



WATER STREET
BRASS

Door Hardware Guide

INTRODUCTION

This guide is designed as an introduction to the Water Street Brass door hardware program. In it, you will find an overview to the types of door hardware we currently offer and some guidelines for door preparation, installation and service. This guide is arranged by application as they are found in the door catalog.

Mortise Entry Sets	Entry handle door trim for mortise locks.
Multipoint Sets	European style and American style trim.
Escutcheon Sets	Includes mortise and tubular applications.
Sectional Trim	Includes mortise and tubular applications.
Push and Pull Sets	May include mortise or sectional locks.
Flush Pulls	Pocket door trim with mortise edge pulls or locks.
Locks and Latches	A sampling of lock styles and functions.
Parts of a Door	A helpful guide to door anatomy
Door Handing	How to properly determine the handing of a door.

It is our intention to introduce our door hardware products in phases. We've started with the essential hardware for interior and exterior door trim. Items like hinges, door knockers, door bell trim, door stops and screen door trim will be available in our second phase. Third phase items like surface bolts, cremones, and decorative items like kick plates, mail slots, house numbers, etc... are not featured at this time. *However*, if you have a project that requires these items, please ask! We will work with you and your customers to provide everything you require for your door projects.

Additional sizes of knobs and levers will be coming. Future additions to the line will also include specialized hardware for lift and slide doors, and multipoint window trim.



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Entry Handle Sets

The exterior escutcheon is usually a large plate with a handle, a thumb piece and a lock cylinder. This plate may be secured to the door by the cylinder and a large through bolt, but it is not uncommon to also have surface mount screws as well.

The interior trim includes a smaller escutcheon with a knob or lever and a thumb turn. Due to spacing concerns, this plate uses surface mount screws as shown. A decorative bolt cover is used below this plate to conceal the head of the security through bolt attached to the exterior pull.

FUNCTION

The mortise lock is activated with a keyed cylinder and the thumb piece. From the interior, the lock is secured by turning the thumb turn. The knob or lever will open the door without disengaging the lock for quick egress. The lock can be configured in a variety of ways depending on your specific requirements. See the Locks and Latches section for more information.

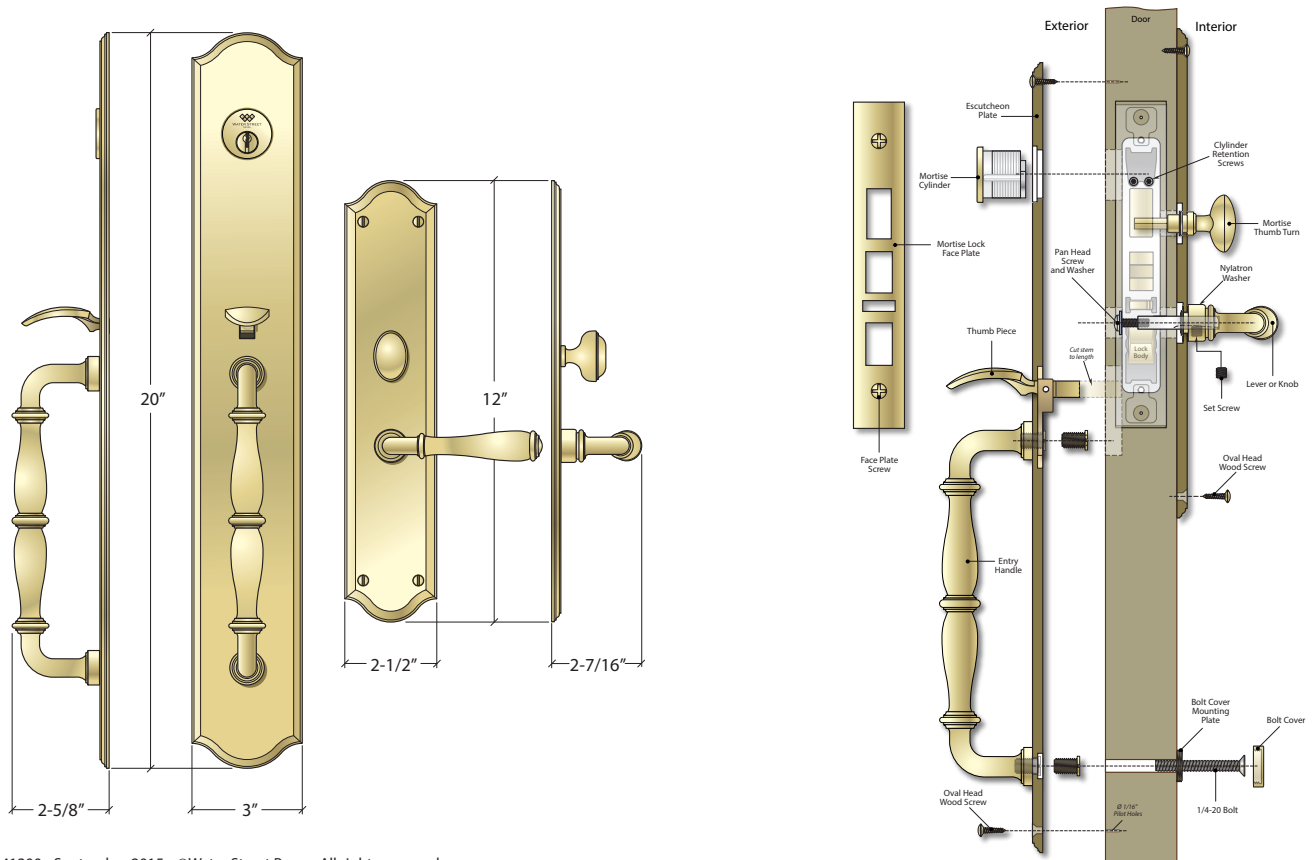
VARIATIONS & OPTIONS

Variations may include a large interior plates with either another pull and thumb piece, or with a knob or lever. The lock can be configured to use a cylinder on both sides of the door (key x key).

