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## NCARB ARE 5.0 Project Planning & Design (PPD) Sample Questions (Q30-Q35):

### NEW QUESTION # 30

An elementary school requires a renovation, selective demolition, and a major addition in order to accommodate a growing student population. An architectural firm has prepared schematic design plans incorporating the school's increased programmatic needs, including an enlarged library, cafeteria, and gymnasium; a secure courtyard; and additional space for administrative offices and classrooms. The main entrance was relocated in order to improve the traffic and pedestrian flow at the beginning and end of the school day, and additional parking was provided to comply with current zoning requirements.

The existing single-story masonry building was built in 1950. Two small additions were built later: the north addition will be kept and repurposed, but the south addition will be demolished. The building contains asbestos and lead in roof soffits, floor tiles, pipe insulation, and window paint. All existing mechanical systems need to be replaced; new systems have not been selected.

Considerations for the renovation include:

- \* The relocated front entrance must be easily recognizable, highly visible, and secure.
  - \* Interior and exterior materials need to be durable and maintainable in order to withstand frequent student abuse, but also economical due to strict budget limitations.
  - \* Good indoor air quality and increased energy efficiency are priorities for the selection of mechanical equipment.
- After completion, the entire school should look uniform, without a distinctive difference between the existing building and new addition.

Building information:

- \* Construction Type is II-B.

The following resources are available for your reference:

- \* Existing Plans, including site and floor plans
- \* Proposed Plans, including site and floor plans
- \* Cost Analysis
- \* Zoning Ordinance Excerpts, for off-street parking requirements
- \* IBC Excerpts, showing relevant code sections
- \* ADA Standards Excerpts, showing relevant sections from the ADA Standards for Accessible Design

- **A. Kindergarten Classrooms**
- B. 3rd Grade Classrooms
- C. 5th Grade Classrooms
- D. 1st Grade Classrooms

**Answer: A**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

According to IBC and egress requirements, kindergarten classrooms often have more stringent egress requirements than higher grades due to the younger occupant population, who require faster and easier exit options in emergencies. This often translates into requirements for additional or wider exit doors to ensure safe, quick evacuation.

Older grades (1st, 3rd, 5th) typically have less restrictive egress door requirements.

Code mandates consider occupant age and ability to evacuate efficiently.

Thus, kindergarten classrooms should be flagged for additional doors if not already provided.

References:

IBC Chapter 10 - Means of Egress, Occupant Load and Egress Requirements  
ADA Standards for Accessible Design ARE 5.0  
PPD - Codes and Regulations

### **NEW QUESTION # 31**

An architect has just received client approval of the Schematic Design documents for a three-story, outpatient medical clinic. The clinic is located within a mixed-use development governed by a City-approved Planned Development (PD) document. The medical clinic design utilizes standardized departmental layouts and includes outpatient clinics, as well as treatment spaces, administrative spaces and public/lobby spaces.

The site needs to accommodate four different vehicular traffic flows: patient traffic, staff traffic, service and delivery traffic, and emergency services traffic. In addition, a pedestrian plaza must connect to the mixed-use development sidewalks. The plaza must provide space for bicycle parking and will serve as the future bus stop.

The site design addresses several challenges related to building orientation. The southeast facade, with excellent visibility from the highway, is the location of all service equipment. The building entrance faces northwest, convenient to the parking but not visible from the highway.

The client believes future patient volumes will outgrow the clinic. The PD document allows for a planned Phase 2 development on the adjacent vacant site to the southwest. Phase 2 would include a second building (2 story, 80,000 BGSF) and/or a parking deck.

Other considerations for the project include:

- \* Protected tree requirements are defined in the PD document.
- \* Easy pedestrian access must be provided from Sycamore Boulevard.
- \* All required parking for the clinic must be accommodated on site.
- \* Programmed area includes 109,450 Departmental Gross Square Feet (DGSF) / 130,184 Building Gross Square Feet (BGSF).
- \* Exterior material percentages are dictated by the PD document and shall not exceed specific percentages for Primary and Secondary Finishes.
- \* All service equipment needs to be screened; see PD document for restrictions.
- \* Signage opportunities are important to the client.
- \* Acoustical privacy is a concern of the healthcare system.

