



DOOR SPECS
CONSULTANT

DOOR SCHEDULES · HARDWARE SPECIFICATION · ESTIMATION & BOQ

EXECUTIVE CAPABILITY BRIEF

Better-coordinated openings begin with *better technical decisions.*

Independent technical support for door schedules, hardware scheduling, specifications, estimation, BOQs and tender coordination — supporting architects, developers and contractors from design intent through procurement and site execution.

01

Function

Openings that operate as intended

02

Coordination

Door, frame & hardware aligned

03

Compliance

Fire, egress & accessibility in view

01 WHERE THE RISK STARTS

Door hardware problems rarely begin *at the door.*

They are usually created earlier — when door data, functions, ratings, hardware sets and quantities are developed separately. Fragmented information creates assumptions, and those assumptions travel through tender, procurement and site before anyone sees the full opening.

FRAGMENTED INPUT Incomplete door data Function, rating or interface information is missing.	→	PROJECT EFFECT Selection assumptions and repeated clarifications	→	COORDINATION SUPPORTS A clearer basis for selection Door information is easier to review, schedule and approve.
FRAGMENTED INPUT Hardware sets in isolation Door, frame and hardware relationships are not aligned.	→	PROJECT EFFECT Mismatched items or unbuildable combinations	→	COORDINATION SUPPORTS Better compatibility Door, frame, reinforcement, function and hardware considered together.
FRAGMENTED INPUT Quantities separated The schedule and take-off do not share one technical basis.	→	PROJECT EFFECT Tender omissions, duplication or procurement ambiguity	→	COORDINATION SUPPORTS Structured quantities A clearer basis for BOQ preparation, comparison and purchasing.
FRAGMENTED INPUT Requirements checked late Performance and coordination needs surface after key decisions.	→	PROJECT EFFECT Late substitutions and avoidable rework	→	COORDINATION SUPPORTS Earlier visibility Critical considerations identified before they become site-stage changes.
THE CUSTOMER BENEFIT Early technical coordination helps reduce clarifications, mismatched items, late substitutions and avoidable rework — while giving design, tender, procurement and site teams a clearer basis for action.				

02 ONE COORDINATED PROCESS

A single technical thread, *fewer gaps between teams.*

One clear thread connects design intent, opening requirements, hardware decisions, quantities and project documentation. The value is not more paperwork — it is a clearer basis for review, tendering, procurement and site decisions.

AVAILABLE INPUTS

AVAILABLE INPUTS		
INPUT	INPUT	INPUT
Door schedule	Drawings	Specifications
INPUT	Project requirements	
01	REVIEW Review available schedules, drawings, specifications and project requirements.	WHAT BECOMES EASIER Missing or unclear information becomes visible earlier.
02	COORDINATE Align door, frame, function, rating and hardware into one compatible basis.	WHAT BECOMES EASIER Selections are easier to review and approve.
03	STRUCTURE Organise schedules, specifications, quantities and technical clarifications.	WHAT BECOMES EASIER Tender and procurement teams work from a clearer technical basis.
04	SUPPORT Address agreed questions and revisions through the relevant project stage.	WHAT BECOMES EASIER Fewer disconnected decisions reach procurement or site.
FROM AVAILABLE INFORMATION TO USABLE PROJECT OUTPUTS Project value across the thread — earlier visibility , easier review, procurement clarity and fewer site gaps.		

03

DOCUMENTED OUTPUTS

Clear deliverables for design, tender,
procurement and site.

Project information is converted into review-ready technical documents. The examples below show the form of the work: coordinated schedules, project-specific hardware sets and traceable quantities.

Door Schedule COORDINATED OPENING DATA			Hardware Set OPENING-SPECIFIC SET LOGIC			BOQ Extract TRACEABLE QUANTITIES	
D-101	FD60 / SGL	Office	Hinge	H-01	×3	01Hinge	126
D-102	NFR / DBL	Lobby	Lockset	L-04	×1	02 Lockset	42
D-103	FD90 / SGL	Stair	Closer	DC-02	×1	03 Closer	38
ID · TYPE / RATING · FUNCTION			ITEM · REF. · QTY			ITEM · DESCRIPTION · QTY	

SIX DELIVERABLES — EACH TIED TO A CLIENT DECISION



01

Door Schedule Preparation

Coordinated opening data supports design, tender and construction.



02

Hardware Scheduling

Project-specific hardware sets align with door function and use.



03

Ironmongery Specifications

Clear performance and product requirements support review and procurement.



04

Estimation & BOQ

Structured quantities help reduce omissions and duplicated items.



