



GOOSE CREEK ARCHITECTURAL REVIEW BOARD MEETING
MONDAY, JULY 17, 2023 • REGULAR MEETING AT 6:00PM
City Hall - 519 N Goose Creek Boulevard

BOARD MEMBERS: CHAIRPERSON JEN WISE, VICE CHAIRPERSON ROBERT SMITH, KELLY CONRAD, DOUG DICKERSON, ARMANDO SOLARANA, MARY KAY SOTO, TERI VICTOR

IN ACCORDANCE WITH THE FREEDOM OF INFORMATION ACT, THE ELECTRONIC AND PRINT MEDIA WERE DULY NOTIFIED, ALONG WITH A HARD COPY POSTED AT CITY HALL. SHOULD YOU HAVE QUESTIONS OR COMMENTS, PLEASE CONTACT PLANNING AND ZONING AT (843)797-6220

I. CALL TO ORDER & ROLL CALL

- a. WELCOME NEW MEMBER - KELLY CONRAD

II. APPROVAL OF MINUTES

- a. ARCHITECTURAL REVIEW BOARD MEETING MINUTES - JUNE 19, 2023

III. NEW BUSINESS

- a. EXTERIOR MODIFICATION - TOTAL FAMILY WELLNESS - 103 LAUREL AVENUE (TMS# 243-08-04-018)
- b. EXTERIOR MODIFICATION - HUEY MAGOOS - 431 ST. JAMES AVENUE (TMS# 234-00-00-082)

IV. CLOSING REMARKS & ADJOURNMENT



Request for Architectural Review Board Agenda Item

To: ARCHITECTURAL REVIEW BOARD

From: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

WELCOME NEW MEMBER - KELLY CONRAD

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



Request for Architectural Review Board Agenda Item

To: ARCHITECTURAL REVIEW BOARD

From: LILI ORTIZ-LUDLUM, ADMINISTRATIVE ASSISTANT

Please check one box

☐ Regular Meeting

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ARCHITECTURAL REVIEW BOARD MEETING MINUTES - JUNE 19, 2023

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City Administrator:

Signature & Date

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**MINUTES
CITY OF GOOSE CREEK
ARCHITECTURAL REVIEW BOARD
MONDAY, JUNE 19, 2023, 6:00PM
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Chairperson Wise called the meeting to order at 6:00 p.m.

Present: Jen Wise; Doug Dickerson; Mary Kay Soto; Terri Victor

Absent: Armando Solarana; Robert Smith

Staff Present: Planning and Zoning Director Kendra Wise; Assistant to City Administrator Alexis Kiser

II. APPROVAL OF MINUTES: MAY 15, 2023

Motion: A motion was made to approve the minutes as submitted. **Moved by** Board Member Victor, **Seconded by** Board Member Soto.

Discussion: None.

Vote: All voted in favor (4-0). Motion carried.

III. NEW BUSINESS

A. EXTERIOR MODIFICATION - CHRIST CENTER CHURCH, 113 ETIWAN DRIVE (TMS# 243-04-00-059)

The applicant was not present. Staff report states the applicant is proposing to paint the exterior of the building in the color of "Dover White" by Sherwin Williams. Currently the building has brick on the side elevation facing Etiwan Drive and brick foundations. The remainder of the building is a tan/beige color and appears to be a stucco type material.

Motion: A motion was made to approve the application with the condition that the brick remains the same. **Moved by** Board Member Soto, **Seconded by** Board Member Victor.

Discussion: None.

Vote: All voted in favor (4-0). Motion carried.

B. EXTERIOR MODIFICATION - STONES THROW BREWING - 101 BUTTON HALL AVE (TMS 243-04-00-008)

The applicant is proposing an accessory structure on the site with associated screening mechanisms. The proposed structure will be painted to match the existing building. Staff asked the Architectural Review Board to approve the application as submitted.

Motion: A motion was made to approve the application as submitted contingent that the accessory structure is painted the same color as the existing building. **Moved by** Board Member Victor, **Seconded by** Board Member Dickerson.

