

# PROJECT: Montellano Residence ADU

ADU Garage Conversion  
296 E. Columbia Ave., Pomona, CA. 91767

CLIENT:  
**Maura Montellano**

296 E. Columbia Ave. Pomona, CA. 91767

## PROJECT TEAM:

DESIGNER <b>COAB DEVELOPMENT</b> 297 Garfield Ave Pomona, CA. 91767 323.377.5869	OWNER <b>Maura Montellano</b> 296 E. Columbia Ave. Pomona, CA. 91767
email: coabdevelopment@gmail.com contact: Jesus Abril Jr.	mmsaura@hotmail.com Maura Montellano

## PROJECT SUMMARY:

### LEGAL DESCRIPTION

Site Address	296 E. Columbia Ave. Pomona, CA.
ZIP Code	91767
PIN Number	*
Lot/Parcel Area (calculated)	8,640 SF
Assessor Parcel No. (APN)	APN: 8339-013-001
Tract	
Map Reference	
Block	
Lot	
Map sheet	
Historic District:	Lincoln Park Historic District
Architectural Style:	Craftsman
Year Built:	1915

### PROPOSED WORK

ADU garage conversion of 397 SF and an addition of 171 SF is proposed to be 568 SF

### PLANNING & ZONING

Zoning: Residential Neighborhood District 1 - Historic (RND1-H)[HM1-N1-R1]  
Construction: Type V-B  
Stories: 1

Restrictions	Allowable/Required	Proposed
height		
F.A.R.		
setback(front)		
setback(side)		
setback(rear)		

Parcel:	8,640 SF
Building Area:	397 SF
Project Area:	569 SF

### EXISTING BUILDING

(E) Single-Family Dwelling -  
(E) Garage 397 SF

(P) ADDITION 171 SF - PROPOSED ADDITION

(E) Total 397 SF - EXISTING GARAGE  
(P) Total 568 SF - PROPOSED ADU WITH ADDITION

Existing Lot Building Coverage  
Parcel: 8,640 SF  
% Allowable: 45%  
Existing: 3,685 SF 43%  
Proposed: 3,698 SF 43%

Impervious Coverage Allowed: 75%  
Existing: 5,823 SF 67%  
Proposed: 5,827 SF 67%

Landscape Coverage Minimum: 20%  
Existing: 2,652 SF 31%  
Proposed: 2,648 SF 30%

## DRAWING INDEX:

T1.0 TITLE SHEET

A1.0 EXISTING SITE PLAN  
A1.1 PROPOSED SITE PLAN  
A1.2 ENLARGED SITE PLAN  
A2.0 DEMO & NEW FLOOR PLANS  
A3.0 PROPOSED ROOF PLAN  
A4.0 EXISTING ELEVATIONS  
A4.1 PROPOSED ELEVATIONS  
A5.0 WINDOW AND DOOR SCHEDULES  
A6.0 EXISTING SITE PLAN PHOTOS

## SYMBOL LEGEND:

### SPACE IDENTIFICATION

ROOM NAME — room name  
ROOM NUMBER — (001)  
ROOM AREA — 150 S.F.

### DOOR & WINDOW IDENTIFICATION

DOOR TAG — 101  
WINDOW TAG — A

### REFERENCES

NEW ELEVATION — 0'-0"

PLAN BLOW UP NUMBER & SHEET — 1 A101

BUILDING SECTION & SHEET — 1 A101

WALL SECTION & SHEET — 1 101

DETAIL VIEW & SHEET — 1 A101

CONSTRUCTION NOTE — 1

GRID LINES — 0

INTERIOR ELEVATION — Ref View Name 1 A101 1 Ref View Name

## APPLICABLE CODES

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS, REQUIREMENTS, AND AMENDMENTS OF THE 2025 EDITION OF THE CALIFORNIA BUILDING CODES, INCLUSIVE OF

BUILDING CODE:  
BASED ON 2025 CALIFORNIA BUILDING CODE

RESIDENTIAL CODE:  
BASED ON 2025 CALIFORNIA RESIDENTIAL CODE

ELECTRICAL CODE:  
BASED ON 2025 CALIFORNIA ELECTRICAL CODE

MECHANICAL CODE:  
BASED ON 2025 CALIFORNIA MECHANICAL CODE

PLUMBING CODE:  
BASED ON 2025 CALIFORNIA PLUMBING CODE

CALIFORNIA FIRE CODE:  
2025 CALIFORNIA FIRE CODE

CALIFORNIA ENERGY CODE:  
2022 CALIFORNIA ENERGY CODE

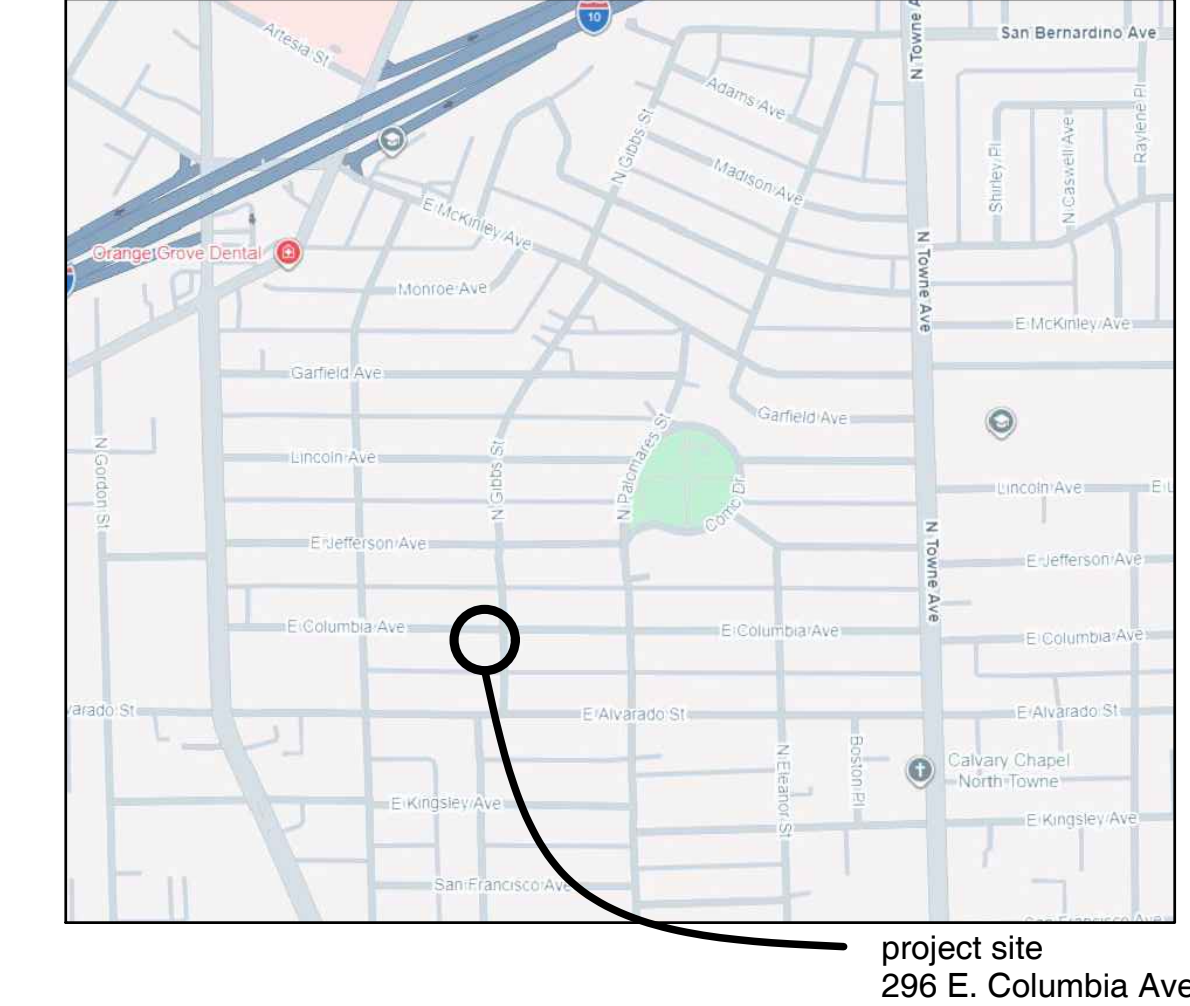
CALIFORNIA GREEN CODE:  
2025 CALIFORNIA GREEN CODE

## GENERAL NOTES:

- CONTRACTOR SHALL VISIT SITE AND REVIEW ALL CONDITIONS TO FULLY FAMILIARIZE THEMSELVES WITH THE PROJECT AND RELATED CONDITIONS.
- CONTRACTOR SHALL CHECK, REVIEW, AND VERIFY ALL FIELD MEASUREMENTS WITH PROPOSED SCOPE OF WORK AND NOTIFY DESIGNER OF ANY DISCREPANCY PRIOR TO STARTING OR CONTINUING ANY WORK.
- WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER DRAWN SCALES SHOWN ON DRAWINGS. NOTE: CONTRACTOR SHALL NOT SCALE DRAWINGS. ALL DIMENSIONS SHALL BE VERIFIED AND REVIEWED BY CONTRACTOR. ANY DISCREPANCIES OR INFORMATION UNCLEAR TO CONTRACTOR SHALL BE REVIEWED WITH DESIGNER FOR DIRECTION. ANY ASSUMPTIONS MADE BY CONTRACTOR, WHICH CONFLICT WITH INTENT OF PROJECT, SHALL BE REMOVED AND/OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR IS RESPONSIBLE FOR ANY AND ALL EXISTING CONSTRUCTION. ANY ITEM TO REMAIN OR NOT IN SCOPE OF PROJECT LIMITS THAT IS DAMAGED OR INJURED, SHALL BE, AT CONTRACTOR'S EXPENSE, REPLACED, REPAIRER, OR REFINISHED TO "AS-IS" CONDITION PRIOR TO CONSTRUCTION OR DEMOLITION.
- TYPICAL DETAILS AND GENERAL NOTES ARE MINIMUM REQUIREMENTS FOR IMPLEMENTING INTENT OF PROJECT. THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, AND CONSTRUCTION SPECIFICATIONS AND DRAWINGS ARE ALL ONE AND THE SAME AND NOT SEPARATE DOCUMENTS AS TO INFORMATION AND/OR PERFORMANCE OR NON-PERFORMANCE OF INDIVIDUAL TRADES AND THEIR CONTRACT.
- THE INFORMATION INDICATED ON THESE DRAWINGS REPRESENT A FINISHED AND COMPLETE PROJECT. THE DRAWINGS DO NOT INDICATE METHOD OF CONSTRUCTION.
- CONSTRUCTION EQUIPMENT OR MATERIALS SHALL BE EVENLY DISTRIBUTED AND PLACED, IF ON ROOF OR FLOOR STRUCTURE. LOADING SHALL NOT EXCEED DESIGN LIVE LOAD PER SQUARE FOOT.
- TEMPORARY FIRE PROTECTION SHALL BE REQUIRED AND MAINTAINED DURING CONSTRUCTION. CONTACT AND REVIEW REQUIREMENTS OF LOCAL GOVERNING FIRE MARSHAL HAVING JURISDICTION PRIOR TO COMMENCING ANY CONSTRUCTION.
- AT ALL TIMES, THE BUILDING, WORK AREA, AND SITE SHALL BE KEPT CLEAN, FREE OF DEBRIS AND ORDERLY. ALL DIRT, DEBRIS, WASTE, RUBBISH, AND DISUSED IMPLEMENTS AND EQUIPMENT SHALL NOT ACCUMULATE OVER A 24-HOUR PERIOD. FLAMMABLE AND/OR TOXIC MATERIALS SHALL NOT BE STORED IN PROJECT CONSTRUCTION STRUCTURES OR ADJACENT TO STRUCTURES.
- GENERAL CONTRACTOR TO INCLUDE GENERAL CONDITIONS, PROFIT & OVERHEAD AND ASSOCIATED INSURANCE COST ACCORDINGLY WHEN PROVIDING ADD-ALTERNATE COSTS.
- THE CONSTRUCTION SHALL NOT RESTRICT A 5 FOOT CLEAR & UNOBSTRUCTED ACCESS TO ANY WATER OR POWER DISTRIBUTION FACILITIES (POWER POLES, PULL BOXES, TRANSFORMERS, VAULTS, PUMPS, VALVES, METERS, APPURTENANCES, ETC.) OR BE WITHIN 10 FEET OF ANY POWER LINES - WHETHER OF NOT THE LINES ARE LOCATED ON THE PROPERTY. FAILURE TO COMPLY MAY CAUSE CONSTRUCTION DELAYS AND/OR ADDITIONAL EXPENSES.
- AN APPROVED SEISMIC GAS SHUT OFF VALVE OR EXCESS FLOW SHUT OFF VALVE WILL BE INSTALLED ON THE FUEL GAS LINE ON THE DOWN STREAM SIDE OF THE UTILITY METER AND BE RIGIDLY CONNECTED TO THE EXTERIOR OF THE BUILDING OR STRUCTURE CONTAINING THE FUEL GAS PIPING (PER ORD. 170.158 & 180.670) INCLUDED COMMERCIAL AND T.I. WORK OVER \$10,000. SEPARATE PLUMBING PERMIT IS REQUIRED.
- PLUMBING FIXTURES ARE REQUIRED TO BE CONNECTED TO A SANITARY SEWER OR TO AN APPROVED SEWAGE DISPOSAL SYSTEM (R306.3)
- KITCHEN SINKS, LAVATORIES, BATHTUBS, SHOWERS, BIDETS, LAUNDRY TUBS, AND WASHING MACHINE OUTLETS SHALL BE PROVIDED WITH HOT AND COLD WATER AND CONNECTED TO AN APPROVED WATER SUPPLY (R306.4)
- PROVIDE ULTRA-FLUSH WATER CLOSETS FOR ALL NEW CONSTRUCTION. EXISTING SHOWER HEADS AND TOILETS MUST BE ADAPTED FOR LOW WATER CONSUMPTION.
- BATHTUB AND SHOWER FLOORS, WALLS ABOVE BATHTUBS WITH A SHOWERHEAD, AND SHOWER COMPARTMENTS SHALL BE FINISHED WITH A NON-ABSORBENT SURFACE. SUCH WALL SURFACES SHALL EXTEND TO A HEIGHT OF NOT LESS THAN 6 FEET ABOVE THE FLOOR (1210.2.3, 2406.4.5, R307.2, R308.4)
- WATER HEATER MUST BE STRAPPED TO WALL
- SMOKE DETECTORS SHALL BE PROVIDED FOR ALL DWELLING UNITS INTENDED FOR HUMAN OCCUPANCY, WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS (R314.2)
- WHERE A PERMIT IS REQUIRED FOR ALTERATIONS, REPAIRS, OR ADDITIONS, EXISTING DWELLINGS OR SLEEPING UNITS THAT HAVE ATTACHED GARAGES OR FUEL-BURNING APPLIANCES SHALL BE PROVIDED WITH A CARBON MONOXIDE ALARM IN ACCORDANCE WITH SECTION R315.2. CARBON MONOXIDE ALARMS SHALL ONLY BE REQUIRED IN THE SPECIFIC DWELLING UNIT OR SLEEPING UNIT FOR WHICH THE PERMIT WAS OBTAINED. (R315.2)
- EVERY SPACE INTENDED FOR HUMAN OCCUPANCY SHALL BE PROVIDED WITH NATURAL LIGHT BY MEANS OF EXTERIOR GLAZED OPENINGS IN ACCORDANCE WITH SECTION R303.1 OR SHALL BE PROVIDED WITH ARTIFICIAL LIGHT THAT IS ADEQUATE TO PROVIDE AN AVERAGE ILLUMINATION OF 6 FOOT-CANDLES OVER THE AREA OF THE ROOM AT A HEIGHT OF 30 INCHES ABOVE THE FLOOR LEVEL. (R303.1)
- IT IS THE OWNER'S AND THE CONTRACTOR'S RESPONSIBILITY TO REPAIR ALL DAMAGE TO THE EXISTING PUBLIC IMPROVEMENTS DUE TO THE PROPOSED CONSTRUCTION ACTIVITIES AND TO ADDRESS ALL REPAIRS REQUESTED BY THE PUBLIC WORKS INSPECTOR BASED ON THE INSPECTOR'S REVIEW OF THE CURRENT CONDITION OF THE SAID PUBLIC IMPROVEMENTS.
- THE PROPERTY ABUTTING SIDEWALK, PARKWAY, AND ALLEY, AS APPLICABLE, SHALL BE MAINTAINED FREE OF WEEDS, RUBBISH, AND REFUSE BY THE PROPERTY OWNER, AS REQUIRED BY THE CITY MUNICIPAL CODE.
- APPLICATIONS FOR WHICH NO PERMIT IS ISSUED WITHIN 180 DAYS FOLLOWING THE DAY OF APPLICATION SHALL AUTOMATICALLY EXPIRE. (R105.3.2 CRC)
- EVERY PERMIT ISSUED SHALL BECOME INVALID UNLESS WORK AUTHORIZED IS COMMENCED WITHIN 180 DAYS AFTER ITS ISSUANCE OR IF THE WORK AUTHORIZED IS SUSPENDED OR ABANDONED FOR A PERIOD OF 180 DAYS. A SUCCESSFUL INSPECTION MUST BE OBTAINED WITHIN 180 DAYS. A PERMIT MAY BE EXTENDED IF WRITTEN REQUEST STATING JUSTIFICATION FOR EXTENSION AND A \$250 APPLICATION FEE IS RECEIVED PRIOR TO EXPIRATION OF THE PERMITS AND GRANTED BY THE BUILDING OFFICIAL. NO MORE THAN 2 EXTENSIONS MAY BE GRANTED. PERMITS WHICH HAVE BECOME INVALID SHALL PAY A RENEWAL FEE OF 50% OF THE ORIGINAL PERMIT FEE AMOUNT WHEN THE PERMIT HAS BEEN EXPIRED FOR UP TO 1 YEAR. WHEN A PERMIT HAS BEEN EXPIRED FOR A PERIOD IN EXCESS OF ONE YEAR, THE RENEWAL FEE SHALL BE 100% OF THE ORIGINAL PERMIT FEE. (R 105.5 CRC)

