

OCCUPANT LOADS & SANITARY FIXTURES

ROOM OCCUPANCY SCHEDULE							
ROOM #	ROOM NAME	AREA	OCC. LOAD FACTOR	CALCULATED OCC.	ACTUAL OCC.	AGE RANGE OF OCC.	NOTES
LOWER LEVEL							
B GROUP							
95	OFFICE	80 SF	100 GROSS	1	1		
114	MECH ROOM	136 SF	100 GROSS	1	1		
E GROUP							
94	WORK ROOM	360 SF	20 NET	18	18		
99	UPPER ELEMENTARY #2	1483 SF	20 NET	75	75	9-12 YR OLDS	1
101	UPPER ELEMENTARY #3	1461 SF	20 NET	74	74	9-12 YR OLDS	1
ex105	MUSIC	1846 SF	20 NET	93	25		1
ex109	UPPER ELEMENTARY #1	1731 SF	20 NET	87	25	9-12 YR OLDS	1
LOWER LEVEL							
		6881 SF		347	118		
		7017 SF		349	120		
UPPER LEVEL							
A-3 GROUP							
289	GYMNASIUM	6278 SF	15 NET	419	419		3
290	STAGE	7125 SF	15 NET	57	45		1, 3
					464		
B GROUP							
273	PROGRAM DIRECTOR - UPPER	163 SF	100 GROSS	2	2		
274	PROGRAM DIRECTOR - LOWER	114 SF	100 GROSS	2	2		
275	MEETING	138 SF	100 GROSS	2	2		
282	RECEPTION	150 SF	100 GROSS	6	6		
283	BUSINESS MANAGER	134 SF	100 GROSS	2	2		
284	CAMPUS COORDINATOR	143 SF	100 GROSS	2	2		
285	HEAD OF SCHOOL	176 SF	100 GROSS	2	2		
286	MEETING	229 SF	100 GROSS	3	3		
287	GMEI	210 SF	100 GROSS	3	3		
291	ATHLETIC STORAGE	462 SF	100 GROSS	5	1		1
295	STORAGE BUILDING	604 SF	100 GROSS	7	2		1, 4
ex262	OFFICE	133 SF	100 GROSS	2	2		
		3035 SF		38	29		
E GROUP							
267	MEETING SPACE	1561 SF					2
270	SMALL GROUP ROOM	136 SF					2
271	MIDDLE SCHOOL	841 SF	20 NET	43	25	12-14 YR OLDS	1
272	MEETING ROOM	148 SF	20 NET	43	25		1
277	LIBRARY	1092 SF	20 NET	55	20		1
ex227	LOWER ELEMENTARY #4	1304 SF	20 NET	66	25	6-9 YR OLDS	1
ex228	UPPER ELEMENTARY #1	1249 SF	20 NET	63	25	9-12 YR OLDS	1
ex229	LOWER ELEMENTARY #1	1283 SF	20 NET	65	25	6-9 YR OLDS	1
ex231	LOWER ELEMENTARY #3	1282 SF	20 NET	65	25	6-9 YR OLDS	1
ex232	LOWER ELEMENTARY #2	1304 SF	20 NET	66	25	6-9 YR OLDS	1
ex237	TEACHER TRAINING ROOM	1092 SF	20 NET	55	25		1
ex239	CHILDREN'S HOUSE #1	1235 SF	20 NET	62	25	3-6 YR OLDS	1
ex241	CHILDREN'S HOUSE #3	918 SF	20 NET	46	25	3-6 YR OLDS	1
ex251	CHILDREN'S HOUSE #2	967 SF	20 NET	49	25	3-6 YR OLDS	1
ex253	PRE-CHILDREN'S HOUSE #1	934 SF	20 NET	47	25	3 YR OLDS	1
ex264	CHILDREN'S HOUSE #4	971 SF	20 NET	49	25	3-6 YR OLDS	1
ex265	NAP ROOM	513 SF	20 NET	26	25		1
		17523 SF		800	372		
UPPER LEVEL		27684 SF		1314	865		
TOTAL OCCUPANTS & SQFT		34700 SF		1663	985		

- NOTES**
- ACTUAL OCCUPANCY NUMBER DIFFERS FROM CALCULATED OCCUPANCY NUMBER.
 - MEANS OF EGRESS IS BASED ON CALCULATED OCCUPANCY NUMBERS.
 - SANITARY FIXTURES IS BASED ON ACTUAL OCCUPANCY NUMBERS.
 - ROOM IS INCIDENTAL SPACE TO MIDDLE SCHOOL 271 & MEETING ROOM 272.
 - ROOM OCCUPANT LOAD DETERMINED WHEN SCHOOL IS NOT OPERATIONAL. ROOM IS INCIDENTAL WHEN SCHOOL IS OPERATIONAL.
 - ROOM IS AN ALTERNATE.

