

PROJECT ADDRESS:
300 Pond Street
Randolph, MA

Flexcon Industries - 300 Pond Street
Proposed Office & Warehouse Addition

ISSUE DATE:
Thursday, August 1, 2024



KEARNEY | PIERCE
ARCHITECTS INC
222 North Street | Hingham, MA | 02043
(781) 740-4556
info@kearneyperce.com



Locus Map NTS (Google Map)

3
G1-1



Existing Street View__Pacella Park Drive

1
G1-1

Schematic Design Drawings
Randolph Planning Board Review

PAGE INDEX:	
Page	Name
G1-1	Cover Page
A1-1	Ground Floor Plan
A1-1.1	Enlarged Ground Floor Plan
A1-2	Second Floor Plan
A1-2.1	Enlarged Second Floor Plan
A1-3	Roof Plan
A2-1	Front & Right Elevation
A2-2	Left Elevation
A3-1	Renderings
A3-2	Product Cut-Sheet

OWNERSHIP &
USE OF DOCUMENTS

Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

Copyright © 2024
Kearney Pierce Architects Inc.
All rights reserved

PROJECT NAME:	Flexcon Industries - 300 Pond Street
	Proposed Addition
SITE ADDRESS:	300 Pond Street
	Randolph, MA

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Cover Page

Scale as Noted

PAGE:

G1-1
1 of 10

ISSUE DATE:

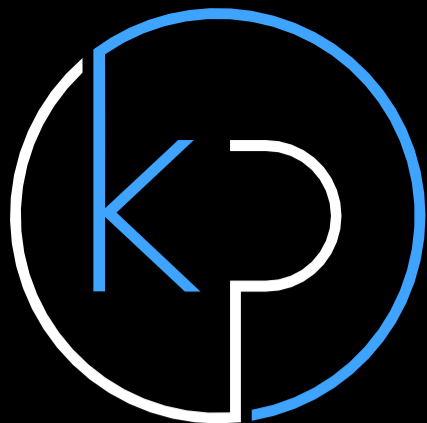
Thursday, August 1, 2024

Drawn by: BP	Checked by: AK
-----------------	-------------------



Proposed Front Rendering__View from Pacella Park Drive

4
G1-1



KEARNEY | PIERCE
ARCHITECTS INC
222 North Street | Hingham, MA | 02043
(781) 740-4556
info@kearneyperce.com

OWNERSHIP &
USE OF DOCUMENTS

Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

Copyright © 2024
Kearney Pierce Architects Inc.
All rights reserved

PROJECT NAME:

Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:

300 Pond Street
Randolph, MA

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Ground Floor
Plan

Scale as Noted

PAGE:

A1-1

2 of 10

ISSUE DATE:

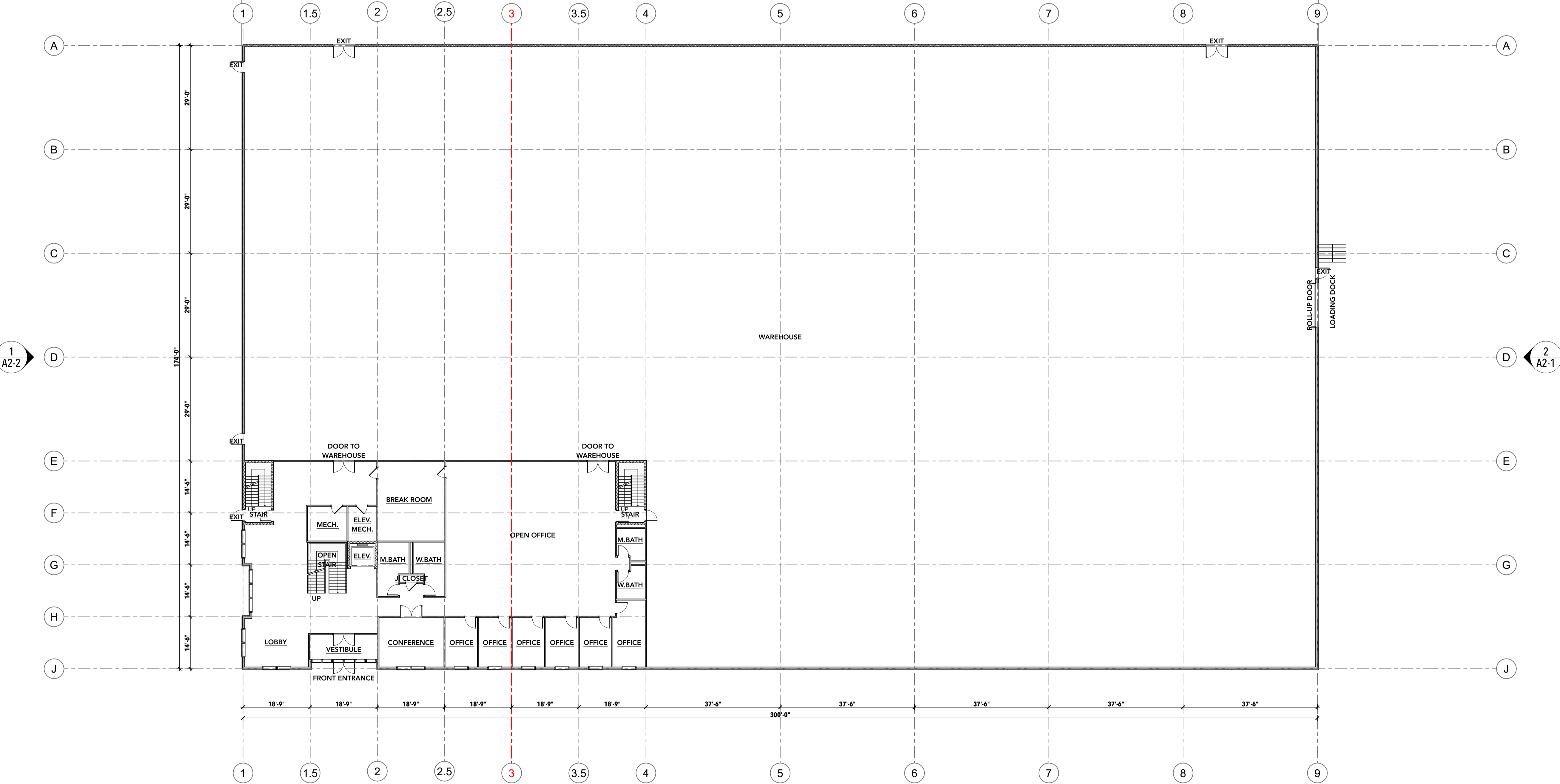
Thursday, August 1, 2024

Drawn by:
BP

Checked by:
AK

EXISTING WAREHOUSE

WAREHOUSE



1
A2-2

2
A2-1

1
A2-1

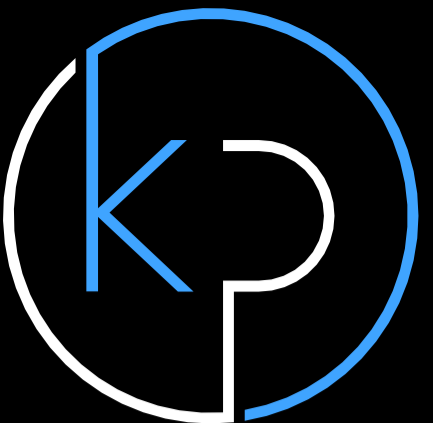
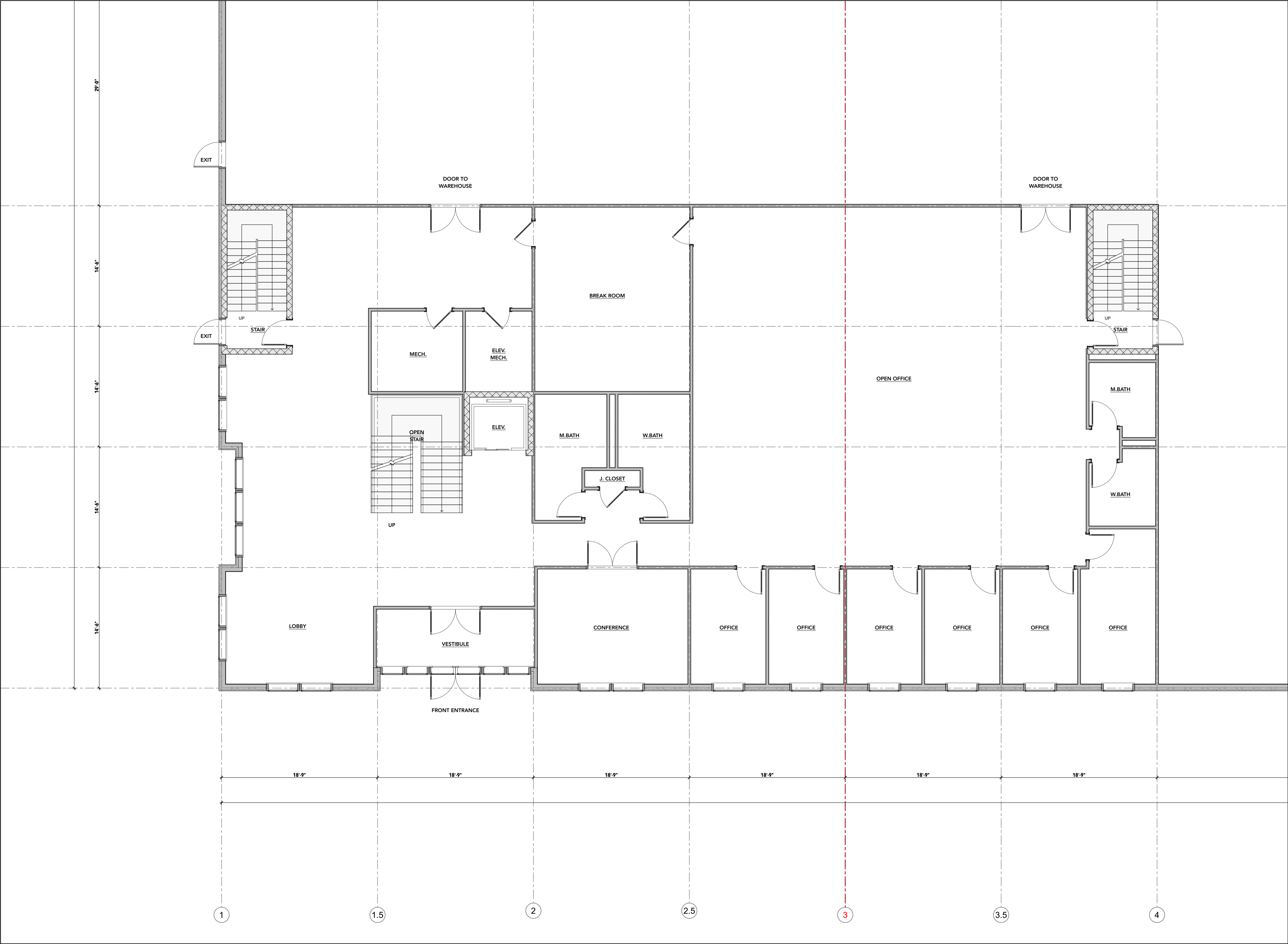
GRAPHIC SCALE:
0 10' 20' 40'

