

# OPEN-CONCEPT LIVING STUDY

Conceptual removal of the central partition to connect the living room, dining area, and kitchen.  
Retain an engineered header, improve sightlines, and create one continuous entertaining space.

CONCEPTUAL RENDERINGS  
Vision study - not construction documents



VIEW 01 | DINING TO LIVING



VIEW 02 | LIVING TO KITCHEN



VIEW 03 | ELEVATED OVERVIEW



VIEW 04 | LIVING TO DINING

# OPENING THE PLAN

OPEN-CONCEPT RENOVATION OPPORTUNITY

CONCEPT STUDY



CONCEPT VIEW: DINING, KITCHEN, AND LIVING ROOM AS ONE CONTINUOUS SPACE

## THE DESIGN MOVE

### Remove the visual barrier.

The concept removes the central living/dining partition while retaining a clean engineered header at the ceiling. The result is a brighter, more connected main level with improved circulation, longer sightlines, and a more usable entertaining zone.



## TYPICAL ON-SITE PROJECT SEQUENCE

- DAY 1 | Size the new opening**  
Contractor verifies the span and determines the replacement beam and enlarged end-post sizes.
- DAY 2 | Expose the framing**  
Remove drywall to reveal the existing framing and install temporary shoring.
- DAY 2 | Install beam + posts**  
Remove the existing posts and header, then set the new beam and posts.
- DAY 2 | Clear the opening**  
Remove unneeded partition framing and temporary shoring after the new structure is secured.
- DAY 3 | Patch + relocate**  
Restore drywall at the ceiling and ends; relocate nearby outlets and mechanical items as needed.
- DAY 4 | Complete the floor**  
Install the matching tile where the former partition stood.
- DAY 5 | Finish the opening**  
Complete baseboards, wall texture, paint, and final touchups.

## PLANNING RANGE

**\$8K - \$15K**

Conceptual 2026 San Diego-area allowance - not a bid

|                                  |                   |
|----------------------------------|-------------------|
| Permit, plan check + inspections | \$750 - \$1,500   |
| Demo                             | \$1,000 - \$2,000 |
| Shoring, beam + posts placed     | \$3,000 - \$5,000 |
| Drywall + paint                  | \$2,000 - \$4,000 |
| Flooring + baseboard + finishing | \$2,000 - \$4,000 |

## PLANNING SCHEDULE

|           |                                             |
|-----------|---------------------------------------------|
| 1-3 weeks | Initial contractor meeting, plans + permits |
| 1-2 days  | Demolition                                  |
| 1-2 days  | Structural framing                          |
| 1-2 days  | Drywall                                     |
| 1-2 days  | Flooring + baseboards                       |
| 1-2 days  | Paint + finish work                         |

TOTAL ESTIMATED PLANNING HORIZON

**2 - 4 WEEKS**

## OTHER NOTES

- Confirm HOA or association architectural approval requirements.
- Verify where the desired relocation of electrical and mechanical components will be.
- Property conveys with all necessary matching floor tile where needed.
- Recommend using a California-licensed contractor and confirming required permits are finalized at completion.
- Several other units in the development have completed the same wall removal. Ask for more details.

## ADDITIONAL CONCEPT VIEWS



VIEW 02 | LIVING TO KITCHEN



VIEW 03 | ELEVATED OVERVIEW



VIEW 04 | LIVING TO DINING

**IMPORTANT** These renderings and allowances are conceptual marketing materials only. They are not architectural or structural plans, a contractor bid, or a representation that the work is approved or included in the sale. Final feasibility, beam size, posts, footings, permits, HOA approval, pricing, schedule, and code compliance must be verified by licensed professionals and the authority having jurisdiction.