The Oaks at Braselton, a Senior Living Community
Hoschton, Georgia

Architect
CDH Partners

The Oaks of Braselton offers seniors a well-planned assisted living community where they can reside with independence while receiving personalized assistance with their daily living activities.

A craftsman inspired master plan created by CDH Partners includes four living communities: a 38,386 square foot assisted living, a 65,000 square foot independent living, 18,525 square foot memory care home, and four 1,600 square foot independent living cottages. The interior is organized as small homes and interconnected neighborhoods that are bright and open and comfortable enabling the residents to meet and build new relationships.

The design goal was to create a resident centered sense of place and less of a clinical atmosphere. Therefore, each apartment was carefully designed to encourage residents to live as independently as possible, while providing 24-hour watchful oversight. Careful attention was also given to keeping the design intuitive so residents could move easily along with a greater sense of belonging, community, and security, which are needed to maintain a higher level of well-being and a sense of personal freedom. The Oaks of Braselton provides the highest level of care for the residents, who are either still independent or requiring differing levels of assistance.

Pointedly placed windows allow natural outside light to drift into the living areas. They also provide access to exterior spaces bringing outside views to interior public areas. The tastefully decorated homes and landscaped grounds provide a community that residents can feel and call their own. The project is designed with sustainable features: responsible landscape planning, high performance, low energy and water usage, and energy saving spray foam insulation.

The Oaks Senior Living, who is the family owned operator of the facility, has been serving the South’s senior living community since 1998. This Braselton, Georgia, location is the latest facility in a line of successful senior living communities for this company.

“We are committed to serving with faith, knowledge, compassion, and love,” says company president Nelson Salabarria. “To achieve this mission, we strive to create an environment that promotes physical, social, and spiritual well-being. The design team at CDH Partners helped us achieve this goal. Our personal commitment to dignified senior living combined with CDH’s commitment to design excellence has produced a facility that contains well-planned spaces that are open and spacious. This is a state-of-the-art facility that is aesthetically pleasing and highly functional.”

Product Information
Siding: HardiPanel®
Asphalt Shingles: Atlas Roofing
Simulated Stone: Centurion
Windows: Silver Line® by Andersen Windows
Lighting: Progress
The Oaks at Braselton, a Senior Living Community

**Architect**
CDH Partners
675 Tower Road, Marietta, GA 30060
www.cdhpartners.com

**Project Team**

**Structural Engineer:**
Nannis & Associates, Inc.
505 East Main Street, Buford, GA 30518

**General Contractor & Cost Estimator:**
Oaks Development & Construction, LLC
327 Dahlonega Street, #201B, Cumming, GA 30040

**Mechanical & Electrical Engineer:**
Engineering Design Technologies, Inc.
1705 Enterprise Way, #200, Marietta, GA 30067

**Landscape Architect:**
Mondo Land Planning + Design, LLC
425 Oak Street, NW, Gainesville, GA 30501

**Project General Description**

**Location:** Hoschton, Georgia

**Date Bid:** Apr 2011  **Construction Period:** May 2011 to Jan 2012

**Total Square Feet:** 57,601*  **Site:** 1.483 acres.

**Number of Buildings:** Two: Assisted Living & Memory Care

**Building Size:** Assisted Living, 36,388; Memory Care, 18,513; drop-off canopies, 2,700; total, 57,601* square feet.

**Building Height:** Assisted Living, 24'; Memory Care, 21'.

**Basic Construction Type:** New/Type V.

**Foundation:** Cast-in-place.

**Exterior Walls:** HardiPanel®, simulated stone.  **Roof:** Asphalt shingles.  **Floors:** Concrete.

**Interior Walls:** Wood stud drywall.

**DIVISION**  **COST**  **% OF**  **SQ.FT.**  **SPECIFICATIONS**

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**REGIONAL COST TRENDS**

This project, updated to April 2013 in the selected cities of the United States

**EASTERN U.S.**  **CENTRAL U.S.**  **WESTERN U.S.**

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For more information on this project and similar projects visit www.dcdarchives.com

**UPDAtED ESTI[MATE TO APRIL 2013: $83.90 PER SQUARE FOOT**

* These calculations are based on covered areas divided in half, giving the total square footage to calculate from of 56,251 (covered drop-off canopies, 2,700) according to AIA document D-101.