

Main Street Advisory Board

Agenda – September 3, 2026, 4:00 p.m.

Meeting to be held at Perry City Hall – 808 Carroll Street, Downtown Perry
Council Chambers

1. Call to Order
2. Guests/Speakers/Community Partners
3. Citizens with Input
4. Old Business
5. New Business
 - a. Certificate of Appropriateness Review – 1126 Macon Road
 - b. Certificate of Appropriateness Review – 1141 Macon Road
 - c. Approve August 6, 2026, minutes
 - d. Approve July 2026 financials
6. Middle Georgia Regional Commission – Comp Plan Work Session
7. Chairman Items
8. Downtown Manager's Report
9. Committee Reports
10. Other
11. Adjourn

All meetings are open to the public unless otherwise posted

Main Street Advisory Board
Minutes– August 6, 2026

1. Call to Order: Chairman Moore called the meeting to order at 4:00 pm.

Roll: Chairman Moore; Directors Anderson-Cook, Cossart, Lay, Presswood, Ray and Walker were present.

Staff: Jara Hurt – Downtown Manager, Holly Wharton – Economic Development Director, and Christine Sewell – Recording Clerk

2. Guests/Speakers/Community Partners - Dan & Joy Peterson, Kelly Gordon, Avoly Wainwright, Kimberly Pickney, Matt Widner, and Kathy Chamblee
3. Citizens with Input – Chairman Moore advised Mr. Dan Peterson would be addressing the board as a citizen regarding a potential downtown project. Mr. Peterson provided a handout which depicted the potential for the front lawn of the City Hall building to be a gathering place for visitors with a fountain and picnic tables. Mr. Peterson felt this could be a catalyst for development of the 700 block of Carroll and Jernigan Streets. Mr. Peterson advised the project was motivated by the relocation of the statue and has the potential to bring more visitors downtown and suggested the project name as The Freedom Fountain/Park Project. Mr. Peterson advised funding would be through private donations and is asking for the boards' consideration.

Director Cossart inquired if the city would maintain after installation; Mr. Peterson advised most likely, and with regard to funding does not want to burden MSAB with raising funds, but perhaps some can come from grants. Chairman Moore thanked Mr. Peterson for his presentation and will forward to design & placemaking for review and further input.

4. Old Business
 - a. Alleyway Update – see discussion under 5e.
5. New Business
 - a. Approve July 2, 2026, minutes

Director Presswood motioned to approve as presented; Director Lay seconded; all in favor and was unanimously approved.

- b. Approve June 2026 financials

Director Anderson-Cook motioned to approve as presented; Director Cossart seconded; all in favor and was unanimously approved.

- c. Preliminary COA Review – 1126 Macon Road

Ms. Wharton advised Community Development is presenting a preliminary review of the site for development of a new office/studio building. The conceptual drawings presented site layout, building materials, finishes, and colors which meet the intent of the design guidelines established by the board and all the commercial development standards outlined in the land management ordinance.

Ms. Kathy Chamblee with Wingate Development Group presented three designs: one being full hardiboard, one an all-brick design, and one with a brick skirt and columns. The presentation also showed the various renderings with the chosen colors and other façade features and the site development with landscaping, signage and parking. Ms. Chamblee advised her client is requesting input from the board on the façade, as the guidelines state all brick, however, there are currently projects under construction that do not have that. Chairman Moore advised on the brewery and the information provided, they are abiding by the guidelines and since the original COA there had been staff turnover and they were to have come back to the board for the final building materials on the front, however that did not occur, however, approval of the façade was based on the area the project is located in, which is industrial. Ms. Wharton advised the brewery project has brick on all sides, and they may not be finished with the front design, and the proposal and materials meet the intent of the ordinance and the industrial area it is in.

Mr. Widner advised Spa Medical, which is further down Macon Road which had been completely remodeled, was the design basis for what is being presented today. Chairman Moore noted the project is going to make a big impact on the area and does not want the process to appear discouraging for the owners, and others. Director Cossart felt consideration with the all-brick requirement should be revisited; Director Walker agreed; Chairman Moore concurred and suggested revisiting at a future meeting.

Ms. Kelly Gordon stated as the community and footprint of downtown grows, from an architectural standpoint, businesses have to be allowed to have their own identity, and a more mixed-use of materials should be considered.

Ms. Hurt reminded the board the guidelines state no percentage of brick requirement, whereas the land management ordinance does.

d. Review Board Attendance and Training Hours

Ms. Hurt provided an update for both.

e. Approve Alleyway Project: Final Budget

Ms. Hurt advised Dixie Landscaping has not been doing the maintenance, and they will complete on massive cleanup, add the gravel/string lights/ground lighting and once completed will be turned over to the city for routine maintenance. Ms. Hurt further advised these items, and painting of two doors will finish out the project at a cost of \$2,932.26; there is funding received from the GA Economic grant with DCA for \$2000 that will be used, therefore is requesting approval for the completion of the project and expenditure of \$932.26. Director Cossart motioned to approve for completion of the project and the expenditure of \$932.26; Director Anderson-Cook seconded; all in favor and was unanimously approved.

f. Review and Approve Downtown Landscaping Project

Ms. Hurt advised she has reviewed with the City Manager the Design & Placemaking that will be undertaken which shall include removal of all the pine straw in all the island spaces and removing of bushes and replacing with ground covering jasmine. Ms. Hurt

advised the public works department will complete the project which is scheduled for the fall. Director Anderson-Cook motioned to recommend approval as presented; Director Presswood seconded; all in favor and was unanimously approved.

g. Review and Approve Promotions Event Calendar

Ms. Hurt provided the proposed calendar and noted some previous events had been removed due to the number of road closures. Calendar will be go before Council in September. Director Cossart motioned to approve as presented; Director Lay seconded; all in favor and was unanimously recommended for approval.

Director Cossart and Anderson-Cook left at 5:25pm.

6. Chairman Items – Chairman Moore advised of Perry Methodist Church's 200th anniversary celebration on August 22nd and 23rd.
7. Downtown Manager's Report
 - a. Downtown Projects update – Ms. Hurt provided business update that Sunset Slush was closing its storefront and would be strictly mobile and Scoopology is currently ice cream only. Recap of the Popsicle Pop-up. Reminder of GDA conference and upcoming training opportunities.
8. Promotion Committee Report – Ms. Hurt advised working on a remembrance for 9/11 on the city hall lawn.
9. Other – None
10. Adjourn: there being no further business to come before the board the meeting was adjourned at 5:30pm.



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STAFF REPORT

August 31, 2026

CASE NUMBER: COA-0108-2026
APPLICANT: Wingate Construction/Katherine Chamblee
REQUEST: Construct new commercial building
LOCATION: 1126 Macon Road; Parcel 0P0020 034000

APPLICANT'S REQUEST: The applicant proposes to construct a new 4,000 square foot commercial studio and office building on a currently vacant parcel. The applicant also proposes to develop the site with off-street parking, landscaping, and stormwater management system.

The building is proposed to be built with a combination of exterior features including a cream-colored brick skirt and columns and warm cream board-and-batten siding above. The building will include a stepped commercial parapet on the front façade, olive and cream fabric awnings, large store-front style windows, glazed entrance doors, decorative exterior lighting fixtures, and identifying signage on the building and ground.

STAFF COMMENTS: The subject property is located on a vacant parcel adjacent to various existing uses within the eastern portion of the Downtown Development District including a car wash, non-profit, and religious institution. The rear of the property abuts a single-family home which is zoned for commercial use. The Perry Events Center is located across Macon Road at the intersection of Northside Drive. All existing buildings on the street are set back from the right-of-way.

The proposed building design, though brick is not the predominant material, is consistent with the character and design of surrounding and nearby buildings. The proposed design is visually compatible with nearby properties.

STAFF RECOMMENDATION: Approval with the following condition:

1. The final building design shall be substantially similar to the AI-rendering presented and include materials and colors provided in application package.

APPLICABLE DESIGN GUIDELINES ATTACHED.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.

- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.
- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
- (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
 - (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.
- (F) *Building design standards.*
- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
 - (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
 - (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
 - (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
 - (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
 - (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
 - (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
 - (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
 - (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.
- (G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic loss. These structures require approval by the administrator, subject to section 4-5.

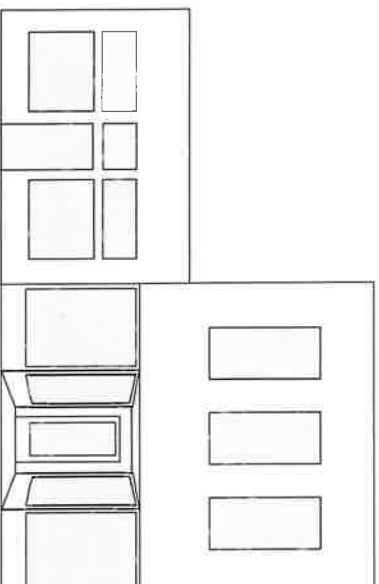
40 NEW CONSTRUCTION PLACEMENT

GOAL:

The primary goal is to follow the distinct rhythm established by the placement pattern of historic buildings in the district.

Actions to achieve the goal:

- ▶ New buildings should respect the placement of nearby historic buildings by being:
 - a) placed at a setback equal to or within 10 feet of that of nearby similar historic buildings or similar buildings within the district,
 - b) placed centrally on a lot with equal spacing on each side (party walls for buildings on the square), and
 - c) oriented towards (or facing) the same street as nearby historic buildings.



Downtown buildings are placed at the front of their lots (zero lot line) and share side walls with adjacent buildings (party walls).

Placement refers to how the building is located or situated upon its lot. Placement includes building setback, spacing, and orientation.

Glossary terms:

Nearby historic buildings.

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

Orientation.

The direction that the building (usually includes the primary entrance) faces.

Party wall.

A common, shared wall between two buildings; typical of downtown brick buildings.

Rhythm.

The pattern created by the relationship of elements along a street or on individual buildings (e.g. buildings to the open space or windows to wall space).

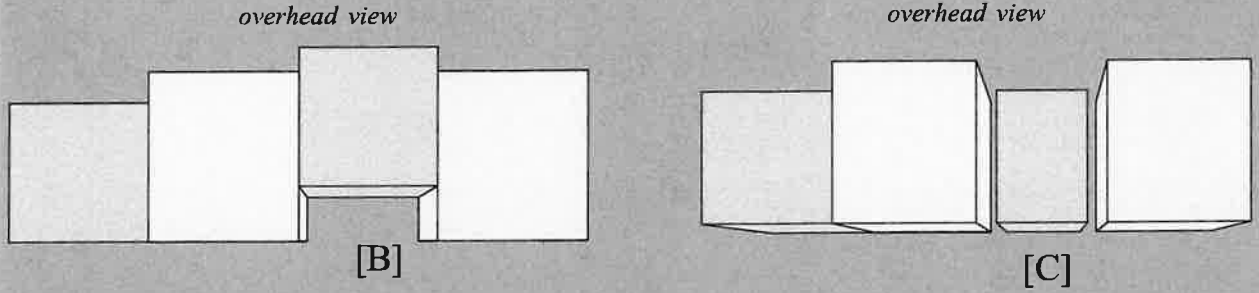
Setback.

A term used to define the distance a building is located from a street or sidewalk.

Spacing.

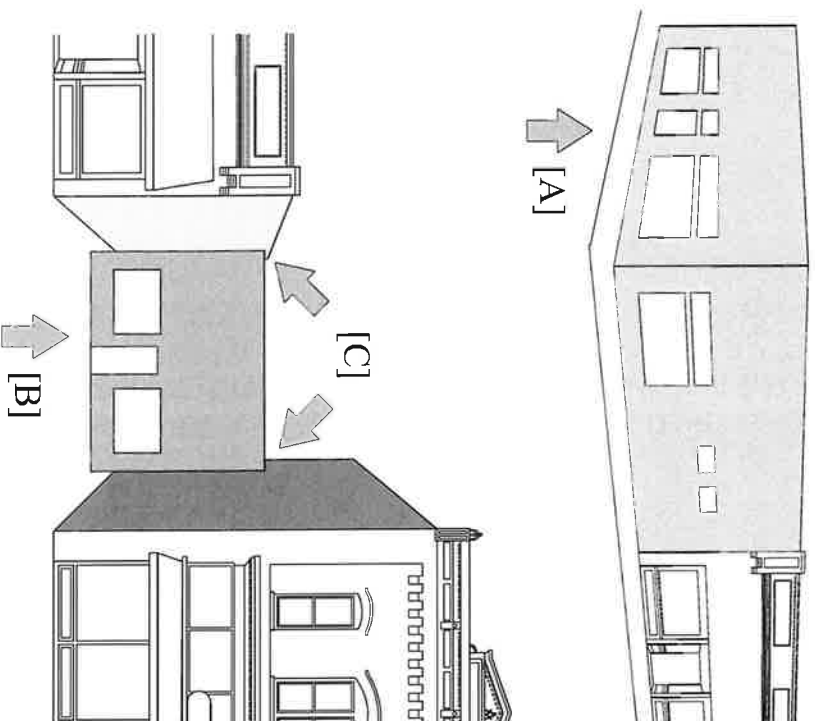
The distance between adjacent buildings.

