



REHABILITATION/RESTORATION/MAINTENANCE PLAN

Use this template to create a detailed work plan to be completed in the first 10 years of the contract. Recall that all work must be consistent with the Secretary of the Interior's Standards for Rehabilitation (see Application Guide Appendices), and properties which have already been fully rehabilitated or restored, and do not need additional work, are not eligible. Work that is visible from the public right-of-way, corrects any critical systems or structural deficiencies, and preserves historic features of the property should be given first priority. Duplicate this form as needed or provide additional sheets to include all work plan items. **Remember that all exterior work on historic properties requires prior City approval through a Certificate of Appropriateness, and that any unpermitted work could be subject to fines, penalties, or might have to be modified, removed or redone at owner expense.**

Property Name and Address: 239-241 Orizaba Ave

Item No.: <u>01</u> Building Feature: <u>Window Replacement</u> <hr/> Completion Year: 20 <u>29</u>	Detailed description of work: a. Remove 5, non-period, glass louver-type second story windows. Replace with architectural compatible, multi-light casement wood windows. b. Remove 4 non-original, architectural compatible, replacement windows due to termite & rot damage. Replace with architectural compatible, multi-light casement wood windows
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Window Restoration & Repair Estimate \$24,000
Item No.: <u>02</u> Building Feature: <u>Window Repair or Replacement</u> <hr/> Completion Year: 20 <u>29</u>	Detailed description of work: a. Attempt to repair original, rear unit, picture window due to rotted wood frame, rusted metal mullions and cracked glass. If unrepairable, replace with wood framed, multi-light metal mullion window unit. b. Repair or replace non-original, architectural compatible, front unit wood picture window due to rot and termite damage. If replacement is necessary, replace with architectural compatible, multi-light picture window unit
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: Window Restoration & Repair / Torrance Steel Windows Estimate \$18,000

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<p>Item No.: <u>03</u> Building Feature: <u>Window Screens</u> Completion Year: 20 <u>29</u></p>	<p>Detailed description of work: Remove and replace all 22, non-period, aluminum window screens with, period appropriate, wood framed screens</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: Fast Glass Estimate \$4,000</p>
<p>Item No.: <u>04</u> Building Feature: <u>Sidewalk</u> Completion Year: 20 <u>26</u></p>	<p>Detailed description of work: Remove non-original stamped concrete walkway. Replace with Bluff Heights district appropriate smooth concrete walkway. Scored joints to be curvilinear to match adjacent similar duplex building (which still maintains original walkway)</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: De'Guerrero Estimate \$7,500</p>
<p>Item No.: <u>05</u> Building Feature: <u>Large Tree Removal</u> Completion Year: 20 <u>24</u></p>	<p>Detailed description of work: Remove large tree located less than 6'-0" from building. Roots have caused foundation damage, which was observed from crawl space</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: Hala & Sons Tree Service Estimate \$3,000</p>

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<p>Item No.: <u>06</u> Building Feature: <u>Foundation Repair & Seismic Retrofit</u> _____ Completion Year: 20 <u>32</u></p>	<p>Detailed description of work: Repair foundation at location of tree root damage. Seismic retrofit entire building with bracing of cripple walls & bolting of wood framing to concrete foundation stem wall</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: Golden Retrofit & Foundation Repair Estimate \$24,000</p>
<p>Item No.: <u>07</u> Building Feature: <u>Exterior Stucco Cracking Repair or Replace</u> _____ Completion Year: 20 <u>34</u></p>	<p>Detailed description of work: Repair all stucco cracks and holes at exterior finish. Remove all add-on, non-original, exterior stucco window sill extensions. Assessment of overall exterior stucco finish to determine if entire, non-original, heavy texture stucco finish has reached end of life and should be removed and replaced with a, historic appropriate, sand or float finish texture.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: USA Plastering Repair Estimate \$9,000 / Replacement Est. \$50,000</p>
<p>Item No.: <u>08</u> Building Feature: <u>Exterior Wood Trim Repair or Replace</u> _____ Completion Year: 20 <u>34</u></p>	<p>Detailed description of work: Repair or replace rotted wood decorative features to match existing</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: Estimate \$2,000</p>

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<p>Item No.: <u>09</u> Building Feature: <u>Concrete Driveway Replacement and Grading</u> Completion Year: 20 <u>34</u></p>	<p>Detailed description of work: Remove existing driveway due cracking and flooding low spots along side of house. Regrade and install underground drainage as required to eliminate flooding. Install new concrete driveway.</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list: <u>De'Guerrero</u> <u>Estimate \$30,000</u></p>
<p>Item No.: _____ Building Feature: _____ Completion Year: 20 _____</p>	<p>Detailed description of work:</p>
<p>Plan to Use Long Beach Vendors For Materials/Labor: <input type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No</p>	<p>Specify/list:</p>

NOTE: Please ensure that the current condition of all building features proposed for rehabilitation/restoration/maintenance as part of this work plan are clearly photographed or otherwise documented and labelled as required, and submitted with the Mills Act Application (see Application Guide page 10).

To request this information in an alternative format or to request a reasonable accommodation, please contact the Development Services Department at longbeach.gov/lbds and 562.570.3807. A minimum of three business days is requested to ensure availability; attempts will be made to accommodate requests with shorter notice.