

**Item:**

2

Date:

1/14/2021

Applicant:

Discovery Ranch

Location:

1308 S 1600 W

Prepared By:

Sean Conroy, Community
Development Director

Public Hearing:

No

Zone:

A-2

Attachments:

1. Application
information.

REQUEST

Consideration of a request to amend an existing Conditional Use Permit to expand the occupancy of Discovery Ranch by 16 beds.

BACKGROUND & DESCRIPTION

The subject property is 22 acres in size and is zoned A-2. In 2005 the Planning Commission approved a conditional use permit for Discovery Ranch, which operates a residential treatment center (RTC) for youth on the site. RTCs typically seek to provide various types of therapy for people with disabilities in a residential setting. Discovery Ranch provides a variety of educational and therapy opportunities for its residents including school classes, equine therapy, athletics, etc.

The original use permit did not establish a cap on occupancy but indicated that changes would require review by the Planning Commission. The applicant is proposing to construct a new building on site and to expand the occupancy of the facility for 60 to 76.

EVALUATION

The Federal Fair Housing Amendments Act of 1988 (FHA) prohibits housing discrimination based on race, color, religion, sex, national origin, disability or family status. Under the FHA, a person with a disability is *“any person who has a physical or mental impairment that substantially limits one or more major life activities; has a record of such impairment; or is regarded as having such an impairment.”*

In 2005 the City’s zoning ordinance required a conditional use permit to establish an RTC, which is why Discovery Ranch was issued a conditional use permit. In 2012 the City’s ordinance regarding RTCs changed. If this was a new application, the applicant would need to follow the new ordinance, however, since the applicant has an existing conditional use permit, the application is subject to the requirements of the existing permit.

As mentioned previously, the original conditional use permit did not establish a cap on occupancy, but required that the facility be in compliance with the licensing requirements of the Utah Department of Human Services. While it could be argued that the applicants do not need to amend the conditional use permit to add the additional beds, staff is recommending that the Planning Commission review the request and amend the conditional use permit to make it clear that 76 beds would be the maximum.

Staff can support the proposed increase for the following reasons:

- Provided the Department of Humans Services approves the increase in occupancy, the request is consistent with the original conditional use permit.
- The large site can easily accommodate additional beds without impacting the surrounding neighborhoods. At 76 occupants on 22 acres, the average occupancy per acre is 3.5. This is lower than the only other RTC in the City, which has an average occupancy of 8 per acre.
- The A-2 zone encourages agricultural pursuits. Discovery Ranch is an agricultural ranch that contributes to the rural atmosphere of the City.
- The General Plan Land Use Designation for the site is High Density Residential. If the site were to be developed as a traditional residential subdivision under this designation, it could include as many as 70 to 140 units, which would have significantly more occupants than the proposed 76.
- The site has adequate parking to facility any increase in traffic and parking due to the increase in occupants.

RECOMMENDATION

Amend the existing conditional use permit for Discovery Ranch to include a maximum occupany of 76 beds conditioned upon approval by the Department of Human Services.



1308 S 1600 W
Mapleton, UT 84664

P: 801 489 3311
F: 801 489 3355

info@discoveryranch.net

12/10/2020

Mapleton City Planning Commission,

Discovery Ranch has been in existence since 2005 and is considered one of the best Residential Treatment Centers (RTC) in the nation. We have worked hard to be great neighbors and citizens in the community and enjoy many relationships with various groups including Mapleton City Recreation where we donate time and money to various events. We also provide mentor/coaches for the VIP league working with Disabled Youth in Utah County that is hosted here in Mapleton.

We currently serve up to 60 youth at Discovery Ranch and run mostly at full capacity for most of the year. We continually turn away youth who would fit our program because of a lack of bed space and we have a huge area between the two homes out front and our office space in the barn that has been unused, and frankly an eye sore, for some time. We have developed plans to build another home/cottage that would house 16 more students. We would tear down the existing brick fencing that is falling apart.

We are asking that you approve of us increasing our bed capacity to 76 students.

We currently sit on 22 acres of land and this would complete our campus from a space perspective but also a daily schedule and capacity.

We have included various letters of recommendation from neighbors and our recently retired police chief. You will also see the rendering of the building that we have designed that will house the 16 beds.

We appreciate your consideration and look forward to answering any questions you may have.

