

## D/DRC Case

428 Gervais Street  
Innovista Design District  
TMS: 08912-11-03

---

---

**DESIGN/DEVELOPMENT REVIEW COMMISSION**  
**DESIGN REVIEW DISTRICT**  
**April 10, 2014**  
**EVALUATION SHEET**  
**Case #1 Regular Agenda - Urban**

---

---

**ADDRESS:** 428 Gervais

**APPLICANT:** Lorraine Wynn, TY Lin International

**TAX MAP REFERENCE:** 08912-11-03

**USE OF PROPERTY:** Commercial

**REVIEW DISTRICT:** Innovista Design District (-ID)

**NATURE OF REQUEST:** Request for Certificate of Design Approval for site and Building Modifications.

**HISTORY:**

November 11, 1997 The Zoning Board of Adjustment voted to approve the establishment of a fast food facility. The approval was based upon specific plans for traffic control, business, exits, architectural, site, and landscaping plans, as well as setbacks and signage. At this time the property was zoned M-1 and did not have an overlay district.

1998 Creation of the Design Development Overlay District for the City Center. Property rezoned to M-1, DD and –PD overlay Districts.

June 10, 2003 Special Exception to expand a fast food eating place was granted (western wing, and parking and drive through modifications were made). At this time the property was Zoned M-1 Light Industrial with the DD, Design Development Overlay for the City Center, and the PD Planned Development. Conditions of approval were:

1. The Design Development Review Commission must review and approve the site plan and elevations.
2. Construction, operation, and/or use shall be substantial compliance with the documents place on file and the testimony presented in conjunction with the case.

July 2, 2009 The property received the ID (Innovista Design Overlay) Classification and the MX-2 Mixed Use Zoning Classification. The DD, PD, and M-1 Districts were removed.

## **FINDINGS/COMMENTS:**

### **Development within Private Property**

#### **Site Planning**

*1.0.1 The manner in which a building and its accessory uses are arranged on a site is critical to how the building contributes to the overall quality of the built environment. This section outlines a series of site planning guidelines that will help establish a human-scale, pedestrian-friendly quality in the Innovista district.*

#### **1.1 Parking Facility, Location, Landscaping, and Screening**

*1.1.1 Location and design treatment of the parking needed to serve Innovista development will have significant influence on the area's physical structure and visual character. One of the most difficult issues in urban development is providing an adequate amount of convenient parking without allowing parking structures and surface lots to dominate the urban setting. The amount of off-street parking required for any new development is prescribed in the City's zoning ordinance; the guidance provided herein should ultimately be reflected in the parking provisions of that ordinance. Following are several principles that should apply to all parking facilities within the Innovista District, both structured and surface.*

##### Proposal

The applicant is proposing to re-stripe the existing three lane drive thru, as well as provide drive thru and by-pass parking signage on the pavement. In addition, the request indicates updates to handicap parking, sidewalk accessibility as well as, the addition of a secondary pedestrian access to the store that will be barrier free.

##### Recommendations:

Staff has no recommendation as to the plans that have been submitted.

*1.1.2 The use of an entire block for parking (either surface or structure) is discouraged.*

*1.1.3 Auto access to and from parking lots, structures, and service areas should be from "B" Streets only. (Refer to pages 31-37 of the Innovista Mater Plan to identify "A" and "B" streets.)*

#### **1.3 Surface Parking**

*1.3.1 New surface parking lots should be designed to minimize the negative impact of large paved surfaces on the quality of the visual environment. They should be located behind the building(s) they serve.*

*1.3.2 New surface lots should meet the City's landscape ordinance; however, if a parking lot does not meet the threshold for which the Landscape Ordinance applies, screening and street trees shall be provided per the following:*

*1.3.3 Street trees should be provided along all street frontage and spaced at 35-40 ft. intervals.*

*1.3.4 Continuous landscape screening (along 100 percent of the street frontage except at entrances and exits) must be provided by a evergreen hedge.*

*1.3.5 Street trees should be installed at a minimum size of 2 1/2 inch caliper and should be 14-16 ft high.*

