

6/29/20  
**CITY OF ALPHARETTA**

CU-20-05

Brightmont Academy  
FOR OFFICIAL USE ONLY

**PUBLIC HEARING APPLICATION**

Case #: \_\_\_\_\_

Fee Paid Initial: \_\_\_\_\_

COMMUNITY DEVELOPMENT DEPARTMENT

2 PARK PLAZA

ALPHARETTA, GA 30009

1. This page should be the first page in each of your completed application packets.
2. It is preferred that all responses be typed. Illegible applications will not be accepted.
3. Prior to signing and submitting your application, please check all information supplied on the following pages to ensure that all responses are complete and accurate. Incomplete applications will not be accepted.
4. Payment of all applicable fees must be made at the time of application. Payment may be made via cash, credit card (American Express, Master Card or Visa), or check made payable to "City of Alpharetta."
5. Applications will be accepted only on the designated submittal dates between the hours of 8:30 AM and 3:30 PM.
6. If you have any questions regarding this form, please contact the Community Development Department by calling 678-297-6070.

**Contact Information:**

Contact Name: Duane Wood Telephone: 404-260-7434 x701

Address: 1875 Old Alabama Road Suite: 620

City: Roswell State: GA Zip: 30076 Fax: 877-298-8098

Mobile Tel: 678-861-8254 Email: info@rdwco.com

**Subject Property Information:**

Address: 1230 Upper Hembree Rd, Suite 101 Current Zoning: O-P

District: 1 Section: 2 Land Lot: 553 Parcel ID: 12 223005530665

Proposed Zoning: O-P Current Use: Office

**This Application For *(Check All That Apply):***

- |   |  |                                    |
|---|--|------------------------------------|
| <input checked="" type="checkbox"/> Conditional Use   | <input type="checkbox"/> Master Plan Amendment         | <input type="checkbox"/> Exception |
| <input type="checkbox"/> Rezoning                     | <input type="checkbox"/> Master Plan Review            |                                    |
| <input type="checkbox"/> Variance                     | <input type="checkbox"/> Public Hearing                |                                    |
| <input type="checkbox"/> Comprehensive Plan Amendment | <input type="checkbox"/> Other <i>(Specify):</i> _____ |                                    |

6/29/20

APPLICANT REQUEST AND INTENT Brightmont Academy

What is the proposed use(s) of the property?

The proposed use is School: Academic and we are requesting a conditional use (School: Academic) of a property in the O-P district which may be used for School: Academic upon approval as a conditional use by the City Council as per Alpharetta, GA Unified Development Code Section 2.2.12.C.2.d.

The proposed use is not a traditional school with specific times for all students to arrive, buses, cafeteria or outside facilities. Brightmont Academy is more like a office or daycare or medical professional use with clients (students) arriving and departing at various times throughout the day. The use is compatible with the office and professional building clients and employees in the immediate area.

Applicant's Request (Please itemize the proposal):

Address: 1230 Upper Hembree Rd, Suite 101, Roswell, GA 30076

Square footage: 3,541 sf

Name of Business: Brightmont Academy

Description: Brightmont Academy is an accredited private school offering one-to-one instruction for students in grades 6-12, and tutoring for students in grades 3-12. Founded in 1999, Brightmont has helped over 4,000 students experience success, and have 14 campuses in the states of Arizona, Colorado, Georgia (proposed), Illinois, Michigan, Minnesota, and Washington. The proposed Alpharetta location is the first in Georgia and the demand for services in the area is strong.

Website: [www.brightmontacademy.com/about-us/school-overview](http://www.brightmontacademy.com/about-us/school-overview)

Hours of Operation: 8:30 AM - 6:00 PM M-F

# Employees: 8 - 12 as business grows

Applicant's Intent *(Please describe what the proposal would facilitate).*

Brightmont Academy, a Delaware C-Corp, is a for-profit educational services company. There are 14 locations throughout the country and it has been helping children be more academically and emotionally successful for the last 20 years. We help children in K - 12th grade in a unique one-student, one-teacher instructional model. Brightmont provides credit recovery, skill-building, tutoring, ACT/SAT preparation, reading intervention and original instruction. Many of our customers attend local public and private schools in conjunction with attending Brightmont. All of the children attending Brightmont will arrive by private transportation (either driving there themselves or by their parents). Brightmont does not provide any bussing, nor do any of its locations include a cafeteria, nor a gymnasium, nor any sports teams, nor a playground or any outdoor space.

We are estimating we would have 11 instructional offices. The maximum number of children at the facility at any one time would be approximately 17. Our location will be open from 8:30 - 6:00 Monday through Thursday and 8:30 - 5:00 on Fridays. The peak period for Brightmont is typically from 10:00 - 2:00. The homework studio is utilized as a study hall period that might be scheduled for some students that need to do their homework while on campus. Brightmont does not offer any extracurricular activities and is not open on the weekends. Brightmont prides itself on being very flexible with its daily schedule. There are children who will arrive throughout the morning and some that will arrive in the afternoon (i.e. some might arrive at 8:30 am, some at 10:30 and at 1:00 pm). All Brightmont Academy locations are either in retail strip-mall centers surrounded by other local businesses or on the ground floor of office buildings.

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CU-20-05

# PROPERTY OWNER AUTHORIZATION

Brightmont Academy

### Property Owner Information:

Contact Name: Ray Bachman, BIS Properties, LLC Telephone: 770-645-6909

Address: 1230 Upper Hembree Rd Suite: 200

City Roswell State: GA Zip: 30076

### Authorization:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that I am the legal owner, as reflected in the records of Fulton County, Georgia, of the property identified below, which is the subject of the attached Application for Public Hearing before the City of Alpharetta, Georgia.*

*As the legal owner of record of the subject property, I hereby authorize the individual named below to act as the applicant in the pursuit of the Application for Public Hearing in request of the items indicated below.*

- Annexation
- Rezoning
- Variance
- Land Use Application
- Special Use
- Conditional Use
- Master Plan
- Other

### Identify Authorized Applicant:

Name of Authorized Applicant: Duane Wood Telephone: 404-260-7434 x701

Address: 1875 Old Alabama Rd Suite: 620

City Roswell State: GA Zip: 30076

So Sworn and Attested:

Owner Signature: [Handwritten Signature]



Date: 6/25/20

Notary:

Notary Signature: Joyce C. Wood

Date: 6/25/20

6/29/20

# DISCLOSURE FORM

Brightmont Academy

*The Official Code of Georgia Annotated requires disclosure of campaign contributions to government officials by an applicant or opponent of a rezoning or public hearing petition (O.C.G.A. 36-67 A-1).*

*Applicants must file this form with the City of Alpharetta Community Development Department within ten (10) days after filing for rezoning or public hearing. Opponents to a rezoning or public hearing petition must file this form five (5) days prior to the Planning Commission meeting at which the subject rezoning or public hearing petition is scheduled to be heard.*

Name of Applicant or Opponent: Ray Bachman, BIS Properties, LLC

Subject Public Hearing Case: 1230 Upper Hembree Rd, S-101-Conditional Use-Brightmont Academy

### Campaign Contribution Information:

Please provide the requested information for each contribution with a dollar amount or value of \$250 or more made within the past two (2) years to an Alpharetta Official by the individual identified above. Please use a separate form for each Alpharetta Official to whom such a contribution as been made.

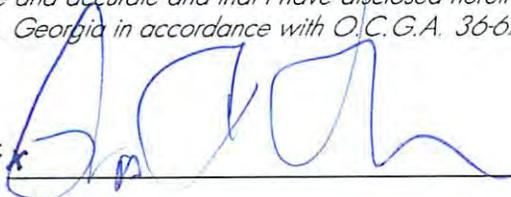
If the individual identified above has made no such contributions to an Alpharetta Official within the past two (2) years, please indicate this by entering "N/A" on the appropriate lines below.

Name of Official: NONE - N/A Position: \_\_\_\_\_

Description of Contribution: \_\_\_\_\_ Value: \_\_\_\_\_

### Campaign Contribution Information:

*I do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Disclosure Form is true and accurate and that I have disclosed herein any and all campaign contributions made to an Official of the City of Alpharetta, Georgia in accordance with O.C.G.A. 36-67 A-1.*

Signature: 

Date: 6/25/20

6/29/20

ALPHARETTA PLANNING COMMISSION REVIEW CRITERIA  
Brightmont Academy

How will this proposal be compatible with surrounding properties?

The proposed use is not a traditional school with specific times for all students to arrive, buses, cafeteria or outside facilities. Brightmont Academy is more like a office, daycare, or medical/professional office use with clients (students) arriving and departing at various times throughout the day. The use is compatible with the office and professional building clients and employees in the immediate area.

How will this proposal affect the use and value of the surrounding properties?

There should be no adverse or beneficial impact on the surrounding property values based on this use as it is compatible with the existing tenants.

Can the property be developed for a reasonable economic use as currently zoned? Please explain why or why not.

Yes, the property was formerly a pediatricians office which has been renovated to speculative office suites and the proposed use is highly compatible with the current space and zoning.

What would be the increase to population and traffic if the proposal were approved?

There should be no additional traffic or population increase over the original pediatrician's office and similar to the new office uses.

What would be the impact to schools and utilities if the proposal were approved?

None, similar uses to office/professional medical spaces.

How is the proposal consistent with the Alpharetta Comprehensive Plan; particularly the Future Land Use Map?

The proposed use is School: Academic of a property in the O-P district which may be used for School: Academic upon approval as a conditional use by the City Council as per Alpharetta, GA Unified Development Code Section 2.2.12.C.2.d.

Are there existing or changing conditions which affect the development of the property and support the proposed request?

No, property was purchased in 2018 and renovated converting former medical/professional offices to office (professional/administrative). There will not be any parking or further development and support required.

On a separate sheet or sheets, please provide any information or evidence that supports your request and the statements that you have provided in this application.

6/29/20

# CITIZEN PARTICIPATION FORM - PART A

Brightmont Academy

*This form must be completed and submitted with the applicant's completed Public Hearing Application. Applications submitted to the City of Alpharetta without a completed Citizen Participation Form - Part A will not be accepted.*

Public Hearing or Project Name: 1230 Upper Hembree Rd, S-101-Conditional Use-Brightmont Academy

Contact Name: Duane Wood Telephone: 404-260-7434 x701

*The following people will be notified of this application and provided information describing the subject proposal. Please note that ALL adjoining property owners MUST be notified. Use additional pages as needed.*

Please See Attached List of  
adjoining property owners to  
contact.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Method by which these individuals will be contacted. Please mark all that apply. *If you select "Other," please provide a description of the method of contact that will be used.*

- Letter
- Telephone
- Email
- Personal Visits
- Group Meeting
- Other *(Please Specify)*

Please describe the method(s) by which these individuals will have the opportunity to respond or contact the applicant with questions or concerns about the proposal.

We will mail a letter to each address above and individuals will have the opportunity to reply to the letter via phone or email with any concerns about the proposal.

CITIZEN PARTICIPATION FORM - PART A - Attachment **CJ-20-05**  
**6/29/20** **Brightmont Academy**

CASTRO CARLOS M & PEREZ ROSAS ROSA  
M  
1190 UPPER HEMBREE RD  
ROSWELL GA 30076

WAIBEL JAMES G  
4218 HARRIS RIDGE CT  
ROSWELL GA 30076

MARTIN JAMES F  
1004 RIVERBEND CLUB DR  
ATLANTA GA 30339

ROSWELL INVESTMENTS LLC  
1000 E NORTH ST STE 200  
GREENVILLE SC 29601

DAVIS HAROLD A JR  
4215 HARRIS RIDGE CT  
ROSWELL GA 30075

BARNETT MARK D  
11920 HARRIS RD  
ROSWELL GA 30076

SUGAROAK HEMBREE MEDICAL LLC  
481 CARLISLE DR  
HERNDON VA 20170

JOHNSON GISELLE M  
4213 HARRIS RIDGE CT  
ROSWELL GA 30076

MAGUIRE ANNELYSS K & MAGUIRE GREG  
8500 BIRCH HOLLOW DR  
ROSWELL GA 30076

CROMEN PAMALA K  
4211 HARRIS RIDGE CT  
ROSWELL GA 30076

GUY-RICE BONNA K RICE DENNIS  
4204 HARRIS RIDGE CT  
ROSWELL GA 30076

DWM FAMILY TRUST THE  
3522 ASHFORD DUNWOODY RD # 249  
ATLANTA GA 30319

CHASTEEN ROGER E  
4209 HARRIS RIDGE CT  
ROSWELL GA 30076

ORAM RICHARD A JR & JOANNE R  
4206 HARRIS RIDGE CT  
ROSWELL GA 30076

DUFFY JAIME & DUFFY GRANT  
4200 HARRIS RIDGE CT  
ROSWELL GA 30076

GRAFT JEANNETTE & JAMES  
140 BAY COLT RD  
ALPHARETTA GA 30004

BHAVANI GIRIDHARAN R  
4208 HARRIS RIDGE CT  
ROSWELL GA 30076

RUSSELL ELAINE L  
4202 HARRIS RIDGE CT  
ROSWELL GA 30076

SUGAROAK HEMBREE MEDICAL LLC  
481 CARLISLE DR  
HERNDON VA 20170

PEREZ COLLEEN  
4210 HARRIS RIDGE CT  
ROSWELL GA 30076

HOEYE RICHARD R & ANITA LORELEI  
4212 HARRIS RIDGE CT  
ROSWELL GA 30076

SUGAROAK HEMBREE MEDICAL LLC  
481 CARLISLE DR  
HERNDON VA 20170

STEPHENS BRUCE A  
4220 HARRIS RIDGE CT  
ROSWELL GA 30076

KONTUL JANICE M  
4214 HARRIS RIDGE CT  
ROSWELL GA 30076-4610

SUGAROAK HEMBREE MEDICAL LLC  
481 CARLISLE DR  
HERNDON VA 20170

CHRISTENSON CASEY S  
4222 HARRIS RIDGE CT  
ROSWELL GA 30076

HUTCHISON SEAN J & PATRICIA M  
4216 HARRIS RIDGE CT  
ROSWELL GA 30076

SUGAROAK HEMBREE MEDICAL LLC  
481 CARLISLE DR  
HERNDON VA 20170

HELGESON ANNE M & DANIEL W  
4224 HARRIS RIDGE CT  
ROSWELL GA 30076

CITIZEN PARTICIPATION FORM - PART A -

Attachment 2  
CU-20-05  
Brightmont Academy

6/29/20

PATEL GHANSHYAM  
520 SUMMERHILL DR  
ROSWELL GA 30075-7140

DAF FUTURES LLC  
1300 UPPER HEMBREE RD SUITE D  
ROSWELL GA 30076

OREM SHANNON P & LAUREN  
4221 HARRIS RIDGE CT  
ROSWELL GA 30076

EC UPPER HEMBREE LLC  
1240 UPPER HEMBREE RD UNIT D  
ROSWELL GA 30076

JOHNS CREEK REAL ESTATE HOLDINGS L  
TD & C  
9100 OLD SOUTHWICK PASS  
ALPHARETTA GA 30022

IRVIN GEORGE O & MARTHA A  
1200 UPPER HEMBREE RD  
ROSWELL GA 30076

TETSADJIO JEAN P & CHARLOTTE  
4217 HARRIS RIDGE CT  
ROSWELL GA 30076

ROSWELL BC LLC  
780 OLD ROSWELL PL SUITE 100  
ROSWELL GA 30076

SCHNEIDER DIANNE  
3055 HARBOR DR  
FORT LAUDERDALE FL 33316

HARRIS COMMONS COMMUNITY ASSOCIATI  
ON INC .  
1100 NORTHMEADOW PKWY STE 114  
ROSWELL GA 30076

WILBURN MARCUS WILBURN LAINA  
4205 HARRIS RIDGE CT  
ROSWELL GA 30076

EC UPPER HEMBREE LLC  
1240 UPPER HEMBREE RD UNIT D  
ROSWELL GA 30076

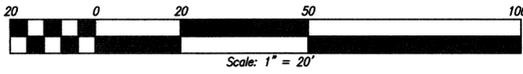
LOWREY ROBERT N & TAMARA L  
4203 HARRIS RIDGE CT  
ROSWELL GA 30076

SUGAROAK HEMBREE MEDICAL LLC  
481 CARLISLE DR  
HERNDON VA 20170

BLANCO MILAGRO  
4201 HARRIS RIDGE CT  
ROSWELL GA 30076

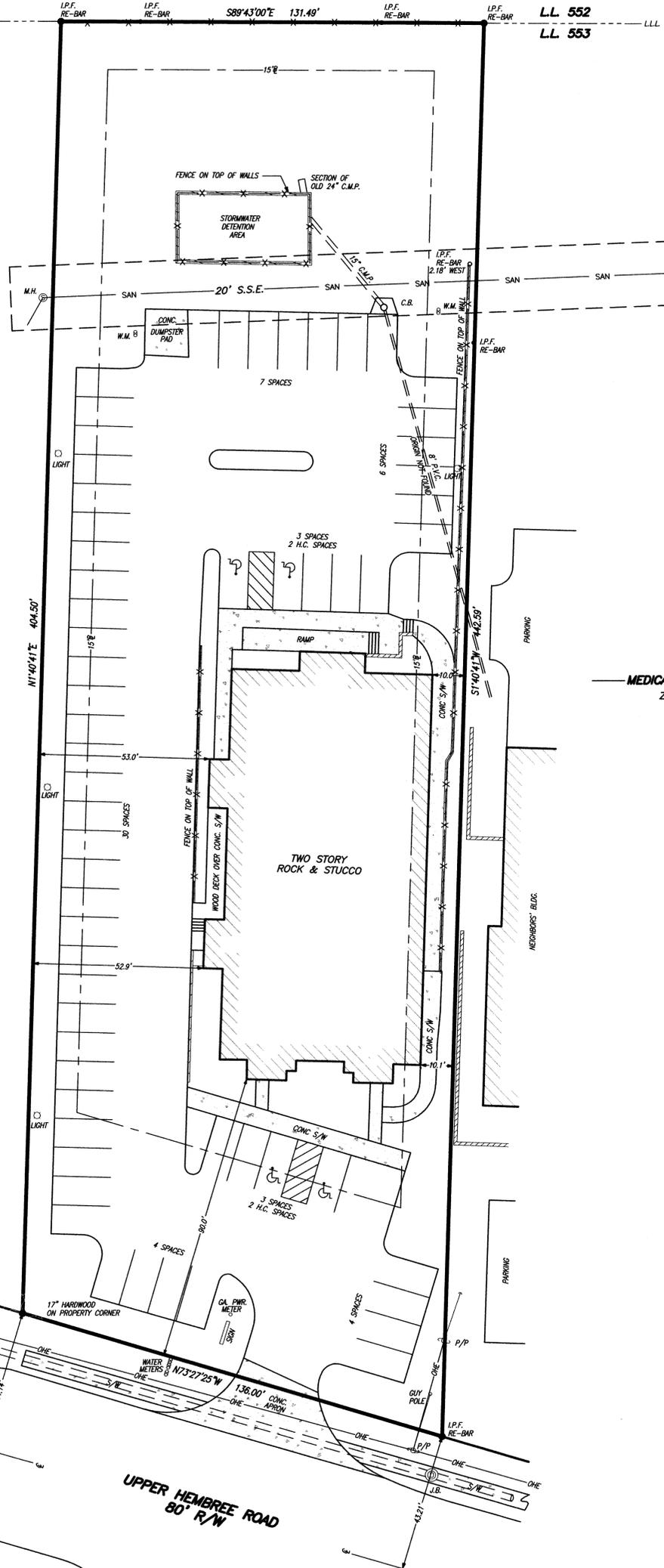
WHOLE FOODS MARKET GROUP INC  
550 BOWIE ST  
AUSTIN TX 78703

HK PROPERTIES INC & ASHLEY GLEN PA  
RTNERS L L C  
9105 NESBIT LAKE DR  
ALPHARETTA GA 30022



N/F  
**CREEKSIDE AT HEMBREE**  
P.B. 164, PG. 23  
ZONED: R-10

LL. 552  
LL. 553



N/F  
**GEORGE O. IRVIN  
MARTHA IRVIN**  
D.B. 6896, PG. 51  
ZONED: O-1

N/F  
**MEDICAL PLAZA, INC**  
ZONED: O-P

ZONING - O-P (OFFICE-PROFESSIONAL)

SETBACKS:  
FRONT - 65 FEET  
SIDE - 15 FEET  
REAR - 15 FEET

LOT AREA - 55,675 SQ. FT. OR 1.2781 ACRES  
MAXIMUM COVERAGE BY PRINCIPAL BLDGS. - 40%  
MAXIMUM BUILDING HEIGHT - 40 FEET

EQUIPMENT USED : TOPCON TOTAL STATION

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FT. IN (OPEN) FT. AND AN ANGULAR ERROR OF (N/A) SEC. PER ANGLE. THE FIELD DATA WAS ADJUSTED USING THE COMPASS METHOD.

**LEGEND**

- M.H. - MANHOLE
- J.B. - JUNCTION BOX
- C.B. - CATCH BASIN
- D.I. - DROP INLET
- S.S.E. - SANITARY SEWER ESMT
- D.E. - DRAINAGE EASEMENT
- U.E. - UTILITY EASEMENT
- I.P.F. - IRON PIN FOUND
- I.P.S. - IRON PIN SET
- C.T.P. - CRIMP TOP PIPE
- O.T.P. - OPEN TOP PIPE
- R.B. - RE-BAR
- F.H. - FIRE HYDRANT
- B. - BUILDING LINE
- R/W - RIGHT OF WAY
- P/P - POWER POLE
- L.T.W. - LANDSCAPE TIMBER WALL
- H.W.D. - HARDWOOD
- L.W. - TOP OF WALL
- B.W. - BOTTOM OF WALL
- C. - CENTER LINE
- N/F - NOW OR FORMERLY
- S/W - SIDEWALK

**FLOOD STATEMENT**  
THIS PROPERTY IS LOCATED ON MAP NUMBER 13121C0054 F OF THE FIRM FLOOD INSURANCE RATE MAP DATED SEP. 18, 2013 FOR FULTON, GEORGIA AND IS NOT IN AN AREA HAVING SPECIAL FLOOD HAZARDS.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67, AUTHORITY O.C.G.A. SECS. 15-6-57, 43-15-4, 43-15-6, 43-15-19, 43-15-22

**J.A. EVANS & ASSOCIATES**  
3279 POWDER SPRINGS ROAD  
POWDER SPRINGS, GA. 30127  
PH. (770)943-0000

SURVEY OF  
**1230 UPPER HEMBREE ROAD**  
LL. 553, DISTRICT 1, SECTION 2  
CITY OF ALPHARETTA  
FULTON COUNTY, GEORGIA  
MAY 18, 2018

SURVEY FOR  
**BIS PROPERTIES, LLC**  
OCONEE STATE BANK  
CHICAGO TITLE INSURANCE COMPANY

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.  
*James A. Evans*  
GEORGIA REGISTERED LAND SURVEYOR



**LEGAL DESCRIPTION**

**ALL THAT TRACT or parcel of land lying and being in Land Lot 553 of the 1st District, 2nd Section, Fulton County, Georgia, and being more particularly described as follows:**

**BEGINNING at a point located on the northeast right-of-way line of Upper Hembree Road (80' R/W) 376.15' southeast, as measured along said right of way line, from the point of intersection of the northeast right-of-way line of Upper Hembree Road with the east right of way line of Harris Road (60' R/W); thence running North 01E 40' 41" East 404.50' to a point on the north land lot line of Land Lot 553; thence running South 89E 43' 00" East and along said land lot line 131.49' to a point; thence running South 01E 40' 41" West 442.59' to a point on the northeast right-of-way line of Upper Hembree Road; thence running North 73E 27' 25" West along said right of way line 136.00' to the POINT OF BEGINNING; all as shown on plat of survey prepared by Carlton Rakestraw and Associates, dated May 4, 1994.**

## Building Information

**Building Description** - A multi-tenant, two (2) story office building with 12,000 gross square feet.  
**Building Construction Type per 2018 IBC, Chapter 6** - Type V-B  
**Fire Protection** - Fully Sprinklered  
**Generator** - No  
**Fire Alarm** - Yes  
**Number of Stories** - 2 Stories  
**Project Location** - 1st Floor  
**Area of Construction** - 3,444 SF  
**Total Building Area** - 12,000 SF  
**Date of Building Construction** - 1994

### 2020 City of Alpharetta Code Requirements

**Building** - 2018 International Building Code (IBC), with 2020 Georgia Amendments  
**Fire Safety** - 2018 International Fire Code (IFC) (No Georgia Amendments)  
**Plumbing** - 2018 International Plumbing Code (IPC), with 2020 Georgia Amendments  
**Mechanical** - 2018 International Mechanical Code (IMC), with 2020 Georgia Amendments  
**Gas Piping** - 2018 International Fuel Gas Code (IFGC), with 2020 Georgia Amendments  
**Electrical** - 2017 National Electrical Code (NEC) (No Georgia Amendments)  
**Energy** - 2015 International Energy Conservation Code (IECC), with 2020 Georgia Amendments;  
 Optional: 2013 ASHRAE 90.1 Standard for Commercial Buildings

**Accessibility** - Georgia Accessibility Code - GSFC Rules & Regulations, 120-3-20A, referencing the 2010 ADA (Americans with Disabilities Act)

**Life Safety** - NFPA 101-2018 Life Safety Code, as amended by Rules and Regulations of the Safety Fire Commissioner, Chapter 120-3-3 through the Georgia Department of Community Affairs

**Administration** - The Code of the City of Alpharetta, Georgia - latest revision; 1994 Standard Building Code (SBC), Chapter 1 - Administration; City of Alpharetta Unified Development Code - latest revision.

### Georgia Accessibility Code

We certify that we have prepared these plans in conformity with Chapter 120-3-20A of the Rules and Regulations of the Georgia Safety Fire Commissioner referencing the 2010 ADA Standards for Accessible Design for making buildings and facilities accessible to and usable by people with disabilities to the best of our knowledge, information and belief for the scope of the work herein permitted.

## Project Information

**Project Description:** Interior alteration of existing business office. Existing office suite is vacant. Alteration to existing tenant demising walls and existing ceiling to be 1 Hour Rated. Work includes construction of new partitions, new decorative finishes per building tenant standard, and associated Mechanical and Electrical alterations, modifications to existing life-safety devices. MEP design is by others. Fire Alarm systems and associated devices are to be permitted by licensed Fire Protection Engineer

**Suite 101** - 3,444 SF

**Occupancy Use and Classification per 2018 NFPA 101:** Section 6.1.1.1; E - Educational Occupancy

**Occupant Load Calculation for the Suite 101:** Refer to sheet I-1.2 Life Safety Plans  
**Plumbing Calculations - 2018 IPC Table 403.1:** Refer to sheet I-1.2 Life Safety Plans

### Notice of Shared Responsibility

At this time, NELSON has only been engaged on this project to provide professional services limited to the preparation of construction documents, thereby allowing the Architect of Record limited involvement during the construction administration phase. Due to this fact, Georgia Code requires us to include the following statement on our documents:

"The Architect of Record and NELSON are not responsible for interpreting the intent of these construction documents, including making modifications as may be necessary during the construction phase; the Architect of Record is no longer liable for the work where changes to these documents have been made."

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- I-1.2 Life Safety Plan**
- I-1.3 General Notes**
- I-2 Construction Plans**
- I-3 Details**
- E1 Lighting**
- E2 Power & Systems**
- E3 Legends/Schedules**
- E4 Notes**
- M1 HVAC**
- M2 Specifications**

## Vicinity Maps

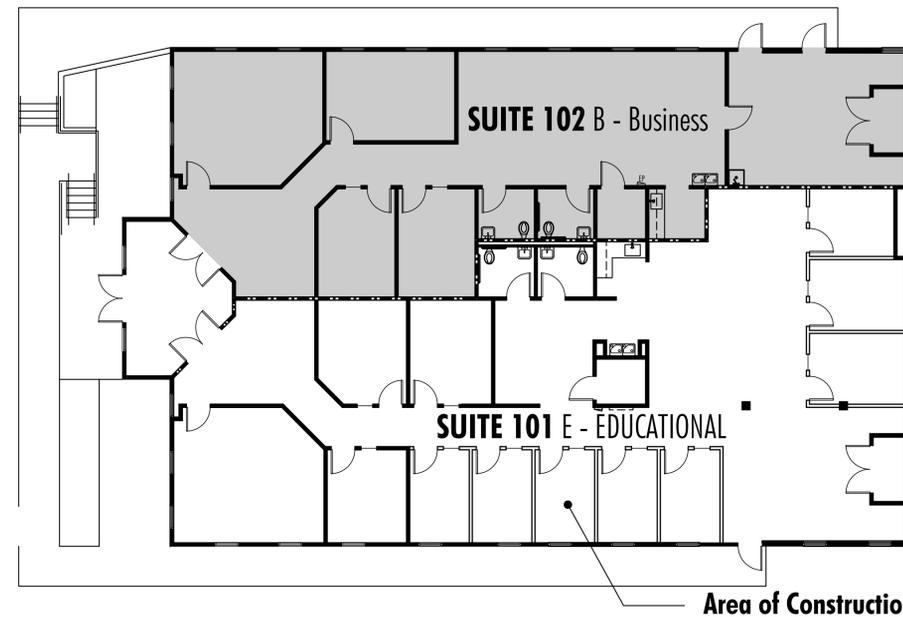


NO EXTERIOR ALTERATIONS TO THE SITE

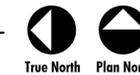
# Brightmont Academy

**1230 Upper Hembree Rd  
Suite 101  
Roswell, GA 30076**

<p><b>Interior Planning &amp; Design</b></p> <p><b>NELSON</b> 1170 Peachtree Street, N.E. Suite 1700 Atlanta, GA 30309</p> <p><b>Contact</b> - Tyler O'Brien  <b>Architect</b> - Scott Meekins  <b>Phone</b> - 404.881.1811  <b>Fax</b> - 404.876.1289  <b>Email</b> - TylerOBrien@nelsonww.com/SMeekins@nelsonww.com</p>	<p><b>Contractor</b></p> <p><b>RDW CONSTRUCTION COMPANY, LLC</b> 1875 Old Alabama Rd Suite 620 Roswell, GA 30076</p> <p><b>Contact</b> - Mike Skeeters  <b>Phone</b> - 404.260.7434  <b>Email</b> - mike@rdwcco.com</p>
<p><b>Owner</b></p> <p><b>BIS Properties, LLC</b> AUTHORIZED AGENT OF OWNER RDW Real Estate Company, LLC 1875 Old Alabama Road, S-620 Roswell, GA 30076</p> <p><b>Contact</b> - R. Duane Wood  <b>Phone</b> - 404.260.7434 x 701  <b>Fax</b> - 877.298.8098  <b>Email</b> - info@rdwcco.com</p>	<p><b>Tenant</b></p> <p><b>Brightmont Academy</b> 1230 Upper Hembree Rd Suite 101 Roswell, GA 30076</p> <p><b>Contact</b> - Anna Vasquez  <b>Email</b> - Anna.Vasquez@brightmontacademy.com</p>



**1 Key Plan**  
I-1.1 Scale: 3/32" = 1'-0"



**NELSON**

Neko Architecture, Inc.  
a licensed affiliate

1170 Peachtree St. N.E.  
Suite 1700  
Atlanta, Georgia 30309  
**404.881.1811**

### Release History

Date	Remark
04.06.2020	Issued for Permit, Pricing, and Construction

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**RDW COMPANIES**  
Reliability • Discernment • Wisdom

### Brightmont Academy

1230 Upper Hembree Rd  
Suite 101  
Roswell, GA 30076

**Project Area: 3,444 SF**

### Title Sheet

Drawn By T.O'Brien  
 Checked By C.Siemer/ S.Meekins  
 Project Number 20.0001222.000  
 File ID BrightmontAcademy\_CD01\_1  
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Now enrolling for summer school: reading intervention, math, and courses | [Click Here to Read More](#)



THE ONE-TO-ONE SCHOOL

ACCREDITED PRIVATE SCHOOL, GRADES 6-12

ENROLL FOR SY 2019-20 | SUMMER SCHOOL

CELEBRATING 20 YEARS!



## About Us

Brightmont Academy is a **fully accredited private school** serving students with a **one-to-one instructional approach**. Our mission is to provide customized one-to-one instruction to help as many students as possible reach their full academic potential and **prepare for college and career**.

Every day for 20 years, we have seen the positive results of this approach and we are proud to have helped more than 4,000 students find their paths to becoming more confident and successful learners. Read about the students we support or choose your local campus to learn more.

[Students We Support](#)

[Campuses](#)

Our carefully chosen education team continually encourages students. They deliver effective, customized one-to-one instruction for each student. Our experts include:

- **Seasoned administrators:** The **leadership team** and individual campus directors each have extensive experience working with middle school and high school students.
- **Dedicated, experienced teachers:** Brightmont Academy teachers are selected for their demonstrated knowledge in their respective disciplines and their ability to teach, motivate, and mentor students.

We are committed to helping each student achieve learning gains and develop confidence. Each success makes us proud to be part of **the Brightmont team**.



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## Who We Are

Brightmont Academy is an accredited private school for students in grades 6-12 established in 1999. We provide instruction using a [one-to-one approach](#) exclusively, meaning one teacher instructs one student in a private learning room throughout the entire session.

With the one-to-one format, our staff becomes our most important resource. They deliver effective, customized one-to-one instruction for each student. Our experts include:

- **Leadership team.** With headquarters in Chicago, IL, the members of the [leadership team](#) have master's degrees or higher and are considered experts in their areas. This team is responsible for education programs, operations, and all support services necessary for our campuses to operate efficiently. Our leaders hold multiple credentials including principal certifications, and have previously served in leadership and executive roles.
- **Seasoned administrators:** The individual campus directors, many with master's degrees, each have more than 10 years of experience in leadership and administrative positions such as high school principals, counselors, district curriculum directors, special education directors, education consultants, and other positions enabling high levels of advising and serving students and families. Please visit individual [campus pages](#) for background information on the campus director in your area.
- **Dedicated, experienced teachers:** Brightmont Academy teachers are selected for their demonstrated knowledge in their respective disciplines and their ability to teach, motivate, and mentor students. Teachers draw upon a wide variety of instructional methods and utilize multiple curricula to match learning styles and needs of their students.

We are committed to helping each student achieve learning gains and develop confidence, and have a long history of helping students succeed, a small sample of which can be observed through our [student success stories](#) and the extensive list of [colleges](#) where our students have been accepted. Please contact any [campus](#) for more information about Brightmont Academy and how we might customize a program to serve you.

[Work with Us](#)[Get Started](#)[ABOUT US](#)

### Enrollment Options

[Full-Time Programs](#)[Individual Courses](#)[Tutoring](#)

### Parent Feedback



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## Academics

### Academics and Accreditation

As an accredited private school, our curriculum includes all required 6th- to 12th-grade courses in math, language arts, science, and social studies. In addition, we offer Spanish and elective courses at all levels of rigor ranging from standard high school level college prep curriculum to Honors courses and Advanced Placement®. View a complete list of our [course offerings](#).

Brightmont Academy is [accredited](#) by AdvancED, and other independent organizations. Credits are accepted for college admission, and Brightmont Academy grants a high school diploma recognized by colleges and universities. Please [consult with a campus director](#) to determine appropriate courses for every aspiration.

### One-to-One Instruction Model

At Brightmont Academy, all instruction is delivered by one teacher working with one student in a private learning room. With a [class size of one](#), instruction is tailored to each student's level, building strong student-teacher relationships and allowing for immediate feedback and adjustment within each lesson. Incorporating student interests into instruction also helps keep the student engaged and progressing efficiently.

### Mastery-based Instruction

Brightmont Academy issues credit based on [mastery](#), not seat time. This allows true customization of the pacing of a course and takes advantage of the one-to-one instruction model. Students progress at their own pace, moving forward with assessments demonstrate that the student has met mastery and reviewing and remediating when necessary.



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## One-to-One Instruction is Effective for Many Learners

Because **one-to-one instruction** fully individualizes the learning process, it effectively addresses a wide range of learning styles and needs. Brightmont offers this successful approach in **full-time private school**, **individual courses**, and **tutoring**. Our 1-to-1 instructional model means 93% of our students feel more confident and better prepared for life after graduation.

### Students with Learning Difficulties

Brightmont Academy offers a new beginning for **students with learning disabilities**, **attention deficits**, emotional issues, health concerns or other special needs. Our one-to-one instruction fully accommodates the learning styles and needs of each individual. Students with learning difficulties work with dedicated teachers who have the expertise required to challenge and encourage them.

### Students Struggling in School

One-to-one instruction at Brightmont offers students the focused step-by-step support that helps them:

- Graduate from high school
- Complete a course successfully
- Gain important academic and study skills

By using a **mastery-based approach** within the one-to-one format, teachers may provide remedial instruction when needed, and students gain confidence knowing that they will not move ahead in the curriculum until they are ready.

### Students Needing a More Flexible Schedule

Brightmont offers one-to-one instruction on a flexible schedule for students who may simply need an alternative to the structure of a traditional school. Teachers are sensitive to students' academic and personal circumstances.

## Students Looking to Advance

Students seeking a greater challenge experience a more rigorous approach at Brightmont Academy. Our one-to-one instruction allows students to progress at an accelerated pace and take more demanding courses, such as Honors and Advanced Placement®.

Gifted students are also well served in Brightmont Academy, as our one-to-one instruction and mastery-based approach allow students to progress more quickly and to access curricula at the right challenge level. Brightmont provides customized programs for **gifted and twice exceptional (2E) students**, addressing both academic and emotional needs.

## Athletes

Brightmont offers flexibility to work around competition schedules, and our academic offerings include many courses that have that have been approved by **NCAA** for students wanting to meet initial eligibility requirements.

## Performers

Highly accomplished musicians, actors, models, and dancers may find balancing school with a demanding rehearsal and performance schedule challenging. Brightmont Academy offers the flexibility to schedule classes around these commitments.

## Homeschooled Students

Brightmont Academy provides many supports to families who are **homeschooling**, or who are transitioning out of a homeschool situation. All Brightmont instruction is done in a one-to-one setting, allowing maximum flexibility to coordinate with the parent on scheduling, curriculum choice, and the number of subjects studied at any given time.

## International Students

International students wishing to study in the United States can enroll at Brightmont Academy for a full course of study. Learn more about admissions for **international students**.

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[Get Started](#)

[OUR STUDENTS](#) 

## Enrollment Options

[Full-Time Programs](#)

[Individual Courses](#)

[Tutoring](#)

### Instruction Based on Student Needs

Elizabeth's outstanding academic career was interrupted when health problems caused her to miss school. The flexible schedule and pace offered by Brightmont allowed her to graduate on time.

"Although Elizabeth was very capable, she could never have accomplished this without Brightmont and their wonderful, understanding teachers," said Lauren, Elizabeth's mother.

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## Frequently Asked Questions

Brightmont Academy uses a **one-to-one instructional approach** exclusively. **This learning environment** is very different for most students and families, so below are some questions that frequently come up in our conversations with families. If you have further questions, or would like information specific to your individual situation contact your local campus director or call 1-888-521-0887.

### Questions

#### — Is this an online school? Do students work on their own?

No, Brightmont Academy is a **brick-and-mortar school**. When we say one-to-one instruction, we define this as one teacher sitting next to one student and teaching according to that student's learning plan throughout the scheduled instruction time. We do use a **media-rich digital curriculum as well as textbook-based curricula**, but in conjunction with direct instruction from a qualified teacher.

\*During COVID-19 school closures, we are instructing students online.

#### — Does it work? Will my child be successful at Brightmont?

Brightmont Academy has a 20-year history of success and numerous **graduates** providing testimonials about their experience.

#### — My child has medical issues. What if we learn we need a hospital or residential placement mid-year?

6/29/20

Brightmont Academy

Brightmont Academy allows 18 months to complete our annual programs. Most students complete courses in less time than a traditional school year, so this timeline allows the student to put instruction on pause while receiving medical or therapeutic treatment, and then resume instruction when the student is healthier and more able to benefit from instruction. Rather than forfeit tuition and partial credits, Brightmont Academy will work with you to help your child receive the proper care medically, emotionally, and academically, even if those needs should change throughout the year.

#### — We are relocating unexpectedly and I don't see your school calendar posted. When do terms start?

Brightmont Academy is open year-round and accepts students at any time of year. Further, we are able to structure classes to allow students to earn semester or trimester credits, or any partial credit as needed by the student. We are perfect for families moving at an atypical time of year as we are able to begin instruction at any time. Some students remain at Brightmont through the end of the school year or until they receive their diploma; others remain at Brightmont to stay on par with their peers until a seat opens up in another school.

#### — Why do students come to Brightmont?

There are many reasons why Brightmont Academy is the right solution for students. Some want to accelerate their graduation date or to take more **advanced classes** than are available in their public, charter, or private school. Others want to add a particular course to their transcript and may need a different schedule than what is otherwise available. Still others are behind in credits or skills and seek a private place to grow without pressure from peers who may be working at a different level. Every situation is unique, and we accommodate **athletes**, performers, **homeschooled** students, and many other types of learners. The best way to determine if Brightmont is right for you is to tour a campus and talk with a campus director.

#### — We enrolled at Brightmont a year ago for tutoring, but now our situation has changed. Can I enroll as a student for a different subject?

Absolutely! Many of our students return for a wide variety of reasons and services. One of the advantages of enrolling at Brightmont is that you get an entire team of education professionals, so we are able to accommodate the student's changing needs over time. Our enrollment fee is only charged once, so there is never an additional fee to return, even years later, or to discuss an alternate program with a campus director.

#### — I believe Brightmont can help my child, but it's expensive for my budget. Are scholarships available?

Some states do provide **scholarships** that may be used at Brightmont Academy. Brightmont offers customized full-time programs designed to accommodate a wide variety of needs and learning goals so tuition costs for each student will vary. In addition, we strongly recommend that you consult with a campus director before ruling out Brightmont Academy for financial reasons. In many cases, a student may be served through a hybrid program where they earn some credits at Brightmont in our one-to-one setting, and other credits in another school or program, which reduces the overall cost from our standard full-time tuition. In addition, **tuition loans** are available.

#### — How do I know my child will like his or her teacher?

Our teachers are specially selected for sharing our philosophy that all students can succeed in addition to having strong content knowledge and pedagogical skills. We like everyone we work with, and most students do, too! But in the event your child is placed with someone who either is not a good match for their personality and learning style, or doesn't explain concepts in a way that your child can understand, then we can make a teacher change. Please discuss your concerns with the campus director.

#### — Does Brightmont serve students with special needs?

Yes. Although Brightmont Academy is not classified as a special education school, all campuses have staff able to make accommodations and to provide specially designed instruction for **special education students**, especially those with **Attention Deficit Hyperactivity Disorder (ADHD)**, **learning disabilities**, depression, anxiety, **gifted abilities**, and autism. Please meet with a campus director for more information on how we might serve your child's special needs.

#### — How do I know if Brightmont is right for me/my child?

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## Campuses

### Locations

Choose the campus nearest you to learn how Brightmont Academy will help your student achieve real academic progress and gain a new sense of confidence! Contact us to schedule a visit.

Chandler, AZ	(480) 526-7090
Deer Valley, AZ	(623) 738-0710
Scottsdale, AZ	(480) 948-2800
Broomfield, CO	(720) 961-5091
Castle Pines, CO	(720) 961-5073
Alpharetta, GA - New!	(888) 521-0887
Barrington, IL - New!	(888) 521-0887
Northfield, IL - New!	(888) 521-0887
Ann Arbor, MI	(734) 316-8651
Birmingham, MI	(248) 430-3060
Northville, MI	(734) 548-8740
Mendota Heights, MN	(952) 564-2164
Plymouth, MN	(763) 452-4650
Redmond, WA	(425) 373-0800
Sammamish, WA	(425) 836-1600
Seattle, WA	(206) 284-2300