Sincerely,

Clinton Dorny
Executive Director



Levi S. Adams
Scott P. Card
Aaron P. Dodd
William L. Fillmore ♦
Matthew R. Howell

Barnard N. Madsen
Richard W. Sheffield ⊙
Randall K. Spencer ♦
Mark D. Stubbs ⊙ *
Geidy A. Achecar

Tiffany R. de Gala
Mark D. Dodd
Kara H. North □

Of Counsel:
John-David Anderson
Ernest R. Macias ♦

December 18, 2020

Sean Conroy, AICP
Mapleton City Corporation
125 West Community Center Way
Mapleton, UT 84664
Email: sconroy@mapleton.org

Re: Discovery Ranch Application for a Building Permit

Dear Mr. Conroy:

As I believe you are aware, I represent Discovery Ranch ("DR") which operates a residential treatment center ("RTC") for boys in Mapleton. All of us at DR appreciate the positive relationship we have always had with Mapleton City.

DR first obtained a conditional use permit ("CP") to operate its facility in August of 2005. The language of the conditional use permit did not limit the number of children that could be housed at any given time though DR approximated the number of kids initially to be housed at its facility to be "around 50." It has been understood through the years that the exact number of students allowed at DR was governed by the Utah State RTC licensing agency which meticulously governs and monitors best practices of RTC's in Utah.

Now, after more than 15 years of operating DR and having the opportunity to change for the better the lives of thousands of children, DR is endeavoring to further update its facilities and has applied for a building permit to build a new building. The conditional use on the property has not and will not change. We do not believe that the request for a building permit changes the previously granted conditional use and that a new conditional use permit is not necessary. Nevertheless, we will defer to Mapleton City to help us facilitate the process of serving and saving the lives of more children within the laws of Mapleton City and the State of Utah.

In reviewing the original CP, Mapleton City should be aware that DR has complied with the terms of the permit and has upgraded its sewer and facilities as suggested in the CP. DR has fostered positive relationships with its neighbors and other citizens within Mapleton City and desires to continue to be a source of positive energy, societal benefit, and economic contributor to Mapleton City.

We have submitted all information which we understand that Mapleton City has requested. If there is any additional information necessary so we can comply with whatever

requirements Mapleton City thinks necessary to enable us to continue our mission to serve troubled youth as effectively as possible, please advise.

Sincerely,

A handwritten signature in black ink, appearing to read "Randall K. Spencer", with a long horizontal flourish extending to the right.

Randall K. Spencer
Attorney for Discovery Academy

11/23/2020

Dean Pettersson
1220 North Main Street
Mapleton, UT 84664
801-367-3576

To whom it may concern:

As the previous police Chief of Mapleton city for 12 years, I endorse the application for more housing at Discovery Ranch.

I have known and worked with the people at Discovery ranch for 12 years and have found the organization to be well run. This program provides services to troubled youth and has proven to be very successful. They are well trained and prepared for emergency situations and their clients pose no danger to the citizens of Mapleton.

Please contact me if I can provide any additional information in support of this application.

Sincerely,

A handwritten signature in black ink, appearing to be 'A. Pettersson', with a long horizontal stroke extending to the right.

Dean L. Pettersson

K. Paul MacArthur
Bill O. Heder
Jeff Metler♦
George L. Chingas, Jr. +
Kristy L. Hanson
Marla R. Snow
Stephanie L. O'Brien
Ryan D. Petersen
Trevor F. Berrett♦



MACARTHUR . HEDER . METLER

ATTORNEYS AT LAW

Dan Worthington*
Brian R. Langford
Janet G. Peterson
Elicia M. Hansen
Jared B. Stubbs ▪
Lesley A. Johnson
Brent H. Johnson
Neal Metler•
Melissa Hartman

November 23, 2020

Mapleton City Planning Commission
125 West 400 North
Mapleton, UT 84664

RE: Recommendation for Discovery Ranch

To whom it may concern,

A few days ago, Clint Dorny, a man a greatly admire asked me to write a letter of recommendation. Clint Dorny is the Executive Director at Discovery Ranch. Clint indicated that Discovery Ranch was seeking to expand their reach in Mapleton and asked for my support. Of course, I could not refuse.

I was born and raised in Mapleton, and I love this place. Following law school and several years in service to the federal court, I was fortunate to be able to move my practice back here to my hometown. We purchased a home in Harvest Park, just a stone's throw away from the Discovery Ranch facility. We love being able to walk to the end of the street and show our children the animals. There has always been such a special feeling around that property.

