

CLAIRE DESIGN PLATFORM
COMPLETE DECK DESIGN - \$399 SAMPLE

TEXAS HILL COUNTRY DECK

Complete Deck Design Sample - 20' x 16' raised outdoor-living concept



Three elevations, concept plans, material direction, takeoff, budget planner and contractor bid scope.

SAMPLE - CONCEPT DESIGN ONLY - NOT ENGINEERED, STAMPED, PERMIT-APPROVED OR CONSTRUCTION-APPROVED

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1. DESIGN OVERVIEW

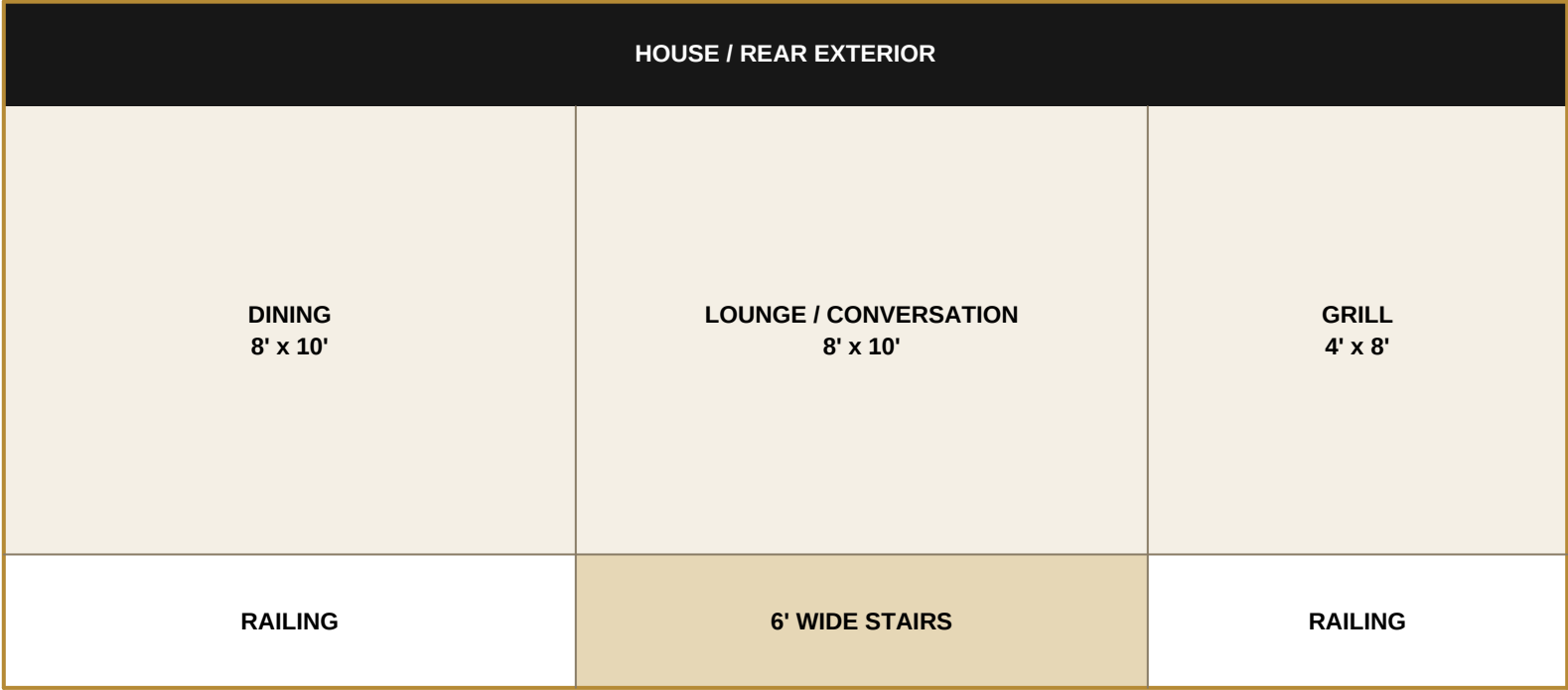
Goal: create an inviting Hill Country outdoor-living deck for dining, grilling, relaxing and entertaining while keeping the home's architecture visually dominant.