Ground Floor Plan

Scale: 1/16" = 1'-0"

1

A1-1



KEARNEY | PIERCE
ARCHITECTS INC
222 North Street | Hingham, MA | 02043
(781) 740-4556
info@kearneyperce.com

**OWNERSHIP &
USE OF DOCUMENTS**

Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

Copyright © 2024
Kearney Pierce Architects Inc.
All rights reserved

PROJECT NAME:

Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:

300 Pond Street
Randolph, MA

DESCRIPTION:

**RANDOLPH
PLANNING BOARD**

MEETING #2: 8-13-24

DRAWING TITLE:

**Enlarged
Ground Floor
Plan**

Scale as Noted

PAGE:

A1-1.1

3 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by:
BP

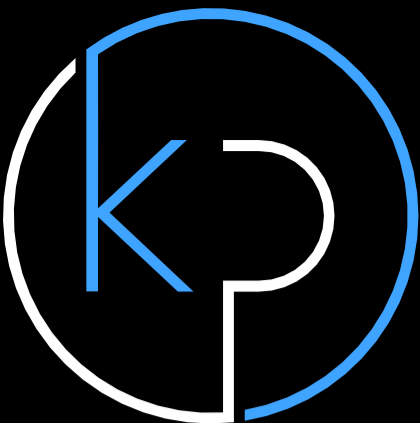
Checked by:
AK

Partial Ground Floor Plan 3/16"=1'

Scale:3/16" = 1'-0"

1

A1-1.1



KEARNEY | PIERCE
ARCHITECTS INC
222 North Street | Hingham, MA | 02043
(781) 740-4556
info@kearneyperce.com

OWNERSHIP &
USE OF DOCUMENTS

Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

Copyright © 2024
Kearney Pierce Architects Inc.
All rights reserved

PROJECT NAME:
Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:
300 Pond Street
Randolph, MA

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Second Floor
Plan

Scale as Noted

PAGE:

A1-2

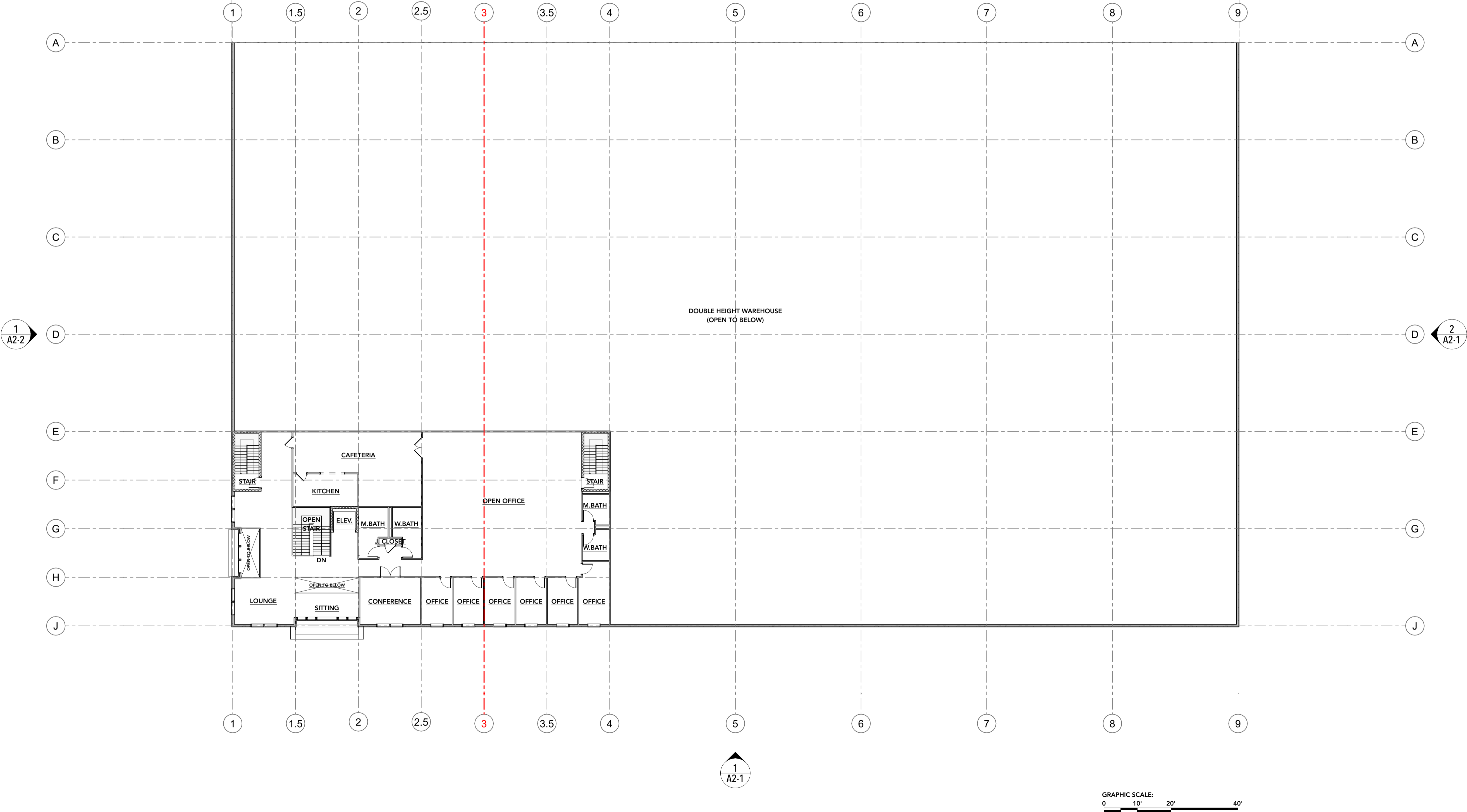
4 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by:
BP