Shortly after our return to Mapleton Clint introduced himself to me. Following a recreational league basketball game at the elementary school in which our sons were playing, Clint met my wife and I at mid-court. He told us that he was organizing a club team and wondered if our son might be interested in playing. Being a sports junkie, I jumped at the chance to expose our son to as many opportunities as possible. I am so grateful that we did.

For the next several years, our sons played basketball together and I eagerly watched from the sideline as coach Dorny instructed and mentored our son. Our teams were never competitive in the league, and if my memory serves me correctly, we lost most of the games we played in. But those years together were special. Clint did not vent his frustration or yell at the boys when they missed a shot or turned the ball over. Rather, he cheered them on and calmly taught them how to deal with adversity. While he taught them sound basketball fundamentals, more important to me were the life lessons he exemplified. He taught those boys the values of trust, teamwork, integrity, patience, hard-work and understanding. He taught them to be confident and resilient. No doubt, these are just some of principles and values he and his staff help instill in the boys at Discovery Ranch.

♦Admitted in Utah & Wyoming
+Admitted in Utah & California
• Only Admitted in Oregon and California

▪ Admitted in Utah & Idaho
* Of Counsel



On a professional level, I have not had an opportunity to engage directly with Discovery Ranch. However, I do have several clients who have been impacted by the program. Some have children or grandchildren that were former residents in the program. Others have neighbors or colleagues who were positively influenced by the program and its staff members. In fact, my own brother worked for a time as a member of the staff. As a friend to Clint and as a neighbor to the facility, I am always interested to hear how others view the program. Over the years as I have engaged my clients in conversations about Discovery Ranch, I am delighted to report that every single one of their experiences have been positive.

I am forever grateful for the influence Clint was on my son and my family. While I am not privy to all the details of Discovery Ranch's proposed expansion, I do know that they hope to build another house on their property to accommodate an additional 16 boys. Should their plans be approved, I trust that those families who will be served will have the same experience I have had with Clint over the years. They certainly have my full support.

Sincerely,



Brian R. Langford,
Attorney

November 19, 2020

Mapleton City Planning Commission
125 West Community Center Way
Mapleton UT, 84664

Dear Planning Commission:

I have been informed that Discover Ranch is seeking approval to erect a new building and/or make other improvements to their property. I have resided at 1927 Yarrow Drive in Mapleton since July 2012. My backyard is directly adjacent to the Discovery Ranch property. As neighbors of the property, we have had numerous interactions with the workers and resident at the property. Further, I have personally had multiple interactions with Clinton Dorny who serves as the Executive Director of Discover Ranch. This letter is furnished to express my support for Discovery Ranch in its application for approval to make the proposed changes to its property.

The faculty, staff, and residents at Discovery Ranch have been model neighbors. Two brief anecdotes. Our dog has (on multiple occasions) escaped our property and made its way to Discovery Ranch. The folks there were wonderful about keeping him safe and contacting us to return him to our care. We also enjoy the tradition of the Discover Ranch family of Christmas caroling every holiday season. They stop by, drop off a treat, and sing a song. It's a simple, but very much appreciated, expression of neighborly outreach that we look forward to each year. I should also add that we have had nothing but positive casual interactions with the kids as they have tended to the horses whose stables are directly behind our house.

Mr. Dorny has also been an outstanding neighbor and community member. In the numerous interactions I've had with him, he has been friendly and service oriented. I remember rubbing shoulders with him on numerous occasions while our sons played football together. Without fail, Clint would be helping to set up or cook food for the team or coaches. He was one of the hardest-working and most supportive parent of the entire group.

There's no need to belabor the point. Stated simply, I very much support the proposal. The Discover Ranch family has proven to be responsible and caring neighbors, and Clint has been a great contributor to our community on a number of dimensions.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Colby Wright', with a stylized flourish extending to the right.

Colby Wright, Ph.D.
(989) 954 7677

Dec 3, 2020

Dear Mapleton City Council,

As a next-door neighbor contiguous to Discovery Ranch, I have been asked to write a letter of support for proposed expanded housing. During the past 2 ½ years my family has lived at 1123 S Wildflower Lane. During this period, we have had only positive experiences with our Discovery Ranch neighbors and impressed with how well they maintain their property and supervise the young men under their care. Operationally, it is apparent that things always run smoothly from the staff/student ratios maintained.

I would not have any reservations knowing additional students were being added to the Discovery Ranch campus. On the contrary, since this is such a unique program, I believe that more students would benefit if additional housing were offered. Knowing what I now know, I would strongly refer someone to the program because of my observations and staff interactions.

