

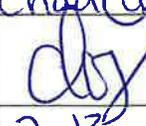


Where Georgia comes together.

Application # COA 0023-2026

Application for Certificate of Appropriateness Historic Preservation Commission

Contact Community Development (478) 988-2720 for information

	Applicant	Property Owner*
Name	Chad Bryant	Chad Bryant
Title	owner	" "
Address	PO Box 1821 Perry, GA 31069	" "
Phone	(478) 244-7070	" "
Email	chad@bryantengllc.com	" "
Signature		" "
Date	2-13-26	" "

*If the applicant is not the owner, the owner must sign this form or provide a letter authorizing the proposed work.

Property Address	806 Commerce Street
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Type of Project (Check all that apply):	
<p>Construction</p> <p><input type="checkbox"/> New building</p> <p><input checked="" type="checkbox"/> Addition to existing building</p> <p><input type="checkbox"/> Major building restoration, rehabilitation, or remodel</p> <p><input type="checkbox"/> Other type of exterior change, explain: _____</p>	<p>Site Changes</p> <p><input type="checkbox"/> Parking area, driveways, or walkway</p> <p><input type="checkbox"/> Fence, wall, or landscaping</p> <p><input type="checkbox"/> Mechanical system or non-temporary structure</p> <p><input type="checkbox"/> Sign</p> <p><input type="checkbox"/> Demolition or relocation of building</p>
<p>Describe the proposed project (attach additional sheets as necessary). The description should include proposed materials. Please divide the description if the proposed scope of work will involve more than one type of project. (Example: 1. building addition and 2. sign installation).</p> <p style="font-size: 1.2em; color: blue;">small storage building addition</p> <p>Located at The Muse Theatre at 806 Commerce Street in Perry, Georgia.</p>	

<p>Application Requirements. All applications must be complete and include the required support materials (See Application Checklist below). Incomplete applications will not be forwarded to the Preservation Commission for review.</p>
<p>Fee. No fee is required for review of an application for Certificate of Appropriateness unless work is started before a Certificate of Appropriateness is approved. In such cases the fee is \$245.00.</p>
<p>Application Deadline. Applications and support materials must be submitted 21 days prior to the regular Preservation Commission meeting, the second Tuesday of each month. Applications may be submitted to the Community Development office or online at https://perryga-energovpub.tylerhost.net/Apps/SelfService#/home</p>
<p>Application Representation. The applicant or an authorized representative of the applicant must attend the public hearing to support the application and answer any questions the Commission may have.</p>
<p>Expiration of Certificate. The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval. If work is not completed within that timeframe, the applicant must renew the COA. A COA associated with a permit remains valid for the life of the permit.</p>
<p>Permits Required. Approval of a certificate of appropriateness does not waive the need to obtain any required permits.</p>