*1.3.6 Hedges should be installed at a minimum height of 24 inches, with a maximum spacing of 30 inches; hedges should be maintained at a height of 36 to 42 inches. Hedges should be installed in a minimum 5 foot wide continuous landscape zone.*

*1.3.7 Irrigation is required in all landscaped areas.*

1.3.8 Solid masonry walls 30 to 36 inches high, or a knee-wall 18 to 30 inches topped with decorative metal fencing can be substituted for hedges to screen parking areas; material should match the site's exterior building materials. Where such walls replace hedges, the 5 foot landscape zone may be reduced to the minimum width required for the wall plus a 12-inch planting zone for planting vines or other vegetation.

1.3.9 Where surface parking is not feasible to locate to the rear of the building, and is adjacent to the public sidewalk, specialty paving such as pavers, stamped concrete, or permeable paving should be used to minimize the visual impact on the pedestrian realm.

### 5.3 Awnings and Canopies

5.3.1 Awnings and canopies provide the opportunity to add color and visual relief to buildings, as well as serving a functional purpose by protecting windows from intense direct sunlight. The following guidelines describe the qualities that will ensure that awnings and canopies if used to contribute positively to Innovista's overall design quality.

5.3.2 When several businesses occupy one building, awnings of a compatible color should be used with simple signs on the valance flap that may vary in type style and color to differentiate the individual businesses within the building. Bright and/or contrasting colors should be avoided.

5.3.3 Where the façade is divided into distinct structural bays (sections defined by vertical architectural elements, such as masonry piers) awnings should be placed within the vertical elements rather than overlapping them. The awning design should respond to the scale, proportion and rhythm created by the structural bay.

5.3.4 Fabric awnings, if used, should be of durable, commercial grade fabric, canvas or similar materials having a matte finish.

5.3.5 Permanent awnings of a material integral to the building architecture are strongly encouraged.

5.3.6 Awning frames and supports should be of painted or coated metal or other non-corroding material.

5.3.7 Glossy or shiny plastic or similar awning material is not recommended.

5.3.8 Awnings should be well-maintained, washed regularly, and replaced when faded or torn.

5.3.9 Awnings should have a single color or two-color stripes. Utilizing more colors or patterns is permitted but will be considered as a sign area.

#### Proposal

The applicant is proposing to paint existing awnings from a green color to a silver color. In addition they have proposed to add a new entry canopy to match existing with a silver color to be added to the main Gervias Street entry.

#### Recommendations

Staff has no recommendations regarding this request.