Discussion: None.

Vote: All voted in favor (4-0). Motion carried.

C. NEW CONSTRUCTION - HENRY BROWN TOWNHOMES (TMS# 235-00-00-083)

The applicant presented the application. Staff report states the applicant is proposing the construction of 96 townhomes and an amenity center on 12.26 acres with 2.20 acres of open space, which is the required minimum. All standards for the Townhome (R-4) zoning district appear to be met. The applicant answered questions from the Board. Currently, this parcel is undeveloped. Staff asked the Architectural Review Board to approve the application with the following conditions:

- Provide staff with the intended construction material of the walking path.
- Provide all materials for the residential and nonresidential buildings on elevations.
- Provide staff with elevations for the 4-unit building type A and elevations for 6-unit building type B that are architecturally like the ones presented in this packet.
- Call out the rear entry doors for building type B that are architecturally like the rest of the Community.

Motion: A motion was made to approve the application with the following conditions: provide staff with the intended construction material of the walking path and make sure it is ADA compliant; provide staff with all materials for the residential and nonresidential buildings on elevations; provide staff with elevations for the 4-unit building type A and elevations for 6-unit building type B that are architecturally similar to the ones presented in this packet; provide staff materials for the rear entry doors for building type B that are architecturally similar to the rest of the community; work with staff on the materials of the fence for the pool, amenity and any other area that a fence the is to be used in this development. **Moved by** Board Member Soto, **Seconded by** Board Member Dickerson.

Discussion: None.

Vote: All voted in favor (4-0). Motion carried.

IV. CLOSING REMARKS & ADJOURNMENT

Ms. Kiser stated City Council will interview potential Architectural Review Board candidates at the upcoming City Council Workshop.

Motion: A motion was made to adjourn. **Moved by** Board Member Victor; **Seconded by** Board Member Dickerson.

Discussion: None

Vote: All voted in favor. Motion carried (4-0).

The meeting adjourned at approximately 6:22 pm.

Date: _____

Jen Wise, Chair



Request for Architectural Review Board Agenda Item

To: City of Goose Creek Architectural Review Board

From: Alexis Kiser, Assistant to City Administrator

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
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Ordinance/Resolution Title

EXTERIOR MODIFICATION - TOTAL FAMILY WELLNESS - 103 LAUREL AVENUE (TMS# 243-08-04-018)

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



SUBMITTAL REQUIREMENTS ~ ARCHITECTURAL REVIEW BOARD

ALEXIS KISER

(843) 797-6220 x1123

akiser@cityofgoosecreek.com

DEAR APPLICANT, In order for Staff and the Architectural Review Board to be able to properly evaluate your project, the following information relevant to the project needs to be included on the Project Plans submitted for review.

Staff will review your submittal against the checklist as a means to ascertain if your submittal is deemed complete. Checklist items left unaddressed may result in a postponed review. The Director may waive or add additional requirements if further clarification is needed.

The Planning & Zoning Staff want to assure you that getting your project approved through ARB is their primary goal. Therefore, we ask that you complete the checklist and scope of work in its entirety for your project. They may make suggested modifications to your project if they feel that doing so will improve the likelihood of an approval.

PART I. PREPARE A COVERSHEET WITH THE FOLLOWING INFORMATION:

- ☐ Sheet Index,
- ☐ TMS# and Address,
- ☐ Existing Zoning District, setbacks, building height, site lot coverage,
- ☐ Scale used (1"=20' or 40'),
- ☐ Vicinity Map (Any Scale),
- ☐ North Arrow,
- ☐ Aerial Photo of Site in color.

PART II. PREPARE A FULLY COLORED SITE PLAN, CLEARLY AND LEGIBLY DRAWN TO SCALE WITH THE FOLLOWING INFORMATION:

- ☐ Dimensioned Property Lines,
- ☐ Any existing buildings w/ proposed use,
- ☐ All proposed improvements including, but not limited to buildings, sidewalks, parking spaces (numbered),
- ☐ Any other site details (i.e. screen walls, trash enclosures, dumpsters, trellises, loading, storage areas,
- ☐ Proposed Landscape Plan including location, size, and common name,
- ☐ Tree Survey (separate sheet please) including number of all hardwood trees at least 8 inches in diameter, and which Trees will be removed, and which trees will remain,
- ☐ Buildings on adjacent site that are within 40 feet of any property line. Simple outline will suffice,
- ☐ Dimensioned setbacks of proposed building(s).

