

TRAX / SV+PARTNERS / CASTE CAPITAL
HIGHLAND PARK ARCHITECTURAL CONSERVATION DISTRICT

10 MALCOLM X BLVD

ROXBURY, MA

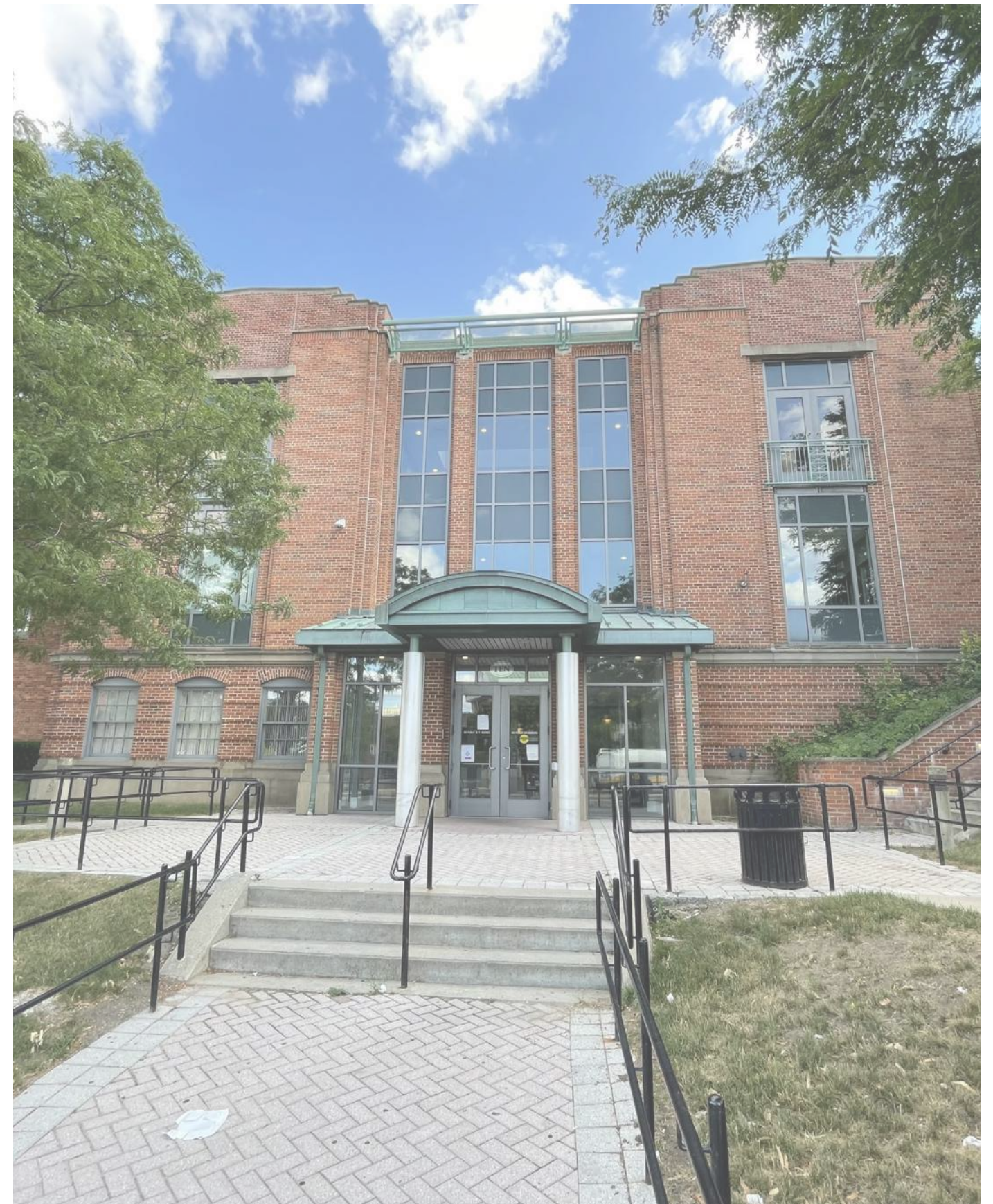
EMBARC

JULY 24, 2025

PROJECT PROVISOS

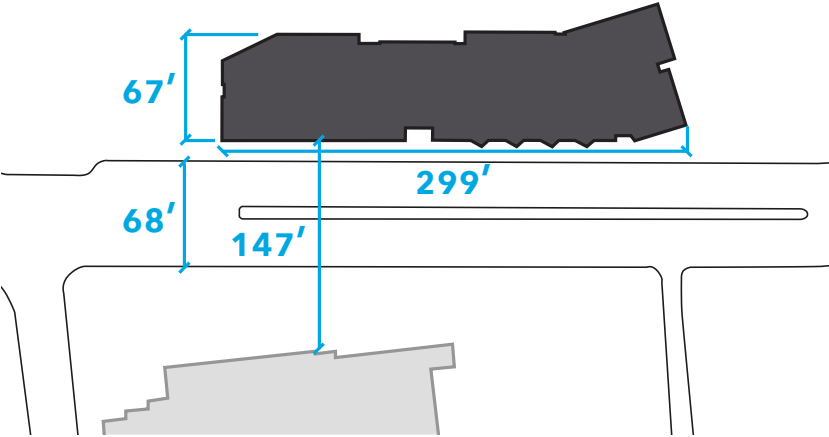
FROM JUNE 26, 2025 HIGHLAND PARKS ACD LANDMARKS MEETING

