



COLORADO NATIVE
LANDSCAPES & DESIGN

MOUNTAIN LIVING, DESIGNED TOGETHER

The Colorado Homeowner's Guide *to Planning an Outdoor Living Project*

Budgets, timelines, and the questions that protect your investment —
from a team that designs and builds complete outdoor experiences.

Owner-led, with 25+ years of hands-on landscape experience.
Building as Colorado Native Landscapes & Design since 2018.

WELCOME

Your yard can be the best room in your house.

If you're reading this, you're probably standing at a window looking at a yard that isn't living up to your home — a slope you can't use, a patio that's too small for the people you love, an evening view with no fire to gather around. This guide exists to make the path from that window to a finished outdoor space clear, honest, and enjoyable.

I'm Janice, the owner of Colorado Native Landscapes & Design in Arvada. For over 25 years I've designed and built Colorado landscapes, and since 2018 my company has built complete outdoor experiences — custom retaining walls, patios, fire features, driveways, entryways, and the gathering places in between — for homeowners across the Front Range.

Two beliefs shape every project we take on. First: a landscape should be designed as one experience, not a collection of parts — the wall, the steps, the fire, the light, all working together. Second: the best projects are designed together. Our clients are involved from the first sketch, and that collaboration is exactly why the process is enjoyable and the results hold up.

In the pages ahead you'll find real investment ranges, a plain-English walkthrough of the design-build process, and the ten questions we believe you should ask any contractor — including us. Use it well, and whatever you build, build it once.

— *Janice, Owner*

INVESTMENT

What does an outdoor living project really cost?

Honest numbers first: most of our design-build projects range from \$35,000 to \$200,000+. Where a project lands in that range depends on scope, site conditions, materials, and how many elements are built together. These ranges reflect professional design, engineering where required, permits, quality materials, and construction that's built for Colorado's freeze-thaw climate.

Custom retaining walls

\$35K – \$200K+

Height, length, materials (block, natural stone, boulder), site access, and what the wall anchors — steps, patios, lighting.

Paver patios & gathering places

\$35K – \$200K+

Size, materials (pavers, flagstone, sandstone), site prep, and connections — fire features, seat walls, steps, pergolas.

Fire pits & outdoor fireplaces

part of \$35K+ projects

Fire pit vs. full masonry fireplace, gas line work, and the space built around the feature.

Complete outdoor living builds

\$75K – \$200K+

Pergolas, kitchens, fire, patios and lighting designed as one seamless space; single features start around \$35K.

Not ready for a full build? Landscape design and consulting is the right place to start — you'll get a professional master plan you can build all at once or in phases, and every phase feels finished on its own.

THE PROCESS

From first conversation to final stone.

- **1• Start the conversation**

Tell us about your space and how you want to live in it. We respond within one business day.

- **2• Site visit**

We walk your property together — grades, drainage, views, access, and the ideas you've been carrying around. This is where collaboration starts.

- **3• Design, together (2–6 weeks)**

Your complete outdoor space is designed as one experience. You're in the room for the decisions: layout, materials, phasing, budget.

- **4• A detailed proposal with a firm number**

Clear scope, real materials, a real schedule — no allowances that balloon later. You'll know exactly what you're building and what it costs.

- **5• The build**

One owner-led team from excavation to final walkthrough. Engineering and permits handled, neighbors coordinated, site kept respectable.

- **6• Walkthrough & standing behind it**

We walk every detail with you at completion — and our work is built to be lived on for decades, not admired for a season.

Typical construction runs from a few weeks for a single feature to a full season for a complete outdoor living build. You'll have a real schedule before we break ground.

PROTECT YOUR INVESTMENT

Ten questions to ask any contractor — including us.

- 1 Who designs the project, and who builds it? (One accountable design-build team, or a handoff between strangers?)
- 2 How do you handle drainage? (The #1 cause of failed walls and heaved patios in Colorado. Expect a specific answer.)
- 3 What's your base preparation for patios and walls? (Excavation depth, compacted base, footings below frost line.)
- 4 Do you handle engineering and permits, and when are they required?
- 5 Is the proposal a firm number with a defined scope — or an estimate with allowances?
- 6 Who is on my property? Employees, or layers of subcontractors?
- 7 Are you licensed and insured, and can I see proof?
- 8 Can I see completed projects that are 5+ years old? (Anything looks good on day one. Colorado winters tell the truth.)
- 9 What does the warranty cover, and who answers the phone in year three?
- 10 Can the project be phased against a master plan, so each phase feels finished?

BUILT FOR COLORADO

Why the Front Range is hard on outdoor spaces — and what lasting looks like.

Colorado is a beautiful place to live outside and a brutal place to build outside. Our freeze-thaw cycles pry apart anything set on a shortcut base. Expansive clay soils push on walls all winter. Intense sun fades cheap materials in two seasons, and a dry year ends with a burn ban just when you wanted a fire.

Freeze-thaw cycles

Patios and walls survive on what you can't see: excavation depth, compacted base, correct batter, footings below frost line.

Drainage first

Water is behind almost every failure — hydrostatic pressure behind walls, heave under patios. Proper drainage is designed in, not added later.

Clay soils

Front Range clay expands and contracts dramatically. Structures are engineered for the soil that's actually there.

Gas fire, done right

Plumbed gas features mean instant, smokeless fire with no burn-ban anxiety — sized, vented, permitted, and inspected.

Materials with a track record

Concrete pavers, natural stone, steel and cedar chosen for how they'll look in year fifteen, not just day one.

None of this is glamorous. All of it is the difference between an outdoor space that lasts three years and one that lasts thirty.



Ready to design it together?

Tell us about your space and how you want to live in it.
We respond within one business day — and every project starts with a site visit.

coloradonativelandscapes.com/start-your-project

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Arvada, Colorado · Serving Arvada, Lone Tree, Centennial,
Cherry Hills Village & the Front Range

□ 5.0 on Google & Houzz · BBB A+ · Licensed & Insured

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