

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

SECTION

PERMIT

Permit Number: 051008

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
5TH FLOOR
AUG - 8 2005
RECEIVED

This is to certify that Bcia New England Holdings (Center for Construction, Inc)
has permission to alter interior of commercial space to maximize efficiency of personnel
AT 1 Portland Sq 038 B001001

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 procured before this building or part thereof is occupied or closed-in.
FOUR 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. Capt. Greg Cross 8-8-05
Health Dept. _____
Appeal Board _____
Other _____

Department Name

[Signature]
Director - Building & Inspection Services

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: 05-1008	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	018-BC01001
Owner Address: One Boston Pl Suite 2100	AUG - 8 2005	Phone: 874-6000
Contractor Address: P.O. Box 1264 Portland, ME 04101	207-233-6487	Phone:
Permit Type: Alterations - Commercial	RECEIVED	Zone: B3

Location of Construction: 1 Portland Sq	Owner Name: Bcia New England Holdings Llc
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Business Name:	Contractor Name: Center Line Construction, Inc.
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Lessee/Buyer's Name	Phone:
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Past Use: commercial space	Proposed Use: commercial space with interior alterations to maximize efficiency of personnel <i>5th floor</i>
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Proposed Project Description:
alter interior of commercial space to maximize efficiency of personal

Permit Fee: | Cost of Work: (CEO District):

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i> Signature: <i>Capt. Case</i>	INSPECTION: Use Group: <i>B</i> Type: <i>B3</i> <i>8/10/05</i> Signature: <i>[Signature]</i>
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Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: jharris	Date Applied For: 07/25/2005
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Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input 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 checked="" type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
ok Date: <i>8/4/05</i>	Date: _____	<i>any extension work requires separate review. Approved</i> 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

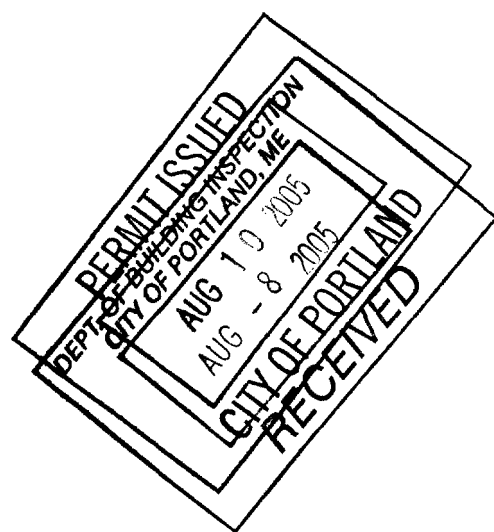
389 Congress Street. 04101 Tel: (207) 874-8703. Fax: (207) 874-8716

Permit No: 05-1008	Date Applied For: 07/25/2005	CBL: 038 B001001
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Location of Construction: 1 Portland Sq	Owner Name: Bcia New England Holdings Llc	Owner Address: One Boston Pl Suite 2100	Phone: () 874-6000
Business Name:	Contractor Name: Center Line Construction, Inc.	Contractor Address: P.O. Box 1264 Portland	Phone: (207) 233-6487
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: commercial space with interior alterations to maximize efficiency of personnel -5th floor	Proposed Project Description: alter interior of commercial space to maximize efficiency of personal
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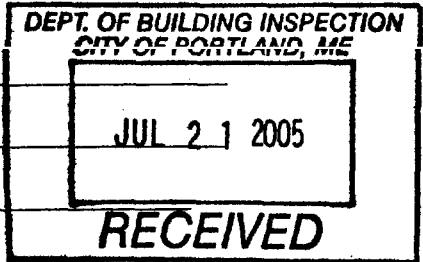
Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/04/2005
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 08/10/2005
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Cptn Greg Cass	Approval Date: 08/08/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Sprinkler system to comply with NFPA 13 2) Fire alarm system to comply with NFPA 72 3) All building construction to comply with NFPA 101			



All Purpose Building Permit Application

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>one Portland Square Condominium, 5th Floor</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
39,393	39,393	
Tax Assessor's Chart, Block & Lot	Owner: BCIA New England Holdings	Telephone:
Chart# Block# Lot#	One Boston Place, Suite 2100	207-874-6000
038-8-001-001	Boston MA 02108	
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	cost Of Work:
H.M. Payson & Co.	Michelle J. Pyle H.M. Payson & Co PO Box 31 Portland ME 04112	\$115,525
		Fee: \$ 1,065.00
Current use: <u>Office Space</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Office space</u>		
Project description: <u>Renovation of existing space to maximize efficiency of existing personnel</u>		
Contractor's name, address & telephone: <u>Richard Miller & Centerline Construction</u> <u>(207)865-3300 Pager 870-4888</u>		
Who should we contact when the permit is ready: <u>Michelle J Pyle</u>		
Mailing address: <u>PO Box 31</u> <u>Portland ME 04112</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207_772_3761</u>		



IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: Michelle J Pyle Date: 7/21/05

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JUL 21 2005
 RECEIVED

CITY OF PORTLAND
 BUILDING CODE CERTIFICATE
 389 Congress St., Room 315
 Portland, Maine 04 101

TO: Inspector of Buildings City of Portland, Maine
 Department of Planning & Urban Development
 Division of Housing & Community Service

FROM: HKTA/ architects, Inc.

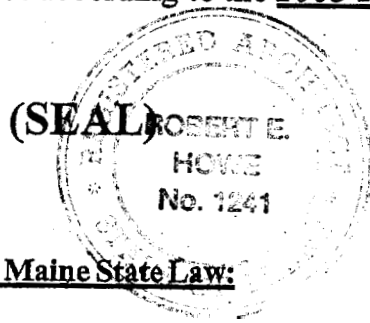
RE: Certificate of Design

DATE: 7/21/05

These plans and/ or specifications covering construction work on:

H.M. PAYSON & co., One Portland Square, Portland ME 04112

Have been designed and drawn up by the undersigned, a Maine registered Architect/
 Engineer according to the 2003 International Building Code and local amendments.



Signature: [Handwritten Signature]

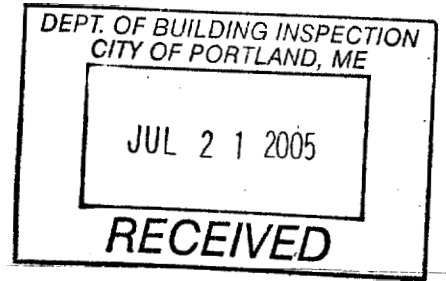
Title: PRESIDENT

Firm: HKTA/ architects, Inc.

Address: 482 Congress St - Suite 200
Portland, ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



CITY OF PORTLAND
 BUILDING CODE CERTIFICATE
 389 Congress St., Room 315
 Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: HKTA/ architects, Inc.

Address of Project: H.M. PAYSON & CO., One Portland Square, Portland ME

Nature of Project: Interior Modifications

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

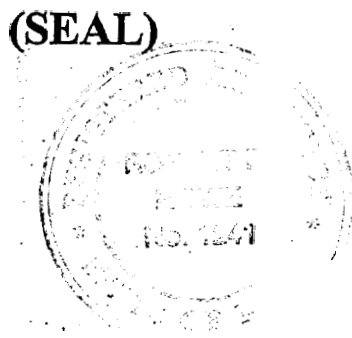
Signature: [Handwritten Signature]

Title: President

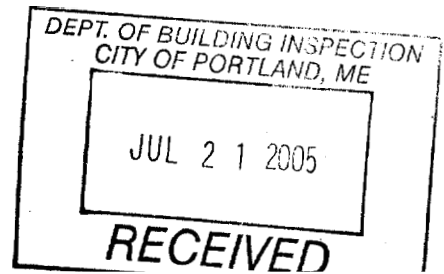
Firm: HKTA/ architects

Address: 482 Congress St -Suite 200
Portland, ME 04101

Phone: (207) 774-6016



NOTE If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



FROM DESIGNED: HKTA/architects, Inc.

DATE: 7/21/05

Job Name: H M PAYSON & CO.

Address of Construction: One Portland Square, 5th Floor, Portland ME 04112

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year 2003 Use Group Classification(s) GROUP B

Type of Construction TYPE II

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 R _____

Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3) _____

Supervisory alarm system? Yes Geotechnical/Soils report required? (See Section 1802.2) NA

STRUCTURAL DESIGN CALCULATIONS

_____ Submitted for all structural members
(106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (7603.11, 1607)

Floor Area	Use	Loads Shown
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Wind loads (1603.1.4, 1609)

_____ Design option utilized (1609.1.1, 1609.6)

_____ Basic wind speed (1609.3)

_____ Building category and wind importance factor, I_w (Table 1604.5, 1609.5)

_____ Wind exposure category (1609.4)

_____ Internal pressure coefficient (ASCE 7)

_____ Component and cladding pressures (1609.1.1, 1609.6.2.2)

_____ Main force wind pressures (7603.1.7, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614-1623)

_____ Design option utilized (1614.1)

_____ Seismic use group ("Category") (Table 1604.5, 1616.2)

_____ Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

_____ Site class (1615.1.5)

_____ Live load reduction (1603.1.1, 1607.9, 1607.10)

_____ Roof live loads (1603.1.2, 1607.11)

_____ Roof snow loads (7603.7.3, 1608)

_____ Ground snow load, P_g (1608.2)

_____ If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)

_____ If $P_g > 14$ psf, snow exposure factor, C_e (Table 1608.3.1)

_____ If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

_____ Roof thermal factor, C_t (Table 1608.3.2)

_____ Sloped roof snowload, P_s (1608.4)

_____ Seismic design category (1616.3)

_____ Basic seismic-force-resisting system (Table 1617.6.2)

_____ Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)

_____ Analysis procedure (1616.6, 1617.5)

_____ Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.6, 1612)

_____ Flood hazard area (1612.3)

_____ Elevation of structure

other loads

_____ Concentrated loads (1607.4)

_____ Partition loads (1607.5)

_____ Impact loads (1607.8)

_____ Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

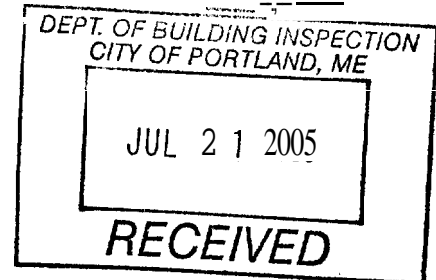
H. M. Payson & Co.

