



Background

Overview:

The Franklin Care Center is an inpatient rehabilitation facility for the elderly located in Franklin Lakes New Jersey. It serves as a mediator between a hospital and a private home during a patient's recovery. The primary purpose of the Franklin Care Center is to provide medical attention to the patients; however the building also serves as a home to its occupants.

The Franklin Care Center is an existing two story building that is undergoing design for a renovation as well as a large addition. The architect for the addition is BeckhardRichlandSzerbaty + Associates and the delivery method is design-build-build. Each engineering system is also being redesigned to enhance the performance of the building both as a home and as a medical facility. New electrical service is being added, the majority of the lighting is being replaced, and the mechanical, telecommunications, and fire protection systems are being redesigned.

I chose the Franklin Care Center renovation and addition for my thesis because of the variety of types of spaces and the challenges of designing a lighting system for the elderly. Special needs of the elderly presented specific design criteria for certain spaces, including minimizing glare and contrast. In my design I had to incorporate this design criteria with the residential atmosphere of the building as well as the needs of each space. Lighting control was also a factor that led me to choose the Franklin Care Center. A DALI lighting control system for the entire building was requested by the owner for lighting control. By choosing the Franklin Care Center I got the opportunity to learn more about DALI lighting controls while taking its features into account in my design.

Architecture:

The goal of the new Franklin Care Center is to provide a comfortable home for elderly patients while they are receiving medical treatment. A good portion of the building will be composed of patient rooms. A small section of the building will be used for administration purposes, including, offices, conference rooms, telecommunication rooms, and a reception area. Patient medical services will be located on the first floor, and will include exam rooms, a surgical suite, x-ray room, therapy areas, and a pool for aqua therapy. However, the Franklin Care Center is not just a medical institution; it will serve as a home for the occupants of the patient rooms. To create a better living environment various social areas are provided in the

building. There are a number of lounges, a dining room, café, cathedral, beauty shop, gift shop, greenhouse and courtyard, all provided on site. With a variety of areas, the Franklin Care Center can provide medical services while offering the elderly a comfortable home to live in.

The Franklin Care Facility is being designed to earn LEED certification. LEED stands for Leadership in Energy and Environmental Design, meaning that the Center will be built in an environmentally friendly manner. The constructed building will be rewarded LEED points based on specific requirements.

Site Plan:

Addition shown in green

