COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

RESIDENTIAL BUILDING RECORD

SHEET ______ OF ______ SHEETS

ADDRESS 4310 MT HELIX HIGHLANDS DRIVE

495-450-03
PARCEL

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	HEATING	RATING(E,G,A,F,P)	ROOMS	FLOORS			FLOOR FINISH		INTERIOR FINISH	
	Light	X Frame	X Stucco	x Flat ✓/4 Pitch	X Forced Peri	Wiring		B	1	2	Material	Grade	Walls	Ceilings
	Sub-Standard	Box		Gable /4	Wall	G Elect. Fix.	All		X		W-W	A+	PL	
	Standard	Conc. Blk.	Siding "x "	Hip /4	Floor	G Plumbing		X			Conc		C.B	
D 7.5 B	X Above-Standard	6" 8"	Ply. & Batts	Shed /4	Elect. Rad.	KITCH. DETAILS	Ent.Hall		/					
2/B Stories	Special	Adobe "	Routed Ply.	Encl. Eaves	X Thermo.	Nat.Fin. Cabs	Living		/					OB
TYPE		Brick	Shingle	Dormers		X Painted Cabs	Dining		/					
USE / DESIGN	FOUNDATION	Slump Blk.	Shake	Raft. "x ". "		Oven&Plate	Family'79	/	/		Ti BSMT			
X Single ✓	Λ Concrete	X Floor Joist:	B&B / T&G	Gutters	X Fireplace	Dishwasher	Bed			3				
Double	Conc. Blk.	"		Sm.Rk / Lg.Rk		Break. Bar	Bed'79	/						
Duplex	Brick	"	Brick / Stone	Shingle	COOLING	Pantry	Den '79	/	/					
Apartment	Wood			Shake	X Refrig. Ton	X Lumin. Ceil.								
Flat-Court	Piers	X Concrete Floor	WINDOWS	Tile / X Ti.Trim	Wall Unit	X Blt-in BBQ								
Motel			D.H. / Casem't				Kitchen		/		Vi	G	PL-Paper	PL-En
		✓ Insulated Ceil'gs	✓ M.S. / Lvr.	X Compo.;	Heat Pump		Brain Bd	Material: Ti				Lgth: 20 Ft.	Splash: 6"	
1 Units	Light / Heavy	✓ Insulated Walls	2 Slid.Gl. Door	Compo.Shingle										

CONSTRUCTION RECORD

Builder O/B Walter Gerard Kurz

Per. No.	For	Amount	Date	EFFEC. YEAR	APPR. YEAR	NORMAL % GOOD Age	Remai'g Life	Table	%	RATING (E,G,A,F,P) Cond	Arch Attr.	Func. Plan	Con-form	Storage Sp. Cup'd	Clos't	Workmnshp
66240	D&G	67785	1-71	1972	1972	0	60	R60	100	A	A		A-			A
3257017	Remod	4100	7-15-80		1977	5	55	R60	97	A-	A+	G	A	A-	A+	A+

BATH DETAIL

Fl.	No.	FINISH Floors	Walls	FIXTURES Wc	La	Tub	Type	Grade	SHOWER St	OT	GD	Finish
1	3/4	Vi	PL-Paper	/	/		Mod	G	/		/	Ti
2	1			/	/	/						
2	1			/	/	/	Roman			/		
B	3/4 ('79)			/	/				/			FG

