

# AreaSketch Pro

## AreaSketch Pro Overview for ClickForms Users

### Designed for Real Property Specialist

Designed specifically for field professionals required to draw an accurate sketch and calculate the area and perimeter values AreaSketch stands alone when compared to existing sketch solutions.

**FreeForm Technology™** allows users to draw any area as data is being collected. New areas can be created on the fly without having to finish the first area.

**Bi-Directional Drawing** allows you to switch drawing directions with the click of the mouse. Placing a label or other types of annotation is completely FreeForm. Line dimensions can be edited at any time with point & click simplicity.

**Calculator Functions** are built-in to allow the addition or subtraction of any value from an existing area line to properly close the

**Advanced Drawing Technology** automates everything including *Auto-Center and Auto-Scaling*. The sketch is always perfectly centered and scaled to fit on the screen. Line dimensions can be flipped inside, outside, or turned off completely for each individual line or the entire area. Area names and types can be customized for every situation, including the area multiplier and modifier capability. The area multiplier will multiply the base area in square footage by any factor. The modifier function allows areas to subtotal to a specific area type, while also adding or subtracting from another area. Duplicate area names can be used on the same sketch.

**The 3 Phase Close Function** guarantees a perfect close every time. AreaSketch always displays the exact horizontal and vertical distance required to close or finish an area. Clicking on the displayed distance will automatically draw that line.

**AreaSketch** stands alone as the most advanced sketching solution available today while still being the easiest to learn and use daily. The learning time is typically 5 to 10 minutes.

## Features

### Proof Positive Calculation

- Area Square Feet
- Area Perimeter
- Area Width
- Area Height

### Data Entry

- Keyboard
- Mouse
- Stylus (Tablet PC) Pocket PC
- Disto Plus (Bluetooth)

### Bi-Directional Drawing

- Insert and Append

### Area Property

- Line Style, Color, Pt.

### Auto Scaling

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## **Auto Label**

- Area Name
- Area SqFt
- Area Perimeter

## **Auto Zoom**

- Create and Edit

## **Angle**

- Rise & Run
- Relative Degree
- Absolute Degree

## **Arcs**

- Chord & Perimeter
- Chord & Height
- Chord & Degree

## **Image Export**

- JPG
- WMF
- EMF

## **File Format**

- Non Proprietary XML

## **Operating System**

- Windows Vista
- Windows XP
- Pocket PC CE
- Pocket PC WM5
- Tablet PC XP

## **Setting Up AreaSketch Pro with ClickForms**

### Quick Overview

- Temporarily - Turn Off Firewall and Security
- Download and Install AreaSketch Pro
- Install ClickForms edition
- Register AreaSketch

### **Download and Install AreaSketch Pro**

- Download Link: [www.areasketch.com/install.exe](http://www.areasketch.com/install.exe)
- Select Run or Open when prompted
- Welcome Screen select Next
- Select ClickForms Edition when prompted
- Finish

### **Register AreaSketch Pro**

- Select Register Option
- Call sales department with Install ID located on registration screen
- Enter Registration Number

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Next to Complete Registration

## Setup ClickForms AreaSketch Integration

Open ClickForms

- Edit Menu
- Preferences
- Tools
- Sketcher
  - AreaSketch Pro
  - Select Apply

Open a report in ClickForms

Insert/Select Sketch Page

Select AreaSketch from Tools Menu or Double-Click in sketch page.

## Using AreaSketch Pro

### Quick Overview

Setup Area's Calculation Properties and Defaults

Drawing Areas

Placing Room Labels

Interior Walls

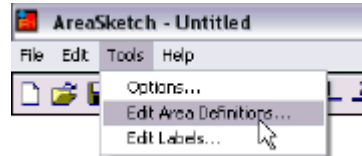
Symbols

Save sketch back to report

### Setup Area Calculation Properties and Defaults

AreaSketch is pre-loaded with basic area names which can be customized by the end user to fit their needs. Each area can be setup with the following defaults:

Select Tools Menu – Edit Area Definitions



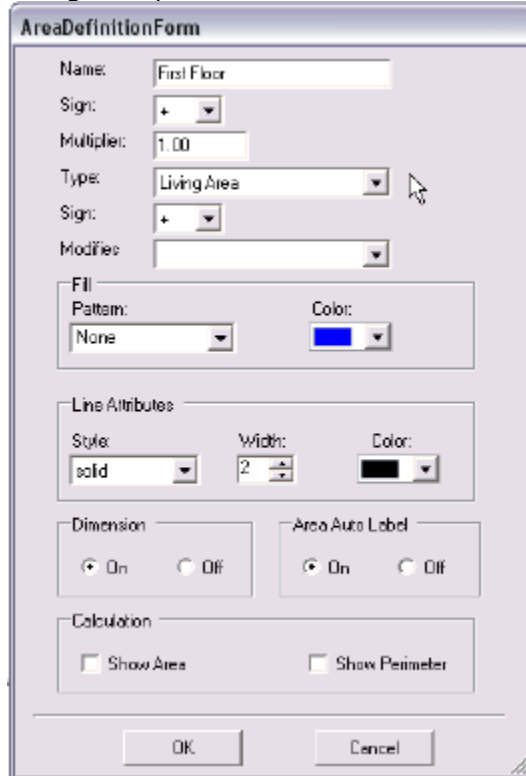
Double Click on First Floor from List to see its properties.

