

AMENDED PLANNED DEVELOPMENT SITE PLAN THE PINNACLE AT MEYERS



SITE AREA TABLE	
LOT = 170,401 SF	
PROPOSED CONDITIONS:	
BUILDINGS	54,659 SF
CONC. DRIVE/ROAD/WALK	35,120 SF
CONC. PATIOS/STOOPS/ PRIVATE WALKS	3,608 SF
PROPOSED IMPERVIOUS	93,387 SF (54.8%)

SITE AREA TABLE

<u>LOT</u>	<u>AREA</u>	<u>IMPERVIOUS</u>	<u>OPEN SPACE</u>	<u>COVERAGE</u>
1	14,161 SF / 0.325 AC	6,404 SF	7,757 SF	45.2%
2	11,470 SF / 0.263 AC	6,404 SF	5,066 SF	55.8%
3	12,987 SF / 0.298 AC	6,405 SF	6,582 SF	49.3%
4	11,623 SF / 0.267 AC	6,281 SF	5,342 SF	54.0%
5	11,080 SF / 0.254 AC	6,269 SF	4,811 SF	56.6%
6	11,081 SF / 0.254 AC	6,269 SF	4,812 SF	56.6%
7	11,032 SF / 0.253 AC	6,268 SF	4,764 SF	56.8%
8	12,618 SF / 0.290 AC	6,503 SF	6,178 SF	51.3%
9	11,441 SF / 0.263 AC	6,269 SF	5,172 SF	54.8%
10	11,441 SF / 0.263 AC	6,345 SF	5,096 SF	55.5%
11	12,209 SF / 0.280 AC	6,466 SF	5,743 SF	53.0%

The Pinnacle at Meyers

2-Lot Design



11 Medinah Ct - Side Elevations

The Pinnacle at Meyers

2-Lot Design



11 Medinah Ct - Front & Rear Elevations



The Pinnacle at Meyers

2-Lot Design



12 Medinah Ct - Side Elevations

The Pinnacle at Meyers

2-Lot Design



12 Medinah Ct - Front & Rear Elevations



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DEVELOPERS

*John Burns Real Estate Consulting report for the Urban Land Institute

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INTERIOR DESIGN - 3D RENDERINGS



The Pinnacle at Meyers

Interior Design (Family Room & Dining)



The Pinnacle at Meyers

Interior Design (Kitchen)



The Pinnacle at Meyers

Interior Design (Indoor Swimming Pool with Cinema Theatre)



The Pinnacle at Meyers

Interior Design (Master Bedroom)



The Pinnacle at Meyers

Interior Design (Master Bedroom)



The Pinnacle at Meyers

Interior Design (Master Bathroom)



The Pinnacle at Meyers

Interior Design (Master Bathroom)



The Pinnacle at Meyers

Interior Design (Her Walk-In-Closet)



The Pinnacle at Meyers

Interior Design (His Walk-In-Closet)



The Pinnacle at Meyers

2-Lot Design



Rear Yard



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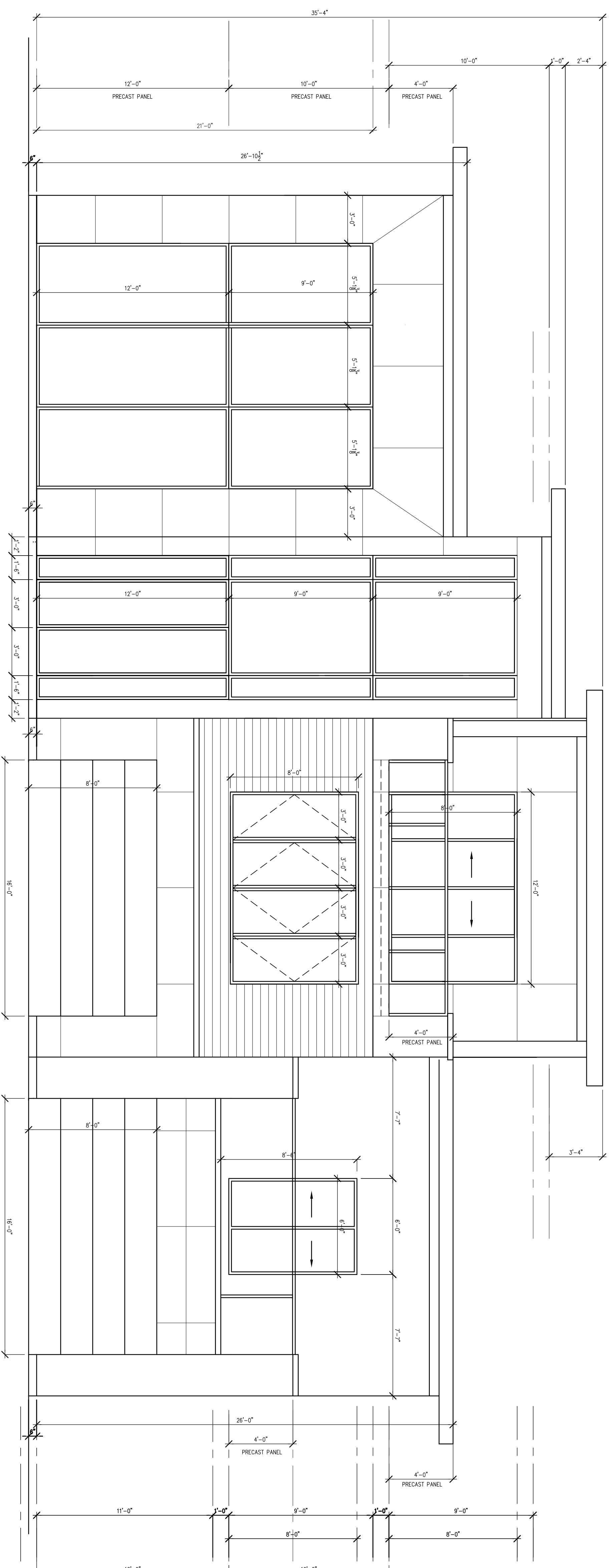
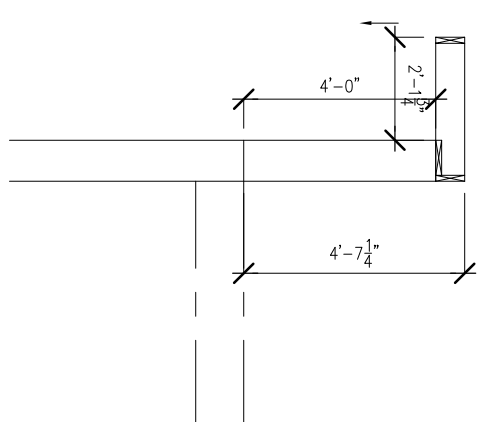
NEW SINGLE FAMILY HOMES
THE
PINNACLE
AT
MEYERS
LOMBARD IL.
DUPAGE COUNTY

