

# 56 PINCKNEY STREET

*Project Address:*

56 Pinckney Street  
Boston MA 02114

*Client:*

Jim Bordewick and Martha McNamara

*Contractor:*

Long Custom Carpentry

*Date:*

17 April 2025

## HICKOX WILLIAMS ARCHITECTS

58 Winter Street | Boston, MA  
617.542.1080  
www.hickoxwilliams.com

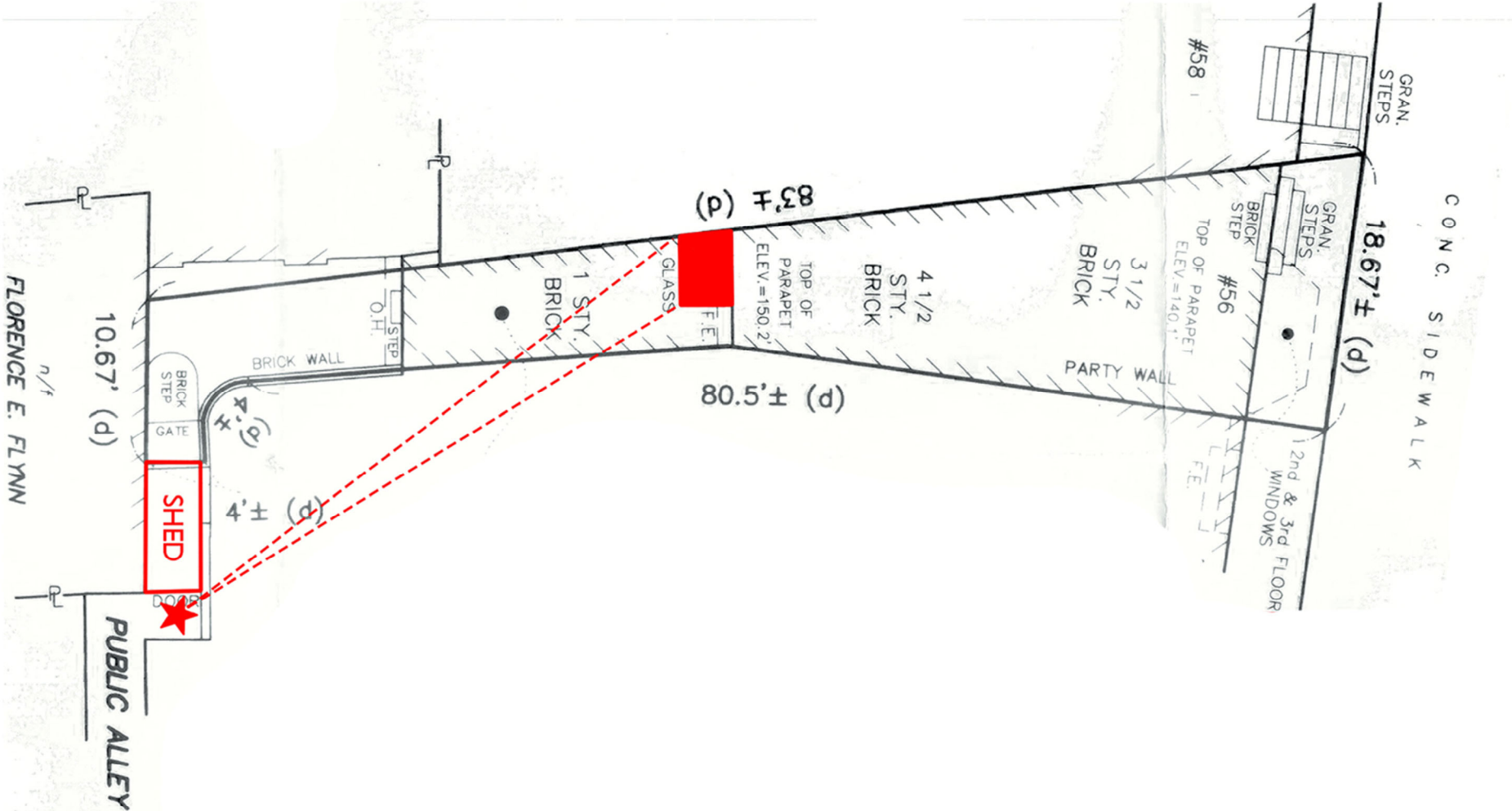




EXISTING ALLEY VIEW



PROPOSED ALLEY VIEW





56 PINCKNEY STREET

STAMP:

