

# MOSS REED

## A R C H I T E C T S

**Addendum No: Three (3)**

**Project: Project Build A Future Kingman Crossing**

**Architect's Project No: MR2401**

**Date: March 23, 2026**

**To: All Plan Holders**

### **INTRODUCTION**

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The following items shall be considered part of the Contract Documents and shall be included in same when Construction Contract is executed. Changes made by Addenda shall take precedence over original Documents. Any changes which may affect construction or proper installation of materials, equipment or fixtures, not specifically mentioned in this Addendum, should be brought to the attention of the Architect before submitting bid. Otherwise, such conditions, if found later to exist, must be worked out in an acceptable manner without additional cost to the Owner. General Contractors are hereby advised to call to the attention of all subcontractors, changes which may affect their work.

Acknowledge receipt of this Addendum by inserting its number and date in the proper blank appearing on the Bid Form. Failure to do so may disqualify the Bidder.

### **MODIFICATIONS TO THE PROJECT MANUAL**

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1) ADD **Section 087100** "Door Hardware"

This Addendum consists of   1   typewritten page(s) and   1   attachments for a total of   6   pages.

**End of Addendum No. Three (3)**

## **PART 1 - GENERAL**

### **1.1 SECTION INCLUDES**

- A. Door hardware.

### **1.2 RELATED SECTIONS**

- A. Section 06 10 00 – Rough Carpentry.
- B. Section 08 10 00 – Doors and Frames.

### **1.3 REFERENCES**

- A. ANSI A156.12 - American National Standard for Interconnected Locks.
- B. ANSI A156.13 - American National Standard for Mortise Locks and Latches Series 1000.
- C. ANSI A156.2 - American National Standard for Bored and Preassembled Locks and Latches.
- D. Underwriters Laboratories (UL). - Fire Resistance Directory.

### **1.4 SUBMITTALS**

- A. Submit under provisions of Section 01 30 00 - Administrative Requirements.
- B. Product Data: Manufacturer's data sheets on each product to be used, including:
  - 1. Preparation instructions and recommendations.
  - 2. Storage and handling requirements and recommendations.
  - 3. Installation methods.
- C. Shop Drawings: Manufacturer's approved shop drawings are required detailing the application of each product specified.
- D. Selection Samples: For each finish product specified, two full size samples representing manufacturer's full range of available colors and patterns.
- E. Verification Samples: For each finish product specified, two full size samples, representing actual product, color, and patterns.

### **1.5 QUALITY ASSURANCE**

- A. Manufacturer Qualifications: All equipment specified in this section will be provided by a single manufacturer with a minimum of ten years experience manufacturing door hardware.
- B. Installer with a minimum of five years demonstrated experience in installing products of the same type and scope as specified.

- C. Mock-Up: Provide a mock-up for evaluation of surface preparation techniques and application workmanship.
  - 1. Finish areas designated by Architect.
  - 2. Do not proceed with remaining work until workmanship, color, and sheen are approved by Architect.
  - 3. Refinish mock-up area as required to produce acceptable work.

## 1.6 DELIVERY, STORAGE, AND HANDLING

- A. Store products in manufacturer's unopened packaging until ready for installation.
- B. Store and dispose of solvent-based materials, and materials used with solvent-based materials, in accordance with requirements of local authorities having jurisdiction.

## 1.7 PROJECT CONDITIONS

- A. Maintain environmental conditions (temperature, humidity, and ventilation) within limits recommended by manufacturers for optimum results. Do not install products under environmental conditions outside manufacturer's recommended limits.

## 1.8 WARRANTY

- A. At project closeout, provide to the Owner or Owner's Representative an executed copy of the manufacturer's Limited Warranty against Manufacturing Defects.
  - 1. Duration: Ten years.

## PART 2 - PRODUCTS

### 2.1 MANUFACTURERS

- A. Acceptable Manufacturer: Schlage an Allegion Brand, which is located at: 11819 N. Pennsylvania St.; Carmel, IN 46032; Toll Free Tel: 877-578-1247; Email: request info (contactus@allegion.com);  
Web:[us.allegion.com/brands/schlage/Pages/default.aspx](http://us.allegion.com/brands/schlage/Pages/default.aspx)

### 2.2 RESIDENTIAL CYLINDRICAL LOCKS

- A. F-Series Standard Cylindrical Locks: Grade 2, medium traffic lockset certified to ANSI A156.2-2003, series 4000. Exceeds 400,000 cycles.
  - 1. Handing: Field Reversible.
  - 2. Chassis: Zinc plated steel.
- B. J-Series Standard Cylindrical Locks: Grade 2, medium traffic lockset certified to ANSI A156.2-2003, series 4000. Exceeds 400,000 cycles.
  - 1. Handing: Field Reversible.
  - 2. Chassis: Zinc plated steel.

### PART 3 - EXECUTION

#### 3.1 EXAMINATION

- A. Do not begin installation until substrates have been properly prepared.
- B. If substrate preparation is the responsibility of another installer, notify Architect of unsatisfactory preparation before proceeding.

#### 3.2 PREPARATION

- A. Clean surfaces thoroughly prior to installation.
- B. Prepare surfaces using the methods recommended by the manufacturer for achieving the best result for the substrate under the project conditions.