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SHEET TITLE

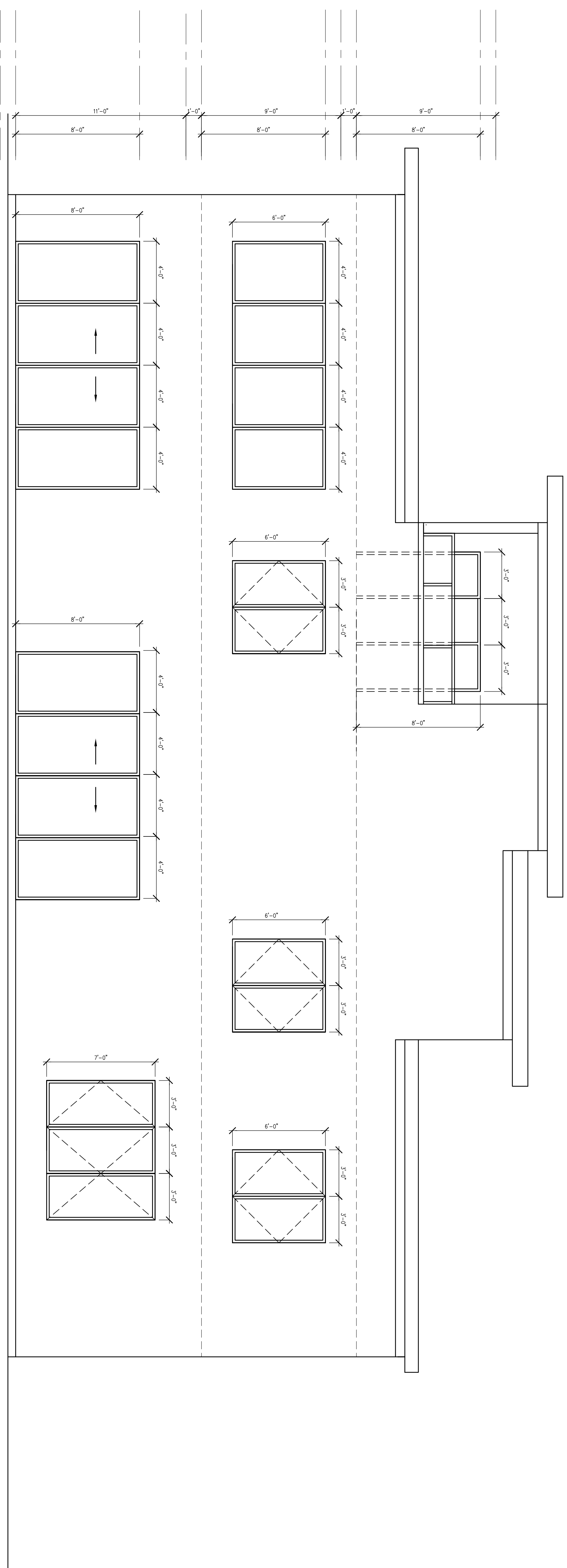
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OF 14



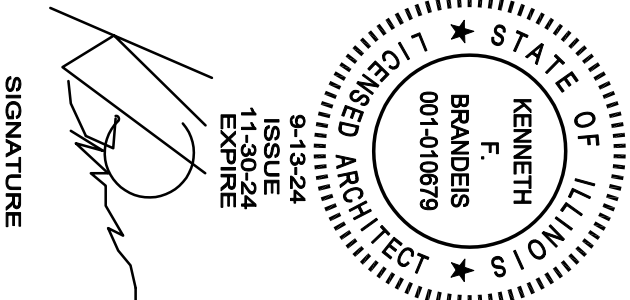
FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