SCALE:

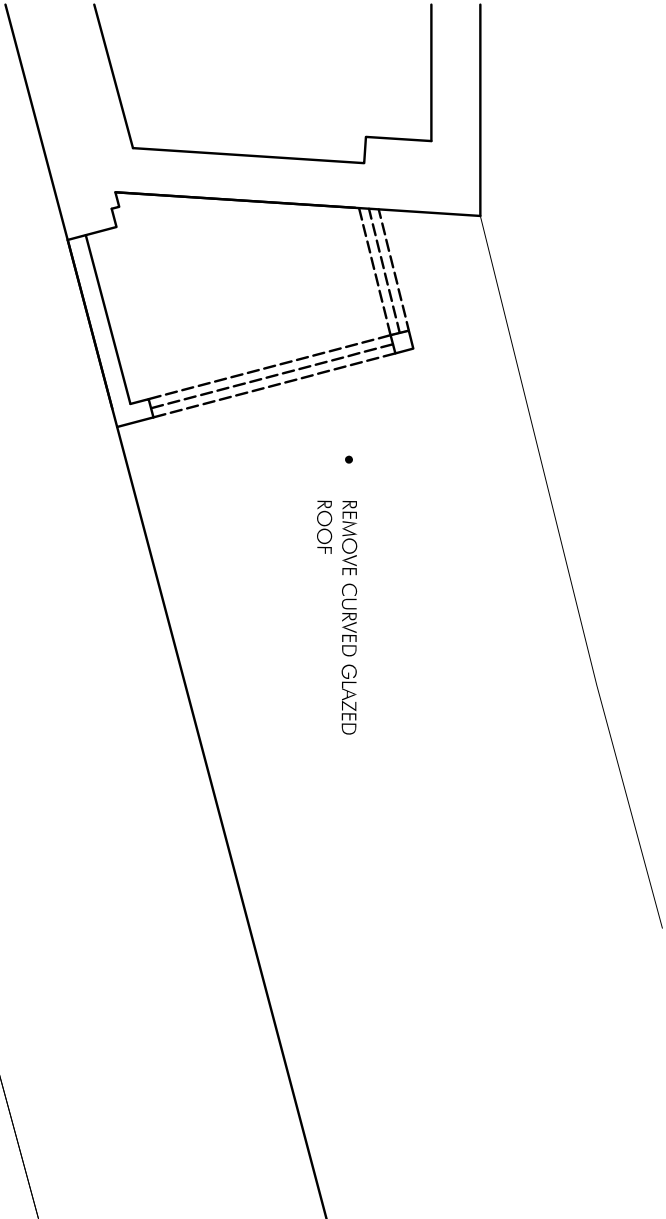
DEMOLITION  
SECOND FLOOR PLAN

DRAWING NAME:

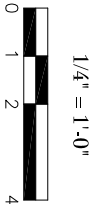
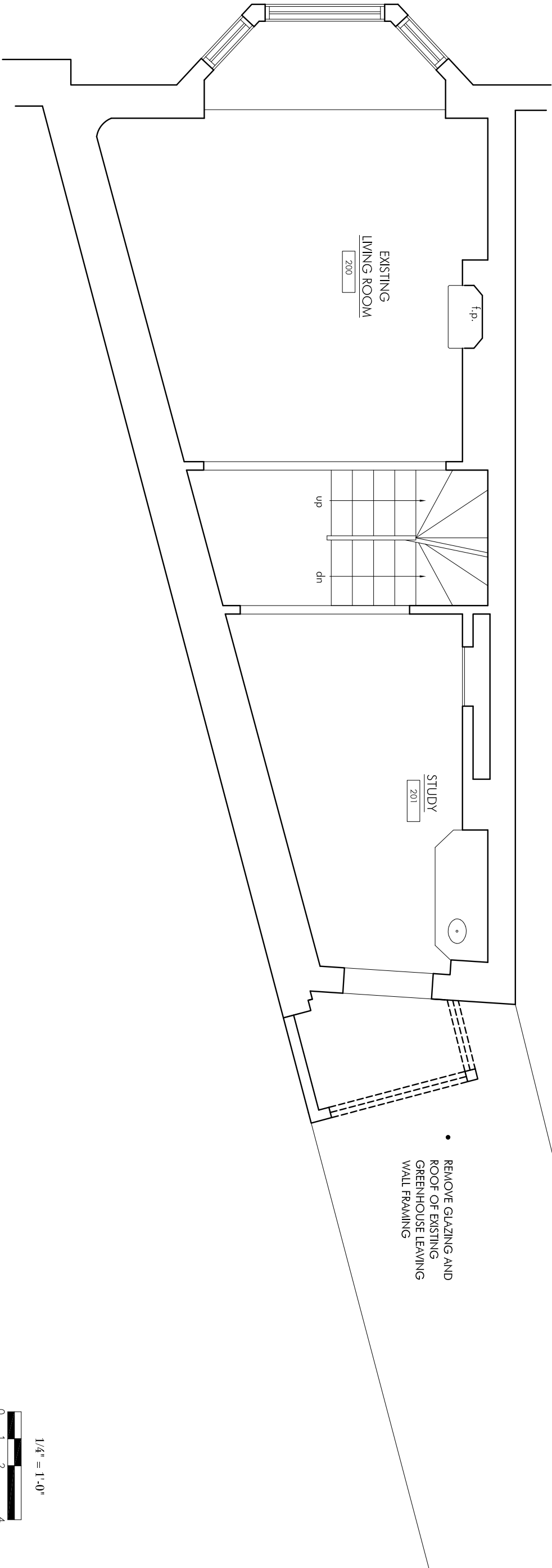
SHEET NUMBER:

X100

2  
ROOF DEMOLITION PLAN



1  
SECOND FLOOR DEMOLITION PLAN



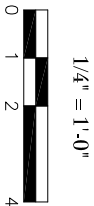
56 PINCKNEY STREET

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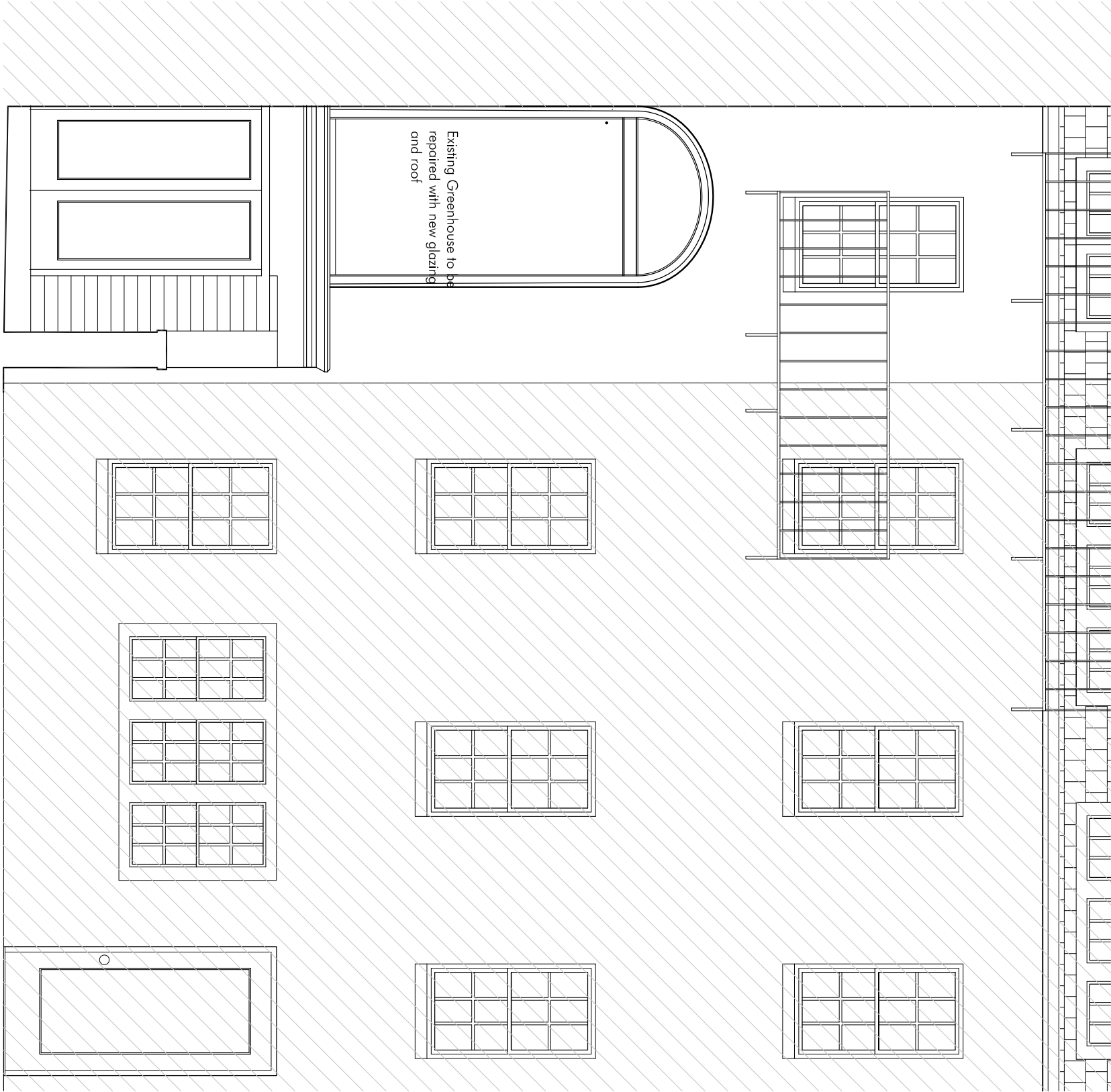
EXISTING SOUTH  
ELEVATION

