

A New Multifamily Development for:

Smithville Plaza Apartments

101 US Highway 169 Smithville, Missouri

July 8, 2026

UNIT MATRIX:

Smithville Plaza Apartments  
Unit Mix

10/1/2026

Summary

|                         | Type | Beds | HUD Net SF | HUD gross/Market Net SF | Total Units | Total SF | % of BR Type | % of Total |
|-------------------------|------|------|------------|-------------------------|-------------|----------|--------------|------------|
| Total / Average 1BR     |      | 1    | 651        | 696                     | 66          | 45,936   | 100%         | 38%        |
| Total / Average 2BR     |      | 2    | 899        | 966                     | 98          | 94,684   | 100%         | 56%        |
| Total / Average 3BR     |      | 3    | 1,174      | 1,245                   | 12          | 14,940   | 100%         | 7%         |
| Total / Average Project |      |      | 825        | 884                     | 176         | 155,560  |              | 100%       |

By Floorplan

| By Floorplan        | Type    | Beds | HUD Net SF | HUD gross/Market Net SF | Total Units | Total SF | % of BR Type | %   |
|---------------------|---------|------|------------|-------------------------|-------------|----------|--------------|-----|
| A1                  | 1BR/1BA | 1    | 651        | 696                     | 66          | 45,936   | 100%         | 38% |
| Total / Average 1BR |         |      | 651        | 696                     | 66          | 45,936   | 100%         | 38% |
| B1                  | 2BR/2BA | 2    | 920        | 986                     | 78          | 76,908   | 118%         | 44% |
| B1m                 | 2BR/2BA | 2    | 809        | 872                     | 8           | 6,976    | 12%          | 5%  |
| B2                  | 2BR/2BA | 2    | 823        | 900                     | 12          | 10,800   | 18%          | 7%  |
| Total / Average 2BR |         |      | 899        | 966                     | 98          | 94,684   | 100%         | 56% |
| C1                  | 3BR/2BA | 3    | 1,174      | 1,245                   | 12          | 14,940   | 18%          | 7%  |
| Total / Average 3BR |         |      | 1,174      | 1,245                   | 12          | 14,940   | 100%         | 7%  |

Pricing Info

|                                     |         |
|-------------------------------------|---------|
| Total Building Gross Area (Sq. Ft.) | 199,656 |
| Efficiency                          | 78%     |
| Building Footprint Area (Sq. Ft.)   | 49,914  |
| Bathrooms                           | 286     |
| Windows                             | 474     |

\* HUD GROSS AREA (MARKET NET AREA) IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM THE EXTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE, INCLUDING BREEZEWAY WALLS AND GARAGE WALLS. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE CLOSETS OR FIREPLACE CHASES.

\* HUD NET AREA IS COMPUTED TO INCLUDE SQUARE FOOTAGE FROM THE INTERIOR FACE OF ALL EXTERIOR FRAME WALLS THAT ENCLOSE A/C SPACE, INCLUDING BREEZEWAY WALLS AND GARAGE WALLS. IT DOES NOT INCLUDE PATIOS, BALCONIES, PATIO/BALCONY STORAGE CLOSETS OR FIREPLACE CHASES.

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Summary

Building 1

|       | Floor 1 Units | Floor 2 Units | Floor 3 Units | Floor 4 Units | Total |
|-------|---------------|---------------|---------------|---------------|-------|
| 1BR   | 12            | 9             | 9             | 9             | 39    |
| 2BR   | 12            | 15            | 15            | 15            | 57    |
| 3BR   | 1             | 1             | 1             | 1             | 4     |
| Total | 25            | 25            | 25            | 25            | 100   |

By Floor

Building 1

| By Floorplan | Floor 1 Units | Floor 2 Units | Floor 3 Units | Floor 4 Units | Total |
|--------------|---------------|---------------|---------------|---------------|-------|
| A1           | 12            | 9             | 9             | 9             | 39    |
| Total 1BR    | 12            | 9             | 9             | 9             | 39    |
| B1           | 10            | 13            | 13            | 13            | 49    |
| B1m          | 1             | 1             | 1             | 1             | 4     |
| B2           | 1             | 1             | 1             | 1             | 4     |
| Total 2BR    | 12            | 15            | 15            | 15            | 57    |
| C1           | 1             | 1             | 1             | 1             | 4     |
| Total 3BR    | 1             | 1             | 1             | 1             | 4     |

Building 1

|                                 |         |
|---------------------------------|---------|
| Total Building Gross Area       | 120,380 |
| Efficiency                      | 73%     |
| Building Footprint Area         | 30,095  |
| Building Footprint Perimeter    | 1,166   |
| Building Height - Truss Bearing | 42      |

Summary

Building 2

|       | Floor 1 Units | Floor 2 Units | Floor 3 Units | Floor 4 Units | Total |
|-------|---------------|---------------|---------------|---------------|-------|
| 1BR   | 9             | 6             | 6             | 6             | 27    |
| 2BR   | 8             | 11            | 11            | 11            | 41    |
| 3BR   | 2             | 2             | 2             | 2             | 8     |
| Total | 19            | 19            | 19            | 19            | 76    |

By Floor

Building 2

| By Floorplan | Floor 1 Units | Floor 2 Units | Floor 3 Units | Floor 4 Units | Total |
|--------------|---------------|---------------|---------------|---------------|-------|
| A1           | 9             | 6             | 6             | 6             | 27    |
| Total 1BR    | 9             | 6             | 6             | 6             | 27    |
| B1           | 5             | 8             | 8             | 8             | 29    |
| B1m          | 1             | 1             | 1             | 1             | 4     |
| B2           | 2             | 2             | 2             | 2             | 8     |
| Total 2BR    | 8             | 11            | 11            | 11            | 41    |
| C1           | 2             | 2             | 2             | 2             | 8     |
| Total 3BR    | 2             | 2             | 2             | 2             | 8     |

Building 2

|                                 |        |
|---------------------------------|--------|
| Total Building Gross Area       | 79,276 |
| Efficiency                      | 86%    |
| Building Footprint Area         | 19,819 |
| Building Footprint Perimeter    | 784    |
| Building Height - Truss Bearing | 42     |

| DRAWING INDEX:                                                                                                                                                                                                                                                                                                                                   |                                             |              |         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------|---------|
| SHEET NUMBER & NAME                                                                                                                                                                                                                                                                                                                              |                                             | PERMIT APPL. | REV. #1 |
| C100                                                                                                                                                                                                                                                                                                                                             | COVER SHEET                                 |              |         |
| AC100                                                                                                                                                                                                                                                                                                                                            | ARCHITECTURAL SITE PLAN                     |              |         |
| A101                                                                                                                                                                                                                                                                                                                                             | BUILDING 1 FLOOR PLANS                      |              |         |
| A102                                                                                                                                                                                                                                                                                                                                             | BUILDING 1 ROOF PLAN                        |              |         |
| A103                                                                                                                                                                                                                                                                                                                                             | BUILDING 2 FLOOR PLANS                      |              |         |
| A104                                                                                                                                                                                                                                                                                                                                             | BUILDING 2 ROOF PLAN                        |              |         |
| A201                                                                                                                                                                                                                                                                                                                                             | A1 UNIT PLAN                                |              |         |
| A202                                                                                                                                                                                                                                                                                                                                             | B1 UNIT PLAN                                |              |         |
| A203                                                                                                                                                                                                                                                                                                                                             | B1m UNIT PLAN                               |              |         |
| A204                                                                                                                                                                                                                                                                                                                                             | B2 UNIT PLAN                                |              |         |
| A205                                                                                                                                                                                                                                                                                                                                             | C1 UNIT PLAN                                |              |         |
| A501                                                                                                                                                                                                                                                                                                                                             | BUILDING 1 ELEVATIONS                       |              |         |
| A502                                                                                                                                                                                                                                                                                                                                             | BUILDING 1 ELEVATIONS                       |              |         |
| A503                                                                                                                                                                                                                                                                                                                                             | BUILDING 2 ELEVATIONS                       |              |         |
| A701                                                                                                                                                                                                                                                                                                                                             | WALL SECTIONS                               |              |         |
| DESIGN CRITERIA                                                                                                                                                                                                                                                                                                                                  |                                             |              |         |
| 1. ALL WORK SHALL CONFORM TO THE FOLLOWING CODES:                                                                                                                                                                                                                                                                                                |                                             |              |         |
| 1.1.                                                                                                                                                                                                                                                                                                                                             | 2018 INTERNATIONAL BUILDING CODE            |              |         |
| 1.2.                                                                                                                                                                                                                                                                                                                                             | 2018 INTERNATIONAL ENERGY CONSERVATION CODE |              |         |
| 1.3.                                                                                                                                                                                                                                                                                                                                             | 2018 UNIFORM PLUMBING CODE                  |              |         |
| 1.4.                                                                                                                                                                                                                                                                                                                                             | 2017 NATIONAL ELECTRIC CODE                 |              |         |
| 1.5.                                                                                                                                                                                                                                                                                                                                             | 2018 INTERNATIONAL MECHANICAL CODE          |              |         |
| SYMBOLS LEGEND                                                                                                                                                                                                                                                                                                                                   |                                             |              |         |
| <div><div>ROOM<br/>100</div><div>DIRECTION<br/>DETAIL #<br/>PAGE LOCATION<br/>A6.0.01</div><div>ROOM NAME<br/>ROOM NUMBER</div><div>BUILDING SECTION KEY</div><div>DETAIL AREA<br/>DETAIL #<br/>PAGE LOCATION<br/>A6.0.01</div><div>DETAIL KEY</div><div>BUILDING #<br/>CATEGORY<br/>A6.0.01</div><div>FLOOR/PAGE #</div><div>BEAM #</div></div> |                                             |              |         |

A New Multi-family Development for:

Smithville Plaza Apartments

101 U.S. Hwy 169  
Smithville, Missouri

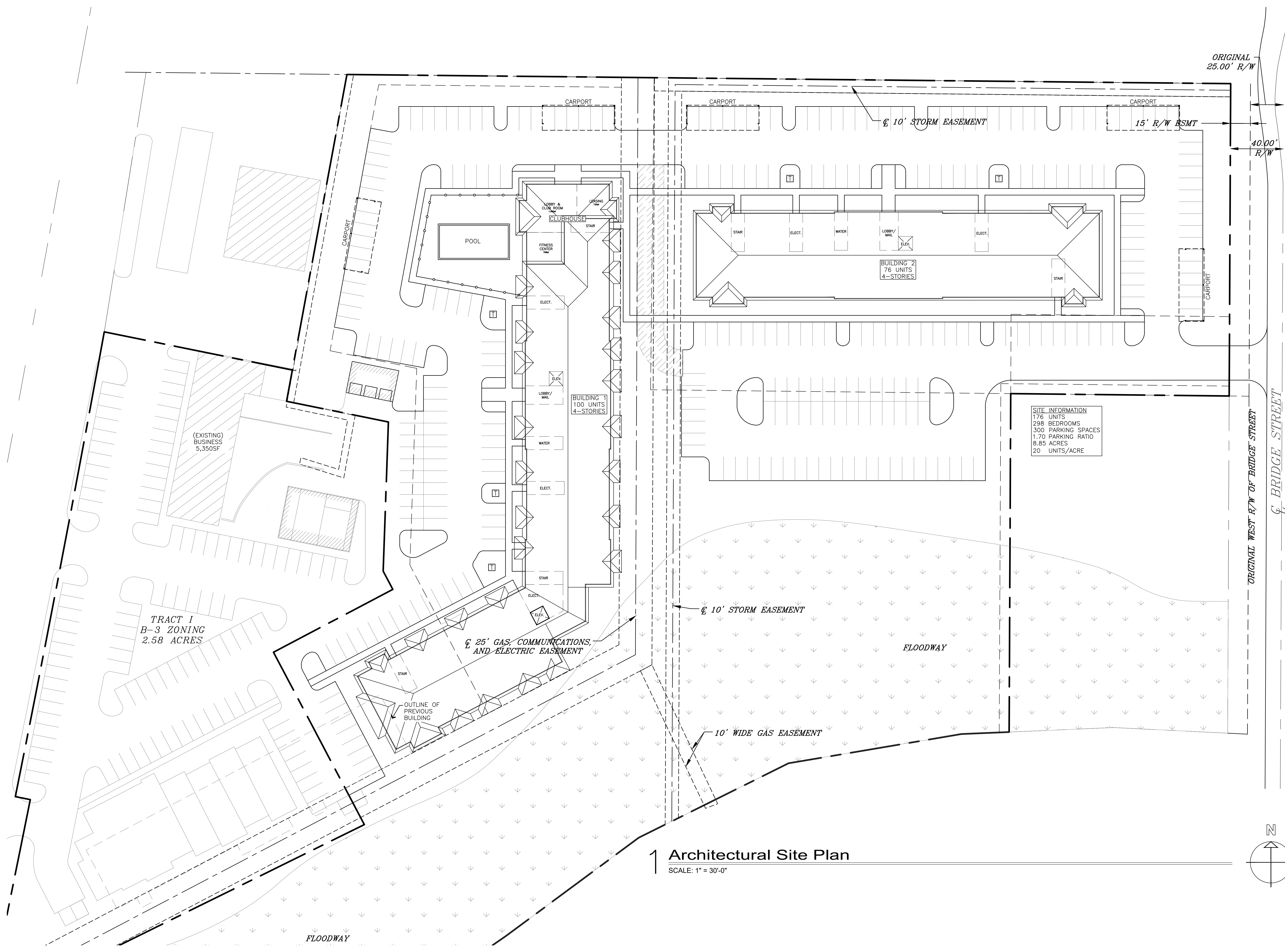
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COVER SHEET

PROJECT: 25-038  
SHEET NUMBER: C100

DATE: July 2, 2026

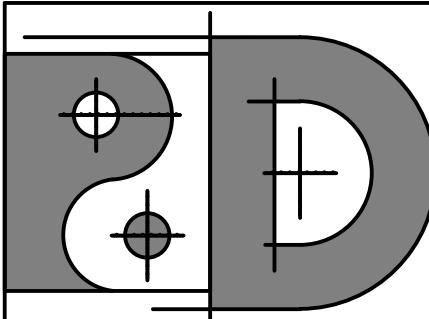


GENERAL PLAN NOTES:  
ALL SUBCONTRACTORS SHALL BE RESPONSIBLE  
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Not for Construction

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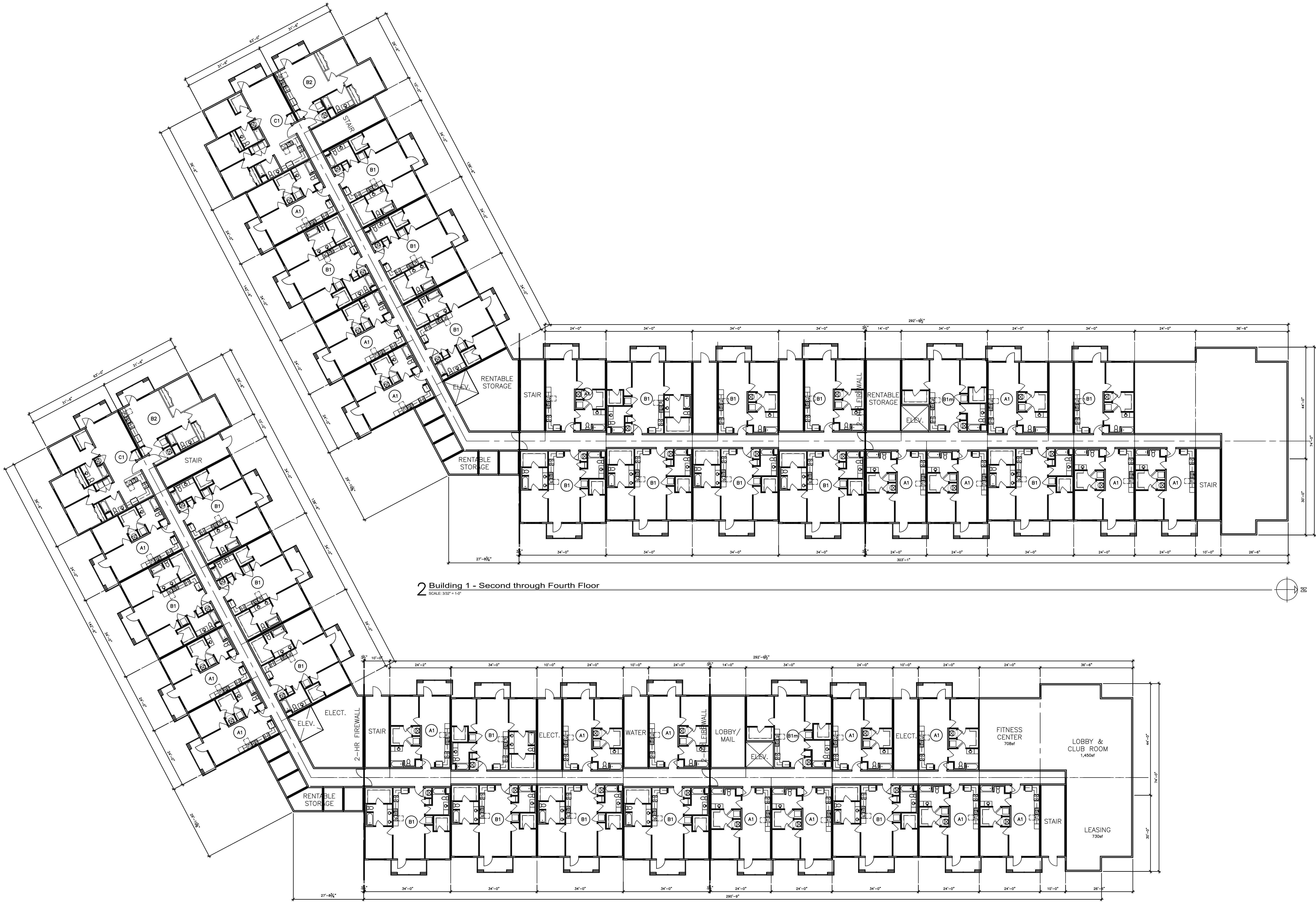
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ARCHITECTURAL  
SITE PLAN