Checked by:
AK



Second Floor Plan

Scale:1/16" = 1'-0"

1

A1-2





KEARNEY | PIERCE
ARCHITECTS INC
222 North Street | Hingham, MA | 02043
(781) 740-4556
info@kearneyperce.com

OWNERSHIP & USE OF DOCUMENTS

Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

Copyright © 2024
Kearney Pierce Architects Inc.
All rights reserved

PROJECT NAME:	Flexcon Industries - 300 Pond Street
	Proposed Addition
SITE ADDRESS:	300 Pond Street
	Randolph, MA

DESCRIPTION:

RANDOLPH PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

**Enlarged
Second Floor
Plan**

Scale as Noted

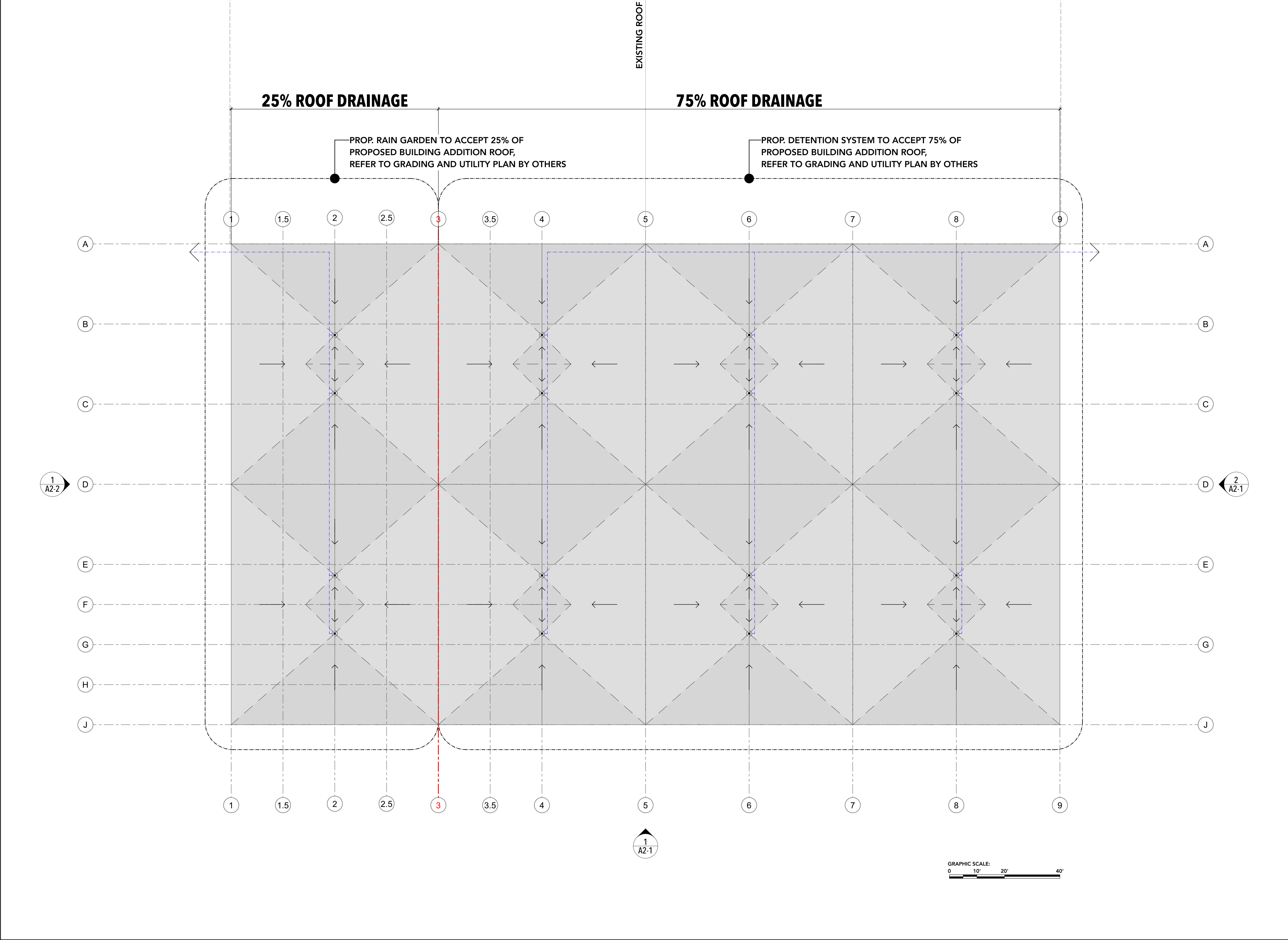
PAGE:

A1-2.1
5 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by: BP	Checked by: AK
-----------------	-------------------





KEARNEY | PIERCE
ARCHITECTS INC
222 North Street | Hingham, MA | 02043
(781) 740-4556
info@kearneyperce.com

OWNERSHIP & USE OF DOCUMENTS

Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

Copyright © 2024
Kearney Pierce Architects Inc.
All rights reserved

PROJECT NAME:	Flexcon Industries - 300 Pond Street	
	Proposed Addition	
SITE ADDRESS:	300 Pond Street	
	Randolph, MA	

DESCRIPTION:

RANDOLPH PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Roof Plan

Scale as Noted

PAGE:

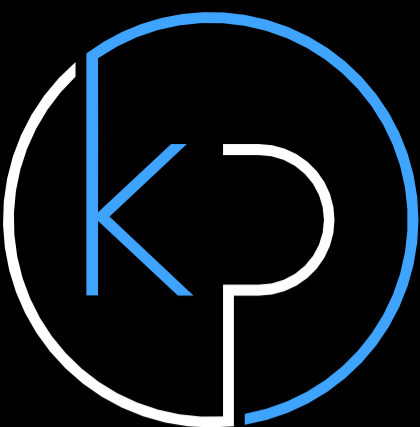
A1-3

6 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by: BP	Checked by: AK
-----------------	-------------------



KEARNEY | PIERCE
ARCHITECTS INC
222 North Street | Hingham, MA | 02043
(781) 740-4556
info@kearneyperce.com

OWNERSHIP &
USE OF DOCUMENTS

Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

Copyright © 2024
Kearney Pierce Architects Inc.
All rights reserved

PROJECT NAME:

Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:

300 Pond Street
Randolph, MA

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Front & Right
Elevation

Scale as Noted

PAGE:

A2-1

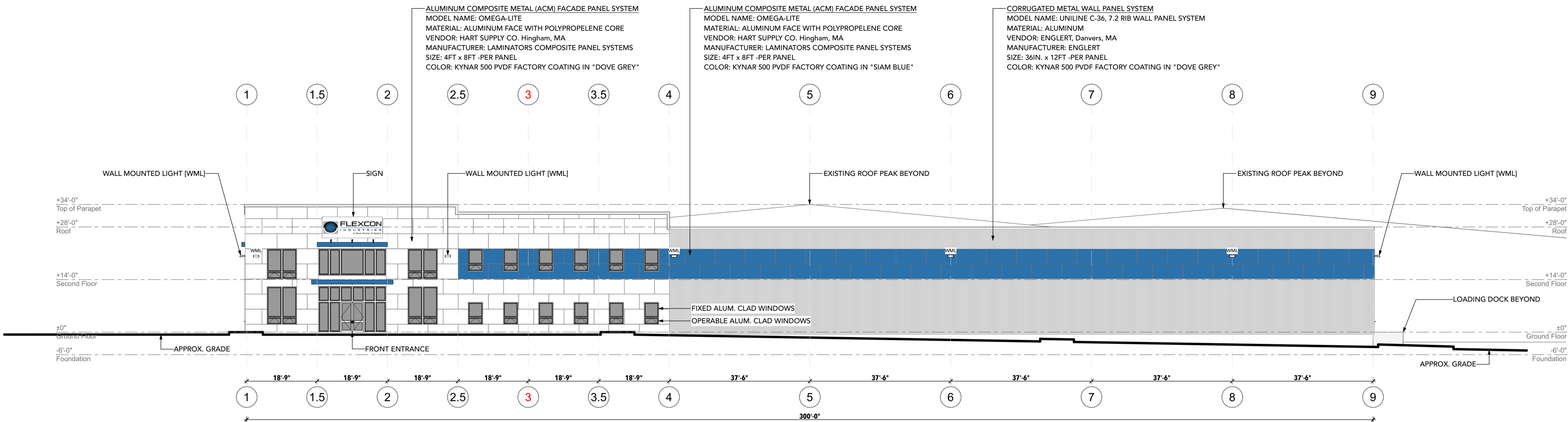
7 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by:
BP