PART III. PREPARE EXTERIOR BUILDING ELEVATIONS FOR ALL FOUR SIDES OF THE BUILDING THAT ARE DRAWN CLEARLY AND LEGIBLY TO SCALE WITH THE FOLLOWING INSTRUCTIONS:

- ☐ Building Elevations with height and width dimensions,
- ☐ Doors and window locations,
- ☐ Roof Elements,
- ☐ 3-D dimensional analysis of building elevation with appropriate landscape materials shown,
- ☐ Proposed design details, including any pedestrian seating areas, awnings and other overhead weather protection measures, fences, walls, balconies, bay windows, building materials, colors, and proposed exterior lighting,
- ☐ North Arrow,
- ☐ Aerial Photo of Site in color.

PART IV: DRAWING FORMAT

- ☐ All drawings must be to scale and have a graphic scale,
- ☐ All sheets in the submittal must be the same size,
- ☐ Drawing Sheets must have a Title Block with project names, labeled for Architectural Review Board Review and submittal and revision dates

Please note this page must accommodate the ARB Scope of Work Form to be considered a valid application.

**ARB SCOPE OF WORK FORM/****APPLICATION / INFORMATION SUMMARY****DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118**

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

Property Address:		TMS No.: 2430804018
Review request: <input type="checkbox"/> Preliminary <input checked="" type="checkbox"/> Final	For: <input type="checkbox"/> New Construction <input type="checkbox"/> Alterations / Additions <input type="checkbox"/> Appeal Decision of Architectural Review Board <input checked="" type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input checked="" type="checkbox"/> Other REPAIR HANDICAP RAMP AND ADDITIONAL LISTED BELOW	Preliminary meeting date requested:

Property Owner: KIMCO OF SC, LLC		Daytime phone: 843-345-5463	
Applicant: KIM MILKS		Daytime phone: 843-452-5021	
ARB Meeting Representative:		Contact Information: KIMBERLY MILKS	
Applicant's mailing address: 103 LAUREL AVENUE			
City: GOOSE CREEK		State: SC	Zip: 29445
Applicant's e-mail address: KIMCOOFSC@GMAIL.COM			
Applicant's relationship: <input checked="" type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input type="checkbox"/> Other			

Materials/Colors Used: (specific color(s)/manufacture #'s listed: samples must be presented to Board <input type="checkbox"/> attached) (Example: Building Materials, Exterior Colors, Landscaping, Lighting)
PAINT THE MAIN BUILDING SW PURE WHITE (7005) PAINTING AROUND WINDOWS SW FLAGSTONE (3023) PAINTING SHUTTERS AND WINDOW FRAME BLACK SW (3023)
Scope of Work: (please give a detailed description) HANDICAP RAMP HAS DRY ROTTED WOOD AND NEEDS REPAIRING PORCH PILLARS NEED REPLACING CONCRETE HAS CRACKS AND SPLITS REPAIRS NEEDED COMMERCIAL GRADE FRONT DOOR/ BLACK IRON DOOR REPLACING DOOR

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature: kim milks Date: 06-18-2023

Print name legibly: KIM MILKS

Please send completed application and supporting documents
to Alexis Kiser at akiser@cityofgoosecreek.com

MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Assistant to City Administrator
RE: Exterior Modification – 103 Laurel Avenue (TMS# 243-08-04-018)
DATE: July 8, 2023

Staff has reviewed the submittal to the Architectural Review Board (ARB) and offers the following commentary:

General Conformance Analysis

1. The applicant is proposing an external modification to an existing structure at 103 Laurel Ave. (TMS# 243-08-04-018).
2. The applicant is proposing improvements to the exiting handicap ramp, porch, and concrete drive improvements in addition to changing the colors on the exterior of the building.