9-13-24
ISSUE
11-30-24
EXPIRE

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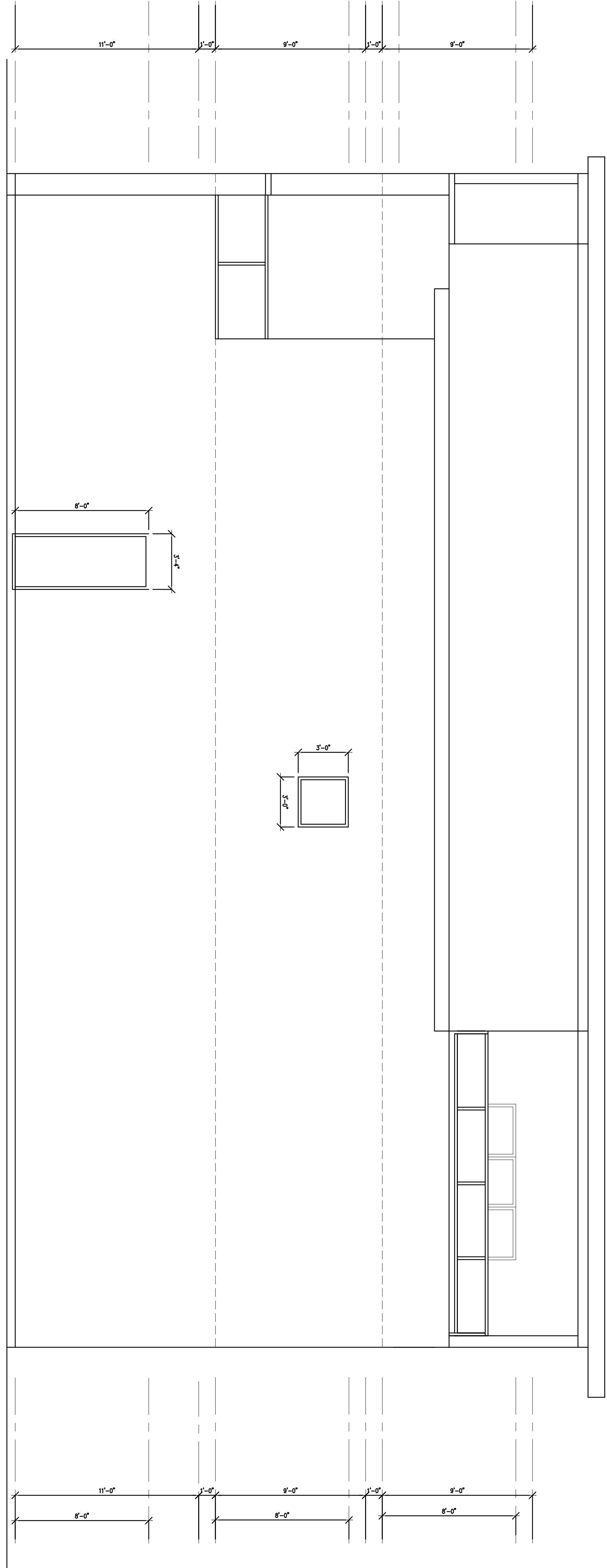
THE
Pinnacle
AT
MEYERS
LOMBARD IL.
DUPAGE COUNTY

ISSUE	DATE
