

City of Long Beach
MILLS ACT PROPERTY TAX INCENTIVE PROGRAM
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: 151 SAINT JOSEPH AVENUE, LONG BEACH, CA 90803

Item No.: <u>1</u> Building Feature: <u>GARAGE FLOOR</u> Completion Year: 20 <u>18</u>	Detailed description of work: <u>REPAIR OR REPLACE CRACKED CEMENT GARAGE FLOOR, MAKING SURE IT SLOPES OUT TO DRIVEWAY.</u>
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: <u>TBD - LOOKING FOR CEMENT CONTRACTOR</u>
Item No.: <u>2</u> Building Feature: <u>GARAGE DOOR</u> Completion Year: 20 <u>18</u>	Detailed description of work: <u>REMOVE TERMITE-EATEN, ACCORDIAN-STYLE GARAGE DOOR THAT WAS INSTALLED IN THE 1960'S OR 1970'S. CUT 15' HOLE, WHICH WAS ORIGINAL SIZE OF GARAGE OPENING. INSTALL NEW 15' GARAGE DOOR IN STYLE OF HOME PER STYLE GUIDELINES.</u>
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specify/list: <u>GARAGE DOOR LIKELY PURCHASED FROM CONTRACTOR FOR CUTTING OPENING - TBD HOME DEPT SIGNAL HILL</u>

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<p>Item No.: <u>3</u></p> <p>Building Feature: <u>DRIVEWAY & BACK PATIO</u></p> <p>Completion Year: 20 <u>19</u></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>Detailed description of work: ^{BACK} Remove cement on current driveway & patio. ALSO REMOVE CURB & DIET ON SIDE YARD UP TO 149 ST. JOSEPH HOUSE IN ORDER TO WIDEN DRIVEWAY SO CARS CAN DRIVE IN (CURRENTLY CARS ARE TOO WIDE FOR DRIVEWAY). WIDENING DRIVEWAY MAY ADD SPACE FOR UP TO 6 VEHICLES TO PARK (CURRENTLY 0 CAR PARK) TORN UP w/ PLUMBING - SO WILL REMOVE ALL AT ONCE</p> <p>Specify/list: <u>T&D - STILL LOOKING FOR CONTRACTOR</u></p>
<p>Item No.: <u>4</u></p> <p>Building Feature: <u>PLUMBING</u></p> <p>Completion Year: 20 <u>19</u></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>Detailed description of work: REMOVE ALL PIPES & DRAIN LINES FROM ENTIRE H2O SUPPLY & SEWERS TO HOME. REPLACE ALL PLUMBING w/ COPPER OR PEX PIPES. MOVE H2O HEATER FROM HOUSE TO GARAGE. (IE: RE-PLUMB ENTIRE HOUSE) PLUMBING IS ORIGINAL. RE-PLUMB GAS LINES AS NECESSARY (SEE PHOTOS OF CORRODED MAIN LINE, DRAINS, ETC)</p> <p>Specify/list: <u>A-1 COPPER REPIPE</u></p>
<p>Item No.: <u>5</u></p> <p>Building Feature: <u>ELECTRICAL PANEL</u></p> <p>Completion Year: 20 <u>19</u></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>Detailed description of work: REMOVE OR UNHOOK EXISTING 30-AMP CIRCUIT BOARD & REPLACE w/ 100-200 AMP CIRCUIT BOARD. SO CAL EDISON WILL HAVE TO CHANGE WIRING TO HOME. CURRENTLY WIRING IS ORIGINAL & GOES DIRECTLY TO HOME.</p> <p>Specify/list: <u>AAA CALVERT ELECTRICAL, HEATING & AIR</u></p>