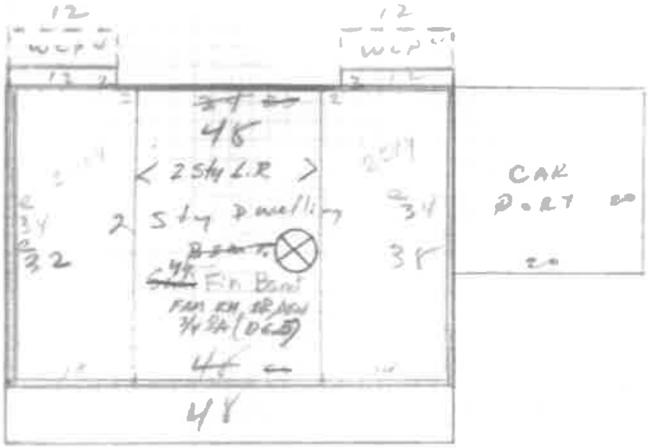
PULLMANS NO. 3 LGTH. FIN. Ti

SPECIAL FEATURES

X	Dressing Area		Central Vac.
'79	Wet Bar BSMT	X	Excess Glass
	Walk-in Closets		

COMPUTATION

Appraiser & Date		Perry 4/30/71		.72		Blanding 3/73		Blanding 7-73		R/Roby 7-14-76							
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
D8.5 D 1st	1824		1500	FMA	40000	15.00	27360	16.20	29548	22.10	40310						
B7.5 2nd (.95)	952 ~~1584~~					11.25	17820	12.15	19245	RR 21.00	19992						
D6.0 BASM'T	1536					11.25	17280	12.15	18662	7.50	11520						
AC (air)							4500		4500		5000						
WEP	144					2.00	288		288	4.00	576						
F.P							1000		1000		1000						
YD IMP							500		500		500						
CARPORT	400					3.00	1200		1200	4.50	1800						
TOTAL		unf	1500	unf	40000		69948		74943		80698						
NORMAL % GOOD					100		100		100		97						
R.C.L.N.D.		unf	1500	unf	40000		69948		74943		78277						



MISCELLANEOUS STRUCTURES

STRUCTURES	SIZE	Unit Cost	COST
YD Imp - Flat Asp			

COMPUTATIONS

D-DN-[illegible]
44 x 34 = 1[illegible] 72 — 3F = 15.00

2d Sty 14 x 34 = 476
14 x 34 476
952

~~D up-[illegible]~~
~~44 x 32 = 1536~~
~~12 x 2~~
~~12 x 2~~

3F = 15.00 x [illegible] = 1.25

BSMT
44 x 32 = [illegible] — 3F = 15.00 x .75 = 11.25

CARPORT 20 x 20 = 400 — 3F = 3.00

REMARKS: [illegible] NCH [illegible] 3/24/73 [illegible]

② Entry, Drawing corrected to show 2 sty LR + Entry, reduce 2d sty living area. Bsmt semi-finished only, no fin flr or walls. Dis D8.5 2d sty, D7.5 1st sty, D6.5 Bsmt. Well sited on view site, but over imp for immediate surroundings [illegible] 3/14/76 ③ Entry 3-11-81, Bsmt had a bootleg apartment prior to 1-?-80 sale, present owner re-modeled kitchen counter to a bar, replaced flooring & cut an arch in to provide internal access. [illegible] No value added [illegible]

1st, 2nd, and basement total GLA is 4,292 sqft, MLS #180038807 has a GLA of 4,456. LS 03/13/19

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

RESIDENTIAL BUILDING RECORD

SHEET ______ OF ______ SHEETS

ADDRESS 4310 MT Helix Highlands Drive

PARCEL 495-[illegible]

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	HEATING	RATING(E,G,A,F,P)
	Light	Frame	Stucco	✓ Flat /4 Pitch	X Forced Air	Wiring
	Sub-Standard	Box		Gable /4	Wall	G Elect. Fix.
	Standard	Conc. Blk.	Siding " x "	Hip /4	Floor	G Plumbing
2	X Above-Standard	6" 8"	Ply. & Batts	Shed /4	Elect. Rod.	KITCH. DETAILS
Stories	Special	Adobe	Routed Ply.	Encl. Eaves	X Thermo.	Nat. Fin. Cabs
TYPE		Brick	Shingle	Dormers		X Painted Cabs
USE DESIGN	FOUNDATION	Slump Blk.	Shake	Raft. " x "		Oven & Plate
Single	✓ Concrete	Floor Joist:	B & B T & G	Gutters	X Fireplace	Dishwasher
Double	Conc. Blk			Sm.Rk Lg.Rk		Break. Bar
Duplex	Brick		Brick Stone	Shingle	COOLING	Pantry
Apartment	Wood			Shake	X Refrig. Ton	X Lumin. Ceil.
Flat-Court	Piers	Concrete Floor	WINDOWS	Tile Ti.Trim	Wall Unit	X Blt-In BBQ
Motel			D.H. Casem't			
		✓ Insulated Ceil'gs	M.S. Lvr.	✓ Compo.;	Heat Pump	
Units	Light Heavy	✓ Insulated Walls	2 Slid.Gl. Door	Compo.Shingle		

