Week 4. Practice Questions (20)
Understanding Construction Drawings and
The Fundamentals of Real Estate Project Development

Choose the best answer.

1. What do we use Construction Drawings for?
(A) To build
(B) To obtain permits
(C) To prepare estimates
(D) To obtain bids
(E) All of the above

2. What type of measuring scale is used in construction drawings?
(A) A metric scale
(B) An architect's scale
(C) An engineer's scale
(D) A measuring tape
(E) A, B, and C

3. Symbols provide a_____for plan reading.
(A) Scale
(B) Dimensions
(C) Common language
(D) Number
(E) None of the above.

4. Walls on a floor plan are shown as_____.
(A) A single line
(B) A symbol
(C) A fixture
(D) Two parallel lines
(E) B and D

5. Name the basic parts of a drawing sheet.
(A) Title block
(B) Border
(C) Drawing area
(D) Color
(E) A, B, and C

6. The site plan usually portrays the building _____ on the site or lot.
(A) Height
(B) Footprint

(C) Roof
(D) Stairs
(E) Gutters

7. What does the floor plan of the house show?
(A) Door and window locations
(B) Interior and exterior walls
(C) Location of your bedroom
(D) Your man-cave
(E) All of the above

8. A drawing set is composed of ____ major types of drawings.
(A) 3
(B) 6
(C) 8
(D) 9
(E) None of the above

9. The roof plan shows
(A) The elevations
(B) The roof pitch or slope
(C) The windows
(D) The kitchen
(E) All of the above.

10. A building section is a_____through the building.
(A) Plan
(B) Detail
(C) Vertical slice
(D) B and C
(E) None of the above.

11. According to Mr. Charles Theus, the developer listed 4 major phases of housing
    development phases of Housing Development. Which of the following answers listed
    below correctly states the two correct phases mention in this discussion?
(A) Start phase and Finish phase
(B) Pre-development phase and concept phase
(C) Architect phase and Construction
(D) Engineering phase and Architect phase

12. Under the pre-construction phase which statement is true?
(A) Developer with client is imperative

(B) The contractor should meet with the client
(C) The banker should meet with the client
(D) The LHC should meet with the client

13. Which one of these answers listed below is an outcome of the preconstruction effort?
(A) Better relationship with the banker
(B) Better relationship with the supplier
(C) Firm and plausible schedule
(D) Grant money

14.   The Construction phase is the HUB of the project and where planning takes off.
(A) False
(B) True

15. Which development teams are most likely to be involved in a lease-up schedule?
(A)   Property Manager, Owner and construction team
(B)   Banker, Lawyer, and owner
(C)   Realtor, owner, contractor

16. In the slide "Know Your Market", Clem Jr Development said that two of the most
   important knowledge that a developer needs to know is, who are buying the homes.
   The other important knowledge that a developer needs to know is:
(A) Is there a shortage of affordable homes in your market?
(B) It is hard to build an affordable housing project in depressed areas.
(C) The mayor of all cities does not want affordable homes built in their towns.
(D Will the state fund your project in certain areas?

17. Which statement is not what Clem Jr Development presented:\
(A) Build a relationship with a bank
(B) Know your bank decision making process
(C) The bank will look at every deal you present to them.
(D) Never bring your bank a bad deal.

18. Clem Jr Development mention three important items, which one is not what he
   mentioned?
(A) Does the city or parish have money to disperse?
(B) How much liquidity do you have to pledge to the project
(C) Make sure you make a profit
(D) All deals are good deals.

19. Clem Jr said that when submitting your application to the lender or funder you will
   need to have a balance sheet, your profit and losses sheet and provide the last three

years tax returns. Which subject on the slide was this under:
(A) QuickBooks
(B) Financial Statements
(C) AIA G7201/02/03
(D) Both (A) & (C)

20. Is this a true statement? A developer needs to pledge some liquidity in order to secure funding for housing development?
(A) False
(B) True