

PDD Dumps - NCARB ARE 5.0 Project Development and Documentation Exam - Exam PDD Forum

Project Development & Documentation

Number of Questions: 120

Exam Duration: 4 hours 15 minutes

Item Types: Multiple-choice, check-all-that-apply, fill-in-the-blank, case studies

Test Format: Computer-based, available online or in-person

Passing Standard: Determined by NCARB based on scaled scoring

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NCARB PDD Exam Syllabus Topics:

Topic	Details
Topic 1	<ul style="list-style-type: none"> • Construction Cost: This section of the exam measures the skills of Construction Managers and focuses on the financial side of project execution. It evaluates the ability to analyze construction cost estimates to confirm that they align with project design intent and budgetary constraints. Although this is the smallest section, it is critical for ensuring projects remain feasible and economically viable.
Topic 2	<ul style="list-style-type: none"> • Codes & Regulations: This section of the exam measures skills of Building Code Specialists and examines how codes and regulations apply at a detailed level during documentation. Candidates are expected to demonstrate knowledge of compliance with the International Building Code (IBC) as well as other specialty regulations, as well as how to interpret and apply these standards to ensure design and documentation meet legal and safety requirements.
Topic 3	<ul style="list-style-type: none"> • Construction Documentation: This section of the exam measures skills of Project Architects and addresses the creation and management of project documentation. Candidates are expected to demonstrate knowledge of documenting building design and site features, preparing detailed architectural drawings, and applying industry standards to produce a coordinated set of construction documents. The section also includes understanding how project changes impact documentation and how to communicate these updates effectively to both the design team and the client.:

Topic 4	<ul style="list-style-type: none"> • Integration of Building Materials & Systems: This section of the exam measures the skills of Architectural Designers and focuses on the ability to resolve and integrate various building systems into cohesive project goals. It covers analyzing architectural systems and technologies, determining the size of structural, mechanical, electrical, and plumbing systems, and incorporating specialty systems such as acoustics, lighting, security, and communications. It also evaluates the ability to detail how multiple building systems work together and to coordinate across disciplines to achieve a unified design.
Topic 5	<ul style="list-style-type: none"> • Project Manual & Specifications: This section of the exam measures the skills of Specifications Writers and emphasizes the importance of developing documentation that goes beyond drawings. Candidates must understand how to identify and prioritize elements needed to prepare, maintain, and refine both the project manual and project specifications. It also assesses the ability to align and coordinate these specifications with the construction documents to ensure consistency and accuracy.

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NCARB ARE 5.0 Project Development and Documentation Exam Sample Questions (Q86-Q91):

NEW QUESTION # 86

A family-owned apple farm in the Upper Midwest is taking advantage of a change in the local zoning code that added a new Agri-Tourism class in the existing farm zone. This allows the Owner to build a new facility on their existing site. The building will be open to the public and include a brewery, distillery, tap room, and market. The architect is ready to submit the drawings to the Owner for the 50% construction documents review.

To accommodate a compressed construction schedule, the Owner will be utilizing a design-build process. The Contractor has submitted the Pre-Engineered Metal Building (PEMB) shop drawings to the Architect for review, due to the lead time on this critical path item. Once construction begins, farming operations must be able to continue uninterrupted.

Key project information includes:

Brewing and distilling will operate year-round.

Brewery will initially include four fermenting tanks. Owner has requested space for at least two additional tanks. Potential expansion will be based on future sales.

Distillery will produce 16% alcohol, which is classified as a flammable liquid. Fire separations are required.

Tap Room is designed with seating for 300 people, not including exterior patio seating. It will have views to the working orchards and the historic buildings on site.

Tap Room is scheduled to be open from August through November. Owner would like options to extend operating dates based on popularity.

The Market area will feature local farm products and is not conditioned.

Entire building will be fully sprinklered.

Selected building materials are low-maintenance, as requested by the Owner, for durability and to reflect the nature of a working farm.

Mechanical and electrical systems will be hung from the building structure. These loads are included in PEMB shop drawings.

Public water and sewer is not available at the Project Site.

Occupancy sensors are included to reduce utility costs and achieve energy conservation requirements.

The following resources are available for your reference:

Architectural Drawings, including plans, elevations, sections, and schedules Consultant Drawings, including structural, HVAC, power distribution, and plumbing PEMB Shop Drawings Design and Construction Schedule Specification Excerpts, showing relevant spec sections IBC and ADA Excerpts, showing relevant code and accessibility sections After reviewing the documents, the architect discovers a coordination issue in the corridor.

The architect is preparing the project manual.

What section should be included?