ESTABLISHED 1854

A MAINE TRUST COMPANY &
REGISTERED INVESTMENT ADVISOR

July 21, 2005

Planning Department
City of Portland
4th Floor
Portland ME 04101



Dear Sirs,

Enclosed is our application for a building permit. We are modifying our existing office space to maximize efficiency of existing personnel. The sections of the construction plan are as follows:

1. Create two new offices to centralize the Trust Officer functions.
2. Create **two** new offices for the centralization of IT operations.
3. **Modify** existing offices to create a new conference room for employee use and to move the business management function.
4. Move the receptionist to the opposite side of the lobby and create a new client use conference room.
5. Move the existing kitchen into the back entrance area and move the staff lunch room across the hall to create a new lab area for IT to setup and deploy workstations.

It is our desire to start construction as soon as the permit is issued **and** to complete the project by the end of the 2005 calendar year. We have hired Dick Miller and Centerline Construction for this project. If you have any questions or need additional information please contact me or Dick Miller. *Thank* you for your consideration of this application.

Sincerely,

Michelle J. Pyle, CPA
Business and Accounting Manager



Project Title

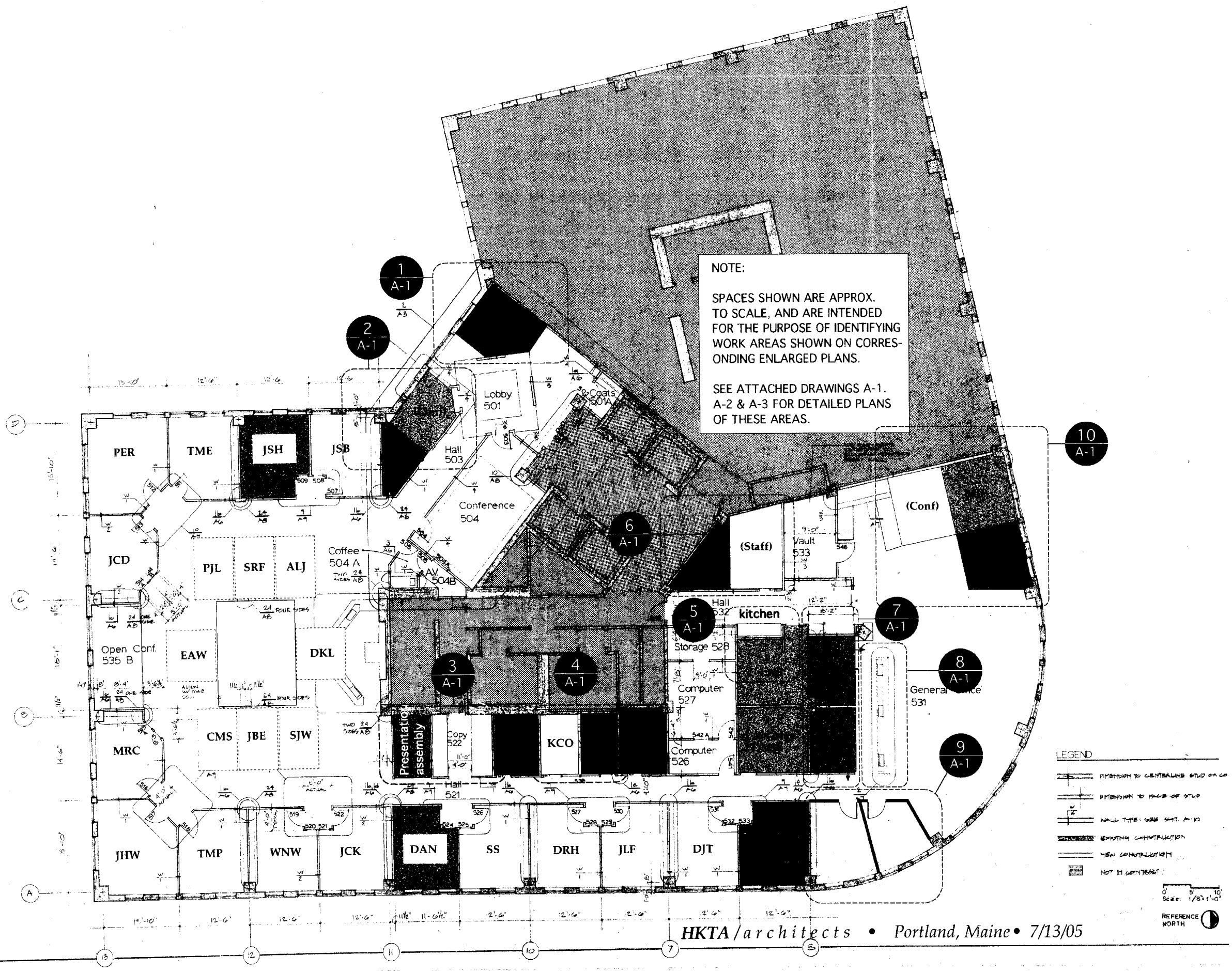
H. M. Payson & Company

Revision	Date	Description

Project ID	#2005005
CAD File Name	HMPayson
Drawn By	EJR
Checked By	PVA
Issue Date	7/21/05
Plot Date	7/21/05
Reviewed by	PVA
Designed by	
Submitted By	HKTA/architects
Drawing Code	

Sheet Title
 AREAS OF NEW WORK

Drawing No.
PLAN



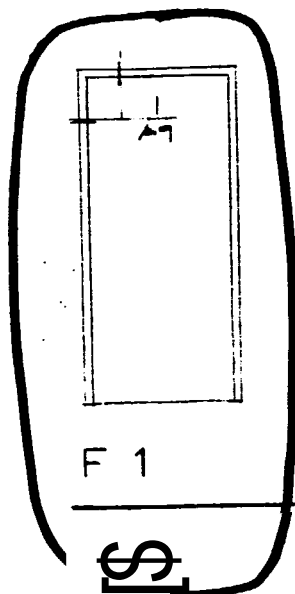
NOTE:
 SPACES SHOWN ARE APPROX. TO SCALE, AND ARE INTENDED FOR THE PURPOSE OF IDENTIFYING WORK AREAS SHOWN ON CORRESPONDING ENLARGED PLANS.
 SEE ATTACHED DRAWINGS A-1, A-2 & A-3 FOR DETAILED PLANS OF THESE AREAS.

LEGEND

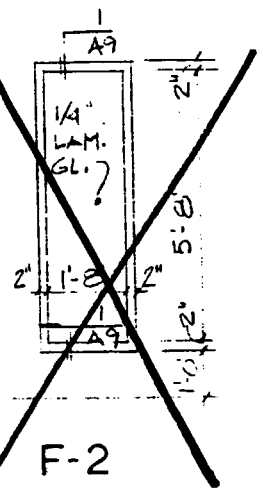
- DIMENSION TO CENTERLINE OF STUD OR JOIST
- DIMENSION TO FACE OF STUD
- WALL TYPE: 5/8\"/>
- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- NOT IN CONTRACT

Scale: 1/8" = 1'-0"
 REFERENCE NORTH

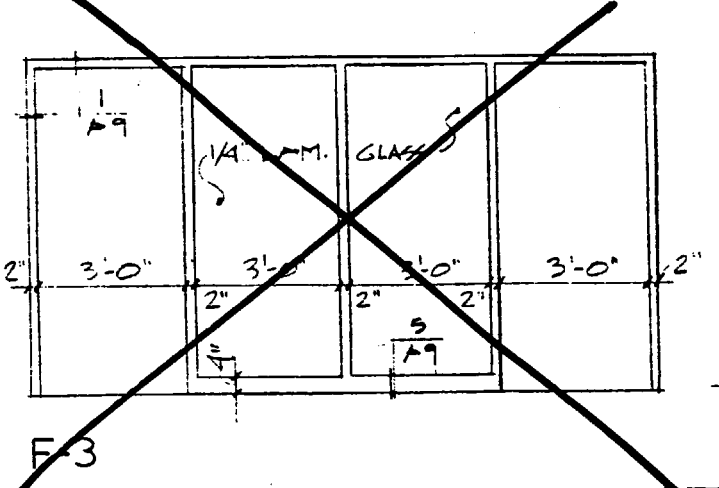
FRAME TYPES



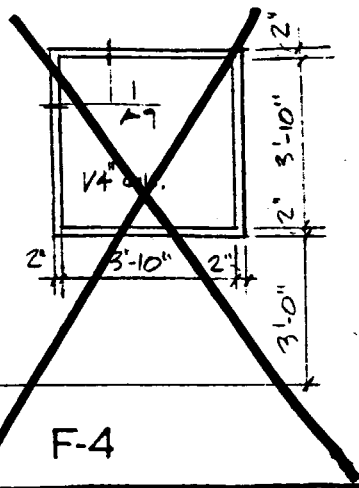
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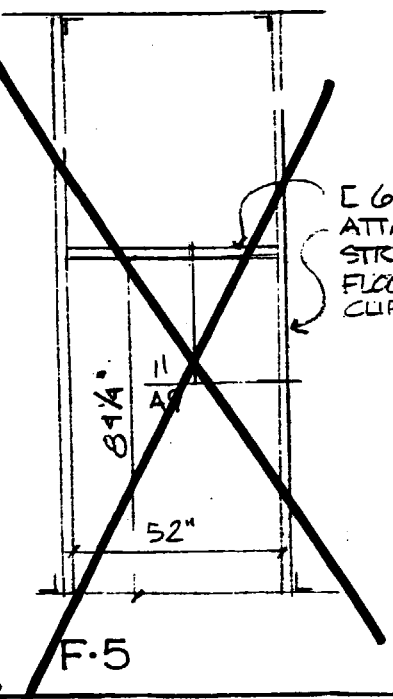
F-2



