

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number 08015

PERMIT ISSUED

APR - 1 2008

CITY OF PORTLAND

This is to certify that MAINE AUTOMOBILE ASSOC /Kevin McQuinn

has permission to Change of use to Golf School Golf practice facility

AT 425 MARGINAL WAY

008 A005001

provided that the person or persons firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 proceeds before this building or part thereof is started or service closed-in. 4 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg, Cruz

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Burke 3/31/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

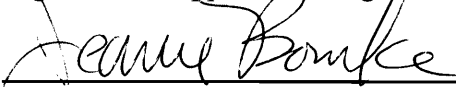
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 3/3/08

Date



Signature of Inspections Official

 3/31/08

Date

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0214	Issue Date:	CBL: 008 A005001
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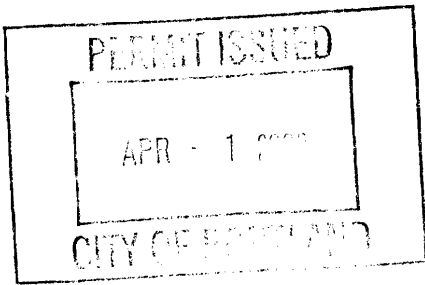
Location of Construction: 425 MARGINAL WAY	Owner Name: MAINE AUTOMOBILE ASSOC	Owner Address: P.O. BOX 3544	Phone:
Business Name:	Contractor Name: Kevin McQuinn	Contractor Address: 62 Woodmont Street Portland	Phone 2074508700
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-5

Past Use: Commercial	Proposed Use: Commercial - Golf School - Golf practice facility - Change of use to Golf School - Golf practice facility	Permit Fee: \$285.00	Cost of Work: \$18,500.00	CEO District: 1
<p><i>use: A cross between a private school & an indoor recreation establishment both of which have the permission in the B-5</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>	INSPECTION: Use Group: B Type: 3B <i>IBC-2003</i>	
Proposed Project Description: Change of use to Golf School - Golf practice facility		Signature: <i>Greg Cross</i>	Signature: <i>JMB 3/31/08</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 03/07/2008	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>3/10/08</i>	Date: _____	Date: _____



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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0214	Date Applied For: 03/07/2008	CBL: 008 A005001
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Location of Construction: 425 MARGINAL WAY	Owner Name: MAINE AUTOMOBILE ASSOC	Owner Address: P.O.BOX 3544	Phone:
Business Name:	Contractor Name: Kevin McQuinn	Contractor Address: 62 Woodmont Street Portland	Phone (207) 450-8700
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Golf School - Golf practice facility - Change of use to Golf School - Golf practice facility	Proposed Project Description: Change of use to Golf School - Golf practice facility
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/10/2008

Note: **Ok to Issue:**

- 1) The use that you are proposing is a cross between a private school and an indoor recreation establishment, both of which are permitted in the B-5 Zone.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** Jeanine Bourke **Approval Date:** 03/31/2008

Note: **Ok to Issue:**

- 1) This is being approved as a Business use per IBC 2003. Any future change to allow assembly for public recreation shall be applied for and approved by this office.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 03/19/2008

Note: **Ok to Issue:**

- 1) Emergency lights and exit signs are required
- 2) All construction shall comply with NFPA 101

ELECTRICAL PERMIT

City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
 The undersigned hereby applies for a permit to make electrical installations
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
 National Electrical Code and the following specifications:

Date _____
 Permit # 2003-4216
 CBL# QAS

LOCATION: 425 Marginal Way METER MAKE & # _____
 CMP ACCOUNT # _____ OWNER 425 Marginal Way Assoc.
 TENANT Undercover Golf PHONE # 207-450-8700

