

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

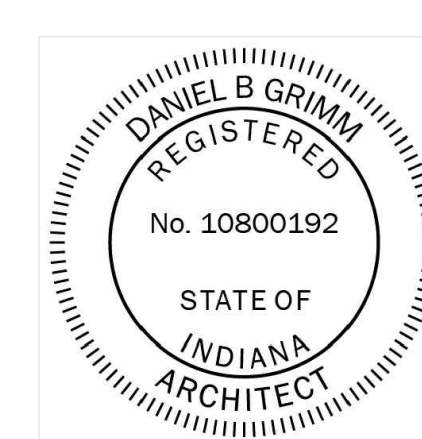
PROPOSED SITE PLAN

1" = 20'-0"



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@wodaqgroup.com

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SCALE 1" = 20'-0"

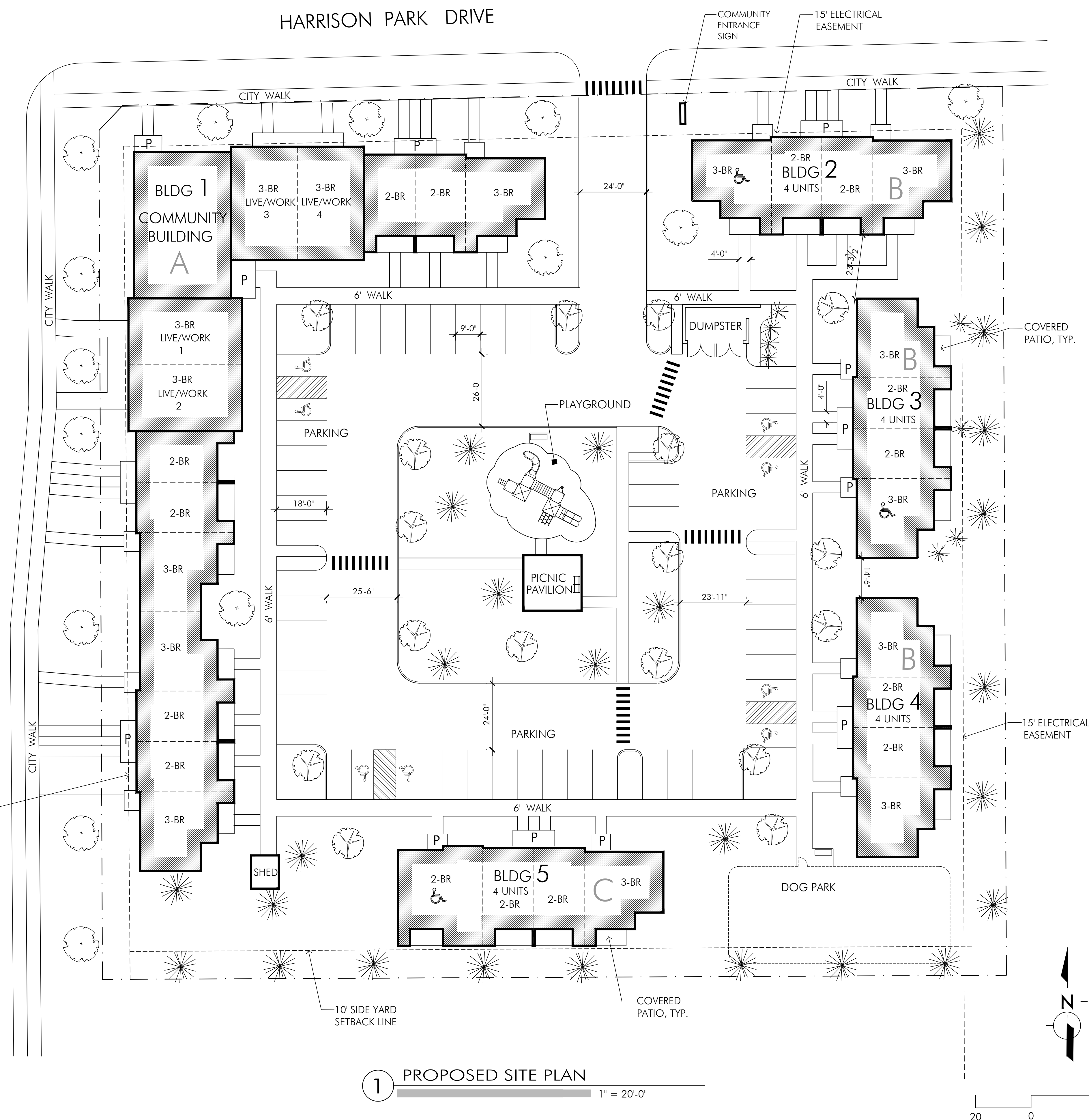
DATE 9 JULY 2026

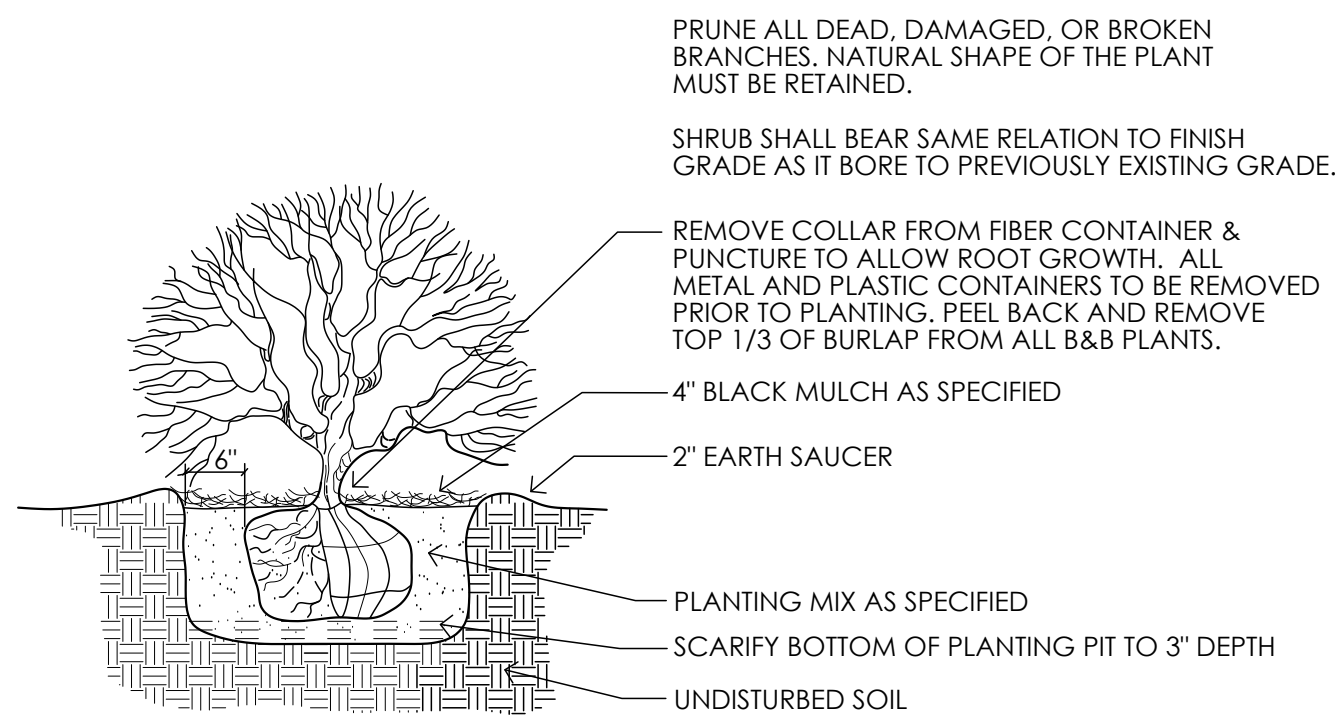
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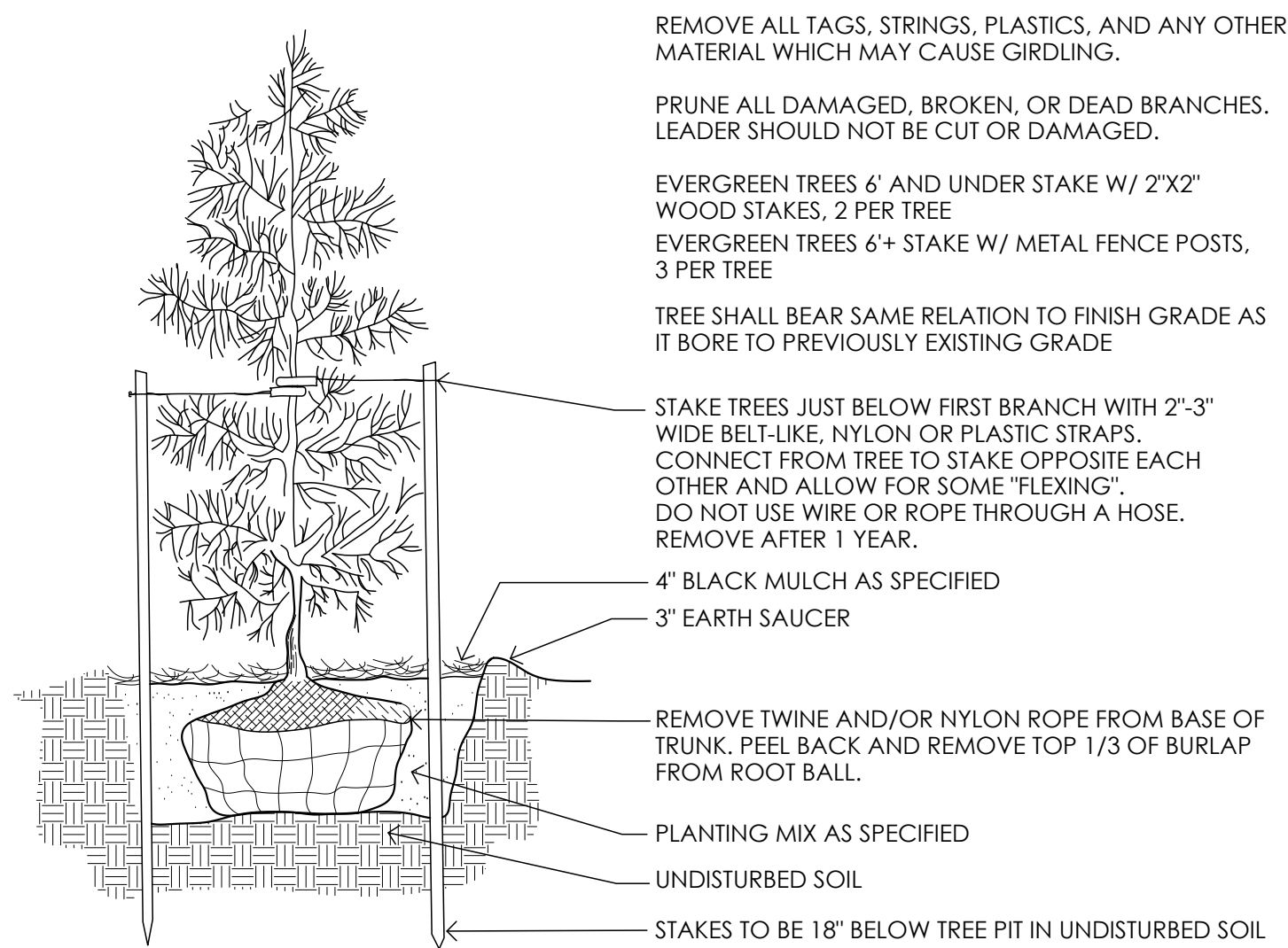
SITE PLAN /
PLOT PLAN

