



landscape architecture | planning | civil engineering



VICINITY MAP N.T.S.

**SURVEY DISCLAIMER**

TOPOGRAPHIC SURVEY DATED AUG. 28, 2018 PROVIDED BY R.B. PHARR & ASSOCIATES, P.A., 420 HAWTHORNE LANE, CHARLOTTE, NC 28204.

**DEVELOPMENT SUMMARY:**

PARCEL TAX ID: 2109402  
 PARCEL SIZE: 16.31 ACRES  
 EXISTING ZONING: R-1  
 EXISTING USE: WOODED, VACANT  
 PROPOSED ZONING: R1 (RESIDENTIAL / INSTITUTIONAL)  
 PROPOSED USES: RESIDENTIAL / INSTITUTIONAL  
 PARKING REQUIRED: 325 PARKING SPACES (1 SPACE PER 40 SF OF FLOOR AREA WITH MOVEABLE SEATS IN LARGEST ASSEMBLY ROOM; LARGEST ASSEMBLY ROOM AREA IS 13,000 SQ. FT.)  
 PARKING PROVIDED: 389 PARKING SPACES  
 TREE SAVE AREA PROVIDED: UNDISTURBED TREE CANOPY AREA REQUIRED (15%): 2.45 ACRES  
 UNDISTURBED TREE CANOPY AREA PROVIDED: 1.95 ACRES (11.96%)  
 MITIGATED/REPLANTED AREA PROVIDED: 0.50 ACRES (3.04%)  
 TOTAL TREE SAVE AREA PROVIDED: 2.45 ACRES (17.00%)  
 PER SECTION 156.005.7.A.4 - APPLICANT TO REQUEST TREE SAVE REDUCTION UTILIZING PAYING IN LIEU AND REVEGETATION OPTIONS

**INTERNAL & PERIMETER TREE CANOPY AREAS PROVIDED:**

(131) 1200 SF CANOPY LARGE MATURING TREES = 151,200 SF (SEE SECTION 156.005.7.A.3.1)  
 (8) 400 SF CANOPY SMALL MATURING TREES = 3,200 SF (SEE SECTION 156.005.7.A.3.1)  
 TOTAL SUPPLEMENTAL TREE CANOPY COVERAGE = 154,400 SF (3.66 ACRES=22.44%)  
 +/- 27 AC TREE SAVE AREA = 3.66 AC CANOPY TREES = 0.53 ACRES (30.04%)

**RI ZONING REQUIREMENTS:**  
 MINIMUM LOT AREA: 2 ACRES  
 MINIMUM LOT WIDTH: 200'  
 MINIMUM LOT DEPTH: N/A  
**MINIMUM SETBACKS REQUIRED FOR RI:**  
 FRONT SETBACK: 50'  
 REAR YARD: 50'  
 SIDE YARD: 50'  
**MINIMUM SETBACKS PROVIDED:**  
 FRONT SETBACK: 50'  
 REAR YARD: 50'  
 SIDE YARD: 50'

