

PROJECT:

WESTERN BUILDING - PROPOSED 28 UNIT APARTMENT PROJECT  
223 N. MAIN STREET  
MITCHELL, SD

OWNER:

JOHN ADAMO  
3150 HST  
SACRAMENTO, CA 95816

ARCHITECT:

L.L. JIRSA ARCHITECT  
123 N. MAIN STREET  
MITCHELL, SD

BUILDING DATA:

4 STORIES WITH FULL BASEMENT - 50' x 142'  
1ST FLOOR AND BASEMENT - 7,100 GROSS SF  
2ND, 3RD, 4TH FLOORS - 6,728 GROSS SF  
2ND, 3RD, 4TH FLOORS - 6,152 NET SF

PROPOSED OCCUPANCY CLASSIFICATION:

1ST FLOOR - A-2  
2ND, 3RD, 4TH FLOORS - R-2

HISTORIC BUILDING - CONTRIBUTING TO COMMERCIAL HISTORIC DISTRICT  
TYPE OF CONSTRUCTION - VB WITH AUTOMATIC SPRINKLER SYSTEM

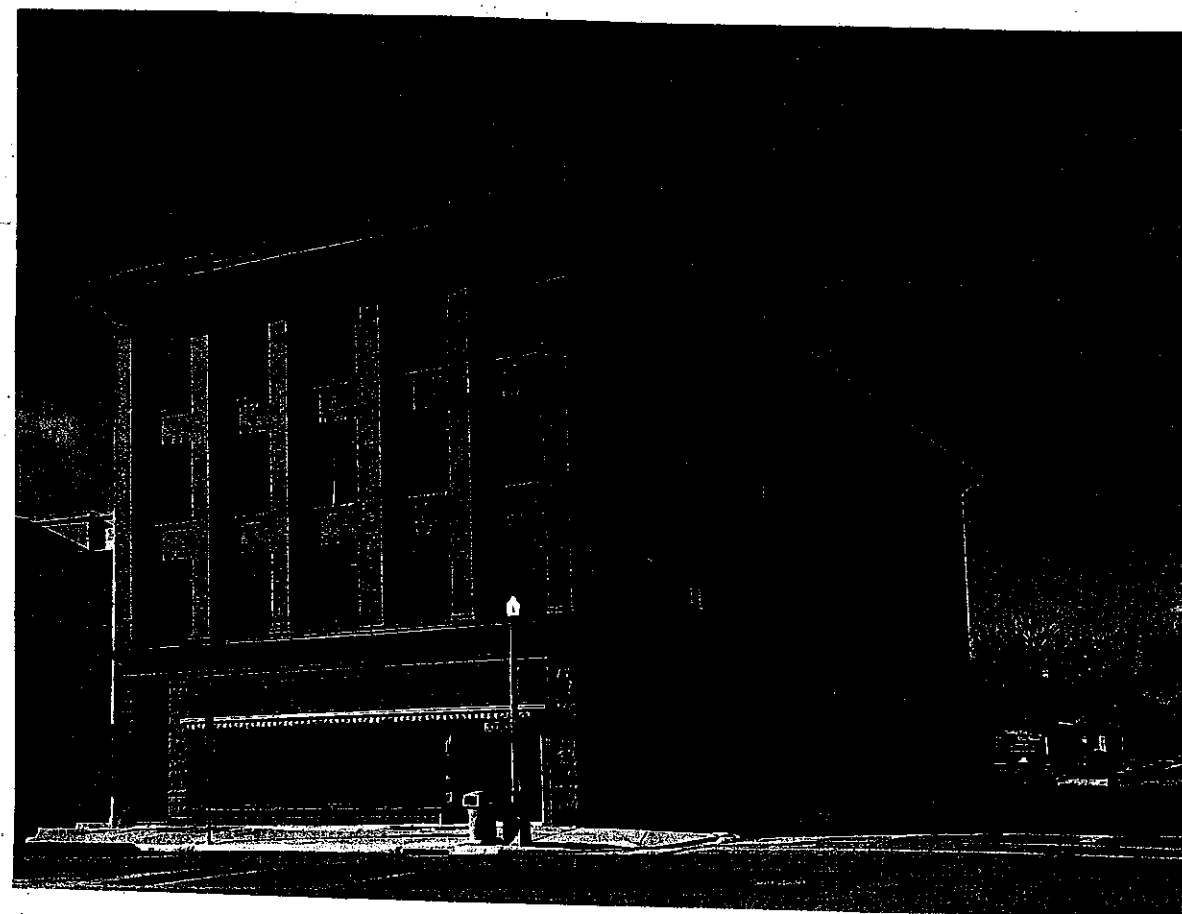
BUILDING CODE DATA:

R-2, TYPE VB - 7,000 SF/FLOOR - 2 STORIES  
WITH AUTOMATIC SPRINKLER SYSTEM, INCREASE SF/STORY BY 200%  
WITH AUTOMATIC SPRINKLER SYSTEM, INCREASE HEIGHT BY ONE STORY

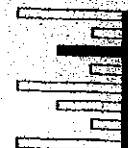
2012 IBC

SECTION 909: 909.1 HISTORIC BUILDINGS

THE PROVISIONS OF THIS CODE RELATING TO THE CONSTRUCTION, REPAIR, ALTERATION,  
ADDITION, RESTORATION AND MOVEMENT OF STRUCTURES, CHANGE OF OCCUPANCY  
SHALL NOT BE MANDATORY FOR HISTORIC BUILDINGS WHEN SUCH BUILDINGS  
ARE JUDGED BY THE BUILDING OFFICIAL TO NOT CONSTITUTE A DISTINCT  
LIFE SAFETY HAZARD.



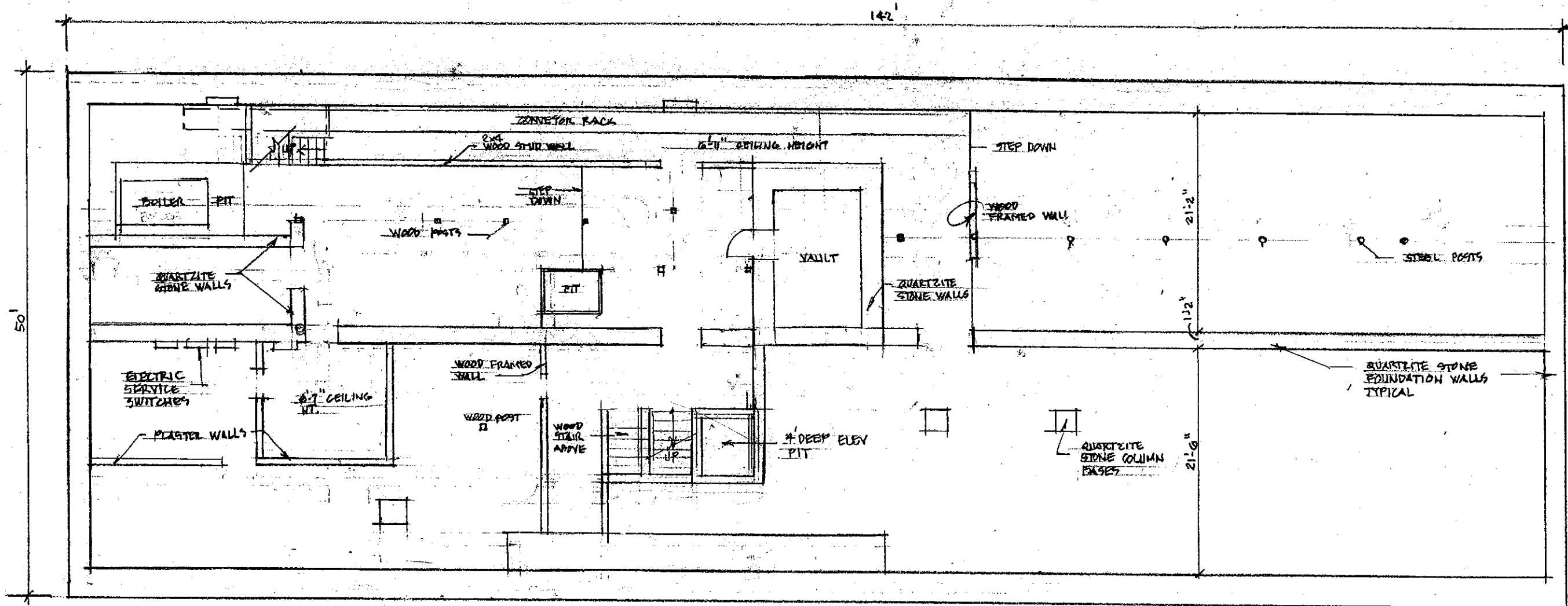
L. L. JIRSA ARCHITECT  
123 N. MAIN ST.  
MITCHELL, SD 57301  
605-986-8185  
ljirsa@mitchellale.com.net




PROJECT NAME  
WESTERN BUILDING  
223 N. MAIN ST.  
MITCHELL, SD

REVISIONS		
NO	DATE	DESC
1.	8/11/21	

PROJECT NO.  
DATE 7/30/21  
SHEET TITLE  
COVER SHEET  
SHEET NO. 1



EXISTING  
BASEMENT PLAN  
3/32" = 1'-0"

