



Whitley Manufacturing Co., Inc.  
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**Building Type**

**Whitley Sales Centers and Club-Houses**

**Building Code**

**BOCA, UBC, SBCCI, NEC, ADA**

• **Structural Support**

- Outrigger construction is standard on **Whitley** built sales centers.
- Main support beams to be 12” 11.8# per lineal foot rolled M I-beam
- Crossmember to be 3” formed “C” steel on **Whitley** OR6412 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 minimum spaced 16” on center running transverse to intermediate support I-beam on **Whitley** model OR support system.
- Floor decking to be single layer 5/8” tongue and groove underlayment grade plywood glued and nailed per **Whitley** fastening schedule.
- Floor covering to be 1/8” thick vinyl composition break room, storage areas, and restrooms.
- 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 6” vinyl.



- A recessed entry wall with one-piece, non-skid, exterior grade floor covering shall be included where shown on the plans.



• **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 ½” thick vinyl wrapped drywall with no exposed fasteners.

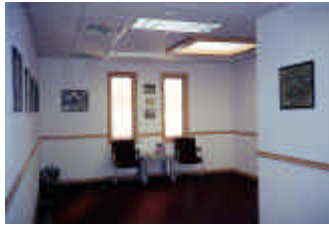
- Insulation is R-13 kraft faced fiberglass batts. All penetrations in exterior framing to be foamed or caulked to prevent air infiltration.



- Exterior siding is 5/8" thick (nominal) vertical groove siding as provided by Duratemp.
- 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.
- Return air plenum walls shall be located per **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 with 1/2" minimum vinyl wrapped drywall with no exposed fasteners.



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- **Roof System**

- Minimum 2x8 rafters 16" on center. Roof to slope a minimum of 1/8" per lineal foot to the module end walls. Please refer to **Whitley** "Roof Profiles" sheet for further description.
- 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 Armstrong or equal.
- Roof insulation to be R-22 unfaced fiberglass batts.
- Roof sheathing to be 1/2" CDX plywood under 1/4" densdeck.
- Roof finish is fully adhered black EPDM.
- Decorative mansard to extend a minimum of 1 1/2" beyond the face of the sidewalls and 24" beyond the face of the end walls covered in the same finish as the buildings siding. Built in roof drains to pre-finished aluminum downspouts are included in this **Whitley** mansard design. Please refer to **Whitley** "Mansard Profiles" sheet. Model number is MA-3



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- **Doors and Hardware**

- Main entry doors shall be insulated steel with 15-lite vision kit and ADA approved hardware, key cylinder, and closer.



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- 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 hollow core pre-finished woodgrain in a painted wood jamb on restrooms and closets. 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
- Office and conference room doors shall be 15-lite stained wood and shall be located per the plans.



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- **Windows**

- Windows shall be a vinyl sash with dual pane glass. Size shall be 24" x52" (or per print ) and have a vertical sliding sash. Interior jambs shall be painted with matching 2 ¼" casing. All windows shall have 1" mini blinds for privacy and light control.



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- **Whitley Electrical System**

- Each building module shall have a minimum 100-amp single-phase load center.



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- All wiring shall be minimum 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 throughout 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.



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- 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.
- 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**

- Each building module shall have one wall mount self-contained air conditioner with electric resistance heat strips. HVAC units shall be sized per code and the heat loss gain calculations.

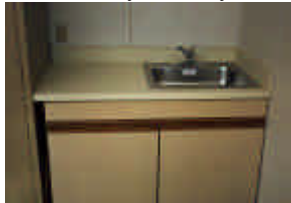


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- Supply ducting shall be minimum 7/16" thick foil faced fiberglass duct board. Each main trunk line shall have the proper transitions so, as air velocity does not decrease at the end of the duct run.
- Supply air diffusers shall be 24" x24" 4-way 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.



- **Whitley supplied furnishings.**
- **Whitley** Office Buildings show optional coffee bars and work counters on each plan. The perfect addition to your busy office building.



\*Finishes may vary slightly by manufacturing location

Whitley Sales Centers and Club-Houses make the perfect statement about your business to your clients and guests.