Architectural Review Design Guidelines Analysis

Site design

The applicant is not proposing any changes to the site.

Architectural theme

The proposed changes to this structure will contribute to the image of the city as a unique place of visual character, integrity, and quality. The color palette reflects the current built environment and natural colors are used. The applicant is proposing changing the porch supports to a wider natural wood and metal which will add to the cohesiveness of the new architectural theme.

Architectural interest

The building façade will receive a new coat of paint in “pure white” by Sherwin Williams. The applicant is breaking up the façade by painting the existing callout and the shutters in the same color. The wall area on the porch will be painted as well to match the other architectural elements.

Building design

No changes are proposed to the overall building design.

Site Elements

No changes are proposed to the site elements.

Other Comments

Please note that signage is not reviewed by the Architectural Review Board. Permits are required for any concrete work and changes to the handicap accessible ramp. Signs are not reviewed as a part of this application and will require a Sign Permit.

Staff Recommendation

Staff asks the Architectural Review Board to approve the application as submitted.







Request for Architectural Review Board Agenda Item

To: CITY OF GOOSE CREEK ARCHITECTURAL REVIEW BOARD

From: ALEXIS KISER, Assistant to City Administrator

Please check one box

☐ Regular Meeting

☐ Special Meeting

☐ Work Session

Please check one box, if applicable

☐ Ordinance

☐ Resolution

☐ Proclamation

☐ Request to
Purchase

Ordinance/Resolution Title

EXTERIOR MODIFICATION - HUEY MAGOOS - 431 ST. JAMES AVENUE (TMS# 234-00-00-082)

Background Summary

Financial Impact

Impact if denied

Impact if approved

Department Head:

City Administrator:

Signature & Date

Signature & Date



SUBMITTAL REQUIREMENTS ~ ARCHITECTURAL REVIEW BOARD

ALEXIS KISER

(843) 797-6220 x1123

akiser@cityofgoosecreek.com

DEAR APPLICANT, In order for Staff and the Architectural Review Board to be able to properly evaluate your project, the following information relevant to the project needs to be included on the Project Plans submitted for review.

Staff will review your submittal against the checklist as a means to ascertain if your submittal is deemed complete. Checklist items left unaddressed may result in a postponed review. The Director may waive or add additional requirements if further clarification is needed.

The Planning & Zoning Staff want to assure you that getting your project approved through ARB is their primary goal. Therefore, we ask that you complete the checklist and scope of work in its entirety for your project. They may make suggested modifications to your project if they feel that doing so will improve the likelihood of an approval.

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- ☐ All proposed improvements including, but not limited to buildings, sidewalks, parking spaces (numbered),
- ☐ Any other site details (i.e. screen walls, trash enclosures, dumpsters, trellises, loading, storage areas,
- ☐ Proposed Landscape Plan including location, size, and common name,
- ☐ Tree Survey (separate sheet please) including number of all hardwood trees at least 8 inches in diameter, and which Trees will be removed, and which trees will remain,
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- ☐ Proposed design details, including any pedestrian seating areas, awnings and other overhead weather protection measures, fences, walls, balconies, bay windows, building materials, colors, and proposed exterior lighting,
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Please note this page must accommodate the ARB Scope of Work Form to be considered a valid application.

APPLICATION / INFORMATION SUMMARY

DEPARTMENT OF PLANNING AND ZONING 843-797-6220 EXT. 1118

P.O. Drawer 1768

519 N. Goose Creek Blvd.

Goose Creek, South Carolina 29445-1768

www.cityofgoosecreek.com

Fax: 843-863-5208

Property Address: 431 St. James Avenue, Goose Creek, SC 29445		TMS No.:
Review request:	For:	Preliminary meeting date requested:
<input type="checkbox"/> Preliminary <input type="checkbox"/> Final	<input type="checkbox"/> New Construction <input checked="" type="checkbox"/> Alterations / Additions <input checked="" type="checkbox"/> Color Change <input type="checkbox"/> Demolition <input type="checkbox"/> Other _____	<input type="checkbox"/> Appeal Decision of Architectural Review Board