PAGE OF

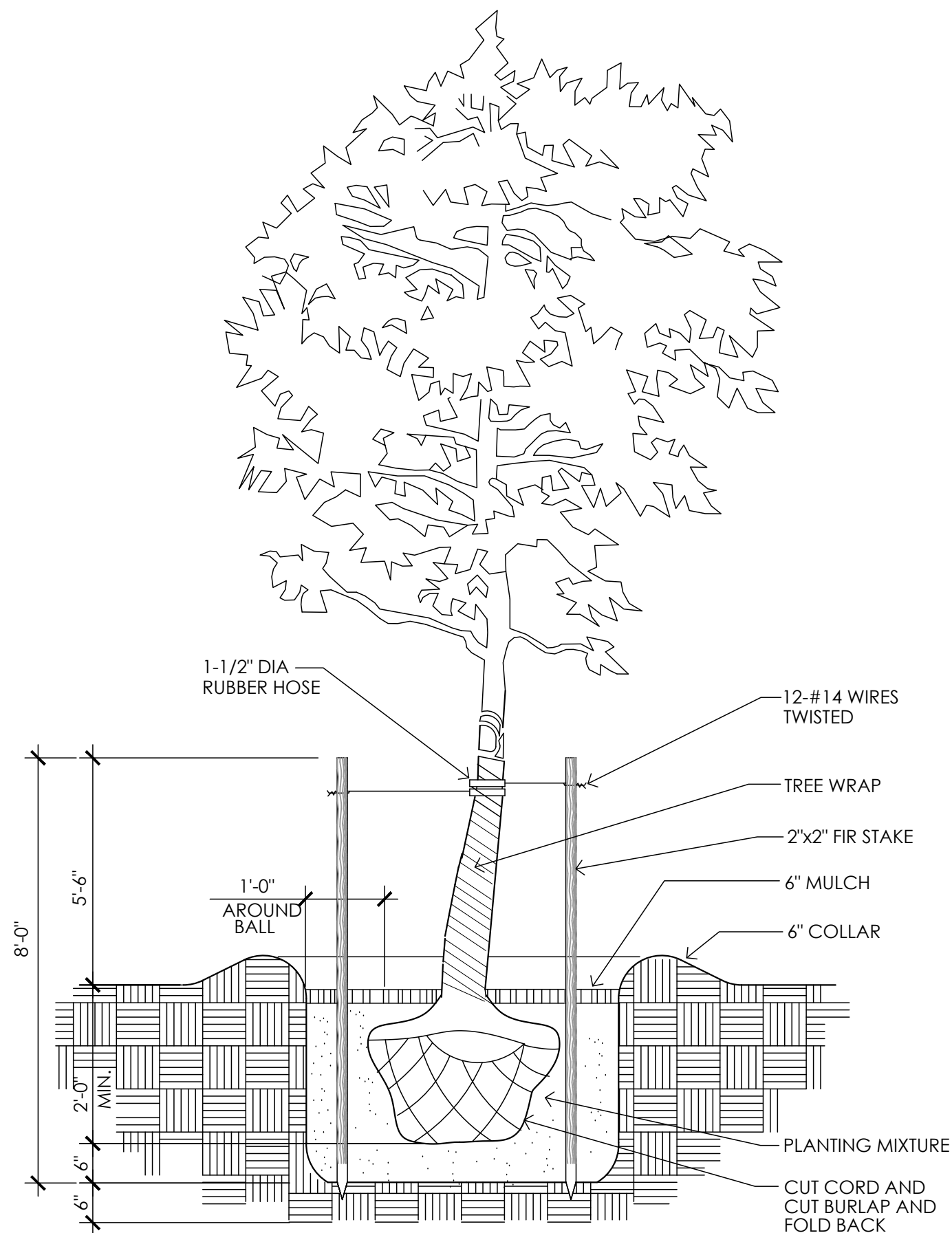




4 SHRUB PLANTING DETAIL
NOT TO SCALE



3 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE

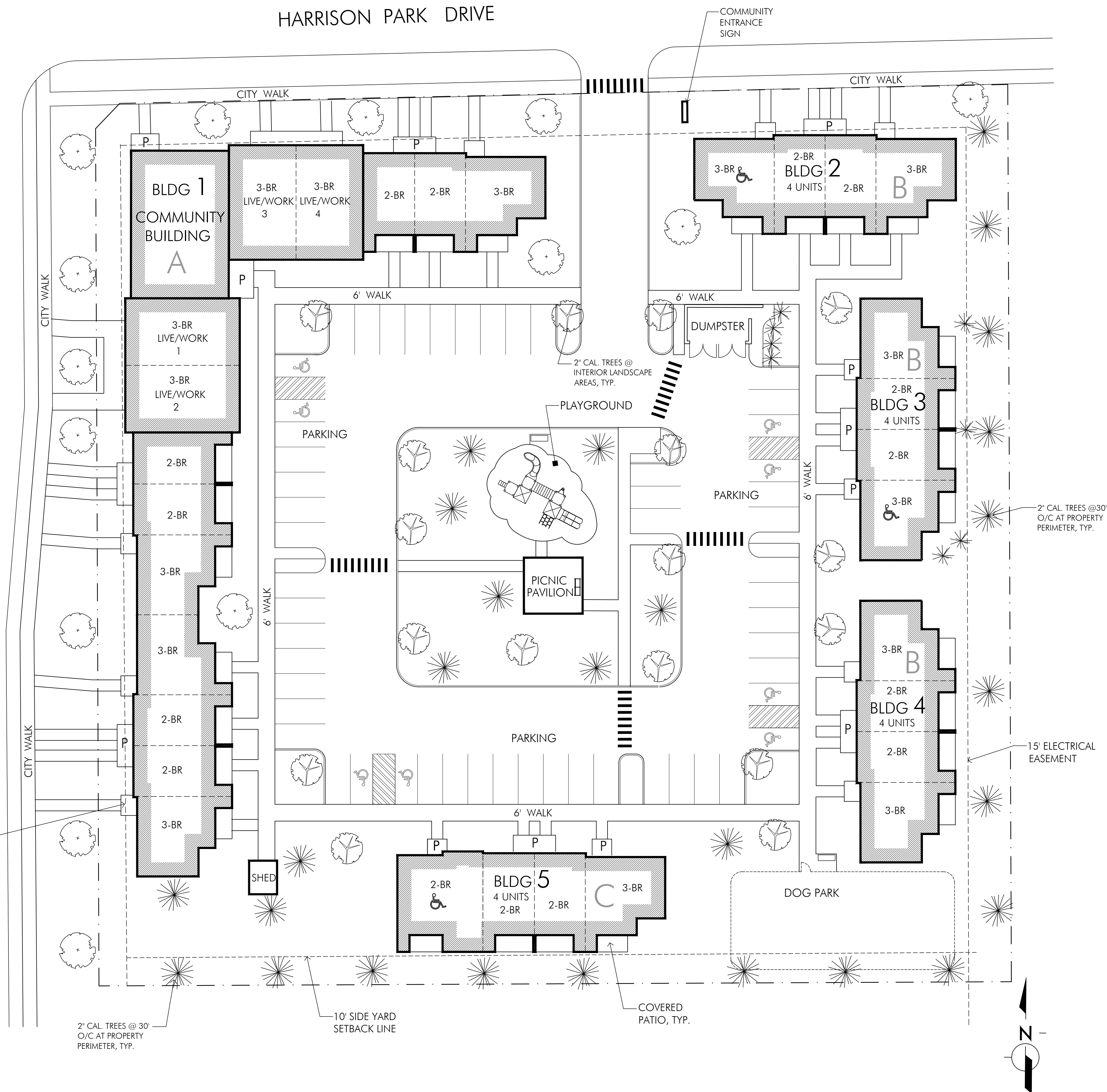


2 TREE PLANTING DETAIL
NOT TO SCALE