**LEGEND**



- SCREENING, LANDSCAPING AND BUFFERS
- SCREENING AND LANDSCAPING SHALL CONFORM TO THE STANDARDS OF THE ORDINANCE.
- TREE PRESERVATION AREAS WILL MEET THE INTENT OF THE ORDINANCE AND MAY OCCUR IN AREAS GENERALLY DEPICTED ON THE REZONING PLAN. THE NORTHWEST CORNER OF INDEPENDENCE COMMERCIAL DRIVE, DIRECTLY ACROSS FROM THE LOWER ENTRANCE TO THE NEIGHBORING BUSINESS PARK IS THE LOCATION OF TREE PRESERVATION AREAS AND RESERVES THE RIGHT TO MITIGATE THE REDUCTION OF TREE PRESERVATION AREAS BY INVING INTO THE TOWN OF MATTHEWS TREE CANOPY FUND IN LIEU OF MEETING TREE CANOPY REQUIREMENTS, AND/OR THROUGH REVEGETATION AS AGREED UPON BY THE APPLICANT AND TOWN OF MATTHEWS PLANNING STAFF.
- THE APPLICANT SHALL WORK WITH AND OBTAIN THE APPROVAL OF THE TOWN ARBORIST REGARDING APPROPRIATE, NON-INVASIVE SPECIES FOR STREETSCAPE AND INTERIOR PLANTINGS.
- TRANSPORTATION AND PARKING
- VEHICULAR ACCESS SHALL BE AS GENERALLY DEPICTED ON THE REZONING PLAN. THE PLACEMENT AND CONFIGURATION OF THE ACCESS POINTS ARE SUBJECT TO ANY WORK MODIFICATIONS REQUIRED BY THE TOWN OF MATTHEWS AND/OR THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT).
- VEHICULAR PARKING SHALL BE PROVIDED ON THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- THE ALIGNMENT OF THE INTERNAL DRIVES AND PARKING AREAS TO BE LOCATED ON THE SITE ARE SUBJECT TO ANY WORK MODIFICATIONS OR ALTERATIONS REQUIRED DURING THE DESIGN DEVELOPMENT AND CONSTRUCTION PERMITTING PROCESSES.
- THE APPLICANT SHALL BE PERMITTED TO INSTALL A GATE ACROSS THE SITE'S ACCESS POINT LOCATED ON STEVENS MILL ROAD, AND SHALL BE PERMITTED TO CONTROL ACCESS TO THE SITE PROVIDED, HOWEVER, THAT SAID ACCESS POINT SHALL BE AVAILABLE FOR INGRESS AND EGRESS DURING ANY EVENT FOR WHICH MORE THAN 200 GUESTS ARE EXPECTED.
- STREETSCAPE IMPROVEMENTS SHALL BE INSTALLED ALONG ALL ROAD FRONTAGES IN ACCORDANCE WITH THE REQUIREMENTS OF THE ORDINANCE.
- VEHICULAR ACCESS SHALL ENHANCE AT LEAST ONE OFF-DUTY POLICE OFFICER TO DIRECT TRAFFIC ON INDEPENDENCE COMMERCIAL DRIVE, AND AT LEAST ONE OFF-DUTY POLICE OFFICER TO DIRECT TRAFFIC AT THE SITE ACCESS POINT LOCATED ON STEVENS MILL ROAD, FOR ANY WEEKEND EVENT FOR WHICH MORE THAN 200 GUESTS ARE EXPECTED.
- SUBJECT TO THE APPROVAL OF THE TOWN OF MATTHEWS, THE APPLICANT SHALL STRIPE A "NO PARKING" AREA, BEARING 111 FEET ALONG THE NORTHWEST CORNER OF INDEPENDENCE COMMERCIAL DRIVE, DIRECTLY ACROSS FROM THE LOWER ENTRANCE TO THE NEIGHBORING BUSINESS PARK. THE LOCATION OF THIS "NO PARKING" AREA SHALL BE PERMITTED IN THE CONSTRUCTION OF THE DRIVEWAYS INTO THE NEIGHBORING BUSINESS PARK FOR ACCESS OR FOR TURNAROUND.
- SUBJECT TO THE APPROVAL OF THE TOWN OF MATTHEWS, ON-STREET PARKING SHALL NOT BE PERMITTED IN THE CURB-SIDE AT THE TERMINUS OF INDEPENDENCE COMMERCIAL DRIVE.
- CONSTRUCTION AND DEVELOPMENT OF THE SITE
- FOLLOWING THE COMPLETION OF SITE GRADING, BUT PRIOR TO METALLATION OF STONE, ASH AND/OR CRUSHED AGGREGATE, ALL CONSTRUCTION ACTIVITIES, INCLUDING PARKING, STAGING AND STORAGE, SHALL TAKE PLACE ON THE SITE.
- DURING CONSTRUCTION AND DEVELOPMENT OF THE SITE, THE APPLICANT SHALL INSTRUCT ITS CONSTRUCTION AND SITE DEVELOPMENT CONTRACTORS (CONTRACTORS) TO MANAGE AND DIRECT TRAFFIC ON INDEPENDENCE COMMERCIAL DRIVE TO MAINTAIN ACCESS TO AND FROM INDEPENDENCE COMMERCIAL DRIVE TO THE NEIGHBORING BUSINESS PARK. THE APPLICANT FURTHER SHALL INSTRUCT ITS CONTRACTORS THAT THEY ARE PROHIBITED FROM USING THE DRIVEWAYS INTO THE NEIGHBORING BUSINESS PARK FOR ACCESS OR FOR TURNAROUND.
- PRIOR TO COMMENCEMENT OF CONSTRUCTION AND DEVELOPMENT OF THE SITE, THE APPLICANT AND TOWN OF MATTHEWS SHALL DOCUMENT THE THEN-EXISTING CONDITION OF INDEPENDENCE COMMERCIAL DRIVE, FOLLOWING CONSTRUCTION AND DEVELOPMENT OF THE SITE, THE TOWN OF MATTHEWS SHALL INSPECT INDEPENDENCE COMMERCIAL DRIVE AND DETERMINE WHETHER THE APPLICANT'S CONTRACTORS HAVE CAUSED ANY DAMAGE TO INDEPENDENCE COMMERCIAL DRIVE AND, IF ANY SUCH DAMAGE HAS OCCURRED, THE APPLICANT AGREES THAT IT SHALL BE RESPONSIBLE FOR REPAIRING INDEPENDENCE COMMERCIAL DRIVE TO THE CONDITION EXISTING PRIOR TO COMMENCEMENT OF CONSTRUCTION AND DEVELOPMENT OF THE SITE.
- CONSTRUCTION VEHICLES WITH METAL TRACKS SHALL NOT BE PERMITTED TO UTILIZE PUBLIC STREETS, BUT RATHER MUST BE TRANSPORTED TO THE SITE BY TRAILER.
- LIGHTING
- ALL LIGHTING INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- SIGNS
- ALL SIGNS INSTALLED ON THE SITE SHALL COMPLY WITH THE REQUIREMENTS OF THE ORDINANCE.
- STORM WATER
- THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH CHAPTER 8 OF THE ORDINANCE.
- TRASH REMOVAL
- TRASH AND RECYCLING SERVICES/PICKUP MAY ONLY OCCUR DURING THE HOURS OF 7:00 A.M. AND 7:00 P.M. ACCORDINGLY, TRASH AND RECYCLING SERVICES/PICKUP MAY NOT OCCUR PRIOR TO 7:00 A.M. OR AFTER 7:00 P.M.
- BINDING EFFECT OF THE REZONING APPLICATION
- IF THIS REZONING APPLICATION IS APPROVED, ALL CONDITIONS APPLICABLE TO THE DEVELOPMENT AND/OR USE OF THE SITE IMPOSED UNDER THIS REZONING PLAN WILL UNLESS AMENDED BY THE MANAGER PROVIDED UNDER THE ORDINANCE, BE BINDING UPON AND RELATE TO THE BENEFIT OF APPLICANT AND THE CURRENT AND SUBSEQUENT OWNERS OF THE SITE AND THEIR RESPECTIVE SUCCESSORS IN INTEREST AND ASSIGNS, THROUGHOUT THESE DEVELOPMENT STANDARDS, THE TERMS, "APPLICANT" AND "OWNER" OR "OWNER" SHALL BE DEEMED TO INCLUDE THE HEIR, DEVISEE, PERSONAL REPRESENTATIVE, SUCCESSOR IN INTEREST AND ASSIGNS OF APPLICANT OR THE OWNER OR OWNERS OF THE FROM TIME TO THE WHO MAY BE INVOLVED IN ANY FUTURE DEVELOPMENT THEREOF.

| NO. | DATE     | DESCRIPTION               |
|-----|----------|---------------------------|
| 1   | 10/10/19 | SECOND REZONING SUBMITTAL |
| 2   | 10/22/19 | OWNER REVISIONS           |
| 3   | 10/30/19 | THIRD RESUBMITTAL         |

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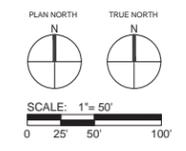
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NOT FOR CONSTRUCTION

