

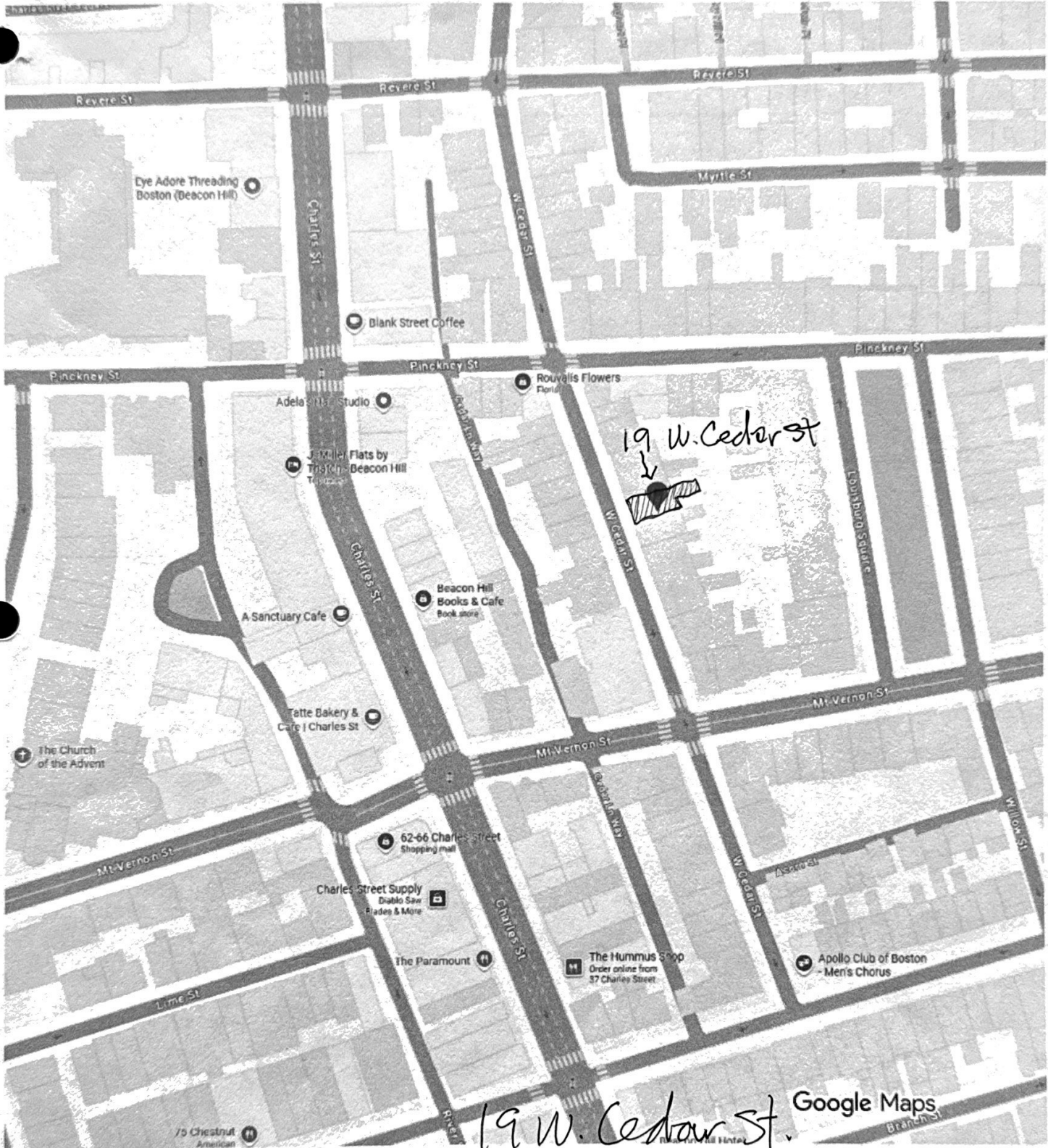


HISTORIC BEACON HILL DISTRICT

Including 2024 Expansion



Coordinate System: NAD 1983 StatePlane Massachusetts Mainland FIPS 2001 Feet
 Esri, NASA, NGA, USGS, Boston College Campus GIS, City of Cambridge, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, EPA, NPS, USDA, USFWS



19 W. Cedar St

19 W. Cedar St.

Replace Damaged Windows



19 W. Cedar St
Street View

Replace Damaged Windows

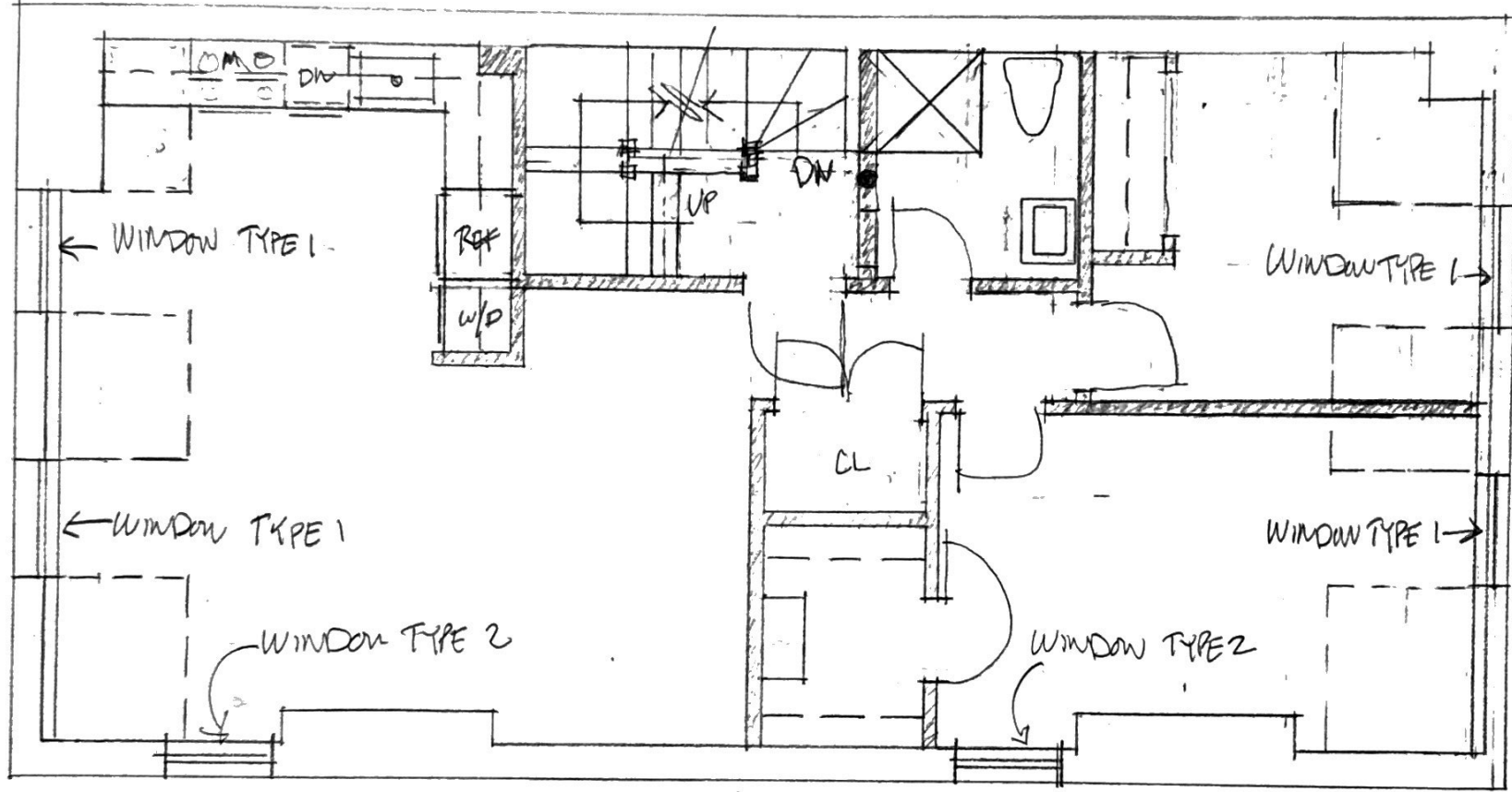


19 W. Cedar St.
Front Elevation

Replace Damaged
WINDOWS



19 W. Cedar St
Window Detail



A-4
 Scale 1/4" = 1'-0"
5th Floor Plan
 Title Date 3-23-26
 © 2026

Architect:
 Leabman Real Estate Services LLC
 120B Seaver Street, Brookline, MA 02445
 Tel: (617) 529-3449
 Email: mleabman1@gmail.com

Notes: **SEE DETAILS ATTACHED**

JB SASH & DOOR

HOME OF THE WINDOW BOYS

JB Sash & Door Co., Inc.