Double entry doors may have a matching set of dummy hardware on the inactive leaf. The dummy sets will match the appearance of the active leaf, but will not function to unlock or unlatch the door.

The exterior dummy plate may have a dummy cylinder plug or simply be left a plain surface. The dummy thumb piece is fixed and does not function.

The interior dummy plate will typically have a fixed knob or lever and no thumb turn.





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Multipoint Sets

Multipoint trim is designed to work with locking systems integrated into exterior doors that have three or more points of attachment. These locking systems are integral to the doors - we do not provide the locks themselves. We do provide the lock cylinder and the trim.

Because of the function of this type of locking system, the activation of the lock may work by pushing down or pulling up on the lever. For this reason, multipoint trim is only available with levers.

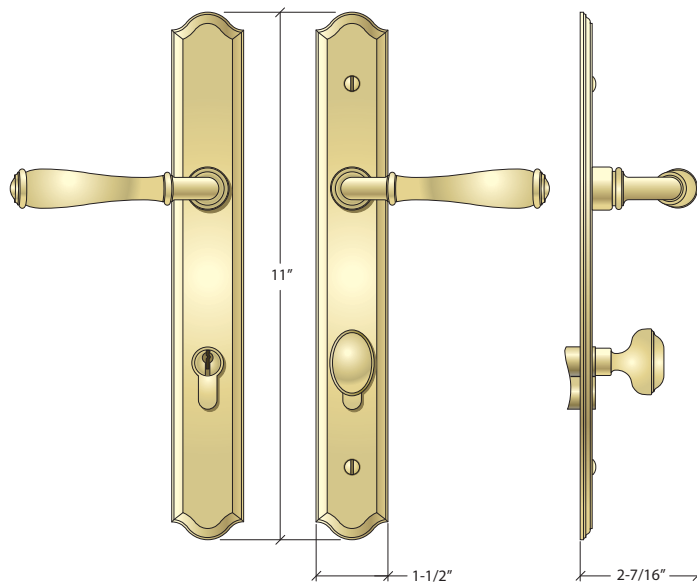
STYLES AND FUNCTIONS

Multipoint locks come in two unique styles: We refer to these as either European and American style.

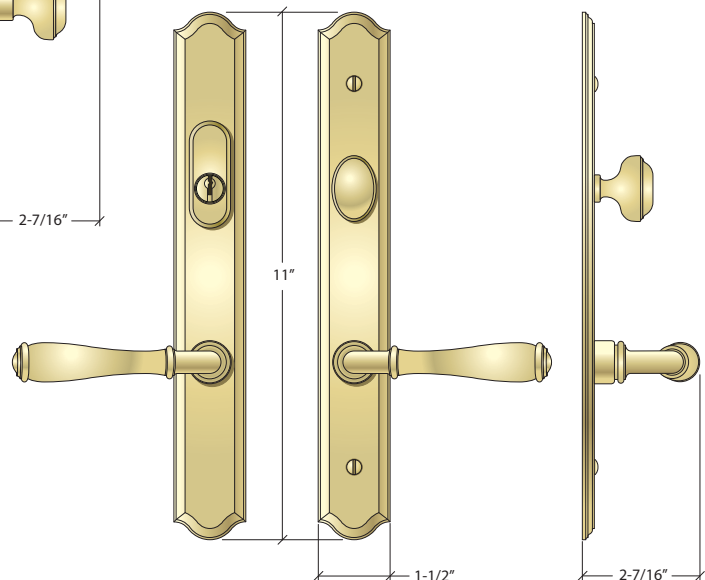
The European (Euro) style uses a profile, solid body lock cylinder. It is always lever high with the cylinder below.

The American style (US Multipoint) uses a key cylinder with a tailpiece that engages the lock. For this reason, the trim always includes a cylinder spacer or "bump" to provide the required spacing from the lock body. The lever is usually low but some lock manufacturers offer a lever high version.