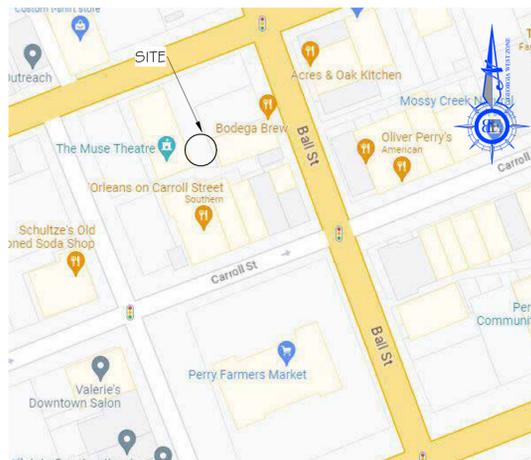
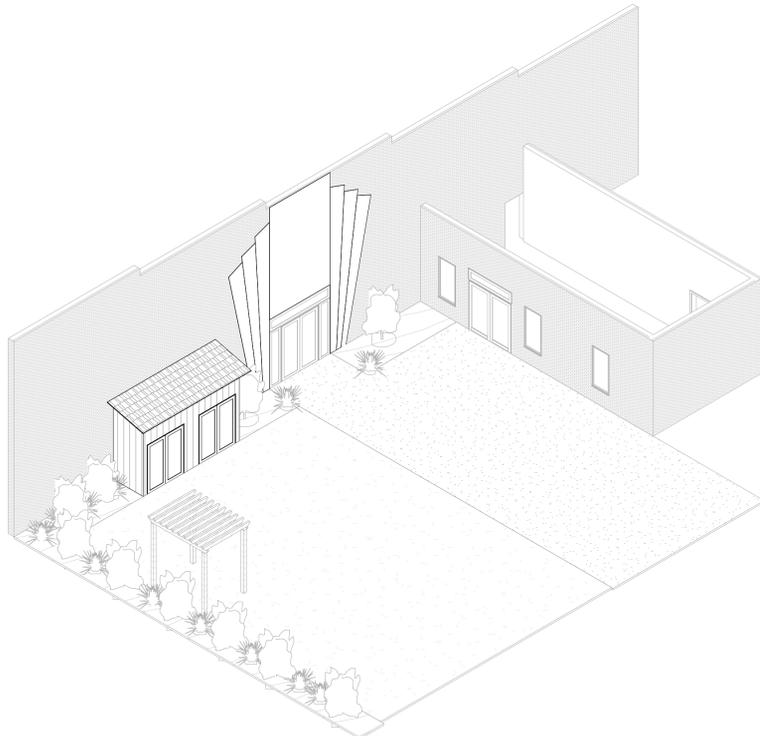
<p>Application Checklist. A complete application requires support materials. The following materials are required for a complete application. Incomplete applications may be removed from the HPC's agenda. Digital photographs and PDFs of plans/elevations may be emailed to comm.development@perry-ga.gov</p>	
<p>New Buildings and Additions</p> <p><input type="checkbox"/> site plan</p> <p><input type="checkbox"/> architectural elevations</p> <p><input type="checkbox"/> floor plan</p> <p><input type="checkbox"/> landscape plan (specific vegetation not required)</p> <p><input type="checkbox"/> description of materials</p> <p><input type="checkbox"/> photographs of proposed site and adjoining properties</p>	<p>Site changes - parking areas, drives, and walks</p> <p><input type="checkbox"/> Site plan or sketch of site with proposed improvements</p> <p><input type="checkbox"/> description of materials</p> <p><input type="checkbox"/> photographs of site</p>
<p>Major Restoration, Rehabilitation, or Remodeling</p> <p><input type="checkbox"/> architectural elevations or sketches</p> <p><input type="checkbox"/> description of proposed changes</p> <p><input type="checkbox"/> description of materials</p> <p><input type="checkbox"/> photographs of existing building</p> <p><input type="checkbox"/> for restoration only, documentation of earlier historic appearance</p>	<p>Site changes - fences, walls, and mechanical systems</p> <p><input type="checkbox"/> site plan or sketch of site with proposed improvements</p> <p><input type="checkbox"/> architectural elevations or sketches</p> <p><input type="checkbox"/> description of materials</p> <p><input type="checkbox"/> photographs of site</p>
<p>Minor exterior changes</p> <p><input type="checkbox"/> description of proposed changes</p> <p><input type="checkbox"/> description of materials</p> <p><input type="checkbox"/> photographs of existing building</p>	<p>Site changes - signs</p> <p><input type="checkbox"/> drawing of sign with dimensions</p> <p><input type="checkbox"/> site plan or sketch of site (for ground signs)</p> <p><input type="checkbox"/> description of materials and illumination</p>

Estimated valuation of proposed modification: \$5000.00

ACCESSORY BUILDING

@

THE MUSE THEATRE PERRY, GEORGIA



THE EXISTING UTILITIES SHOWN ON THIS PLAN WERE OBTAINED FROM VARIOUS UTILITY COMPANIES, VARIOUS GOVERNMENTAL AGENCIES, AND ABOVE GROUND OBSERVATION. THE SURVEYOR AND/OR ENGINEER MAKE NO CLAIM TO THE COMPLETENESS OF THIS INFORMATION, THE SIZE, LOCATION, OR ADDITIONAL UTILITIES MAY BE UNCOVERED UPON EXCAVATION. PRIOR TO BEGINNING ANY EARTH DISTURBING ACTIVITIES, THE UTILITY PROTECTION SERVICE FOR THIS AREA MUST BE NOTIFIED.