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## First Floor Properties Screen

This screen allows all the defaults for the current area to be set regarding how the area calculates. All the graphic defaults can also be set for line style, color, thickness, and also whether AreaSketch will automatically place a dimension above and centered on each line. AreaSketch can also automatically place the area label with its area square footage and perimeter values below the label.



Area Name

Add or Subtract square footage to an Area Type  
Area Type (Living, Garage, Porch...)

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Sign (special) Add or Subtract square footage from an existing Area

Modifies (special) (First Floor, Second Floor...)

Line Style

Line Thickness

Line Color

Fill Pattern

Fill Color

Auto Line Dimension On – Off

Auto Area Label

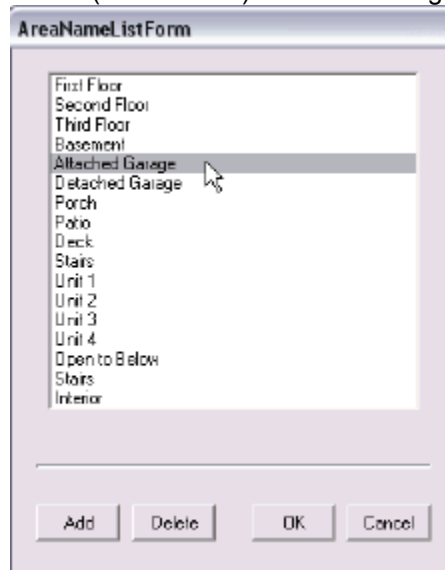
- Include Area SqFt
- Include Area Perimeter

Select OK – Cancel to close window

## **Attached Garage Concerns**

*The Attached Garage can be setup to add its area square footage correctly to Garage area and also subtract its area square footage from the First Floor depending on how the First Floor is being drawn. To change the Attached Garage properties to subtract its square footage from the First Floor, make the following changes:*

Select (double-click) Attached Garage from Area list.



Change the sign below area type to – (subtract)

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Change Modifies to First Floor.

The screenshot shows the 'AreaDefinitionForm' dialog box. The 'Name' field is 'Attached Garage'. The 'Sign' dropdown is set to '+'. The 'Multiplier' is '1.00'. The 'Type' dropdown is 'Garage Area'. The 'Sign' dropdown is set to '-'. The 'Modifies' dropdown is 'First Floor', and a mouse cursor is pointing at it. The 'Fill' section has 'Pattern' set to 'Solid' and 'Color' set to a light gray. The 'Line Attributes' section has 'Style' set to 'solid', 'Width' set to '2', and 'Color' set to black. The 'Dimension' and 'Area Auto Label' sections both have 'On' selected. The 'Calculation' section has 'Show Area' and 'Show Perimeter' checkboxes. At the bottom are 'OK' and 'Cancel' buttons.

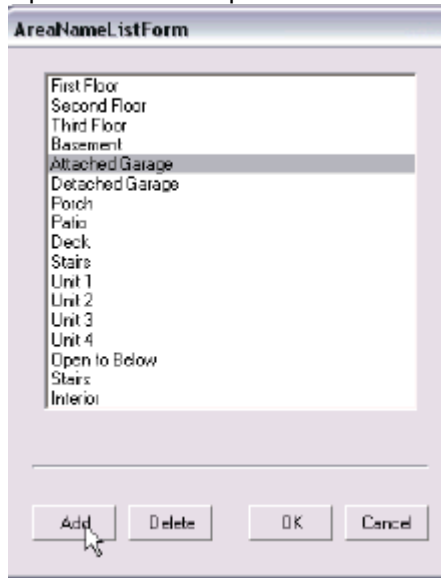
Attached Garage is now setup to add its square footage to Garage type and also subtract its square footage from the First Floor. Select OK to save the new settings.

## Adding a New Area

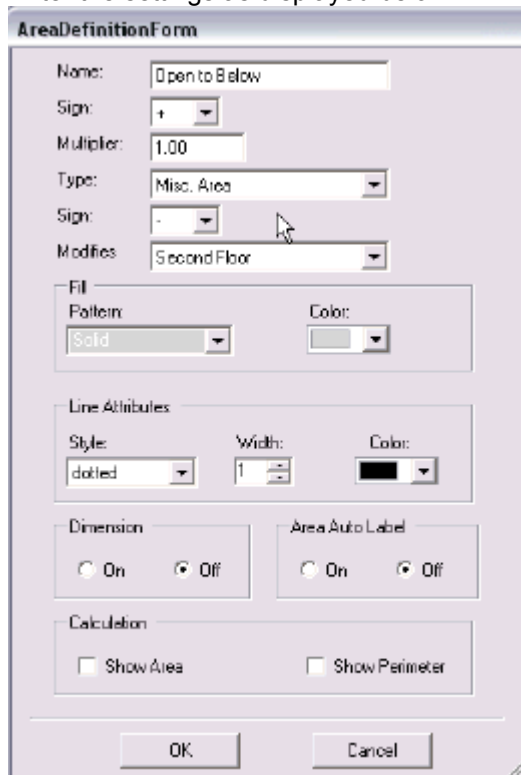
Many two story homes will have an "Open to Below" area on the second floor which needs to be subtracted from the Second Floor's living area. To create the new "Open To Below" area:

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Open the Area Properties Window and select the Add button.



