

KESSELMAN ARCHITECTURAL DESIGN, LLC
VISONARY SOLUTIONS

735 CARVERTON ROAD
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2011 project portfolio

lynn kesselman, aia

contents

OCCUPANCY CLASSIFICATION

-  assembly
 - restaurant
 - multipurpose
-  business
 - office Building
 - storage facility
-  factory
-  manufacturing
-  institutional
-  residential
 - multiple housing
 - single family dwelling
-  mercantile
-  utility

multiple housing unit projects

- ❑ boulder lake village condominiums
- ❑ cedar duplex units
- ❑ beaumont inn



boulder lake village condominiums - 144 unit complex

kidder township, pennsylvania



This project is located in the Pocono Mountain region overlooking Jack Frost Ski Resort Area and Boulder Lake. The first of eight structures housing 18 condominium units. In order to reduce construction cost the building was subdivided into three buildings, in one structure. Each building houses 6 units that are mirror imaged with the center units mirrored front-to-back. Units are specifically laid out with expansive glazing toward Lake views and use the vertical stair circulation elements and pod offsets to assure patio privacy.

The fenestration of the exterior is inspired by the Arts & Crafts movement with very little applied decoration. One can read the interior footprint from the exterior architectural parlante. The parlante is reinforce through the two types of patio railings and through the siding textures, color , and patterns.

Throughout the composition there is a hierarchy of design elements oriented with a strong emphasis on vertical & horizontal axial circulation. The first and second floor units are identical in every way, so they are read with similar aesthetic, while the third floor with mezzanine penthouse units are of a different aesthetic. The rusticated aesthetic is gradually refined as one moves from the exterior to the interior of the structure.



boulder lake village condominiums - 144 unit complex

kidder township, pennsylvania



The privacy of each of the units front and rear patios is accomplished through both the building pod offset or/ stair towers. The four to ten-foot soaring roof overhangs gives the structure a sense that its floating like the lake.

Matching window & stair tower railings were custom designed with an arts & craft interlocking linear pattern. Each rusticated entry is detailed with heavy Spanish cedar timber , exposed tongue & groove wood ceilings, and cedar columns with trapezoidal stone column piers.

The architects strong ability in design is exemplified through simplistic creative detailing which is accomplished by implementing off-the-shelf basic building components. For example, to meet code requirements without losing the aesthetic qualities of the cross-patterned railings, heavy gauge wire mesh fabric was sandwiched between cedar; or the art deco fireplace surrounds were constructed of book-matched white maple plywood panels, granite tile, and metal laminated particle board accents.



The building features stamped flagstone entry walks leading into hopscotch slate tiled stair towers with multi-colored painted walls. Upon entry into the unit, one is forced to see the axial aligned art deco fireplace surround, expansive white sugar maple hardwood flooring, matching mission style cabinet and entry doors; kitchen, lavatory, and fireplace granite, jetted tubs, and more. The units were decorated in two slightly different color hue schemes; white-washed “pinkish hue”; and the other in clear sugar maple.

boulder lake village condominiums - 144 unit complex

kidder township, pennsylvania



The architect also chose the furniture for the marketing display unit and prepared the marketing brochures.

cost: \$ 4,200,000 totaling \$ 33,600,000 upon build-out of the eight structures.

size: 33,904 sf

construction type: 5b

stories: 3 with mezzanine and partial storage basement

owner, developer, & builder: big boulder corporation

cedar duplex units - 44 building unit complex

kidder township, pennsylvania



Located within walking distance to Jack Frost Ski Resort and looking directly over big boulder lake.

The expansive architectural shingled roof over rusticated fir wood truss beams, and smooth river run manufactured stone trapezoidal fireplaces are inspired by the arts & crafts movement with little applied decoration. This theme is carried throughout the interior, but with a juxtaposition to a refined interior solid hardwood trim package . The structure is integrated into the design, thereby reducing construction cost.

One structure consists of two dwelling units mirror imaged.

One can read the exterior architectural parlante from the facade

Interior features a custom interior fireplace with built-in shelving and open balcony railing designs, heavy timber entry areas with stamped flagstone concrete walks. This unit was designed to accommodate the topography of the site both in terms of walk-out basement and crawl space designs.

Privacy of both entry and rear decks was accomplished through the offsets in the units.

Building cost: \$ 350,000.00 ea building totaling \$ 15,400,000.00

Building size:

exterior envelope: cementitious siding & panels, mfg stone veneer, & hdp accents

metal & fiberglass shingles

construction type: 5b

stories: 3 with mezzanine and partial storage basement

owner, developer, & builder: big boulder corporation

2009 project portfolio - kesselman architectural design, llc

Beaumont inn – 10 unit complex

dallas township, pennsylvania



The lack of dorm rooms at the University of Misricordia and the downturn of the economy gave rise to the historic Beaumont Inn being converted into a ten (10) unit apartment building.

