

# Los Animas County FIA Ranch Colorado

This is not a completely detailed project plan, but rather an overview of the steps that have been, or will be, completed with this project.

## WORK PLAN

ACTION	STATUS
<b>PLANS AND PERMITS</b>	
Interview and select architect	Complete
Develop preliminary blueprints	Complete
Develop Preliminary Specifications	Complete
Review & Finalize Plans	Complete
Review & Finalize Specifications	Complete
Final plans complete with Architect and Engineer stamp	Complete
Survey and develop Topo Map of Building Site	Complete
Develop site plan	Complete
Review & Finalize Site Plan	Complete
Incorporate site plan into plans and specifications	Complete
Stake lot	Complete
Hub building on lot	
File Grading Permit Application	
File Building Permit Application	
Grading Permit Issued	
County Permit Process	
Building Permit Approved	
Pay Permit Fees and Excise Taxes	
Building Permit Issued	
<b>TIMBER FRAME SYSTEM</b>	
Contract with Timber Framer	In Progress
Review detailed timber frame plans	
Finalize and approve timber frame plans	
<b>WATER SYSTEM</b>	
Locate water (douser)	Complete
Design water system based on well location relative to structure	Complete
Drill Well - Including all casing	Complete
Install water system up to building site	In Progress
<b>SEPTIC SYSTEM</b>	
Arrange for temporary toilet facilities for contractors (as needed)	
Design and locate septic systems placement on site plan	Complete
Obtain county septic system permit	
Install septic systems up to building site	
County septic system inspection	
<b>ELECTRIC POWER</b>	
Calculate all power requirements for house, well, out-buildings, etc.	Complete
If needed to determine power requirements, heat calculations & HVAC paperwork completed by heating contractor	Complete
Application to electric company	Complete
Install temporary power pole at jobsite	Complete
<b>TELEPHONE SERVICE</b>	
Apply for telephone service	Not available - Designing system using cellular technology
<b>SITE ACCESS</b>	
Clear trees, cut and grade entrance road for contractors (including trucks, machinery, etc.) to access building site.	Complete
<b>GRADING AND SITE PREPARATIOI</b>	

Clear trees from building area including space required for material storage, vehicle parking, driveways, out-buildings, etc.	Complete
Stake lot for grading and excavation	Complete
Rough grade lot	Complete
<b>FOOTER AND FOUNDATION CONSTRUCTION</b>	
Excavate lot for footers, pilings, piers, and foundation	
Layout footings	
Dig Footings & Install Reinforcing Steel	
Footings Inspection	
Pour footings	
Form foundation walls and stem walls	
Pour foundation and stem walls	
Foundation Certification	
All concrete slab Preparation	
Plumbing Sub-slab	
Plumbing Layout	
Plumbing rough-in	
Install radiant heat tubing system	
County Plumbing Sub-slab Inspection	
Pour Basement Slab	
Prep Garage Slab, walkways, porches, and patios	
Install radiant heat tubing system	
Pour Garage Slab, walkways, porches, and patios	
Slab Inspection	
Waterproof foundation and stem walls	
Backfill foundations and slabs	
Install French drains around all foundation walls draining into gray water septic system.	
Rough grade final grade of building site	
<b>FRAMING</b>	
1st Floor Deck Framing	
Timber Framing	
2nd Floor Deck Framing	
SIP Panel all Walls	
SIP Panel Roof	
Erect all interior partition wall framing	
Erect fireplace chimney framing	
Erect fireplace hearth and profile	
County Framing Inspection	
<b>ROOFING</b>	
Install all roof system and sheathing	
<b>WINDOWS AND DOORS</b>	
Install all exterior doors	
Install all exterior windows	
<b>EXTERIOR FINISH</b>	
Stucco	
All Exterior Trim	
Rock Veneer	
<b>HVAC</b>	
HVAC Rough-in	
HVAC Set Indoor Units	
Install fireplace and flues	
Install Heat Recovery Ventilator ducting in chimney flue	
<b>ELECTRICAL</b>	
Rough electrical	
Set Electric Boxes	
Install Electric Service Panel	
Electrical Walk-through	
Electrical Rough-wire	
Smart Home wiring Rough-in	
Telephone System Rough-in	
Audio Visual Rough-in	
County Electrical inspection	
<b>PLUMBING</b>	
Rough plumbing	

County Plumbing Rough-in Inspection

**INSULATION**

Caulk & Air Seal

Draft & Fire Stop

Batt/Foam Insulation

County Insulation Inspection

**DRYWALL**

Hang Drywall

Remove Scrap Drywall

Tape and Finish Drywall

Sand Drywall

Drywall Point-up

**FLOORING**

Install required underlayments in all finished floor areas

Install radiant heat tubing system

Install Ceramic Tile

Install Hardwood Floor

Sand, Stain, Seal Hardwood

Final Coat Hardwood

Install protective coving on all finished floors

**PAINT AND PLASTER**

Prep Drywall for Prime Coat

Prime Paint Drywall

Prep Trim for Prime Coat

Prime Trim

Finish Coat Trim

Finish Coat Drywall

Caulk Exterior Windows & Doors

Finish Coat Exterior Trim & Siding

**TRIM**

Install Interior Doors

Install all Interior Trims and Moldings

**FURNISHINGS**

Install Cabinetry

Install countertops

Install ceramic tile

Install Appliances

Install bathroom fixtures

Install kitchen fixtures

Install closet and pantry storage systems

**FINISH ELECTRICAL**

Switch & Plug

Install Fixtures

Connect Appliances

**FINISH PLUMBING**

Connect fixtures

Connect appliances

Connect water supply system

Connect septic black and gray water systems

Connect radiant heat system

County Final Plumbing Inspection

**FINISH HVAC**

Install Grills & Registers

Set Outdoor Units

**INTERIOR HARDWARE AND PUNCH LIS**

Door Hardware

Bath Hardware

Mirrors

Shower Doors

Trim and Adjust Doors

Paint Touch-up

Final Cleaning

**EXTERIOR FINISH AND LANDSCAPING**

Rough Final Grade

Patios  
Porches  
Sidewalks  
Decks  
Driveways  
Railings  
Final grade  
**OCCUPANCY CERTIFICATE**  
Final Building Inspection  
Use & Occupancy Certificate