EUROPEAN STYLE



AMERICAN STYLE





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Multipoint Sets

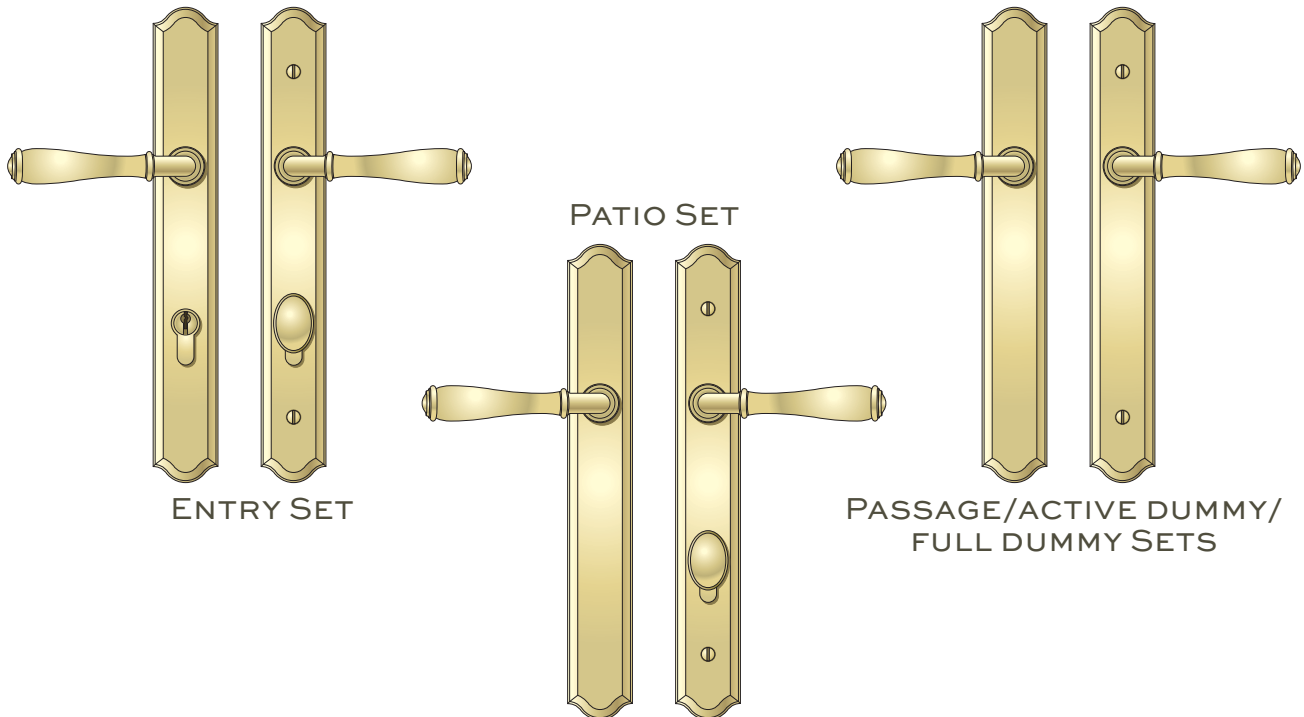
There are four basic applications for multipoint trim:

Entry: The lock is keyed on the exterior plate and has a thumb turn activation on the interior.

Patio: There is no access to the lock from the exterior. The lock can be activated from the interior by a thumb turn. The exterior lever may be active or dummy, as specified by the customer.

Passage/Active Dummy: Usually the second leaf in a double door set. The passage levers are active from the interior, but no lock cylinder is present. The exterior lever may be active or dummy, as specified by the customer. If the exterior lever is fixed, we refer to that as an Active Dummy.

Dummy: Usually the second leaf in a double door set. Both levers are fixed and inactive. Occasionally a half dummy variation may be used with trim on the interior side of the inactive door only.



Because there are many multipoint lock and door manufacturers, there are a wide variety of spacing concerns associated with these locks. We offer a standard 8" through bolt spacing with our trim, but many door manufacturers use different spacing. If your intention is to remove the manufacturer's trim and replace it with our trim without re-drilling the doors, you will need to complete a detailed multipoint check sheet before we can make your trim. **We cannot begin your project until we have all of the information.**

In addition, these specifications change over the years, so there is really no such thing as "standard GU spacing" or a "typical Marvin door." Also, some locks come with non-typical cylinder spacing. While most cylinders are located 92mm (3.622") from the lever, some locks are 68mm, 72mm, 105mm... Proper measurements are critical! If you tell us 92mm, that is what we will provide. If the lock is actually 72mm - we will have to sell you new trim to match the lock.

Most multipoint lock manufacturer's do not provide through bolting options for sectional trim so we do not offer that as an option in most cases. It is sometimes possible to surface mount Euro MP sectional trim, but in the case of US MP trim, surface mounting provides a security risk and is never recommended.



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Escutcheon Sets

Escutcheon sets are characterized as any interior and exterior plates on doors. They come in a variety of sizes and functions. They may have a knob or lever.

They can be used with mortise locks, tubular locks and latching systems. When ordering, it is important to know and provide us with some basic information for each door:

- Application** Specify the function of each door. See list below.
- Backset** The distance from the edge of the door to the center of the knob or lever. See door information.
- Door Thickness** Standards interior doors are 1-3/8" or 1-3/4". Exterior doors are usually 1-3/4 or thicker.
- Handing** See door information / handing chart.
- Stile Width** Available space on door for hardware. See door information.
- Lock Offset** If the lock or latch is not centered in a door, we'll need to know the exact latch center location.
- Strikes** If extended strikes or rabbets are required, we'll need detailed measurements.