## VICINITY MAP

drawing not to scale



## ABBREVIATIONS

ABV	ABOVE	INCL	INCLUDE(D), INCLUDING
ADD	ADDENDUM	L	LENGTH
ADJT	ADJACENT	MANUF	MANUFACTURER
ARCH	ARCHITECT(URAL)	MECH	MECHANICAL
BD	BOARD	MTL	METAL
BEL	BELOW	(N)	NEW
BOT	BOTTOM	NIC	NOT IN CONTRACT
BTWN	BETWEEN	NTS	NOT TO SCALE
CT	CERAMIC TILE	O.L.F.	OCCUPANT LOAD FACTOR
CMU	CONCRETE MASONRY UNIT	PL	PROPERTY LINE
COL	COLUMN	POT	PATH OF TRAVEL
CONC	CONCRETE	PLT	PLATE
CPT	CARPET	PVG	PAVING
CRK	CORK	RD	ROOF DRAIN
DET	DETAIL	REF	REFERENCE
DWGS	DRAWINGS	RL	RAIL(ING)
EA	EACH	SF	SQUARE FOOT
EQ	EQUAL	SIM	SIMILAR
(E)	EXISTING	SPEC	SPECIFICATION
EXT	EXTERIOR	STD	STANDARD
FLR	FLOOR	STRUCT	STRUCTURAL
FOC	FACE OF CONCRETE	T&B	TOP AND BOTTOM
FOW	FACE OF WALL	TYP	TYPICAL
GED	GRADE	UNO	UNLESS NOTED OTHERWISE
G.W.B.	GYPSONUM WALL BOARD	VCT	VINYL COMPOSITE TILE
GYP	GYPSONUM	VF	VERIFY IN FIELD
HT	HEIGHT	W/	WITH
HR	HOUR	W.O	WITHOUT
		WD	WOOD

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MONTELLANO RESIDENCE ADU

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CLIENT NAME:  
MAURA MONTELLANO

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DRAWING TITLE:  
TITLE SHEET

PROJECT NUMBER: 0324

No.	Description	Date
1	MAJOR COA REVIEW	11/05/25
2	MAJOR COA REVIEW	03/24/26

MAJOR COA Set

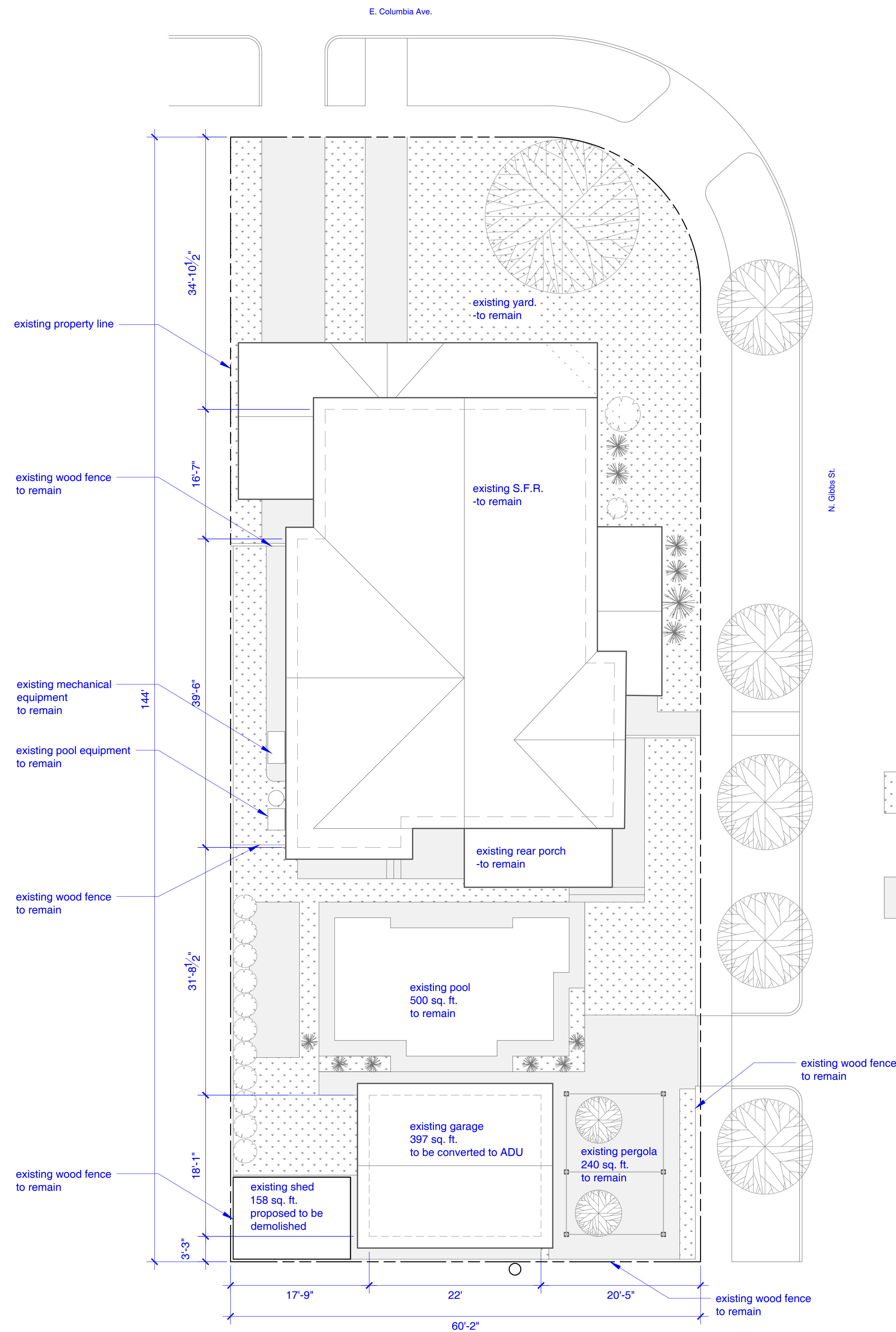
Date: 3/24/26

Drawn By: JESUS ABRIL JR

Checked By: J.ABRIL

**T-1**

scale as indicated



1 EXISTING SITE PLAN

Scale: 1/8" = 1'-0"

○ DEMO FLOOR PLAN NOTES

□ NEW FLOOR PLAN NOTES

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DRAWING TITLE:  
 EXISTING SITE PLAN

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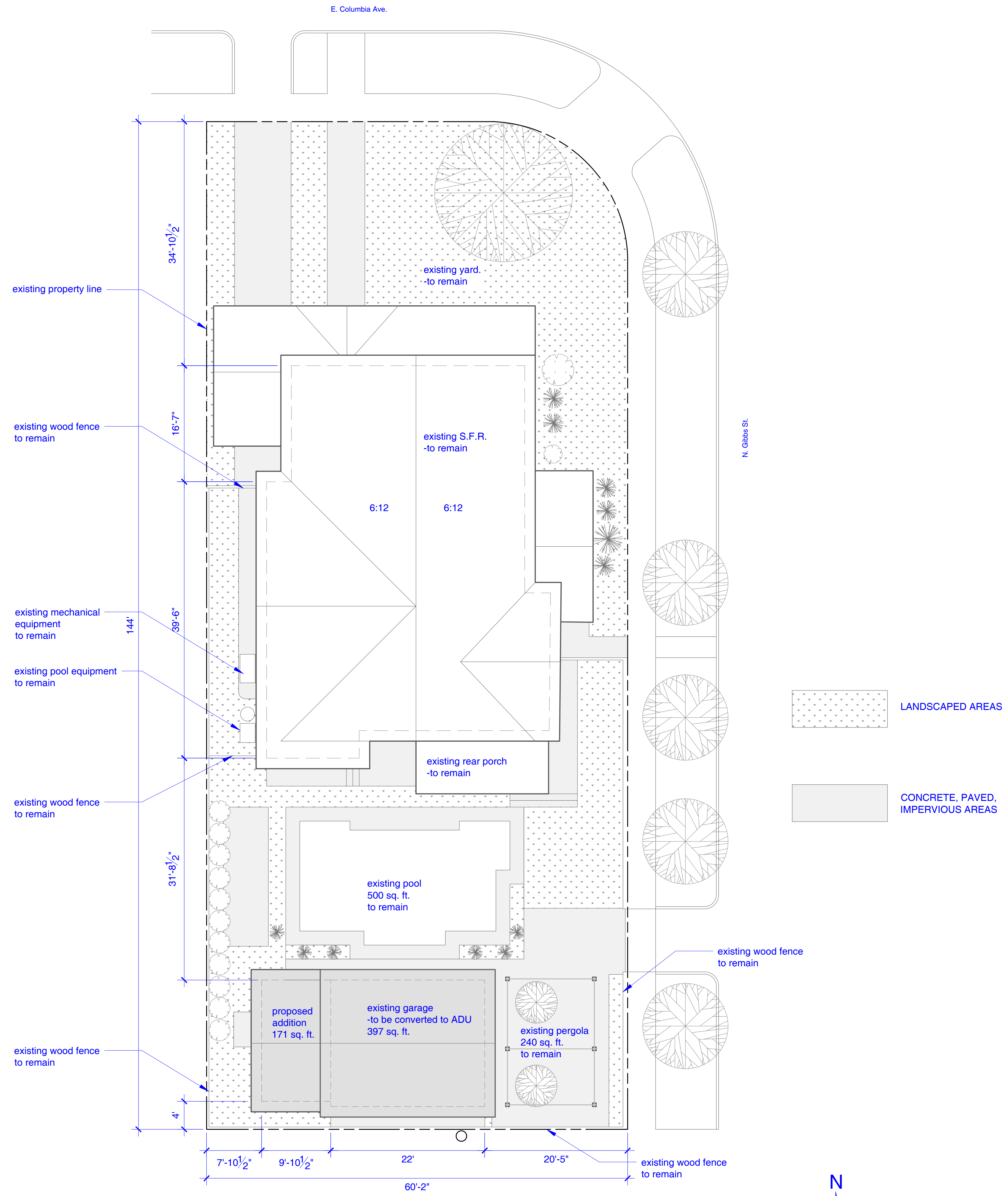
Date: 03/24/26

Drawn By: JESUS ABRIL JR

Checked By: J.ABRIL

A1.0

scale as indicated



○ DEMO FLOOR PLAN NOTES

□ NEW FLOOR PLAN NOTES

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DRAWING TITLE:  
 PROPOSED SITE PLAN

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MAJOR COA SET

Date: 03/24/26

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**A1.1**

scale as indicated

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DRAWING TITLE:  
 ENLARGED SITE PLAN

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1	MAJOR COA REVIEW	11/05/25
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MAJOR COA SET

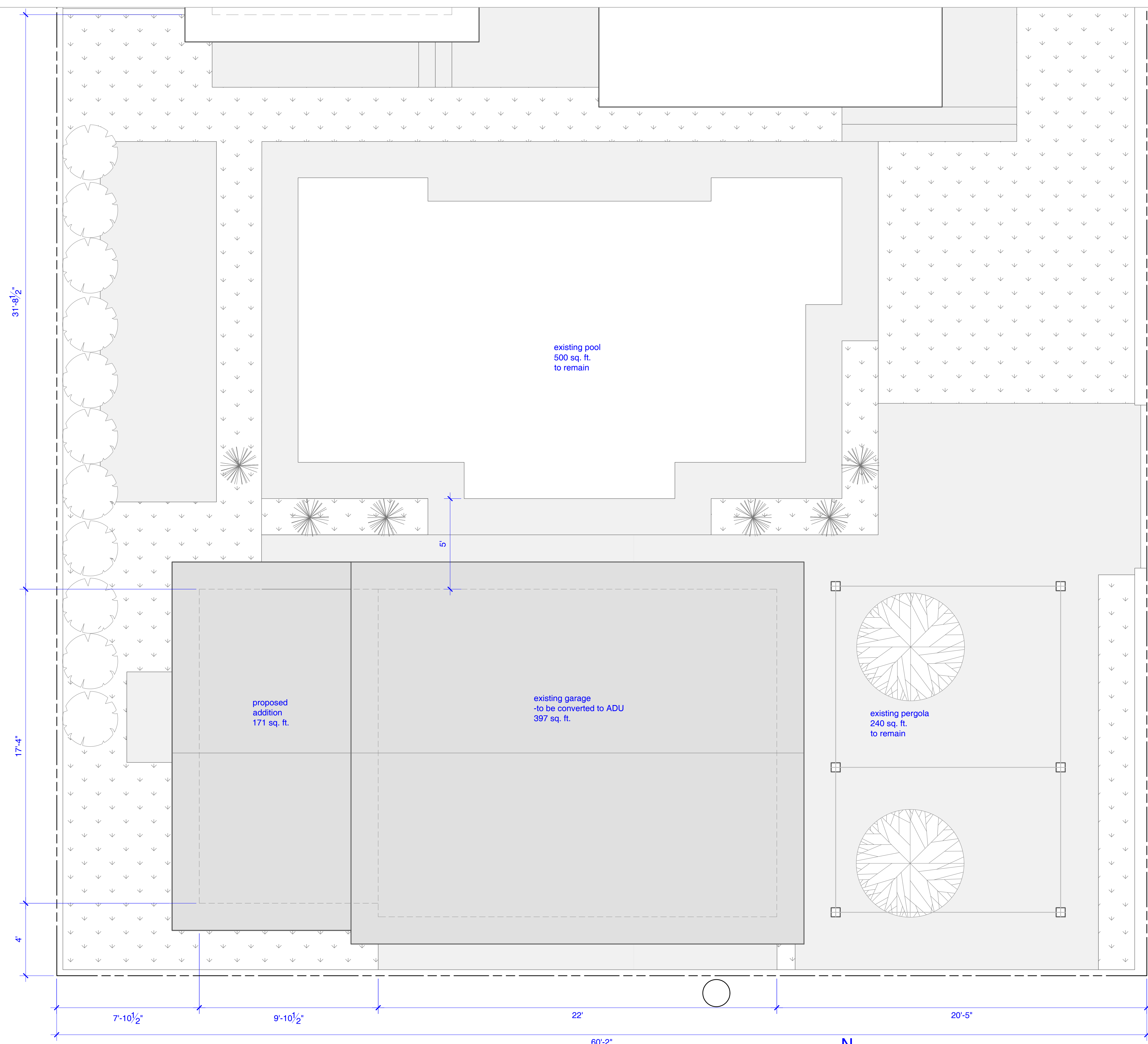
Date: 03/24/26

Drawn By: JESUS ABRIL JR

Checked By: J.ABRIL

**A1.2**

scale as indicated



1 ENLARGED SITE PLAN

Scale: 3/8" = 1'-0"