- MASSING COMPARISON BETWEEN 20 MALCOLM X BOULEVARD AND THE MARCUS GARVEY GARDEN APARTMENTS
- ENLARGED SCALE ARCHITECTURAL ELEVATIONS, SHOWING CONTEXT
- BRICK COLORATION STUDY

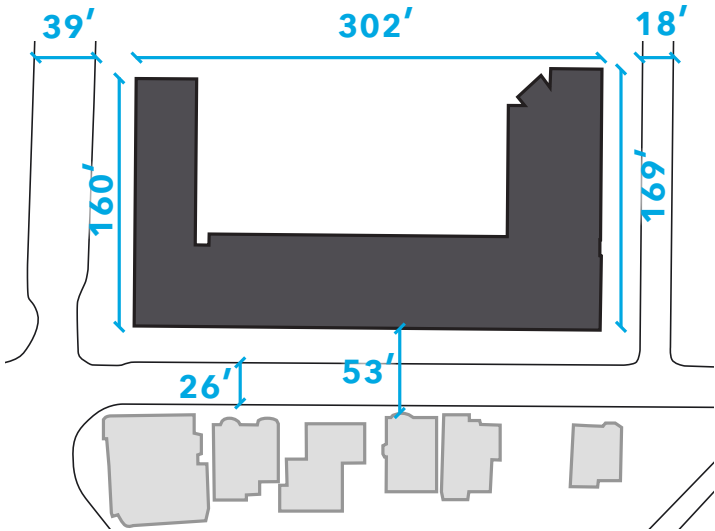


MASSING COMPARISON

20 MALCOLM X AND THE MARCUS GARVEY GARDEN APARTMENTS

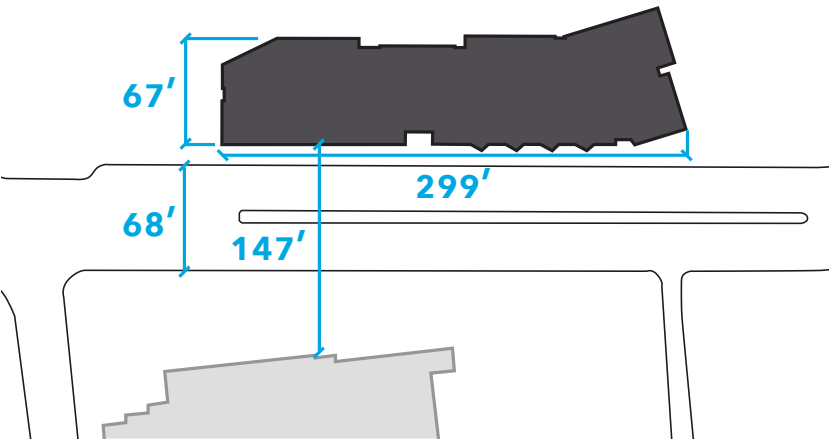


	20 MALCOLM X	MARCUS GARVEY
UNITS	111	164
STORIES	6	7 / 8
RESIDENTIAL SF	82,290	135,139
FOOTPRINT SF	20,100	28,100
LENGTH	299'	302'
WIDTH	67'	169'