PROJECT	RECOMMENDATION
Footprint	20' x 16'
Primary uses	Dining, grilling, conversation, entertaining
Style	Texas Hill Country
Decking	Warm wood-look composite
Railing	Black open-view metal
Lighting	Low-voltage stair and perimeter accents

2. DIMENSIONED CONCEPT PLAN

Overall concept footprint and functional zones. Final field dimensions must be verified.



Overall: 20' wide x 16' deep. Concept includes a 6' stair, perimeter railing and distinct dining/lounge/grill zones.

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3. CONCEPTUAL FRAMING LAYOUT

This page communicates framing intent only; member sizes, spans, loads, connections and footing design require project-specific verification.

HOUSE / LEDGER OR FREESTANDING CONDITION
JOISTS -> -> -> -> -> -> -> -> ->
BEAM LINE 1 POST POST POST
BEAM LINE 2 POST POST POST
STAIR FRAMING / LANDING ZONE

Approximate footing/post locations are shown for planning. Soil, frost depth, uplift, lateral loads, attachment method and local code can materially change the final structure.

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4. THREE ELEVATIONS

Front, left and right views communicate the finished appearance, stair relationship, railing and outdoor-living zones.



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5. MATERIALS & FINISHES

ELEMENT	SAMPLE SPECIFICATION
Decking	Warm wood-look composite; concealed fastener appearance
Railing	Black aluminum / open-view metal
Fascia	Dark coordinated fascia
Stairs	Matching deck finish with illuminated riser/tread accents
Lighting	Low-voltage warm-white stair and perimeter fixtures
Hardware	Exterior-rated corrosion-resistant connectors/fasteners
Furniture zones	Dining + lounge/conversation
Optional upgrade	Pergola or partial shade structure

Selections are design recommendations, not procurement commitments. Equivalent products may be substituted based on availability, warranty and contractor preference.

6. ESTIMATED MATERIAL TAKEOFF

ITEM	PLANNING ALLOWANCE
Decking surface	Approx. 350 sq. ft. incl. waste allowance
Joists	Concept allowance - final count/size by verified framing design
Beams	2 conceptual beam lines
Posts	6 conceptual support points
Concrete / footings	6 conceptual footing locations
Railing	Approx. 42 linear ft.
Stair	Approx. 6' wide stair assembly
Fascia	Approx. 55 linear ft.
Lighting	8-12 low-voltage fixtures
Connectors / hardware	Project allowance; final schedule by contractor

All quantities are preliminary estimates and require field verification. Structural material sizes are intentionally not specified as construction requirements.

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7. BUDGET PLANNER

CATEGORY	SAMPLE PLANNING RANGE
Decking / finish materials	\$5,000 - \$8,000
Framing / structural materials	\$3,500 - \$6,000
Railing / stairs / fascia	\$3,000 - \$5,500
Lighting / electrical allowance	\$800 - \$2,000
Labor / installation	\$7,000 - \$12,000
Optional upgrades	\$2,000+
ILLUSTRATIVE TOTAL	\$19,300 - \$35,500+

This is a planning range, not a contractor quote or guaranteed construction price. Site conditions, permits, engineering, material brand, access and labor market can change actual cost.

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8. CONTRACTOR BID SHEET

Give the same basic scope to multiple contractors so proposals are easier to compare.

BID ITEM	PROJECT SCOPE / CONTRACTOR RESPONSE
Project	20' x 16' raised deck concept
Decking	Warm wood-look composite or approved equivalent
Railing	Black open-view metal
Stairs	Approx. 6' wide
Lighting	Low-voltage stair/perimeter allowance
Contractor price	\$ _____
Estimated start	_____
Estimated completion	_____
Warranty	_____
Permit / engineering responsibility	_____
Notes	_____

CLAIRE CONCEPT DESIGN DOCUMENTS: This sample is provided for design, visualization, planning, budgeting and contractor bidding discussion. It is not engineered, stamped, permit-approved or construction-approved. Final dimensions, structural requirements, loads, footings, connections, utilities, code compliance and permits must be verified by the appropriate contractor, engineer, architect or local authority before construction.