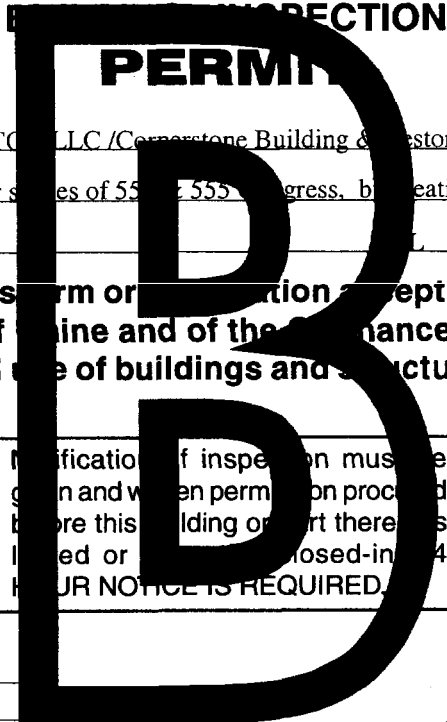


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

PERMIT ISSUED MAY 7 5 2006 Permit Number: 060518 CITY OF PORTLAND



This is to certify that CORRYMORE ZELLERTON LLC / Cornerstone Building & Restor has permission to connect adjoining 1st floor spaces of 555 & 555 Congress, by creating a doorway through existing brick AT 555 CONGRESS ST. L 037 A043001

provided that the person or persons firm or organization accepting this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 4 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Case Health Dept. Appeal Board Other Department Name

Signature of Director - Building & Inspection Services dated August 5/06

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-0518	Issue Date: PERMIT ISSUED MAY - 5 2006	037 - A043001
-----------------------	---	---------------

Location of Construction: 555 CONGRESS ST	Owner Name: CORRYMORE ZELLERTON LLC	Owner Address: 5 MOUNTAIN RD	Phone: 2006
Business Name:	Contractor Name: Cornerstone Building & Restoration	Contractor Address: 44 Coyle Street Portland	Phone: 207-939-185
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial/ Retail	Proposed Use: Change of Use/ Restaurant "Five Fifty Five"/ connect adjoining 1st floor spaces of 553 & 555 Congress, by creating a doorway through existing brick	Permit Fee: \$456.00	Cost of Work: \$40,000.00	CEO District: 1
--	---	--------------------------------	-------------------------------------	---------------------------

Proposed Project Description: connect adjoining 1st floor spaces of 553 & 555 Congress, by creating a doorway through existing brick	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Greg Chase 5-3-06</i>	INSPECTION: Use Group: <i>A2</i> Type: <i>3B</i> <i>S/S/06</i> <i>Chase</i>
--	--	---

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 04/14/2006	Zoning Approval
------------------------------------	--	------------------------

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>5/1/06</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
--	---	--

approved 05/01/06 Chase

CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

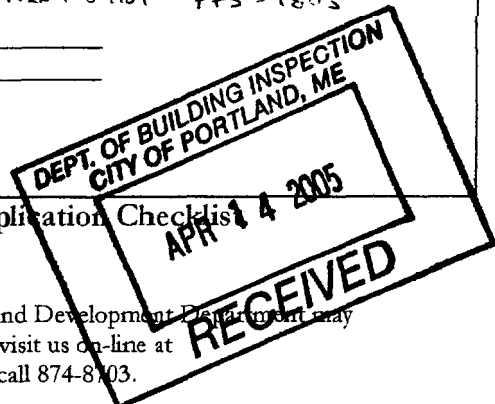
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure <i>≈ 900 Net</i>		Square Footage of Lot <i>1070 Gross</i>	
Tax Assessor's Chart, Block & Lot Chart# <i>37</i> Block# <i>A</i> Lot# <i>43</i>		Owner: <i>Dick Azulon</i>	
Lessee/Buyer's Name (If Applicable) <i>Steve & Michelle Conroy</i> <i>DBA Five Fifty Five</i>		Applicant name, address & telephone: <i>Steve Conroy</i> <i>Five Fifty Five</i> <i>555 Congress St.</i> <i>Portland, ME 04101</i> <i>232-2577 761-0555</i>	
Current Specific use: <i>Retail Store</i>		Telephone: <i>874-8125</i>	
Proposed Specific use: <i>Restaurant Lounge</i>		Cost Of Work: \$ <i>40,000.00</i>	
Project description: <i>The connection of adjoining 1st floor spaces (555 Congress St and 553 Congress St) by means of creating a doorway or passage through existing brick wall. The space will be used as a waiting room and storage area for existing restaurant.</i>		Fee: \$ <i>150</i>	
Contractor's name, address & telephone: <i>Ton Lantry</i> <i>Cornerstone Building & Restoration</i> <i>44 Copie St. Portland 04101</i> <i>775-9805</i>		G.O.F. Fee: \$	
Who should we contact when the permit is ready: <i>Steve Conroy</i>			
Mailing address: <i>555 Congress St.</i> <i>Portland, ME 04101</i>		Phone: <i>232-2577</i>	



Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8103.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>[Signature]</i>	Date: <i>4 4 06</i>
--	---------------------

This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-05 18	Date Applied For: 04/14/2006	CBL: 037 A043001
-------------------------------	--	----------------------------

Location of Construction: 555 CONGRESS ST	Owner Name: CORRYMORE ZELLERTON LLC	Owner Address: 5 MOUNTAIN RD	Phone:
Business Name:	Contractor Name: Cornerstone Building & Restoration	Contractor Address: 44 Coyle Street Portland	Phone (207) 939-0185
Lessee/Buyer's Name	Phone:	Permit Type:	

Proposed Use: Change of Use/ Restaurant "Five Fiftety Five"/ connect adjoining 1st floor spaces of 553 & 555 Congress, by creating a doorway through existing brick	Proposed Project Description: connect adjoining 1st floor spaces of 553 & 555 Congress, by creating a doorway through existing brick
---	--

--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/01/2006
Note: restaurant expansion into existing retail use "Just Maine Made" - gave to Carrie Marsh for reviewing under Downtown district guidelines. **Ok to Issue:**
 1) Separate permits shall be required for any new signage.
 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 05/05/2006
Note: **Ok to Issue:**
 1) The ceiling of the renovated area must have a 2 hour fire separation rating, with protected penetrations.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 05/03/2006
Note: **Ok to Issue:**
 1) All building construction shall comply with NFPA 101
 3) Stairs at opening are to be one hour fire rated.

**Richard W. Paulson, Jr.
470 Deering Ave.
Portland, Maine 04103**

207-772-5023
justmaine@msn.com

April 9, 2006

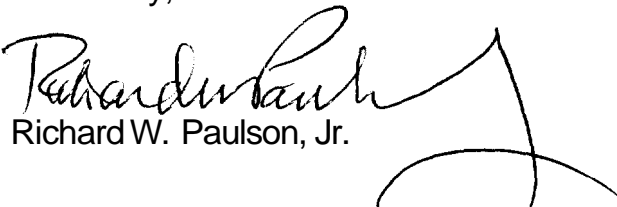
To Whom It May Concern
City of Portland, Maine

