

# 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

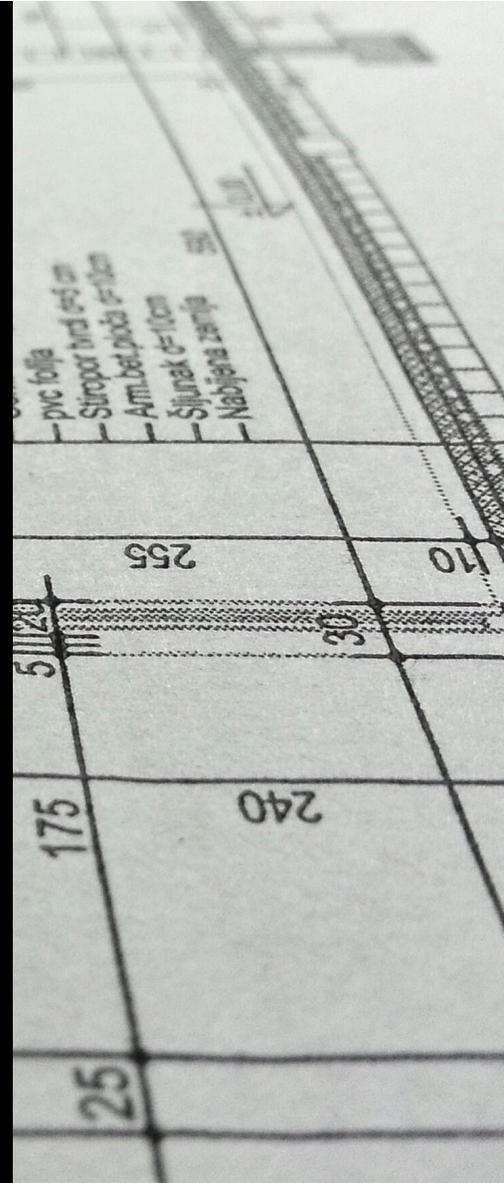
I Joists over crawlspace

Trussed Roof System

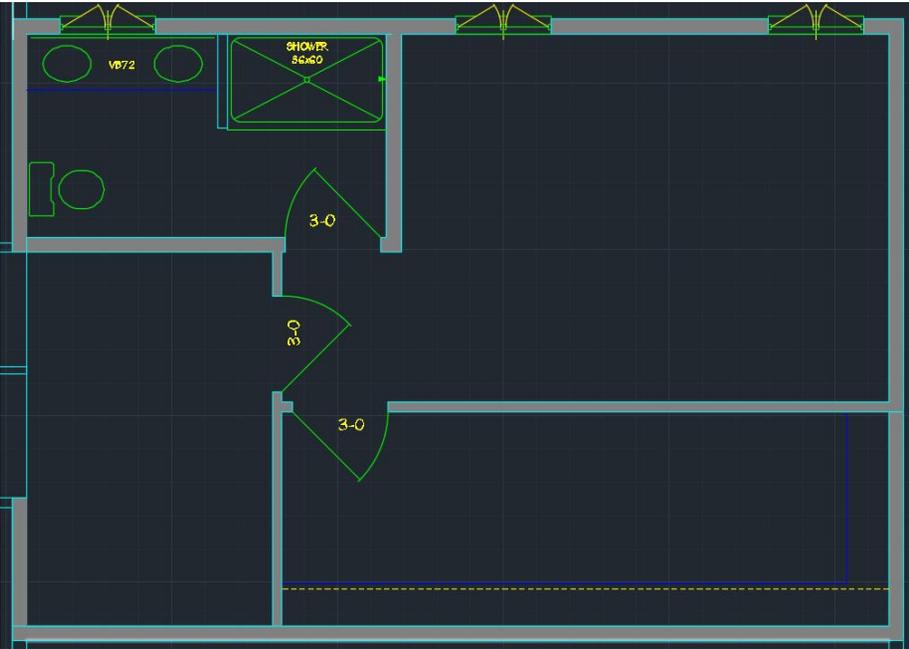


# MY SOLUTION

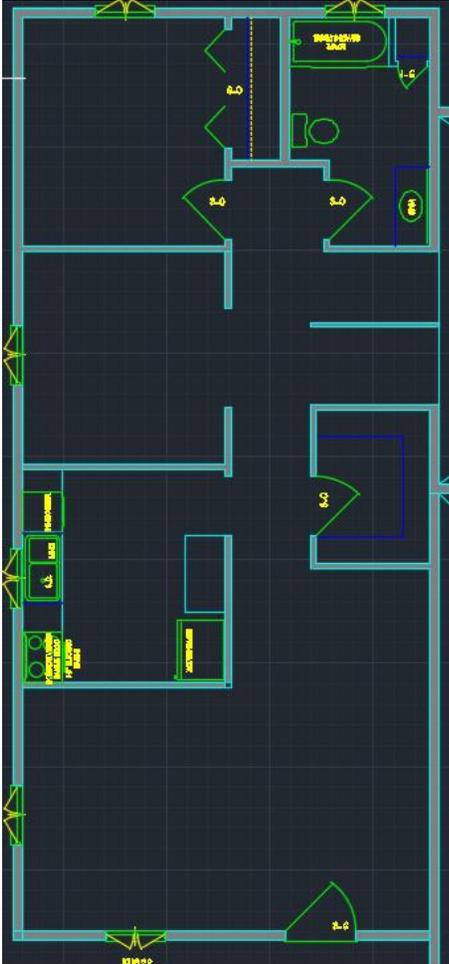
---



# INTERIOR FEATURES

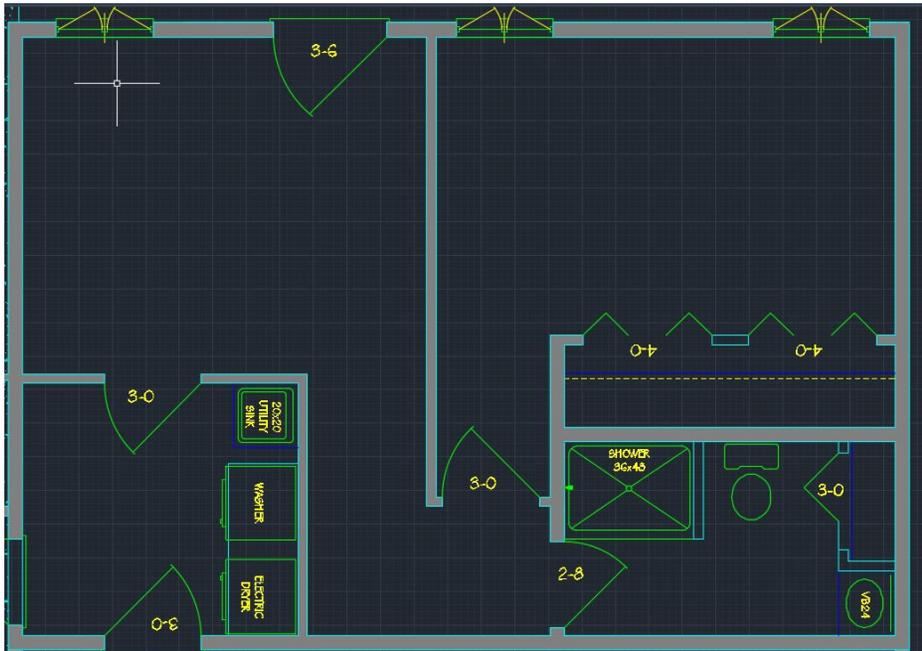


Upper Level

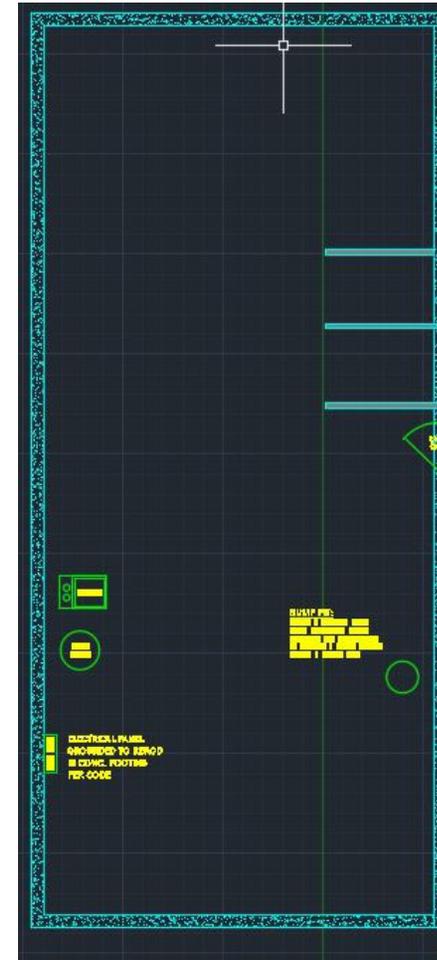


Main Level

# INTERIOR FEATURES



Lower Level



Crawl Space

# PRELIMINARY COST

## Preliminary Design & Construction Estimate

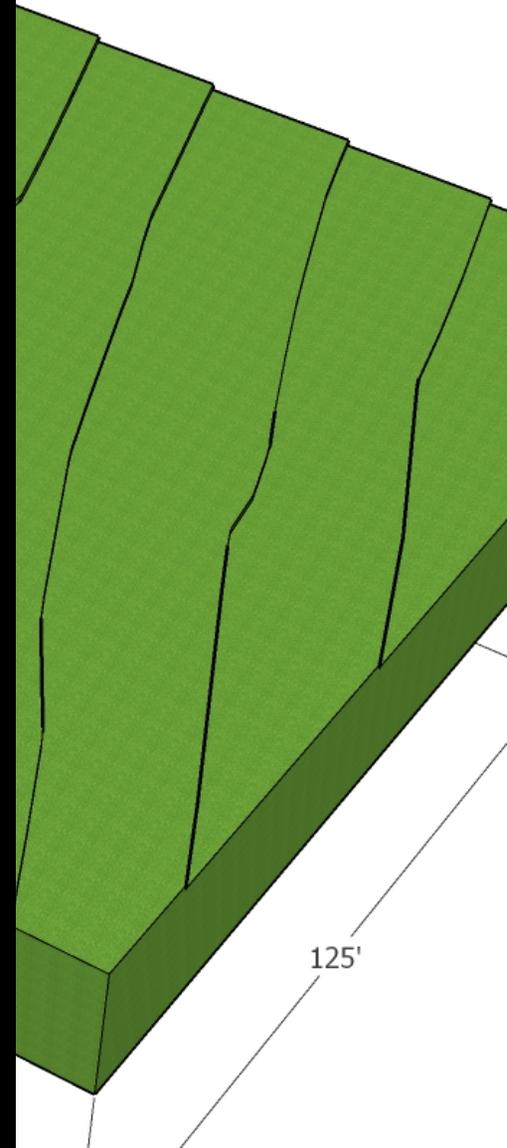
Architectural Design 3 – Split-Level House Design Project