ROOMS	FLOORS B	FLOORS 1	FLOORS 2	FLOOR FINISH Material	FLOOR FINISH Grade	INTERIOR FINISH Walls	INTERIOR FINISH Ceilings
All		X		W-W	A+	PL	
	X			Conc		PB	
Ent.Hall		1					
Living		1					OB
Dining		1					
Family	1	1		[illegible]			
Bed			3				
Bed	1						
Den	1	1					
Kitchen		1		V.	G	Pl Paper	PL-En

Drain Bd Material: T. Lgth: 20 Ft. Splash: 6"

BATH DETAIL

Fl.	No.	FINISH Floors	FINISH Walls	FIXTURES Wc	La	Tub	Type	Grade	SHOWER St	OT	GD	Finish
1	3/4	V.	Pl Paper	1	1		Mod	G	1		1	Ti
2	1			1	1	1						
2	1			1	1	1	Roman			1		
B	3/4 ('79)			1	1				1			FG

PULLMANS NO. 3 LGTH. FIN. T.

SPECIAL FEATURES

✗	Dressing Area		Central Vac
49	Wet Bar BSMT	X	Excess Glass
	Walk-in Closets		

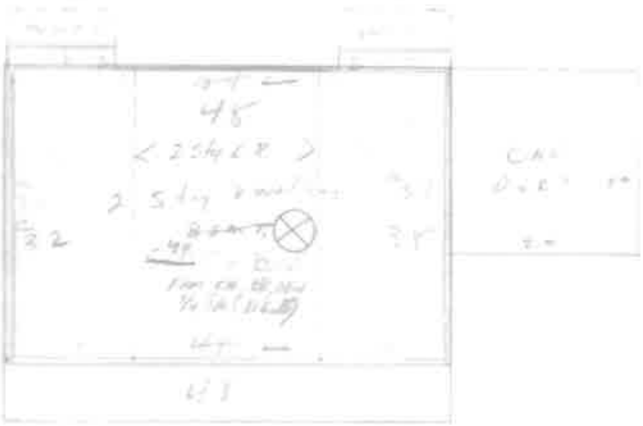
CONSTRUCTION RECORD

Builder Mc Walter Garland [illegible]

Per. No.	For	Amount	Date	EFFEC. YEAR	APPR. YEAR	Age	Remai'g Life	Table	%	Cond	Arch Attr.	Func. Plan	Con-form	Storage Sp. Cup'd	Storage Sp. Clos't	Work-mnshp
[illegible]	[illegible]	[illegible]	[illegible]	1972	1972	0	60	[illegible]	[illegible]	A	A		A			A
3257017	Remod	4100	7-15-80		1977	5	55	76c	97	A-	A+	G	A	A-	A+	A+

COMPUTATION

Appraiser & Date		[illegible]		[illegible]		Blanding 3/73		Blanding 7.73		K Ruby 7-14-76	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost	Unit Cost	Cost
1st	1824		1500		11245	15.00	27360	16.20	29548	22.10	40310
2nd (.95)	95 [illegible]					4.25	17820	12.15	19345	RA 21.00	10992
Bsmt	1152					15.00	17280	12.15	18662	7.50	11520
[illegible]							4500		4500		5000
[illegible]	44					3.00	288		288	4.00	576
F.P.							1000		1000		1000
[illegible]							500		500		500
[illegible]	400					3.00	1200		1200	4.50	1800
TOTAL			1500		40000		69948		74943		80681
NORMAL % GOOD							100		100		97
R.C.L.N.D		wf	1500	bldg	40000		69948		74943		78277