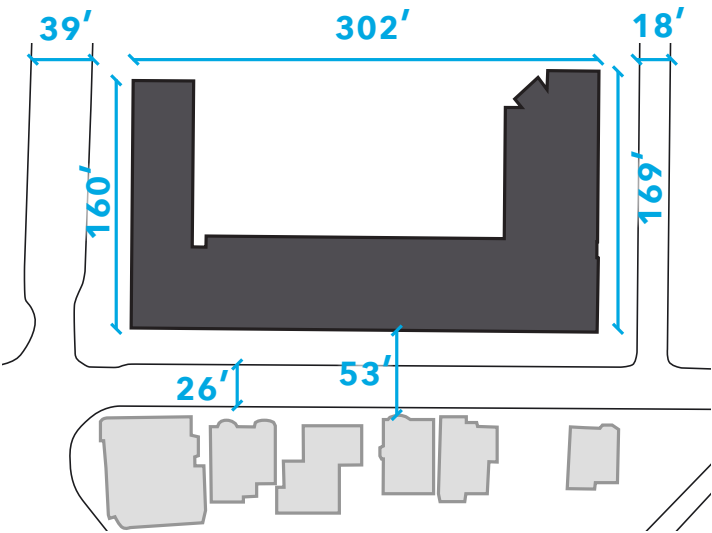


MASSING COMPARISON

20 MALCOLM X AND THE MARCUS GARVEY GARDEN APARTMENTS

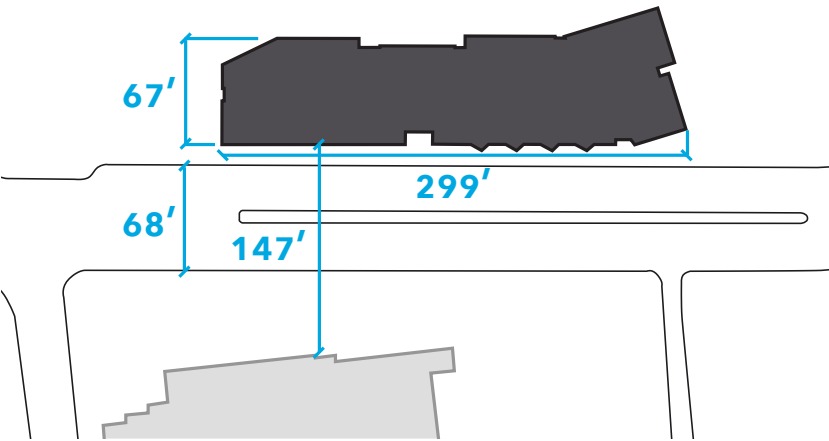


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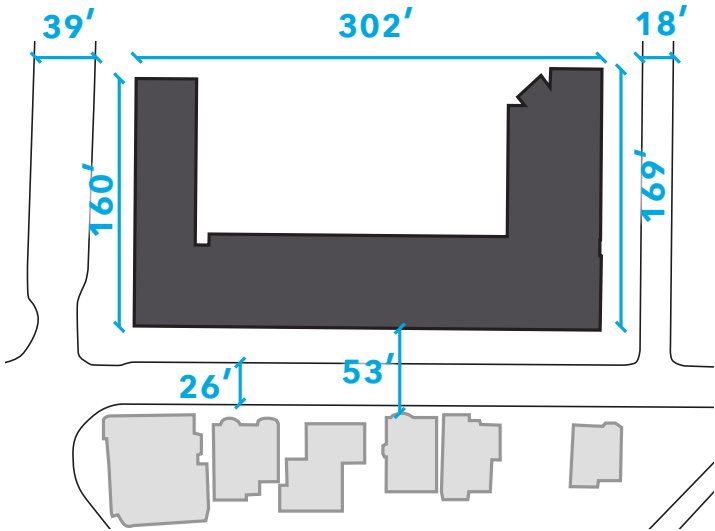


MASSING COMPARISON

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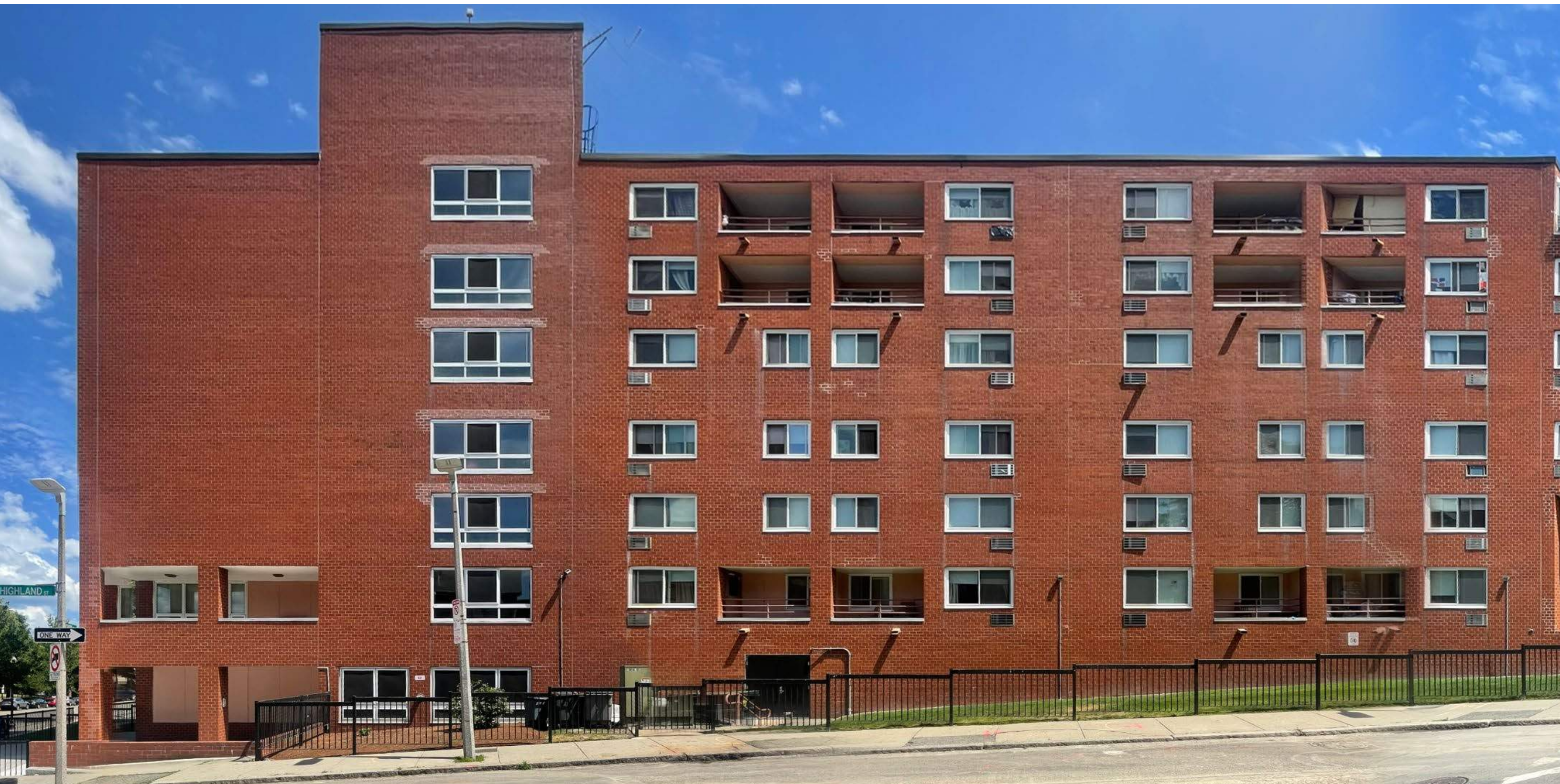
FACADE COMPARISON