05

Tender & Value Review

A clearer basis supports comparisons, clarifications and practical alternatives.



06

Compliance Coordination

Earlier attention to fire, egress, accessibility and key interfaces.

04 REVIEWED AS ONE TECHNICAL SYSTEM

Protect function, compliance, cost and *buildability*.

Every decision meets at the door opening. The purpose is earlier visibility — identifying critical requirements, interfaces and commercial consequences while decisions can still be reviewed.



01

FUNCTION

How the opening must operate for its users and location.

→ Hardware aligned with intended use.



02

FIRE & EGRESS

Relevant rating, escape and life-safety considerations.

→ Earlier identification of critical requirements.



03

ACCESSIBILITY

Operation, clear width and user considerations.

→ More inclusive, review-ready openings.



One coordinated opening

USER + LOCATION
DOOR + FRAME +
HARDWARE
RATING + INTERFACES



04

COMPATIBILITY

Door, frame, hardware, reinforcement and interface.

→ Fewer mismatched or unbuildable combinations.



05

DURABILITY

Frequency of use, environment and performance duty.

→ Selections better suited to expected service.



06

COST

Quantity, duplication, alternatives and lifecycle consequences.

→ More controlled procurement decisions.

EARLIER VALUE

Critical needs made visible, better-fit selections and fewer interface gaps — before any of it becomes a site-stage change.

05 ENTER WHERE SUPPORT CREATES VALUE

Support matched to *your project stage*.

The service can begin where the project's real technical need exists — without forcing an unnecessary full-scope engagement. Each stage has a different pressure point, and the scope is shaped around the information, decision or deliverable you need next.

01 DESIGN

Clarify door data, functions, performance requirements and hardware intent.

CLIENT NEED · CLEARER DESIGN BASIS

02 TENDER

Structure schedules, specifications, quantities and technical clarifications.

CLIENT NEED · REVIEW-READY SCOPE

03 PROCUREMENT

Support comparisons, substitutions and alignment with the agreed requirement.

CLIENT NEED · CONTROLLED COMPARISON

04 CONSTRUCTION

Respond to coordination questions and support inspection or punch-list needs.

CLIENT NEED · FEWER SITE GAPS

A practical starting point

A defined initial assignment can establish the working relationship before a full package is commissioned.

Door-schedule review

One-floor package

BOQ verification

Selected hardware sets

DEFINED FIRST SCOPE → REVIEW THE OUTPUT → EXPAND IF USEFUL

06

PRACTICAL JUDGEMENT · PAKISTAN & THE GCC

A broader view of how a door-package decision *plays out*.

Project support is informed by more than thirty years of practical exposure across scheduling, specification, estimation, tender, procurement and site-stage needs.

30+ YEARS ACROSS PAKISTAN & THE GCC	DISCIPLINES Scheduling · Specification · Estimation & tender · Procurement · Site requirements	FLOW OF VALUE Technical → Commercial → Site, considered together rather than in isolation.
---	--	--

- 01

Real-world alignment
Technical decisions considered alongside tender, procurement and execution realities.
- 02

Earlier risk visibility
Awareness of where documentation gaps become commercial or site-stage problems.
- 03

Cross-side coordination
A practical view across consultant, contractor and supplier-side coordination.
- 04

Independent view
Project-specific advice without presenting one brand as the only answer.

QUIET EVIDENCE	
Regional perspective	Pakistan and the GCC
Specialist training	Germany and the UAE
Professional experience	Häfele · JB Saeed Home & Hardware · Al Danube Building Materials · Haroon Company

Transparency note — Professional experience and referenced projects gained during previous employment are not presented as projects independently completed by Door Specs Consultant.

Have an active or upcoming *door package?*

Share the available door schedule, drawings, specification or hardware requirements. The information is reviewed confidentially, the required scope is clarified, and the next steps are issued with a professional fee proposal.

WHAT TO SHARE

- Door schedule and relevant drawings
- Project stage and required service
- Target deadline and available requirements

WHAT HAPPENS NEXT

- Initial review of the requested scope
- Clarification of deliverables and programme
- Professional fee proposal for the agreed requirement

SINGLE NEXT STEP

Request an Initial Project Scope Review

Confidential review
Project information handled discreetly

WEB

doorspecsconsultant.com

EMAIL

afaq@doorspecsconsultant.com

PHONE · WHATSAPP

+92 305 173 9922

BASED IN

Karachi, Pakistan

Project perspective Pakistan · UAE · Saudi Arabia · Bahrain · Oman | Enquiries info@doorspecsconsultant.com