



Planning an Outdoor Living Space

When it comes to outdoor living - patio covers, outdoor kitchens, pergolas, fire features, sunrooms, screened porches - the list can be endless, how do you even begin to turn your vision into reality?

Let this guide help you work through some very important steps to creating your perfect outdoor living room.





TCP Custom Outdoor is committed to helping you create your dream outdoor living room. We can help you make the best choices for your home, so it will look original to your home and will be a custom outdoor space just for you.

Where Do I Even Begin?

Start with a list of what your needs are: How do you expect to use the space? Do you need shade

in your
yard? Do
you need
an area
where you
can entertain? Do
you need
an area for
cooking



out or for just hanging out? Think about what your life will be like in 5 years... will your needs change as your family changes?



Check off what you want to do in your space:			
	Dining outdoors		
	Seating for how many?		
	Entertaining outdoors		
	Friends & Neighbors?		
	Family?		
	Kids parties?		
	Grilling/Cooking outdoors		
	Built-in grill?		
	Sink?		
	Counter space?		
	Bar area for dining?		
	Refrigerator?		
	Storage space?		
	Watching TV outdoors		
	Reading and Relaxing		
	Other		

Why Are You Really Building Your Space?



What do want out of your space? In other words, what is the purpose for adding on to your home?

Protection from sun?

Filtered shade?

Privacy from your neighbors?

Protection from rain or other weather?

Too many bugs and mosquitoes?

Need additional square footage?



What Kind of Structure Do You Want?

A good design will make transitioning to the outdoors for living and entertaining very simple. Make sure you are thinking about the future ... will your needs change in the next few years?



Patio Cover Fire Feature
Pergola Outdoor Kitchen
Screened in Porch Privacy Wall
Room Addition Seat Wall
Pool House Gazebo
Deck Guest House

Location, Location!

The more you think about what your intentions are for the space, the better. Where is the most logical place to add on to your home? Where on your home is the best place to create your outdoor living room? Should it be attached or free standing?

What needs to be considered:

Ease of access to the space

How to get the most shade

How will it affect the amount of light coming in to my home

If there is an outdoor kitchen:

Best placement of the grill

Where is the gas line

What about a sink and the water line

Will it affect the drainage of my yard or my neighbor's yard

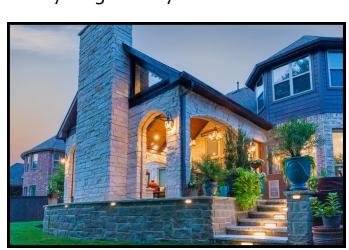
Is there a place to hang a TV

If there is a fire feature:

Is there enough ventilation

Gas — where is the gas line











What Am I Missing?

There are so many details to take into consideration when planning for and building your outdoor living space. Here are a few last details to think about:

Landscaping and Irrigation

Special Needs—will this space meet your needs as the years go on

Children and Safety

Noise Abatement

Traffic flow—how will the new space fit into the structure of your existing back yard

Do you have a pool or are you wanting to add a pool? Hot tub or spa?







And there is more... Flooring, Ceiling, Columns, Finishes...





Wait, haven't I made enough decisions already? No, there are so many details that need to be decided. What style is your home and how can we make your project look original to your home? Here are a few more details to take into consideration.

Flooring — concrete, stamped or stained concrete, tile, travertine, pavers, flagstone, wood decking, composite decking...

Ceiling— Hardie that is painted to match the home, cedar, stained wood, reclaimed wood. And then the decision of dropped, vaulted, coffered, with trim, with beams...

Columns— Plain columns that are painted to match the home, cedar, round, square, brick or stone (full column or half column with wood on top),

Lighting— can lights, special lighting, carriage lights for the columns, lighting over the kitchen area, a chandelier ...

Kitchen—appliances, counter choice, storage needed, stone or brick fascia...

Fire feature—full fireplace or a fire pit, gas or wood burning, what kind of mantle, stone or brick, hearth...

Who do I hire to build my project?

	TCP Custom Outdoor Living	The Competition
Project Plans	We create a detailed design drawing with specifica-	Most build from a sketch or a carpenter
_	tions, dimensions & a rendered view	determines structure on-site
Experience	We build backyard structures onlyover 2500 projects since 2004	?
Quality/Strength of Project	Designed & built to meet or exceed	?
Quality/Streligth of Project	all local building codes	;
Price	Our contract is a guarantee	Many contractors will "low-ball" the
	of our price	initial price with the intent of asking for more money during constructionthey may have you sign a simple estimate which is not a guarantee of price
Strong Written Warranty	1 year for material & workmanship	
	1 year for structural components	?
Insurance	One million dollars general liability insurance. A copy of the certificate will be supplied upon request	?
Communication/Supervision	All projects are supervised by the person who designed your project. We will be available by phone or email at all times before, during & after construction	Will they show up on time? Will they work successive days until the job is completed? Are you hesitant to question them re-
Materials/Specifications	Detailed drawings & written construction specifications are the best way to ensure consistency between bids.	garding details of the project?
	A higher price may reflect different (and superior) materials, workmanship, business practices, and product integrity.	?
References	References in your area can be reached as needed. We have many homeowners that like to show off their outdoor space. We can arrange for it to happen.	?
Builder Registration	Registered Texas Builder #17711	?
Permits & HOA Approvals	Texas Custom Patios will handle all aspects of applying for project approval whenever possible	?
Deposit	Never pay more than 1/3 of the contract price as a deposit	A larger deposit may be an indication that the contractor has been judged a poor credit risk

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