



Council

Anne Gerwig, Mayor
John T. McGovern, Vice Mayor
Michael Drahos, Councilman
Michael J. Napoleone, Councilman
Tanya Siskind, Councilwoman

Manager
Paul Schofield

September 25, 2017

A. Everett Waldman
Folkestone Properties LLC
13465 Fountain View Boulevard
Wellington, FL 33414

Sent Via Email: aeverettwaldman@gmail.com

Re: 17-116 (2017-014 ARB)
Binks Commercial Center (Lots 5, 6, 12 and 13) Exterior Elevations

Dear Mr. Waldman:

At the September 20, 2017 Architectural Review Board, your request for ARB approval for exterior elevations for Lots 5, 6, 12 and 13 within the Binks Commercial Center located on Professional Way, was **APPROVED** with the following conditions of approval:

1. The building/structure elevations and architectural details shall be consistent with Exhibits A.
2. The exterior color and material palette shall be consistent with Exhibit B.
3. The dumpster enclosures shall be a concrete wall structure with stucco finish consistent with the building design, color and include architectural banding at the top with an opaque gate/door.
4. All site amenities (fencing/railing, site furniture, trash receptacle, bike rack, light fixtures, regulator signage, etc.,) shall be finished in black or dark bronze color.
5. Wall signs shall comply with the LDR. Technical deviations may be requested on an individual basis once tenants are confirmed.
6. All above ground utility equipment, mechanical equipment, transformer box, valves, exhaust vents, etc., shall be complete screened from public view while maintaining three (3) feet of clearance.
7. The address identification/numbering height for the building shall comply with the Palm Beach County Fire Code minimum requirements and shall not exceed the LDR maximums.

8. Building permits required prior to construction of the building and installation of signage.
9. Prior to issuance of a Certificate of Occupancy, an inspection by Planning and Zoning Division is required to ensure all mechanical equipment is completely screened from view and compliance with all approvals.

Should you have any questions, please contact me at 561-753-5268.

Sincerely,


Kelly Ferraiolo
Senior Planner

CC: Cory Lyn Cramer, AICP, Development Review Coordinator
File

Exhibit A - Proposed Elevations and Renderings



FRONT ELEVATION
WITH LANDSCAPE



LEFT ELEVATION
WITHOUT LANDSCAPE



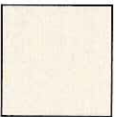
REAR ELEVATION
WITHOUT LANDSCAPE



RIGHT ELEVATION
WITHOUT LANDSCAPE



INTEGRA ROOF TILE
PLANTATION
SLATE
BLACK ANTIQUE



SHERWIN WILLIAMS
BODY COLOR
SW 2004
EGRET WHITE



SHERWIN WILLIAMS
TRIM COLOR #1
SW 7031
MEGA GREIGE



SHERWIN WILLIAMS
TRIM COLOR #2
SW 7006
EXTRA WHITE

FOLKSTONE PROPERTIES, LLC
13465 FOUNTAIN VIEW BOULEVARD
WELLINGTON, FLORIDA, 33414

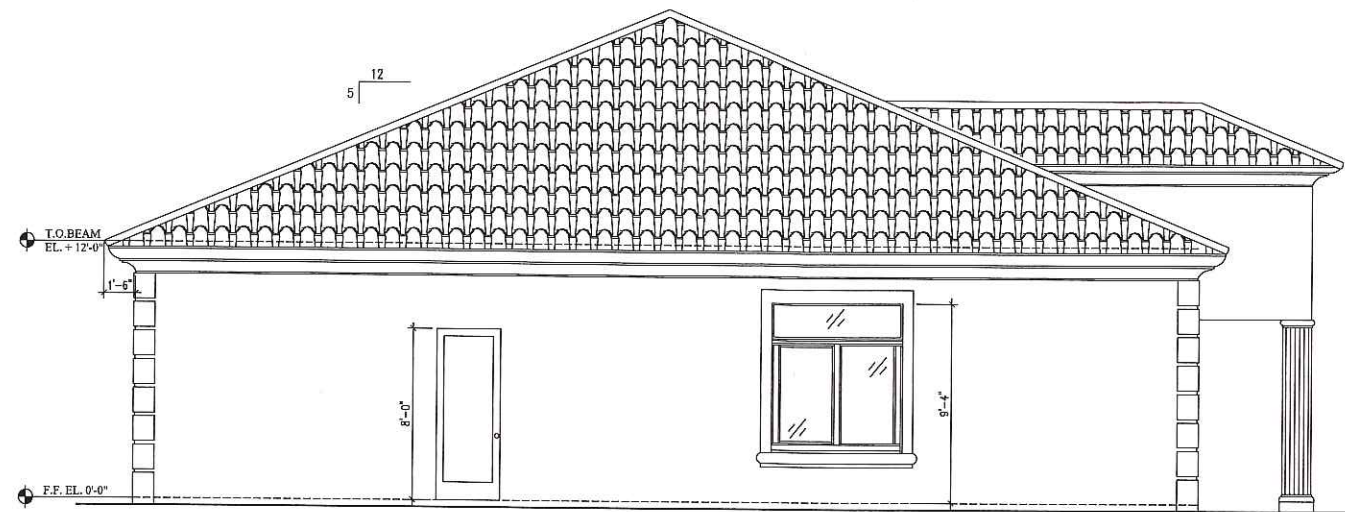
Approved by Village of Wellington
PLANNING & ZONING DIVISION
[Signature]
DATE: 9/25/17
17-116(2017-D14ARB)