The existing kitchen, dining and bar areas were modified into living, dining, and recreational student space.

The building received new ADA entrance with an accessible ADA parking area.



Building renovation cost: \$ 55,000

Building size: 11,724 sq. ft.

exterior envelope: brick

construction type: 5a

stories: 2

owner builder: jim harkins

assembly projects

candlewood convention center

traditions tavern

factory

- fqh cafeteria & exercise addition
- bedwick & jones printer, hanover industrial park

institutional

heritage house multipurpose room & ambulatory entrance additions

restaurants

trattoria bella restaurant, moosic, pa

banko's restaurant, nanticoke, pa

colurusso restaurant, dickson city, pa

woodlands resort shui bar & grill, wilkes-barre township, pa

grande pizza, street, moosic, pa

dinio's bistro, dallas, pa

antonio's pizza deluxe, edwardsville, pa

appletree restaurant, dickson, pa

Rox 52 night club & sports bar, plymouth, pa

dallas creamery, trucksville, pa

Traditions tavern – 0 seats

hazleton, pennsylvania



Located at the intersection of I81 & I80 and overlooking cunningham valley.

The project was value engineered several times by the developer

Features

small meeting room

large banquet hall

commercial kitchen

Exterior envelope exterior insulation finish system

building cost: \$ 1,000,000

exterior envelope: exterior insulation system with mfg stone veneer

watertable

fiberglass shingles

occupancy classification: A2

construction type: 5b

stories: 1

owner, developer, & builder: candlewood hotel

2011 project portfolio - kesselman architectural design, llc

Banko's seafood restaurant - 197 seats

nanticoke, pennsylvania



Located at the intersection of Rt29 and Rt11.
The project was

Features

- banquet hall
- commercial kitchen
- dining area with handicapped toilet facilities

Exterior envelope was insulation finish system

- building cost: \$ 1,000,000
- building size: 2,867 sq. ft.
- exterior envelope: exterior insulation system
- fiberglass shingles
- occupancy classification: A2
- construction type: 5b
- stories: 1
- owner, developer, & builder

2011 project portfolio

trattoria bella restaurant - 250 seats
moosic, pennsylvania



Innovative Italian Cuisine

Located on montage mountain and overlooking New York Yankees baseball stadium.

Features

Private dining room

large outdoor patio

commercial kitchen

design build restaurant

building size: 5,400 sf

building cost: \$ 1,500,000

exterior envelope: exterior insulation system with ceramic tile accents

Metal & fiberglass shingles

occupancy classification: A2

construction type: 5b

stories: 1

contractor: sordoni construction services, inc

2011 project portfolio - kesselman architectural design, llc

heritage house multipurpose room & ambulatory entrance addition

wilkes-barre, pennsylvania

The heritage house is an extension of the wyoming valley health care. An ambulatory rear entrance was designed to allow patients to be removed from the facility without alarming the other occupants. A multi-function



Located in downtown wilkes-barre.

Features

visitor multipurpose room

Ambulatory entrance

building size: 50,000 sf

building cost: \$ 200,000

exterior envelope: exterior insulation system

roof: epdm

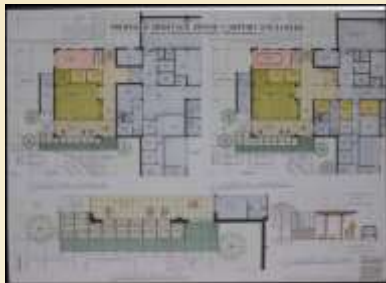
trellis & landscaping

occupancy classification: A2

construction type: 2a

stories: 1

contractor: sante builders, inc



antonio's pizza deluxe restaurant expansion & renovation - 100 seats

edwardsville, pennsylvania



Located in the edwardsville --- shopping center.

Features
Restaurant
commercial kitchen

building size: 1,900 sf
building cost: \$ 250,000
exterior envelope: hardipanel
Roof: EPDM
occupancy classification: A2
construction type: 5b
stories: 1

contractor: ---- pickett construction, inc

dino's bistro restaurant expansion & renovation - 150 seats

dallas, pennsylvania



Two rental spaces were combined into one by removing 80' of bearing demising wall. The deep linear space was made to appear shorter by installing coffer ceilings.

Located in the dallas --- shopping center.

