D. Door Closers shall:
1. Tested and approved by BHMA for ANSI 156.4, Grade 1
2. UL10C certified
3. Provide 9001-Quality Management and 14001-Environmental Management.
4. Closer shall have extra-duty arms and knuckles
5. Conform to ANSI 117.1
6. Maximum 2 7/16 inch case projection with non-ferrous cover
7. Separate adjusting valves for closing and latching speed, and backcheck
8. Provide adapter plates, shim spacers and blade stop spacers as required by frame and door conditions
9. Full rack and pinion type closer with 1½" minimum bore
10. Mount closers on non-public side of door, unless otherwise noted in specification
11. Closers shall be non-handed, non-sized and multi-sized.

A. Door Stops: Provide a dome floor or wall stop for every opening as listed in the hardware sets.
1. Wall stop and floor stop shall be wrought bronze, brass or stainless steel.
2. Provide fastener suitable for wall construction.
3. Coordinate reinforcement of walls where wall stop is specified.
4. Provide dome stops where wall stops are not practical. Provide spacers or carpet riser for floor conditions encountered

B. Over Head Stops: Provide a Surface mounted or concealed overhead when a floor or wall stop cannot be used or when listed in the hardware set.
1. Concealed overhead stops shall be heavy duty bronze or stainless steel.
2. Surface overhead stops shall be heavy duty bronze or stainless steel.

C. Push Plates: Provide with four beveled edges ANSI J301, .050 thickness, size as indicated in hardware set. Furnish oval-head countersunk screws to match finish.

D. Pulls with plates: Provide with four beveled edges ANSI J301, .050 thickness Plate s with ANSI J401 Pull as listed in hardware set. Provide proper fasteners for door construction.

E. Kickplates: Provide with four beveled edges ANSI J102, 10 inches high by width less 2 inches on single doors and 1 inch on pairs of doors. Furnish oval-head countersunk screws to match finish.

F. Seals: All seals shall be finished to match adjacent frame color. Seals shall be furnished as listed in schedule. Material shall be UL listed for labeled openings.

G. Weatherstripping: Provide at head and jambs only those units where resilient or flexible seal strip is easily replaceable. Where bar-type weatherstrip is used with parallel arm mounted closers install weatherstrip first.
1. Weatherstrip shall be resilient seal of (Neoprene, Polyurethane, Vinyl, Pile, Nylon Brush, Silicone)
2. UL10C Positive Pressure rated seal set when required.

H. Door Bottoms/Sweeps: Surface mounted or concealed door bottom where listed in the hardware sets.
1. Door seal shall be resilient seal of (Neoprene, Polyurethane, Nylon Brush, Silicone)
2. UL10C Positive Pressure rated seal set when required.

I. Thresholds: Thresholds shall be aluminum beveled type with maximum height of ½" for conformance with ADA requirements. Furnish as specified and per details. Provide fasteners and screws suitable for floor conditions.

J. Silencers: Furnish silencers on all interior frames, 3 for single doors, 2 for pairs. Omit where any type of seals occur.

1.2 FINISH:

A. Designations used in Schedule of Finish Hardware - 3.05, and elsewhere to indicate hardware finishes are those listed in ANSI/BHMA A156.18 including coordination with traditional U.S. finishes shown by certain manufacturers for their products

B. Powder coat door closers to match other hardware, unless otherwise noted.

C. Aluminum items shall be finished to match predominant adjacent material. Seals to coordinate with frame color.

1.3 KEYS AND KEYING:

A. Provide keyed brass construction cores and keys during the construction period. Construction control and operating keys and core shall not be part of the Owner's permanent keying system or furnished in the same keyway (or key section) as the Owner's permanent keying system. Permanent cores and keys (prepared according to the accepted keying schedule) will be furnished to the Owner.

B. Cylinders, removable and interchangeable core system: Best CORMAX™ Patented 7-pin.

C. Permanent keys and cores: Stamped with the applicable key mark for identification. These visual key control marks or codes will not include the actual key cuts. Permanent keys will also be stamped "Do Not Duplicate."

D. Transmit Grand Masterkeys, Masterkeys and other Security keys to Owner by Registered Mail, return receipt requested.

E. Furnish keys in the following quantities:
1. 1 each Grand Masterkeys
2. 4 each Masterkeys
3. 2 each Change keys each keyed core
4. 15 each Construction masterkeys
5. 1 each Control keys

F. The Owner, or the Owner's agent, will install permanent cores and return the construction cores to the Hardware Supplier. Construction cores and keys remain the property of the Hardware Supplier.

G. Keying Schedule: Arrange for a keying meeting, and programming meeting with Architect Owner and hardware supplier, and other involved parties to ensure locksets and locking hardware, are functionally correct and keying and programming complies with project requirements. Furnish 3 typed copies of keying and programming schedule to Architect.

PART 2 - EXECUTION

2.1 EXAMINATION

A. Verification of conditions: Examine doors, frames, related items and conditions under which Work is to be performed and identify conditions detrimental to proper and or timely completion.
1. Do not proceed until unsatisfactory conditions have been corrected.

2.2 HARDWARE LOCATIONS:

A. Mount hardware units at heights indicated in the following publications except as specifically indicated or required to comply with the governing regulations.
1. Recommended Locations for Builder's Hardware for Standard Steel Doors and Frames, by the Door and Hardware Institute (DHI).
2. Recommended locations for Architectural Hardware for flush wood doors (DHI).
3. WDMA Industry Standard I.S.-1A-04, Industry Standard for Architectural wood flush doors.

1.2 INSTALLATION:

A. Install each hardware item per manufacturer's instructions and recommendations. Do not install surface mounted items until finishes have been completed on the substrate. Set units level, plumb and true to line and location. Adjust and reinforce the attachment substrate as necessary for proper installation and operation.

