



Oakland Planning  
and Development  
Corporation

# FRAZIER STREET NORTH RESIDENCES

The Frazier Street Infill Houses are located in the South Oakland Neighborhood of Pittsburgh adjacent to City's Academic and Civic Institutions. This two phased project of OPDC is designed to maintain energy efficient, affordable housing choices within the city and close to jobs, and public transportation. It is planned to be part of the Oakland Land Trust to sustain affordability. Each house is 1,600 GSF with three Bedrooms.

*Community Update April 6, 2021*

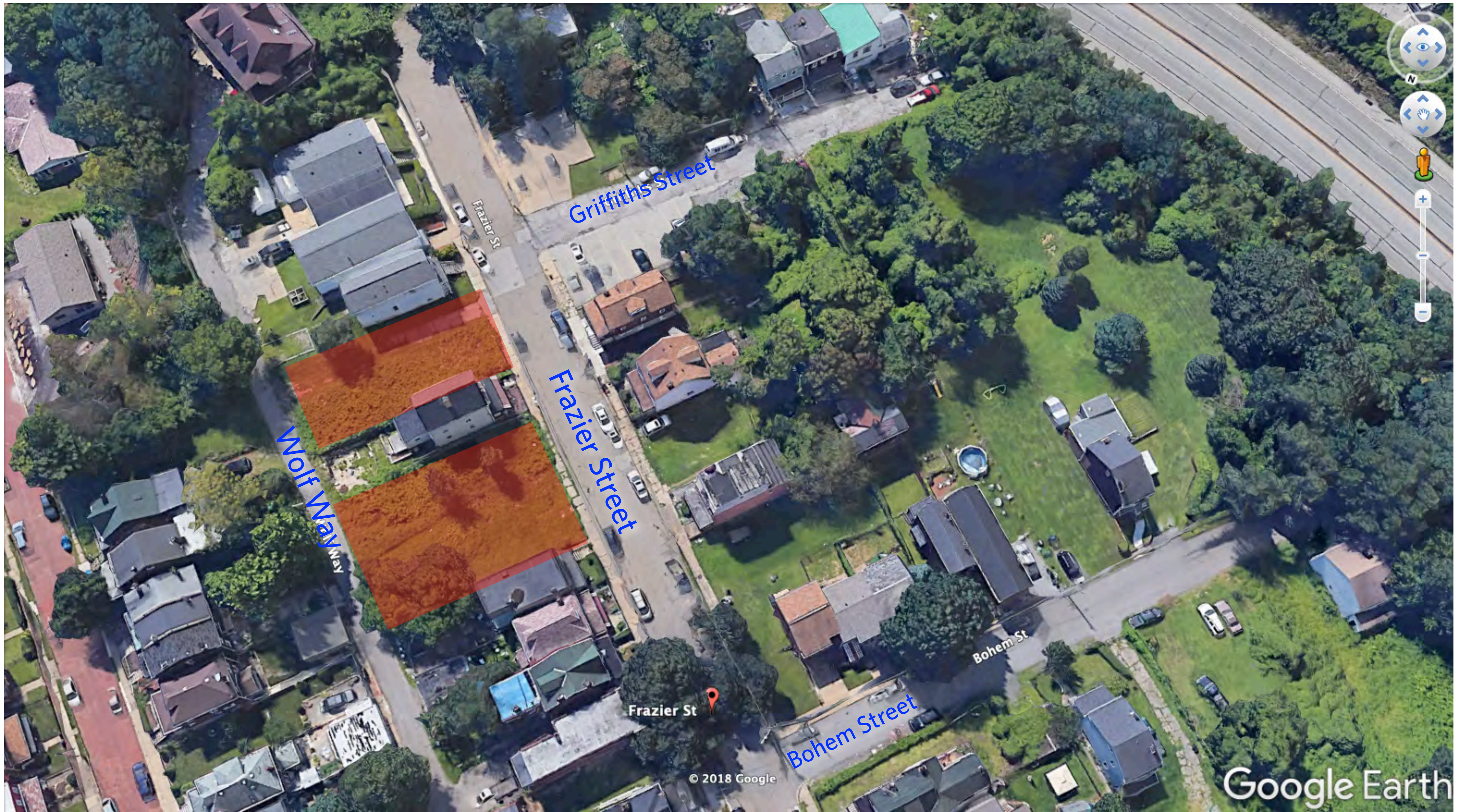




## 4 Community Land Trust Houses

- Two variations
- 1,600 square feet (16' x 50')
- 3-4 bedrooms
- 2 bathrooms
- Visitable units
  - zero step entrance
  - wide doorways
  - accessible first floor bathroom
  - accessible first floor bedroom
- Off Street parking (pad from alley)
- 

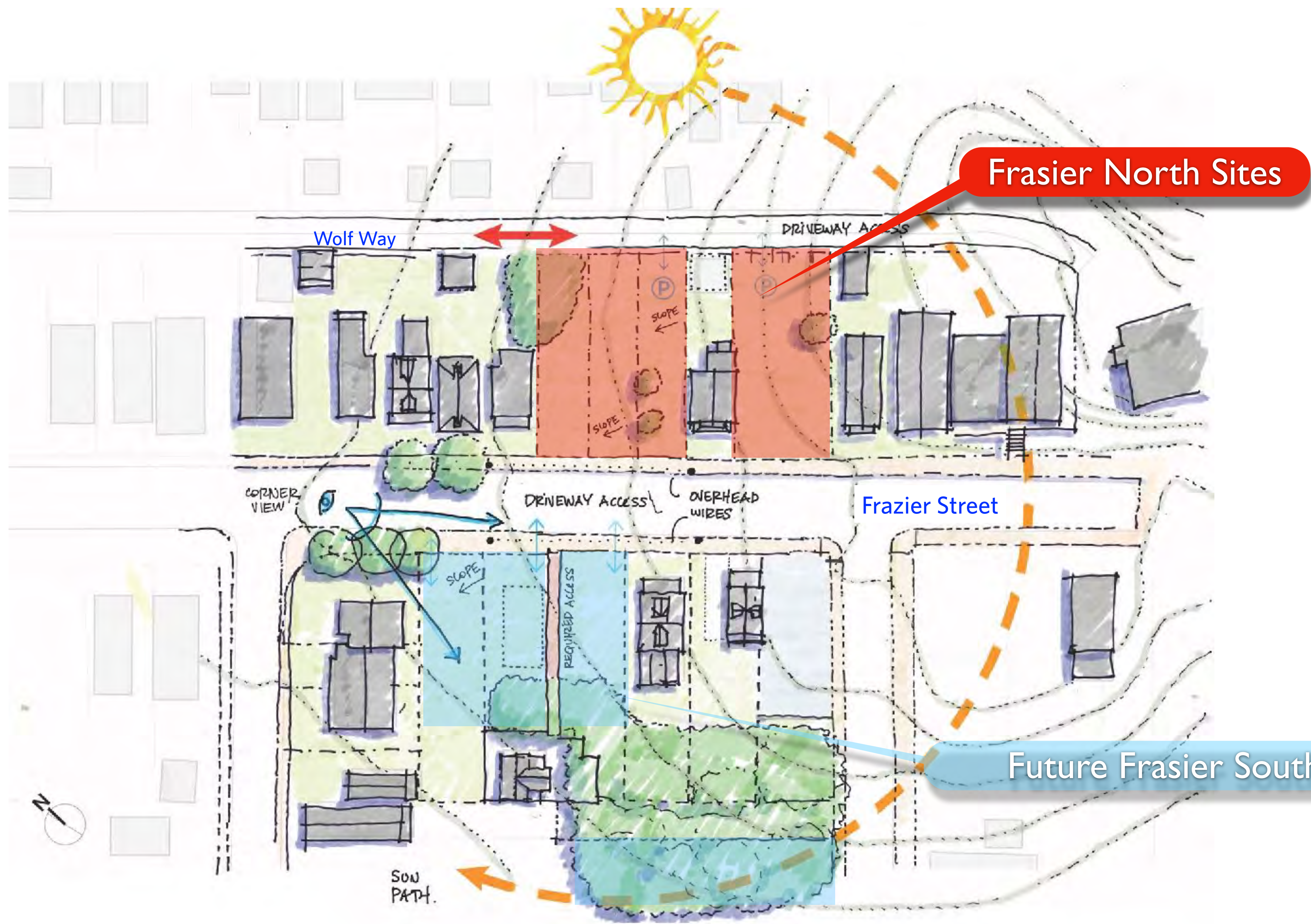




Frazier Street North Infill Residences



Frazier Street North Infill Residences



Frasier North Sites

Future Frasier South



**R1A-H ZONING DISTRICT**

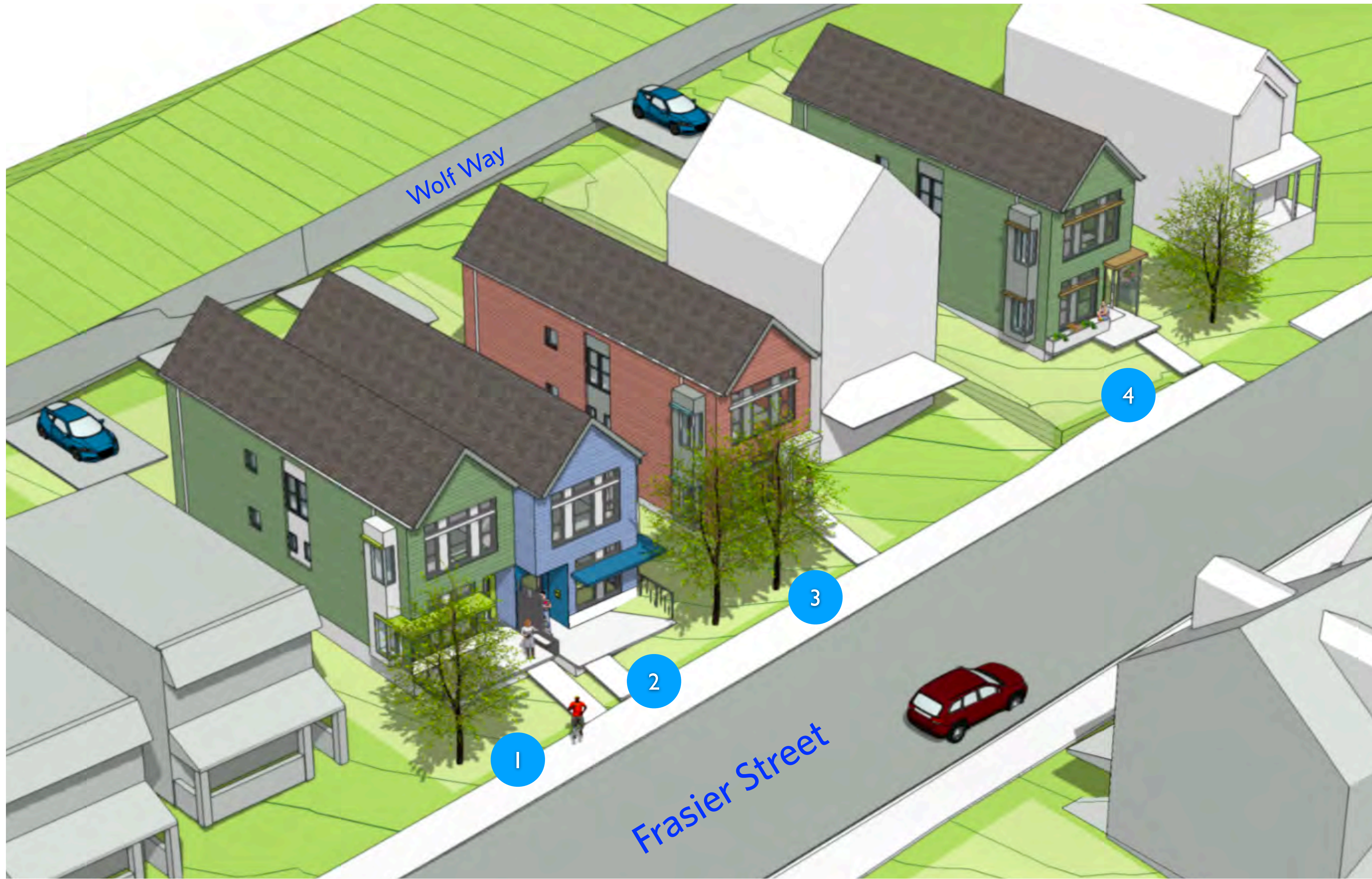
MIN FRONT YARD SETBACK = 15'  
CONTEXTUAL FRONT YARD SETBACK DEMONSTRATE THAT IT MATCHES 50%

MIN SIDE YARD SETBACK = 5'  
CONTEXTUAL SIDE YARD SETBACK (3' AND BELOW)  
ATTACHED UNIT SIDE YARD SETBACK

MAX HEIGHT = 40'-0"