INDEX OF DRAWINGS

- A-0 TITLE SHEET
- A-1 SITE/FLOOR PLAN
- A-2 ELEVATIONS/CONST. DETAILS/3D VIEW

APPLICABLE CODES

1. 2018 INTERNATIONAL BUILDING CODE
2. 2018 INTERNATIONAL FIRE CODE
3. 2018 INTERNATIONAL PLUMBING CODE
4. 2018 INTERNATIONAL MECHANICAL CODE
5. 2018 INTERNATIONAL FUEL GAS CODE
6. 2017 NATIONAL ELECTRIC CODE
7. 2015 INTERNATIONAL ENERGY CONSERVATION CODE
8. 2018 NFPA 101 LIFE SAFETY CODE
9. 1997 GEORGIA ACCESSIBILITY ACT
10. 1991 AMERICANS WITH DISABILITIES ACT

OWNER:
OCMULGEE DEVELOPMENT,
GA

2018 APPENDIX B

BUILDING CODE SUMMARY FOR ALL COMMERCIAL PROJECTS

(Reproduce the following data on the building plans sheet 1 or 2)

Name of Project: **ACCESSORY BUILDING AT MUSE THEATRE, PERRY, GA**
 Address: **HWY 41, ADJOINING MUSE THEATRE, PERRY, GA**
 Zip Code: 31069
 Owner/Authorized Agent: **CHAD BRYANT** Phone#: 478-224-7070 Email: chad@bryantengllc.com
 Owned By: Privately City/County State
 Code Enforcement Jurisdiction: City County City/County

CONTACT:

DESIGNER FIRM: **BRYANT ENGINEERING** NAME: **CHAD BRYANT** LICENSE#: **34595** TELEPHONE#: **478.224.7070** EMAIL: **chad@bryantengllc.com**
 Architectural: **BRYANT ENGINEERING** CHAD BRYANT 34595 478.224.7070 chad@bryantengllc.com
 Civil: **BRYANT ENGINEERING** CHAD BRYANT 34595 478.224.7070 chad@bryantengllc.com
 Electrical: **BRYANT ENGINEERING** CHAD BRYANT 34595 478.224.7070 chad@bryantengllc.com
 Plumbing: **BRYANT ENGINEERING** CHAD BRYANT 34595 478.224.7070 chad@bryantengllc.com
 Mechanical: **BRYANT ENGINEERING** CHAD BRYANT 34595 478.224.7070 chad@bryantengllc.com

Structural: _____

Structural: **N/A**

2018 IBC: New Building Addition Shell/Core 1st Time Interior Completions
 Phased Construction - Shell Core

OTHER APPLICABLE CODES: 2018 INTERNATIONAL BUILDING CODE; 2018 INTERNATIONAL RESIDENTIAL CODE;
 2018 LIFE SAFETY CODE; 2018 INTERNATIONAL FIRE CODE; 2018 NATIONAL ELECTRIC CODE; DOJ 2020 ADA STANDARDS
 FOR ACCESSIBLE DESIGN: GEORGIA ACCESSIBILITY CODE 120-3-20, 2015; 2018 INTERNATIONAL ENERGY CODE;
 2018 INTERNATIONAL PLUMBING CODE; 2018 INTERNATIONAL MECHANICAL CODE; INCLUDING GEORGIA AMENDMENTS