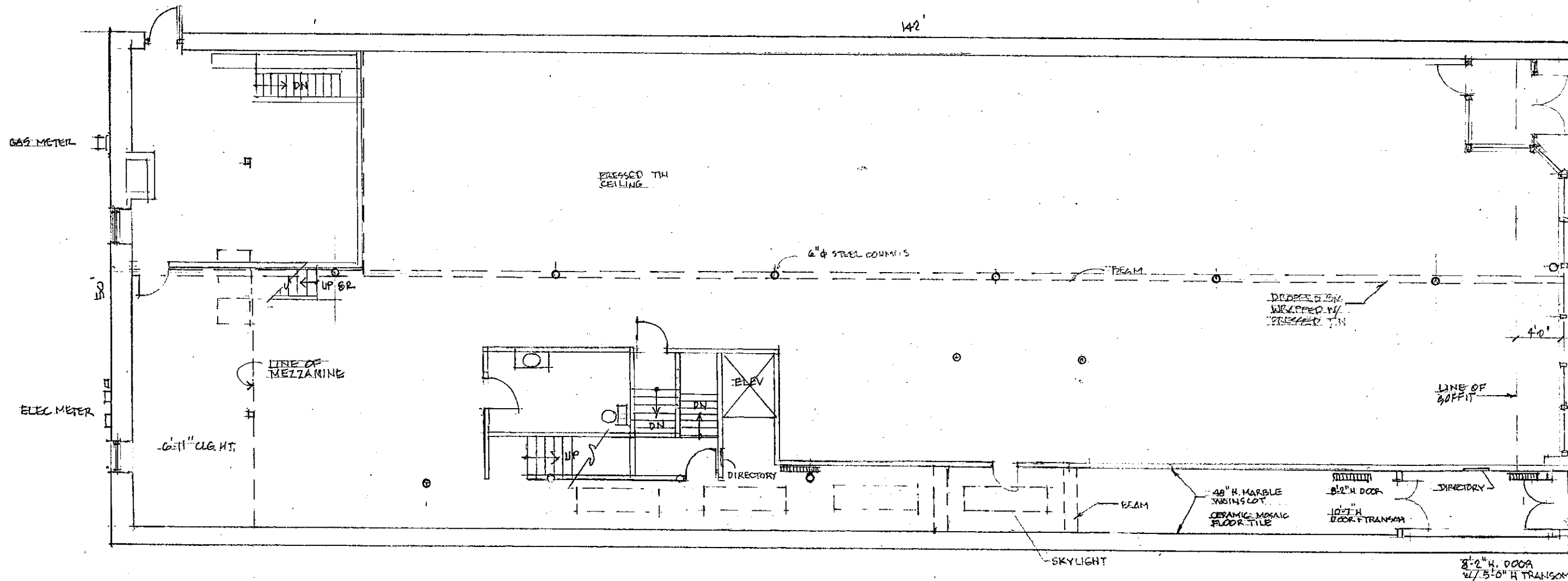


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PROJECT NAME  
WESTERN BLDG  
223 N. MAIN ST.  
MITCHELL, SD

REVISIONS		
NO.	DATE	DESC.

PROJECT NO.  
DATE 8/11/21  
SHEET TITLE  
BASEMENT  
PLAN  
SHEET NO.  
EBP-1



EXISTING  
1<sup>ST</sup> FLOOR PLAN  
3/32" = 1'-0"

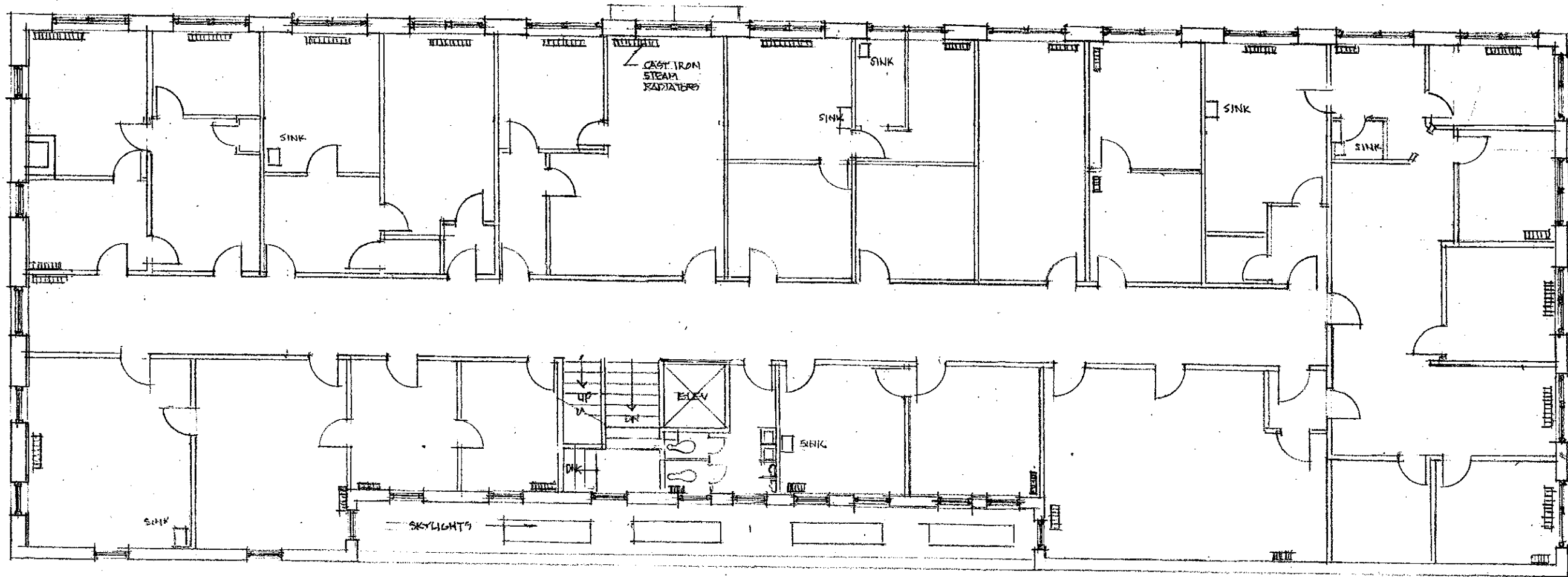
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223 N. MAIN ST.  
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NO.	DATE	DESC.

PROJECT NO. \_\_\_\_\_  
DATE 7/30/21  
SHEET TITLE  
1<sup>ST</sup> FLOOR  
PLAN  
SHEET NO.  
EPP - 1



EXISTING  
2ND FLOOR PLAN  
3/32" = 1'-0"

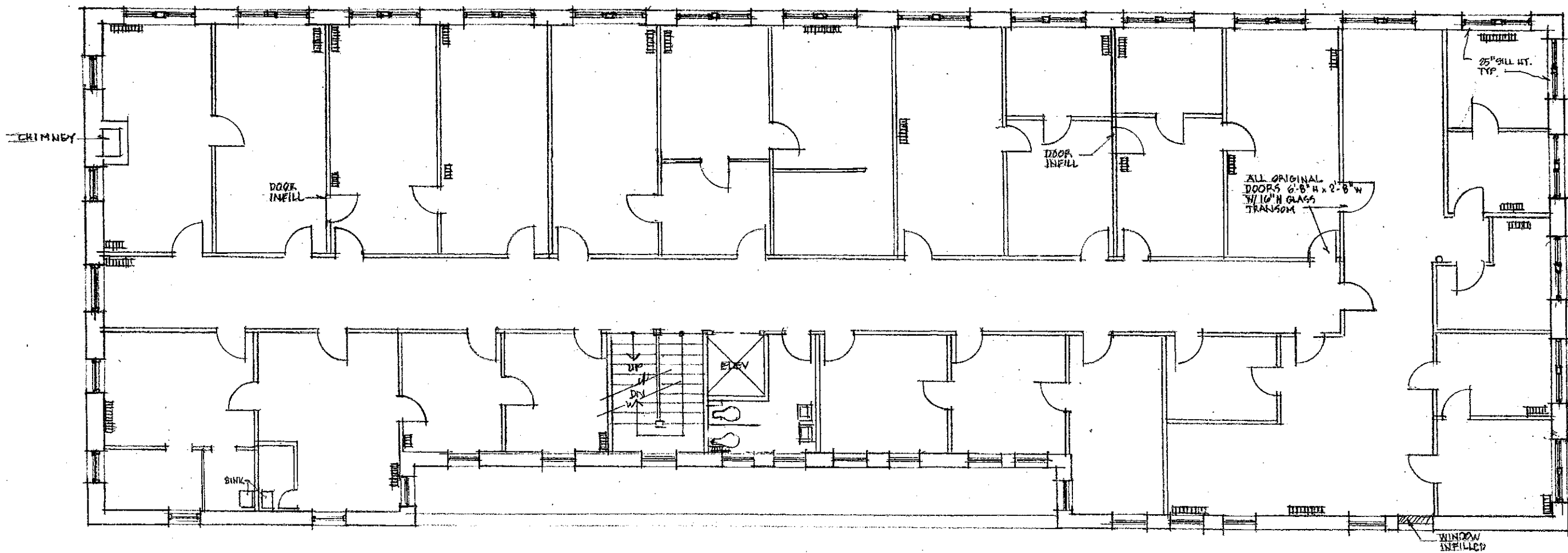


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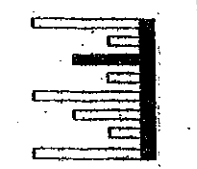
PROJECT NO.  
DATE 7/30/21  
SHEET TITLE  
2ND FLOOR PLAN  
SHEET NO.  
EFP-2



EXISTING  
3<sup>RD</sup> FLOOR PLAN  
3/32" = 1'-0"



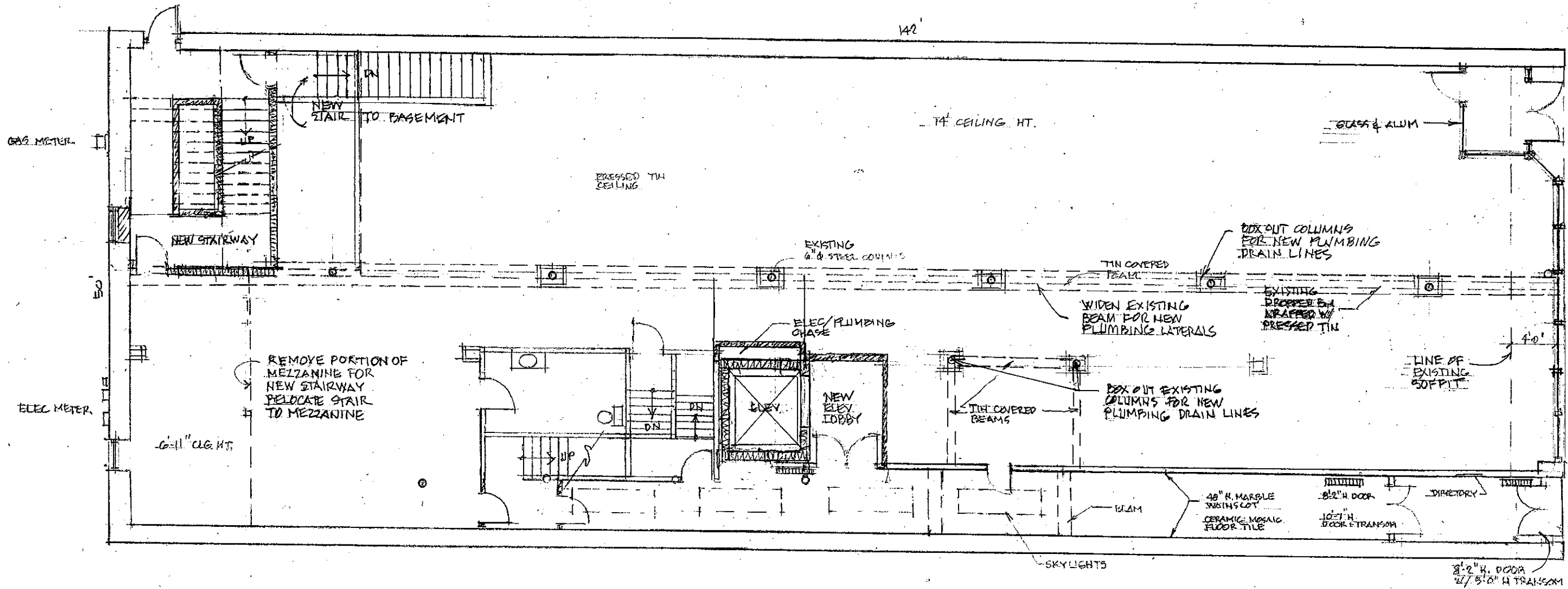
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REVISIONS		
NO	DATE	DESC
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PROJECT NO.  
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SHEET TITLE  
3<sup>RD</sup> FLOOR  
PLAN  
SHEET NO.  
EFP-3



1<sup>ST</sup> FLOOR PLAN  
 3/32" = 1'-0"

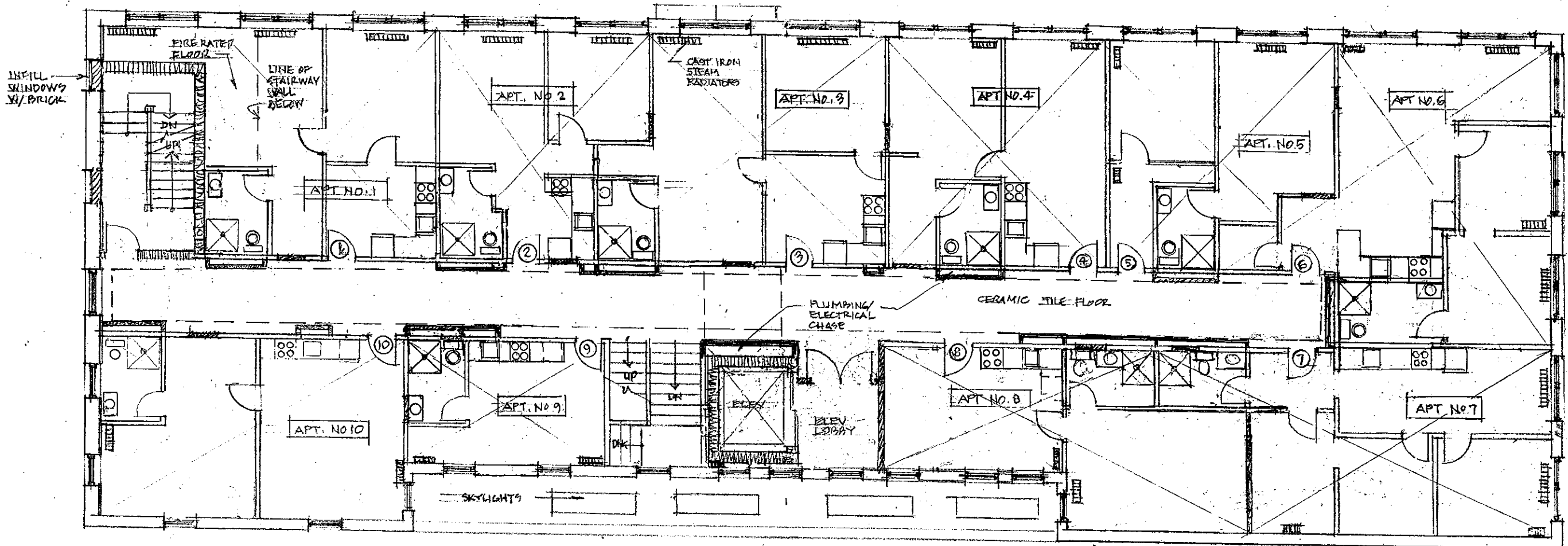
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REVISIONS		
NO.	DATE	DESC.

PROJECT NO.  
 DATE 7/30/21  
 SHEET TITLE  
 1<sup>ST</sup> FLOOR  
 SHEET NO.  
 A-1



**2<sup>ND</sup> FLOOR PLAN**

3/32" = 1'-0"

10 APT UNITS



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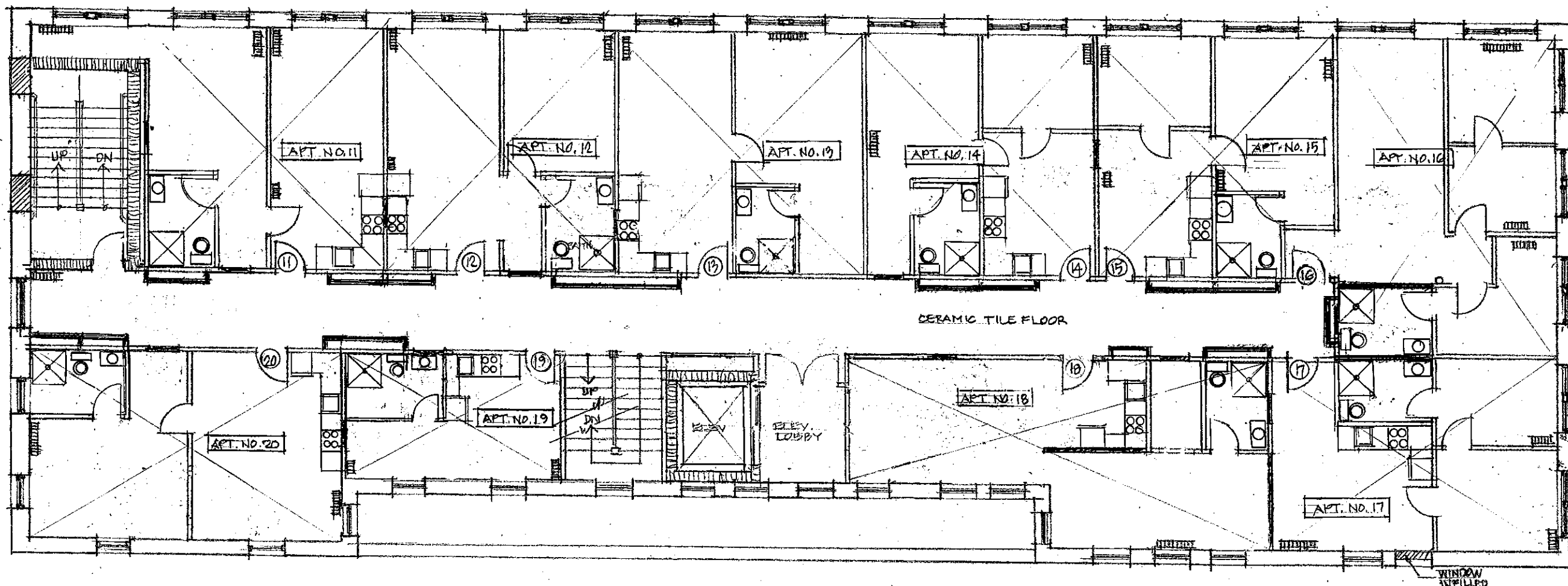


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REVISIONS

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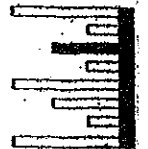
PROJECT NO.	
DATE	7/30/21
SHEET TITLE	2 <sup>ND</sup> FLOOR
SHEET NO.	A-2



3<sup>RD</sup> FLOOR PLAN  
 5/32" = 1'-0"  
 10 APT UNITS



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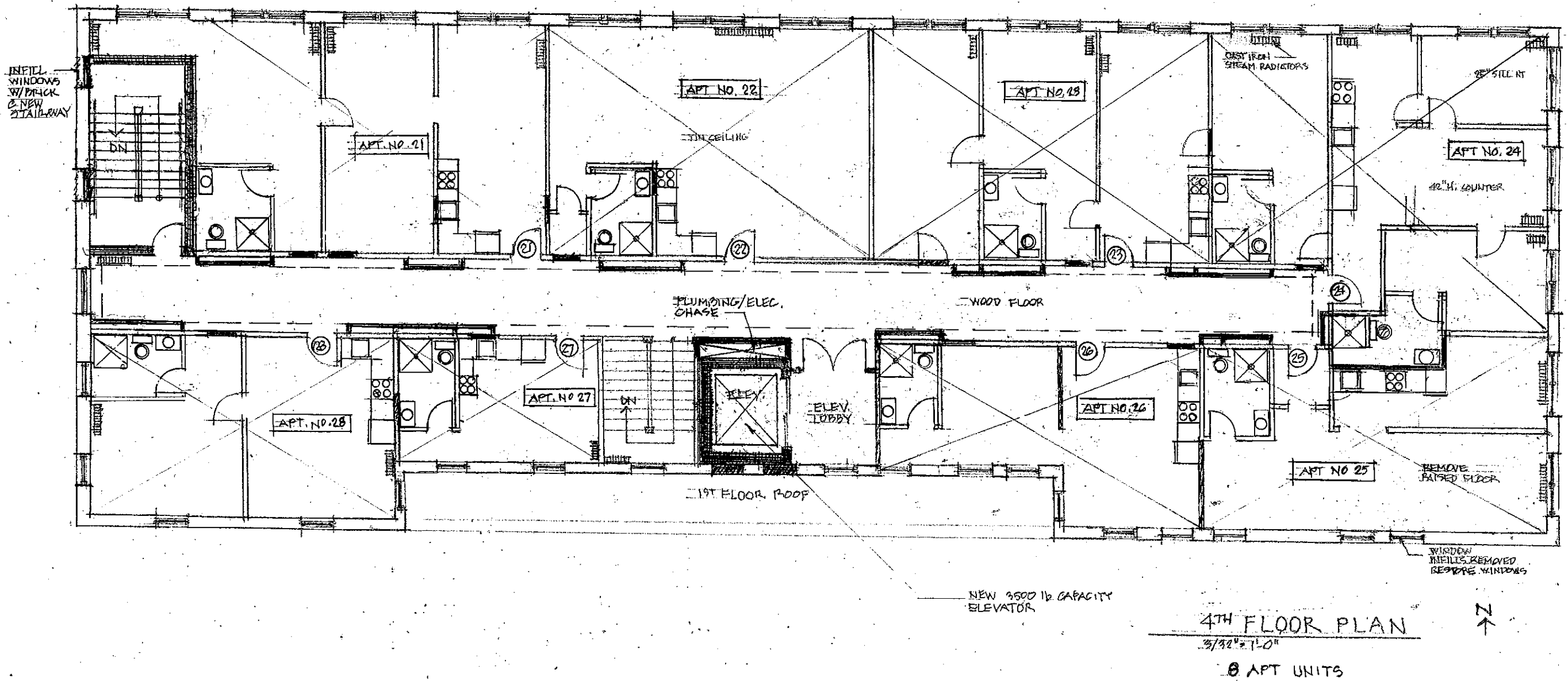
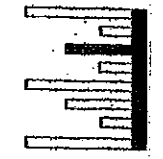
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NO	DATE	DESC
1	8/10/21	

PROJECT NO.  
 DATE 7/30/21  
 SHEET TITLE  
 3<sup>RD</sup> FLOOR  
 SHEET NO.  
 4-3



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4TH FLOOR PLAN

3/32" = 1'-0"

8 APT UNITS

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1	8/10/21	

PROJECT NO.

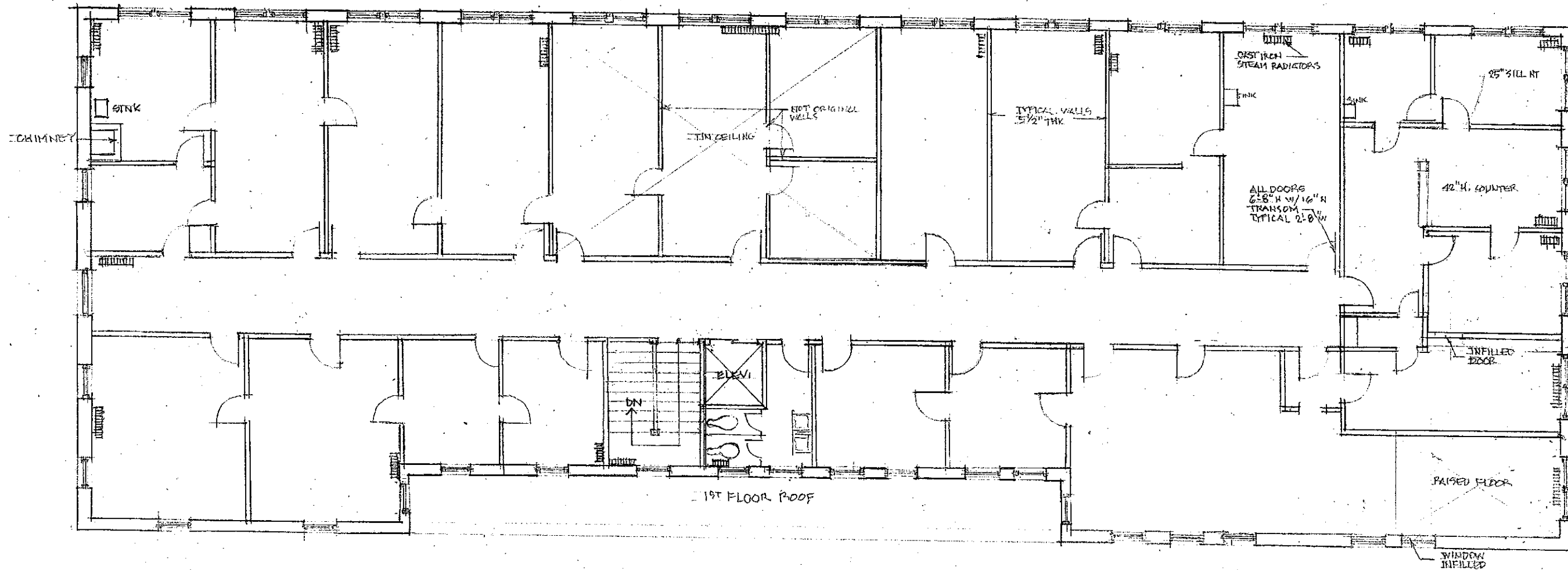
DATE 7/20/21

SHEET TITLE

4TH FLOOR

SHEET NO.

A-4



EXISTING  
4TH FLOOR PLAN  
3/32" = 1'-0"



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NO	DATE	DESC

PROJECT NO.  
DATE 7/30/21  
SHEET TITLE  
4TH FLOOR PLAN  
SHEET NO.  
EFP-4

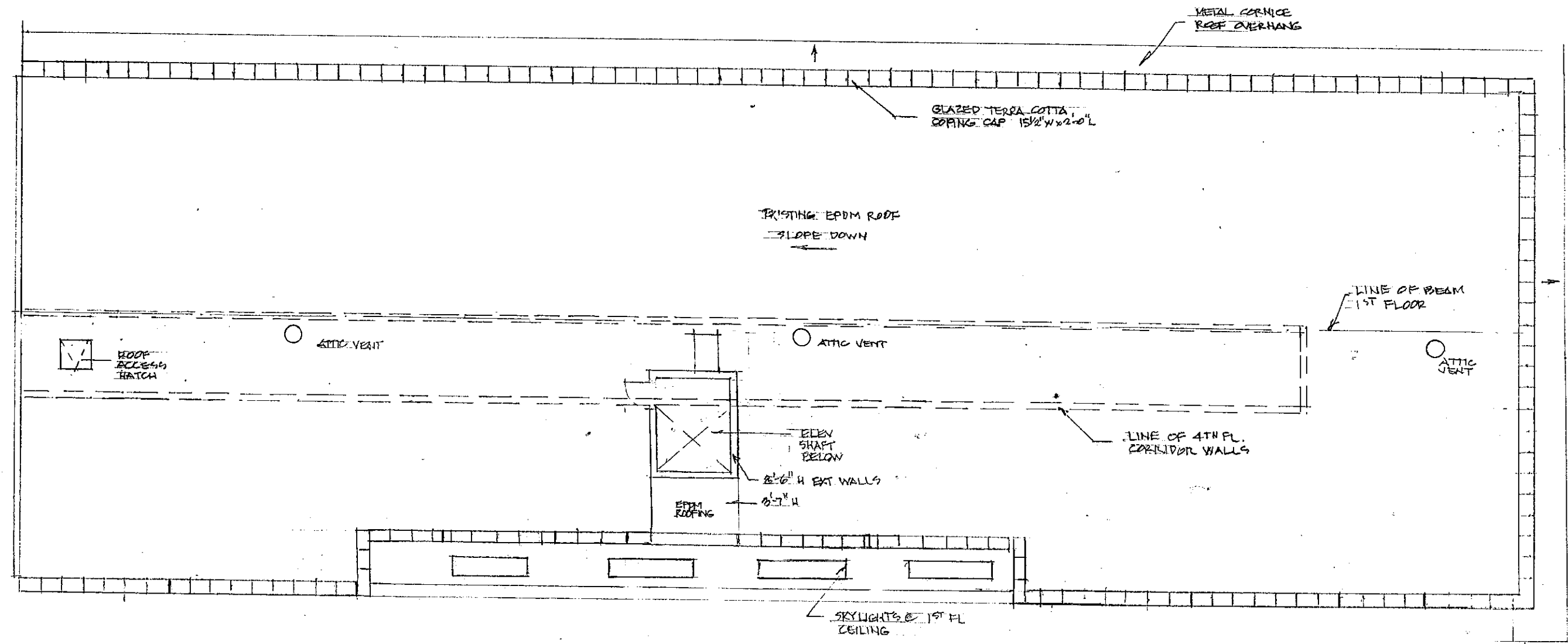
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**MITCHELL, SD**

REVISIONS		
NO	DATE	DESC

PROJECT NO.  
 DATE 8/7/21  
 SHEET TITLE  
**ROOF PLAN**  
 SHEET NO.  
 ERP-1



**EXISTING**  
**ROOF PLAN**  
 3/32" = 1'-0"

