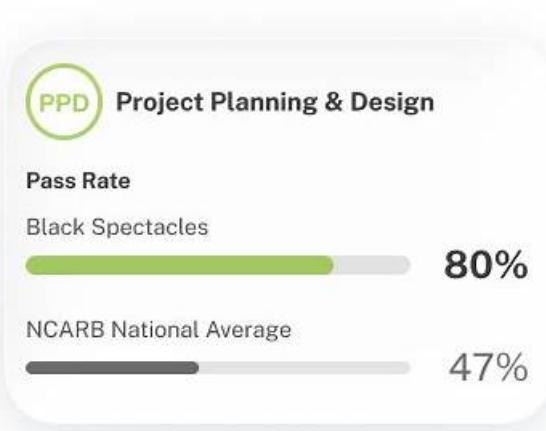


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## NCARB ARE 5.0 Project Planning & Design (PPD) Sample Questions (Q61-Q66):

### NEW QUESTION # 61

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 During the city planning review process, the city planner discovers that two of the building elevations deviate from the building design requirements set forth in the Planned Development Document. The owner is granted a variance for only one of the non-compliant facades. The facade must face the Pedestrian Access Easement.

- A. Northwest Elevation
- B. Southwest Elevation
- C. Northeast Elevation
- D. Southeast Elevation

#### **Answer: A**

Explanation:

The northwest elevation faces the Pedestrian Access Easement as per site and plan documents.

Variances for facade non-compliance are typically granted where they impact the pedestrian experience.

Therefore, the facade requiring the variance must face this easement to comply with PD and planning conditions.

The other elevations (A, C, D) do not face the pedestrian access and thus do not qualify.

References:

Planned Development Document

City Planning Review Documentation

ARE 5.0 PPD - Codes and Regulations, Planned Developments

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- \* IBC Excerpts, showing relevant code sections
- \* ADA Excerpts, showing relevant sections from the ADA Standards for Accessible Design The owner is considering fitting out part of the shell space on the third floor as a cafeteria with tables and chairs and a 1,000-square-foot kitchen. The architect notes that the aggregate occupant load is 325 for the spaces already planned for the third floor and the proposed kitchen.

What is the net area that can be allocated to the cafeteria before a third exit stair is needed from the third floor?

- A. 2,625 square feet
- B. 4,875 square feet
- C. 1,225 square feet

**Answer: A**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

According to IBC egress requirements, the number of exits depends on occupant load and travel distance. For occupant loads over 300, additional exits (such as a third exit stair) may be required.

Given the current occupant load (325 including kitchen), the net area allowed for the cafeteria before requiring a third exit stair can be calculated based on occupant load factors for dining areas (typically about 15 sq ft per occupant).

Multiplying occupant load capacity by occupant load factor yields the net area.

The value 2,625 square feet (Answer B) corresponds to the maximum area before exceeding the occupant load threshold requiring a third exit stair.

References:

IBC Chapter 10 - Means of Egress  
ARE 5.0 PPD - Codes and Regulations

### NEW QUESTION # 63

Which existing site elements are most important to locate in preparing a schematic design phase site plan for an adaptive reuse project?

- A. Structures and site improvements to be removed
- B. Utilities and services
- C. Structures and site elements programmed to remain

**Answer: C**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

In adaptive reuse projects, the most important existing site elements to locate early in schematic design are those programmed to remain, as they define constraints and opportunities for design, preservation, and integration.

Structures to be removed (A) are important but secondary as they will not impact final design.

Utilities and services (B) are critical but often identified after understanding existing building layout.

Focusing on elements to remain ensures the design respects existing conditions and capitalizes on retained assets.

References:

#### NEW QUESTION # 64

The rehabilitation of a warehouse for a commercial occupancy has a heavy anticipated electrical distribution load and it is expected that the current of the electrical system will be expanded in the near future.

The least expensive and most flexible electrical distribution system would be comprised of which one of the following?

- A. Single large aluminum or copper conductor
- B. Paralleled sets of copper wire in conduits
- **C. Aluminum or copper bus duct with tap boxes**
- D. Paralleled sets of aluminum wire in conduits

**Answer: C**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

Bus duct systems with tap boxes offer modular, flexible electrical distribution capable of handling high loads and allowing easy future expansions with minimal disruption and cost.

Paralleled wires (A, B) increase complexity and are less flexible.

Single large conductors (C) are limited in expansion.

Bus ducts optimize installation speed, scalability, and cost in commercial building retrofits.

References:

ARE 5.0 PPD - Building Systems and Assemblies, Electrical Systems

The Architect's Handbook of Professional Practice, 15th Edition - Electrical Distribution

#### NEW QUESTION # 65

In order to minimize stratification, in a forced-air heating system, which locations of supply and return grilles should be avoided?

- **A. Low supply, low return**
- B. High supply, low return
- C. Low supply, high return
- D. High supply, high return

**Answer: A**

Explanation:

Comprehensive and Detailed Explanation From Exact Extract:

Stratification refers to the layering of air temperatures within a space, where warmer air rises and cooler air stays near the floor. In forced-air heating systems, minimizing temperature stratification is critical to maintaining occupant comfort and energy efficiency. The placement of supply and return air grilles plays a significant role in preventing stratification.

\* Low supply, low return (Option C) should be avoided because supplying warm air near the floor and simultaneously returning air also near the floor limits effective air mixing. Warm air naturally rises, so if the return grille is also low, cooler air remains trapped above, resulting in poor circulation and uneven temperatures throughout the room. This can cause discomfort, with warmer air accumulating near the ceiling and colder air lingering in the occupied zone.

\* High supply, low return (Option B) is often preferred because warm air is supplied from high points, then cools and sinks toward the lower return grille, promoting vertical circulation and mixing, reducing stratification.

\* Low supply, high return (Option A) and high supply, high return (Option D) can be less effective depending on system design, but the critical issue is having both supply and return located low, which restricts air movement and stratification mitigation.

According to NCARB PPD content on building systems and HVAC design, proper grille placement is essential to maintain thermal comfort, minimize energy waste, and comply with indoor environmental quality standards. Effective grille placement harnesses natural convection to ensure even temperature distribution, reducing the potential for hot or cold spots and improving occupant satisfaction.

References:

ARE 5.0 Project Planning & Design: Building Systems, Materials, and Assemblies - HVAC Principles Black Spectacles ARE PPD Study Materials: Forced Air Heating and Cooling Systems The Architect's Handbook of Professional Practice, 15th Edition, Chapter 13: Mechanical Systems and Indoor Environmental Quality

## NEW QUESTION # 66

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