



Presubmission Narrative

Project Name: Office Building for M & T Advanced Properties

Location: Briggs Village, Parcel #3703 000 0021

Project Description:

The subject parcel is currently vacant with sidewalks and two driveway entrances already in place. The owners would like to subdivide their parcel into two lots and develop the southern portion (Lot 1) as a professional office building. We have laid out Lot 2 as a future generic development.

A dental clinic will occupy the 2nd floor on Lot 1. We have been asked to develop schemes for both a 2 story option and a 3 story option with the third story to include a staff lounge and roof deck only. We would like to discuss the number of exit stairs required for 600 s.f. staff lounge and an approximately 400 s.f. roof deck.

Utilities needed will include water, sewer, power, and gas. These utilities are readily available to the site.