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

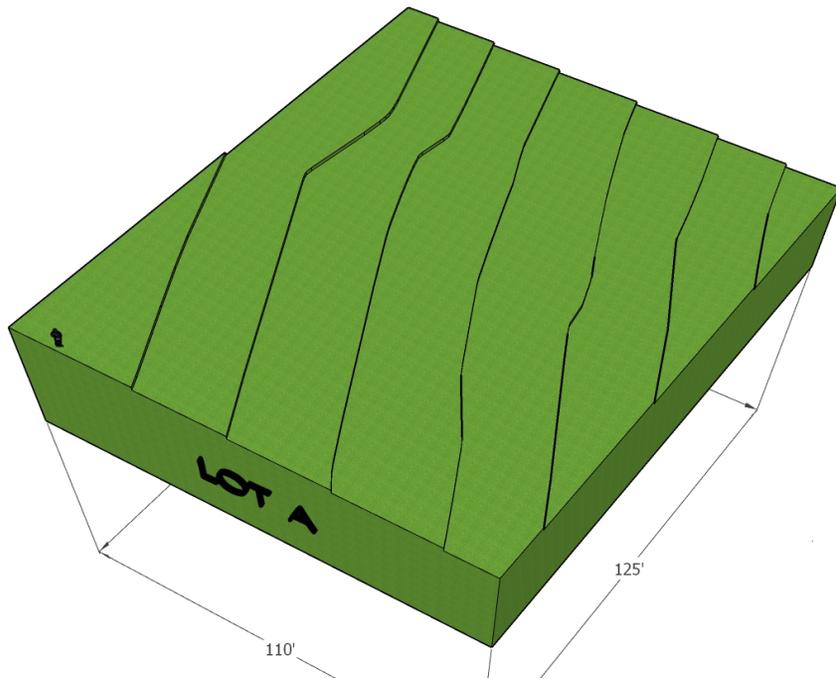


# SITE MODEL

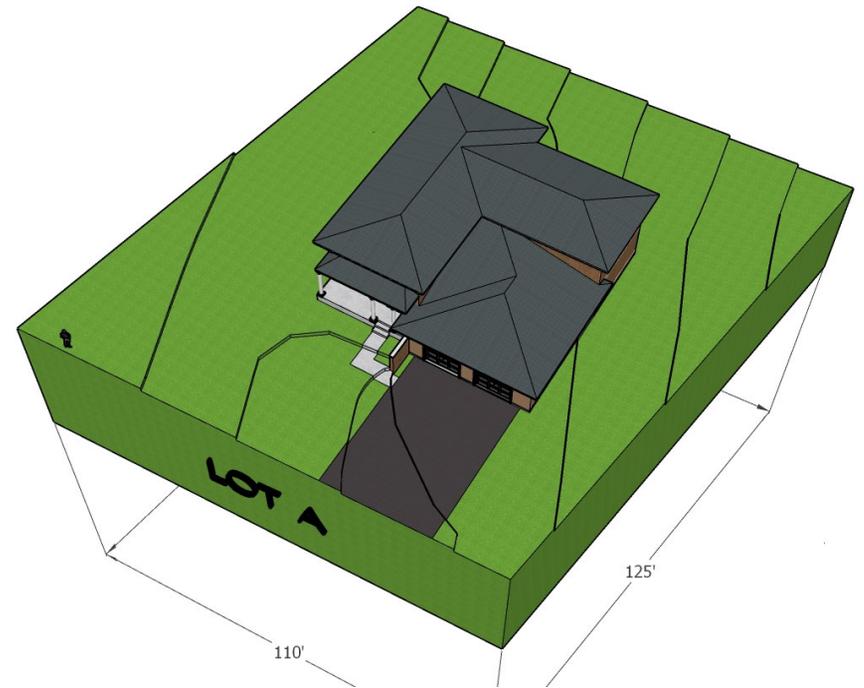
---



# SITE MODEL



Before



After



# EXTERIOR FEATURES

---



# EXTERIOR FEATURES



Front



Back

