



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: 847-634-555

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

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

RESIDENTIAL MASONRY PERCENTAGE

20 UNIT:	26%
18 UNIT:	20%

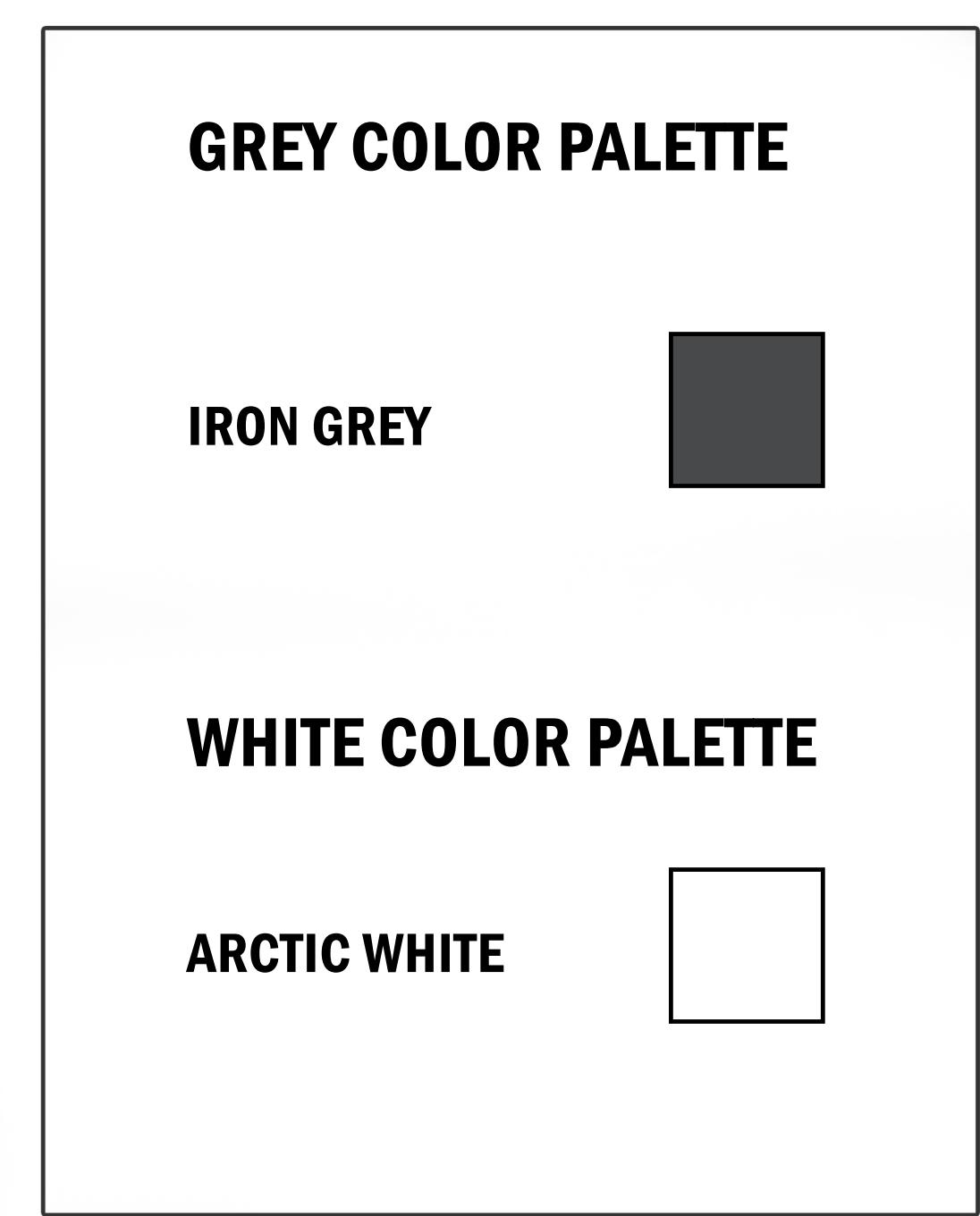
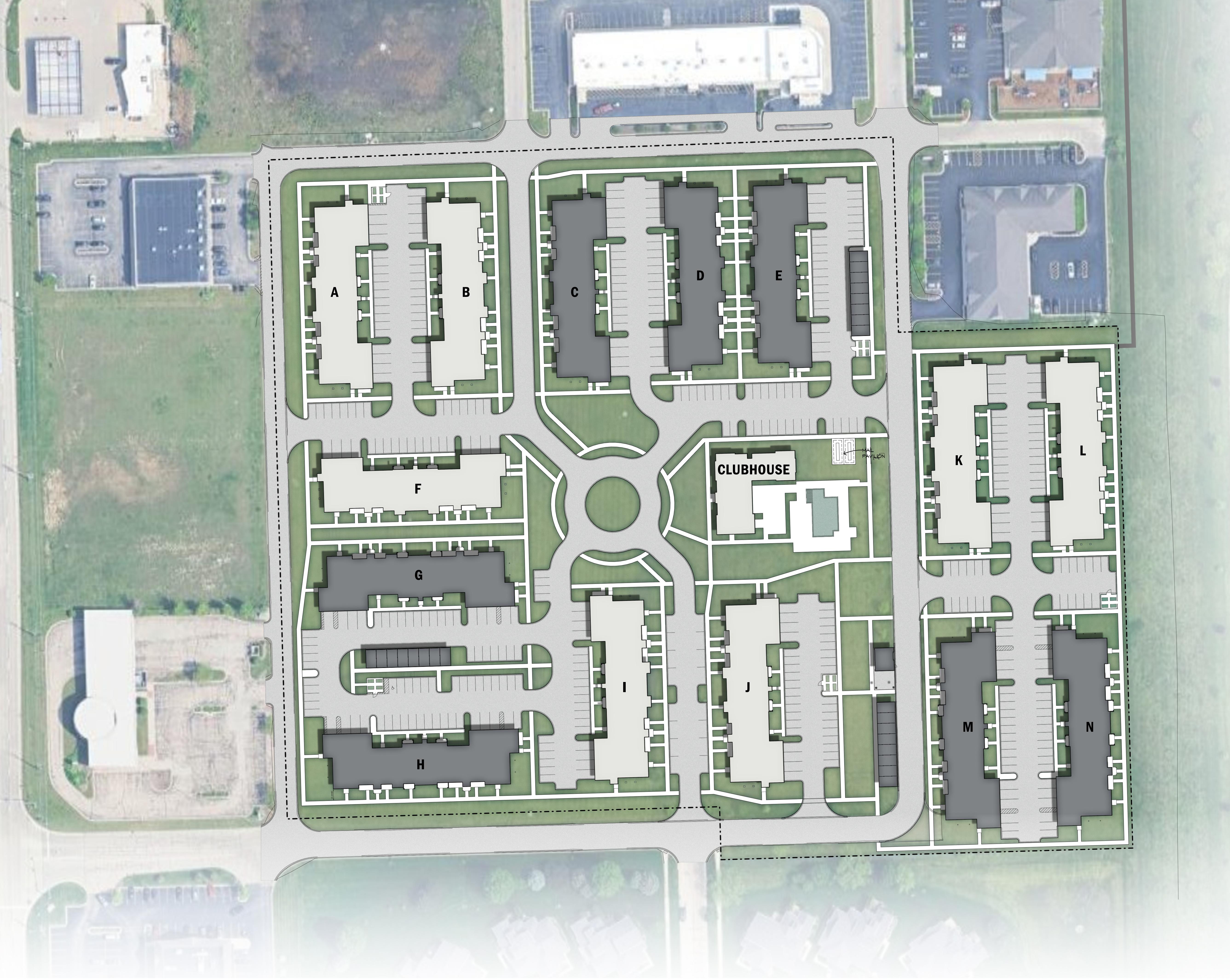
AVERAGE MASONRY PROVIDED 23%

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)

0'10" 50' 150' 250'





Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

SEASONS AT CREST HILL | LANDSCAPE CIRCLE

ACI
ARCHITECTURE



Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

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

ACI
ARCHITECTURE



Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

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

ACI
ARCHITECTURE



Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

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

ACI
ARCHITECTURE



Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

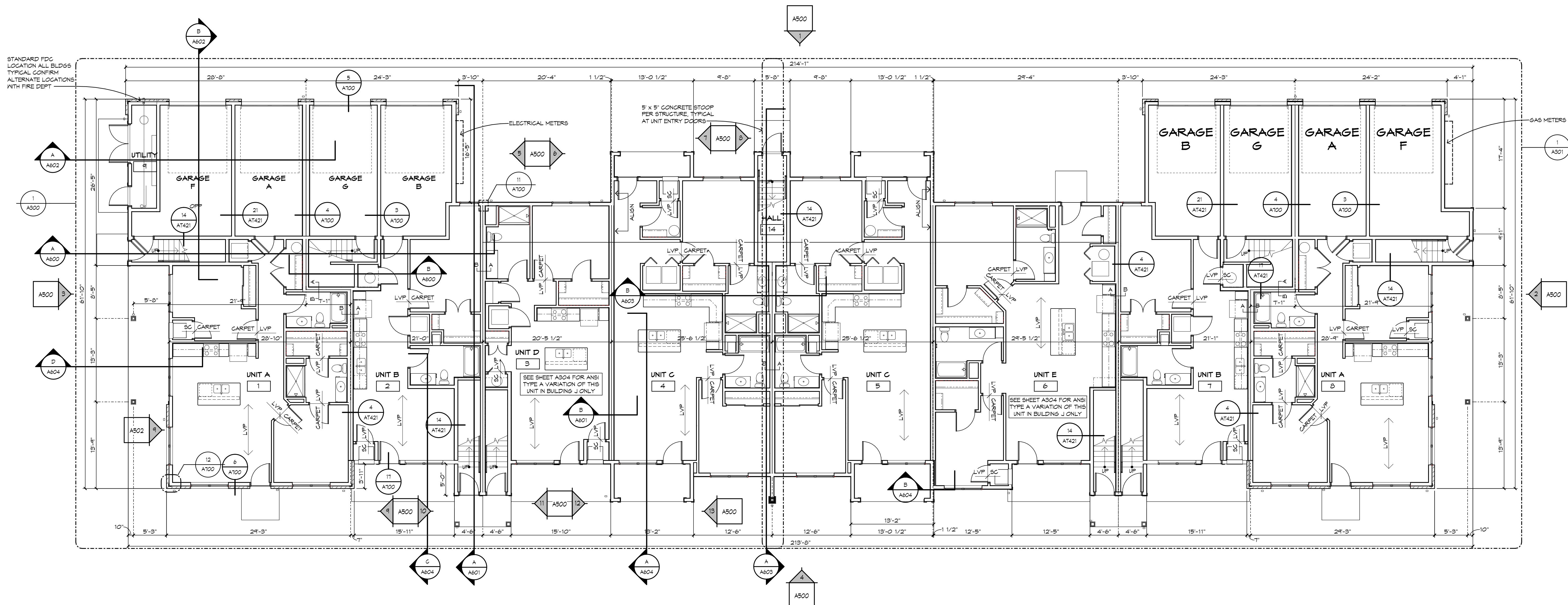
SEASONS AT CREST HILL | 20 - UNIT BUILDING GREY COLOR PALETTE