CONSTRUCTED:(date) _____ CURRENT OCCUPANCY(S)(Ch.3): **N/A**
 RENOVATED:(date) _____ PROPOSED OCCUPANCY(S)(Ch.3): **U**

BASIC BUILDING DATA

Construction Type: I-A II-A III-A IV V-A
 (check all that apply) I-B II-B III-B V-B
 Sprinklers: NO PARTIAL (NFPA 13) NFPA 13R NFPA 13D
 Standpipes: NO CLASS: I II III Wet Dry
 Primary Fire District: NO YES Flood Hazard Area: NO YES
 Special Inspections Required: NO YES

GROSS BUILDING AREA TABLE

FLOOR	EXISTING (SQ FT)	NEW (SQ FT)	SUB-TOTAL(SQ. FT)
1st FLOOR	N/A	80	80
TOTAL		80	80

ALLOWABLE AREA

Primary Occupancies Classification(s):
 Assembly A-1 A-2 A-3 A-4 A-5
 Business
 Educational
 Factory F-1 Moderate F-2 Low
 Hazardous H-1 Detonate H-2 Deflagrate H-3 Combust H-4 Health H-5 HPM
 Institutional
 I-1 Condition 1 2
 I-2 Condition 1 2
 I-3 Condition 1 2 3 4 5
 Mercantile
 Residential R-1 R-2 R-3 R-4
 Storage S-1 Moderate S-2 Low High-piled
 Utility Miscellaneous
 Accessory Occupancy Classification(s): **SPRINKLER - 71 SF (<1%)**
 Incidental Uses (Table 509): **N/A**
 This separation is not exempt as a Non-Separated Use (see exceptions).
 Special Uses (Chapter 4 - List Code Sections): **N/A**
 Special Provisions (Chapter 5 - List Code Sections): **N/A**
 Mixed Occupancy: **NO** Separation: **2-HR** Exception: **N/A**
 Actual Area of Occupancy **A** = **N/A**
 Allowable Area of Occupancy **A**

ALLOWABLE AREA & HEIGHT CALCULATIONS

EXTERIOR WALL	ACTUAL LENGTH	OPEN LENGTH	WIDTH OF PUBLIC OR OPEN SPACE
FRONT	16'	16'	
LEFT	5'	5'	
REAR	N/A	N/A	
RIGHT	5'	5'	
TOTAL	26'	26'	

Increase Frontage: **N/A** %
 Sprinklers: _____ %

STORY NO.	DESCRIPTION AND USE	BLDG. AREA PER STORY (ACTUAL)	TABLE AREA	AREA FOR FRONTAGE INCREASE	ALLOWABLE AREA PER STORY OR UNLIMITED (TABLE 506.2)
1	ACCESSORY BLDG.	80 SQ. FT.		N/A	N/A
TOTAL	ACCESSORY BLDG.	80 SQ. FT.		N/A	N/A

- 1 Frontage are increased from Section 506.2 are computed thus:
 a. Perimeter which fronts a public way or open space having 20 feet minimum width = **26'** (F)
 b. Total building perimeter = **42'** (P)
 c. Ratio (F/P) = **0.61** (F/P)
 d. W = Minimum width of public way = **N/A** (W)
- 2 Unlimited area applicable under conditions of Sections 507.
- 3 Maximum Building Area = total number of stories in the building x D (maximum 1 stories) (506.2)
- 4 The maximum area of parking garages must comply with 406.5.4. The maximum area of air traffic control towers must comply with Table 412.3.1.

ALLOWABLE HEIGHT

BUILDING HEIGHT	ALLOWABLE	SHOWN ON PLANS	CODE REFERENCE ¹
Building Height in Feet (Table 504.3)	40'	11' 8"	TABLE 504.3 ALLOWS FOR 20FT HEIGHT & ONE STORY INCREASE IF INSTALLING SPRINKLER SYSTEM PER 903.3.1.2
Building Height in Stories (Table 504.4)	1	1	

¹ Provide code reference if the "Shown on Plans" quantity is not based on Table 504.3

FIRE PROTECTION REQUIREMENTS(N/A)