# EXTERIOR FEATURES



Arch Top Windows



Tiered Roof

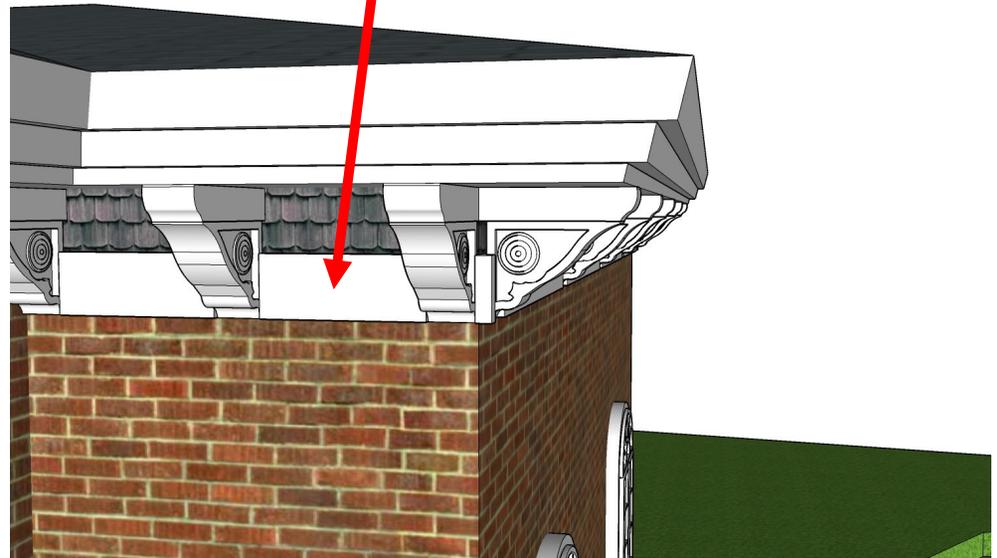
# EXTERIOR FEATURES

Corbel

Band Board



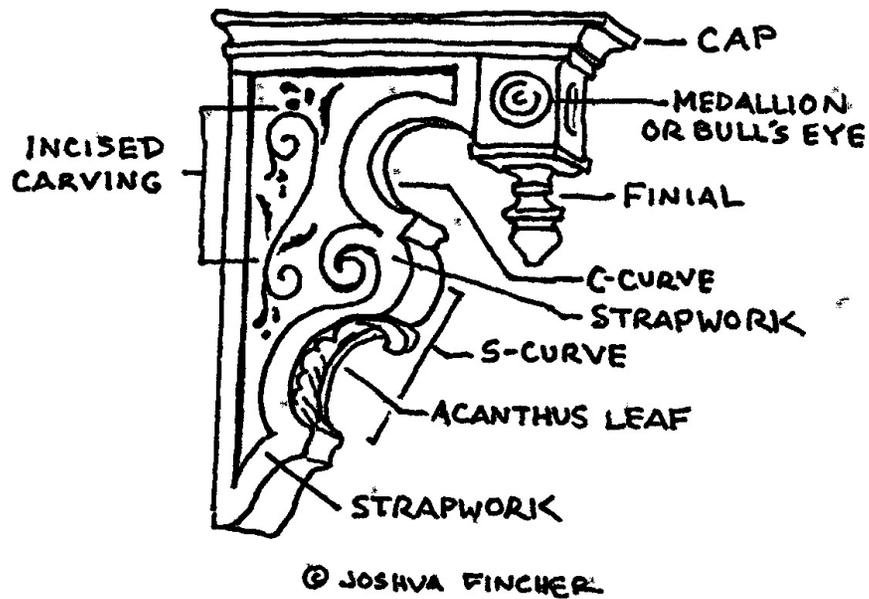
Arch Top Windows



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/>