DRAWING NAME:



SHEET NUMBER:

X101



58 Pinckney St.

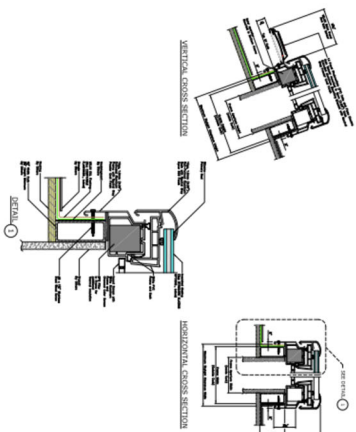
56 Pinckney St.

54 Pinckney St.

EXISTING SOUTH ELEVATION

1

# Electric Fresh Air Deck-Mounted Skylight



- COMPLIANCE AND CERTIFICATIONS**
- DGPB ProSafe
  - UAPMO
  - NFRC, National Fenestration Rating Council
  - Energy Star
  - WDMA, Window & Door Manufacturing Association

Frame Width	2222	2214	2216	3030	3046	3414	4627*	4616
Frame Height	2216	2210	2110	2910	2916	3310	4010	4016
Weight (kg)	25.00	25.00	25.00	30.00	30.00	35.00	40.00	40.00
Weight (lb)	55.00	55.00	55.00	66.00	66.00	77.00	88.00	88.00

\*4627 only available in R40

# Electric Fresh Air Curb-Mounted Skylight

With just the touch of a button, you can open the VELUX Electric Fresh Air Curb-Mounted Skylight. The skylight is designed to be installed through your home's exterior wall, curb and sealed to prevent leaks. The skylight also features a rain sensor to automatically close the unit at the first sign of inclement weather.

**Ideal Applications:**  
Out of reach **Hickies** and **bedrooms** for optimal natural ventilation.

## FEATURES & BENEFITS

- Quality opens and closes to circulate fresh air throughout your home, giving you peace of mind.
- Integrated rain sensor: the skylight will close automatically at the first sign of inclement weather.
- Seamlessly pairs with any VELUX shades for optimal light control — select shades can be pre-installed for free.
- Operates via remote control, smartphone app, or push button on the skylight or have it automatically adjust them to match your ideal indoor climate.
- Flashing kit required for 10-year installation warranty.

## PRODUCT DETAILS

- Laminated L&B Glass: double-paned, argon gas filled L&B glass that provides excellent energy performance for year-round comfort. Plus, it includes the added safety of laminated glass, which building codes require for out-of-reach applications.
- 10-year installation warranty, plus 20 years on glass, 10 years on product, and 5 years on shades and controls.
- Includes 10-year limited warranty on the remote control.
- 110V electrical wire, 20' in length.

