

ITALIANATE SPLIT LEVEL

JOSEPH BEAN





PROJECT REQUIREMENTS



REQUIREMENTS

Split Level (Italianate Style)

Lot A

1800 - 2100 sq. ft

Family of 4 (2 adults/ 2 children)

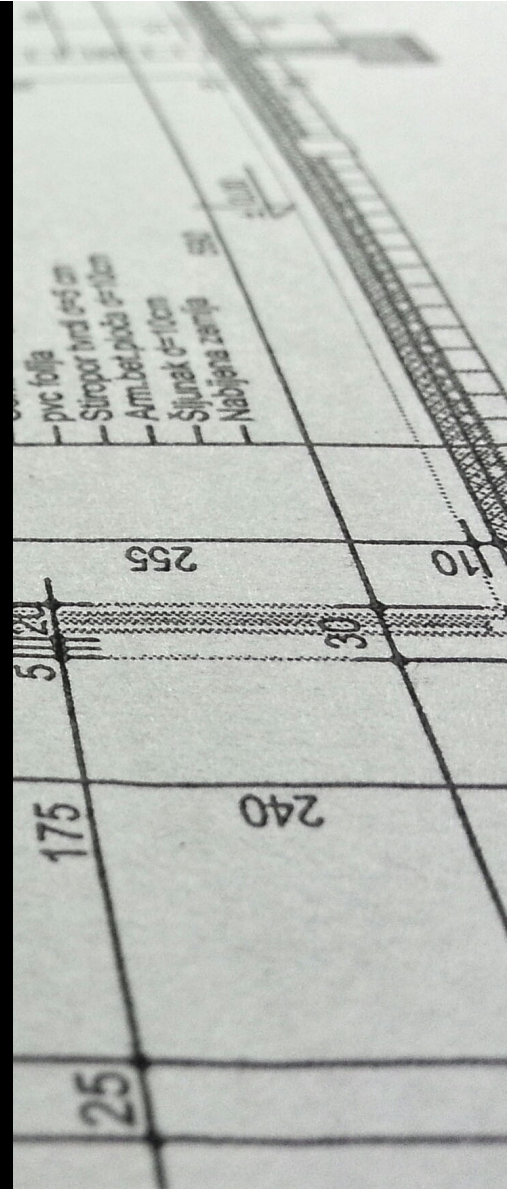
40% of exterior facing street and both sides shall be brick, masonry, or stucco