20 MALCOLM X AND THE MARCUS GARVEY GARDEN APARTMENTS



FACADE COMPARISON

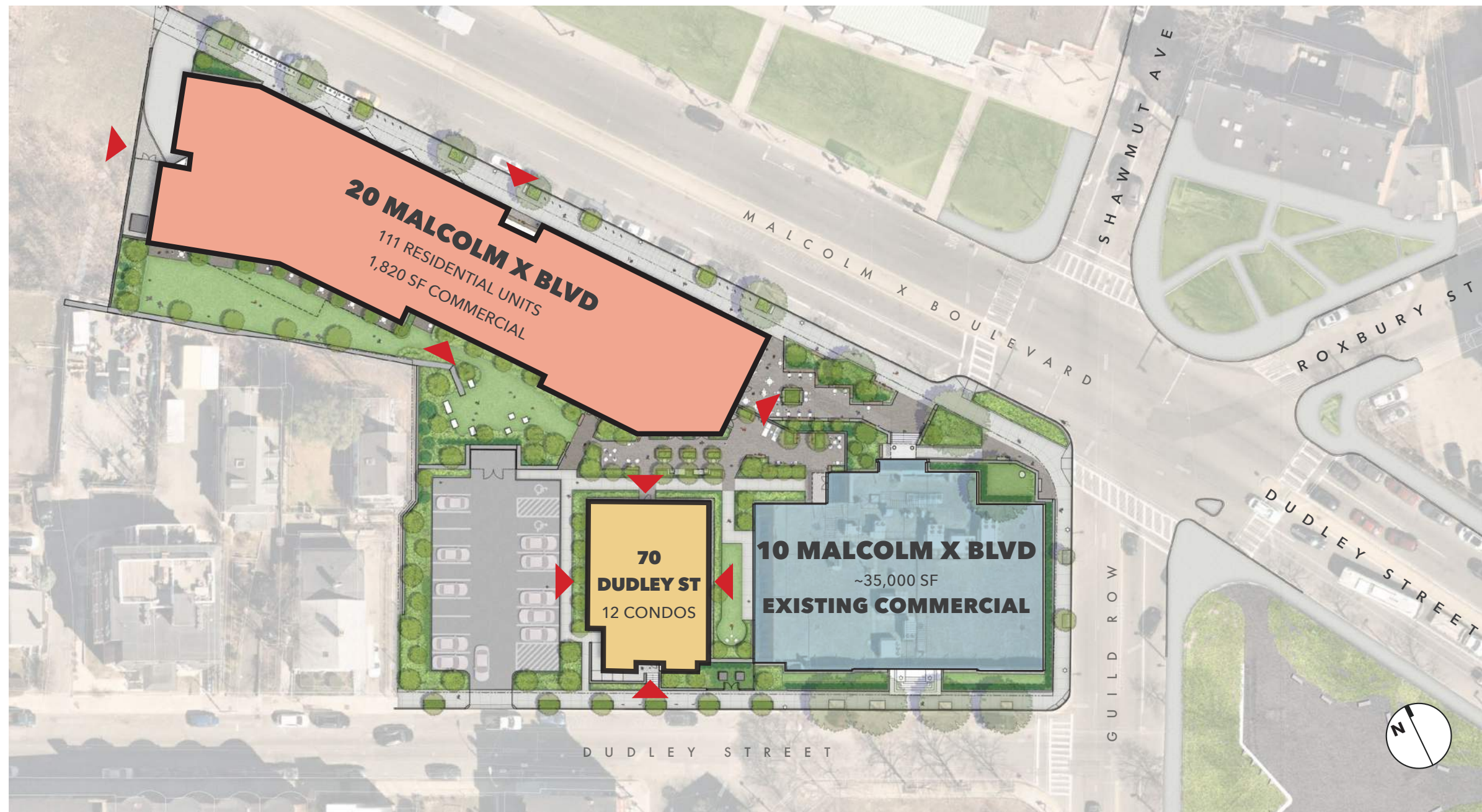
20 MALCOLM X AND THE MARCUS GARVEY GARDEN APARTMENTS