Property Owner: Michael G. Roper & Teresa K. Roper		Daytime phone:	
Applicant: Jill Grosnoff		Daytime phone: 407.645.5008	
ARB Meeting Representative: TBD		Contact Information :	
Applicant's mailing address: 220 East Central Parkway, #4000			
City: Altamonte Springs		State: FL	Zip: 32701
Applicant's e-mail address: jgrosnoff@interplanllc.com			
Applicant's relationship: <input type="checkbox"/> Owner <input type="checkbox"/> Design Professional <input type="checkbox"/> Contractor <input type="checkbox"/> Real Estate Agent/Broker <input checked="" type="checkbox"/> Other			

Materials/Colors Used: <i>(specific color(s)/manufacture #'s listed: samples must be presented to Board attached)</i> <i>(Example: Building Materials, Exterior Colors, Landscaping, Lighting)</i>
Please see Materials List Attachment
Scope of Work: <i>(please give a detailed description)</i>
Conversion of an existing Bojangles Restaurant to a new Huey Magoo's restaurant with a dual lane drive-thru. The existing building is 3,280 sf.

I hereby acknowledge by my signature below that the foregoing application is complete and accurate and that I am the owner of the subject property or an authorized representative. I authorize the subject property to be posted and inspected, and the application to be heard by the Architectural Review Board of the City of Goose Creek on the date specified.

Applicant's signature: Jill Grosnoff Date: 6.20.23

Print name legibly: Jill Grosnoff

**Please send completed application and supporting documents
to Alexis Kiser at akiser@cityofgoosecreek.com**

MEMORANDUM

TO: City of Goose Creek Architectural Review Board
FROM: Alexis Kiser, Assistant to City Administrator
RE: Exterior Modification – Huey Magoos - 431 St. James Ave. (TMS# 234-00-00-082)
DATE: July 6, 2023

Staff has reviewed the submittal to the Architectural Review Board (ARB) and offers the following commentary:

General Conformance Analysis

1. The applicant is proposing an external modification to an existing structure to accommodate a new business at 431 St. James Ave. (TMS# 234-00-00-082).
2. The structure is visible from St. James Avenue and Gainesborough Boulevard and is located within the Crowfield Plantation Planned Development.
3. The applicant has requested approval from the Crowfield Plantation Architectural Review Board on July 12, 2023. Approval of this application is conditional of approval by the Crowfield Plantation ARB. If any substantial changes are made by the Crowfield Plantation ARB, resubmission to the City of Goose Creek Architectural Review Board will be required.

Architectural Review Design Guidelines Analysis

Site design

The applicant is not proposing any changes to the site. The applicant should note that landscaping may need to be brought into compliance by the Zoning Administrator.

Architectural theme

The proposed changes to this structure will contribute to the image of the city as a unique place of visual character, integrity, and quality. The chosen architectural design, color and materials of the structure will create variation and interest in the built environment by using a mix of colors and architectural features. The applicant has chosen a mix of building materials including brick, composite claddings, and EIFS.

Architectural interest

The building façade on each side is consistent with the overall design. The primary façade includes architectural features such as large windows, metal awnings and a mixture of site elements to add visual interest from the right-of-way. The color palette chosen are consistent with the overall brand and is generally improved than the existing structure and the adjacent built environment. Changes in materials and colors on each elevation prevent the structure from appearing monotonous.

Building design

The proposed modifications provide the building with a defined base, body, and cap. The building features a continuous foundation wall made of brick. Brick color and size was not provided on the material list. The brick shows changes in its alignment around the base of the structures, which adds to the visual interest of the building. The

rooftop mechanical equipment shown on the main entry elevation must be screened. Materials and color for the screening mechanism must be provided to staff.