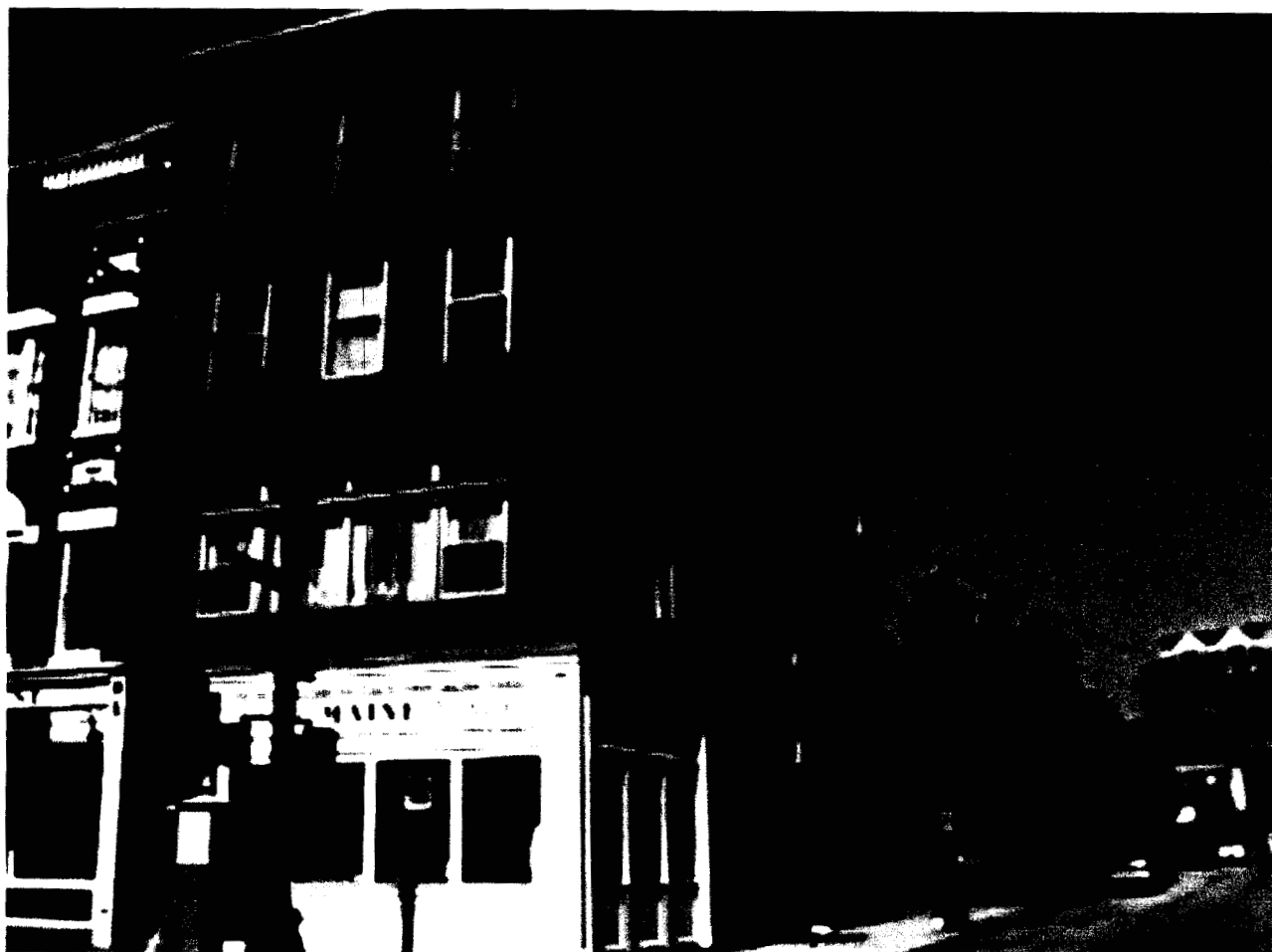
Steven Corry, owner of the restaurant at 555 Congress St., has indicated his intention to lease the first floor of the of the adjoining building, at 553 Congress St., which I **own.**

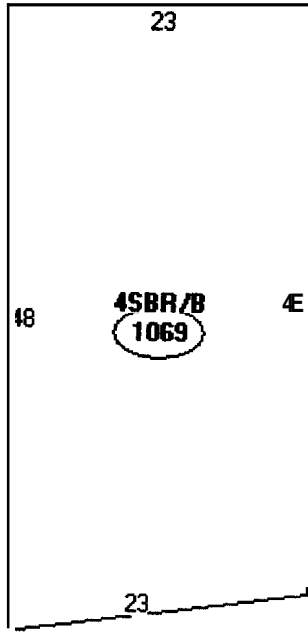
He has my permission to pursue plans which will involve renovations to the space, including, but not limited to creating an arch between these **two** buildings to permit customers to move from one building to the other, without going outside.

If you have any questions, you may reach me at the above telephone number or e-mail address.

Yours truly,


Richard W. Paulson, Jr.





Descriptor/Area

A:4SBR/B
1069 sqft

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
 Parcel ID 037 A044001
 Location 553 CONGRESS ST
 Land Use RETAIL & PERSONAL SERVICE

Owner Address PAULSON RICHARD W JR
 470 DEERING AVE
 PORTLAND ME 04103

Book/Page 12769/106
 Legal 37-A-44
 CONGRESS ST 553
 OAK ST 66-68
 1034 SF

Current Assessed Valuation For Fiscal Year 2006

Land \$87,270 Building \$177,820 Total \$265,090

Estimated Assessed Valuation For Fiscal Year 2007"

Land \$110,700 Building \$214,400 Total \$325,100

* Value subject to change based upon review of property status as of 4/1/06.
 The tax rate will be determined by City Council in May 2006.

Building Information

Sldg # 1 Year Built 1900 # Units 4 Bldg Sq. Ft. 5350 Identical Units 1

Total Acres 0.024 Total Buildings Sq. Ft. 5350 Structure Type DOWNTOWN ROW Building Name TOMMYS DELICATESSEN

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1070	SUPPORT AREA
1	01/01	1070	RESTAURANT
1	02/02	535	MULTI-USE OFFICE
1	02/02	535	APARTMENT
1	03/04	1070	APARTMENT

Height	Walls	Heating	A/C
7		HW/STEAM	NONE
12	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	COOLER CHILLER	1
2	STORE FRONT - AVC	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

Sales Information

Date	Type	Price	Book/Page
10/01/1996	LAND + BLDING	\$190,000	12769-106
07/01/1995	LAND + BLDING		12015-215

Picture and Sketch

Picture	Sketch	Tax Map
---------	--------	---------

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

This page contains Tax Roll Information as of April 1, 2005.
To do another search, press the **New Search** button at the
bottom of the screen.

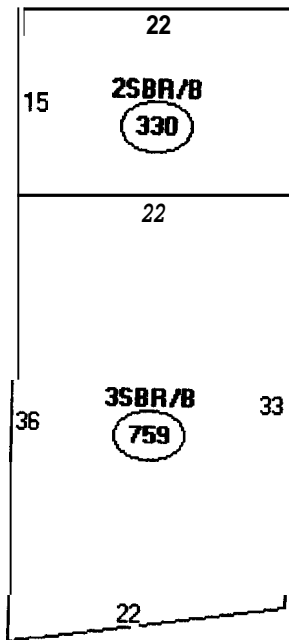
TAX ACCT ID 5492

Property Valuation Information

LAND VALUE	\$87,270.00
BUILDING VALUE	\$177,820.00
NET TAXABLE - REAL ESTATE	\$265,090.00
TAX AMOUNT	\$5,336.26

New Search!





Descriptor/Area

A:3SBR/B
759 sqft

B:2SBR/B
330 sqft

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 037 A043001
Location 555 CONGRESS ST
Land use RETAIL & PERSONAL SERVICE

Owner Address CORRYMORE ZELLERTON LLC
 5 MOUNTAIN RD
 FALMOUTH ME 04105

Book/Page 22043/269
Legal 37-A-43
 CONGRESS ST 555
 1175 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$90,460	\$158,070	\$248,530

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$113,500	\$242,100	\$355,600

* Value subject to change based upon review of property status as of 4/1/06.
 The **tax** rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	3666	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
0.027	3666	DOWNTOWN ROW	AUBERGINE

Exterior/Interior Information

Section	Levels	Size	use
1	B1/B1	1089	SUPPORT AREA
1	01/01	1089	RESTAURANT
1	02/02	729	MULTI-USE SALES
1	03/03	759	SUPPORT AREA

Height	Walls	Heating	A/C
7		NONE	NONE
10	BRICK/STONE	HW/STEAM	NONE
12	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Unite
2	STORE FRONT - WD	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
------------	----------------	-------------------	---------

Sales Information

Date	Type	Price	Book/Page
11/22/2004	LAND + BLDING	\$350,000	22043-269
06/01/2003	LAND + BLDING	\$350,000	19470-267
02/01/1999	LAND + BLDING	\$175,000	14542-021