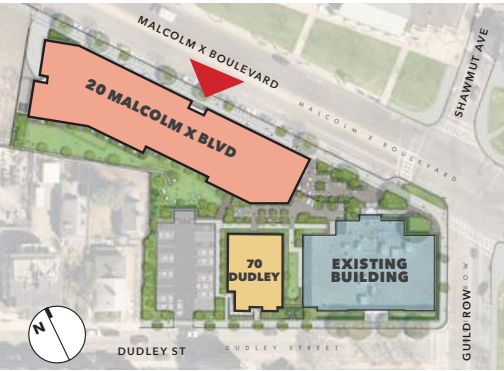
PROJECT PROVISOS

FROM JUNE 26, 2025 HIGHLAND PARKS ACD LANDMARKS MEETING

- ENLARGED SCALE ARCHITECTURAL ELEVATIONS, SHOWING CONTEXT



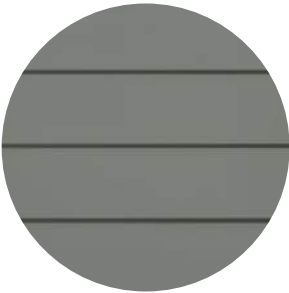
20 MALCOLM X BOULEVARD - ELEVATIONS



BRICK



TRESPA



CLADDING

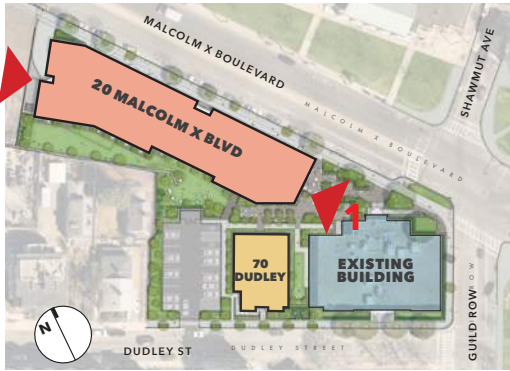


WINDOWS



North Elevation

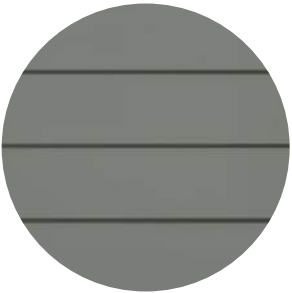
20 MALCOLM X BOULEVARD - ELEVATIONS



BRICK



TRESPA



CLADDING



WINDOWS

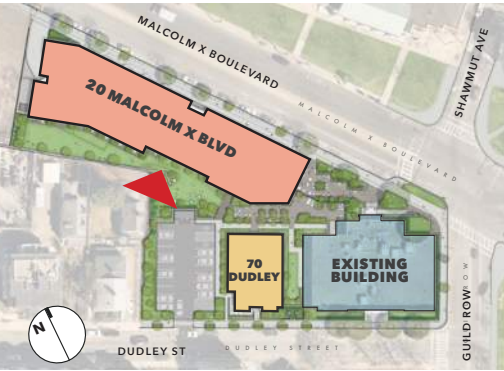


1 - East Elevation



2 - West Elevation

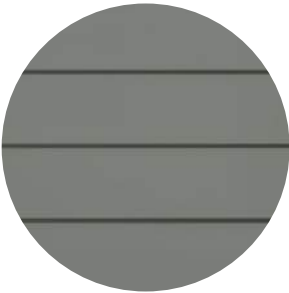
20 MALCOLM X BOULEVARD - ELEVATIONS



BRICK



TRESPA



CLADDING



WINDOWS