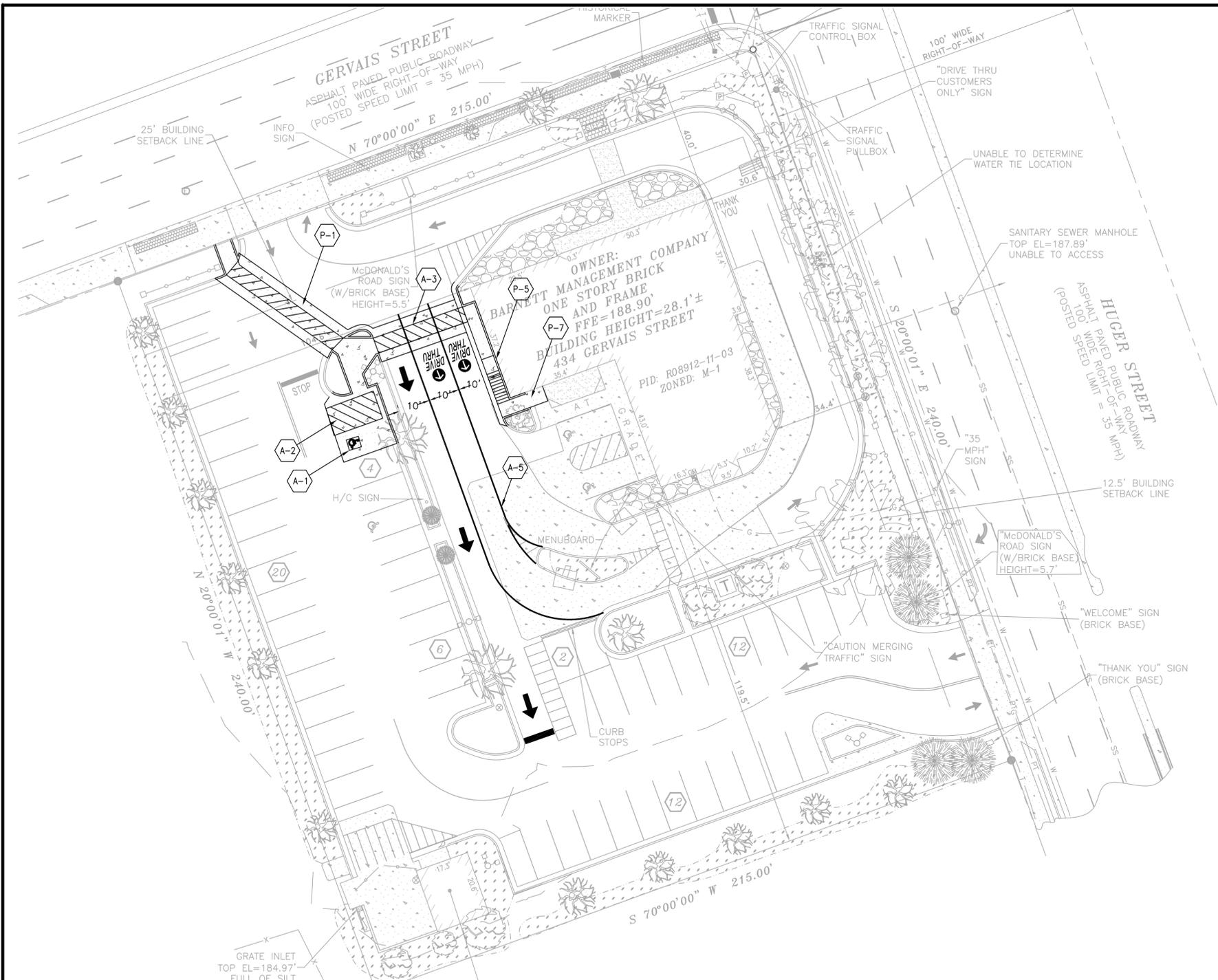
### **STAFF RECOMMENDATIONS:**

Staff recommends the commission consider granting a certificate of design approval with conditions. A recommended motion is as follows:

Motion:

To: Granting a Certificate of Design Approval for 428 Gervais Street – McDonalds based upon the following:

1. Approve site modifications and building modifications per submitted plans with details to be deferred to staff.

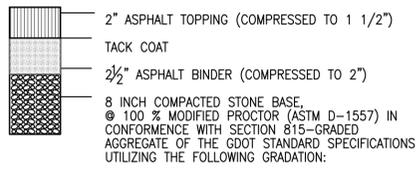


SITE DATA		
STREET LOCATION: 434 GERVAIS STREET, COLUMBIA, SC 29201		
CURRENT SITE AREA: 1.185 AC.		
CURRENT ZONING: MX-2		
BUILDING TYPE: xx (xxxx SQ.FT.)		
ZONING REQUIREMENTS	REQUIRED	PROPOSED
BUILDING SETBACKS		
FRONT	15'	40'
LEFT SIDE	0'	34.4'
RIGHT SIDE	0'	104.6'
REAR	0'	119.5'
PARKING STALL SIZE	9'X20'	9'X20'
PARKING (SEE BELOW)		
RESTAURANT:		
1 SPACE/1000 S.F. GFA	58 EXISTING	58