- more terms found in the Glossary, p. 96



Common Mistakes

- ▶ Placement of a building facing a different street; corner or dual frontage properties should follow the example set by nearby historic corner properties. [A]
- ▶ Placement of a building not on the front lot line. [B]
- ▶ Placement of a building with side setbacks not party walls. [C]



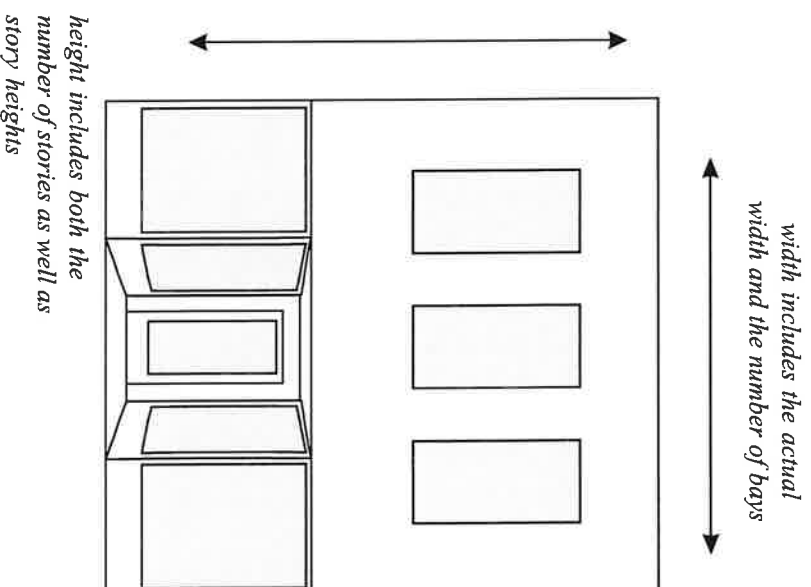
42 NEW CONSTRUCTION SCALE

GOAL:

The primary goal is to follow the established dimensions of historic buildings within the district.

Actions to achieve the goal:

- ▶ New buildings should respect the existing scale of historic buildings by being:
 - a) either one-story or two-story depending upon the uniformity of height displayed by nearby historic buildings,
 - b) approximately the same width as nearby historic buildings of similar form, and
 - c) approximately the same depth of nearby historic buildings; for more depth, new buildings should follow the addition pattern of nearby historic buildings of similar scale.



Scale refers to a building's dimensions - height, width, and depth - particularly in comparison to other buildings in the vicinity.

Glossary terms:

Bay.

The horizontal divisions of a building, defined by windows, columns, pilasters, etc.

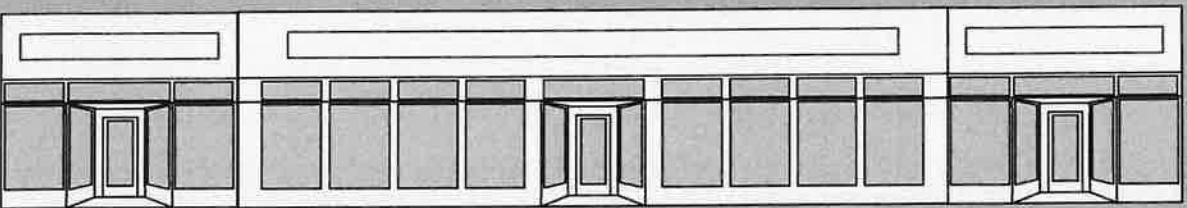
Nearby historic buildings.

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

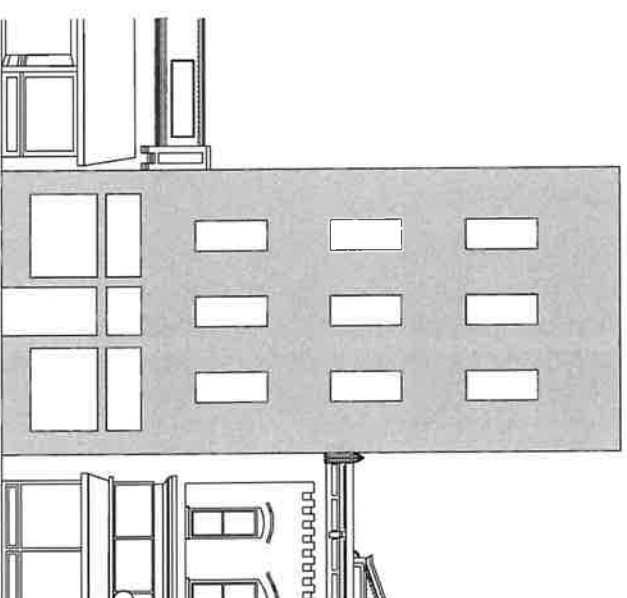
- more terms found in the Glossary, p. 96

Common Mistakes

- ▶ *Constructing a building of more than two stories.*
[A]
- ▶ *Constructing a building out of scale with its neighbors even though the number of stories is equal.*
[B]
- ▶ *Constructing a building that is too wide and creates an inappropriate horizontal appearance.*
[C]

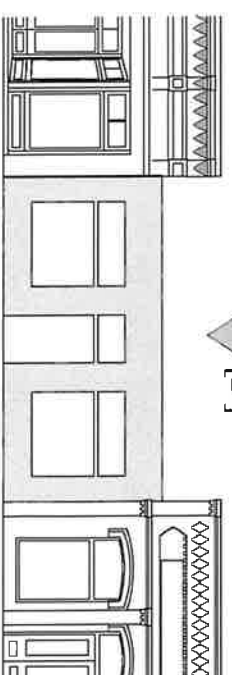


[C]



↑ [A]

↓ [B]



↓ [B]

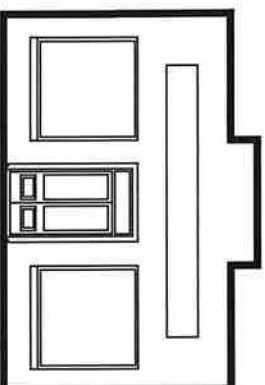
44 NEW CONSTRUCTION FORM

GOAL:

The primary goal is to follow the unique pattern of building forms found within the historic district.

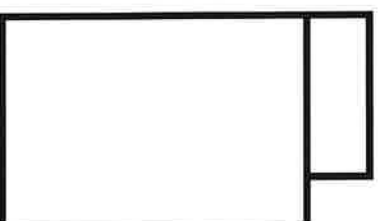
Actions to achieve the goal:

- ▶ New buildings should respect the existing form represented among historic buildings by:
 - a) using roof shapes, pitches, and parapets such as those on nearby similar historic buildings or similar buildings within the district,
 - b) creating a main block and using secondary blocks in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
 - c) having foundations of the similar height and pattern as similar historic buildings.



From the front each building creates a silhouette. On blueprints, this known as an "elevation."

Each building creates a "footprint" created by the exterior walls of the building. On blueprints, this is called the "plan" or "floor plan."



Form refers to a building's overall shape and composition. Vertically there are three divisions of form: the roof, the body, and the foundation.

Glossary terms:

Main block.

The central mass of a building, generally excluding secondary blocks such as additional wings, projections, dormers, or porches.

Nearby historic buildings.

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

Pitch. A term which refers to the steepness of roof slope.

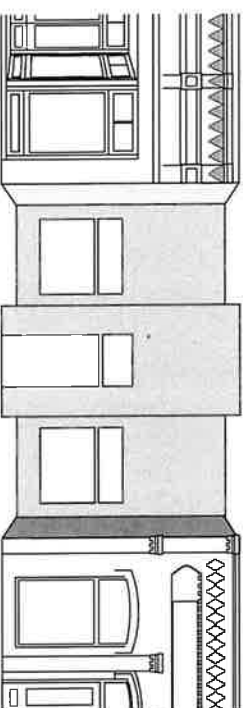
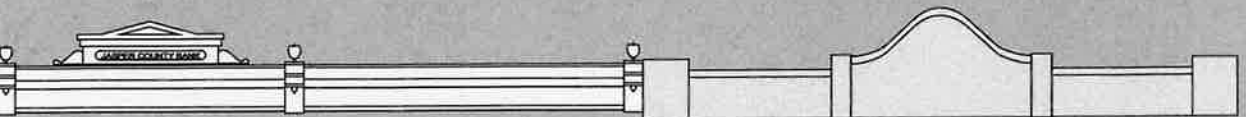
Secondary blocks. Portions of the building attached to the central mass of a building, generally such as additional wings, projections, dormers, or porches.

- more terms found in the Glossary, p. 96

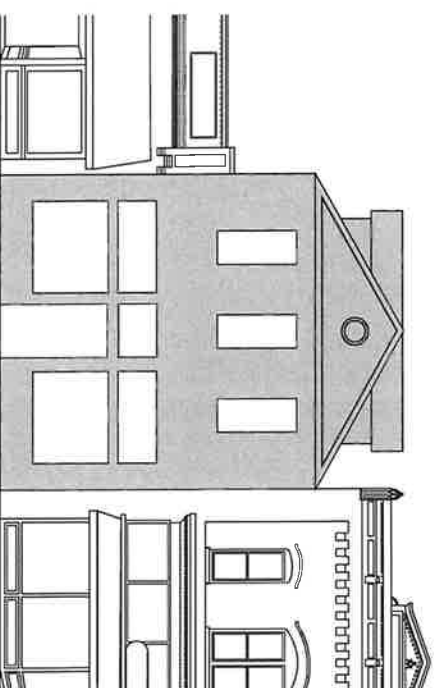
Common Mistakes

- ▶ *Constructing a parapet with a form or style atypical to the area. [A]*
- ▶ *Constructing a building with secondary blocks rather than one main block. [B]*
- ▶ *Constructing a building with a roof form unlike the established pattern. [C]*

[A]



[B]
[C]



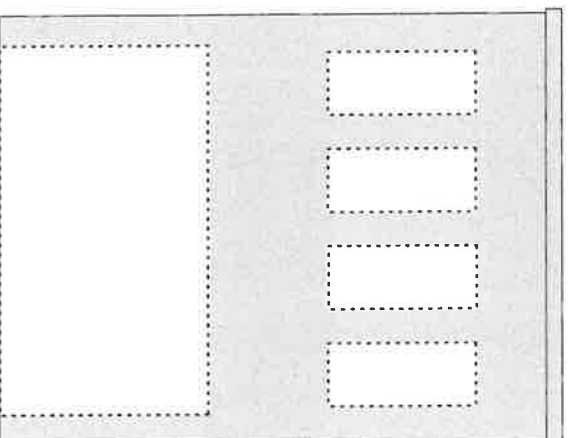
46 NEW CONSTRUCTION OPENINGS

GOAL:

The primary goal is to follow the solid-to-void ratio characteristic of historic buildings in the district.

Actions to achieve the goal:

- ▶ New buildings should respect the pattern of openings on historic buildings by:
 - a) using openings of similar dimensions and shape,
 - b) placing or distributing openings in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
 - c) balancing the ratio of solid-to-void by using the appropriate amount of opening on an elevation.



Downtown commercial buildings have a high degree of void at street level and evenly spaced smaller voids on upper floors.

Openings refers to windows and doors. Void is another term for openings.

Glossary terms:

Elevation.

Any of the external faces of a building.

Facade.

The front elevation or “face” of a building.

Nearby historic buildings.