- A. 012300 Alternates
- **B. 015000 Temporary Utilities**
- C. 006113 Performance and Payment Bond
- D. 019113 General Commissioning Requirements

Answer: B

Explanation:

Understanding the Context

When preparing the Project Manual in the Project Development & Documentation (PDD) section of the ARE 5.0 exam, you need to determine which specification sections are essential based on project requirements and conditions. The Project Manual organizes administrative and technical specifications into divisions, each serving a specific purpose.

In this case, because construction will occur while farming operations continue uninterrupted-and public water and sewer services are unavailable on site-temporary utilities (such as water, power, and possibly sanitation) are a critical component that must be clearly addressed in the Project Manual. These provisions ensure the contractor understands how to support construction without disrupting farm operations and without relying on permanent utilities.

Why "015000 Temporary Utilities" is Required

Section 01 50 00 - Temporary Utilities (often numbered 015000) is part of Division 01: General Requirements in the Project Manual. It specifies requirements for establishing and maintaining temporary utility services (like water, electric, lighting, heating, cooling, toilets) during construction. It helps ensure the design and construction team address logistical needs amid the distinctive site conditions-namely the absence of public utilities and the necessity of continuous farm operations.

As noted in a design and construction manual resource:

"Section 01 51 00 - Temporary Utilities. This section is generally included in all projects; however, it must be carefully written so as to be applicable to the specific project conditions." This directly supports inclusion of Temporary Utilities in the Project Manual for this project scenario.

Why Other Options Are Not Appropriate

* A. 006113 Performance and Payment Bond These forms pertain to contract security and bonding requirements, which would be located in Division 00 (Procurement and Contracting Requirements), not Division 01. The question focuses on which section should be included in the Project Manual being prepared at this phase; the key imperative here is the temporary utility needs, not bonds.

* B. 012300 Alternates Alternates allow multiple pricing options for different project scopes, but there is no indication that alternate options (e.g., alternate spaces or functions) are being used in this design.

There's no mention of bidding alternates.

* D. 019113 General Commissioning Requirements Commissioning provisions (often related to MEP system verification and performance) would only be required if commissioning is part of the project deliverables. The project brief doesn't indicate commissioning deliverables-only that mechanical and electrical systems are supported by the PEMB, and the focus here is continuity of operations and utilities during construction, not commissioning.

NEW QUESTION # 87

A construction detail for a window sill shows metal flashing terminating behind the exterior cladding. Which principle is being demonstrated?

- A. Thermal bridging
- B. Structural redundancy
- **C. Water management**
- D. Air barrier continuity

Answer: C

Explanation:

Proper flashing is critical for water shedding and moisture protection. Flashing behind the cladding allows water to drain outward-addressing ARE Objective 3.3: Evaluate construction details for moisture control.

NEW QUESTION # 88

An architect is designing a new poured-in-place concrete residential tower with individual condo units. The drawings specify exposed cantilevered concrete balconies with glass guardrail parapets. The exterior wall specifications have already been developed and established. They are now coordinating the specification requirements for construction of the balconies in the project manual. Which items are required to be specified as part of the balcony scope? (Check the four that apply)

- A. Furnishings

- B. Guardrail anchoring
- C. Glazing system
- D. Drainage
- E. Door types
- F. Floor finish coating

Answer: B,C,D,F

Explanation:

In NCARB ARE 5.0 PDD, balconies are considered part of the building envelope and exterior assembly, requiring coordination between structural, architectural, and sometimes MEP elements. The project manual's specification sections for balconies should include all components integral to the balcony's construction and performance - not unrelated furnishings or general door types unless they are directly part of the balcony system.

Reasoning for each selection:

A). Drainage - REQUIRED:

Balconies must include drainage provisions to prevent standing water, freeze-thaw damage, and leakage into units. This is part of Division 07 (Thermal and Moisture Protection) in the CSI MasterFormat and directly tied to durability and code requirements.

B). Floor finish coating - REQUIRED:

The balcony surface finish must be specified for slip resistance, durability, weather resistance, and integration with waterproofing membranes. This is usually in Division 09 (Finishes) but referenced in Division 07 for waterproof coatings.

E). Guardrail anchoring - REQUIRED:

Structural anchorage details for the glass guardrail parapets must be specified to meet IBC load requirements (200 lb concentrated load per IBC 1607.8) and to ensure safety. This falls under Division 05 (Metals) or Division 05/08 integration.

F). Glazing system - REQUIRED:

Glass guardrails involve tempered or laminated safety glazing per IBC Chapter 24 and must be specified, including thickness, type, finish, and installation method.

Why the others are excluded:

C). Furnishings - NOT REQUIRED: Balconies may have furniture, but these are FF&E, not part of the construction scope in the balcony specification.

D). Door types - NOT REQUIRED: Doors leading to balconies are part of the exterior wall fenestration package, not the balcony construction section.

