

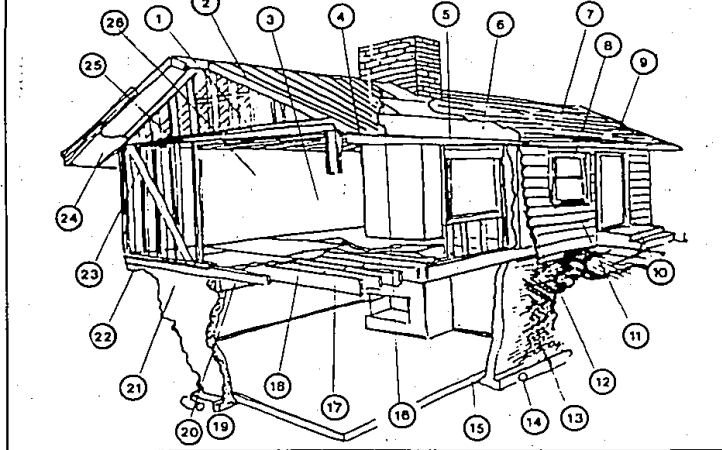
Here's where to find it

If you're having a new house built or are in the market for one, it's a good idea to know the structural terms. Here's a list from HomeMaster, a national home inspection company.

1. Ceiling joist: one of a series of parallel beams used to support ceiling loads.
2. Rafter: one of a series of structural members designed to support roof loads.
3. Flooring: the interior horizontal surface of the house. May be plywood if carpeting is used.
4. Fascia: a flat, horizontal member of cornice placed in a vertical position.
5. Header: a framing member across the top of an opening to distribute the load.
6. Roof sheathing: flat boards that are nailed to the rafters to which is fastened the covering.
7. Roof covering: the outer surface of the roof designed to withstand the elements.
8. Window casing: the framing members containing and supporting

9. Cutter: an open channel installed along the eave of a roof to take away rain water.
10. Door jamb: an upright surface that lines an opening for a door.
11. Siding: the exposed surface of exterior walls of frame buildings.
12. Wall sheathing: a sub-surface material nailed to exterior studs to back the siding.
13. Parge coat: a coating of a foundation wall to retard the passage of water.
14. Drain tile: an underground drainage system used to carry off excess water at foundation footings.
15. Slab: concrete floor placed directly on earth or gravel base and supported on the footings.
16. Chimney flashing: a shield used at junction of chimney and roof to prevent leaks.
17. Floor joist: one of a series of framing members that rests on outer foundation walls and interior girders.
18. Sub-flooring: a wood or fibrous material that is nailed to the floor

- joists and that receives the finished flooring.
19. Footing: a concrete horizontal base on which the house foundation rests.
20. Main girder: the main support that usually runs between foundation walls to carry the weight of a floor.
21. Foundation: construction below or partly below grade that provides support for the house.
22. Sill plate: one of a series of horizontal framing members resting on top of the foundation wall.
23. Bracing: technique used to stiffen the building. Its use has diminished with the advent of plywood sheathing.
24. Soffit: the visible horizontal underside of the eave or overhang of a house.
25. Stud: the vertical members of the house framing to which horizontal sheets are nailed.
26. Wall board: an interior wall surface of plasterboard or material other than plaster.



Office projects take shape in field, on drawing boards

Cushman & Wakefield's metropolitan Detroit office market survey through the first six months of the year lists area construction projects currently under way.

Offices, developers and square footage include:

- Auburn Hills — Volkswagen of America building, developed by Etkin Equities, 346,000 square feet, to be totally occupied by Volkswagen, slated for completion in September 1992.
- Birmingham/Bloomfield Hills — Webster Building, Westin Development, 74,110 square feet, totally occupied, to be completed this summer.
- Farmington Hills — One Country Club, Pro Partners, 33,000 square feet, with 22,800 square feet available for rent, to be completed this summer.
- Livonia/Novi — Westbrooke Place, developed by Westbrooke Place Partnership, 93,244 square feet, totally occupied, to be completed December 1991.
- Southfield — Allied Center, developed by Sosnick/REDICO, 488,000 square feet, totally occupied, to be completed August 1992.

THERE ARE dozens of projects being proposed, according to the survey. They are:

- Auburn Hills — Executive Hills North, developed by Samelson Development, 224,445 square feet; Cambridge Court II, University Development, 182,000 square feet.
- Birmingham/Bloomfield Hills — Cidermill Office Centre, Selective Development, 28,623 square feet; Bloomfield Centre North, Jona Development, 135,000 square feet; Bloomfield Office Park, Churchill Development, 90,000 square feet.
- Farmington Hills — Country Club IV, Northern Properties, 67,500 square feet; Crown Court, Bertak Co., 211,800 square feet; Orchards Corporate Center, Anthony Brown Development Co., 300,000 square feet; Arboretum Office Park VI, Burton, Hughes & Katzman, 135,000 square feet.

Also on the drawing board are Oak Hills I,

Samelson Development, 177,777 square feet; Oakbrook Financial Centre I, Selective Development, 44,000 square feet, and Orchard Financial Center, also developed by Selective Development with an estimated 53,000 square feet.

Livonia/Novi — Victor Corporate Park — Victor IV, by Victor International, 114,000 square feet; Chestnut Hills Tower 100 and Chestnut Hills Tower 200, Jona Development, 241,327 and 211,884 square feet respectively; and Six Mile Crossing Phase I, Duke Associates, 200,000 square feet.

Proposed projects include Seven Mile Crossing III, Duke Associates, 104,000 square feet; Brookside Office Park III, Jonathon Brateman, 124,000 square feet; Corporate Center II, Samelson Development, 200,000 square feet; and Novi Town Center Building II and Novi Town Center II, Trammel Crow, 35,000 and 102,000 square feet respectively.

Southfield — Southpointe Office Building, Kojan Properties, 46,956 square feet.

Troy — Park Square Projects A, B, C, and D, Damore/Andrew, 175,000, 75,000, 100,000 and 100,000 square feet respectively; Troy Office Centre — Building E, Sosnick/REDICO, 150,000 square feet; Butterfield Center II, Anthony Brown Development, 220,000 square feet, and two projects from Kirco Realty & Development, Columbia Center II, 249,642 square feet, and Long Lake Crossings II, 168,653 square feet.

From Kojan Properties/Becker Properties: Olympia Centre North and Olympia Centre South, 137,500 square feet each; Boulevard Building, Kojan Properties, 160,000 square feet; and from Etkin Grand Development, Timberland V, VI, VII and VIII, 120,000 square feet each.

West Bloomfield — West Bloomfield Financial Center, Cresendo Homes, 30,000 square feet.

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