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

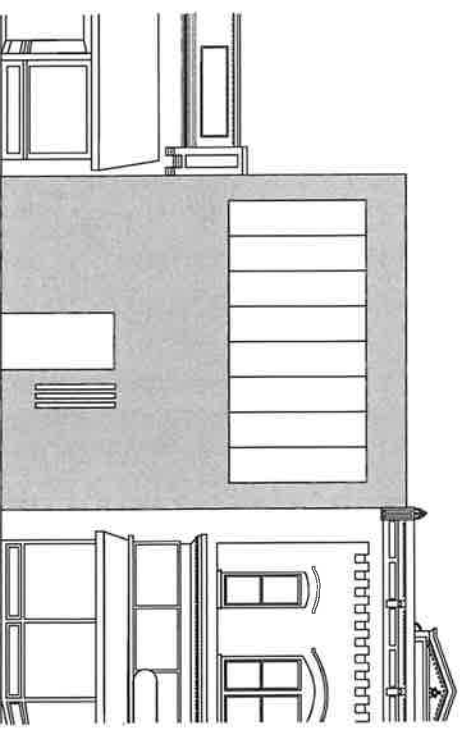
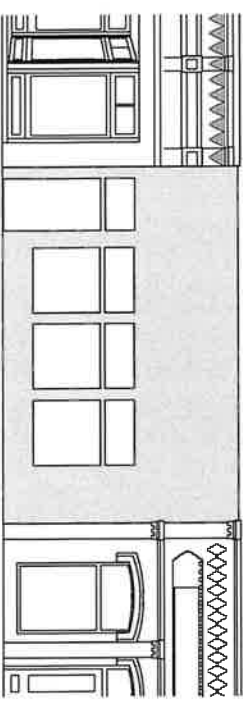
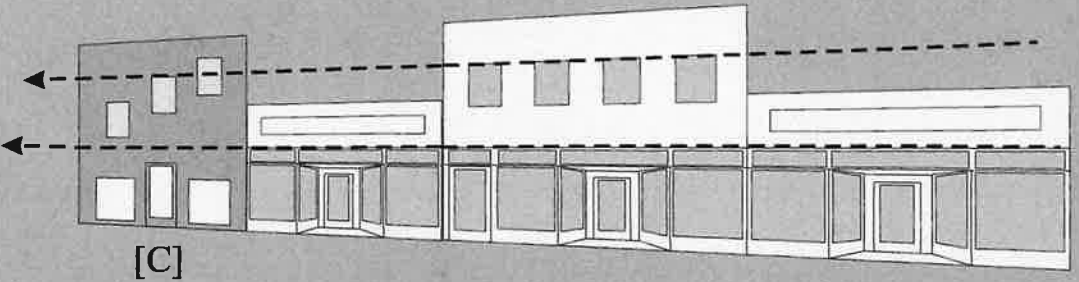
Solid-to-void.

The total area of wall in comparison to the total area of openings on an elevation.

- more terms found in the Glossary, p. 96

Common Mistakes

- ▶ *Using an asymmetrical distribution of windows and doors when symmetrical facades are the established pattern within that block. [A]*
- ▶ *Using a high solid-to-void ratio at ground level (the storefront) or a low solid-to-void ratio on upper floors. [B]*
- ▶ *Failing to align openings with other buildings on the same block. [C]*

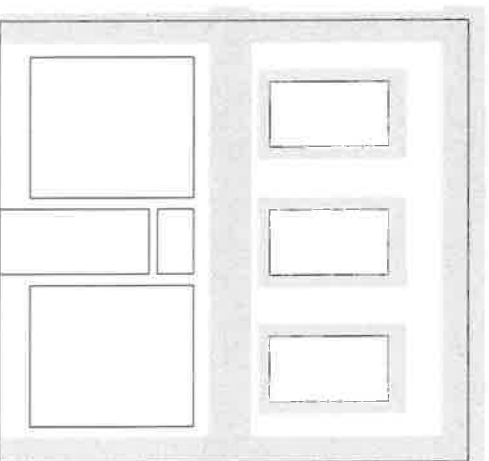


GOAL:

The primary goal is to follow the pattern of use of materials within the historic district.

Actions to achieve the goal:

- ▶ New buildings should respect the historic materials within the district by using the predominant exterior material - namely brick.
- ▶ New buildings should respect the ornamentation within the district by:
 - a) using ornamentation in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
 - b) using ornamentation to a degree equal to or less than that of nearby similar historic buildings or similar buildings within the district.



Shaded areas are traditional locations of ornament on commercial buildings.

Materials refers to the composition, texture, and appearance of the exterior surface of a building. Details refers to ornamentation that embellish the building.

Glossary terms:

Facade.

The front elevation or “face” of a building.

Nearby historic buildings.

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

Solid-to-void.

The total area of wall in comparison to the total area of openings on an elevation.

Synthetic stucco (EIFS).

Exterior insulation and finish systems (EIFS) are multi-component exterior wall systems which generally consist of: an insulation board; a base coat reinforced with glass fiber mesh ; and a finish coat.

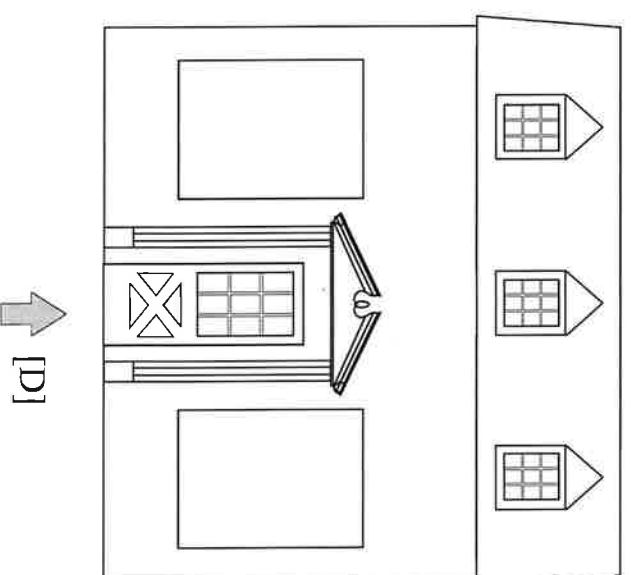
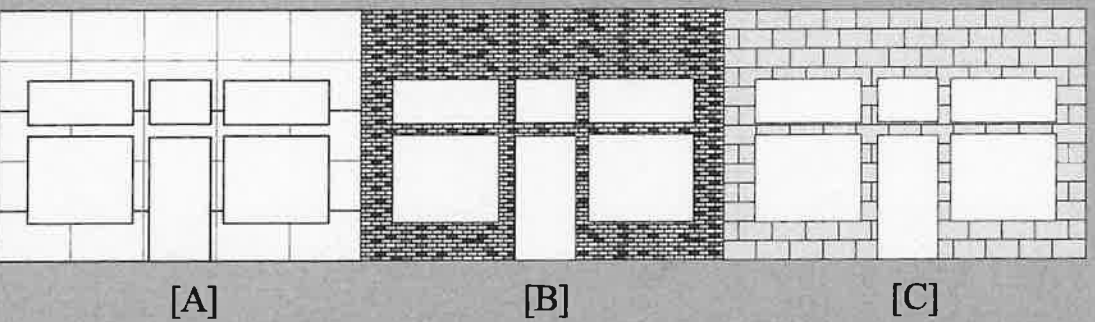
Variegated brick.

Multi-colored brick used in an attempt to create an antique look.

- more terms found in the Glossary, p. 96

Common Mistakes

- ▶ Using synthetic stucco (E.I.F.S.) [A]
- ▶ Using variegated brick. [B] or concrete block. [C]
- ▶ Using any material other than brick.
- ▶ Copying historic styles or themes not common to the area such as colonial or wild west. [D]
- ▶ Use of stock details which do not match the proportions and degree of craftsmanship of historic details.





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Application # COA 0108-
2026

Application for Certificate of Appropriateness Main Street Advisory Board

Contact Community Development (478) 988-2720

*Indicates Required Field

	Applicant	Property Owner
*Name	Katherine Chamblee / Wingate Construction	Kimberley Pickney
*Title	Business Development Manager	Owner
*Address	817 Hwy 247 S Kathleen Ga	
*Phone	478-342-8476	478-397-5986
*Email	Katherinec@wc.group	Kimberly@memesperry.com

*Property Address 1126 Macon Rd.

Project:

New Building x Addition _____ Alteration _____ Demolition _____ Relocation _____

***Please describe the proposed modification:**

Construction of an approximately 4,000-square-foot foot print, commercial studio and office building with a partial mezzanine. The proposed exterior features a light Cherokee Brick skirt with warm cream board-and-batten siding above, a restrained stepped commercial parapet/cornice, olive-green divided-light storefront windows and glazed entrance doors, three separate olive-and-cream striped fabric awnings, traditional lantern-style entrance lighting, side-elevation gooseneck fixtures, a gold wall-mounted business monogram, and a small pedestrian-oriented freestanding identification sign. Parking and service circulation are located primarily beside and behind the building. Stormwater management is proposed underground to allow a shallow landscaped lawn along Macon Road.

Instructions

1. A Certificate of Appropriateness is required for any exterior modification of a property located in the Downtown Development Overlay District.
2. Applications, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness.
3. The application may be submitted to the Community Development office or online.
4. The applicant must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8 of the Land Management Ordinance.
5. ***The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:**
 - _____ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements,
 - _____ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes,
 - _____ Detailed drawing(s) or sketch(s) depicting size, location, and colors of signage,
 - _____ Sample(s) for all proposed wall and trim paint colors,
 - _____ Sample(s) or photo(s) of proposed awning/canopy materials and color,
 - _____ Photo(s) of proposed doors, windows, lights, or other features that will be added to the building,
 - _____ Photo(s) or sample of proposed roofing materials and color if roof will be visible,
 - _____ Photo(s) or sample of brick, stone, tile, mortar, or other exterior construction materials that will be added to the building, and
 - _____ Other information that helps explain details of the proposal.

6. A complete application and all plans, drawings, cut sheets, and other information which adequately describes the proposed project must be submitted at least 10 days prior to a meeting of the Main Street Advisory Board, to allow adequate time for staff to review and prepare a report. The Main Street Advisory Board meets on the 1st Thursday of each month at 5:00pm at the Community Development office, 741 Main Street.
7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.

8. Signatures:

*Applicant <i>Katherine Chambless</i>	*Date 07/16/2026
*Property Owner/Authorized Agent <i>Kirby Smith</i>	*Date 7-16-2026

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located the Downtown Development Overlay District when the repair does not involve a change in design, material, color, or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$245.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. 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.

Estimated valuation of proposed modification: 1,500,000.00



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STAFF REPORT

August 31, 2026

CASE NUMBER: COA-0120-2026
APPLICANT: Howard L. Griffin
REQUEST: Construct new commercial building
LOCATION: 1141 Macon Road; Parcel 0P0020 027000

APPLICANT'S REQUEST: The applicant proposes to construct a new two-story commercial retail building on a currently vacant building pad site located at the subject property. The subject property already includes the majority of site development, including parking and sidewalks.

The building is proposed to be built primarily of brick (Southern Pearl Queen color) with cast stone accents (oyster bisque color) along the top and mid-point of the facades as well as trim around windows and doors. The building will include large store-front style windows, stained-wood entrance doors, decorative exterior lighting fixtures, and identifying signage on the building.

STAFF COMMENTS: The subject property is located on a vacant parcel adjacent to various existing uses within the eastern portion of the Downtown Development District including a medical spa and religious and nonprofit institutions. The rear of the property abuts a multi-family development. All existing buildings on the street are set back from the right-of-way.

The proposed building design is predominantly brick with cast stone accents. The design substantially meets the Main Street Advisory Board's adopted design guidelines. The proposed design is visually compatible with nearby properties.

STAFF RECOMMENDATION: Approval.

APPLICABLE DESIGN GUIDELINES ATTACHED.

APPLICABLE ORDINANCE SECTION:

6-6.3. Design Standards for the Downtown Development District.