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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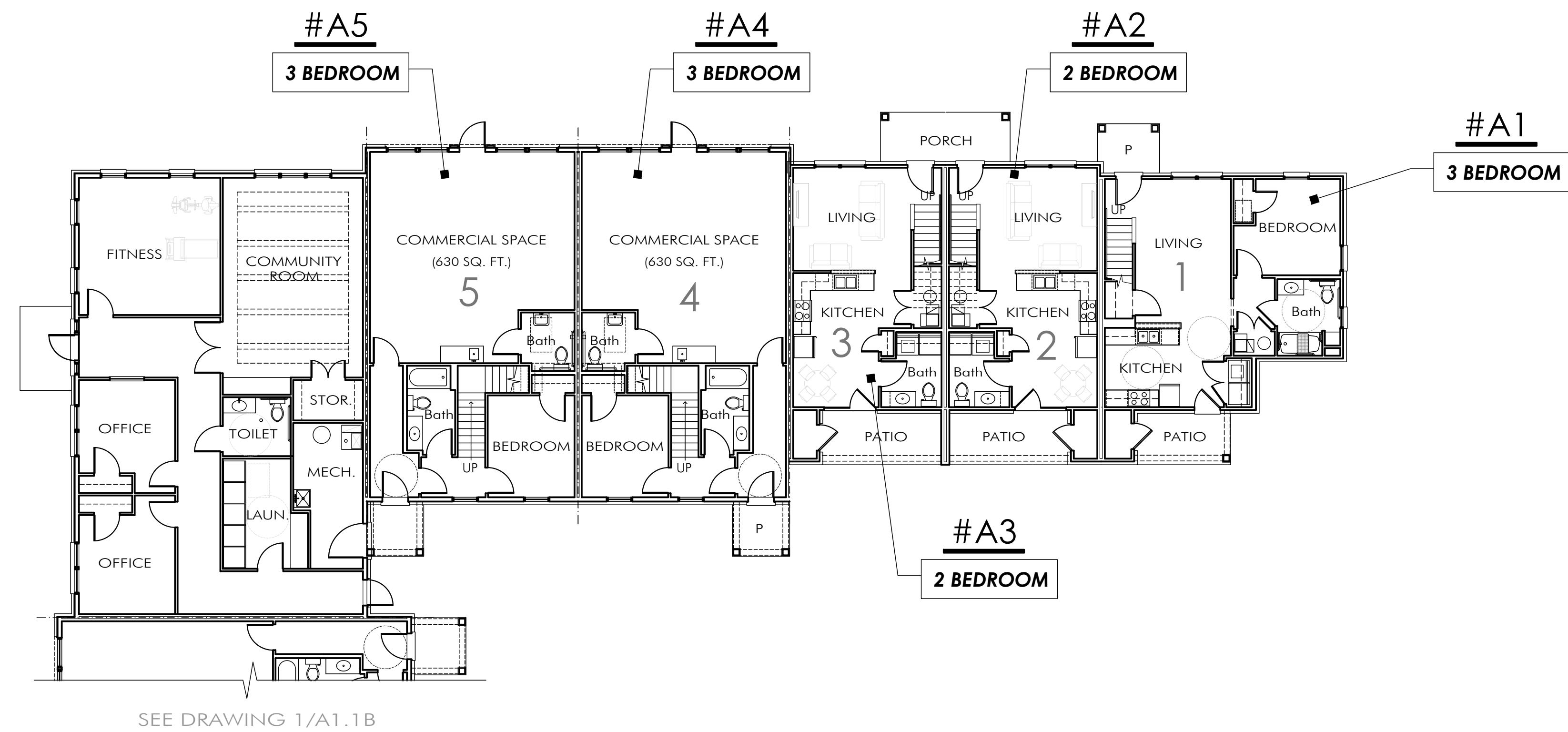
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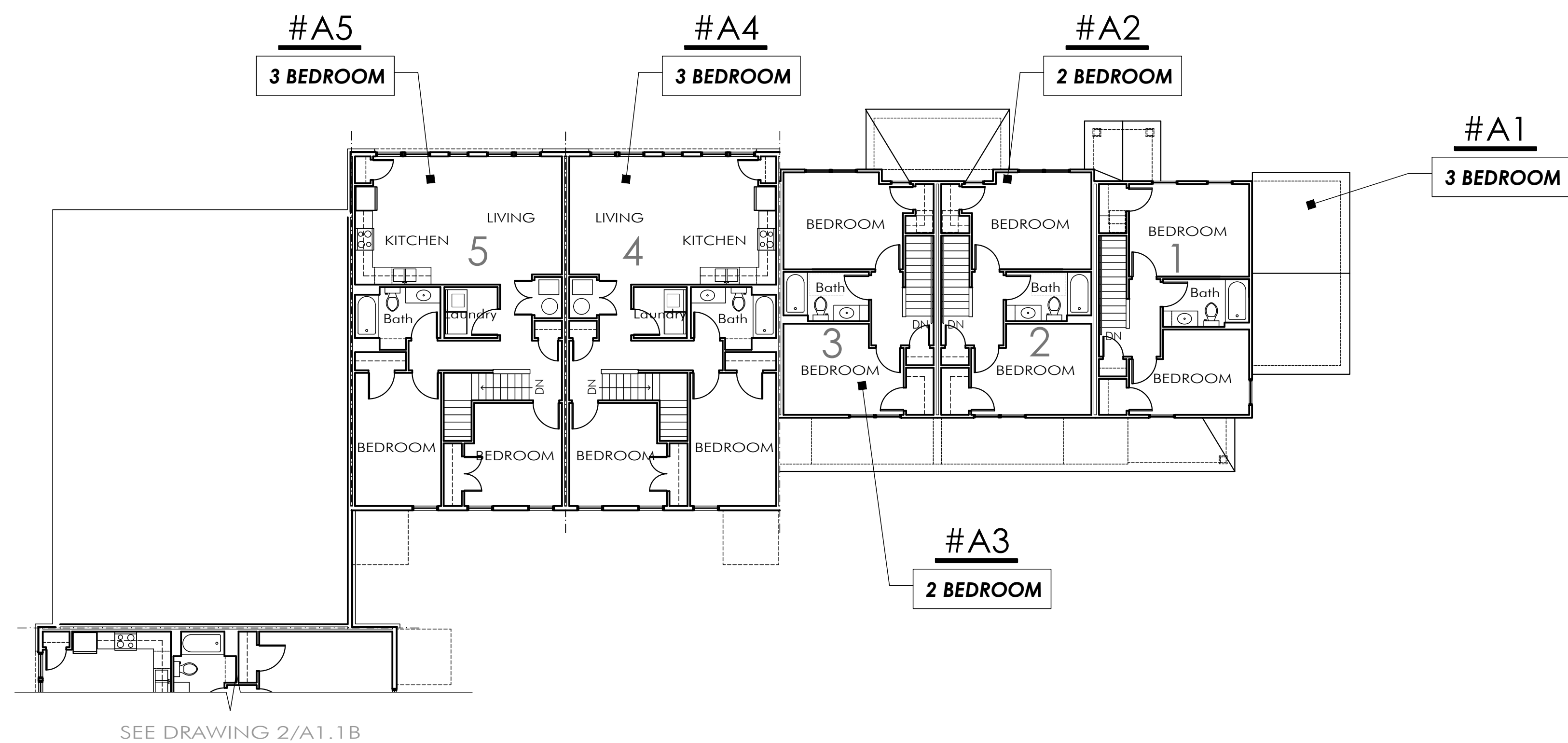
L1