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<p>Item No.: <u>6</u></p> <p>Building Feature: <u>ELECTRICITY TO GARAGE</u></p> <p>Completion Year: 20 <u>19</u></p>	<p>Detailed description of work: REMOVE OR DISCONNECT ORIGINAL ELECTRICITY TO GARAGE & ADD NEW WIRING, OUTLETS, ETC. (IE: RE-WIRE ENTIRE GARAGE)</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>Item No.: <u>7</u></p> <p>Building Feature: <u>DRIVEWAY & BACK PATIO</u></p> <p>Completion Year: 20 <u>19</u></p>	<p>Specifiy/list: LIKELY - AAA CALVERT ELECTRICAL</p> <p>Detailed description of work: AFTER PLUMBING & ELECTRICITY TO GARAGE IS FINISHED, POUR NEW CONCRETE FOR DRIVEWAY & BACK PATIO KEEPING IN STYLE OF THE DAY AND MAKING SURE CONCRETE IS PITCHED AWAY FROM HOMES TO STREET OR ALLEY.</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>Item No.: <u>8</u></p> <p>Building Feature: <u>DRIVEWAY GATE</u></p> <p>Completion Year: 20 <u>19</u></p>	<p>Specifiy/list: TBD - STILL LOOKING FOR CEMENT CONTRACTOR</p> <p>Detailed description of work: REMOVE EXISTING TERMITE EATEN GATE. REPLACE W/ SOMETHING THAT IS PERIOD APPROPRIATE AS WELL AS SOMETHING MORE TERMITE RESISTANT. SPECIFICS TBD UPON DESIGN OF GATE</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>Specifiy/list: TBD - STILL LOOKING FOR CONTRACTOR</p>

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<p>Item No.: <u>9</u></p> <p>Building Feature: <u>ELECTRICITY TO HOME</u></p> <p>Completion Year: 20 <u>21</u></p>	<p>Detailed description of work: DISCONNECT ALL ORIGINAL KNOB & TUBE WIRING & RE-WIRE ENTIRE HOUSE TO CURRENT STANDARDS. LIKELY WILL ADD SOME OUTLETS ALONG THE WAY.</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>Item No.: <u>10</u></p> <p>Building Feature: <u>EARTHQUAKE RETROFIT</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Specifiy/list: LIKELY - AAA CALVERT ELECTRICAL</p> <p>Detailed description of work: MAKE SURE HOME IS PROPERLY BOLTED TO FOUNDATION. I BELIEVE THERE IS MORE TO EARTHQUAKE RETROFITTING BUT AM NOT SURE THE PROCESS</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>Item No.: <u>11</u></p> <p>Building Feature: <u>FIX "BARREL EFFECT" OF HOUSE (STRUCTURE)</u></p> <p>Completion Year: 20 <u>25</u></p>	<p>Specifiy/list: TBO - STILL LOOKING FOR CONTRACTOR</p> <p>Detailed description of work: HOME SEEMS TO HAVE SETTLED ON OUTSIDE WALLS SO CENTER OF HOUSE IS HIGHER & LIKE A BARREL. THIS LED TO UPSTAIRS BATHROOM FLOOR TO CRACK & WILL LIKELY NEED TO BE REPLACED UP TO/INCLUDING SUBFLOORING. DOWNSTAIRS SEEMS TO BE REPAIRABLE BY GOING UNDER HOUSE</p> <p>Specifiy/list: TBO - STILL LOOKING FOR CONTRACTOR</p>

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Property Name and Address: 151 SAINT JOSEPH AVENUE, LONG BEACH, CA 90803
FUTURE JOBS:

Item No.: <u>12</u> Building Feature: <u>WINDOWS</u> Completion Year: 20 <u>30 + BEYOND</u>	Detailed description of work: SCRAPING & PAINTING ALL WINDOWS TO HOME & GARAGE (34 IN ALL) AS WELL AS 3 OUTDOOR DOORS. SOME WINDOWS DON'T OPEN, OTHERS DON'T CLOSE. REPAIR & CLEAN EXISTING HARDWARE.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specifiy/list: <u>TBD</u>
Item No.: <u>13</u> Building Feature: <u>CLAY ROOF TILES</u> Completion Year: 20 <u>30 + BEYOND</u>	Detailed description of work: INSPECT & REPAIR CLAY ROOF TILES SOME ARE BROKEN. ROOF SEEMS TO BE IN GOOD SHAPE NOW. WE'LL SEE HOW IT IS IN 10+ YEARS.
Plan to Use Long Beach Vendors For Materials/Labor: <input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No	Specifiy/list: <u>TBD</u>

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).