Having farms animals in our back yard creates a rural feeling and was a "selling point" for us in moving to this location. I am not alone in these sentiments as my next-door neighbor James Green (1967 Yarrow Dr) recently shared similar thoughts with me about his reason for moving to this section of Harvest Park. It would be reasonable to expect that housing additional boys, would allow for helping expand the care of farm animals and the rescue calves in this unique ranching operation we have come to admire.

Please do not hesitate to contact me if you would like additional personal insights on my interactions with the Discovery Ranch campus. I can be reached at 801-400-2804 or email: chaplainbrewer@gmail.com.

Respectfully,

A handwritten signature in cursive script, appearing to read "Bruce R. Brewer".

Bruce R. Brewer, PhD, Lt Col (ret)



Dec. 7, 2020

Mapleton City Planning Commission
125 West 400 North
Mapleton, UT 84664

Dear Committee,

It is with great pleasure and support for Discovery Ranch that I write this letter regarding their application for a building permit. It is my understanding that they will be expanding by 16 beds which means adding another house (with sports court & pavilion) on the East side where they currently have an outdoor riding arena that is not being used and is currently looking a bit old and worn. There will also be a few more horses and cows.

I have been a close neighbor to Discovery Ranch living in Harvest Park (993 Iris Lane, Mapleton) for about ten years now. As a matter of fact, I can throw a frisbee from my yard over the fence to their yard, like neighbors do. Over the last 10 years it has been an absolute privilege to be their neighbor. I can not remember a single instance in which I have had a problem or concern in any way. I also have over 30 years professional experience working with residential treatment centers here in Utah and have never worked with one or at one with less concern regarding their residents and the surrounding neighborhood (ie. run risk, vandalism, etc.) than Discovery Ranch.

I can, on the other hand, remember multiple times that I have been extremely grateful for my neighbors at Discovery Ranch. The entire ranch is always clean and taken care of and in my mind brings significant aesthetic value to our neighborhood. The kids in the neighborhood are often enamored with the animals and the ranch, which is welcome. Folks at Discovery Ranch have consistently gone out of their way (and usually quite above and beyond) to respond quickly to any minor concern from new neighbors related to noise, animals, or anything else one can come up with, to be great neighbors even though they were here long before our neighborhood was.

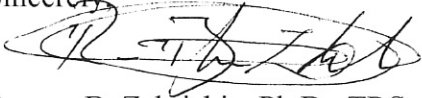
I must admit that while I have had a professional relationship with Discovery Ranch for many years prior to moving here (many of my students and graduates have worked or currently work there) my relationship and respect for them has significantly increased since moving here to Mapleton as their neighbor. They are a very open both professionally and neighborly to innovative and collaborative win win opportunities. For example, recently a member of my neighborhood who had just transitioned from significant military service retired and returned home to his family in Harvest Park. The transition was difficult and with challenges related to PTSD and his long service he sought in-patient care at a local hospital. As I visited with his family and found out more about his passion for animals and helping others, as well as his

significant professional training I quickly thought of my neighbors at Discovery Ranch. With a couple of quick phone calls, appropriate meetings with their clinical team, and a little effort on both sides an extraordinary partnership and win win relationship was formed. Hope, purpose, and all-around wellness was restored for this wonderful man and his family and a new therapeutic program was added to what Discovery Ranch offers their students.

I am very grateful to live in such a community and to be neighbors with an organization like Discovery Ranch. In my professional opinion and in my opinion as a neighbor this addition will only make things better and I support and look forward to their proposed expansion. I urge the committee to grant them the appropriate building permit and am sure it will only add to our community.

If I may be of any further assistance, please feel free to contact me at (801) 360-4372.

Sincerely,

A handwritten signature in black ink, appearing to read 'Ramon B. Zabriskie', enclosed within an oval-shaped scribble.

Ramon B. Zabriskie, Ph.D., TRS, CTRS, FDRT, FALS
Professor, Brigham Young University
Neighbor

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS & MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM A L M, & ASSOCIATES, INC.

