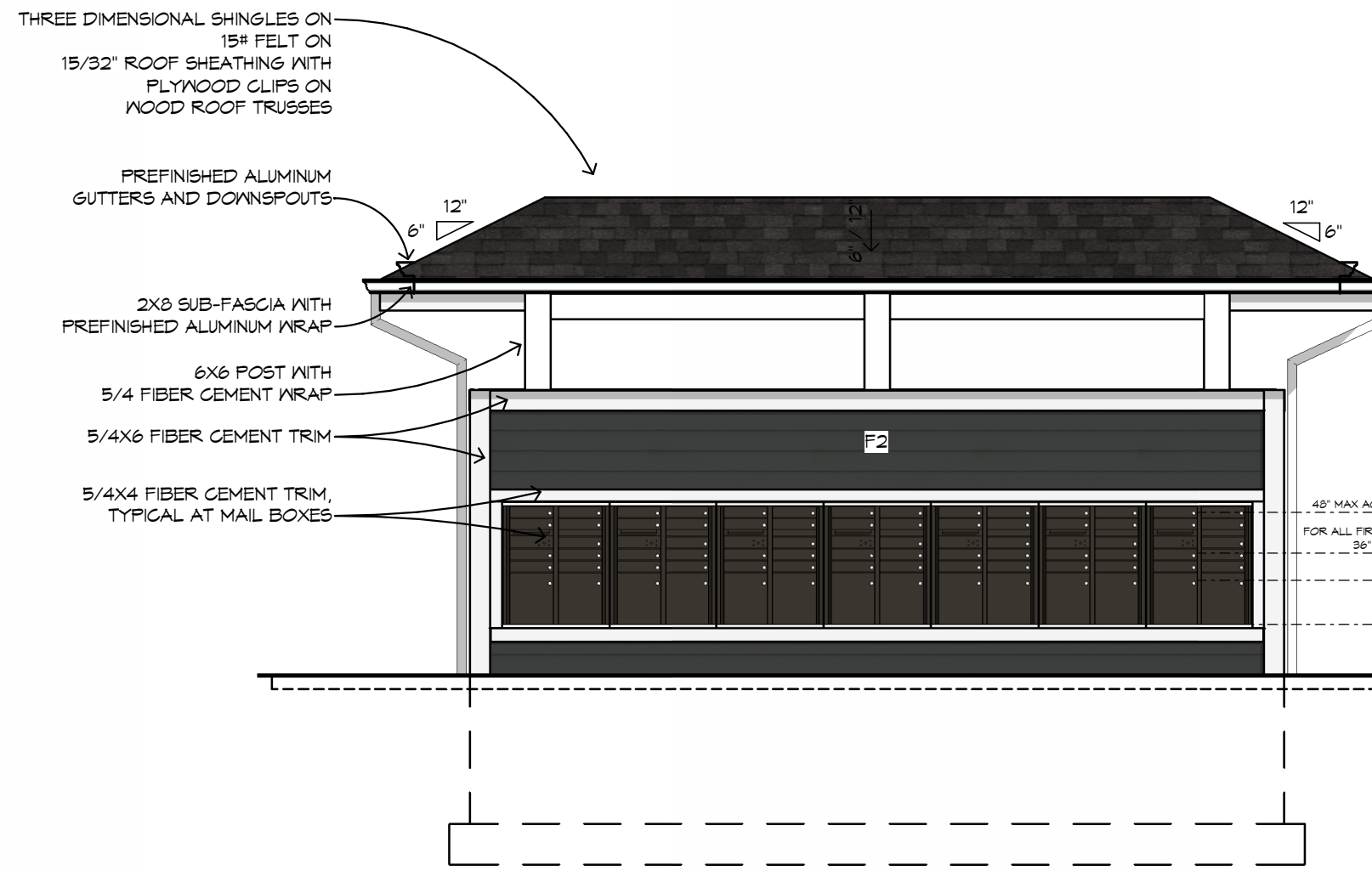
EXTERIOR ELEVATION  
GENERAL NOTES

EXTERIOR ELEVATION KEY NOTES:

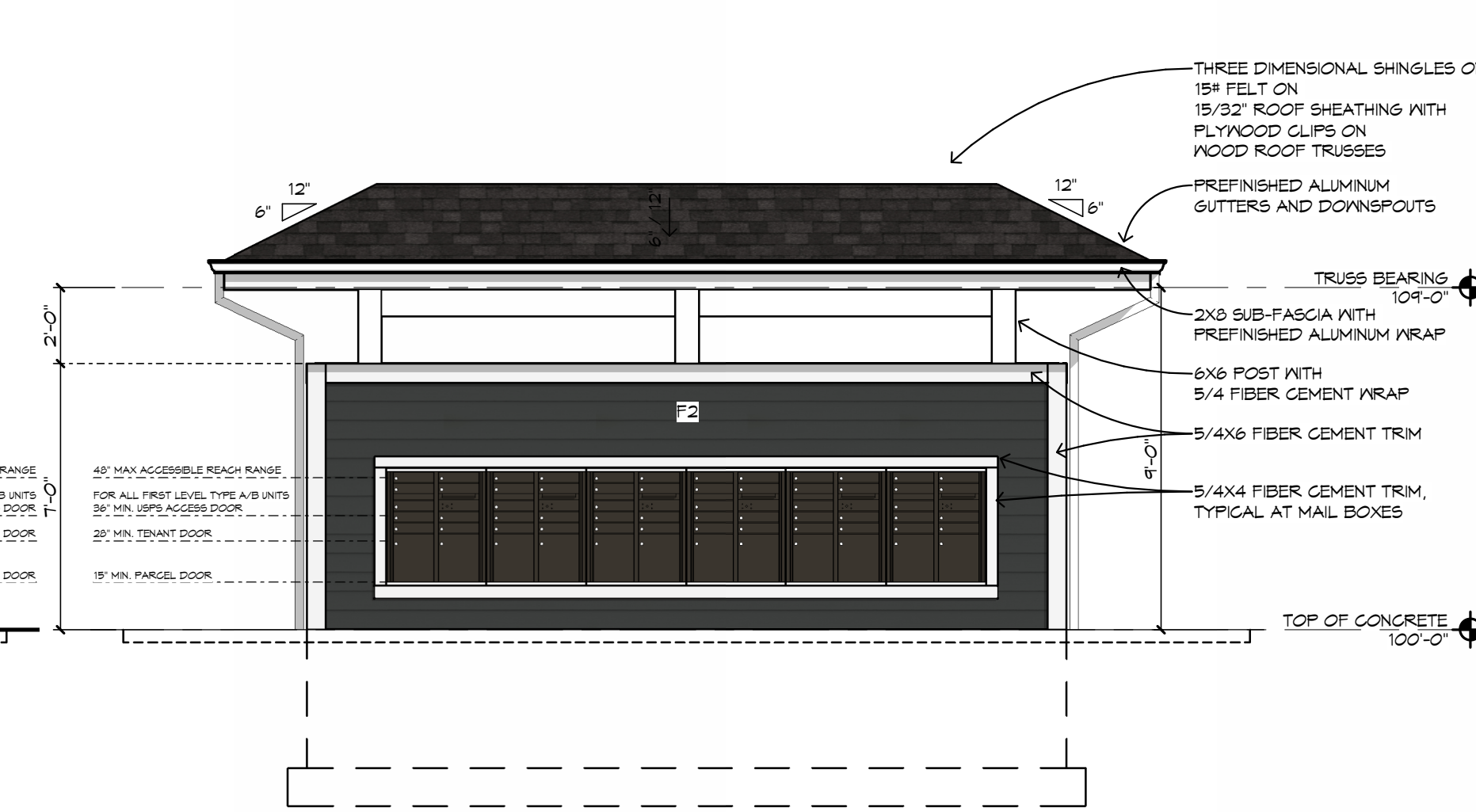
- A THREE DIMENSIONAL ASPHALT SHINGLES - SAF, COLOR - CHARCOAL  
B BRICK - COLOR GLEN GEHRY ANTIQUE WHITE  
F2 FIBER CEMENT SIDING WITH 6" EXPOSURE - IRON GREY  
FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C. - ARCTIC WHITE  
COLOR LEGEND  
FIBER CEMENT TRIM TO BE ARCTIC WHITE UNLESS NOTED OTHERWISE  
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE



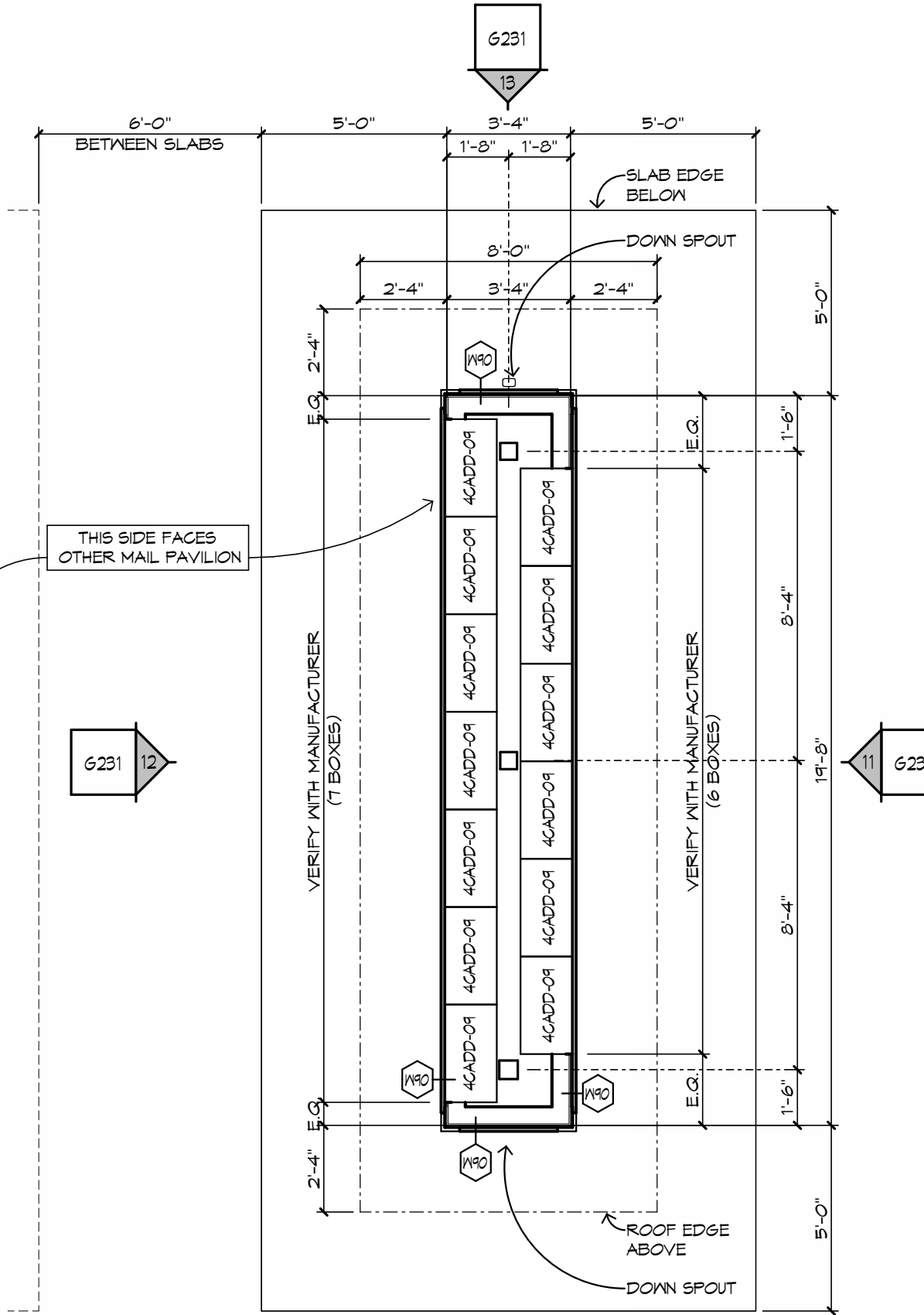
13 MAIL ELEVATION  
1/4" = 1'-0"



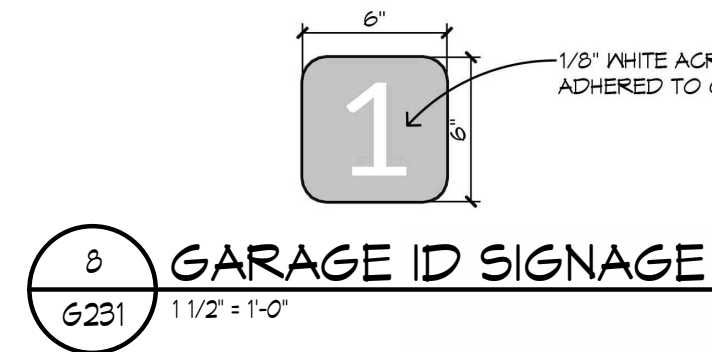
12 MAIL PAVILION ELEVATION  
1/4" = 1'-0"