**BAPS CLT MANDIR**

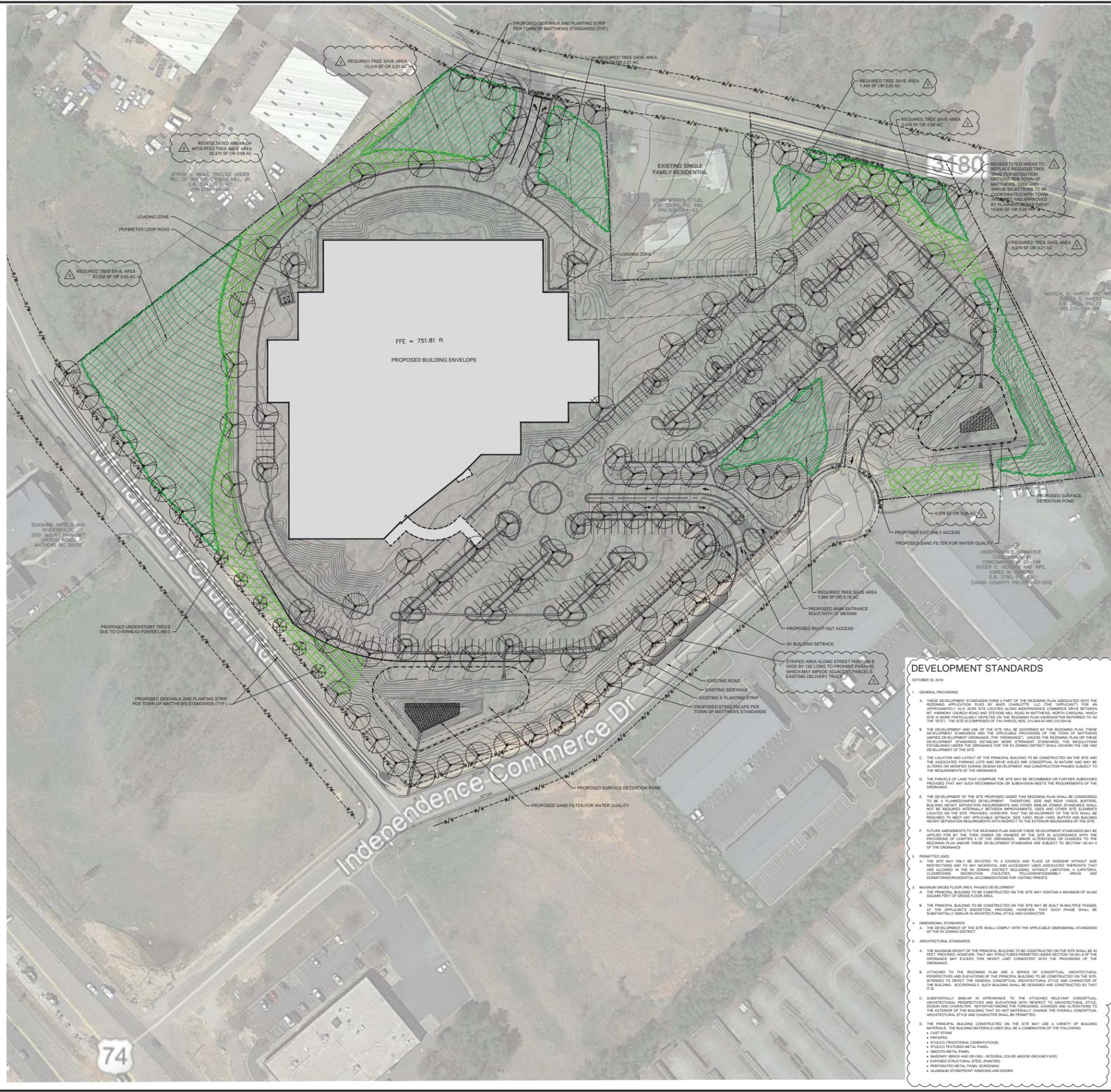
2050 Independence Commerce Drive  
 Matthews NC, 28105



DATE: 07/08/19 MPC: CCB  
 DRAWN BY: LWH CHECKED BY: CCB  
 PROJECT NUMBER: 00653.01  
 SCALE: 1"=50'  
 TITLE: CONCEPTUAL SITE PLAN AND DEVELOPMENT STANDARDS  
 SHEET NO: RZ-1



- CONTRACTOR IS RESPONSIBLE FOR PLACEMENT OF ALL BARRICADES, SIGNAGE, FLAGGERS, SHORING, ETC., TO ENSURE THE SAFETY OF WORKERS AND THE PUBLIC.
- ALL PAVEMENT CUTS SHALL BE REPLACED ACCORDING TO NORTH CAROLINA DEPARTMENT OF TRANSPORTATION AND CHARLOTTE WATER.



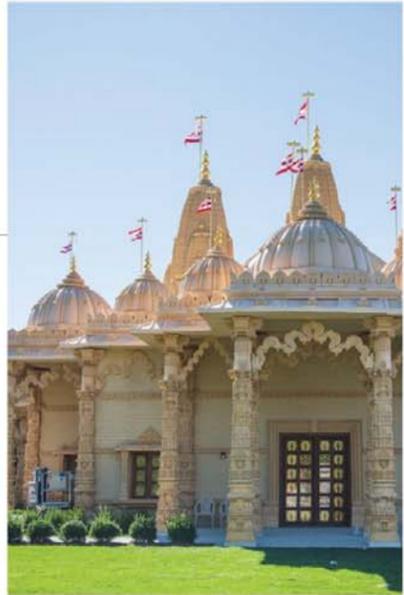
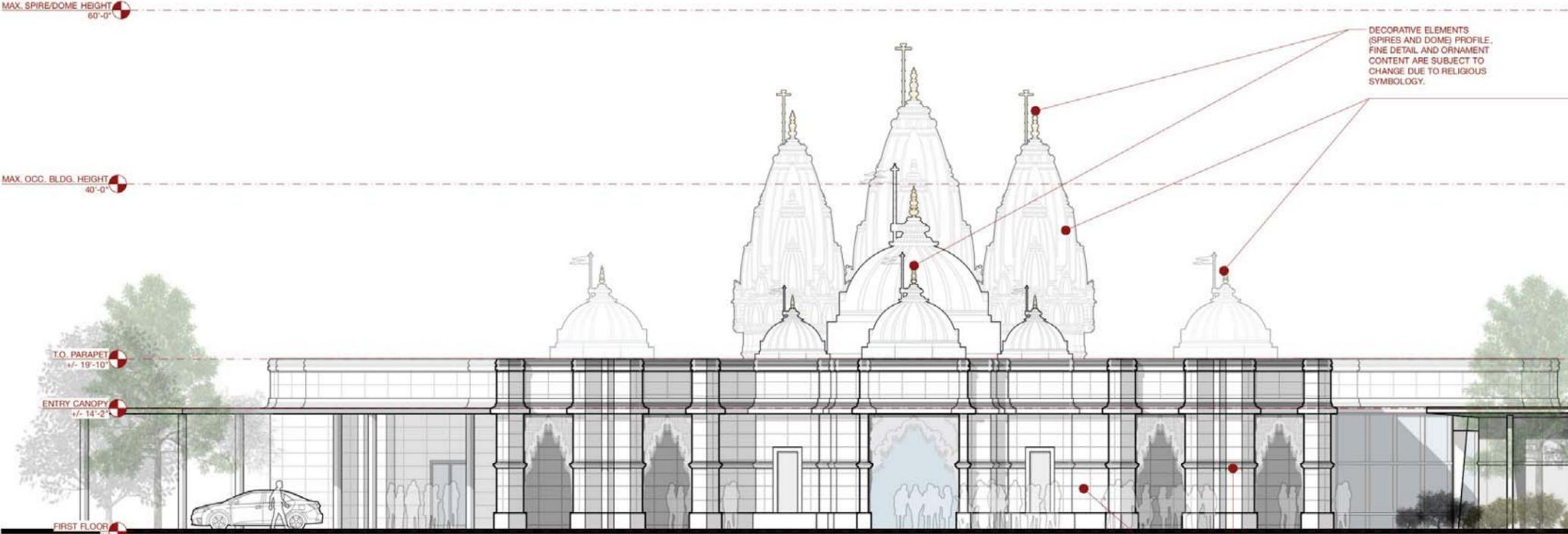
**DEVELOPMENT STANDARDS**