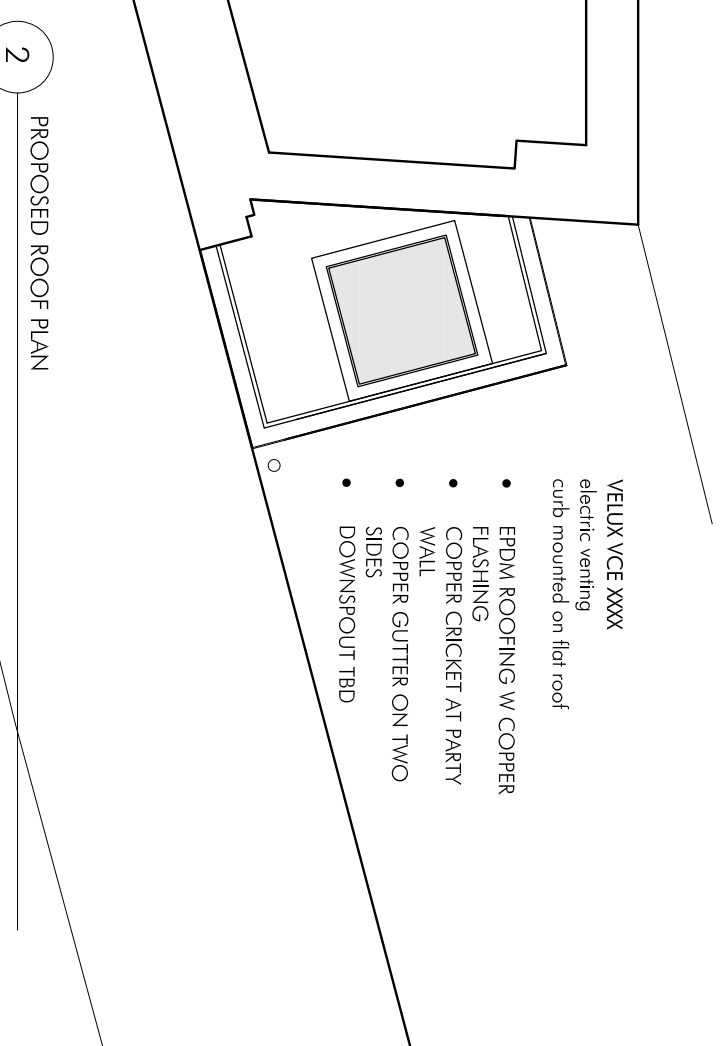
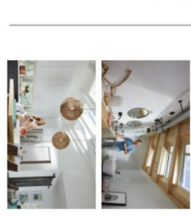
## OPTIONAL SKYLIGHT UPGRADES