F-3

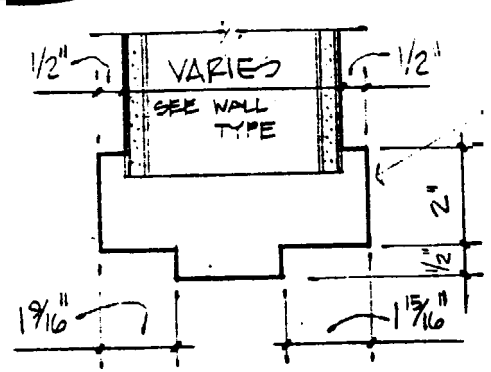


F-4

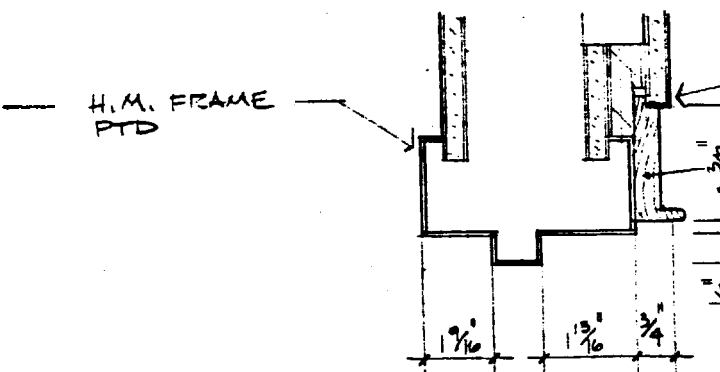


F-5

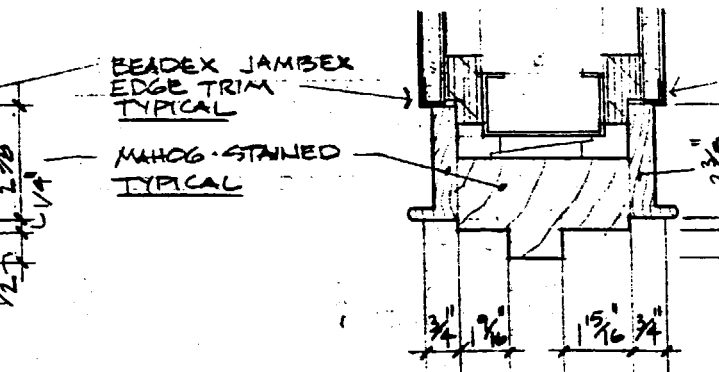
[6x8.2 FRAME -
ATTACH TO
STRUCTURE ABOVE &
FLOOR BELOW W/ 5x5x1/4
CLIP ANGLES & EXPANSION BOLTS