APPLICATIONS

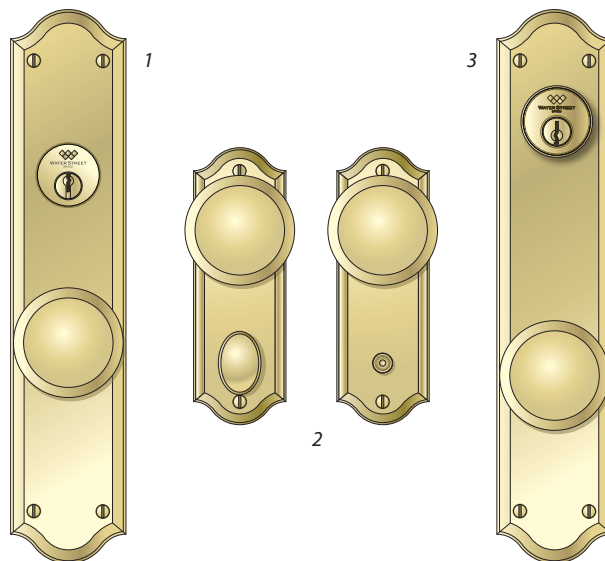
Escutcheon sets are used on both interior and exterior doors, and can be through bolted or surface mounted, depending on application and customer preferences.

Here is an overview of the most common door functions for escutcheon sets:

- Mortise Entrance Set** Cylinder exterior by thumb turn interior.
- Mortise Patio Set** Thumb turn interior, no cylinder exterior.
- Mortise Privacy Set** Thumb turn interior, emergency egress trim or access exterior.
- Mortise Passage Set** Knob or lever with latch but no lock.
- Latch x Aux. Deadbolt Set** Deadbolt cylinder exterior by thumb turn interior.
- Latch x Mortise Bolt Patio Set** Thumb turn interior, no cylinder on the exterior.
- Tubular Privacy Set** Mortise bolt interior, emergency egress access exterior.
- Tubular Passage Set** Knob or lever only - latch but no locking mechanism.
- Full Dummy Set** Fixed lever or knob, interior and exterior. Usually a fixed or inactive door.
- Half Dummy** Fixed lever or knob, one side of door only. Typical on closet doors.

Examples of escutcheon plates:

1. Mortise Exterior Plate
2. Mortise Privacy Set
3. Latch x Auxiliary Deadbolt, Ext.





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Sectional Trim Sets

Sectional trim sets are characterized by the use of rosettes with knobs and levers instead of plates. They come in a variety of sizes and functions.

They can be used with mortise locks, tubular locks and latching systems. As with escutcheon sets, when ordering it is important to know and provide us with some basic information for each door:

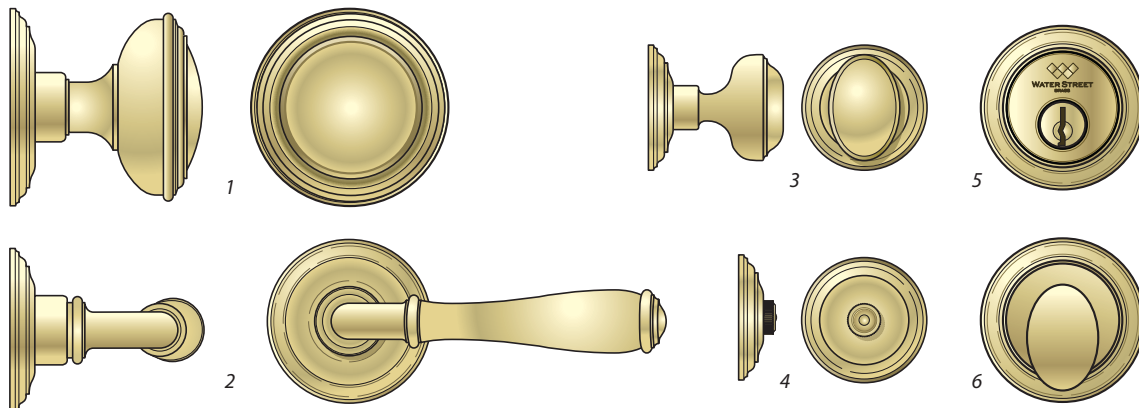
- Application** Specify the function of each door. See list below.
- Backset** The distance from the edge of the door to the center of the knob or lever. See door information.
- Door Thickness** Standards interior doors are 1-3/8" or 1-3/4". Exterior doors are usually 1-3/4 or thicker.
- Handing** See door information / handing chart.
- Stile Width** Available space on door for hardware. See door information.
- Lock Offset** If the lock or latch is not centered in a door, we'll need to know the exact latch center location.
- Strikes** If extended strikes or rabbets are required, we'll need detailed measurements.

APPLICATIONS

Sectional sets are used on both interior and exterior doors. The trim is installed with special mounting hardware and can be used on most sized doors. Special adapters and larger rosettes are available for doors that come from the mill pre-drilled.

Here is an overview of the most common door functions for sectional trim sets:

- Mortise Privacy Set** Thumb turn interior, emergency egress trim exterior.
- Mortise Patio Set** Thumb turn interior, no cylinder exterior.
- Mortise Passage Set** Knob or lever only - Mortise latch with no locking mechanism.
- Latch x Aux. Deadbolt Set** Deadbolt cylinder exterior by thumb turn interior. Tubular passage latch.
- Latch x Mortise Bolt Patio Set** Thumb turn interior. Tubular passage latch.
- Tubular Privacy Set** Privacy pin interior, emergency egress access exterior.
- Tubular Passage Set** Knob or lever only - latch but no locking mechanism.
- Full Dummy Set** Fixed lever or knob, interior and exterior. Usually a fixed or inactive door.
- Half Dummy** Fixed lever or knob, one side of door only. Typical on closet doors.



