



Whitley Manufacturing Co., Inc.
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Building Type

Whitley Group Homes Centers and Dormitories

Building Code

BOCA, UBC, SBCCL, NEC, ADA

• **Structural Support**

- Perimeter construction is standard on **Whitley** built assisted living and dormitory facilities.
- Main support beams to be 12” 11.8# per lineal foot rolled M- I-beam
- Crossmember to be 8” 6.34# per lineal foot M - I-beam on **Whitley** PR support system.



• **Floor System**

- Bottom enclosure to be .040 thickness asphalt impregnated kraft paper with vermin barrier.
- R-19 fiberglass batt insulation.
- 2x6 #2 or better SPF(Spruce pine fir) minimum spaced 16” on center running longitudinal to intermediate support I-beam on **Whitley** model PR support system.
- Floor decking to be **double** layer 5/8” plywood glued and nailed per **Whitley** fastening schedule.
- Floor covering to be 1/8” thick vinyl composition in Kitchen and Laundry rooms. Restrooms to have 1”x1” ceramic tile. Balance of the building to be glue down level loop carpet.
- Return air system to be fully ducted throughout the building, installed between floor joists. Or installed overhead above the drop ceiling. (customers choice)
- Base trim to be 4” vinyl with toe in all rooms except restrooms, which will receive ceramic base.



• **Exterior Walls**

- Framing will be 2x4 construction 16” on center per code. Minimum lumber grade to be #2 or better SPF.
- Wall height is 8’0” minimum. Finished ceiling height to be 7’ 10 ½”
- Wall covering shall be 5/8” “Fiberbond” drywall with mud, tape, and paint finish on site. Restrooms to have 4”x4” ceramic full height.
- Insulation is R-13 kraft faced fiberglass batts. All penetrations in exterior framing to be foamed or caulked to prevent air infiltration.

- Exterior siding is 7/16" thick (nominal) stucco finish fiber-cement siding as supplied by "Hardie".
- All exterior trim shall be as supplied by "Georgia Pacific", style to be textured "Prime Trim".



- **Interior Walls**

- 2x4 #2 or better SPF 16" on center with 8' wall height unless noted differently on **Whitley** floor plans.
- All interior partitions to be insulated with 3 1/2" fiberglass batt insulation to reduce sound transmission.
- All partition to be covered 5/8" "Fiberbond" drywall with mud, tape, and paint finish on site.
- Vinyl wrapped gypsum may be used as an option.

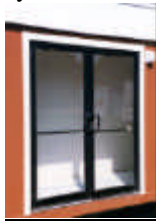
- **Roof System**

- Site applied "Hip" style roof system.
- A minimal slope roof with EPDM rubber finish may be supplied as an option.
- Spans over open areas of the floor plan shall be accomplished using either built up plywood or Micro-Lam beam systems. Support posts will not obstruct any open work areas in the building.
- Ceiling to be 24" x48" fissured mina-board installed in a white aluminum grid as supplied by USG or equal.
- Roof insulation to be R-22 unfaced fiberglass batts.
- Roof sheathing to be 1/2" CDX plywood.
- 3:1 asphalt shingles over #15 building felt.



- **Doors and Hardware**

- Main entry doors shall be bronze frame commercial glass with ADA approved hardware, key cylinder, and closer



- Secondary egress doors shall be insulated steel with a wood jamb and brick-mold. Hardware shall include an ADA approved-keyed lever lock, closer, and choice of square or narrow style vision lite.



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- Interior doors shall be solid core pre-finished woodgrain in a painted wood jamb. Hardware shall include ADA approved passage or privacy sets, and 1 ½ pair mortised hinges. Vision lites in the interior doors may be added as an option
- All door quantities shall be as per the **Whitley** floor plans.



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- **Windows**

- Windows shall be egress size with a white vinyl sash and dual pane insulated glass. Quantity per **Whitley** floor plan



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- **Whitley Electrical System**

- Main distribution panel to be located in utility room per **Whitley** floor plan.



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- All wiring shall be minimum min 14-2 copper romex.
- Receptacles and switches shall be installed per code and floor plans.
- Interior lighting shall be 24" x48" troffer type with prismatic lenses. Minimum lighting level shall be 75-foot candles through out all offices and work areas.
- Egress lighting shall be accomplished by use of exit-emergency lights with remote exterior heads and battery packs. Egress lighting shall be installed per the building code.
- Phone and data rough ins shall be provided in each private office, and workspace, Rough in shall include an empty junction box with a conduit and pull wire extending to above the T-grid ceiling. Final wiring and devices shall be by the owner.

- **Whitley Plumbing Systems**

- Water closets shall be low consumption floor mount tank type construction of vitreous china. ADA approved fixtures shall be provided as indicated on the **Whitley** floor plans.



- - Lavatory sinks drop in type with a handicap accessible high-pressure laminate counter. ADA approved fixtures shall be provided as indicated on the **Whitley** floor plans.
 - One-piece fiberglass handicap accessible showers stalls shall be included as per the **Whitley** floor plan. Tub-shower combination unit will be included in the Managers Studio.
 - Water heater shall be electric and sized per the fixture quantity on the Whitley floor plan.
 - Supply piping shall be Type L copper.
 - Waste and Vent piping shall be a minimum of Schedule 40 PVC.
- **Restroom accessories**
 - Each water closet shall have (1) single roll chrome plated toilet tissue dispenser.
 - ADA approved grab bars shall be provided at all handicap accessible water closets.
 - Each restroom lavatory shall include an 18" x36" stainless steel mirror.
 - **Whitley HVAC systems**
 - Building shall have slit system 90 percent efficient natural gas with pad mount A/C condenser.
 - Roof or pad-mount self contained systems may be supplied as an option.
 - HVAC units shall be sized per code and the heat loss gain calculations.
 - Supply ducting shall be minimum 7/16" thick foil faced fiberglass duct board. Each main trunk line shall have the proper transitions so, as air velocity does not decrease at the end of the duct run.
 - Supply air diffusers shall be 24" x24" 4-way design compatible with the T-grid ceiling system.
 - HVAC controls shall be accomplished via manual change over heat and cool thermostats.
 - Restroom exhaust shall be ceiling mounted and ducted through the building roof.



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- **Whitley supplied furnishings.**
 - **Whitley** Office Buildings show optional coffee bars on each plan. The perfect addition to your busy office building. Commercial glass reception windows are also included per the building plan.



*Finishes may vary slightly by manufacturing location