Floor trusses in area over basement/lower level

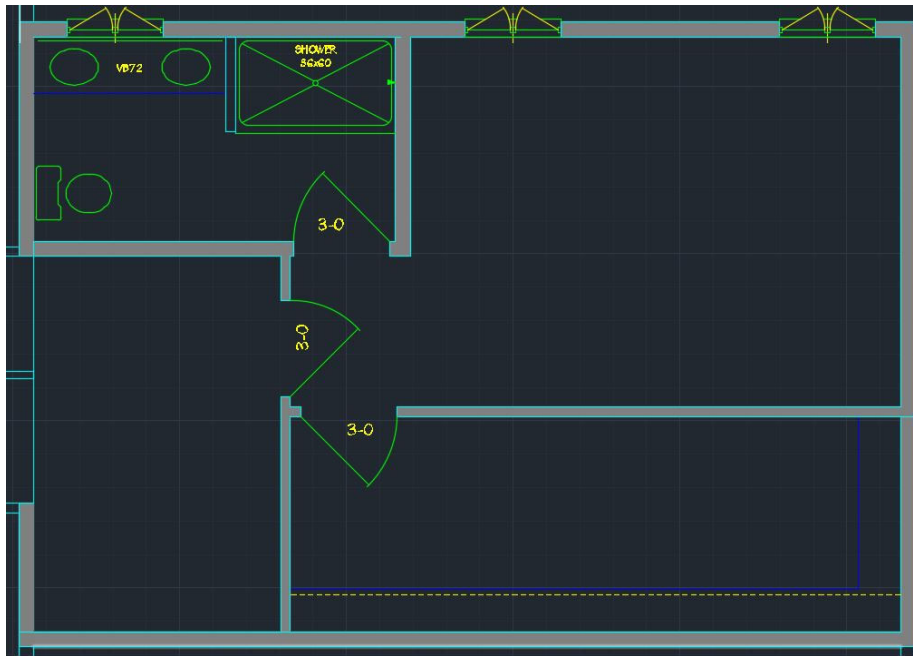
1 Joists over crawlspace

Trussed Roof System

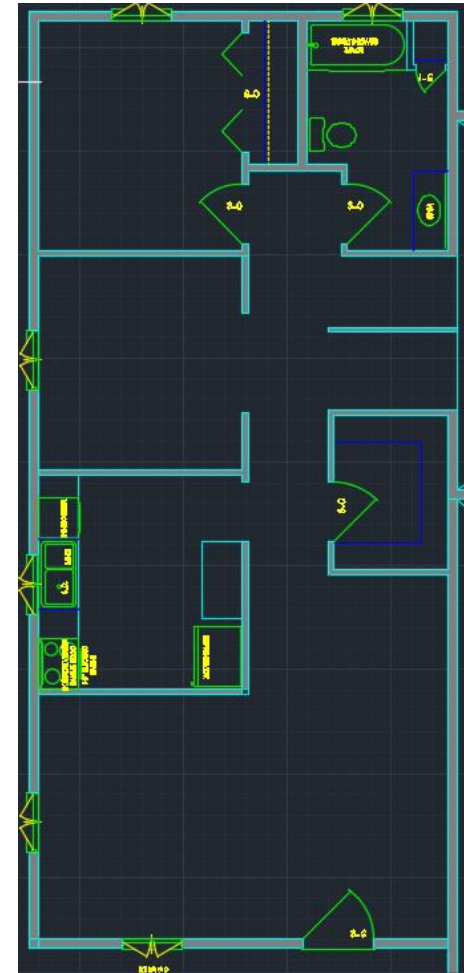
MY SOLUTION



INTERIOR FEATURES

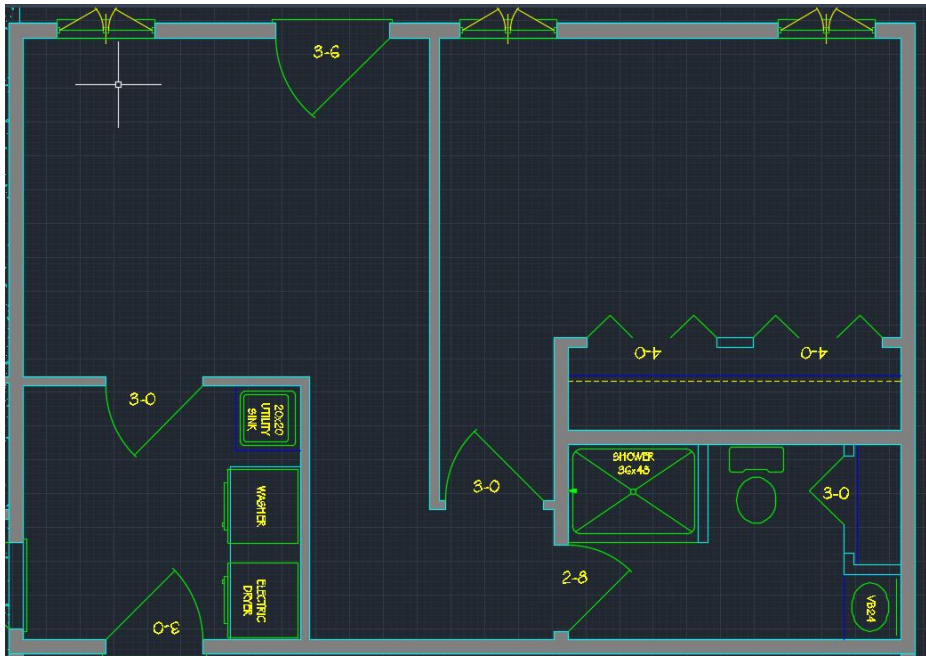