**GENERAL NOTES:**

- THE MAJOR ROAD SIGNS AND BASES AND ALL INSTALLATION IS PART OF THE SIGN CONTRACTOR'S PACKAGE. CONDUIT AND WIRE TO THE SIGNS INSTALLED BY GC AND COST PAID BY THE OPERATOR. THE CONCRETE BASE FOR THE SIGN IS INCLUDED AS PART OF THE SIGN COST AND PAID FOR BY THE OPERATOR.
- ENTRANCE AND EXIT SIGNS, DRIVE-THRU MENU BOARDS AND FLAGPOLES, INCLUDING THE INSTALLATION, ARE PART OF THE SIGN CONTRACTOR'S PACKAGE. BASES AND WIRING TO THE SIGNS AND CONDUIT ARE INSTALLED BY GC AND COSTS PAID BY THE OPERATOR.
- LOT LIGHTING SUPPLIER NOTE: LIGHT FOR AMERICAN FLAG ILLUMINATION TO BE LOCATED ON BUILDING NEAR THE FLAG WHEN REQUIRED.
- BASES FOR FLAGPOLES ARE BY THE GENERAL CONTRACTOR. ANCHOR BOLTS ARE BY OTHERS.
- PROPOSED UTILITIES ARE SHOWN IN SCHEMATIC ONLY. EXACT LOCATIONS SHALL BE DETERMINED TO ALLOW FOR THE MOST ECONOMICAL INSTALLATION.
- THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES TO DETERMINE EXACT POINT OF SERVICE CONNECTION AT EXISTING UTILITY. REFER TO THE BUILDING ELECTRICAL AND PLUMBING DRAWINGS FOR UTILITY SERVICE ENTRANCE LOCATIONS, SIZES, AND CIRCUITING.
- ALL ELEVATIONS SHOWN ARE IN REFERENCE TO THE BENCHMARK AND MUST BE VERIFIED BY THE GENERAL CONTRACTOR AT GROUND BREAK.
- FINISH WALK AND CURB ELEVATIONS SHALL BE 6" ABOVE FINISH PAVEMENT.
- ALL LANDSCAPE AREAS SHALL BE ROUGH GRADED TO 6" BELOW TOP OF ALL WALKS AND CURBS. FINISH GRADING, LANDSCAPING, AND SPRINKLER SYSTEMS ARE BY THE OWNER/OPERATOR.
- LOT LIGHTING CONCRETE FOOTINGS TO CONFORM WITH THE SOILS REPORT RECOMMENDATIONS FOR THIS PARTICULAR SITE.
- THE GEN. CONTRACTOR SHALL CONFIRM WHICH TYPE OF FOUNDATION IS TO BE USED BY THE SIGN COMPANY INSTALLING THE ON-SITE ROAD SIGN PRIOR TO POURING ANY ADJACENT CURBS AND PAVEMENT.
- SEE MENU BOARD DETAIL SHEETS (SD-1.0 & SD-1.2) FOR CONDUIT SIZES. VERIFY BOARD LOCATIONS AND ANGLES WITH PROJECT MANAGER.
- SEE SITE DETAILS SD-1.1 FOR LOT STRIPING INFORMATION AND SPECIFICATIONS.
- ALL CONCRETE WALKS TO BE 4" THICK AND BROOM FINISHED.
- BASES, ANCHOR BOLTS, CONDUIT, AND WIRING FOR ALL OTHER SIGNS ARE BY THE GENERAL CONTRACTOR.
- ANY WORK PERFORMED IN THE STATE R.O.W. SHALL BE PER DOT GUIDELINES AND STANDARD SPECIFICATIONS.
- ALL EXPOSED CONCRETE CORNERS TO BE CHAMFERED AND/OR TO HAVE RADII.
- ALL EXPOSED CONCRETE CURBS, SIDEWALK, SLABS, PAVEMENT AND FOUNDATIONS SHALL BE TREATED WITH AN AQUORON CONCRETE TREATMENT AS MANUFACTURED BY AQUORON. OR APPROVED EQUIVALENT.
- THE COMPACTION REQUIREMENTS FOR ALL FILL MATERIAL(S) PLACED ANYWHERE ON MCDONALD'S CORPORATION PROPERTY SHALL BE 100% OF THE STANDARD PROCTOR (ASTM D-698).
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DEMOLITION OF ANY REMAINING SITE IMPROVEMENTS PRIOR TO CONSTRUCTION.
- ALL JOINTS WHERE NEW PAVEMENT ADJOINS EXISTING PAVEMENT SHALL BE SAW CUT, TO INSURE A STRAIGHT CLEAN LINE, OR WILL BE CARRIED TO THE NEXT EXPANSION JOINT ON DOT R.O.W. WHERE FEASIBLE.
- ALL CURB RADI 5' UNLESS NOTED OTHERWISE.
- ALL CURB FACES AND PAVEMENT ELEVATIONS SHALL MATCH ADJOINING CURBING AND PAVEMENT EXACTLY.
- STABILIZE AND GRASS ALL SLOPES TO PREVENT EROSION, AND SOD OR HYDRO-SEED SLOPES OVER 2:1 UNLESS OTHER WISE SPECIFIED. SEE GRADING PLAN.
- ALL DIMENSIONS ARE GIVEN TO THE FACE OF CURB.
- CONTRACTOR TO USE TOPOGRAPHIC SURVEY IN CONJUNCTION WITH THIS SITE PLAN FOR LOCATION AND SIZES OF EXISTING FEATURES.
- IF CONCRETE DRIP APRONS ARE USED IN PARKING STALLS AGAINST A RETAINING WALL, GC TO PROVIDE 1/2" EXPANSION JOINT BETWEEN DRIP APRON AND WALL.