- OCTOBER 30, 2019
- GENERAL PROVISIONS
    - THESE DEVELOPMENT STANDARDS FORM A PART OF THE REZONING PLAN ASSOCIATED WITH THE REZONING APPLICATION FILED BY BAPS CLT MANDIR, LLC (THE "APPLICANT") FOR AN APPROXIMATELY 16.31 ACRE SITE LOCATED ALONG INDEPENDENCE COMMERCIAL DRIVE BETWEEN MT. HANCOCK CHURCH ROAD AND STEVENS MILL ROAD IN MATTHEWS, NORTH CAROLINA, WHICH IS A MORE PARTICULARLY DESCRIBED ON THE REZONING PLAN HEREINAFTER REFERRED TO AS "THE SITE". THE SITE IS COMPRISED OF TAX PARCELS NOS. 21-094-02 AND 21-094-03.
    - THE DEVELOPMENT AND USE OF THE SITE WILL BE GOVERNED BY THE REZONING PLAN, THESE DEVELOPMENT STANDARDS AND THE APPLICABLE PROVISIONS OF THE TOWN OF MATTHEWS UNIFIED DEVELOPMENT ORDINANCE (THE "ORDINANCE"), UNLESS THE REZONING PLAN OR THESE DEVELOPMENT STANDARDS ESTABLISH MORE STRINGENT STANDARDS. THE REGULATIONS ESTABLISHED UNDER THE ORDINANCE FOR THE RI ZONING DISTRICT SHALL GOVERN THE USE AND DEVELOPMENT OF THE SITE.
    - THE LOCATION AND LAYOUT OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE AND THE ASSOCIATED PARKING LOTS AND DRIVE AREAS ARE CONCEPTUAL IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES SUBJECT TO THE REQUIREMENTS OF THE ORDINANCE. THESE AREAS ARE CONCEPTUAL IN NATURE AND MAY BE ALTERED OR MODIFIED DURING DESIGN DEVELOPMENT AND CONSTRUCTION PHASES SUBJECT TO THE REQUIREMENTS OF THE ORDINANCE. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND APPROVALS FROM THE TOWN OF MATTHEWS AND THE NORTH CAROLINA DEPARTMENT OF TRANSPORTATION (NCDOT) PRIOR TO CONSTRUCTION OF THE SITE.
    - THE PORTIONS OF LAND THAT COMPRISE THE SITE MAY BE REZONED OR FURTHER SUBDIVIDED PROVIDED THAT ANY SUCH REZONATION OR SUBDIVISION MEETS THE REQUIREMENTS OF THE ORDINANCE.
    - THE DEVELOPMENT OF THE SITE PROPOSED UNDER THIS REZONING PLAN SHALL BE CONSIDERED TO BE A PLANNED/UNIFIED DEVELOPMENT. THEREFORE, SIDE AND REAR YARDS, BUFFERS, BUILDING HEIGHT REQUIREMENTS AND OTHER SIMILAR ZONING REQUIREMENTS SHALL NOT BE REQUIRED INTERNALLY BETWEEN IMPROVEMENTS, USES AND OTHER SITE ELEMENTS LOCATED ON THE SITE, PROVIDED, HOWEVER, THAT THE DEVELOPMENT OF THE SITE SHALL BE REQUIRED TO MEET ANY APPLICABLE SETBACK, SIDE YARD, REAR YARD, BUFFER AND BUILDING HEIGHT SEPARATION REQUIREMENTS WITH RESPECT TO THE EXTERIOR BOUNDARIES OF THE SITE.
    - FUTURE AMENDMENTS TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS MAY BE APPLIED FOR BY THE THEN OWNER OR OWNERS OF THE SITE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4 OF THE ORDINANCE. MINOR ALTERATIONS OR CHANGES TO THE REZONING PLAN AND/OR THESE DEVELOPMENT STANDARDS ARE SUBJECT TO SECTION 156.011.5 OF THE ORDINANCE.
  - PERMITTED USES
    - THE SITE MAY ONLY BE DEVOTED TO A CHURCH AND PLACE OF WORSHIP WITHOUT 50% RESTRICTIONS AND TO ANY INCIDENTAL AND ACCESSORY USES ASSOCIATED THEREWITH THAT ARE ALLOWED IN THE RI ZONING DISTRICT, INCLUDING, WITHOUT LIMITATION, A CATERING, CLASSES, COMMUNITY FACILITIES, FELLOWSHIP/MEETING AREAS AND COMMERCIAL ACCOMMODATIONS FOR VISITING PREISTS.
  - MAXIMUM GROSS FLOOR AREA PHASE DEVELOPMENT
    - THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY CONTAIN A MAXIMUM OF 90,000 SQUARE FEET OF GROSS FLOOR AREA.
    - THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE MAY BE BUILT IN MULTIPLE PHASES AT THE APPLICANT'S DISCRETION. PROVIDED, HOWEVER, THAT EACH PHASE SHALL BE SUBSTANTIALLY SIMILAR IN ARCHITECTURAL STYLE AND CHARACTER.
  - DIMENSIONAL STANDARDS
    - THE DEVELOPMENT OF THE SITE SHALL COMPLY WITH THE APPLICABLE DIMENSIONAL STANDARDS OF THE RI ZONING DISTRICT.
  - ARCHITECTURAL STANDARDS
    - THE MAXIMUM HEIGHT OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE SHALL BE 48 FEET. PROVIDED, HOWEVER, THAT ANY STRUCTURES PERMITTED UNDER SECTION 156.011.8 OF THE ORDINANCE MAY EXCEED THIS HEIGHT LIMIT CONSISTENT WITH THE PROVISIONS OF THE ORDINANCE.
    - ATTACHED TO THE REZONING PLAN ARE A SERIES OF CONCEPTUAL, ARCHITECTURAL PERSPECTIVES AND ELEVATIONS OF THE PRINCIPAL BUILDING TO BE CONSTRUCTED ON THE SITE INTENDED TO REFLECT THE GENERAL CONCEPTUAL, ARCHITECTURAL STYLE AND CHARACTER OF THE BUILDING. ACCORDINGLY, SUCH BUILDING SHALL BE DESIGNED AND CONSTRUCTED SO THAT ITS:
      - SUBSTANTIALLY SIMILAR IN APPEARANCE TO THE ATTACHED RELEVANT CONCEPTUAL ARCHITECTURAL PERSPECTIVES AND ELEVATIONS WITH RESPECT TO ARCHITECTURAL STYLE, DESIGN AND CHARACTER, NOTWITHSTANDING THE FOREGOING, CHANGES AND ALTERATIONS TO THE EXTERIOR OF THE BUILDING THAT DO NOT MATERIALLY CHANGE THE GENERAL CONCEPTUAL ARCHITECTURAL STYLE AND CHARACTER SHALL BE PERMITTED.
    - THE PRINCIPAL BUILDING CONSTRUCTED ON THE SITE MAY USE A VARIETY OF BUILDING MATERIALS. THE BUILDING MATERIALS USED WILL BE A COMBINATION OF THE FOLLOWING:
      - CAST STONE
      - BRICK
      - STUCCO (TRADITIONAL CEMENTATIONOUS)
      - STUCCO (TEXTURED METAL PANEL)
      - WOODEN BRICK AND/OR CLAY (INTERNAL COLOR AND/OR GROUND FACE)
      - EXPOSED STRUCTURAL STEEL (PAINTED)
      - REINFORCED METAL PANEL SCREENING
      - ALUMINUM EXTERIOR WINDOWS AND DOORS



