

SITE: 2.38 +/- ACRES

ZONING: EXISTING: DP -13

PROJECT: 30 TOWNHOME APARTMENT UNITS
(FAMILY / GENERAL OCCUPANCY)
(INCLUDES 5 TYPE A ACCESSIBLE UNITS)
UNIT MIX
15 3-BEDROOM UNITS
15 2-BEDROOM UNITS

4 LIVE/WORK UNITS W/ COMMERCIAL SPACE
AT GROUND FLOOR
EA. LIVE/WORK UNIT W/ 675 SQ. FT. OF
GROUND FLOOR COMMERCIAL SPACE
UPPER FLOOR OF L/W HAS 3 BEDROOMS

AMENITIES: PLAYGROUND
PICNIC AREA W/ COVERED TERRACE
FENCED-IN DEDICATED DOG PARK

5405 N POST RD
INDIANAPOLIS, IN 46216

N POST ROAD

HARRISON PARK DRIVE

10' FRONT YARD
SETBACK LINE

—10' SIDE YARD
SETBACK LINE

PROPOSED SITE PLAN

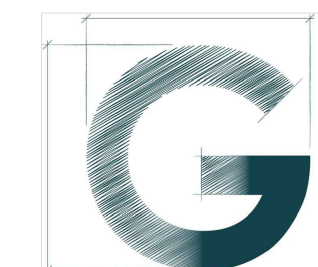
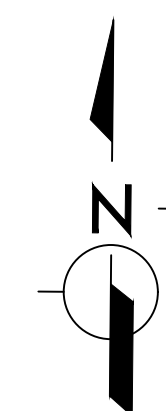
1" = 20'-0"

3-BR   DOG PARK

—COVERED
PATIO, TYP.

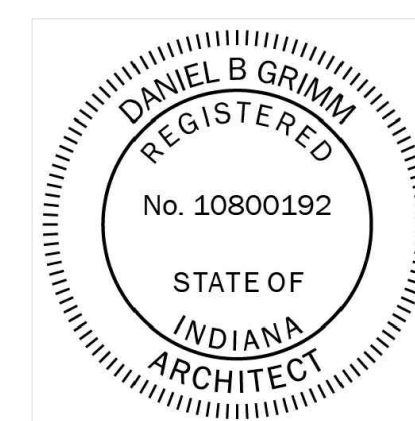
—COVERED
PATIO, TYP.

—15' ELECTRICAL
EASEMENT



GRIMM
ARCHITECTURE

ARCHITECTURE PLANNING
www.Grimm-arch.com
618 Baxter Ave.
Louisville, KY 40204
Phone: 502.744.8716
email: DGrimm@Grimm-Arch.com



BENJAMIN TOWNHOMES

Townhome
Development
w/ Community
Building &
LIVE/ WORK
Units

5405 N Post Rd.
Indianapolis, IN
46216



WODA COOPER COMPANIES

OWNER INFORMATION

CONTACT: Greg Mustric
COMPANY: Woda Cooper Companies
ADDRESS: 500 S Front St. 10th Flr.
Columbus, OH 43215
O: 614.396.3222
M: 614.207.1314
E: GMustric@wodagroup.com

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ISSUE NO. _____

SCALE 1" = 20'-0"