- (A) *Intent.* The intent of this section is to encourage and maintain the viability and visual compatibility of structures and sites in the Downtown Development Overlay District.
- (B) *Applicability.* New construction and exterior modification of buildings and sites in the downtown development overlay district must obtain a certificate of appropriateness prior to starting such work. In addition to other design guidelines adopted by the Main Street Advisory Board, new construction and existing buildings, structures, and sites which are altered, reconstructed, or moved shall be consistent with the architectural styles of commercial buildings constructed prior to 1950 in the downtown development overlay district and the standards of this section.
- (C) *Exemptions.* Nothing in the section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in the Downtown Development Overlay District when the repair does not involve a change in design, material, or outer appearance of the structure. Certificates of

appropriateness are not required for alterations to the interior of a building or changes in the use of a building, although other permits may be required.

- (D) *Sign standards.* All signs shall require a Certificate of Appropriateness issued by the administrator prior to issuing a sign permit. The administrator may exempt signs which comply with the provisions of Section 6-9.12(C).
- (E) *Site design standards.*
- (1) Orientation and setback. The orientation and setback of a building shall be consistent with adjacent buildings.
 - (2) Spacing of buildings. The relationship of a building to open space between it and the adjoining buildings shall be visually compatible to the buildings and open spaces to which it is visually related.
 - (3) Parking. Parking should be located to the side or rear of a building. When a parking lot must be located adjacent to a public right-of-way, a wall and/or landscape buffer should separate the parking lot from the right-of-way.
 - (4) Courtyards and outdoor spaces. Walls, wrought iron fences, evergreen landscape buffers, and/or building facades shall form cohesive walls of enclosure along a street.
- (F) *Building design standards.*
- (1) *Height.* The height of the proposed building shall be visually compatible with adjacent buildings.
 - (2) *Proportion of Building from Facade.* The relationship of the width of building to the height of the front elevation shall be visually compatible with buildings to which it is visually related.
 - (3) *Scale of a Building.* The size of a building, the building mass of a building in relation to open spaces, the windows, door openings, porches and balconies shall be visually compatible with the buildings to which it is visually related.
 - (4) *Proportion of Openings within the Facility.* The relationship of the width of the windows in a building to the height of the windows shall be visually compatible with buildings to which it is visually related.
 - (5) *Rhythm of Solids to Voids in Front Facades.* The relationship of solids to voids in the front facade of a building shall be visually compatible with buildings to which it is visually related.
 - (6) *Rhythm of Entrance and/or Porch Projection.* The relationship of entrances and porch projections to the sidewalks of a building shall be visually compatible to the buildings to which it is visually related.
 - (7) *Relationship of Materials; Texture and Color.* The relationship of the materials, texture, and color of the facade of a building shall be visually compatible with the predominant materials in the buildings to which it is visually related. Brick or mortared stone shall be the predominant materials on new construction.
 - (8) *Roof Shapes.* The roof shape of a building shall be visually compatible with the buildings to which it is visually related.
 - (9) *Colors:* Colors should be in keeping with color palettes currently in use, or of historical significance to the City of Perry. The Community Development Department may suggest or make available certain color palettes, which are not required to have a Certificate of Appropriateness.
- (G) *Temporary structures.* Temporary structures are permitted for construction projects or catastrophic loss. These structures require approval by the administrator, subject to section 4-5.

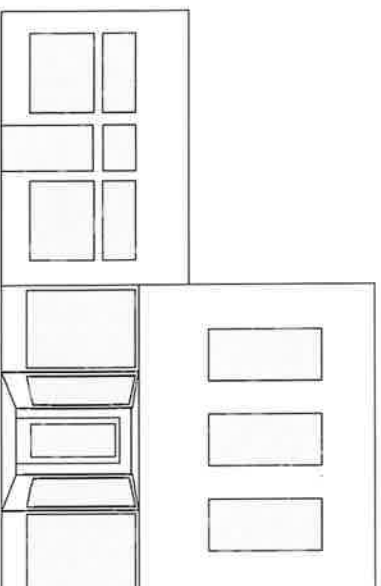
40 NEW CONSTRUCTION PLACEMENT

GOAL:

The primary goal is to follow the distinct rhythm established by the placement pattern of historic buildings in the district.

Actions to achieve the goal:

- ▶ New buildings should respect the placement of nearby historic buildings by being:
 - a) placed at a setback equal to or within 10 feet of that of nearby similar historic buildings or similar buildings within the district,
 - b) placed centrally on a lot with equal spacing on each side (party walls for buildings on the square), and
 - c) oriented towards (or facing) the same street as nearby historic buildings.



Downtown buildings are placed at the front of their lots (zero lot line) and share side walls with adjacent buildings (party walls).

Placement refers to how the building is located or situated upon its lot. Placement includes building setback, spacing, and orientation.

Glossary terms:

Nearby historic buildings.

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

Orientation.

The direction that the building (usually includes the primary entrance) faces.

Party wall.

A common, shared wall between two buildings; typical of downtown brick buildings.

Rhythm.

The pattern created by the relationship of elements along a street or on individual buildings (e.g. buildings to the open space or windows to wall space).

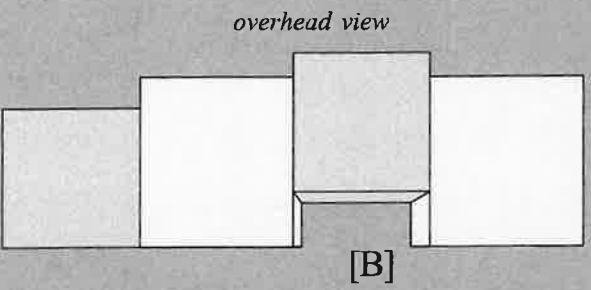
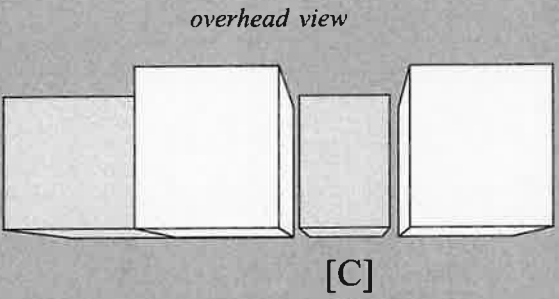
Setback.

A term used to define the distance a building is located from a street or sidewalk.

Spacing.

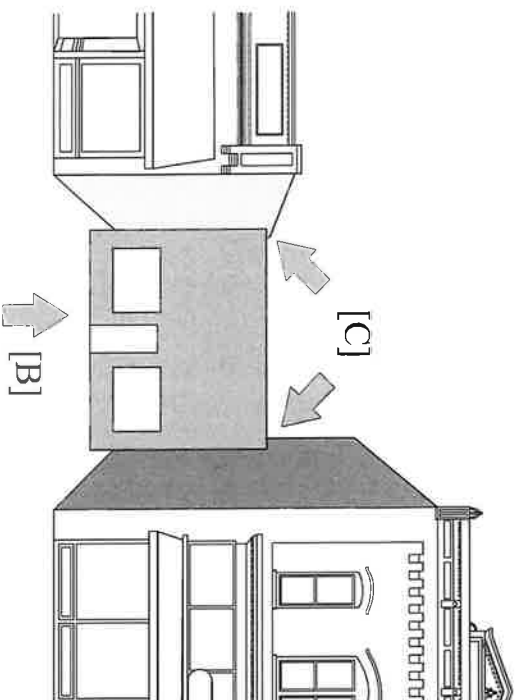
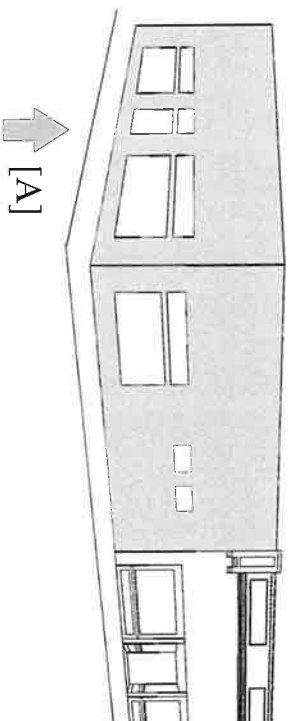
The distance between adjacent buildings.

- more terms found in the Glossary, p. 96



Common Mistakes

- ▶ Placement of a building facing a different street; corner or dual frontage properties should follow the example set by nearby historic corner properties. [A]
- ▶ Placement of a building not on the front lot line. [B]
- ▶ Placement of a building with side setbacks not party walls. [C]



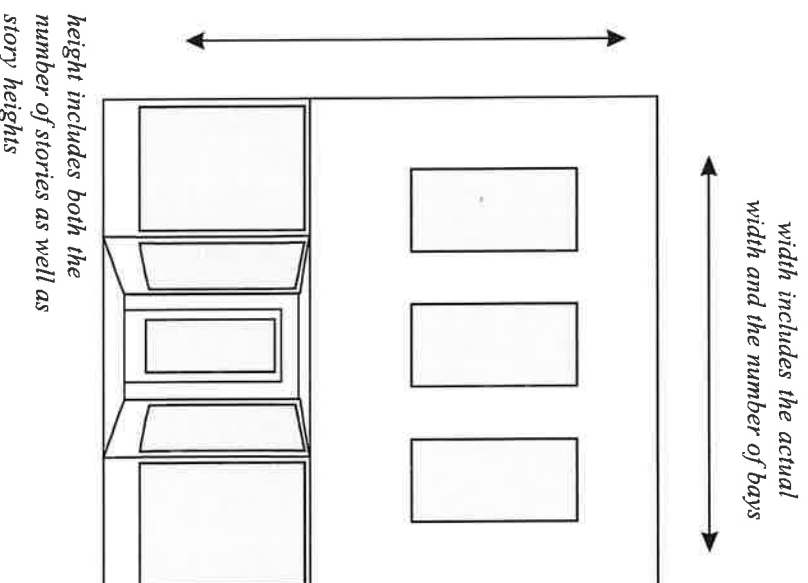
42 NEW CONSTRUCTION SCALE

GOAL:

The primary goal is to follow the established dimensions of historic buildings within the district.

Actions to achieve the goal:

- ▶ New buildings should respect the existing scale of historic buildings by being:
 - a) either one-story or two-story depending upon the uniformity of height displayed by nearby historic buildings,
 - b) approximately the same width as nearby historic buildings of similar form, and
 - c) approximately the same depth of nearby historic buildings; for more depth, new buildings should follow the addition pattern of nearby historic buildings of similar scale.



Scale refers to a building's dimensions - height, width, and depth - particularly in comparison to other buildings in the vicinity.

Glossary terms:

Bay.

The horizontal divisions of a building, defined by windows, columns, pilasters, etc.

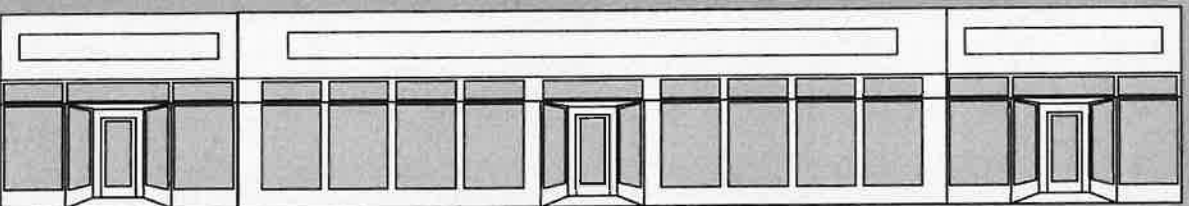
Nearby historic buildings.