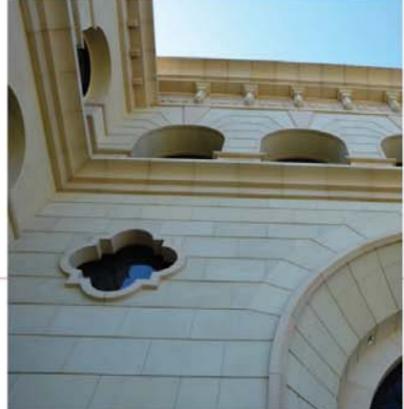
# BAPS Charlotte Mandir

CURRENT  
2019-702  
10/30/2019



GFRG/FRP (GLASS FIBER REINFORCED CONCRETE/FIBER REINFORCED POLYMER)

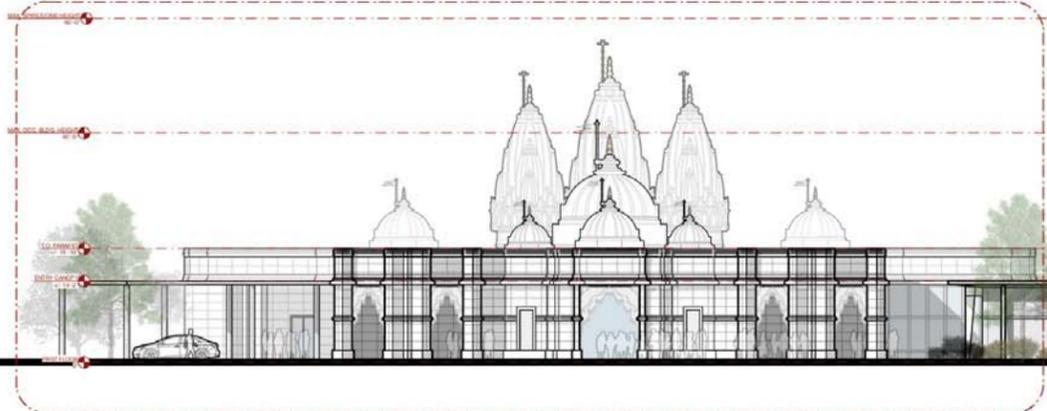
GFRG/FRP/CAST STONE/CUT STONE COLOR PALETTE



CAST STONE

CUT STONE

**2** Proposed Elevation, South - Mandir Entrance Detail  
Scale: 1/8" = 1'-0"



**1** Proposed Elevation, South  
Scale: 1/16" = 1'-0"



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Exterior Elevations  
South Elevation

# BAPS Charlotte Mandir

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STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL



STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL



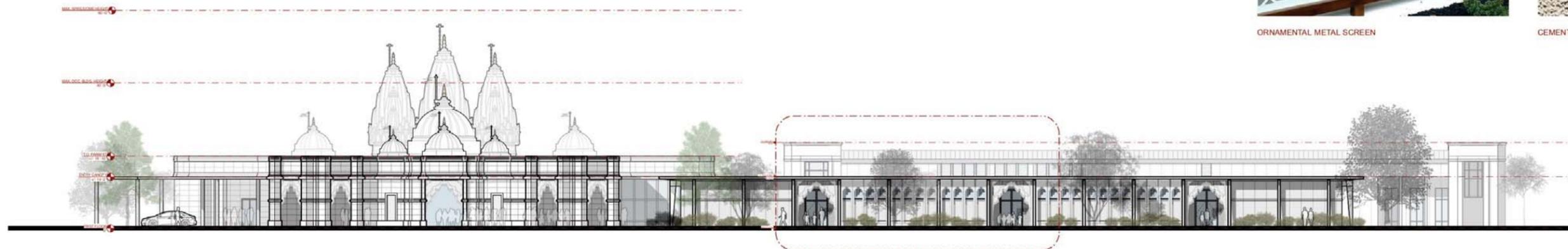
ORNAMENTAL METAL SCREEN



CEMENTITIOUS STUCCO

**2** Proposed Elevation, South - Classroom Niche Detail  
Scale: 1/4" = 1'-0"

PAINTED STEEL STRUCTURAL COLUMN



**1** Proposed Elevation, South  
Scale: 1/16" = 1'-0"



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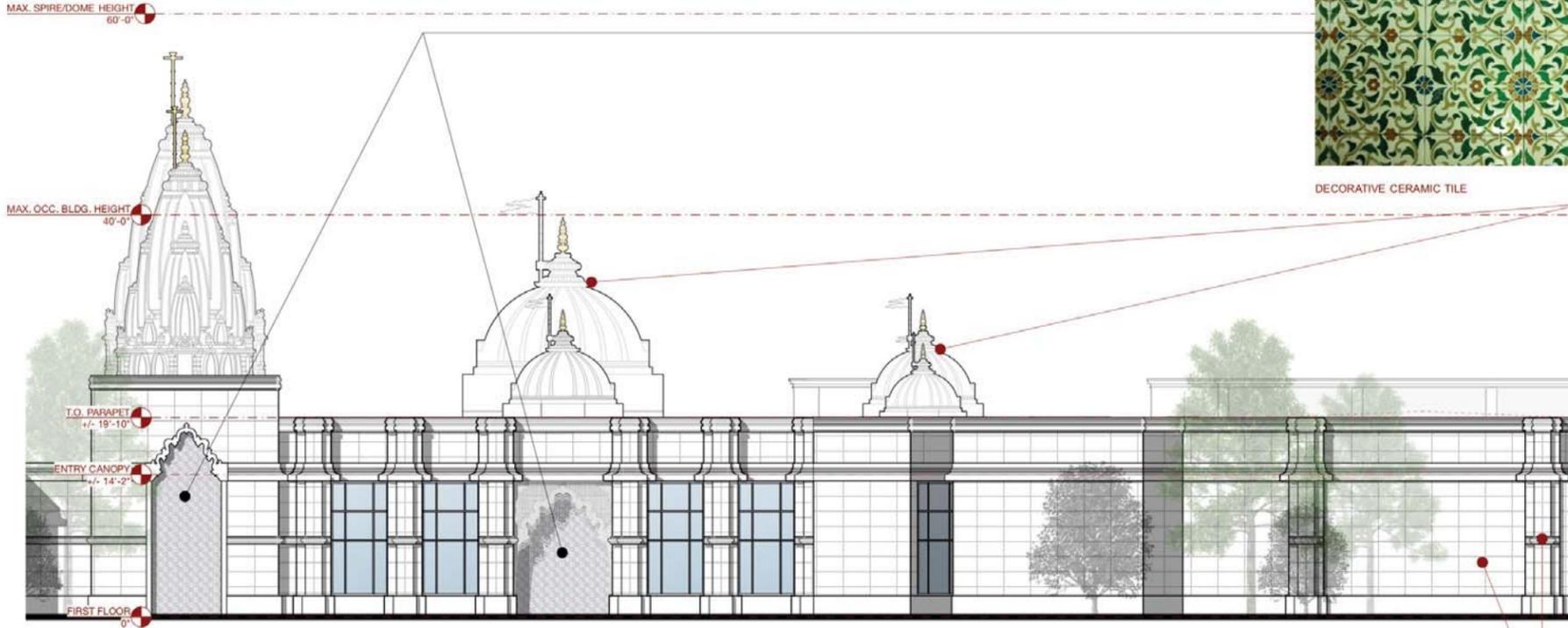
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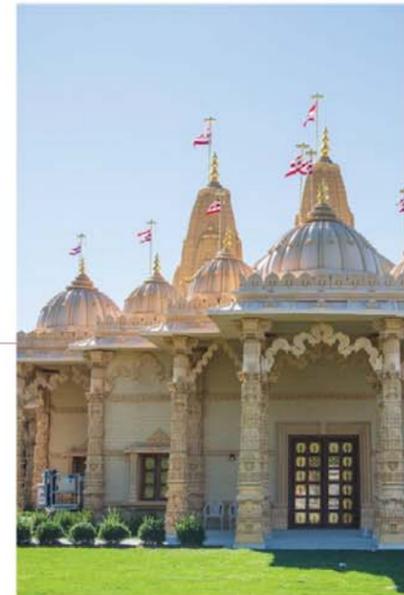
Exterior Elevations  
South Elevation

# BAPS Charlotte Mandir

CURRENT  
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10/30/2019



DECORATIVE CERAMIC TILE



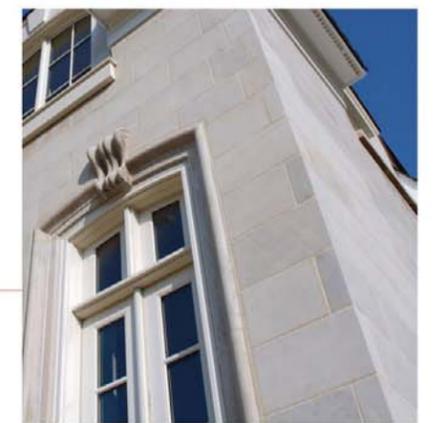
GFRG/FRP (GLASS FIBER REINFORCED CONCRETE/FIBER REINFORCED POLYMER)