**ASPHALT PAVING SPECIFICATIONS**



SIEVE SIZE	PERCENT PASSING BY WEIGHT
2"	100
1 1/2"	97-100
3/4"	60-95
NO. 10	25-50
NO. 60	10-35
NO. 200	7-5

**CONCRETE PAVING SPECS.**

3500 P.S.I. WITH FIBER MESH:  
 -USE MIN. 480 LBS. OF CEMENT  
 -ADD FIBERMESH REINFORCEMENT TO CEMENT OR OWNER APPROVED EQUIVALENT. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE.  
 -ACCEPTABLE AIR CONTENT 3%-6%.  
 -MAX AGGREGATE SIZE OF 1 1/2"  
 -MAX SLUMP OF 3"-4"

4000 P.S.I. WITH FIBER MESH:  
 -USE MIN. 517 LBS. OF CEMENT  
 -ADD FIBERMESH REINFORCEMENT TO CEMENT OR OWNER APPROVED EQUIVALENT. DOSAGE RATE SHALL BE AT MANUFACTURERS FULL RECOMMENDED DOSAGE.  
 -ACCEPTABLE AIR CONTENT 3%-6%.  
 -MAX AGGREGATE SIZE OF 1 1/2"  
 -MAX SLUMP OF 3"-4"

PROJECT MANAGER RESERVES THE RIGHT TO REQUEST A COMPACTION TEST AND/OR A CORE SAMPLE. IF TESTS PROVE CORRECT, PER ABOVE SPECIFICATION, TEST WILL BE AT THE EXPENSE OF MCDONALD'S CORPORATION OTHERWISE THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR TESTING FEES AND MATERIAL REPLACEMENT.

