

SUB-AREAS AND SKETCH LABELS

Example of some of the sub-areas follows:

<u>CODE</u>	<u>DESCRIPTION</u>	<u>CRITERIA</u>
BAS	Base/First Floor	First or primary floor, heated, finished living area.
CAN	Canopy	A roof structure with no finished floors or walls underneath.
EAF	Expansion Attic-Finished	A high-pitched attic roof generally found on Cape style homes. Quality of interior finish nearly equal or equal to main floor living area. May or may not have dormer coverage not exceeding 25% of total roof area Useable floor space equals 30-50% due to roofline constraints.
EAU	Expansion Attic-Unfinished	Same as EAF accept no interior finish.
FAT	Finished Attic	Access via permanent stairway, low pitched roof; quality of finish less than main living area. Generally found on third floor level.
FBM	Finished Basement	Below grade level which must meet at least three of the four following criteria: Finished Floors Finished Walls Finished Ceilings Heated

<u>CODE</u>	<u>DESCRIPTION</u>	<u>CRITERIA</u>
FCP	Framed Carport	Roof type structure large enough to cover an automobile. Generally two walls or more exposed to weather.
FEP	Framed Enclosed Porch	Typically not insulated and unheated or marginally heated. Seasonal living area with finished walls, floors and ceiling.
FGR	(Frame Garage)	Structure large enough for automobile storage with interior framing finished with wall and ceiling cover. (Certain projects, used on all above grade garages.)
FHS	Finished Half-Story	An upper level story with 50-70% of the floor area available due to roofline constraints. On a conventional style, the roof eaves are typically cut at the mid-height of the windows. On Cape style, typically an EAF with dormer coverage greater than 25% and not exceeding 50%.
FOP	Framed Open Porch	A roof structure with floors with at least one of its sides exposed to the weather.
FST	Finished Storage Utility	Low quality storage area with finished interior (not common).
FUS	Finished Upper Story	Upper floor level living space with full ceiling height and finished interior.
PTO	Patio	Masonry floor typically of concrete or brick (see Crew Chief for minimum size).
SFB	Semi-Finished Basement	Perhaps a misnomer, but utilized for finished living area that is partially below grade. Utilized for finished lower level on Raised Ranches and Split Levels.

<u>CODE</u>	<u>DESCRIPTION</u>	<u>CRITERIA</u>
TQS	Three-Quarter Story	Finished upper level living area with 70-90% of the floor area available due to roofline constraints. Use on Capes that have greater than 50% dormer coverage, or Conventional styles where eaves cut window above the mid-point height.
UAT	Unfinished Attic	Same as FAT except that interior is unfinished. Again, must have permanent stairway, or else do not list.
UBM	Basement	Below grade unfinished area, commonly known as a cellar.
UEP	Unfinished Enclosed Porch	Structure that is tight to the weather, however, having no interior finish.
UGR	Unfinished Garage (Underground Garage)	Structure large enough to house an automobile with interior framing exposed. (On certain projects used on all garages below ground level.)
UHS	Unfinished Half-Story	Same as FHS, except interior unfinished.
URB	Unfinished Raised Basement	Utilized for those basements that are only partially below grade, yet still unfinished. Commonly found on Raised Ranch/Split entry and Split level type homes.
UST	Utility Storage Unfinished	Unfinished area utilized for storage.
WDK	Deck	An open deck with no roof. Usually wood.

EXTERIOR WALL DESCRIPTIONS

Minimum - Used to describe infrequent or unusual combinations not otherwise described, usually reflects very low quality materials.

Composition or Wall Board - Refers to composition siding, which comes in varied thickness and rolls and is usually fastened over wood framing by nailing. Can be any of the various manmade materials or wood or metal framing such as "Homosote" or "Cleotex" or other trade name products. These sidings must be treated or painted to withstand weather.

Below Average - Used to describe infrequent or unusual combinations not otherwise described and reflect slightly less than average quality of materials.

Single Siding - Denotes inexpensive wood framing, one layer, without sheathing.

Average - Used to describe infrequent or unusual combinations not otherwise described and reflect average quality of materials.

Board & Batten - Siding placed on walls over sheathing in a vertical position with the joints covered by narrow wooden strips called battens.

Asbestos Shingle - Refers to asbestos shingle laid over wood frame with sheathing. The principle composition of these shingles is asbestos fibers combined with cement and water. It is non-combustible, non-conducting and chemically resistant. Typically these shingles are hard and brittle with a noticeable grain or textured surface.

Wood on Sheathing - A type of wood frame siding using vertical or horizontal wood siding which is normally lapped over the sheathing and painted. The siding is usually pine or other soft wood.

Logs - refers to logs, which are usually placed on horizontally.

Above Average - Used to describe infrequent or unusual combinations not otherwise described and reflecting better than average quality.

Clapboard - An exterior wood siding having one edge thicker than the other and laid so that the thick butt overlaps the thin edge of the board below.

Cedar or Redwood - Most commonly found as vertical siding on contemporary style homes. Naturally stained, and is desirable for its appealing color and maintenance free characteristics.