ACI
ARCHITECTURE

Crest Hill, Illinois | RENDERINGS ARE ARTISTS REPRESENTATIONS SHOWN FOR ILLUSTRATION PURPOSES ONLY

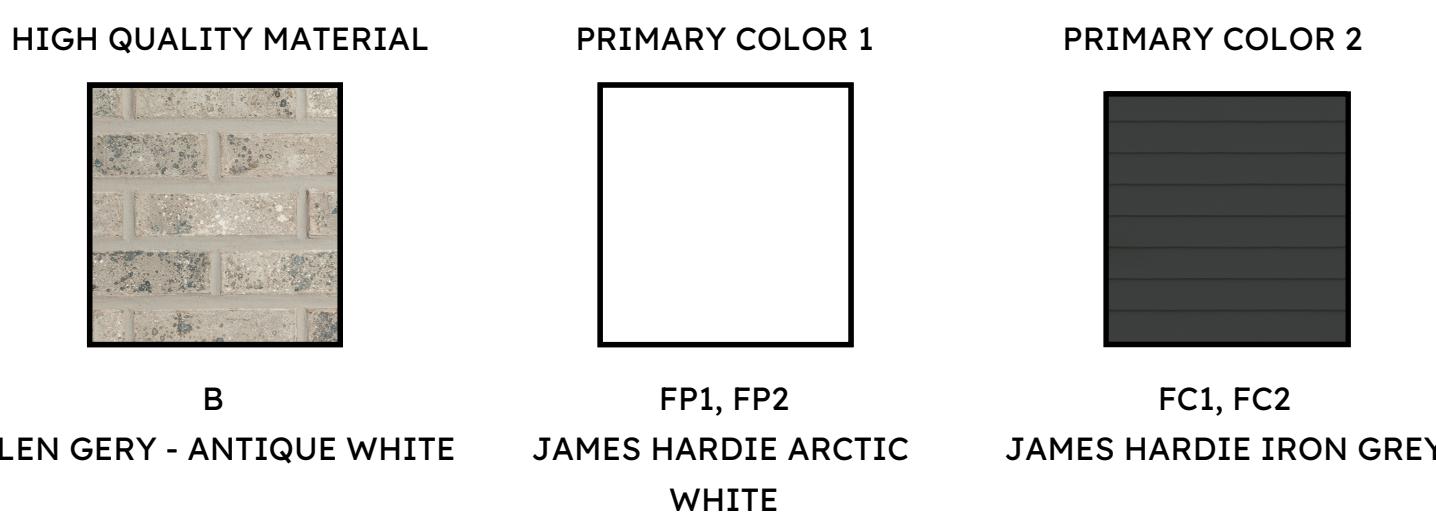
SEASONS AT CREST HILL | 18 - UNIT BUILDING FIRST FLOOR PLAN

aci
ARCHITECTURE



MATERIAL LEGEND

A - ASPHALT SHINGLE
 B - BRICK - GLEN GERY - ANTIQUE WHITE - MODULAR
 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

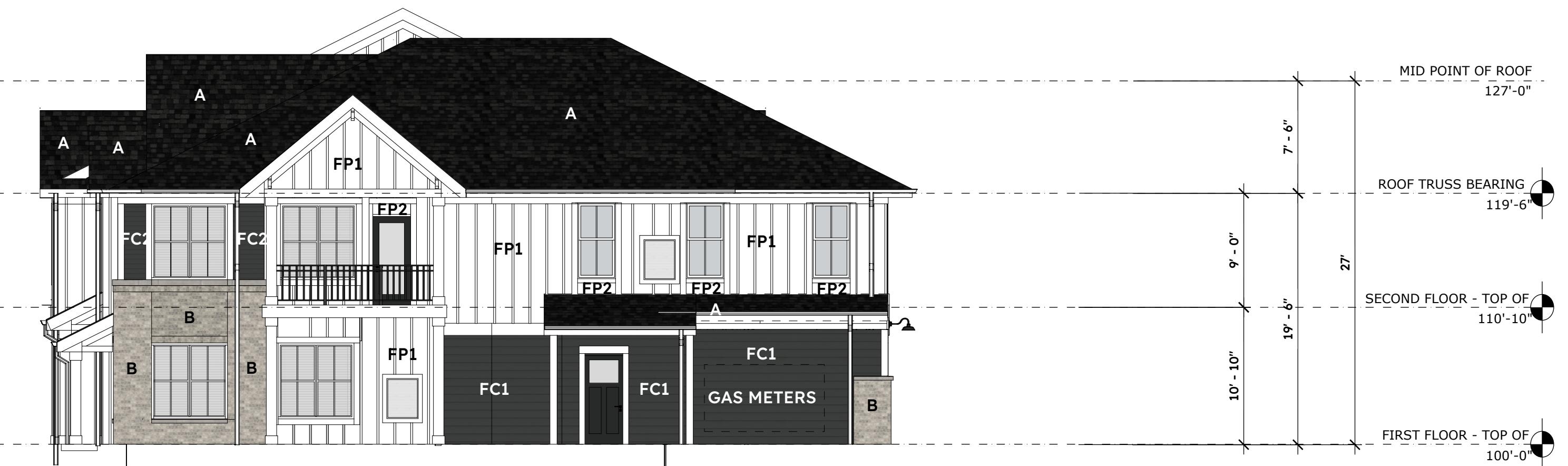
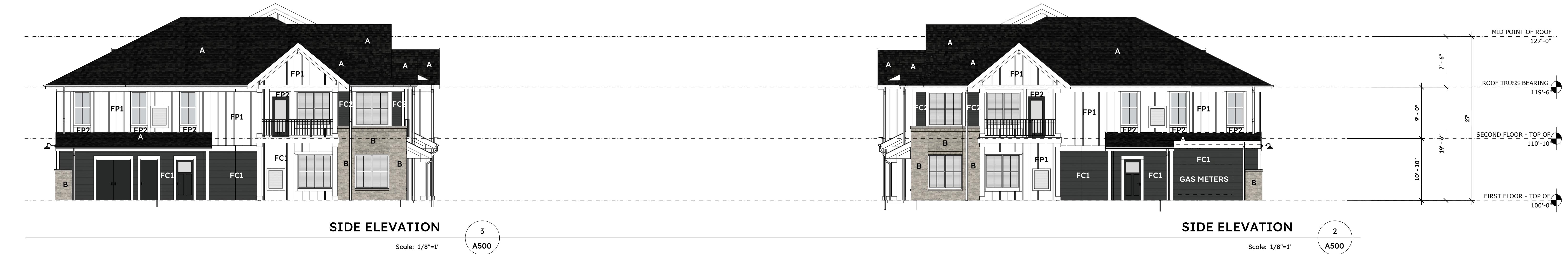
FIBER CEMENT TRIM - ARCTIC WHITE
 FIBER CEMENT COLUMN TRIM AND PANEL TO BE
 ARCTIC WHITE



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



MATERIAL LEGEND

A - ASPHALT SHINGLE
 B - BRICK - GLEN GERY - ANTIQUE WHITE - MODULAR
 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:

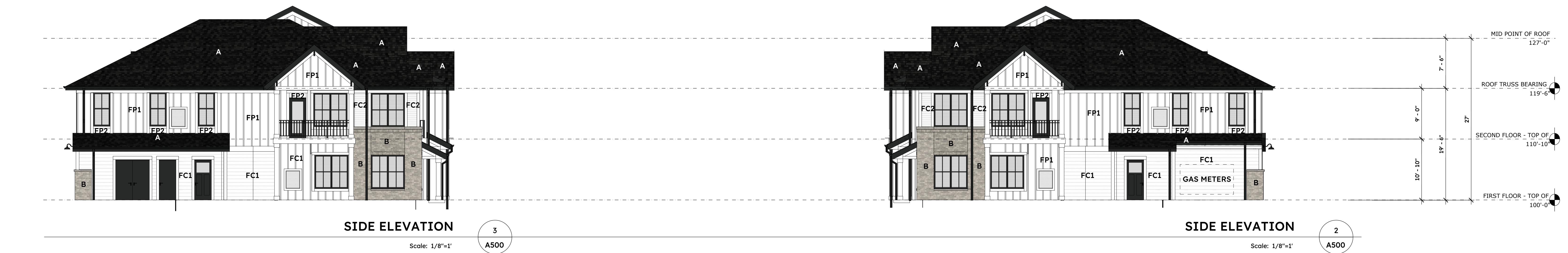
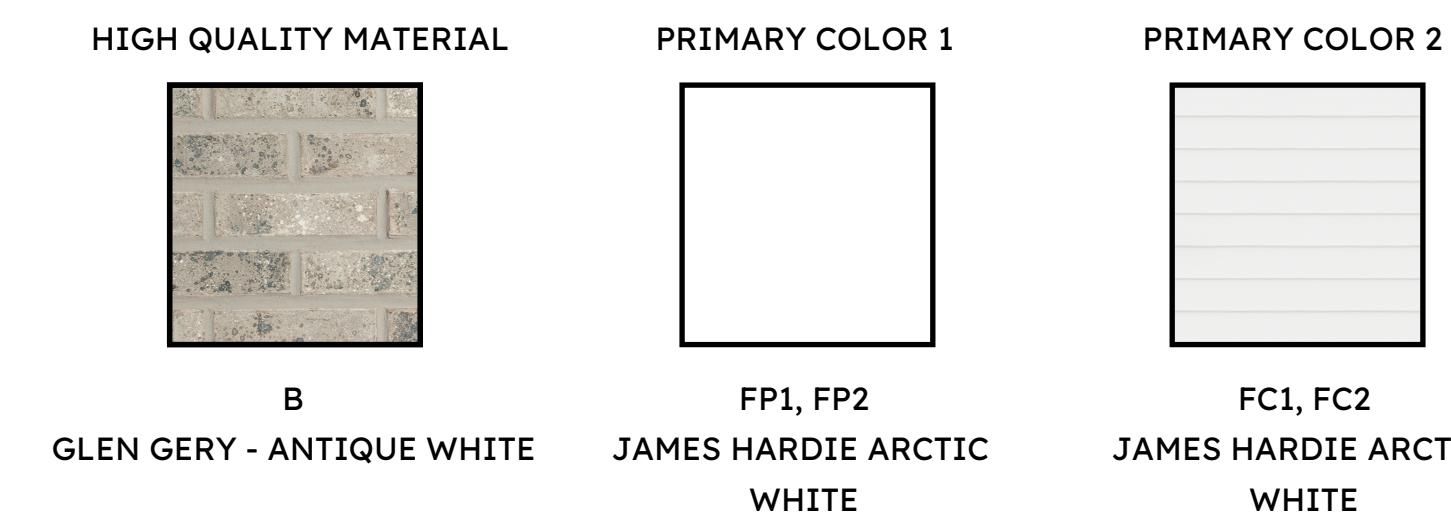
BUILDINGS C, D, E, G, H, M, N
 FC1 - IRON GREY
 FC2 - IRON GREY
 FC3 - IRON GREY - BATTENS TO MATCH
 FP1 - ARCTIC WHITE - BATTENS TO MATCH
 FP2 - ARCTIC WHITE

