

58 Simons Street

a Reavis-Comer development

Modern Urban Infill



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The Vision



Reavis-Comer set out to design a dynamically modern approach to an urban infill project.



The result combines a nod to historical surroundings that blends a mix of architectural elements into a cohesive, yet varied set of designs.

The Vision



Fourteen new homes on separate lots with off-street parking and outdoor elements consisting of private yards, piazzas, and roof top decks.

About The Simons Street Project

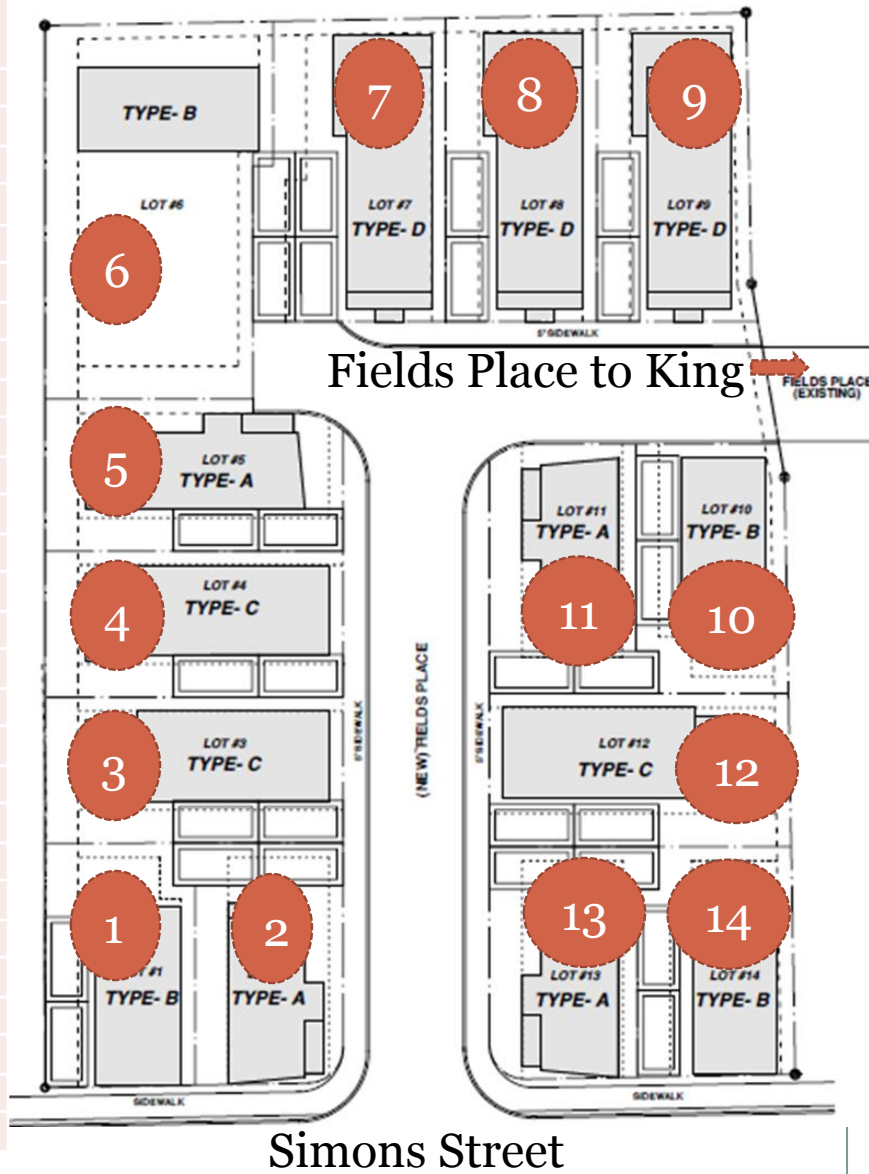


- **Four Custom-Designed Styles**
 - **Type A – By Johnny Tucker Architect** **1614sf**
 - ✦ 3 bedroom/2.5 bath
 - ✦ Rooftop deck
 - **Type B – By Heather Wilson** **1396sf**
 - ✦ 2 bedroom/2.5 bath
 - ✦ 3rd floor bonus/flex/office
 - ✦ First floor piazza, Rooftop deck
 - **Type C – By Neil Stevenson Architects** **1694sf**
 - ✦ 3 bedroom/3 bath
 - ✦ First floor has a bedroom
 - ✦ Third floor bonus/flex/office
 - ✦ Rooftop deck
 - **Type D – By Byers Design Group** **1648sf**
 - ✦ 3 bedroom/3 bath
 - ✦ First floor has bedroom
 - ✦ First floor rear deck
 - ✦ Second floor covered piazza

