

## Concept of SLRDC 1204 Olive Street:

Land: 1204 Olive Street, Scranton, PA. 50x100 lot

### Zoned R1A, Setbacks:

- 20' front of the house from road
- 25' back of house to property line
- 4' side setbacks

**Scranton Lackawanna Resources Development Corporation (SLRDC)** is soliciting bids to build a modular unit at 1204 Olive Street that will house a two-unit duplex. The duplex will be two side by side units consisting of two to three bedrooms with one full bath, and one-half bath, plumbing for a washer/dryer vented, consisting of an approximate square footage of each unit at a minimum of 1,000 square ft to a maximum of 1,350 sq ft. These dimensions must align to the above setback requirements of a lot zoned R1A.

The lot will hold a parking lot that will be able to hold four vehicles that will be located near the duplex, approximate size of 1,200 sq feet (this will be constructed by SLRDC, but must be accounted for in the design process)

These units could be one or two stories and must have a covered front entrance with separate doors.

All plans and bids will be received by emailing to [jwansacz@acenepa.org](mailto:jwansacz@acenepa.org) by no later than 2pm on December 6, 2022. These plans must include a picture of duplex, layout including square footage of each room, plans showing parking lot, materials used, and timeline for completion.

Project Timeline: December 19, 2022 to June 30, 2023 is timeline for completion. Bids are expected to be awarded by December 19, 2022.

Any questions should be emailed to [jwansacz@acenepa.org](mailto:jwansacz@acenepa.org)

Please see attached sheets for scope of work: