

# Desales Flats

## Cincinnati, OH



Desales Flats was the first apartment community built to LEED standards in the City of Cincinnati and exemplifies Bayer Becker’s ability to provide urban design in a limited space. The three building, 76 unit complex is bordered on all sides by existing development, so there was little room for error. In addition to the units themselves, utilities and parking had to be included in our design, further crowding the space. Utilizing a constructability review process our project team was able to successfully coordinate design with construction to achieve our client’s goals.

The grading transitions throughout the site were another issue that had to be dealt with. Our field crews provided surveys utilizing the latest technology that provided a clear picture of the project site. That field data enabled our project managers and civil engineers to design a useable site that fits with the existing topography, ensuring the site’s grading would be a non factor. Finally, Bayer Becker’s relationship with the client and our knowledge of the City of Cincinnati’s regulations and processes was an important ingredient to the project’s success. The bottom line is a project that helps provide a new beginning for an older portion of the City of Cincinnati.



Project Stats	
Client:	Towne Properties
Location:	Cincinnati, OH
Year:	2008
Market:	<a href="#">Urban</a>
Project Size:	67720.00 sq ft - Building Pad

### Services Provided:

#### SURVEYING SERVICES

Boundary Surveys  
Construction Layout & Staking  
Location Surveys  
Topographic Surveys

#### CIVIL ENGINEERING SERVICES

Erosion Control Planning, Permitting & Inspection  
Grading & Earthwork Analysis  
Storm Water Collection System  
Storm Water Control Facilities  
Storm Water Pollution Prevention Plans