Upper Level

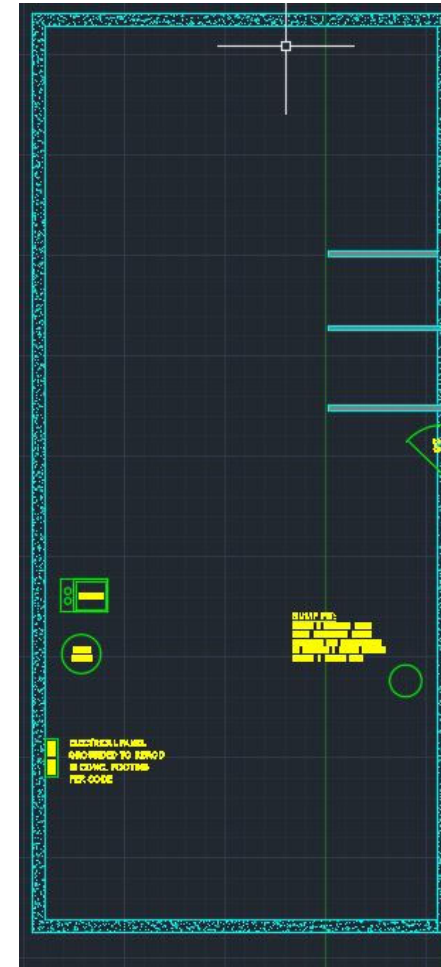


Main Level

INTERIOR FEATURES



Lower Level



Crawl Space

PRELIMINARY COST

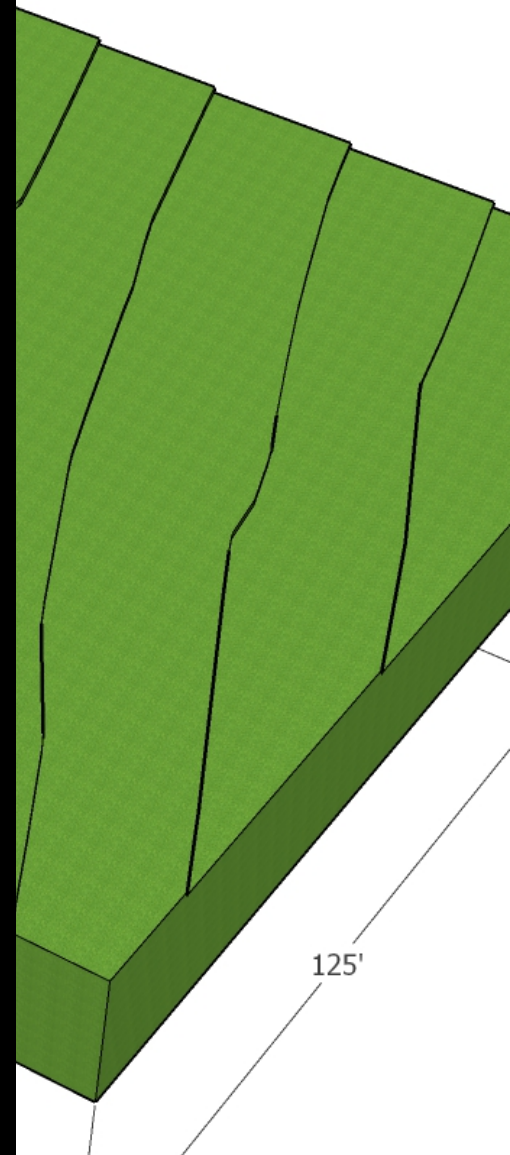
Preliminary Design & Construction Estimate