#### 3.3 INSTALLATION

- A. Install in accordance with manufacturer's instructions.

#### 3.4 PROTECTION

- A. Protect installed products until completion of project.
- B. Touch-up, repair or replace damaged products before Substantial Completion.

#### 3.5 HARDWARE SCHEDULE

- A. Supplemental to Spec Section 087100 Finish Hardware.
- B. Finishes to be selected from manufacturer standards.
- C. The following schedules are separated via House Plans: A/B/C/D

1. **HOUSE PLAN A:**

**H-1** Door No.: 1, 2, 3

|                        |                       |         |
|------------------------|-----------------------|---------|
| 3 Hinges               | S3P1012FRP625         | Schlage |
| 1 Lock/Pull Handel set | FCT60 GRW 619 LAT GRW | Schlage |
| 1 Threshold            |                       |         |
| 1 Weatherstrip         |                       |         |

**H-2** Door No.: 6, 8, 9, 11, 13

|                        |             |         |
|------------------------|-------------|---------|
| 1 Lock/Pull Bed & Bath | F40 LAT 619 | Schlage |
|------------------------|-------------|---------|

**H-3** Door No.: 4, 5, 7, 14

|                      |             |         |
|----------------------|-------------|---------|
| 1 Pull Hall & Closet | F10 LAT 619 | Schlage |
|----------------------|-------------|---------|

**H-4** Door No.: 10, 12

|               |              |         |
|---------------|--------------|---------|
| 1 Non-turning | F170 LAT 619 | Schlage |
|---------------|--------------|---------|

2. **HOUSE PLAN B:**

**H-1** Door No.: 1, 2

|                        |                       |         |
|------------------------|-----------------------|---------|
| 3 Hinges               | S3P1012FRP625         | Schlage |
| 1 Lock/Pull Handle set | FCT60 GRW 619 LAT GRW | Schlage |
| 1 Threshold            |                       |         |
| 1 Weatherstrip         |                       |         |

**H-2** Door No.: 3, 4, 5

|                        |             |         |
|------------------------|-------------|---------|
| 1 Lock/Pull Bed & Bath | F40 LAT 619 | Schlage |
|------------------------|-------------|---------|

**H-3** Door No.: 11

|                      |             |         |
|----------------------|-------------|---------|
| 1 Pull Hall & Closet | F10 LAT 619 | Schlage |
|----------------------|-------------|---------|

**H-4** Door No.: 6, 7, 8

|               |               |         |
|---------------|---------------|---------|
| 3 Hinges      | S3P1012FRP625 | Schlage |
| 1 Non-turning | F1170 LAT 619 | Schlage |

3. **HOUSE PLAN C:**

**H-1** Door No.: 1, 2

|                        |                       |         |
|------------------------|-----------------------|---------|
| 3 Hinges               | S3P1012FRP625         | Schlage |
| 1 Lock/Pull Handle set | FCT60 GRW 619 LAT GRW | Schlage |
| 1 Threshold            |                       |         |
| 1 Weatherstrip         |                       |         |

**H-2** Door No.: 7, 8, 10, 11, 15, 16

|                        |             |         |
|------------------------|-------------|---------|
| 1 Lock/Pull Bed & Bath | F40 LAT 619 | Schlage |
|------------------------|-------------|---------|

**H-3** Door No.: 4, 6, 9, 12, 13, 14

|                      |             |         |
|----------------------|-------------|---------|
| 1 Pull Hall & Closet | F10 LAT 619 | Schlage |
|----------------------|-------------|---------|

**H-4** Door No.: 5, 17

|               |               |         |
|---------------|---------------|---------|
| 3 Hinges      | S3P1012FRP625 | Schlage |
| 1 Non-turning | F4170 LAT 619 | Schlage |

4. **HOUSE PLAN D:**

**H-1** Door No.: 1, 2

|                        |                       |         |
|------------------------|-----------------------|---------|
| 3 Hinges               | S3P1012FRP625         | Schlage |
| 1 Lock/Pull Handle set | FCT60 GRW 619 LAT GRW | Schlage |
| 1 Threshold            |                       |         |
| 1 Weatherstrip         |                       |         |

**H-2** Door No.: 3, 4, 13, 14, 15, 16, 21

|                        |             |         |
|------------------------|-------------|---------|
| 1 Lock/Pull Bed & Bath | F40 LAT 619 | Schlage |
|------------------------|-------------|---------|

**H-3** Door No.: 5, 17, 18, 19

|                      |             |         |
|----------------------|-------------|---------|
| 1 Pull Hall & Closet | F10 LAT 619 | Schlage |
|----------------------|-------------|---------|

**H-4** Door No.: 20

|               |              |         |
|---------------|--------------|---------|
| 1 Non-turning | F170 LAT 619 | Schlage |
|---------------|--------------|---------|

**H-5** Door No.: 6, 10

|                       |         |         |
|-----------------------|---------|---------|
| 1 Track/Frame Kit     | EKQ2880 | Eclisse |
| 1 Privacy Pocket Lock | OSRLCS2 | Eclisse |

**H-6** Door No.: 11

|                   |         |         |
|-------------------|---------|---------|
| 1 Track/Frame Kit | EKQ2880 | Eclisse |
| 1 Passage Pocket  | OSC1    | Eclisse |

**END OF SECTION 087100**