

Scheduled Construction Stages for SJE01 - ESTATES -PHASE1

* = Milestone

Stage	Sub Task	Stage Description	Trade	Days To Complete	Cutoff Date
*	00	Building Permit & Trench	ARCH	1	//
	01	- City Permit		1	//
	02	- Start Trench		1	//
	01	Foundation	CONC	2	//
	01	- Lay Boards		2	//
	02	- Pour Concrete		2	//
*	01A	Footing steel and inspection	CONC	1	//
	01B	Pour footings, form boards up	CONC	1	//
	02	Plumbing/Copper	PLUM	1	//
	01	- Order Supplies		1	//
	02A	Underground plumbing and inspection	PLUM	1	//
	02B	Steel installed, slab inspection and poured	CONC	1	//
	03	Slabs	CONC	2	//
	01	- Inspect slab		2	//
*	04	Framing first floor walls	FRAM	2	//
	04A	First floor interior and exterior walls framed	FRAM	1	//
	05	Framing second floor walls	FRAM	2	//
	05A	Second floor interior and exterior walls framed	FRAM	1	//
	06	Trusses/Sheathing inspection	ROOF	1	//
	06A	Set trusses and fascia	ROOF	1	//
	06B	Sheathing complete and inspection	ROOF	1	//
*	06C	Set windows and doors	WIND	1	//
	07A	Rough HVAC, rough plumbing	HEAT	2	//
	08	Rough electrical	ELEC	1	//
	09	Rough frame inspection	FRAM	1	//
	10	Insulation Inspection	INSU	1	//
	11A	Drywall Complete	DRYW	2	//
	11B	Lathing Complete	DRYW	1	//
*	12	Stucco	STUC	1	//
	12A	Brown Coat	STUC	1	//
	13	Drywall Texture	DRYW	1	//
	14	Interior Trim	PAIN	1	//
	15	Interior/Exterior Paint	PAIN	1	//
	15A	Ceramic Tile	COUN	1	//
*	16	Set Cabinets	CABI	1	//
	17	Ceramic / Granite / Marble / Finish Electric /	COUN	1	//
	18	Shower Doors / Mirrors / Closets / Driveways /	SHOW	1	//
	19	Flooring	FLRG	1	//
	19A	Ceramic / Marble / Carpet	FLRG	1	//
*	20	Final Drywall / Clean / Paint	DRYW	1	//
	21	Final Inspections		1	//
	21A	Quality Assurance Walk Acceptance		1	//
	22	2nd Walk		1	//
*	22A	Buyer Walk		1	//