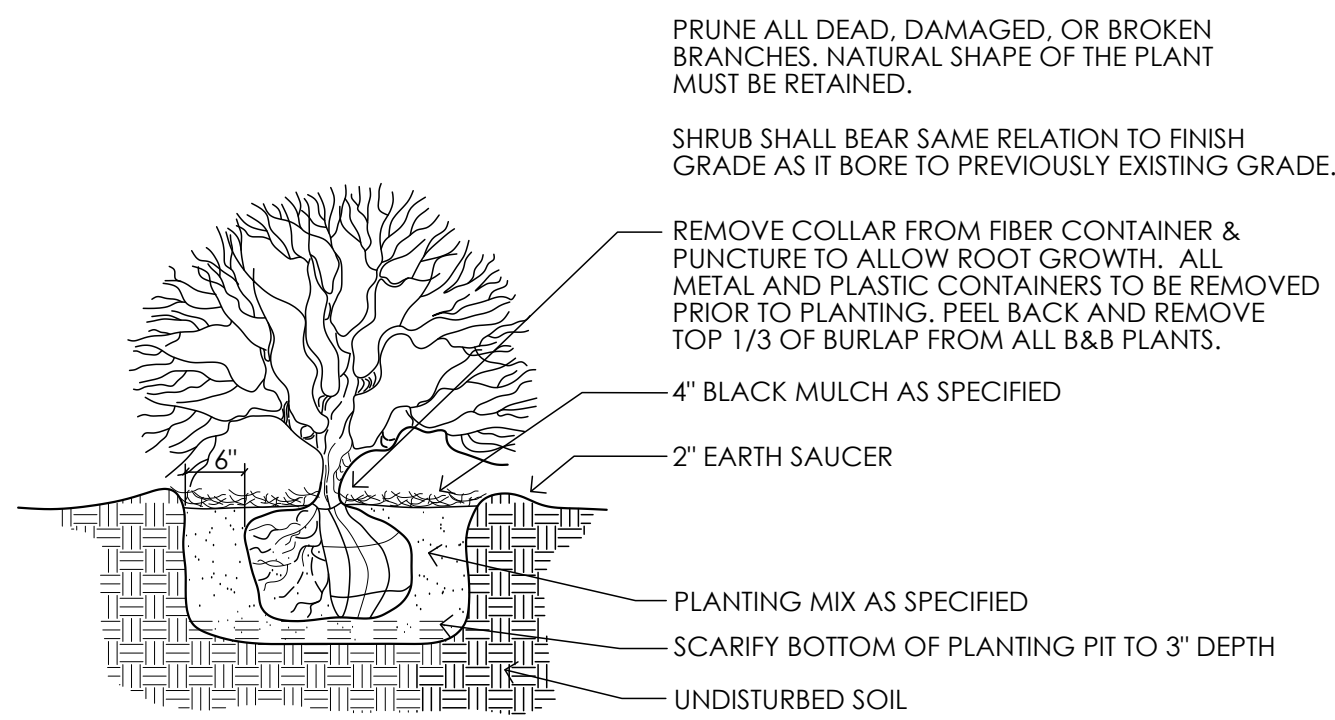
DATE 9 JULY 2026

SHEET NUMBER

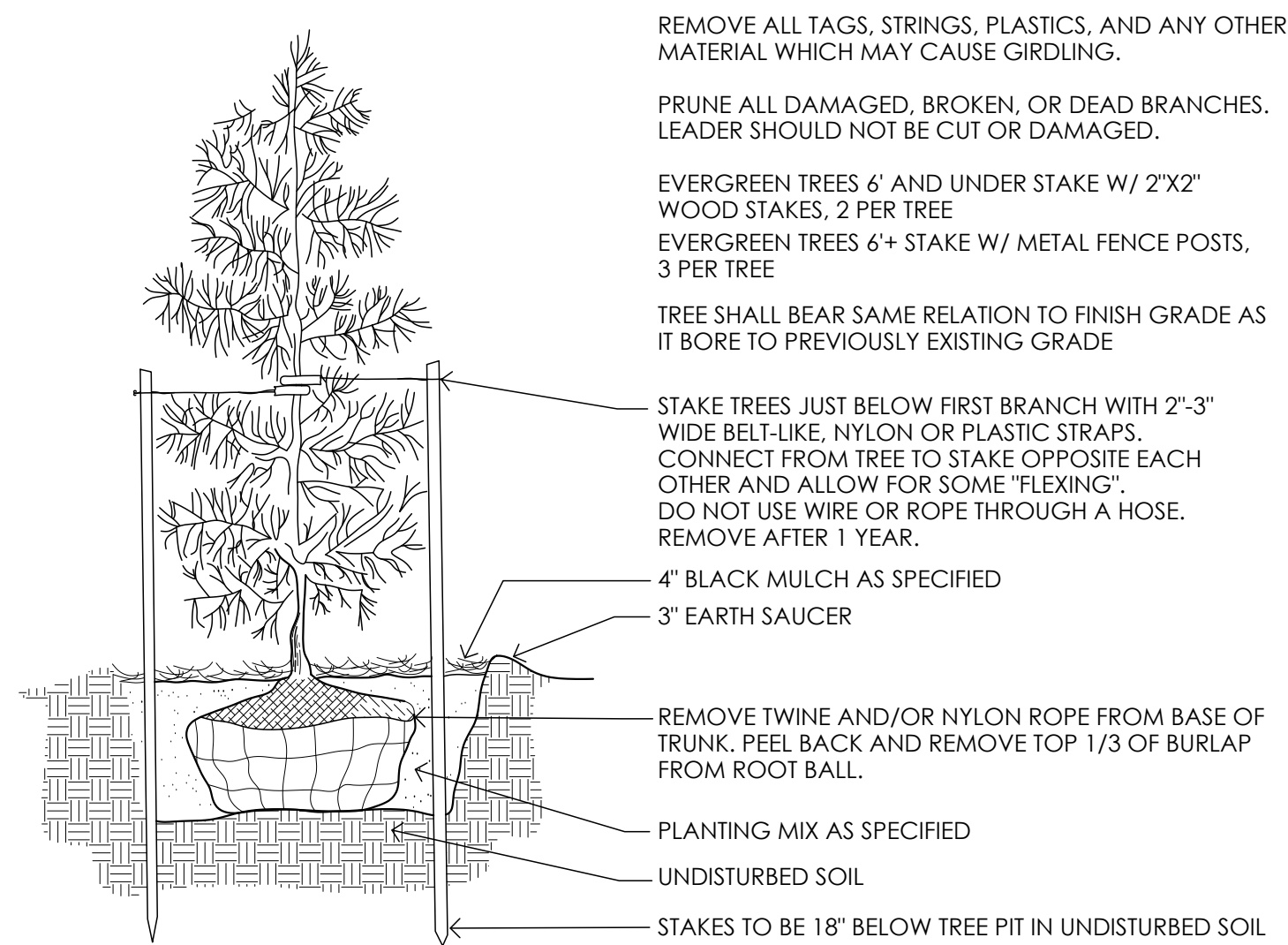
SP1

SITE PLAN /
PLOT PLAN

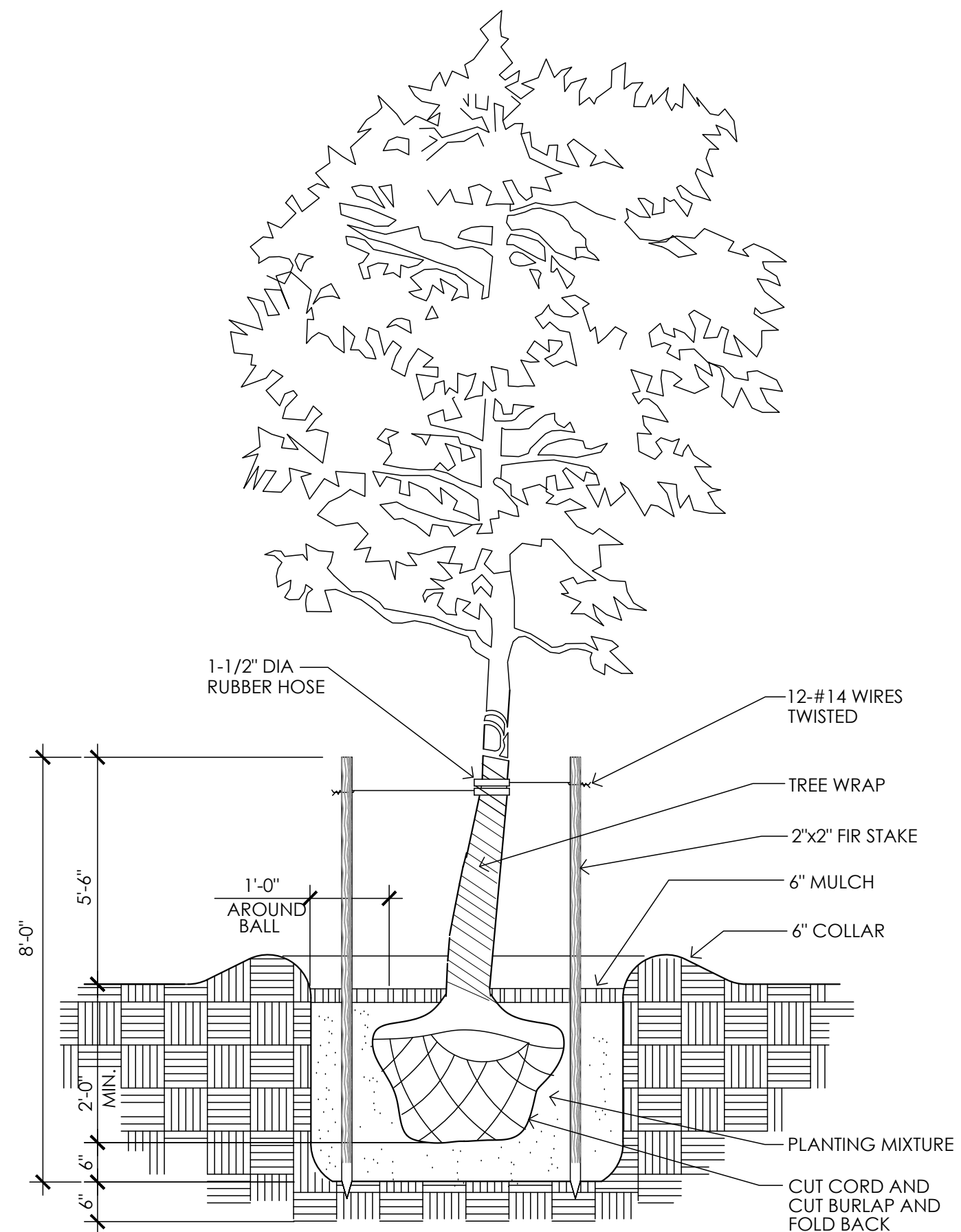
PAGE OF



4 SHRUB PLANTING DETAIL
NOT TO SCALE



3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

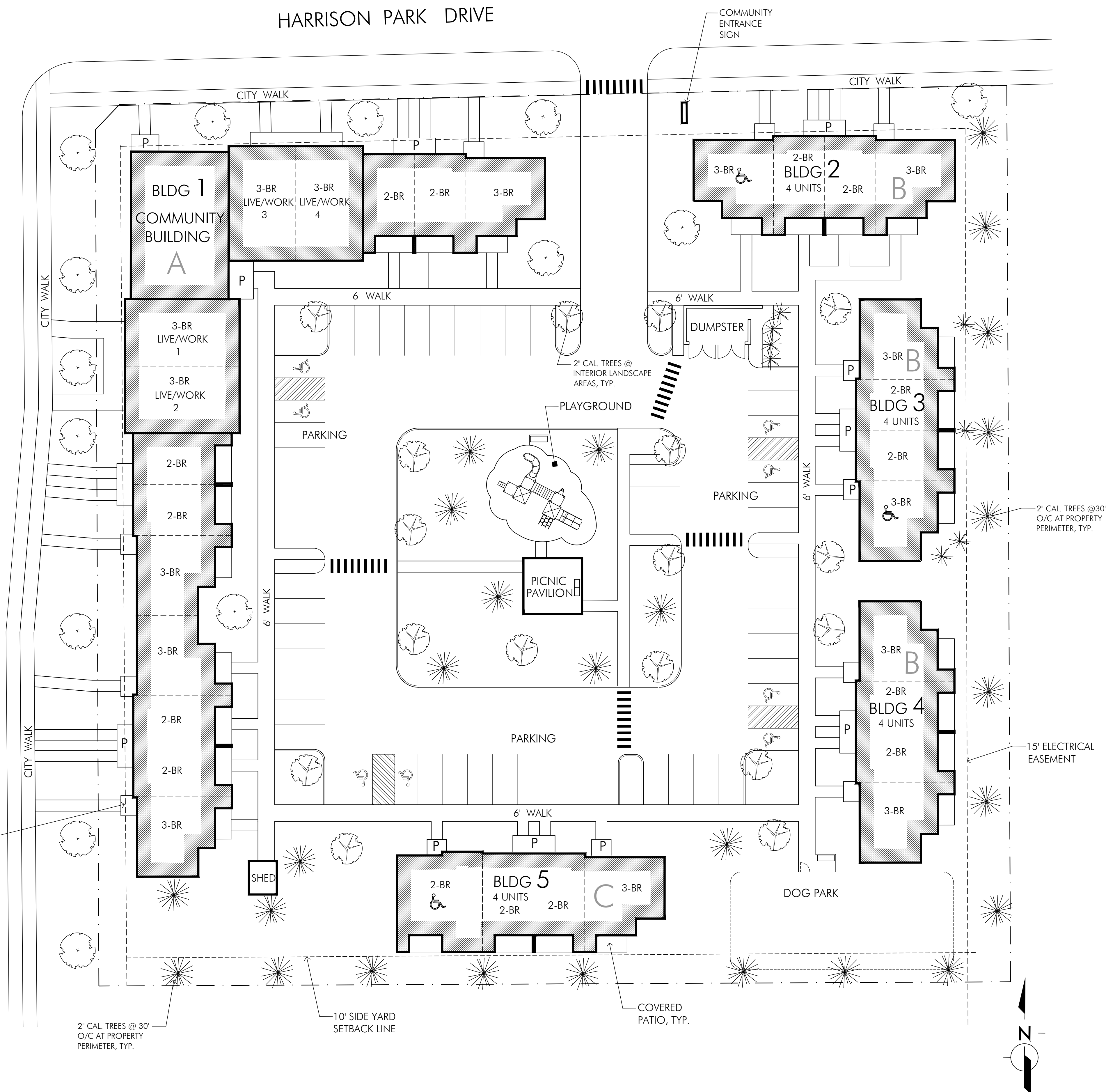


2 TREE PLANTING DETAIL
NOT TO SCALE

5405 N POST RD
INDIANAPOLIS, IN 46216

10' FRONT YARD
SETBACK LINE

N POST ROAD



1 PROPOSED SITE PLAN
1" = 20'-0"

20 0 40

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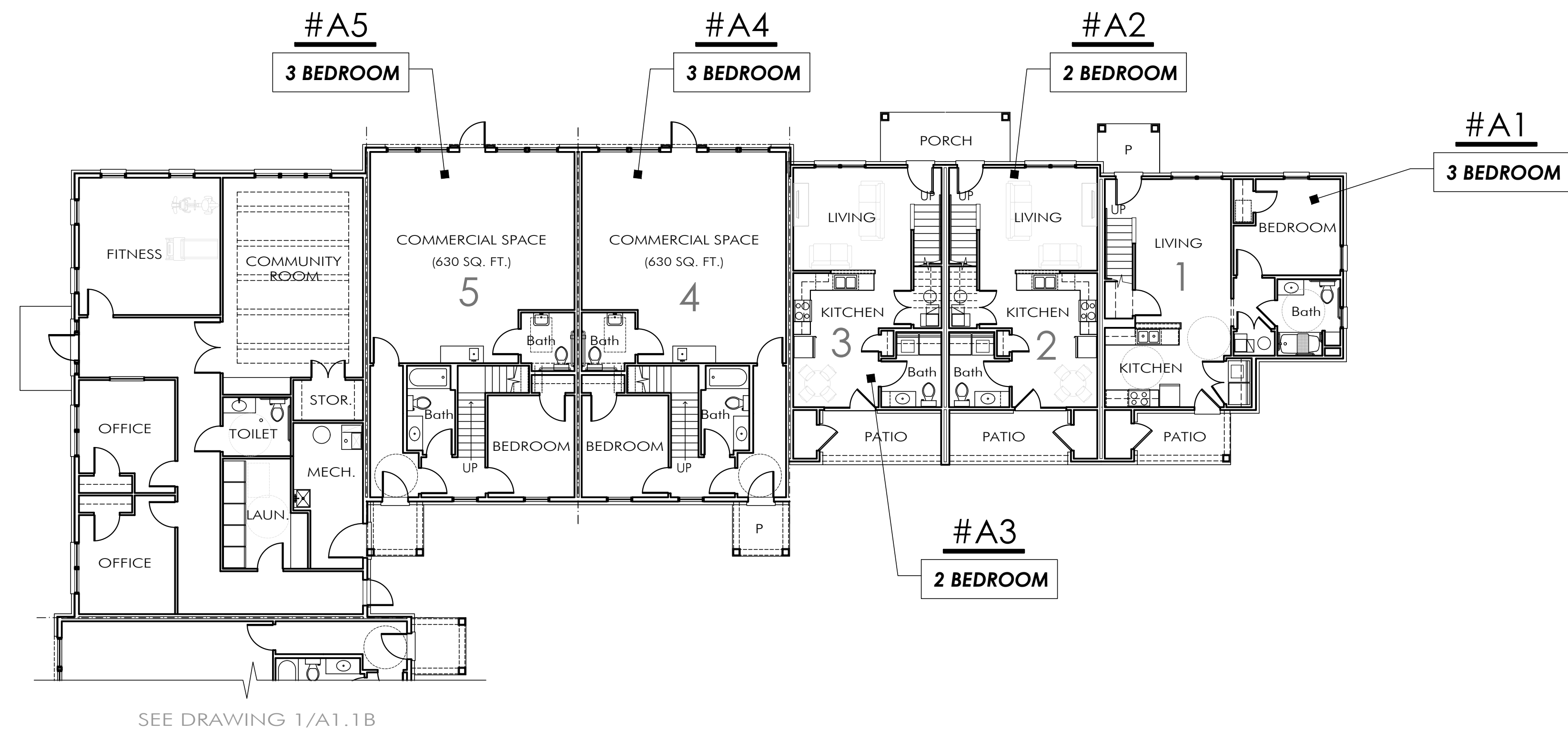
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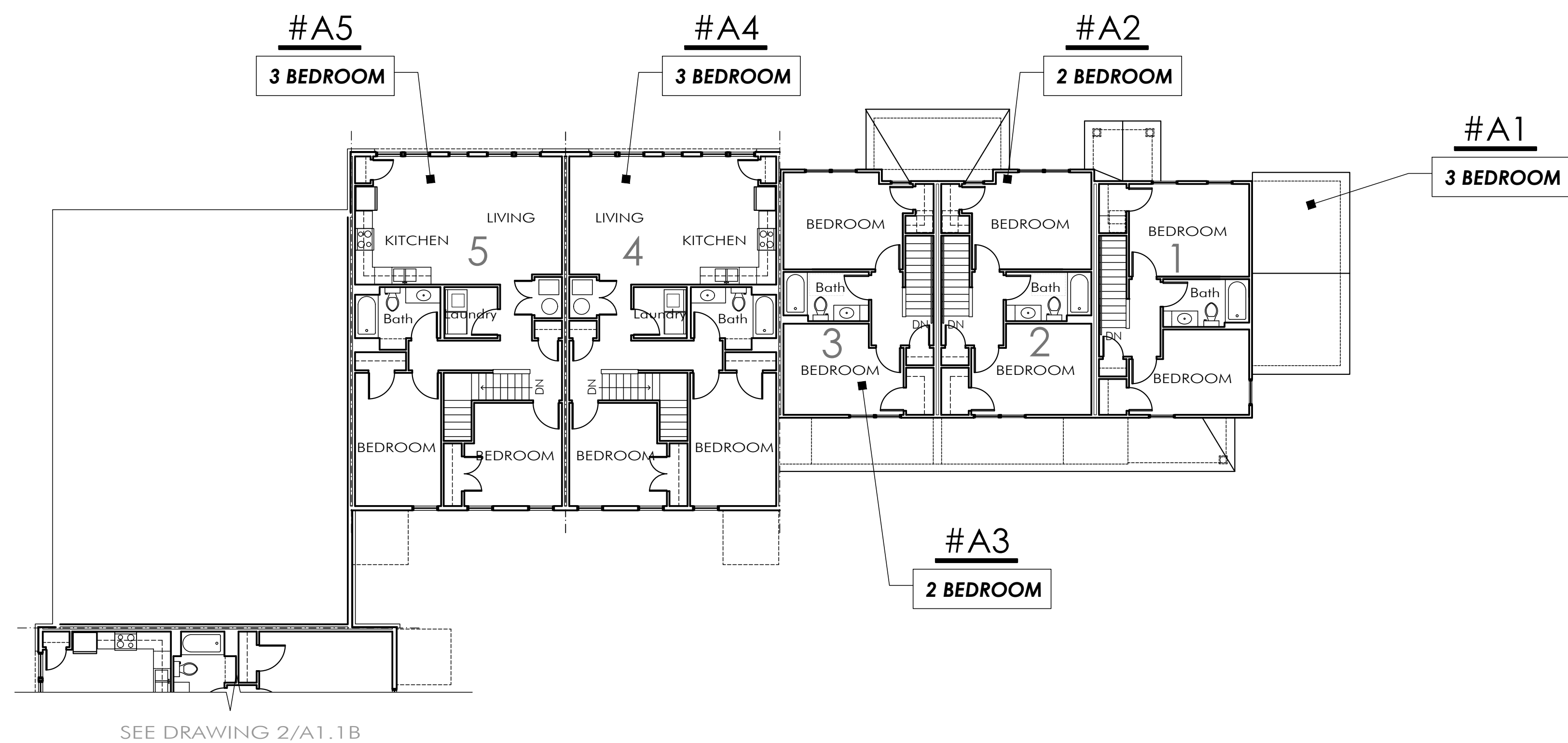
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LANDSCAPE
PLAN

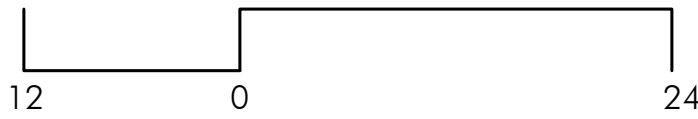
PAGE OF



1 BUILDING TYPE A - FIRST FLOOR PLAN



2 BUILDING TYPE A - SECOND FLOOR PLAN



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SCALE 3/32" = 1'-0"

DATE 9 JULY 2026

SHEET NUMBER

A1.1A

BUILDING
TYPE 'A'
FLOOR PLANS
(north wing)

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SCALE 3/32" = 1'-0"