Checked by:
AK

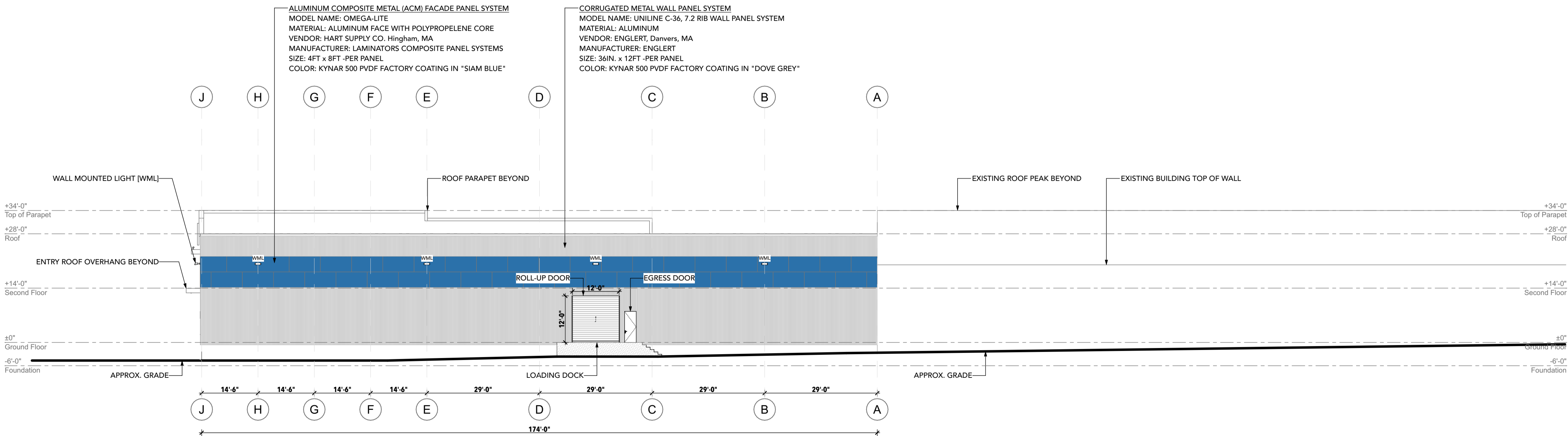


Front Elevation

1

Scale:1/16" = 1'-0"

A2-1



Right Side Elevation

2

Scale:1/16" = 1'-0"

A2-1



Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

PROJECT NAME:	Industries - 300 Pond Street
	Proposed Addition
SITE ADDRESS:	300 Pond Street Randolph, MA

MEETING #2: 8-13-24

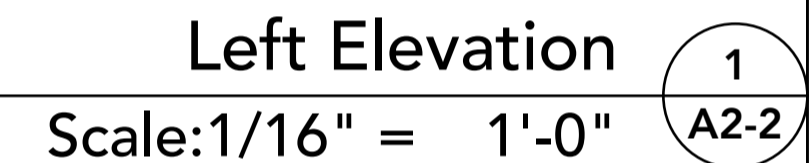
Left Elevation

PAGE:

8 of 10

Thursday, August 1, 2024

Drawn by: BP	Checked by: AK
-----------------	-------------------



Scale: 1/16" = 1'-0"



Proposed Front Rendering_View from Pacella Park Drive

3
A3-1



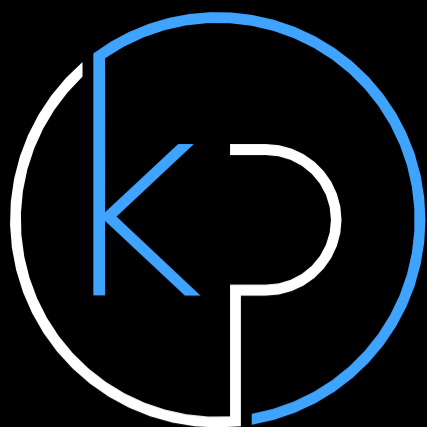
Proposed Left Side Rendering_View from Pacella Drive

2
A3-1



Proposed Right Side Rendering_View from Pond Street

3
A3-1



KEARNEY | PIERCE
ARCHITECTS INC
222 North Street | Hingham, MA | 02043
(781) 740-4556
info@kearneyperce.com

OWNERSHIP &
USE OF DOCUMENTS

Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

Copyright © 2024
Kearney Pierce Architects Inc.
All rights reserved

PROJECT NAME:

Flexcon Industries - 300 Pond Street
Proposed Addition

SITE ADDRESS:

300 Pond Street
Randolph, MA

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Renderings

Scale as Noted

PAGE:

A3-1

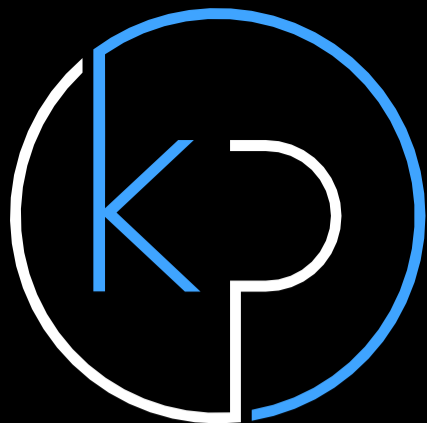
9 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by:
BP

Checked by:
AK



KEARNEY | PIERCE
ARCHITECTS INC
222 North Street | Hingham, MA | 02043
(781) 740-4556
info@kearneyperce.com

OWNERSHIP &
USE OF DOCUMENTS
Drawings, specifications and other documents, prepared by Kearney Pierce Architects (KPA) and KPA's consultants are Instruments of Service for use solely with respect to this Project. This includes documents in electronic form. KPA and consultants shall be deemed the authors and owners of their respective Instruments of Service and shall retain all common law, statutory and other reserved rights, including copyrights. The Instruments of Service shall not be used by the owner for future additions or alterations to this Project or for other projects, without the prior written agreement of Kearney Pierce Architects. Any unauthorized use of the Instruments of Service shall be at the Owner's sole risk and without liability to KPA and consultants.