Examples of sectional trim:

- 1. Door Knob w/ Large Rosette
- 2. Lever w/ Small Rosette
- 3. Mortise Bolt Trim w/ Thumb Turn
- 4. Emergency Egress Trim
- 5. Auxiliary Deadbolt Trim, Ext.
- 6. Auxiliary Deadbolt Trim, Int.



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Sectional Trim Sets

MOUNTING

Sectional trim sets are attached to the doors by several means depending on application. The simplest method of attaching rosettes or trim plate is with surface mount screws.

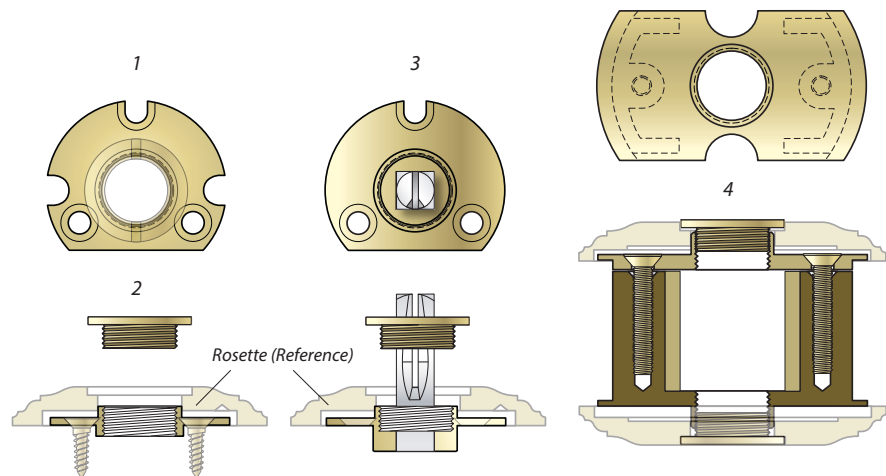
Rosettes that do not use surface mount screws are attached using rosette mounting plates. These sub-plates are attached firmly to the door. The rosette is then placed over the sub-plate and secured with the use of a threaded central hub.

There are three basic types of rosette mounting plates:

- | | |
|----------------------------------|---|
| Standard Mounting Plate | Used for all passage applications. |
| Full Dummy Mounting Plate | Designed to hold a spindle for a fixed knob or lever on a non functioning door. |
| Half Dummy Mounting Plate | Includes an integrated half spindle for a fixed knob or lever. |
| Pre-drilled Adapter Mount | Used for passage applications on pre-bored doors. |

Examples of mounting plates:

1. Rosette Mounting Plate
2. Threaded Hub
3. Half Dummy Mounting Plate with Spindle
4. Pre-drilled Adapter Assembly





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Push & Pull Plates

Push and pull plates are about as basic as door hardware gets. Used primarily on swing doors, they are frequently used in commercial or public buildings. A swing door may have spring loaded hinges or more commonly may have a surface mounted door closer (right.)



These plates may be configured in these ways:

Push plate x pull plate (1 way swing.)

Push plate x push plate (2 way swing.)

Pull plate x pull plate (2 way swing.)

Commercial application will often include a mortise cylinder x thumb turn locking option, cylinder x cylinder or simply a thumb turn on the interior for security.

Occasionally push plates will be mounted over active hardware as a decorative feature or to protect frequently used door surfaces.

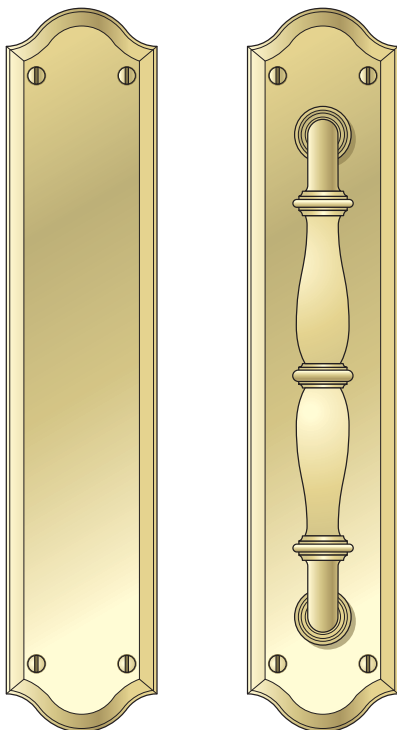
MOUNTING

Push plates may be surface mounted or through bolted.