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DRAWING TITLE:  
 EXISTING/DEMO FLOOR PLAN &  
 PROPOSED FLOOR PLAN

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MAJOR COA SET

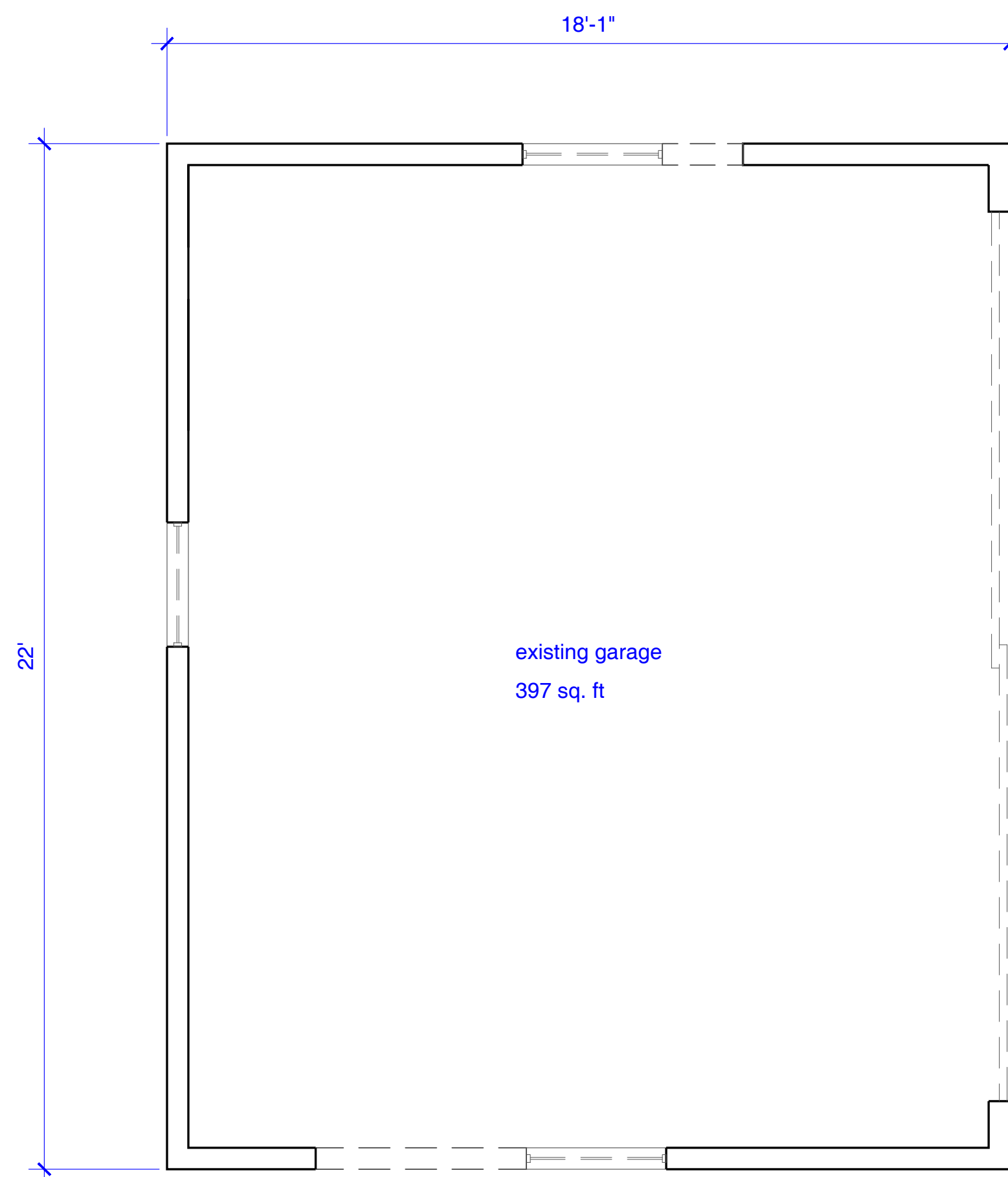
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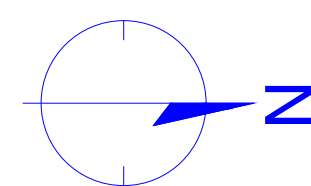
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scale as indicated

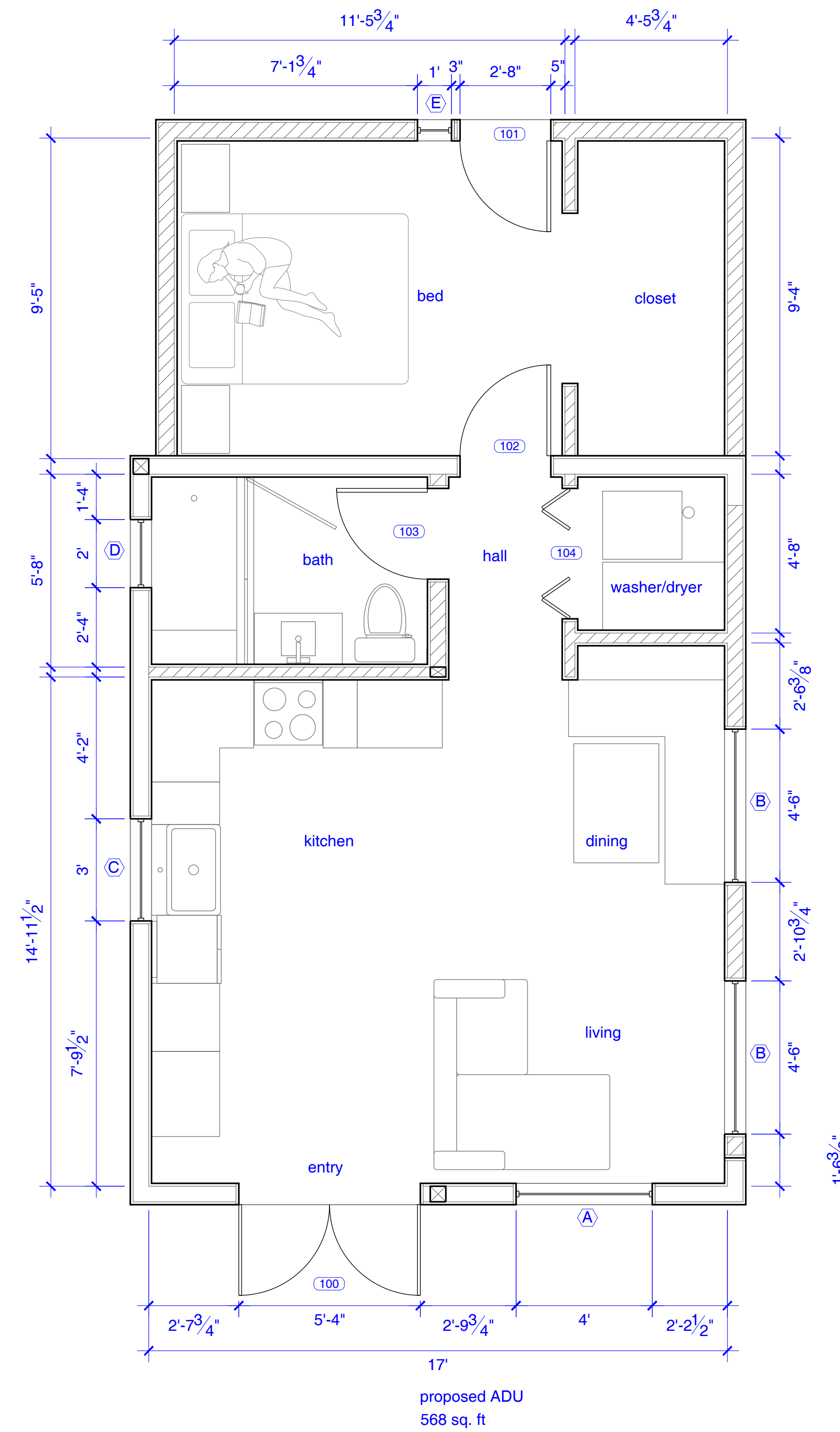


- TO BE DEMOLISHED
- - - - WALLS TO BE DEMOLISHED
- — — — EXISTING WALLS TO REMAIN

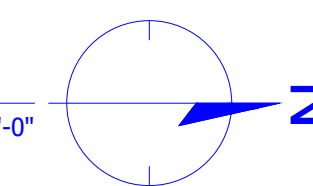


2 EXISTING / DEMO FLOOR PLAN

Scale: 3/8" = 1'-0"

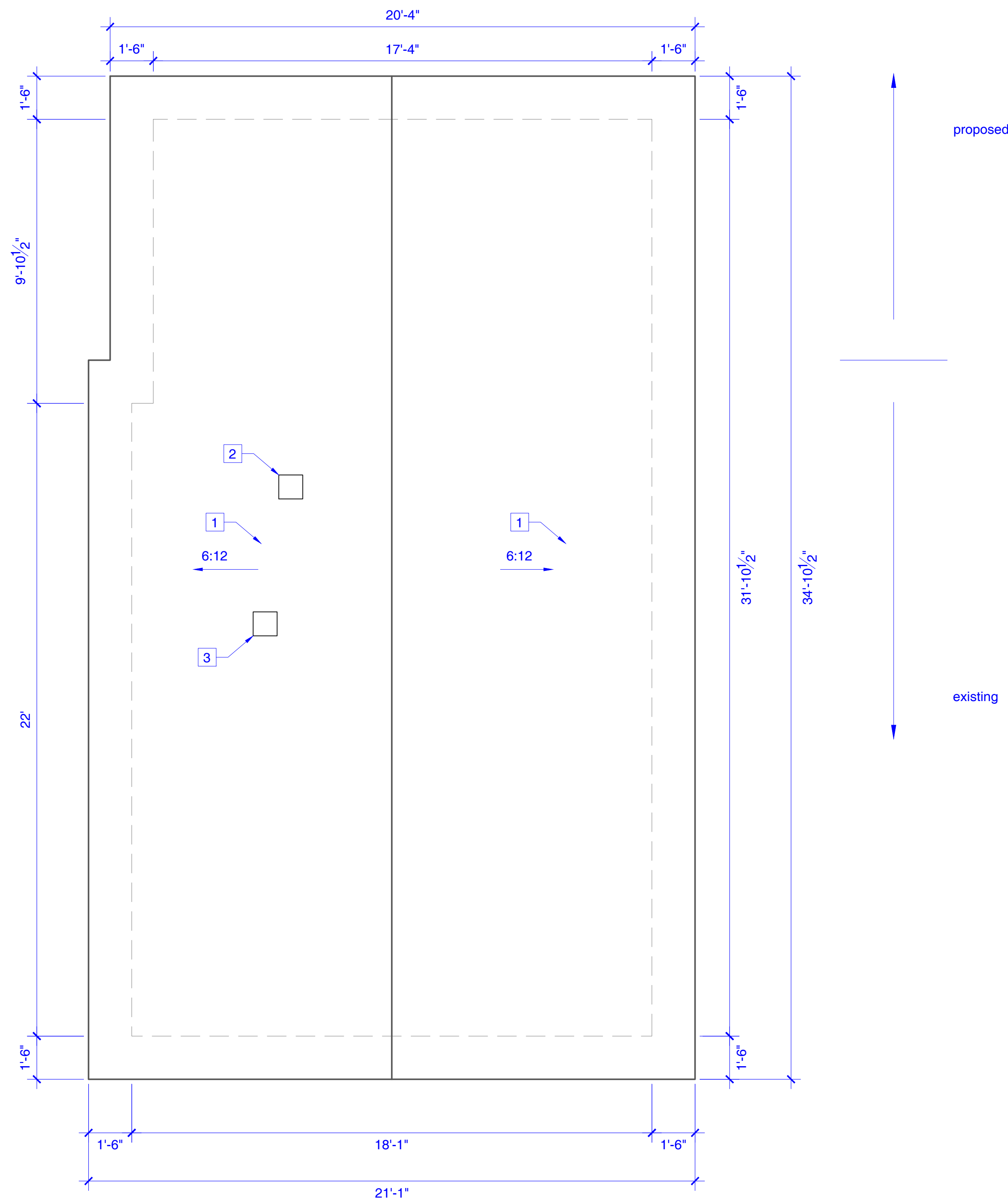


- — — — EXISTING WALLS TO REMAIN
- ▨ ▨ ▨ ▨ NEW WALL CONSTRUCTION



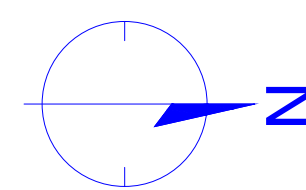
1 PROPOSED FLOOR PLAN

Scale: 3/8" = 1'-0"



2 PROPOSED ROOF PLAN

Scale: 3/8" = 1'-0"



**NEW ROOF PLAN NOTES**

1. NEW ASPHALT ROOF SHINGLES TO MATCH EXISTING MAIN RESIDENCE
2. NEW LOW PROFILE ROOF VENT FOR BATHROOM CEILING EXHAUST FAN
3. NEW LOW PROFILE ROOF VENT FOR KITCHEN EXHAUST FAN