Copyright © 2024
Kearney Pierce Architects Inc.
All rights reserved

PROJECT NAME:
Flexcon Industries - 300 Pond Street
Proposed Addition
SITE ADDRESS:
300 Pond Street
Randolph, MA

DESCRIPTION:

RANDOLPH
PLANNING BOARD

MEETING #2: 8-13-24

DRAWING TITLE:

Product Cut-
Sheet

Scale as Noted

PAGE:

A3-2

10 of 10

ISSUE DATE:

Thursday, August 1, 2024

Drawn by:
BP
Checked by:
AK

ALUMINUM COMPOSITE METAL (ACM) FACADE PANEL SYSTEM
MODEL NAME: OMEGA-LITE
MATERIAL: ALUMINUM FACE WITH POLYPROPELENE CORE
VENDOR: HART SUPPLY CO. Hingham, MA
MANUFACTURER: LAMINATORS COMPOSITE PANEL SYSTEMS
SIZE: 4FT x 8FT -PER PANEL
COLOR: KYNAR 500 PVDF FACTORY COATING IN "DOVE GREY"

ALUMINUM COMPOSITE METAL (ACM) FACADE PANEL SYSTEM
MODEL NAME: OMEGA-LITE
MATERIAL: ALUMINUM FACE WITH POLYPROPELENE CORE
VENDOR: HART SUPPLY CO. Hingham, MA
MANUFACTURER: LAMINATORS COMPOSITE PANEL SYSTEMS
SIZE: 4FT x 8FT -PER PANEL
COLOR: KYNAR 500 PVDF FACTORY COATING IN "SIAM BLUE"

CORRUGATED METAL WALL PANEL SYSTEM
MODEL NAME: UNILINE C-36, 7.2 RIB WALL PANEL SYSTEM
MATERIAL: ALUMINUM
VENDOR: ENGLERT, Danvers, MA
MANUFACTURER: ENGLERT
SIZE: 36IN. x 12FT -PER PANEL
COLOR: KYNAR 500 PVDF FACTORY COATING IN "DOVE GREY"

OMEGA-LITE®

When you're looking for a highly decorative yet durable solution for exterior wall surfaces, choose Omega-Lite ACM panels—they will not rot, swell, corrode, or delaminate. Best of all, with our installation systems they make total installed costs extremely competitive.

- Composed of a lightweight polypropylene corrugated core between two finished aluminum sheets
- Non-absorbent, water-resistant, and easy to maintain
- Custom color panels and caulks available to meet any corporate need
- Available in smooth or stucco-embossed finishes
- Class A fire rating and NFPA 285 compliant
- Curved structures are possible with the combination of Omega-Lite and Omega-Flex™ panels which provide the ability to wrap a radius

Panels feature a corrugated polypropylene core for the highest strength-to-weight ratio of any competitive ACM panel. Painted aluminum sheets cover a black, plastic, water-resistant core.

Typical Applications

- Fascias
- Canopies
- Soffits
- Clean Rooms
- Decorative Storefronts
- Sunrooms
- Corporate ID Projects
- Equipment Enclosures

Top-side horizontal applications are not recommended.

NOW AVAILABLE!
Omega-Lite FR for the NEW AdaptaClad RS installation system (see page 7)

Unlike other ACM manufacturers, Laminators offers various engineered and tested systems using our Omega-Lite ACM panels. Our proprietary systems can easily be combined with other systems, masonry and glass for instance, to provide a variety of design options.

Omega-Lite Wall Panels Brochure

1
A3-2

Vivid colors add new dimension to great architectural design. The right colors create visual interest, enhance beauty, and promote a sense of balance. Laminators Inc. has stunning color choices to complement your design, covering a range of aesthetics and applications.

PVDF/KYNAR 500®

30-Year Warranty

**Also available in 60" width*

Metallc

Bone White*	Ascot White*	Sandstone*	Almond	Concord Cream
Bright Silver**	Dove Grey*	Champagne**	Rocky Grey	Slate Grey*
Battleship Grey*	Charcoal Grey*	Grey Mica**	Slate Blue	Siam Blue
Regal Blue	Teal	Forest Green	Hartford Green	Patina Green

Refer to chart for complete panel size info.
Metallic Paint: Color variation is a characteristic of aluminum composite panels with metallic paint finishes. Laminators DOES NOT warrant a color match for these panels.

Omega-Lite Colors

2
A3-2

UNILINE C-36, 7.2 RIB WALL PANEL SYSTEM

Englert offers a full line of commercial/industrial wall panels, available in a wide range of colors all in a Kynar 500® paint finish that meet specific aesthetic and corrosion resistance requirements. Architects and builders can choose from a variety of Englert's economical and durable wall panel systems, suitable for use in pre-engineered metal building applications, agricultural structures, commercial buildings and industrial buildings.