Site Plan & Pricing



House	Model	Square Footage	List Price
Lot 1	B	1396	\$ 325,000
Lot 2	A	1614	\$ 365,000
Lot 3	C	1694	\$ 395,000
Lot 4	C	1694	\$ 395,000
Lot 5	A	1614	\$ 375,000
Lot 6	B	1396	\$ 355,000
Lot 7	D	1648	\$ 385,000
Lot 8	D	1648	\$ 385,000
Lot 9	D	1648	\$ 385,000
Lot 10	B	1396	\$ 335,000
Lot 11	A	1614	\$ 365,000
Lot 12	C	1694	\$ 395,000
Lot 13	A	1614	\$ 365,000
Lot 14	B	1396	\$ 325,000



Note: Prices, Plans, and Details Subject to Change without Notice

Site Plan



Plan A – Johnny Tucker Architect

1614sf



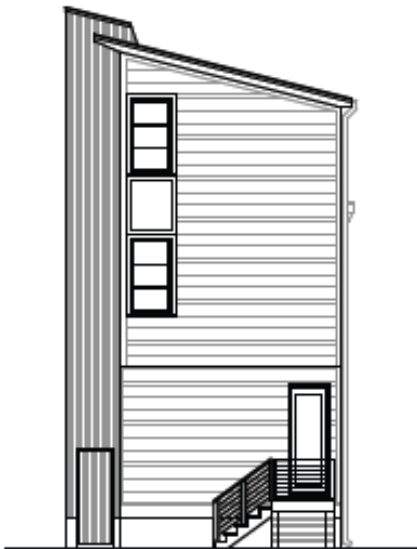
FRONT ELEVATION

1/4" = 1'-0"



ENTRY/SIDE ELEVATION

1/4" = 1'-0"



REAR ELEVATION

1/4" = 1'-0"



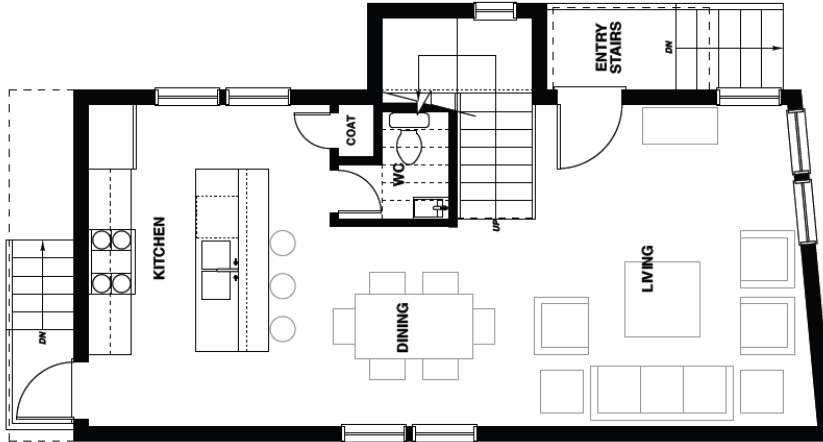
SIDE ELEVATION

1/4" = 1'-0"