NCARB PDD References:

ARE 5.0 Handbook - PDD Section: Integration of building systems and detailing of assemblies CSI MasterFormat Divisions 05, 07, 08, 09 for balcony scope items IBC 2018 Sections 1607.8, 1015 for guardrail design

NEW QUESTION # 89

A family-owned apple farm in the Upper Midwest is taking advantage of a change in the local zoning code that added a new Agri-Tourism class in the existing farm zone. This allows the Owner to build a new facility on their existing site. The building will be open to the public and include a brewery, distillery, tap room, and market. The architect is ready to submit the drawings to the Owner for the 50% construction documents review.

To accommodate a compressed construction schedule, the Owner will be utilizing a design-build process. The Contractor has submitted the Pre-Engineered Metal Building (PEMB) shop drawings to the Architect for review, due to the lead time on this critical path item. Once construction begins, farming operations must be able to continue uninterrupted.

Key project information includes:

* Brewing and distilling will operate year-round.

* Brewery will initially include four fermenting tanks. Owner has requested space for at least two additional tanks. Potential expansion will be based on future sales.

* Distillery will produce 16% alcohol, which is classified as a flammable liquid. Fire separations are required.

* Tap Room is designed with seating for 300 people, not including exterior patio seating. It will have views to the working orchards and the historic buildings on site.

* Tap Room is scheduled to be open from August through November. Owner would like options to extend operating dates based on popularity.

* The Market area will feature local farm products and is not conditioned.

* Entire building will be fully sprinklered.

* Selected building materials are low-maintenance, as requested by the Owner, for durability and to reflect the nature of a working farm.

* Mechanical and electrical systems will be hung from the building structure. These loads are included in PEMB shop drawings.

* Public water and sewer is not available at the Project Site.

* Occupancy sensors are included to reduce utility costs and achieve energy conservation requirements.

The following resources are available for your reference:

- * Architectural Drawings, including plans, elevations, sections, and schedules
- * Consultant Drawings, including structural, HVAC, power distribution, and plumbing
- * PEMB Shop Drawings
- * Design and Construction Schedule
- * Specification Excerpts, showing relevant spec sections
- * IBC and ADA Excerpts, showing relevant code and accessibility sections
- * After reviewing the documents, the architect discovers a coordination issue in the corridor.

The owner decides to triple the size of the distillery component of the project to make hand sanitizer and wants to use the Tap Room spaces adjacent to the brewery and distillery for this purpose.

Which of the following must the architect reevaluate and change to accommodate this request? Check the three that apply.

- **A. A-03 FLOOR PLAN**
- B. A-05 ROOF PLAN
- **C. A-04 REFLECTED CEILING PLAN**
- **D. A-01 LIFE SAFETY PLAN**
- E. A-02 SITE PLAN
- F. A-06 EXTERIOR ELEVATIONS

Answer: A,C,D

Explanation:

Tripling the distillery and converting adjacent Tap Room areas to production introduces additional hazard (flammable liquids), changes occupancies/occupant loads, and requires updated fire separations and egress.

A-01 Life Safety Plan must be revised for occupancy classification, fire#resistance ratings between uses, travel distances, exit widths/number, and signage.

A-03 Floor Plan must change to show new room uses, rated partitions/doors, openings, and equipment footprints.

A-04 Reflected Ceiling Plan must change for new/relocated rated assemblies at ceilings (e.g., continuity of fire/smoke barriers), sprinkler/exit sign/FA device locations, and any duct-damper/access changes.

Site (B), Roof (E), and Elevations (F) are not directly driven by the interior use change.

PDD refs: IBC Chs. 3, 5-10 (occupancy, separation, egress), coordination of architectural, fire protection, and MEP on drawings (Division 01).

NEW QUESTION # 90

Which of the following documents should be coordinated in the design of a barrier-free building entrance?

- A. Hardware schedule, electrical drawings, and sprinkler drawings
- B. Vertical elevations, hardware schedule, and electrical drawings
- C. Door schedule, vertical elevations, and structural plans
- **D. Door schedule, hardware schedule, and alarm system design**

Answer: D

Explanation:

Designing a barrier-free (accessible) building entrance requires coordination among:

Door schedule: Door sizes, types, clearances, and thresholds

Hardware schedule: Handles, closers, locks, and accessibility hardware (e.g., lever handles, automatic operators) Alarm system

design: To ensure audible and visual alarms meet ADA requirements for people with disabilities, particularly for emergency egress

Other documents like electrical and structural plans are important but less directly related to barrier-free entrance compliance.

Reference:

NCARB ARE 5.0 Review Manual, Accessibility and Codes chapter

ADA Standards for Accessible Design

NEW QUESTION # 91

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