Englert Uniline C-36, 7.2 Rib Wall Panel System

The **Uniline C-36 Wall Panel** is 1-½ inches deep with symmetrically spaced ribs at 7.2 inches on center making it ideal for use in a variety of applications. Uniline C-36 Wall Panels can be installed either vertically or horizontally for a more dramatic effect.

All of the Englert Commercial/Industrial Wall Panels can be designed with either rigid board insulation, or liner panels and fiber glass batt insulation, to produce field assembled, insulated siding systems.

UNILINE C-36, 7.2 RIB LOAD TABLE

STRESS GOVERNING: 37 ksi yield for 18 and 20 Ga; 50 ksi for 22 and 24 Ga (PSF)

THICKNESS	# SPANS	SPAN LENGTH																			
		3'	3'6"	4'	4'6"	5'	5'6"	6'	6'6"	7'	7'6"	8'	8'6"	9'	9'6"	10'	10'6"	11'	11'6"	12'	12'6"
24 Ga STL	1	256	188	144	114	92	76	64	54	47	41	36	32	28	25	23	21	19	17	16	14
	Defl.	0.14"	0.22"	0.28"	0.36"	0.44"	0.53"	0.64"	0.75"	0.87"	0.99"	1.13"	1.28"	1.43"	1.59"	1.77"	1.95"	2.14"	2.34"	2.54"	2.76"
	3	317	233	178	141	114	94	79	67	58	50	44	39	35	31	28	25	23	21	19	18
22 Ga STL	1	346	254	194	153	124	103	86	73	63	55	48	43	38	34	31	28	25	23	21	19
	Defl.	0.16"	0.22"	0.29"	0.37"	0.45"	0.55"	0.65"	0.78"	0.88"	1.02"	1.16"	1.30"	1.46"	1.63"	1.80"	1.99"	2.18"	2.39"	2.60"	2.82"
	3	429	315	241	190	156	127	107	91	78	68	60	53	47	42	38	35	31	29	26	24
20 Ga STL	1	347	255	195	154	124	103	86	73	63	55	48	43	38	34	31	28	25	23	21	20
	Defl.	0.13"	0.17"	0.23"	0.29"	0.36"	0.43"	0.51"	0.60"	0.69"	0.79"	0.90"	1.02"	1.14"	1.27"	1.41"	1.56"	1.71"	1.87"	2.03"	2.21"
	3	431	317	242	191	155	128	107	91	79	69	60	53	48	43	38	35	32	29	27	24
18 Ga STL	1	500	367	281	222	180	148	125	106	91	80	70	62	55	49	45	40	37	34	31	28
	Defl.	0.13"	0.17"	0.23"	0.29"	0.36"	0.43"	0.51"	0.60"	0.70"	0.80"	0.91"	1.03"	1.15"	1.28"	1.42"	1.57"	1.72"	1.88"	2.05"	2.22"
	3	620	455	348	275	223	184	155	132	113	99	87	77	68	61	55	50	46	42	38	35
.032" Aluminum	1	153	86	55	39	28	21	17	14												
	Defl.	0.08"	0.11"	0.15"	0.19"	0.23"	0.28"	0.34"	0.40"	0.46"	0.53"	0.60"	0.68"	0.76"	0.85"	0.94"	1.03"	1.13"	1.24"	1.35"	1.46"
	3	190	106	68	47	34	26	21	17												
.040" Aluminum	1	206	116	74	51	38	29	22	16	12											
	Defl.	0.08"	0.11"	0.15"	0.19"	0.23"	0.28"	0.34"	0.40"	0.46"	0.53"	0.60"	0.68"	0.76"	0.85"	0.94"	1.03"	1.13"	1.24"	1.35"	1.46"
	3	257	144	92	64	47	36	28	23	19	16										

Non-Standard Stock available upon request. Englert reserves the right to revise, add or delete any detail or information herein without prior notice.

ENGLERT INC. 1200 Amboy Avenue, Perth Amboy, New Jersey 08861 1-800-ENGLERT englertinc.com

Englert Uniline Rib Wall Panel System

4
A3-2

COMMERCIAL/INDUSTRIAL

Concealed & Exposed Fastener WALL PANEL SYSTEMS

WALL PANEL KYNAR-COATED STANDARDS IN STOCK

COLORS	STEEL			ALUMINUM	
	22g	24g	26g	.032	.040
Everglade Moss	•	•	•	NA	NA
Burgundy	•	•	•	•	•
Bone White	•	•	•	•	•
Charcoal Gray	•	•	•	•	•
Colonial Red	•	•	•	•	•
Dark Bronze	•	•	•	•	•
Dove Gray	•	•	•	•	•
Deep Red	•	•	•	•	•
Everglade Moss	•	•	•	•	•

COLORS	STEEL			ALUMINUM	
	22g	24g	26g	.032	.040
Forest Green	•	•	•	•	•
Hartford Green	•	•	•	•	•
Hemlock Green	•	•	•	•	•
Mansard Brown	•	•	•	•	•
Medium Bronze	•	•	•	•	•
Mill Finish (Aluminum)	NA	NA	NA	•	•
Matte Black	•	•	•	•	•
Pacific Blue	•	•	•	•	•
Patina Green	•	•	•	•	•

6 All information is subject to change without notice.

Englert Colors

3
A3-2