Manufacturers & Distributors
 DOOR - WINDOWS - MILLWORK
 280 Second Street, Chelsea, MA 02150
 (617) 884-8940 1-800-648-9339 Fax # (617) 884-9288
www.jbsash.com

SALES ORDER
 Ord #: 288699-0
 Route: NONE
 Page: 1 of 3
 Order: 01/20/26
 Sched:
 Printed
 Date: 03/24/26
 Time: 09:15 AM

To: LEA215
 LEABMAN REAL ESTATE SERVICES
 120B SEAVER STREET
 BROOKLINE MA 02445

FSC CERT #: BV-COC-213684
 Ship To: *** REPRINT ***
 19 WEST CEDAR STREET
 BOSTON MA 02101

Phone: (617) 529-3449

Fax:

*TYPE 1 WINDOW
 DORMER*

Attn: MICHAEL / Cell: (617) 529-3449 / Email: MLEABMANI@GMAIL.COM

Entd: AAMJ In: 11 / Out: 11 Terms: COD Cust Por: *DORMER*

Customer Instructions

Line #	Item Number	Description	Quantity	Ship'd	Unit Price	Amount
0001.00	Remark:	JB Proper Bostonian orders, once accepted by customer and Historical approval obtained as necessary, cannot be cancelled for any reason due to the custom nature of the product.				
0002.00	*288699002.00 <i>(4) Dormer Windows</i>	JB PROPER BOSTONIAN S/O=35-3/4x56-1/2 X 1-3/8" RED GRANDIS SINGLE HUNG REPL. WINDOW TS-INSUL GLASS BS-INSUL GLASS BRONZE SPACER Degree Bevel: 5 1/1 LAYOUT (1)-WHITE SASH LOCK NO INTERIOR STOPS PRIMED WHITE EXTERIOR PRIMED WHITE INTERIOR	4.00		1,646.16	6,584.64
010	JBPBSCRBLH	BLACK HALF SCREEN FOR JBPB	4.00			
020	BAL26LTNS	BALANCE 26 LEFT TNS - WHT SO HEIGHT =57"- CUT TO 56-1/2" CHANGE BEVEL TO 5 DEGREE	4.00			
030	BAL26RTNS	BALANCE 26 RIGHT TNS WHITE SO HEIGHT =57"-CUT TO 56-1/2" CHANGE BEVEL TO 5 DEGREE <i>Balance Wood Coverd</i>	4.00			

*19 W. Cedar St
 Window Spec
 Dormer Windows*

JB SASH & DOOR

HOME OF THE WINDOW BOYS

JB Sash & Door Co., Inc.

Manufacturers & Distributors
 DOOR - WINDOWS - MILLWORK
 280 Second Street, Chelsea, MA 02150
 (617) 884-8940 1-800-648-9339 Fax # (617) 884-9288
www.jbsash.com

FSC CERT #: BV-COC-213684

TQ: LEA215
 LEABMAN REAL ESTATE SERVICES
 120B SEAVER STREET
 BROOKLINE MA 02445

Ship To: *** REPRINT ***
 19 WEST CEDAR STREET
 BOSTON MA 02101

SALES ORDER
 Ord #: 288699-0
 Route: NONE
 Page: 2 of 3
 Order: 01/20/26
 Sched:
 Printed
 Date: 03/24/26
 Time: 09:15 AM

Phone: (617) 529-3449

Fax:

**TYPE 2 WINDOW
 SIDE WALL**

Attn: MICHAEL / Cell: (617) 529-3449 / Email: MLEABMANI@GMAIL.COM

Entd: AAMJ In: 11 / Out: 11 Terms: COD

Cust PO#

Line #	Item Number	Description	Quantity	Ship'd	Unit Price	Amount
0003.00 (1)	*288699003.00 Front Side Window	JB PROPER BOSTONIAN S/O=33X52 X 1-3/8" RED GRANDIS SINGLE HUNG WINDOW UNIT TS-INSUL GLASS BS-INSUL GLASS BRONZE SPACER Degree Bevel: 10 1/1 LAYOUT (1)-WHITE SASH LOCK 2 1/2" R-G BULLNOSE SD STOPS 4 1/2" R-G BULLNOSE HD STOP PRIMED WHITE EXTERIOR PRIMED WHITE INTERIOR BRICK FRM, B/O= 37 X 56 5-1/4" JAMB 3/4"X 3-3/4" FLAT EXT CSG 1 7/8" HIST SILL SILL FLUSH WITH CASING	1.00		2,067.96	2,067.96
010	JBPBSCRBLH	BLACK HALF SCREEN FOR JBPB	1.00			
020	BAL24RTNS	BALANCE 24 RIGHT TNS - WHT SO HEIGHT = 53"-CUT TO 52" CHANGE BEVEL TO 10 DEGREE	1.00			
030	BAL24LTNS	BALANCE 24 LEFT TNS - WHT SO HEIGHT = 53"-CUT TO 52" CHANGE BEVEL TO 10 DEGREE Balsame Wood Covered	1.00			

19 W. Cedar St
 Window spec
 Front Side Window

JB SASH & DOOR

HOME OF THE WINDOW BOYS

JB Sash & Door Co., Inc.

Manufacturers & Distributors
 DOOR - WINDOWS - MILLWORK
 280 Second Street, Chelsea, MA 02150
 (617) 884-8940 1-800-648-9339 Fax # (617) 884-9288
www.jbsash.com

SALES ORDER
 Ord #: 288699-0
 Route: NONE
 Page: 3 of 3
 Order: 01/20/26
 Sched:
 Printed
 Date: 03/24/26
 Time: 09:15 AM

To: LEA215
 LEABMAN REAL ESTATE SERVICES
 120B SEAVER STREET
 BROOKLINE MA 02445

Ship To: *** REPRINT ***
 19 WEST CEDAR STREET
 BOSTON MA 02101

Phone: (617) 529-3449

Fax:

TYPE 2 WINDOW SIDE WALL

Attn: MICHAEL / Cell: (617) 529-3449 / Email: MLEABMANI@GMAIL.COM

Entd: AAMJ In: 11 / Out: 11 Terms: COD Cust PO#:

Line #	Item Number	Description	Quantity	Ship'd	Unit Price	Amount
0004.00	*288699004.00	JB PROPER BOSTONIAN S/O=29-1/4X54 X 1-3/8" RED GRANDIS SINGLE HUNG WINDOW UNIT TS-INSUL GLASS BS-INSUL GLASS BRONZE SPACER Degree Bevel: 10 1/1 LAYOUT (1)-WHITE SASH LOCK 2 1/2" R-G BULLNOSE SD STOPS 4 1/2" R-G BULLNOSE HD STOP PRIMED WHITE EXTERIOR PRIMED WHITE INTERIOR BRICK FRM, B/O= 33 1/4 X 58 5-1/4" JAMB 3/4"X 3-3/4" FLAT EXT CSG 1 7/8" HIST SILL SILL FLUSH WITH CASING	1.00		2,018.46	2,018.46
1	<i>Rear Side Window</i>					
010	JBPBSCRBLH	BLACK HALF SCREEN FOR JBPB	1.00			
020	BAL24LTNSNY	BALANCE 24 LEFT TNS NY WHITE - SO HEIGHT = 54" CHANGE BEVEL TO 10 DEGREE	1.00			
030	BAL24RTNSNY	BALANCE 24 RIGHT TNS NY WHITE - SO HEIGHT = 54" CHANGE BEVEL TO 10 DEGREE <i>Balance Wood Casing</i>	1.00			
		JB Sash is not responsible for any product that is not delivered or picked up after 6 months from date of JB Sash receipt of material.				