BINKS COMMERCIAL CENTRE
VILLAGE OF WELLINGTON, FLORIDA

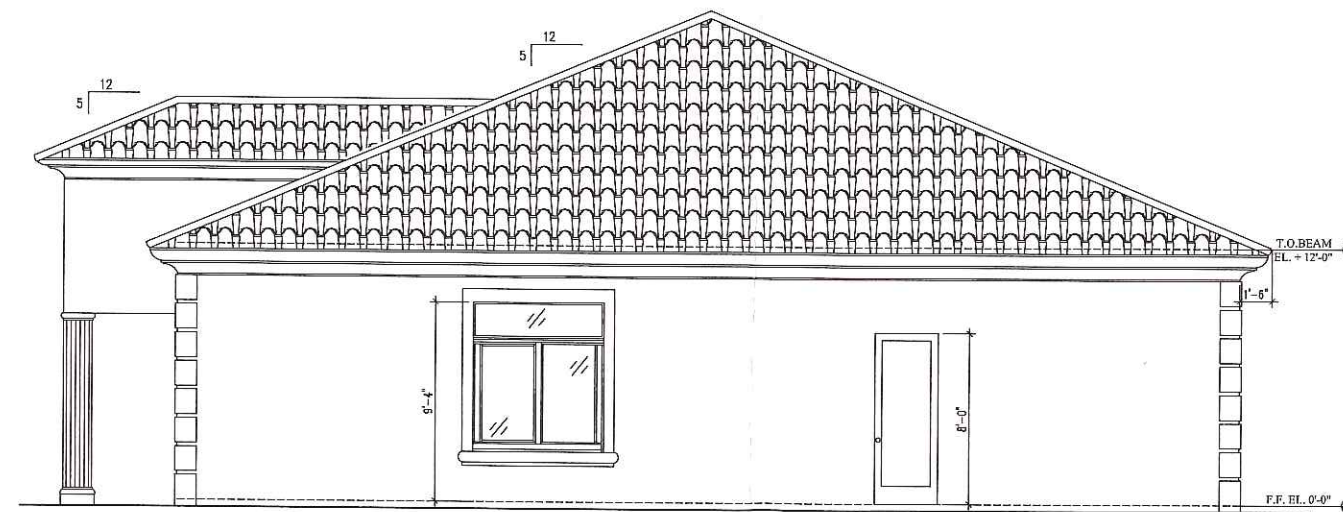


Approved by Village of Wellington
PLANNING & ZONING DIVISION
Carla Fendrick
DATE: 9/25/17
17-116 (2017-014ARB)

A-2



LEFT ELEVATION 1/4"=1'-0"



RIGHT ELEVATION 1/4"=1'-0"

Approved by Village of Wellington
PLANNING & ZONING DIVISION

DATE: 9/25/17

17-116 (2017-04ARB)

REVISIONS

DR. ERNEST KUONEN, P.E. # 22920
PRESIDENT, THE ERNING CORPORATION CA-8327
STRUCTURAL ENGINEERING
228 MOCCASIN TRAIL W
JUPITER, FLORIDA 33458
(561) 747-2152