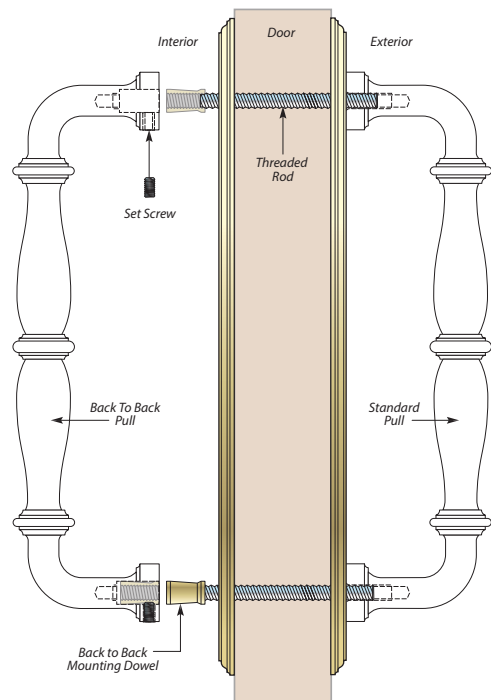
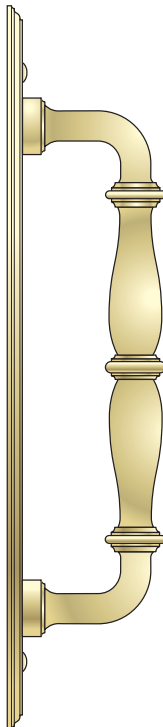
Pull plates are often mounted with surface mount screws, back to back pulls, or both.

Push x pull applications are typically surface mounted (see illustration below.)

Back to back mounting uses one standard pull and an interior pull that is specially modified to hold the assembly together. It is important to specify the thickness and the material of the door. Glass doors have special considerations that require attention.



Push plate x pull plate



Back to back pull plates



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Pocket Door / Flush Pulls

Flush pulls are used on pocket doors or sliding doors, including lift and slide applications.

APPLICATIONS

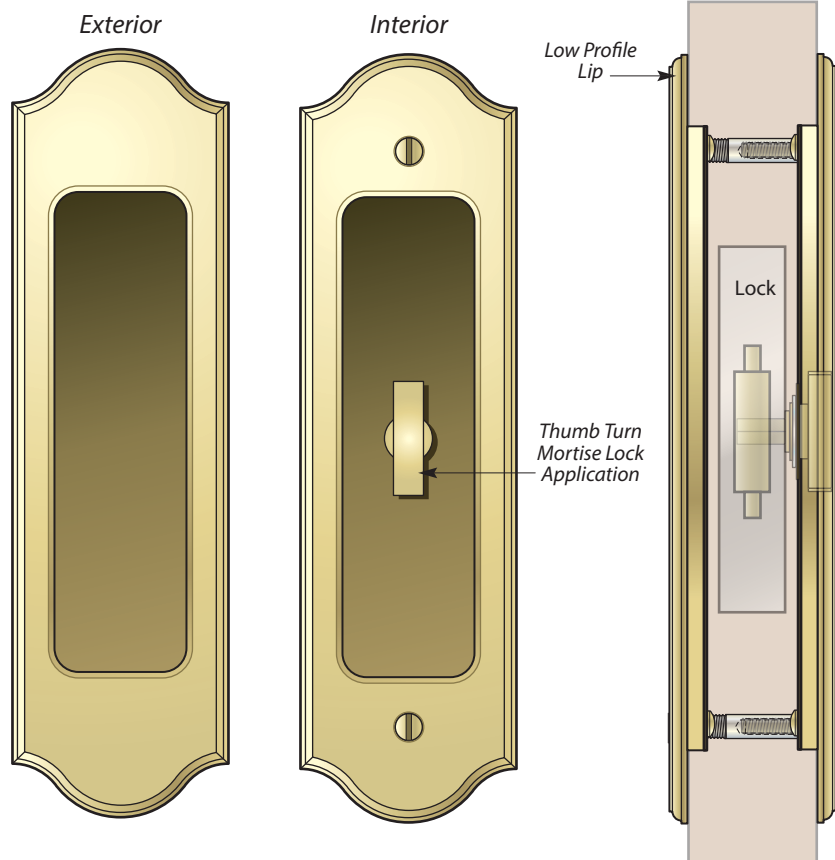
Passage	Pull x pull. Can be stand alone or used with Accurate 2000 pocket door edge pull.
Mortise Lock	Cylinder x thumb turn. Used with Accurate 2001 or 2002 sliding door lock.
Privacy	Pull x thumb turn. Used with Accurate 2001 or 2002 sliding door lock.

Many of our flush pulls are designed with a small lip that sits on the door surface, requiring either clearance in the pocket, a special jamb liner that accepts this exposed plate, or a door stop that prevents the door from fully retracting into the wall.

Our Manor collection flush pulls can be fully mortised into the door surface for a completely flush application, depending on the lock being used and the thickness of the doors. This flush pull can be used across all collections when a completely flush application is required.

MOUNTING

Usually, these pulls are through bolted. Consult with us if you desire surface mounting; surface mounting is required with the Accurate 2002 lock.