Enter the settings as displayed below.



The area name is Open to Below. Its sign is set to + and area type is set to Misc so its square footage will not effect Living area. The second sign is set to – (minus) and the Modifies field is set to Second Floor which will cause AreaSketch to subtract the Open to Below area square footage correctly from the Second Floor.

Select OK to save the new area.

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Hint – If the Area Type field is left blank, that area will not be displayed in the calculation break down. This feature is useful for sheds or other structures which do not transfer to the form but need to be displayed on the sketch page.

## Drawing Areas

### Overview

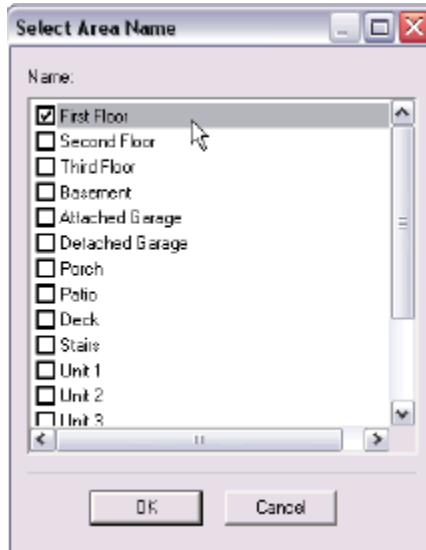
AreaSketch is fully automated offering auto centering and auto scaling. The benefit is that regardless of the image size drawn, it is scaled perfectly to fit the page and the image is always centered. This is done automatically with each and every line drawn.

### Drawing the First Floor.

Select the New Area Button from the Control Panel indicated below. The New Area button is located on the Top Right.



Select the First Floor from the list.

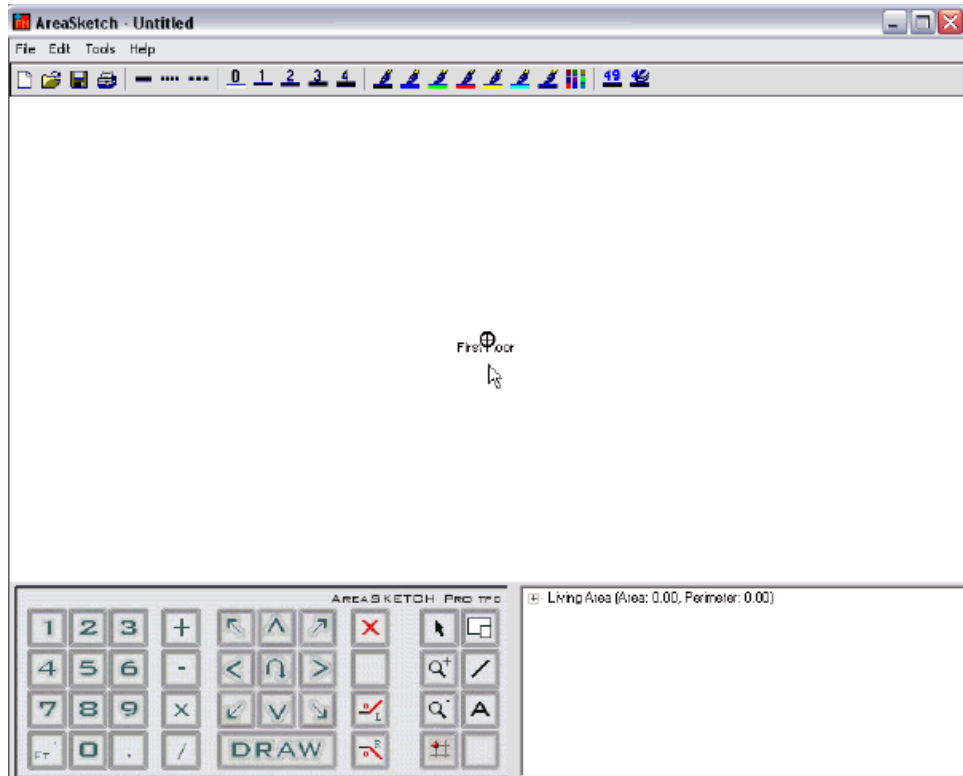


Select OK to start drawing.

Note that the drawing cursor has been automatically placed in the middle of the screen.