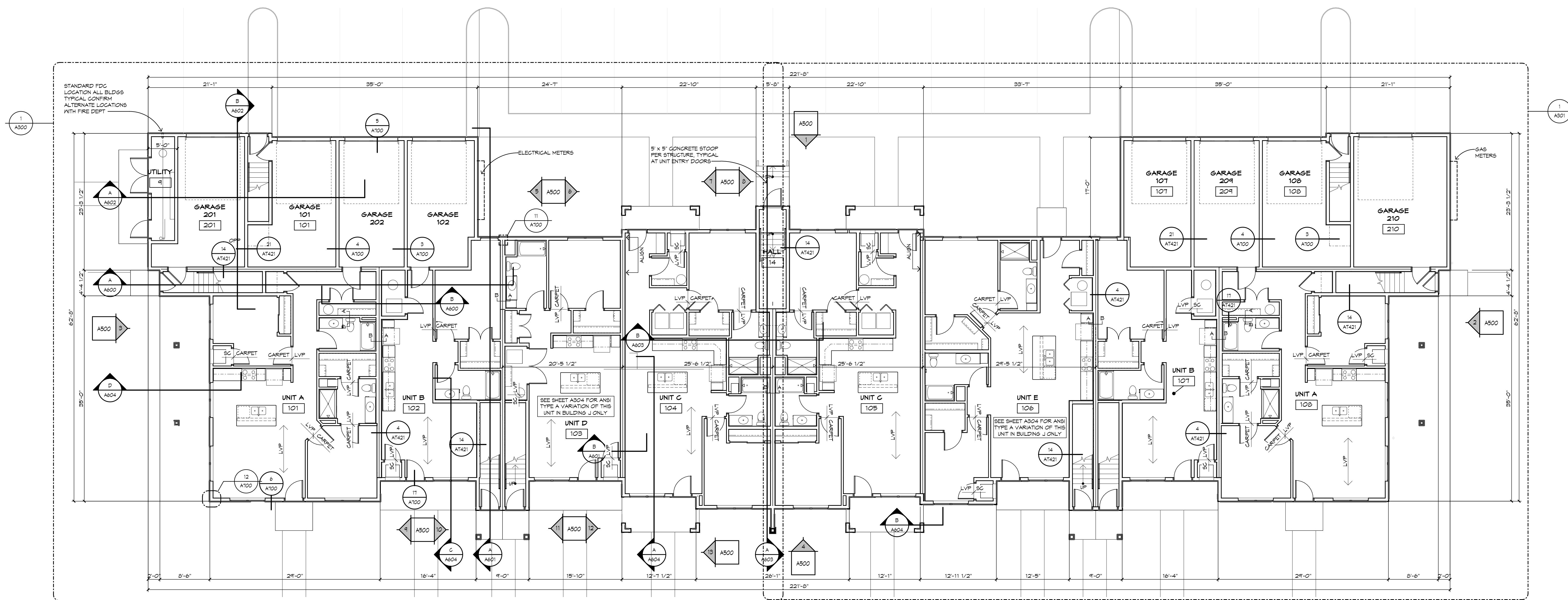
FIBER CEMENT TRIM - ARCTIC WHITE
 FIBER CEMENT COLUMN TRIM AND PANEL TO BE
 ARCTIC WHITE

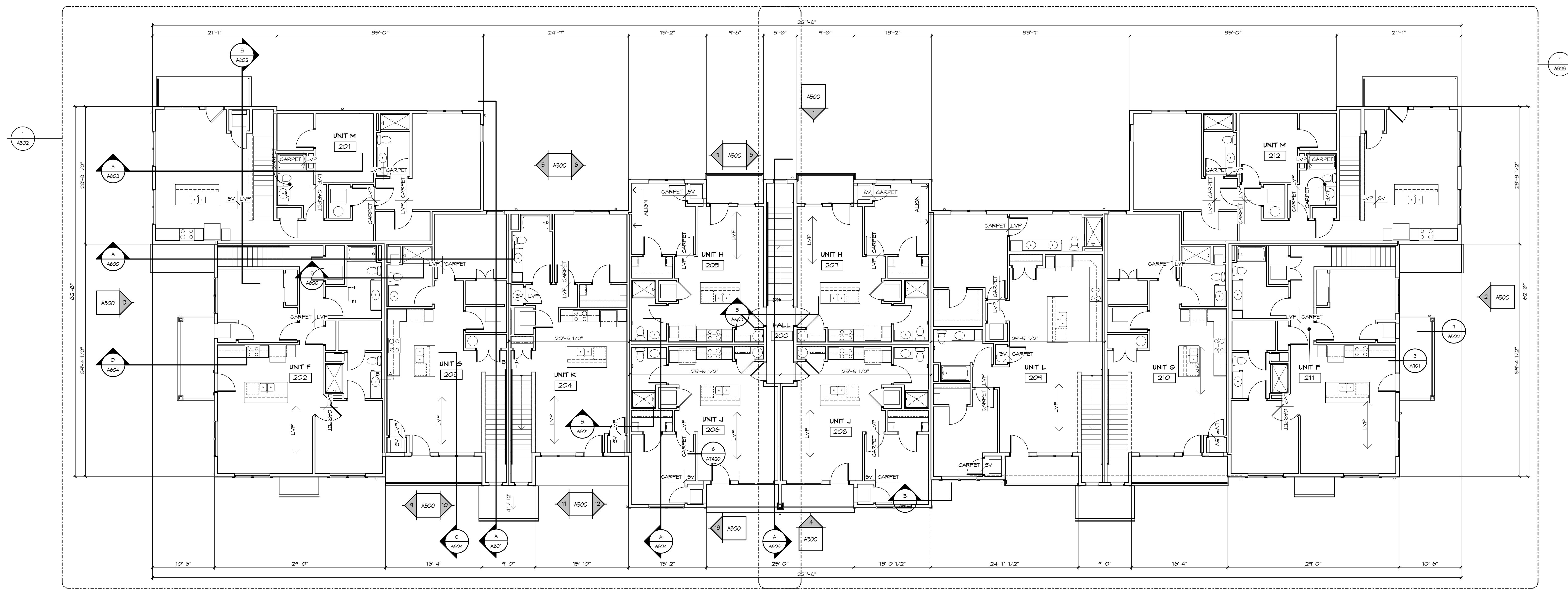
WHITE COLOR PALETTE:

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







MATERIAL LEGEND

A - ASPHALT SHINGLE
 B - BRICK - GLEN GERY - ANTIQUE WHITE - MODULAR
 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:

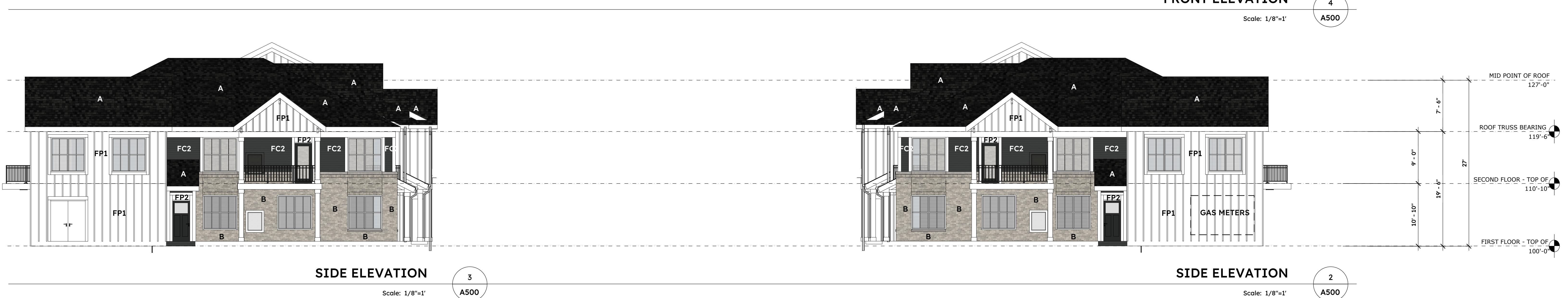
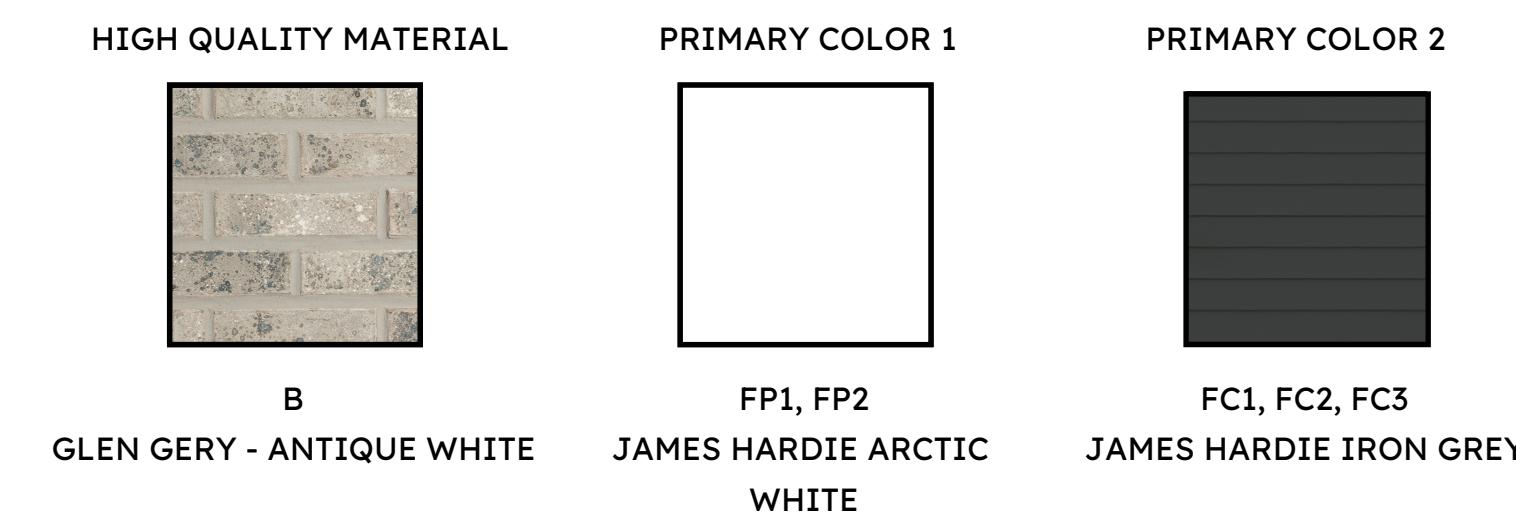
BUILDINGS C, D, E, G, H, M, N
 FC1 - IRON GREY
 FC2 - IRON GREY
 FC3 - IRON GREY - BATTENS TO MATCH
 FP1 - ARCTIC WHITE - BATTENS TO MATCH
 FP2 - ARCTIC WHITE

