



**L&D**  
CONSTRUCTION

**YOUR  
BUILDER  
OF CHOICE**  
ACCESSORY DWELLING UNITS



# L&D CONSTRUCTION

## YOUR BUILDER OF CHOICE

L&D Construction is a Denver based design build firm. Working with our craftsmen, project managers, business development specialists and architects, L&D builds custom solutions to meet your needs. From commercial projects to new construction and Accessory Dwelling Units, our professional team will work with you to make your dreams come to reality. The L&D team specializes in customized architecture, interior design and space management solutions for breweries and restaurants, retail space, Accessory Dwelling Units (ADUs), new homes and residential remodels.

L&D is a company of modern-day entrepreneurs who believe in investing in the future of the families, clients and community we serve. Working with L&D project support specialists to build your vision from the ground up, you will be taken through the planning, design, drafting and construction phases of your next project. You can leave the heavy work and heavy lifting to the L&D team who will work diligently to keep the project on time and on budget, delivering high-quality final products that fit within your vision.



FANTASTIC COMPANY TO WORK WITH! WE ARE VERY HAPPY WITH THE WORK. DAVID, ANDREW AND RYDER ARE VERY PROFESSIONAL AND EASY TO WORK WITH. THE SUBS THEY HAVE WORKING ON OUR PROJECT DO GREAT WORK AND MAKE US FEEL VERY COMFORTABLE.



- MICK LINDQUIST





# ACCESSORY DWELLING UNITS

## Thinking of building a carriage house in Denver?

Accessory Dwelling Units have been around for a long time and go by many different names including carriage homes, garage apartments, in-law quarters, granny flats and many more.

These unique homes offer flexibility for homeowners. ADUs can be attached or detached and offer a separate living space that a home addition does not

offer. In some cases the additional rental income could cover the mortgage payment and serve as a long-term income stream.

In 2010, the city of Denver changed its building codes to allow what is in essence a second residential structure on a home owners property in certain areas of Denver and the Metro Area.

## Why build an Accessory Dwelling Unit?

Homeowners who are looking for more flexibility at their current location because of growing families, wanting additional rental income, or more space for the extended family; as well as, those wanting to age in place should consider building an ADU. Many of Denver's neighborhoods have older homes and are in the most sought after neighborhoods. If you aren't interested in relocating, ADUs might offer the additional square footage and flexibility you need.

Unlike a home addition or a pop-top, ADUs offer separate living quarters. ADUs can be attached or detached and are fully sufficient living spaces on their own. When designed well they can offer privacy for both units and can have shared or separate outdoor living space if you choose.



# OUR PROCESS

The process of building an ADU can seem daunting, but we will guide you through every step of the process from design to completion.

## 1 SITE VISIT

We will meet you at your home to look at your lot and discuss your vision for building an ADU. There are restrictions with zoning and we will make sure your vision fits within the code. We will discuss pricing for your project and the specific costs of building an ADU. ADUs will generally range in price from \$180,000 to \$250,000+.

