

Question: Please clarify the door and hardware quality level required for the project.

Answer:

Following are the base quality standards for the Pioneer Manor Project that must be maintained.

- 1) Exterior hollow metal doors to be 18g, A60 Galvanealed, Flush tops, Seamless, Exterior Frames to be 14g, A60 Galvanealed with Corner Face Welds. Interior Hollow Metal frames to be 16g, cold rolled steel, with full face welds. Basis of design Manufacturers: Curries, Steelcraft, Pioneer.
- 2) Common area wood doors to be Full Flush, Plain Sliced, Book & Balance Match, 5 Ply, White Maple, Factory Finished in a Manufacturer's standard color selected by Architect. Basis of design Manufacturers; Marshfield, Eggers, VT Industries.
- 3) Interior units doors to be Solid Core, Molded, 3 Panel design, primed for painting with Timely 18g, Browntone frames and colonial casing. Basis of design Manufacturers; Jeld-Wen, Masonite, and Timely.
- 4) Exterior hinges to be, Ball Bearing, heavy weight, Stainless Steel, 630 Finish. Interior hinges Ball Bearing, Standard Weight in a 26D Finish. Basis of design Manufacturers; Ives, Mckinney, Hager, and Bommer
- 5) Exterior locksets to be Grade I, Extra Heavy Duty, Basis of design Manufacturers: Schlage (ND Series), Sargent (10 Line), Best (93K Series).
- 6) Interior locksets to be Grade II, Heavy Duty, Basis of design Manufacturers: Schlage (AL Series), Sargent (7 Line), Best (73K Series)
- 7) Unit Interior Locks to be Grade II, Basis of design Manufacturers; Schlage (F Series), Sargent (DL Series)
- 8) Exit Devices to be Grade I, Stainless Steel, 630 Finish with Lever locking trim Basis of design Manufacturers: Von Duprin (90 Series), Sargent (80 Series)
- 9) Closers to be Grade I, 689 Finish with Full Covers. Basis of design; Exterior; LCN (4000 Series), Sargent (350 Series) Basis of design; Interior; LCN (1400 Series), Sargent (1431 Series)
- 10) Weatherstrip, Thresholds, Gasket, sweeps and Astragals Basis of design Manufacturers; Pemko, National Guard Products, Zero
- 11) Flat goods and miscellaneous hardware Basis of design Manufacturers; Ives, Rockwood, Trimco