



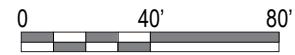
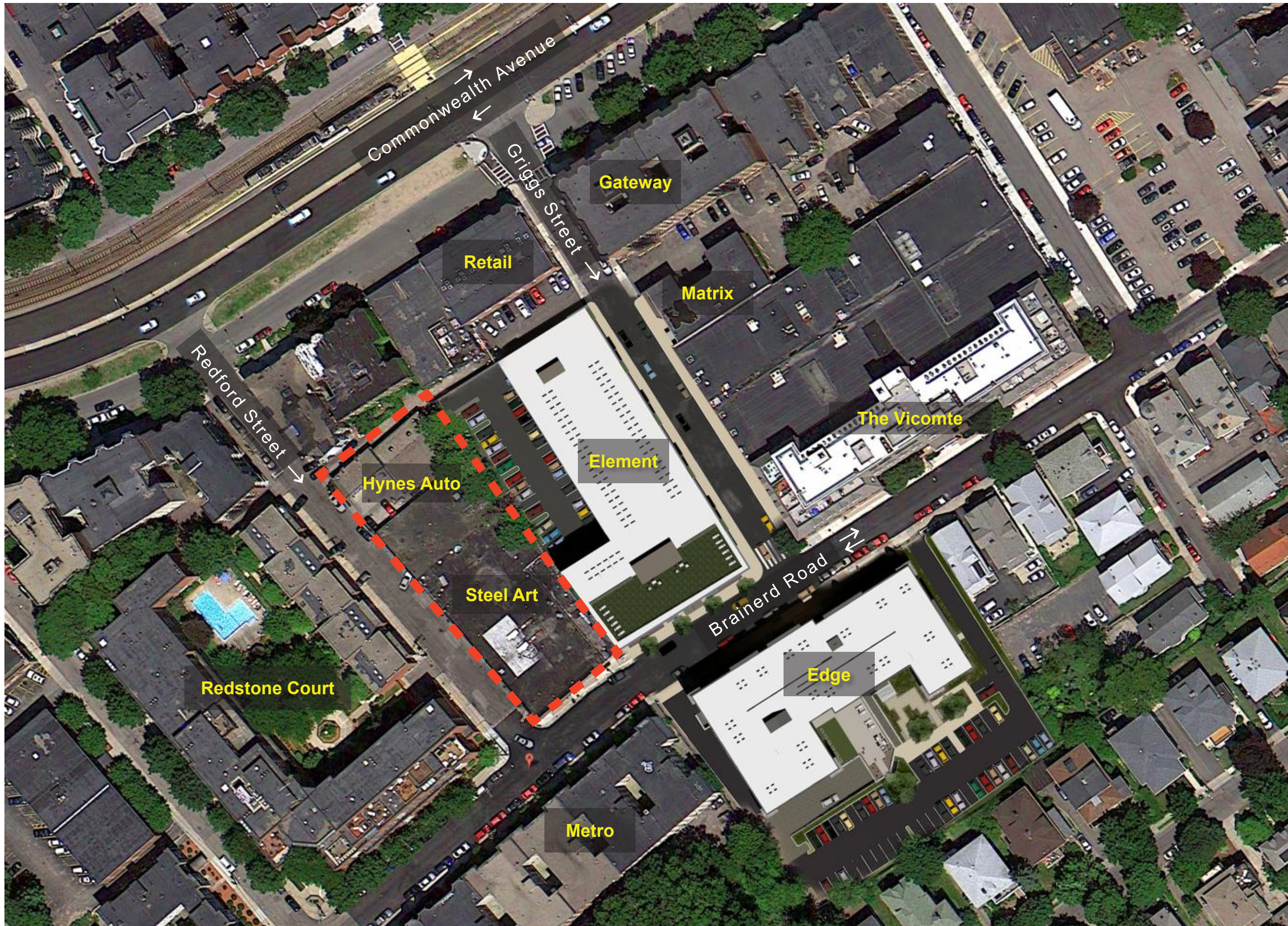
**PCA**