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



Seasons at Crest Hill
CLUBHOUSE
CREST HILL, ILLINOIS

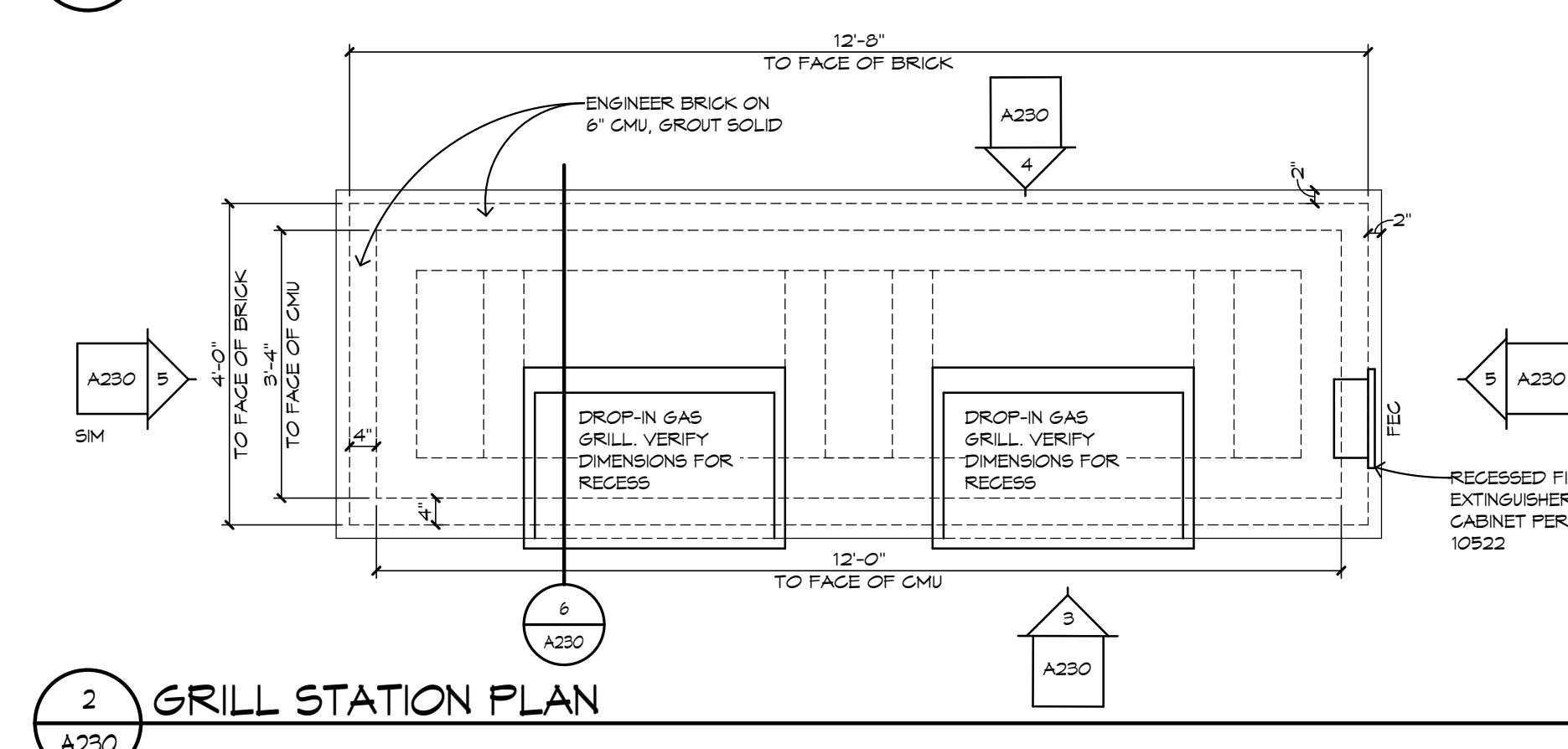
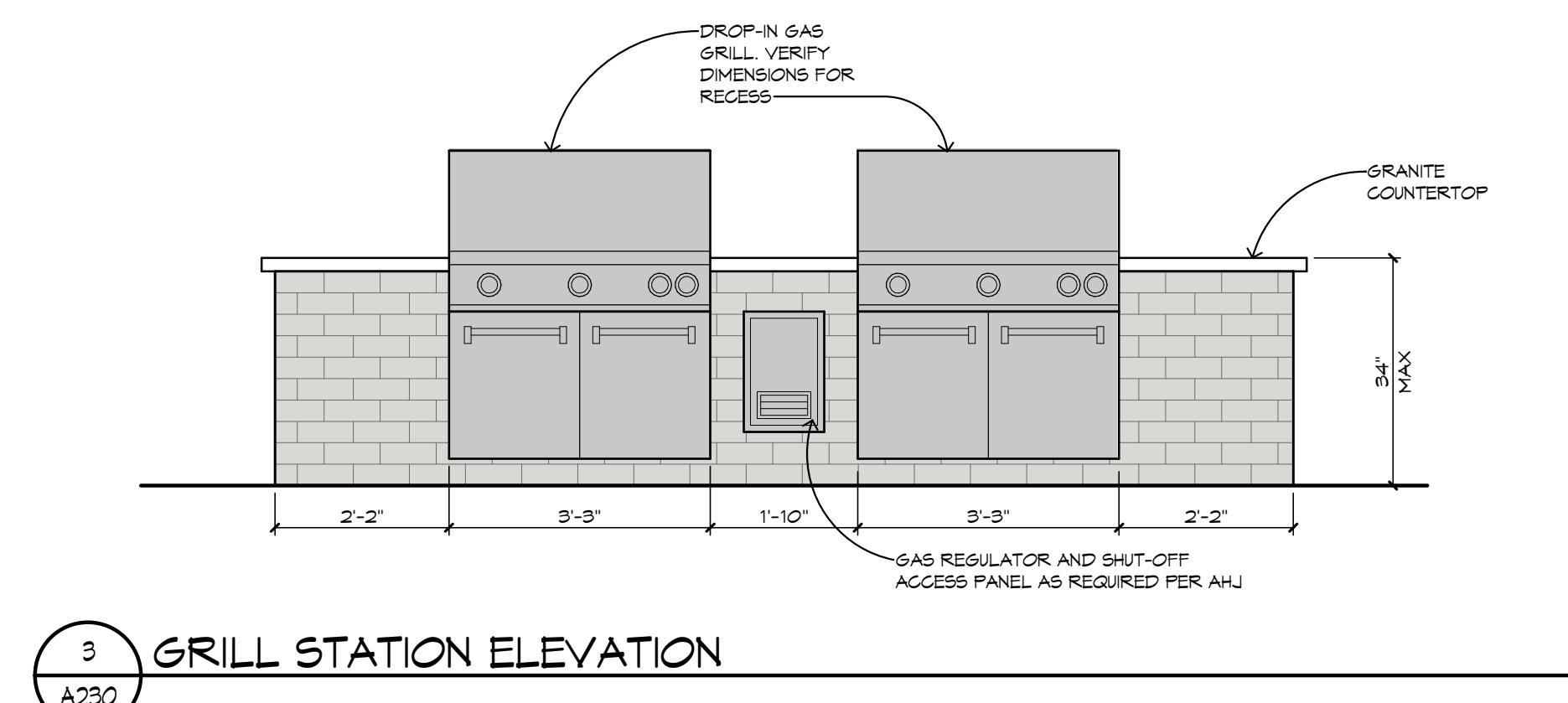
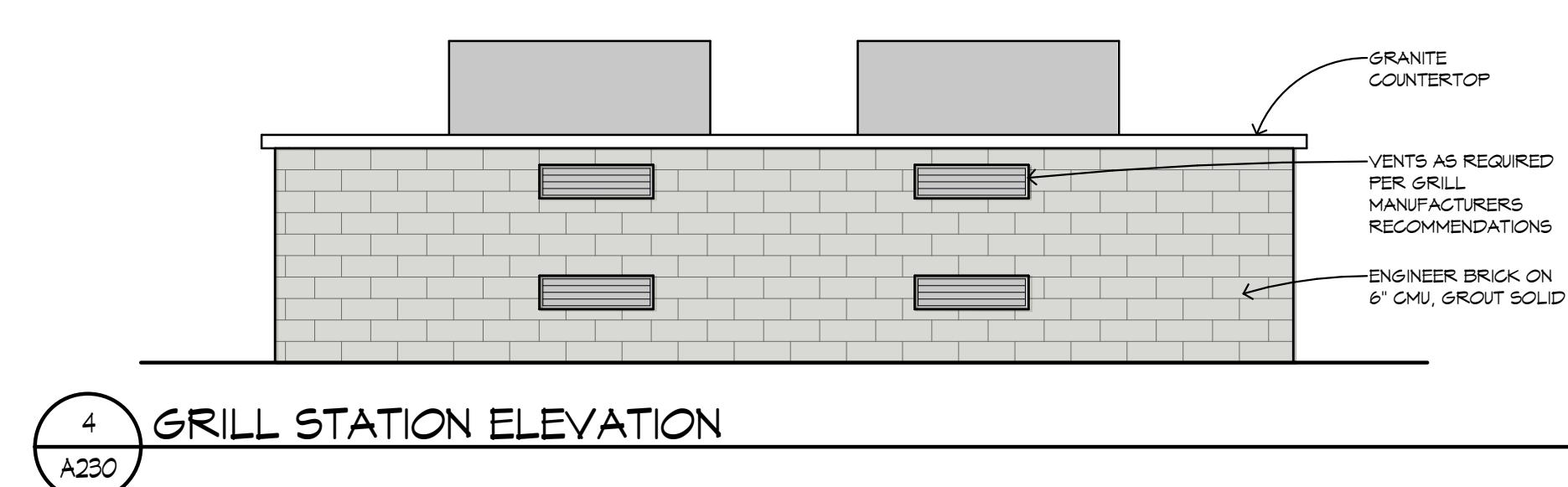
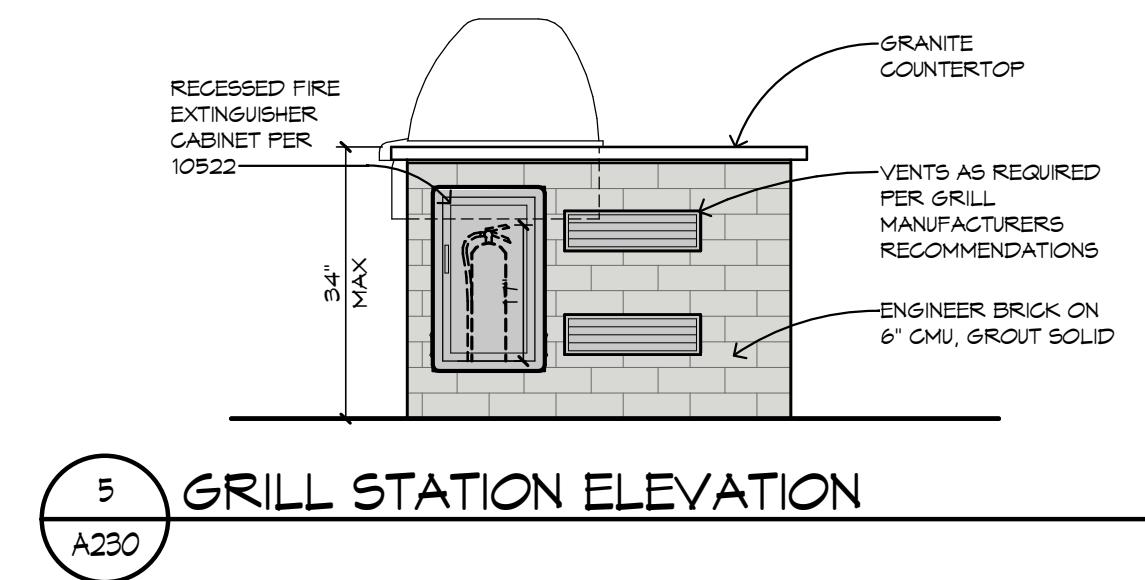
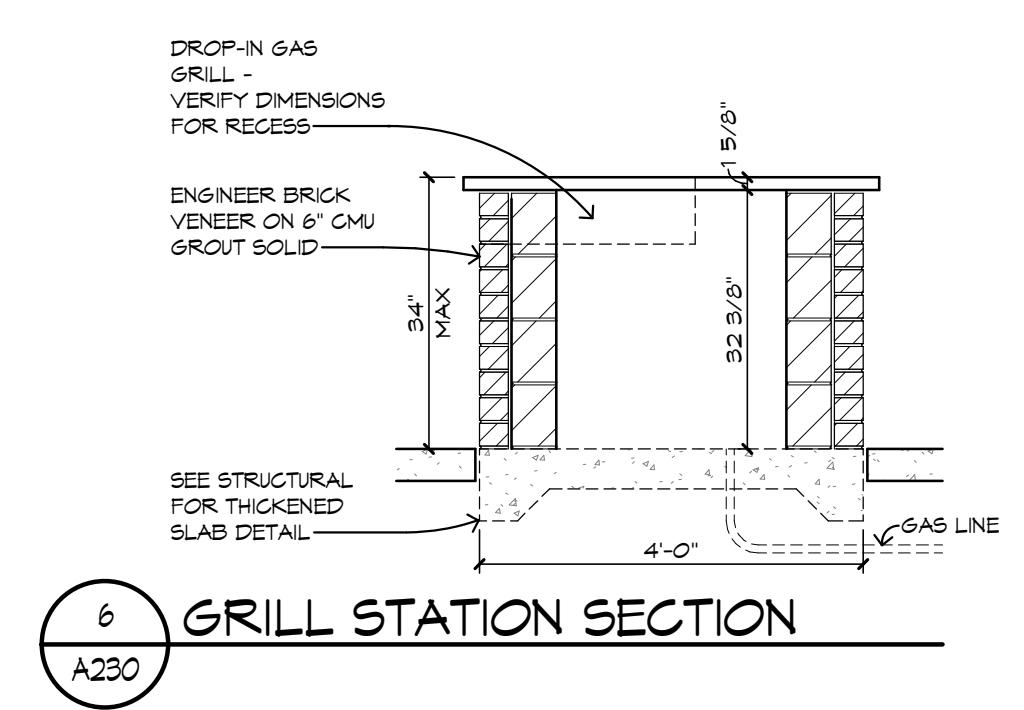
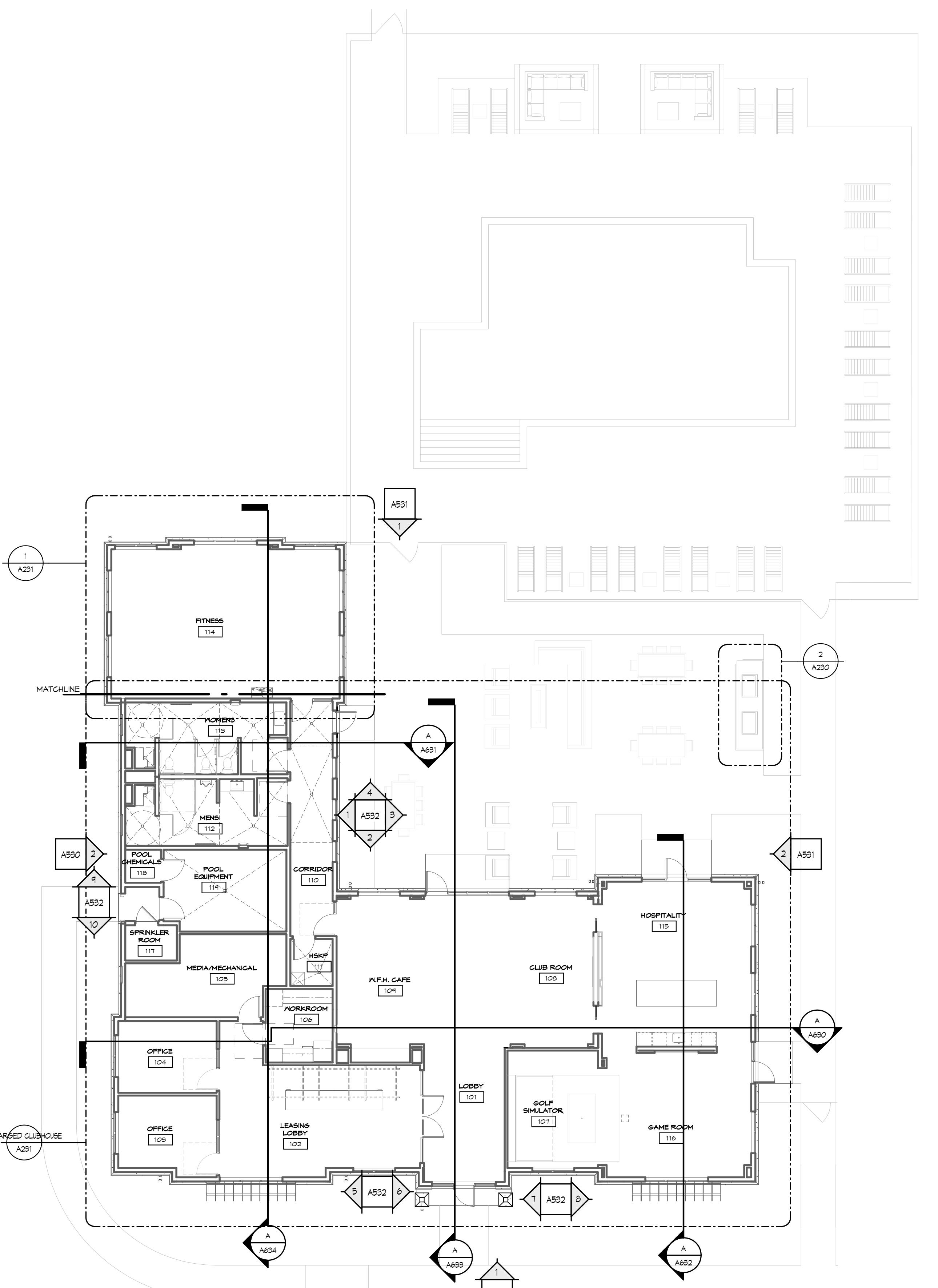