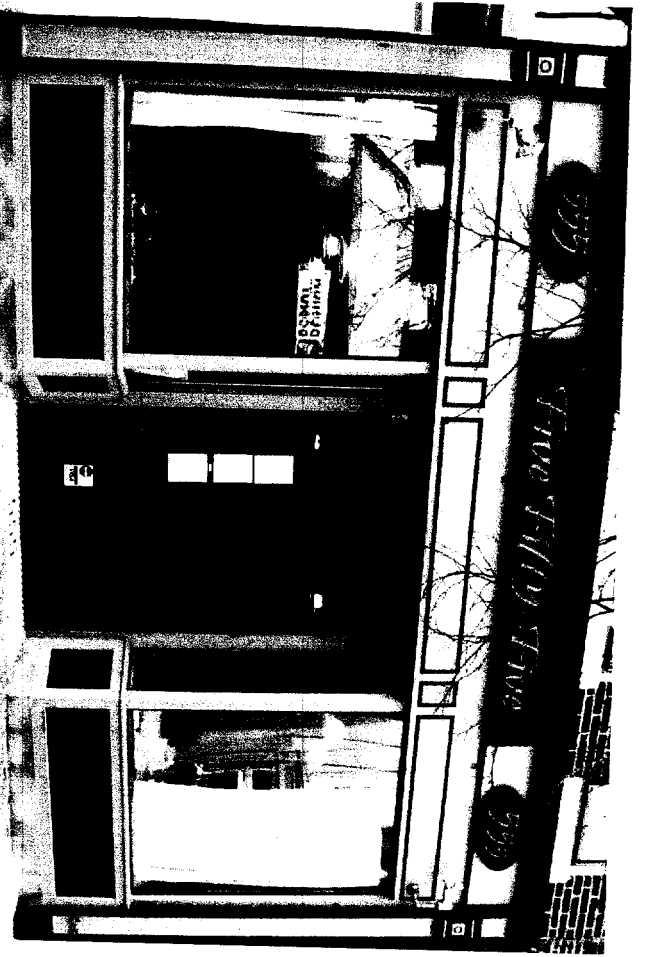
Picture and Sketch

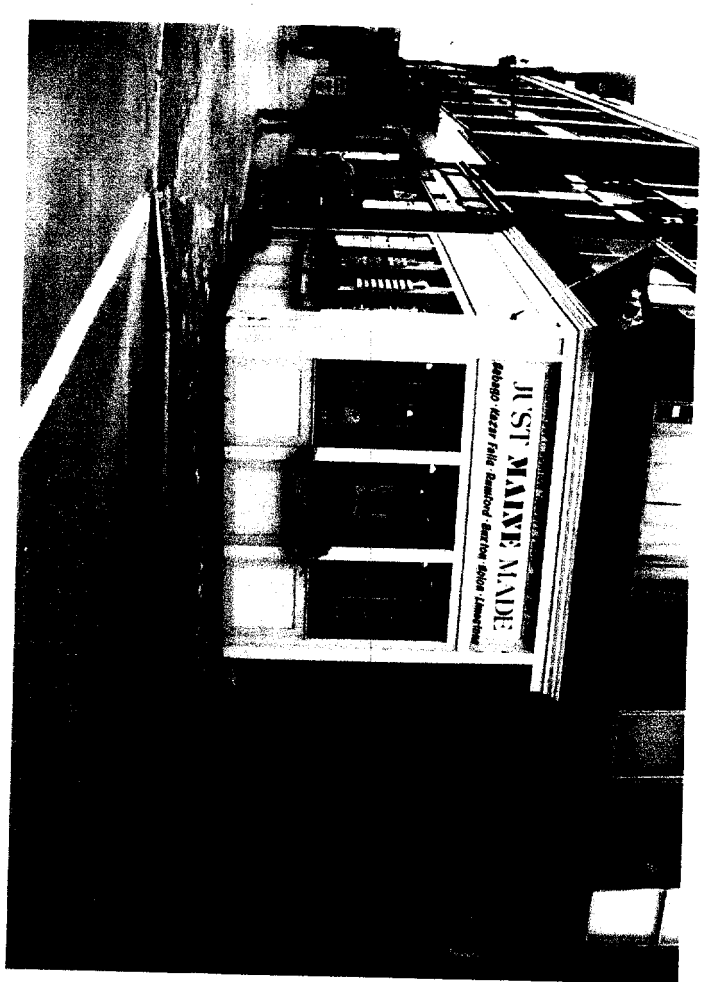
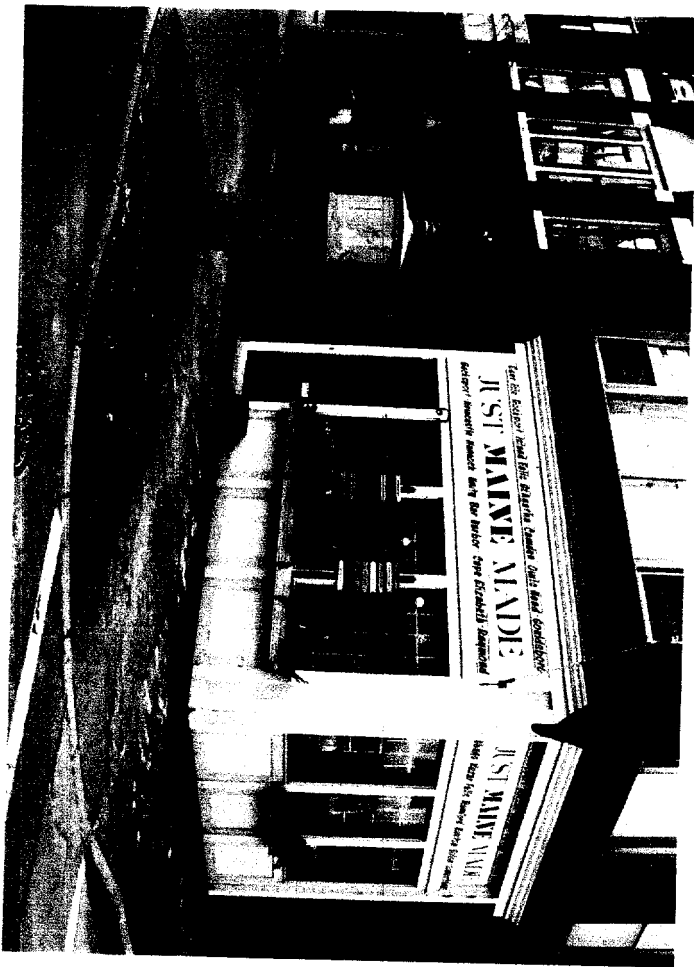
Picture	Sketch	Tax Map
---------	--------	---------

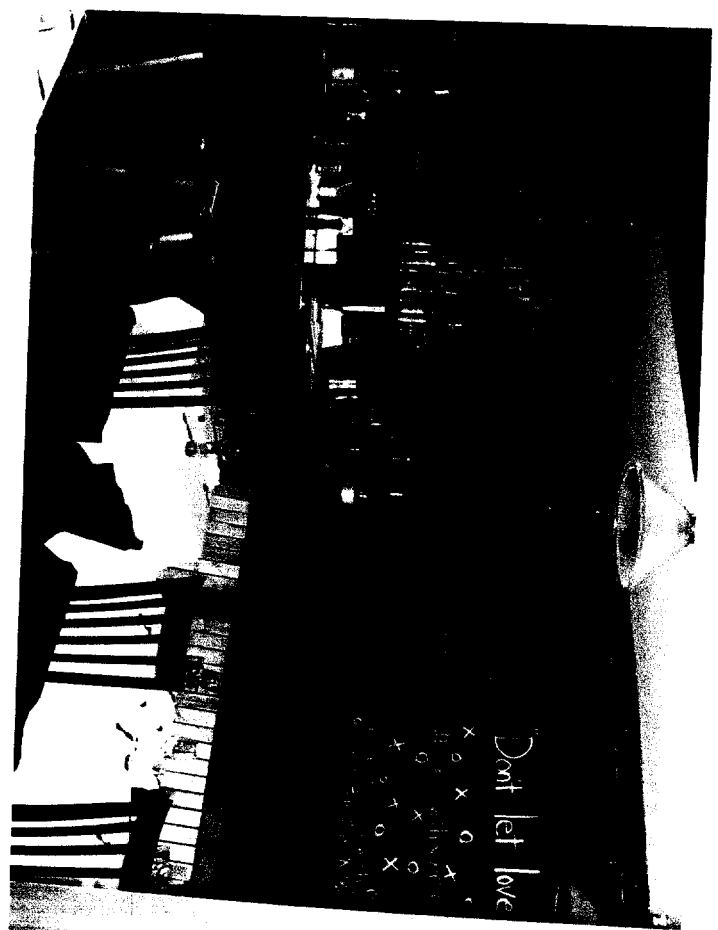
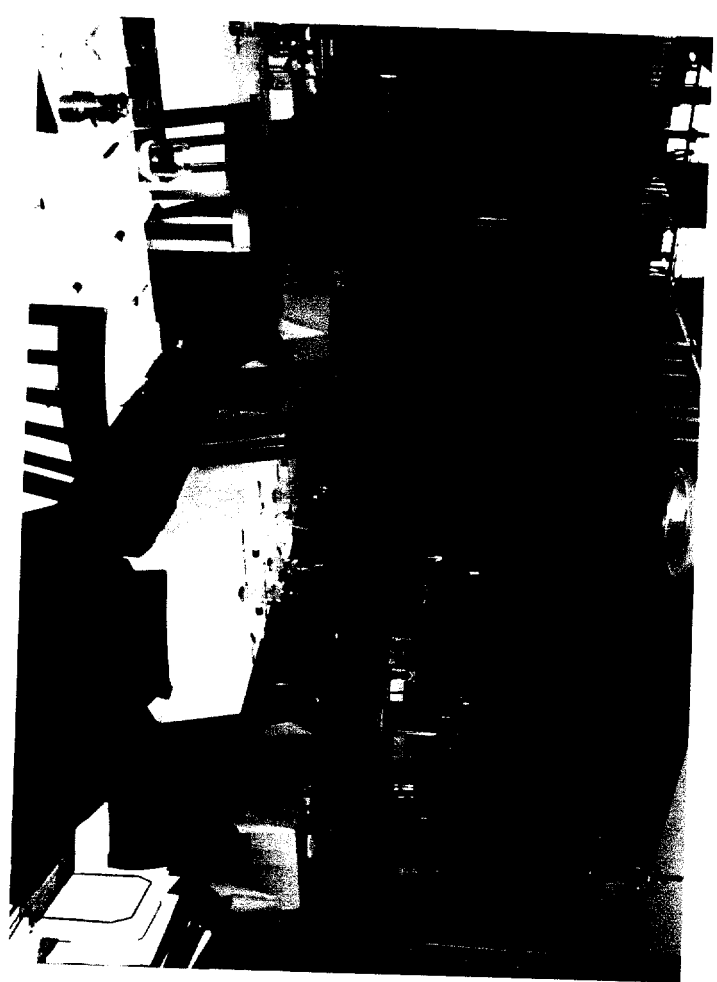
Click here to view Tax Roll Information.

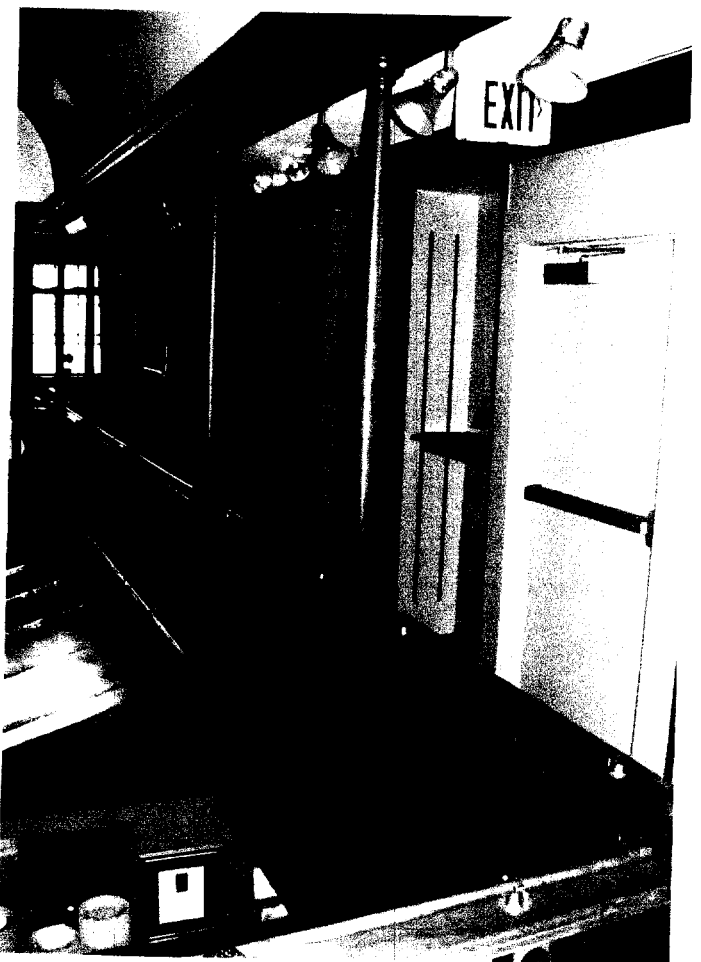
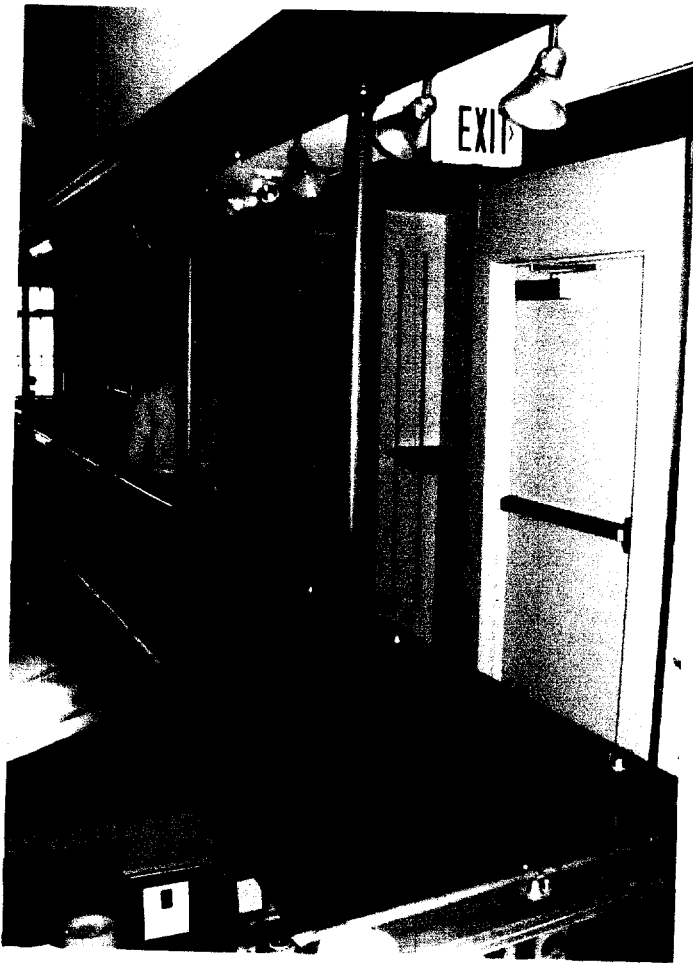
Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