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 PROPOSED ROOF PLAN

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Date: 03/24/26

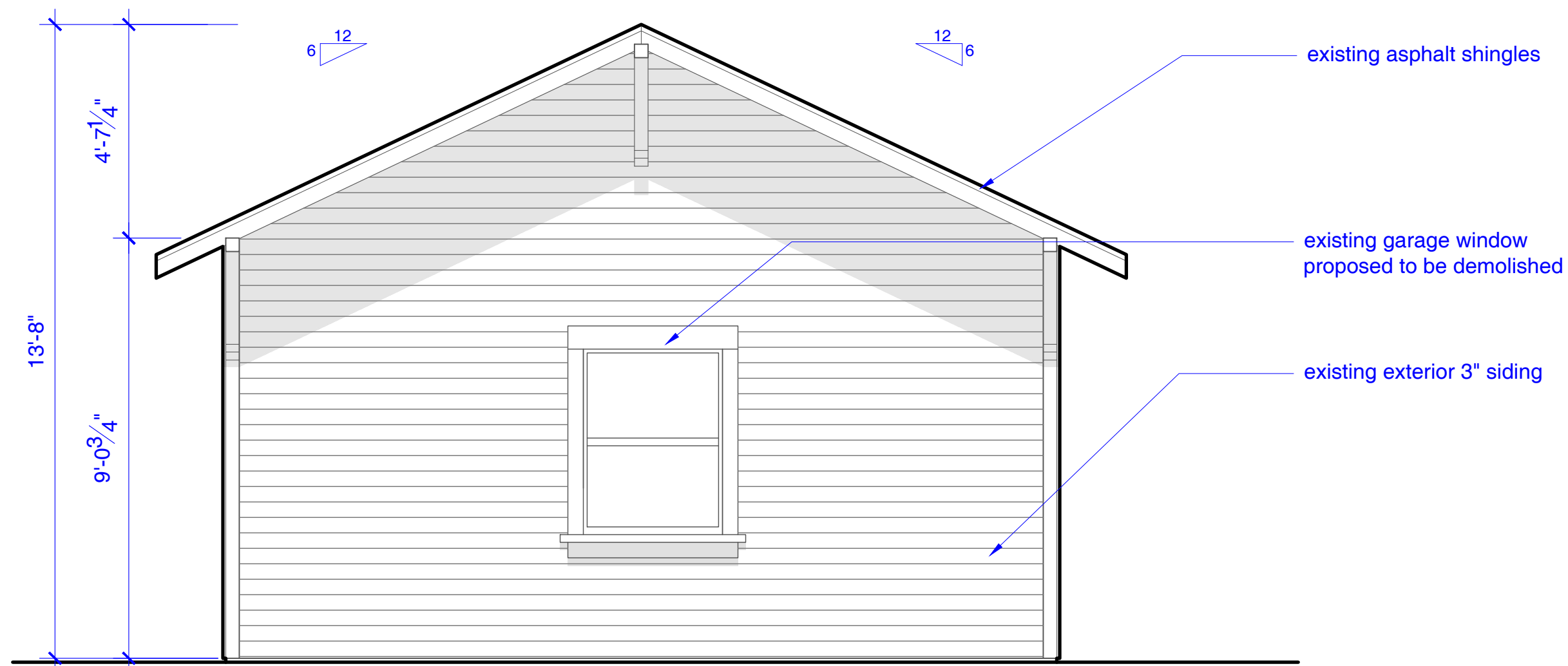
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**A3.0**

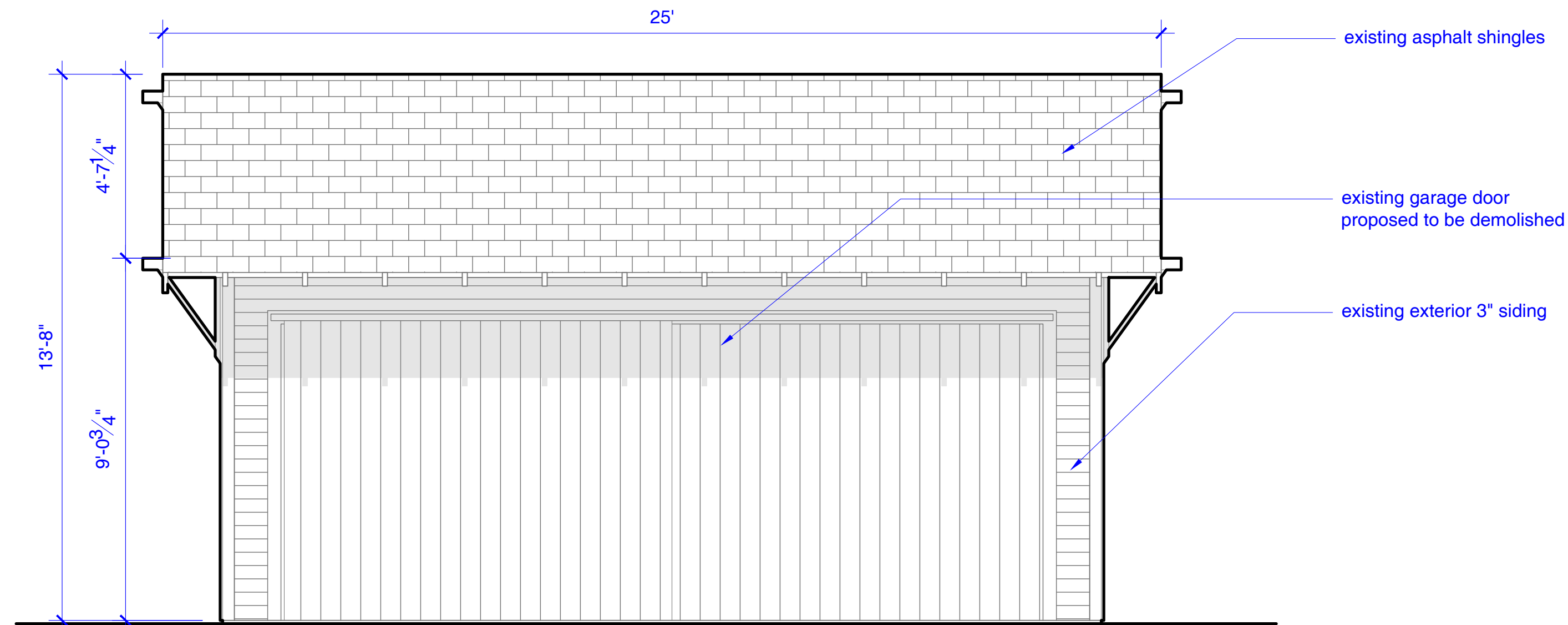
scale as indicated

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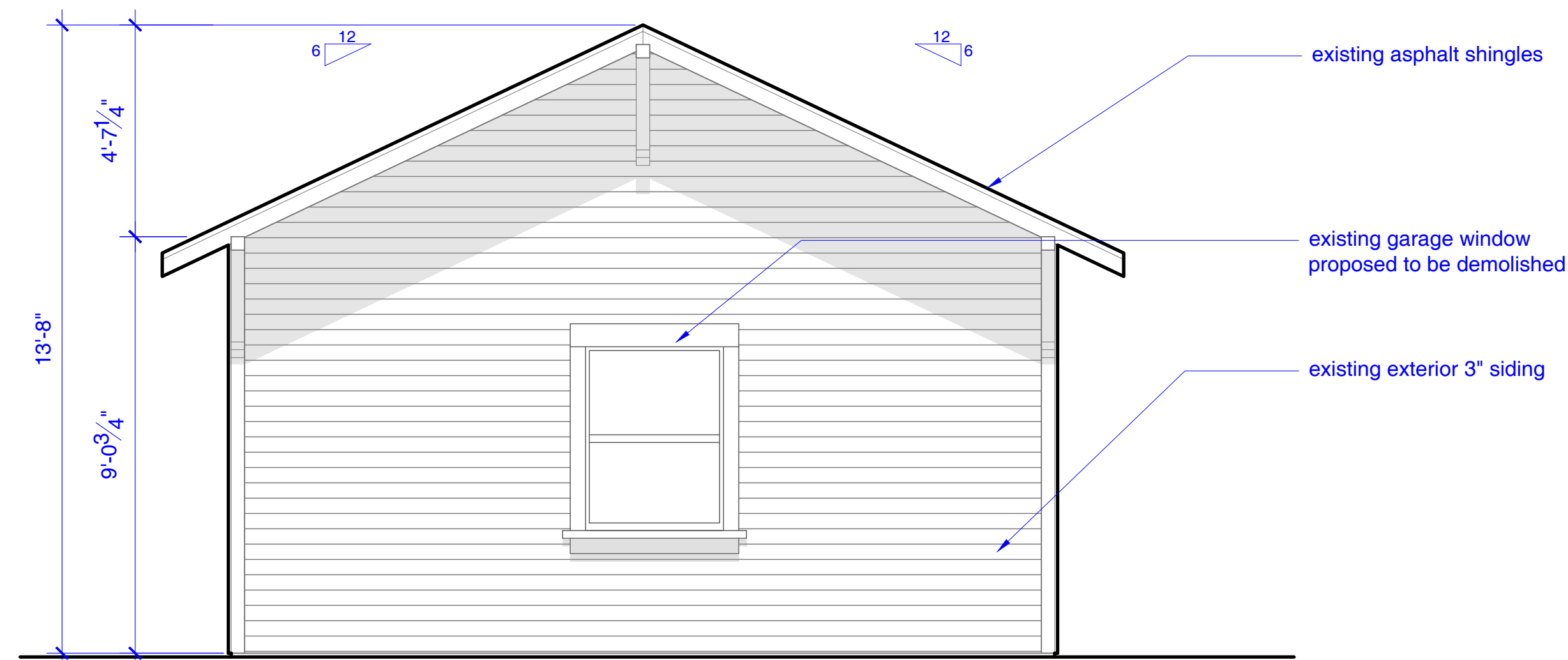
1 EXISTING EAST ELEVATION

Scale: 3/8" = 1'-0"



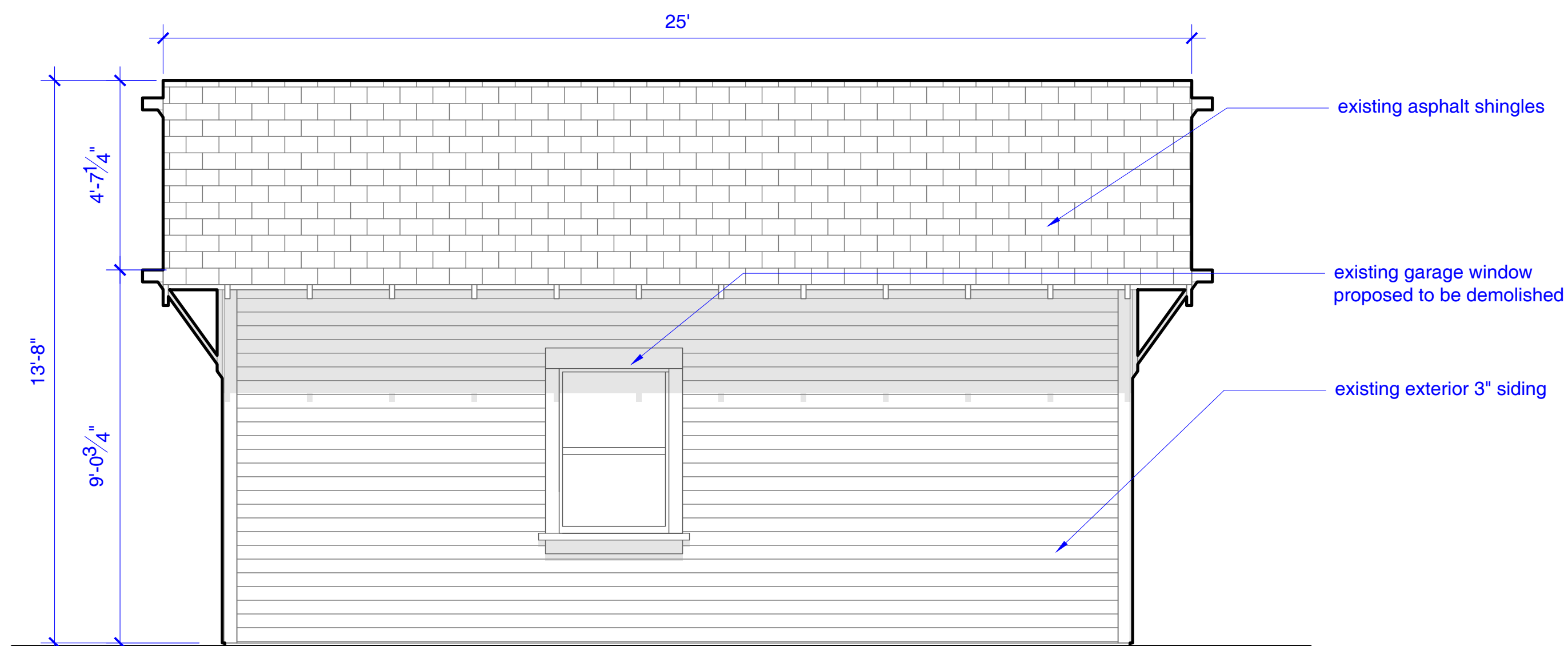
2 EXISTING NORTH ELEVATION

Scale: 3/8" = 1'-0"



3 EXISTING WEST ELEVATION

Scale: 3/8" = 1'-0"



4 EXISTING SOUTH ELEVATION

Scale: 3/8" = 1'-0"

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 ADU-GARAGE CONVERSION

PROJECT ADDRESS:  
 296 E. COLUMBIA AVE.  
 POMONA, CA. 901767

CLIENT NAME:  
 MAURA MONTELLANO

CLIENT ADDRESS:  
 296 E. COLUMBIA AVE.  
 POMONA, CA. 91767

DRAWING TITLE:  
 EXISTING ELEVATIONS

PROJECT NUMBER: 0324

No.	Description	Date
1	MAJOR COA REVIEW	11/05/25
2	MAJOR COA REVIEW	03/24/26

MAJOR COA SET

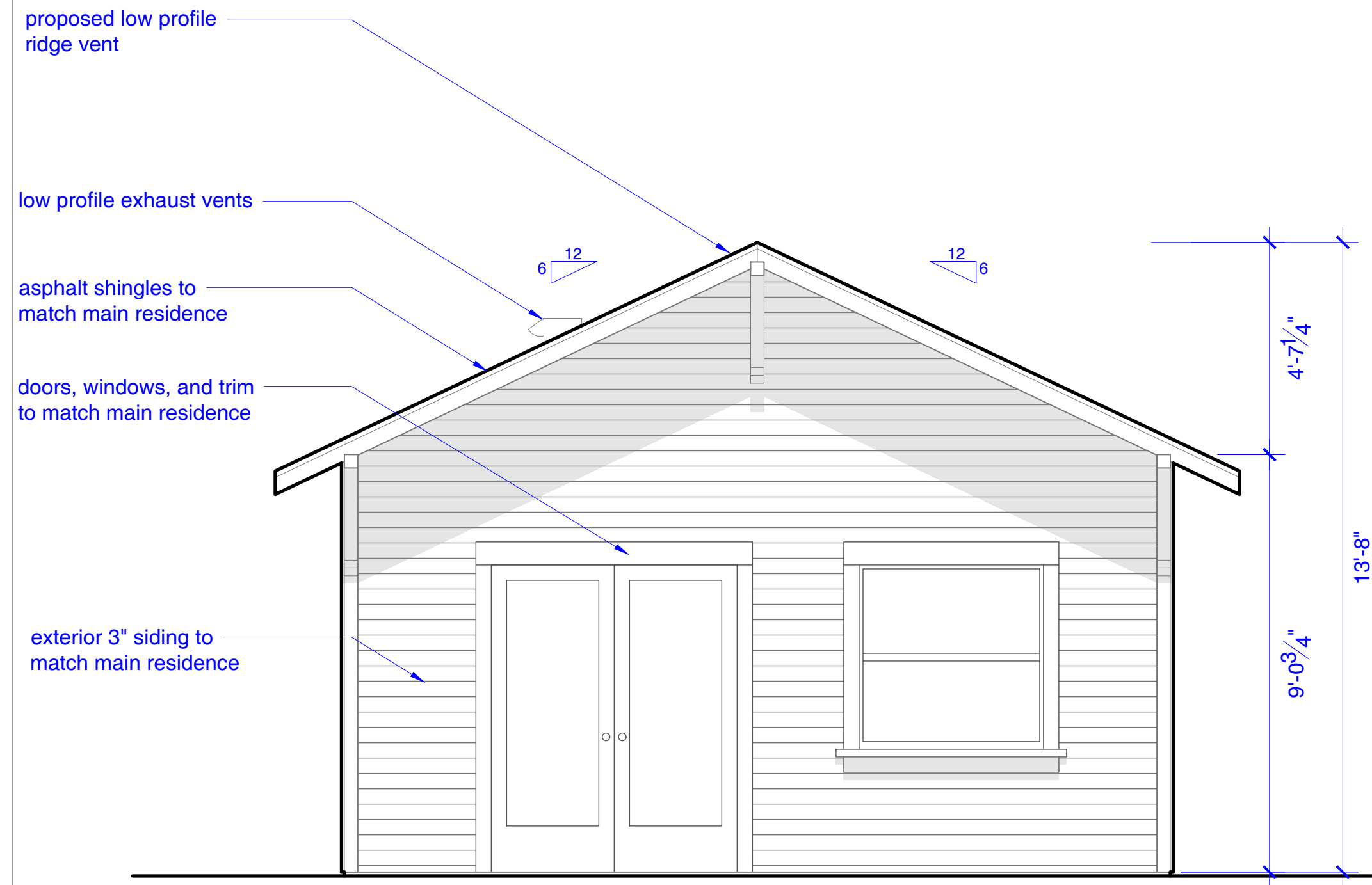
Date: 03/24/26

Drawn By: JESUS ABRIL JR

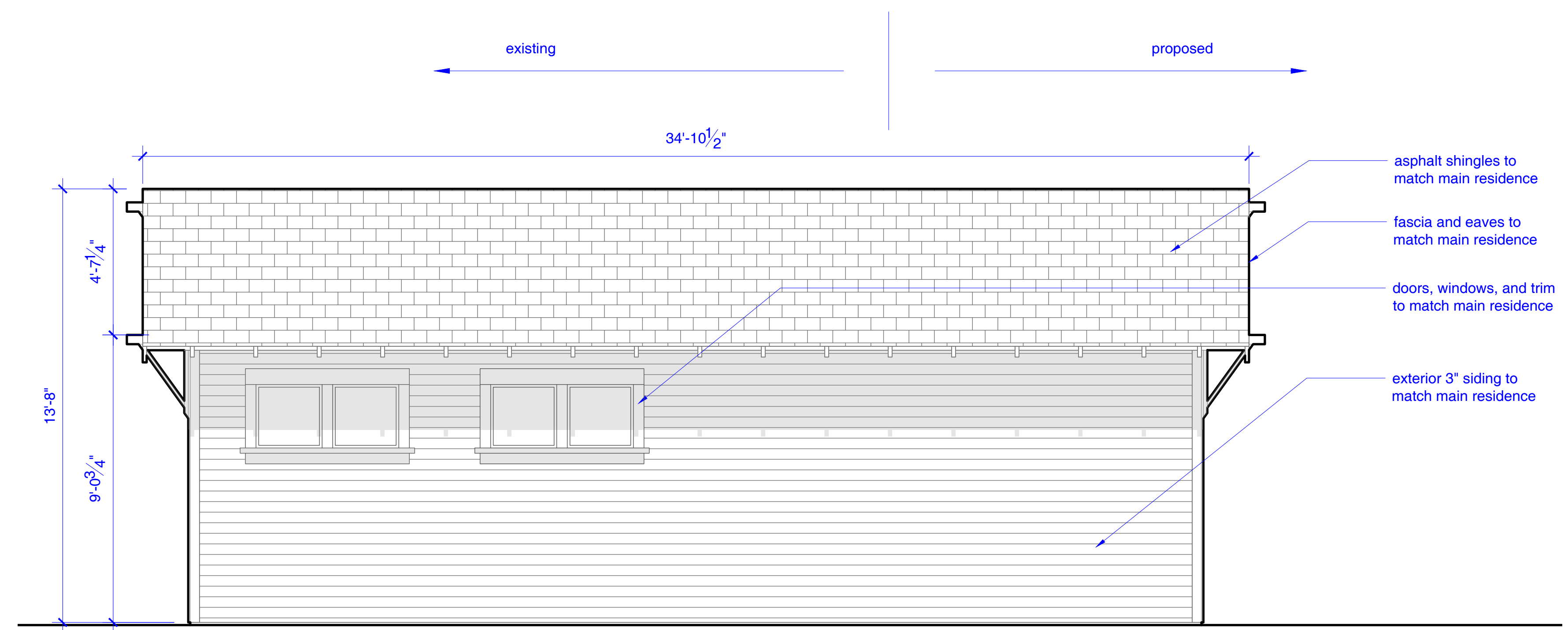
Checked By: J.ABRIL

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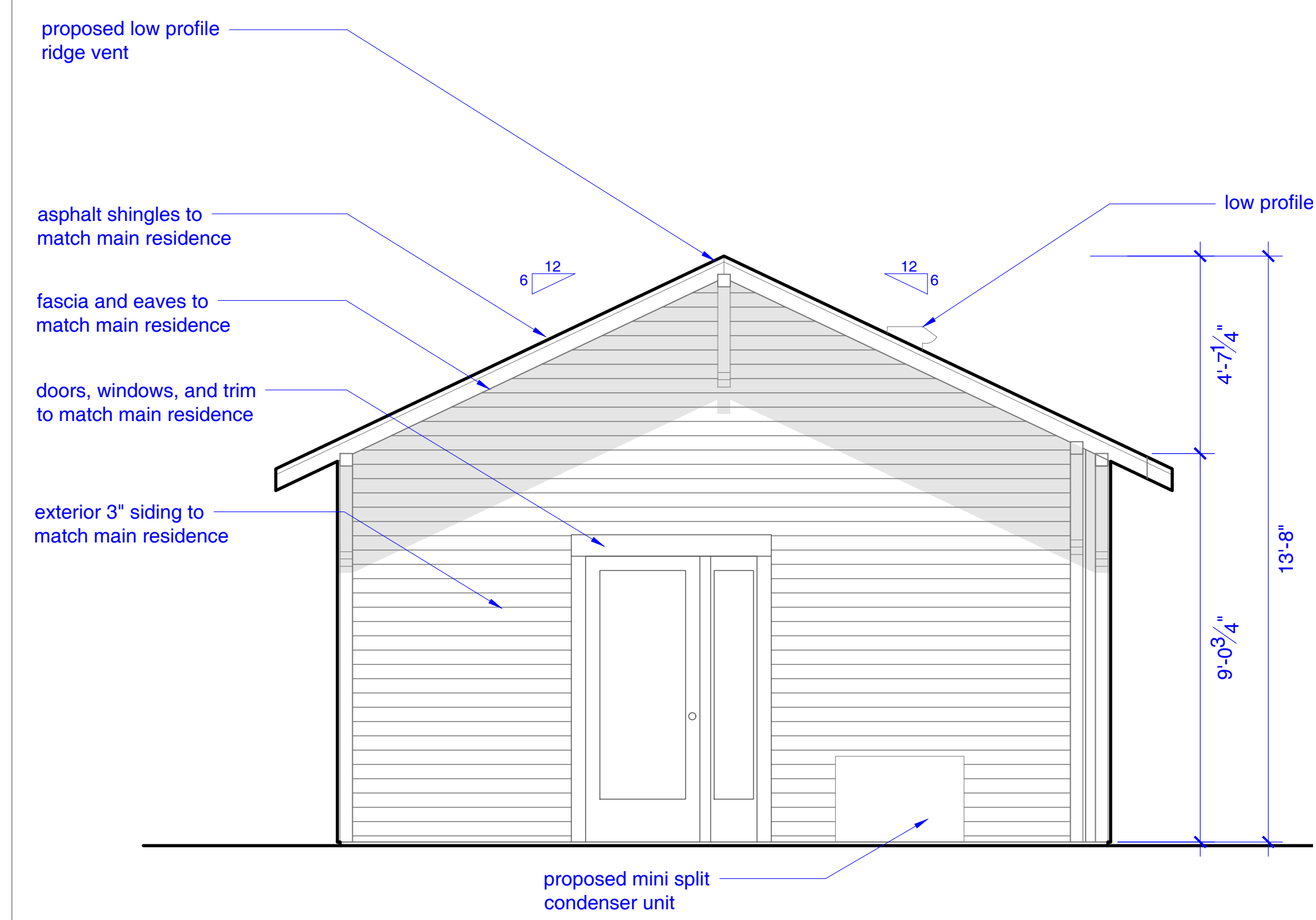
scale as indicated



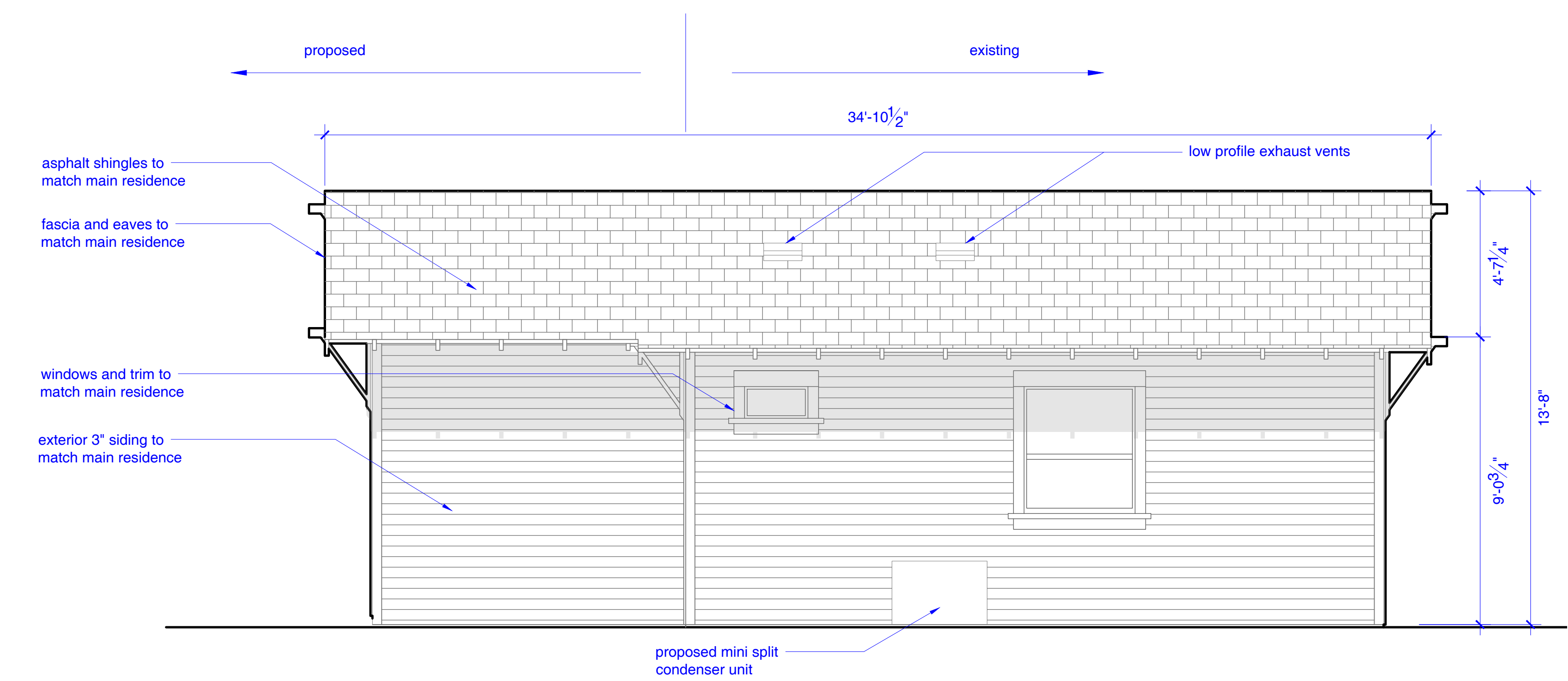
1 PROPOSED EAST ELEVATION Scale: 3/8" = 1'-0"



2 PROPOSED NORTH ELEVATION Scale: 3/8" = 1'-0"



3 PROPOSED WEST ELEVATION Scale: 3/8" = 1'-0"



4 PROPOSED SOUTH ELEVATION Scale: 3/8" = 1'-0"

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**COAB** DEVELOPMENT  
 297 GARFIELD AVE  
 POMONA, CA 91767  
 323.377.5869

coabdevelopment@gmail.com

PROJECT NAME:  
 MONTELLANO RESIDENCE  
 ADU-GARAGE CONVERSION  
 PROJECT ADDRESS:  
 296 E. COLUMBIA AVE.  
 POMONA, CA. 901767  
 CLIENT NAME:  
 MAURA MONTELLANO  
 CLIENT ADDRESS:  
 296 E. COLUMBIA AVE.  
 POMONA, CA. 91767

DRAWING TITLE:  
 PROPOSED ELEVATIONS

PROJECT NUMBER: 0324

No.	Description	Date
1	MAJOR COA REVIEW	11/05/25
2	MAJOR COA REVIEW	03/24/26

MAJOR COA SET

Date: 03/24/26

Drawn By: JESUS ABRIL JR

Checked By: J.ABRIL

A4.1

scale as indicated

no.	type	width	hgt	thk	door material	door finish	frame material	glazing	remarks
100	paneled, french patio	5'-4"	6'-8"	1-3/4"	wood-solid core	stained	wood	dual	single lite panel, hinged patio
101	paneled, single lite	2'-8"	6'-8"	1-3/4"	wood-solid core	stained	wood	dual	single lite panel, hinged
102	interior	2'-8"	6'-8"	1-3/4"	hollow-core	painted	wood	-	
103	interior	2'-8"	6'-8"	1-3/4"	hollow-core	painted	wood	-	
104	bi-fold	3'-10"	6'-8"	1"	hollow-core	painted	wood	-	

no.	type	width	hgt	frame material	glazing	remarks
A	double hung	4'-0"	4'-0"	wood	dual	no grilles, to match main residence
B	casement	4'-6"	2'-0"	wood	dual	no grilles, to match main residence
C	double hung	3'-0"	4'-0"	wood	dual	no grilles, to match main residence
D	casement	2'-0"	1'-0"	wood	dual	no grilles, to match main residence
E	side lite	1'-0"	6'-8"	wood	dual	no grilles, to match main residence

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**Ganahl Lumber**  
Address: 150 W. Blaine St.  
Corona, Ca 92880  
Phone: 951-278-4024  
Quote Number: 102124  
Sales Person: Donald Santana

**Quote**  
Page 1 of 5

**Customer Information**  
Name: COAB Development  
Address: CO: 297 Garfield Ave.  
Pomona, Ca, 91767  
Phone 1: 323-377-5869  
Phone 2:  
Fax:  
Contact: Jesus Abril  
Job Name: Historical Home - Pomona

**Specifications**

**Comment:** Type A- Double Hung Wood Window/ Natural Unfinished/ 10 Degree Slope Sill w/ 1" Sill Horns & Exterior 3 1/2 Flat Trim (3) Sides.

Item Description	Qty
(2) DH 4/0 x 4/0; Screen White (Included)	2
Hidden Balance	2
Double Hung Hardware - Flax Bronze (std) (2)	2
1/8 Low E SB 60 - Annealed (Double) Glass	2
Ovolo Stops	2
White Weatherstrip	2
None Jamb Liner	2
Redwood Sill	2
4-9/16" Jamb Depth	2
3-1/2 Flat Casing	2

**Ganahl Lumber**  
Address: 150 W. Blaine St.  
Corona, Ca 92880  
Phone: 951-278-4024  
Quote Number: 102124  
Sales Person: Donald Santana

**Quote**  
Page 2 of 5

**Customer Information**  
Name: COAB Development  
Address: CO: 297 Garfield Ave.  
Pomona, Ca, 91767  
Phone 1: 323-377-5869  
Phone 2:  
Fax:  
Contact: Jesus Abril  
Job Name: Historical Home - Pomona

**Specifications**

**Comment:** Type B- Double Hung Window/Natural Unfinished/ \*10 Degree Slope Sill w/1" Sill Horns & Exterior 3 1/2" Flat Trim Included.

Item Description	Qty
(1) DH 2/0 x 4/0; Screen White (Included)	1
Hidden Balance	1
Double Hung Hardware - Flax Bronze (std) (1)	1
1/8 Low E SB 60 - Annealed (Double) Glass	1
T.W. Stops	1
White Weatherstrip	1
None Jamb Liner	1
Redwood Sill	1
4-9/16" Jamb Depth	1
Stucco Mould	1

**Ganahl Lumber**  
Address: 150 W. Blaine St.  
Corona, Ca 92880  
Phone: 951-278-4024  
Quote Number: 102124  
Sales Person: Donald Santana

**Quote**  
Page 3 of 5

**Customer Information**  
Name: COAB Development  
Address: CO: 297 Garfield Ave.  
Pomona, Ca, 91767  
Phone 1: 323-377-5869  
Phone 2:  
Fax:  
Contact: Jesus Abril  
Job Name: Historical Home - Pomona

**Specifications**

**Comment:** Type C- Double Hung Wood Window/Natural Unfinished/\*10 Degree Slope Sill w/1" Sill Horns & 3 1/2" Flat Trim\*\* Tempered Obscured Glass Included.

Item Description	Qty
(1) DH 2/6 x 3/0; Screen White (Included)	1
Hidden Balance	1
Double Hung Hardware - Flax Bronze (std) (1)	1
1/8 P-516 Obscure - Tempered (Double) Glass	1
Ovolo Stops	1
White Weatherstrip	1
None Jamb Liner	1
Redwood Sill	1
4-9/16" Jamb Depth	1
3-1/2 Flat Casing	1

**Ganahl Lumber**  
Address: 150 W. Blaine St.  
Corona, Ca 92880  
Phone: 951-278-4024  
Quote Number: 102124  
Sales Person: Donald Santana

**Quote**  
Page 4 of 5

**Customer Information**  
Name: COAB Development  
Address: CO: 297 Garfield Ave.  
Pomona, Ca, 91767  
Phone 1: 323-377-5869  
Phone 2:  
Fax:  
Contact: Jesus Abril  
Job Name: Historical Home - Pomona

**Specifications**

**Comment:** Type D- Double Hung Wood Window/ Natural Unfinished/ \*10 Degree Slope Sill w/ 1" Sill Horns & Exterior 3 1/2" Flat Trim Included.

Item Description	Qty
(1) DH 4/0 x 3/6; Screen White (Included)	1
Hidden Balance	1
Double Hung Hardware - Flax Bronze (std) (2)	2
1/8 Low E SB 60 - Annealed (Double) Glass	1
Ovolo Stops	1
White Weatherstrip	1
None Jamb Liner	1
Redwood Sill	1
4-9/16" Jamb Depth	1
3-1/2 Flat Casing	1

**Ganahl Lumber**  
Address: 150 W. Blaine St.  
Corona, Ca 92880  
Phone: 951-278-4024  
Quote Number: 102124  
Sales Person: Donald Santana

**Quote**  
Page 5 of 5

**Customer Information**  
Name: COAB Development  
Address: CO: 297 Garfield Ave.  
Pomona, Ca, 91767  
Phone 1: 323-377-5869  
Phone 2:  
Fax:  
Contact: Jesus Abril  
Job Name: Historical Home - Pomona

**Specifications**

**Comment:** Type E- Double Hung Wood Window/ Natural Unfinished/ \*10 Degree Slope Sill w/ 1" Sill Horns & Exterior 3 1/2" Flat Trim Included.

Item Description	Qty
(1) DH 2/6 x 3/0; Screen White (Included)	1
Double Hung Hardware - Flax Bronze (std) (1)	1
1/8 Low E SB 60 - Annealed (Double) Glass	1
T.W. Stops	1
White Weatherstrip	1
None Jamb Liner	1
Redwood Sill	1
4-9/16" Jamb Depth	1
Stucco Mould	1

**Ganahl Lumber**  
Address: 150 W. Blaine St.  
Corona, Ca 92880  
Phone: 951-278-4024  
Quote Number: 102124  
Sales Person: Donald Santana

**Quote**  
Page 1 of 1

**Customer Information**  
Name: Jesus Abril, Jr  
Address: 297 Garfield Ave.  
Pomona, Ca. 91767  
Phone 1: 323-377-5869  
Phone 2:  
Fax:  
Contact: Jesus Abril  
Job Name: POMONA

**Specifications**  
NFS = 73-1/2" x 81-11/16"; R.O. = 74" x 82-3/16"  
O.M. of Exterior Trim = 76" x 82-15/16"  
Lead Time: Stocked in So. Cal (Call to Verify)  
Comment: REVISED- UPDATED

**Item Description**

Item Description	Qty
6' 0" x 6' 8" - 1-3/4" 4510 Ovolo Sticking-Low E Fir French - Ovolo Sticking Wood Double Door w/Dou-g-Fir Wood Astragal w/Low E True Divided Lite Glass - IS-3 (Right Hand) Inswing **Title 24 Compliant**	1
2-3/8" Backset - Double Bore (2-1/8" Dia. Bore w/Standard 5-1/2" Spacing) w/Full Lip (Standard) Strike Prep w/Deadbolt 1" x 2-1/4" w/Radius Corners (Standard) Strike Prep	1
Set of #1279 Commercial 1/4" Radius - US10B Oil Rubbed Bronze Hinges	1
Doug Fir Veneer Wood Frame - 5-1/2" Jamb w/Fir Brick (No Paper) Exterior Trim (Loose)	1
Bronze Compression Weatherstrip	1
Cobposite Adjustable - Bronze Sill	1

**COAB** DEVELOPMENT  
297 GARFIELD AVE  
POMONA CA 91767  
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coabdevelopment@gmail.com

