

FIRST FLOOR / A ROOM TO CLOSE

Owner concept package for architectural evaluation. Existing half bath retained.

Family room to bedroom

A private sleeping room within the existing first-floor envelope. Keep the existing toilet and vanity; retain the half bath opening to the hallway.

Owner constraints

No floor excavation.

No toilet relocation.

No change to the existing vanity.

Preserve the garage separation.

Study a taller bedroom door within the existing opening.

Basis

Phone scan + owner photographs/video + owner corrections. The estimated ceiling height near 2.9 m informed a x10 scale correction. No plan dimension has been independently field verified.

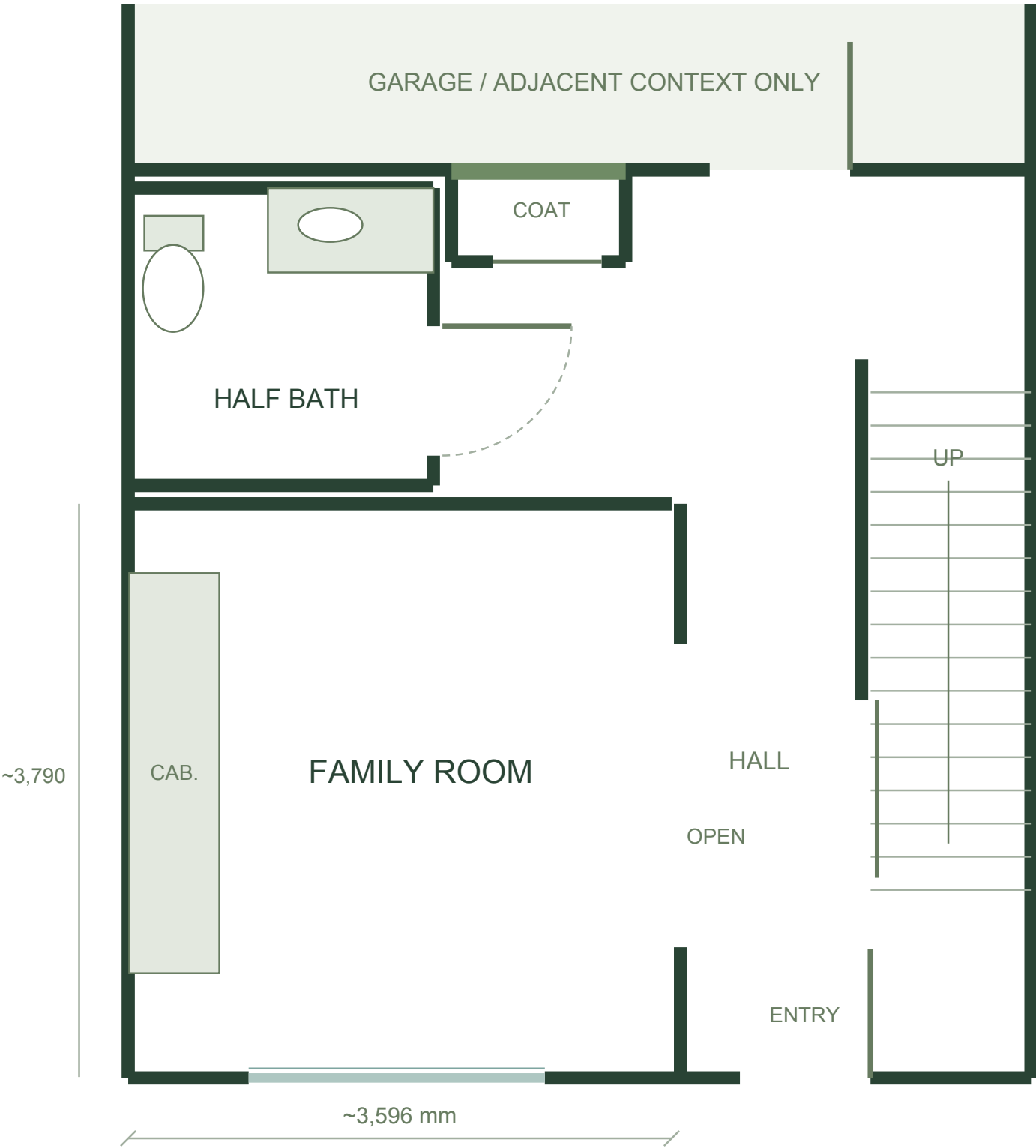


Status: concept design for an architect to evaluate and develop.

This package is not a measured survey, permit set, structural connection detail or verification of legal bedroom use. Original approved plans, HOA rules, concealed services and the window clear opening are not yet available.

EXISTING CONDITIONS PLAN

Concept diagram in millimeters. Printed scale is not a survey scale.



DRAWING NOTES

01 CORRECTED PHONE SCAN

Plan scale restored x10 using owner ceiling estimate (~2.9 m). No field survey.

02 OWNER-CONFIRMED CORRECTIONS

Bathroom door swings outward. Closet rear wall to garage exists. Stair railing is open only at the bottom few treads.

03 WINDOW NOT YET OPENED

Opening mode, clear size and sill height are unknown. Curtains hide the window.

04 SUBSTRATE / SERVICES UNKNOWN

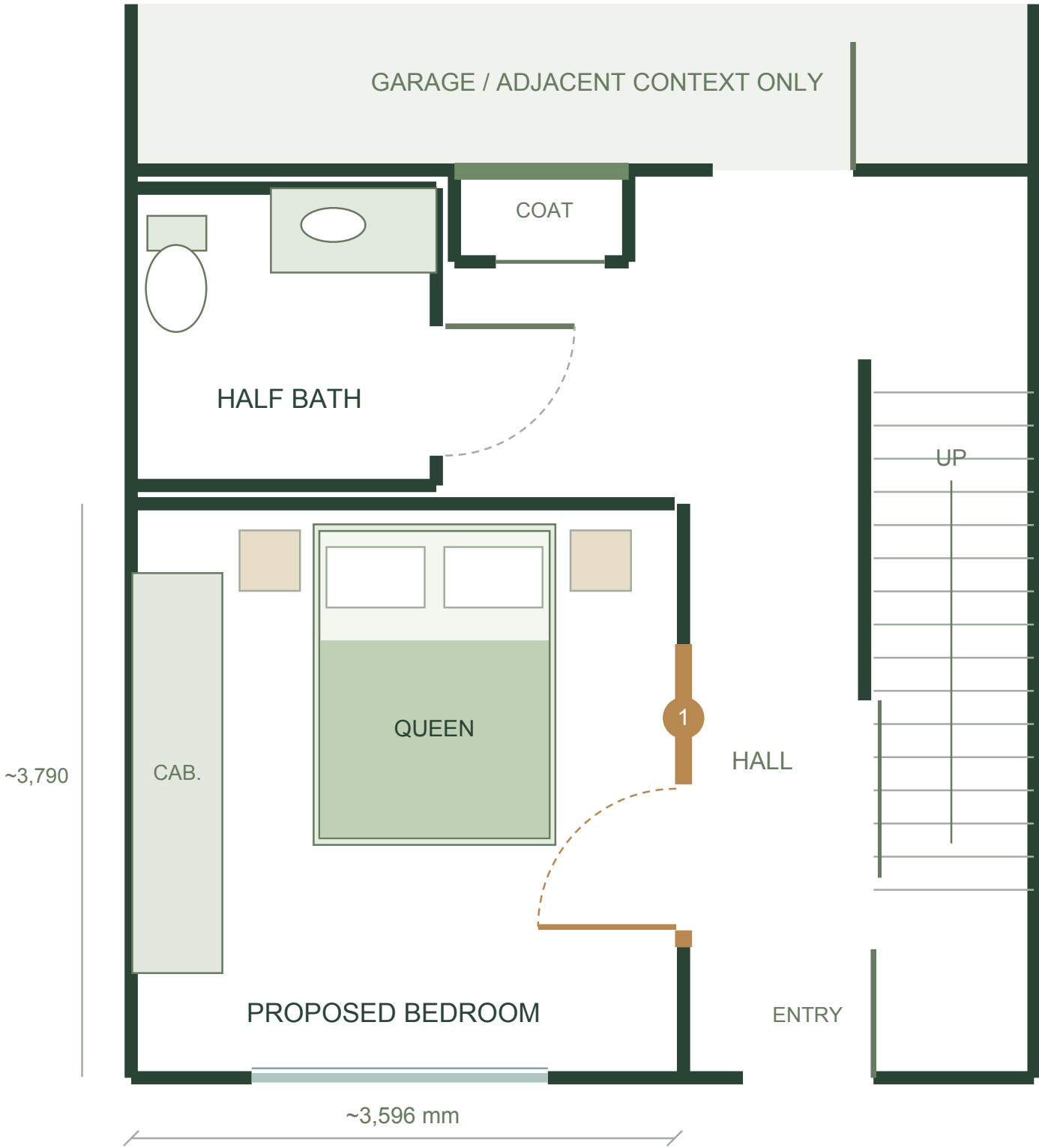
Owner recalls concrete under flooring. No concealed services mapped.