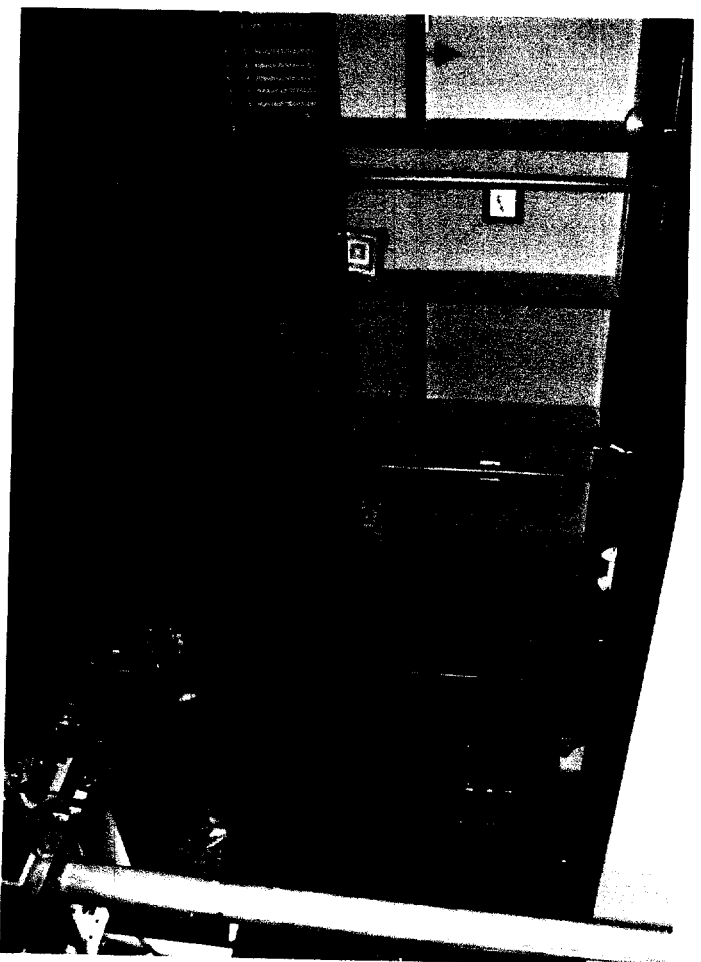
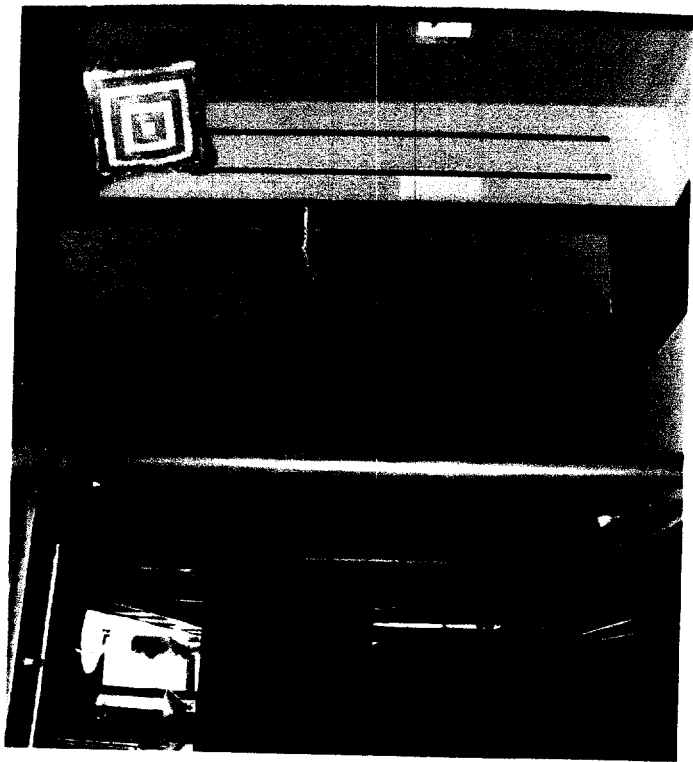
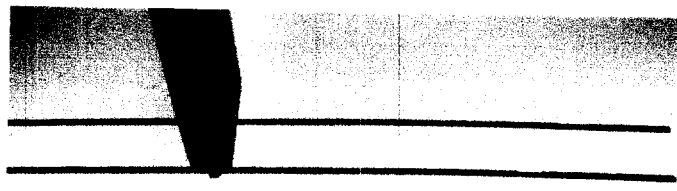
New Search!

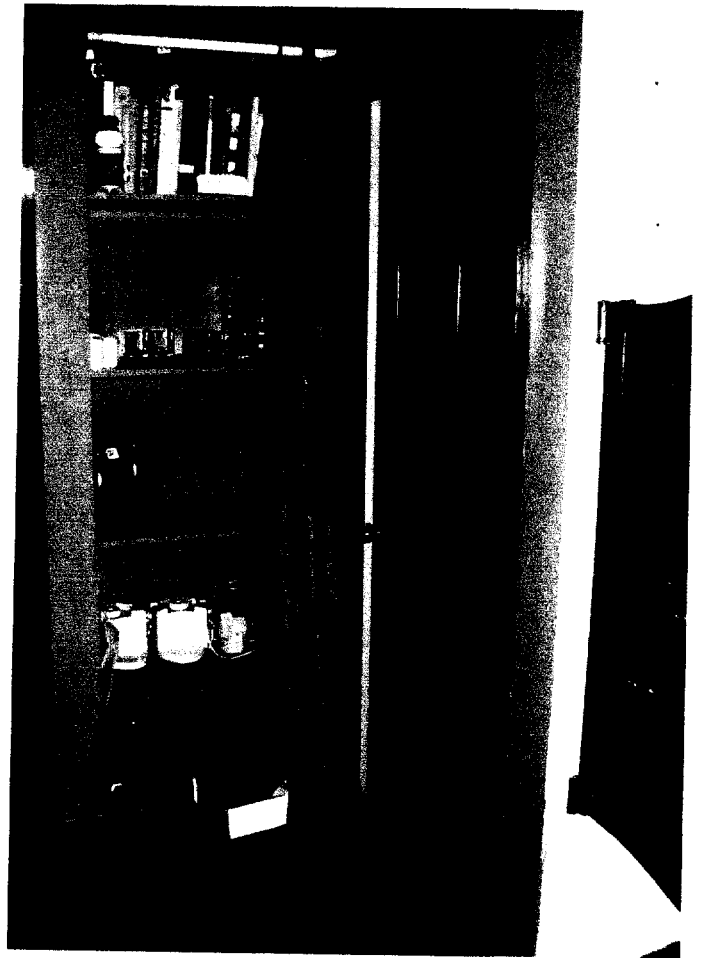
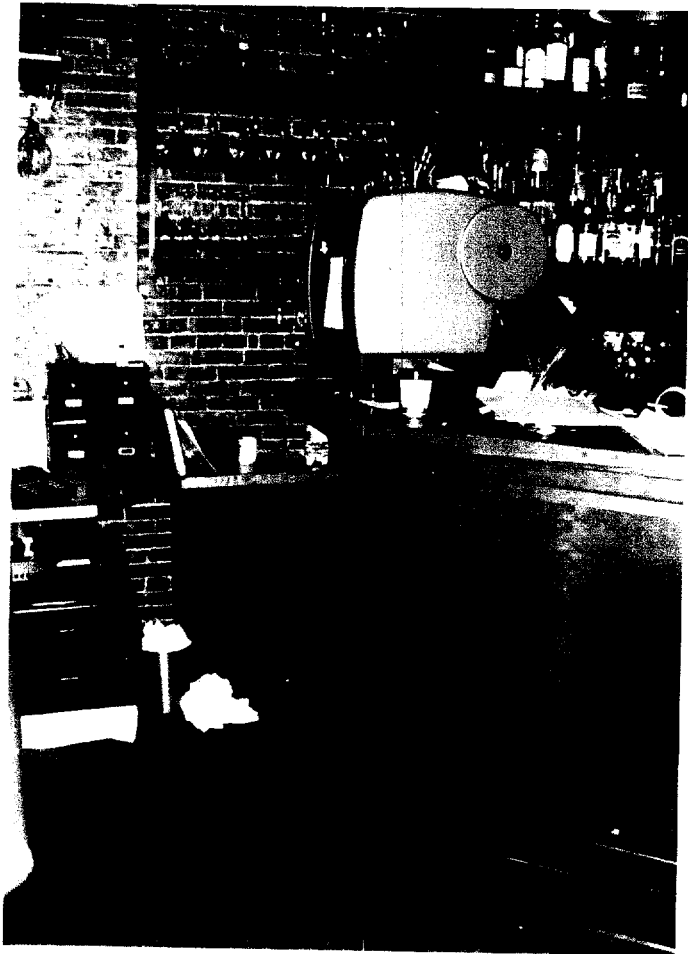
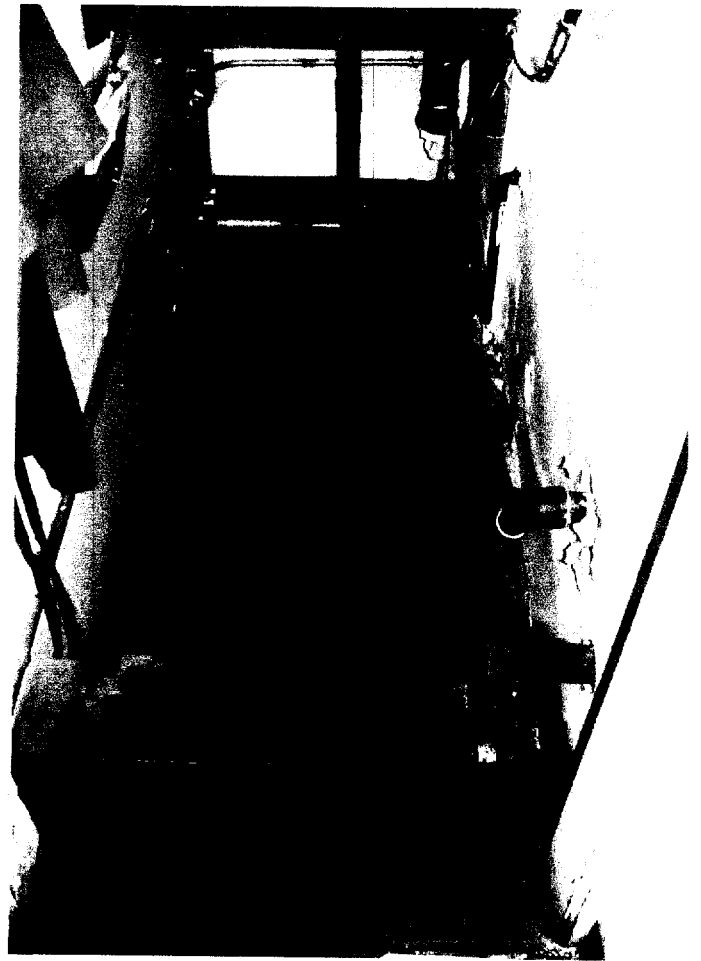