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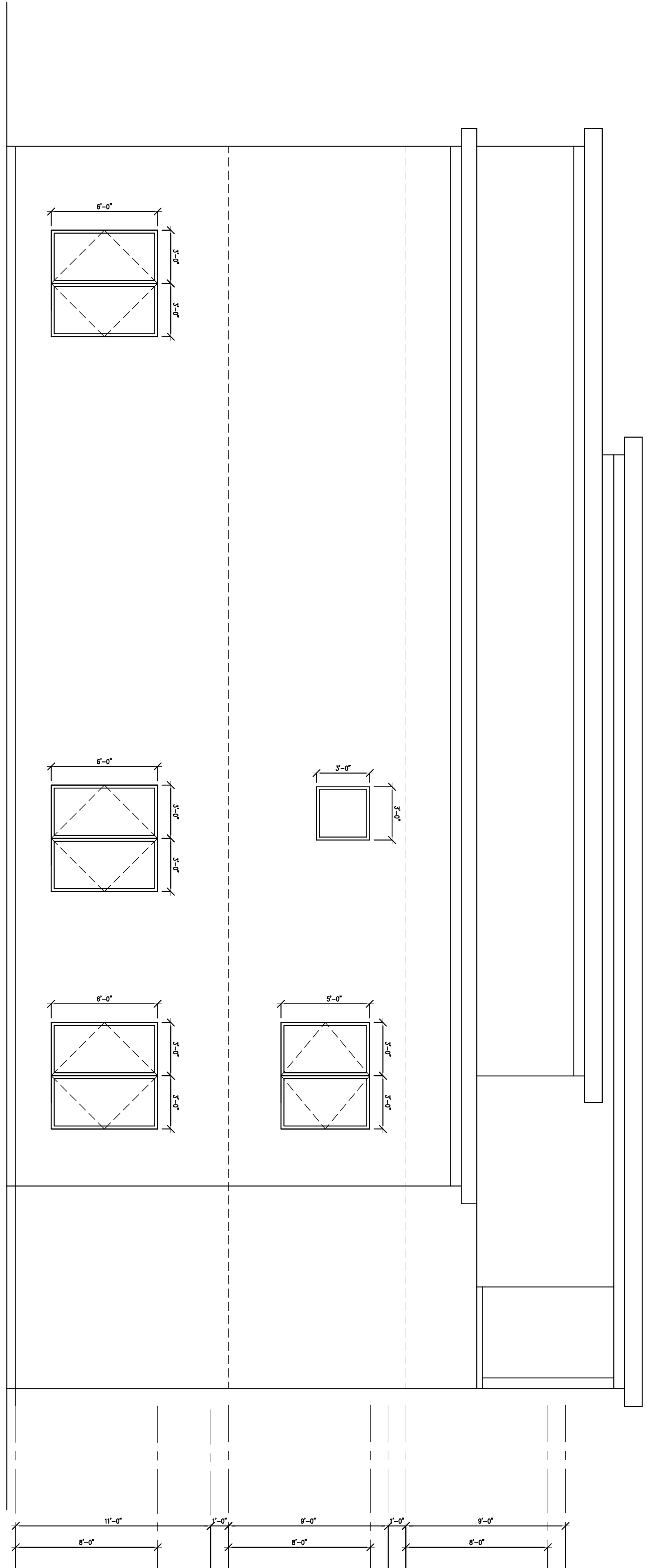
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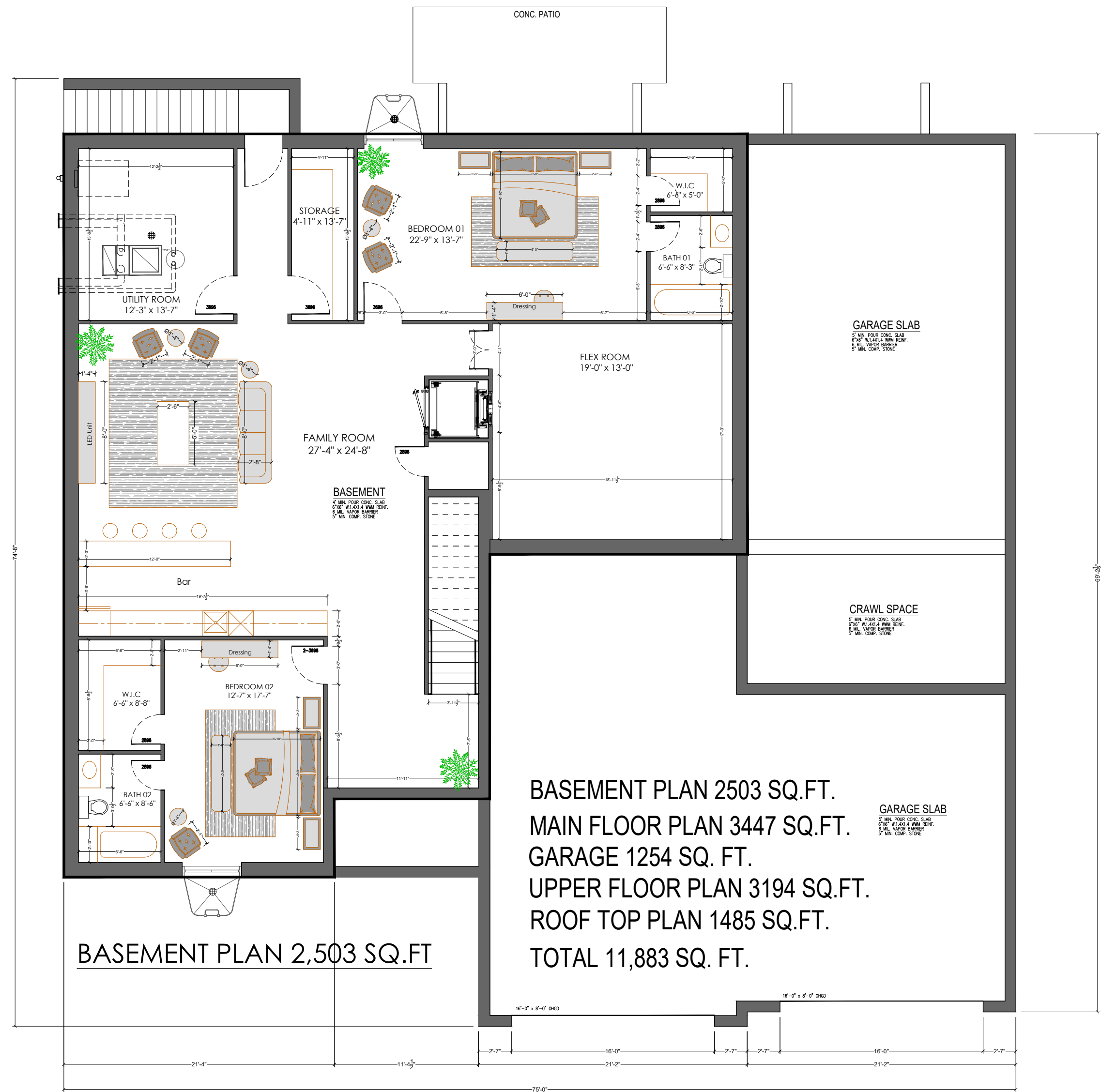
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