OCCUPANT LOADS

OCCUPANT LOADS BASED ON 2015 IBC TABLE 1004.1.2

DURING SCHOOL OPERATIONS:
CLASSROOMS AND LIBRARY = 490 TOTAL ACTUAL OCCUPANTS (UPPER AND LOWER LEVEL)
1147 TOTAL CALCULATED OCCUPANTS (UPPER AND LOWER LEVEL)

BUSINESS AREAS:
= 31 TOTAL ACTUAL OCCUPANTS (UPPER AND LOWER LEVEL)
40 TOTAL CALCULATED OCCUPANTS (UPPER AND LOWER LEVEL)

AFTER SCHOOL OPERATIONS:
GYMNASIUM AND STAGE = 464 TOTAL ACTUAL OCCUPANTS
476 TOTAL CALCULATED OCCUPANTS

NOTE: SEE ROOM OCCUPANCY SCHEDULE ON THIS SHEET.

MEANS OF EGRESS

2015 IBC TABLE 1017.2 250 FT EXIT ACCESS TRAVEL DISTANCE (SPRINKLERED)

2015 IBC SECTION 1005.3.2 EGRESS WIDTH PER OCCUPANT SERVED = 0.2" (SPRINKLERED)
(1187) TOTAL OCCUPANTS x 0.2" = 238" EGRESS WIDTH REQUIRED
PROVIDED EGRESS WIDTH = 252"

2015 IBC SECTION 1005.3.2 EGRESS WIDTH PER OCCUPANT SERVED = 0.2" (SPRINKLERED)
(476) TOTAL OCCUPANTS x 0.2" = 95" EGRESS WIDTH REQUIRED
PROVIDED EGRESS WIDTH = 252"

NOTE: MEANS OF EGRESS CALCULATIONS ARE BASED ON CALCULATED OCCUPANCY NUMBERS.

SANITARY FIXTURES

DURING SCHOOL OPERATIONS:
PLUMBING FIXTURE FACTORS BASED ON 2015 IBC TABLE 2902.1

OCCUPANCY TYPE	CAPACITY	WATER CLOSETS FACTORS	LAVATORIES FACTORS	DRINK FOUNTAINS FACTORS			
# M. FIX.	# F. FIX.	# M. FIX.	# F. FIX.	# F. FIX.			
E GROUP (EDUCATIONAL)	490 PERSONS	1/25	5	1/50	10	1/100	5
B GROUP (BUSINESS)	31 PERSONS	1/25	1	1/40	1	1/100	1
TOTAL PROVIDED FIXTURES		13 TOILETS 3 URINALS	15	28	0"		

SERVICE SINK PROVIDED IN EXISTING FACILITY

*DRINKING WATER TO BE PROVIDED AT IN CLASSROOM KITCHENETTE UNITS

AFTER SCHOOL OPERATIONS:
PLUMBING FIXTURE FACTORS BASED ON 2015 IBC TABLE 2902.1

OCCUPANCY TYPE	CAPACITY	WATER CLOSETS FACTORS	LAVATORIES FACTORS	DRINK FOUNTAINS FACTORS			
# M. FIX.	# F. FIX.	# M. FIX.	# F. FIX.	# F. FIX.			
A-3 GROUP (ASSEMBLY)	459 PERSONS	1/25	2	1/200	3	1/500	1
TOTAL PROVIDED FIXTURES		13 TOILETS 3 URINALS	15	28	0"		

SERVICE SINK PROVIDED IN EXISTING FACILITY

*DRINKING WATER TO BE PROVIDED AT IN CLASSROOM KITCHENETTE UNITS

NOTE: SANITARY FIXTURE CALCULATIONS ARE BASED ON ACTUAL OCCUPANCY NUMBERS.