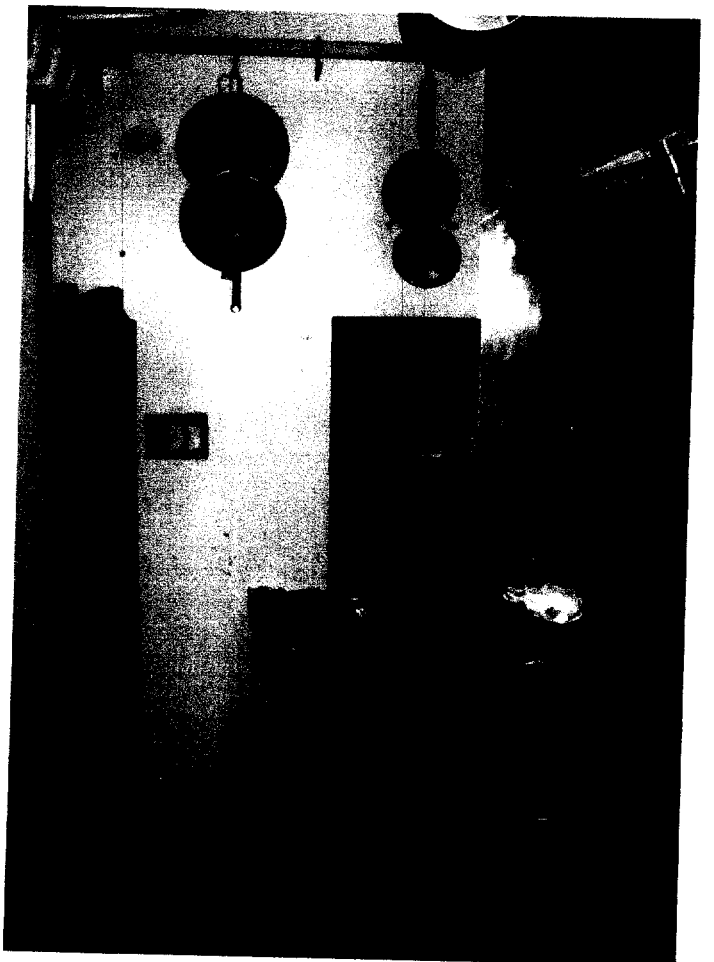
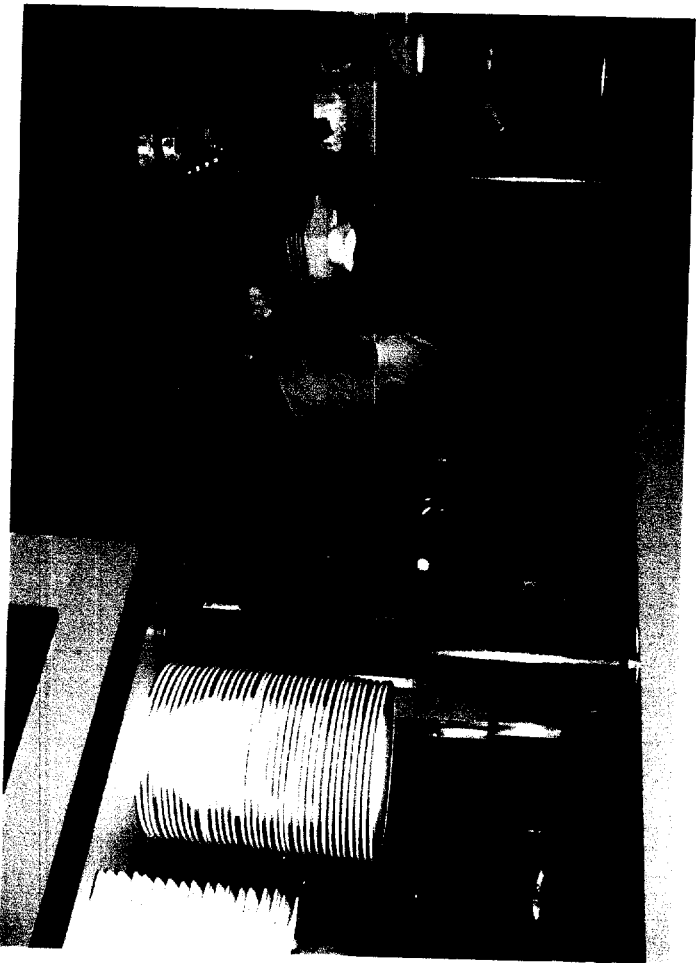
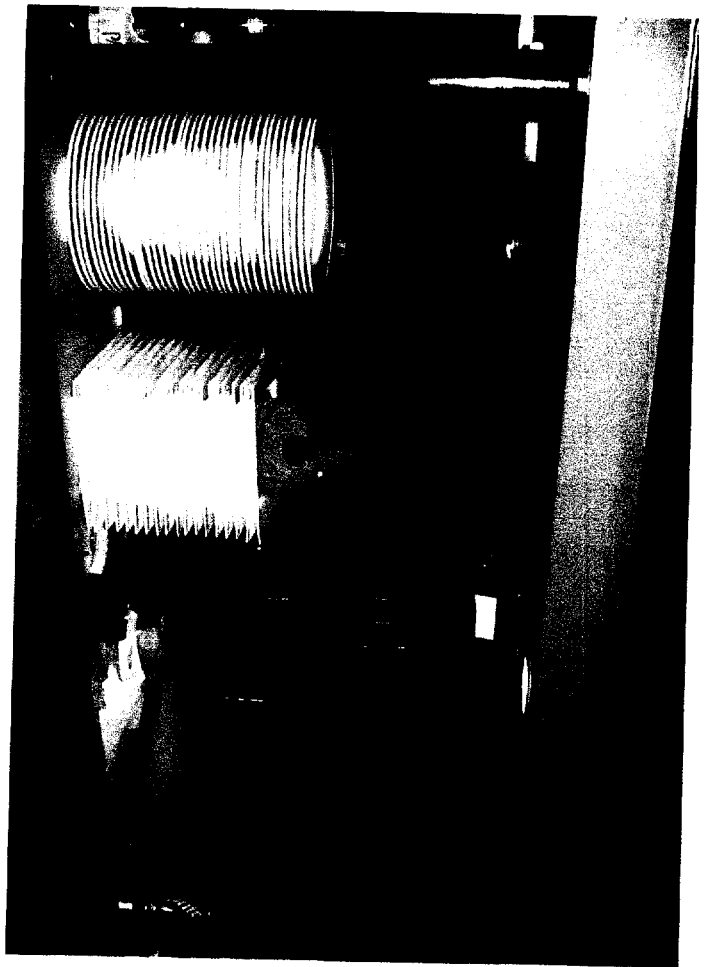
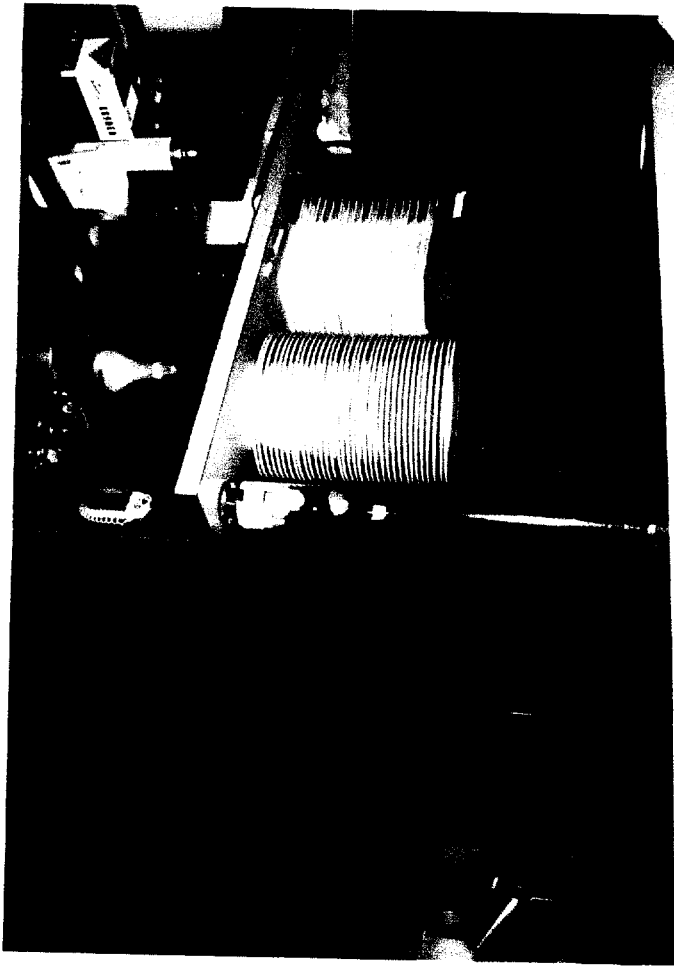


