

City of Portland, Maine - Building or Use Permit

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

Permit No:

2016-01686

Date Applied For:

06/24/2016

CBL:

027 F009001

Proposed Use:

Sports bar, lounge and concert hall ("ASYLUM")

Proposed Project Description:

Renovations of the existing bar and lounge, including new bathrooms & demolition of right side of building. New 5,445 Sq. Ft. two story addition w/basement to be a concert hall with balcony seating, stage, bathrooms, bars and back of house areas

Dept: Historic **Status:** Approved w/Conditions **Reviewer:** Deborah Andrews **Approval Date:** 07/05/2016

Note:**Ok to Issue:** **Conditions:**

- 1) Final signage proposal to be reviewed and approved separately.
- 2) All construction details to be consistent with plans and specifications approved by the Historic Preservation Board on 5/4/16.

Dept: Zoning **Status:** Approved w/Conditions **Reviewer:** Barbara Barhydt **Approval Date:** 07/28/2016

Note: Use: Restaurant, drinking establishment, performance hall**Ok to Issue:**

located in PAD district along Free Street. This frontage is unique because the internal elevation of the basement and first floor do not line up with the street level of the building along Free Street. Working with Historic Preservation, the façade along Free Street is becoming more engaging to the public even though the majority of the changes are not right at the street level, and what is proposed is more in line with the PAD requirements than the existing façade.

Conditions:

- 1) A certificate of occupancy cannot be issued until the applicant has submitted documentation of control of off-site parking spaces either by ownership or lease with a term of not less than five (5) years with an option to renew for a minimum of 60 spaces.
- 2) The area at the rear of the building should be striped for no parking based upon the fact that there will be the transformer and insufficient room for a vehicle.

Dept: Building Inspection **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 08/02/2016

Note:**Ok to Issue:** **Conditions:**

- 1) A final report of special inspections is required stating conformance with the approved construction documents and Statement of Special Inspections. This shall include a sealed letter from the SER, which must be submitted prior to the City's final inspection, or issuance of a certificate of occupancy. This report shall document any discrepancies and corrective measures that were taken.
- 2) This permit is approved based upon information provided by the applicant or design professional. Any deviation from the final approved plans requires separate review and approval prior to work.
- 3) Firestopping Systems and Smoke Seal protocol shall be followed as established in the project specifications manual. These include products, systems, standards, design submittals and execution of field quality control. Design specification cut sheets shall be submitted in electronic format for review and approval for each penetrating item.
- 4) Approval is subject to compliance with City and State Food Codes per the Portland Public Health Dept. It is strongly advised to contact the Health Inspector for approval of the kitchen/bar design compliance prior to commencing work in earnest.
- 5) Approval of City license is subject to health inspections per the Food Code.
- 6) This permit allows the construction to be phased in order to allow the existing bar and lounge to remain open while the addition is being completed. Prior to occupancy of these portions of the building, final inspections are required for compliance and approval to do so.
- 7) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems, fire suppression and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.