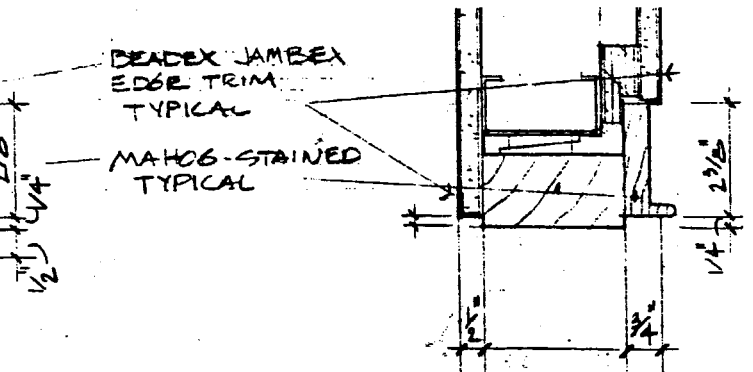
1 head jamb



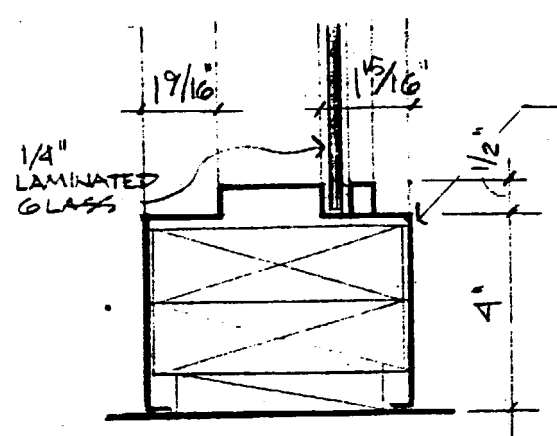
2 head



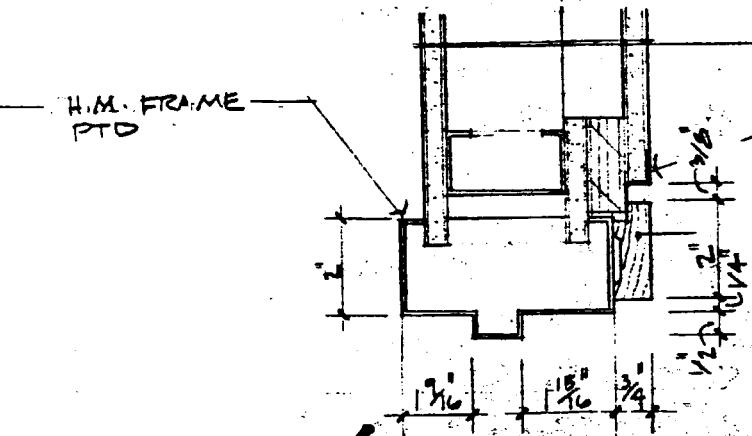
3 head



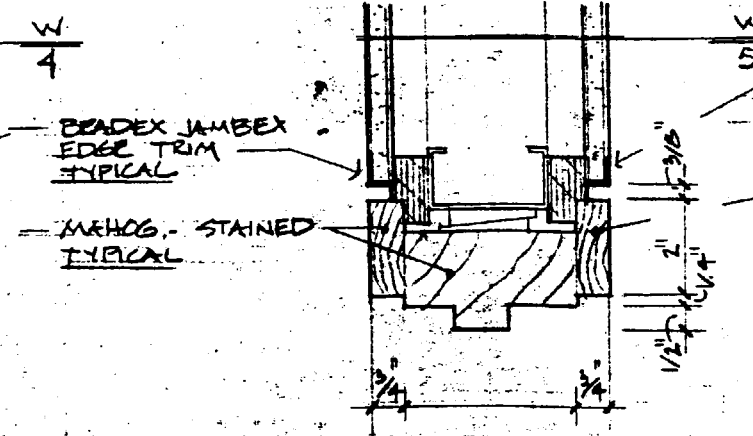
4 head



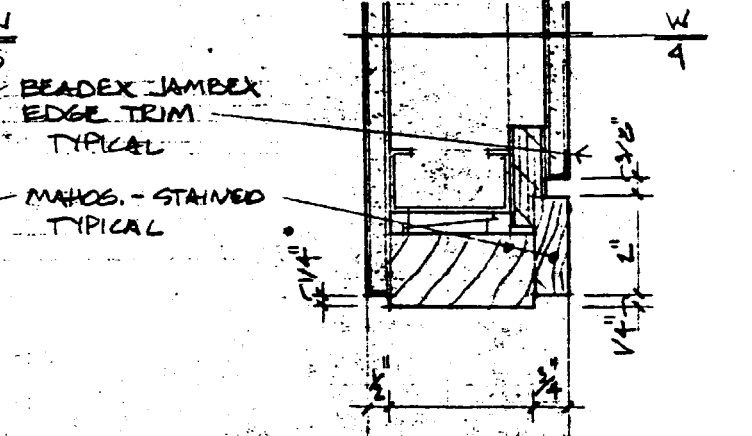
5 base



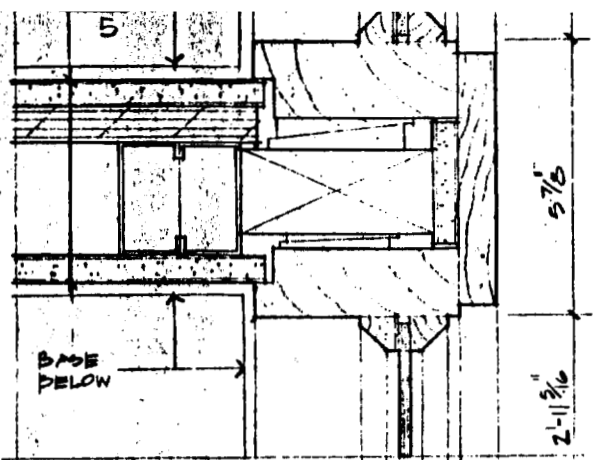
6 jamb



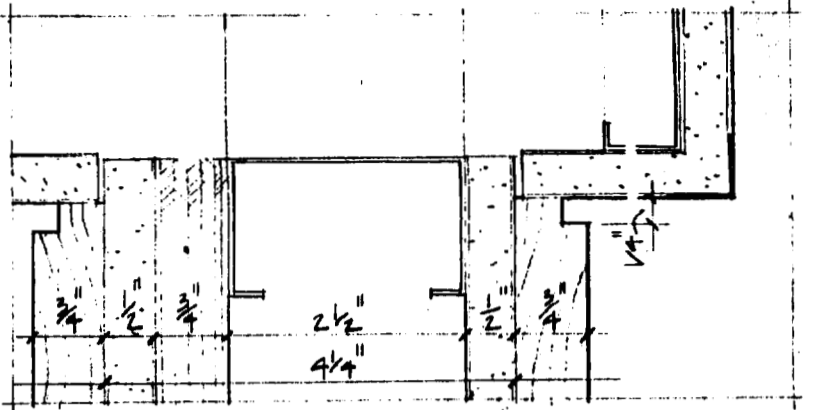
7 jamb



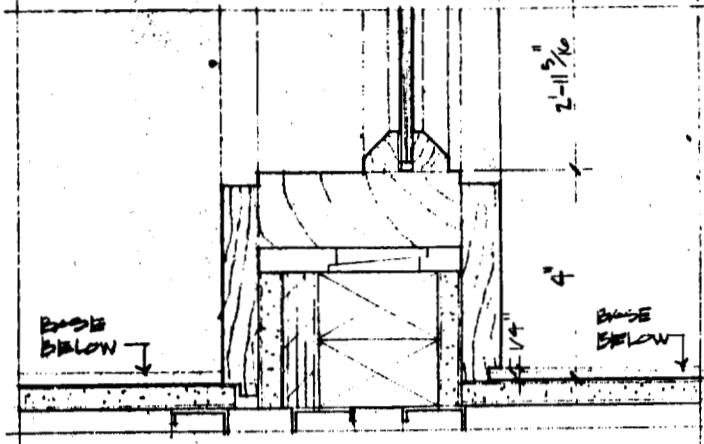
8 jamb



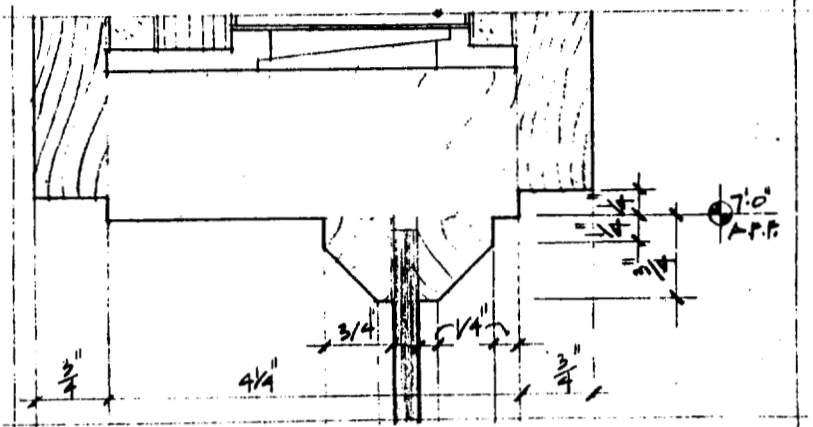
21 Head
6" x 10"



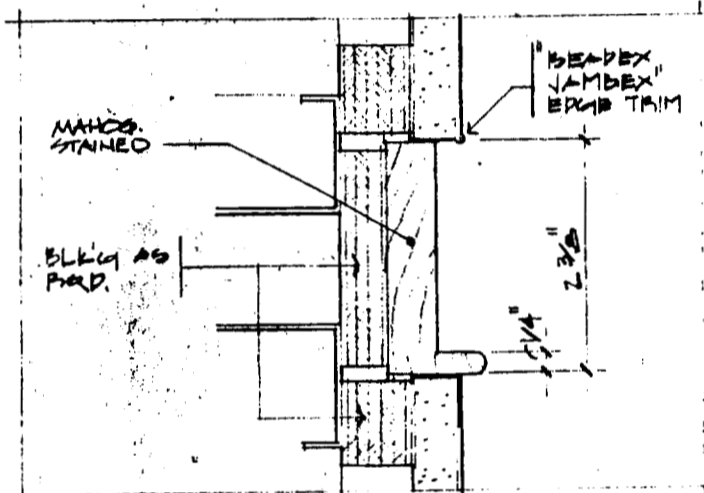
20 Jamb
5" x 10"



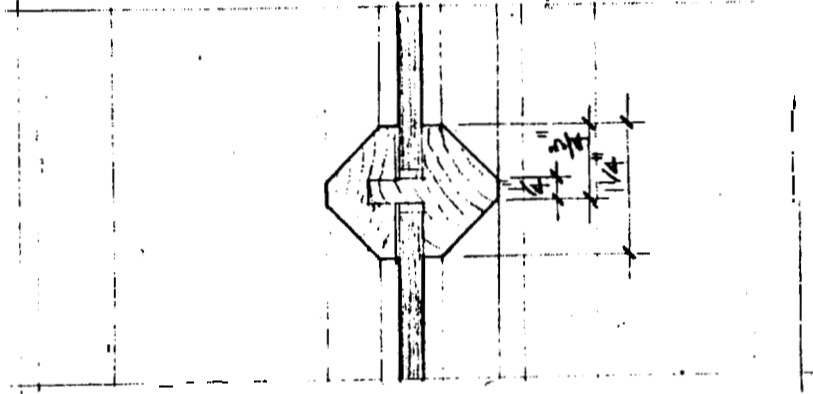
19 Soffit
6" x 10"



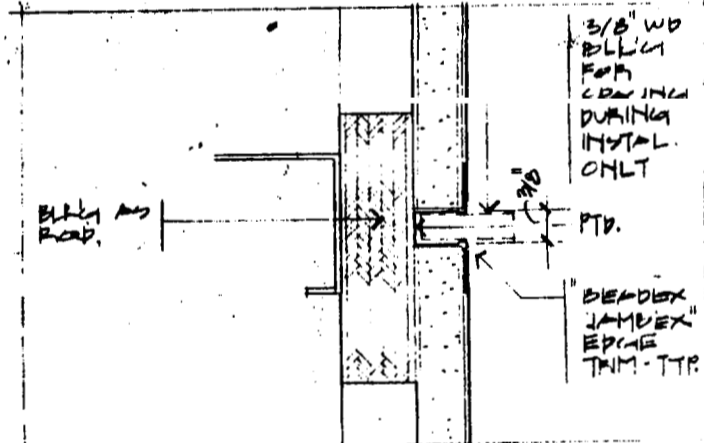
18 Jamb
5" x 10"



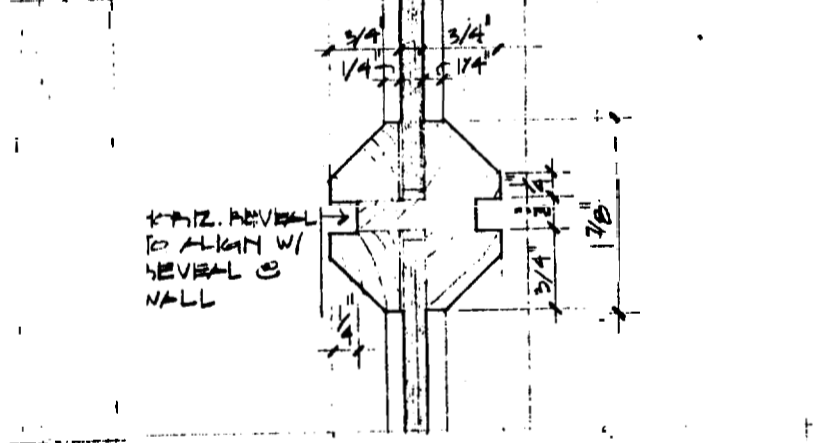
17 Head
6" x 10"



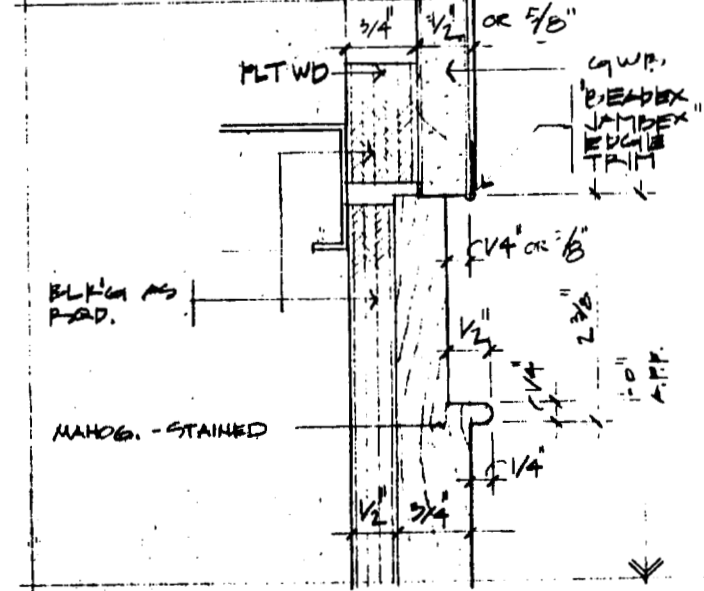
16 Picture Mould
6" x 10"