PROJECT NAME:  
MONTELLANO RESIDENCE  
ADU-GARAGE CONVERSION

PROJECT ADDRESS:  
296 E. COLUMBIA AVE.  
POMONA, CA. 901767

CLIENT NAME:  
MAURA MONTELLANO

CLIENT ADDRESS:  
296 E. COLUMBIA AVE.  
POMONA, CA. 91767

DRAWING TITLE:  
BUILDING SECTIONS /  
WINDOW AND DOOR SCHEDULES

PROJECT NUMBER: 0324

No.	Description	Date
1	MAJOR COA REVIEW	11/05/25
2	MAJOR COA REVIEW	03/24/26

MAJOR COA SET

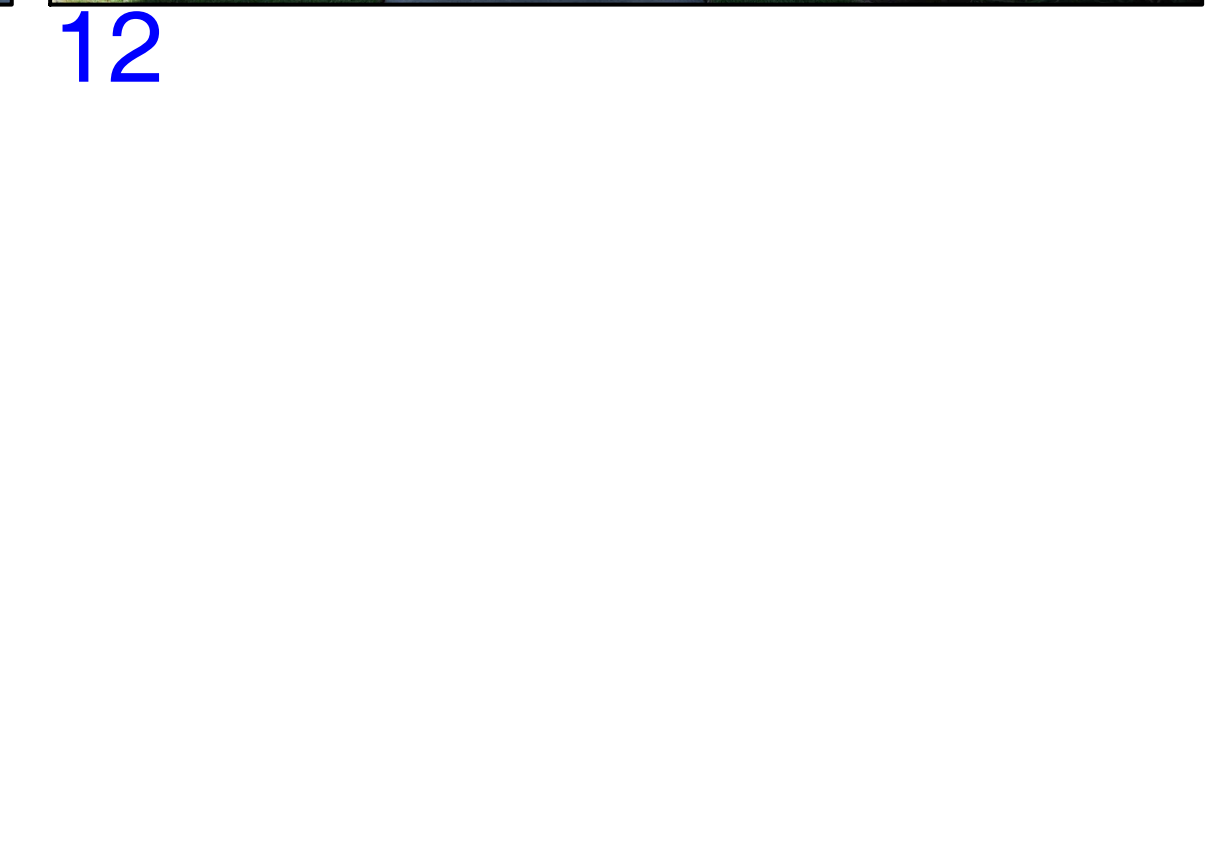
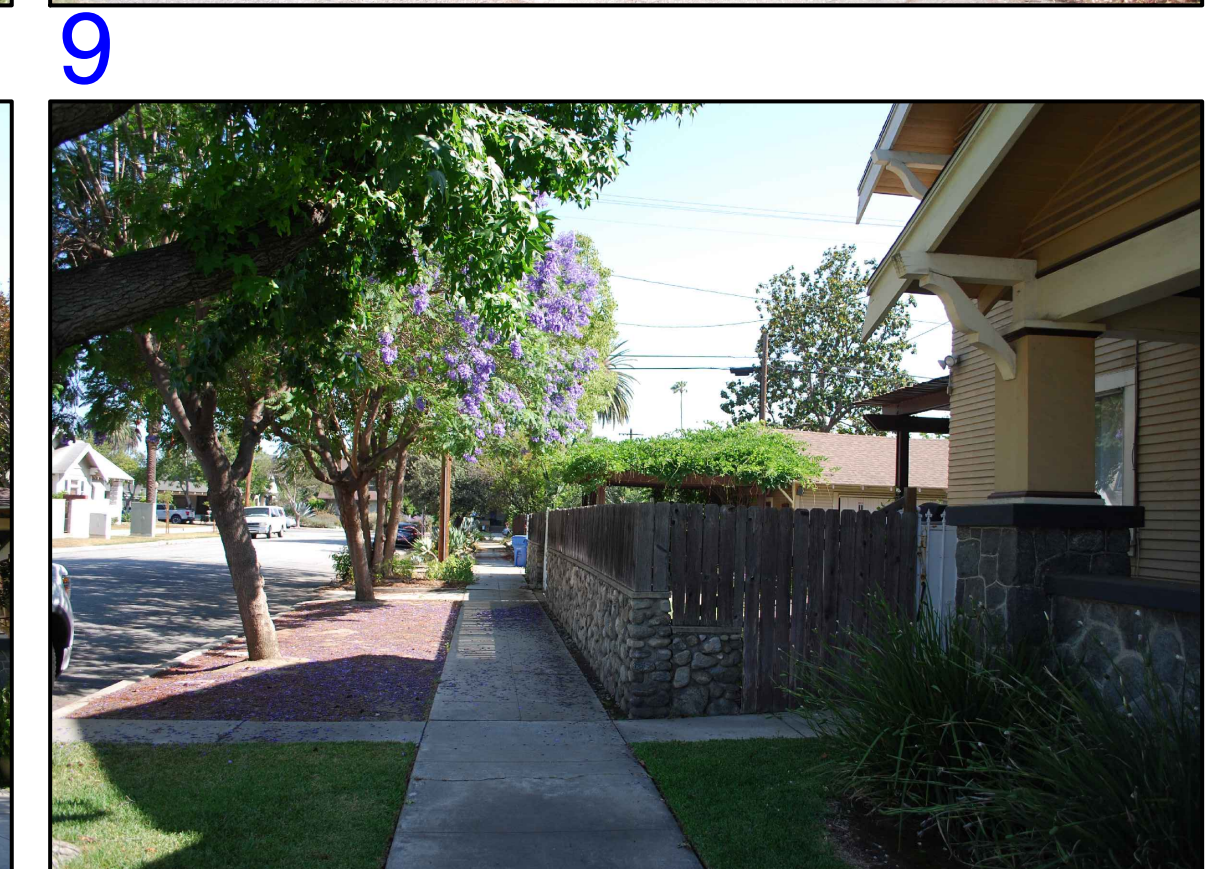
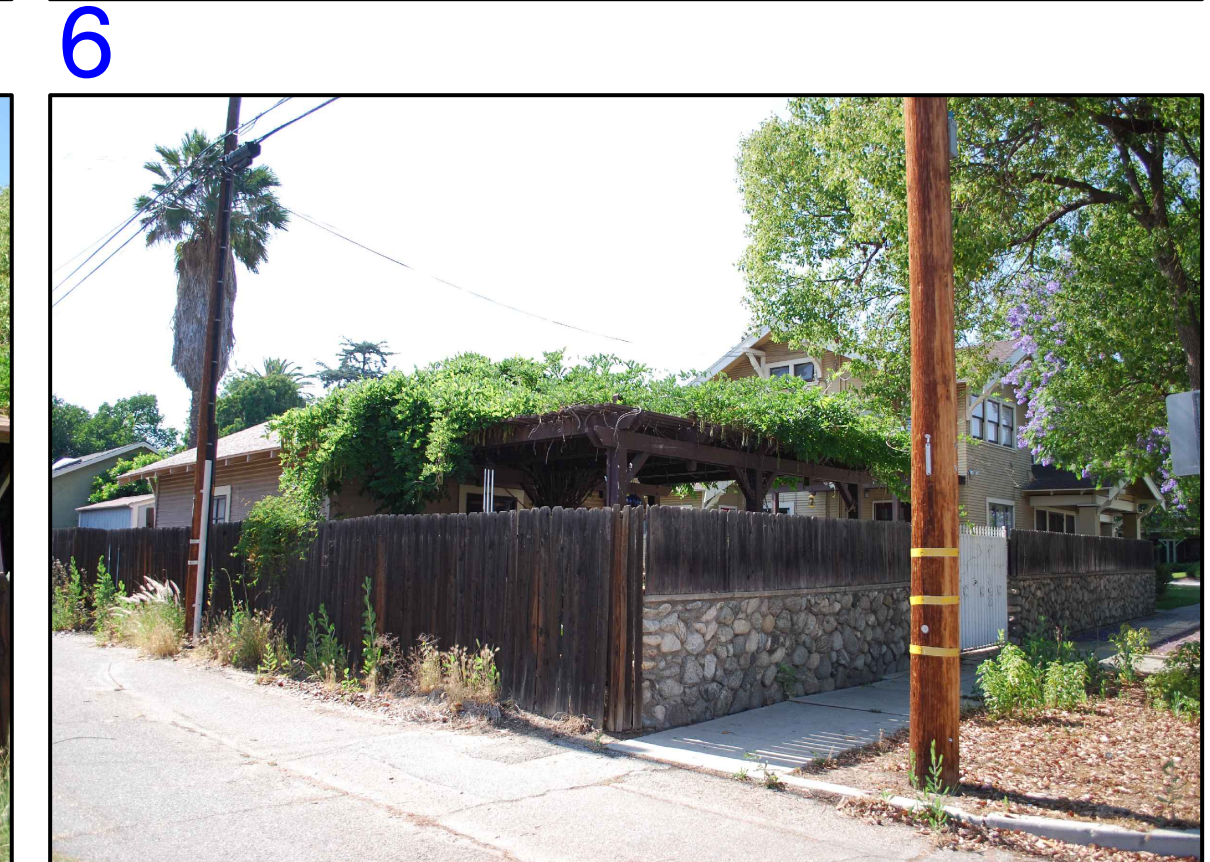
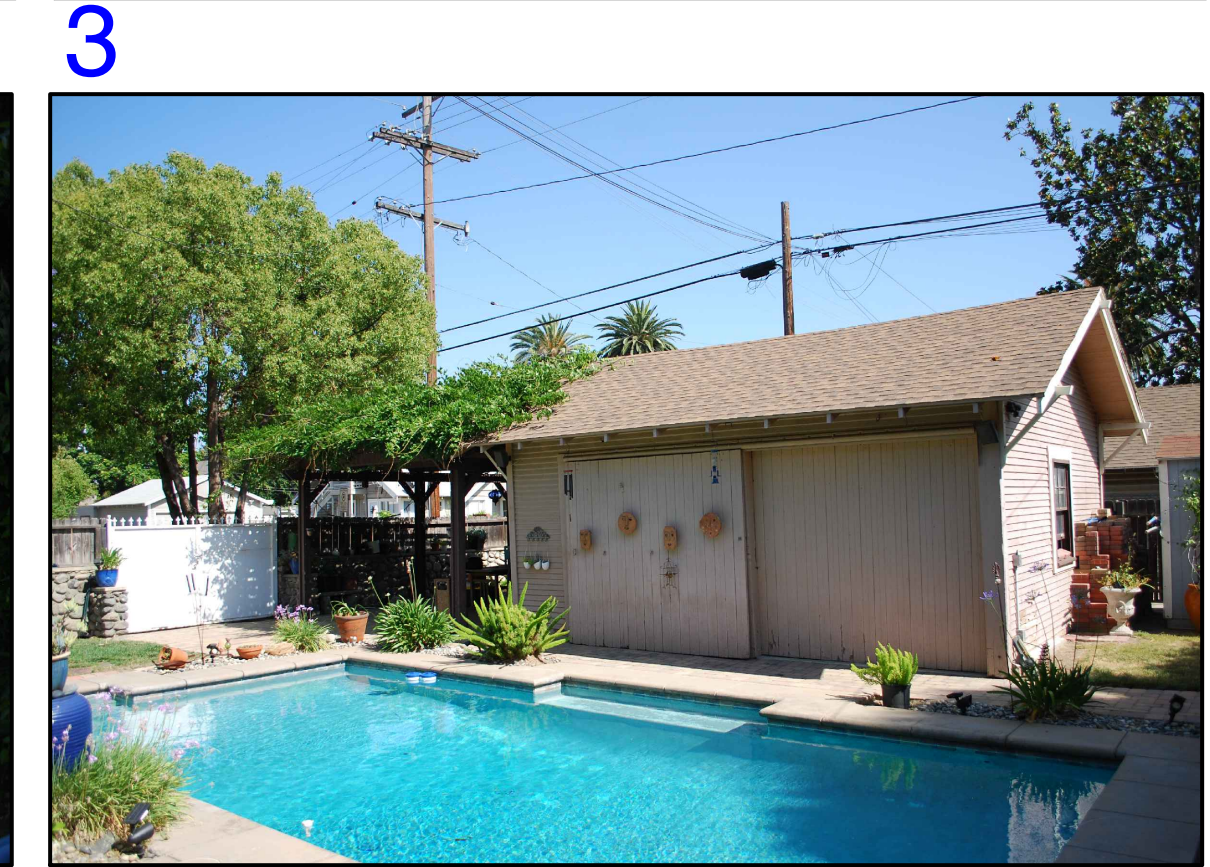
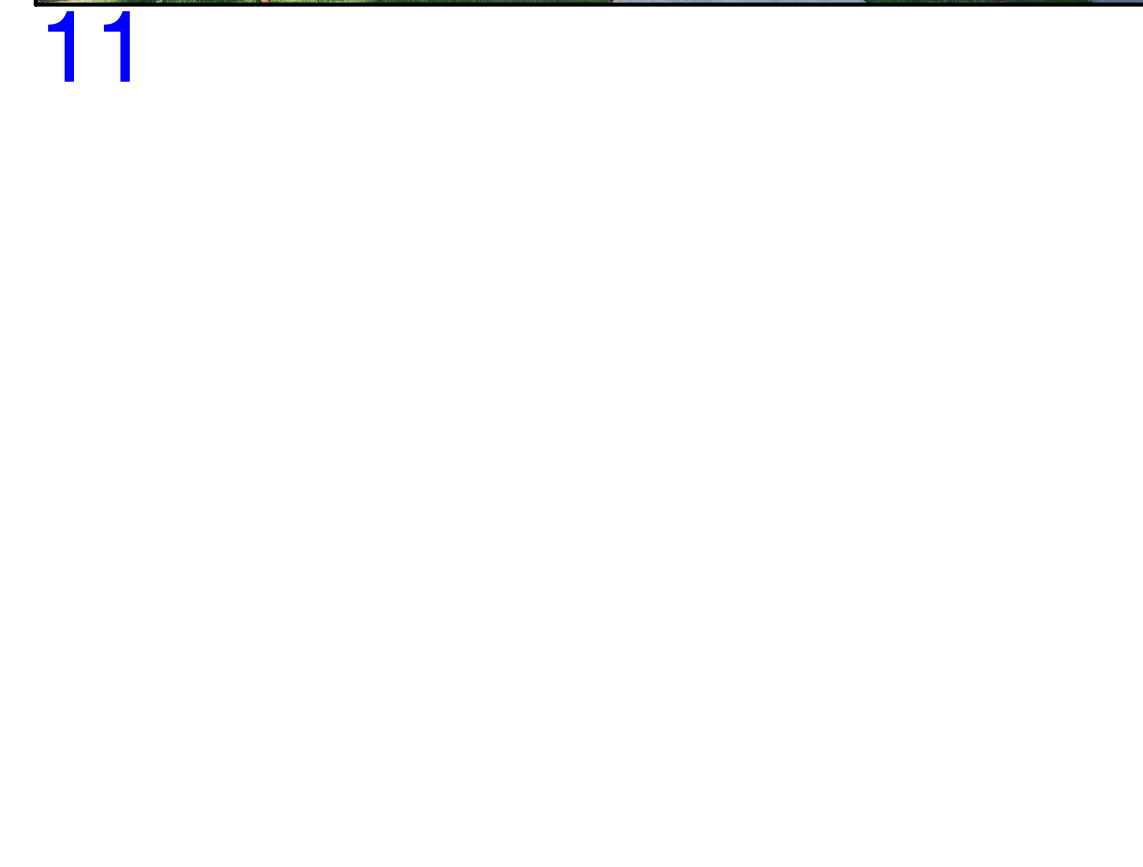
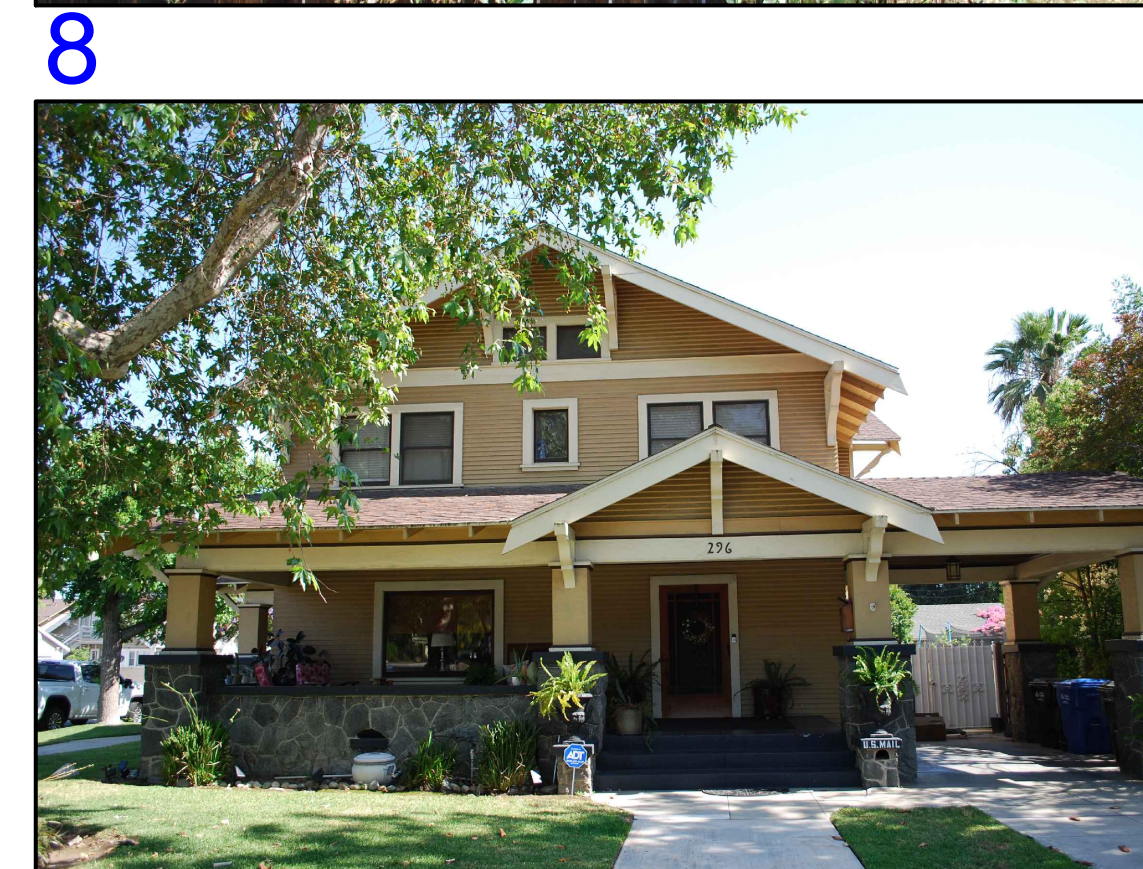
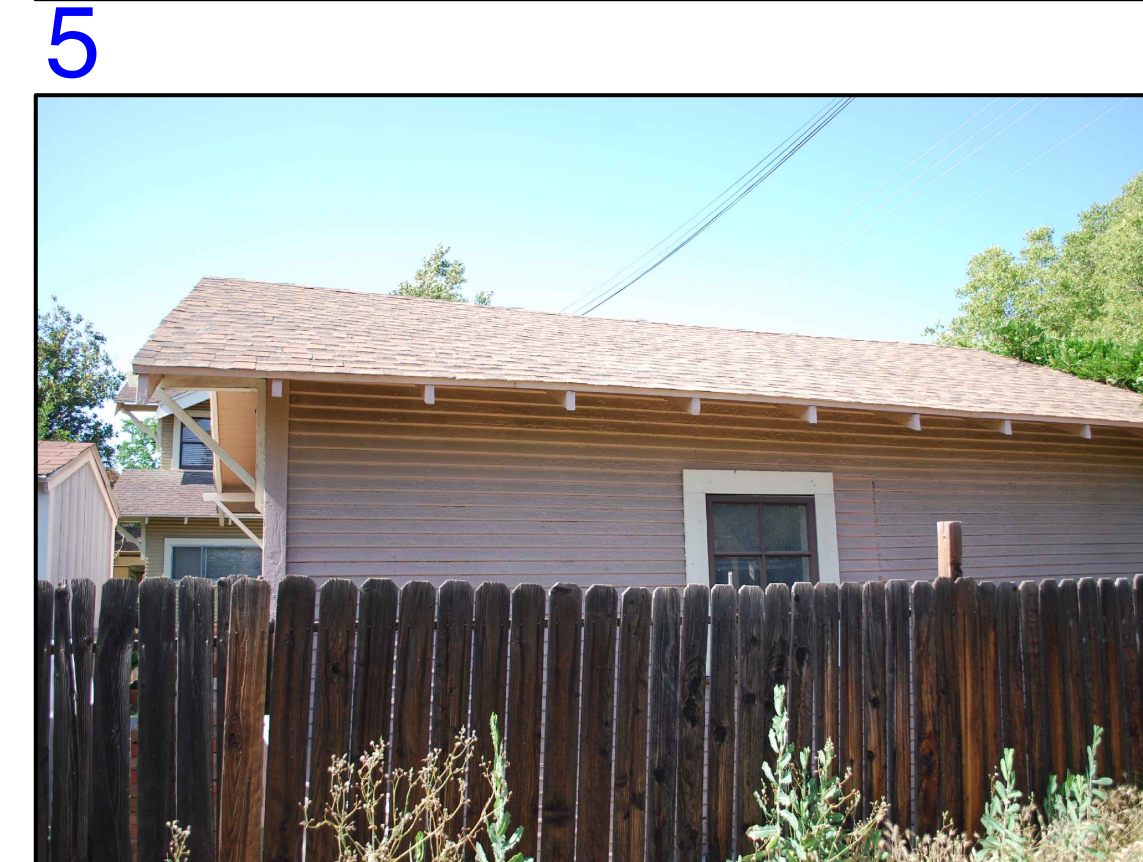