THIS SECTION REQUIRED FOR ALL PROJECTS

Life Safety Plan Sheet #, if Provided **N/A**

BUILDING ELEMENT	FIRE SEPARATION DISTANCE (FEET)	RATING		DETAIL # & SHEET #	DESIGN # FOR RATED ASSEMBLY	SHEET # FOR RATED PENETRATION	SHEET # FOR RATED JOINTS
		REQ'D ¹ (sec. 703.704.705)	PROVIDED (w/ IR REDUCTION) ²				
Structural frame, including columns, girders, trusses							
Bearing Walls							
Exterior							
North							
East							
West							
South							
Interior							
Nonbearing Walls & Partitions							
Exterior							
North	N/A						
East	N/A						
West	N/A						
South	N/A						
Interior walls and partitions sec. 703.704.705							
Floor construction including supporting beams & joists	N/A						
Floor Ceiling Assembly (Commercial Separation)	N/A						
Columns Supporting Floors	N/A						
Roof construction, including supporting beams & joists (TABLE 601)							
Roof Ceiling Assembly	N/A						
Columns Supporting Roof: (Steel Columns, Beams & Roof frame)							
Shafts Enclosures - Exit	N/A						
Shafts Enclosures - Other	N/A						
Corridor Separation	N/A						
Occupancy Fire Barrier Separation	N/A						
Party Fire Wall Separation							
Smoke Barrier Separation	N/A						
Smoke Partition	N/A						
Tenant/Dwelling Unit/ Sleeping Unit Separation	N/A	N/A					
Incidental Use Separation							

¹Indicate section number permitting reduction

PERCENTAGE OF WALL OPENING CALCULATIONS

FIRE SEPARATION DISTANCE (FEET) FROM PROPERTY LINES	DEGREE OF OPENING PROTECTION	ALLOWABLE AREA (%) TABLE 705.8(J)	ACTUAL SHOWN ON PLANS (%)
FRONT FACE >30'	UNPROTECTED, NON-SPRINKLERED (UP.NS)	UNLIMITED	53%
REAR FACE >30'	UNPROTECTED, NON-SPRINKLERED (UP.NS)	N/A	N/A
LEFT FACE >30'	UNPROTECTED, NON-SPRINKLERED (UP.NS)	N/A	N/A
RIGHT FACE >30'	UNPROTECTED, NON-SPRINKLERED (UP.NS)	N/A	N/A

LIFE SAFETY SYSTEM REQUIREMENTS

Emergency Lighting: YES NO Smoke Detection Systems: YES NO
 Exit Signs: YES NO Carbon Monoxide Detection: YES NO
 Fire Alarm: YES NO

LIFE SAFETY PLAN REQUIREMENTS

- Life Safety Plan Sheet #: _____
 (Fire and/or smoke rated wall locations)
 (Assumed and real property line locations (if not on the site plan) SEE SITE PLAN
 (Exterior wall opening area with respect to distance to assumed property lines
 (Occupancy Use for each area as it related to occupant load calculation
 (Occupant loads for each area
 (Exit access travel distances
 (Common path of travel distances
 (Dead end lengths - N/A
 (Clear exit widths for each exit door
 (Maximum calculated occupant load capacity each exit door can accommodate based on egress width
 (Actual occupant load for each exit door
 (A separate schematic plan indicating where fire rated floor/ceiling and/or roof structure is provided for purposes of occupancy separation
 (Location of doors with panic hardware - N/A
 (Location of doors with delayed egress locks and the amount of delay
 (Location of doors with electromagnetic egress locks
 (Location of doors equipped with hold-open devices
 (Location of emergency escape windows
 (The square footage of each fire area
 (The square footage of each smoke compartment for Occupancy Classification I-2
 (Note any code exceptions or table notes that may have been utilized regarding to items above

ACCESSIBLE DWELLING UNITS TOTAL ON SITE

TOTAL UNITS (SITE)	ACCESSIBLE UNITS REQ'D	ACCESSIBLE UNITS PROVIDED	TYPE A UNITS REQ'D	TYPE A UNITS PROVD	TYPE B UNITS REQ'D	TYPE B UNITS PROVD	TOTAL ACCESSIBLE UNITS PROVIDED