PRELLWITZ CHILINSKI ASSOCIATES  
221 Hampshire Street Cambridge MA 02139  
t: 617-547-8120 f: 617-661-4986  
www.prellwitzchilinski.com

**Icon - 75 Brainerd Rd**

**Allston, MA**





**SITE PLAN**  
EXISTING





LOOKING WEST DOWN BRAINERD



LOOKING EAST DOWN BRAINERD

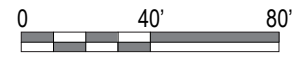


LOOKING SOUTH DOWN REDFORD



LOOKING SOUTH DOWN REDFORD





**SITE PLAN**  
PROPOSED





AERIAL: 2014  
PROPOSED CONDITIONS



**STATS**

# OF UNITS: 108

50 Studios  
58 One Bedrooms

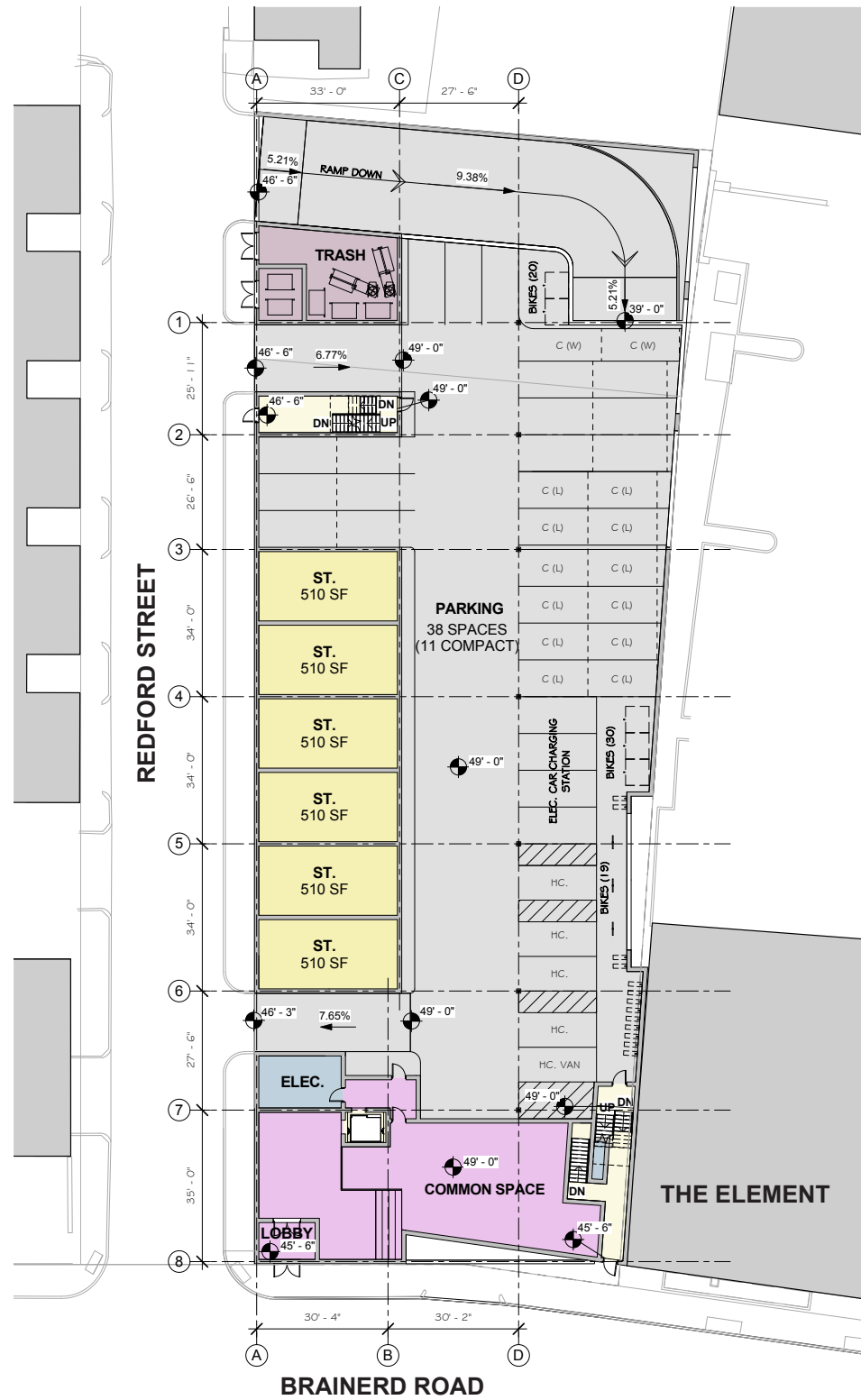
# OF SPACES: 108

BUILDING AREA  
(EXCLUDING  
PARKING):  
93,260sf

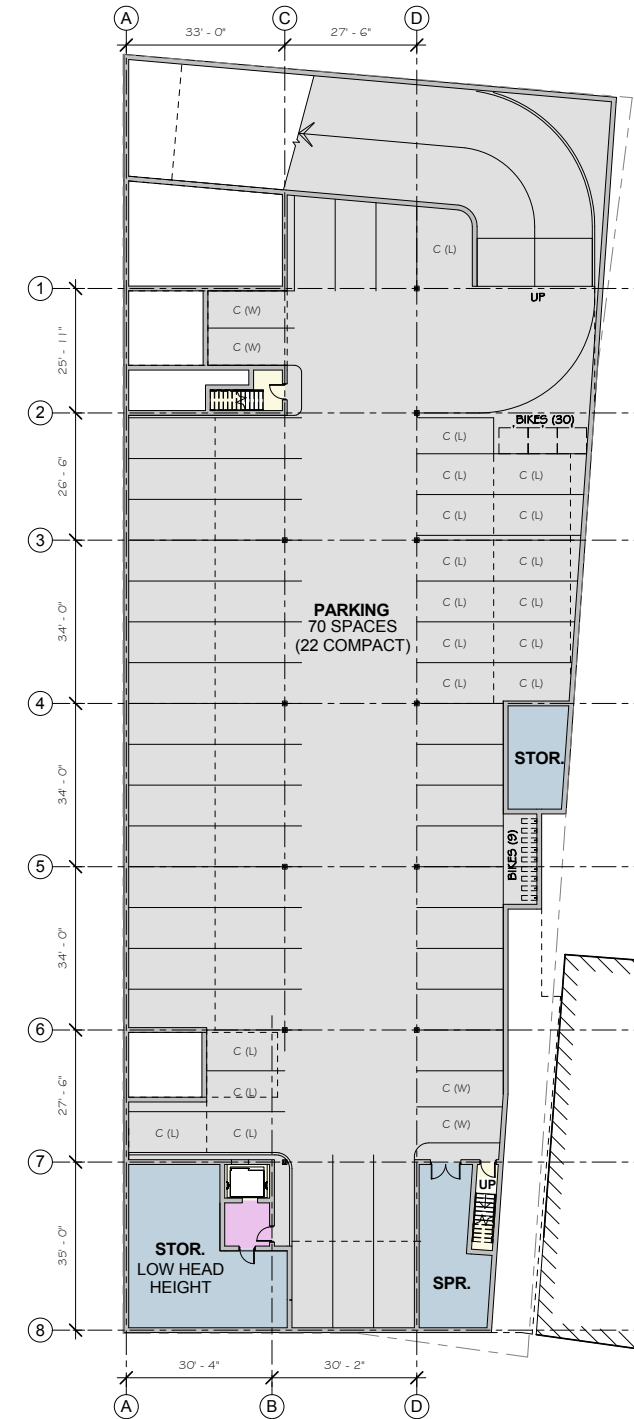
SITE AREA:  
24,822sf

FAR: 3.76

BUILDING HEIGHT:  
56'-4" (FIVE STORIES)



FIRST FLOOR PLAN



LOWER LEVEL PARKING PLAN



**STATS**

# OF UNITS: 108

50 Studios  
58 One Bedrooms

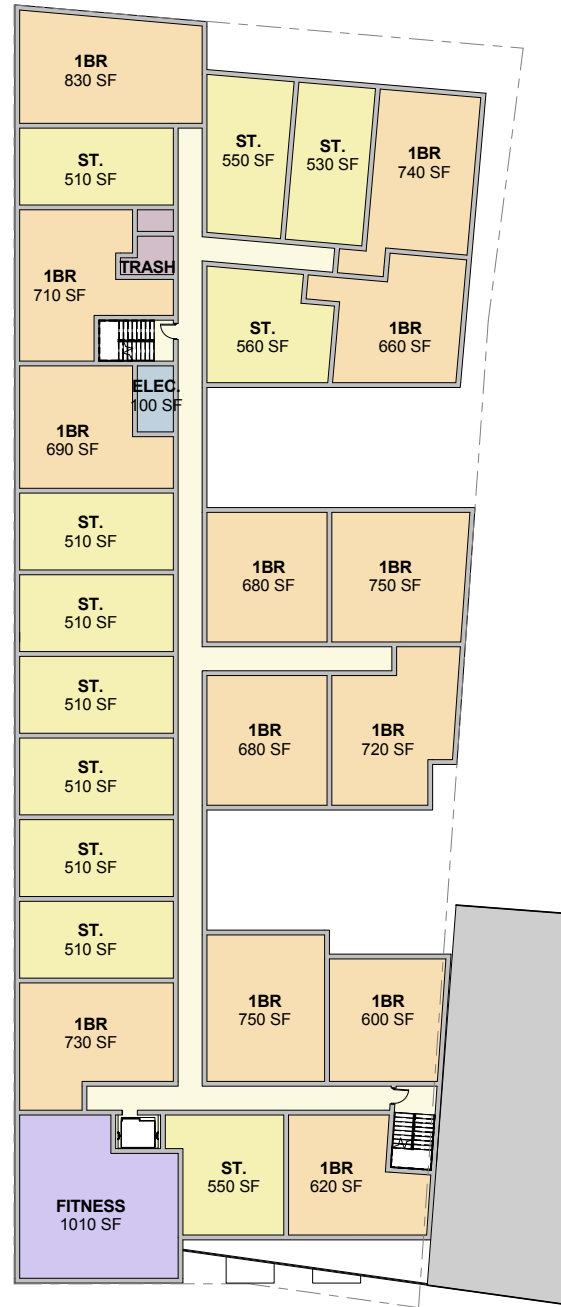
# OF SPACES: 108

BUILDING AREA  
(EXCLUDING  