Architectural Design 3 – Split-Level House Design Project

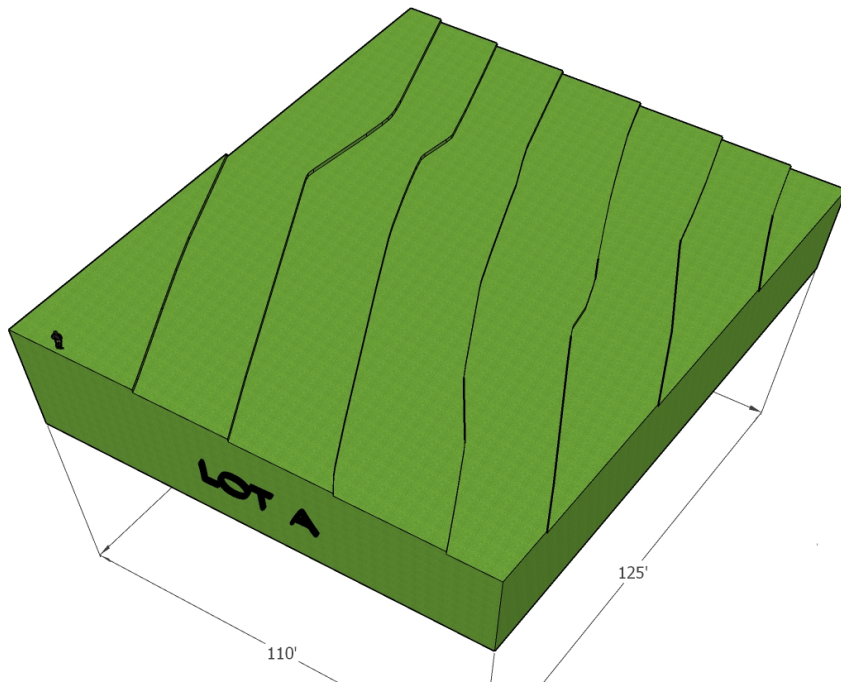
Design & Fees	(Allowance)	\$5,000.00
(Design, Property Survey, Permits, Fees)		
Excavation	(Allowance)	\$7,500.00
(Foundation Exc., Backfill, Rough Grade, Rough Drive)		
Public Utilities Rough-in	Lin Ft = 80 @ \$50.00/Lin Ft	\$4,000.00
(Gas, Telephone, Electric, Cable, Water, Sewer)		
House Foundation & Flatwork	LwrLvl/CrwlSp Sq Ft= 1566 @ \$22.50/Sq Ft	\$35,235.00
(Footing, Wall, Gravel, Rigid Insul, Reinforcing, Driantile, Slab)		
Garage & Porch Foundation & Flatwork	Gar/Porch SF= 889 @ \$17.50/Sq Ft	\$15,557.50
(Footing, Wall, Gravel, Reinforcing, Slab)		
House Rough Framing	Fin. Area SF= 2088 @ \$30.00/Sq Ft	\$62,640.00
(Floors, Walls, Stairs, Roof)		
Garage & Porch Rough Framing	Gar/Porch SF= 889 @ \$17.50/Sq Ft	\$15,557.50
(Walls, Columns, Roof)		
Mechanical Systems Rough-in & Finish	Fin. Area SF= 2088 @ \$22.50/Sq Ft	\$46,980.00
(HVAC, Plumbing, Electrical, Fixtures)		
Windows & Exterior Doors	Fin. Area SF= 2088 @ \$12.50/Sq Ft	\$26,100.00
(House/Garage WDOS & all Exterior Doors including O.H. Doors)		
Thermal System	Fin. Area SF= 2088 @ \$10.00/Sq Ft	\$20,880.00
(Insulation, Air-Sealing, Vapor Barrier)		
Exterior Finish	Fin. Area SF= 2088 @ \$15.00/Sq Ft	\$31,320.00
(Roofing, Siding, Trim)		
Interior Finish	Fin. Area SF= 2088 @ \$22.50/Sq Ft	\$46,980.00
(Walls, Floors, Casework, Countertop, Doors, Trims)		
Exterior Decks & Patios	Deck/Patio Area SF= 105 @ \$17.50/Sq Ft	\$1,837.50
(Footings/Piers/Basework, Framing/Pavers/Stairs, Railings, Finish)		
Exterior Flatwork	Conc. Area SF= 844 @ \$5.00/Sq Ft	\$4,220.00
(Concrete Sidewalk, Patio, Approach, Driveway)		
Landscaping	(Allowance)	\$7,500.00
(Final Grading, Lawn/Seeding, **Retaining Walls not included**)		
Lot Cost		\$17,500.00
(Lot, Title/Abstract Fees, Closing Costs, Realator Fees, Etc.)		
Total Preliminary Project Cost		\$348,807.50