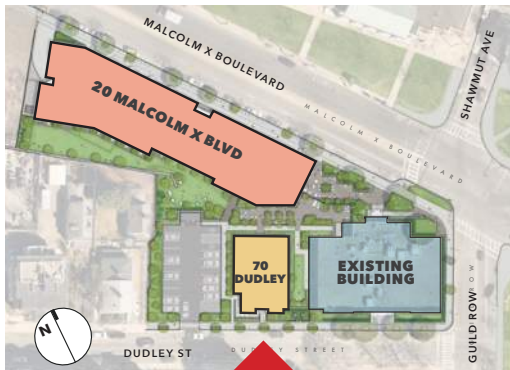


South Elevation

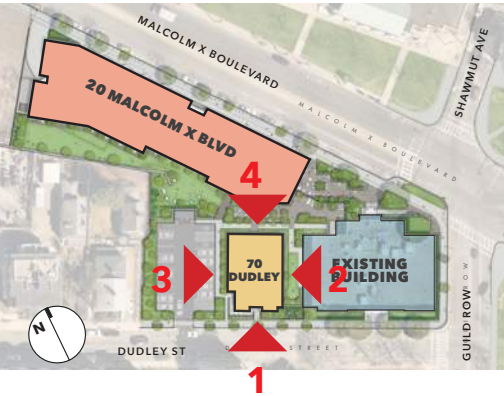
FACADE DETAILS



70 DUDLEY STREET - CONTEXTUAL ELEVATIONS



70 DUDLEY STREET - ELEVATIONS



1 - South Elevation



2 - East Elevation



3 - North Elevation



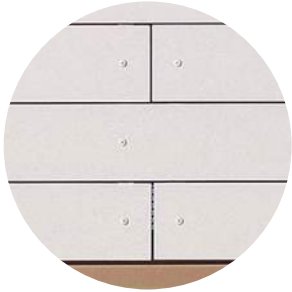
4 - West Elevation



BRICK



WOOD PLANK



CLADDING



WINDOWS



SIGNAGE

FACADE DETAILS



PROJECT PROVISOS

FROM JUNE 26, 2025 HIGHLAND PARKS ACD LANDMARKS MEETING

- BRICK COLORATION STUDY

10 MALCOLM X
BOULEVARD

70 DUDLEY STREET

20 MALCOLM X
BOULEVARD



70 DUDLEY



IRONSPOT BRICK

10 MALCOLM X



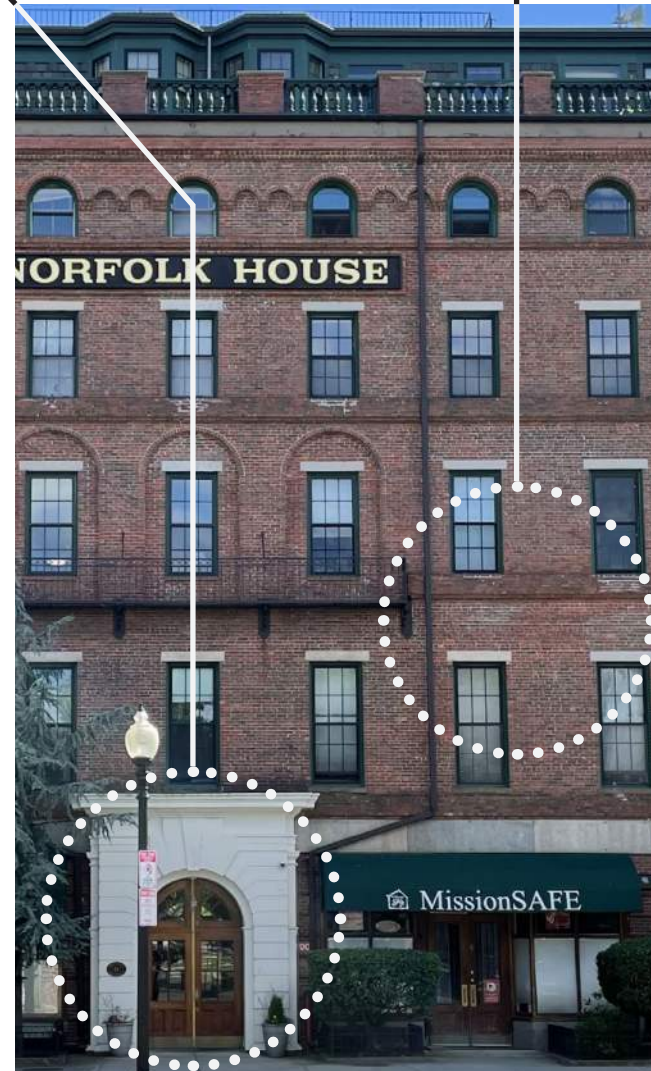
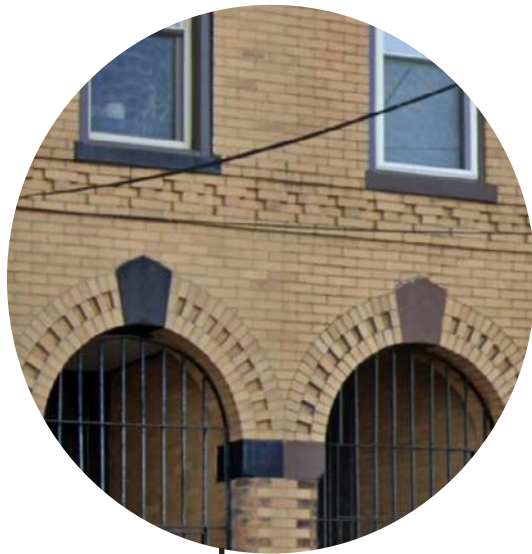
RED BRICK

20 MALCOLM X



IRONSPOT BRICK

VISUAL REPRESENTATION OF BRICK ACROSS CONTEXT BUILDINGS



70 DUDLEY - IRONSPOT BRICK



IRONSPOT BRICK



RED BRICK



IRONSPOT BRICK

70 DUDLEY - SAHARA BUFF BRICK



70 DUDLEY



SAHARA BUFF BRICK

10 MALCOLM X



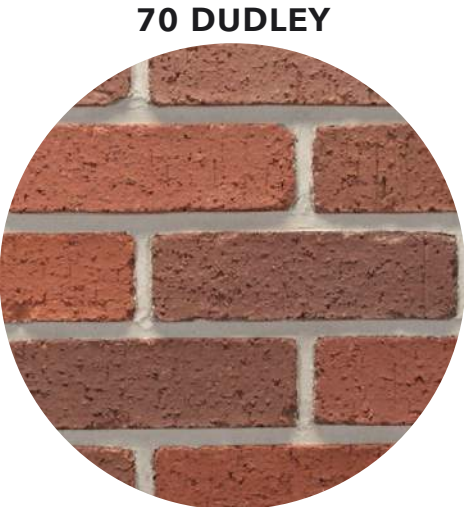
RED BRICK

20 MALCOLM X



IRONSPOT BRICK

70 DUDLEY - PRIMO BRICK



70 DUDLEY

PRIMO BRICK



10 MALCOLM X

RED BRICK



20 MALCOLM X

IRONSPOT BRICK



The image is a detailed architectural rendering of a modern urban courtyard. On the left, a brick building features a curved balcony with a large number '10' and a person sitting on a bench. The courtyard is filled with various trees, including flowering ones, and is decorated with string lights. People are shown sitting at tables and on benches, enjoying the space. The background shows more brick buildings and a sunset sky. The text 'Thank You!' is overlaid in the center.

Thank You!

