



Primera Terra

Client
KB Home

Location
Playa Vista, CA

Use
Market Rate Condominiums

Facts

- Density - 44.4 DU/AC
- Area - 1.17 AC
- Plans - 965-1,504 SF
- Units - 52 DU
- Parking Provided - 117 Stalls
- LEED for Homes Platinum



Awards

2013 The Nationals

- Gold Award

2012 Professional Builder Design Awards

- Platinum Award Winner

2012 MFE Awards

- Award Winner

2012 NAHB Pillars of the Industry Awards

- Two Award Winners

2012 Gold Nugget Awards

- Two Merit Awards

2012 EcoHome Design Awards

- Grand Award

2012 NAHB-BALA Awards

- Platinum Award

2011 SoCal Awards

- Award Winner & Award Finalist

2011 USGBC LEED For Homes

- Award Winner

2011 ENR California

- Award Winner



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Primera Terra is a LEED Platinum Certified residential community that is located at the eastern most portion of Phase I in the greater Playa Vista community. Primera Terra was a redesign to reposition this infill property to address today's challenging economic climate, reducing construction costs while increasing marketability of smaller home sizes. KTGy created a design solution for 52 luxury condominium homes built atop an existing subterranean garage, going from 4 and 5 stories down to 3 stories, without losing units or total bedrooms and minimizing new slab penetrations. Incorporating a wood floor system at the ground floor allowed existing slab penetrations to remain without introducing new ones and shop fabricating the walls and floor trusses streamlined construction. The neighborhood design organizes homes around a central courtyard that provides intimate 'outdoor rooms' for residents to relax and reflect. It features a linear fountain with stainless steel scupper, an outdoor dining room with bbqs, a conversation terrace with an outdoor fireplace, a common bicycle storage room and a community vegetable and fruit garden for residents to utilize. A 'Living Green Wall' is incorporated to provide an emphasis to the landscape and an identity to the neighborhood. The 3-story building relates well with surrounding neighborhood, providing private patios to activate public streets and articulated facades to create a strong urban edge.



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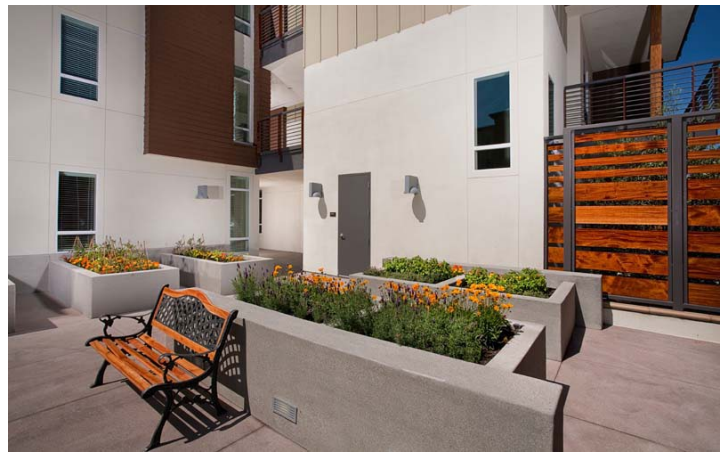


Site Plan Amenities

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| <p>1 Project Entry</p> <ul style="list-style-type: none"> • “Living “ green wall • Pottery on cobble base • Decorative paving | <p>2 Entry Courtyard</p> <ul style="list-style-type: none"> • Fountain • Large pottery with patio trees on cobble base • Outdoor furniture • Decorative paving • Mailbox kiosk | <p>3 Conversation Terrace</p> <ul style="list-style-type: none"> • Outdoor fireplace • Outdoor furniture • Decorative metal screen on low wall with uplights | <p>4 Dining Terrace</p> <ul style="list-style-type: none"> • Barbecue • Festival lighting • Outdoor furniture • Decorative metal screen | <p>5 Community Garden</p> <ul style="list-style-type: none"> • Raised • Trash and recycling enclosure • Tool storage shed • Metal trellis for vertical gardening | <p>6 Paseo</p> |
|---|--|--|--|---|-----------------------|



“Living” Green Wall



Community Garden