Plan A – Johnny Tucker Architect



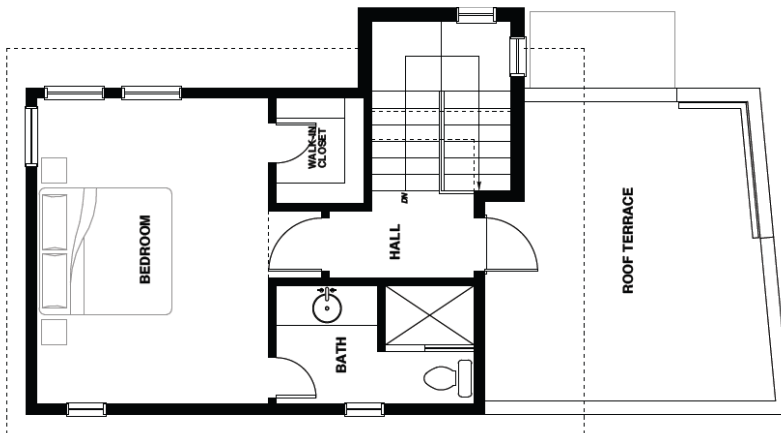
First



Second



Third



Plan B – Heather Wilson

1396sf



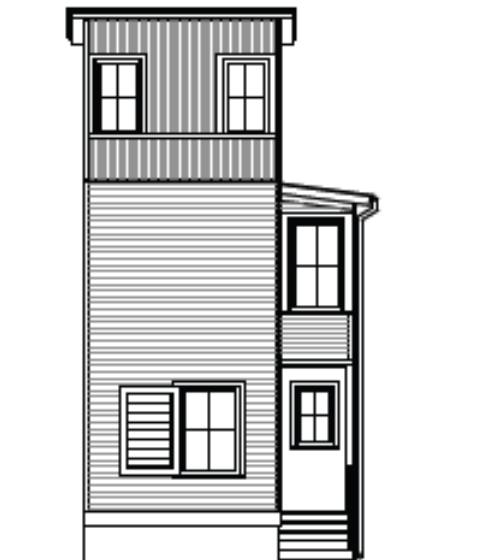
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