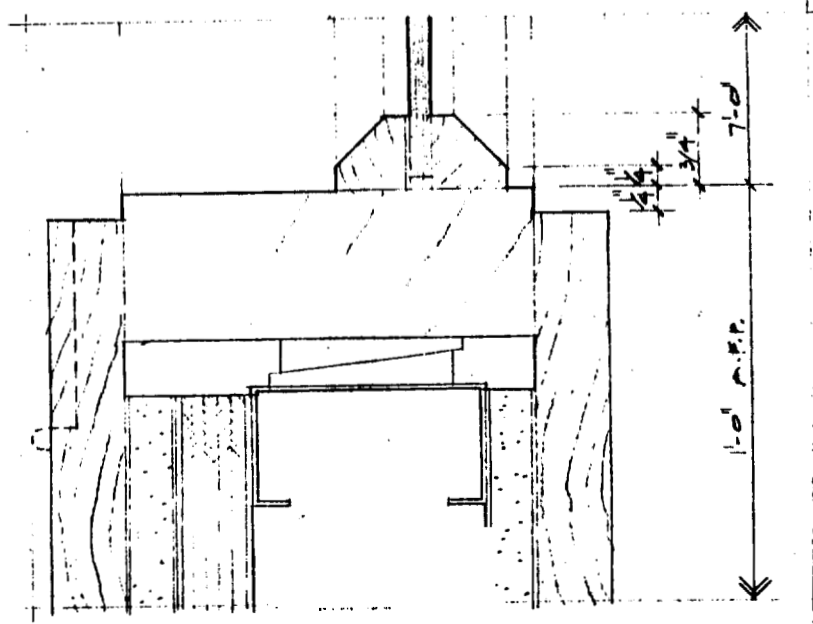
15 Muntin (HORIZ. & VERT.)
6" x 10"



14 Reveal
6" x 10"



13 Muntin (HORIZ. & VERT.)
6" x 10"



12 Base Mould
6" x 10"

11 Base
6" x 10"

PLYWD. WITH
W.C.I.

MANOG.
STAINED

FACE OF
WALL BEYOND
WD. BASE
& PILASTER

VINTL BASE
BEYOND

FIN. FLR.

2 1/2"

3/4"