The following resources are available for your reference:

- \* Drawings, including a perspective, plans, and exterior elevations
  - \* Building Program, including client's departmental program and detailed program for Treatment 01 (Infusion)
  - \* Exterior Material Cost Comparisons
  - \* Planned Development Document
  - \* IBC Excerpts, showing relevant code sections
  - \* ADA Excerpts, showing relevant sections from the ADA Standards for Accessible Design Refer to the exhibit.
- What is the required wall finish for rooms 1201 through 1206 on the first floor?

- A. Wall finishes shall be smooth, scrubbable, and water-resistant.
- B. Wall finishes shall be free of fissures, open joints, or crevices that may retain or permit passage of dirt particles.
- C. Wall finishes shall have sealed seams that are tight and smooth.

**Answer: A**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

Rooms such as medical treatment or healthcare spaces require wall finishes that are smooth, scrubbable, and water-resistant to maintain hygiene and allow for regular cleaning and disinfection.

Tight, sealed seams (A) and absence of fissures (B) are important but part of broader requirements.

The key is surfaces that can withstand cleaning agents and moisture exposure without damage.

This ensures compliance with healthcare facility codes and infection control.

References:

IBC - Healthcare Facilities Chapter

ADA Standards for Accessible Design

ARE 5.0 PPD - Codes and Regulations, Healthcare

### NEW QUESTION # 32

Heavy steel columns and rigid connections between columns and beams

Vertical steel trusses in the external walls

Light steel columns and flexible connections between columns and beams

Vertical steel trusses in the internal walls

Which structural design concept minimizes the cost of steel structure needed to resist wind and earthquake loads in high-rise buildings?

- A. Heavy steel columns and rigid connections between columns and beams
- B. Light steel columns and flexible connections between columns and beams
- C. Vertical steel trusses in the internal walls
- D. Vertical steel trusses in the external walls

**Answer: D**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

Using vertical steel trusses in the external walls (B) allows for efficient lateral load resistance by creating a stiff, braced perimeter that resists wind and seismic forces with less material compared to internal bracing or heavy columns.

Heavy steel columns and rigid connections (A) require more steel and complex joints, increasing cost.

Light steel columns with flexible connections (C) provide less stiffness and require more members.

Internal steel trusses (D) reduce usable space and complicate architectural layouts.

External vertical trusses optimize structural efficiency and cost, as supported in NCARB PPD guidelines for high-rise construction.

References:

ARE 5.0 PPD - Structural Systems

The Architect's Handbook of Professional Practice, 15th Edition - Steel Structures

### NEW QUESTION # 33

Which exterior elements control daylighting? Check the three that apply.

- A. Parapet walls
- B. Spandrel panels
- C. Roof overhangs

- D. Vertical louvers
- E. Horizontal girt
- F. Horizontal louvers

**Answer: C,D,F**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

Exterior shading devices control daylight penetration and solar heat gain:

Roof overhangs (A) shade upper window areas and reduce direct sunlight in summer.

Horizontal louvers (C) block high-angle summer sun but allow low-angle winter sun.

Vertical louvers (E) control low-angle sun from east/west directions and reduce glare.

Horizontal girts (B) and spandrel panels (D) are structural or opaque elements, not designed for daylight control.

Parapet walls (F) can shade roof edges but are not primary daylight controls.

References:

ARE 5.0 PPD - Environmental Conditions and Context, Daylighting and Solar Control The Architect's Handbook of Professional Practice, 15th Edition - Sustainable Design

### NEW QUESTION # 34

Which of the following is the most appropriate action for the architect to take in preparing a construction cost estimate for an owner after completing the schematic design phase?

- A. Provide the greatest contingency allowance in the construction administration phase.
- B. Include a larger contingency percentage for the design development phase than for the construction document phase.
- C. Vary the amount of the contingency allowance depending on the funds in the possession of the owner.
- D. Double the contingency allowance for profit if the owner requires the use of a construction manager.

**Answer: B**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

Contingency allowances should be larger during the earlier phases (such as schematic design) due to greater unknowns and potential design changes. As the design progresses and more details are defined, contingency can be reduced.

Varying contingency based on owner funds (B) is inappropriate.

Contingency during construction administration (C) is typically lower.

Doubling contingency for CM use (D) is not standard practice.

References:

ARE 5.0 PPD - Project Costs and Budgeting

The Architect's Handbook of Professional Practice, 15th Edition - Cost Estimating

### NEW QUESTION # 35

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