ACCESSIBLE PARKING (SECTION 1106)

LOT OR PARKING AREA	TOTAL # OF PARKING SPACES		# OF ACCESSIBLE SPACES PROVIDED			TOTAL # ACCESSIBLE PROVIDED
	REQUIRED	PROVIDED	REGULAR W/ 5' ACCESSIBLE	VAN SPACES WITH 11.32' ACCESSIBLE	2' ACCESSIBLE	
TOTAL						

PLUMBING FIXTURE REQUIREMENTS (TABLE 2902.1)

USE	WATERCLOSETS			URINALS	LAVATORIES	SHOWERS/TUBS	DRINKING FOUNTAINS	
	MALE	FEMALE	UNISEX				REGULAR	ACCESSIBLE
PROVIDED								
ACCESSIBLE								
TOTAL								
REQUIRED								

SPECIAL APPROVAL: (Local Jurisdiction, Department of Insurance, OSC, DPI, DHHS, etc., describe below)
 NOT APPLICABLE



CHAD R. BRYANT, P.E.
 GSWCC LEVEL II
 DESIGN PROFESSIONAL
 CERTIFICATION # 24596

BRYANT ENGINEERING
 Phone: (478) 224-7070 Fax: (478) 224-7072
 111 Pommeroy Road Suite A, Perry, Georgia 31069
 www.bryantengllc.com



COUNTY: _____
 LL/DISTRICT: _____
 DWG: **V. PATEL**
 DATE: _____
 SCALE: _____
 JOB NO.: **1003-006**

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GEORGIA

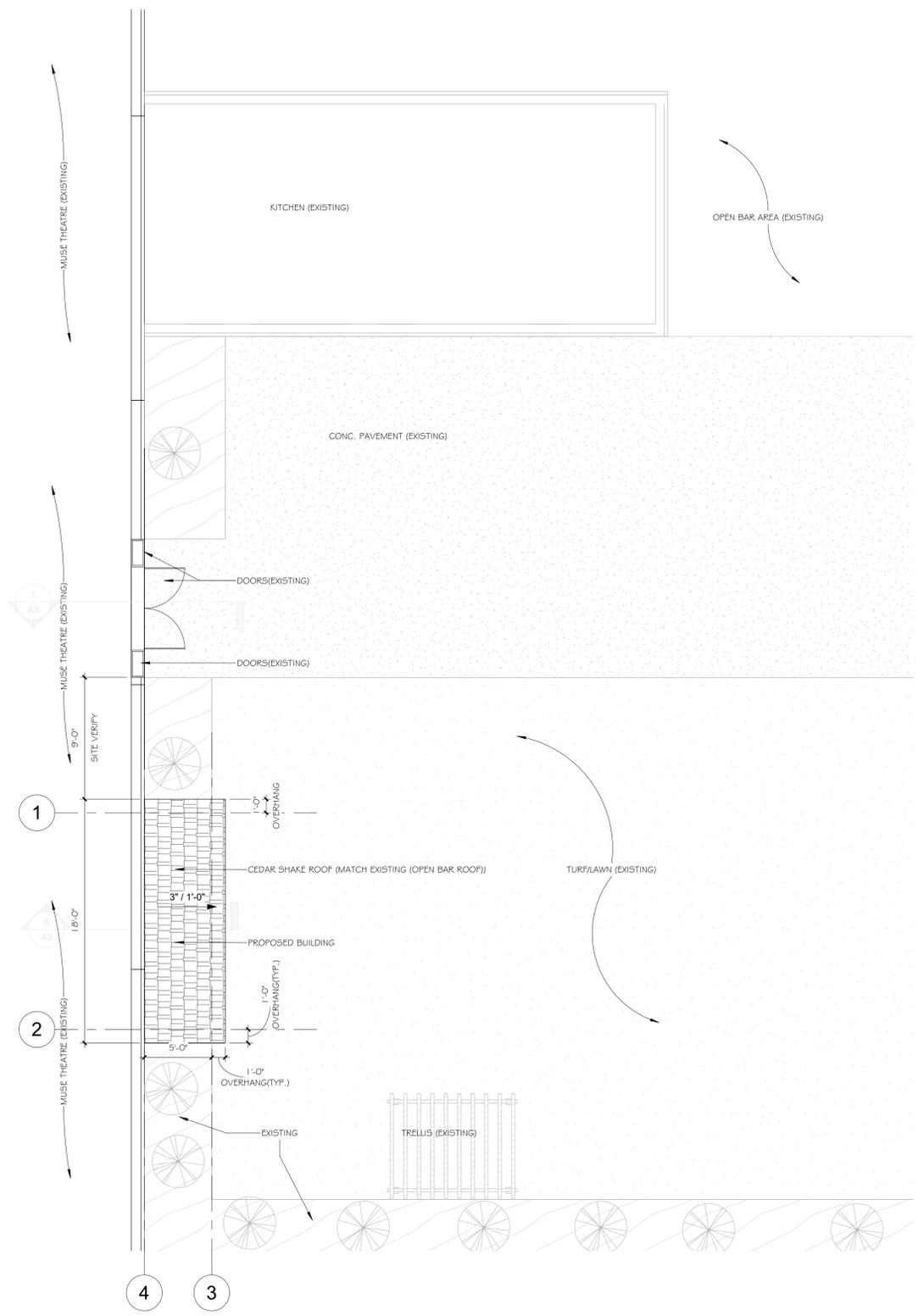
TITLE SHEET FOR:
ACCESSORY BUILDING @THE MUSE THEATRE