- White Laminated Glass



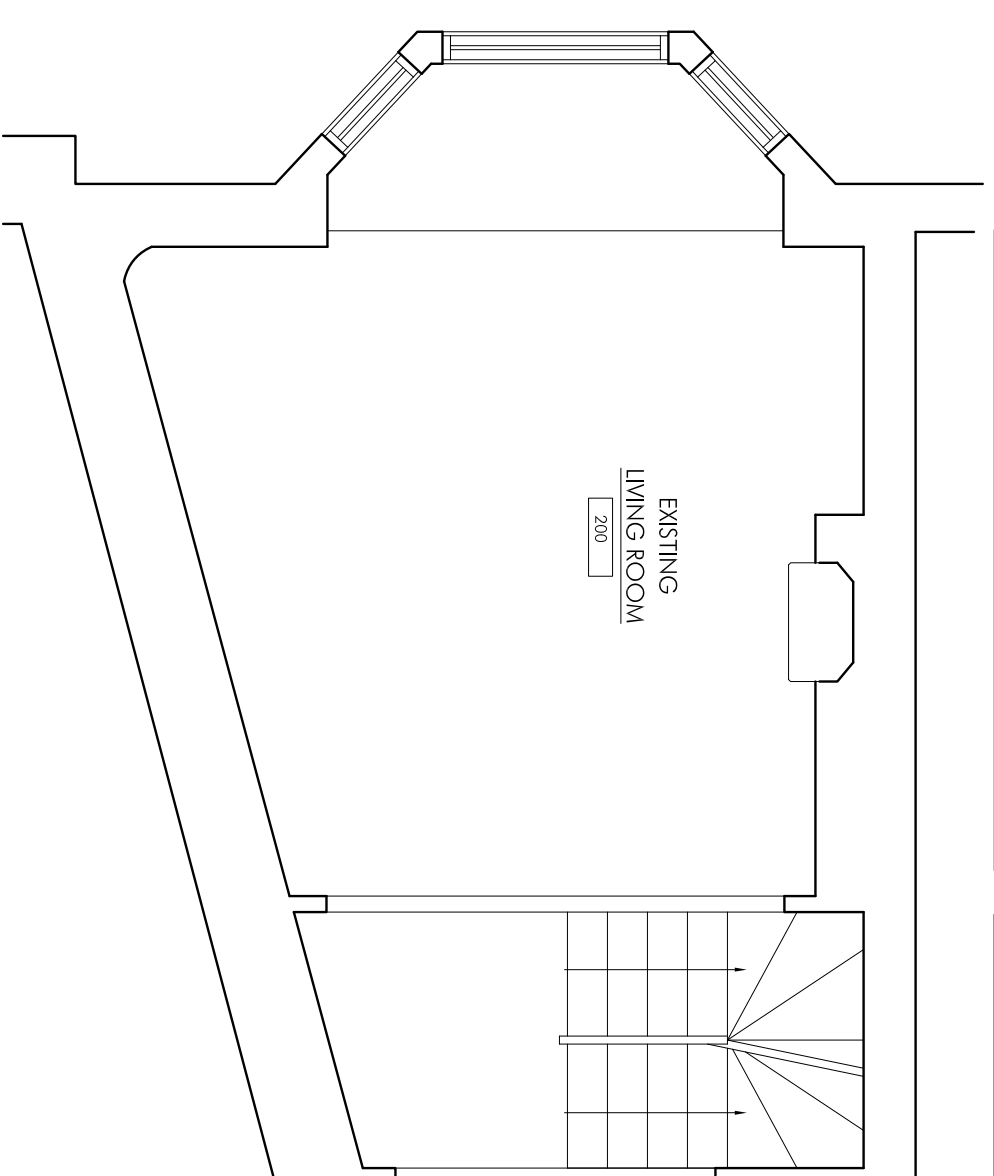
## ACCESSORIES

- Factory pre-installed Room-shades
- VELUX ACTIVE with NETATMO



2 PROPOSED ROOF PLAN

- VELUX VCE XXXX electric venting curb mounted on flat roof
- EPDM ROOFING W COPPER FLASHING
- COPPER CRICKET AT PARTY WALL
- COPPER GUTTER ON TWO SIDES
- DOWNSPOUT TBD



- RESTORE EXISTING GREENHOUSE WALL FRAMING
- FRAME NEW ROOF AS SHOWN
- INSTALL NEW VELUX ELECTRIC SKYLIGHT
- INSTALL NEW FIXED MARVIN CASEMENTS
- INSTALL DIRECT GLAZED INSULATING GLASS