Sheet:
C1.0



DISCOVERY RANCH BOYS HOUSE

DRAWING INDEX

G-001	DRAWING INDEX & SYMBOLS
A-1.01	FIRST FLOOR PLAN
A-1.02	SECOND FLOOR PLAN
A-1.03	ROOF PLAN
A-1.11	FIRST FLOOR CEILING PLAN
A-1.12	SECOND FLOOR CEILING PLAN
A-2.01	EXTERIOR ELEVATIONS
A-2.02	INTERIOR ELEVATIONS
A-2.11	WALL SECTIONS
A-3.01	ENLARGED PLANS
A-4.01	STAR & ELEVATOR PLANS
A-5.01	EXTERIOR DETAILS
A-5.02	INTERIOR DETAILS
A-6.01	DOOR & WINDOW SCHEDULES
A-8.01	ADA DETAILS
A-8.03	ADA DETAILS
A-8.04	ADA DETAILS
A-8.06	CONSTRUCTION MITIGATION DETAILS
A-8.07	STAR AND WALL DETAILS
A-8.08	PROJECT DETAILS

MATERIALS LEGEND

	EARTH
	GRAVEL
	CONCRETE
	RIGID INSULATION
	CONCRETE MASONRY
	STEEL DECK
	WOOD BLOCKING
	CONTINUOUS WOOD MEMBERS
	METAL
	WOOD STUDS
	CONTINUOUS METAL SIDING
	BATT INSULATION
	FINISHED WOOD MEMBER
	GLASS

GENERAL NOTES

- ALL HORIZONTAL DIMENSIONS UNLESS OTHERWISE NOTED ARE TO FACE OF CONCRETE ON FACE OF STUD.
- ALL VERTICAL DIMENSIONS SHOWN TO FLOOR ARE TO THE TOP OF CONCRETE SLAB OR TOP FINISHING.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS AND REPORT ANY CHANGES TO DESIGNER BEFORE COMMENCING WITH WORK.
- CONTRACTOR IS RESPONSIBLE FOR CHECKING ALL CONTRACT DOCUMENTS, FIELD CONDITIONS FOR ACCURACY AND DISCREPANCIES. ANY QUESTIONS OR CONCERNS REGARDING THE DRAWINGS OR FIELD CONDITIONS SHOULD BE SUBMITTED TO THE DESIGNER IN WRITING FOR CLARIFICATION.
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY DESIGNER OF CONFLICTS IN WRITING.
- TYPICAL MEANS FOR ALL SIMILAR CONDITIONS UNLESS OTHERWISE NOTED.
- ALWAYS MEANS SIMILAR COMPONENTS OF CONSTRUCTION: W. WALLS, D. DETAILS ARE USUALLY USING ONLY ONE AND ARE TYPICAL FOR SMALLER CONDITIONS THROUGHOUT UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL ADHERE TO ALL CODES, RULES AND REGULATIONS GOVERNING THE CONSTRUCTION OF THE PROJECT AND THE FACILITIES AS SET BY FEDERAL, STATE AND LOCAL BUILDING AGENCIES AND THE BUILDING OWNER.
- LARGE SCALE DRAWINGS TAKE PRECEDENCE OVER SMALL SCALE DRAWINGS. DETAILS TAKE PRECEDENCE OVER ALL. CONTRACTOR SHALL NOTIFY DESIGNER OF CONFLICTS IN WRITING.
- NO SUBSTITUTIONS WILL BE ALLOWED WITHOUT PRIOR APPROVAL BY THE DESIGNER.
- IF DOCUMENTS ARE AT VARIANCE WITH ONE ANOTHER ON A PARTICULAR ITEM OR ITEM(S), CONTRACTOR SHALL BASE THE PROPOSAL ON THE MOST RECENT REVISION. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.
- CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE LENGTH OF CONTRACT: EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS THAT CONFORM TO LOCAL BUILDING CODE REQUIREMENTS IN OCCUPIED AREAS OF THE BUILDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ALL NECESSARY PERMITS AND INSURANCE PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN FOR THE ENTIRE LENGTH OF CONTRACT: EXITS, EXIT LIGHTING, FIRE PROTECTIVE DEVICES, AND ALARMS THAT CONFORM TO LOCAL BUILDING CODE REQUIREMENTS IN OCCUPIED AREAS OF THE BUILDING.
- THE CONTRACTOR SHALL VERIFY THAT DRAWINGS AND SPECIFICATIONS ARE THE LATEST ISSUE PRIOR TO COMMENCING CONSTRUCTION.
- IN CASE OF CONFLICT BETWEEN DESIGNER'S AND ENGINEER'S DRAWINGS IN LOCATION OF MATERIALS, EQUIPMENT, THE ARCHITECTURAL DRAWINGS SHALL GOVERN, CLARIFY WITH ARCHITECT.
- THE CONTRACTOR SHALL NOT PROCEED WITH WORK WITHOUT WRITTEN AUTHORIZATION FROM THE DESIGNER. FAILURE TO OBTAIN SUCH AUTHORIZATION SHALL INVALENATE A CLAIM FOR EXTRA COMPENSATION. THE CONTRACTOR IS RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, SEQUENCING, SCHEDULING, AND WORK PERFORMED BY THE SUBCONTRACTORS.
- THE CONTRACTOR SHALL PROTECT THE REMAINING AREAS AND OCCUPANCY AT THE PROJECT SITE FROM DAMAGE OR INJURY RESULTING FROM NECESSARY CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE AND MAINTAIN THE NECESSARY CONFINING BARRIERS, TEMPORARY PARTITIONS AND DOORS REMAINING AT THE JOB SITE.
- SUBSTITUTIONS, REVISIONS, OR CHANGES MUST BE SUBMITTED TO THE DESIGNER FOR REVIEW AND APPROVAL. IN CONFORMANCE WITH PROCEDURES DEFINED IN THE OUTLINE SPECIFICATIONS PRIOR TO PURCHASE, FABRICATION OR INSTALLATION.

