

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: 520 Daisy Ave., Long Beach 90802

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| Item No.: <u>1</u><br>Building Feature: <u>Foundation Wall Repair</u><br>Completion Year: 20 <u>20</u>  | Detailed description of work:<br>Digging trench inside old foundation wall<br>Putting in new 8-in. wall & new footings<br>Attaching new to old wall<br>Replacing girders, piers & pillars<br>Earthquake Retrofit<br>Jacking up house to shore/level |
| Plan to Use Long Beach Vendors For Materials/Labor:<br><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No | Specify/list: Resolved Home Services, Home Depot,<br>Ganahl Lumber, Lowes   |
| Item No.: <u>2</u><br>Building Feature: <u>Upgrade Electrical</u><br>Completion Year: 20 <u>20</u>  | Detailed description of work:<br>All knob & tube electrical will be replaced and new electrical box installed.<br>Rewiring entire house and adding 200 amp panel  |
| Plan to Use Long Beach Vendors For Materials/Labor:<br><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No | Specify/list: Resolved Home Services, Home Depot,<br>Ganahl Lumber, Lowes   |



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| Item No.: <u>3</u><br>Building Feature: <u>Landscaping/Trees</u><br><br>Completion Year: 20 <u>21</u>   | Detailed description of work:<br>Large trees adjacent to house will be trimmed or removed to prevent damage to the house<br>Repair or replace concrete patio & sidewalk                |
| Plan to Use Long Beach Vendors For Materials/Labor:<br><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No | Specify/list: Bonita Nursery, Home Depot   |
| Item No.: <u>4</u><br>Building Feature: <u>Wooden Front Porch Repair</u><br><br>Completion Year: 20 <u>21</u>                                     | Detailed description of work:<br>Dry rot and termite damage to entire front porch and steps will be repaired with matching or similar materials  |
| Plan to Use Long Beach Vendors For Materials/Labor:<br><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No | Specify/list: Anderson's Hardware, Home Depot  |
| Item No.: <u>5</u><br>Building Feature: <u>Wood Clapboard Siding Repair</u><br><br>Completion Year: 20 <u>25</u>                                  | Detailed description of work:<br>Dry rot and termite damage to exterior siding will be repaired by removing damaged areas and replaced with matching siding, sanded, primed & painted. |
| Plan to Use Long Beach Vendors For Materials/Labor:<br><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No | Specify/list: Home Depot, B&B Hardware   |

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| <p>Item No.: <u>6</u></p> <p>Building Feature: <u>Repair of Wood Double-Hung Windows/Doors on all sides and all elevations</u></p> <p>Completion Year: 20 <u>25</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor:<br/> <input checked="" type="checkbox"/> Yes (If Yes, specify/list)      <input type="checkbox"/> No         </p> | <p>Detailed description of work:</p> <p>All double-hung windows will be removed, sanded, adjusted &amp; new cords installed on window weights. Work will be done a few at a time over several years. Total of 27 windows to be repaired along with cleaning of window hardware.</p> <p>6 exterior doors will be repaired. 23 interior doors will be repaired or replaced with appropriate style.</p> <p>Garage door will be replaced.</p> <p>Specify/list: <u>Window Restoration &amp; Repair, B&amp;B Hardware</u></p> |
| <p>Item No.: <u>7</u></p> <p>Building Feature: <u>Upgrade Plumbing</u></p> <p>Completion Year: 20 <u>26</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor:<br/> <input checked="" type="checkbox"/> Yes (If Yes, specify/list)      <input type="checkbox"/> No         </p>   | <p>Detailed description of work:</p> <p>All old galvanized pipes will be replaced with plastic or copper pipe</p> <p>Specify/list: <u>Resolved Home Services</u></p>  |
| <p>Item No.: <u>8</u></p> <p>Building Feature: <u>Exterior Painting of house &amp; garage</u></p> <p>Completion Year: 20 <u>28</u></p> <p>Plan to Use Long Beach Vendors For Materials/Labor:<br/> <input checked="" type="checkbox"/> Yes (If Yes, specify/list)      <input type="checkbox"/> No         </p>                                  | <p>Detailed description of work:</p> <p>Entire house &amp; garage will be sanded, primed &amp; painted.</p> <p>Specify/list: <u>Home Depot, Ganahl Lumber</u></p>   |



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| Item No.: <u>9</u><br>Building Feature: <u>Exterior Upper Deck Repair</u><br>Completion Year: 20 <u>28</u>  | Detailed description of work:<br>Dry rot and termite damage to floor of upper deck will be repaired with new plywood. Railing around deck will be repaired or replaced with matching materials. |
| Plan to Use Long Beach Vendors For Materials/Labor:<br><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No | Specify/list: Ganahl Lumber, Home Depot   |
| Item No.: <u>10</u><br>Building Feature: <u>Composition Roof Repair</u><br>Completion Year: 20 <u>30</u>  | Detailed description of work:<br>Composition roof for house and garage will be repaired or replaced as needed.  |
| Plan to Use Long Beach Vendors For Materials/Labor:<br><input checked="" type="checkbox"/> Yes (If Yes, specify/list) <input type="checkbox"/> No | Specify/list: Home Depot, Lowes   |

**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](http://www.lbds.info).





















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