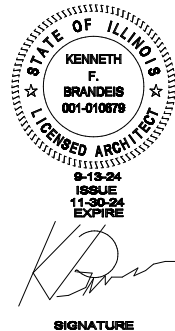
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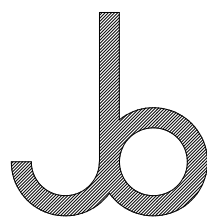


BASEMENT PLAN 2,503 SQ.FT

BASEMENT PLAN 2503 SQ.FT.
MAIN FLOOR PLAN 3447 SQ.FT.
GARAGE 1254 SQ. FT.
UPPER FLOOR PLAN 3194 SQ.FT.
ROOF TOP PLAN 1485 SQ.FT.
TOTAL 11,883 SQ. FT.



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AT
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LOMBARD IL.
DUPAGE COUNTY

ISSUE	DATE
PERMIT	9-13-24

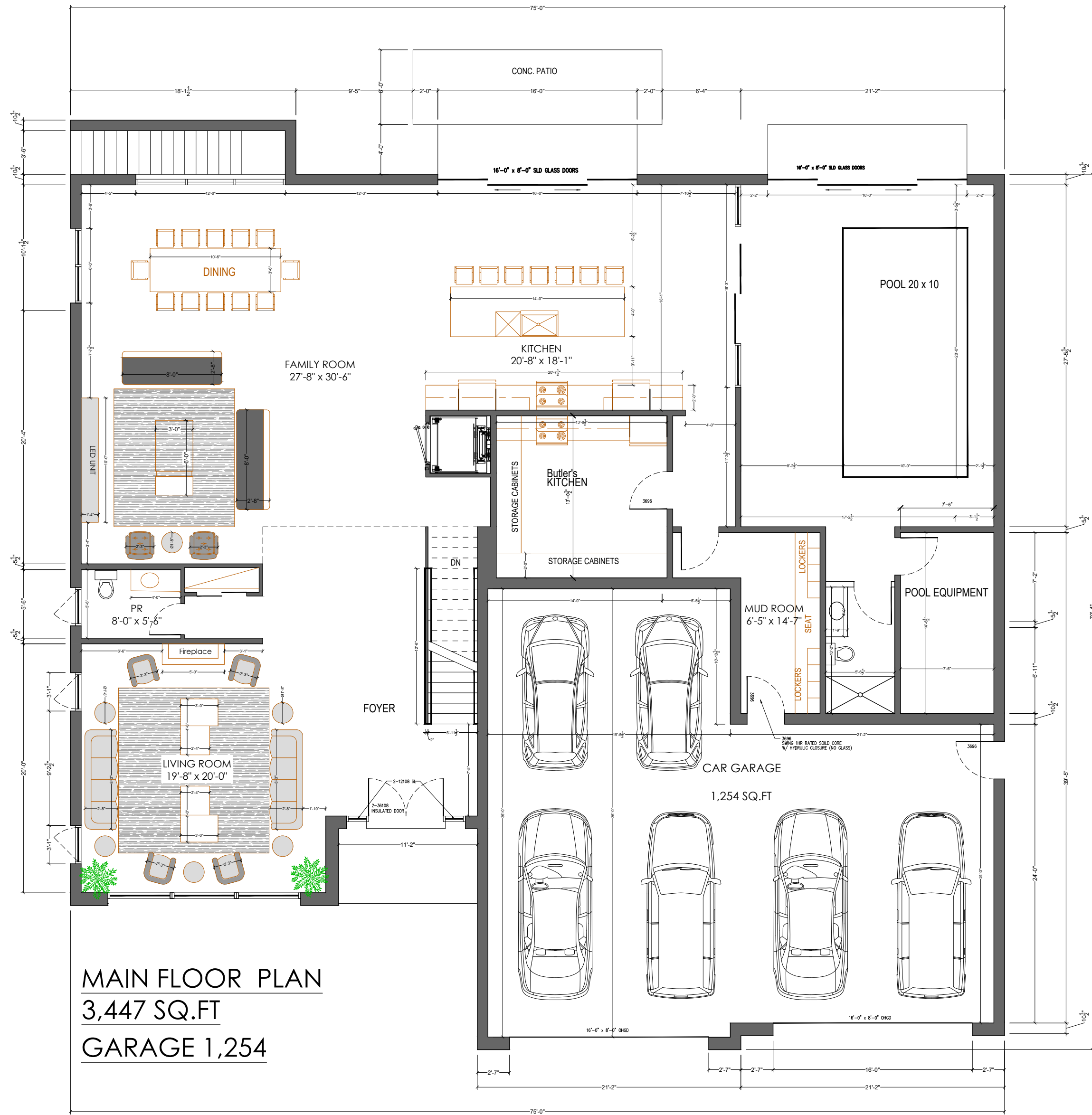
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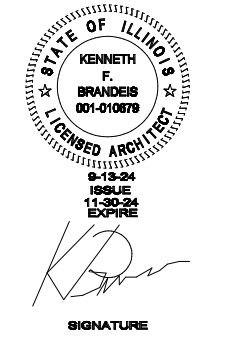
Basement
Furniture Layout

SHEET NUMBER

01 OF 04



MAIN FLOOR PLAN
3,447 SQ.FT
GARAGE 1,254



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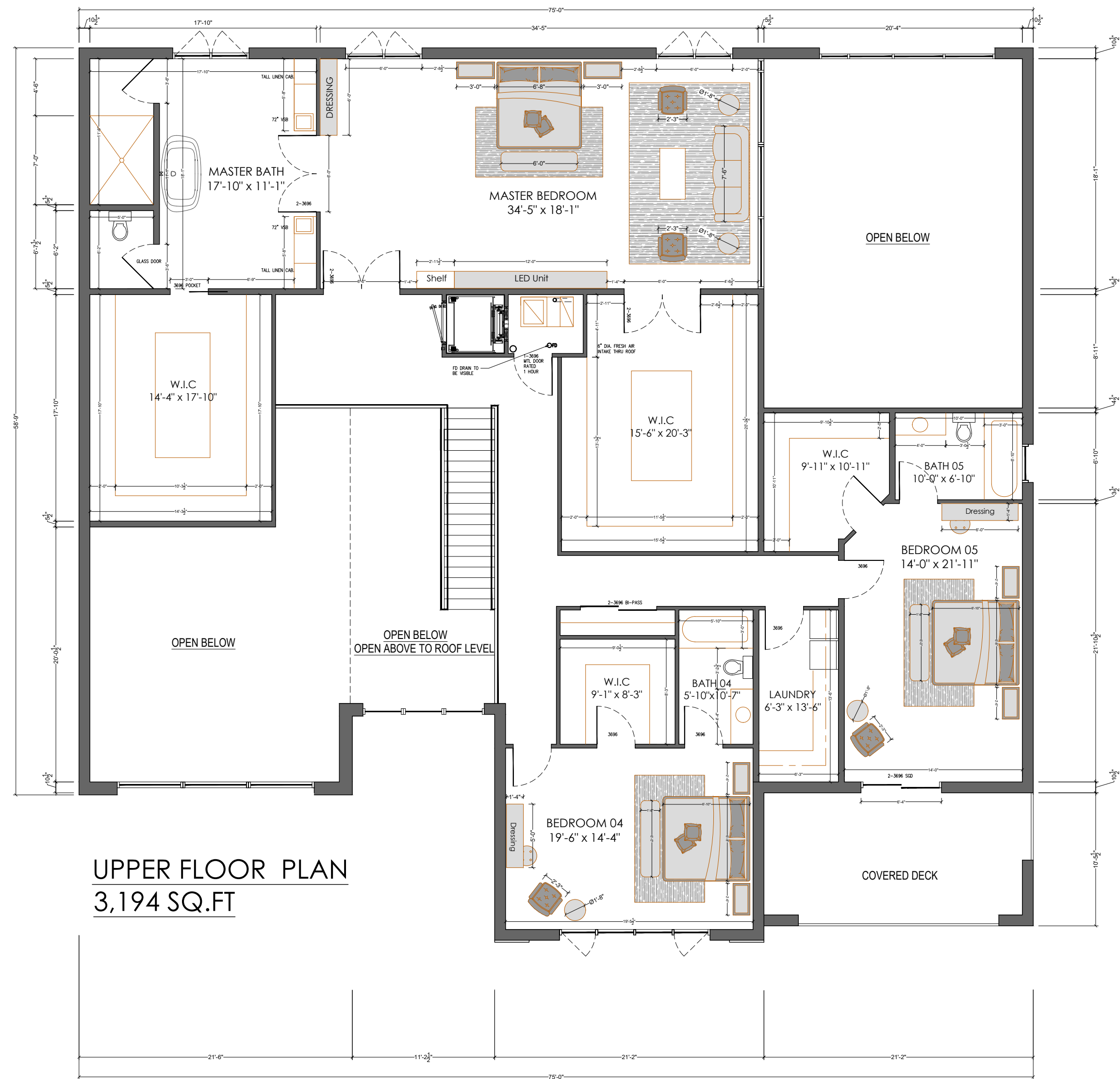
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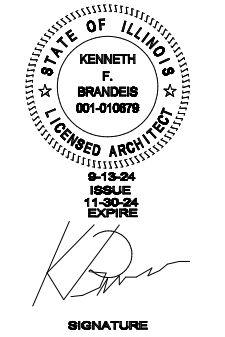
Main Floor
Furniture Layout