**Street Section Looking East** 0 8 12 FT  
Scale: 3/32" = 1'-0"

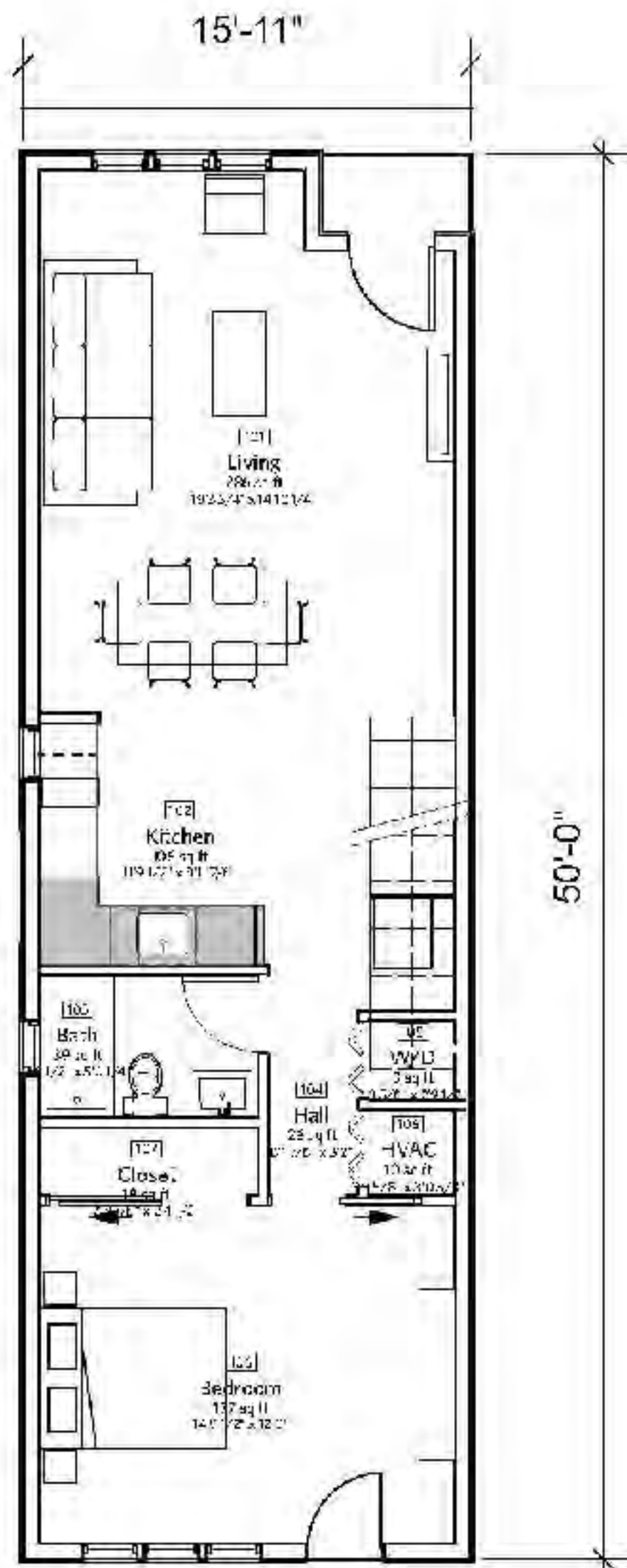


Frazier Street North Infill Residences

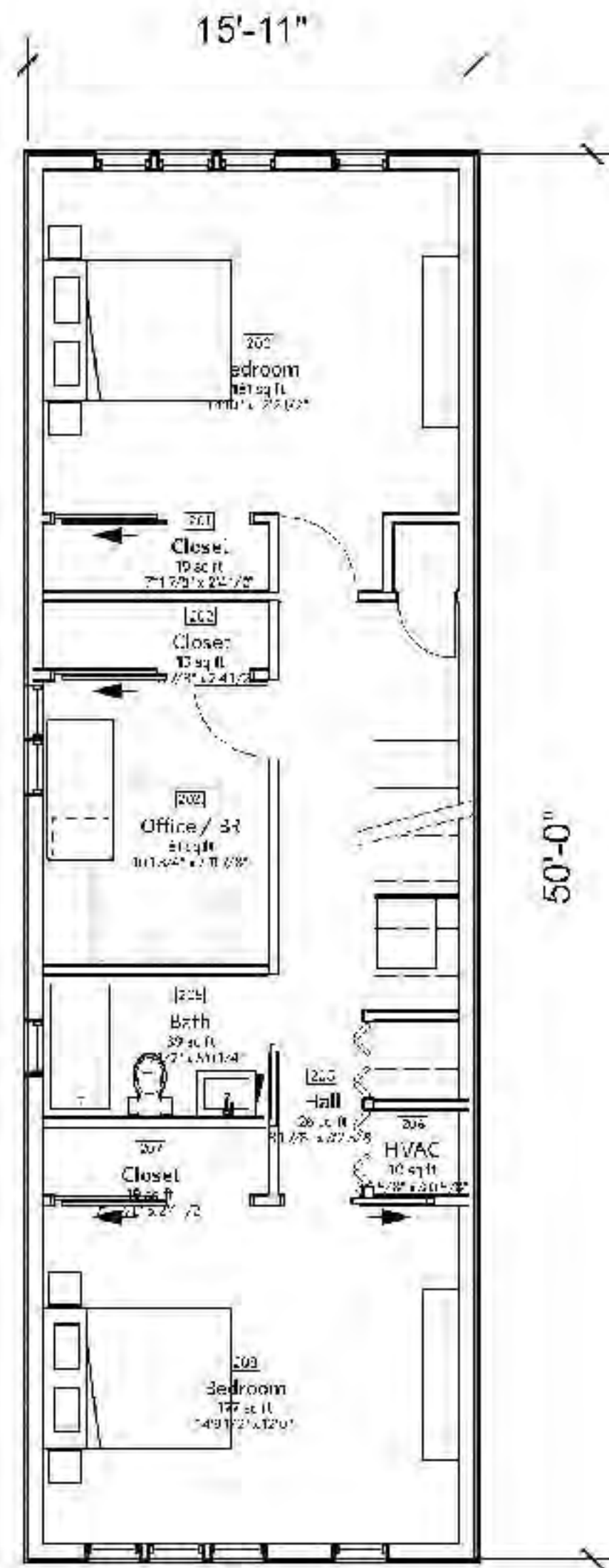




Frazier Street North Infill Residences



**Ground Floor**



**Upper Floor**

## Proposed Plan

- Flexible Design
- Allows change over time
- 1,600 square feet
- 3-4 bedrooms
- 2 bathrooms
- Front porches

# Hillcrest House Features

## **MODULAR STRUCTURE: INTERIOR**

The following options describe the basic components of the interior finish package of the typical pre-fab modular structure supplied by EcoCraft.

- Flooring: Luxury vinyl tile laminate floor in living & dining areas
- Porcelain floor tile planks in bathroom
- Carpet in bedrooms
- Walls & Ceilings : Painted 1/2" gypboard in all rooms
- Glazed ceramic wall tile provided in bathroom as an upgrade
- Trim: Painted square-edged wood base, jambs, stools, & casing
- Casework: Wolf wood-veneered cabinets with all plywood substrates
- Wire shelving

## **MODULAR STRUCTURE: BUILDING SYSTEMS**

The following options describe the basic system concept included in the typical pre-fab modular structure supplied by EcoCraft.

- HVAC: Ductless minisplit in front wall of living area serving bedroom via door grill
- Ceiling fan in bedroom
- Energy recovery ventilator in bathroom
- Plumbing 40 gallon domestic hot water heater
- Electrical & Lighting: 200 amp service; All LED lighting

## **MODULAR STRUCTURE: SHELL**

The following options describe the basic components of the shell of the typical pre-fab modular structure supplied by EcoCraft. 15'-7" maximum shipping width of modular unit.

Floor assembly comprised of 2x10 Wood construction with subfloor constructed of OSB with plywood top layer

### **Exterior Wall Assembly**

- Structure comprised of 2x6 Wood construction with perimeter band board;
- R21 unfaced batt insulation in stud cavity; Fire-rated exterior gypboard sheathing;
- 1" graphite impregnated foam exterior continuous insulation over sheathing; with potential upgrade to 3" for additional insulative value
- Hardiboard prefinished concrete or prefinished metal siding
- Ceiling assembly comprised of 2x6 Wood construction with 1/2" gypboard
- Roof assembly comprised of hinged 2x8 Wood construction with 5/8" plywood deck; Titaneum synthetic roof underlayment; Ice&water shield at roof edge; 40-year Dimensional asphalt shingle; with potential upgrade to standing seam metal roof (See drawings)...
- Windows & Doors: Pella Fibrex Fiberglass windows or equivalent ThermaTru insulated exterior doors with insulated glazing



## The “Big Stoop”

- Suitable for duplex units
- Creates a big front stoop
- Less costly to build
- Brings light into rooms that face north
- Street space less private



## “Peek-a-boo Porch”

- Stoop - porch hybrid
- Playful response to porch - fun for kids
- Provides covered entrance
- Connection to street with privacy
- Shelf for plants / seating



## “Screen Porch”


- Mini porch entrance
- Provides covered entrance and stoop
- Green screen wall
- Connection to street with privacy
- More suitable for single units

# EcoCraft



 Airtight Building Envelope

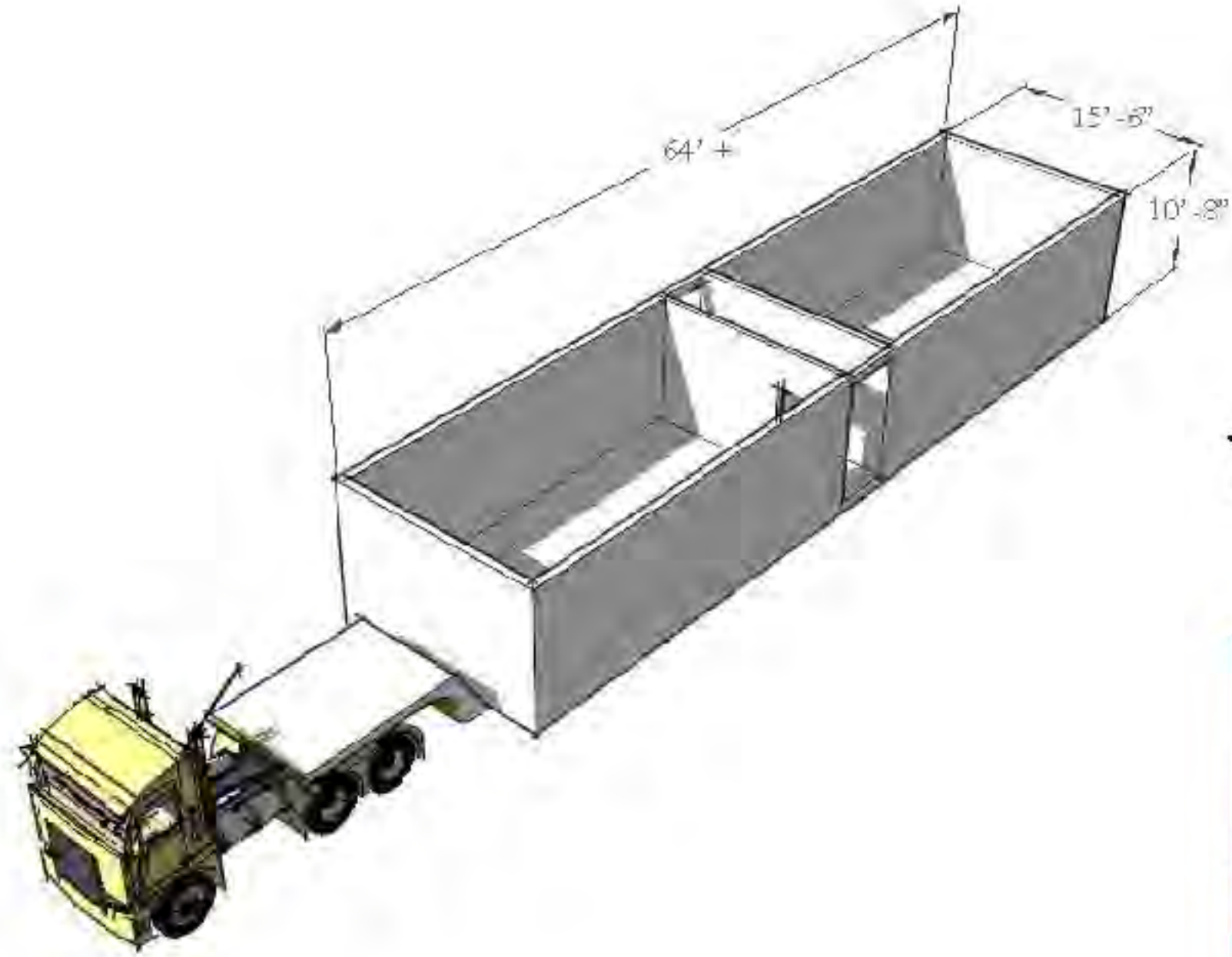
 High Performance Windows & Doors

 Mechanical Energy Recovery

 Passive Solar Orientation

 Thermal Bridge Free Construction

What size are modules?