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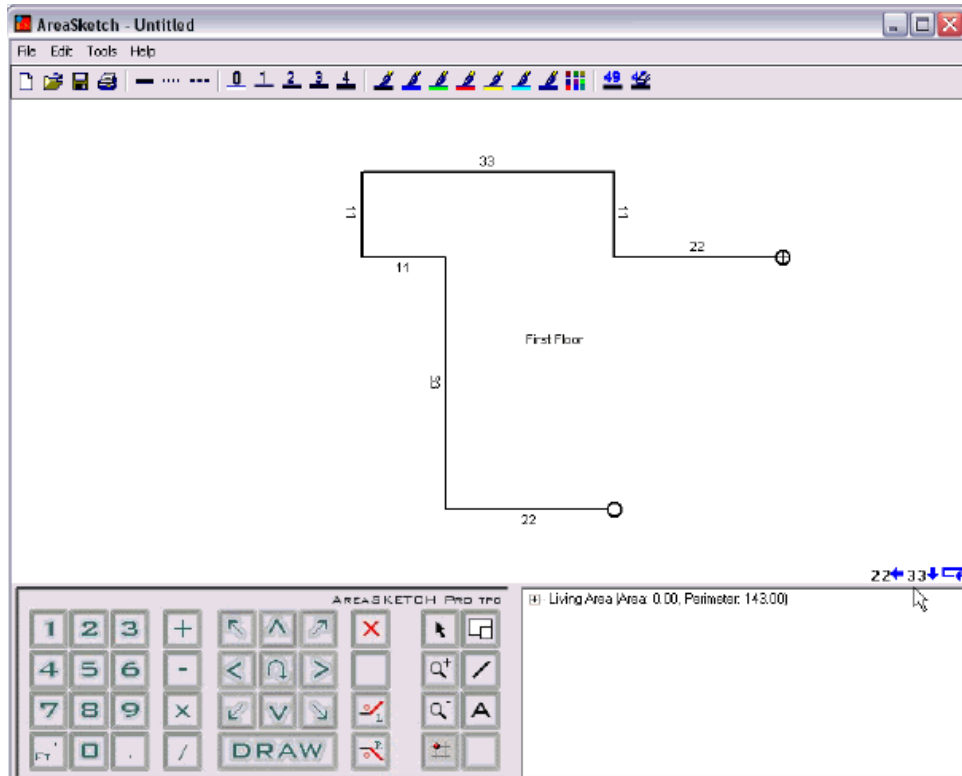
## Drawing Walls

Drawing lines or walls using AreaSketch is easy and only requires a dimension, direction, and the Enter key to draw that line. See the example below for correct line segments.

- 20 Up Enter
- 30.6 Left Enter
- 10 Right 10 Right Enter
- 5 Right 17 Right 13.5 Right 7 Left Enter
- 3+17 Up Enter

While drawing, note that AreaSketch automatically centers and scales the current area on the screen. Also note the 2 small circles displayed on each end point of the current area. Selecting either end point with the mouse switches the drawing direction.

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## Correcting Mistakes

If a mistake is encountered, select that line's dimension with the mouse and enter the correct dimension. Press the Enter key to save it. AreaSketch also offers complete calculator functions to adjust lines.

The following are examples of editing line dimensions. After selecting an incorrect line's dimension with the mouse: The dimension will be highlighted in blue.

- 20 Enter (Changes existing line to 20 feet)
- 22.4 Enter (Changes existing line to 22.4 feet)
- -4 Enter (Subtracts 4 feet from existing line)
- +5.8 (Adds 5.8 feet to existing line)

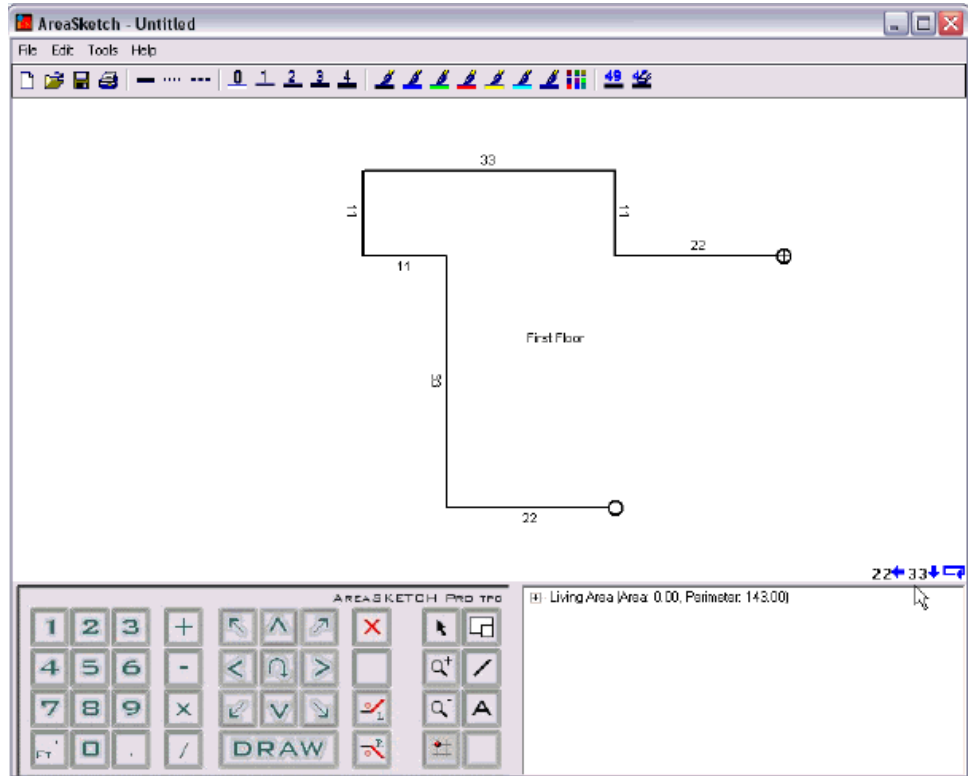
## Closing the Area

Closing an area has never been easier. AreaSketch offers a sophisticated 3 Phase Close function which displays the horizontal and vertical close values on the bottom right of the screen. The close values, or distance to the start point, are displayed with blue arrows.

- Clicking on either blue arrow will automatically draw that line.

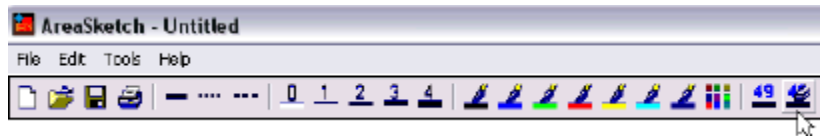
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- Pressing the C key will automatically “Close” or draw the last line.



## Hiding a Line Dimension

To hide a line dimension, first select that line with the mouse. With the line selected, click on the Hide Dimension button from the button bar on top. Click elsewhere to save the change. Alternately, select the Show Dimension button to turn the dimension back on.



## Adding Attached Garage

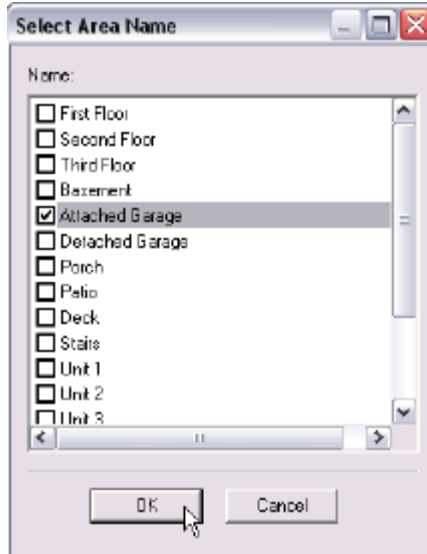
Adding new areas to be calculated is both fast and easy. The starting point of a new area can be positioned anywhere on an existing area with precision if needed. Please note that any area can be moved freely even after the area has been drawn by right-clicking on one of its walls and selecting Move. To add an attached garage, do the following:

Select New Area button

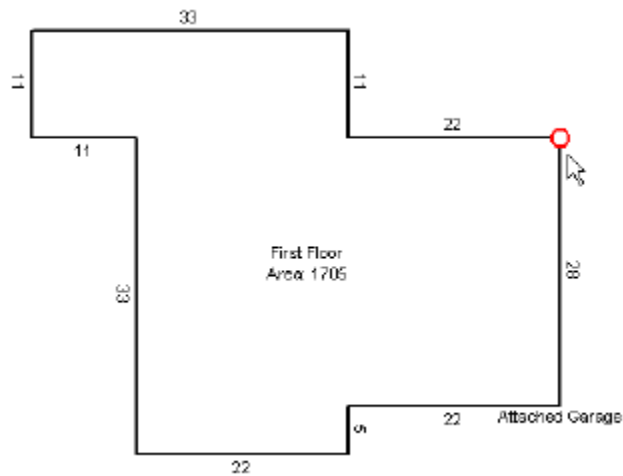


Select Attached Garage from list

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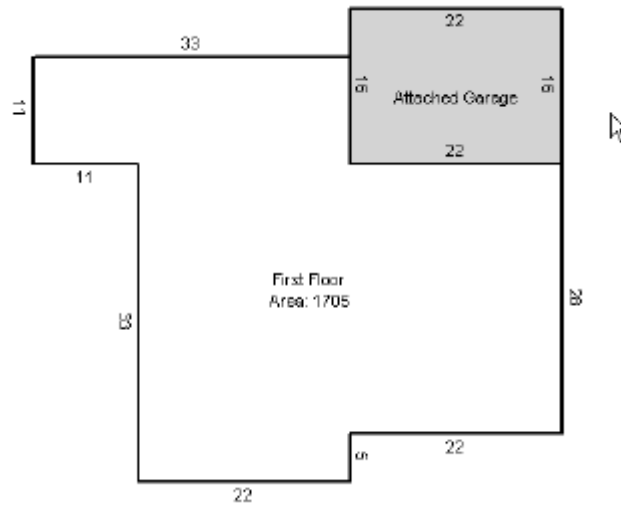
Upon selecting OK, please note AreaSketch placed a red floating start point for the new area. While the new start point is red, you can move or snap it easily to any corner or line using only the Arrow Keys.