Site Elements

The applicant is proposing site features such as string lighting, umbrellas, tables, and chairs. These items will be permanent site features and are detailed in the materials list provided by the applicant. The applicant did not provide elevations for updated screening of the dumpster enclosure. The dumpster enclosure is required to be architecturally similar in color and materials to the primary structure.

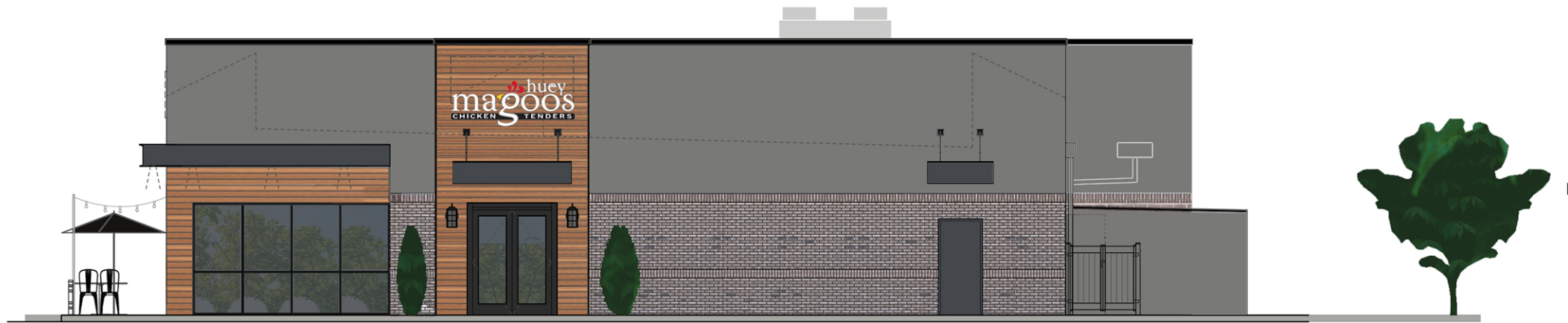
Other Comments

The applicant should note that signs are not approved as a part of this application. A sign permit is required prior to the installation of any signage.

Staff Recommendation

Staff asks the Architectural Review Board to approve the application with the following conditions:

- Provide staff the color and size of the brick shown in the elevations,
- Work with staff to determine appropriate screening for the mechanical equipment mounted on the roof,
- Provide staff elevations for the dumpster enclosure that are architecturally similar in color and materials to the changes to the primary building.



MAIN ENTRY ELEVATION



FRONT ELEVATION



REAR ELEVATION



DRIVE THRU ELEVATION

- Building Finishes:
 - Fiberon Horizon Composite Cladding, Ipe color, square edge profile with break metal corner trim matte black
 - Exterior Insulation Finish System (EIFS), Outsulation Plus MD by Dryit (or equal), sandpebble texture
 - Paint Colors:
 - Sherwin Williams SW7076 Cyberspace,
 - SW2848 Roycroft Pewter,
 - SW2849 Westchester Gray
 - Storefront System: YKK Dark Bronze Anodized finish, 1" insulated glazing
- Exterior Light Fixtures:
 - Wall sconce - Shades of Light model #OL18089 SLEEK MINIMALIST LED WALL SCONCE WITH LED LAMP
 - Wall sconce - Shades of Light model #OL19134BK RUGGED RIVER OUTDOOR SCONCE, LARGE, BLACK FINISH WITH LED LAMP
 - Under Canopy light fixture - Elite model #CR6T-825L-40K-12-E26GU24 6" 825 LUMEN DOWNLIGHT WITH HOUSING
- Exterior Furniture:
 - Patio Umbrella – Bay Master Fiberflex Classic parasol 6.5' square BMFT6.5SQ
 - Patio Chair – Red powder coat finish MFIC-FRM-151-S-S
 - Patio Table - ACCESSIBLE PATIO TABLE 30X48 PATIO TABLE - SYNTHETIC TEAK - NATURAL W/ FSB 18" ROUND - SILVER ZINC COATED FINISH
- Patio Railing:
 - Powder coat painted SW2848 Roycroft Pewter