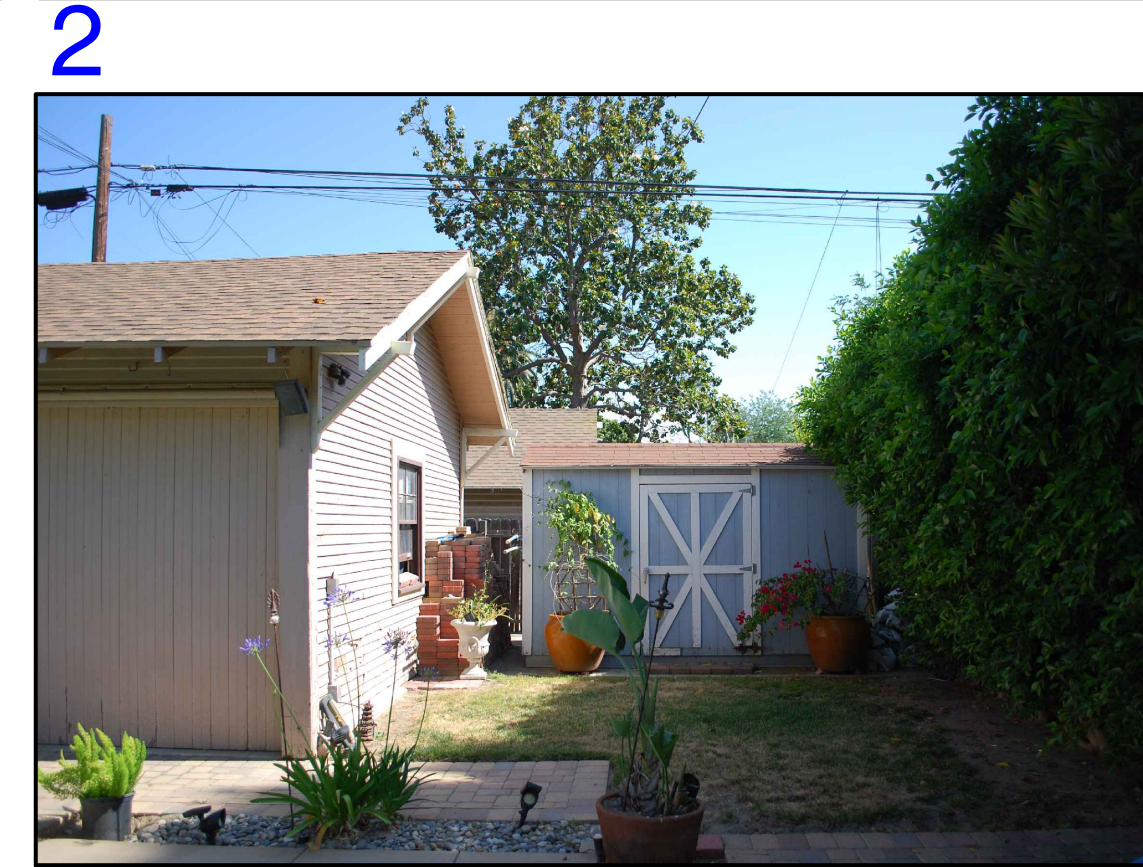
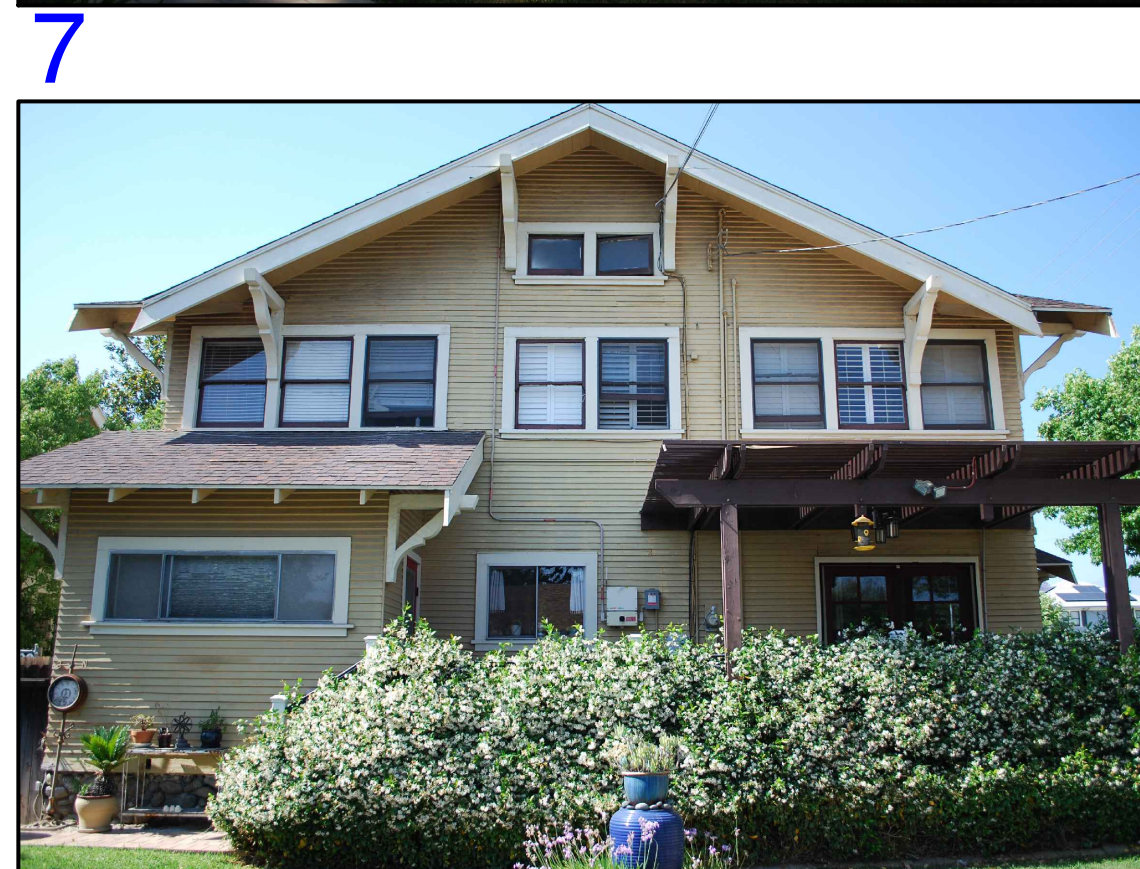
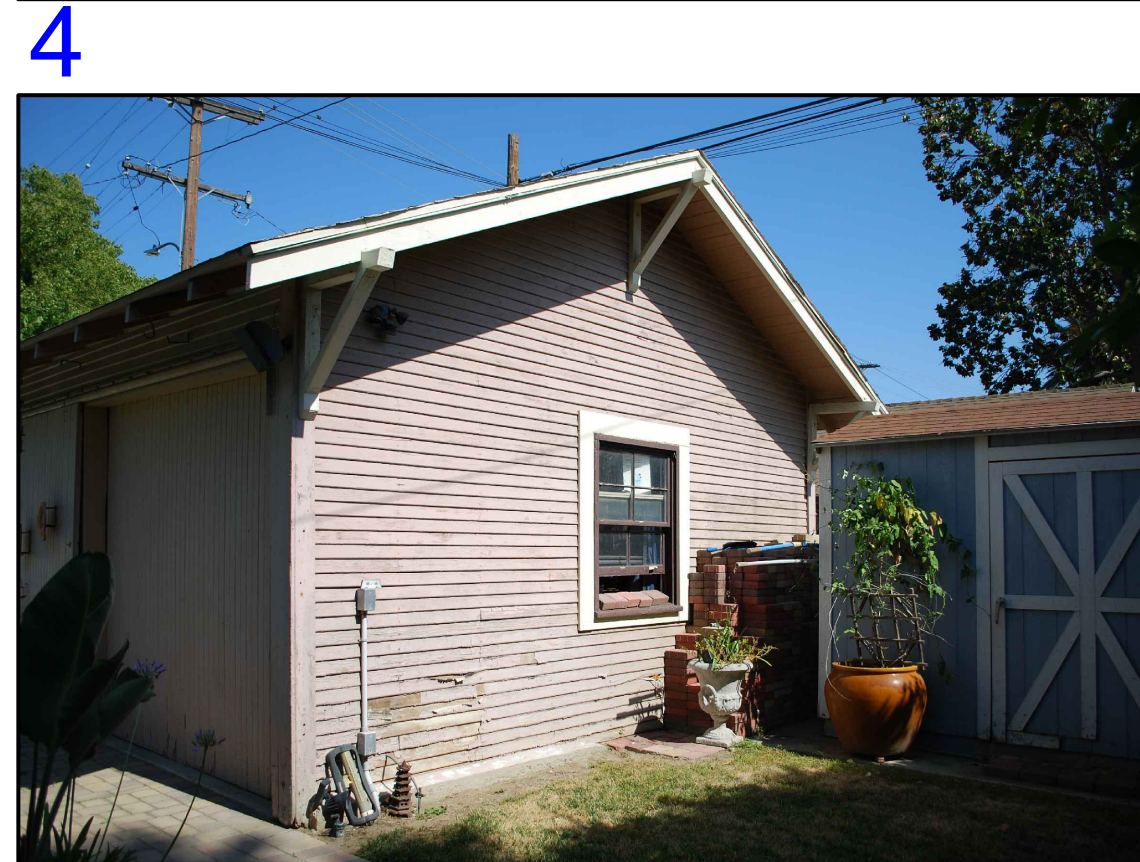
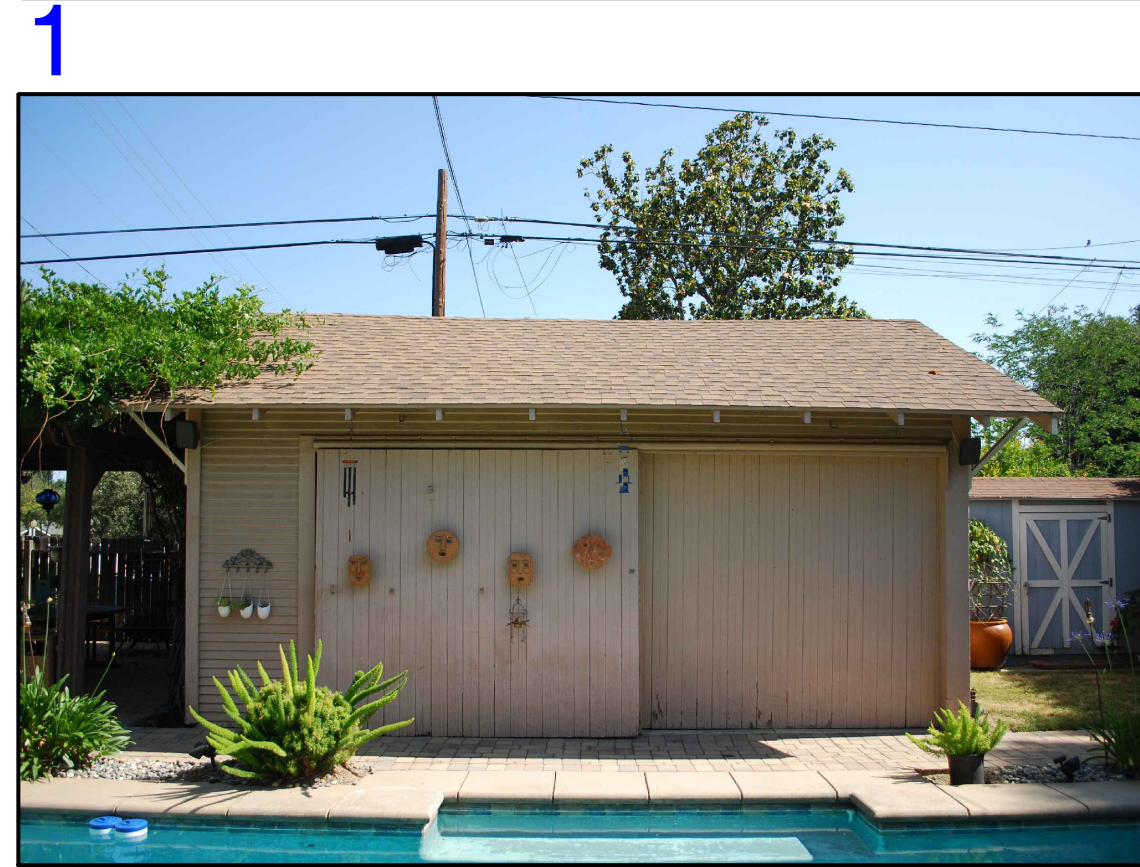
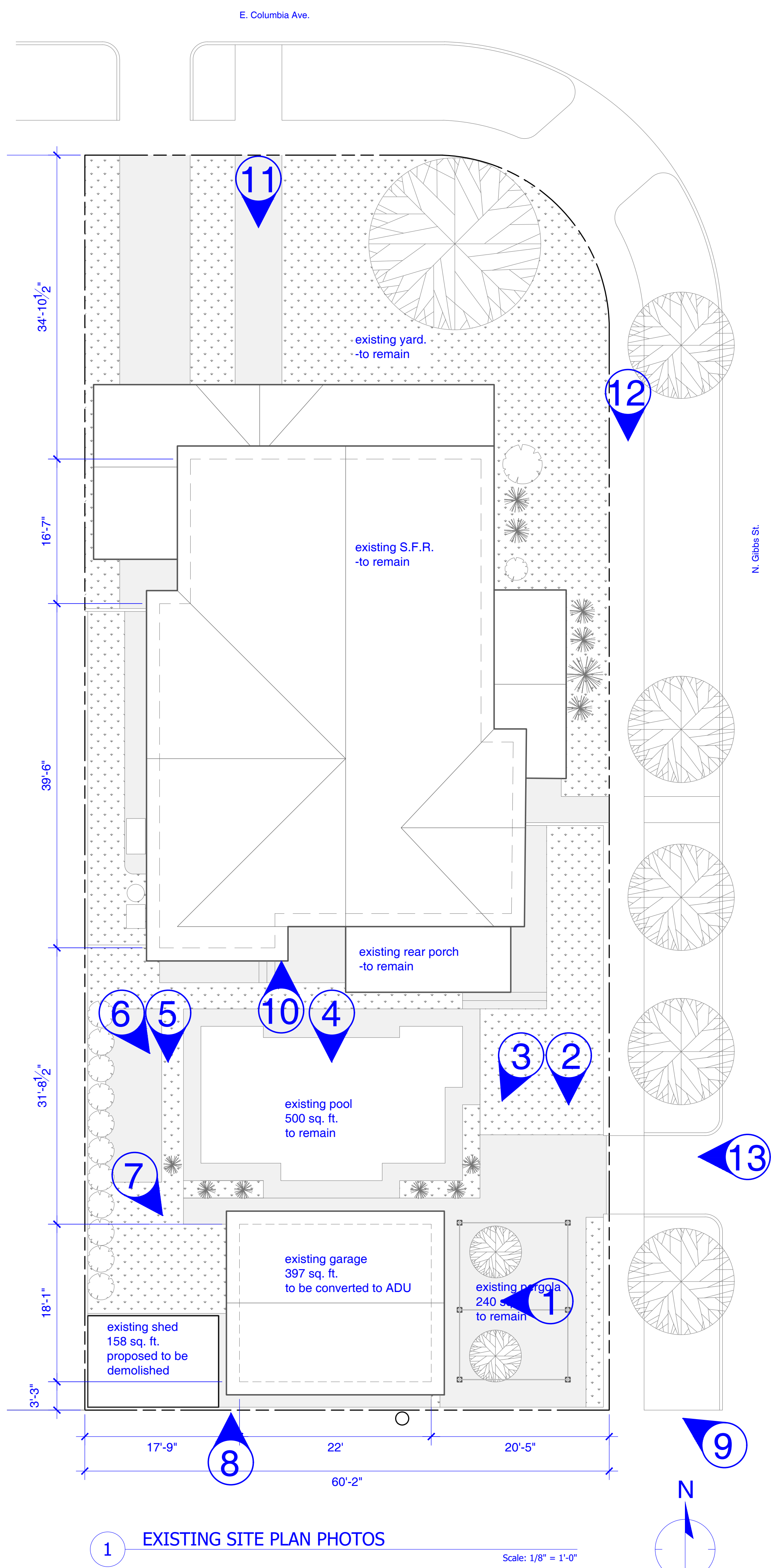
Date: 03/24/26

Drawn By: JESUS ABRIL JR

Checked By: J.ABRIL

A5.0

scale as indicated



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CLIENT NAME:  
MAURA MONTELLANO

CLIENT ADDRESS:  
296 E. COLUMBIA AVE.  
POMONA, CA. 91767

DRAWING TITLE:  
EXISTING SITE PLAN PHOTOS

PROJECT NUMBER: 0324

No.	Description	Date
1	MAJOR COA REVIEW	11/05/25
2	MAJOR COA REVIEW	03/24/26

MAJOR COA SET

Date: 03/24/26

Drawn By: JESUS ABRIL JR

Checked By: J.ABRIL

A6.0

scale as indicated