SYMBOLS LEGEND

- EXTERIOR WALL TYPE
• SEE A4 SHEETS FOR WALL TYPES
- INTERIOR WALL TYPE
• SEE A4 SHEETS FOR WALL TYPES
- PRECAST WALL TYPE
• SEE A4 SHEETS FOR WALL TYPES
- IMP WALL TYPE
• SEE A4 SHEETS FOR WALL TYPES
- FIRE RATED WALL TYPE
• SEE A4 SHEETS FOR WALL TYPES
- SEE SHEET A.XX FOR CURB DETAILS
- EXIT SIGNAGE
- FIRE EXTINGUISHER
• SEE AS SHEETS
- FIRE EXTINGUISHER w/ CABINET
• SEE AS SHEETS
- GUARD POST/GOAL POST DESIGNATION
• SEE SHEET A6.XS FOR DETAILS
- EXISTING WALL TO REMAIN
- EXISTING WALL TO BE DEMOLISHED
- STUD WALL
- CONCRETE WALL
- MASONRY VENEER
- C.M.U. WALL
- (1) HOUR FIRE RATED
- (2) HOUR FIRE RATED
- (3) HOUR FIRE RATED
- (4) HOUR FIRE RATED
- SEE PLAN FOR ALL WALL WIDTHS
- EXISTING DOOR TO REMAIN
- NEW DOOR

GENERAL NOTES

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- PROVIDE 3 1/2" SOUND BATT INSULATION AROUND PERIMETER OF TOILET ROOM AND OFFICE WALLS.
- MISCELLANEOUS HARDWARE INCLUDED: HANDICAP HARDWARE.
- PROVIDE WOOD BLOCKING FOR ANY FURNISHINGS BY OWNER. (VERIFY LOCATIONS)
- ALL EXTERIOR WINDOWS TO HAVE GYPSUM BOARD RETURNS AT HEAD AND JAMBS AND PLASTIC LAMINATE COVERED WOOD SILL.
- SEE A4 SHEETS FOR TYPICAL CONTROL JOINT DETAILS.
- FINAL NUMBER AND LOCATION OF FIRE EXTINGUISHERS TO BE COORDINATED w/ FIRE MARSHALL.

KEYNOTE LEGEND

- CONCRETE PATIO w/ THICKENED EDGE
• SEE CIVIL DRAWINGS FOR EXTENTS
- NEW COMPOSITE WOOD DECK PORCH
- CONCRETE STOOP
• SEE STRUCTURAL DRAWINGS
- NEW FENCE
• SEE CIVIL DRAWINGS
- NEW ALUMINUM RAILING TO MATCH EXISTING.
• MANUFACTURER: ULTRALOX
• PROFILE: MISSION
• STYLE: CONTINUOUS TOP RAIL END POST
• COLOR: MFR STANDARD POWDER COATED DARK BRONZE
• TOP RAIL TO BE 42" HIGH
- 36" WIDE GATE ACCESS IN NEW RAIL
- CONCRETE PATIO w/ THICKENED EDGE
• FOOTPRINT OF CONCRETE TO MATCH EXISTING.
• SEE DEMO & CIVIL DRAWINGS FOR REFERENCE
- NEW DOWNSPOUT TO MATCH EXISTING
- PREFINISHED METAL DOWNSPOUT
• SEE EXTERIOR ELEVATIONS FOR COLOR
• SEE DETAIL 2/A1.6
- PREFINISHED METAL SCUPPER DOWNSPOUT
• SEE EXTERIOR ELEVATIONS FOR COLOR
• SEE DETAIL 1/A1.6
- EXISTING FENCE TO REMAIN
• SEE CIVIL DRAWINGS
- EXISTING STOOP FOUNDATION WALL TO REMAIN
- EXISTING SITE CONCRETE TO REMAIN
- NEW SITE CONCRETE w/ BRUSHED FINISH
• SEE CIVIL DRAWINGS FOR EXTENTS
- EXISTING DOWNSPOUT TO REMAIN
- EXISTING DECK & RAILING TO REMAIN
- EXISTING CONCRETE STAIR WELL TO REMAIN

PROJECT INFORMATION

PROPOSED BUILDING ADDITION FOR:
MONTESSORI SCHOOL OF WAUKESHA
2600 SUMMIT AVENUE • WAUKESHA, WI 53188

PROFESSIONAL SEAL

SHEET DATES

ISSUED FOR CONSTRUCTION	
IFC	JAN. 15, 2026
CB1	JAN. 19, 2026

JOB NUMBER

230187600

SHEET NUMBER

A1.0