56 PINCKNEY STREET



Modern Direct Glaze

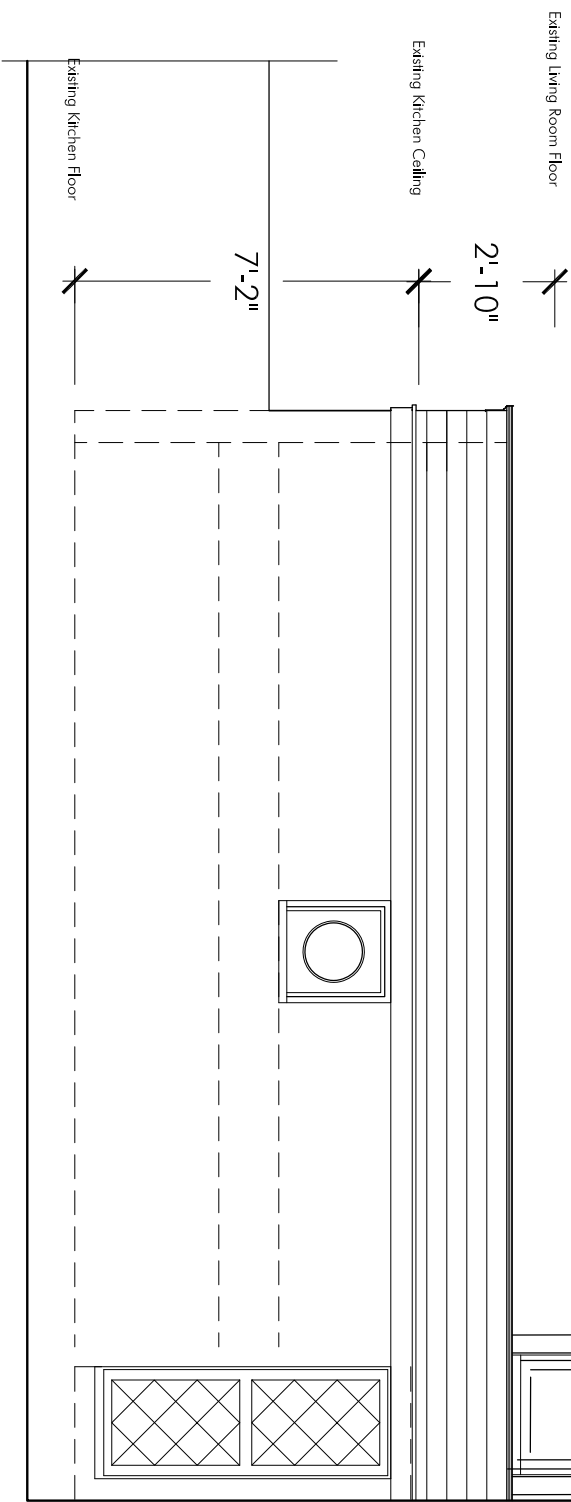
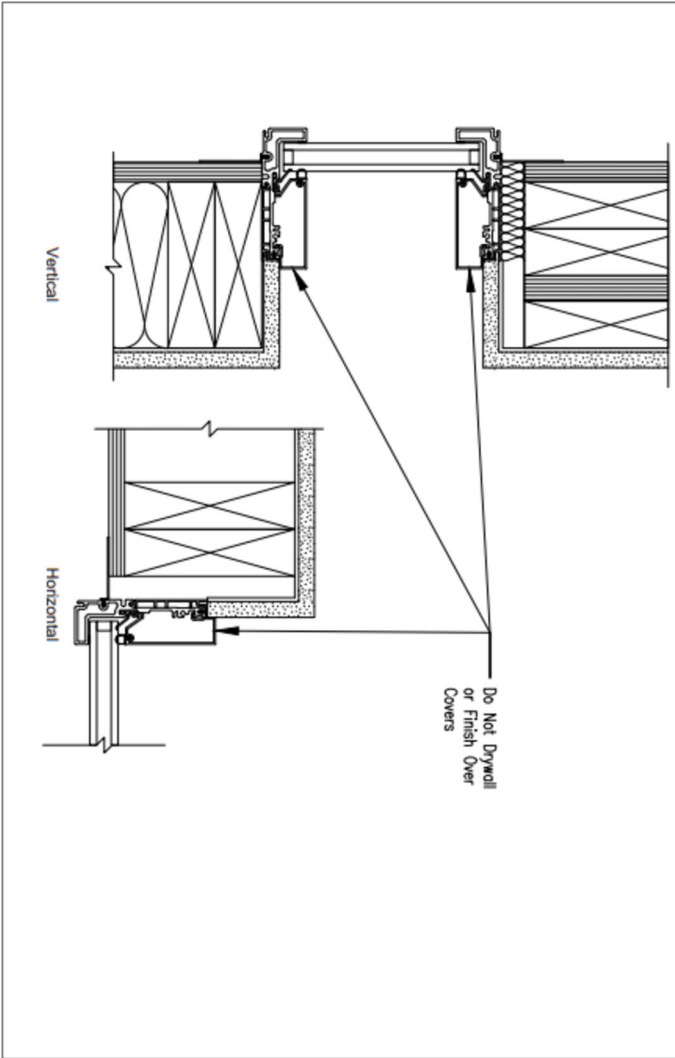
Unit Features: Modern Direct Glaze Rectangle and Polygon

Mulling Options:

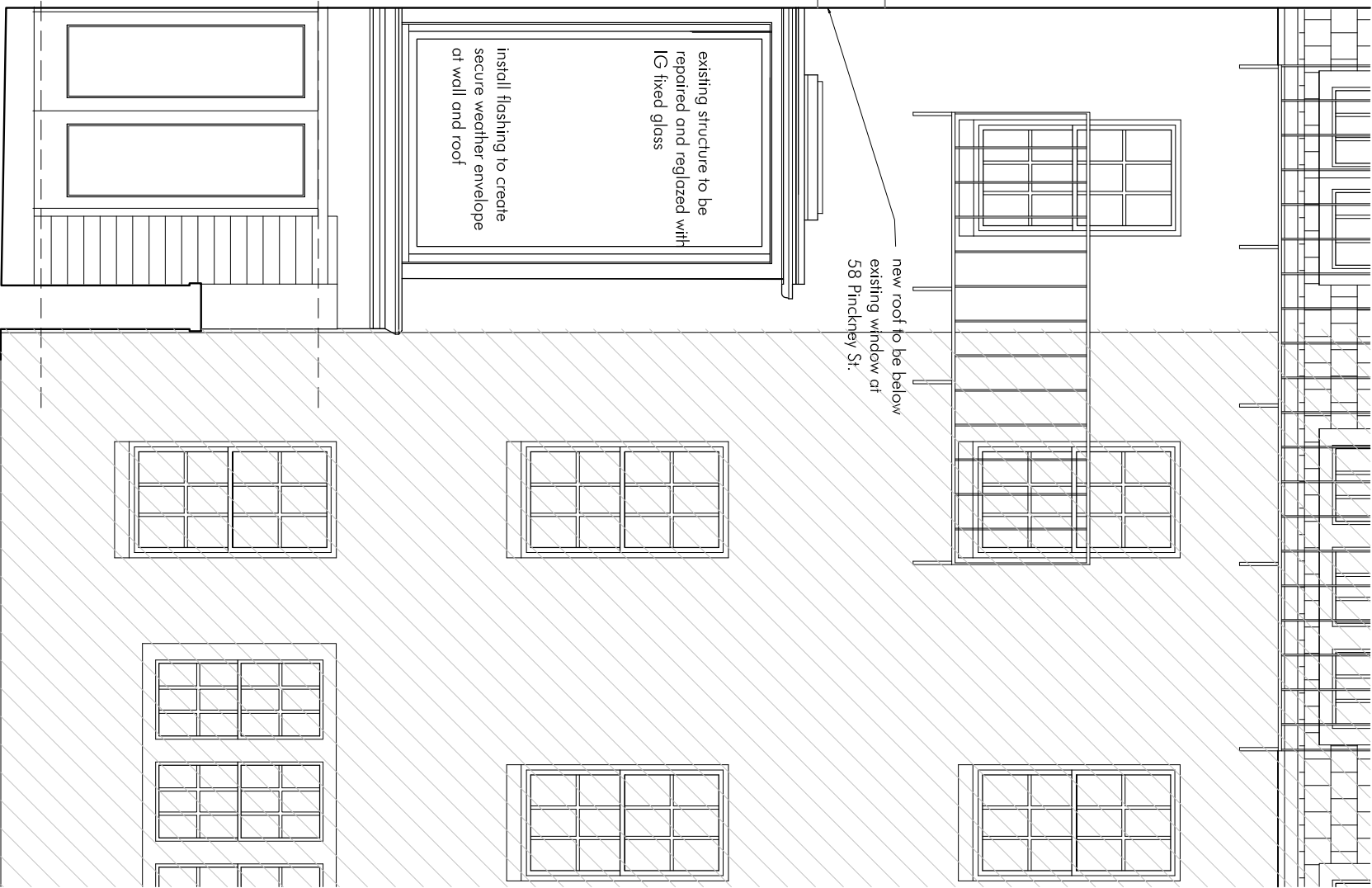
- For mull performance, refer to the General Mulling chapter of the ADM.
- For corner units, only available with a ribbon mull.

Installation Instructions:

- Do not drywall/finish over interior covers so they can be removed if service is needed.



VELUX VCE XXXX  
electric venting  
curb mounted on flat roof  
slope roof  
insulation to  
provide  
appropriate  
drainage



HICKOX WILLIAMS ARCHITECTS

58 WINTER STREET BOSTON, MA  
617.542.1080

17 April 2025

56 PINCKNEY STREET

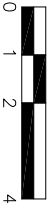
STAMP:

SCALE:

PROPOSED SOUTH AND  
WEST  
ELEVATIONS

DRAWING NAME:

1/4" = 1'-0"



SHEET NUMBER:

A101

PROPOSED SOUTH AND WEST ELEVATIONS

1