LANDSCAPE
PLAN

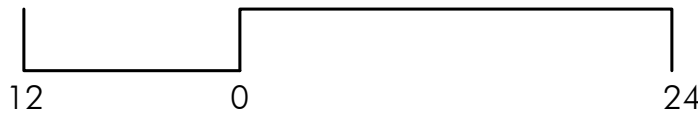
PAGE OF



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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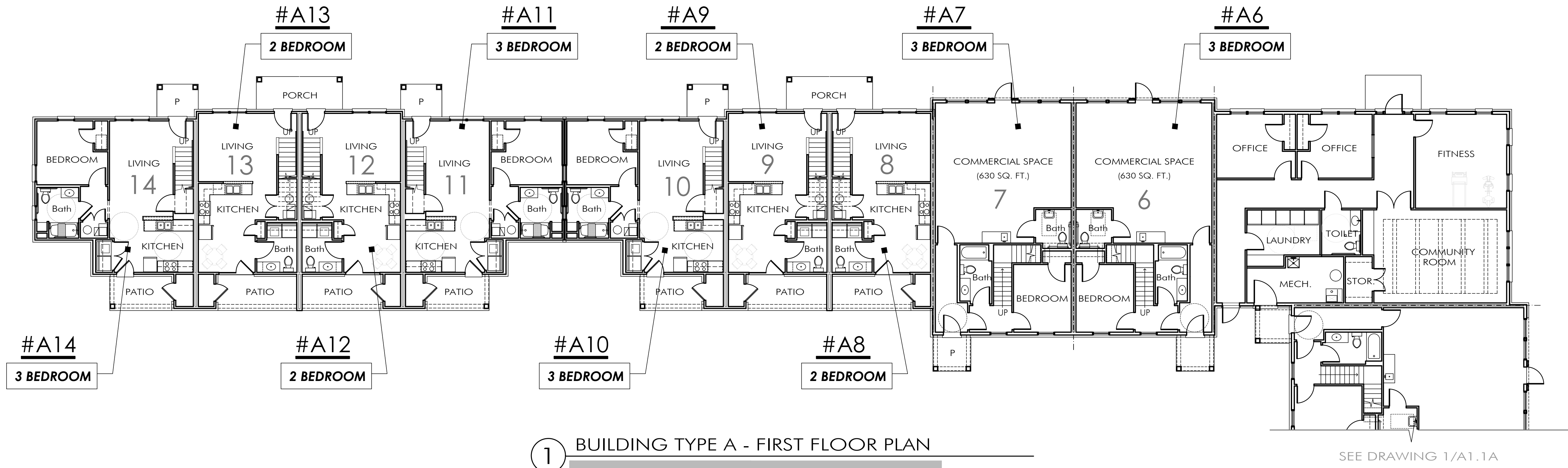
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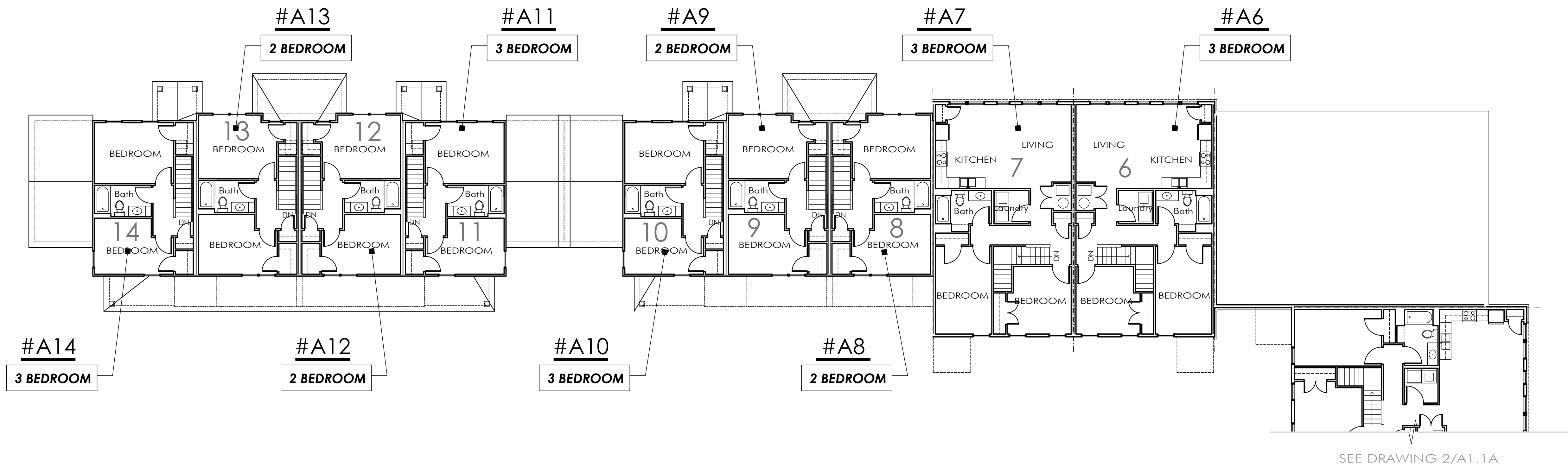
A1.1B

BUILDING
TYPE 'A'
FLOOR PLANS
(south wing)

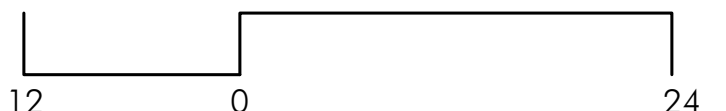
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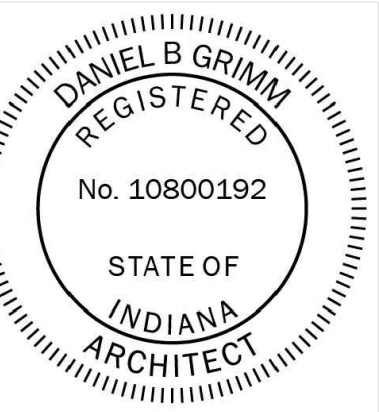


1 BUILDING TYPE A - FIRST FLOOR PLAN



2 BUILDING TYPE A - SECOND FLOOR PLAN





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1/8" = 1'-0"

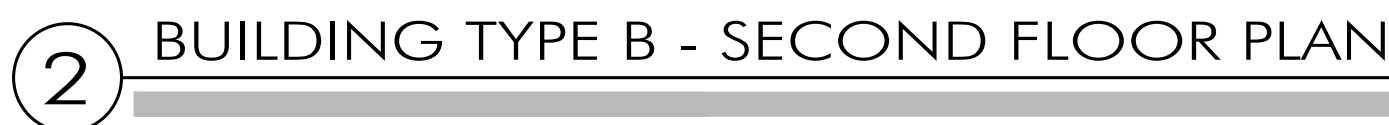
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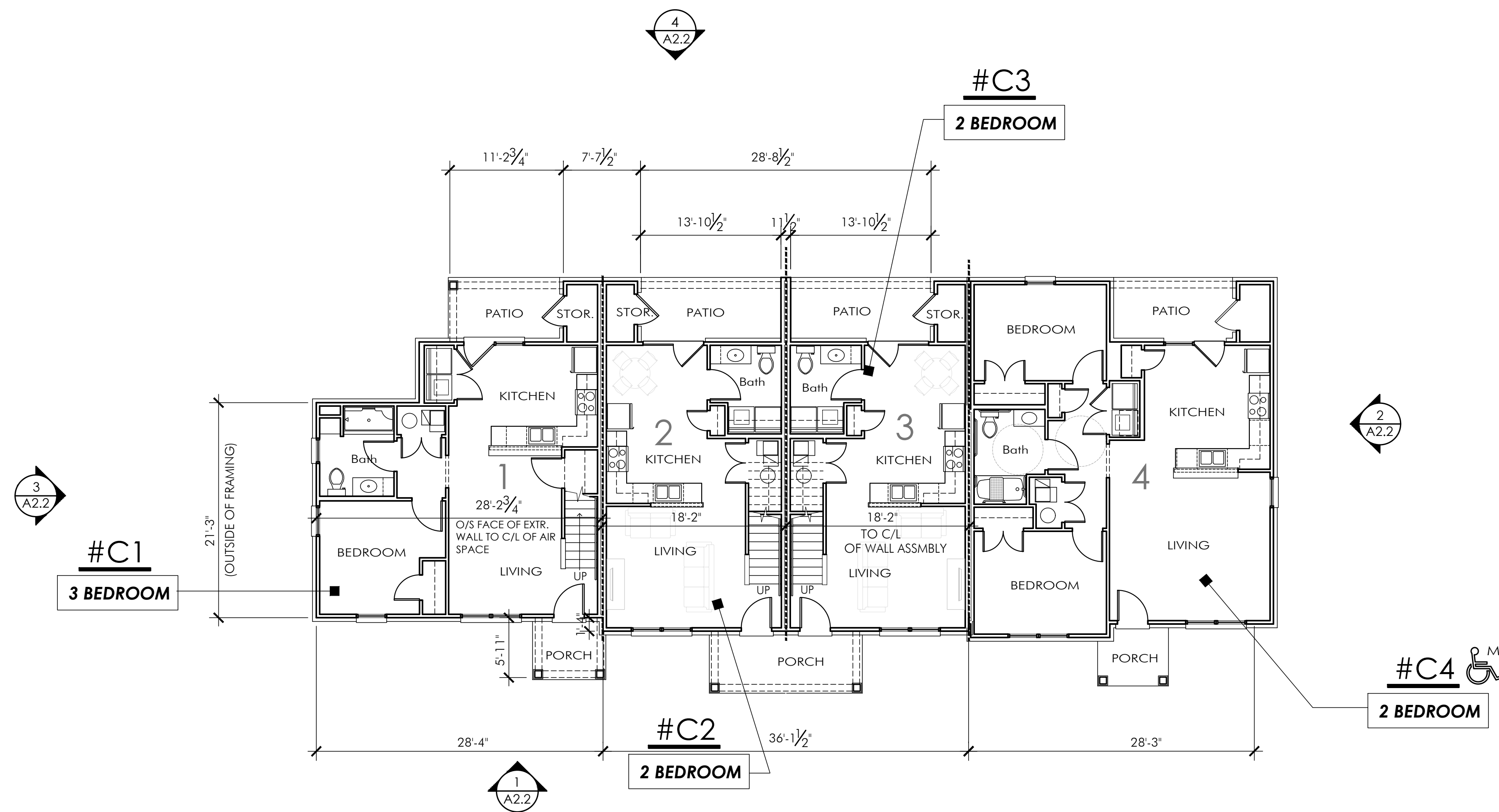
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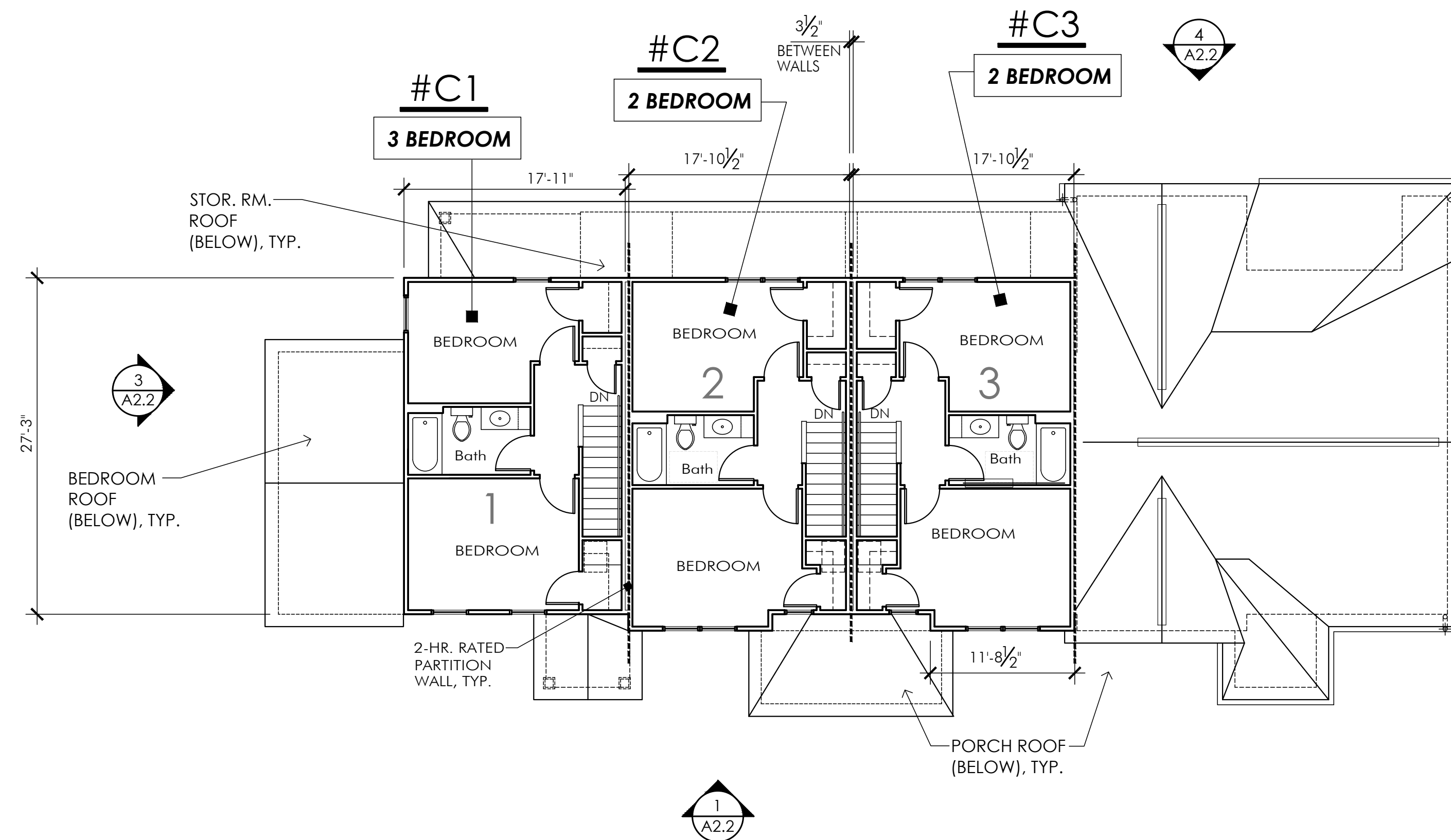
BUILDING TYPE 'B' LOOR PLANS

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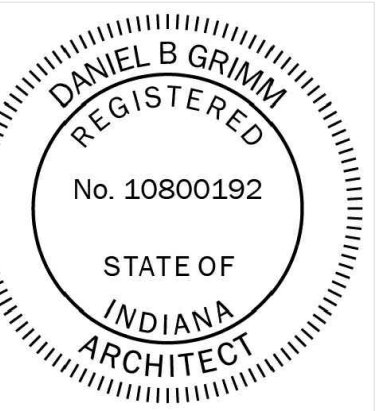
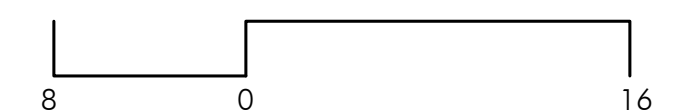




1 BUILDING TYPE C - FIRST FLOOR PLAN



2 BUILDING TYPE C - SECOND FLOOR PLAN



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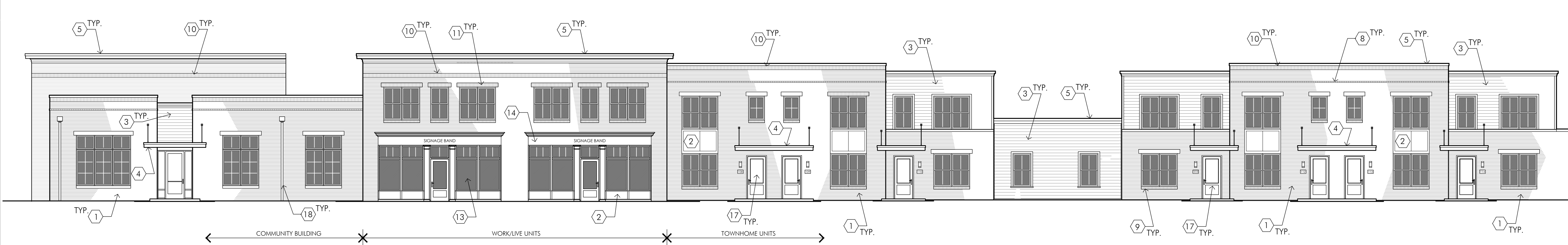
SCALE 1/8" = 1'-0"

DATE 9 JULY 2026

SHEET NUMBER

A1.3

BUILDING
TYPE 'C'
FLOOR PLANS



1 BUILDING TYPE A - NORTH POST ROAD ELEVATION

SHEET NOTES

1. BRICK WALL VENEER (QUEEN SIZE) (TO GRADE)
2. SMOOTH PREFINISHED FIBER-CEMENT PANEL BOARD
3. SMOOTH PREFINISHED VINYL LAP SIDING, 5" PROFILE
4. 9"H PREFABRICATED ALUMINUM ROOF CANOPY SYSTEM
5. 4"H EXPOS. PREFINISHED METAL COPING AT PARAPET WALL
6. SINGLE-HUNG EXTRUDED VINYL WINDOW W/ INSULATED GLAZING
7. PREFIN. VINYL 1 x 2 TRIM STRIP @ MATERIAL CHANGE
8. BRICK HEADER COURSE CORBELLED OUT 3/4", CONTINUOUS
9. BRICK ROWLOCK WINDOW SILL W/ THRU-WALL FLASHING BELOW
10. BRICK SOLDIER COURSE CORBELLED OUT 3/4"
11. BRICK SOLDIER WINDOW HEAD W/ STEEL LINTEL (W/ LINTEL COVER)
12. BRICK ROWLOCK WALL CAP W/ BRAKE-BENT FLASHING, TYP.
13. PREFINISHED ALUMINUM STOREFRONT GLAZING SYSTEM
14. COMPOSITE TRIM BOARDS ABOVE STOREFRONT SYSTEM, PTD.
15. PREFIN. VINYL WINDOW UNIT AT COMMERCIAL SPACE
16. 2 x 6 RAKE BOARD WRAPPED W/ BRAKE-BENT ALUMINUM
17. FIBERGLASS ENTRY DOOR, PAINTED
18. PREFINISHED ALUM. DOWNSPOUT
- 19.
- 20.