11 MAIL PAVILION ELEVATION  
1/4" = 1'-0"



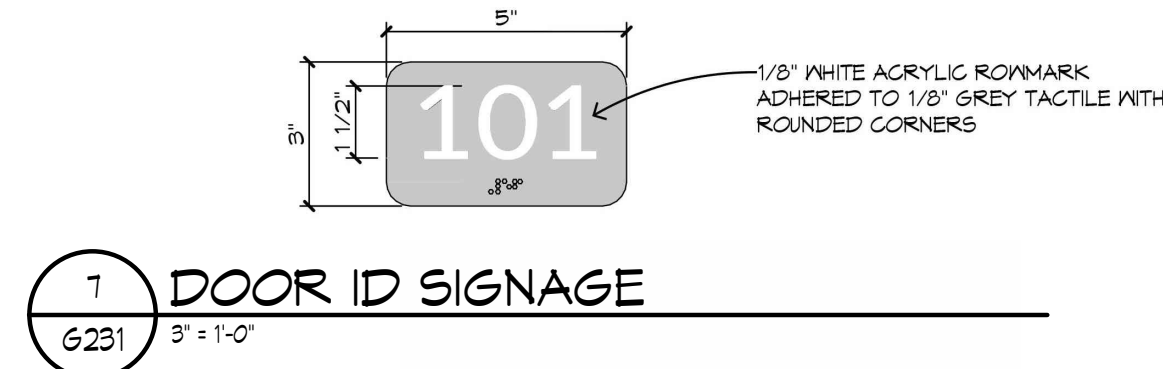
10 MAIL PAVILION PLAN  
6/231



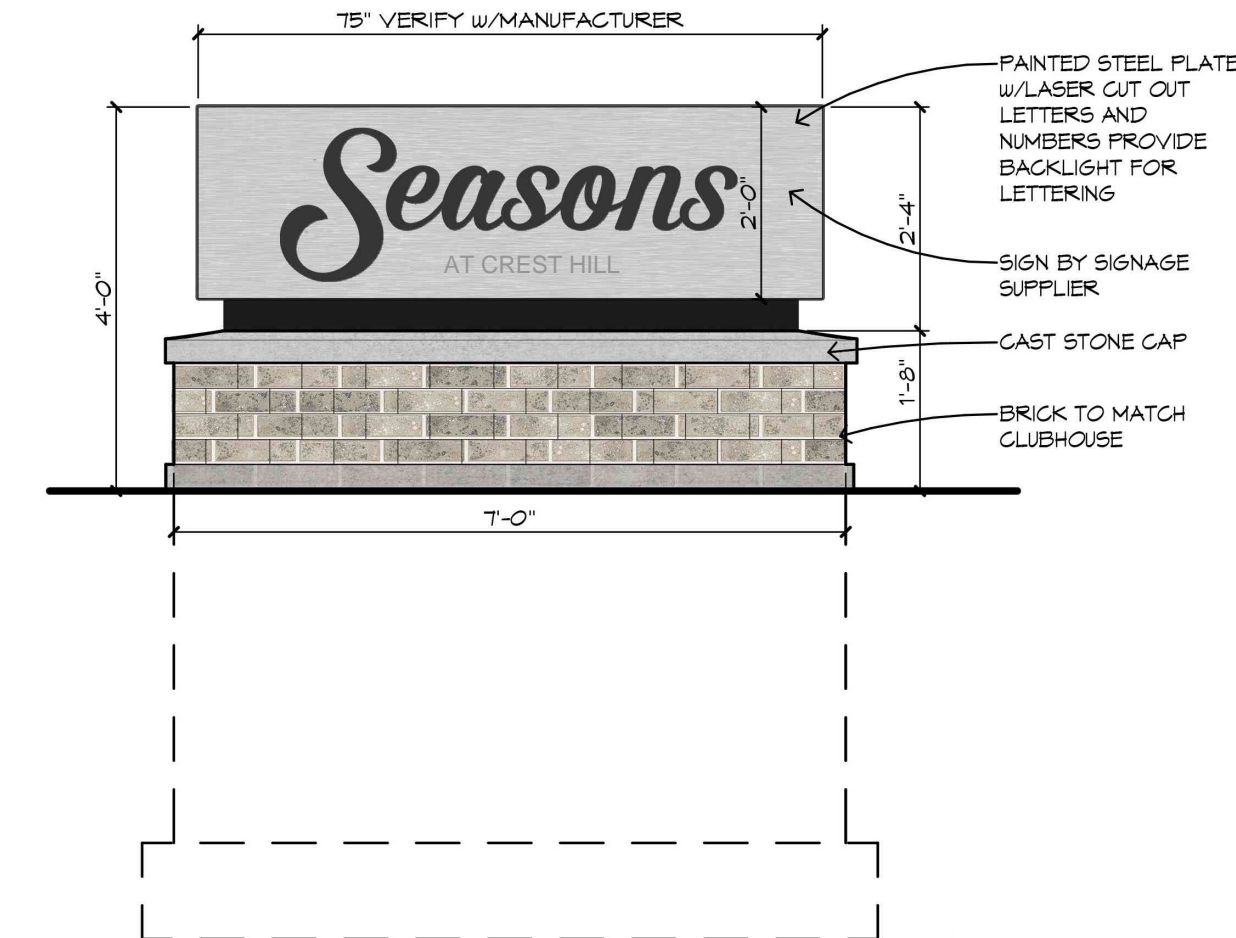
6 GARAGE ID SIGNAGE  
1 1/2" = 1'-0"