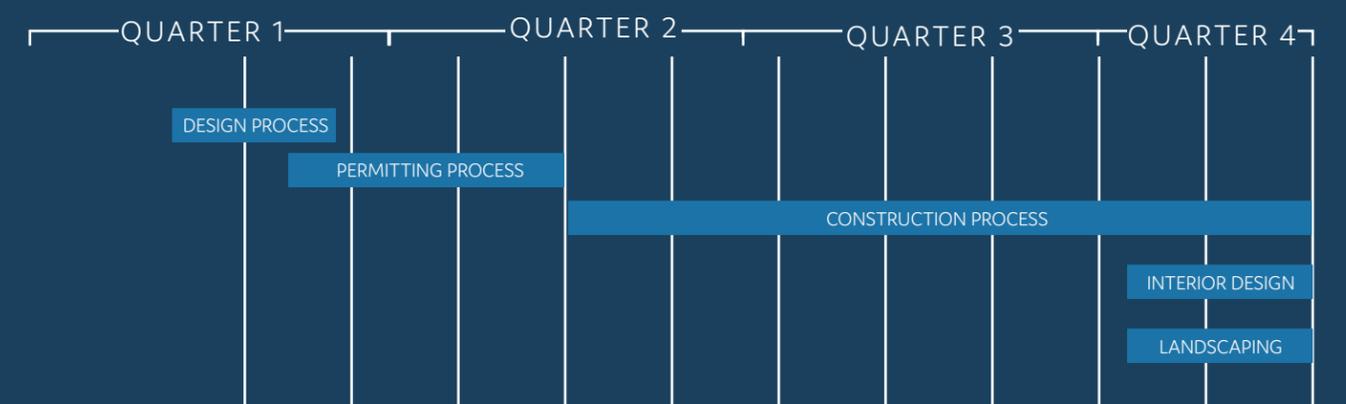
## 2 QUOTE REVIEW

After meeting with you at your home we will prepare a bid for your project. This bid will be within 10% of what we think the project will cost based on our conversation. Once you have this information you can decide if it financially makes sense to move forward with the project. We have lenders and banks that we work with and are happy to guide you through this process.

## 3 DESIGN PROCESS

Now the real fun begins - it is time to meet with our Architect to discuss more of the details for your new ADU! Throughout this process we will work together to make sure the project stays on budget. The architect will provide us with the schematic design and we will provide you with another bid at this point. This bid will be within 5% of what the final project will be. Once we have the design finalized we will complete all of the construction drawings and will be ready to submit for a building permit.

## TYPICAL SCHEDULE





# UNDERSTANDING YOUR PROJECT

## QUESTIONS TO ASK

- 01.** How will this space be used?
- 02.** Will this ADU be a long term or short term rental?
- 03.** Do you have a design in mind?
- 04.** What special features are you expecting?
- 05.** What is your targeted budget?
- 06.** Is financing arranged?
- 07.** When are you wanting the project completed by?
- 08.** Are you wanting a garage? If so, will this be used for the main house or ADU?
- 09.** Are you wanting a parking spot for a tentant?
- 10.** What are your plans for landscaping and interior design?



# COMPANY STANDARDS

**L&D commits to the following standards to ensure a friendly, high quality, and timely construction experience:**



All estimates will be complete: outlining all options, allowances, and pricing by trade.



Construction is monitored by the owner and assigned to an experienced foremen or project manager for daily supervision to ensure progress, high quality, and customer contact.



All work will be performed by a licensed tradesman.



Construction will be permitted and inspected by your local building department.



All traffic areas shall be sufficiently covered as to not incur any damage throughout the course of construction.



Work will be performed from 8:00 am to 5:00 pm Monday through Friday unless authorized by the customer beforehand.



A detailed schedule will be provided via our online portal that outlines the project timeline.





# L&D CONSTRUCTION TEAM

**L&D is comprised of modern-day entrepreneurs who believe in investing in the future of the families, clients and community we live in. Meet the team...**

## DAVID SCHULTZ, OWNER

David Schultz the President of L & D Construction, is a Colorado Native whose father has been a custom homebuilder in Colorado for 35 years. He formerly was a Superintendent with Spanjer Homes (Fort Collins) 2006-2009 and is a Managing Member of a real estate investment company.

David and his wife have been married 8 years and are the proud parents of a 3-year-old daughter and a 1-year-old son. David has a B.A. in "Liberal Arts" from Colorado State University in Fort Collins Colorado.

As a Colorado native and living in Denver David and his family enjoy the outdoors and all the unique attributes of the state. David and his family enjoy camping, hunting, canoeing and traveling in their free time.



## SARAH SENDERHAUF, SALES MANAGER

Sarah grew up in the Sangre de Cristo Mountains of southern Colorado. She was born into real estate family with her Dad owning and operating a real estate business for over 35 years. She has been a licensed Realtor in Colorado for 12 years and North Dakota for 3, winning awards for her efforts. She was the top-producing agent two years in a row for Bakken Realty and was awarded the ReMax Platinum Club honor for 2015.

