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NCARB ARE 5.0 Project Planning & Design (PPD) Sample Questions (Q60-Q65):

NEW QUESTION # 60

For a government-owned project, architects can reduce consumption and waste by including which of the following requirements in their design and specifications? Check the four that apply.

- A. Reuse of existing structures
- B. Use of local materials
- C. Construction waste recycling
- D. Limit bidding to local contractors
- E. Use of low flow fixtures
- F. Means of construction

Answer: A,B,C,E

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

To reduce consumption and waste, especially for government projects emphasizing sustainability:
Construction waste recycling (A): Diverts materials from landfill.
Use of local materials (B): Reduces transportation energy and emissions.
Reuse of existing structures (D): Minimizes new material use and demolition waste.
Use of low flow fixtures (F): Conserves water and reduces operational consumption.
Means of construction (C) and limiting bidding (E) affect cost and process but less directly impact waste reduction.
References:

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

NEW QUESTION # 61

Which of the following strategies is most appropriate for a new shopping center to be constructed on a nearly flat site flowing into a municipal subsurface storm-drainage system that is at capacity during a 5-year storm?

- A. Conducting all site drainage along the curbs of service streets
- **B. Grading roads, locating buildings, and sizing culverts to create retention basins**
- C. Extending the storm sewers to catch basins in all roads and drives in the development
- D. Sectioning, sizing, and pitching drainage ways, culverts, and basins to reduce runoff time

Answer: B

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

When the municipal storm-drain system is at capacity during frequent storms, site design must incorporate on-site stormwater management to reduce runoff and delay peak flows.

Option B is the most effective strategy: grading the site and positioning buildings and infrastructure to create retention basins allows water to be temporarily stored on site, reducing the volume and rate of runoff entering the municipal system. This also aids in groundwater recharge and helps comply with stormwater management regulations.

Extending storm sewers (A) without capacity improvements only increases burden on an already overloaded system.

Reducing runoff time (C) can exacerbate peak flows by quickly directing water to the storm drains.

Conducting drainage along curbs (D) is standard but does not solve capacity issues if the municipal system is overloaded.

Thus, on-site retention and detention through basin creation is preferred.

References:

ARE 5.0 PPD - Environmental Conditions and Context, Site and Stormwater Design
The Architect's Handbook of Professional Practice, 15th Edition - Site Planning and Stormwater Management

NEW QUESTION # 62

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 The developer decides that the 4-inch terra cotta exterior veneer is too expensive, and wants to replace the terra cotta with an alternative finish in its entirety.

Which of the following alternative materials should the architect suggest to reduce cost and meet the Planned Development Document requirements? Check the two that apply.

- A. Cultured Stone
- B. Artisan Brick
- C. Standard Brick
- D. Metal Panels (Fluoropolymer finish)
- E. Earth Tone EIFS
- F. Low Priced Stone

Answer: C,E

Explanation:

To reduce costs while complying with Planned Development (PD) document restrictions on exterior finishes, the architect should select materials that are less expensive than terra cotta yet meet aesthetic and code requirements:

Standard brick (C) is a cost-effective, durable alternative with broad acceptance.

Earth tone EIFS (E) (Exterior Insulation and Finish System) offers an economical and versatile finish that can replicate various textures and colors while reducing costs.

Low priced stone (A) and cultured stone (B) may still be costly or not permitted per PD document.

Artisan brick (D) and metal panels (F) may exceed allowed percentages or not fit aesthetic guidelines.

References:

Planned Development Document

ARE 5.0 PPD - Project Integration of Program and Systems

The Architect's Handbook of Professional Practice, 15th Edition - Exterior Finishes

NEW QUESTION # 63

During design development of a new college laboratory facility, the owner asks the architect to include way- finding signage mounted adjacent to doors. The type of signage requested will project into the corridors of the building.

Which of the following should the architect consider when selecting the signage? Check the three that apply.

- A. IBC exit width requirements
- B. Manufacturer installation information
- C. Local zoning ordinance on signage
- D. International Energy Code
- E. Signage material and finish type
- F. ADA accessibility requirements

Answer: A,B,F

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

When signage projects into corridors:

ADA requirements (A) ensure signage is accessible to all, including those with disabilities.

IBC exit width requirements (B) ensure projected signage does not reduce required egress widths.

Manufacturer installation information (F) guides proper, safe mounting and compliance with structural requirements.

Zoning (D) is generally for exterior signage.

Energy code (E) is not related.

Material and finish (C) affect aesthetics but not code compliance.

References:

ARE 5.0 PPD - Codes and Regulations, Accessibility

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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)
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 - * IBC Excerpts, showing relevant code sections
 - * ADA Excerpts, showing relevant sections from the ADA Standards for Accessible Design
- The client decides to build-out and lease the second floor shell space as a lunch café with cooking classes as an additional function in the evening.

- A. Required parking will be determined based on occupancy of the lunch café area.
- **B. Required parking will be determined based on the building area.**
- C. Required parking will be determined based on the occupancy of the cooking classroom area.

Answer: B

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

Parking requirements in mixed-use developments governed by Planned Development (PD) documents are typically calculated based on the total building area or gross floor area, especially when multiple uses occur within the same building or floor.

This method simplifies administration and ensures adequate parking for all uses.

Determining parking based only on specific uses such as café or cooking classroom (A, B) can lead to under or overestimation, especially with shared parking scenarios.

Thus, building area-based parking calculation is the most reliable and compliant approach.

References:

Planned Development Document

Local Zoning Ordinance Excerpts

ARE 5.0 PPD - Codes and Regulations, Parking Requirements

NEW QUESTION # 65

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