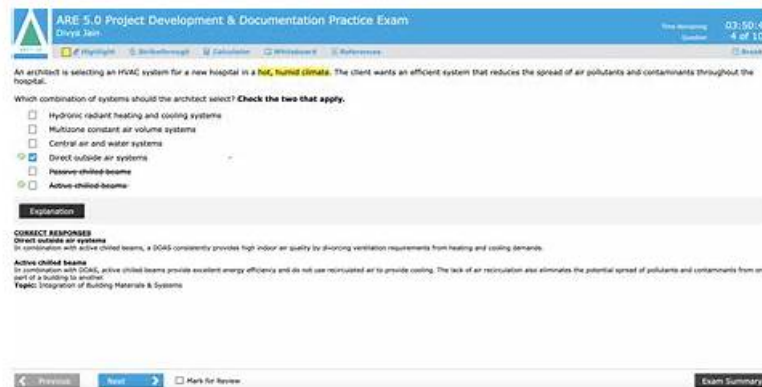


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NCARB ARE 5.0 Project Development and Documentation Exam Sample Questions (Q57-Q62):

NEW QUESTION # 57

In the design of a barrier-free access route, door locksets should be equipped with which one of the following?

- A. Knurled knobs
- B. Panic devices
- C. Lever handles
- D. Grip handles with thumbpieces

Answer: C

Explanation:

For barrier-free (ADA) accessible routes, operable parts such as door hardware must be usable with one hand and not require tight

grasping, pinching, or twisting of the wrist (2010 ADA Standards §404.2.7). Lever handles meet this requirement because they can be operated by users with limited grip strength or dexterity.

A). Grip handles with thumbpieces - Often require pinching or twisting; not compliant for barrier-free.

B). Knurled knobs - Non-compliant because they require twisting and strong grip; also typically used for hazardous rooms as a tactile warning.

D). Panic devices - Allowed in certain egress conditions but not the universal ADA hardware requirement for standard accessible doors.

PDD Reference: ARE 5.0 Handbook, PDD "Codes and Regulations-Accessibility," 2010 ADA Standards §404.2.7, ICC A117.1 Accessibility Standard.

NEW QUESTION # 58

The architect has completed 60% of the construction documents. The owner wants to establish the guaranteed maximum price (GMP) at this point before 100% of the construction documents are complete. Several flooring finish items are still undetermined. What should be included in the project manual to make sure the contractor has a cost to cover all finishes?

- A. Allowance of \$30/sq. yd. for floor finishes
- B. Contingency of 10% added to the overall construction cost
- C. Schedule of flooring unit prices to be completed by the contractor
- D. Alternate to change broadloom carpet to carpet tile

Answer: A

Explanation:

When a GMP (Guaranteed Maximum Price) is established before the design is 100% complete and specific materials are not yet chosen, the correct approach is to specify allowances in the project manual.

An allowance is a fixed monetary amount for a specific scope item (e.g., flooring finishes) that allows the contractor to carry a cost in the bid/GMP until the actual product is selected. This ensures the GMP covers the item without delaying pricing.

A). Contingency - Is for unforeseen conditions, not specific unselected finishes.

B). Schedule of unit prices - Typically used for variable-quantity work, not for unknown product selection.

D). Alternate - Provides an option for substitution, but does not guarantee a base cost in the GMP.

PDD Reference: ARE 5.0 PDD "Project Manual and Specifications-Allowances, Alternates, and Unit Prices," AIA A201 §3.8, CSI Division 01-General Requirements.

NEW QUESTION # 59

Fire and smoke control requirements for air ducts include which of the following? Check the three that apply.

- A. Air-handler shut-down sensors
- B. Fire damper
- C. Balancing damper
- D. Smoke barrier
- E. Smoke damper
- F. Variable-volume smoke controls

Answer: A,B,E

Explanation:

HVAC duct penetrations through fire/smoke rated assemblies require listed dampers and control/sensing to limit spread of flame and smoke.

Fire dampers (D) close on heat to maintain the fire-resistance rating of penetrated assemblies.

