

# FRANKLIN CARE CENTER

FRANKLIN PARK, NJ

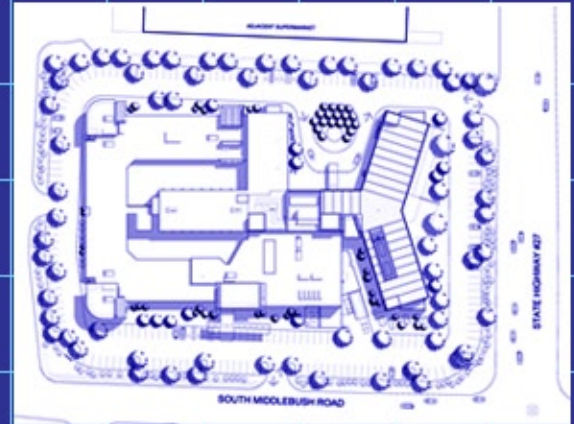
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JENNIFER CURLEY

LIGHTING/ELECTRICAL OPTION

## PROJECT INFORMATION

**Building Name:** Franklin Care Center  
**Location:** Franklin Park, NJ  
**Occupancy type:** Nursing Home/Elderly Care Facility  
**Size:** Two stories above grade and cellar at approximately 150,000sqft  
**Project Delivery Method:** Design-Bid-Build  
**Construction:** Renovation to existing facility and addition



## PRIMARY PROJECT TEAM

**Owner:** Tuschak-Jacobson Inc.  
**Architect:** BeckhardRichlandSzerbaty + Associates  
**Structural Engineer:** Weidlinger Associates  
**MEP Engineers:** Edwards and Zuck  
**Site/Civil Engineers:** The Reynolds Group Inc.  
**Landscape Architect:** Zion Breen & Richardson Associates  
**Lighting Consultant:** Horton Lees Brogden Lighting Design

## LIGHTING SYSTEM

- DALI control system – based on 120/277 V lighting
- Predominately recessed fluorescent and compact fluorescent lighting
- Decorative fixtures provided in social spaces
- 100% to 1% dimming flexibility provided by digital ballasts
- Skylights provided in adult day care and patient lounges
- Clerestories supply daylight to lounges and adult day care
- Semi-cut off exterior fixtures used to limit light pollution



## SPECIAL FEATURES

- Provides a comfortable home for the elderly while receiving medical treatment and rehabilitation
- Features lobby, lounges, therapy suites, therapy pool, cathedral, greenhouse and courtyard
- LEED Silver Certification Anticipated

## ELECTRICAL SYSTEM

- New 500KW outdoor generator will provide power to fire pump and emergency distribution panels
- Transformer will provide 277/480V incoming secondary service to building
- 3000 switch Main Distribution Panel provides power

## MECHANICAL SYSTEM

- Three gas boilers with dual fuel burners using natural gas and #2 fuel oil located in cellar
- Two chillers located in cellar – 25 tons each
- Two cooling towers located on roof – 250 tons each
- Conventional ductwork and 20 air handling units used to circulate air

## STRUCTURAL SYSTEM

- Majority of existing structural system will remain
- Addition will use similar materials
- Steel frame structure
- Load bearing concrete walls
- Envelope includes: stone base, precast concrete wall panels, brick, glass and