All dimensions approximate; not for setting out.
Closet door shown closed; swing unverified.
North orientation not verified.
Rear-wall scan anomaly requires field check.

Existing Proposed

PROPOSED PLAN / SCHEME A

Concept diagram in millimeters. Printed scale is not a survey scale.



DRAWING NOTES

01 NEW W1 INFILL + D1 BEDROOM DOOR

Door opens into bedroom. Close the head with finished board on both faces.

02 KEEP THE EXISTING HALF BATH

Toilet, vanity and outward door retained. Existing layout remains unchanged.

03 KEEP THE LONG CABINET

Queen frame shown: 1,600 x 2,120 mm. Approx. side gaps: 0.60 / 0.79 m, unverified.

04 VERIFY BEFORE BEDROOM USE

Window opening, circulation, HVAC, fire protection and applicable approvals.

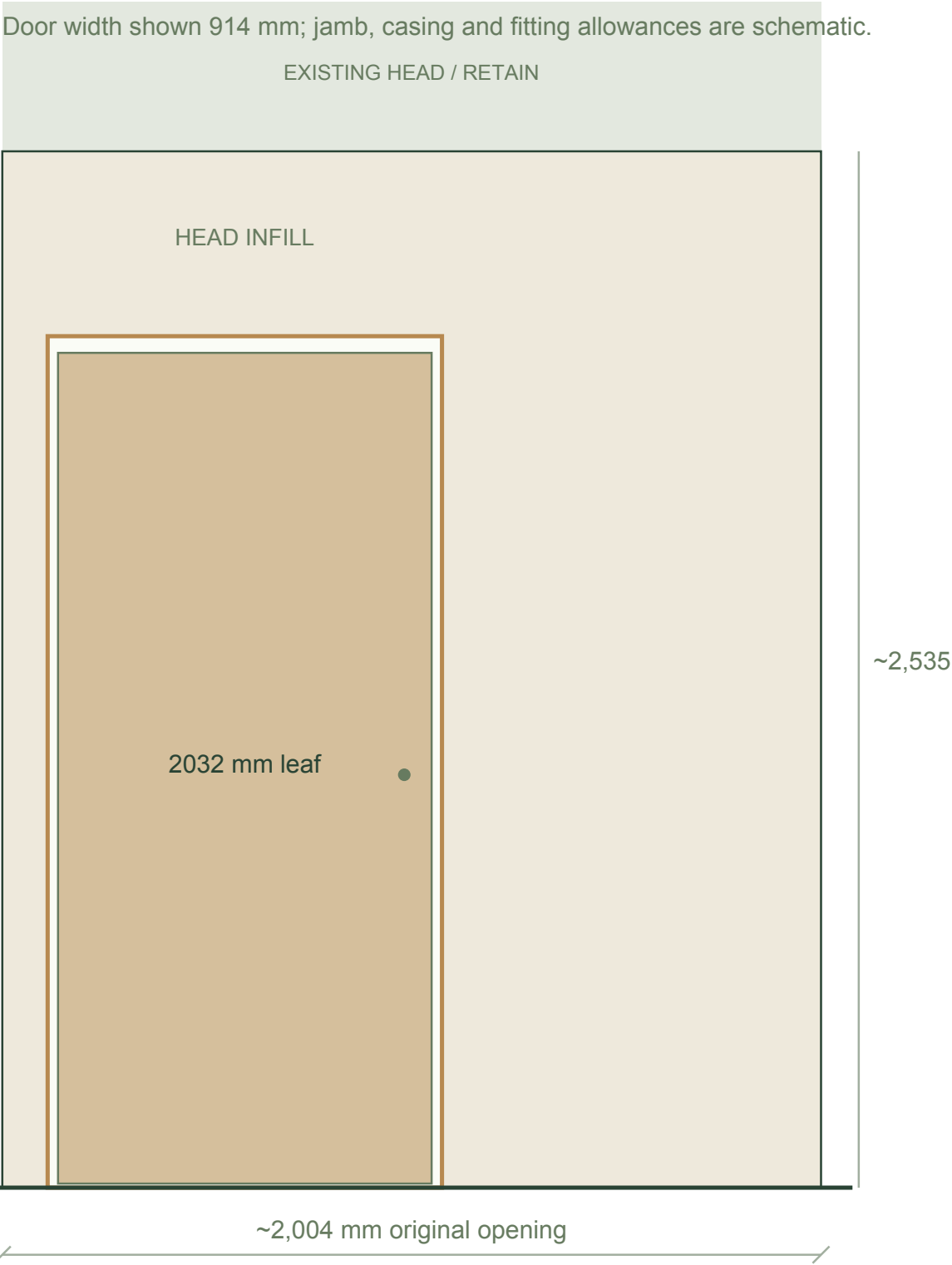
All dimensions approximate; not for setting out.
Closet door shown closed; swing unverified.
North orientation not verified.
Rear-wall scan anomaly requires field check.

Existing Proposed

DOOR HEIGHT & COMPLETE HEAD INFILL

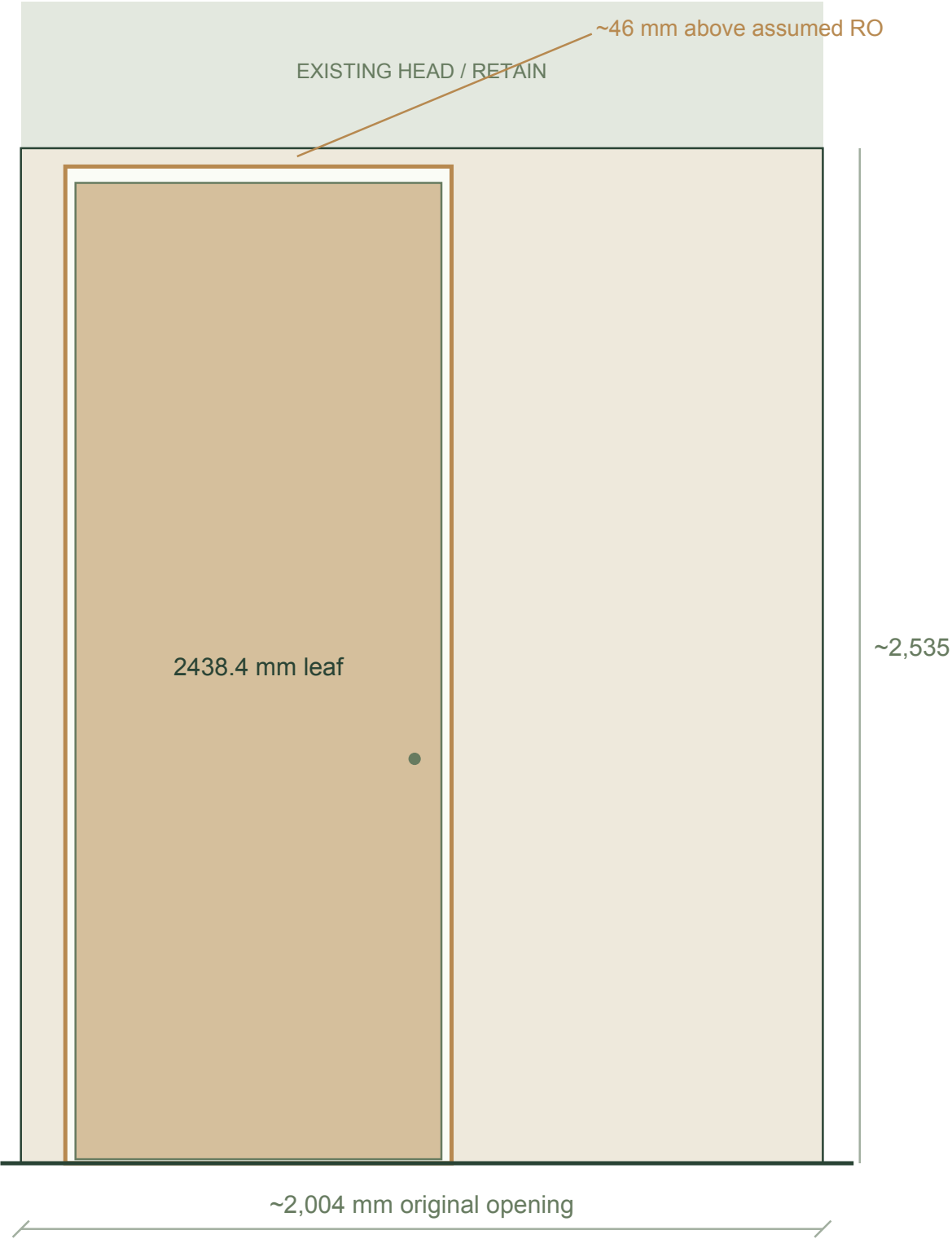
No open transom gap. Retain the existing structural opening; verify the 96 in fit on site.