Each time an arrow key is pressed, the floating red start point will move or snap to the next logical stop. The red starting point can also be moved an exact distance by entering a value first followed by the direction arrow.

When the red floating start point is positioned correctly, press the Enter key to start drawing the new area. The starting point will change from red to black. Draw all the walls of the new area as before.

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## Room Labels

Adding room labels to a sketch is both intuitive and fast. The Text Tool button is located on the Control Panel to the far right and has an "A" on it. (see image below) We will also be utilizing the Object Selecting Tool (arrow cursor) to move, delete, copy, and paste room labels.



## Placing Room Labels

Select the Text Tool from the Control Panel



Please note the cursor has changed to the text tool.



Using the mouse, position the Text tool on the drawing and left-click to place a label. Upon left-clicking on the drawing, a list of available labels will appear. Upon selecting a label, the list will close and the label will be placed at that



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to move or delete labels.



Select the Objecting Tool from the Control Panel.



Using the mouse, position the cursor over the label and click and drag the label to a new location.

To delete a label, click on it once to select it and press the Delete Key.

## Interior Walls

Interior walls can be added using the Interior Wall tool. The Interior Wall tool is located on the Control Panel and looks like a single line. (see image below) The Interior Wall tool draws a single line using the mouse with a click and drag technique. To accurately place interior walls, this tool also has a cross hair to assist in placement. To delete or move interior walls, use the Object Selecting tool.



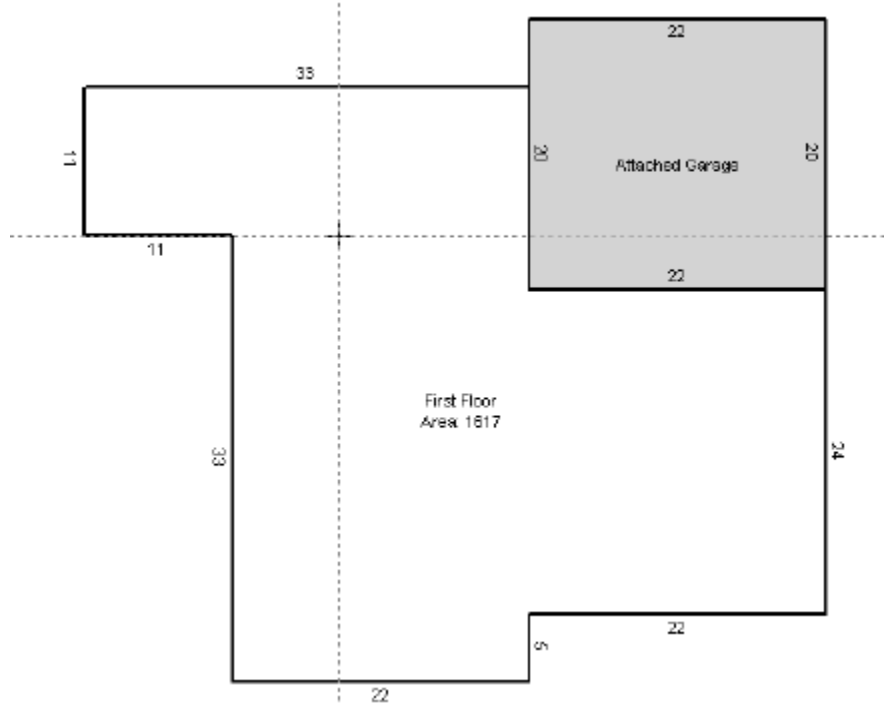
## Drawing Interior Walls

Select the Interior Wall tool.



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Position the drawing cursor on the sketch with the mouse.



Click and Drag out a line using the mouse.

## Moving and Deleting Interior Walls

Select the Object Selecting tool (arrow cursor) from the Control Panel.



To move an interior line, click and drag the line to a new location using the mouse.

To delete an interior line, select it with the mouse and press the delete key.

## Symbols Library

AreaSketch incorporates a powerful symbols library. The symbols library features auto-scaling, so when a door symbol is selected and placed on the drawing, it will automatically scale to fit a perfect 3 foot opening. The symbols can be flipped and rotated freely. The symbol tool is located on the control panel to the bottom right. Selecting the Symbol Tool will open the Symbols window.



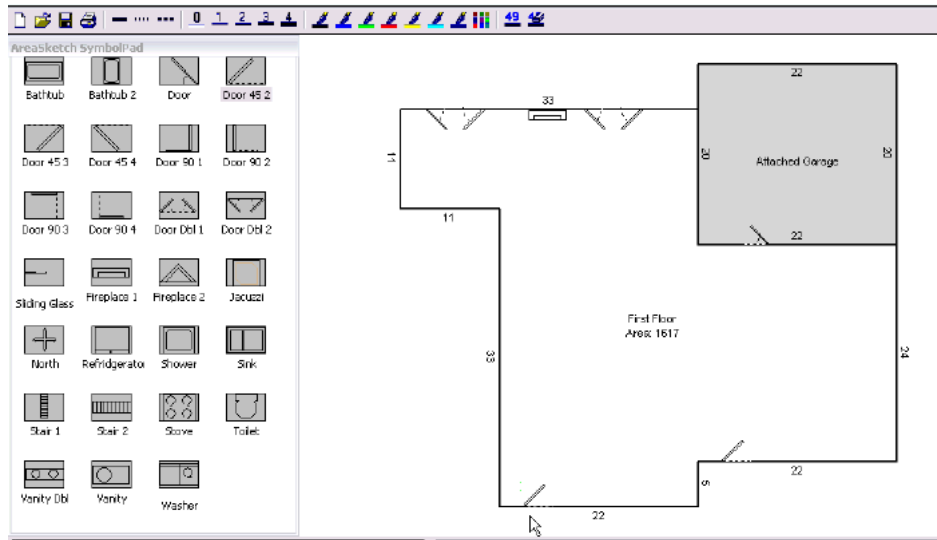
## Placing a Symbol

Select the Symbol button to open the Symbol library.

Use the mouse to drag a symbol into position.



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## Deleting or Moving a Symbol

Select the Object Selecting Tool from the Control Panel.



To Move a symbol, click and drag the symbol to a new position.

To Delete a symbol, select it with the mouse and press the Delete key.

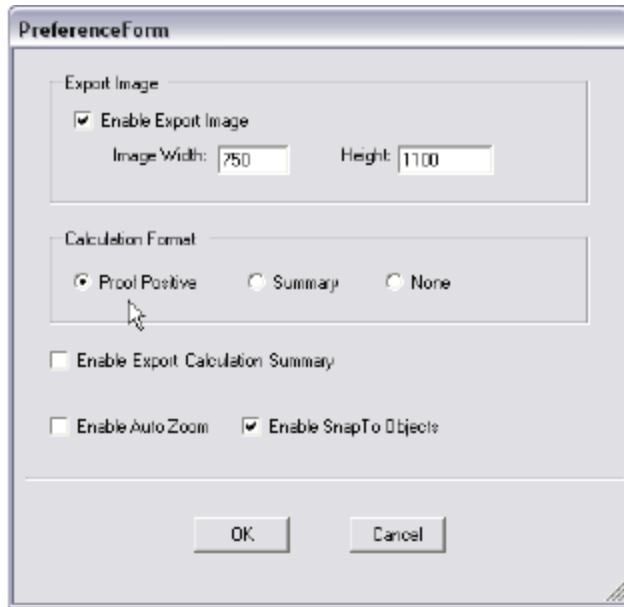
Symbols can also be copied and pasted.

## Area Calculations

All area square footage and perimeter values are calculated automatically. The calculated values are displayed on the screen. For printing and reporting purposes, a professional calculation grid will automatically be placed on the bottom portion of the sketch page. The detail of the calculation grid can be tailored by the end user to include only summary data; or a complete Proof-Positive Calculation breakdown of the areas. The calculation settings can be changed using the Tools-Options menu.