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

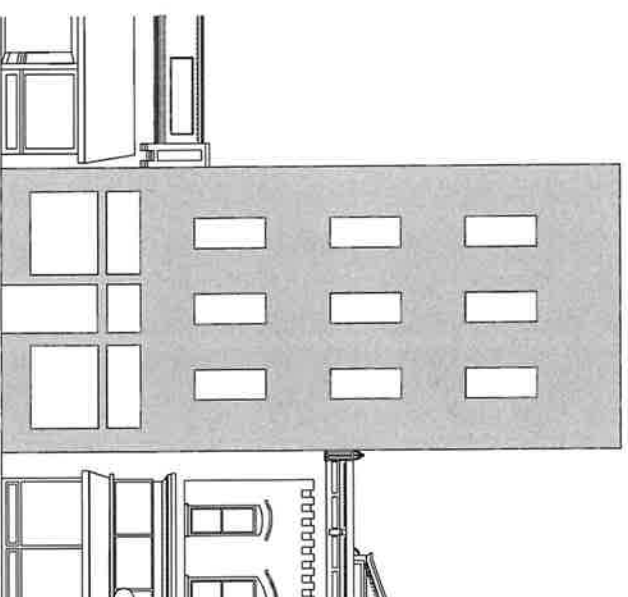
- more terms found in the Glossary, p. 96

Common Mistakes

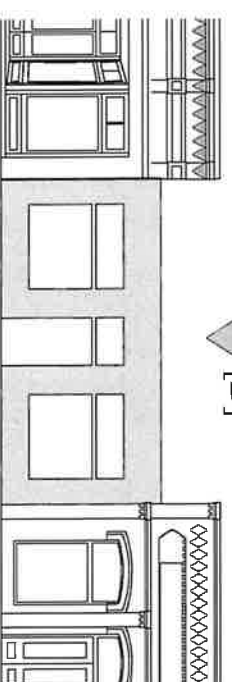
- ▶ *Constructing a building of more than two stories.*
[A]
- ▶ *Constructing a building out of scale with its neighbors even though the number of stories is equal.*
[B]
- ▶ *Constructing a building that is too wide and creates an inappropriate horizontal appearance.*
[C]



[C]



↑ [A]
↓ [B]

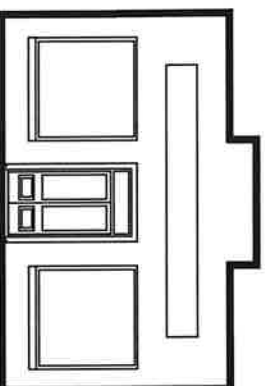


GOAL:

The primary goal is to follow the unique pattern of building forms found within the historic district.

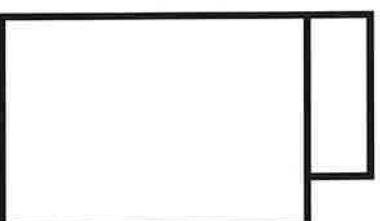
Actions to achieve the goal:

- ▶ New buildings should respect the existing form represented among historic buildings by:
 - a) using roof shapes, pitches, and parapets such as those on nearby similar historic buildings or similar buildings within the district,
 - b) creating a main block and using secondary blocks in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
 - c) having foundations of the similar height and pattern as similar historic buildings.



From the front each building creates a silhouette. On blueprints, this known as an "elevation."

Each building creates a "footprint" created by the exterior walls of the building. On blueprints, this is called the "plan" or "floor plan."



Form refers to a building's overall shape and composition. Vertically there are three divisions of form: the roof, the body, and the foundation.

Glossary terms:

Main block.

The central mass of a building, generally excluding secondary blocks such as additional wings, projections, dormers, or porches.

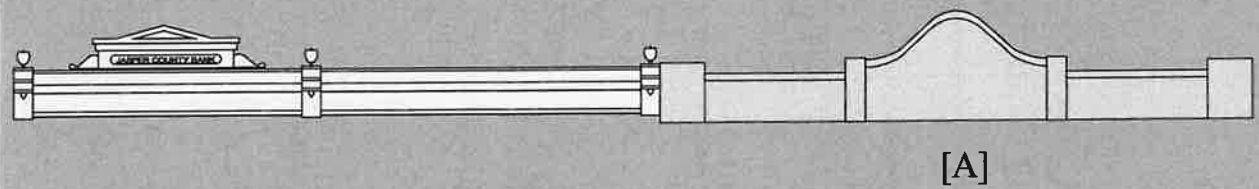
Nearby historic buildings.

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

Pitch. A term which refers to the steepness of roof slope.

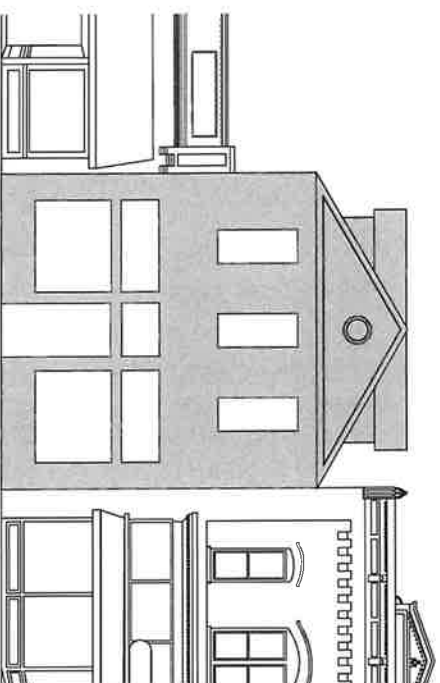
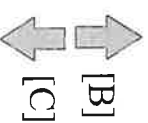
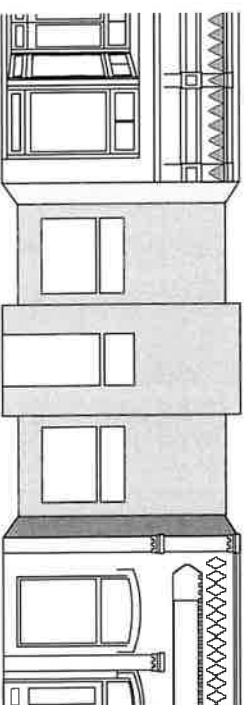
Secondary blocks. Portions of the building attached to the central mass of a building, generally such as additional wings, projections, dormers, or porches.

- more terms found in the Glossary, p. 96



Common Mistakes

- ▶ *Constructing a parapet with a form or style atypical to the area. [A]*
- ▶ *Constructing a building with secondary blocks rather than one main block. [B]*
- ▶ *Constructing a building with a roof form unlike the established pattern. [C]*

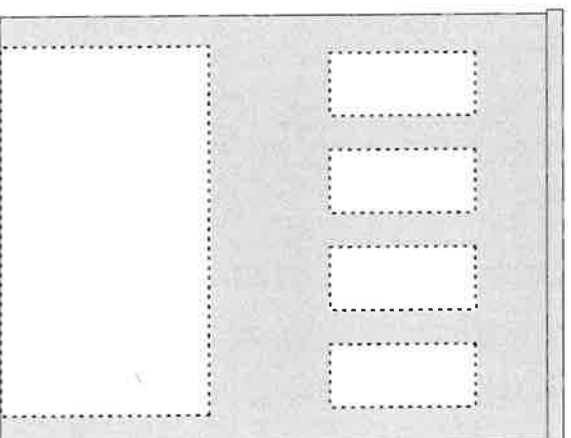


GOAL:

The primary goal is to follow the solid-to-void ratio characteristic of historic buildings in the district.

Actions to achieve the goal:

- ▶ New buildings should respect the pattern of openings on historic buildings by:
 - a) using openings of similar dimensions and shape,
 - b) placing or distributing openings in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
 - c) balancing the ratio of solid-to-void by using the appropriate amount of opening on an elevation.



Downtown commercial buildings have a high degree of void at street level and evenly spaced smaller voids on upper floors.

Openings refers to windows and doors. Void is another term for openings.

Glossary terms:

Elevation.

Any of the external faces of a building.

Facade.

The front elevation or “face” of a building.

Nearby historic buildings.

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

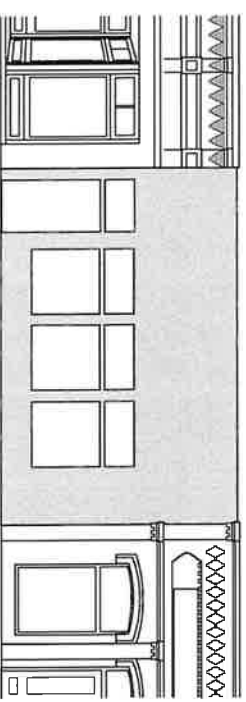
Solid-to-void.

The total area of wall in comparison to the total area of openings on an elevation.

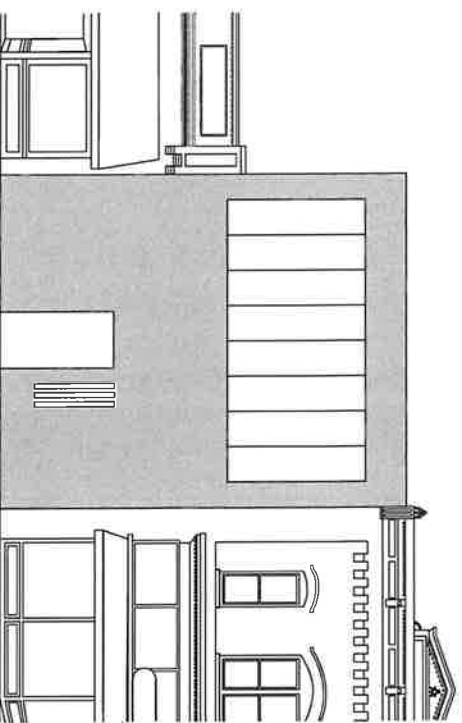
- more terms found in the Glossary, p. 96

Common Mistakes

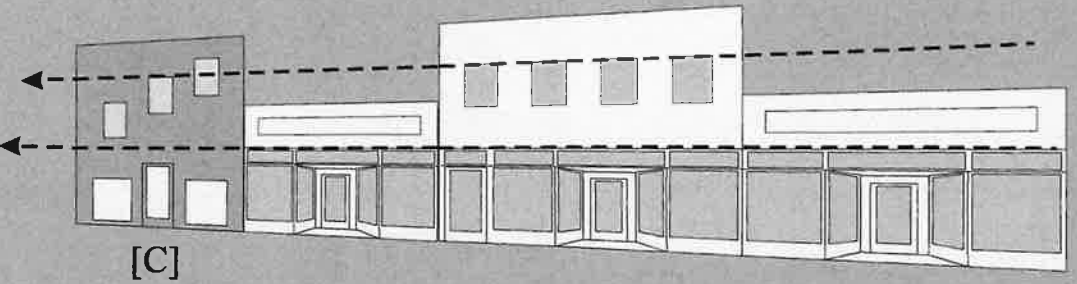
- ▶ *Using an asymmetrical distribution of windows and doors when symmetrical facades are the established pattern within that block. [A]*
- ▶ *Using a high solid-to-void ratio at ground level (the storefront) or a low solid-to-void ratio on upper floors. [B]*
- ▶ *Failing to align openings with other buildings on the same block. [C]*



↑
[A]



↑
[B]

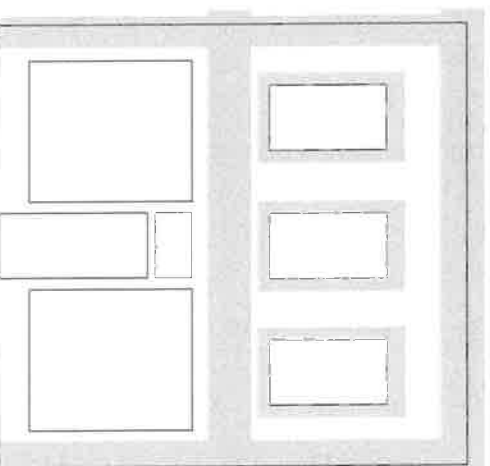


GOAL:

The primary goal is to follow the pattern of use of materials within the historic district.

Actions to achieve the goal:

- ▶ New buildings should respect the historic materials within the district by using the predominant exterior material - namely brick.
- ▶ New buildings should respect the ornamentation within the district by:
 - a) using ornamentation in a manner similar to that of nearby similar historic buildings or similar buildings within the district, and
 - b) using ornamentation to a degree equal to or less than that of nearby similar historic buildings or similar buildings within the district.



Shaded areas are traditional locations of ornament on commercial buildings.

Materials refers to the composition, texture, and appearance of the exterior surface of a building. Details refers to ornamentation that embellish the building.

Glossary terms:

Facade.

The front elevation or “face” of a building.

Nearby historic buildings.

The closest possible examples: 1) adjacent historic buildings, 2) historic buildings along the same street, 3) historic buildings within the immediate area, 4) historic buildings within the district.

Solid-to-void.

The total area of wall in comparison to the total area of openings on an elevation.

Synthetic stucco (EIFS).

Exterior insulation and finish systems (EIFS) are multi-component exterior wall systems which generally consist of: an insulation board; a base coat reinforced with glass fiber mesh ; and a finish coat.

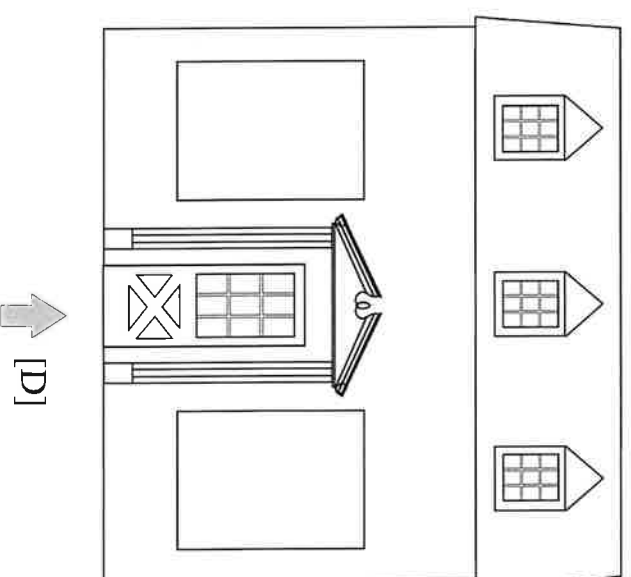
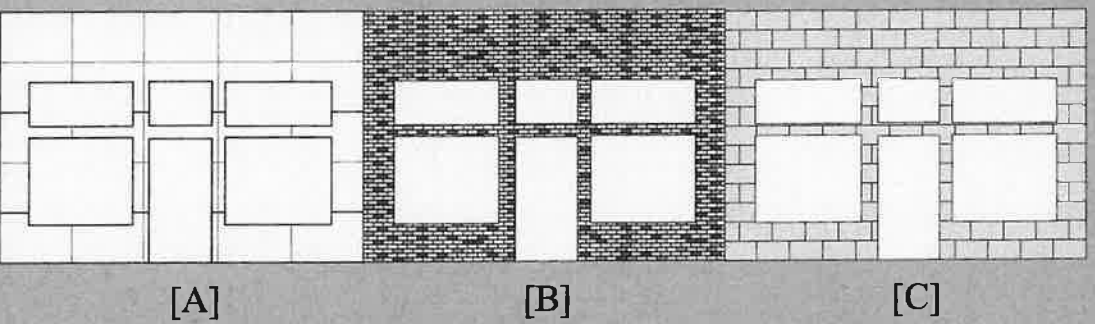
Variegated brick.

Multi-colored brick used in an attempt to create an antique look.

- more terms found in the Glossary, p. 96

Common Mistakes

- ▶ Using synthetic stucco (E.I.F.S.) [A]
- ▶ Using variegated brick. [B] or concrete block. [C]
- ▶ Using any material other than brick.
- ▶ Copying historic styles or themes not common to the area such as colonial or wild west. [D]
- ▶ Use of stock details which do not match the proportions and degree of craftsmanship of historic details.





Where Georgia comes together.

Application for Certificate of Appropriateness

Contact Community Development (478) 988-2720

Application # COA
0120-2026

Applicant/Owner Information

*Indicates Required Field

	Applicant	Property Owner
*Name	Howard L. Griffin (Contractor)	Harvey and Maria Gilbert
*Title	President/Contractor	Owner
*Address	P. O. Box 21, Bolingbroke, GA 31004	902 Commerce St B, Perry, GA 31069
*Phone	478-718-6195	478-988-1595
*Email	howard@hlgriffinconstruction.com	harveygilbert26@gmail.com

Property Information

*Street Address	1141 Macon Road, Perry, GA 31069	
*Tax Map #(s)	Downtown Distric	Historic or Downtown District

Request

New Building ☒ Addition ☐ Alteration ☐ Demolition ☐ Relocation ☐

*Please describe the proposed modification:

New construction project to build a new building for Gilbert's Bridal and Formalwear.

Instructions

1. This application must be submitted when alterations are proposed to the exterior of a building located in a historic district or in the Downtown Development Overlay District; when a new building is proposed in these districts; or when an existing building in these districts is proposed to be demolished or relocated.
2. Projects located in the Downtown Development Overlay District, with the exception of signs, are reviewed by the Main Street Advisory Board, which makes a recommendation to the administrator for action on the Certificate of Appropriateness. All other projects are reviewed by the administrator.
3. The application must be submitted to the Community Development office during normal business hours.
4. The applicant/owner must respond to the "standards" for the granting of a certificate of appropriateness in Section 2-3.8, Certificate of Appropriateness.
5. *The following drawings and other documents must be submitted with the application, depending on the extent of the proposal:
 - ☒ Site plan depicting building(s) footprint, parking, landscaping, and other site improvements;
 - ☒ Detailed drawing(s) or sketch(s) showing the views of all building facades facing public streets and building features, such as recessed doors or dormers, and sizes;
 - ☐ Detailed drawing(s) or sketch(s) depicting size, location and colors of signage;
 - ☒ Sample(s) for all proposed wall and trim paint colors;
 - ☐ Sample(s) or photo(s) of proposed awning/canopy materials and color;
 - ☒ Photo(s) of proposed doors, windows, lights or other features that will be added to the building;
 - ☐ Photo(s) or sample of proposed roofing materials and color if roof will be visible;
 - ☒ Photo(s) or sample of brick, stone, tile, mortar or other exterior construction materials that will be added to the building; and
 - ☐ Other information that helps explain details of the proposal.

6. The Main Street Advisory Board meets the first Thursday of the month at 5:00 pm at City Hall located at 1211 Washington Street. Completed applications must be submitted at least one week prior to the meeting date.
7. Please read carefully: The applicant and property owner affirm that all information submitted with this application; including any/all supplemental information is true and correct to the best of their knowledge and they have provided full disclosure of the relevant facts.
8. Signatures:

*Applicant	Howard L. Griffin Digitally signed by Howard L. Griffin DN: c=US, E=howard@hgriffinconstruction.com, O=H. L. Griffin Construction, Inc., CN=Howard L. Griffin Date: 2026.08.20 16:19:15-04'00'	*Date	8/20/26
*Property Owner/Authorized Agent	<i>James E. Bellet Maria M. Gilbert</i>	*Date	8/20/26

Maintenance and Repair

Nothing in the Land Management Ordinance shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature of structures located in a historic district or the Downtown Development Overlay District when the repair does not involve a change in design, material, color or outer appearance of the structure. Certificates of appropriateness are not required for alterations to the interior of a building or alterations to the use of a building (although other permits may be required).

Notices

There is no fee for review of a Certificate of Appropriateness (COA) application. However, a fee of \$220.00 will be charged for work started without an approved Certificate of Appropriateness.

Approval of a certificate of appropriateness does not waive any required permits, inspections, or fees required by the Community Development Department. Structural changes to a building require a building permit from the Community Development Department.

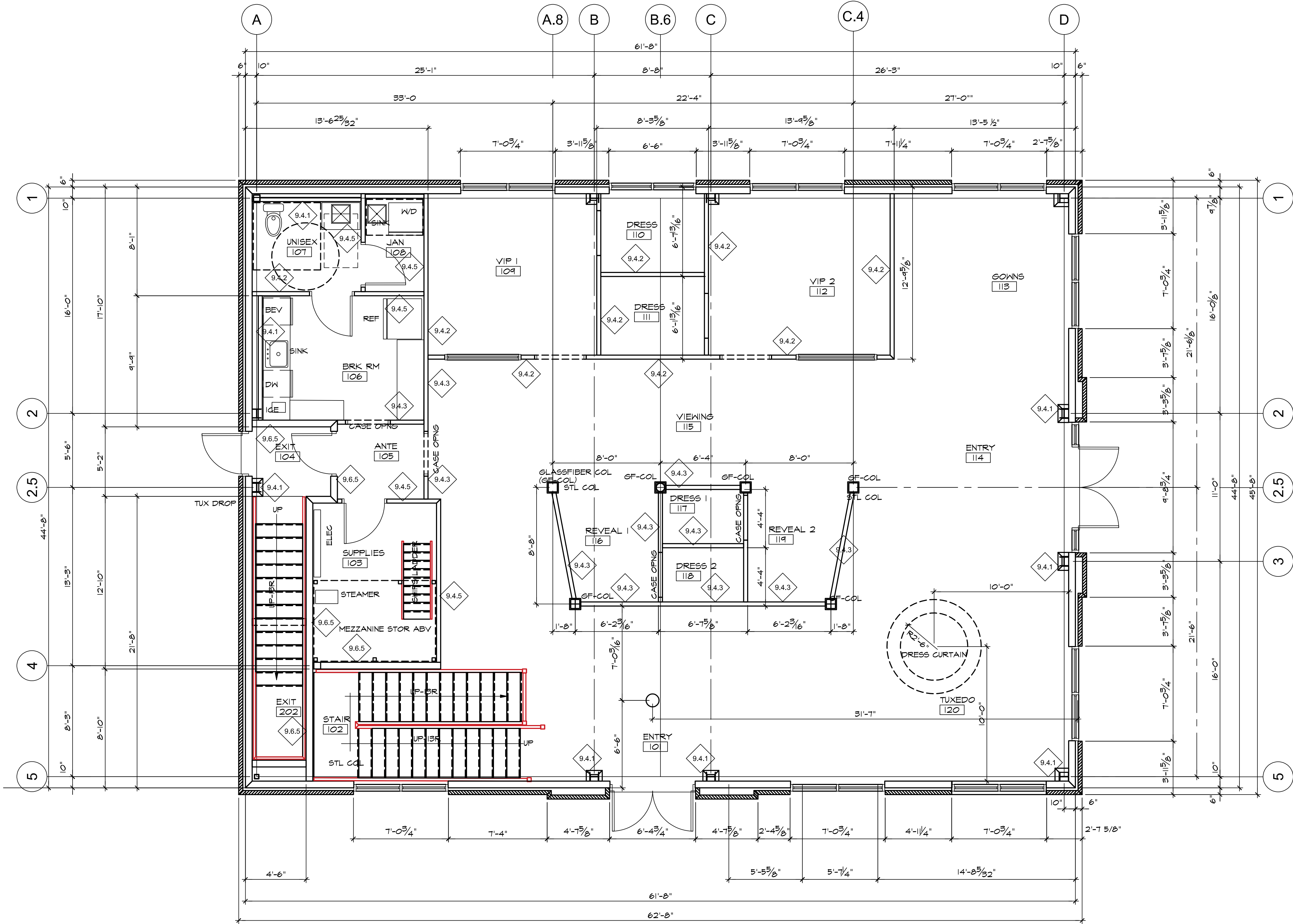
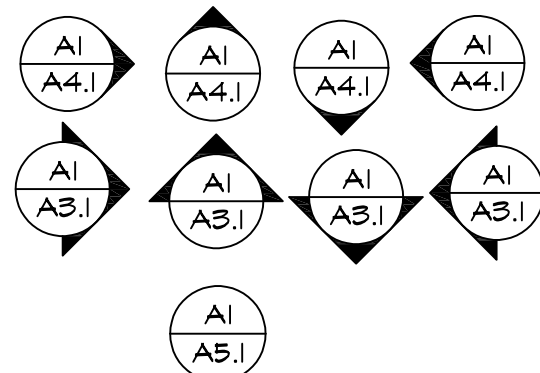
Decisions of the administrator may be appealed to the Planning Commission.

The Certificate of Appropriateness is valid for 6 months (180 days) from the date of approval by the administrator. If work is not completed within that timeframe, the applicant must renew the COA.

Estimated valuation of proposed modification: \$1,250,000.00

PLAN LEGEND

- NEW CONCRETE WALL
- NEW C. M. U. WALL OR PARTITION
- NEW BRICK WALL OR PARTITION
- NEW STEEL STUD WALL OR PARTITION



PROJ NORTH
FIRST FLOOR PLAN
 SCALE: 1/4" = 1'-0"

PARTITION TYPES

NON-STRUCTURAL METAL FRAMING PARTITIONS
 (DELEGATED DESIGN)

3-5/8" STEEL STUD PARTITIONS

- 9.4.1 3-5/8" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD ON ROOM SIDE FACE ONLY.
- 9.4.2 3-5/8" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON EACH FACE & SOUND ATTENUATION INSULATION.
- 9.4.3 3-5/8" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON EACH FACE
- 9.4.4 3-5/8" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON ROOM SIDE FACE ONLY & SOUND ATTENUATION INSULATION.
- 9.4.5 3-5/8" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH FACE & SOUND ATTENUATION INSULATION (UL DESIGN NO. U419) ONE HOUR RATED ASSEMBLY.
- 9.4.6 3-5/8" STEEL STUDS AT 16" O. C. WITH 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH FACE & SOUND ATTENUATION INSULATION (UL DESIGN NO. U419) TWO HOUR RATED ASSEMBLY.

6" STEEL STUD PARTITIONS

- 9.6.1 6" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD ON ROOM SIDE FACE ONLY.
- 9.6.2 6" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON EACH FACE & SOUND ATTENUATION INSULATION.
- 9.6.3 6" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON EACH FACE
- 9.6.4 6" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON ROOM SIDE FACE ONLY & SOUND ATTENUATION INSULATION.
- 9.6.5 6" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH FACE & SOUND ATTENUATION INSULATION (UL DESIGN NO. U419) ONE HOUR RATED ASSEMBLY.
- 9.6.6 3-5/8" STEEL STUDS AT 16" O. C. WITH 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH FACE & SOUND ATTENUATION INSULATION (UL DESIGN NO. U419) TWO HOUR RATED ASSEMBLY.

GENERAL PARTITIONS NOTES:

(1) ALL PARTITIONS TO TERMINATE AT UNDERSIDE OF ROOF STRUCTURE, FLOOR AND/OR ROOF DECK, UNLESS OTHERWISE NOTED. WALLS NOTED WITH A

xxx DENOTES WALL TERMINATING 6" ABOVE ACOUSTICAL PANEL CEILING.

(2) TENANT SEPARATION WALLS FOE OTHER MERCANTILE OCCUPANCIES SHALL BE MINIMUM ONE (1) HOUR RATED CONSTRUCTION THAT EXTENDS FROM THE FLOOR TO THE UNDERSIDE OF THE ROOF OR FIRE RATED FLOOR DECK WITH ALL OPENINGS SEALED TIGHT PER TEH 2018 FIRE CODE.

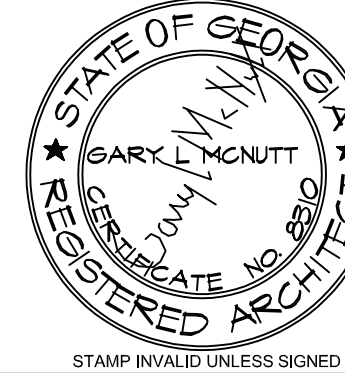
(3) TENANT SEPARATION WALLS FOR ALL OTHER OCCUPANCIES SHALL BE MINIMUM TWO (2) HOUR RATED CONSTRUCTION THAT EXTENDS FROM THE FLOOR TO THE UNDERSIDE OF THE ROOF OR FIRE RATED FLOOR DECK WITH ALL WALL OPENINGS SEALED TIGHT PER THE 2018 FIRE CODE.

(4) FIRE STOP SYSTEMS AND DEVICES: PENETRATIONS FOR CABLES, CABLE TRAYS, CONDUITS, PIPES, TUBES, COMBUSTION VENTS AND EXHAUST VENTS, WIRES, AND SIMILAR ITEMS TO ACCOMMODATE ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATION SYSTEMS THAT PASS INTO OR THROUGH A WALL, FLOOR, OR FLOOR/CEILING ASSEMBLY, CONSTRUCTED AS A FIRE BARRIER SHALL BE PROTECTED BY A FIRE STOP SYSTEM OR DEVICE, LOVE SAFETY CODE SECTION 8.3.5.1 OF THE 2018 EDITION. FIRE STOP SYSTEMS SHALL HAVE A MINIMUM OF ONE (1) HOUR F RATING, BUT NOT LESS THAN THE REQUIRED FIRE RESISTIVE RATING OF THE FIRE BARRIER PENETRATED, SECTION 8.3.5.1.3 PENETRATIONS IN FIRE RATED HORIZONTAL ASSEMBLIES SHALL HAVE A MINIMUM OF ONE (1) HOUR T RATING, BUT NOT LESS THAN THE FIRE RESISTIVE RATING OF THE HORIZONTAL ASSEMBLY, SECTION 8.3.5.1.4. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR DETAILS.

GM

Architect

960 Sutton Road
 FORSYTH, GEORGIA 31029
 gary@gmarchitectllc.net
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ARCHITECT

CONSULTANT

BRIDALS BY GILBERT
NEW FACILITY

Perry, Georgia 31069

1141 Macon Road

JOB NO.:	02606
DRAWN BY:	GM
CHECKED BY:	GM
DESCRIPTION:	SCH-REVIEW
DATE:	07.28.26
DESCRIPTION:	DD-REVIEW
DATE:	00.00.26
DESCRIPTION:	CD-REVIEW
DATE:	00.00.26
DESCRIPTION:	BID-CONST
DATE:	00.00.26

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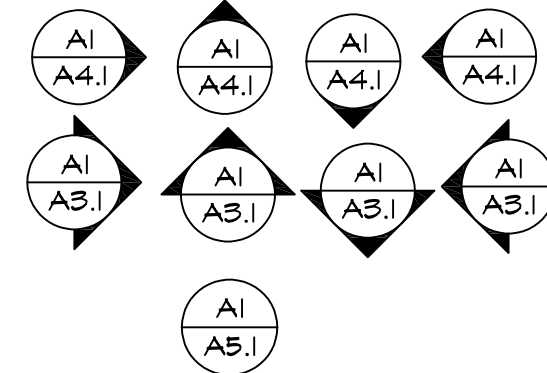
SHEET

A1.1

OF

PLAN LEGEND

- NEW CONCRETE WALL
- NEW C. M. U. WALL OR PARTITION
- NEW BRICK WALL OR PARTITION
- NEW STEEL STUD WALL OR PARTITION



PARTITION TYPES

NON-STRUCTURAL METAL FRAMING PARTITIONS
(DELEGATED DESIGN)

3-5/8" STEEL STUD PARTITIONS

9.4.1 3-5/8" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD ON ROOM SIDE FACE ONLY.

9.4.2 3-5/8" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON EACH FACE & SOUND ATTENUATION INSULATION.

9.4.3 3-5/8" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON EACH FACE

9.4.4 3-5/8" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON ROOM SIDE FACE ONLY & SOUND ATTENUATION INSULATION.

9.4.5 3-5/8" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH FACE & SOUND ATTENUATION INSULATION (UL DESIGN NO. U419) ONE HOUR RATED ASSEMBLY.

9.4.6 3-5/8" STEEL STUDS AT 16" O. C. WITH 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH FACE & SOUND ATTENUATION INSULATION (UL DESIGN NO. U419) TWO HOUR RATED ASSEMBLY.

6" STEEL STUD PARTITIONS

9.6.1 6" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD ON ROOM SIDE FACE ONLY.

9.6.2 6" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON EACH FACE & SOUND ATTENUATION INSULATION.

9.6.3 6" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON EACH FACE

9.6.4 6" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" GYPSUM BOARD TYPE "X" ON ROOM SIDE FACE ONLY & SOUND ATTENUATION INSULATION.

9.6.5 6" STEEL STUDS AT 16" O. C. WITH 1 LAYER 5/8" TYPE "X" GYPSUM BOARD ON EACH FACE & SOUND ATTENUATION INSULATION (UL DESIGN NO. U419) ONE HOUR RATED ASSEMBLY.

9.6.6 3-5/8" STEEL STUDS AT 16" O. C. WITH 2 LAYERS 5/8" TYPE "X" GYPSUM BOARD ON EACH FACE & SOUND ATTENUATION INSULATION (UL DESIGN NO. U419) TWO HOUR RATED ASSEMBLY.

GENERAL PARTITIONS NOTES:

(1) ALL PARTITIONS TO TERMINATE AT UNDERSIDE OF ROOF STRUCTURE, FLOOR AND/OR ROOF DECK, UNLESS OTHERWISE NOTED. WALLS NOTED WITH A

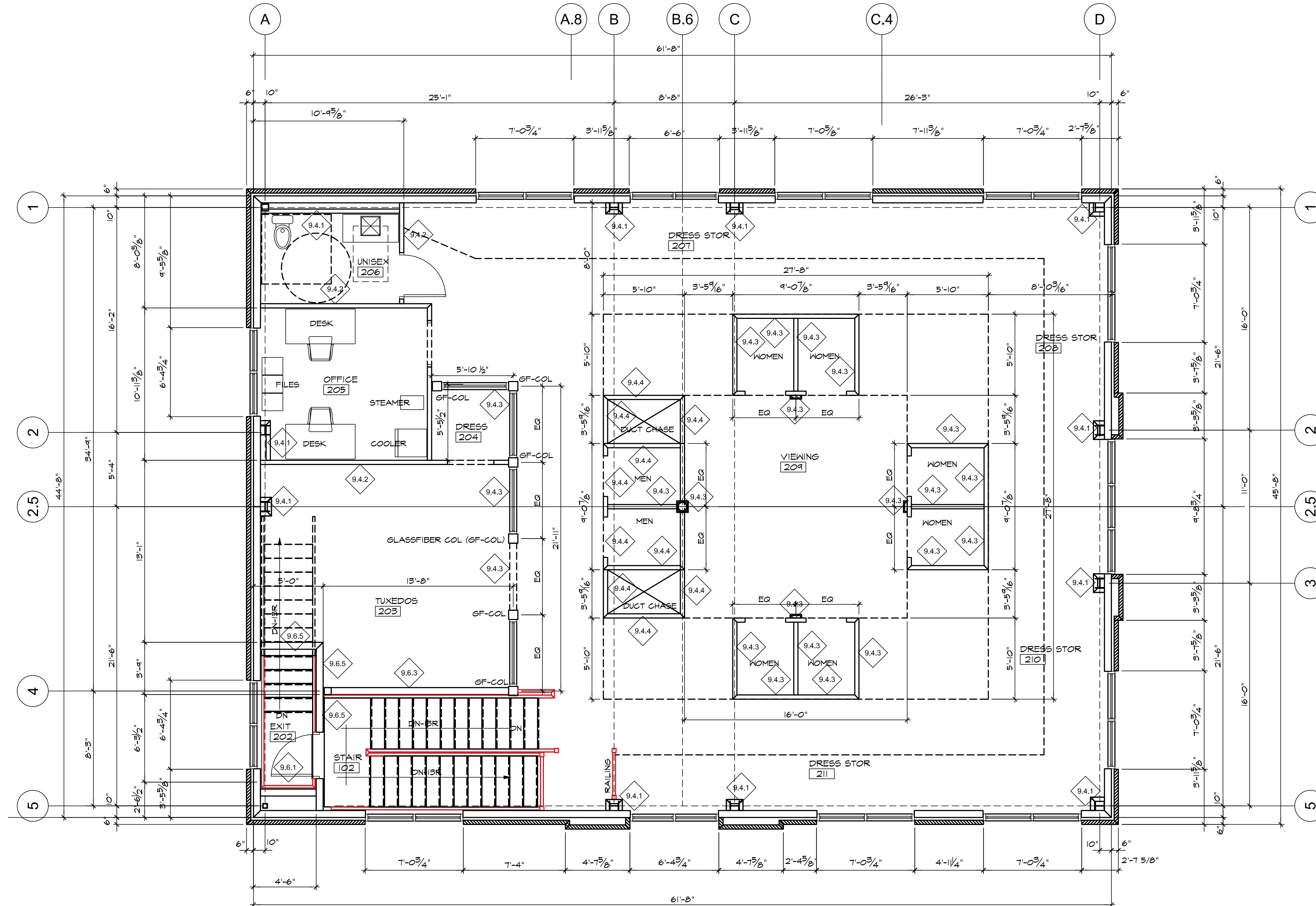
xxx 6 DENOTES WALL TERMINATING 6" ABOVE ACOUSTICAL PANEL CEILING.

(2) TENANT SEPARATION WALLS FOE OTHER MERCANTILE OCCUPANCIES SHALL BE MINIMUM ONE (1) HOUR RATED CONSTRUCTION THAT EXTENDS FROM THE FLOOR TO THE UNDERSIDE OF THE ROOF OR FIRE RATED FLOOR DECK WITH ALL OPENINGS SEALED TIGHT PER TEH 2018 FIRE CODE.

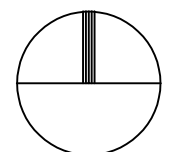
(3) TENANT SEPARATION WALLS FOR ALL OTHER OCCUPANCIES SHALL BE MINIMUM TWO (2) HOUR RATED CONSTRUCTION THAT EXTENDS FROM THE FLOOR TO THE UNDERSIDE OF THE ROOF OR FIRE RATED FLOOR DECK WITH ALL WALL OPENINGS SEALED TIGHT PER THE 2018 FIRE CODE.

(4) FIRE STOP SYSTEMS AND DEVICES: PENETRATIONS FOR CABLES, CABLE TRAYS, CONDUITS, PIPES, TUBES, COMBUSTION VENTS AND EXHAUST VENTS, WIRES, AND SIMILAR ITEMS TO ACCOMMODATE ELECTRICAL, MECHANICAL, PLUMBING, AND COMMUNICATION SYSTEMS THAT PASS INTO OR THROUGH A WALL, FLOOR, OR FLOOR/CEILING ASSEMBLY, CONSTRUCTED AS A FIRE BARRIER SHALL BE PROTECTED BY A FIRE STOP SYSTEM OR DEVICE. LOVE SAFETY CODE SECTION 8.3.6.1 OF THE 2018 EDITION. FIRE STOP SYSTEMS SHALL HAVE A MINIMUM OF ONE (1) HOUR F RATING, BUT NOT LESS THAN THE REQUIRED FIRE RESISTIVE RATING OF THE FIRE BARRIER PENETRATED. SECTION 8.3.5.1.3 PENETRATIONS IN FIRE RATED HORIZONTAL ASSEMBLIES SHALL HAVE A MINIMUM OF ONE (1) HOUR T RATING, BUT NOT LESS THAN THE FIRE RESISTIVE RATING OF THE HORIZONTAL ASSEMBLY. SECTION 8.3.5.1.4. SEE MECHANICAL AND ELECTRICAL DRAWINGS FOR DETAILS.

(5) IDENTIFICATION OF FIRE BARRIERS SHALL BE BY SIGNS OR STENCILING PERMANENT INSTALLED ON ALL RATED BARRIERS OR WALLS ABOVE ANY DECORATIVE CEILING AND/OR IN CONCEALED SPACES. THE LETTERING SHALL BE 2" IN HEIGHT AND SPACED EVERY 12 FEET. THE FOLLOWING WORDING IS RECOMMENDED: "ONE-1 (OR TGWO-2) HOUR FIRE AND SMOKE PROTECT ALL OPENINGS."



PROJ NORTH



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



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CONSULTANT

FLOOR PLAN

BRIDALS BY GILBERT
NEW FACILITY

Perry, Georgia 31069

1141 Macon Road

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SHEET

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OF

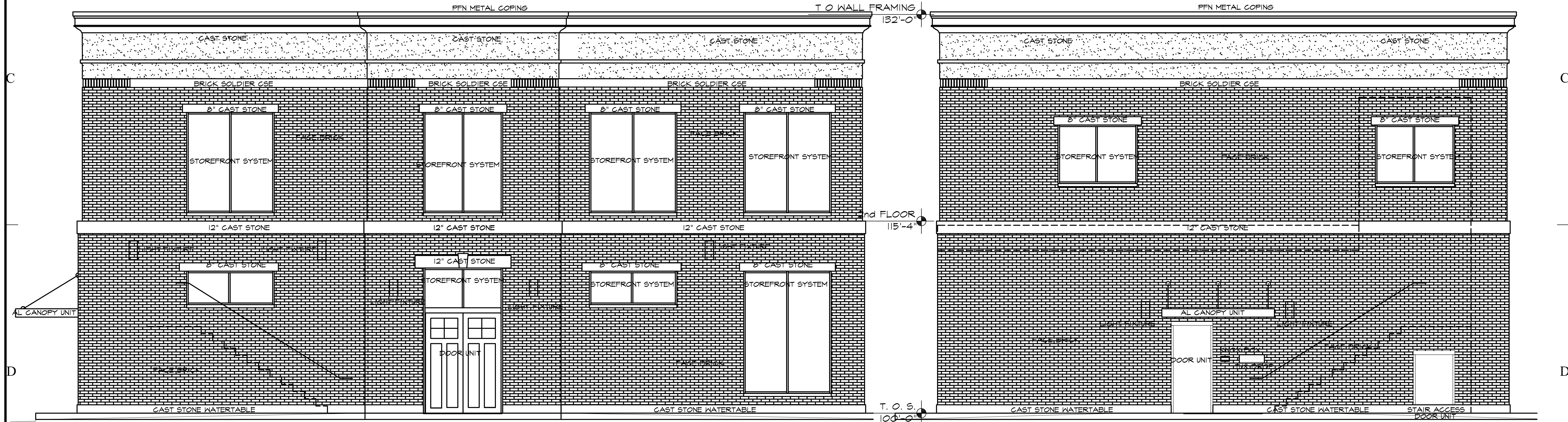


NORTH ELEVATION

SCALE: 1/4" = 1'-0"

EAST ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

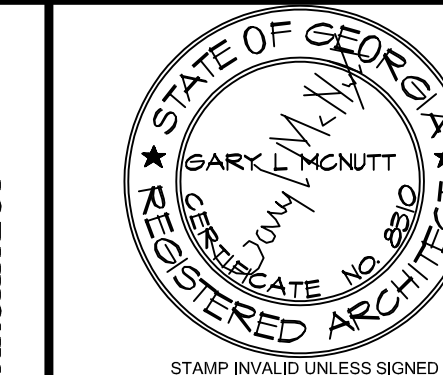
WEST ELEVATION

SCALE: 1/4" = 1'-0"

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CONSULTANT

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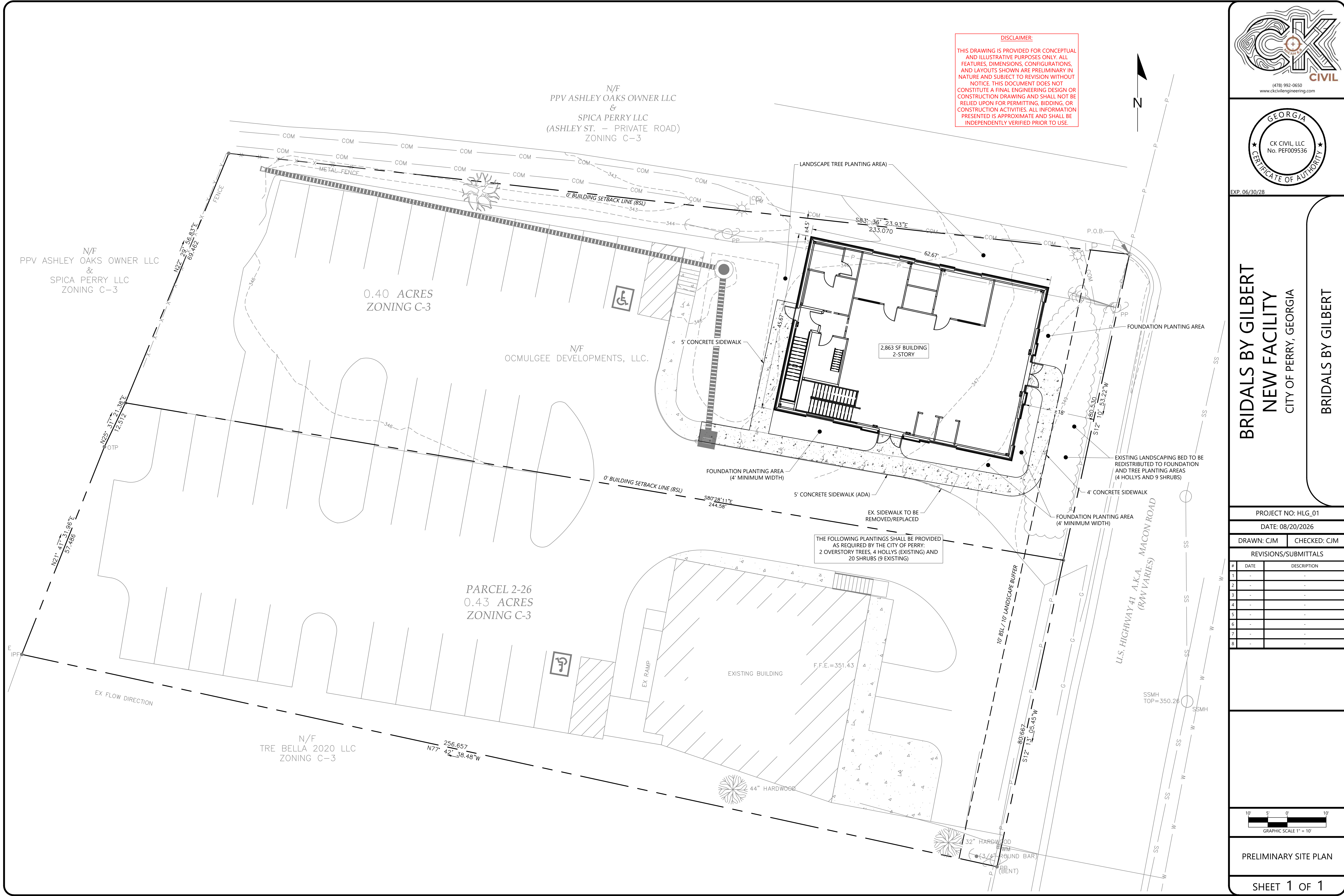
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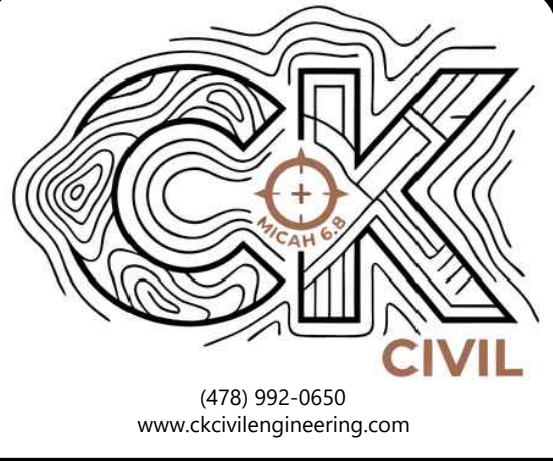
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OF



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EXP. 06/30/28

BRIDALS BY GILBERT
NEW FACILITY
CITY OF PERRY, GEORGIA
BRIDALS BY GILBERT

PROJECT NO: HLG_01
DATE: 08/20/2026
DRAWN: CJM | CHECKED: CJM

REVISIONS/SUBMITTALS		
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2	-	-
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5	-	-
6	-	-
7	-	-
8	-	-

GRAPHIC SCALE 1" = 10'

PRELIMINARY SITE PLAN

SHEET 1 OF 1



New Build
1141 Macon Road

Brick for building: Southern Pearl Queen

Mortar for building: Coosa Frost

Color for Cast Stone: Oyster Bisque

Exterior Doors: See images below

Exterior Door Color: Minwax Gell Stain (Aged Oak)



OYSTER BISQUE

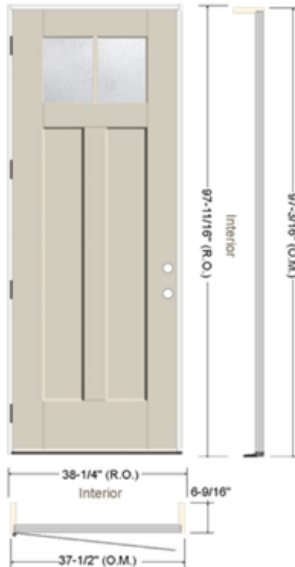
Exterior Doors

(All Fiberglass)

-Exterior Door Color: Minwax Gell Stain (Aged Oak)

-Trim around doors and windows to be Bronze

Back Door



Front & Side Door



Image is viewed from Exterior!

Exterior Lighting

Color: Bronze



30" Austin Electric -AU30E

Wall Mount

Total of 4

2 @ Front Door (Macon Road)

2 @ Side Door (Spa Medical)



17" Hinkley LED

12070BU

Outdoor Pendant

2 @ Backdoor



Hinkley Sign Light (LED)

15062MR

120v 6.5w 16.5 wide

3 lights for top of signage

MAXIM
ILLUMINATION



Maxim 20" Wall Sconce

86435ABZ

2-Light LED

6 - on the outside wall of Spa Medical