80 in / COMPARISON



Assumed RO height 2083 mm; not manufacturer-verified.

96 in / CONDITIONAL



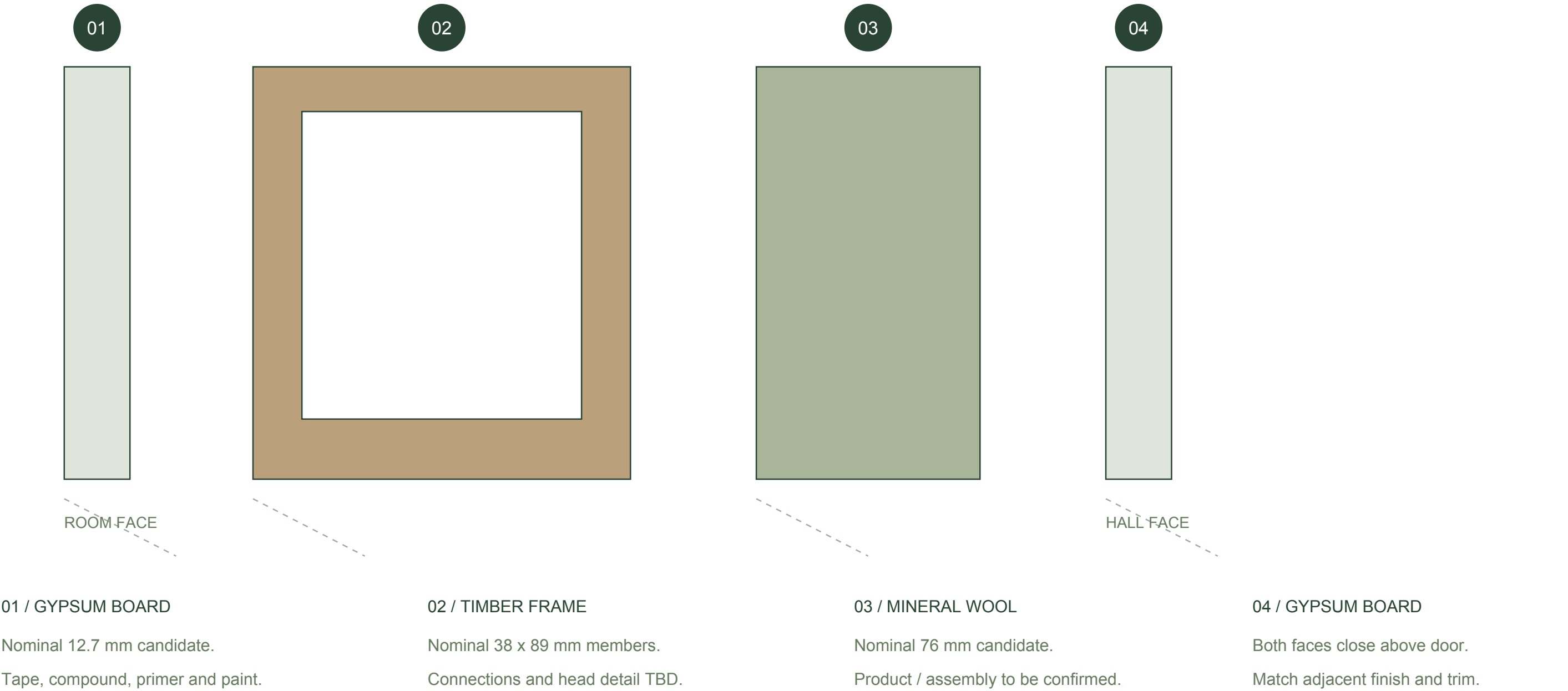
Assumed RO height 2489 mm; not manufacturer-verified.

WALL LAYERS / CONCEPT ONLY

Gypsum + timber / insulation + gypsum. Preserve the original structural head.

W1 / CANDIDATE ASSEMBLY

Non-load-bearing infill within the existing opening.



Approximate finished thickness: 114-119 mm. Diagram is exploded, not to scale.

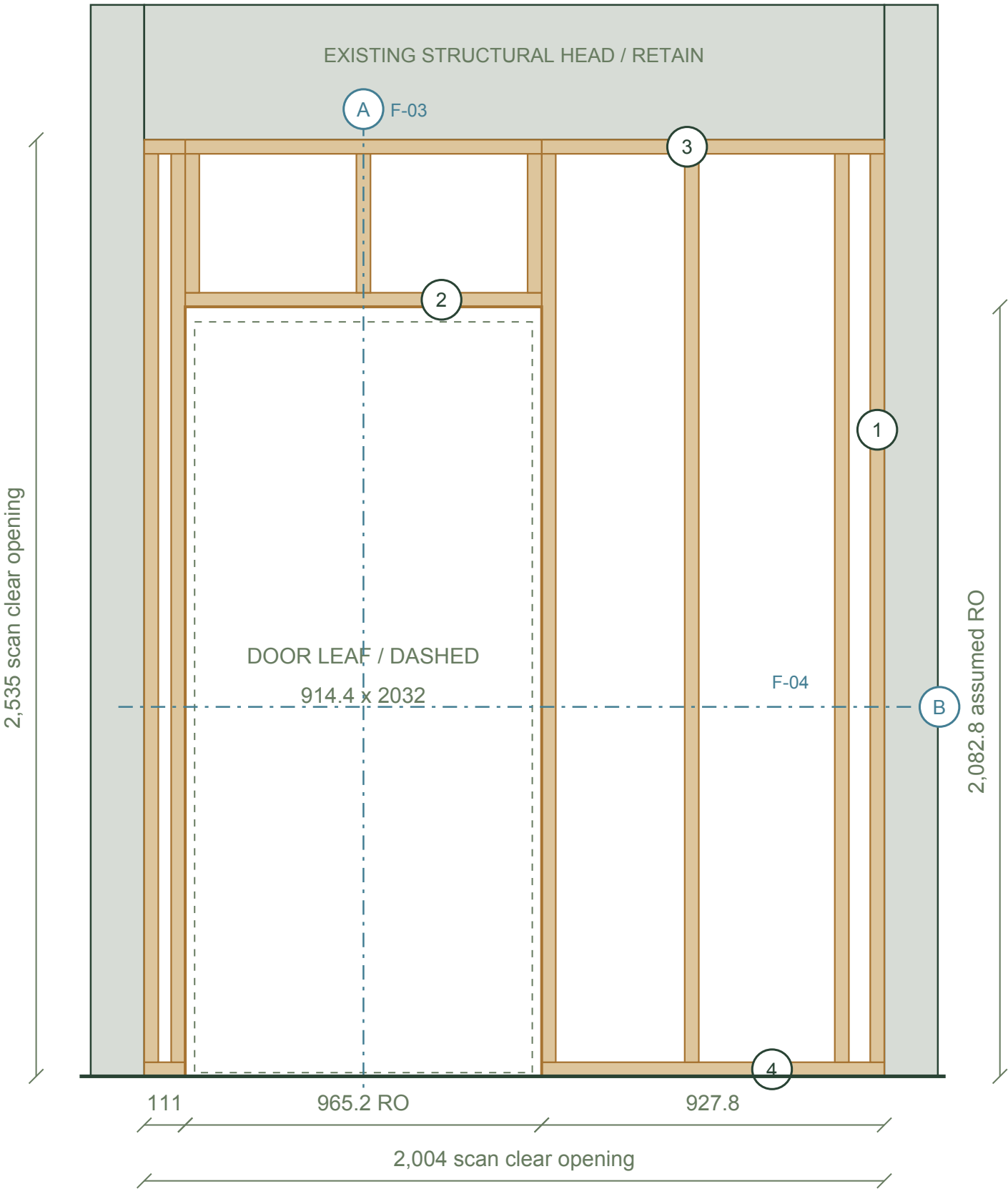
Existing floor finish / suspected concrete substrate: verify type, concealed services and anchoring design first.