B. Conform to local governing agency security ordinance.

C. Install Conforming to ICC/ANSI A117.1 Accessible and Usable Building and Facilities.
1. Adjust door closer sweep periods so that from the open position of 70 degrees, the door will take at least 3 seconds to move to a point 3 inches from the latch, measured to the landing side of the door.

D. Installed hardware using the manufacturers fasteners provided. Drill and tap all screw holes located in metallic materials. Do not use "Riv-Nuts" or similar products.

1.3 FIELD QUALITY CONTROL AND FINAL ADJUSTMENT

A. Contractor/Installers, Field Services: After installation is complete, contractor shall inspect the completed door openings on site to verify installation of hardware is complete and properly adjusted, in accordance with both the Contract Documents and final shop drawings.
1. Check and adjust closers to ensure proper operation.
2. Check latchset, lockset, and exit devices are properly installed and adjusted to ensure proper operation.
a. Verify levers are free from binding.
b. Ensure latchbolts and dead bolts are engaged into strike and hardware is functioning.
3. Report findings, in writing, to architect indicating that all hardware is installed and functioning properly. Include recommendations outlining corrective actions for improperly functioning hardware if required.

1.4 SCHEDULE OF FINISH HARDWARE: SEE SHEET A9.0

Manufacturer List

Code	Name
BE	Best Access Systems
BY	By Others
NA	National Guard
PR	Precision
SD	Stanley Door Closers
SH	Stanley Commercial Hardware
ST	Stanley
TR	Trimco

SECTION 09 11 00 - INTERIOR METAL WALL FRAMING & GYPSUM WALL BOARD

PART 1 - GENERAL

1.1 SUBMITTALS

A. SUBMIT THE DATA AS REQUIRED BY OWNER.
B. MANUFACTURER'S PRODUCT DATA: INDICATING FULL COMPLIANCE WITH REQUIREMENTS OF THIS SECTION, INCLUDING INSTALLATION INSTRUCTIONS.

PART 2 - PRODUCTS

2.1 FRAMING MEMBERS

A. INTERIOR STUDS: CEE-SHAPED, PUNCHED WEB STEEL STUDS, HOT-DIPPED GALVANIZED FINISH (ASTM A525) COMPLYING WITH ASTM C645.

B. RUNNERS: SIZED FOR STUDS USED AND OF THE SAME GAGE. GALVANIZED FINISH SHALL CONFORM TO THE REQUIREMENTS OF ASTM A525.

C. FURRING CHANNELS.

1. TYPE: Z-FURRING CHANNELS 24 GA. CORROSION PERSISTANT STEEL: 1-1/2 INCH.

2.2 FASTENERS

A. FOR ATTACHMENT TO MASONRY AND CONCRETE:

1. TYPE: POWER-DRIVEN PINS, OF SUFFICIENT LENGTH TO PENETRATE AND DEVELOP HOLDING POWER.
2. HARDENED CONCRETE NAILS MAY BE USED.

B. FOR ATTACHMENT TO METAL OR WOOD:

1. TYPE: TYPE S PAN-HEAD SCREWS AS RECOMMENDED BY FASTENER MANUFACTURER, SELF-DRILLING, SELF-TAPPING.

C. TIE WIRE: GALVANIZED SOFT ANNEALED WIRE:

1. 18 GAGE WIRE: USE FOR WIRE-TYING CHANNELS IN WALL FURRING.

D. DRY WALL SCREWS: USG, DRY WALL TYPE S, SELF DRILLING, TYPE S-12, SELF TAPPING, BUGLE HEAD AND PAN HEAD SCREWS.

E. JOINT TREATMENT COMPOUNDS:

1. ADHESIVE JOINT TREATMENT: USG "PERF-A-TAPE"
2. JOINT COMPOUND USG "READY MIXED COMPOUND - ALL PURPOSE".

2.3 GYPSUM BOARD

A. GYPSUM BOARD/USG "SHECTROCK BRAND AS MANUFACTURED BY U.S. GYPSUM

1. FIRE RATED: TYPE "X" TAPPERED EDGES, 5/8" THICK.
2. WATER RESISTANT: TYPE "X", WR, TAPPERED EDGES, 5/8" TICK.
3. TILE BACKER DUROCK, 1/2" TICK.

2.4 ACOUSTICAL SEALANT

A. TYPE: USG'S "ACOUSTICAL SEALANT".

2.5 SUBSTITUTIONS

A. THE FOLLOWING MANUFACTURERS ARE ACCEPTABLE ONLY AFTER COMPLIANCE WITH REQUIREMENTS OF THIS SECTION:

1. CONSOLIDATED SYSTEMS, INC. (CSI).
2. DIETRICH INDUSTRIES.
3. FORMETAL CO.
4. GOLD BOND BUILDING PRODUCTS/NATIONAL GYPSUM DIVISION/CHARLOTTE, N.C.
5. UNIMAST CORP.

CCS
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Suite 204
Boca Raton, FL 33432

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CONSULTANTS:

ELECTRICAL, MECHANICAL, PLUMBING:

AMERICAN UNITED ENGINEERS
4508 SW 24TH STREET
FORT LAUDERDALE, FL 33317
PHONE: (954) 471-8657

Project Name

SUITE 300
WORLD EXECUTIVE CENTER
3500 N STATE ROAD 7
LAUDERDALE LAKES, FL 33319

INTERIOR IMPROVEMENTS

FINAL CONTRACT DOCUMENTS

PROJECT NUMBER: 1602

DATE: MAY 11,2016

ADDENDA/REVISION

No.	Date	Description

SEAL:

CYNTHIA C. SPRAY, AIA AR-94167

DRAWING TITLE:

PROJECT SPECIFICATIONS

DRAWING NO:

A10.2