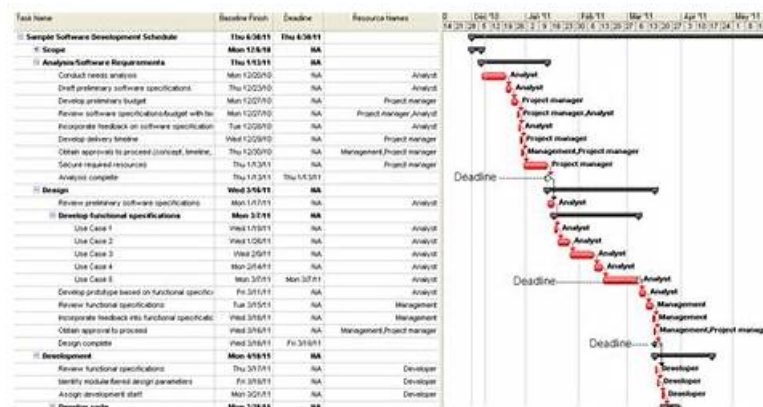


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## NCARB ARE 5.0 Project Planning & Design (PPD) Sample Questions (Q88-Q93):

### NEW QUESTION # 88

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

**Answer: A,F**

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 # 89

A new four-story apartment building is being designed on a site that has solid bedrock subsurface conditions.

The client requested the lowest cost of installation, highest energy efficiency, the shortest round trip time, and minimized loss of usable building space.

Which elevator type should the architect recommend?

- **A. Machine-roomless elevator**
- B. Conventional hydraulic elevator
- C. Gearless traction elevator
- D. Dual jack hole-less hydraulic elevator

**Answer: A**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

Given the constraints:

Lowest cost of installation and minimized loss of usable space favor elevators that don't require a separate machine room.

Machine-roomless elevators (D) have compact machinery integrated within the hoistway, reducing space needs and construction costs.

Hydraulic elevators (A, C) require pits and often larger machine rooms, and are less energy efficient and have slower round trip times compared to traction types.

Gearless traction elevators (B) provide excellent speed and efficiency but usually require machine rooms, increasing cost and space. Thus, machine-roomless elevators balance cost, efficiency, space, and speed best for mid-rise residential buildings.

References:

ARE 5.0 PPD - Building Systems and Assemblies, Vertical Transportation

The Architect's Handbook of Professional Practice, 15th Edition - Elevators and Conveying Systems

### NEW QUESTION # 90

An architect is designing a mixed-use building and must provide fire separation between the various use types.

Which properties must be considered to meet the fire separation requirements? Check the three that apply.

- A. Length of exit corridor
- **B. Wall assembly materials**
- C. Orientation of building
- **D. Wall to structure connection**
- **E. Occupancy type**
- F. Air changes per hour

**Answer: B,D,E**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

To meet fire separation requirements, the following must be considered:

Occupancy type (B): Different uses have different fire hazard classifications influencing separation.

Wall assembly materials (D): Materials define fire resistance ratings.

Wall to structure connection (A): Proper connection maintains fire separation integrity.

Air changes (C) relate to ventilation, not separation.

Exit corridor length (E) and building orientation (F) affect egress and solar exposure, not fire separation.

References:

ARE 5.0 PPD - Codes and Regulations, Fire Separation

The Architect's Handbook of Professional Practice, 15th Edition - Fire-Resistive Construction

### NEW QUESTION # 91

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

**Answer: D**

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 # 92

Refer to the exhibit (photo showing diagonal cracks in a wall).

The structural damage evident in the photograph illustrates a classic example of failure due to which of the following?

- A. Excessive diaphragm flexure
- B. Overturning
- C. In-plane shear

**Answer: C**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

The diagonal cracking pattern seen in the photo is characteristic of in-plane shear failure in structural walls or diaphragms. In-plane shear occurs when lateral forces (such as seismic or wind loads) act parallel to the plane of the wall, causing it to deform in shear.

This results in diagonal tension cracks typically forming at roughly 45 degrees, as shown in the image.

Overturning (Option A) refers to the rotation of a wall or structural element about its base or a pivot point due to lateral forces.

Overturning typically causes tension cracks at the base or separation at connections rather than diagonal shear cracks.

Excessive diaphragm flexure (Option C) causes bending deformations in horizontal diaphragms such as floors or roofs, usually leading to different cracking patterns, such as horizontal or vertical flexural cracks.

This type of in-plane shear failure is critical to identify for seismic design, as walls or diaphragms must be detailed to resist shear forces to prevent such damage.

References:

ARE 5.0 PPD - Environmental Conditions and Context, Seismic and Lateral Force Design The Architect's Handbook of Professional Practice, 15th Edition - Structural Systems NCARB Seismic Design Guidelines

## NEW QUESTION # 93

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