SYMBOLS LEGEND

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VICINITY MAP

ADJACENCY MAP

PROJECT TEAM

CLIENT	STRUCTURAL ENGINEER	CIVIL ENGINEER
NAME ADDRESS ADDRESS ADDRESS T. 801 F. 801 E. 801	NAME ADDRESS ADDRESS ADDRESS T. 801 F. 801 E. 801	NAME ADDRESS ADDRESS ADDRESS T. 801 F. 801 E. 801
ARCHITECT	MECHANICAL ENGINEER	LANDSCAPE ARCHITECT
NAME ADDRESS ADDRESS ADDRESS T. 801 F. 801 E. 801	NAME ADDRESS ADDRESS ADDRESS T. 801 F. 801 E. 801	NAME ADDRESS ADDRESS ADDRESS T. 801 F. 801 E. 801
CONTRACTOR	ELECTRICAL ENGINEER	
NAME ADDRESS ADDRESS ADDRESS T. 801 F. 801 E. 801	NAME ADDRESS ADDRESS ADDRESS T. 801 F. 801 E. 801	

Discovery Ranch House
TBD
1308 S 1600 W, Mapleton, UT 84664

NOT FOR CONSTRUCTION - 60% REVIEW SET
60% REVIEW SET



G-0.01



2100 North Canyon Road
Provo, UT 84601
801.225.1000
www.m2designgroup.com

NOT FOR CONSTRUCTION - 60% REVIEW SET

Discovery Ranch House
TBD
1308 S 1600 W, Mapleton, UT 84664
NOT FOR CONSTRUCTION - 60% REVIEW SET

