

K-0076-019  
January 14, 2019

Ms. Juliet Walker Planning Director  
City of Portsmouth Planning Department  
1 Junkins Avenue  
Portsmouth, New Hampshire 03801

**Re: Conceptual Consultation  
111 Maplewood Avenue Project**

Dear Juliet:

On behalf of RJF-Malpewood, LLC, owner, and RW Norfolk Holdings, LLC, applicant, we are pleased to submit twelve (12) hard copies along with a digital copy in PDF format of the following information to support a request for a Preliminary Conceptual Consultation with the Planning Board for the above referenced project:

- Conceptual Site Plan dated January 9, 2019

The proposed project consists of constructing 4 – 4½-story mixed use building with 1<sup>st</sup> floor office and retail space and 2<sup>nd</sup> through 4<sup>th</sup> floor office space and associated site improvements which includes community space. Currently, the conceptual site plan has a gross floor area for 75,000 SF with the 1<sup>st</sup> through 3<sup>rd</sup> floors having an area of approximately 20,000 sf and the 4<sup>th</sup> floor having an area of approximately 15,000 SF.

We respectfully request to be placed on the January 24, 2019 Planning Board agenda for a Conceptual Consultation. If you have any questions or need any additional information, please contact me at 603.433.8818 or [pmcrimmins@tighebond.com](mailto:pmcrimmins@tighebond.com).

Sincerely,  
**TIGHE & BOND, INC.**



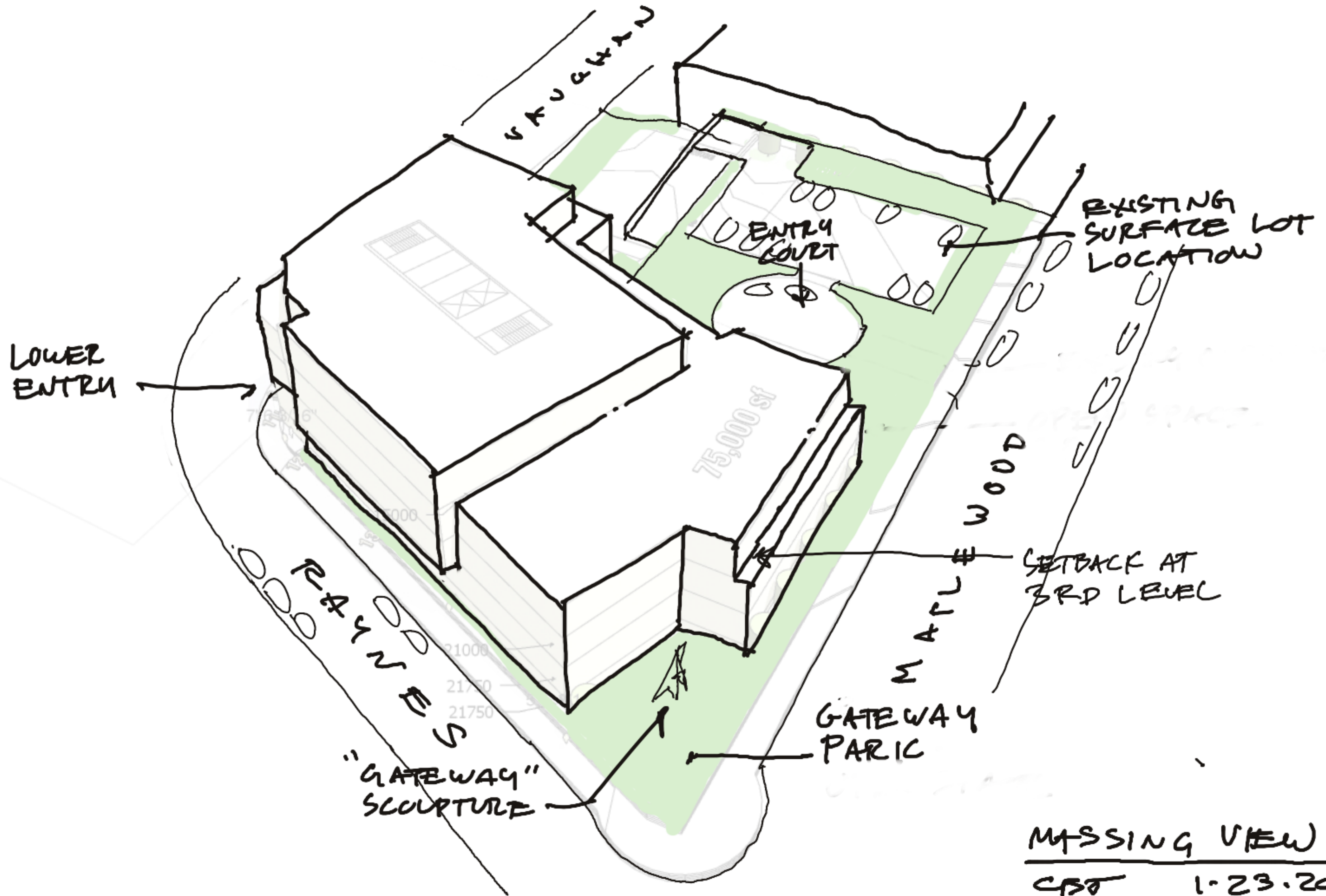
Patrick M. Crimmins, PE  
Senior Project Manager