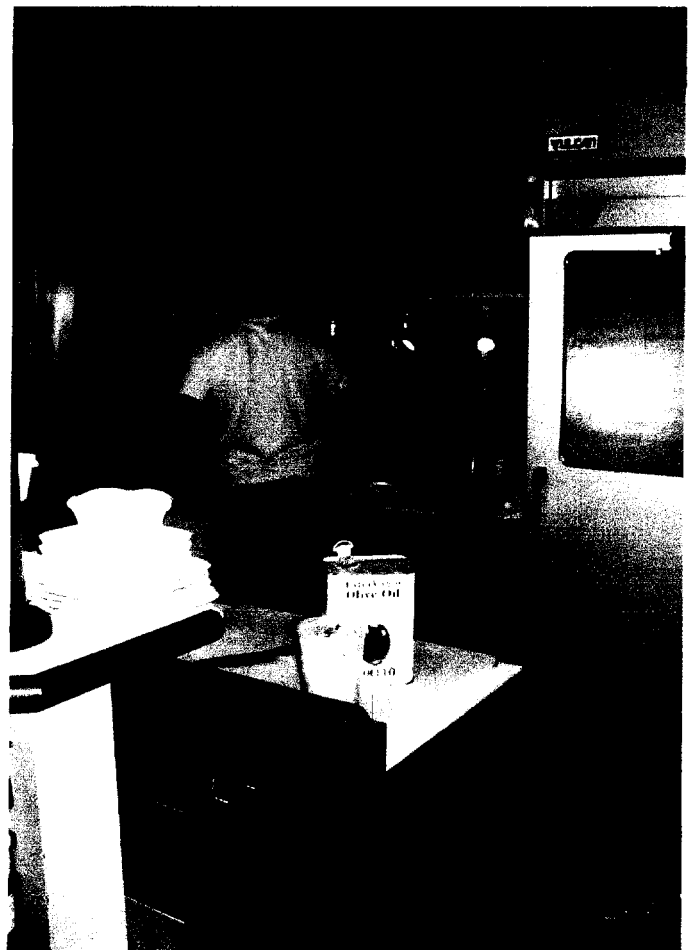


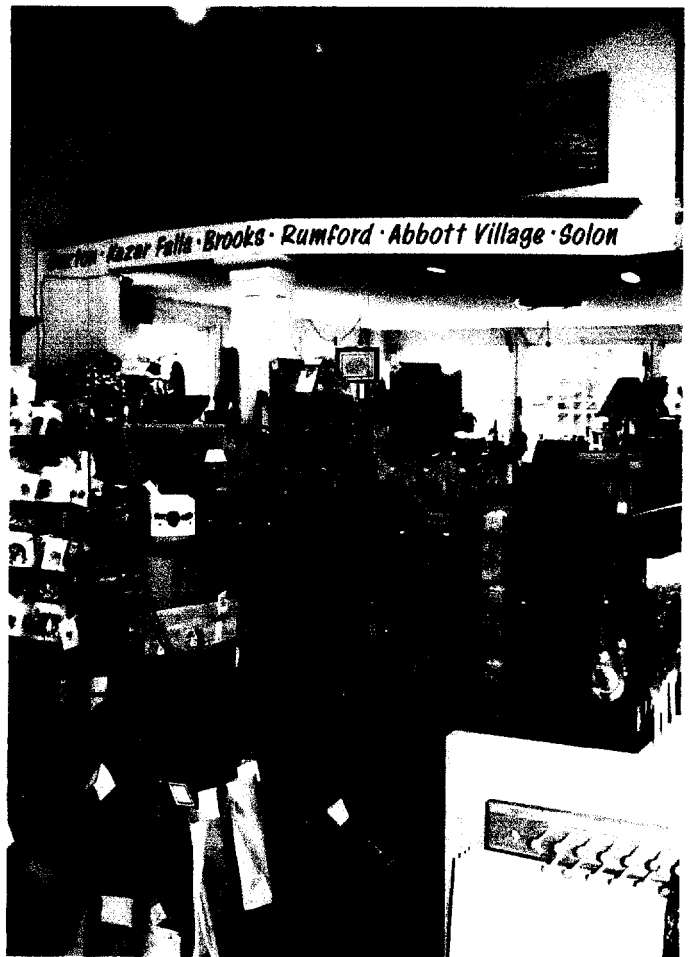




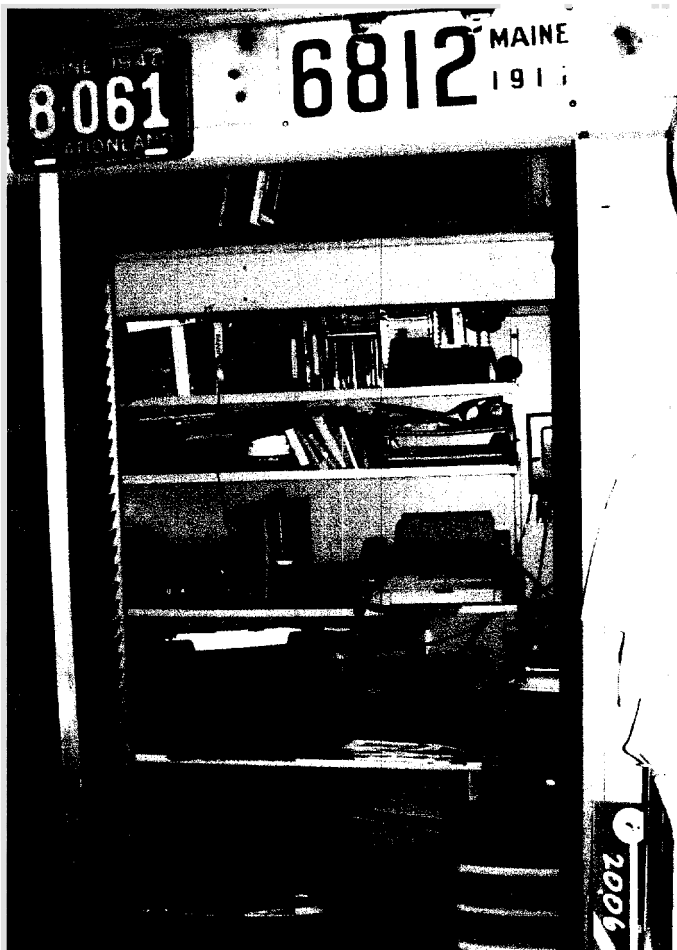


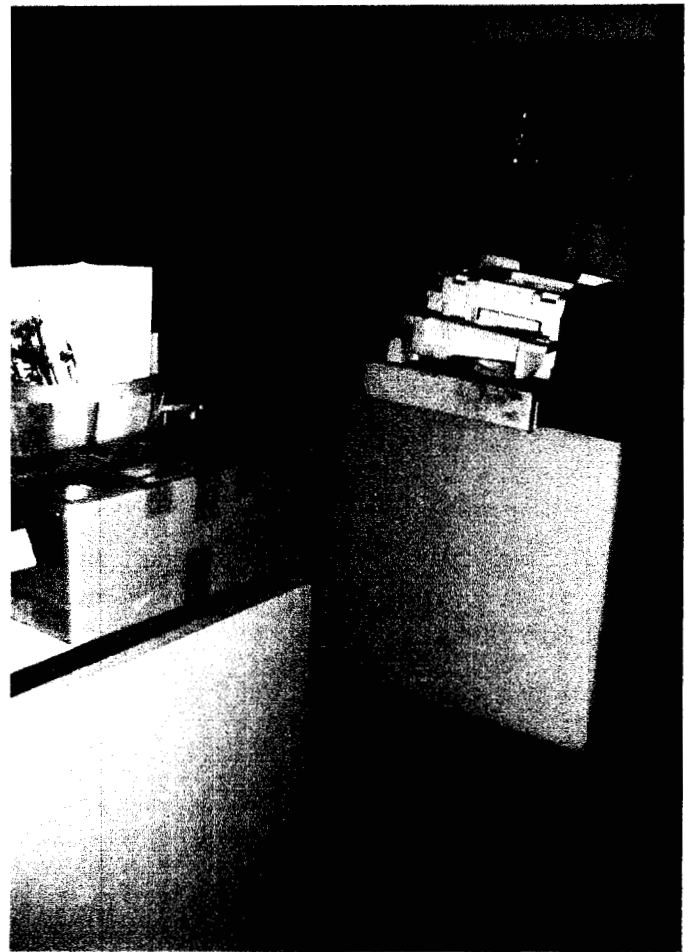
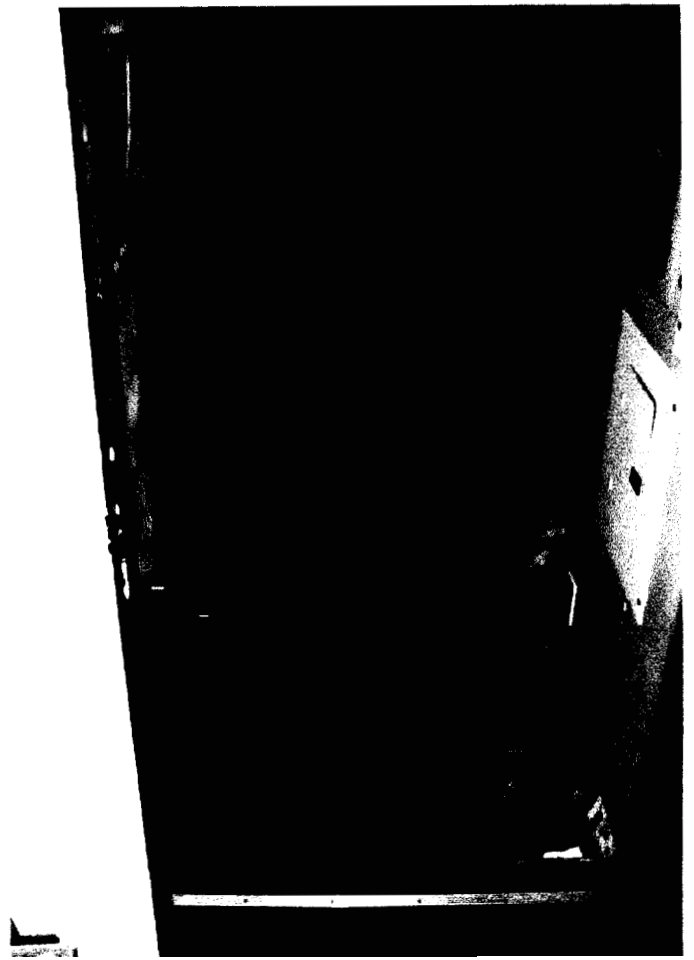


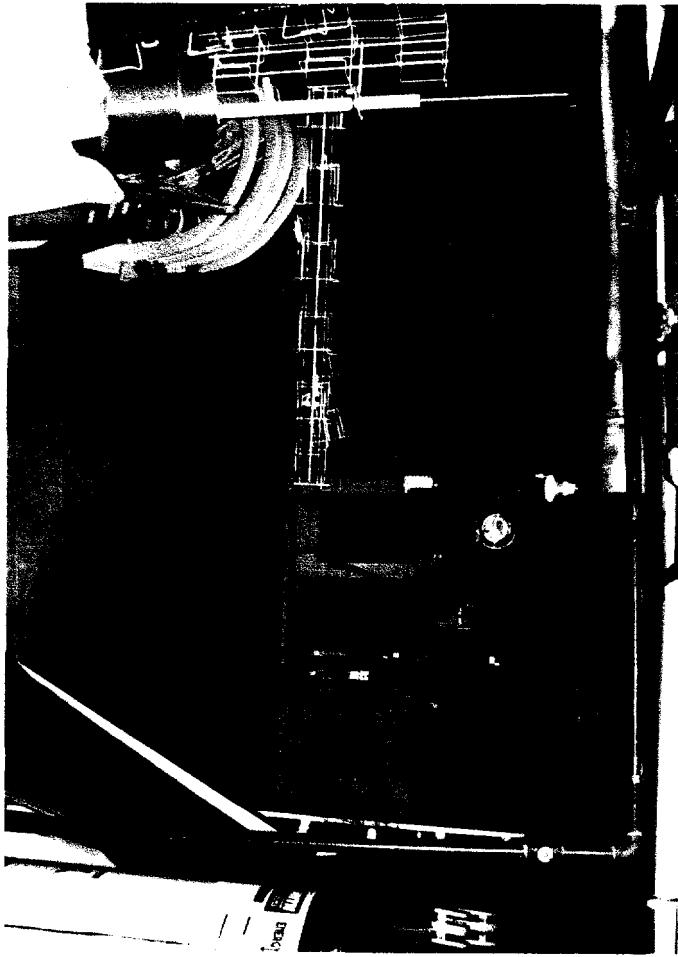


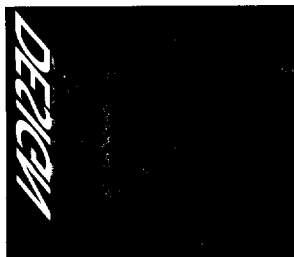












22 Oakmont Drive
Old Orchard Beach, ME
04064-4121

207.934.8038
Fax 207.934.8039

APR 27 2006

April 26, 2006

David Merrill
TFH Architects
100 Commercial Street
Portland, ME 04101

Subject: 555 Congress Street
Portland, ME

David,

I have completed a visual survey and structural calculations to assess the overall condition and the floor framing load-carrying capacity at the existing subject property.

Framing for the building consists of nominal 4x 12 joists spanning between brick bearing walls. The joist span varies with a maximum of 20'-4"±. All visible areas of the building's structural system appear to be in very good condition. There were no signs of deterioration or distress noted.

The IBC/2003 requires a floor live load capacity of 100 PSF for the intended use as a restaurant (Table 1604.5). The floor framing has sufficient capacity to support the required loading.

The two proposed new openings in a brick bearing wall will need steel angle lintels. The required lintel size is L3 1/2x3 1/2x5/16 with a minimum of 4" bearing at each end. One angle is required for each 4" of brick wall thickness. All of the lintel angles must be installed from the proposed Pantry/Kitchen side at the new opening in the existing Kitchen due to existing ductwork.

Please call me if there is any question.

Sincerely,

STRUCTURAL DESIGN CONSULTING, INC.

A handwritten signature in black ink that reads 'David Tetreault'.

David Tetreault, P.E.