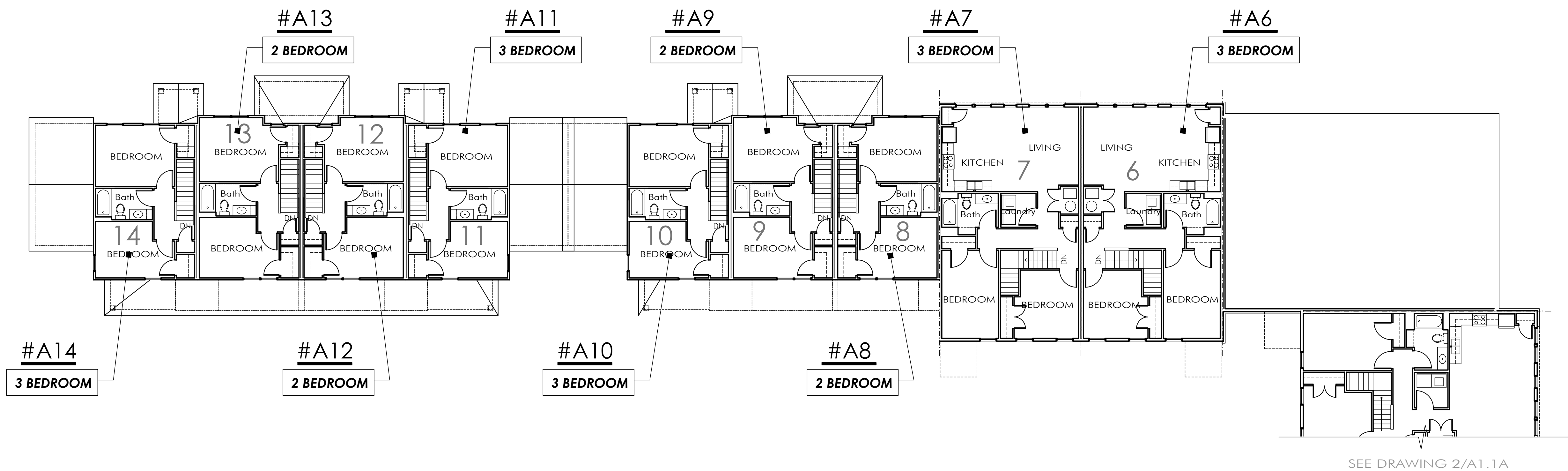
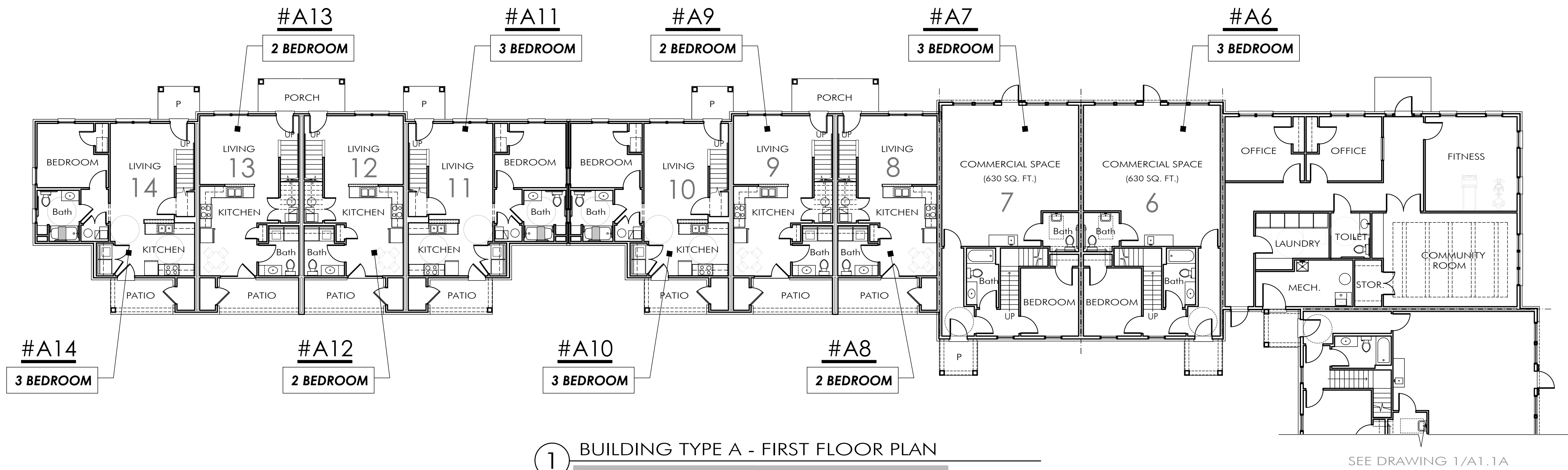
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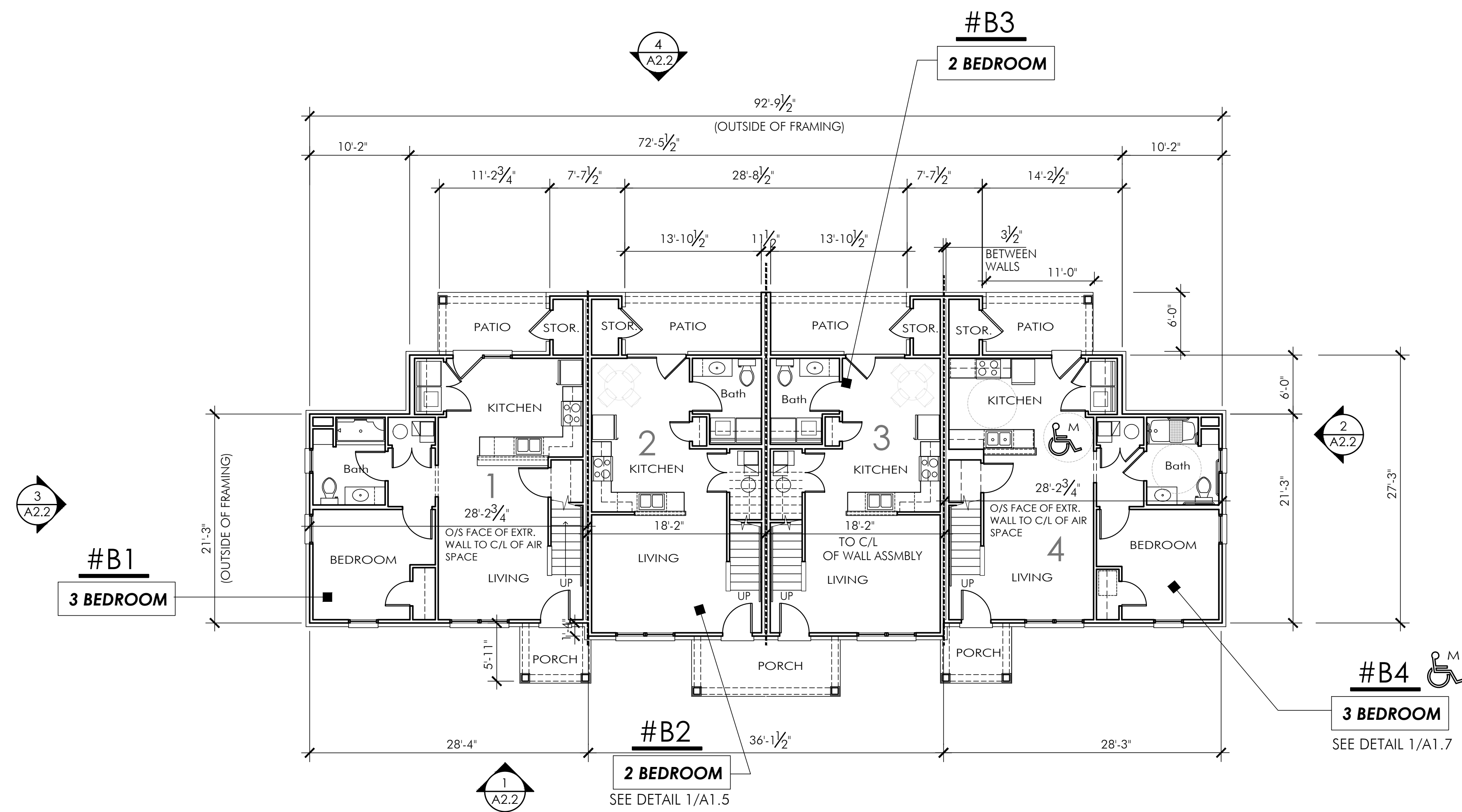
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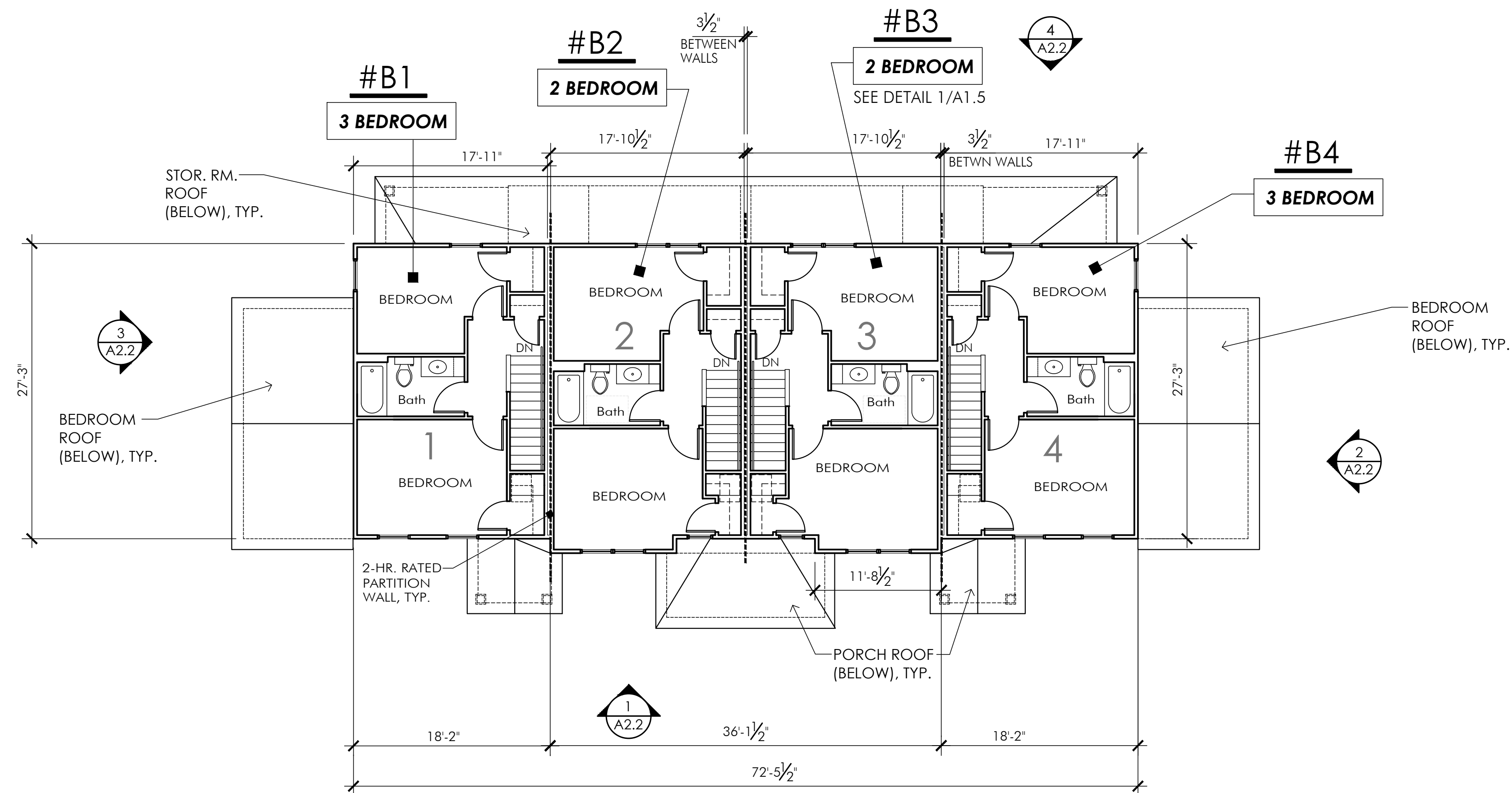
BUILDING
TYPE 'A'
FLOOR PLANS
(south wing)

PAGE OF

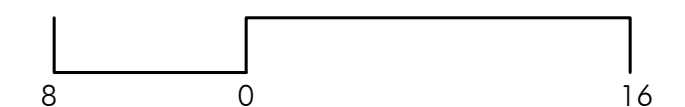




1 BUILDING TYPE B - FIRST FLOOR PLAN



2 BUILDING TYPE B - SECOND FLOOR PLAN



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SCALE 1/8" = 1'-0"