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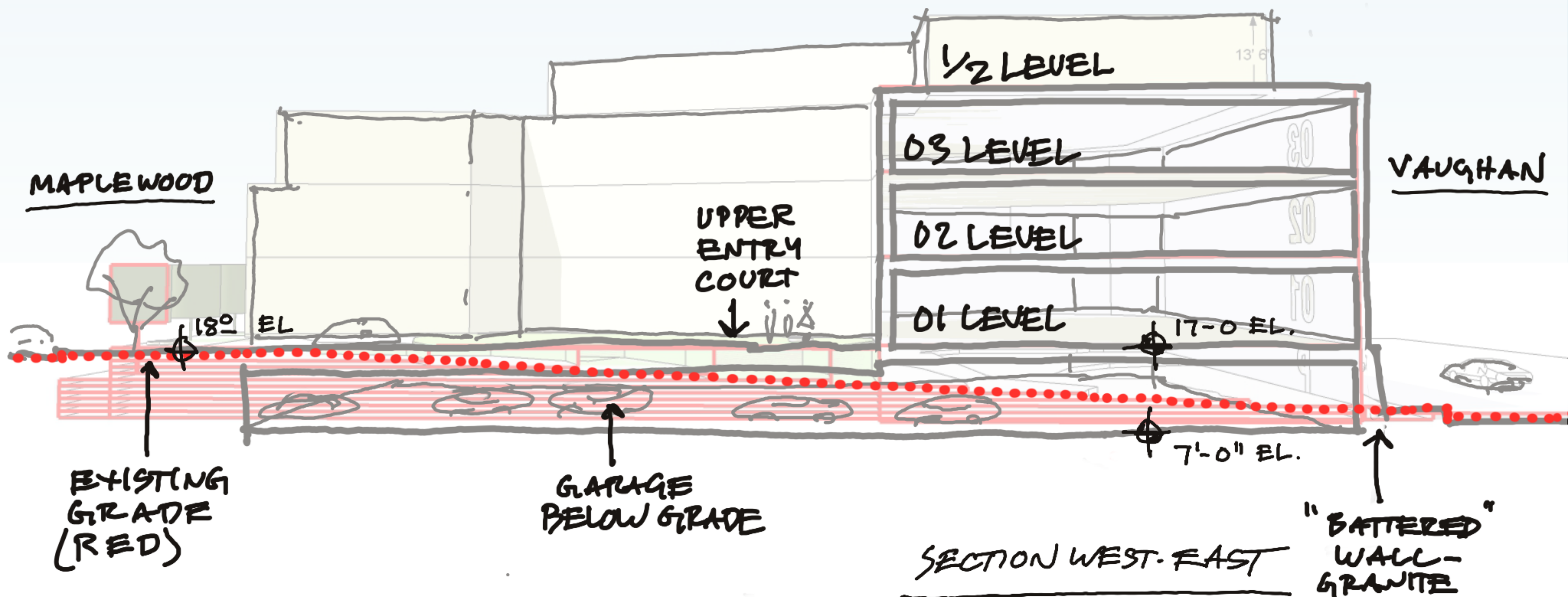








MASSING VIEW  
CST 1-23-2019



MAPLEWOOD

VAUGHAN

UPPER  
ENTRY  
COURT  
↓

1/2 LEVEL

03 LEVEL

02 LEVEL

01 LEVEL

EXISTING  
GRADE  
(RED)

GARAGE  
BELOW GRADE

"BATTERED"  
WALL-  
GRANITE

SECTION WEST-EAST

CBT 1.23.2019