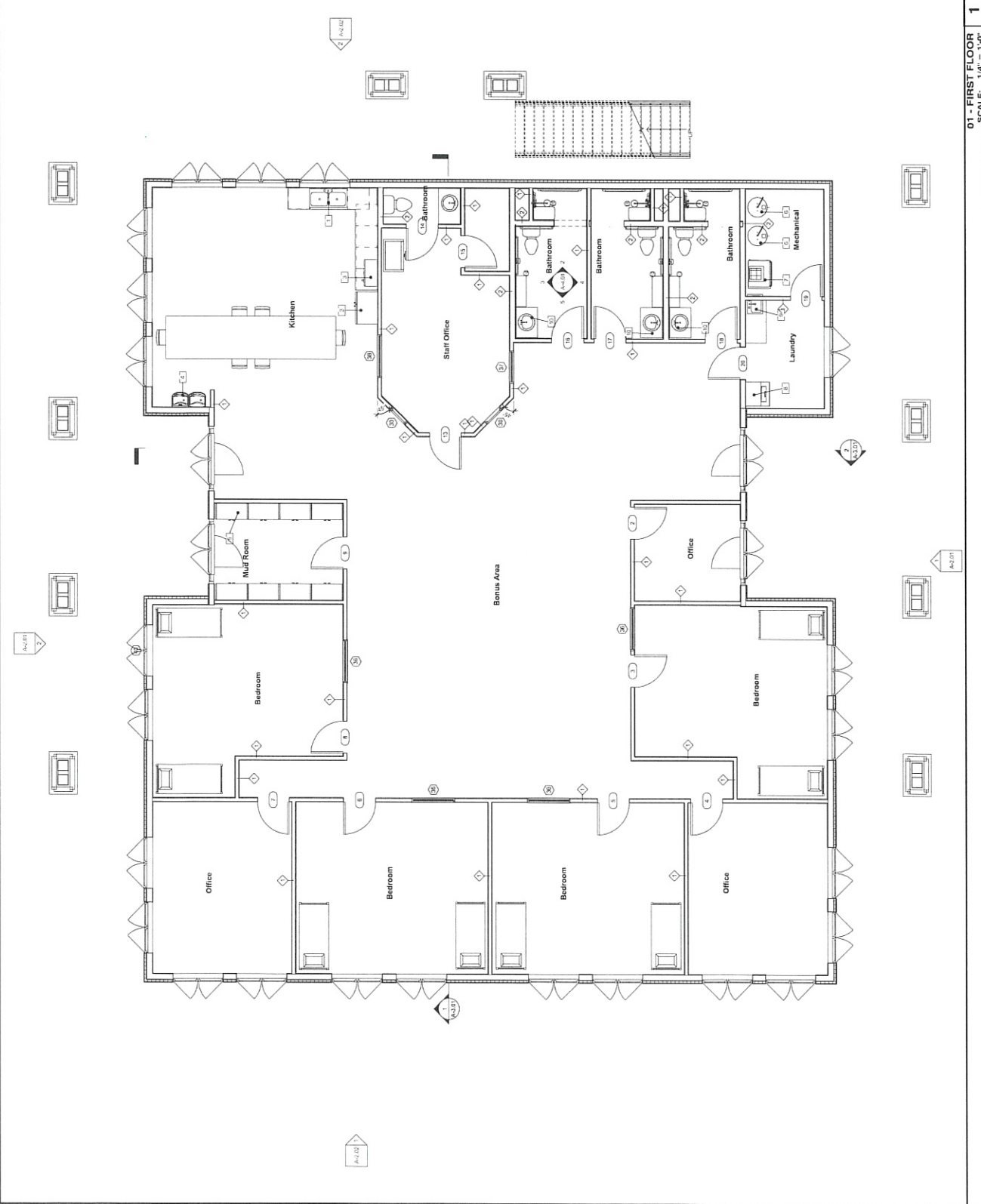
Revision Date / Revision Number

PROJECT NO. 00-00-00
DATE 08/08/08
DRAWN BY AUP
CHECKED BY CHD
APP. PROJECT MANAGER
FIRST FLOOR PLAN

A-1.02

- GENERAL NOTES**
- A. PROVIDE FINISHES TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE. COORDINATE INSTALLATION OF ALL - AFTER CONTRACTOR HAS COMPLETED ALL PRELIMINARY WORK AND INSPECTIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 - B. PROVIDE FINISHES TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE. COORDINATE INSTALLATION OF ALL - AFTER CONTRACTOR HAS COMPLETED ALL PRELIMINARY WORK AND INSPECTIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 - C. PROVIDE FINISHES TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE. COORDINATE INSTALLATION OF ALL - AFTER CONTRACTOR HAS COMPLETED ALL PRELIMINARY WORK AND INSPECTIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 - D. PROVIDE FINISHES TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE. COORDINATE INSTALLATION OF ALL - AFTER CONTRACTOR HAS COMPLETED ALL PRELIMINARY WORK AND INSPECTIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 - E. PROVIDE FINISHES TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE. COORDINATE INSTALLATION OF ALL - AFTER CONTRACTOR HAS COMPLETED ALL PRELIMINARY WORK AND INSPECTIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 - F. PROVIDE FINISHES TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE. COORDINATE INSTALLATION OF ALL - AFTER CONTRACTOR HAS COMPLETED ALL PRELIMINARY WORK AND INSPECTIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
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 - M. PROVIDE FINISHES TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE. COORDINATE INSTALLATION OF ALL - AFTER CONTRACTOR HAS COMPLETED ALL PRELIMINARY WORK AND INSPECTIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
 - N. PROVIDE FINISHES TO MATCH THE FINISHES SHOWN ON THE FINISH SCHEDULE. COORDINATE INSTALLATION OF ALL - AFTER CONTRACTOR HAS COMPLETED ALL PRELIMINARY WORK AND INSPECTIONS PRIOR TO CONSTRUCTION. REPORT ANY DISCREPANCY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
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- WALL TYPE GENERAL NOTES**
- 1. WALL TYPE #1
SCALE: 1" = 1'-0"
 - 2. WALL TYPE #2
SCALE: 1" = 1'-0"
 - 3. WALL TYPE #3
SCALE: 1" = 1'-0"
 - 4. WALL TYPE #4
SCALE: 1" = 1'-0"



01 - FIRST FLOOR
SCALE: 1/4" = 1'-0"