PARKING):  
93,260sf

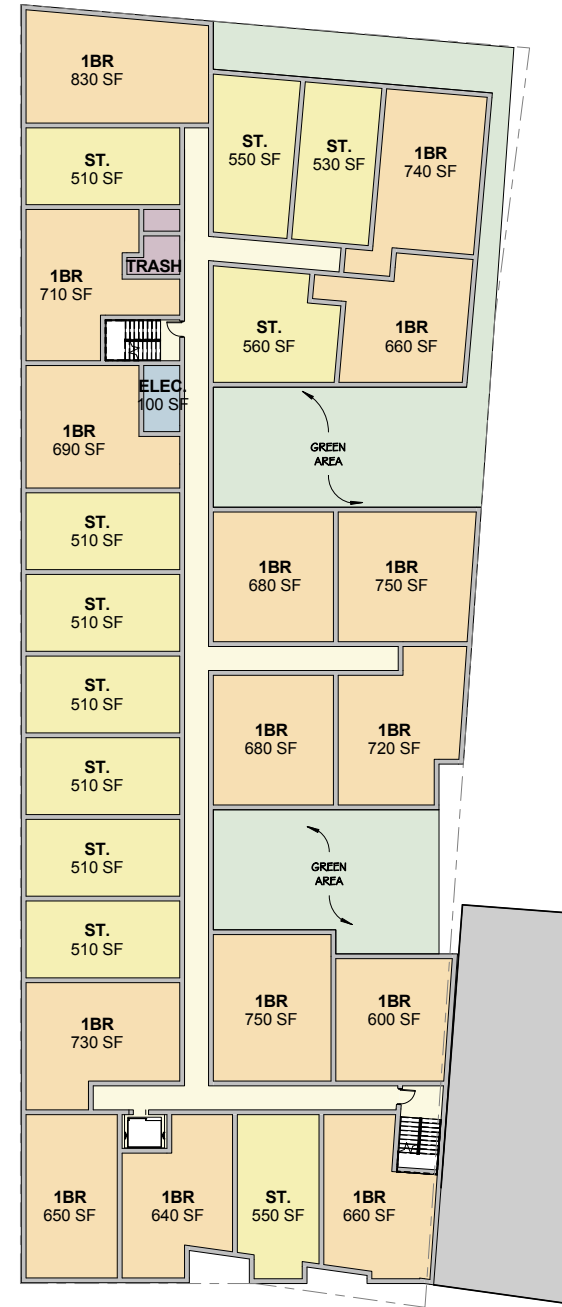
SITE AREA:  
24,822sf

FAR: 3.76

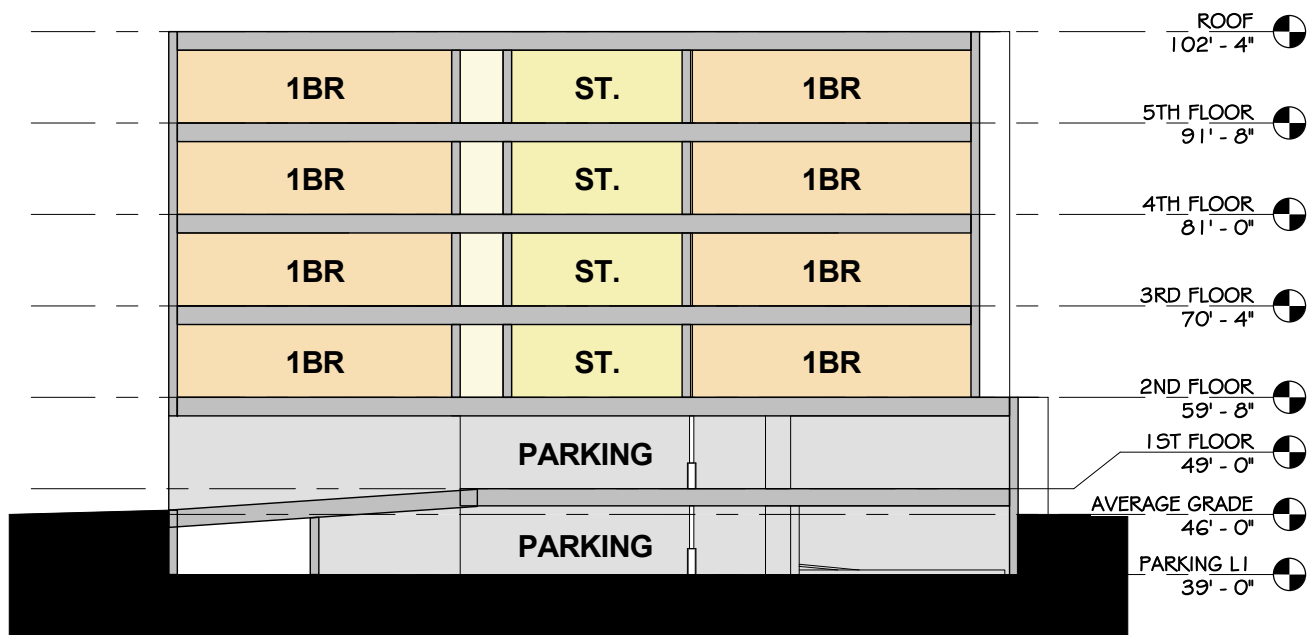
BUILDING HEIGHT:  
56'-4" (FIVE STORIES)