AG ARCHITECTURE

Bright Vision. Bold Communities.

REVISIONS

NO. DATE DESCRIPTION

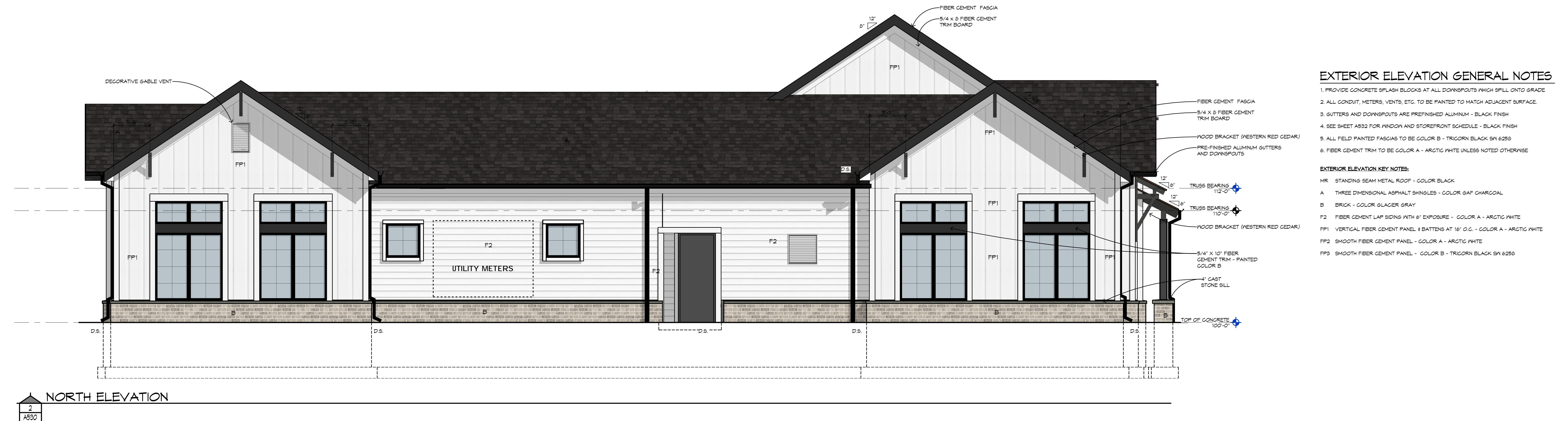


Seasons at Crest Hill
CLUBHOUSE
CREST HILL, ILLINOIS



AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION



Seasons at Crest Hill

CLUBHOUSE

CREST HILL TENTS

CREST HILL, ILLINOIS

CHITECTURE

on. Bold Communities.

