

Electrical Timeline

3511 Stonehill Pl, Sherman Oaks CA 91423 | Prepared for JC Construction | August 3, 2026

PRE-CONSTRUCTION, 10 TO 14 WEEKS

LADBS plan check and permit	10 to 14 weeks
LADWP service application, runs in parallel	4 to 8 weeks
Title 24 lighting compliance form	at submittal
Owner selections and long lead ordering	at submittal

CONSTRUCTION, 26 TO 38 WEEKS

Mobilization	1 wk
Demo	3 wks
Roof tear off	1 wk
Framing and structural	4 wks
ELECTRICAL CEILING ROUGH, roof open 4 electricians. Zero float.	1 wk
Roof dry in and install Cannot start until electrical signs off.	2 wks
Windows and exterior doors	2 wks
Plumbing, electrical and HVAC wall rough	5 wks
Rough inspections Gates drywall.	1.5 wks
Insulation and drywall Stucco runs parallel.	3.5 wks
Prime and first coat paint	1.5 wks
Millwork and cabinets	3 wks
Countertop template, fabrication, set Cannot template until cabinets set.	3 wks
Tile	2.5 wks
Flooring	2 wks
MEP trim Cannot start until ceilings painted.	2.5 wks
Interior doors and hardware	1.5 wks
Final paint	1.5 wks
Hardscape, deck, pool solar Runs parallel.	4 wks

Final clean and punch	2 wks
Final inspections	2 wks

THE INTERLOCK THAT WILL BITE

There is no attic. Every ceiling run for the recessed cans, the Cat6, the cameras and the access points has to drop in from above while the roof is off. That is a one week window and it has zero float.

If the roof closes before that rough is complete, every remaining ceiling run has to come up through finished drywall from below. That is not a delay, it is a different and far more expensive job.

The sequence is locked. Roof off, electrical ceiling rough, inspect, then dry in. Nothing else slides into that window and the roofer cannot start until the electrical is signed off. Staff that week at four electricians, not two. Roughly 155 of the 280 rough hours are ceiling dependent and must land inside it. The remaining hours are wall work and follow the roof going back on.

LONG LEAD, ORDER AT PERMIT AND NOT AT ROUGH

- LADWP service, 4 to 8 weeks, and nobody finds out it is late until the day they need power
- Western Window Systems is made to order and the clock does not start until they hold a signed approval packet, deposit and signed shop drawings. Milgard is meaningfully faster if schedule matters.
- TruStile interior doors, 3 to 4 weeks, stated on the quote
- Custom Shinoki millwork, 8 to 12 weeks, and it does not care about the schedule
- Marble slab, selection then template then fabrication
- Mitsubishi heat pumps

DURATION

44 to 52 weeks from permit submittal on a normal schedule, so 11 to 12 months.

A compressed build lands at 26 to 28 weeks of construction, roughly 6 months, and costs 8 to 15 percent more on the trades for multiple crews, overtime, a permit expediter and expedited lead times. Four months is not achievable on a full gut with the roof off, a new service, custom millwork and marble.

Confirm which clock the owner means. From permit submittal and from construction start are three months apart.