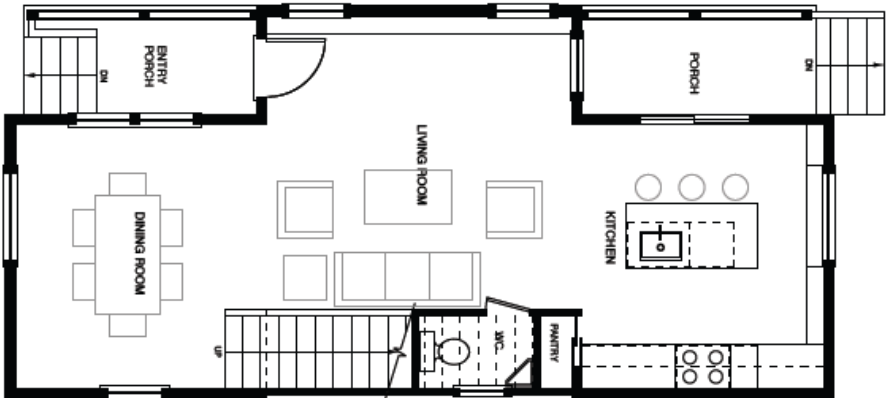


REAR ELEVATION

Plan B – Heather Wilson



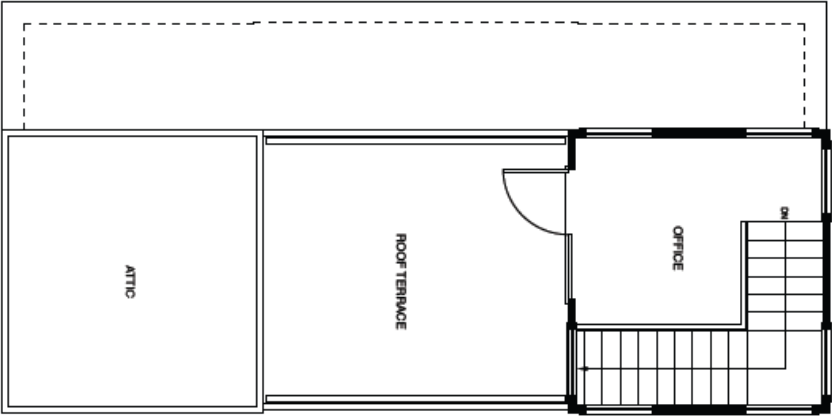
First



Second



Third

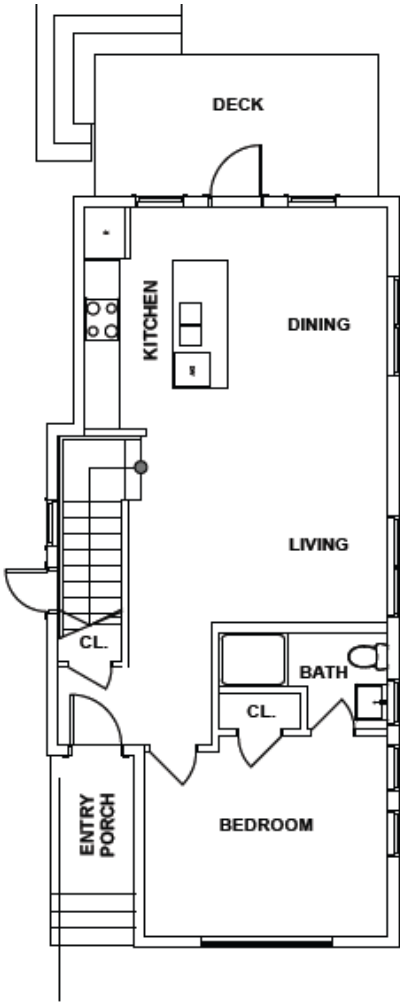


Plan C – Neil Stevenson Architects

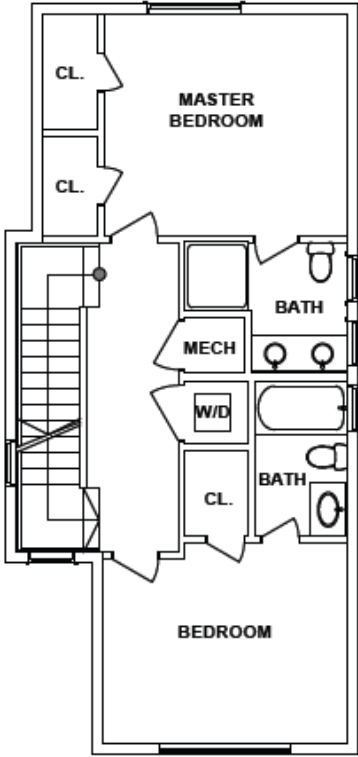
1694sf



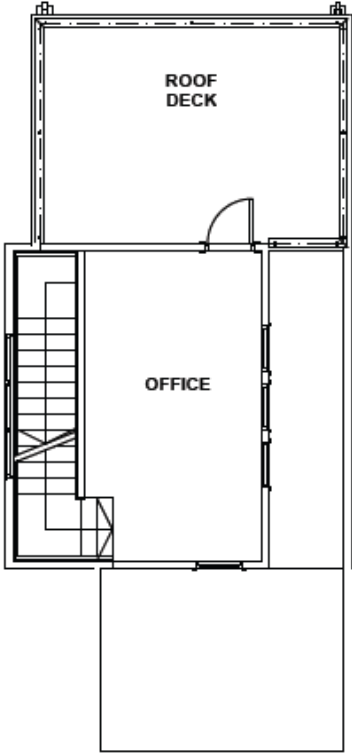
Plan C – Neil Stevenson Architects



FIRST FLOOR PLAN



SECOND FLOOR PLAN



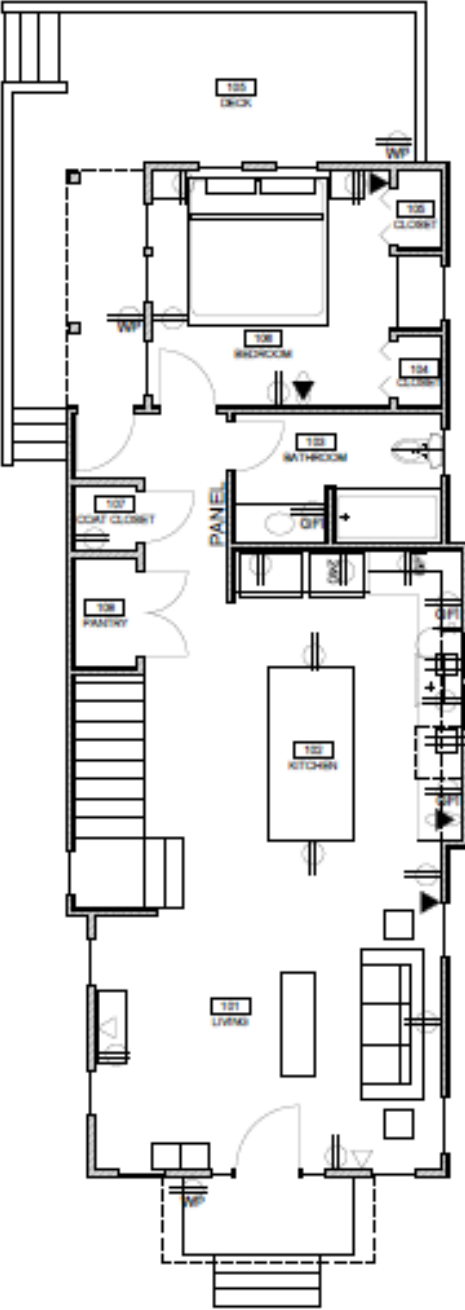
CUPOLA/ROOF DECK PLAN

Plan D – Byers Design Group

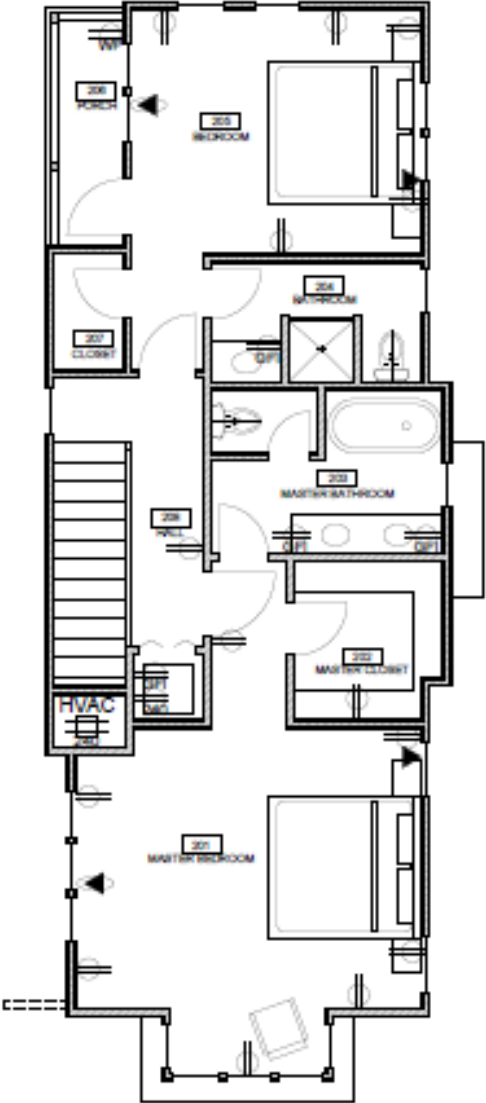
1648sf



Plan D – Byers Design Group



First



Second

Exterior Detail



- Driveway will be cementitious with rock salt finish (to give aged look)
- Yards will be sodded grass
- Fencing around the perimeter

Exterior Colors

- ▶ Hardi Siding
 - ▶ Colors to be determined by Reavis-Comer

Interior Details



- **Flooring**
 - Dark bamboo main areas, first flight of stairs
 - Carpet bedrooms
 - Upgrade to all bamboo \$1000/per bedroom
- **Lighting**
 - All bedrooms have white ceiling fans
 - Other lighting TBD by Reavis-Comer

Sample Bamboo Flooring: Commercial Grade, Pre-finish



Interior Details

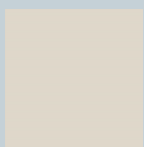


- Interior color – **Two** choices for walls
 - All ceilings white flat, trim white semi-gloss
 - Additional wall colors at \$500 per color fee