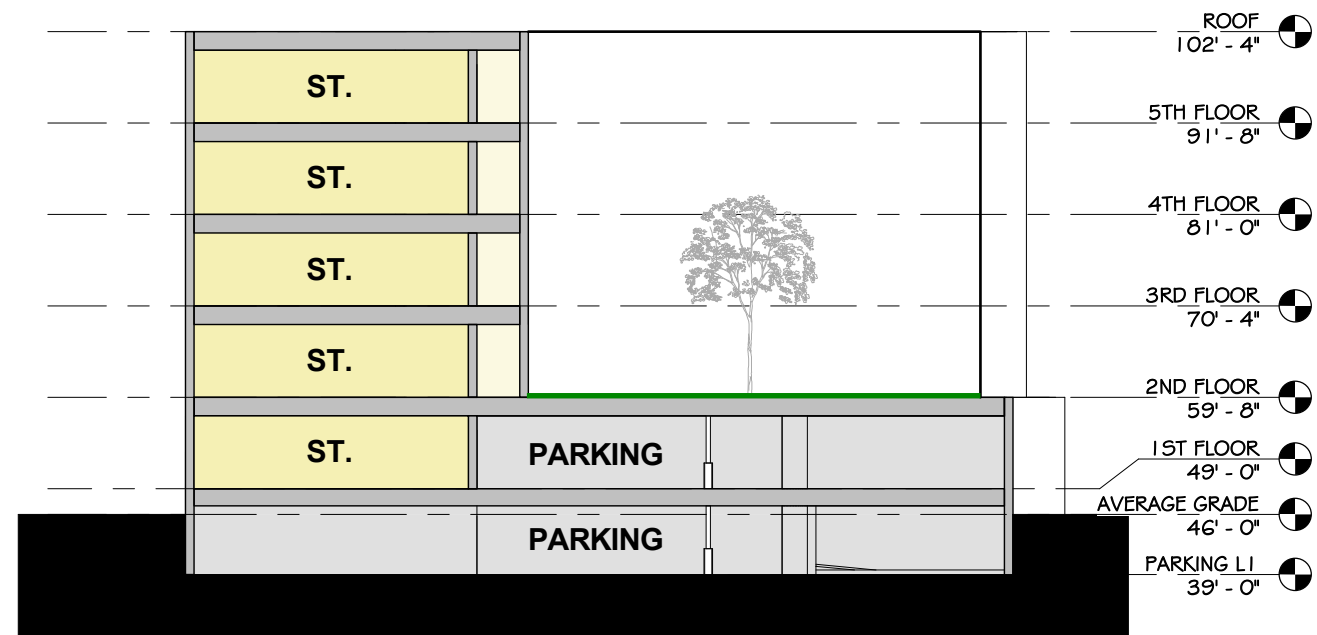
FIFTH FLOOR PLAN  
Scale 1:40



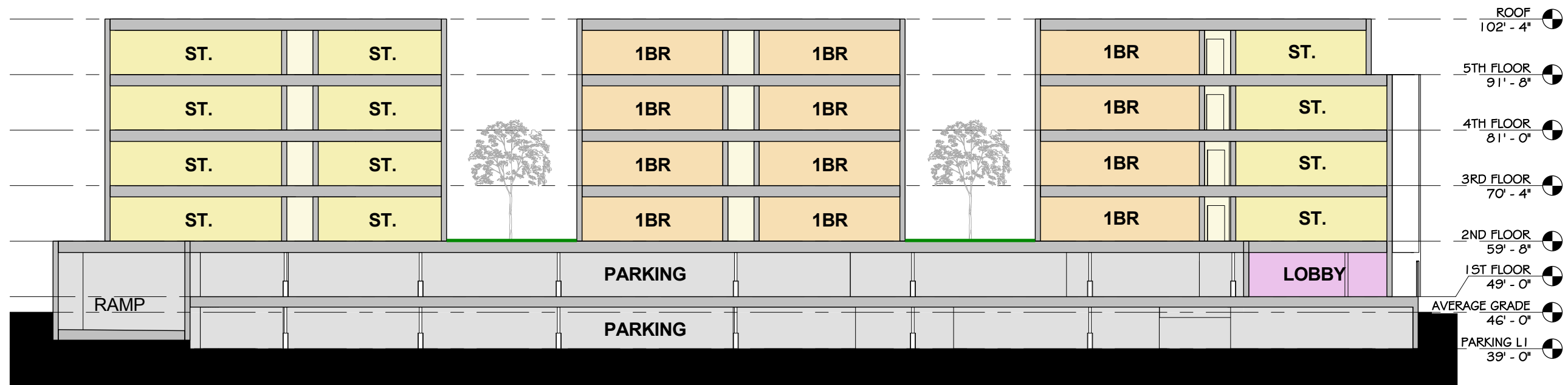
SECOND THROUGH FOURTH FLOOR PLAN  
Scale 1:40