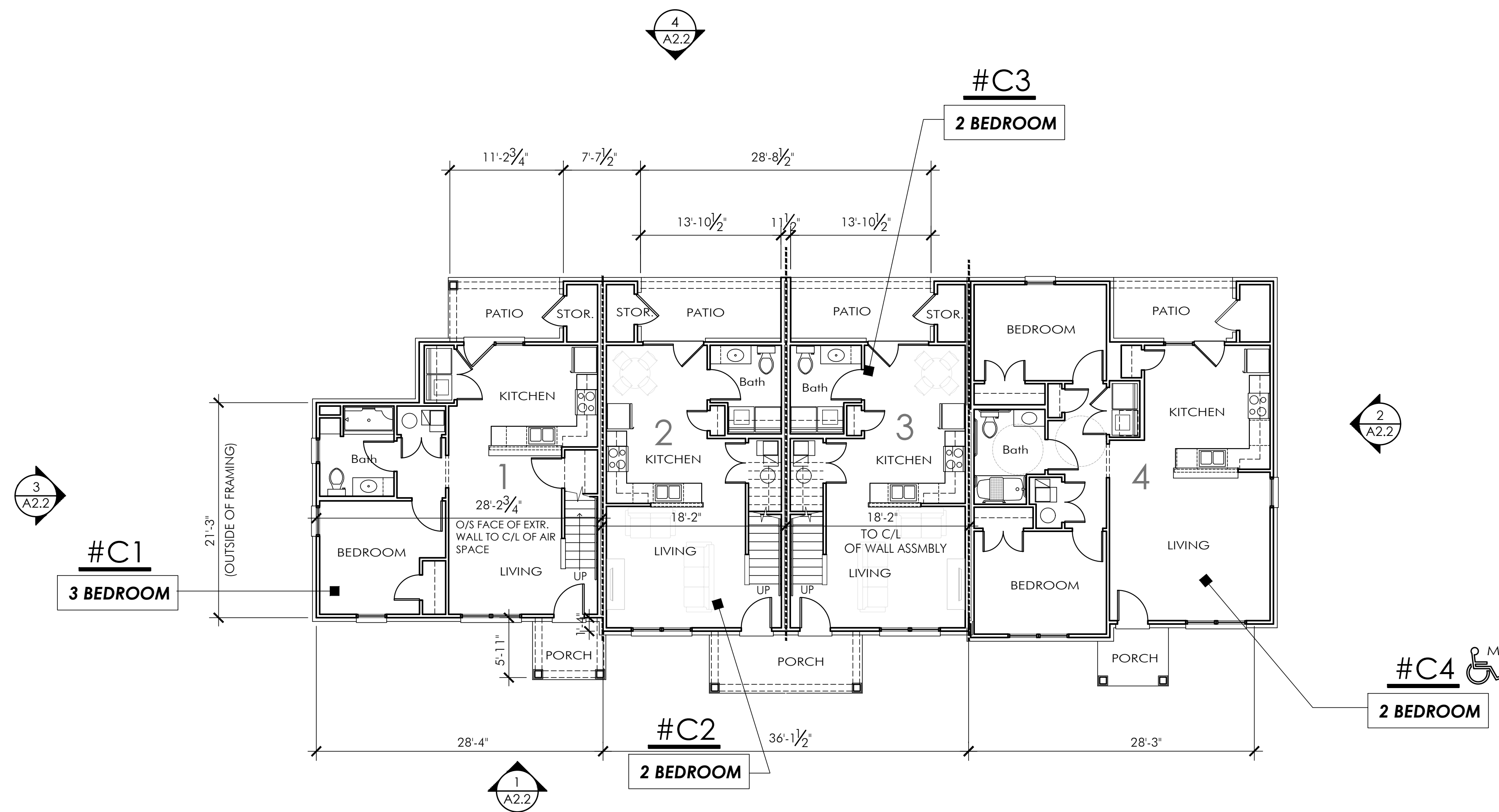
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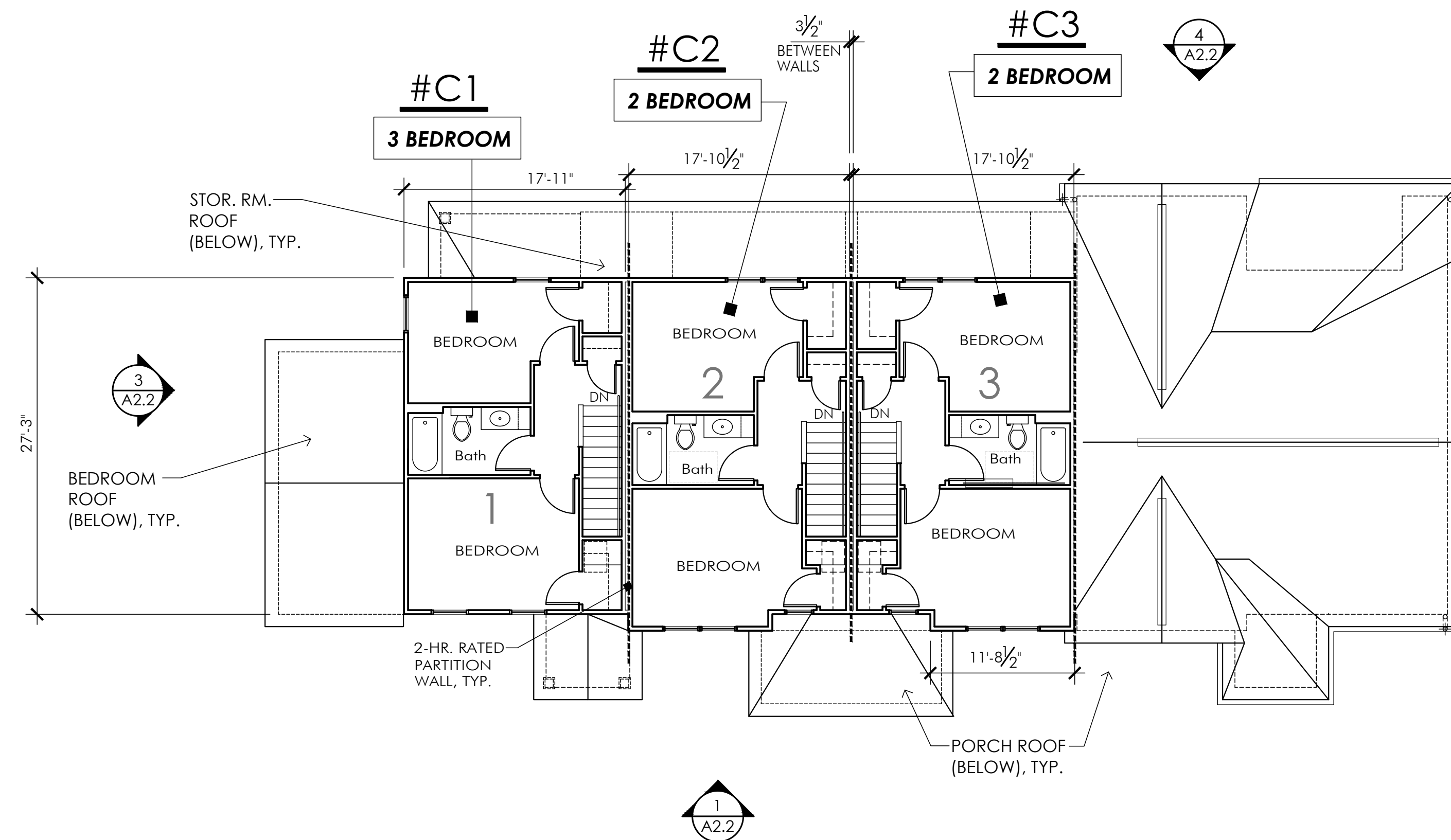
A1.2

BUILDING
TYPE 'B'
FLOOR PLANS

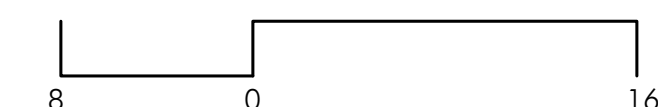
PAGE OF



1 BUILDING TYPE C - FIRST FLOOR PLAN



2 BUILDING TYPE C - SECOND FLOOR PLAN



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SCALE 1/8" = 1'-0"

DATE 9 JULY 2026

SHEET NUMBER

A1.3

BUILDING
TYPE 'C'
FLOOR PLANS

PAGE OF



1 BUILDING TYPE A - NORTH POST ROAD ELEVATION

SHEET NOTES

- | | | |
|---|---|--|
| 1. BRICK WALL VENEER (QUEEN SIZE) (TO GRADE) | 11. BRICK SOLDIER WINDOW HEAD W/ STEEL LINTEL (W/ LINTEL COVER) | 21. PRECAST CONCRETE SPLASH-BLOCKS AT GRADE @ EACH D.S. LOCATION |
| 2. SMOOTH PREFINISHED VINYL SHAKE SIDING | 12. BRICK ROWLOCK WALL CAP W/ BRAKE-BENT FLASHING, TYP. | 22. 36" x 60" SINGLE-HUNG EXTRUDED VINYL WINDOW |
| 3. SMOOTH PREFINISHED VINYL LAP SIDING, 5" PROFILE | 13. 1 x 8 TRIM WRAPPED W/ BRAKE-BENT ALUM. W/ PREFIN. Z-FLASH, ABOVE. | 23. BRICK HEADER COURSE CORBELLED OUT 3/4", CONTINUOUS |
| 4. 9"H x 6"W x 12" PROJ. MOULDED URETHANE CORBEL, PTD. | 14. 1 x 4 TRIM BOARD WRAPPED W/ BRAKE-BENT ALUMINUM (UNDER EAVE TRIM) | 24. MOULDED URETHANE PORCH BEAM 'BRACKET' (6"W x 21"H x 15" PROJ.), PTD. |
| 5. 30-YEAR DIMENSIONAL ASPHALT COMP SHINGLES | 15. 1 x 6 TRIM BOARD WRAPPED W/ BRAKE-BENT ALUMINUM (UNDER EAVE TRIM) | 25. CONCRETE PORCH/ PATIO SLAB-ON-GRADE; SLOPE AWAY FROM BLDG. |
| 6. 12"W x 30"H MOULDED URETHANE ATTIC VENT, PTD. | 16. 2 x 6 RAKE BOARD WRAPPED W/ BRAKE-BENT ALUMINUM | 26. ROOF RIDGE VENT (INTERRUPT @ FIRE-RATED PLYWOOD @ TENANT WALL LINE) |
| 7. PREFIN. VINYL 1 x 2 TRIM STRIP @ MATERIAL CHANGE | 17. 2 x 6 GUTTER BOARD WRAPPED IN ALUMINUM | 27. INSULATED 1/3 LITE FIBERGLASS ENTRY DOOR, PAINTED |
| 8. 4"W PREFINISHED VINYL OUTSIDE CORNER POST (1-PIECE) | 18. PORCH BEAM WRAPPED W/ BRAKE-BENT PREFINISHED ALUMINUM | 28. 14"W x 36"H MOULDED URETHANE ATTIC VENT, PTD. |
| 9. BRICK ROWLOCK WINDOW SILL W/ THRU-WALL FLASHING BELOW | 19. 5" TYPE K PREFIN. ALUMINUM GUTTER | 29. PREFINISHED VINYL DRYER VENT LOUVER - COORDINATE W/ MECH. DRWGS. |
| 10. TREATED 6 x 6 POST WRAPPED WITH CELLULAR-PVC POST WRAP SYSTEM | 20. 2" x 3" PREFINISHED ALUM. D.S. TO DRAIN AS FOLLOWS: UNDERGROUND COLLECTION SYSTEM AT FRONT OF BUILDING; SPLASH TO GRADE AT REAR OF BUILDING | 30. FIBERGLASS STORAGE RM. DOOR W/ CHAIN CLOSER, PAINTED |