What is modular construction?



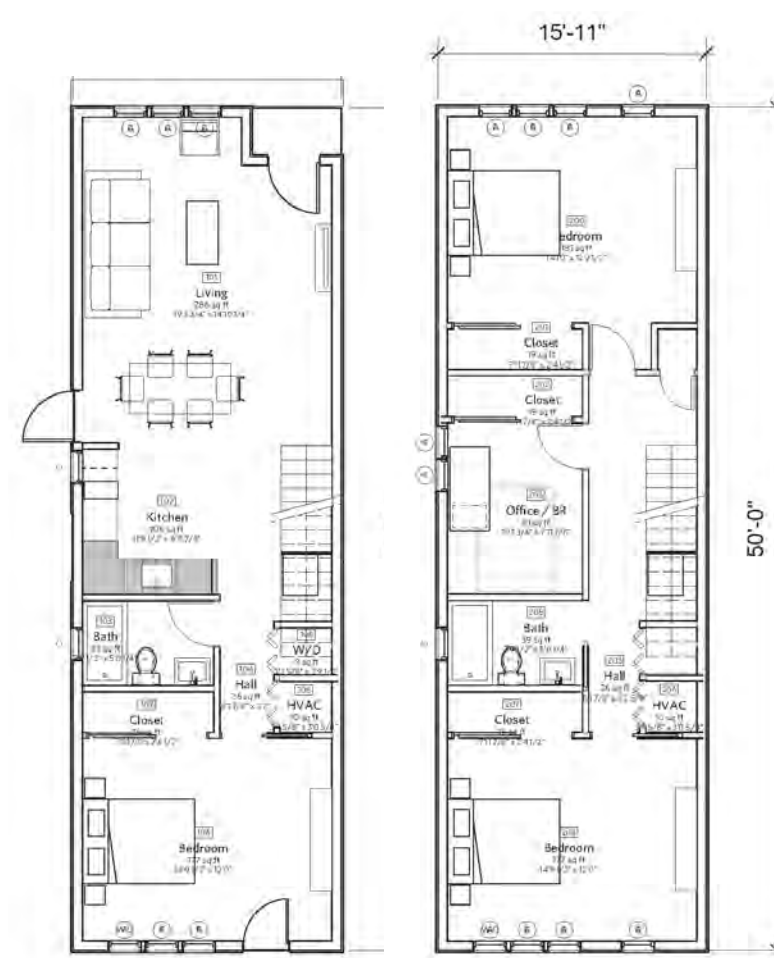
How green is modular?







Typical Detached Unit

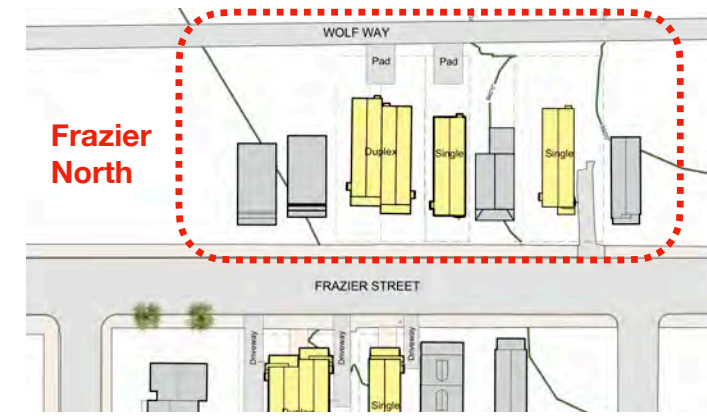


First Floor

Second Floor



Street View



Site Plan



Context

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**Frazier North Infill Housing**

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# Questions and Comments

For Follow up Questions or Comments,  
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