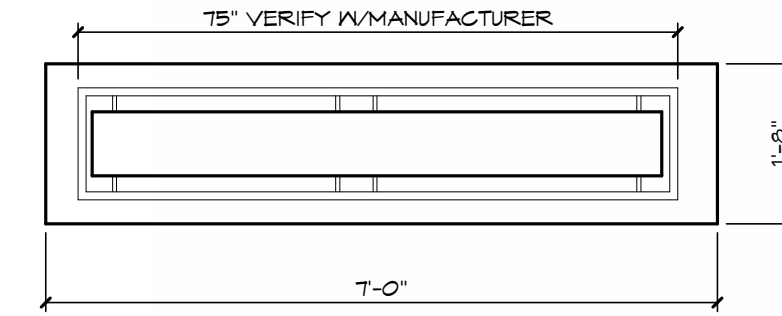
9 BUILDING ID/ADDRESS SIGNAGE  
1 1/2" = 1'-0"



7 DOOR ID SIGNAGE  
3" = 1'-0"

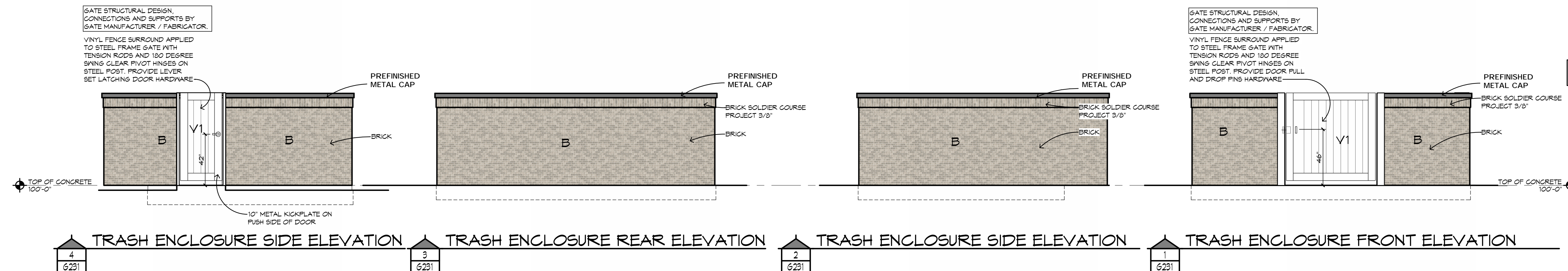
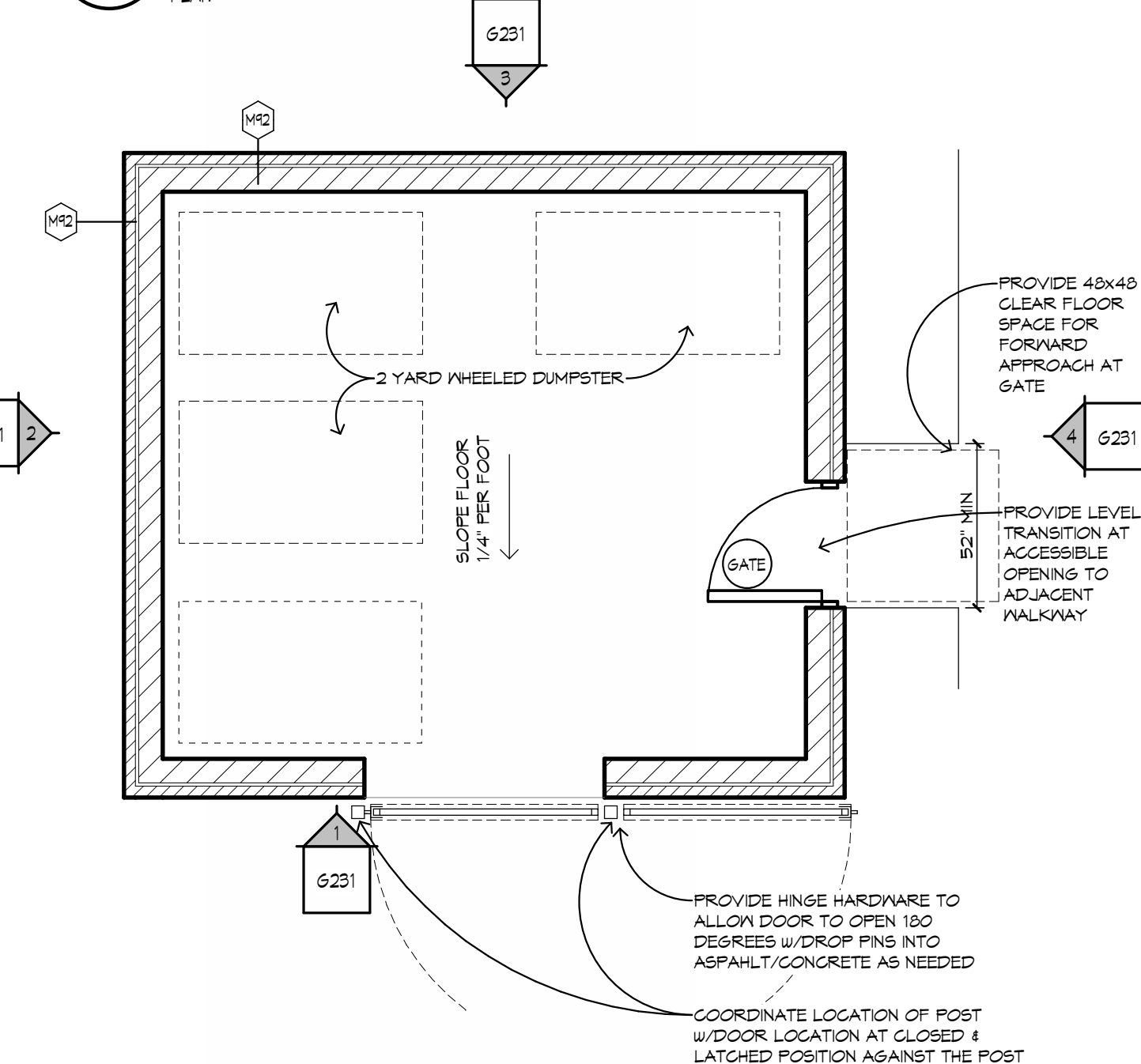