Binks Commercial Centre

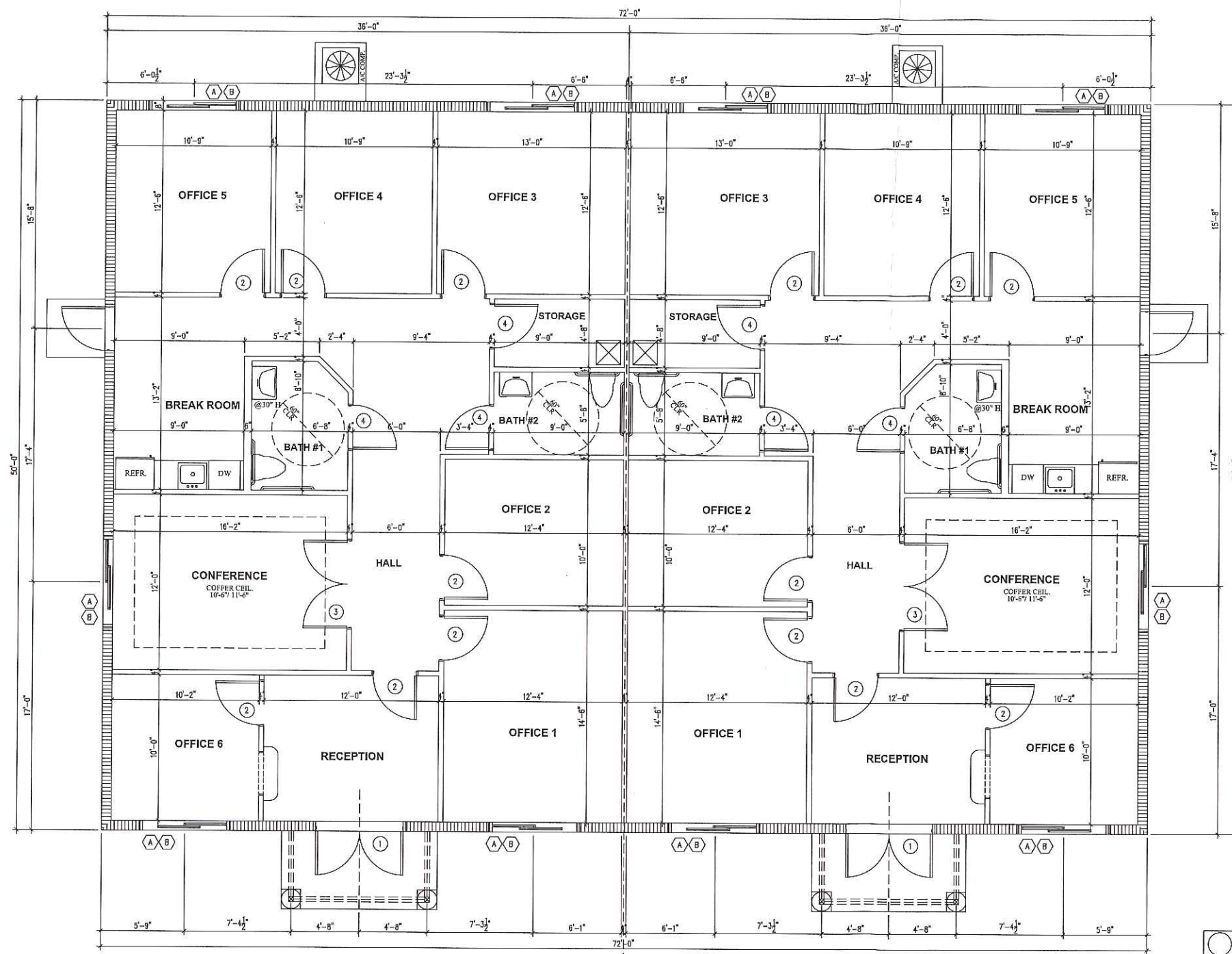
Village of Wellington, Fl

ACTION	REVISIONS	DATE
INITIAL REVIEW		08-01-17
1-ST PRELIMINARY		08-04-17
2-ND PRELIMINARY		08--17
FINALS		

DRAWN
O.B.
CHECKED
E.K.
DATE
08- -17
SCALE
AS SHOWN
JOB NO.

SHEET

A-3



FLOOR PLAN 1/4"=1'-0"

AREA CALC's.

SUITE AREA - "A"	1,800 S/F
SUITE AREA - "B"	1,800 S/F
TOTAL BUILDING:	3,600 S/F

ENGINEERING CRITERIA

APPLICABLE CODE= FL BLDG CODE 2014, FIFTH EDITION
PER CHAPTER 1609, USING ASCE 7-10
WIND SPEED= 170 mph V (ULT), 132 mph V (ASD)
WIND IMPORTANCE FACTOR= 1.0
RISK CATEGORY - II
B (ENCLOSED)
EXPOSURE 'C'
INTERNAL PRESSURE COEFFICIENT- G_{cp} = 0.18
MEAN ROOF HEIGHT= 19.0 ft
IMPACT PROTECTION SHUTTERS ☒ IMPACT GL.
MAXIMUM WINDOW & DOOR PRESSURES:
MAX WINDOW PRESSURE=
MAX DOOR PRESSURE=

Approved by Village of Wellington
PLANNING & ZONING DIVISION

DATE:

17-110 (2017-014ARB)

DOOR SCHEDULE

NO.	DOOR SIZE	UNITS	MAT.	FIN.	STYLE	THRESHOLD	FRAME MAT.	NOTES
1	(2) 3'-0" x 8'-0"	2	WD	PT	FRENCH	---	WOOD	TEMP. GLASS-EXT. FR. DR
2	3'-0" x 8'-0"	14	WD	PT	PANELED	---	WOOD	
3	(2) 3'-0" x 8'-0"	2	WD	PT	FRENCH	---	WOOD	TEMP. GLASS-INT. FR. DR
4	3'-0" x 8'-0"	6	WD	PT	PANELED	---	WOOD	