PROPOSED CONCRETE CURBS/GUTTERS, PADS AND PAVING ON SITE				STRIPING LEGEND		PROPOSED SIGNS	
KEY	DESCRIPTION	SPECIFICATION	QTY.				
P-1	CONCRETE PAVEMENT	6" THK. 4,000 PSI CONCRETE WITH FIBERMESH	- SF	A-1	ADA ACCESSIBLE STALL WHITE STRIPING W/BLUE SYMBOL PER ADA REQUIREMENTS	S-1	FP-43 MENU BOARD WITH FLIP ADDER
P-2	ASPHALT	1 1/2" TOPPING OVER 2" BINDER (COMPRESSED) OVER 8" STONE BASE	- SY	A-2	HANDICAP ACCESSIBLE AISLE-4" WHITE STRIPES @ 45°, 2' O.C.	S-2	LCD COD & TWIN POLE DRIVE-THRU CANOPY
P-3	PAVER SIDEWALK	COLOR, PATTERN & MFR. BY PROJECT MANAGER	- SF	A-3	5" WIDE PEDESTRIAN ACCESS AISLE WITH WHITE 4" WHITE STRIPES @ 45°, 2' O.C.	S-3	FREESTANDING xxxx SIGN
P-4	CURB & GUTTER (18" PAN)	3,500 PSI CONCRETE WITH FIBERMESH	- LF	A-4	4" WHITE PARKING STRIPE OR STRIPED AREA - 4" WHITE STRIPES @ 45°, 2' O.C.	S-4	MUTCD SIGN R7-8 -HANDICAP PARKING
P-5	STANDING CURB	6" x18" 3,500 PSI CONCRETE WITH FIBERMESH	- LF	A-5	6" YELLOW DRIVE-THRU STRIPE	S-5	MUTCD SIGN R7-8 & R7-8a - ADA VAN ACCESSIBLE HANDICAP PARKING
P-6	6" CURB POURED WITH MONOLITHIC SLABS	6" x 12" 4,000 PSI CONCRETE WITH FIBERMESH	- LF	A-6	"DRIVE-THRU" W/ARROW PAVEMENT MARKING	S-6	DOUBLE GATEWAY WITH "ANY LANE ANY TIME" SIGN MOUNTED
P-7	CONCRETE SIDEWALK	4" THK. 4,000 PSI CONCRETE WITH FIBERMESH	- LF	A-7	"THANK YOU" PAVEMENT MARKING PLACED 30' FROM Q OF CASH BOOTH WINDOW		
				A-8	PARKING LOT ARROWS @ 40'-60' (52' IDEAL)		
				A-9	INGRESS/EGRESS ARROWS		

NO.	DATE	DESCRIPTION
4		
3		
2		
1		
NO.		

NO.	DATE	DESCRIPTION
4		
3		
2		
1		
NO.		

**TYLIN INTERNATIONAL**  
 260 PEACHTREE STREET SUITE 900  
 ATLANTA, GEORGIA 30303  
 PHONE: (404) 841-7886 FAX: (404) 841-7887

**CONCEPT SITE PLAN**

PROJECT NAME: **MCDONALD'S RESTAURANT**  
 434 GERVAIS STREET, COLUMBIA, SC 29201

CLIENT: **MCDONALD'S CORPORATION**  
 ONE GLENLAKE PARKWAY, SUITE 500, ATLANTA, GA, 30328

PROJECT NO.: 45.8369.32 PROJ. MGR.: TMC  
 DATE: 03/04/14 DRWN. BY: JAS  
 SCALE: AS NOTED CHKD. BY: TMC  
 DRAWING SERIES: SITE  
 SHEET NO. C-3.0