Features

Restaurant

commercial kitchen



building size: 3,360 sf

building cost: \$ 252,000

exterior envelope: insulate fiberglass panel

occupancy classification: A2

construction type: 5b

stories: 1

contractor: ---- kad.llc

2009 project portfolio - kesselman architectural design, llc

first quality nonwovens - cafeteria & exercise addition - 170 seats

hazleton, pennsylvania

The owner showed the employees his commitment to a safe and enjoyable work environment by constructing a first class exercise and cafeteria expansion. This design build project is located in the ___ industrial park.

Ceramic tile patterned floors

Isolation of the food areas from the manufactured work environment

Located in the hazleton industrial park.

Features

employee cafeteria

large outdoor patio

commercial kitchen

design build restaurant

building size: 00 sf

building cost: \$ 500,000

exterior envelope: exterior insulation system

roof: epdm

occupancy classification: A2

construction type: 2b

stories: 1

contractor: sordoni construction services, inc

colarusso's restaurant - 76 seats

dickson city, pennsylvania

Wood burning pizza oven on axial entry view

Interior is clad in old world rusticated wood & manufactured stone veneer

Entry Bar



Located in dickson city

Features

employee cafeteria

large outdoor patio

commercial kitchen

design build restaurant

building size: 4,150 sf

building renovations: \$ 320,000

exterior envelope: painted splitface block

Roof: epdm

occupancy classification: A2

construction type: 2b

stories: 1

contractor: sordoni construction services, inc

Dallas creamery – 14 seats

dallas, pennsylvania

Conversion of an office into a ice cream store
Rusticated whitewashed wood interior simulate barn interior



Located in dallas pennsylvania

Features

outdoor patio

design build ice-cream store

building size: 948 sf

building renovations: \$25,000

exterior envelope: exterior insulation system

occupancy classification: A2

construction type: 2b

stories: 1

contractor: kad,llc



restaurants

dallas, pennsylvania

Lombardi bar & grill, poconos, pennsylvania
Traditions Tavern, Hazleton, pa



Located in dallas pennsylvania

Features

employee cafeteria
large outdoor patio
commercial kitchen
design build restaurant

building size: 948 sf

building cost: \$ 500,000

exterior envelope: exterior insulation system

Roof: epdm

occupancy classification: A2

construction type: 2b

stories: 1

contractor: sordoni construction services, inc

mercantile projects

Mercantile

- ❑ gallagher two-story office building
- ❑ fashion mall
- ❑ 8th street beer distributor
- ❑ Lantern's lane
- ❑ Merchants village mall
- ❑ Sunshine mall

fashion mall façade renovations & site renovations

scranton, pennsylvania

- This existing strip mall was in need of a facelift to gain the attention from prospective tenants & shoppers. The existing colonial saw-tooth brick parapets were extended with wood framed Exterior Insulation System, EFIS clad partitions. Each of the parapet bays were accented with contemporary geometric shapes (Sunburst (Yellow) & Keystone (Olive Green)). The existing steel pipe colonnade was covered with Doric two-piece split HB & G permacast column(s) (Olive Green) with Tuscany caps & bases. The existing siding between the tenant units was replaced with EFIS that was profiled with a thicker (Brown) wall base & water table cap with a lighter (Tan) EFIS wall color above. The covered walkway received new fiber optic lighting (Halo & G) Fascia, Gutter & Downspouts, including refurbished exterior signs (new lens & and the entry pylon sign was coated with a fresh coat of paint.



Located in the dickson city

Features

refurbished storefronts, signage, & site parking

building size: 30,000 sf

building renovation: \$ 250,000

exterior envelope: exterior insulation system & existing brick veneer

Roof: architectural 3-tab shingles

occupancy classification: mercantile

construction type: 5b

stories: 1

Project no: 2006-02

contractor: design build kad,llc



8th street beverage

west wyoming, pennsylvania

- The goal of the project was to build the most inexpensive building shell to accommodate the storage and sale of beer. The building is constructed with insulated concrete block and pre-engineered wood panel truss. The interior spatial program included a shipping/receiving loading dock, storage room, large cooler, utility room, sales area, sales counter, and employee ADA toilet.
- The site is also occupied by another business that sells mulch for landscaping. Since it was a small confined site, it was necessary to grade the site within hundreds of an inch to allow the drive-thru pickup area to drain properly.