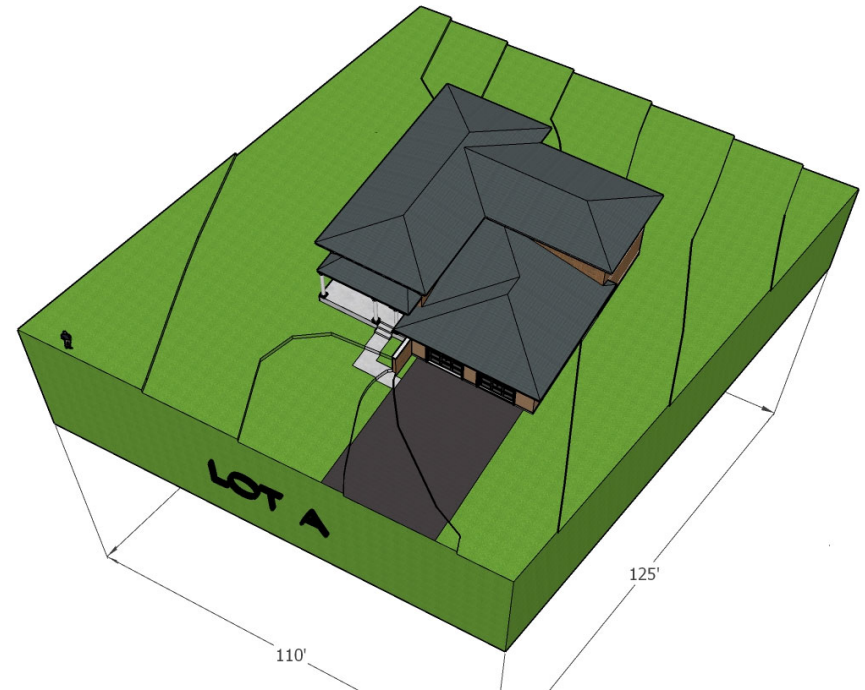
SITE MODEL



SITE MODEL



Before



After

EXTERIOR FEATURES



EXTERIOR FEATURES



Front

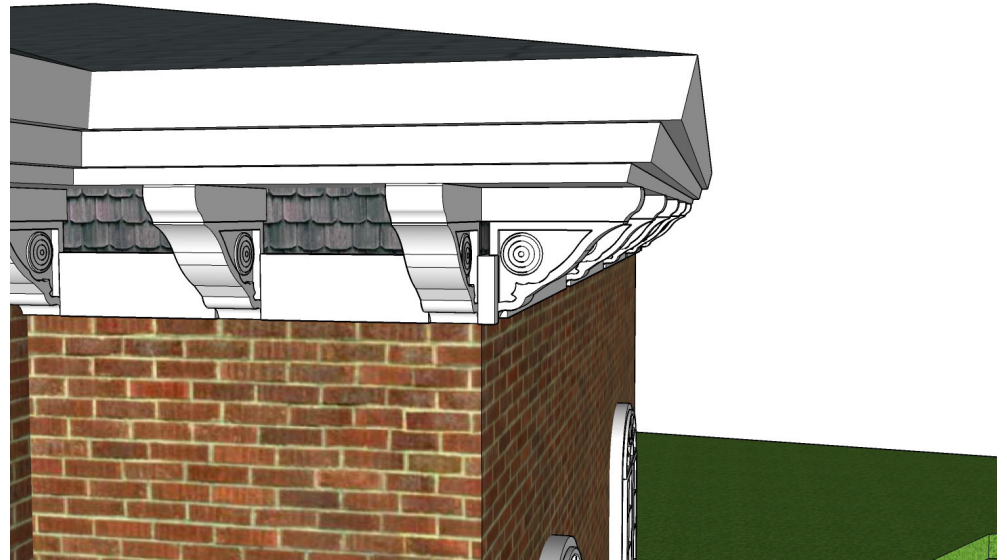


Back

EXTERIOR FEATURES



Arch Top Windows



Tiered Roof

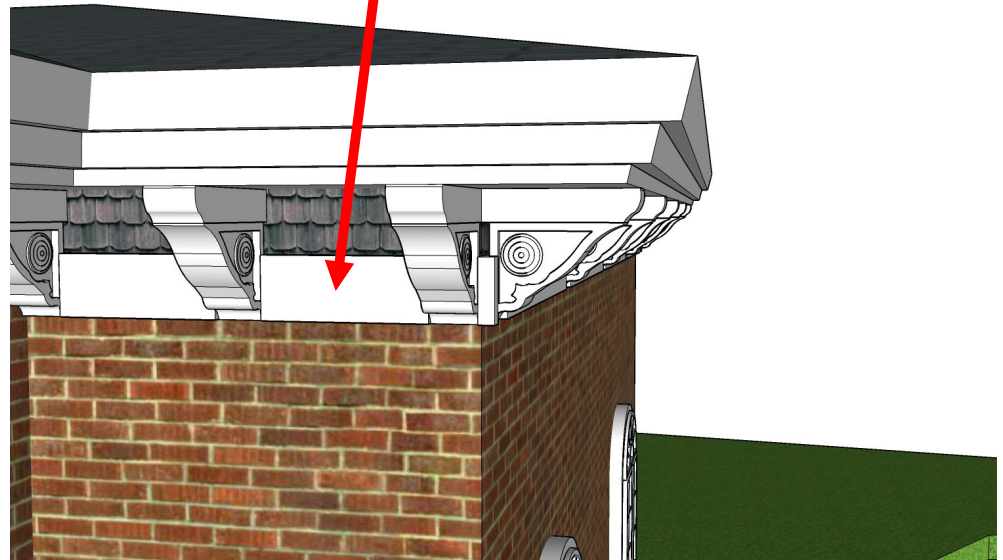
EXTERIOR FEATURES

Corbel



Arch Top Windows

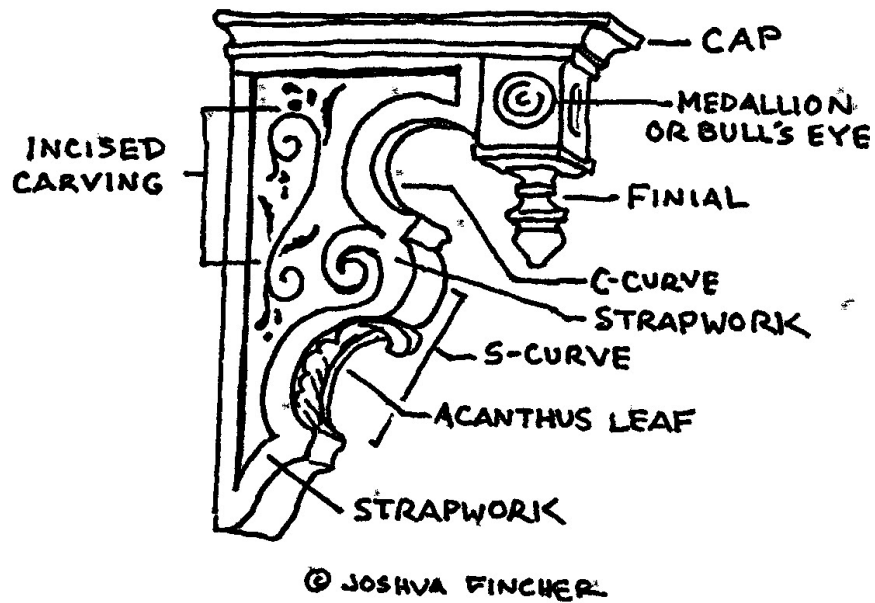
Band Board



Tiered Roof

INSPIRATION

THE ITALIANATE BRACKET



(Fincher, 2013)



(Race, 2012)

SELLING POINTS

Upper Level Master Suite

Walkout Lower Level

3 Separate Living Levels

2 car garage attached

12' Wall on Main Level – To match height of Upper Level Walls

Crawl Space

At least 40% of exterior facing street and both sides are brick

Decorative Corbels on Exterior

Archtop Windows

Image Citations

- ., H. (2020). [Italianate House Sketch]. Retrieved September 21, 2020, from <https://www.hgtv.com/design/decorating/design-101/italianate-architecture>
- Fincher, J. (2013). The Italianate Bracket [Digital image]. Retrieved September 24, 2020, from <http://picturesqueitalianatearchitecture.blogspot.com/2013/08/the-italianate-bracket.html>
- Race, S. (2012). [Split Level House Design]. Retrieved September 24, 2020, from <https://senaterace2012.com/best-of-17-images-trinidad-house-plans/split-level-house-designs-trinidad-awesome-stunning/>