SHEET NUMBER

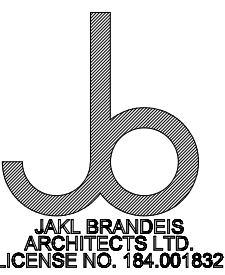
02 OF 04



UPPER FLOOR PLAN
3,194 SQ.FT



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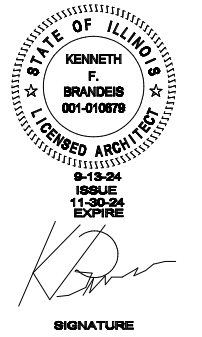
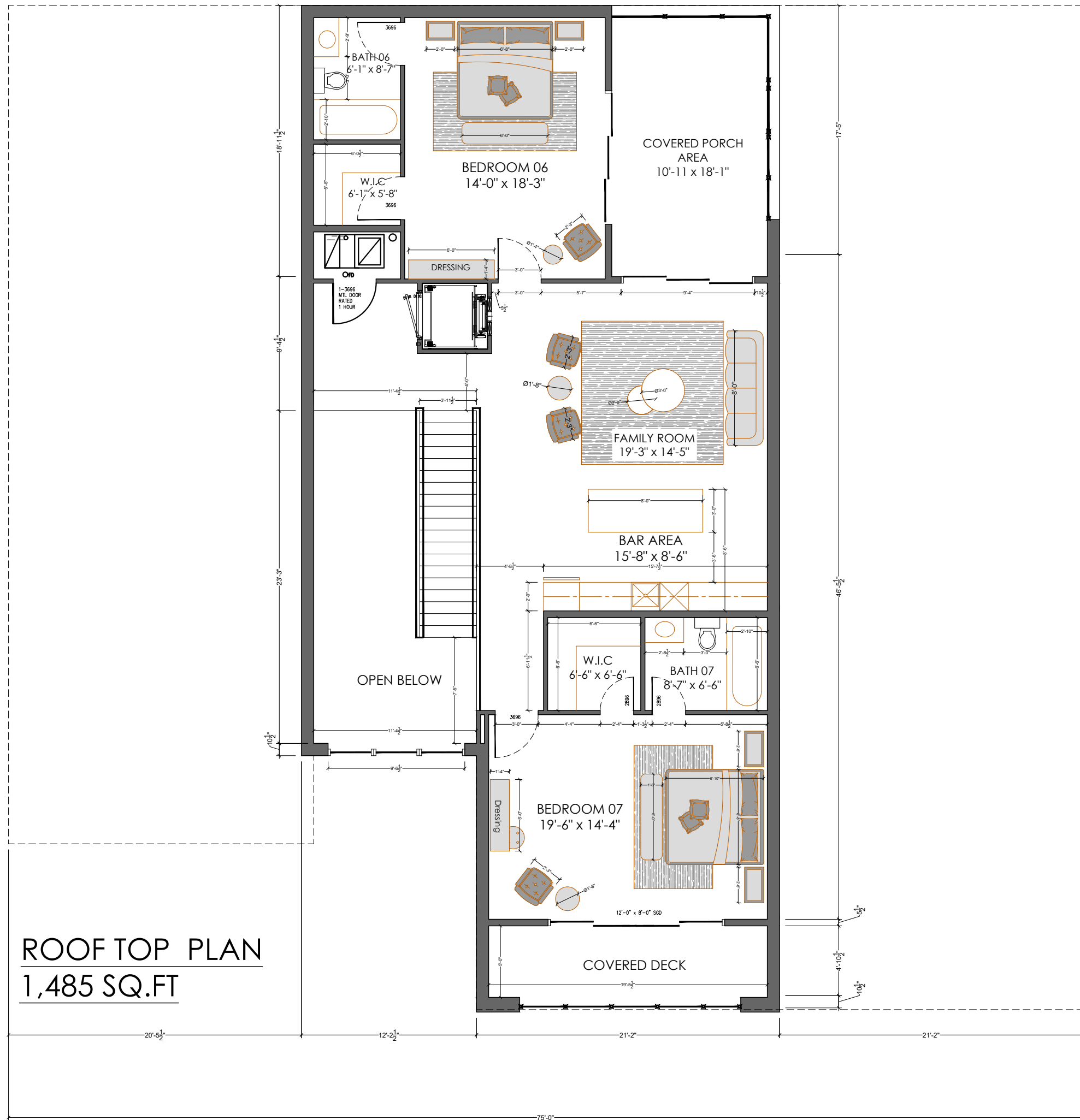
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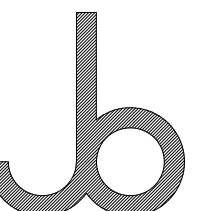
INTERIOR DESIGNER:

DRAWING TITLE:
Upper Floor
Furniture Layout

SHEET NUMBER
03 OF 04



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INTERIOR DESIGNER:

DRAWING TITLE:

Rooftop Floor
Furniture Layout

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04 OF 04

The Pinnacle at Meyers

2-Lot Plan



Front Elevations



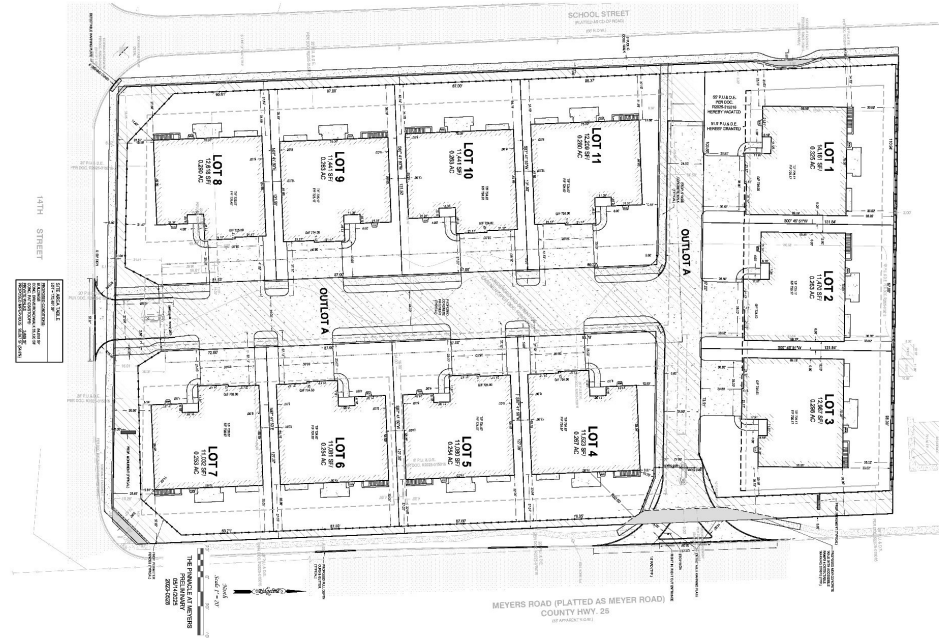
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The Pinnacle at Meyers

2-Lot Design



Preliminary Engineering Plan

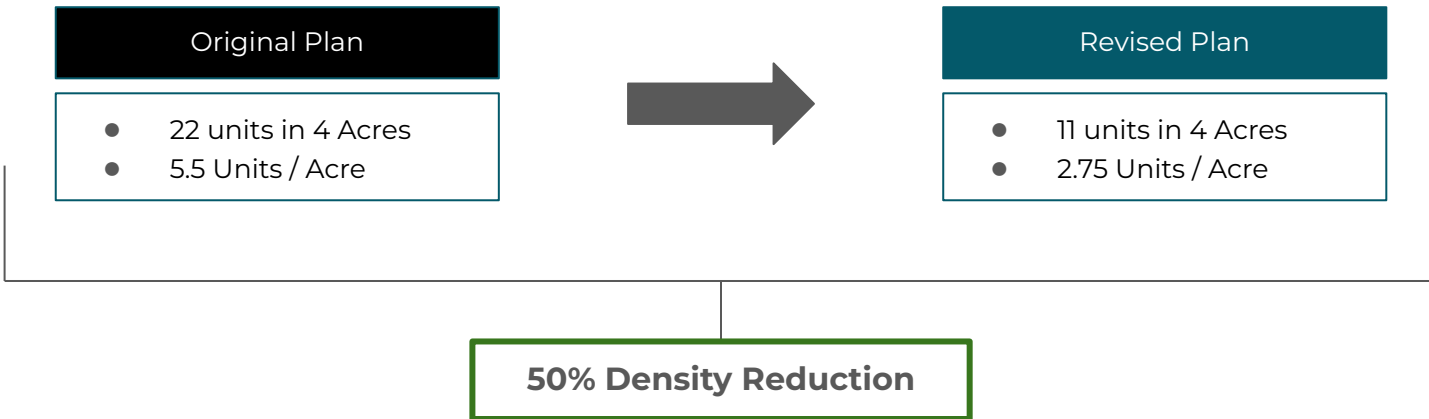


PLAN CHANGES HIGHLIGHTS



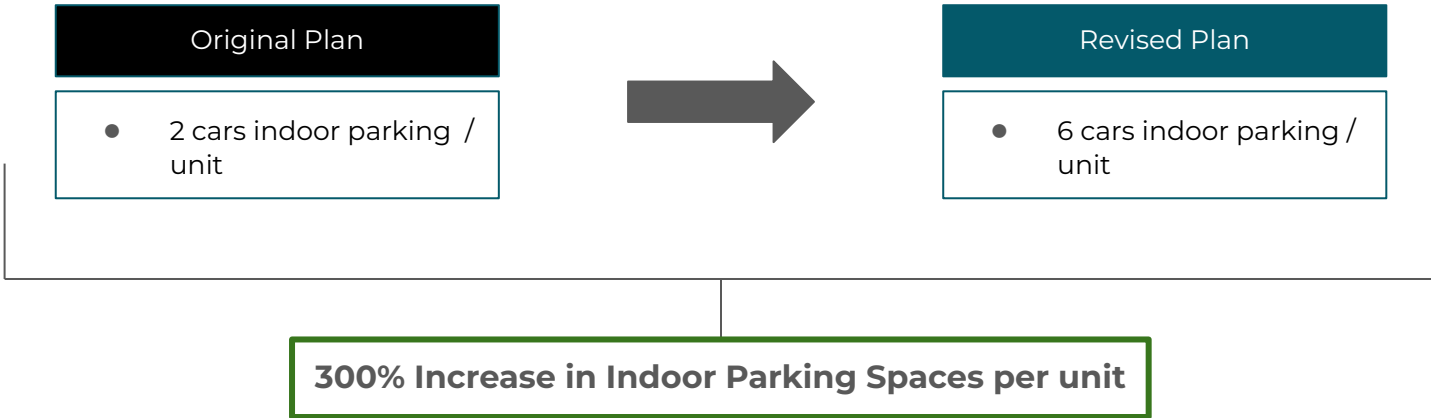
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1 | Density | Reduction