PERRY

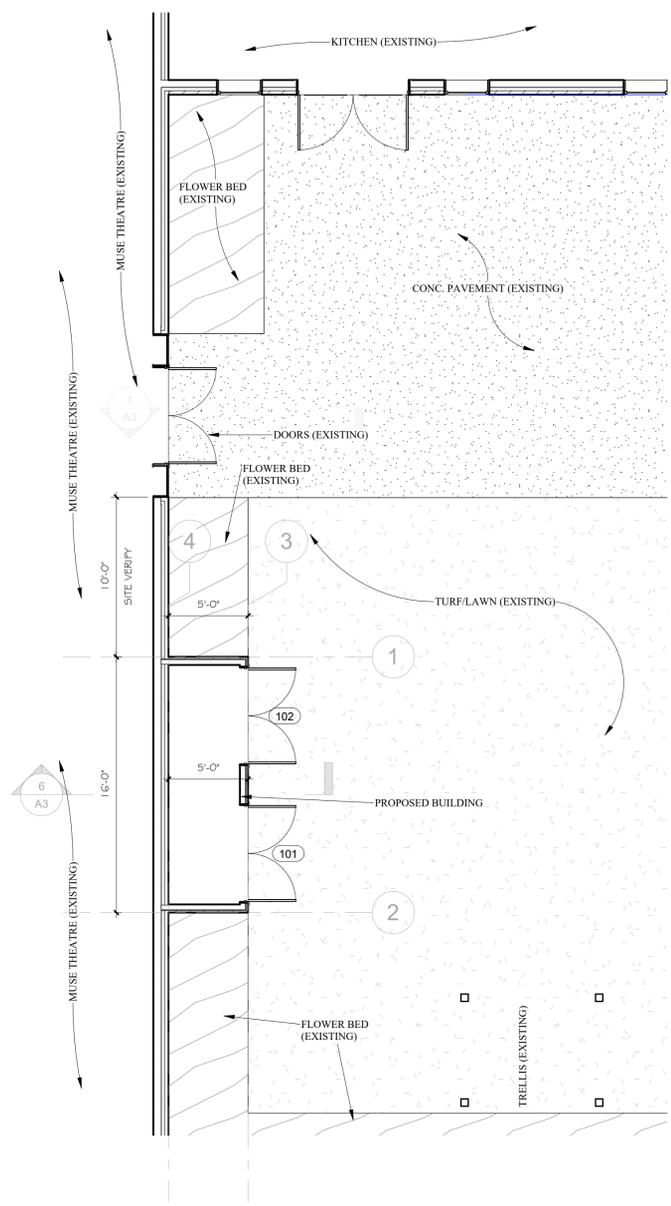
NO.	DATE	DESCRIPTION

SHEET NO.