TOTAL EACH FEE

OUTLETS	<u>11</u>	Receptacles		Switches		Smoke Detector	.20	
FIXTURES		Incandescent	<u>12</u>	Fluorescent		Strips	.20	
SERVICES		Overhead		Underground		TTL AMPS <800	15.00	
		Overhead		Underground		>800	25.00	
Temporary Service		Overhead		Underground		TTL AMPS	25.00	
							25.00	
METERS		(number of)					1.00	
MOTORS		(number of)					2.00	
RESID/COM		Electric units					1.00	
HEATING		oil/gas units		Interior		Exterior	5.00	
APPLIANCES		Ranges		Cook Tops		Wall Ovens	2.00	
		Insta-Hot		Water heaters		Fans	2.00	
		Dryers		Disposals		Dishwasher	2.00	
		Compactors		Spa		Washing Machine	2.00	
		Others (denote)					2.00	
	MISC. (number of)		Air Cond/win					3.00
			Air Cond/cent				Pools	10.00
			HVAC		EMS		Thermostat	5.00
		Signs					10.00	
		Alarms/res					5.00	
		Alarms/com					15.00	
		Heavy Duty(CRKT)					2.00	
		Circus/Carnv					25.00	
		Alterations					5.00	
		Fire Repairs					15.00	
	E Lights					1.00		
	E Generators					20.00		
PANELS		Service		Remote		Main	4.00	
TRANSFORMER		0-25 Kva					5.00	
		25-200 Kva					8.00	
		Over 200 Kva					10.00	
						TOTAL AMOUNT DUE		
						MINIMUM FEE/COMMERCIAL	55.00	
						MINIMUM FEE	45.00	

CONTRACTORS NAME T A Electric MASTER LIC. # 03848
 ADDRESS P.O. Box 91 Freeport me LIMITED LIC. # _____
 TELEPHONE 207-865-3848

SIGNATURE OF CONTRACTOR Thomas Arsenault



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.

Location/Address of Construction: <u>425 Marginal Way</u>		
Total Square Footage of Proposed Structure/Area <u>2900</u>		Square Footage of Lot <u>55,566</u>
Tax Assessor's Chart, Block & Lot Chart# <u>08</u> Block# <u>A</u> Lot# <u>5,18</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Kevin McQuinn</u> Address <u>62 Woodmont St.</u> City, State & Zip <u>Portland 04102</u>	Telephone: <u>207-450-8700</u>
Lessee/DBA (If Applicable) <u>Undercover Golf</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>18,500</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>285</u>
Current legal use (i.e. single family) <u>Mixed use Commercial</u> If vacant, what was the previous use? <u>Massage School</u> Proposed Specific use: <u>Golf school - Golf practice facility (see letter)</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Across between a private school is an indoor recreation establishment both of which are permitted in the B-5 zone</u>		
Contractor's name: <u>Kevin McQuinn</u>		
Address: <u>62 Woodmont St.</u>		
City, State & Zip: <u>Portland, ME 04102</u>		Telephone: <u>450-8700</u>
Who should we contact when the permit is ready: <u>SAME</u>		Telephone: _____
Mailing address: <u>SAME</u>		

Please submit all of the information outlined on the applicable 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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Handwritten Signature] Date: 3/6/08

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

425 Marginal Way Associates
202 US Route 1
Falmouth, Maine
207-450-8700

Re: 425 Marginal Way
Tenant: Undercover Golf
Description: Use

The new tenant for the commercial space, now formerly occupied by Pierre's Cosmetology School is Undercover Golf LLC, a Maine Partnership.

Undercover Golf is a group of about 25 students and friends of Paul Piveronas, a PGA teaching professional who is widely regarded as Maine's premier golf instructor.

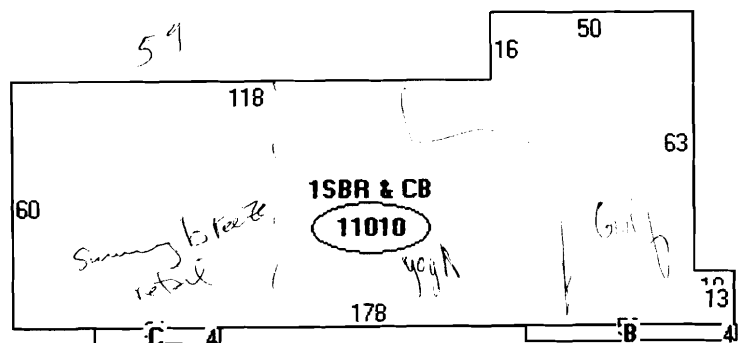
The concept is being developed by Kevin McQuinn of Portland, and Paul Piveronas of Falmouth. Kevin is also the managing partner of 425 Marginal Way Associates, the entity that has a long term master lease on the property.

The group of friends and students is collectively paying for the fit up of the space and the lease of the space so that they may have a place to practice and take lessons any time of year and regardless of the weather outside. There is an artificial turf putting green, a classroom/teaching studio, 3 golf simulators for practice or play, a coat and shoe room and a lounge area with a kitchenette, couches and chairs, TV, and internet service.