2 BUILDING TYPE A - HARRISON PARK DRIVE



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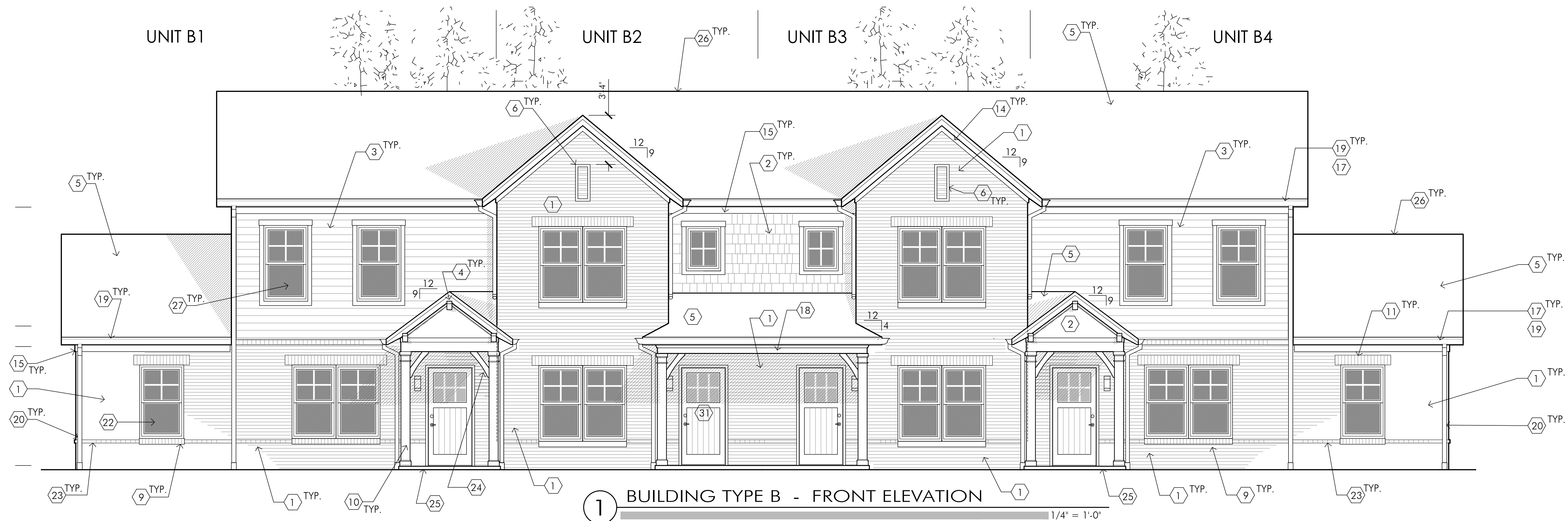
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DATE 9 JULY 2026

SHEET NUMBER

A2.1

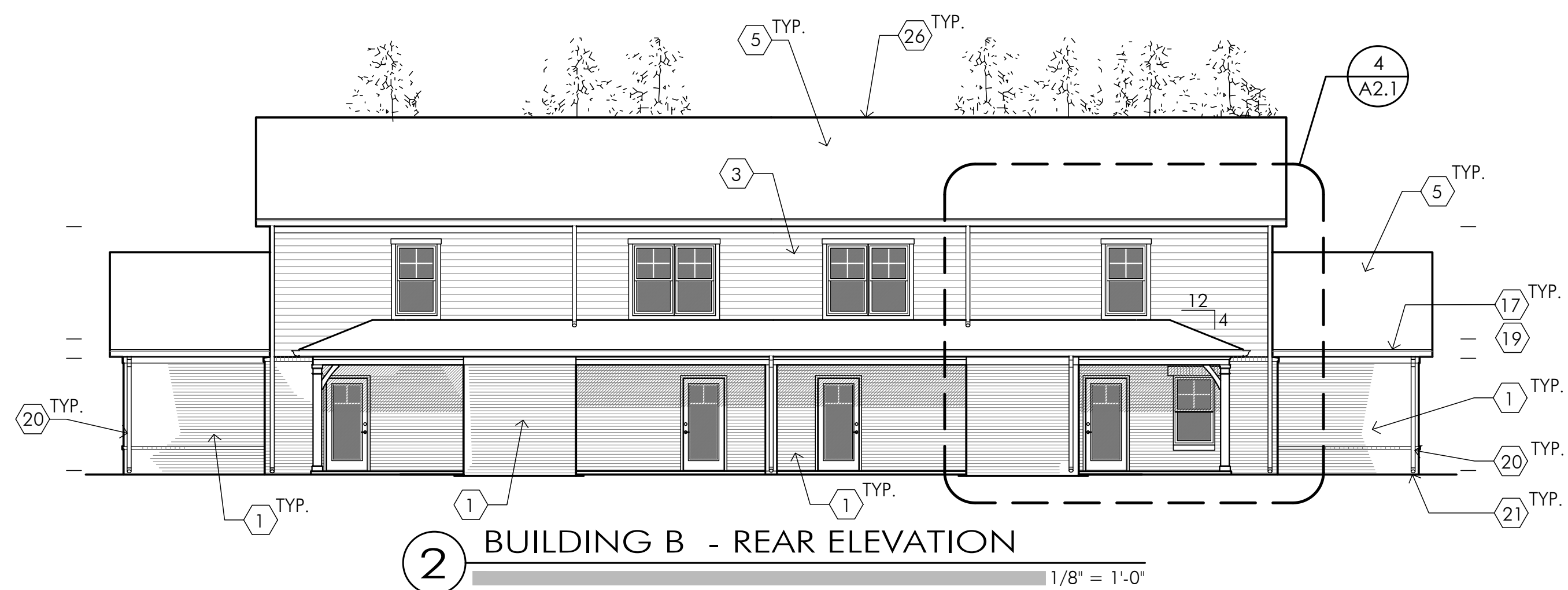
BUILDING
TYPE 'A'
ELEVATIONS



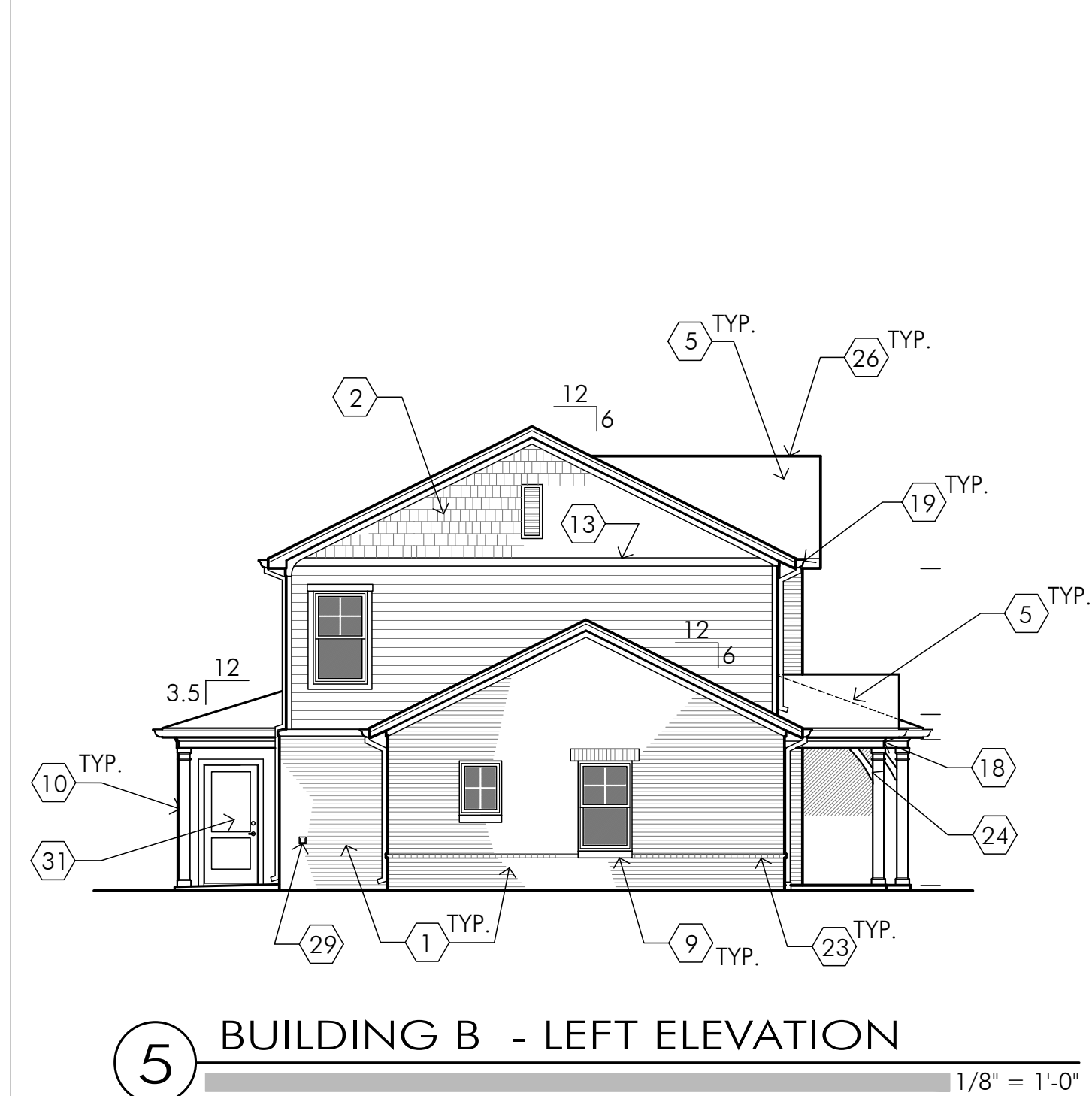
1 BUILDING TYPE B - FRONT ELEVATION

SHEET NOTES

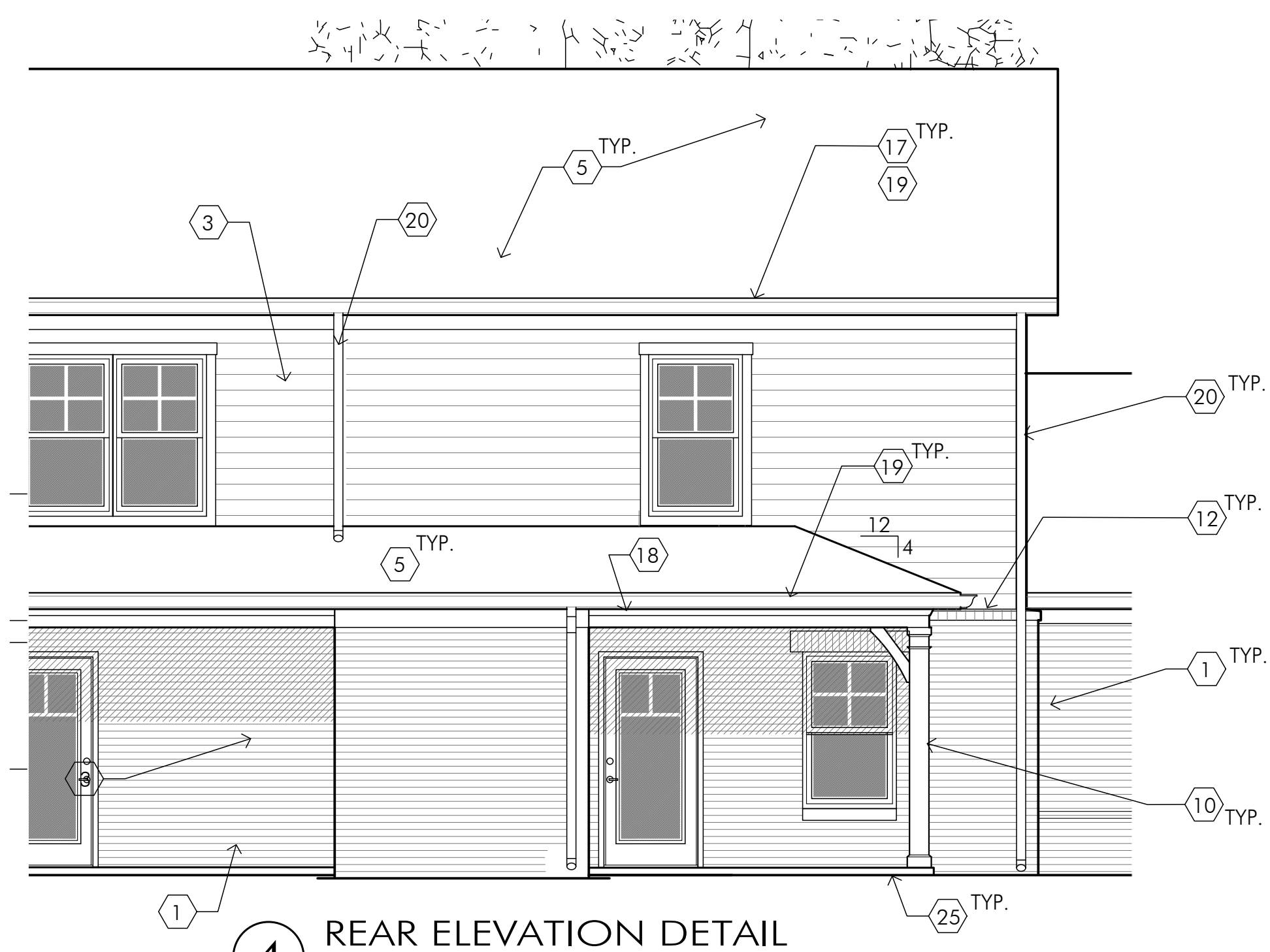
1. BRICK WALL VENEER (QUEEN SIZE) (TO GRADE)
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3. SMOOTH PREFINISHED VINYL LAP SIDING, 5" PROFILE
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7. PREFIN. VINYL 1 x 2 TRIM STRIP @ MATERIAL CHANGE
8. 4"W PREFINISHED VINYL OUTSIDE CORNER POST (1-PIECE)
9. BRICK ROWLOCK WINDOW SILL W/ THRU-WALL FLASHING BELOW
10. TREATED 6 x 6 POST WRAPPED WITH CELLULAR-PVC POST WRAP SYSTEM
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13. 1 x 8 TRIM WRAPPED W/ BRAKE-BENT ALUM. W/ PREFIN. Z-FLASH, ABOVE.
14. 1 x 4 TRIM BOARD WRAPPED W/ BRAKE-BENT ALUMINIUM (UNDER EAVE TRIM)
15. 1 x 6 TRIM BOARD WRAPPED W/ BRAKE-BENT ALUMINIUM (UNDER EAVE TRIM)
16. 2 x 6 RAKE BOARD WRAPPED W/ BRAKE-BENT ALUMINIUM
17. 2 x 6 GUTTER BOARD WRAPPED IN ALUMINIUM
18. PORCH BEAM WRAPPED W/ BRAKE-BENT PREFINISHED ALUMINIUM
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27. INSULATED 1/3 LITE FIBERGLASS ENTRY DOOR, PAINTED
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30. FIBERGLASS STORAGE RM. DOOR W/ CHAIN CLOSER, PAINTED



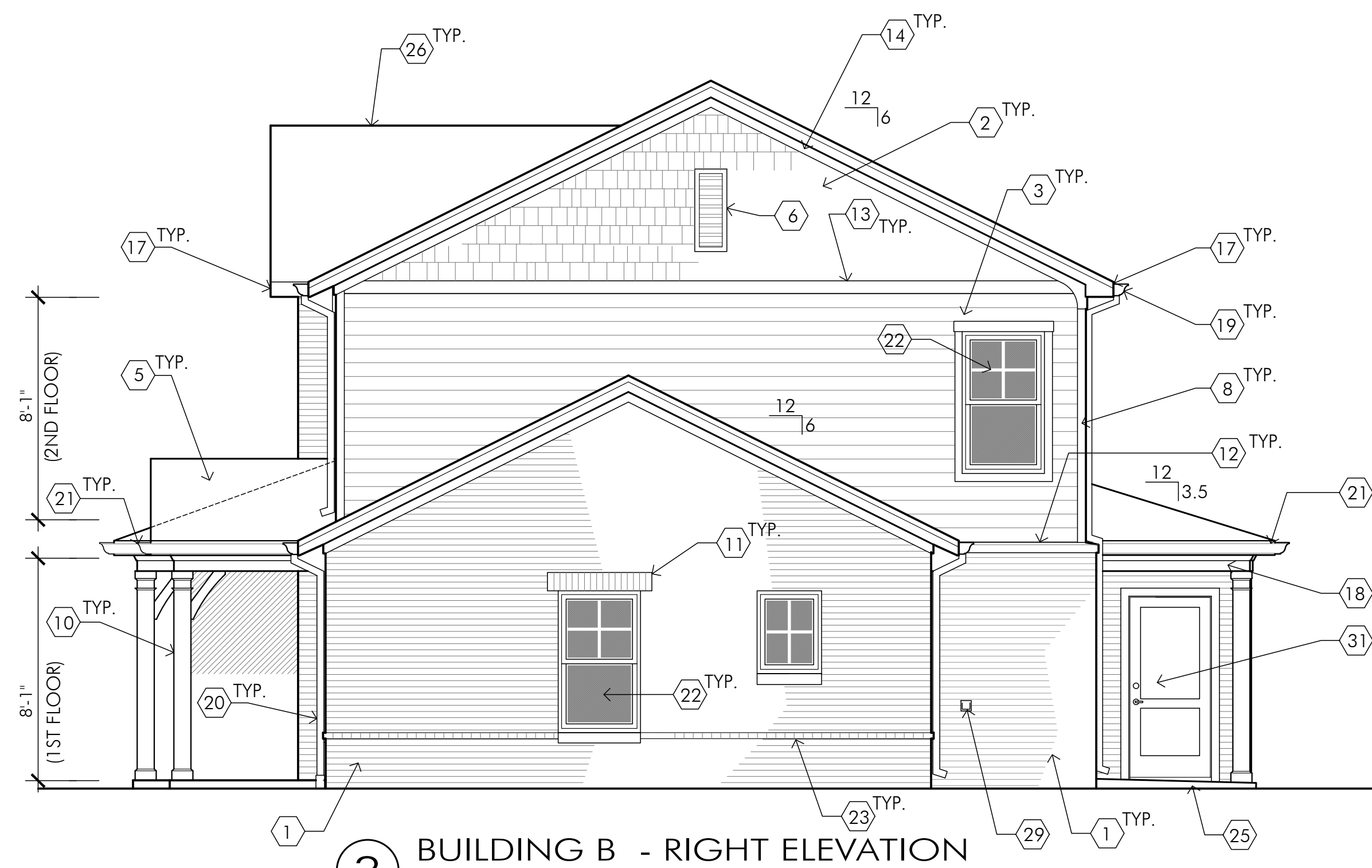
2 BUILDING B - REAR ELEVATION



5 BUILDING B - LEFT ELEVATION



4 REAR ELEVATION DETAIL



3 BUILDING B - RIGHT ELEVATION

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SCALE SEE SHEET

DATE 9 JULY 2026

SHEET NUMBER

A2.2

BUILDING
TYPE 'B'
ELEVATIONS

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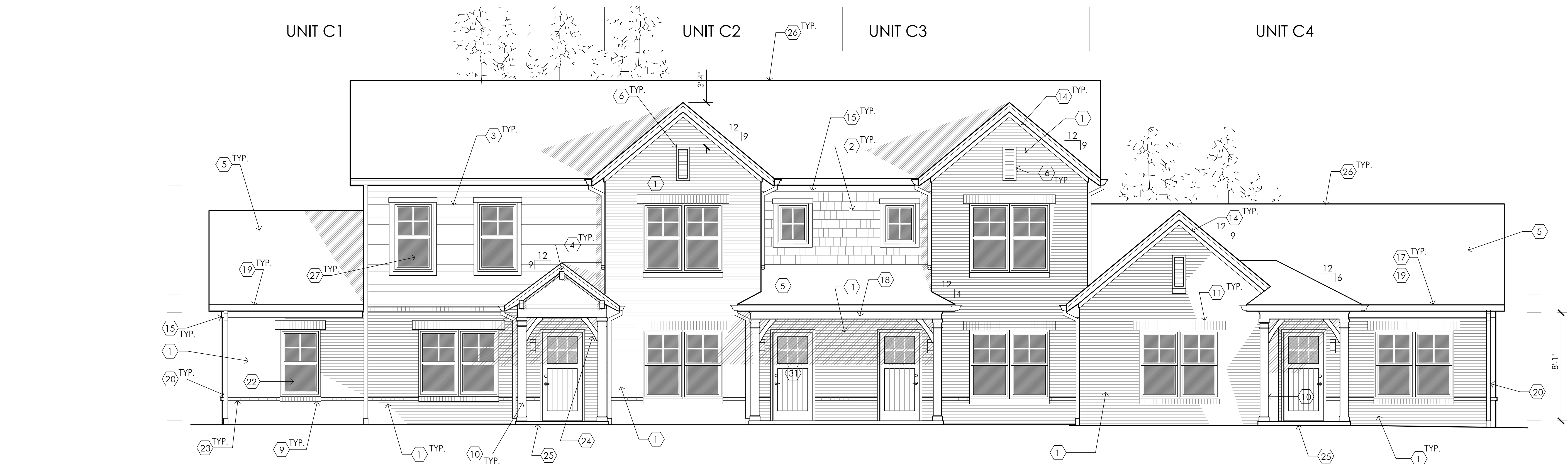
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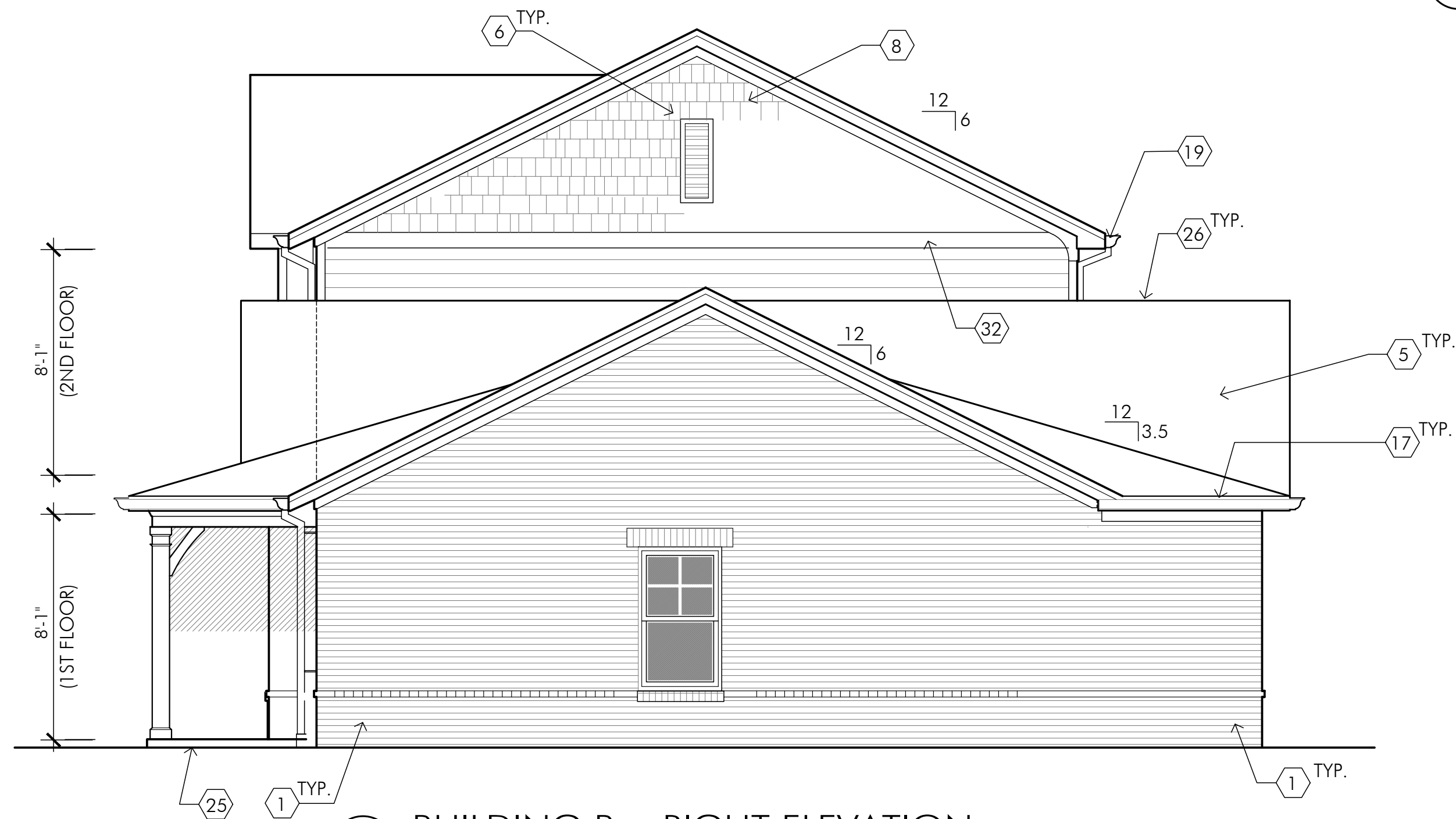
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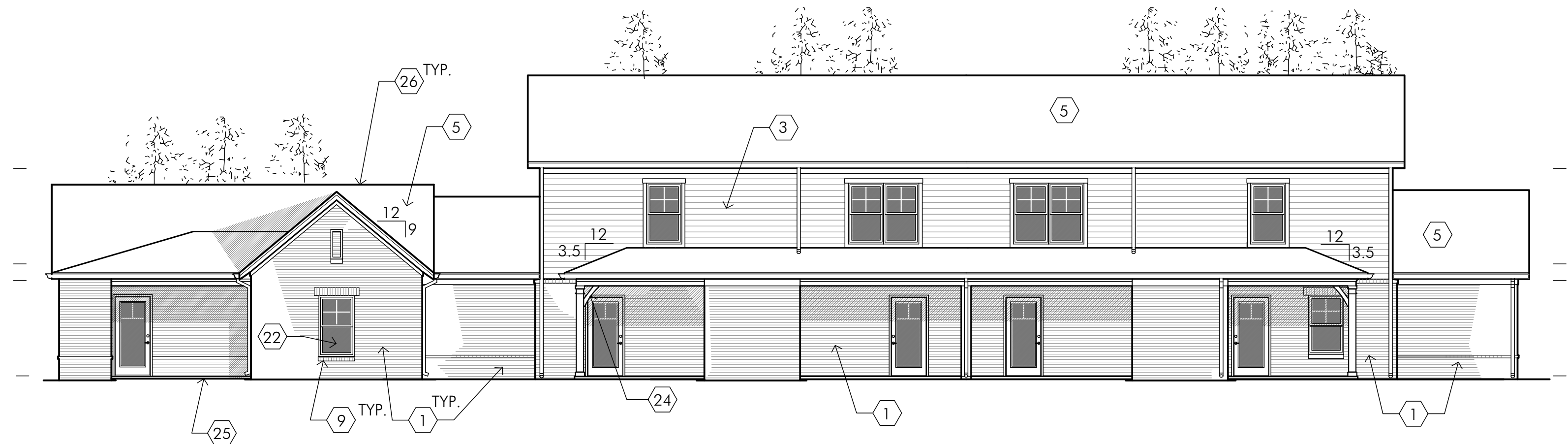
BUILDING
TYPE 'C'
ELEVATIONS



1 BUILDING TYPE B - FRONT ELEVATION



2 BUILDING B - RIGHT ELEVATION



3 BUILDING C - REAR ELEVATION

SHEET NOTES

- BRICK WALL VENEER (QUEEN SIZE) (TO GRADE)
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- FIBERGLASS STORAGE RM. DOOR W/ CHAIN CLOSER, PAINTED