No anchor sizes, penetration depths, fastening schedule or fire-resistance rating are specified in this concept.

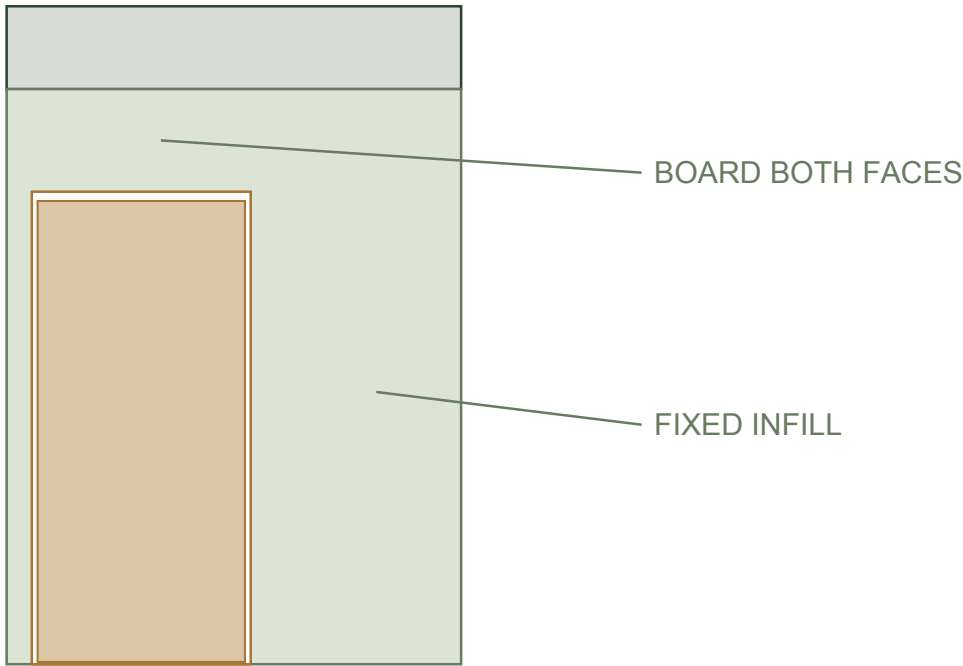
80 IN / EXPOSED FRAMING ELEVATION

View from hall into bedroom. Face board removed to reveal the frame; model-derived dimensions in mm.

01 / FRAME WITH FACE BOARD REMOVED



02 / COMPLETED FACE OUTLINE



MEMBER KEY & READING NOTES

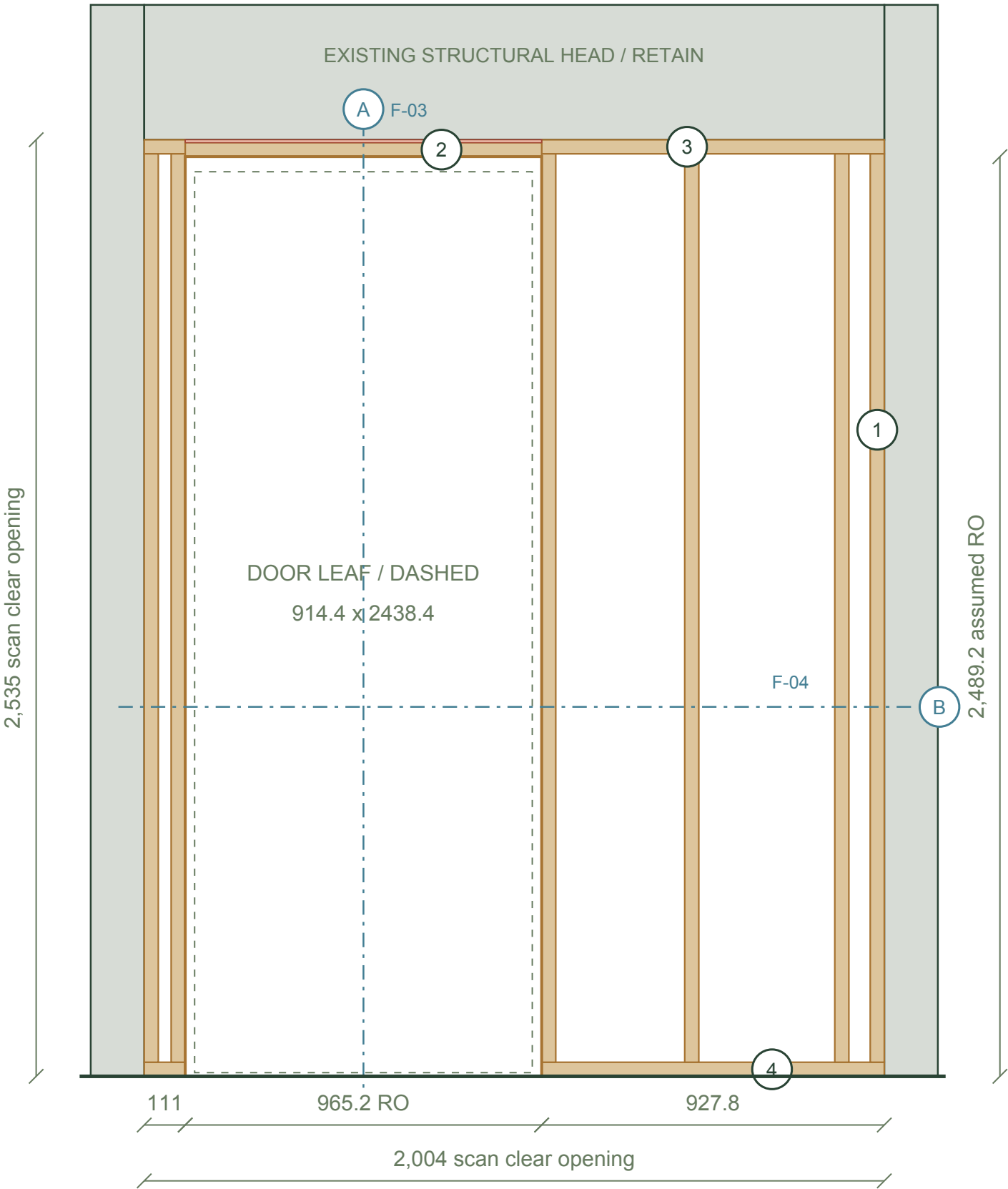
- 1 Full-height perimeter / opening studs.
Current layout is not a framing or cut schedule.
- 2 452.2 mm above RO; 38.1 mm head member shown.
Head-to-stud support / connections remain undesigned.
- 3 Head member + 376 mm short studs + top plate.
Close this entire zone with board on both faces.
- 4 Bottom plate only under solid infill, not across doorway.
Floor construction and attachment remain unverified.

A / Head sections: F-03. B / Jamb plan section: F-04.

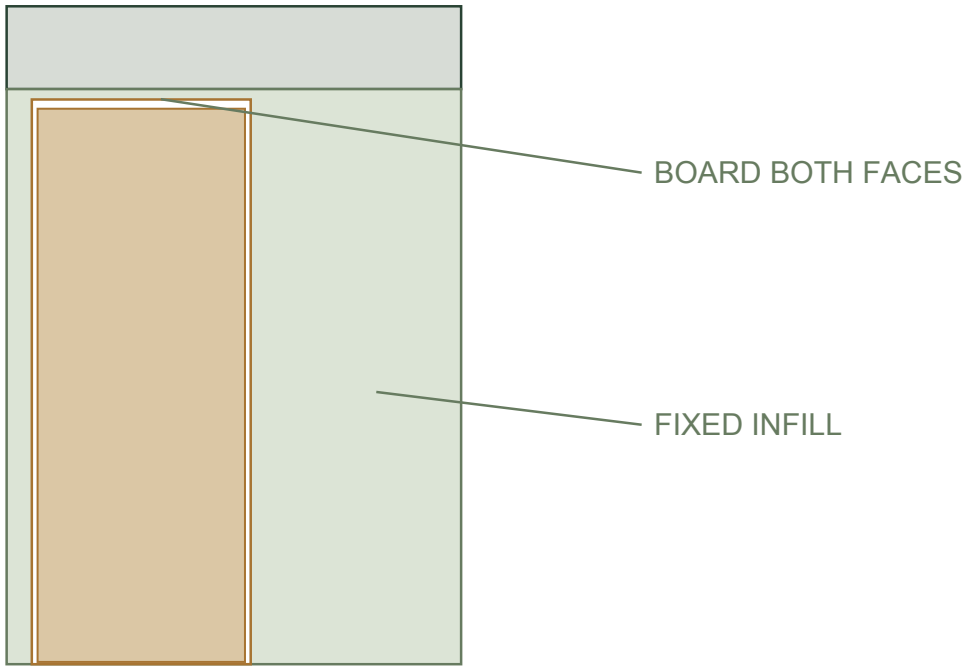
96 IN / EXPOSED FRAMING ELEVATION

View from hall into bedroom. Face board removed to reveal the frame; model-derived dimensions in mm.

01 / FRAME WITH FACE BOARD REMOVED



02 / COMPLETED FACE OUTLINE



MEMBER KEY & READING NOTES

- ① Full-height perimeter / opening studs.
Current layout is not a framing or cut schedule.
- ② 45.8 mm above RO; 38.1 mm head member shown.
Head-to-stud support / connections remain undesigned.
- ③ Only 7.7 mm remains above the illustrated head member.
No full top plate fits there; confirm the actual door system.
- ④ Bottom plate only under solid infill, not across doorway.
Floor construction and attachment remain unverified.

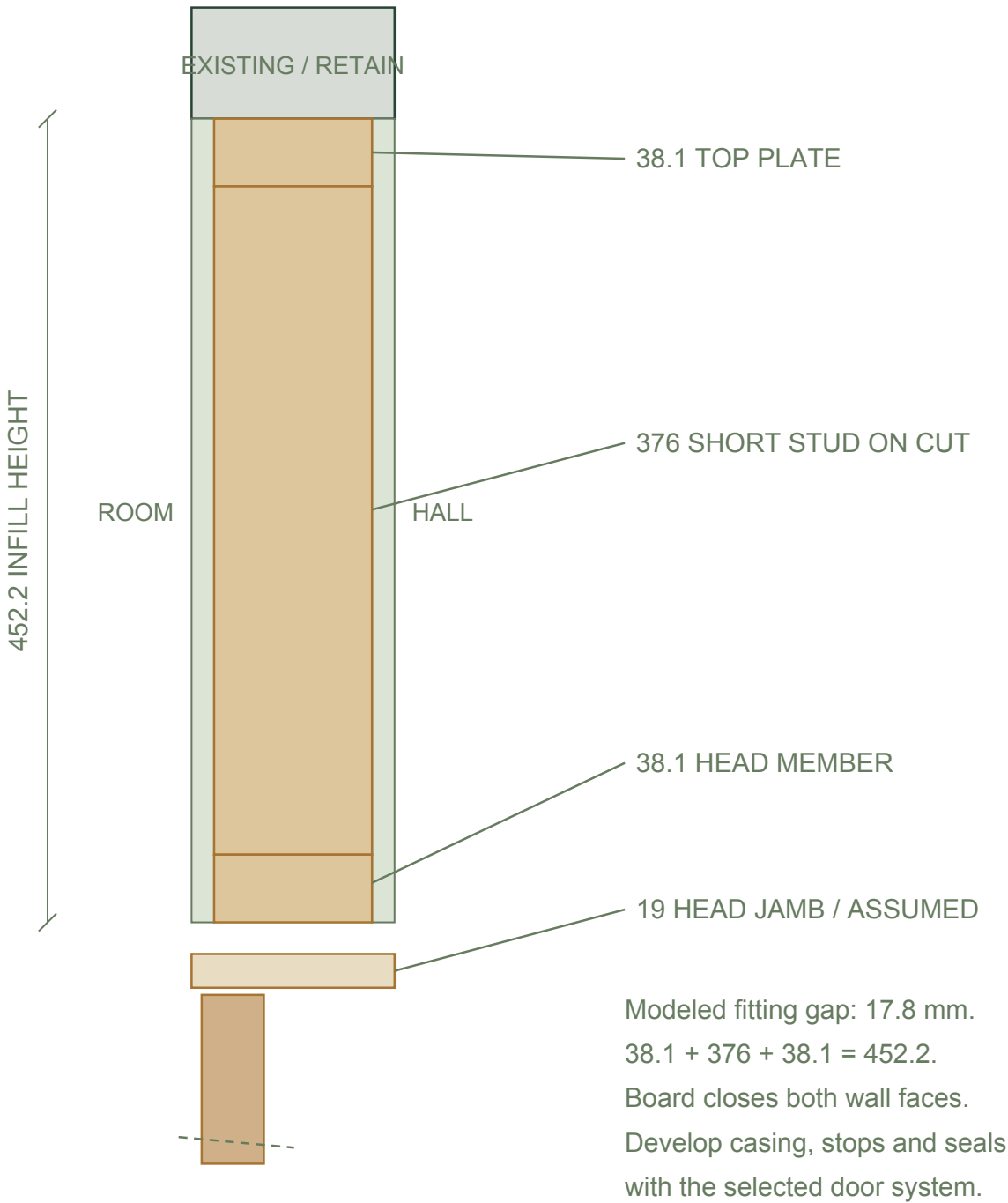
A / Head sections: F-03. B / Jamb plan section: F-04.

VERTICAL HEAD SECTIONS / BOTH DOOR HEIGHTS

Section A-A through door center. Different enlargement factors; read dimensions, do not scale from the page.

80 IN / A-A

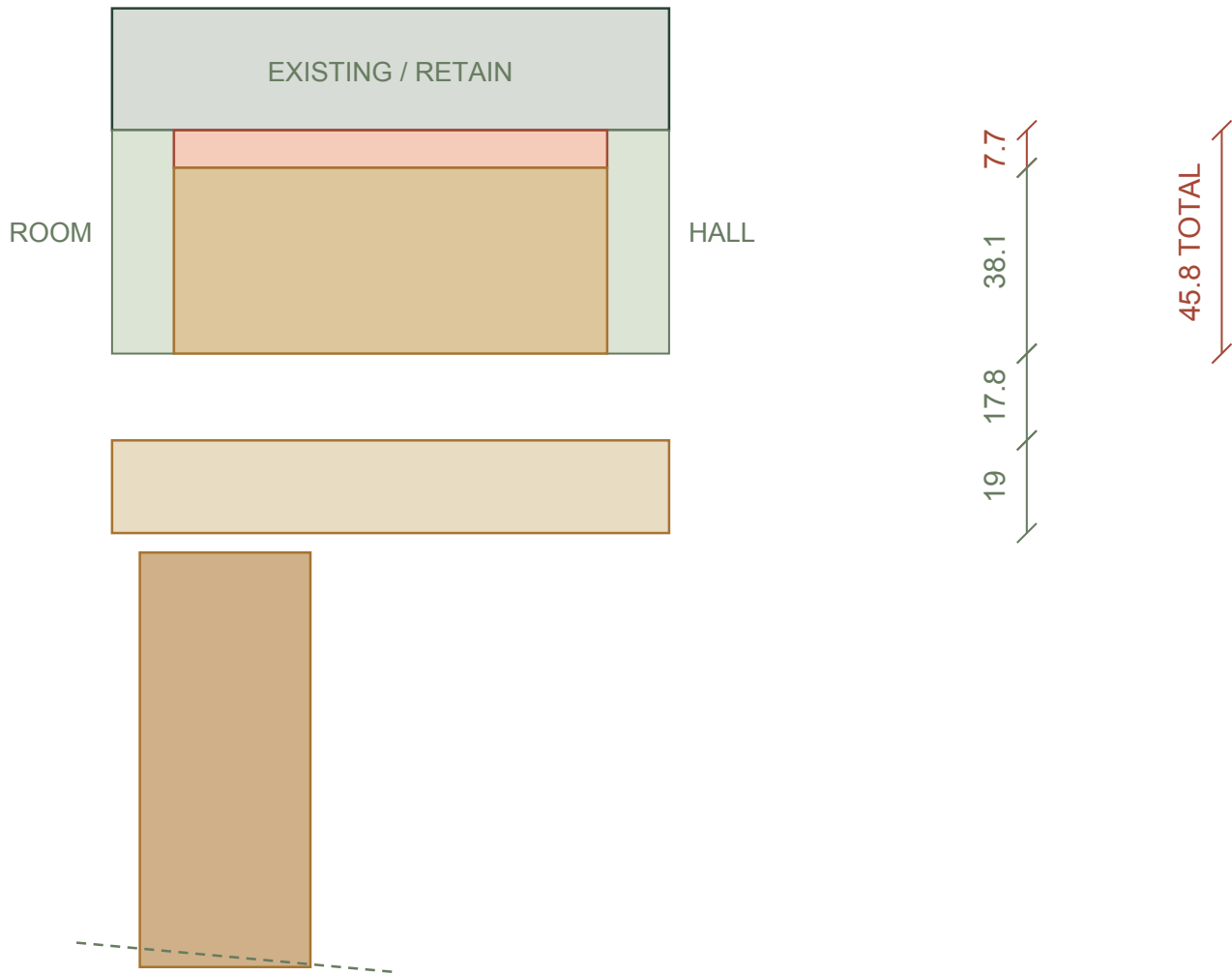
FOCUS: COMPLETE INFILL ABOVE DOOR



RO top +2,082.8; leaf height 2,032.0; finished floor = 0.
12.7 board each face + 88.9 frame = 114.3 before finish.

96 IN / A-A

FOCUS: ALLOCATION OF 45.8 mm



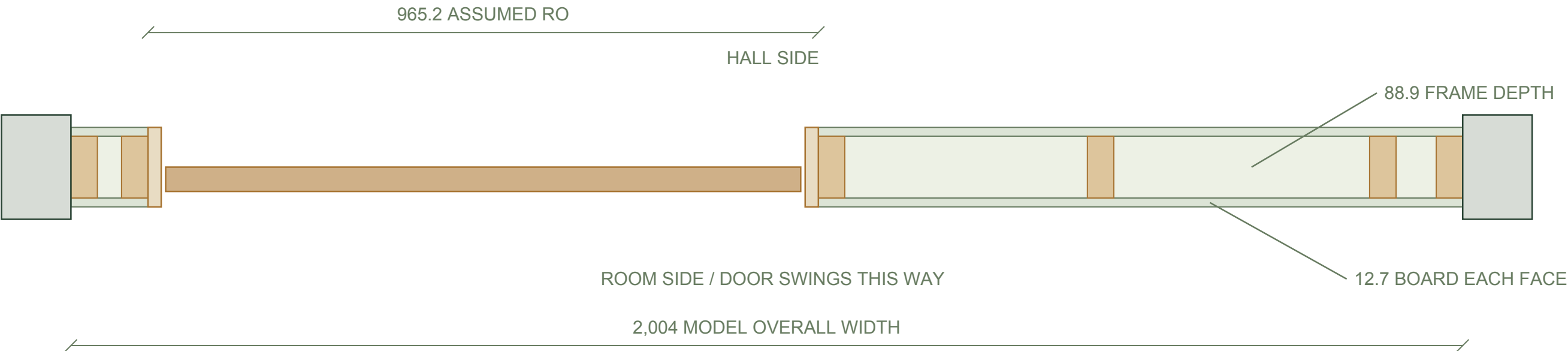
38.1 + 7.7 = 45.8 mm: about 8 mm remains above the timber.
This head connection is unresolved; do not cut the existing head.
17.8 mm fitting gap and 19 mm jamb are model assumptions.
Modeled casing top +2,514.4 leaves about 20.6 to original head.

RO top +2,489.2; leaf height 2,438.4; finished floor = 0.
12.7 board each face + 88.9 frame = 114.3 before finish.

JAMB PLAN SECTION & WALL BASE / BOTH OPTIONS

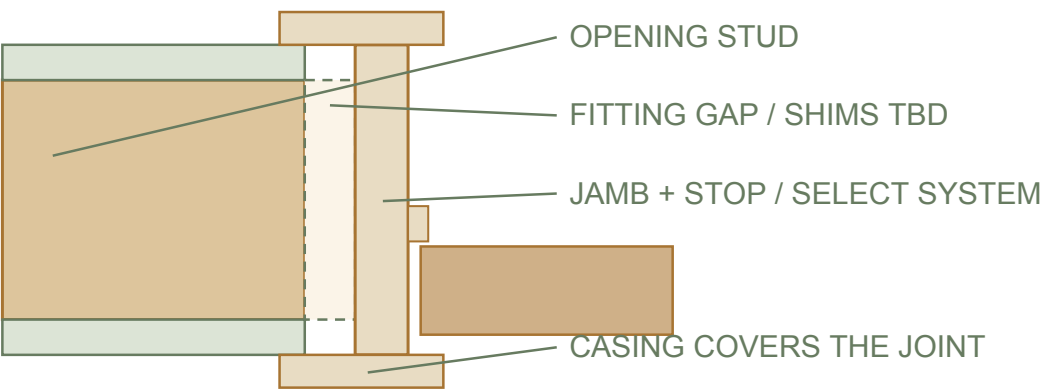
B-B horizontal cut at about +1,000 within the doorway. Same plan build-up for both heights; local details are schematic.

01 / B-B PLAN SECTION: WALL AND CLOSED DOOR



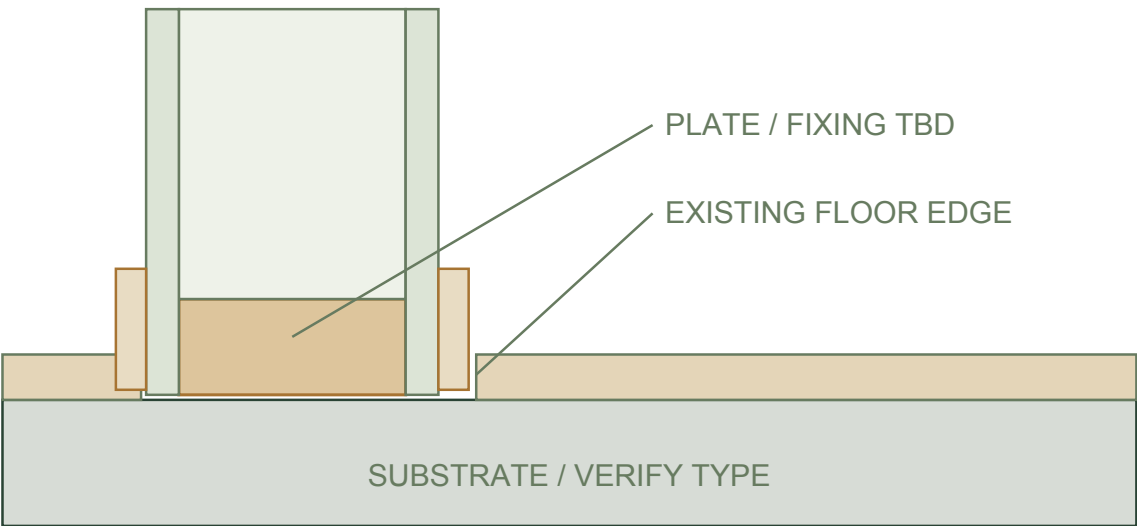
Wall: 12.7 + 88.9 + 12.7 = 114.3 mm before finish. Approx. 76 mm wool fits within the frame cavity.

02 / ENLARGED JAMB / BOARD RELATIONSHIP



Layering diagram only; shim spacing and fixings are not specified.
Develop leaf gaps, seals, latch and hinges with the selected system.
Check whether full casing fits the narrow existing edge strip.

03 / BASE / EXISTING FLOOR RELATIONSHIP

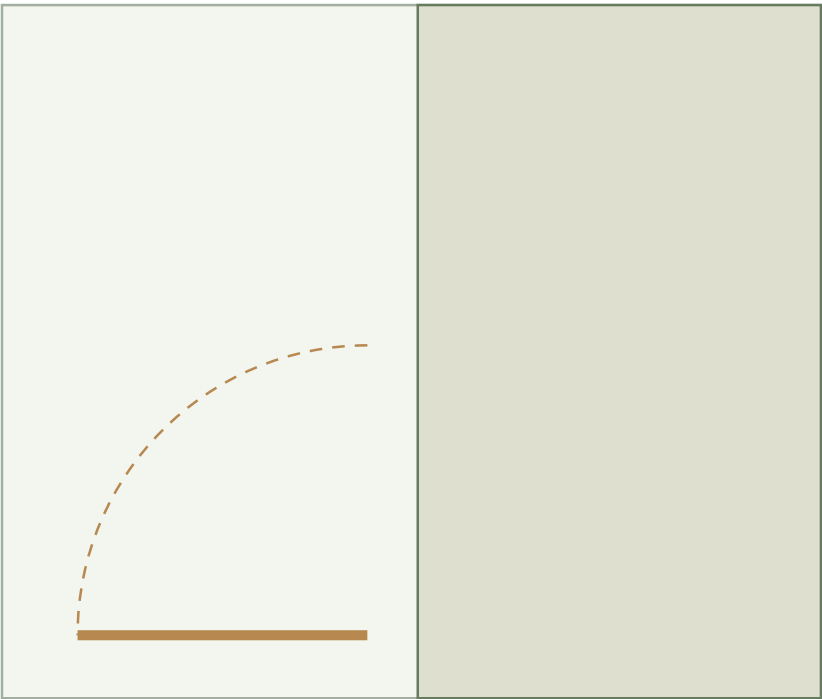


If floating: study local removal and an expansion joint; verify first.
No drilling, anchors, underlay or slab thickness specified.

ENTRY OPTIONS / DESIGN RECORD

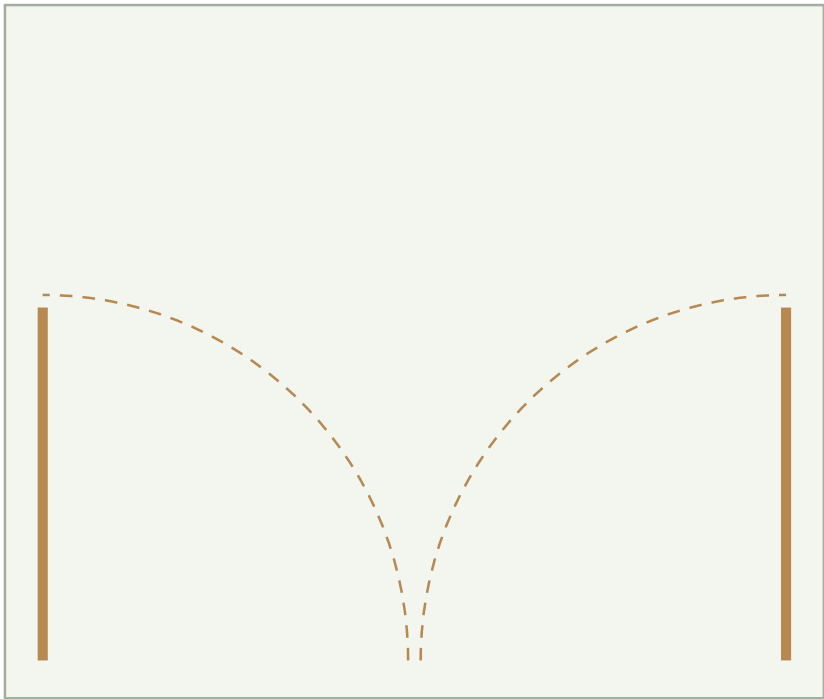
Qualitative comparison. No alternate door pricing or installation detail has been established.

A / SINGLE HINGED DOOR



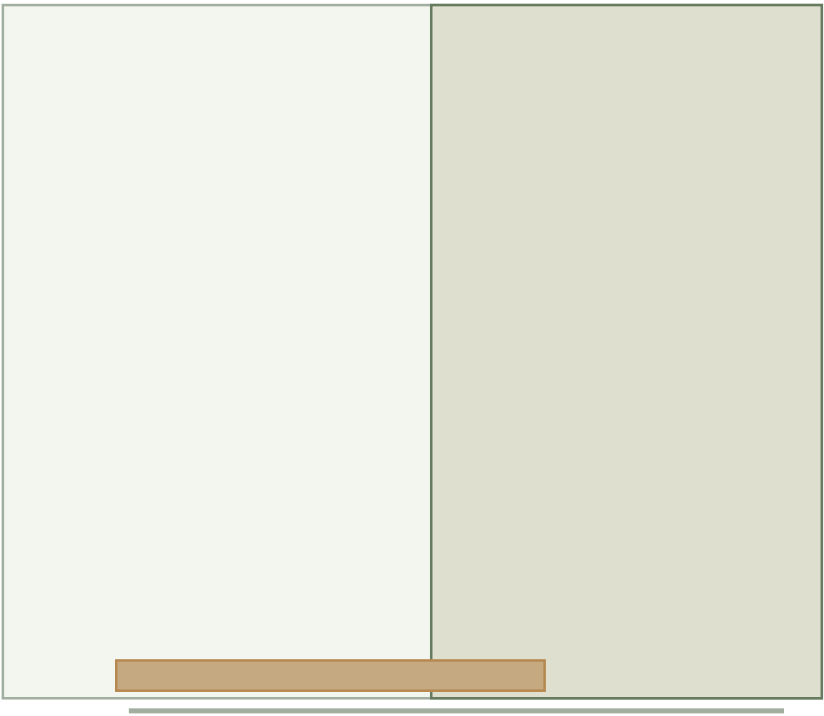
Current primary direction.
More fixed wall; inward leaf.
Solid core candidate; seals matter.

ALT / DOUBLE DOORS



Wider opening when both leaves open.
More joints and swing area.
No selected product or cost quote.

ALT / SLIDING DOOR



SLIDE →

Reduces swing into the room.
Track, overlap and seals need design.
Pocket / surface type not selected.

Schematics only; not fitted to a selected manufacturer system. All options require field dimensions and approval review.
A standard surface-mounted barn door has different perimeter sealing from a conventional hinged prehung door.

FIELD EVIDENCE & MODEL CORRECTIONS

Selected owner photographs. No destructive survey or concealed-service verification performed.



P01 / Original family-room opening

Infill within the existing opening; retain its structural head.



P02 / Window behind the blind

Clear opening, operating mode and sill height not measured.



P03 / Garage door / small coat closet

Rear closet wall confirmed; closet door shown closed with swing unverified.



P04 / Keep toilet and vanity

Existing fixture locations retained in scheme A.