WINDOW SCHEDULE

MARK	UNITS	CODE	WINDOW SIZE	REMARK
A	10	6253	74" x 63"	SERIES-8700 HORIZONTAL SLIDING
B	10	6218	74" x 20"	FIXED TRANSOM: PROVIDE STRUCTURAL MULL

NOTES

- ALL TO BE IMPACT RESISTANT
- VERIFY ALL ROUGH OPENING DIMENSIONS w/ MANUFACTURER PRIOR TO ORDERING
- SEE STRUCTURAL PLANS FOR WIND PRESSURE REQUIREMENTS
- WINDOW MATERIAL, FINISH & GRILL CONFIGURATION SELECTIONS TO BE DETERMINED BY OWNER / BUILDER

REVISIONS

DR. ERNEST KUONEN, P.E. # 22920
PRESIDENT, THE ERNING CORPORATION CA-8327
STRUCTURAL ENGINEERING
228 MOCCASIN TRAIL W
JUPITER, FLORIDA 33458
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Binks Commercial Centre

Village of Wellington, FL

ACTION	REVISIONS	DATE
INITIAL REVIEW		08-01-17
1-ST PRELIMINARY		08-04-17
2-ND PRELIMINARY		08-11-17

FINALS

DRAWN
O.B.
CHECKED
E.K.
DATE
08-17
SCALE
AS SHOWN
JOB NO.

SHEET

A-1

Exhibit B- Proposed Color Palette

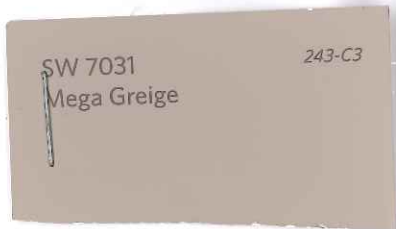
August 30, 2017

Project: **Binks Commercial Centre - Lots 5, 6, 12, 13**
Owners: Folkstone Properties, LLC & 42K LLC
Owner Address: 13465 Fountain view Bld., Wellington, FL 3414
Color Scheme:

Body: Egret White SW2004



Trim 1: Mega Greige SW 7031



Trim 2: Extra White SW 7006



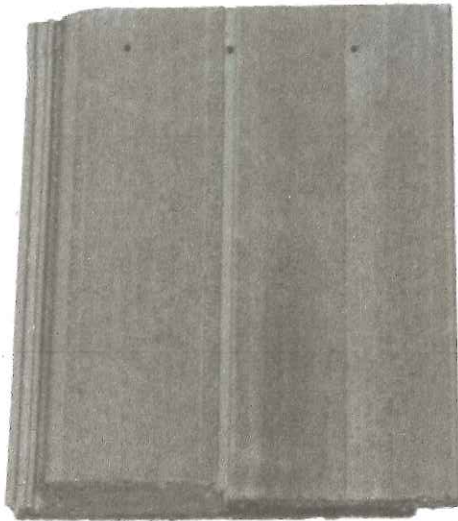
Approved by Village of Wellington
PLANNING & ZONING DIVISION
DeStefano
9/25/17
DATE: _____

17-116 (2017-014 ARB)

RECEIVED

AUG 31 2017

VILLAGE OF WELLINGTON
PLANNING AND ZONING DIVISION



THE BASICS **ADDITIONAL INFO**

Add to Sample Bag

DESCRIPTION

This tile is part of our Plantation Collection. It has a base color of Slate. This color is enhanced with Black Antique. The texture on the tile is Tapered Shake, and it has been sealed to minimize efflorescence. Nail holes have been placed at 1.5 in.

PROFILE
Plantation

COLOR LOADING
category 1

BASE COLOR
Slate

PRICE REFERENCE
this product is one of our base tiles

ANTIQUE
black

ENERGY EFFICIENCY
product not rated

TEXTURE
tapered shake

AVAILABILITY

PRODUCT ID
F-SLAT-AA-Y-TS-15



most likely in stock now

QUICK CODE
2027

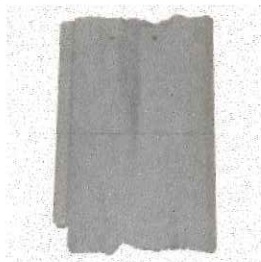


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SIMILAR **RELATED**



Slate
black antique
Bermuda Collection



Slate
black antique
Plantation Collection



Lignite
no antique
Bermuda Collection



Alpine
no antique
Plantation Collection

RECEIVED

AUG 31 2017

VILLAGE OF WELLINGTON
PLANNING AND ZONING DIVISION