MISCELLANEOUS STRUCTURES

STRUCTURES	SIZE	Unit Cost	COST
10 Encl- Flat Asp			[illegible]

D- Enl. [illegible] COMPUTATIONS

[illegible] = [illegible] ØF = 15.00

2d Sty. 14×34= 476
14×34= 476
952

[illegible]

REMARKS ② [illegible] 3-1-77 [illegible]

② Entry, Drawing corrected to show 2 Sty LR + Entry [illegible], 2d Sty living area. Bsmt [illegible], no [illegible] walls. Dis [illegible] 2d Sty, [illegible] 1st Sty, D6.0 Bsmt. Well [illegible] but over [illegible] for immediate surroundings [illegible] 2-14-76 ③ Entry 3-11-81, Bsmt had a bottleg apartment prior to 1-?-80 sale, present owner remodeled kitchen corridor to a bar, replaced flooring & cut an arch in to provide internal access. No value added

COUNTY ASSESSOR
SAN DIEGO CO. CALIFORNIA

LV UNIT # 1 MODEL

RESIDENTIAL BUILDING RECORD

ADDRESS 4310 Mt Helix Highlands Dr

SHEET 2 OF 2 SHEETS

PARCEL 495-450-03-00

DESCRIPTION OF BUILDING

CLASS & SHAPE	CONSTRUCTION	STRUCTURAL	EXTERIOR	ROOF	HEATING	RATING (E,G,A,F,P)	ROOMS	FLOORS	FLOOR FINISH	INTERIOR FINISH
	Light	Frame	Stucco	Flat /4	Forced	Wiring		B 1 2	Material Grade	Walls Ceiling
D 7.5 B	Sub-Standard	Box		Gable /4	Wall	Elect. Fix.	ALL			
	Standard	Conc. Blk	Siding "X"	Hip /4	Floor	Plumbing	ENTRY			
	Above-Standard	Metal / Steel	Ply. & Batts	Shed /4	Elect. Rad	KITCH. DETAILS	LIVING			
3 Stories	Special	Adobe	Routed Ply.	Encl. Eaves	Thermo.	Wood Cabs	DINING			
TYPE		Brick	Shingle	Dormers	Stove	Laminate Cabs	GREAT RM			
USE DESIGN	FOUNDATION	Slump Blk	Shake	Raft. "X"		Oven & Plate	BED			
X Single X	Concrete	Floor Joist	B & B T & G	Gutters	Fireplace	Dishwasher	MA BED			
Double	Conc. Blk.		Brick Stone	Sm.Rk Lg.Rk	Dbl Fireplace	Microwave				
Duplex	Brick			Shingle	COOLING	Break. Bar	LAUNDRY			
Apartment	Wood		WINDOWS	Shake	Refrig. Ton	Lumin.Ceil.	KITCHEN			
Flat-Court	Piers	Concrete Floor	V.S. French	Tile Ti. Trim	Wall Unit	Island				
			D.H. Casem't			Pantry				
		Insulated Ceil'gs	M.S. Lvr.	Compo.:	Heat Pump	Wine Cooler				
Units	Light Heavy	Insulated Walls	Slid. Gl. Door	Compo. Shingle			Drain Bd	Material:	Lgth:	Ft. Splash:

CONSTRUCTION RECORD

Builder	San Diego Pool & Spa			EFFEC. YEAR	APPR. YEAR
Per. No.	For	Amount	Date		
RAC1800810	Pool	34,650	10/18/18		19

NORMAL % GOOD

Age	Rem Life	Tbl	%

RATING (E,G,A,F,P)

Cond	Arch Attr.	Func. Plan	Con-form	Storage Sp. Cup'd	Storage Sp. Clos't	Work-mnshp	Ent. Dwel

BATH DETAIL

Fl.	No.	FINISH Floor	FINISH Walls	FIXTURES Wc	La	Tub	Type	Grade	SHOWER St	OT	GD	Finish

SPECIAL FEATURES

Intercom	Wet Bar	Central Vac.	Walk-in Clos't	Excess Glass	Dressing Area
Ent. Hall	Fire Sprk.	Sub-Zero			

PULLMANS LGTH. FIN.