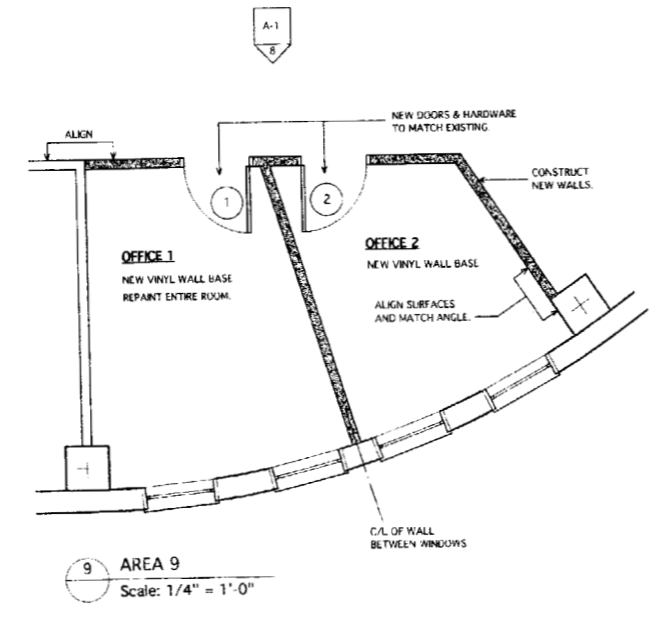
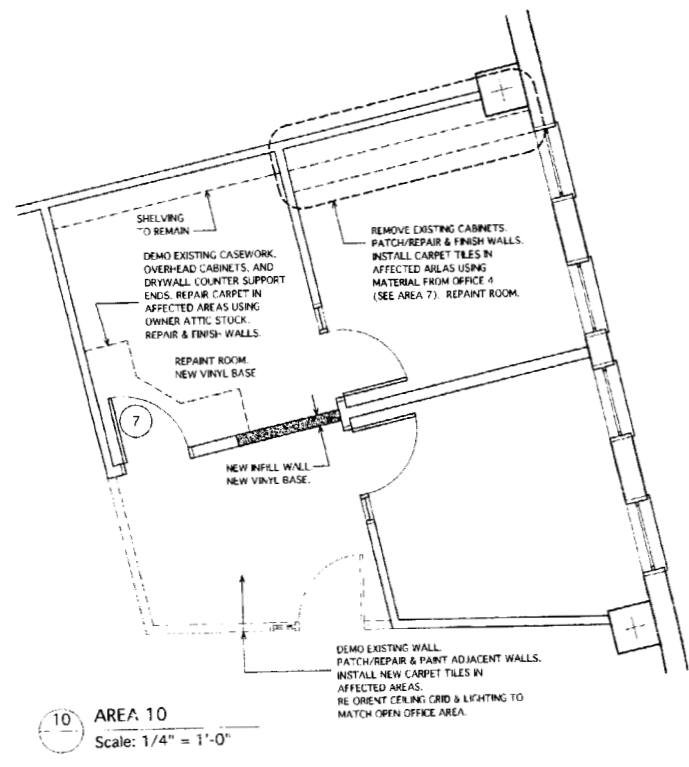
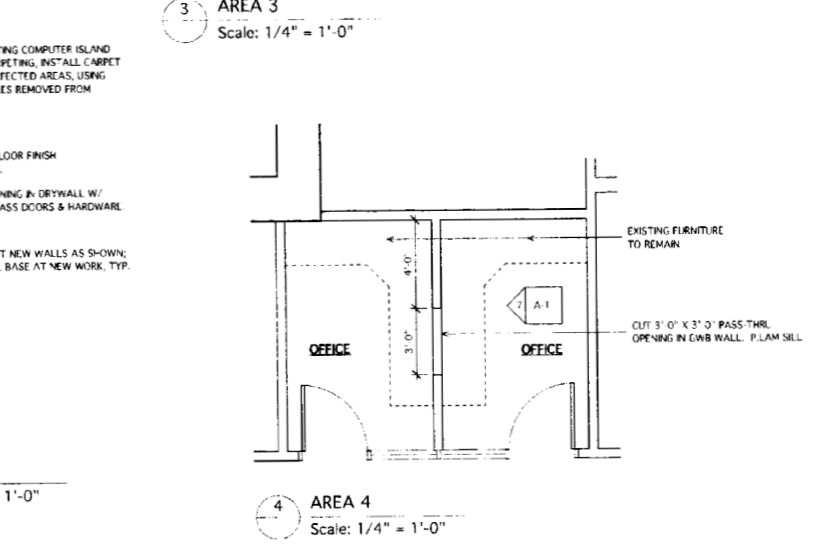
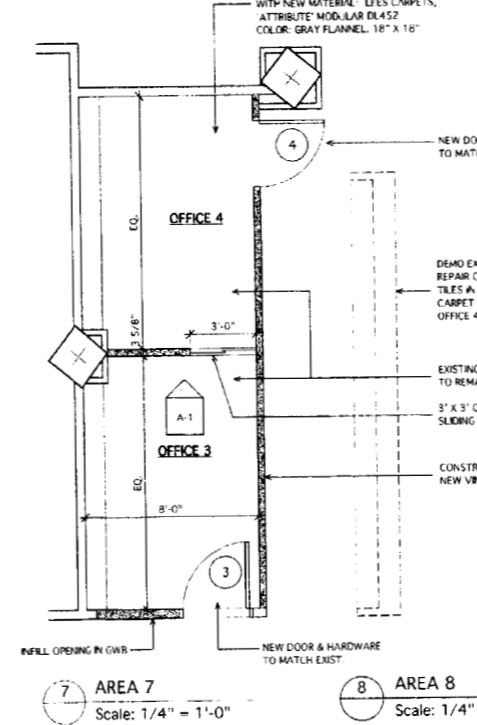
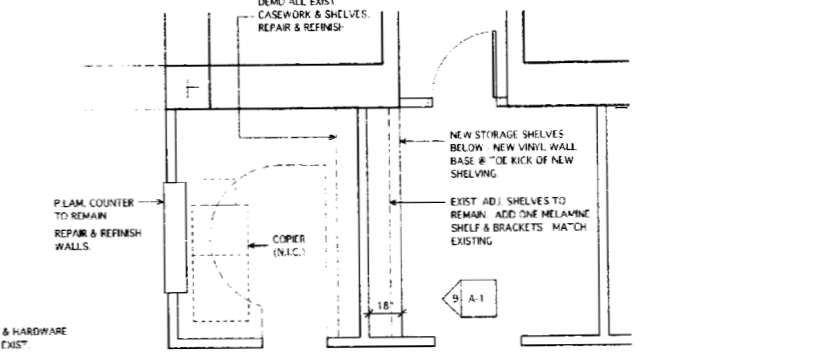
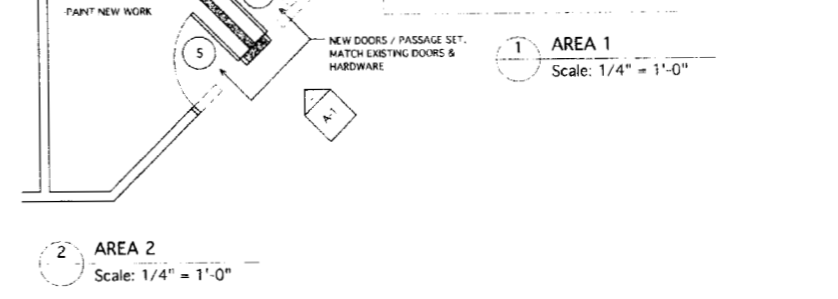
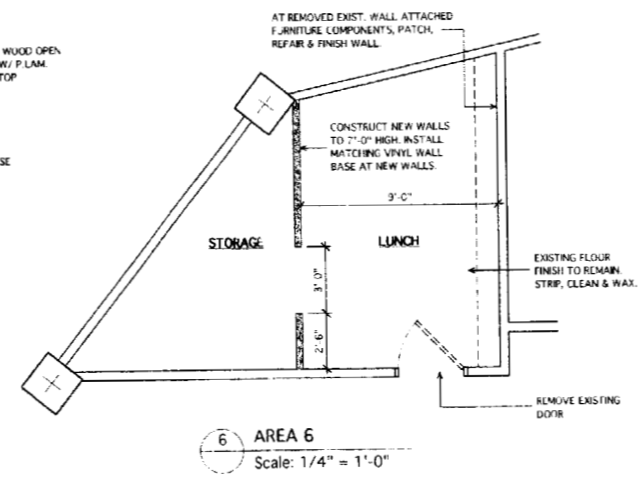
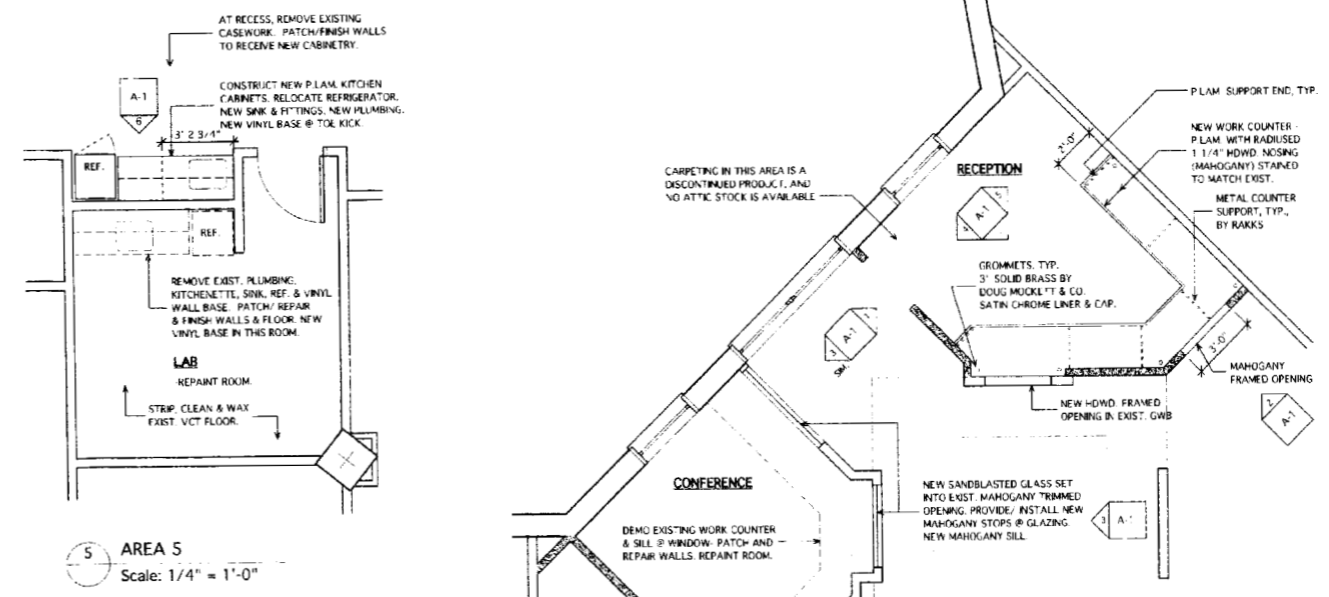
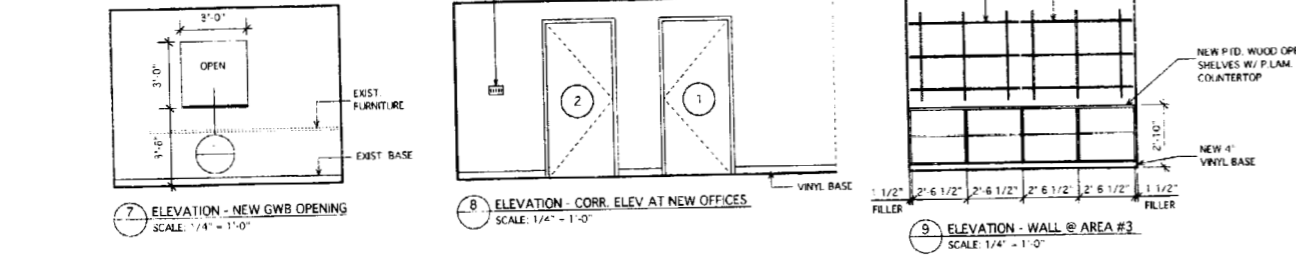
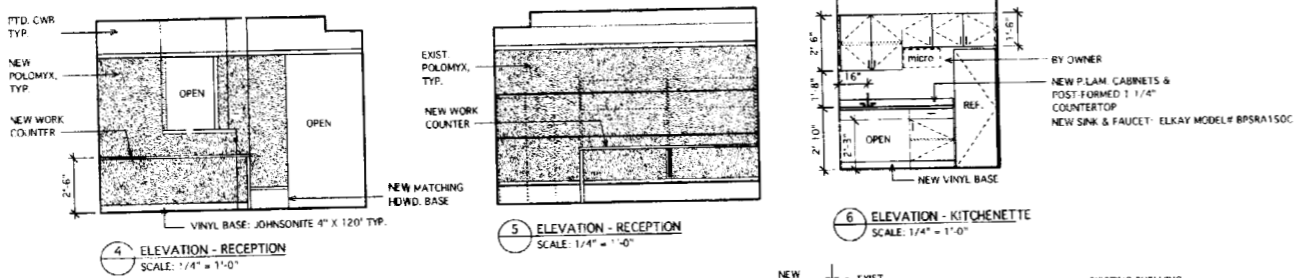
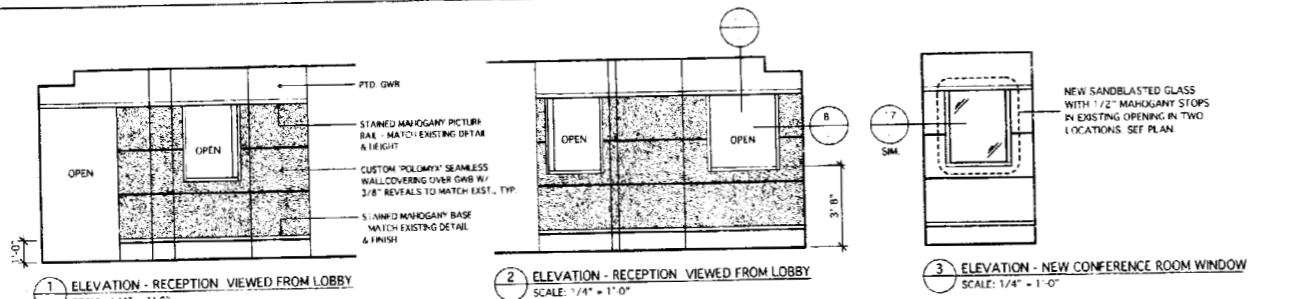
1/2"

1/4"

MOULD BELOW
OF PILASTER

PLAT DETAIL

2



- GENERAL NOTES:**
- CARPET IN AREAS 1-4 IS DISCONTINUED. CONTRACTOR SHALL TAKE MEASURES TO PROTECT AND PRESERVE CARPETS IN THESE AREAS.
 - CONSTRUCT NEW PARTITIONS USING 3 5/8" MTL. STUDS WITH 5/8" GWB ON EACH SIDE. TO UNDERSIDE OF DECK.
 - DOOR CONSTRUCTION, OAK VENEER, GRAIN & HARDWARE SHALL MATCH EXISTING. SUPPLY & INSTALL FLOOR MTD. DOOR STOPS - MATCH EXIST.
 - CONTRACTOR SHALL OBTAIN & PAY FOR ALL PERMITS.

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Portland, Maine 04112
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Consultant



Project Title

H.M. Payson & Company

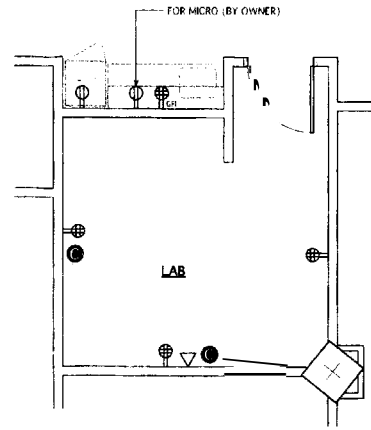
Issue/Revision	Revision
Project ID	#25005.00
CAD File Name	HMPayson
Drawn By	EJR
Checked By	
Issue Date	7/21/05
Plot Date	7/21/05
Reviewed By	PVA
Designed By	
Submitted By	
Drawing Code	Enlarged Plans
Sheet Title	Enlarged Plans-1

Drawing No.