CEW There will be ^{not} food or beverages sold on the premises. There will be no golf retail sold on the premises. There will be no walk in access to the facility; it is not open to the public at this time.

If you have additional questions, please give me a call at 207-450- 8700.

Sincerely,
Kevin McQuinn



Descriptor/Area

A: 1SBR & CB
11010 sqft

B: CNPY
208 sqft

C: CNPY
124 sqft

11,010 total
- 2,000 retail for
summary rez
9,010
Public bldg

$$59 \times 60 = 3540$$

$$\frac{3540}{2000} = 1.77$$

$$1.77 \times 260 = 460.2$$

PKG req;

2900 # school area 16

$$2900 \div 100 = 29 \text{ req.}$$

$$11,010$$

$$- 3,540$$

$$\frac{7,470}{400} = 18.68$$

19

+ 29 Double counted same

$$\frac{19}{56 \text{ PKG req.}}$$

73 PKG shown

B-5 zone

MAP 008 Block A Lots 5, 18

Total Land 55,566 #

Total Build. 11,010 #

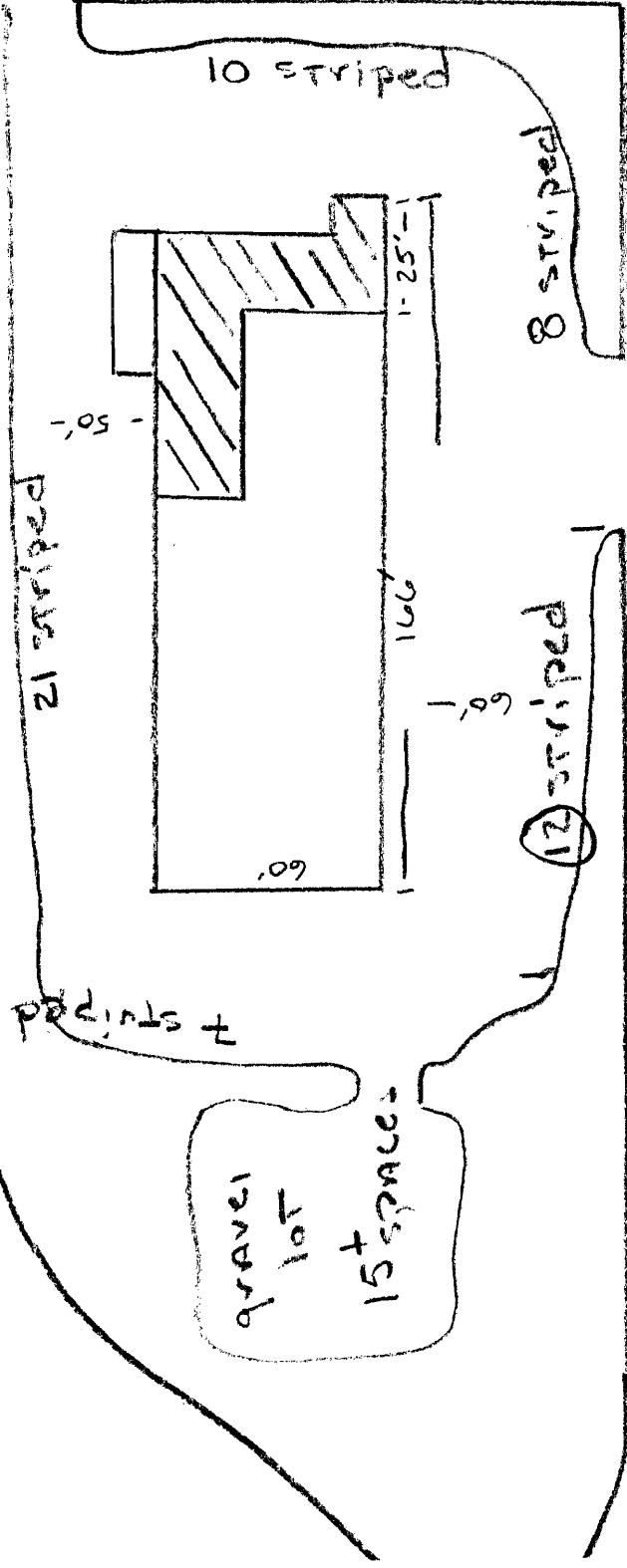
Under cover Golf 2900 A

210025
10025
157

7386

U-HAUL

Plowman Street



MARGINAL WAY

ample on street parking