P05 / Bathroom doorway / outward swing

Owner confirms the door opens into the hallway.



P06 / Stair railing becomes solid wall

Bottom few treads have railing; exact transition is approximate.

INFILL WALL & DOOR / CONSTRUCTION SCOPE

Conceptual sequence and review points. Refer to the new framing elevations and sections F-01 to F-04.

1 / VERIFY & PROTECT

Measure the opening and room. Locate existing structural members, services and floor substrate. Establish approved scope and protection before demolition.

2 / INFILL FRAME

Remove only confirmed trim/finish as needed. Assemble the new non-load-bearing frame inside the retained structural opening. Confirm connections, floor interface and door rough opening.

3 / CLOSE & FINISH

Install compatible insulation and board both faces, including the door head. Tape and compound joints, sand, prime and paint. Install and align the prehung door, casing and base trim.

4 / CHECK & RESTORE

Check swing and clearances; restore adjacent surfaces. Complete required inspections. Future removal will still require patching of finishes, flooring and any anchor locations.

FRAME & FINISH / REVIEW POINTS

80 in / F-01

Show the opening studs, head member, short studs, top plate and complete face-board infill. The 452.2 mm upper zone provides room to study these layers.

96 in / F-02

Only 45.8 mm remains above the assumed rough opening. A 38.1 mm illustrated head member leaves 7.7 mm; the head connection and actual door fit remain unresolved.

Sections / F-03 and F-04

Review the vertical head build-up, both wall faces, jamb, casing and floor interface. Door gaps, shims, seals and connections must follow the selected system and site design.

Before ordering

Measure opening width/height at several points and verify frame outside dimensions, rough opening, finished floor and narrow-edge casing fit. Do not order from scan dimensions.

DIY involvement: protection, painting and selected finish work may suit an experienced homeowner. Door alignment, structural/substrate connections and seamless drywall finishing are harder. New electrical or fire-system work depends on field/design review.

Floor interface: the owner recalls concrete, but slab type and floor installation are unknown. No anchor model or hole depth is specified. A floating floor must not be assumed suitable for direct wall anchoring.

BUDGET & PROCUREMENT

USD. Price record dated 2026-09-10. No purchase or contractor quotation obtained.

Material	Qty	Unit	Subtotal
96 in prehung door candidate	1	\$566.94	\$566.94
2 x 4 x 10 ft SPF timber	10	\$7.36	\$73.60
1/2 in 4 x 8 ft gypsum board	4	\$16.68	\$66.72
Mineral wool, 59.7 sq ft pack	1	\$83.98	\$83.98
Drywall screws, 1 lb	1	\$5.97	\$5.97
Paper joint tape, 250 ft	1	\$4.57	\$4.57
Composite shims, 12 pack	2	\$2.28	\$4.56
Privacy lever set	1	\$23.47	\$23.47
Drywall primer, 1 gal	1	\$23.98	\$23.98
Wall paint, 1 gal	1	\$37.98	\$37.98
Paintable finish caulk	2	\$4.18	\$8.36

Quoted-line total: \$900.13

PLANNING TOTALS

DIY material budget: \$1,100-1,350
\$900.13 priced items + \$205-410 estimated allowances = \$1,105.13-1,310.13.

Allowances: compound \$25-40; trim/base \$70-140; door/trim paint \$25-45; frame/substrate connections \$40-90; sanding, texture and protection \$40-80; doorstop \$5-15.

Tools: plan \$300-550 as needed.
Six priced tools total \$203.95. Deduct equipment already owned; supplement support, dust collection and access equipment as needed.

Contractor installed wall/door: \$3,000-7,000.
Owner planning estimate, not a site quote. This includes materials/labor on a different basis; do not add the DIY material budget again.

Excluded: tax, delivery, design/permits, furniture/decor, window work, HVAC, electrical/fire-system changes, slab scanning and other work beyond the wall/door scope.

Purchasing limitations: quantities are planning allowances, not a cut list. Verify the door leaf/handing/jamb/rough opening and required wall assembly before ordering. Kifer Rd showed the standard gypsum board out of stock at the time of research. Mold Tough was a possible price alternative at \$23.58/sheet, but local availability was not verified.

Economic comparison only. No overseas supplier or freight quote has been obtained.

Small job, limited freight budget.

The current local timber, four gypsum boards and one mineral-wool pack total only \$224.30. Even a 50% lower goods price saves \$112.15 before any shipping, import or delivery costs. For this small project, compare the door separately.

Illustrative equivalent door goods price	Remaining cost before matching local \$566.94
\$150 (assumption, not a quote)	\$416.94
\$200 (assumption, not a quote)	\$366.94
\$300 (assumption, not a quote)	\$266.94

The remaining amount must cover equivalent packaging, inland/export freight, international shipping, applicable duties/fees, customs handling and delivery to the property. Compare both routes on the same tax/delivery basis and include an allowance for damage, fit errors, returns and installer adaptation.

Quote request scope: 36 x 96 in nominal solid-core door or the finally confirmed size; complete jamb and hinges; opening hand; finished wall thickness; matching trim; frame outer size and installation opening; material and finish; crated dimensions and weight; single-unit minimum order; complete delivered price to Sunnyvale; who pays customs/taxes and unloading; lead time; damage/replacement terms.

A different country of shipment does not establish a lower landed cost. Compare the exact product, actual origin and freight route. No fixed tariff rate is assumed. CBP currently notes suspension of the low-value duty exemption; wood-product declarations may depend on classification and entry type under APHIS rules.

Sources: CBP Mail duty waiver policy; APHIS Lacey Act declaration requirements. See reference register. Product requirements and applicable charges need confirmation before purchase.

ARCHITECT REVIEW & INFORMATION GAPS

Suggested order of investigation before product ordering or site work.

01	Bedroom use / applicable approvals Determine the applicable code and review basis for this unit; verify the window opening, light/ventilation, room use and circulation.
02	Structural opening / floor interface Verify the retained head, side framing, slab/substrate and concealed services. Establish non-load-bearing connections and any permitted anchoring.
03	Door fit and usability Measure minimum clear opening and finished floor. Get verified manufacturer frame/RO details for a taller door without structural modification.
04	HVAC Locate supplies/returns and determine whether the new enclosure needs a return path or other adjustment.
05	Fire / garage separation Check alarms, CO, sprinklers, relevant wall and door requirements and the retained separation to the garage.
06	Electrical / lighting Record switches, receptacles, lights and circuits; determine the scope triggered by the enclosure and bedroom use.
07	HOA / existing records Obtain HOA alteration rules, ownership boundaries, original approved plans and permit/inspection history.
08	Framing and finish details Develop F-01 to F-04 into a confirmed layout: head support/connection, stud arrangement, selected door frame, board faces, casing and floor interface. Resolve the limited head allowance for the 96 in option.

SOURCE REGISTER & DELIVERY CONTENTS

Owner-supplied field evidence + public manufacturer, retailer and agency information.

01 / Sunnyvale · Permits / Permit Center

Local permit enquiry entry point; project-specific scope and applicable code remain unconfirmed.

02 / Sunnyvale · Applications, Fees and Forms

Forms and existing record enquiry entry point; no approved plan for this unit has been obtained.

03 / USG · Gypsum panels installation guide

Gypsum installation / joint finishing reference; not the final project wall specification.

04 / Post-Tensioning Institute · Existing slab penetrations

Existing slab penetrations require structural evaluation; this house has not been identified as post-tensioned.

05 / Home Depot · RESO 36 × 96 in door

High-door price example; frame/rough opening and selected handing remain unverified.

06 / Masonite · Reduce noise

Solid-core door sound principle; whole-assembly sealing affects actual performance.

07 / CBP · Mail duty waiver policy

Current low-value duty waiver policy; do not use an assumed universal exemption.

08 / APHIS · Lacey Act requirements

Wood declarations depend on classification and entry conditions.

Local delivery: offline website, editable Blender model, GLB exchange model, nine bilingual SVG concept drawings, this PDF, editable brief and detailed shopping record. Start the local website using the supplied Python 3 launcher; the localhost address is computer-specific. Photos and layouts are private household information supplied by the owner.