A0

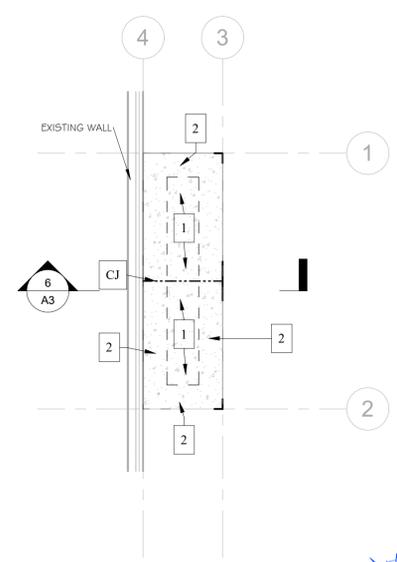


1 SITE PLAN
3/16" = 1'-0"



2 FLOOR PLAN
3/16" = 1'-0"

Door Schedule			
Mark	Width	Height	Type Comments
101	6'-0"	7'-0"	PRIVATE
102	6'-0"	7'-0"	PRIVATE
Grand total: 2			



3 FOUNDATION PLAN
3/16" = 1'-0"

- NOTES:
- 4" CONCRETE SLAB REINFORCED WITH FIBERMESH OR 6X6 10/10 WWM ON 10 MIL. POLYETHYLENE ON 4" POROUS FILL TREATED COMPACT EARTH.
 - 1'-6" DEEP X 1'-6" WIDE CONT. CONCRETE FOOTING REINFORCED WITH 4 #5 BARS CONT. WITH #3 TIES AT 24" O.C.
 - C.J. - 1/4" D. SAW CUT CONTROL JOINT IN CONCRETE SLAB.
 - CONCRETE SLAB SHALL BE 2,500 PSI AT 28 DAY TEST. SOIL BEARING ASSUMED TO BE 2,500 PSF COMPACTED TO 95% OF STANDARD PROCTOR.
 - TERMITE TREAT ALL AREAS.
 - COMPLY WITH ALL LOCAL GOVERNING CODES, INCLUDING ACI 318 "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE".
 - CURING SLAB - DAMP CURE AS DIRECTED.
 - CONTRACTOR TO VERIFY CONCRETE FOOTINGS/LOCATIONS WITH ACTUAL ENGINEERED LOADS.

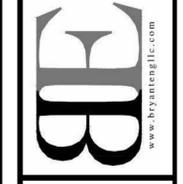
COMPACTION NOTE

COMPACTED FILL WHERE REQUIRED SHALL BE PLACED WITH MECHANICAL TAMPERS IN LIFTS NOT TO EXCEED 6 INCHES AFTER COMPACTION. DENSITY OF MATERIAL SHALL BE 95% OF STANDARD PROCTOR. AREAS BEYOND LIMITS FOR COMPACTED FILL SHALL BE BROUGHT TO GRADES INDICATED WITH DENSITY OF MATERIAL TO BE 85% OF STANDARD PROCTOR. VERIFICATION OF SOIL BEARING CAPACITIES AND PERCENT OF COMPACTION BY AN INDEPENDENT LABORATORY IS THE RESPONSIBILITY OF THE OWNER.



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SITE/FLOOR/FOUNDATION PLAN FOR:
ACCESSORY BUILDING @THE MUSE THEATRE
PERRY GEORGIA

NO.	DATE	DESCRIPTION