2 BUILDING TYPE A - HARRISON PARK DRIVE

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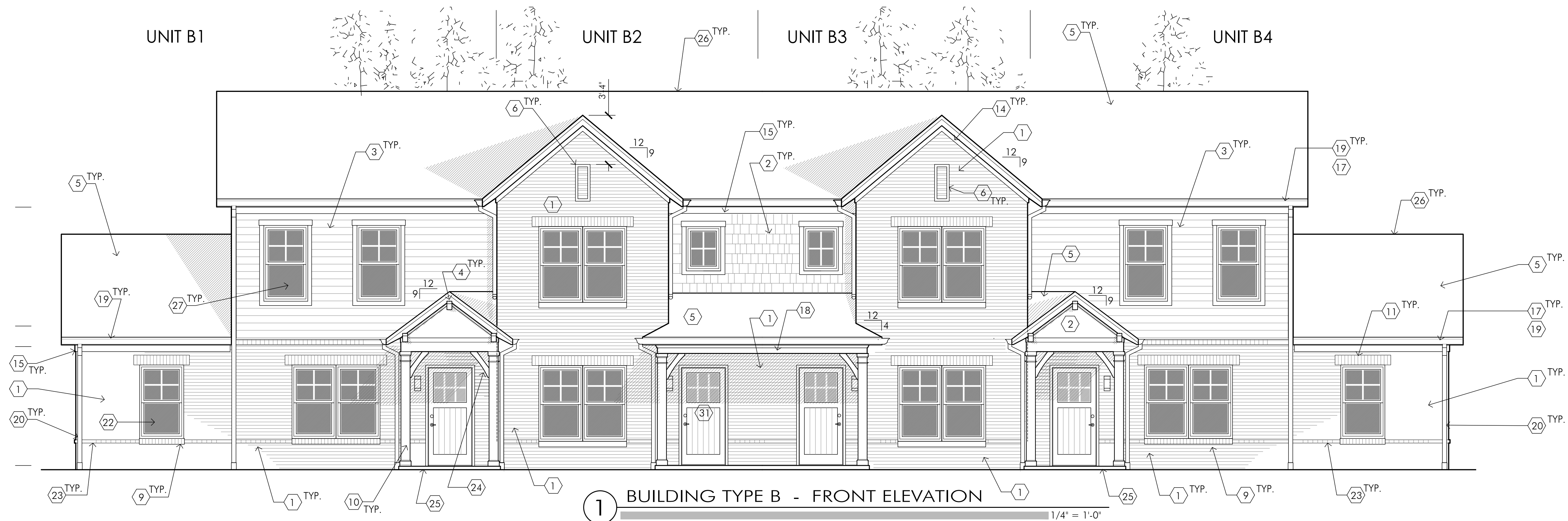
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DATE 9 JULY 2026

SHEET NUMBER

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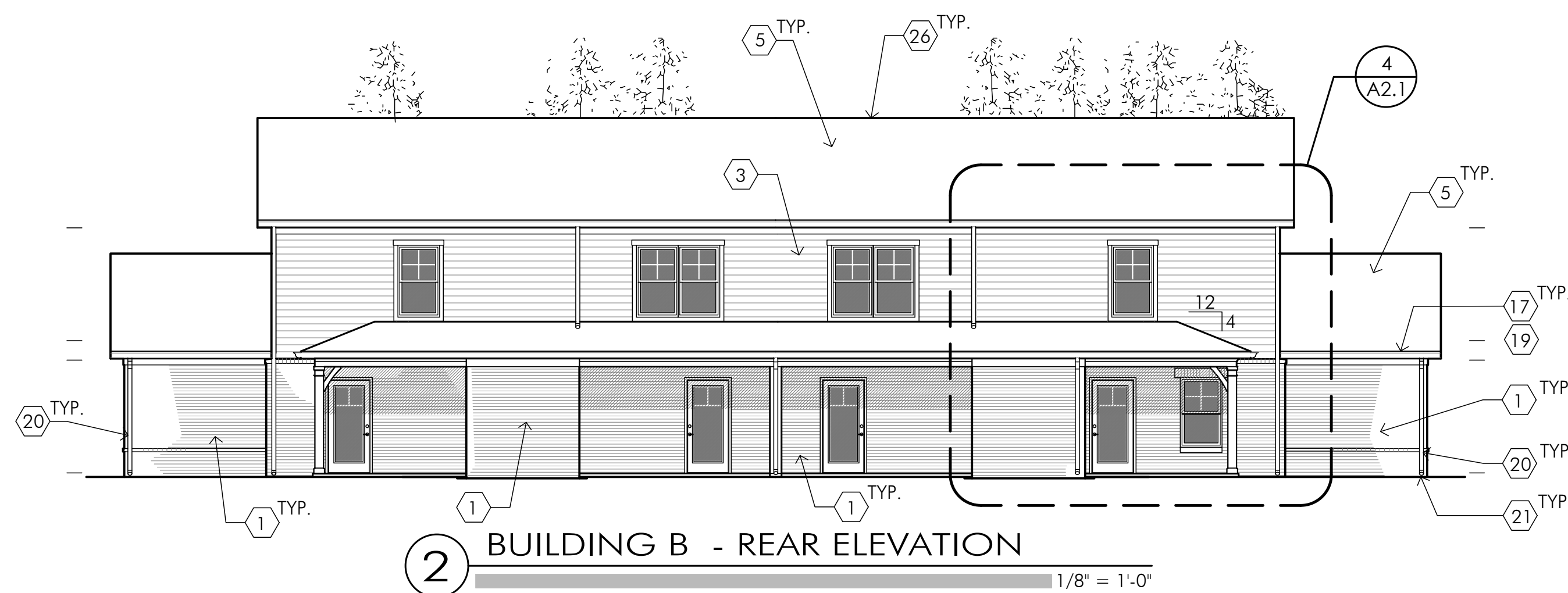
BUILDING
TYPE 'A'
ELEVATIONS