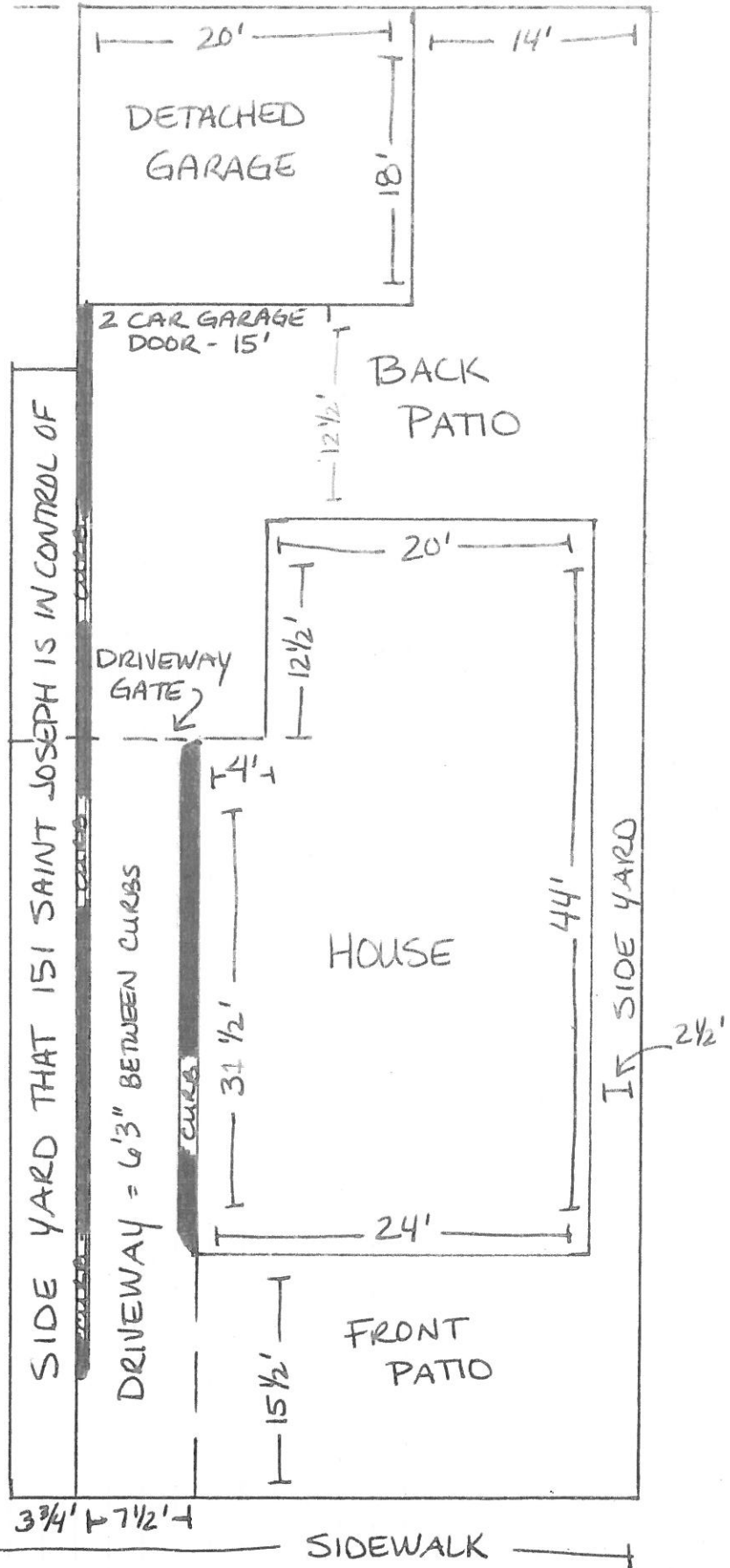
This form is available in alternative format by request at 562.570.3807. For an electronic version, visit our website at www.lbds.info.

SITE PLAN OF 151 SAINT JOSEPH AVENUE
ALLEY NORTH →

149 SAINT JOSEPH AVENUE

GARAGE*

HOUSE*



* SEE ATTACHED
PLAN OF
149 ST JOSEPH AVE

SAINT JOSEPH AVENUE



05/24/2018 12:52



05/24/2018 12:19