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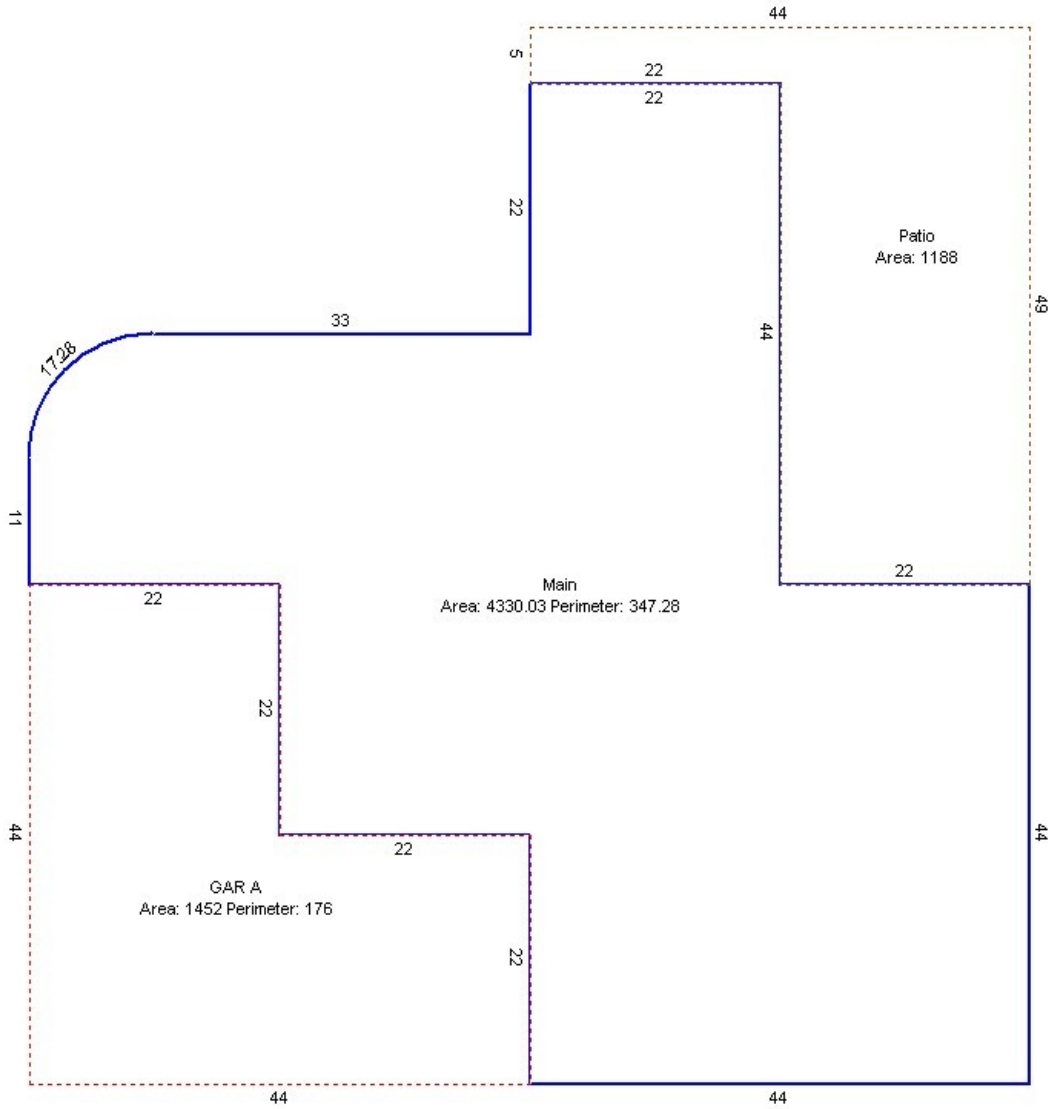
The image shows a 'PreferenceForm' dialog box with the following settings:

- Export Image:**
  - Enable Export Image
  - Image Width:
  - Height:
- Calculation Format:**
  - Proof Positive
  - Summary
  - None
- Enable Export Calculation Summary
- Enable Auto Zoom
- Enable Snap To Objects

Buttons: OK, Cancel

As a general rule, the appraisal industry usually requires the Proof Positive Calculation setting, while the Insurance industry uses the Summary Calculation option. The image below illustrates the final image that is automatically created and sent back to the form for reporting and printing purposes.

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Calculation		
	Summary	Detail
	<b>Living Area</b>	<b>Living Area</b>
	Main 4330.0	Main 4330.0
	<b>Total Living Area 4330.0</b>	B1: Area = 34.5
	<b>Garage Area</b>	B2: $1/2 \times 11.0 \times 11.0 = 60.5$
	GAR A 1452.0	B3: $11.0 \times 11.0 = 121.0$
	<b>Total Garage Area 1452.0</b>	B4: $11.0 \times 22.0 = 242.0$
	<b>Patio/Deck Area</b>	B5: $22.0 \times 22.0 = 484.0$
	Patio 1188.0	B6: $22.0 \times 44.0 = 968.0$
	<b>Total Patio/Deck Area 1188.0</b>	B7: $22.0 \times 22.0 = 484.0$
		B8: $44.0 \times 44.0 = 1936.0$
	<b>Total Living Area 4330.0</b>	
	<b>Garage Area</b>	
	GAR A 1452.0	
	C1: $22.0 \times 44.0 = 968.0$	
	C2: $22.0 \times 22.0 = 484.0$	
	<b>Total Garage Area 1452.0</b>	
	<b>Patio/Deck Area</b>	
	Patio 1188.0	
	A1: $5.0 \times 44.0 = 220.0$	
	A2: $22.0 \times 44.0 = 968.0$	
	<b>Total Patio/Deck Area 1188.0</b>	
<b>Grand Total</b>		
<b>Living Area</b>	<b>4330.0</b>	
<b>Garage Area</b>	<b>1452.0</b>	
<b>Porch Area</b>		
<b>Patio/Deck Area</b>	<b>1188.0</b>	
<b>Misc. Area</b>		
<b>Pool Area</b>		
<b>Storage Area</b>		
<b>Lot Area</b>		

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## **Saving Sketch to ClickForms**

To save the current sketch back to the form, select Save and Exit from the File menu. AreaSketch will automatically re-scale and center the sketch image to fit perfectly on the sketch page in the form. A Proof Positive Calculation grid will be automatically placed in the bottom of the image transferred to the form.

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