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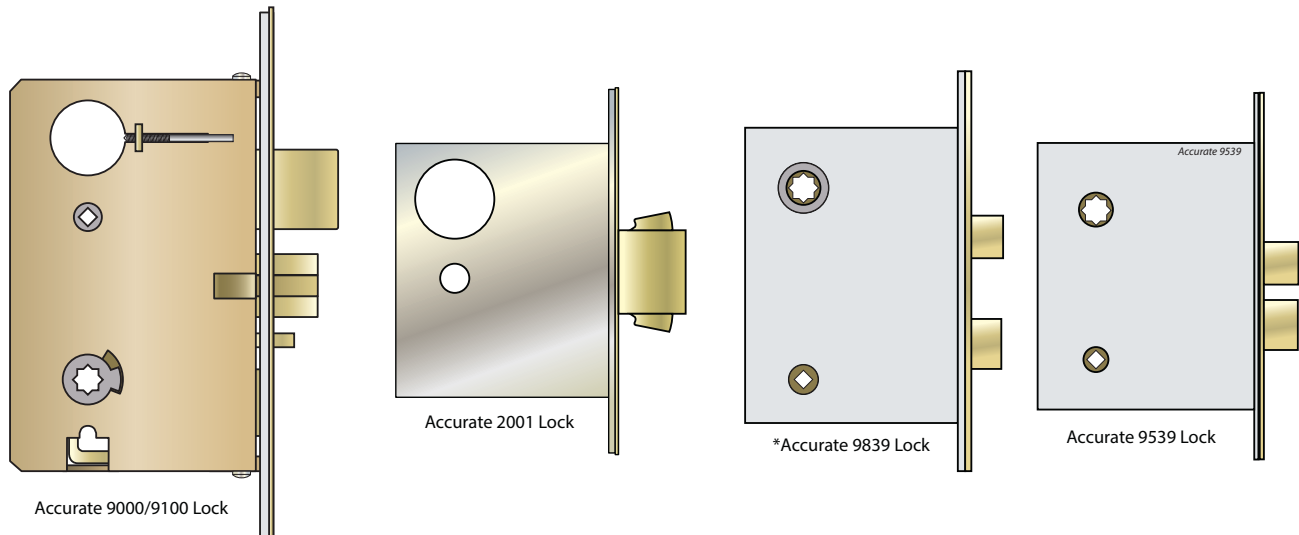
Locks and Latches

MORTISE LOCKS & LATCHES

A lock body that normally integrates locking and latching functions in a single unit. The mortise lock is inserted inside a door and typically provides better security and a longer life span than a simple tubular latch.

The locking mechanism can be operated by a lock cylinder, a turn piece or combinations of the two. Mortise locks can be specified with a variety of functions, including:

- | | |
|----------------------|--|
| Entrance Sets | Knob or lever passage with cylinder exterior x thumb turn interior.
Functions include entrance, dormitory, storeroom. Cylinder x cylinder store door available. |
| Privacy Set | Knob or lever passage with thumb turn interior with emergency egress exterior.
Functions include privacy bedroom or bathroom. |
| Passage Set | Knob or lever passage and closet latch - no locking mechanism. |
| Deadlock Sets | Locking function with no knob or lever. May be key x key or key x thumb turn. |



Water Street Brass features Accurate mortise locks. These are a few of the most common locks we recommend for home projects. If other locking systems are used, we can modify our hardware to work with the locks as a special order.

- | | |
|---------------------------------|---|
| 9000 / 9001 Series Locks | WSB standard exterior mortise lock. 9000 series for doors under 1-3/4" thick. |
| 2001 / 2002 Series Locks | Pocket door locks |
| 9800 Series Locks | *WSB standard interior mortise lock. |
| 9500 Series Locks | Interior mortise locks featuring closer knob/lever to thumb turn spacing. |



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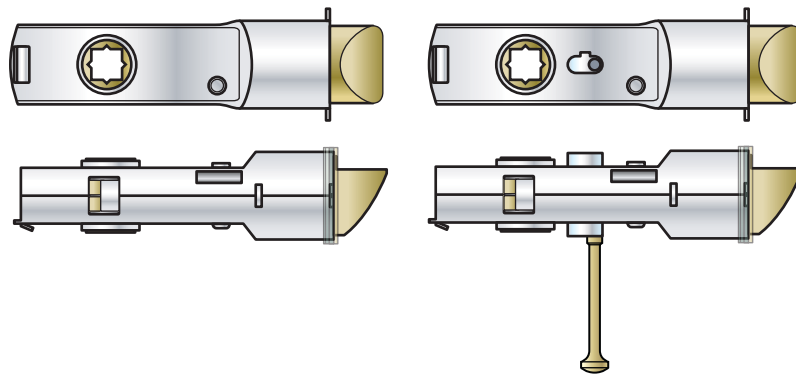
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TUBULAR LATCHES

The latching mechanism found in most interior doors. It is operated with either set of door knobs or levers which retract the latching bolt. A latch may have a pin operated locking function for privacy doors.