Smoke dampers (A) limit smoke migration in smoke partitions/barriers and in smoke control systems.

Air-handler shut-down sensors (F) (e.g., duct smoke detectors interfaced with the FA system) stop fans to prevent smoke distribution.

Not required: Balancing dampers (B) (for airflow only); Smoke barrier (C) (a wall/assembly requirement, not a duct device);

Variable-volume smoke controls (E) (project-specific engineering, not a base requirement).

PDD refs: IBC Ch. 7 & 9; IMC §§607 (dampers) & 606 (smoke detection in ducts); ARE 5.0 PDD-MEP/fire protection integration.

NEW QUESTION # 60

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.

Which modification is required?

- A. Add exit sign at door number 15.
- **B. Add access panel for shut-off valves.**
- C. Relocate supply and return air diffusers.

Answer: B

Explanation:

At 50% CDs with early PEMB coordination and compressed schedule, typical cross-discipline clashes in corridors involve above-ceiling valves/dampers that lack required access from a public space. Plumbing and mechanical codes require accessible, labeled access panels for isolation/shut-off valves (and similar devices) located in concealed spaces so they can be serviced without disrupting operations-critical here because farm work must continue during construction/operation.

Exit sign at door #15 (A) depends on egress analysis; not a generic coordination issue.

Relocate diffusers (B) is a comfort/layout decision, not a compliance coordination issue unless they conflict with lights/sprinklers.

PDD refs: IMC/IPC provisions for access to valves and equipment in concealed spaces; Division 08/10 access panels; ARE 5.0

PDD-Coordination of MEP with architectural ceilings and corridors.

NEW QUESTION # 61

Specifications and details for repointing deteriorated masonry joints in historic soft-brick buildings should result in which one of the following?

- A. A bond between the existing masonry and the new mortar that is stronger than the brick
- **B. The duplication of original mortar strength**
- C. Deeper joint profiles
- D. An increased mortar strength over the original mortar

Answer: B

Explanation:

Understanding the Problem

This question is about historic masonry restoration - specifically, repointing deteriorated mortar joints in soft-brick buildings. Historic bricks, especially those made before the early 20th century, are often much softer and more porous than modern high-fired bricks. The mortar originally used was also softer, usually lime-based, which allowed for thermal movement, moisture permeability, and protection of the brick units.

Why the Correct Answer is "Duplication of Original Mortar Strength"

- * Best practice in preservation (as outlined in the Secretary of the Interior's Standards for the Treatment of Historic Properties) is to match the original mortar in strength, composition, permeability, and appearance.
- * A mortar stronger than the original can cause the softer brick to crack or spall under thermal or moisture stresses, because the brick will end up being the weaker link and take the damage.
- * Duplication ensures that the new mortar works compatibly with the old masonry system - allowing for similar vapor transmission and structural flexibility.

Why the Other Options Are Incorrect:

- * B. Increased mortar strength over the original mortar - This is harmful in historic soft-brick construction. Stronger cement-based mortars can trap moisture in the brick, leading to freeze-thaw damage and spalling.
 - * C. A bond stronger than the brick - This would cause the brick to fail first when stress occurs, which is undesirable in preservation work.
 - * D. Deeper joint profiles - Deeply raking out joints unnecessarily can damage surrounding brick edges and change the visual proportions; repointing depth should only be enough to remove deteriorated mortar (typically 2-2.5 times the joint width).
- NCARB ARE 5.0 PDD Study Guide References:
- * Content Area: Integration of Building Materials & Systems - Historic Preservation Techniques
 - * Key Resources:
 - * The Secretary of the Interior's Standards for Rehabilitation & Illustrated Guidelines for Rehabilitating Historic Buildings
 - * National Park Service Preservation Brief 2: "Repointing Mortar Joints in Historic Masonry Buildings"
 - * Building Construction Illustrated - Masonry Restoration
 - * Key Preservation Principle: "New mortar should match the historic mortar in composition, strength, and vapor permeability."

NEW QUESTION # 62

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