The Pinnacle at Meyers

2 | Parking



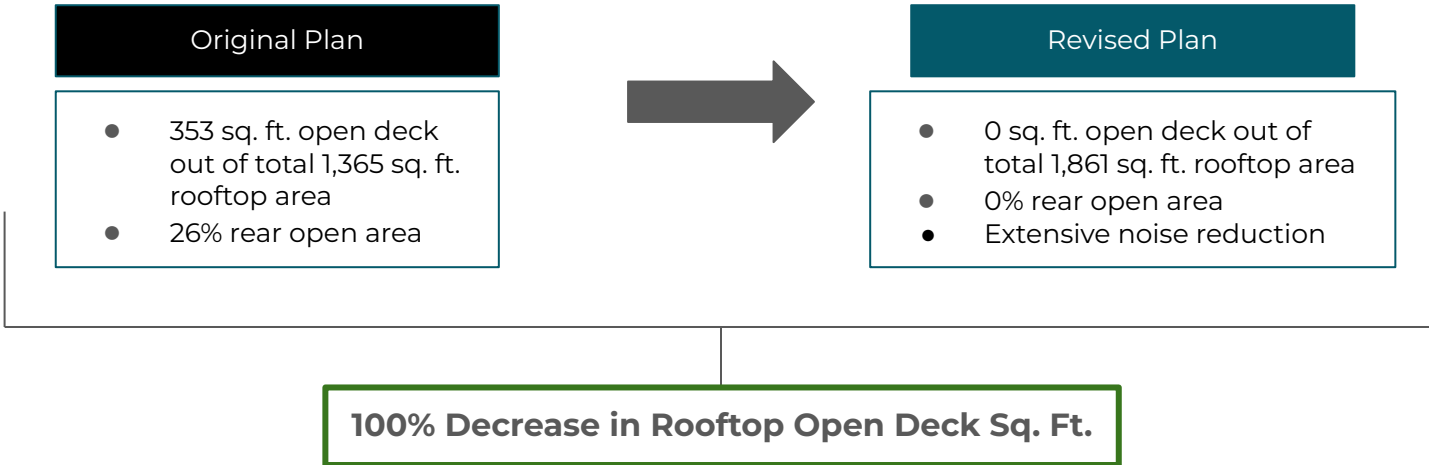
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3 | Bedrooms



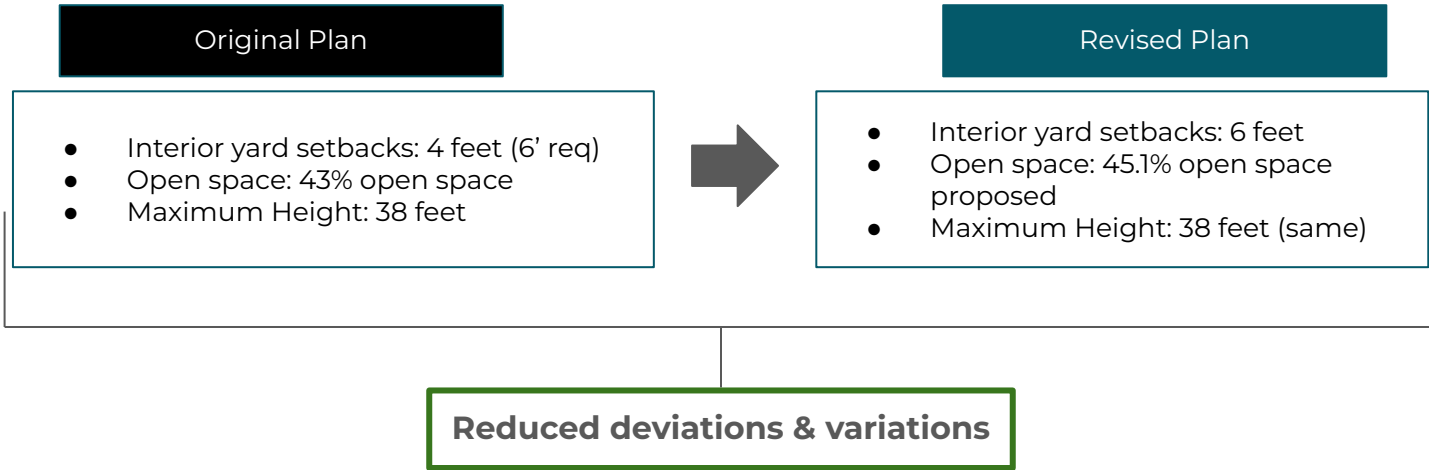
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4 | Rooftop Deck (Size & Noise)



The Pinnacle at Meyers

5 | Deviations & Variations



INTERIOR DESIGN - 3D RENDERINGS



The Pinnacle at Meyers

Interior Design (Family Room & Dining)



The Pinnacle at Meyers

Interior Design (Kitchen)



The Pinnacle at Meyers

Interior Design (Indoor Swimming Pool with Cinema Theatre)



The Pinnacle at Meyers

Interior Design (Master Bedroom)



The Pinnacle at Meyers

Interior Design (Master Bedroom)



The Pinnacle at Meyers

Interior Design (Master Bathroom)



The Pinnacle at Meyers

Interior Design (Master Bathroom)



The Pinnacle at Meyers

Interior Design (His Walk-In-Closet)



THANK YOU!