Tubular Passage Latch

Tubular Privacy Latch



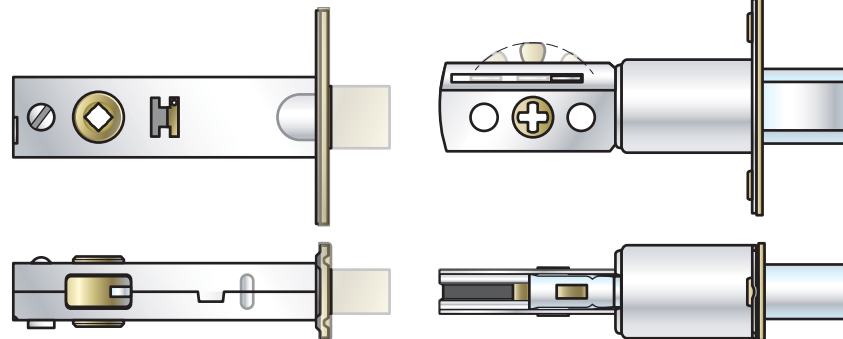
TUBULAR LOCKS

A mortise or privacy bolt is a tubular locking bolt that is used in conjunction with a tubular latch in a privacy door such as a bedroom or a bathroom. The mortise bolt is operated from the interior side of the door with a thumb turn. Usually, emergency egress access is provided on the exterior side of the door.

An auxiliary deadbolt is activated with a keyed lock cylinder and an interior thumb turn, or may have both an interior and exterior lock cylinder.

Tubular Mortise Privacy Bolt

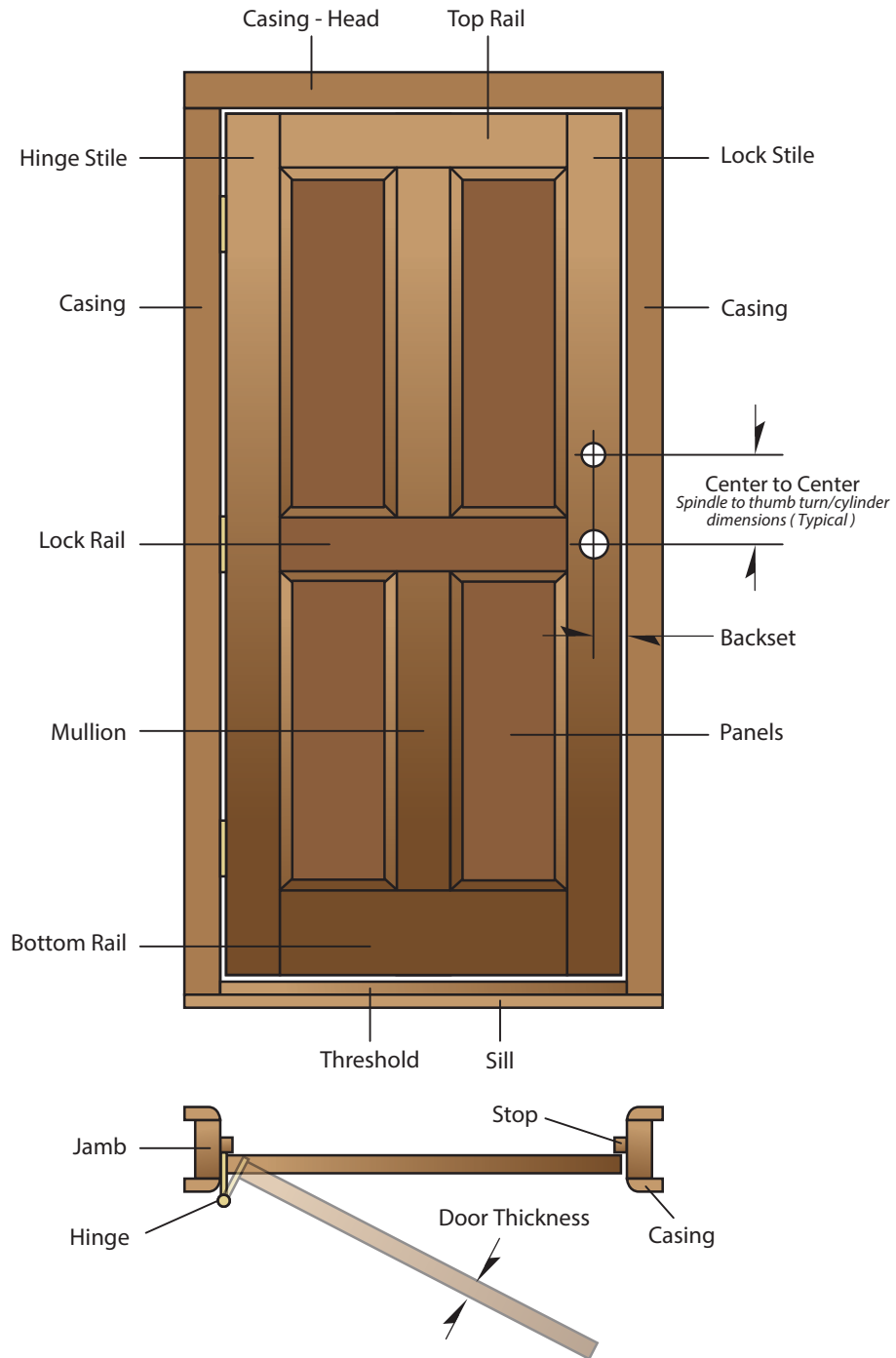
Tubular Auxiliary DeadBolt





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Determining Door Handing

Door handing is always established from the exterior side of a door. When looking at an entry door from the outside of the building, the side of the door on which the hinges are located is hand of the door, as shown below.

When determining the handing on an interior door, the exterior side is considered the hallway or the room from which you are entering. Example, if you are entering a bathroom or closet from a bedroom, the bedroom is considered the exterior.