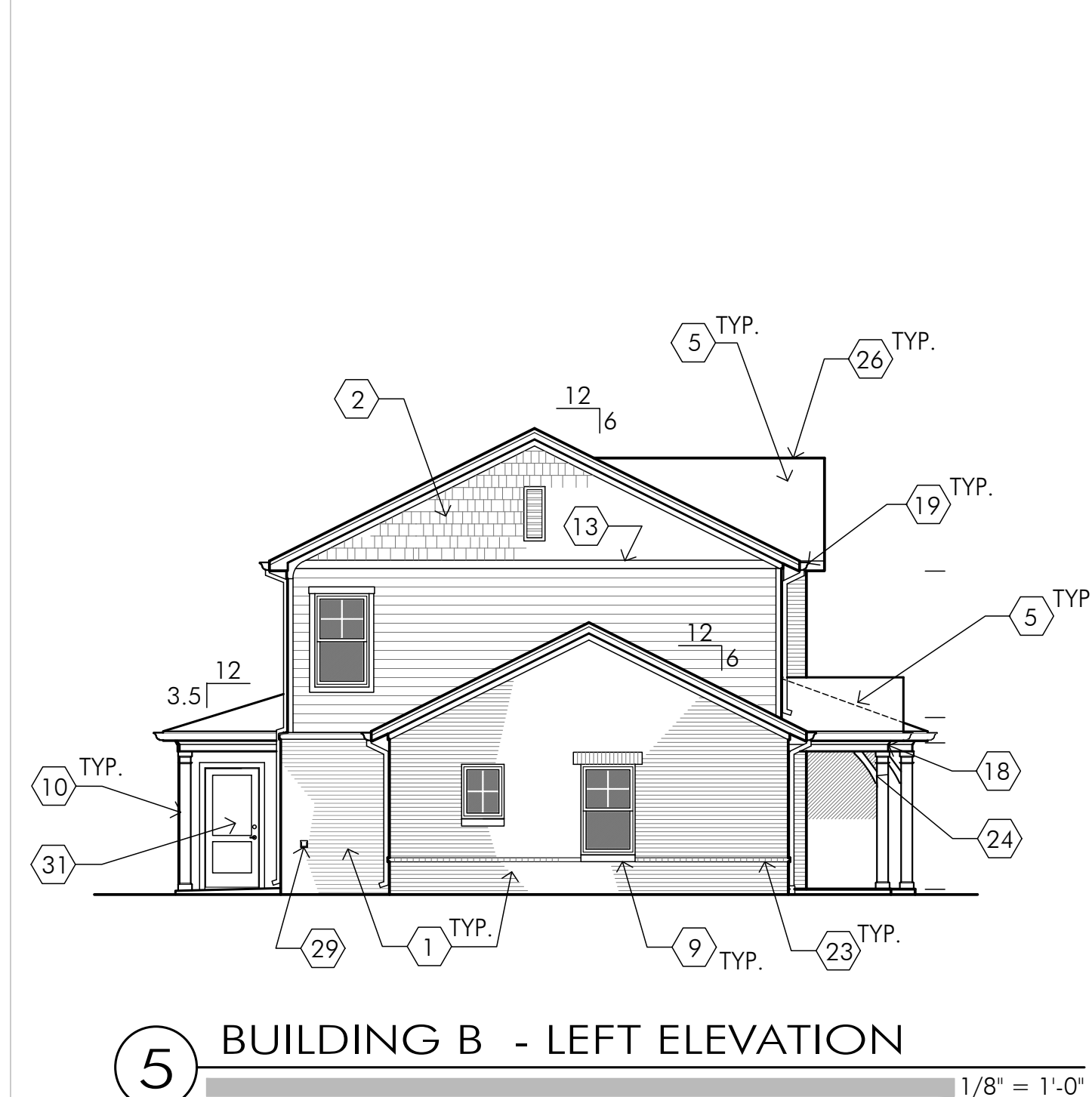
1 BUILDING TYPE B - FRONT ELEVATION

SHEET NOTES

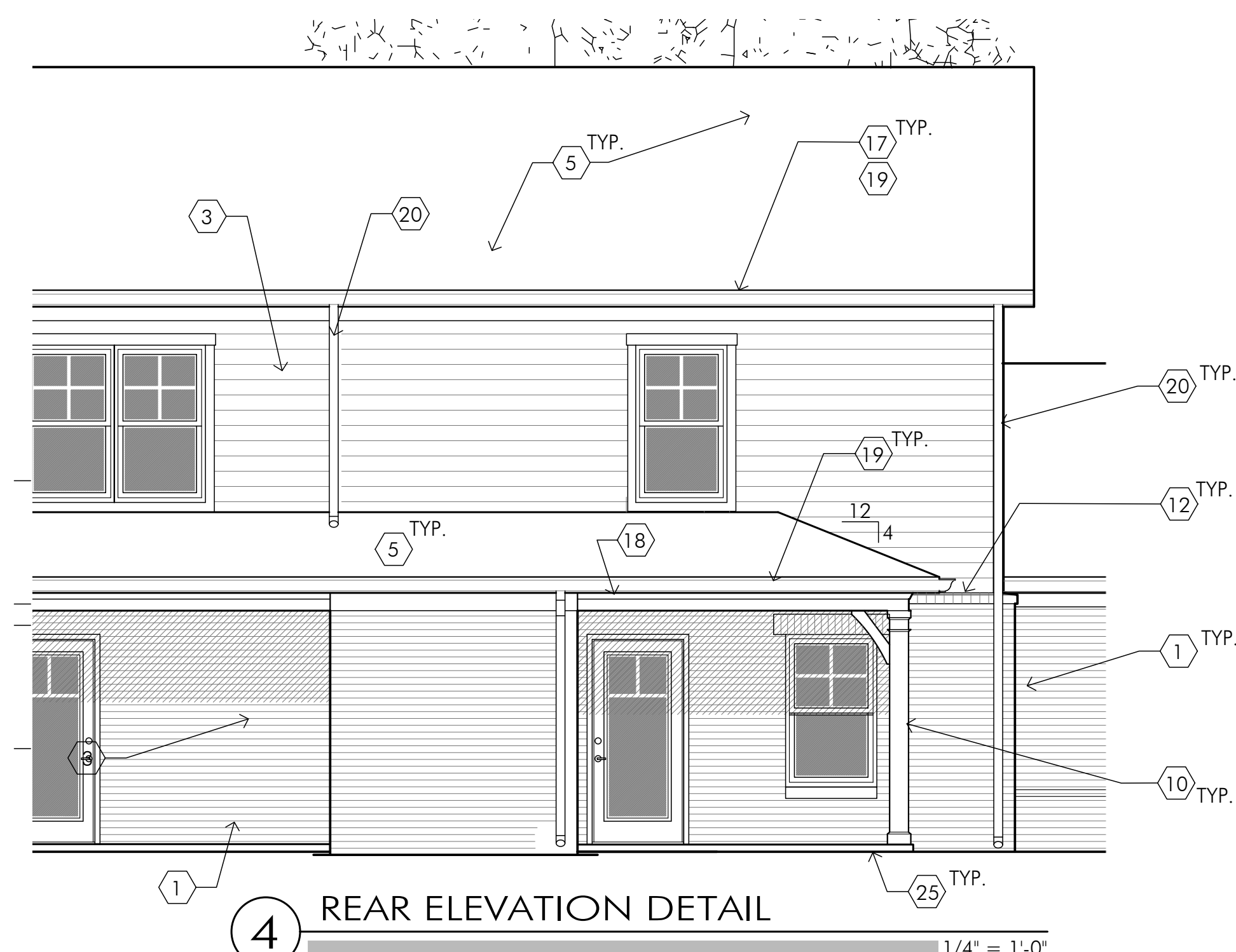
1. BRICK WALL VENEER (QUEEN SIZE) (TO GRADE)
2. SMOOTH PREFINISHED VINYL SHAKE SIDING
3. SMOOTH PREFINISHED VINYL LAP SIDING, 5" PROFILE
4. 9"H x 6"W x 12" PROJ. MOULDED URETHANE CORBEL, PTD.
5. 30-YEAR DIMENSIONAL ASPHALT COMP SHINGLES
6. 12"W x 30"H MOULDED URETHANE ATTIC VENT, PTD.
7. PREFIN. VINYL 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
11. BRICK SOLDIER WINDOW HEAD W/ STEEL LINTEL (W/ LINTEL COVER)
12. BRICK ROWLOCK WALL CAP W/ BRAKE-BENT FLASHING, TYP.
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
19. 5" TYPE K PREFIN. ALUMINUM GUTTER
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
21. PRECAST CONCRETE SPLASH-BLOCKS AT GRADE @ EACH D.S. LOCATION
22. 36" x 60" SINGLE-HUNG EXTRUDED VINYL WINDOW
23. BRICK HEADER COURSE CORBELLED OUT 3/4", CONTINUOUS
24. MOULDED URETHANE PORCH BEAM 'BRACKET' (6"W x 21"H x 15" PROJ.), PTD.
25. CONCRETE PORCH/ PATIO SLAB-ON-GRADE; SLOPE AWAY FROM BLDG.
26. ROOF RIDGE VENT (INTERRUPT @ FIRE-RATED PLYWOOD @ TENANT WALL LINE)
27. INSULATED 1/3 LITE FIBERGLASS ENTRY DOOR, PAINTED
28. 14"W x 36"H MOULDED URETHANE ATTIC VENT, PTD.
29. PREFINISHED VINYL DRYER VENT LOUVER - COORDINATE W/ MECH. DRWGS.
30. FIBERGLASS STORAGE RM. DOOR W/ CHAIN CLOSER, PAINTED