GFRG/FRP/CAST STONE/CUT STONE COLOR PALETTE

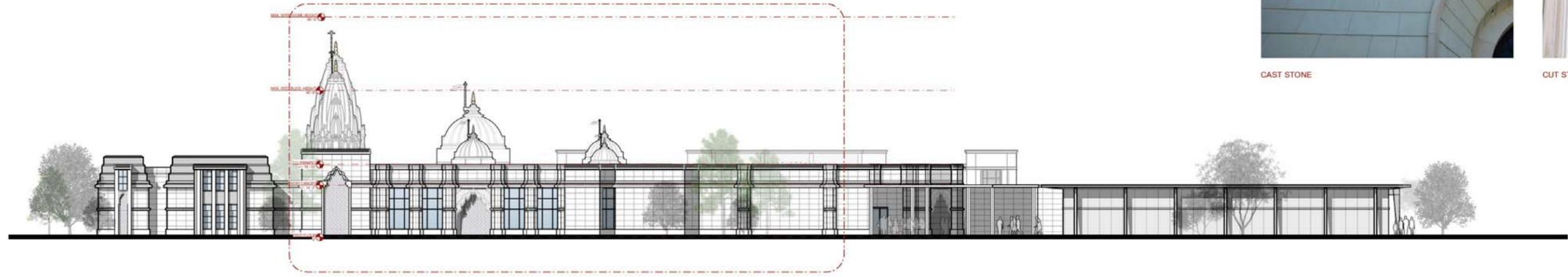


CAST STONE



CUT STONE

**2** Proposed Elevation, West - Mandir Detail  
Scale: 1/8" = 1'-0"

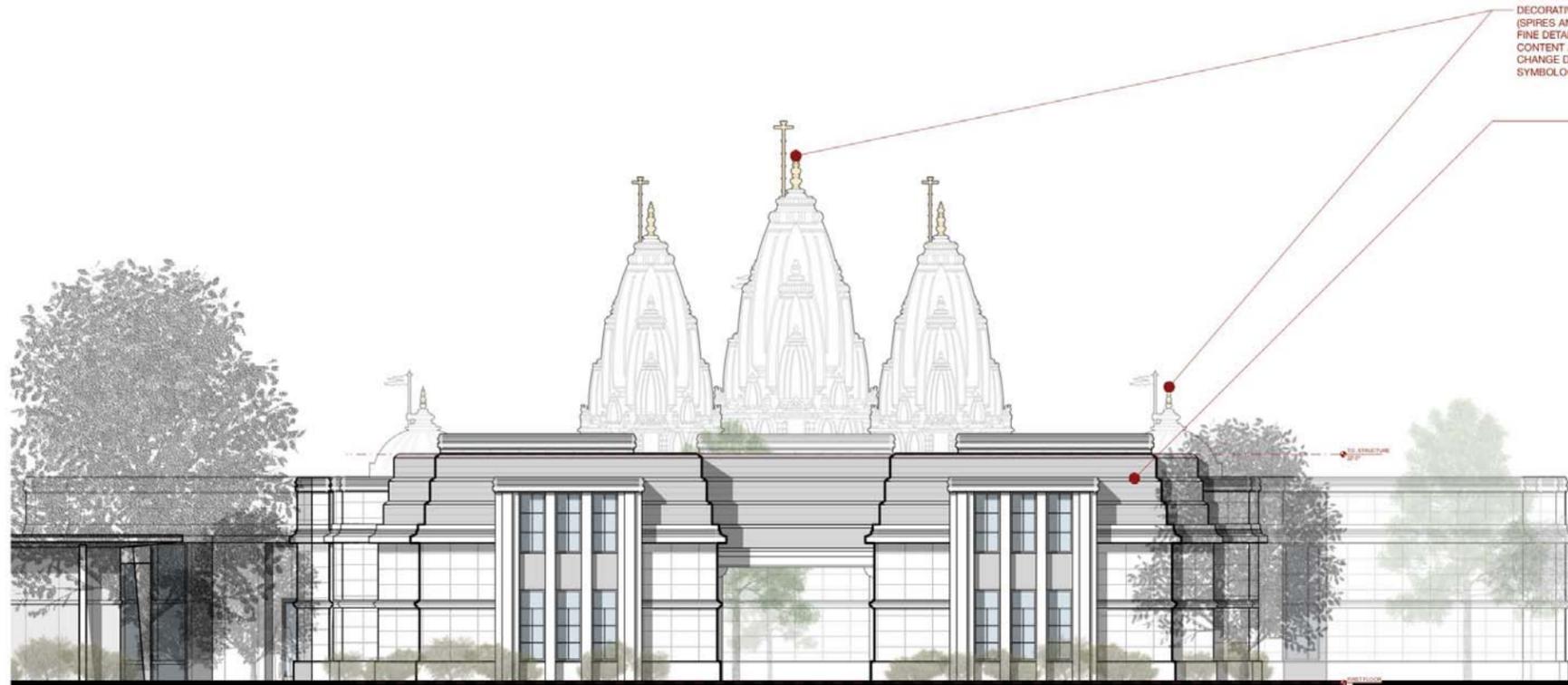


**1** Proposed Elevation, West  
Scale: 1/16" = 1'-0"

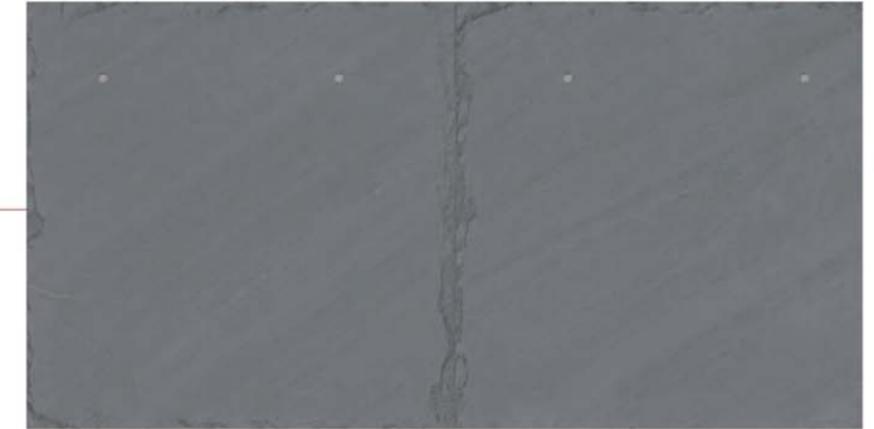


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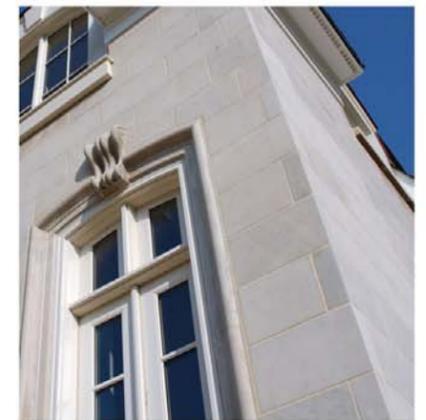
DECORATIVE ELEMENTS  
(SPIRES AND DOME) PROFILE,  
FINE DETAIL AND ORNAMENT  
CONTENT ARE SUBJECT TO  
CHANGE DUE TO RELIGIOUS  
SYMBOLGY.