Located in west wyoming, pennsylvania

Features

drive-thru beer pickup

shipping/receiving loading dock

design build beer distributor

building size: 3,880 sf

building cost: \$ 350,000

exterior envelope: painted concrete block

occupancy classification: mercantile

construction type: 5b

stories: 1

contractor: archie echelman

gallagher two-story office building

drums, pennsylvania

- The site is located along the corner of Rt 309 & Rt101.
- The two-story building was designed in a modern contemporary style. The building is grounded to the site with a brick water table. The mass of the building is broken down into human scale through well proportioned exterior elements; the horizontal brick wainscot base, the vertical piers and the aluminum trim that expresses a geometric pattern. The sweeping arched entrances were warm and inviting as opposed to the flatted arches built. A two-story single doric column was to be placed in the lower two story façade to reflect its anchoring of the major intersection of the street and to give the appearance that the roof was lighter.
- the ribbon glazing and the vertical piers
- by brick piers and a cement textured finish.
- The attached images of the construction documents may allow you to actually see what the building should have looked like (actual photos adjacent). It was a collogue of well proportioned geometrical elements and contrasting radial elements, ie lower entry two-story column and rear single story entry roof.
- The site is steeply slopped, allowing a finish grade entrance to be placed at each end of the building; making this two story building one story above the grade plane.



merchants village indoor market

pittston, pennsylvania



was formally a walmart store and was converted into a consignment
village is 120,000 sq. ft. of prime retail space in a clean, well maintained
e store is divided into a 12'-0" modular dimension; to allow vendors to rent a space 12 x 12 to



**Merchants' Village
Indoor Market Square**

- Previous Walmart location
- 10' x 15' booth \$299/month
- Open 7 days a week
- Bar code POS checkouts
- Full time security staff
- Vendors do not need to be present to sell items
- Weekly drawing for customers

www.MerchantsVillage.com
570-891-1972
1201 Oak Street, Pittston PA 18640

village offers a unique shopping experience with items from a wide variety of vendors. Electronics, clothing, collectibles, antiques, arts and crafts, home goods, bulk and import items, novelties, and new/used specialty items - all under one gigantic roof. Vendor inventories change regularly.

Booths provide the opportunity to sell crafts, specialty items, imports, and other retail products without the typical startup expenses associated with retail business. A 12x12 vendor booth at the Merchant's Village indoor market square costs *less than \$10 a day*, and you do **not** need to be present to sell your items. Booths are available in many different sizes, with leasing options available from 1 month to 1 year. Simply stock your booth with items for sale, and we manage all point of sale activities, credit card processing, sales report generation, and more. Our unique software system instantly generates bar codes for all your items and tracks every transaction. Our enormous retail space is open 7 days a week during normal business hours, at one of the most active shopping locations in the area. We maintain security with video cameras, front door electronic tag monitoring, motion sensor alarms, and full time security staff. We are now accepting booth rental applications. Call now for rates, and get your grand opening discount today!



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8th street beverage

west wyoming, pennsylvania

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- The site is also occupied by another business that sells mulch for landscaping. Since it was a small confined site, it was necessary to grade the site within hundreds of an inch to allow the drive-thru pickup area to drain properly.



Located in west wyoming, pennsylvania

Features

drive-thru beer pickup
shipping/receiving loading dock
Design build beer distributor

building size: 3,880 sf

building cost: \$ 350,000

exterior envelope: painted concrete block

occupancy classification: mercantile

construction type: 5b

stories: 1

contractor: archie echelman

business projects

Professional offices

- dr. della crose denistry additions, 450 washington street, freeland, pennsylvania
- dr. hautensteins office, market street, wilkes-barre, pennsylvania

business

- family social services, market street, wilkes-barre, pennsylvania
- steve shannon tire, memorial highway, dallas, pennsylvania
- larksville storage units , main street, larksville, pennsylvania
- bedwick & jones printing inc. addition & renovation, hanover industrial park, wilkes-barre, pennsylvania
- ufcw credit union bank, market street, wilkes-barre, pennsylvania
- pnc bank, state college, pennsylvania
- pnc bank, bartensville, pennsylvania
- Dixon excavating, dallas pennsylvania

family social services

wilkes-barre, pennsylvania



The original bank two-story opened floor plan was completely clad in 1" thick glass structural panels.
The interior of the building required extensive structural steel reinforcement to infill the second floor
Kids play area, additional offices, reception, etc....



- located in downtown wilkes-barre.
- Features
- design build home office
- building size: 6,000 sf
- building cost: \$ 350,000
- exterior envelope: exterior insulation system
- roof: EPDM
- occupancy classification: B
- construction type: 5b
- stories: 1
- contractor: sordoni construction services, inc

steve shannon tire

dallas township, pennsylvania

When the previous architectural firm could not get the construction document correct, KAD, LLC did the very first time submitted. This building structure is a Morton pre-engineered wood frame with wood plated truss. The sales office area is clad in jumbo brick veneer and houses a second floor storage area above. The garage has eight (8) work bay areas, the end two are drive-thru for larger vehicles.