TE DESCRIPTION

DESIGN CONCEPT AND ITS DETAIL ARE
OF AG ARCHITECTURE, INC. AND SHALL
IN ANY FORM OR MANNER WITHOUT

IZATION OF ITS DESIGNER/CREATOR
ber 2025

EXTERIOR ELEVATION GENERAL NOTES

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

INTERIOR ELEVATION KEY NOTES:

- 1 STANDING SEAM METAL ROOF - COLOR BLACK
- 2 THREE DIMENSIONAL ASPHALT SHINGLES - COLOR GAF CHARCOAL
- 3 BRICK - COLOR GLACIER GRAY
- 4 FIBER CEMENT LAP SIDING WITH 6" EXPOSURE - COLOR A - ARCTIC WHITE
- 1 VERTICAL FIBER CEMENT PANEL & BATTENS AT 16" O.C. - COLOR A - ARCTIC WHITE
- 2 SMOOTH FIBER CEMENT PANEL - COLOR A - ARCTIC WHITE
- 3 SMOOTH FIBER CEMENT PANEL - COLOR B - TRICORN BLACK SW 6258



SOUTH ELEVATION

2
A531



EAST ELEVATION

1
531

551

1/4" EXTERIOR ELEVATIONS - CLUBHOUSE A531

Seasons at Crest Hill

SITE STRUCTURES

CREST HILL, ILLINOIS



AG ARCHITECTURE
Bright Vision. Bold Communities.

REVISIONS
NO. DATE DESCRIPTION

BID SET
NOT FOR
CONSTRUCTION

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.

DIMENSIONS SHOWN AS ROUGH OPENINGS FOR SPECIFIC PRODUCTS
AVAILABLE AT TIME OF DRAWING PREPARED BY CONTRACTOR TO VERIFY AS APPROPRIATE.

PLUS OR MINUS - FOR REFERENCE ONLY.