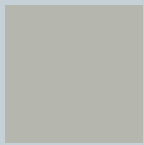
- Paint Color Options:



Halo – OC 46



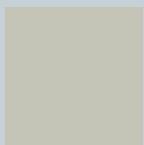
Winds Breath - OC 24



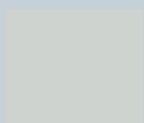
Sea Haze 2137-50



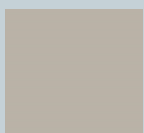
White Wisp OC-54



Vale Mist 1494



Sterling 1591



Northern Cliffs 1536

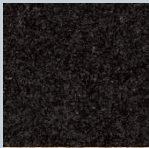
Interior Detail – Kitchen



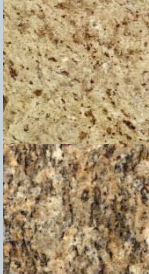
- Cabinets – wood
 - Color choices are white, gray, crème
 - Dark brown upgrade
- Granite Selection



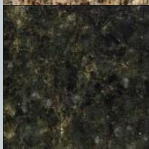
- Upgrades at cost - paid at time of selection



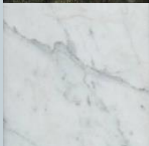
Black Night



Giallo Ornamentale



Santa Cecilia



Carrera (Upgrade)



Absolute Black (Upgrade)

Interior Detail –Appliances



- **Stainless Frigidaire (subject to change based on availability, model changes)**
 - Stove 30” gas stove
 - Dishwasher EnergyStar rated
 - Refrigerator 26 CU’ Side-by-side w/ice/water
 - Microwave over range built-in
 - Gas Rinnai Water Heater



Interior Detail – Baths



- Cabinets – wood
 - Color choices are white, beige, gray
 - Dark brown (upgrade)
- Neutral, modern Porcelenosa tile on floors and surround walls – 3 Options



- Bath Counters Cultured Marble
 - Upgrade to granite at actual cost
- Moen Fixtures in Chrome