- located on route 309 memorial highway dallas, pennsylvania.
- Features
- Pre-engineered wood building

- building size: 9,692 sf
- building cost: \$ 1,200,000
- exterior envelope: jumbo brick & metal panel
- roof: metal
- occupancy classification: business
- construction type: 5b
- stories: 1

- contractor: owner & prime contractors

ufcw credit union branch bank

kingston, pennsylvania

The original site was occupied by an existing dry cleaner. The limited size of the property and the need for a drive-thru required the existing structure to be raised. The new baroque style structure has an extended façade wall that conceals parking, provides a larger building façade for advertising and makes the structure appear overall larger. The vestibule has an ATM and the lobby is a two-story volume with gypsum bulkhead with a suspended semi-recessed acoustical panels ceiling. The buildings program included vestibule, lobby, service counter with eight (8) tellers, managers office, ADA uni-sex toilet, ATM/money counting room, two (2) drive-thru lanes and by-pass lane.



- located on market street kingston, pennsylvania.

- Features

- qq

- building size: 2,400 sf

- building cost: \$ 450,000

- exterior envelope: exterior i

- roof: epdm

- occupancy classification: B

- construction type: 5b

- stories: 1

- contractor: sordoni construction services, inc



pnc bank renovations

state college, pennsylvania

- located on route 309 memorial highway dallas, pennsylvania.
- Features
- Pre-engineered wood building
- building size: 00 sf
- building cost: \$ 000
- exterior envelope: exterior insulation system with ceramic tile accents
- Metal & fiberglass shingles
- occupancy classification: A2
- construction type: 5b
- stories: 1
- contractor: sordoni construction services, inc

pnc bartensville branch bank

bartensville, pennsylvania

- located on route 309 memorial highway dallas, pennsylvania.
- Features
- Pre-engineered wood building
- building size: 00 sf
- building cost: \$ 000
- exterior envelope: exterior insulation system with ceramic tile accents
- Metal & fiberglass shingles
- occupancy classification: A2
- construction type: 5b
- stories: 1
- contractor: sordoni construction services, inc

larksville storage – 72 storage units

larksville, pennsylvania



The project required a minor land development and re-zoning.

The entire footprint of the site was re-graded to accommodate a total four (4) trachte pre-engineered storage buildings. Phase 1 included two (2) of the four buildings for a total of 9,000 sq. ft.



- located in larksville, pennsylvania
- Features
- design build storage facility
- phase 1 buildings: 9,000 sf
- phase 2 buildings: 10,200 sf
- total build-out : 19,200 sf
- building cost: \$ 100,000
- building: pre-engineered trachte building
- occupancy classification: B
- construction type: A2
- stories: 1
- contractor: kad,llc

dr. della croce dentistry



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dr. della croce dentistry



Professional offices

- dr. della croce dentistry additions, 450 washington street, freeland, pennsylvania
- dr. hautensteins office, market street, wilkes-barre, pennsylvania
- family social services, market street, wilkes-barre, pennsylvania
- Fashion mall façade & site renovations, route , dickson city, pennsylvania
- larksville storage units , main street, larksville, pennsylvania
- bedwick & jones printing inc. addition & renovation, hanover industrial park, wilkes-barre, pennsylvania
- ufcw credit union bank, market street, wilkes-barre, pennsylvania
- pnc bank, state college, pennsylvania
- pnc bank, bartensville, pennsylvania



design-build projects

business

- fqn cafeteria & exercise room addition
- trattoria bella
- ufcw
- tobyhanna federal credit union bank office
- andy's service station

customer project comments

"L. Kesselman was very informative and listened to all of our ideas for our future home. He took all of the ideas and added his own touch to them to give us exactly what we were looking for. His turn around time on the plans was fantastic. Considering a previous "unpleasant" experience with another architect; this was so welcoming to have someone so knowledgeable, professional and friendly to work with. We were very pleased and would highly recommend. "

He was very informative. He painted a picture that was very easy for me and my husband to see the possibilities for our future home. He was kind and patient.

Mr. Kesselman was very professional and knowledgeable. He had lots of great ideas.

KAD, LLC did a very professional job with a very detailed set of construction documents. They listened to our needs in designing our 50 x 65 two-story addition with showroom. They were very quick and accurate in getting our documents back to us; and they went through the local authorities the very first time. They coordinated well with our contractor and made minor modifications without any additional cost.

the woodlands inn & resort, 66 unit renovation

business

- the woodlands inn & resort, 66 unit modification repairs, route 309, wilkes-barre pennsylvania



another project

business

- **the**
- **kk**