Sarah worked with Conner Murphy homes from 2013-2016. She assisted the client throughout the construction process from design through the completion of the home. Our Clients will have access to her from the start to finish in ADU projects to help with design ideas and real estate questions.

Sarah likes to spend time outside hiking, biking and skiing. She is also an avid world traveler and has lived abroad several times. These experiences have given her more understanding of people and a desire to fully understand her clients' needs. She always looks forward to hearing their dream and helps to make it become a reality. She looks forward to working with you on your next construction project.





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## RYDER BECKER, SUPERINTENDENT

Ryder was born and raised on the Western Slope of Colorado living in Gypsum, Glenwood Springs, and Burns, Colorado where his family's 6th generation cattle ranch is located. He attended Glenwood Springs High School and worked on the family ranch for 6 years after graduating.

After moving to Denver in 2013, he completed an apprenticeship in a Diesel Technician program. He graduated with an Associates of Applied Science in Diesel Technology from the Community College of Aurora.

Ryder is married to Jenna (The sister of David's Schultz, President of L & D). They were married in August 2013 and enjoy traveling, hiking and spending time in the mountains. Ryder is an avid elk hunter and helps operate an outfitting business in the Flat Tops Wilderness guiding elk hunts. He enjoys spending time at the family ranch and working with young horses.

Ryder has a proven work ethic, strong technical and communication skills, all very important qualities in a construction superintendent.



## ANDREW BARONE, PROJECT MANAGER

Andrew moved to Denver in 2015 from North Carolina.

He was a project manager for five years at ARI Products, one of the leading raised floor dealers in the country. He has a passion for construction and always strives to deliver superior results for customers.

Andrew graduated from The University of North Carolina in 2010. While attending UNCC he was a track and field athlete all four years. Andrew met his wife on the track team and they got married in June of 2016.

They have two Australian shepherds that they love taking to the dog park. Andrew enjoys the outdoors, specifically snowboarding, hiking, fishing, and camping. He also loves going to concerts and festivals.





# WHY CHOOSE L&D CONSTRUCTION

“ David Schultz of L & D Construction completed a major remodel for my husband and me after a clean water flood did extensive damage to our home. David was very hands on and did an excellent job being sure every detail was taken care of for us. We are both commercial brokers and had recommended David’s services to several clients in the past with great results on their office remodeling projects. When the need arose we immediately thought of David. His easy going manner is deceiving, he always had everything running smoothly and makes every effort to keep you posted on the progress of your project. Our first floor as well as our basement had to be completely redone while we were still living in our two story house. The workmanship was excellent and thoughtfulness of his crews was very much appreciated. His crews are beyond competent, they are craftsmen and gentlemen. They made a tough personal situation much easier to live through. We recommend David and L & D highly and will hire them again as well as recommend them to our clients going forward.



- CHERYL STAFFORD

“ In 2009, I purchased a disheveled carriage house in the Lower Highlands neighborhood and began fixing it up. After nearly 5 years of constant construction, headaches, and 100’s of trips to Home Depot, I came to my senses and was referred to Dave Schultz at L&D. Dave, his team and his sub-contractors had impeccable vision for how bring my major remodel project to completion while salvaging the character of my 1890 carriage house. The results have been fantastic and I could not have been happier.

Great vision, incredibly responsive, high quality work and craftsmanship, cost conscious, prompt, respectful, hardworking, innovative and reasonably priced. I plan to use Dave and his team for an eventual garage project and a kitchen remodel in the very near future. I would highly recommend this group to anyone looking for an exceptional contractor for their project. You will not be disappointed.



- MICAH DEHENU



720.883.2717

[sarah@ldconstructiondenver.com](mailto:sarah@ldconstructiondenver.com)

1376 RALEIGH ST., DENVER, CO 80204

[WWW.LDCONSTRUCTIONDENVER.COM](http://WWW.LDCONSTRUCTIONDENVER.COM)



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