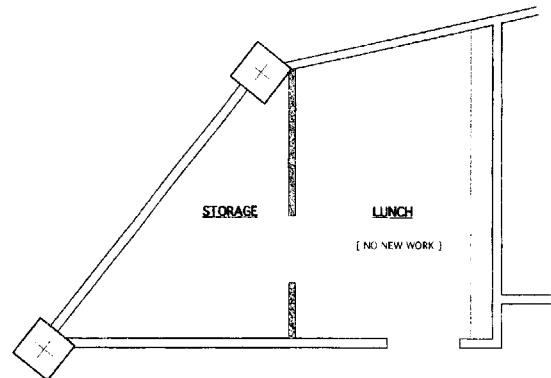
A-1

- KEY:
- DUPLEX OUTLET (SS COVER)
 - QUAD OUTLET (SS COVER)
 - COMPUTER LOCATION / NETWORKED DATA LINE
 - TELEPHONE JACK
 - CABLE TV OUTLET
 - LIGHT SWITCH (SS COVER)

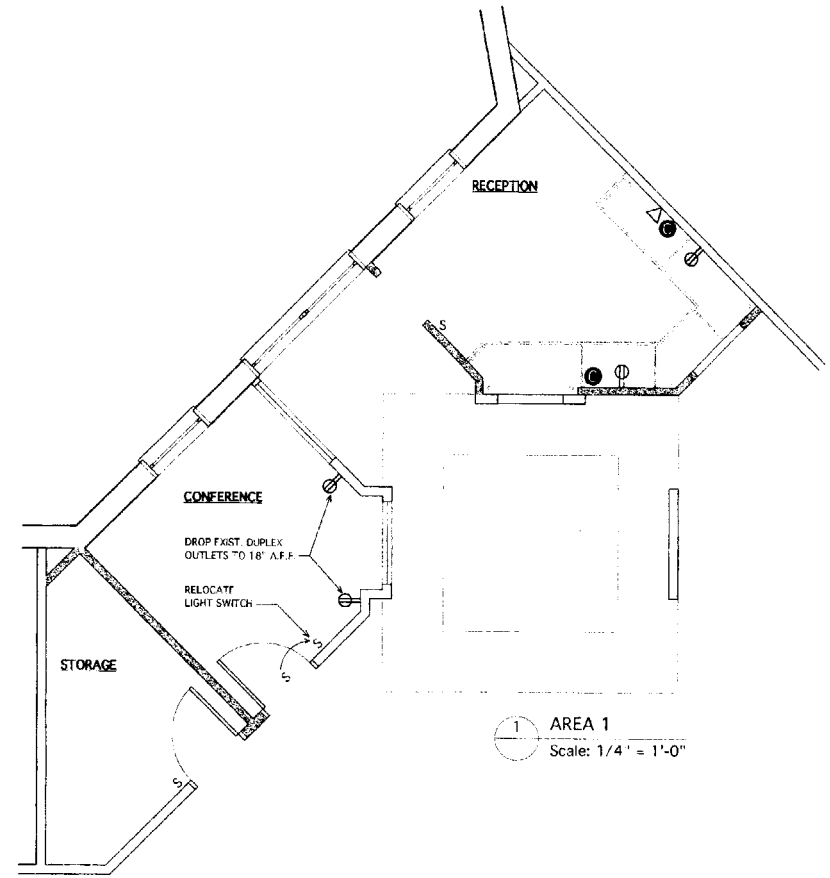
GENERAL NOTES:
 ALL OUTLETS ARE TO HAVE INTEGRAL SURGE SUPPRESSORS.
 ALL COMPUTERS TO BE NETWORKED.



5 AREA 5
 Scale: 1/4" = 1'-0"

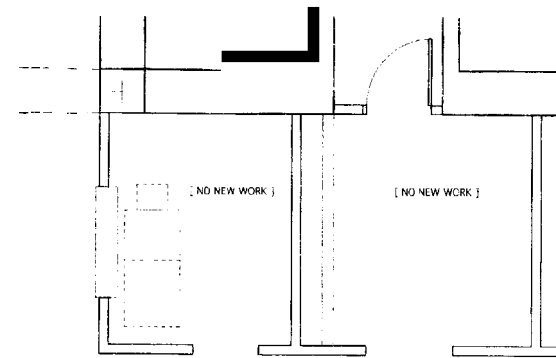


6 AREA 6
 Scale: 1/4" = 1'-0"

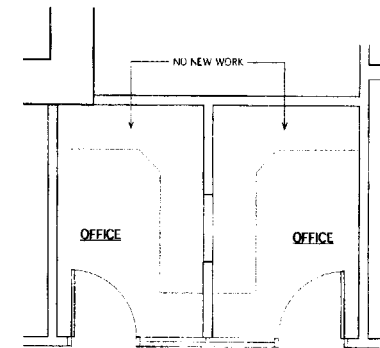


1 AREA 1
 Scale: 1/4" = 1'-0"

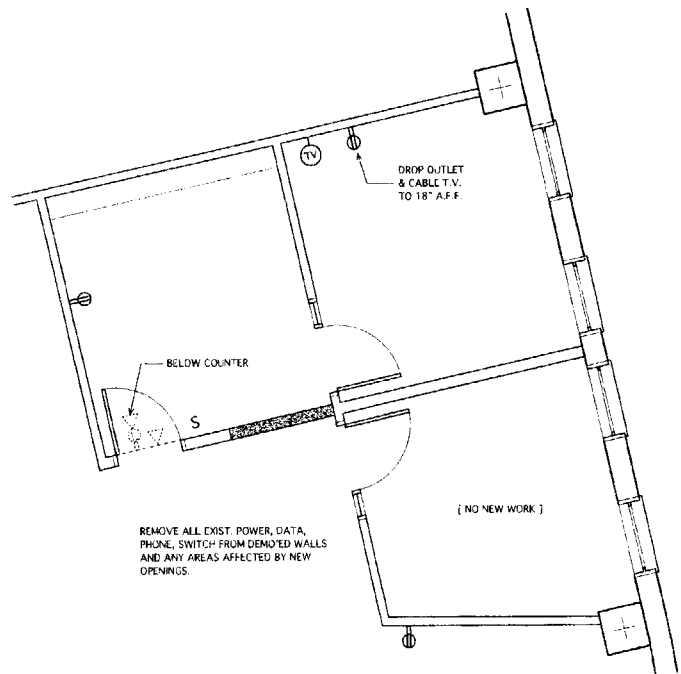
2 AREA 2
 Scale: 1/4" = 1'-0"



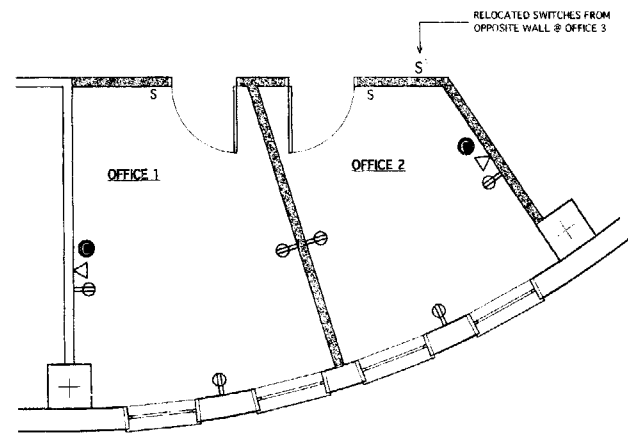
3 AREA 3
 Scale: 1/4" = 1'-0"



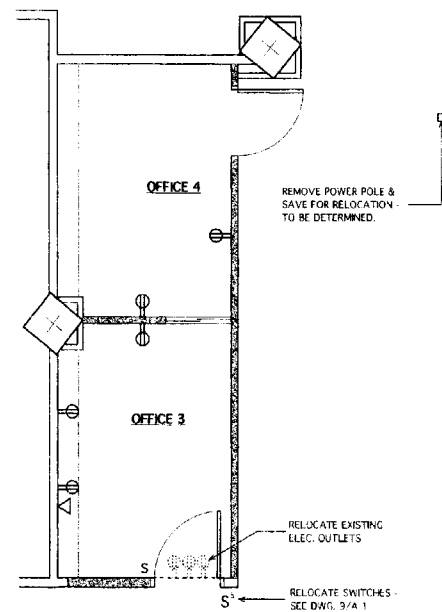
4 AREA 4
 Scale: 1/4" = 1'-0"



10 AREA 10
 Scale: 1/4" = 1'-0"



9 AREA 9
 Scale: 1/4" = 1'-0"



7 AREA 7
 Scale: 1/4" = 1'-0"

Prepared by:
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Project Title

H. M. Payson & Company
 H. M.

Issue/Revision	Date	Description

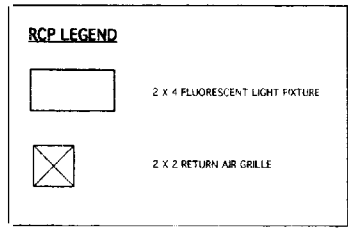
Project ID	409005.00
CAD File Name	4-MPayson
Drawn By	EJR
Checked By	PVA
Issue Date	7/21/05
Plot Date	7/21/05
Reviewed by	PVA
Designed by	
Submitted by	
Drawing Code	Enlarged Plans-2

Sheet Title

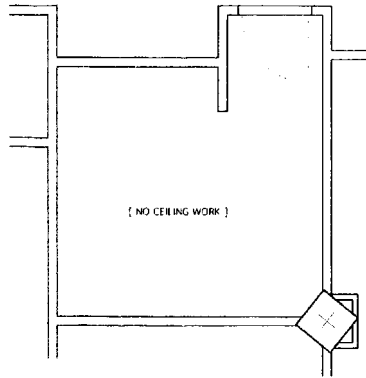
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Drawing No.