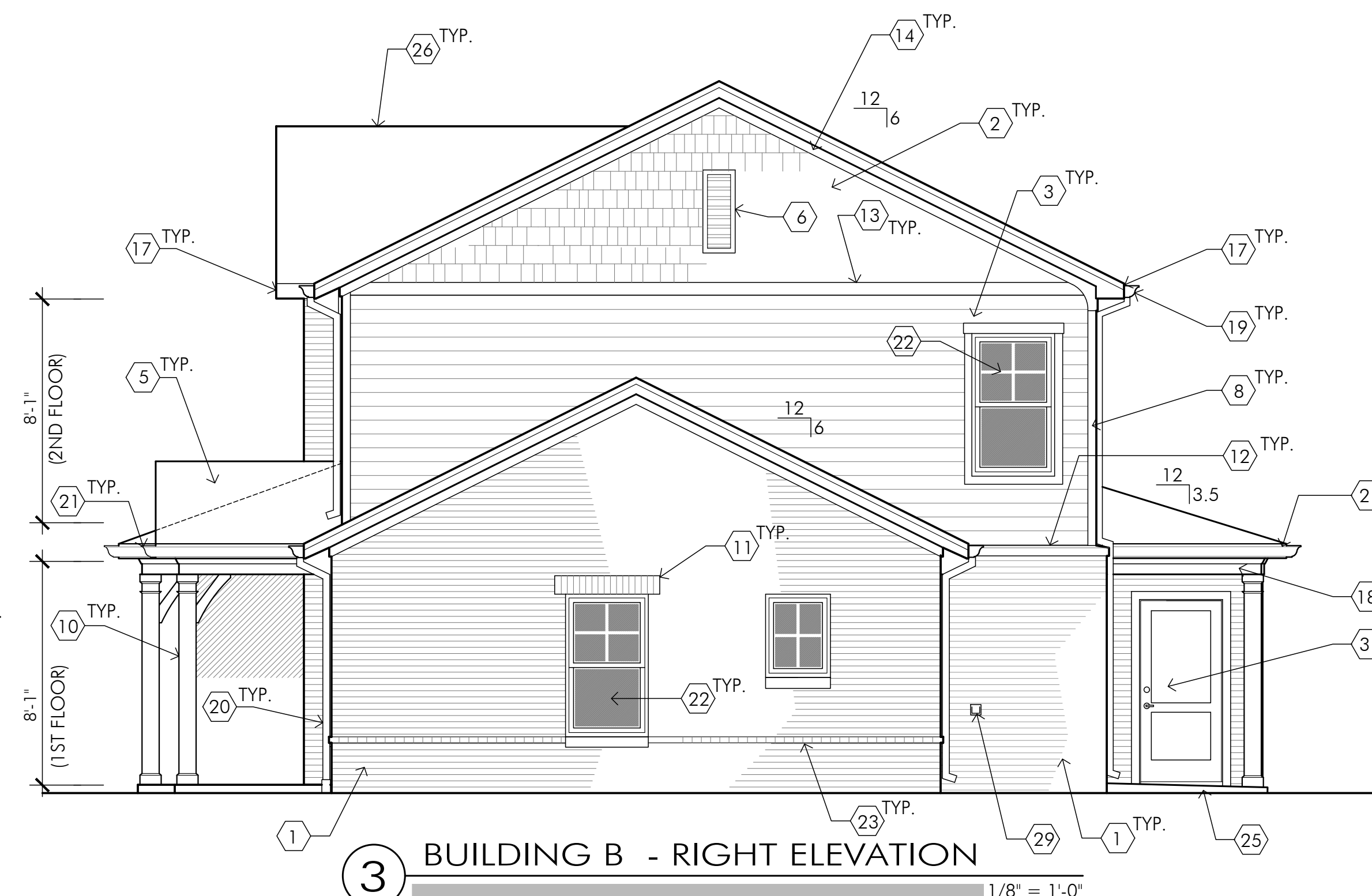
2 BUILDING B - REAR ELEVATION



5 BUILDING B - LEFT ELEVATION



4 REAR ELEVATION DETAIL



3 BUILDING B - RIGHT ELEVATION

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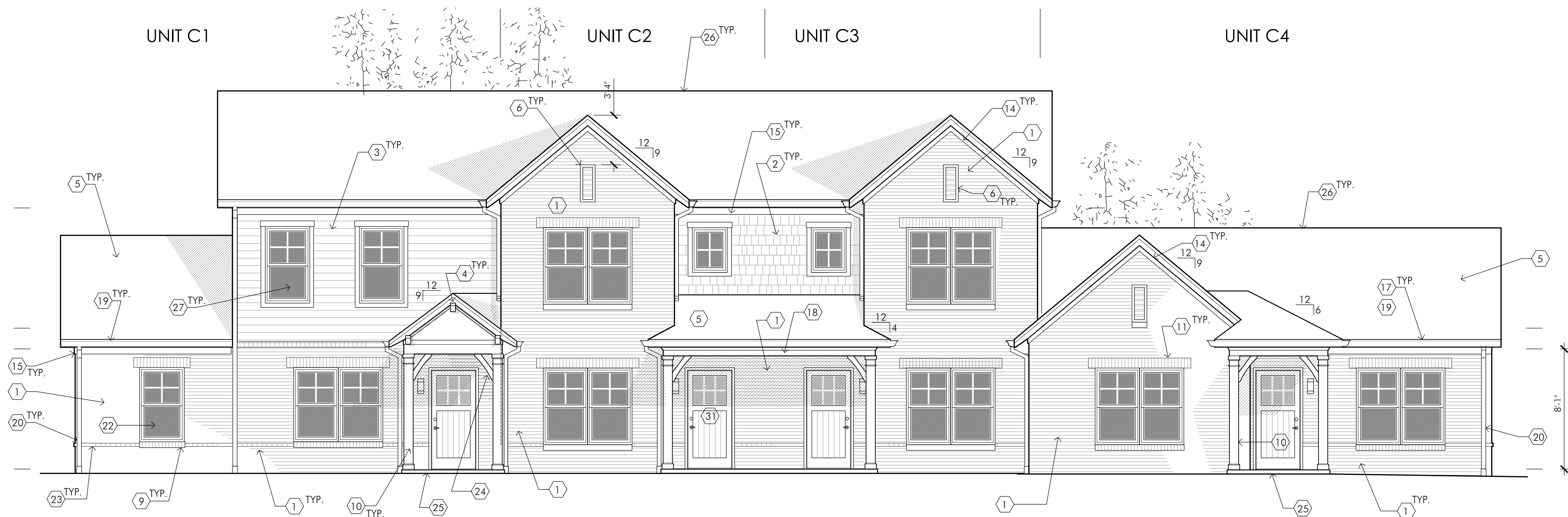
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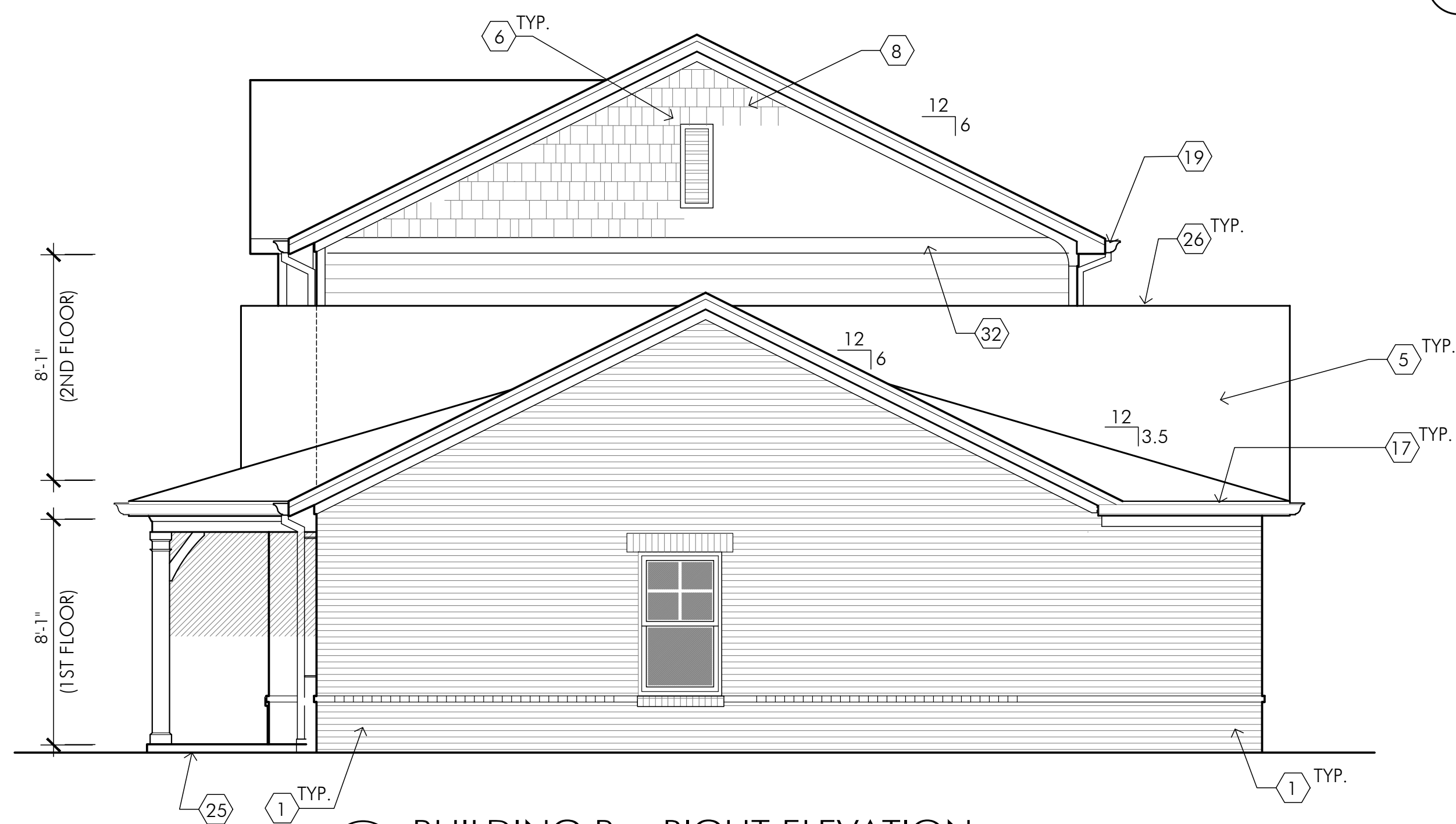
BUILDING
TYPE 'B'
ELEVATIONS

PAGE OF



1 BUILDING TYPE B - FRONT ELEVATION

1/4" = 1'-0"

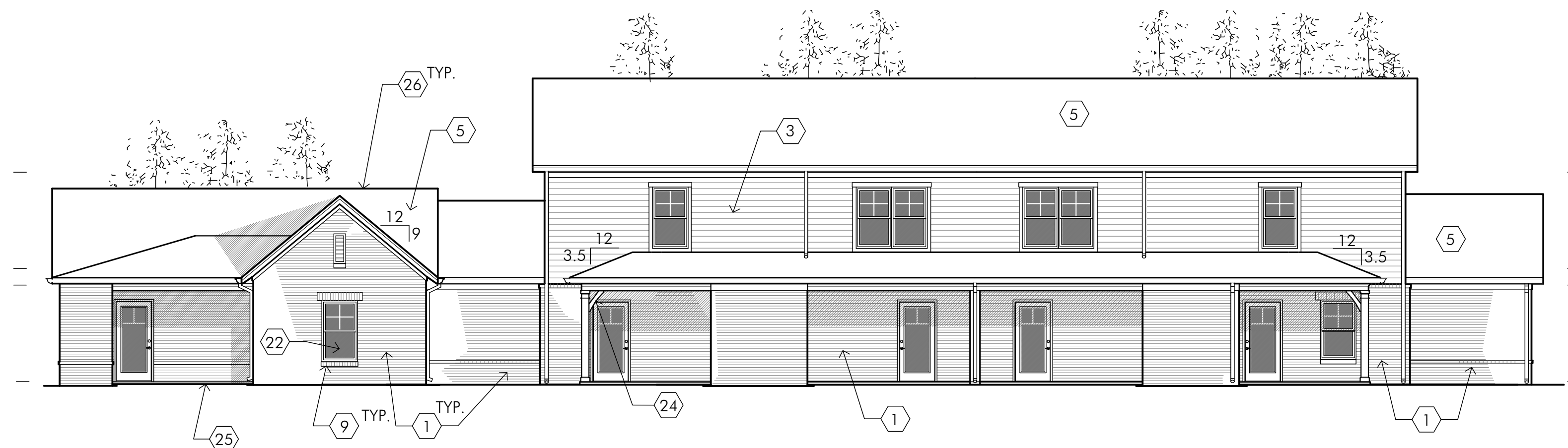


2 BUILDING B - RIGHT ELEVATION

1/4" = 1'-0"

SHEET NOTES

1. BRICK WALL VENEER (QUEEN SIZE) (TO GRADE)
2. SMOOTH PREFINISHED VINYL SHAKE SIDING
3. SMOOTH PREFINISHED VINYL LAP SIDING, 5" PROFILE
4. 9"H x 6"W x 12" PROJ. MOULDED URETHANE CORBEL, PTD.
5. 30-YEAR DIMENSIONAL ASPHALT COMP SHINGLES
6. 12"W x 30"H MOULDED URETHANE ATTIC VENT, PTD.
7. PREFIN. VINYL 1 x 2 TRIM STRIP @ MATERIAL CHANGE
8. 4"W PREFINISHED VINYL OUTSIDE CORNER POST (1-PIECE)
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30. FIBERGLASS STORAGE RM. DOOR W/ CHAIN CLOSER, PAINTED



3 BUILDING C - REAR ELEVATION

1/8" = 1'-0"

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BUILDING
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