

**Project Narrative**  
**49-51 Hancock St. Portland, ME 04101**

We are constructing an accessory structure, which is subordinate and separate from the existing residential building at 49-51 Hancock St. Portland, ME.

The purpose of this accessory structure is to replace the existing parking spot off of Federal St. with a parking spot in a garage, to replace the existing outdoor staircase with a code compliant fire rated stair, and to provide ample storage for the tenants and the owner.

The proposed project is a separate structure, which has a separate foundation (see drawings S0.0, S1.1 and S2.1 for details)

A fire rated wall assembly separates the existing residential building and the proposed structure.

The existing residential building has a second means of egress that is an outdoor staircase running from the second floor to the ground. The proposed accessory structure will replace the existing outdoor staircase with an indoor fire rated stairwell that is sprinkled. There will be only one point of access between the existing residential building and the proposed accessory structure. This one point will be a fire rated door located on the second floor.