1

RECEIVED BY _____ DATE _____

PROJECT NO.	Project Number
DATE	00 00 00
DRAWN BY	AUTOCAD

Revision Date	Revision Number
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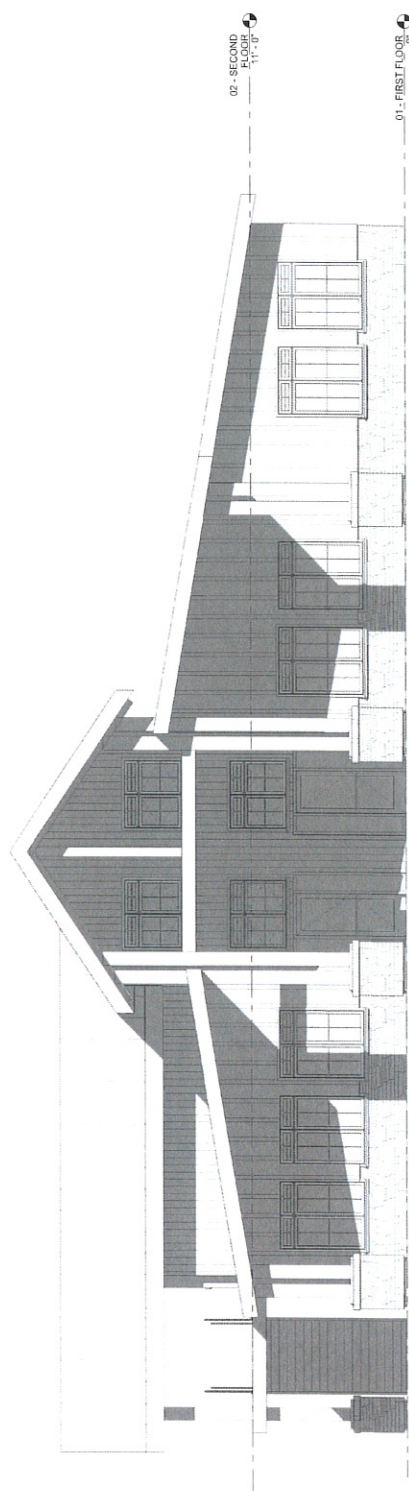
Discovery Ranch House
TBD
1308 S 1600 W, Mapleton, UT 84664



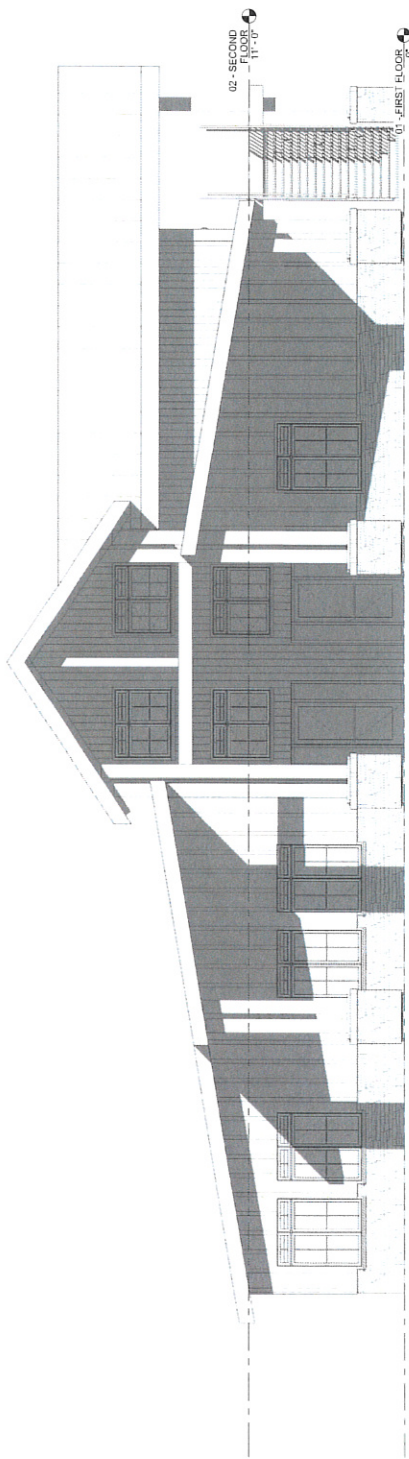
DESIGN

Phone: 801.358.9840
slhame@w2designgroup.com

NOT FOR
CONSTRUCTION
60% REVIEW SET



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



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