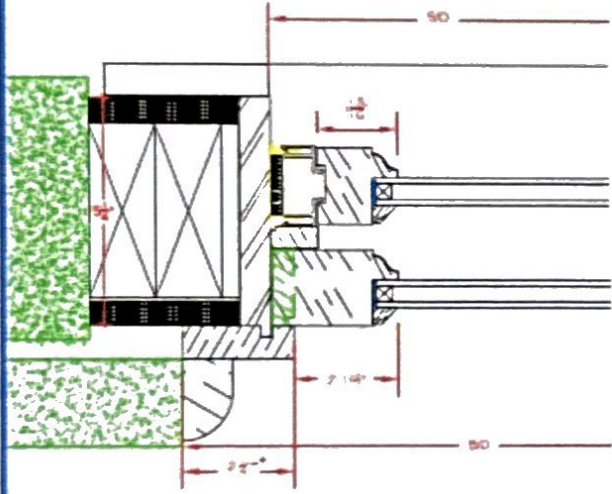
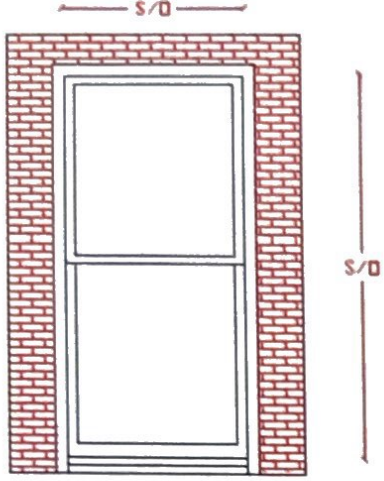
1. Stock material may be returned within 30 days - 20% handling charge. Set up units or special material may not be returned.
2. Amounts outstanding 30 days after due date subject to 1 1/2 % monthly service charge.
3. Original receipt must be presented to validate any warranties or returns.
4. No responsibility shall be accepted for any alternation of materials furnished by us without our written consent.

*19 W Cedar St
 Window Spec
 Rear Side Window*

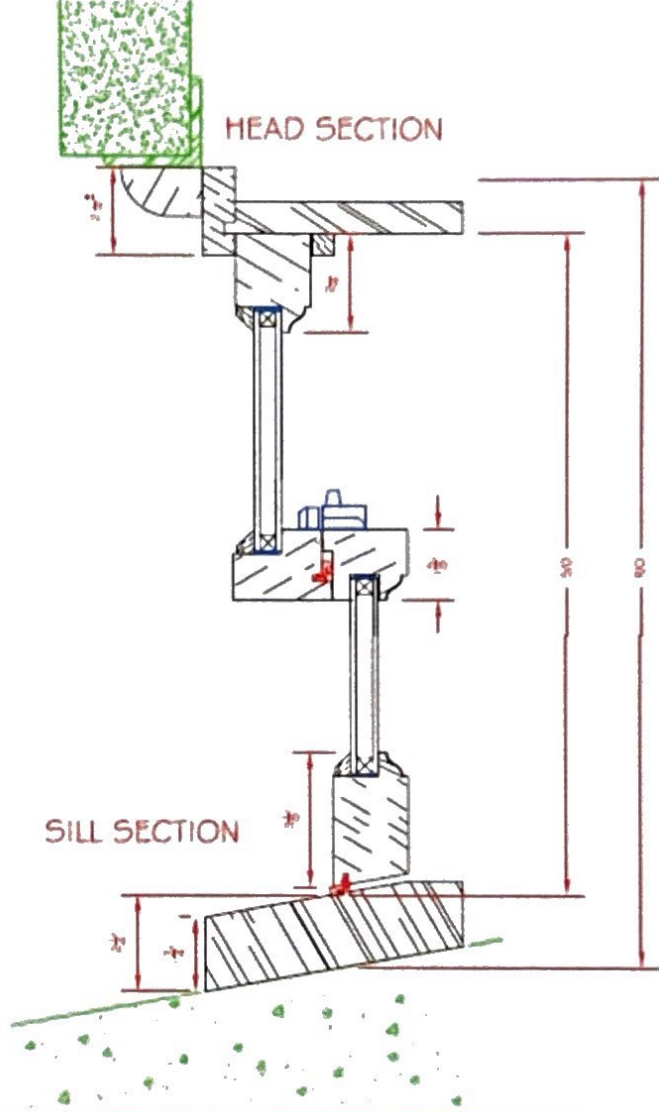
Merchandise....	10,671.06
Tax.....	666.94
Misc Charges...	0.00
Order Total....	11,338.00
Less Deposit...	5,500.00
Balance Due....	5,838.00

X _____

JB PROPER BOSTONIAN SH WINDOW UNIT



JAMB SECTION



HEAD SECTION

SILL SECTION

SHEET 1

OF 1

DEALER: JB SASH & DOOR CO., INC.

NUMBER: DATE: 02/26/16

DRAWN: R.L.B. CHECK:

JBPB SH REPL/UNIT - 1/1

TYPE 1 (TYPE 2 Similar but in existing frame) Window Details
 G.W. Cohan St

Repair/Refinish Front Doors & Trim



Repair/
Repaint
Side Door &
Trim

19 W. Cedar St
Entry Elevation

Repair/Refinish Front Doors & Trim



19 W. Cedar St
Front Door

Repair/Repaint Side Door & Trim



19 W. Cedar St
Side Door

Repair/Repaint Oriel



19 W. Cedar St
Oriel

Replace Entry System w/ Door Bird



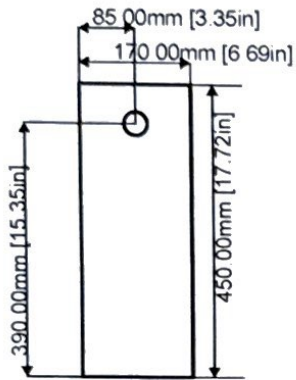
19 W. Cedar St
Entry System 1

Replace Entry System w/Door Bird

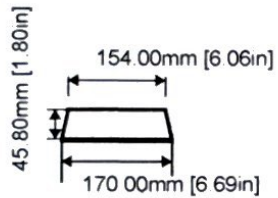
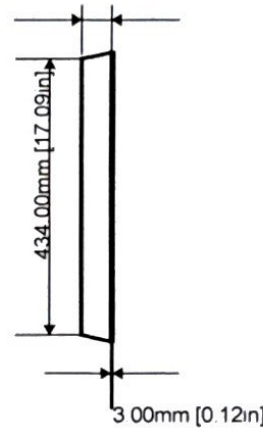


19 W. Cedar St
Entry System 2

Representation of the outer dimensions (See the details in visualization)



45.80mm [1.80in]



19 W. Cedar St
 Also Door Bell

Technical data:

Front panel

W 170.00 mm (6.69 Inch), H 450.00 mm (17.72 inches), T 3 mm (0.12 inches)
 Stainless steel V4A, brushed, PVD coating with gold-finish

Surface-mounting backbox

W 170.00 mm (6.69 Inch), H 450.00 mm (17.72 inches), D 45.8 mm (1.8 Inch), T 1 mm (0.04 Inch)
 Stainless steel V4A, brushed, PVD coating with gold-finish
 Mounting type: Wall mounting

1x D2100E

The centre of the camera is at a distance of 85.00 mm (3.35 inches) to the right and 390.00 mm (15.35 inches) up from the lower left corner of the front panel.
 7x Rectangular call button with nameplate, for self-labelling, white backlight

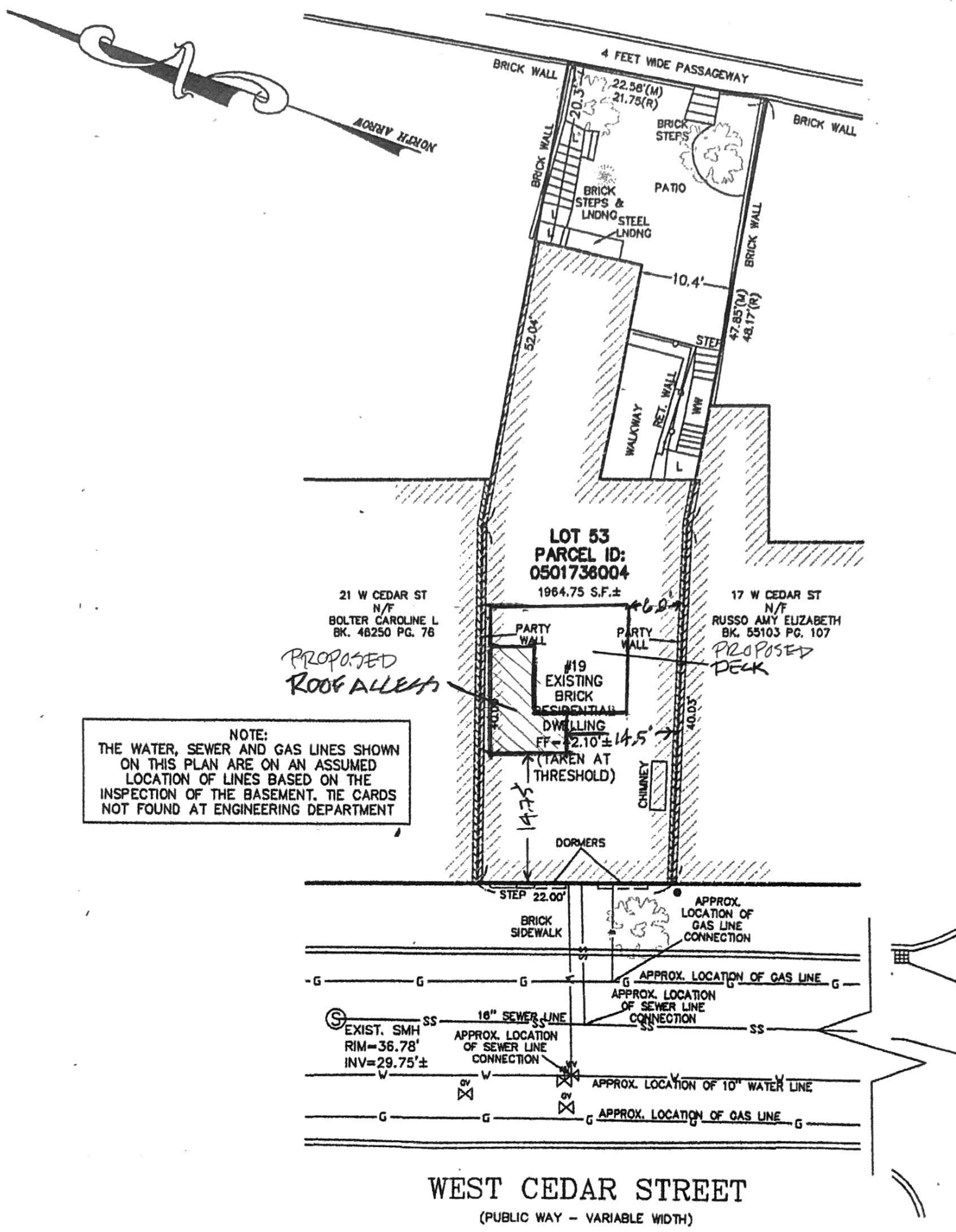
project for Micheal Leabman

This system is an individual production according to customer specifications. The legal right of withdrawal therefore does not exist according to § 312 g Abs. 2 Nr. 1 BGB. Since the automated production process is started immediately after receipt of the order, a cancellation, a return or exchange after placing the order is not possible.

Date: 2026-03-20
 Time: 22:43:58 CET
 Project ID: DBI-84282096



Bird Home Automation GmbH
 Umlandstraße 165
 D-10719 Berlin, Germany
 Confidential



A-1
Scale: 1/4" = 1'-0"

Title: Roof Plot Plan
Date: 3-23-26

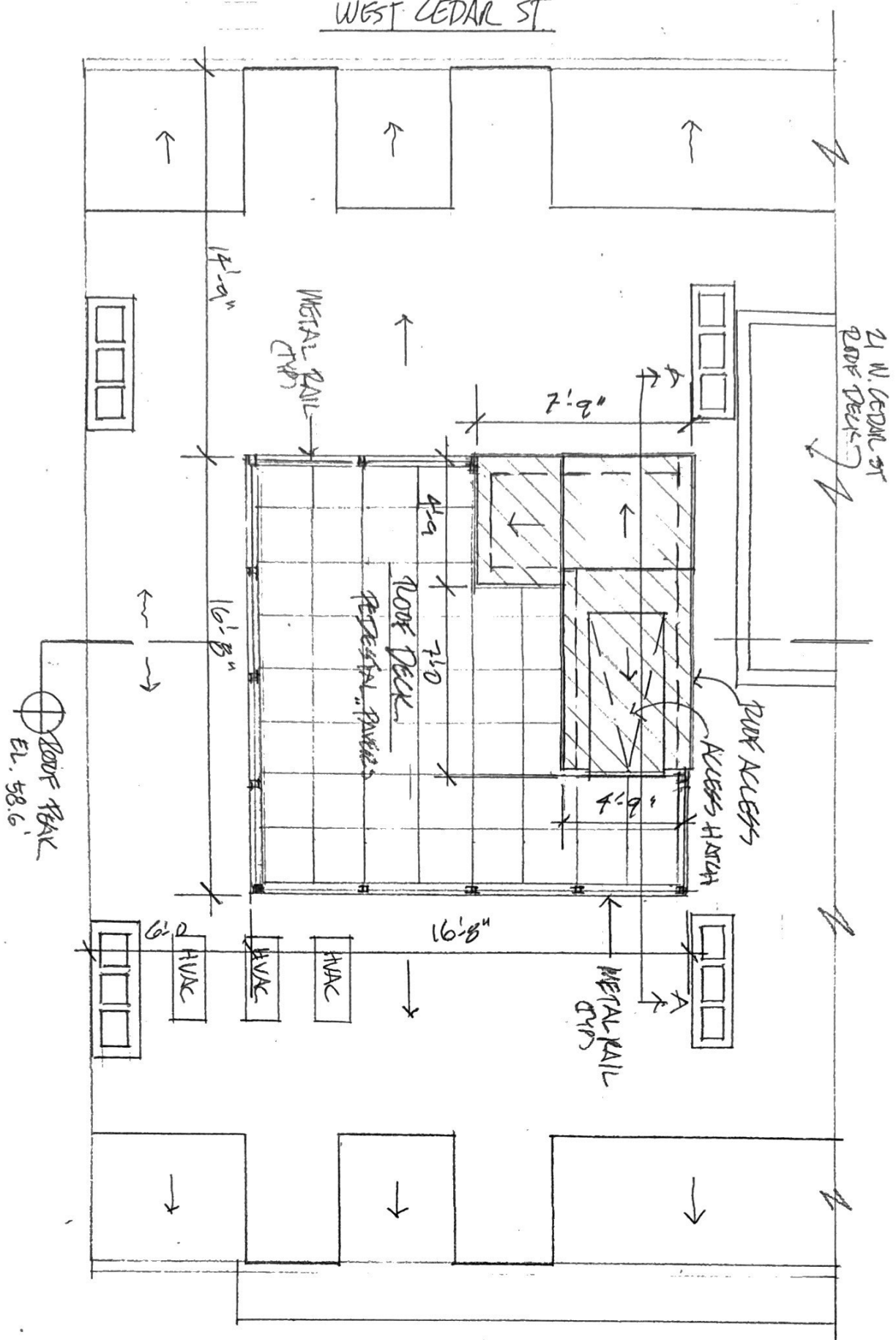
Project:
19 W Cedar Street Condominium
19 W Cedar Street
Boston, MA 02108

Architect:
Leabman Real Estate Services LLC
120B Seaver Street, Brookline, MA 02445
Tel: (617) 529-3449
Email: mleabman1@gmail.com

c. 2026

Notes:

WEST CEDAR ST



A-2
 Scale 1/4" = 1'-0"

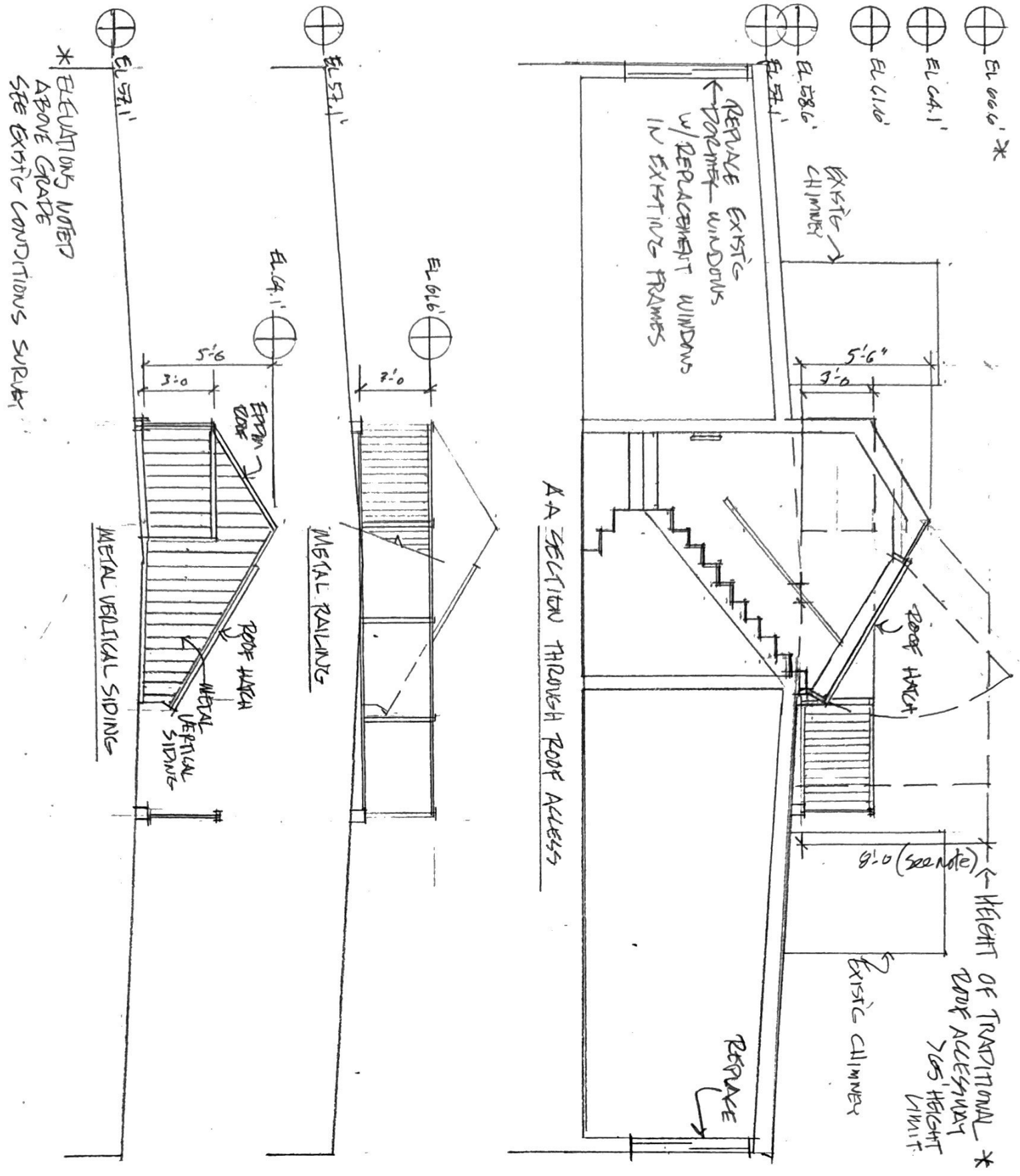
Title: **Roof Plan**
 Date: 3-23-26

© 2026

Project:
 19 W Cedar Street Condominium
 19 W Cedar Street
 Boston, MA 02108

Architect:
 Leabman Real Estate Services LLC
 120B Seaver Street, Brookline, MA 02445
 Tel: (617) 529-3449
 Email: mleabman1@gmail.com

Notes:

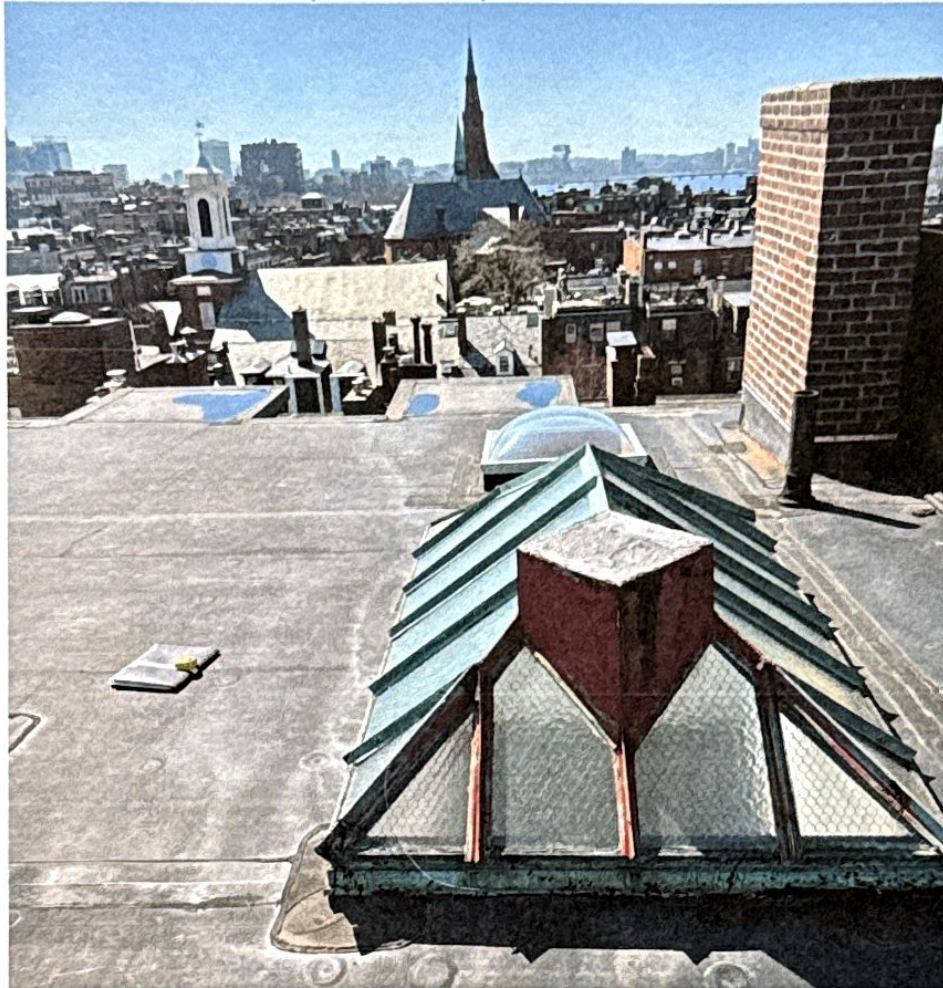


A-3 Section, Elevation, Rail Detail

Scale: 1/4" = 1'-0"
 Title: Section, Elevation, Rail Detail
 Date: 3-23-26
 Project: 19 W Cedar Street Condominium
 Architect: Leabman Real Estate Services LLC
 120B Seaver Street, Brookline, MA 02445
 Tel: (617) 529-3449
 Email: mleabman1@gmail.com

Notes: * TRADITIONAL ACCESSWAY ELEVATION 66.6' ABOVE GRADE

New Roof Deck & Roof Access



19 W. Cedar St
Roof 1

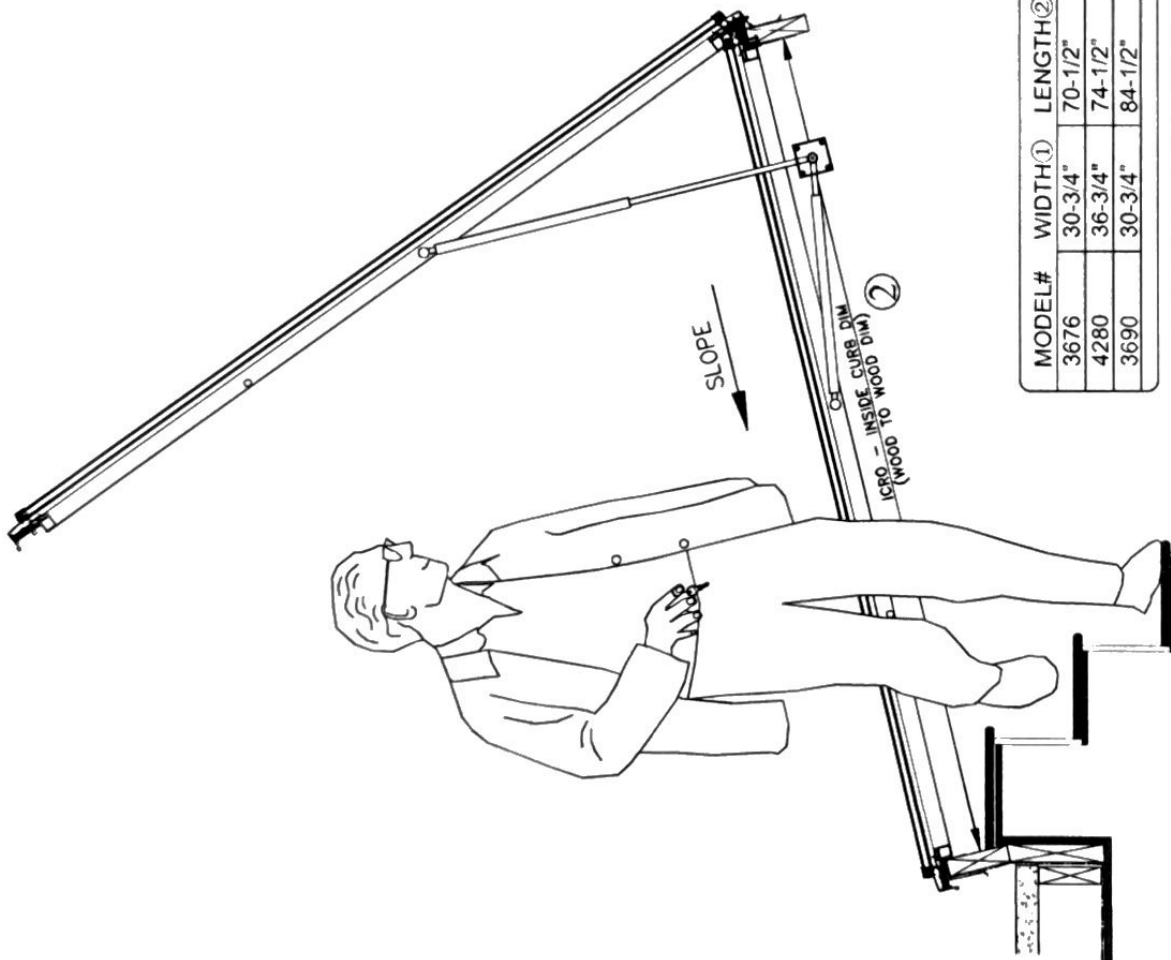
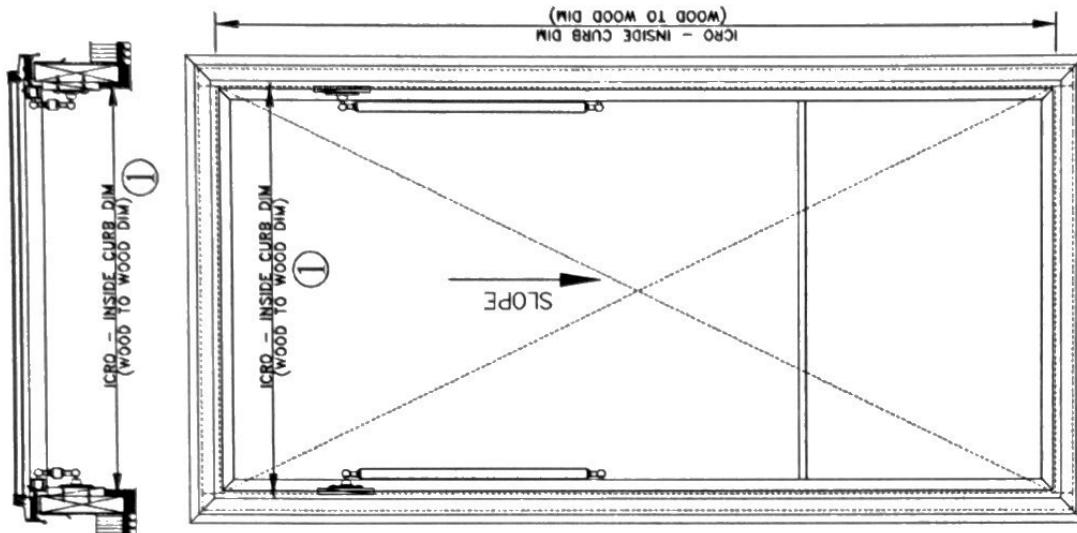
New Roof Deck & Roof Access



Adjacent
21 W. Cedar
Deck
↓

19 W. Cedar St.
Roof 2

Tech Brief #14
Glass Roof Access Hatches




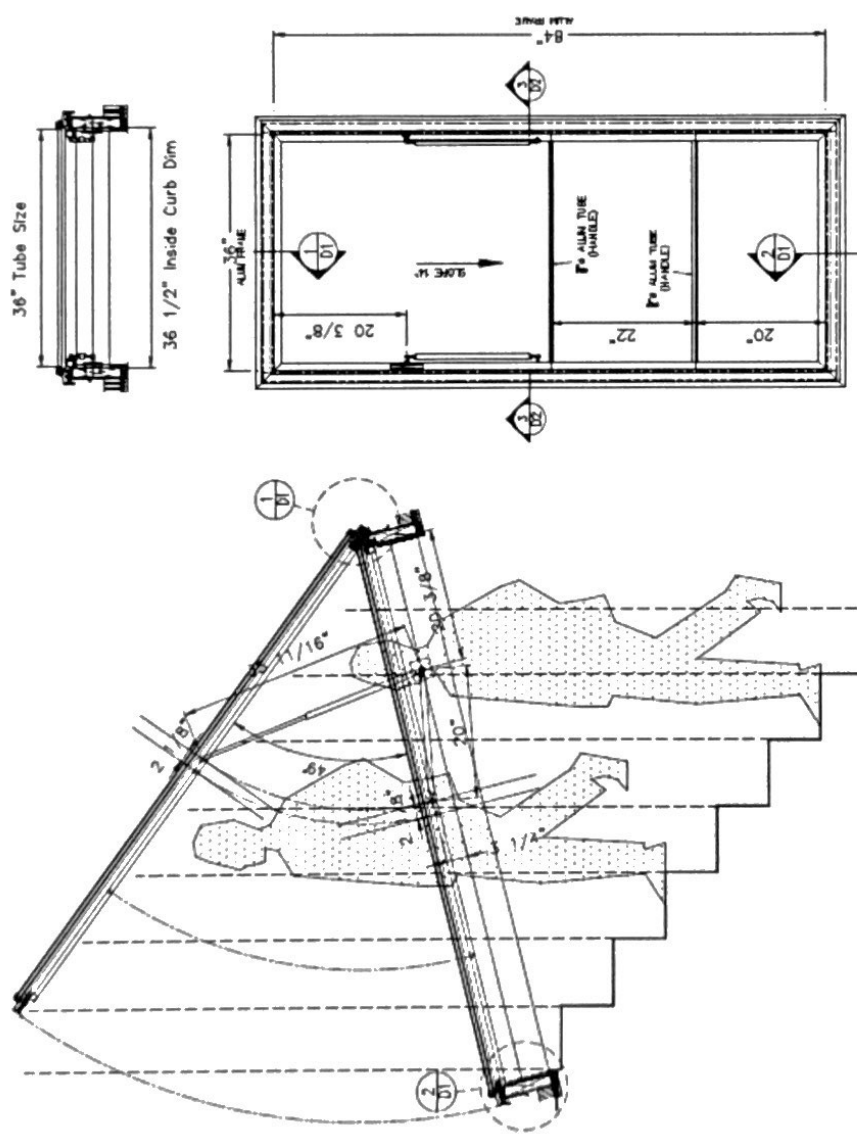
MODEL#	WIDTH ^①	LENGTH ^②
3676	30-3/4"	70-1/2"
4280	36-3/4"	74-1/2"
3690	30-3/4"	84-1/2"

CUSTOM SIZES AVAILABLE

19 W. Cedar St
Roof Access Hatch 1



	Daylitter SKYLIGHTS
	4290 TEST ROOF DOOR
E1 - ELEVATIONS	Date: 12/04/11 Scale: 3/4"=1'-0"



Quality Auditing Institute
 Test report #: T691-6
 Client: Daylitter Skylights Inc.
 Date: April 21, 2011
 19 W. Cedar St
 Roof Access Hatch 2

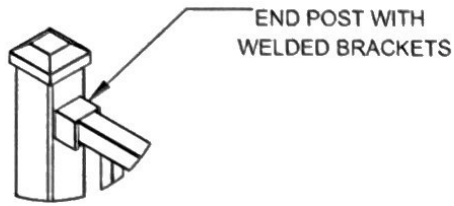


19 W. Cedar St
Roof Access Hatch 3
Installed Example

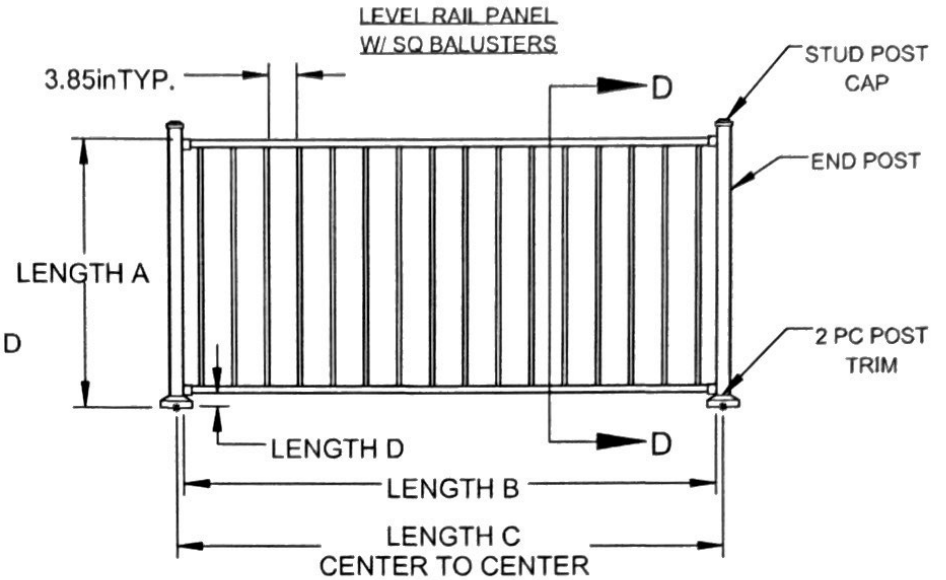
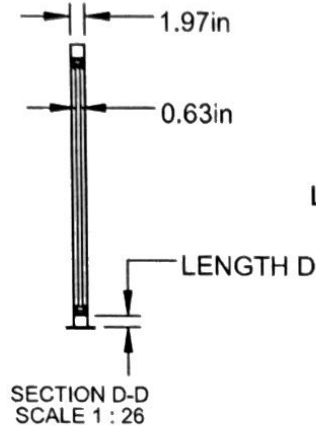


19 W. Cedar St
Roof Access Hatch &
Rough Framing Example

EXCALIBUR LEVEL AND STAIR RAIL DETAILS

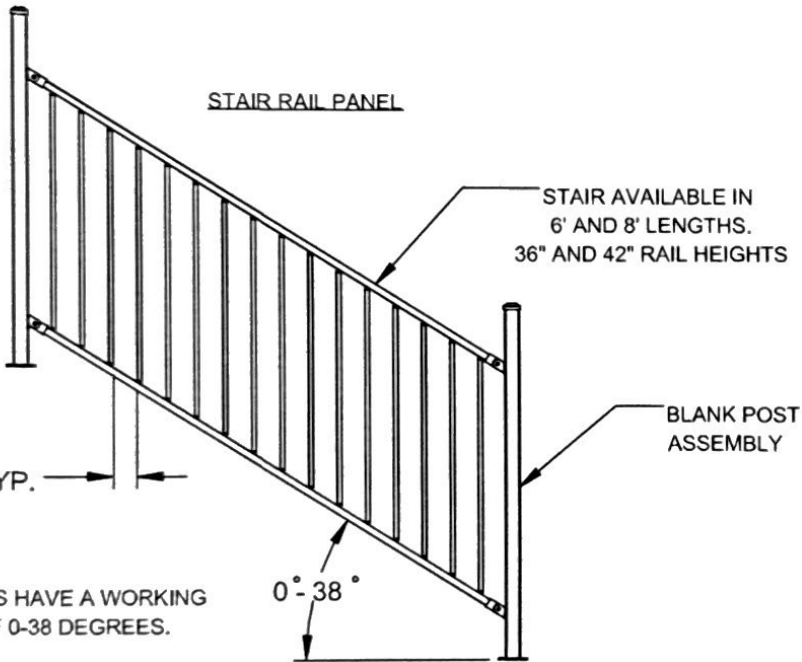


NOTES:
POST INCLUDES BRACKET
COVERS TO HIDE FASTENERS



NOTES:
(A) FINISHED RAIL HEIGHT = 36", 38", 42"
(B) PANEL LENGTH = 71.75", 95.75", 119.75"
(C) MAX SPAN = 96.00" X 42 IRC, 96.00" X 36 IRC
(D) BOTTOM SPACE = 1.75", 3.75"

STAIR RAIL PANEL



NOTES:
STAIR KITS HAVE A WORKING
RANGE OF 0-38 DEGREES.

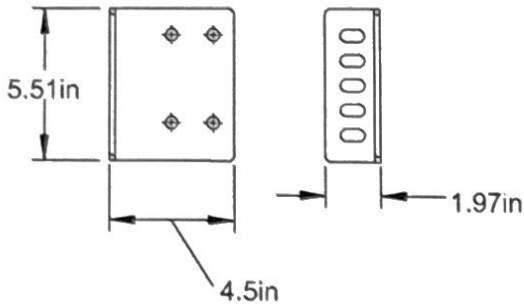
THE INFORMATION CONTAINED IN
THIS DRAWING IS PROTECTED BY
COPYRIGHT AND PATENT LAWS
OF THE UNITED STATES AND
OTHER COUNTRIES. ANY
REPRODUCTION IN PART OR AS A
WHOLE WITHOUT WRITTEN
PERMISSION IS PROHIBITED.

TOLERANCES				
FRACTION ±/16		DRAWN: TB	DATE: 5/18/2021	APPROVED:
XX	±0.01	DESCRIPTION: EXCALIBUR LEVEL AND STAIR RAIL		
XXX	±0.005	SHEET 1 OF 8		
ANGLE	±1.0°	SCALE: NTS		
FINISH	125 RMS	WEIGHT: 43.67		
UNLESS OTHERWISE SPECIFIED				PART NUMBER: N/A

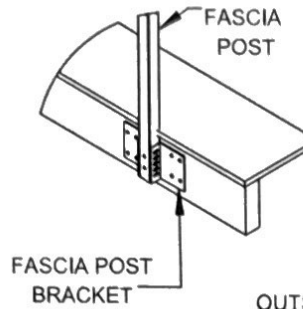
19 W. Cedar St
 Metal Railing 1

EXCALIBUR POST MOUNT CONNECTIONS

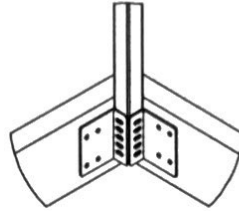
FASCIA BRACKET



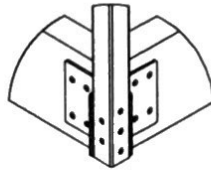
IN LINE POST



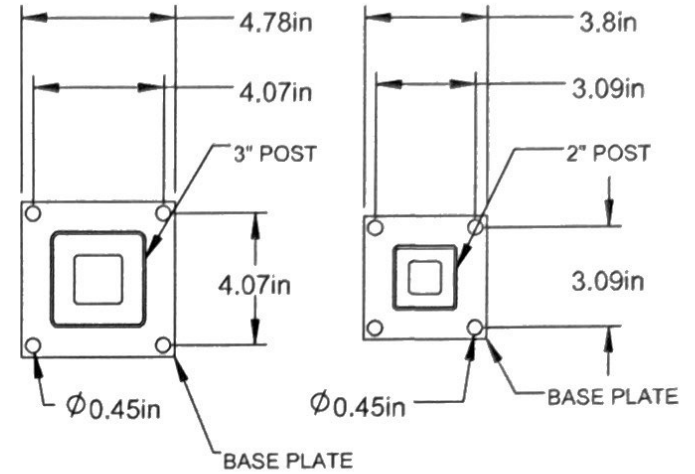
INSIDE CORNER MOUNT



OUTSIDE CORNER MOUNT

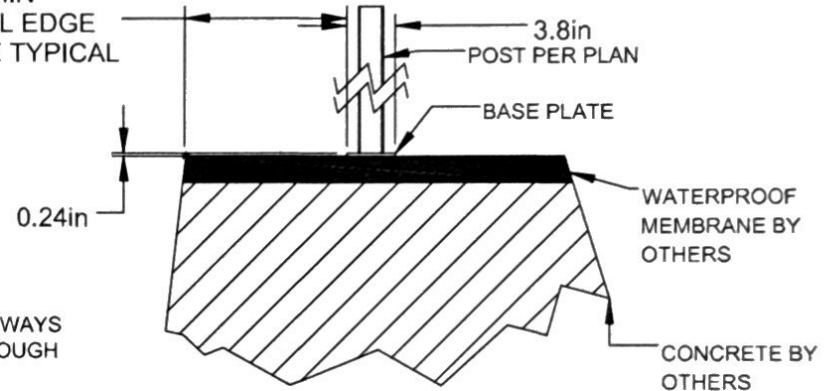


POST DETAILS WITH BOTTOM PLATE



POST BASE CONNECTION INTO CONCRETE W/ WEDGE ANCHORS

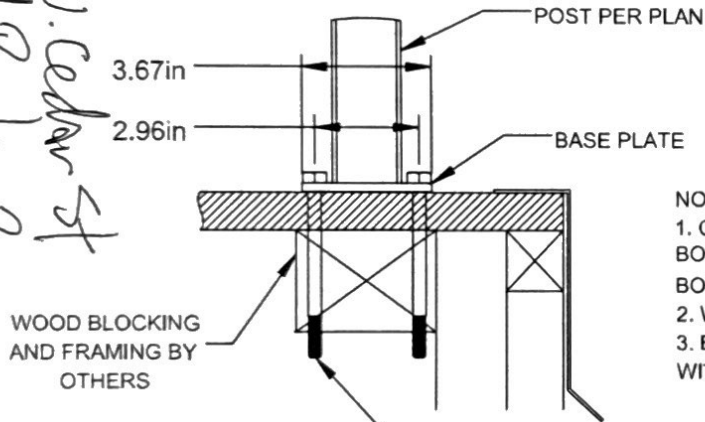
8" MIN
CRITICAL EDGE
DISTANCE TYPICAL



NOTE:
USE (4)-3/8"x7" LONG WEDGE ANCHORS USE SIMPSON SET EPOXY INTO CONCRETE WITH 5" EMBEDMENT DEPTH

NOTE:
BRACKETS ARE NOT INCLUDED WITH FASCIA POST. THEY WILL NEED TO BE BOUGHT AND INSTALLED SEPARATELY

POST BASE CONNECTIONS INTO WOOD WITH THRU BOLTS



NOTE:
1. COMMERCIAL APPLICATIONS ARE ALWAYS BOLTED, USE 3/8" DIAMETER A307 THROUGH BOLTS INTO SOLID WOOD BLOCKING.
2. WOOD BLOCKING BY OTHERS.
3. BLOCKING MUST BE DESIGNED TO WITHSTAND PROPER LOADING.

USE 3/8" DIAMETER THROUGH BOLTS (MINIMUM LENGTH 5") INTO WOOD MEMEBERS WITH MINIMUM EMBEDMENT DEPTH OF 4" INTO SOLID WOOD.

*19 W. Cedar St
Metal Railing 2*

THE INFORMATION CONTAINED IN THIS DRAWING IS PROTECTED BY COPYRIGHT AND PATENT LAWS OF THE UNITED STATES AND OTHER COUNTRIES. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT WRITTEN PERMISSION IS PROHIBITED.

TOLERANCES						
FRACTION ±	/16	DRAWN	TB	DATE	5/18/2021	APPROVED:
XX	±0.01	DESCRIPTION				
XXX	±0.005	EXCALIBUR POST MOUNT DETAIL				
ANGLE	±1.0°	SHEET 5 OF 8		REVISION	PART NUMBER	
FINISH	125 RMS	SCALE 1:16		N/A		
UNLESS OTHERWISE SPECIFIED		WEIGHT 43.67				

VERTICAL Wall Panel SYSTEMS



PAC-CLAD.COM



PAC-CLAD
PETERSEN
19 W. Cedar St CARLISLE COMPANY

Flush and Reveal Systems



FLUSH PANEL



REVEAL PANEL



- ▶ Available with up to two pencil ribs
- ▶ Rounded interlock leg provides improved flush kit
- ▶ 35-year non-prorated finish warranty
- ▶ Optional clips available for Miami-Dade wind resistance requirements
- ▶ Panel lengths from 4' to 25'
- ▶ Galvalume Plus available

Precision Series Tile Systems



CUPPED



FLAT



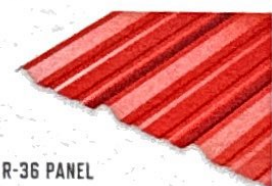
DIAMOND

- ▶ .032 anodized available
- ▶ Zalmag® coated steel (26 gauge) available (Sold only in Florida and Texas)
- ▶ 35-year non-prorated finish warranty
- ▶ May be used for both wall and roof applications
- ▶ No sealant is required

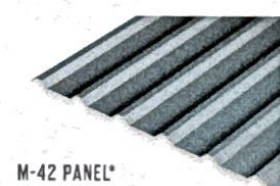
Exposed Fastener Systems



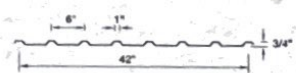
7.2 PANEL



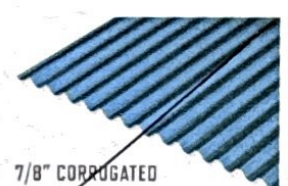
R-36 PANEL



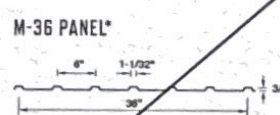
M-42 PANEL*



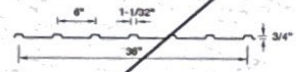
Note: Made only in Tyler, Texas facility



7/8" CORRUGATED



M-36 PANEL*



*Note: The M-36 and M-42 panels are not intended for use in the construction of metal buildings or structural roof applications. Please consult with Peterson regarding the application of this panel.



1/2" CORRUGATED

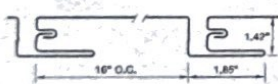


- ▶ 35-year non-prorated finish warranty
- ▶ Matching screws and rivets
- ▶ Closure strips available
- ▶ Precut short lengths (5'-0" minimum) (3'-0" on the M-42)

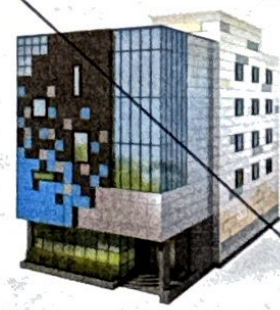
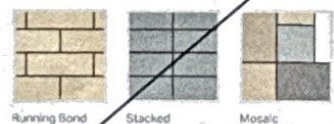
Modular AL Metal Wall Panel System



MODULAR AL



DESIGN CONFIGURATIONS



- ▶ Flat or tapered
- ▶ Easy installation
- ▶ 35-year finish warranty
- ▶ No sealants
- ▶ Can be perforated
- ▶ Made of 100% recycled aluminum
- ▶ Concealed fasteners
- ▶ Custom Sizes
- ▶ Full fabrication package on all projects
- ▶ Weep holes for pressure and moisture venting
- ▶ Mix and match panel depths and sizes
- ▶ Stacked and running bond designs available

Top left photo: Del Valle Center @ Technical Education Innovation Space Installing Contractor: Texas Roofing Co. Architect: Pflieger Architects Profiles: Milo-Loc Plus, Highline S-1 Colors: Cardinal Red, Custom Teal Red, Custom Ron Red
 Top right photo: Minneapolis-St. Paul Consolidated Landing Dock Installing Contractor: Progressive Building Systems Architect: Miller Dunwiddie Architects Profiles: Precision Series Colors: Cobalt, Faded Green, Herblock Green, Arcadia Green, Custom Aged Copper

19 W. Cedar St
 Vertical Metal Siding