PROJECT: 25-032 DATE: July 2, 2026  
SHEET NUMBER:

AC101

1 Architectural Site Plan  
SCALE: 1" = 30'-0"



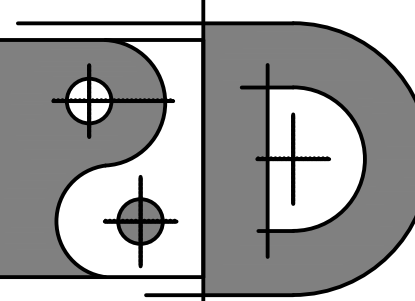
2 Building 1 - Second through Fourth Floor  
SCALE: 3/32" = 1'-0"

1 Building 1 - Ground Floor  
SCALE: 3/32" = 1'-0"

Not for Construction

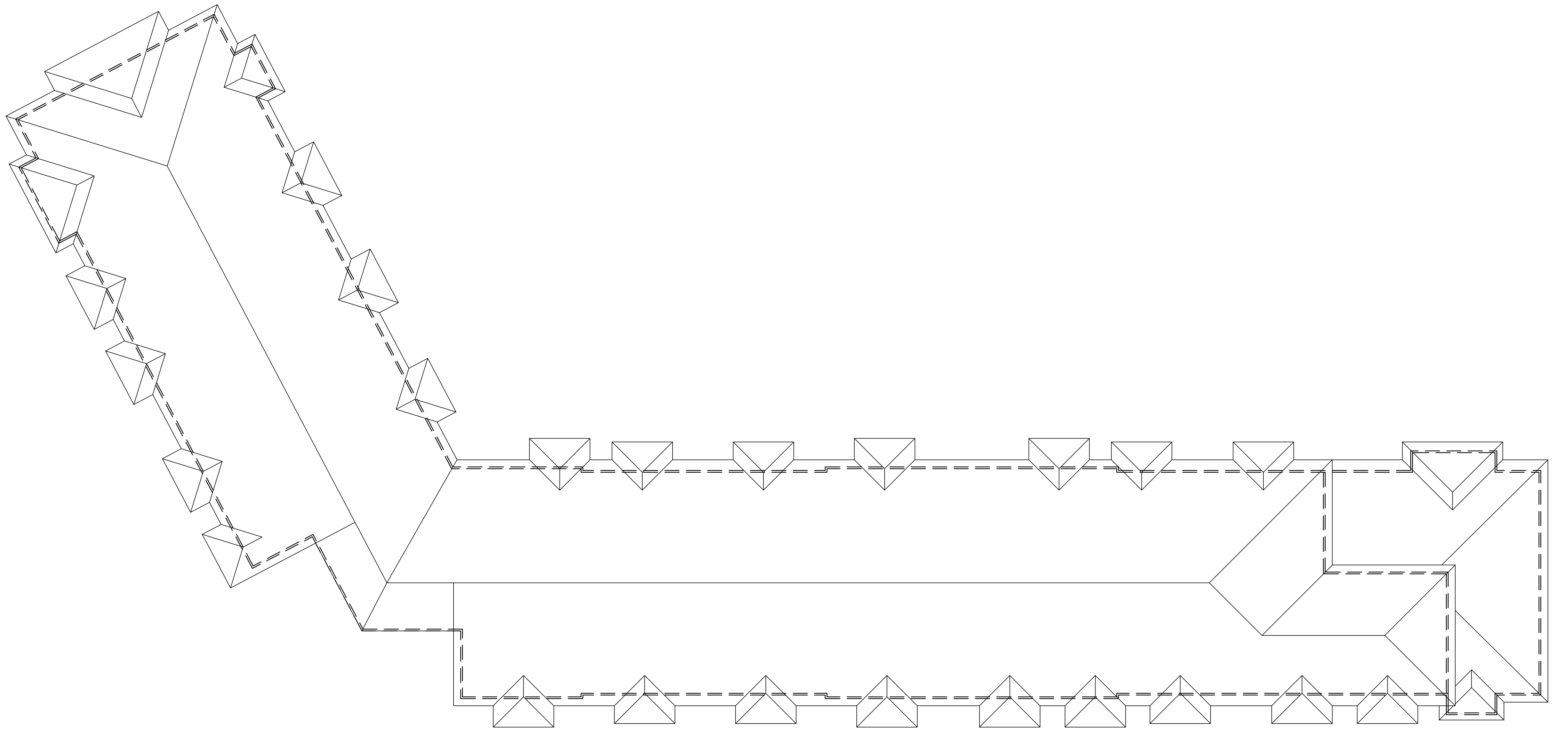
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| BUILDING 1<br>FLOOR PLANS |              |
|---------------------------|--------------|
| PROJECT:                  | DATE:        |
| 25-032                    | July 2, 2026 |
| SHEET NUMBER:             |              |
| A101                      |              |

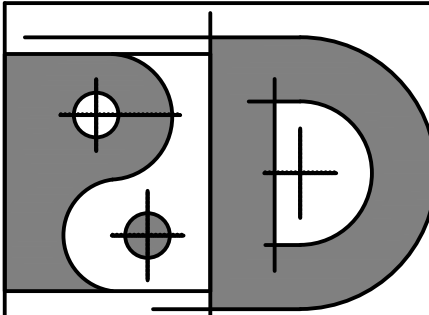


**1 Building 1 - Roof Plan**  
SCALE: 3/32" = 1'-0"

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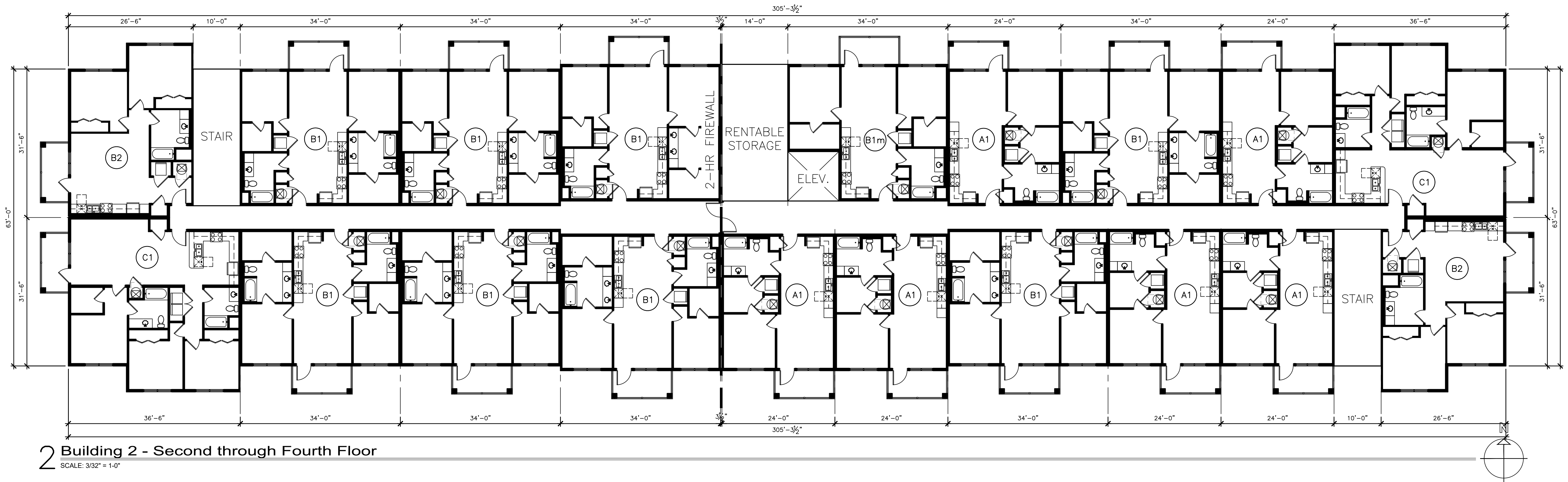
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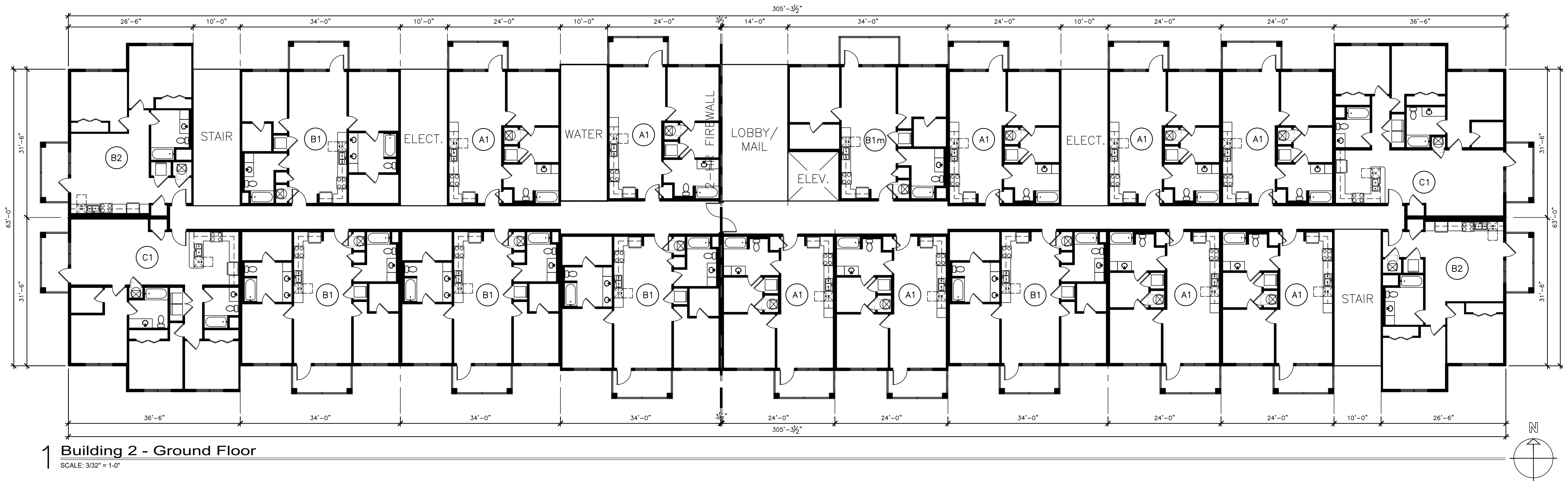
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| BUILDING 1<br>ROOF PLAN      |                       |
|------------------------------|-----------------------|
| PROJECT:<br>25-032           | DATE:<br>July 2, 2026 |
| SHEET NUMBER:<br><b>A102</b> |                       |

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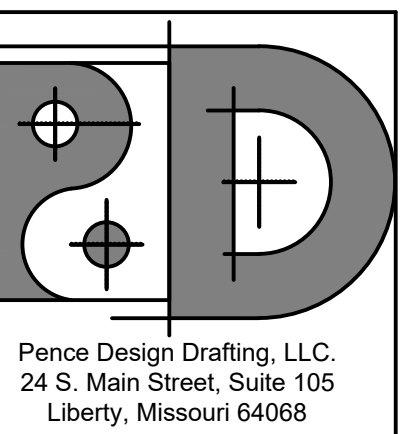
2 Building 2 - Second through Fourth Floor  
SCALE: 3/32" = 1'-0"



1 Building 2 - Ground Floor  
SCALE: 3/32" = 1'-0"

Not for Construction

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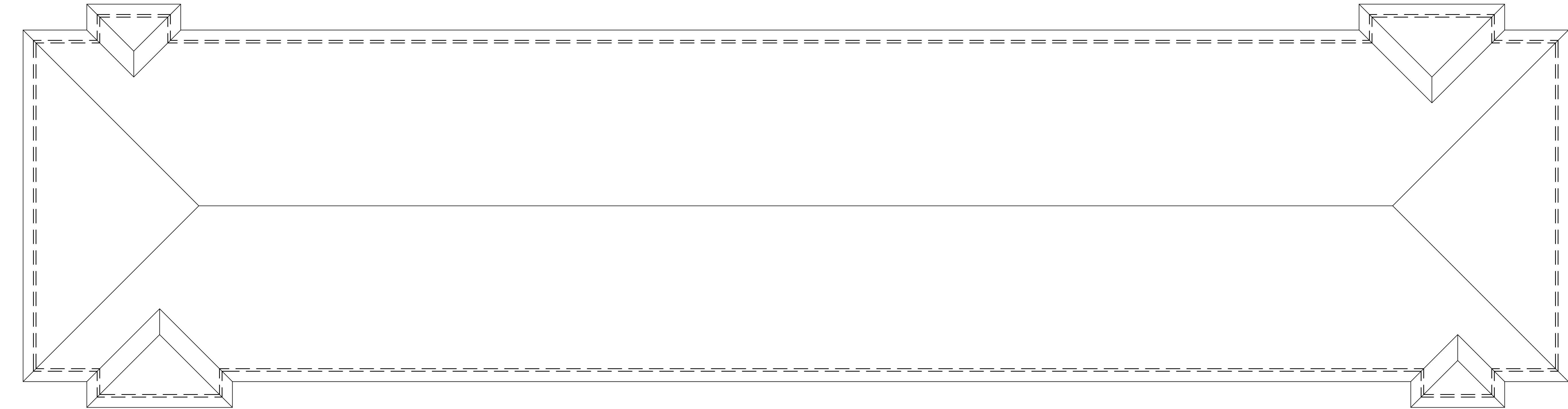


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| BUILDING 2<br>FLOOR PLANS |              |
|---------------------------|--------------|
| PROJECT:                  | DATE:        |
| 25-032                    | July 2, 2025 |
| SHEET NUMBER:             |              |
| A103                      |              |

GENERAL PLAN NOTES:  
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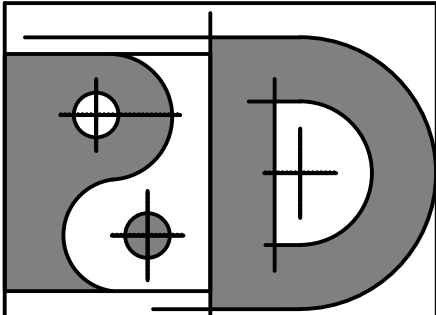


**1 Building 2 - Roof Plan**  
SCALE: 3/32" = 1'-0"

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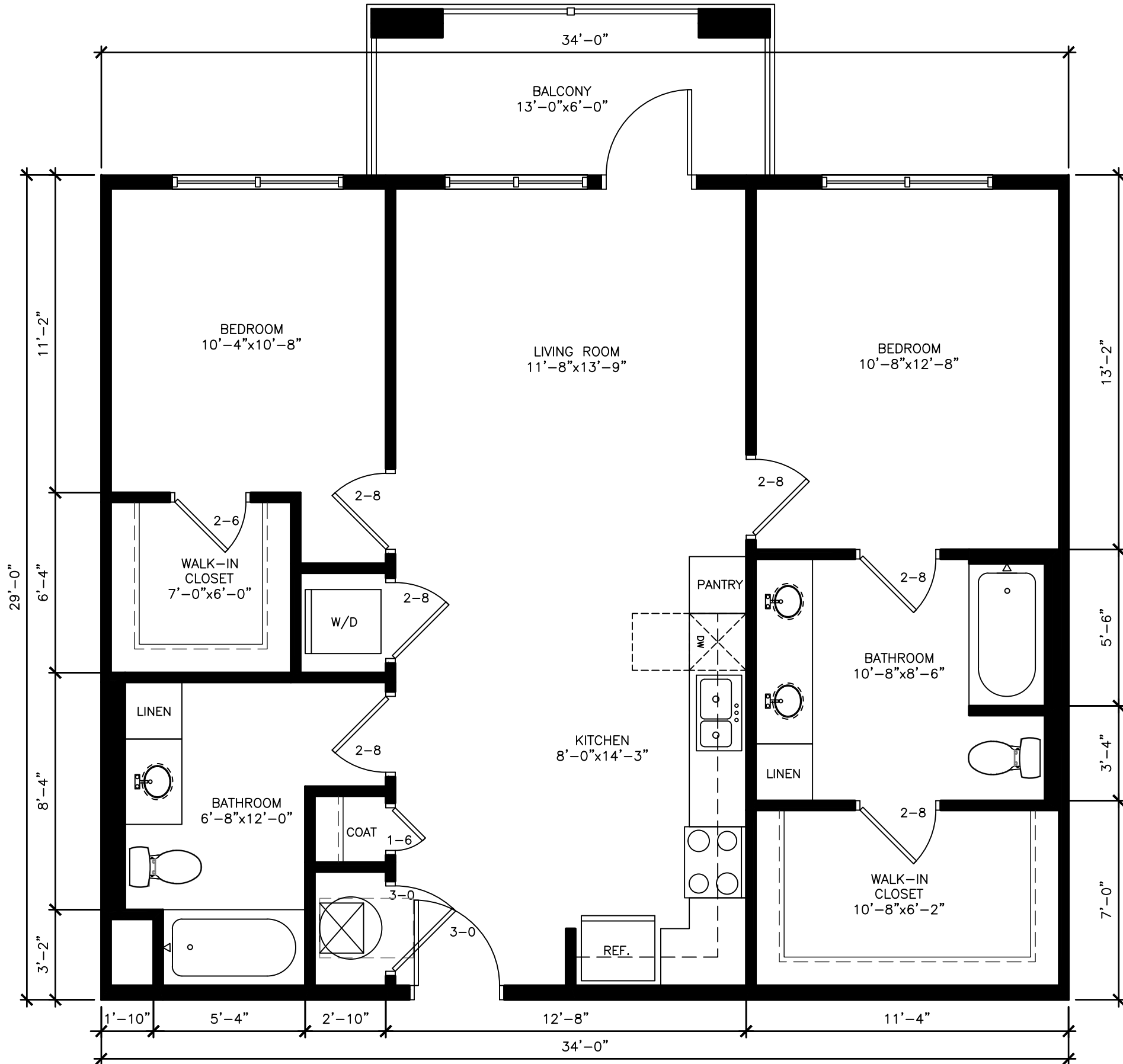


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|                              |                       |
|------------------------------|-----------------------|
| BUILDING 2<br>ROOF PLAN      |                       |
| PROJECT:<br>25-032           | DATE:<br>July 2, 2026 |
| SHEET NUMBER:<br><b>A104</b> |                       |

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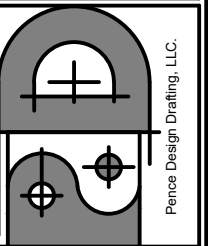
# 1 Unit "B1" Layout

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

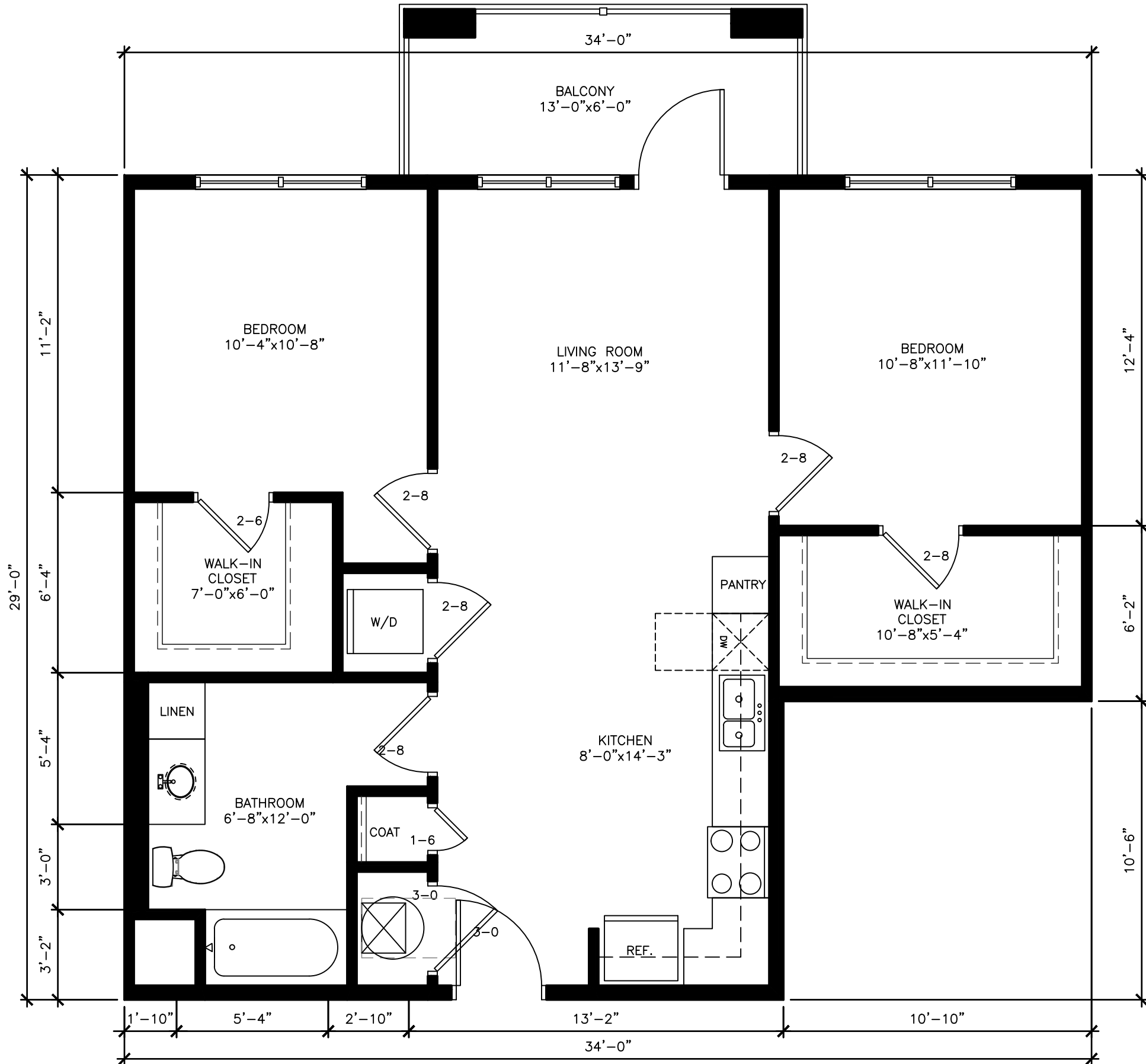
HUD NET - 920 SF  
HUD GROSS - 986 SF

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|            |                    |                           |                              |
|------------|--------------------|---------------------------|------------------------------|
| UNIT<br>B1 | PROJECT:<br>25-032 | DATE:<br>February 3, 2026 | SHEET NUMBER:<br><b>A202</b> |
|------------|--------------------|---------------------------|------------------------------|



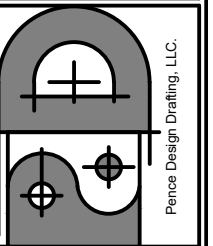
# 1 Unit "B1m" Layout

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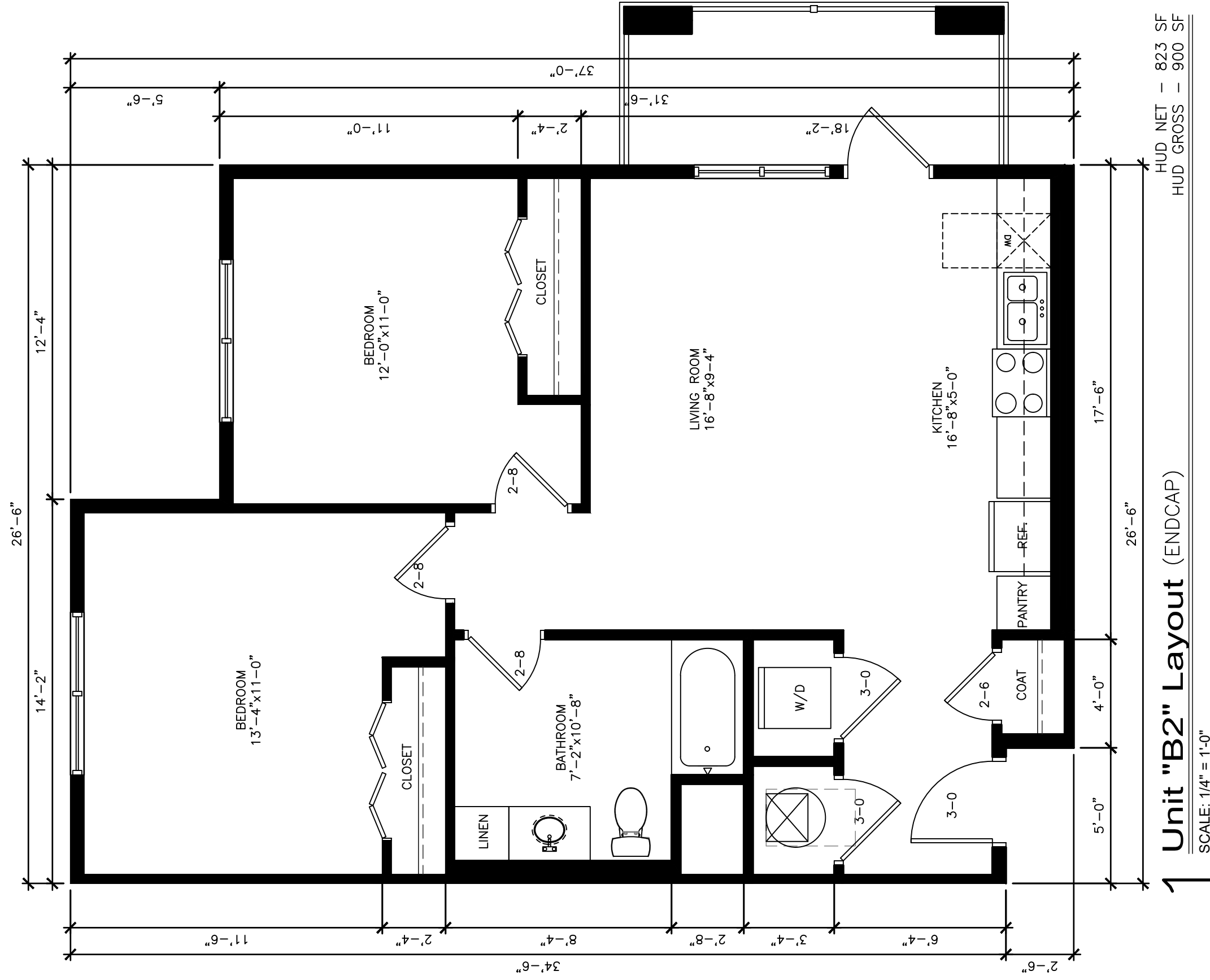
HUD NET - 809 SF  
HUD GROSS - 872 SF

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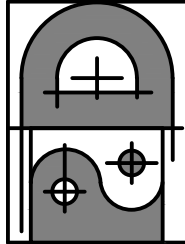
|             |                    |                           |                              |
|-------------|--------------------|---------------------------|------------------------------|
| UNIT<br>B1m | PROJECT:<br>25-002 | DATE:<br>February 3, 2026 | SHEET NUMBER:<br><b>A203</b> |
|-------------|--------------------|---------------------------|------------------------------|



# 1 Unit "B2" Layout (ENDCAP)

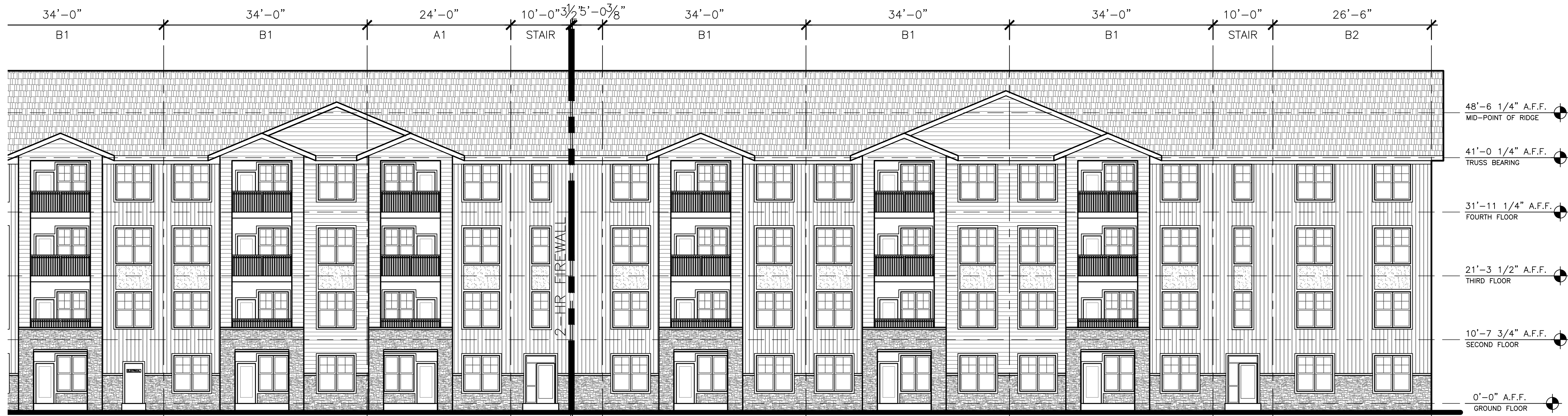
SCALE: 1/4" = 1'-0"

|           |   |     |    |
|-----------|---|-----|----|
| HUD NET   | - | 823 | SF |
| HUD GROSS | - | 900 | SF |





SCALE: 3/16" = 1'-0"



**2 Building 1 Northwest Elevation**  
SCALE: 3/32" = 1'-0"



**1 Building 1 West Elevation**  
SCALE: 3/32" = 1'-0"

GENERAL PLAN NOTES:  
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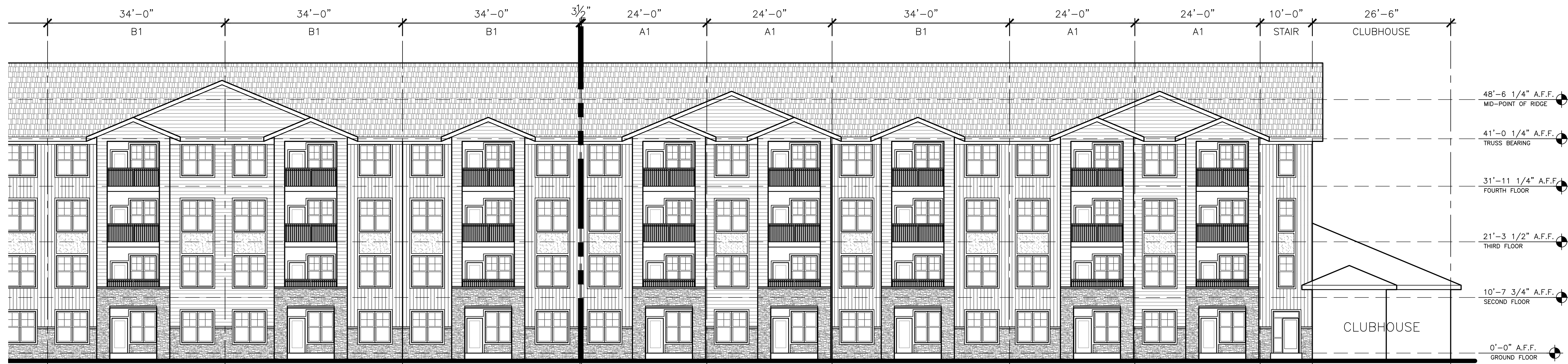
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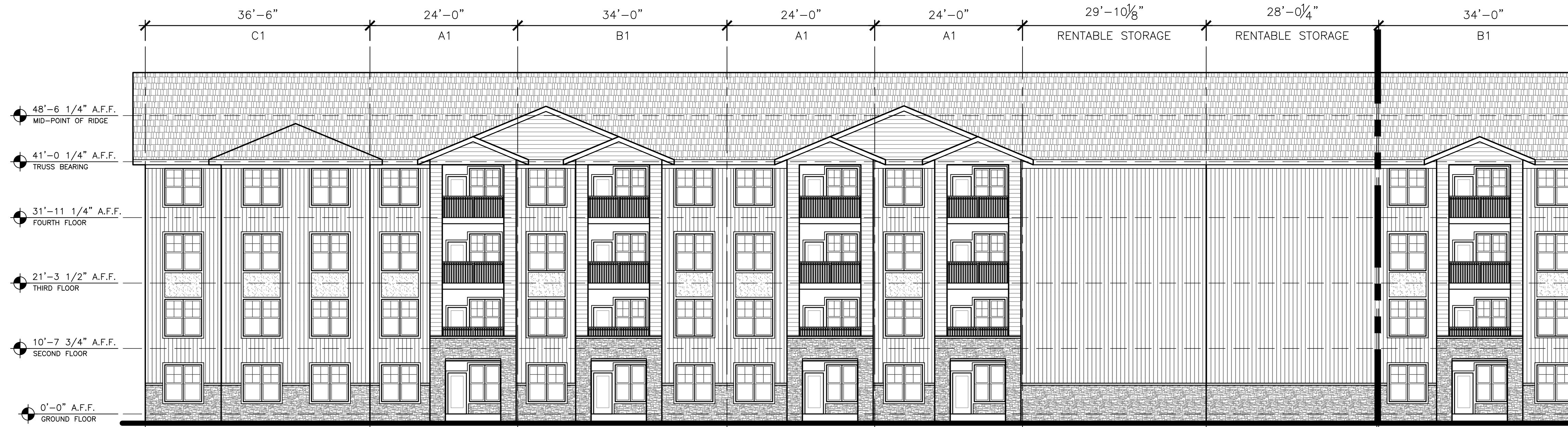
**BUILDING 1  
ELEVATIONS**

PROJECT: 25-032 DATE: July 2, 2026  
SHEET NUMBER:

**A501**



2 Building 1 Southeast Elevation  
SCALE: 3/32" = 1'-0"



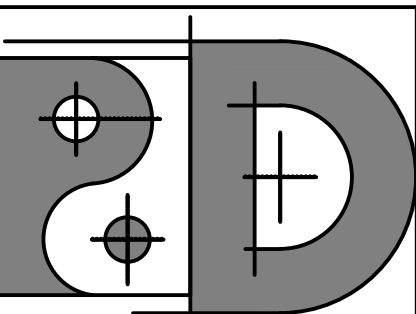
1 Building 1 Southeast Elevation  
SCALE: 3/32" = 1'-0"

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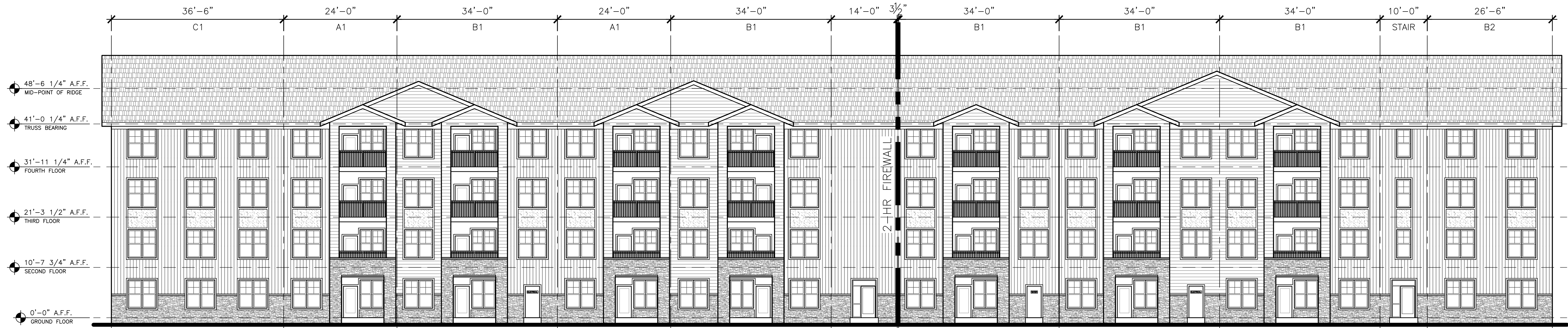


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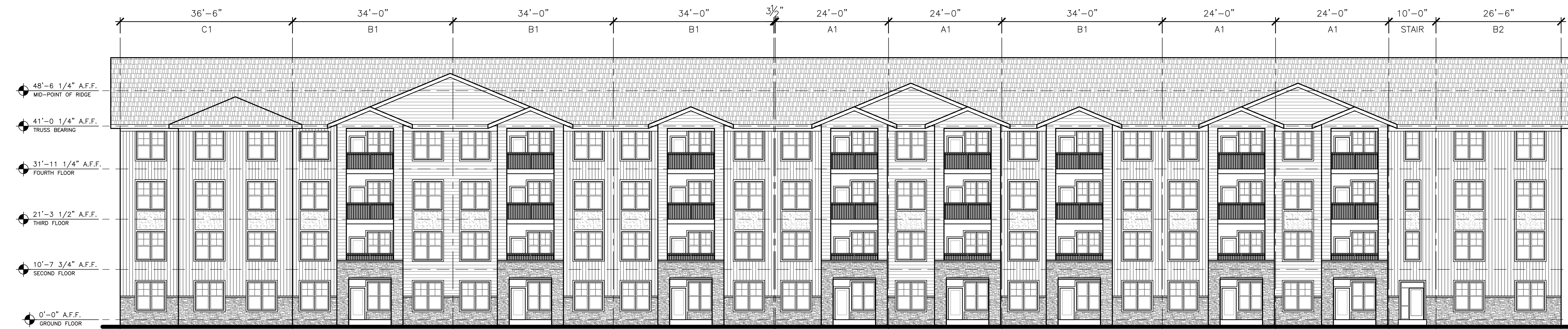
BUILDING 1  
ELEVATIONS

PROJECT: 25-032 DATE: July 2, 2026  
SHEET NUMBER:

A502



**2 Building 2 North Elevation**  
SCALE: 3/32" = 1'-0"



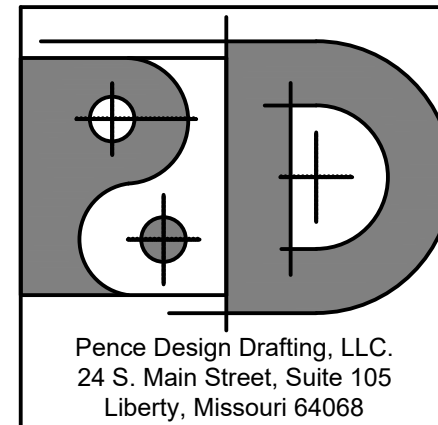
**1 Building 2 South Elevation**  
SCALE: 3/32" = 1'-0"

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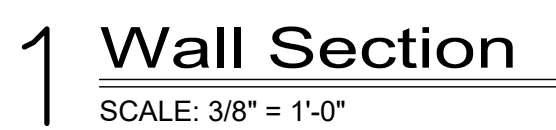
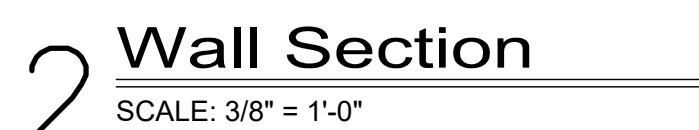
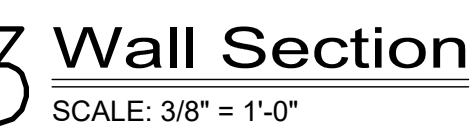


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BUILDING 2  
ELEVATIONS

PROJECT: 25-032 DATE: July 2, 2026  
SHEET NUMBER:

**A503**



## GENERAL NOTES

**FOUNDATION/SLAB SYSTEM:**

REINFORCED CONCRETE FOOTING AND STEM WALL WHERE GRADE DICTATES WITH 4" REINFORCED CONCRETE SLAB ON VAPOR BARRIER. OVER TOP OF STEM WALL, TREAT GRANULAR FILL WITH RE-STRUCTURAL AND CIVIL GRADING PLANS. FOOTINGS SHALL EXTEND BELOW FROST LINE AND OUTSIDE FACE OF FOUNDATION PERIMETER SHALL HAVE 2" RIGID INSULATION TO FOOTING. CONCRETE PATIOS, SIDEWALKS AND DRIVES AT BUILDING EDGE SHALL HAVE 1/2" EXPANSION JOINT MATERIAL WITH POURABLE URETHANE SEALANT.

**EXTERIOR WALL SYSTEM: UL U356 TYP.**

WALLS SHALL BE 2X6 SPACED AS INDICATED ON STRUCTURAL PLANS ON TREATED 2X6 BASE PLATE SET IN BED OF MASTIC AT SLAB LOCATIONS. RE: STRUCTURAL FOR ANCHOR BOLTING REQUIREMENTS.

WALLS SHALL BE SHEATHED WITH 3/4" EXTERIOR WALL SHEATHING WITH INSULATION. DRAINABLE WOOD SHEDDING SYSTEM ON EXTERIOR FACE AND 5/8" TYPE "X" GYPSUM ON INTERIOR FACE. INSULATE WALL CAVITY WITH INSULATION UNFACED OR FRICTION FIT, R=VALUE PER SPECS. REFER TO STRUCTURAL FOR HEADER REQUIREMENTS AT WINDOW AND DOOR OPENINGS.

**FLOOR/CEILING ASSEMBLY: UL L546 TYP.**

WOOD FLOOR TRUSS SYSTEM PER STRUCTURAL LAYOUT WITH 3/4" TONGUE AND GROOVE PLYWOOD DECKING. INSTALL SOUND BATT INSULATION IN FLOOR CAVITY THRU TO FLOOR DECKING AND INSULATE. PERIMETER TRUSS CAVITY TO MATCH WALL CONDITIONS. CEILINGS SHALL BE 5/8" TYPE "X" GYPSUM ON RESILIENT CHANNELS AT 24" ON CENTER. DECKING SHALL BE COVERED IN SELF-LEVELING UNDERLAYMENT SYSTEM. SEE MEASURES TO ADJUST DOOR HEADERS TO ACCOUNT FOR SELF-LEVELING SYSTEM.

**ROOF/CEILING ASSEMBLY: UL P522 TYP.**

WOOD FLOOR TRUSS SYSTEM PER STRUCTURAL LAYOUT WITH 5/8" PLYWOOD ROOF DECKING TYPICAL AND 3/4" TREATED WOOD SHEATHING ON VERTICAL SURFACES AND BACK OF PARAPETS. PITCHED TRUSSES SHALL BE COVERED IN ARCHITECTURE FIBERGLASS SHINGLES ON 30 POUND FELT WITH ASSOCIATED ICE SHIELD AS INDICATED ON ROOF SCHEDULE. PROVIDE PREFINISHED METAL Drip Edge Starter Strip and PREFINISHED METAL GUTTER OVER CEMENTITIOUS FASCIA COVERED OVER CEMENTITIOUS SOFFIT PANELS. FLAT ROOF AREAS SHALL BE COVERED WITH RIGID INSULATION TAPERED TO ROOF DRAINS OR SCUPPERS. INSULATION SYSTEM IS NOT INTENDED FOR BUILDING INSULATION. FLAT ROOF SYSTEM SHALL BE SINGLE PLY ROOF MEMBRANE WITH MEMBRANE FLASHING AT PARAPET LOCATIONS. WARP MEMBRANE FLASHING OVER ROOF PARAPETS AND ROOF TRANSITION. INSULATE PARAPETS AND ROOF DRAINS COVERED WITH PREFINISHED METAL COPING WITH CONTINUOUS CONCEALED CLEAT ON EXPOSED FACES. USE STAINLESS STEEL SCREWS AND NEOPRENE WASHERS AT CONTINUOUS CLEAT ON ROOF SIDE AT 24" ON CENTER MAXIMUM. INSULATE TRUSS CAVITY WITH BATT OR BLOWN INSULATION TO ACHIEVE R LISTING INDICATED IN SPECS. PROVIDE BATT VALES AT THE PERIMETER. CEILING SHALL BE CLAD 5/8" TYPE "X" GYPSUM BOARD ON RESILIENT CHANNELS AT 24" ON CENTER MAXIMUM. EXTERIOR ROOF PROJECTIONS USE 5/8" EXTERIOR SOFFIT BOARD TYPE "X". REFER TO SPECIFICATION FOR FINISHING AND PAINTING REQUIREMENTS.

**WALL SIDING SYSTEMS:**

SIDING SHALL BE CEMENTITIOUS PLANK OR PANELS AS INDICATED ON ELEVATIONS WITH 5/4 OR 4/4 CEMENTITIOUS TRIM REQUIRED IN CONSTRUCTION DETAILS. PROVIDE Z" FLASHINGS AT HORIZONTAL BANDING TYPICAL. SEAL JOINTS AND PAINT ELEVATIONS AND SPECIFICATIONS.

**WINDOWS AND EXTERIOR DOORS:**

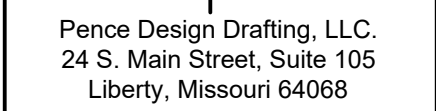
REFER TO DOOR AND WINDOW SCHEDULE FOR EXACT TYPE AND SIZE AS WELL AS SPECIFIC FLASHING REQUIREMENTS. UNLESS NOTED OTHERWISE, WINDOWS ARE VINYL WITH INSULATED GLASS, WITH RETURN AIR GRILL, AND HAND JAMBES AND A PAINTER COURSE SILL AND SKIRT. EXTERIOR METAL DOOR TO BE INSULATED & HAVE FULLY WELDED FRAMES. ALUMINUM STOREFRONT SYSTEMS ARE THERMALLY BROKEN WITH INSULATED GLAZING. SHIM AND SEAL AND RETURN GROUT AT HEADS AND SILLS TYPICAL. DOORS SHALL HAVE 1/2" ADA COMPLIANT SADDLE THRESHOLDS SET IN MASTIC.

**\*MASONEY VENEER:**

MASONRY AS INDICATED ON ELEVATIONS SHALL BE HELD 6" OFF FACE OF STUD TYPICAL AND SHALL BE INSTALLED USING MASONRY VENEER ANCHORS AT 16" ON CENTER MAXIMUM HORIZONTAL AND VERTICAL. PROVIDE ANCHORS WITHIN 8" OF TOP OR SIDES, TYPICAL. 16" ON CENTER MAX HORIZONTAL AND VERTICAL. PROVIDE ANCHORS AT 32" ON CENTER MAX AT FOUNDATION LINE BELOW SLAB ELEVATION AND ABOVE AND BELOW OPENINGS WITHIN DAMS. PROVIDE ROWLOCK SILLS WITH 20 MIL PLY FLASHING AND WEEPS TYPICAL AND INSTALL STEEL WEEPS AT TOP OF DAMS. PROVIDE ANCHORS TO HOLD COURSE ABOVE CUT AS RELATED TO COURSE WITH RUNNING BONDS BEYOND. PAINT LINKS TO MATCH MASONEY TYPICAL. MASON MAY USE 4" BLOCK AT FOUNDATION IN LIEU OF FINISHED MASONEY TO 8" BELOW FINISHED GRADE.

# A New Multi-family Development for: Smithville Plaza Apartments

101 U.S. Hwy 169  
Smithville, Missouri  
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