SLATE LOOK MANSARD ROOF

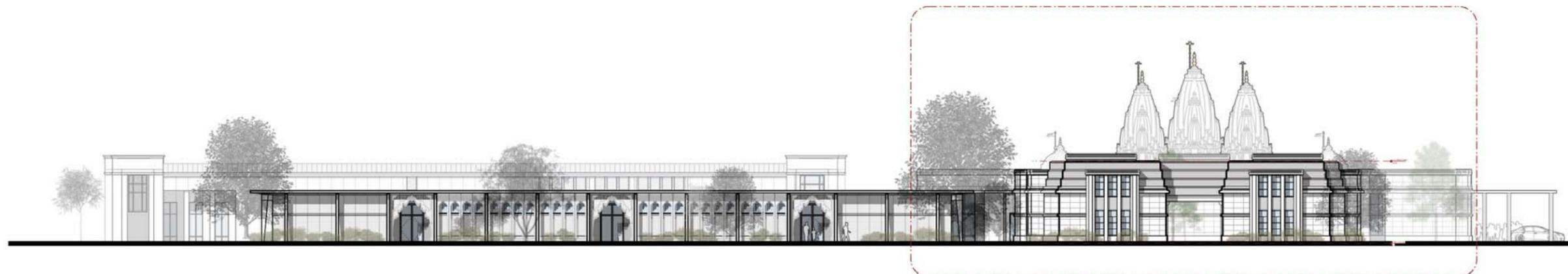


CAST STONE



CUT STONE

2 Proposed Elevation, South - Mandir Entrance Detail  
Scale: 1/8" = 1'-0"



1 Proposed Elevation, North  
Scale: 1/16" = 1'-0"



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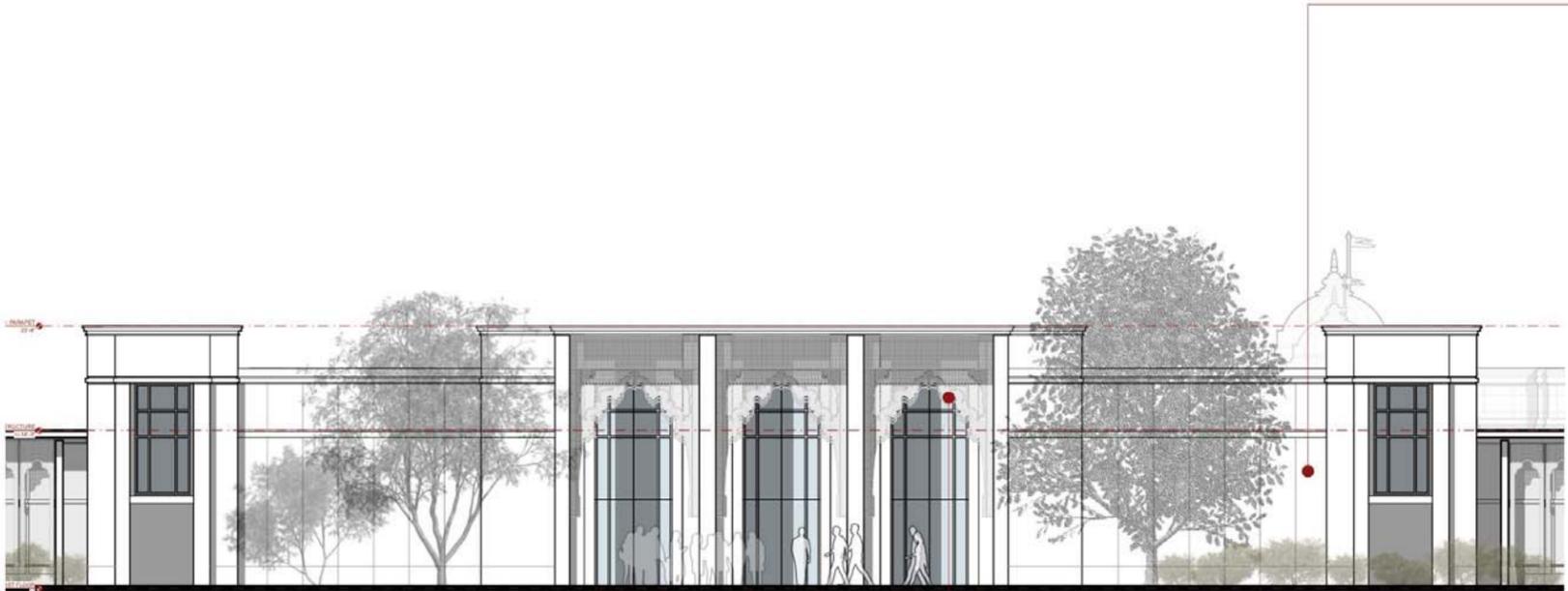
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Exterior Elevations

North Elevation

# BAPS Charlotte Mandir

CURRENT  
2019-702  
10/30/2019



**2** Proposed Elevation, South - Mandir Entrance Detail  
Scale: 1/8" = 1'-0"



STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL



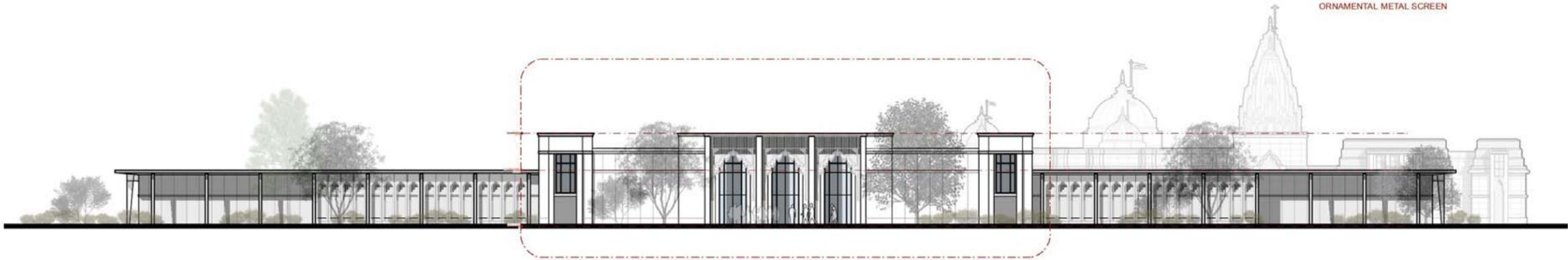
STUCCO TEXTURE COATING ON ARCHITECTURAL PANEL



ORNAMENTAL METAL SCREEN



CEMENTITIOUS STUCCO



**1** Proposed Elevation, East  
Scale: 1/16" = 1'-0"



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Exterior Elevations  
East Elevation