DATE



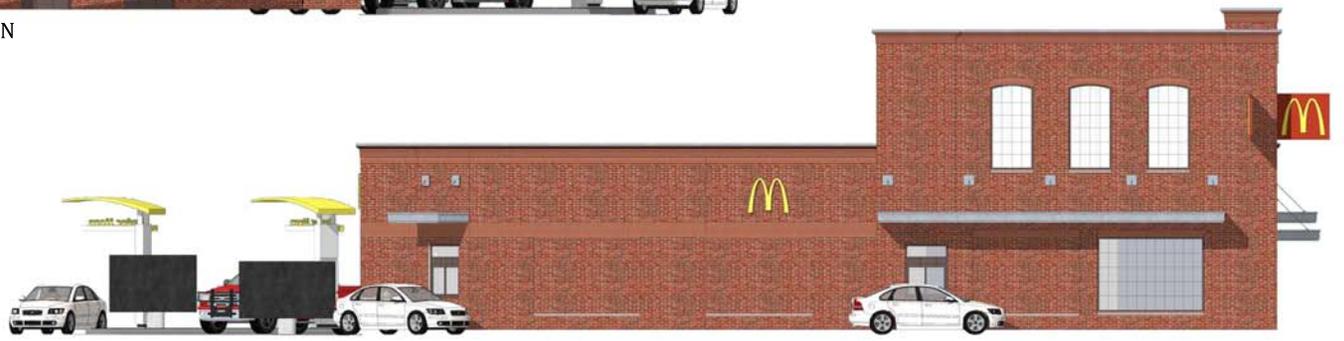
FRONT ELEVATION



REAR ELEVATION



DINING SIDE ELEVATION



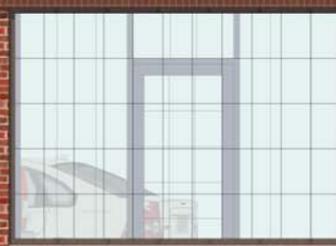
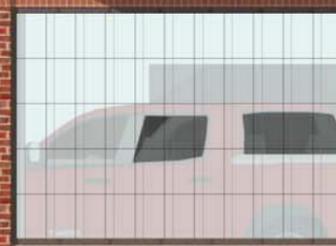
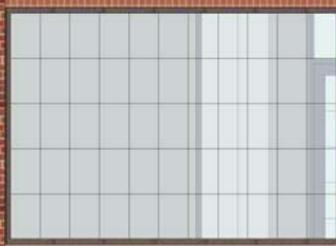
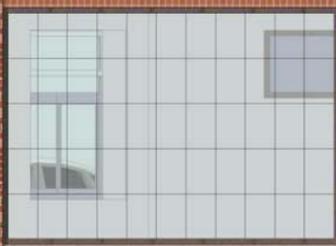
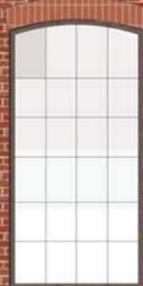
DRIVE THRU ELEVATION

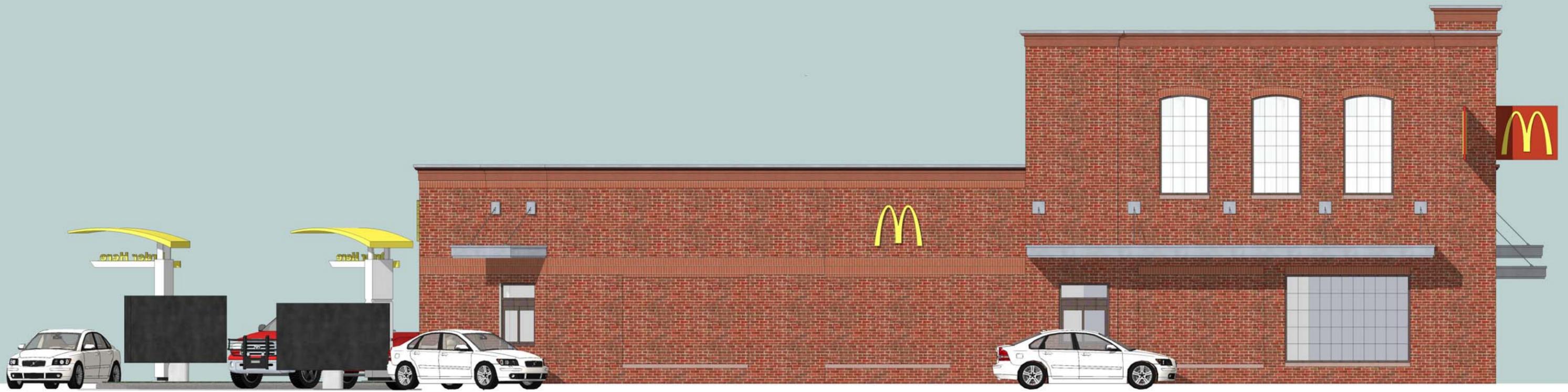
**TYLIN** INTERNATIONAL





**McDonald's**







VISTA

McD





McDonald's

433









McDonald's logo

2

McDonald's logo  
VISTA

180-XAT