6 MONUMENT SIGN - B  
1/2" = 1'-0" ELEVATION



MONUMENT SIGN B

5 MONUMENT SIGN - A AND B  
1/2" = 1'-0" PLAN



4 TRASH ENCLOSURE SIDE ELEVATION  
6/231

3 TRASH ENCLOSURE REAR ELEVATION  
6/231

2 TRASH ENCLOSURE SIDE ELEVATION  
6/231

1 TRASH ENCLOSURE FRONT ELEVATION  
6/231

SITE DETAILS G231



EXTERIOR ELEVATION  
GENERAL NOTES

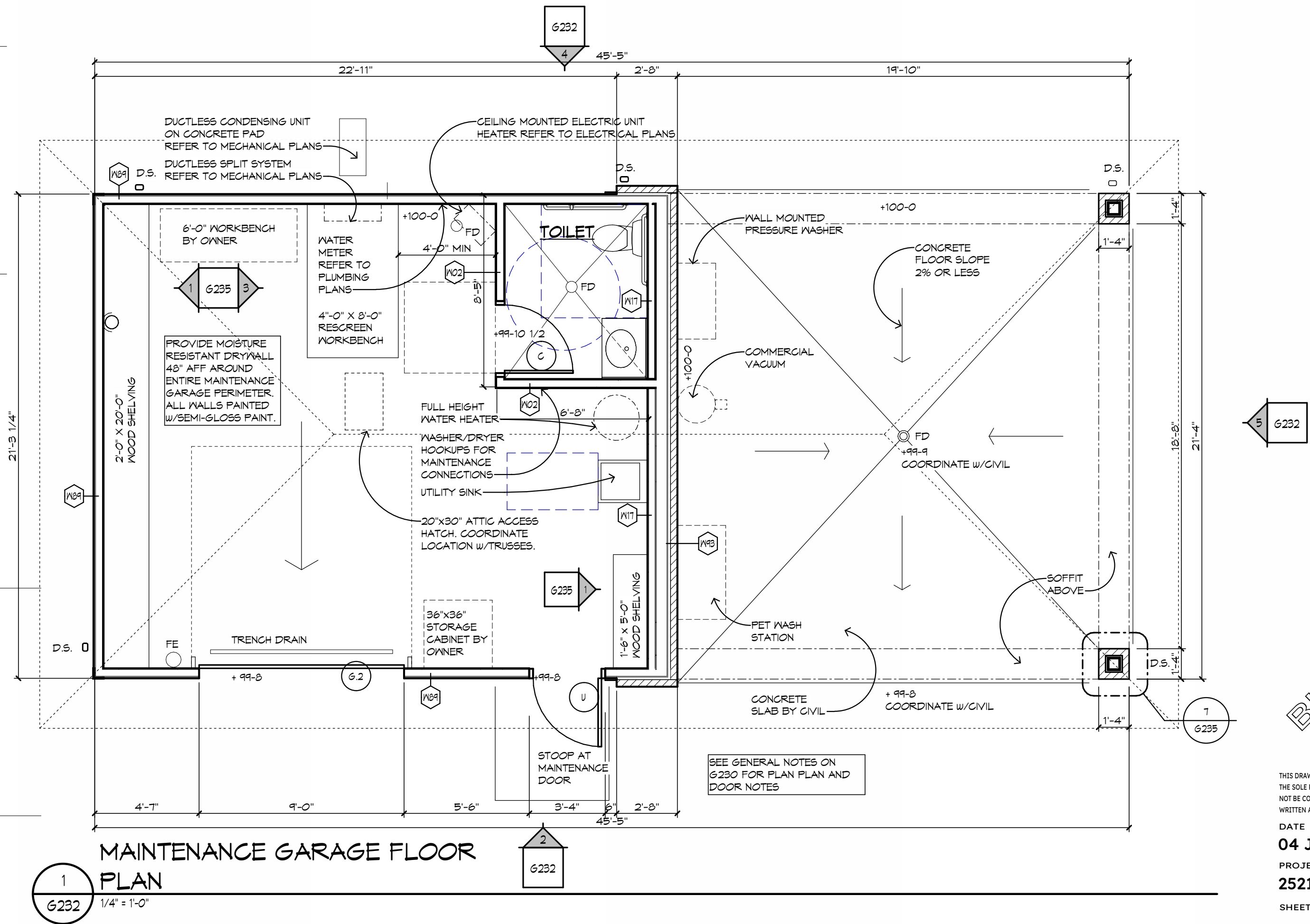
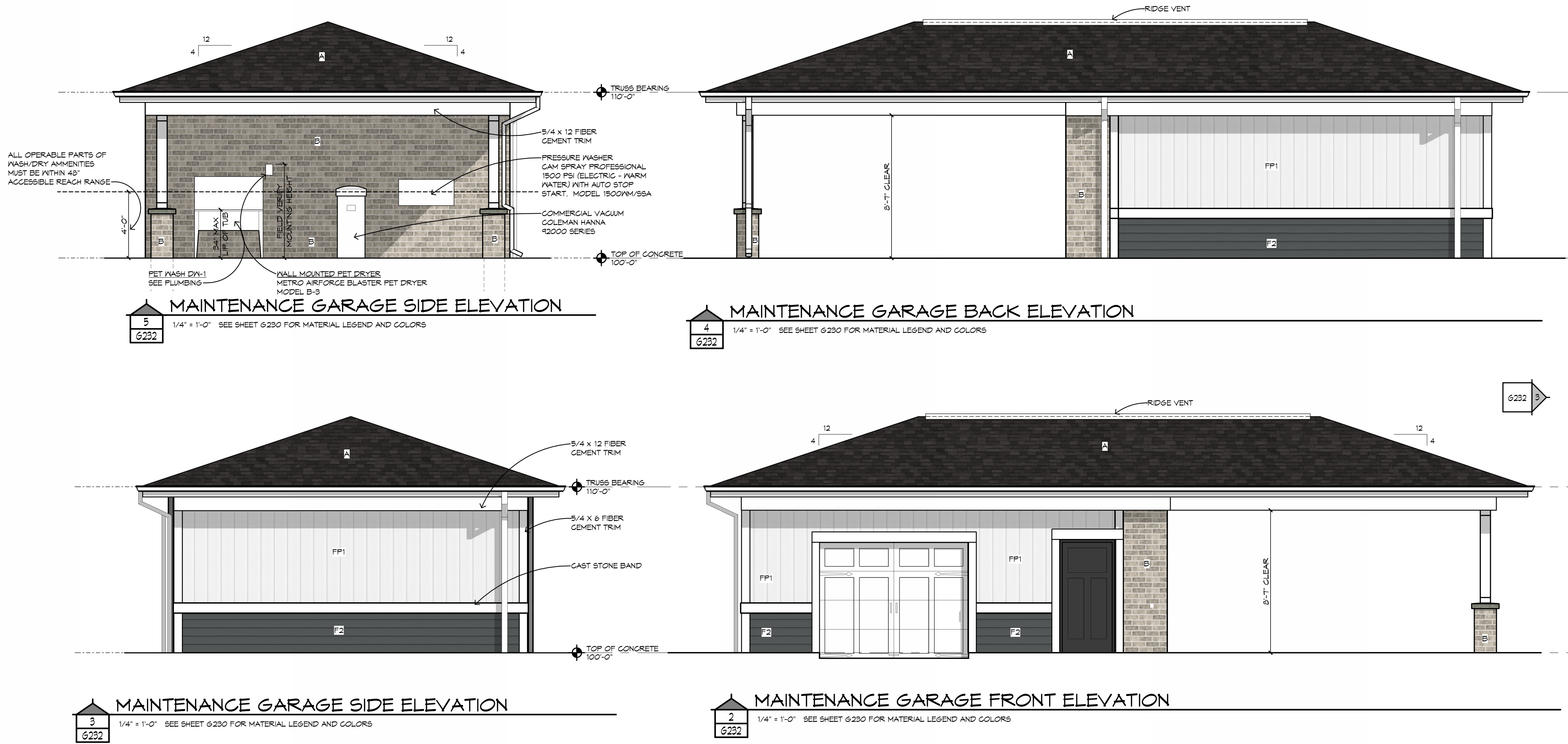
EXTERIOR ELEVATION KEY NOTES:  
A THREE DIMENSIONAL ASPHALT SHINGLES - GAP; COLOR - CHARCOAL  
B BRICK - COLOR GLEN GEHRY ANTIQUE WHITE  
F2 FIBER CEMENT SIDING WITH 6" EXPOSURE - IRON GREY  
FP1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.C. - ARCTIC WHITE  
COLOR LEGEND  
FIBER CEMENT TRIM TO BE ARCTIC WHITE UNLESS NOTED OTHERWISE  
FIBER CEMENT COLUMN TRIM AND PANEL TO BE ARCTIC WHITE

Seasons at Crest Hill  
SITE STRUCTURES  
CREST HILL, ILLINOIS



AG ARCHITECTURE  
Bright Vision. Bold Communities.

REVISIONS  
NO. DATE DESCRIPTION



SITE DETAILS **G232**  
SITE

BID SET  
NOT FOR  
CONSTRUCTION

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252101  
SHEET NO.