N/S SECTION: LEG



N/S SECTION: COURTYARD



E/W SECTION







LOOKING WEST ON BRAINERD  
FROM IN FRONT OF THE ELEMENT





LOOKING DOWN REDFORD  
FROM COMMONWEALTH AVENUE



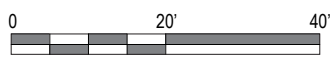


LOOKING EAST ON BRAINERD  
AT BRAINERD/REDFORD INTERSECTION





WEST ELEVATION



SOUTH ELEVATION

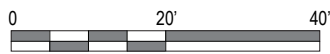




EAST ELEVATION



NORTH ELEVATION







9AM



12PM



3PM



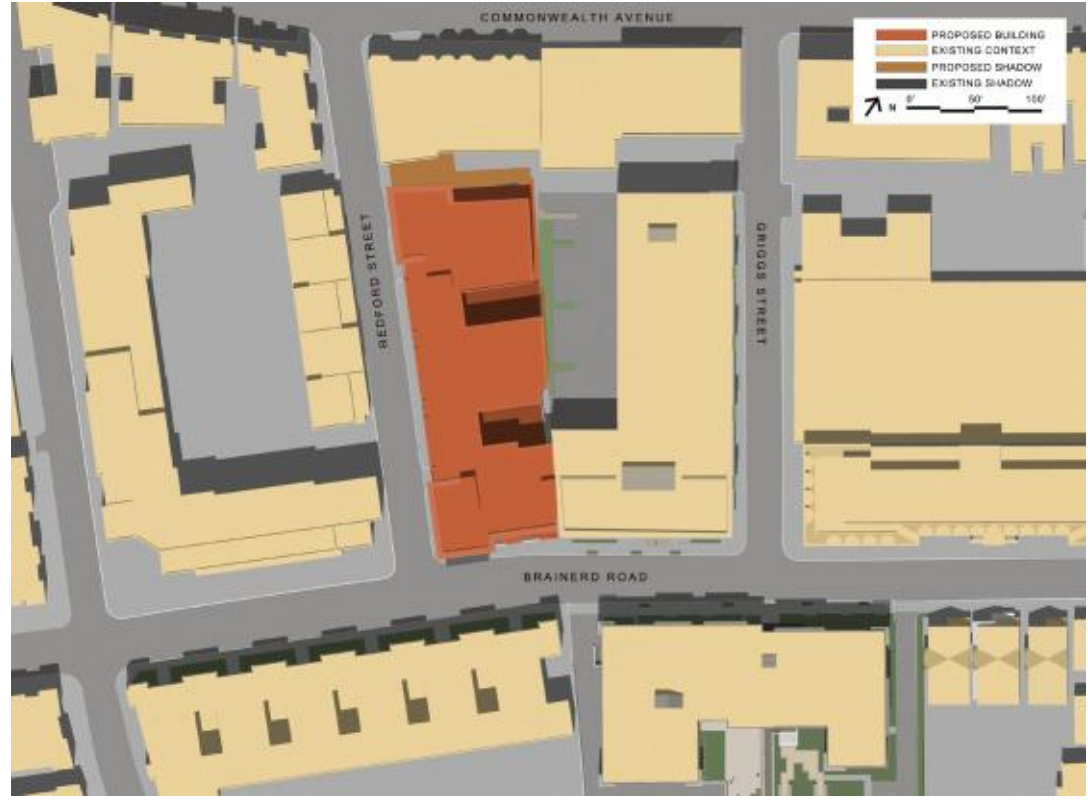
6PM

SHADOW STUDY  
MARCH 20TH





9AM



12PM



3PM



6PM

SHADOW STUDY  
JUNE 21ST





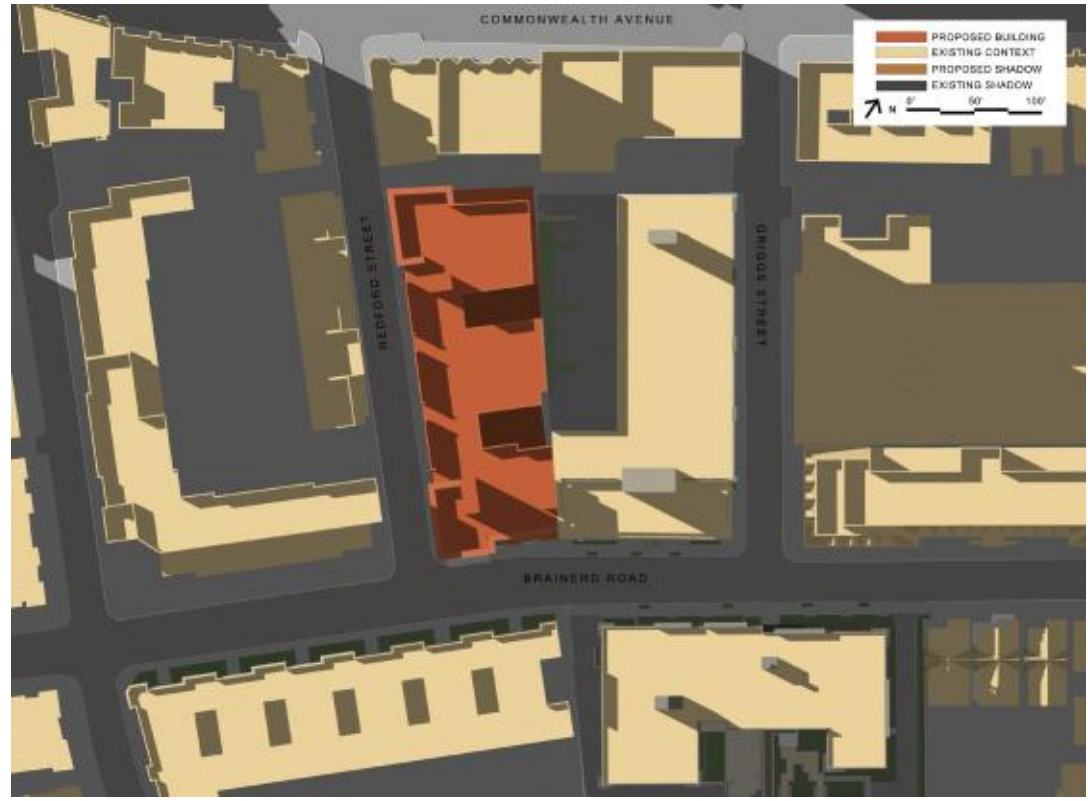
9AM



12PM



3PM



6PM

SHADOW STUDY  
SEPTEMBER 22ND





9AM



12PM



3PM

SHADOW STUDY  
DECEMBER 22ND