APPENDIX



1 NORTHEAST ELEVATION
1/16" = 1'-0"

2 SOUTHEAST ELEVATION
1/16" = 1'-0"



3 SOUTHWEST ELEVATION
1/16" = 1'-0"



4 NORTHWEST ELEVATION
1/16" = 1'-0"

MATERIAL LEGEND

BRICK
BR-1 BRICK, MANGANESE IRON-SPOT

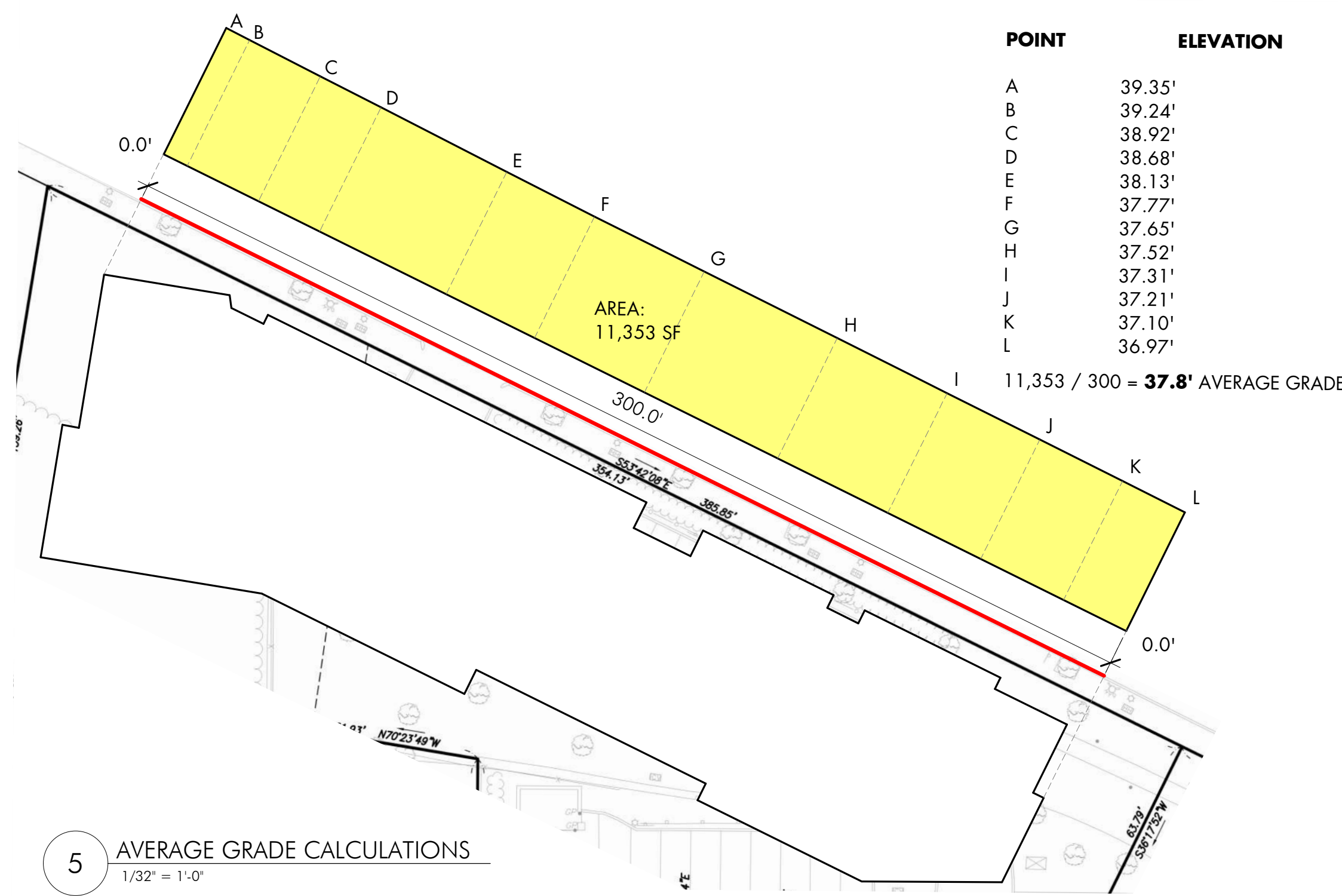
FIBER CEMENT PANEL
FCP-1 FIBER CEMENT PANEL, COR-TEN

FIBER CEMENT CLAPBOARD
FCS-1 FIBER CEMENT CLAPBOARD SIDING, LIGHT GREY
FCS-2 FIBER CEMENT CLAPBOARD SIDING, WOOD-LOOK
FCS-3 FIBER CEMENT CLAPBOARD SIDING, MEDIUM GREY

METAL PANEL
MP-1 COMPOSITE METAL PANEL, CHARCOAL
MP-2 COMPOSITE METAL PANEL, MEDIUM GREY

METAL TRIM
MT-1 METAL WINDOW TRIM, CHARCOAL

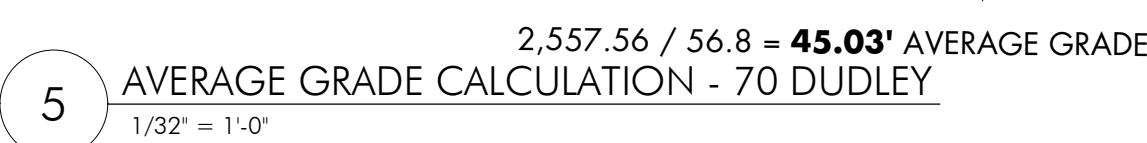
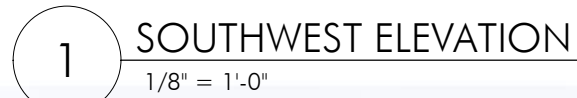
PAINTED MURAL
PT-1 PAINTED MURAL



5 AVERAGE GRADE CALCULATIONS
1/32" = 1'-0"

AVERAGE GRADE CALCULATIONS

GRADE - AS DEFINED BY ARTICLE 2-1 OF THE BOSTON ZONING CODE
- THE AVERAGE ELEVATION OF THE NEAREST SIDEWALK AT THE LINE OF THE STREET OR STREETS ON WHICH THE BUILDING ABUTS
BUILDING HEIGHT - AS DEFINED BY ARTICLE 2-1 OF THE BOSTON ZONING CODE
- THE VERTICAL DISTANCE FROM GRADE TO A CERTAIN POINT AT THE TOP OF THE BUILDING, AS SPECIFIED IN THIS DEFINITION.
- IN A DOWNTOWN DISTRICT ESTABLISHED UNDER SECTION 3-1C (NEIGHBORHOOD DISTRICT), IF A BUILDING IS SUBJECT TO ARTICLE 80B (LARGE PROJECT REVIEW), BUILDING HEIGHT SHALL BE MEASURED TO THE TOP OF THE STRUCTURE OF THE LAST OCCUPIED FLOOR.



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