DATE OF COMPLETION		19 FMA		F 9-11-19	
Appraiser & Date		LS 5/24/19		LS 5-14-20	
Unit	Area	Unit Cost	Cost	Unit Cost	Cost
Pool	450			75	33750
		INFO ONLY			
		19 FMA	8,000	20 Tot	33750
TOTAL		Unf 8,000		USE 33,000	
NORMAL % GOOD					
R.C.N.L.D.					AM

BAH 01/23/03

COMPUTATIONS

D=4292

G=400

MISCELLANEOUS STRUCTURES

STRUCTURES	SIZE	Unit Cost	COST
Pool	450	PA 75	33,750
		Total	33,750

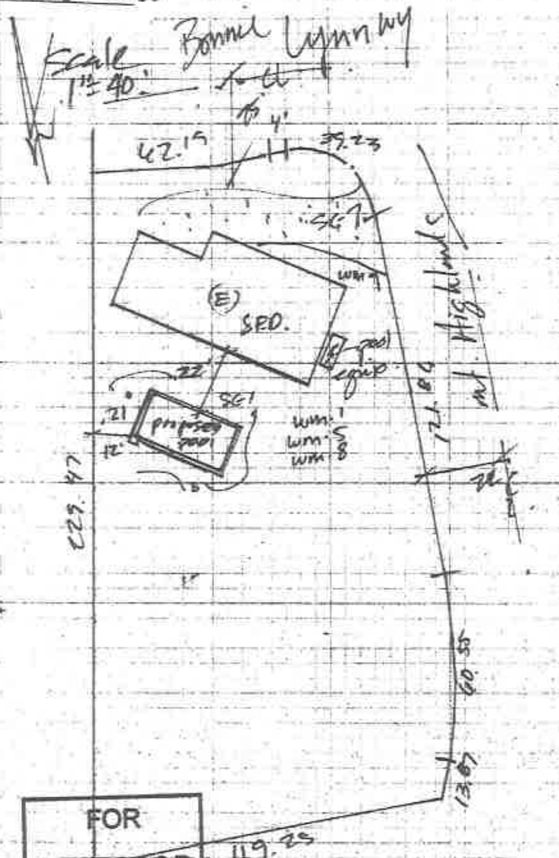
REMARKS: See scanned plans dated 12/20/18. LS 5/24/19

0619

PLAN

APN: 495- 450-03-00

1/1



APN:
495. 450-03-00.
lot 23
map. 5786

Scope of work.
Gunite pool only
450 Sq ft.

Owner.
Goldstein, Michelle
4310 Mt. Helix Highlands
La Mesa CA. 91941

Contractor.
San Diego Pools Spas
8070 La Jolla Shores Dr.
La Jolla CA 92037
Lic# 410251 C53

FOR
ASSESSOR
APN#
495-450-03

ADDRESS
4310 Mt Helix
Highland Dr.

No landscape Proposed.

BMP LEGEND

PDS 659	SNOW DITCH	⟹ ⟹
PDS 659	BERM	→ B →
	DIRECTION OF LOT DRAINAGE	→ →

MATERIALS & WASTE MANAGEMENT BMPs:

WM-1	MATERIAL DELIVERY & STORAGE
WM-4	SPILL PREVENTION AND CONTROL
WM-8	CONCRETE WASTE MANAGEMENT
WM-5	SOLID WASTE MANAGEMENT
WM-9	SANITARY WASTE MANAGEMENT
WM-6	HAZARDOUS WASTE MANAGEMENT

TEMPORARY RUNOFF CONTROL BMPs:

SS-2	PRESERVATION OF EXISTING VEGETATION	~PEV~PEV~
SS-3	BONDED OR STABILIZED FIBER MATRIX (WINTER)	~M~M~
SS-4	HYDROSEEDING (SUMMER)	~TSP~TSP~
SS-6 / SS-8	STRAW OR WOOD MULCH	~S/W~S/W~
SS-7	PHYSICAL STABILIZATION (WINTER)	~EBM~EBM~
SS-10	ENERGY DISSIPATOR	▨
SC-1	SILT FENCE	—■—■—
SC-2 / PDS 659	SEDIMENT / DESILTING BASIN	○
SC-5	FIBER ROLLS	—FR—FR—
SC-8 / SC-6	GRAVEL OR SAND BAGS	
SC-7	STREET SWEEPING AND VACUUMING	
SC-10	STORM DRAIN INLET PROTECTION	▦
NS-2	DEWATERING FILTRATION	—(DW)—(DW)—
TC-1	STABILIZED CONSTRUCTION ENTRANCE	▨
TC-2	CONSTRUCTION ROAD STABILIZATION	▩
TC-3	ENTRANCE / EXIT TIRE WASH	▨

POST-CONSTRCUTION SITE DESIGN BMPs

4.3.1	MAINTAIN NATURAL DRAINAGE PATHWAYS AND HYDROLOGIC FEATURES
4.3.2	CONSERVE NATURAL AREAS, SOILS, AND VEGITATION
4.3.3	MINIMIZE IMPERVIOUS AREA
4.3.4	MINIMIZE SOIL COMPACTION
4.3.5	IMPERVIOUS AREA DISPERSION
4.3.6	RUNOFF COLLECTION
4.3.7	LANDSCAPING WITH NATIVE OR DROUGHT TOLERANT SPECIES
4.3.8	HARVESTING AND USING PRECIPITATION

POST CONSTRUCTION SOURCE CONTROL BMPs

4.2.1	PREVENTION OF ILLICIT DISCHARGES INTO THE MS4
4.2.2	STORM DRAIN STENCILING AND POSTING OF SIGNAGE
4.2.3	PROTECTED OUTDOOR MATERIALS STORAGE AREAS
4.2.4	PROTECT MATERIALS STORED IN OUTDOOR WORK AREAS
4.2.5	PROTECT TRASH STORAGE AREAS
4.2.6	ADDNL BMPs BASED ON POTENTIAL RUNOFF POLLUTANTS:

A	ON SITE STORM DRAIN INLETS	G	FOOD SERVICE	M	FUEL DISPENSING AREAS
B	INTERIOR FLOOR DRAINS & ELEVATOR SHAFT SUMPS	H	TRASH OR REFUSE AREAS	N	LOADING DOCKS
C	INTERIOR PARKING GARAGES	I	INDUSTRIAL PROCESSES	O	FIRE SPRINKLER TEST WATER
D	NEED FOR FUTURE INDOOR & STR. PEST CONTROL	J	[illegible]	P	MISCELLANEOUS DRAIN OR WASH WATER
E	LANDSCAPE/OUTDOOR PESTICIDE USE	K	VEHICLE AND EQUIPMENT CLEANING	Q	PLAZAS, SIDEWALKS, DRIVEWAYS, AND PARKING LOTS
F	POOLS, SPAS, PONDS, FOUNTAINS, & WATER FEATURES	L	VEHICLE EQUIPMENT REPAIR AND MAINTENANCE		

NOTE:
THIS IS A SAMPLE ONLY. SEE COUNTY OF SAN DIEGO STORMWATER BEST MANAGEMENT PRACTICES - REFERENCE GUIDE (PUBLICATION PDS 143) FOR ALTERNATE STORMWATER MEASURES. YOUR PROJECT MAY NOT USE ALL OF THE BMP MEASURES SHOWN OR MAY REQUIRE ALTERNATE / ADDITIONAL BMP TYPES GIVEN PROJECT SPECIFICS.