EXTERIOR ELEVATION GENERAL NOTES

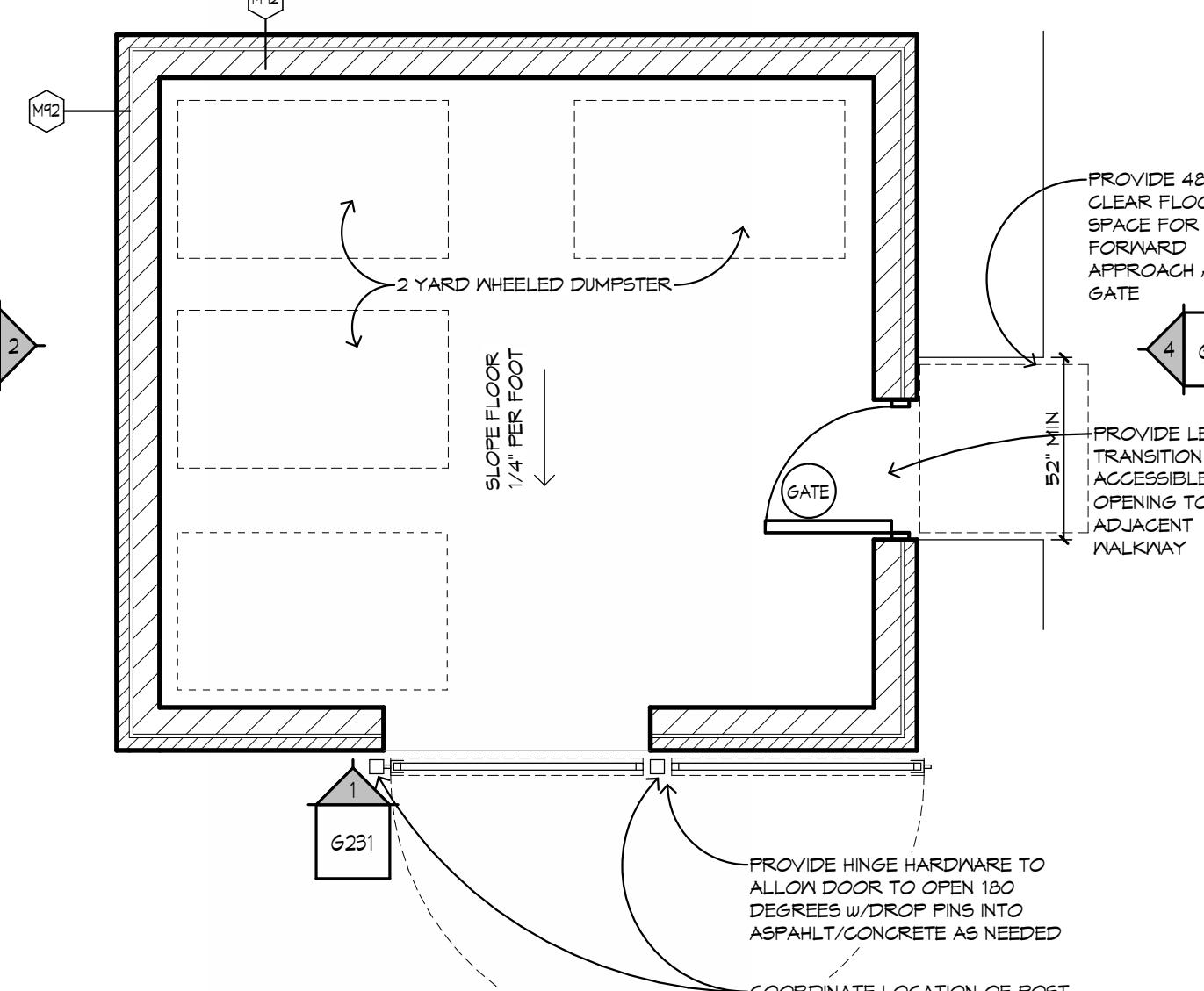
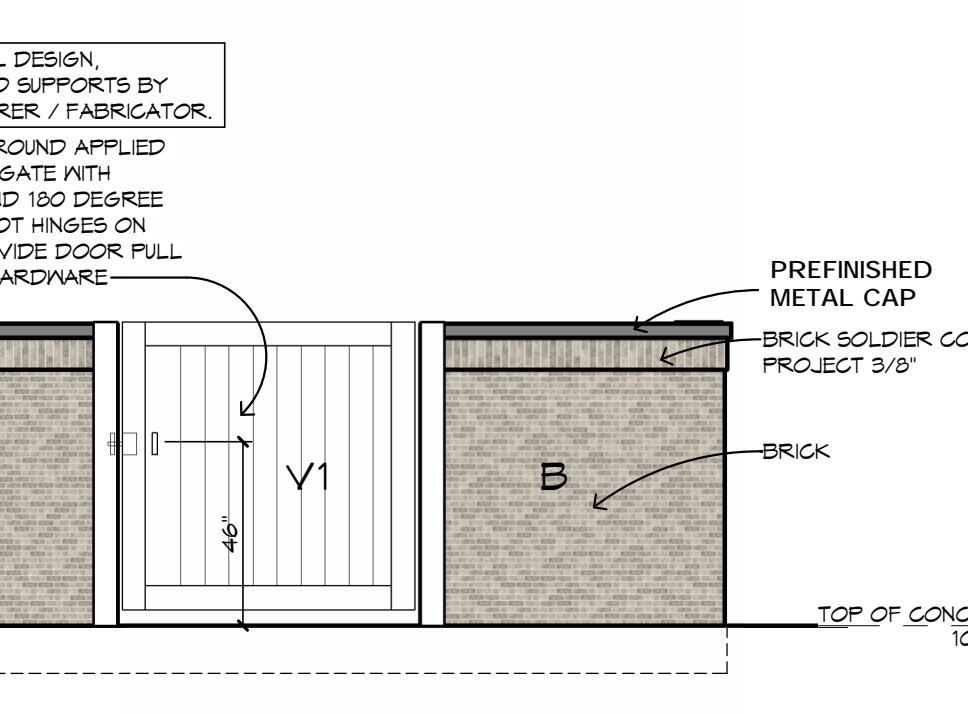
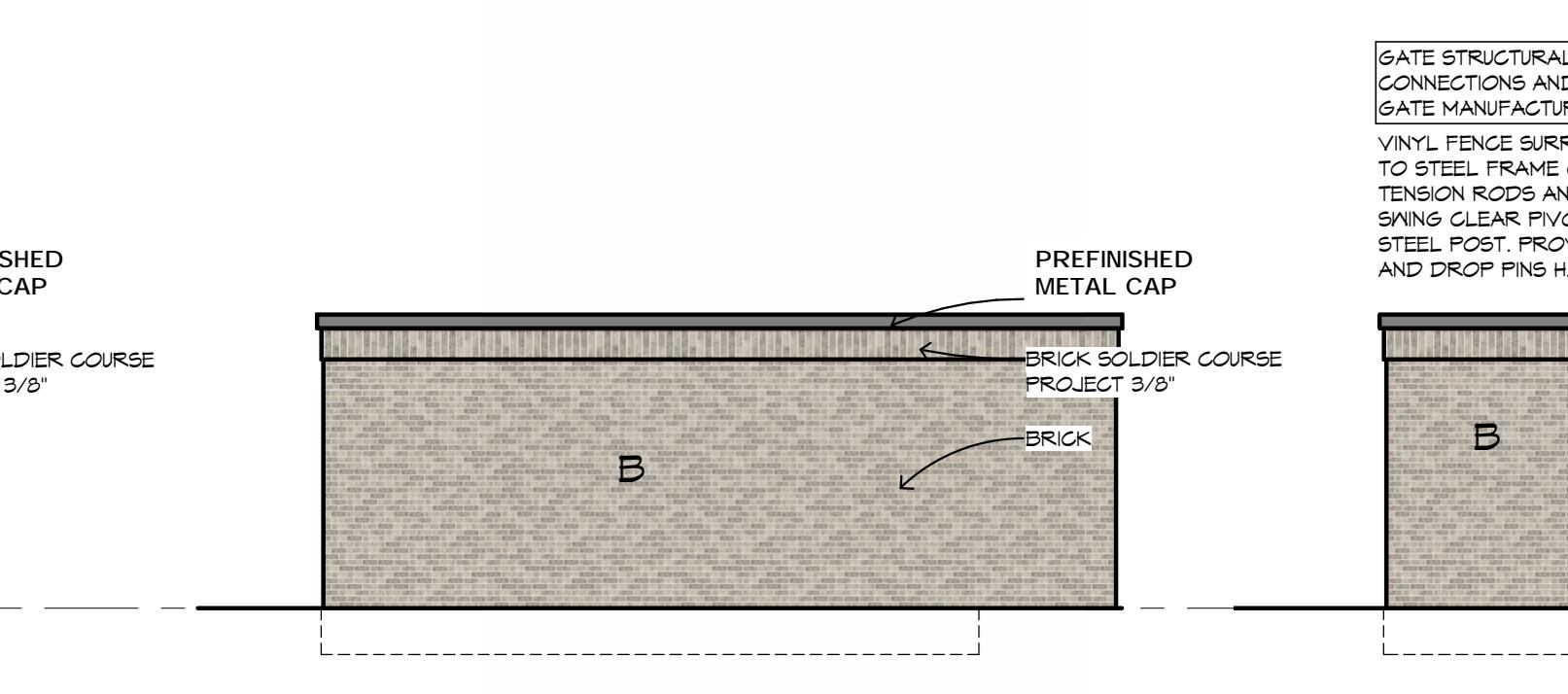
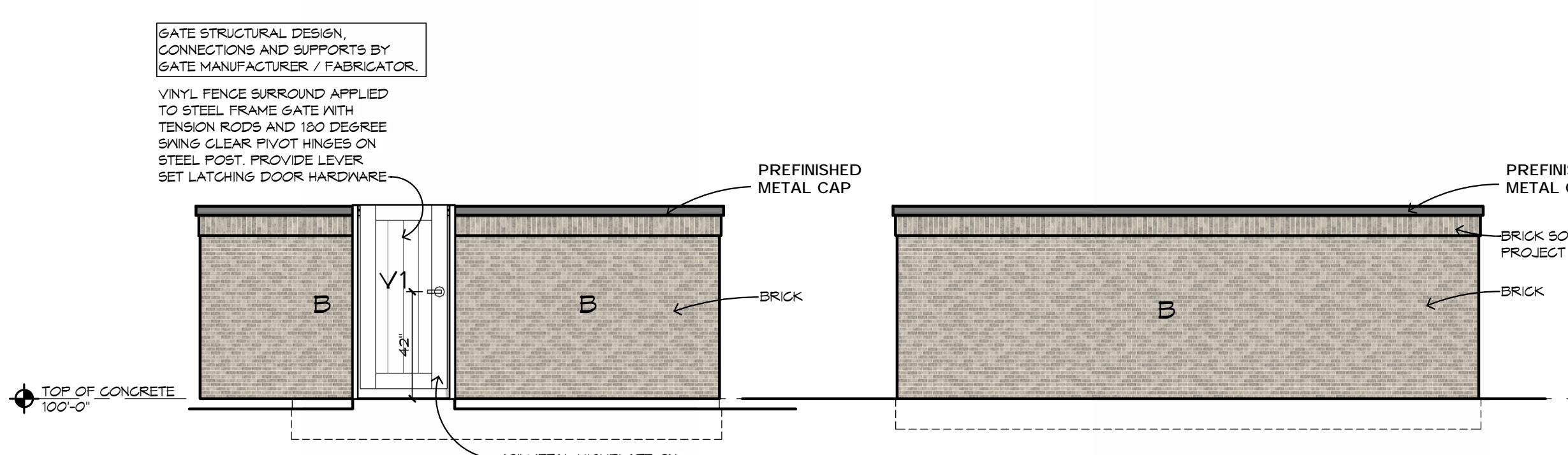
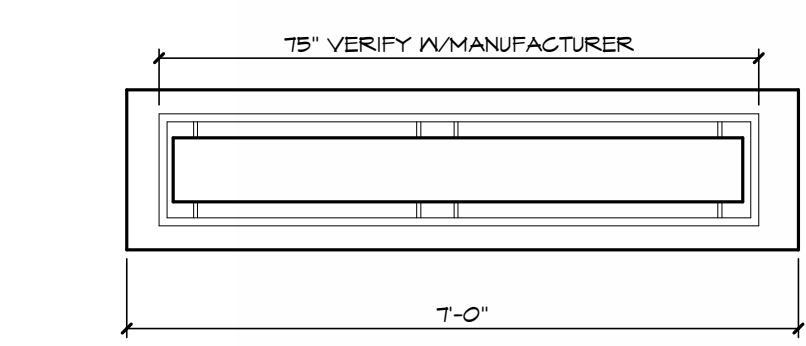
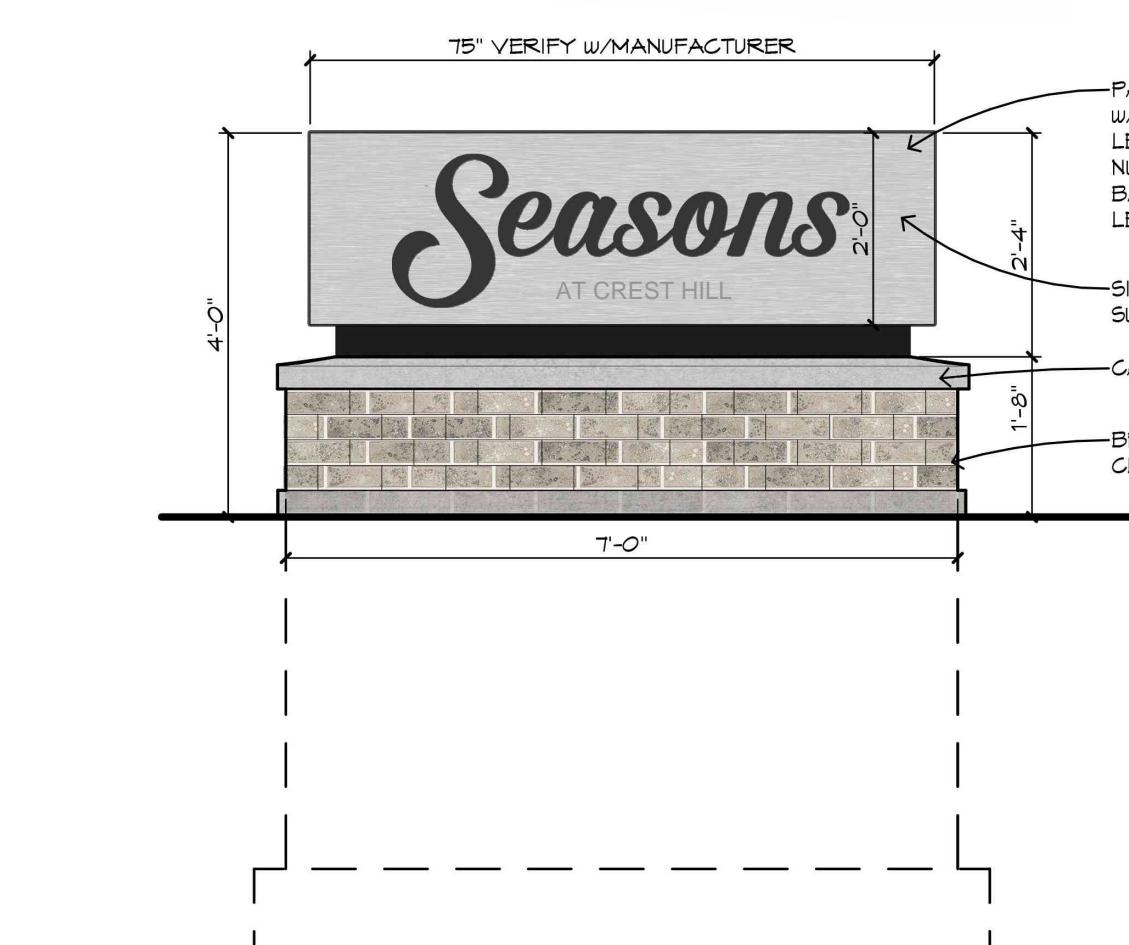
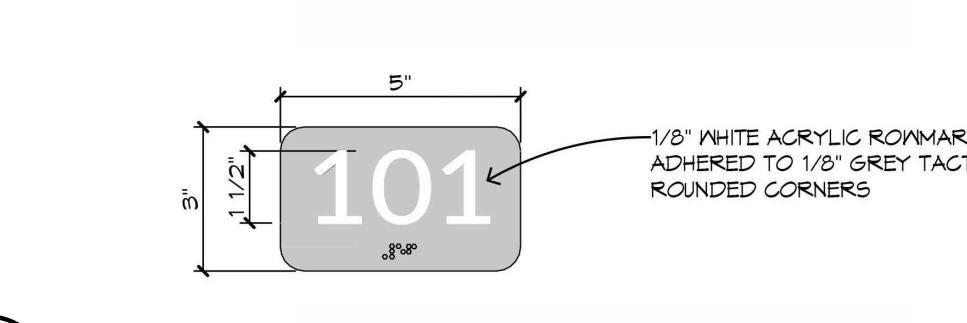
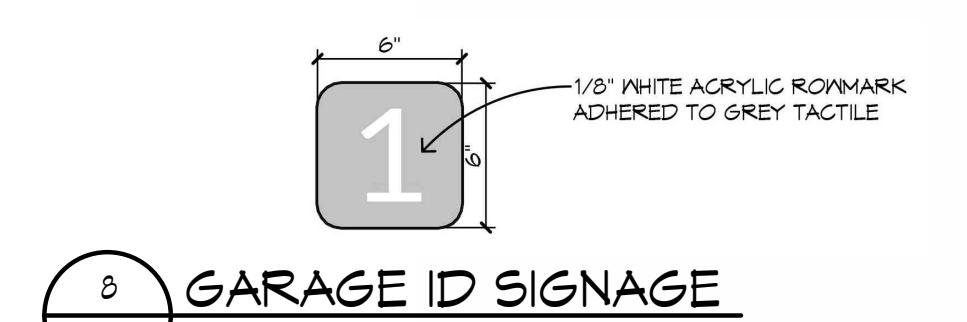
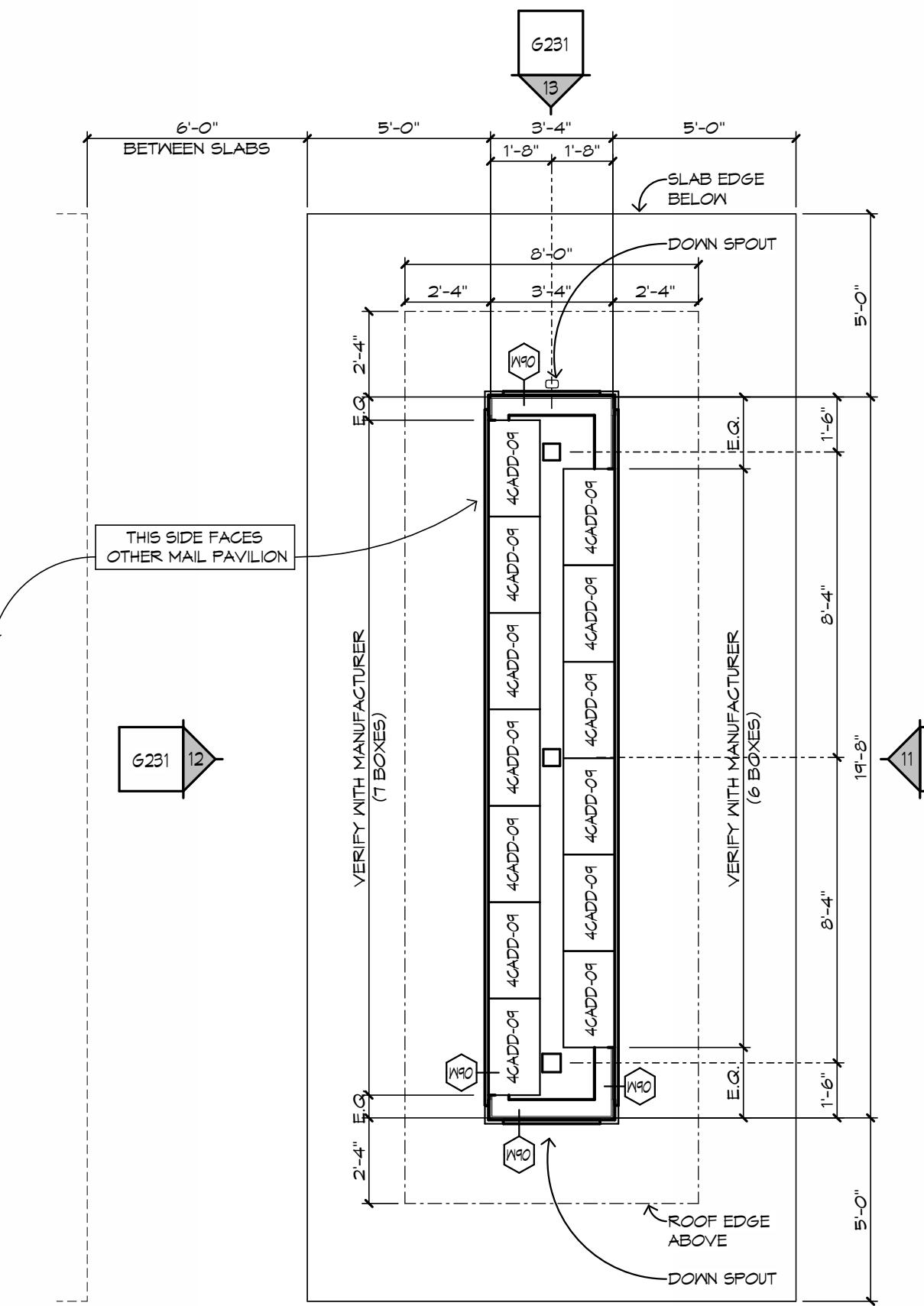
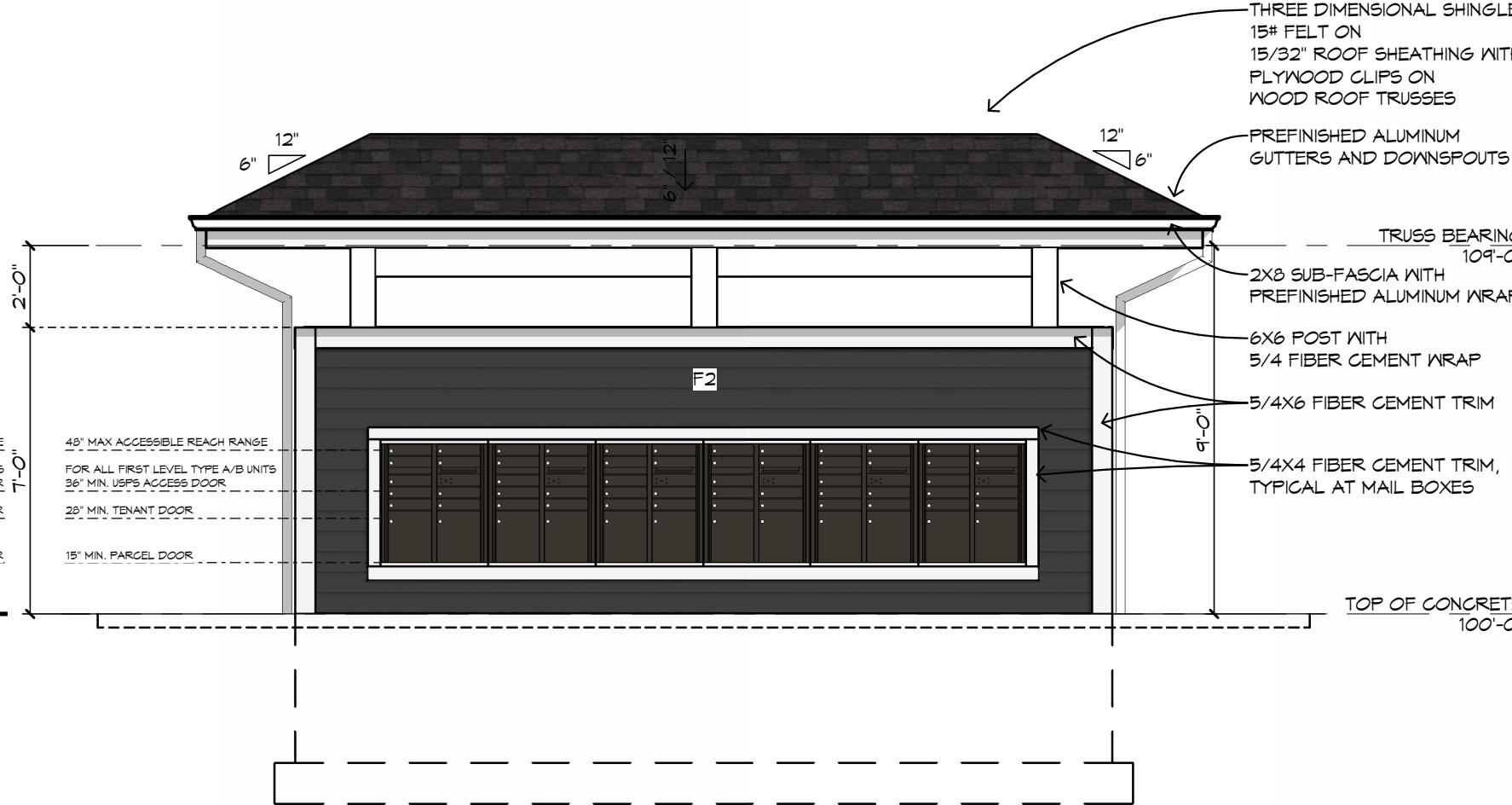
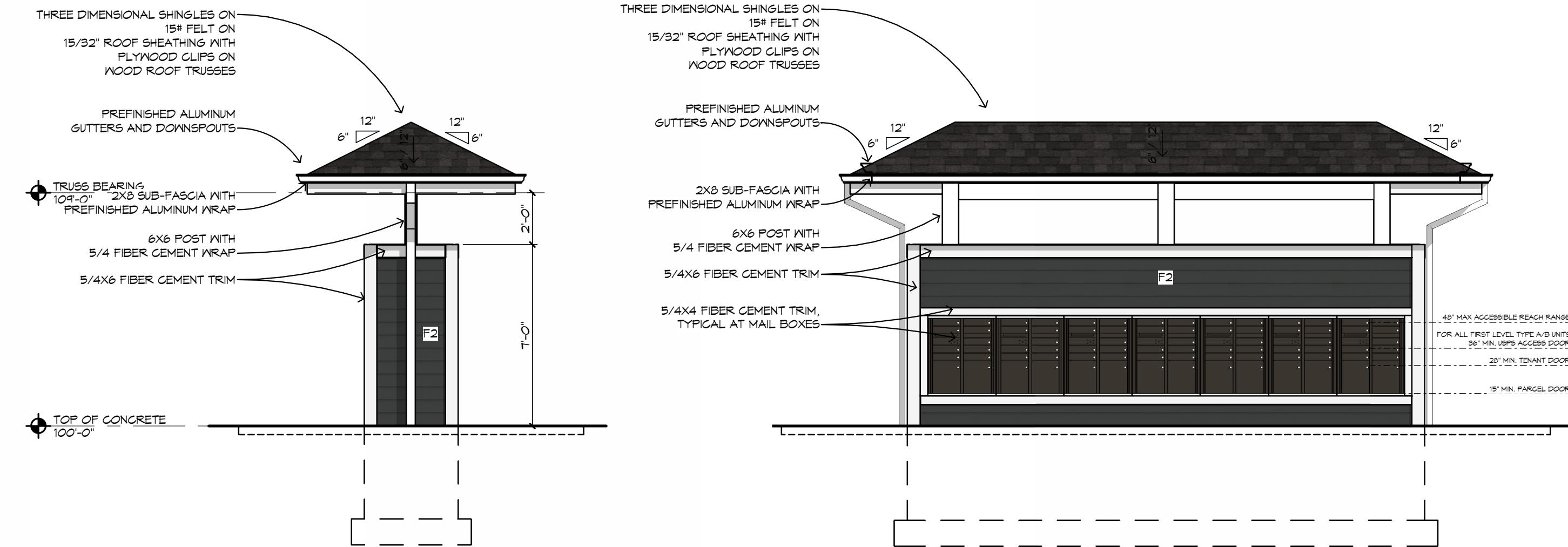
EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES - GAF. COLOR - CHARCOAL
B BRICK - COLOR GLEN GERY ANTIQUE WHITE

F2 FIBER CEMENT SIDING WITH 6" EXPOSURE - IRON GREY

F1 VERTICAL FIBER CEMENT PANEL BATTENS AT 16" O.G. - 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

BID SET
NOT FOR
CONSTRUCTION

EXTERIOR ELEVATION GENERAL NOTES

EXTERIOR ELEVATION KEY NOTES:

A THREE DIMENSIONAL ASPHALT SHINGLES - GAF: COLOR - CHARCOAL

B BRICK - COLOR GLEN GERY ANTIQUE WHITE

F2 FIBER CEMENT SIDING WITH 6" EXPOSURE - IRON GREY

FPI 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