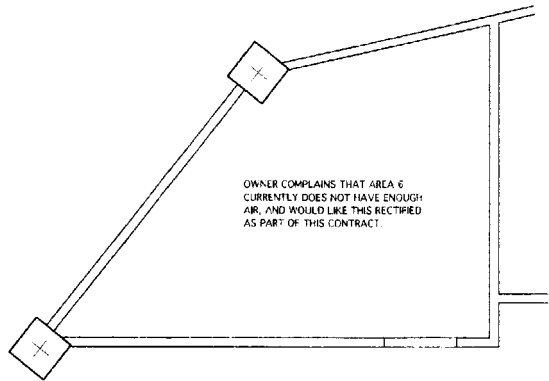
A-2



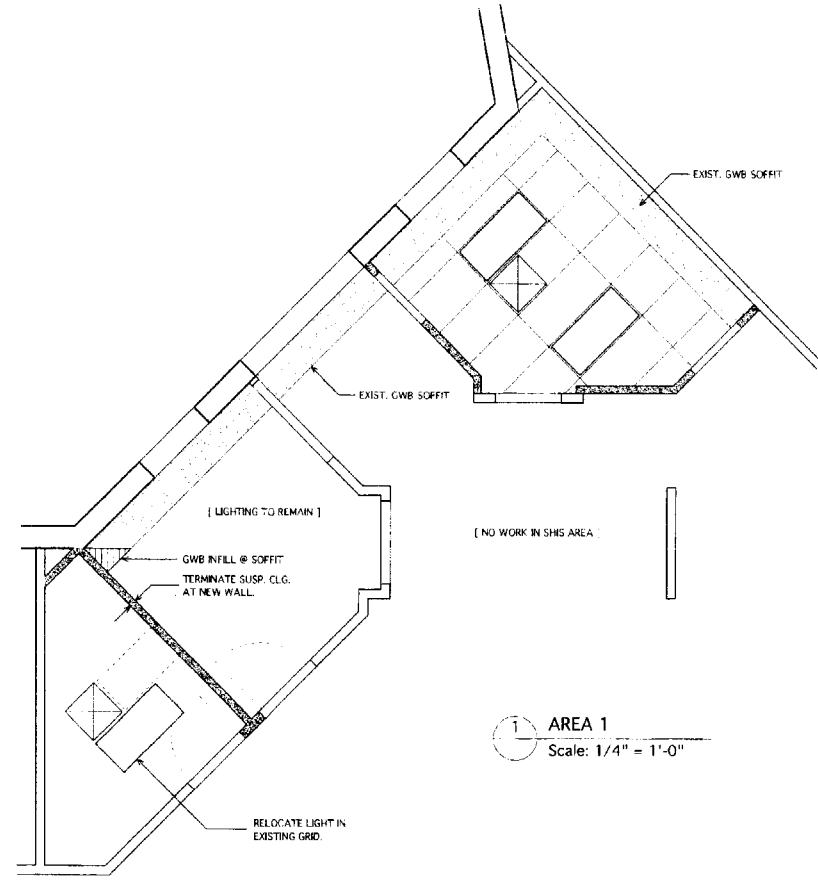
NOTE:
 DESIGN/BUILD SPRINKLER SYSTEMS AND HVAC.
 CONTRACTOR SHALL MATCH EXISTING COMPONENTS/FINISH.



5 AREA 5
 Scale: 1/4" = 1'-0"

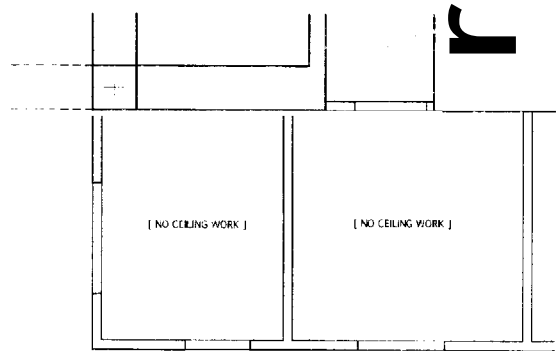


6 AREA 6
 Scale: 1/4" = 1'-0"

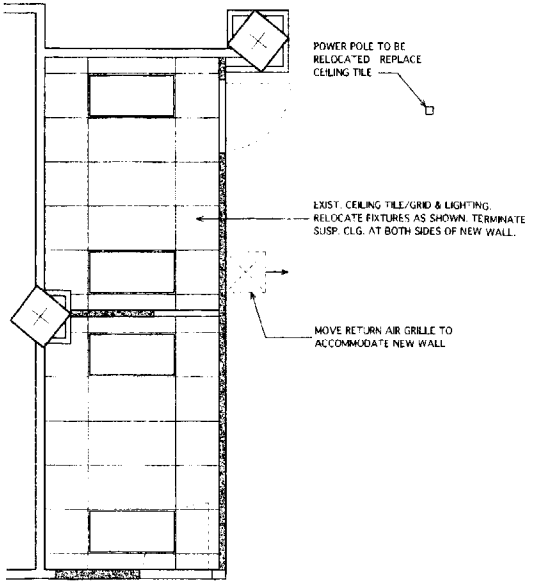


1 AREA 1
 Scale: 1/4" = 1'-0"

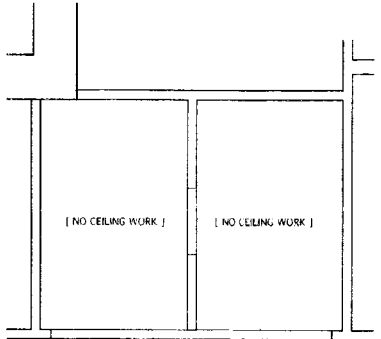
2 AREA 2
 Scale: 1/4" = 1'-0"



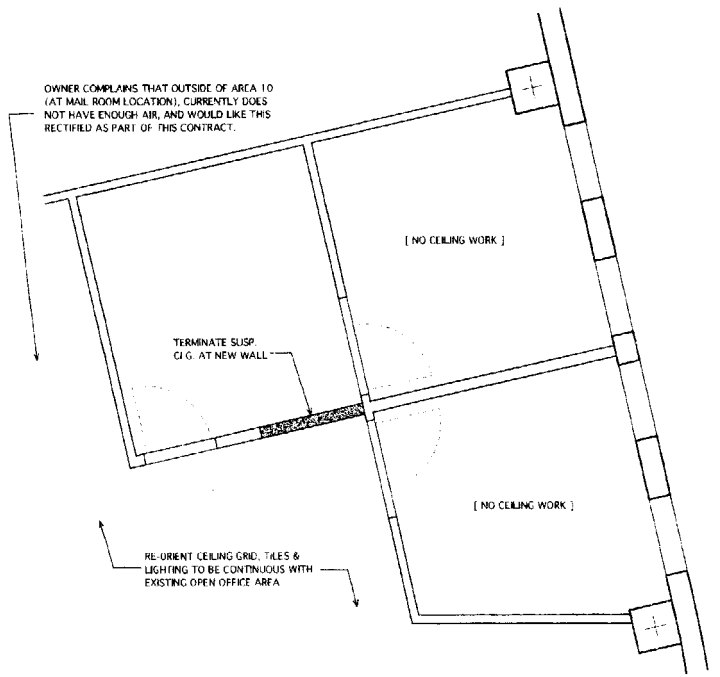
3 AREA 3
 Scale: 1/4" = 1'-0"



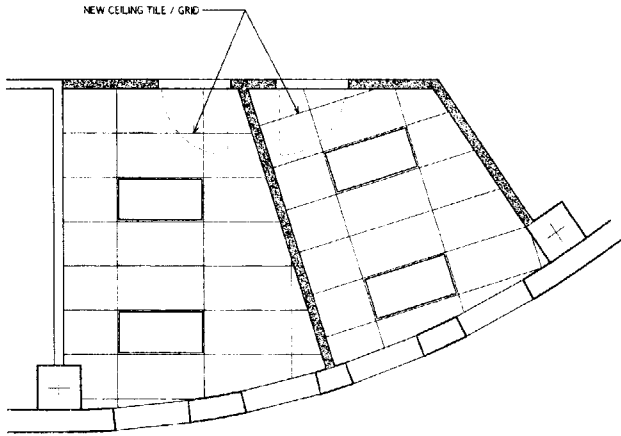
7 AREA 7
 Scale: 1/4" = 1'-0"



4 AREA 4
 Scale: 1/4" = 1'-0"



10 AREA 10
 Scale: 1/4" = 1'-0"



9 AREA 9
 Scale: 1/4" = 1'-0"

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Consultant



Project Title

H. M. Payson & Company

Description

Date

Issue/Revision

Project ID	#05005.00
CAD File Name	HMPayson
Drawn By	EJR
Checked By	PVA
Issue Date	7/21/05
Plot Date	7/21/05
Reviewed by	PVA
Designed by	
Submitted By	
Drawing Code	Enhanced Plans-3

Sheet Title

Reflected Ceiling Plan

Drawing No.



CITY OF PORTLAND, MAINE
Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy