

TOWNHOMES & FLATS

Encouraging Home
Ownership



THOUGHT
DESIGN
INSPIRATION
ARCHITECTURE
PLANNING





Encouraging Home Ownership

Architectural townhomes and flats offer appealing options for home ownership in desirable neighborhoods. Fee-simple small lots and attached condominiums provide the opportunity for attainable, newly constructed, for-sale homes. High-quality architecture planned for connection with great communities entices the buyer. Dense communities are often walkable and located near to shopping, dining, and public transportation, making them appealing to first-time and move-down home buyers alike. Collaborating with clients, KTG Architecture + Planning has a track record of successfully bringing to market for-sale townhomes and flats that offer open, spacious living and innovative solutions for smaller spaces.

Architecture that Entices Buyers



CASE STUDY

Warm Springs

FREMONT, CA

110.9-ACRE MASTER PLAN COMMUNITY

PROJECT TEAM

LENNAR

TOLL BROTHERS

EDEN HOUSING

GATES & ASSOCIATES



This new neighborhood prioritizes sustainable and healthy design, encouraging walkability and community engagement.



TYOLOGY

Planning | Master Planning
Transit-Oriented Development

FACTS

Land Use: Stacked Flats,
Townhomes, Wrap, Podium,
Office & Convention, Retail &
Entertainment, Park

Density: 37.9 du/ac

Number of Units: 2,606 du

Office | Convention | Retail |

Entertainment: 703,270 sq. ft.

School: 5 ac

Park: 4 ac

Site Area: 110.9 ac



New communities planned around the new BART station at Warm Springs, Innovation and Metro Crossings, advance the city of Fremont's vision for a vibrant, mixed-use neighborhood that connects easily to the greater Bay Area.





Warm Springs

Master Plan

When fully realized:

Residential Units: 2,200
(for-rent, for-sale, affordable)

Elementary School: 5 ac

Urban Park: 4 ac

Commercial and Office: 700,000 sq. ft.

R&D Space: 685,000 sq. ft.



1 For-Sale Phase I at Warm Springs
Multifamily
Lennar Multifamily



4-Story Townhomes



3-Story Rowtowns



4-Story Stacked Flats



4-Story Stacked Flats

2 For-Sale Phase II at Warm Springs
Multifamily
Lennar Multifamily



4-Story Stacked Flats



4-Story Townhomes



3-Story Rowtowns

3 For-Sale Phase III at Warm Springs
Multifamily
Lennar Multifamily



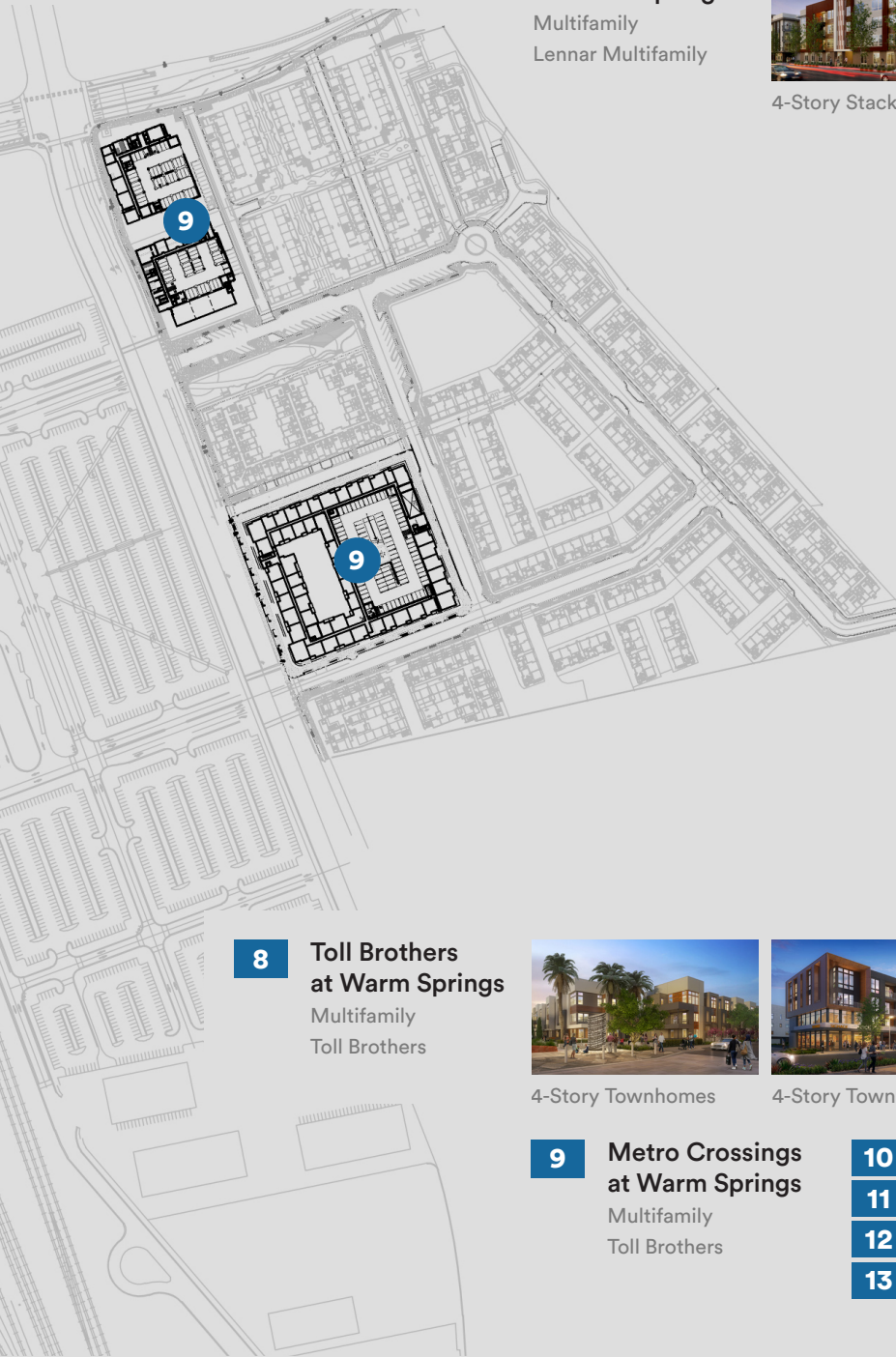
4-Story Stacked Flats



4-Story Townhomes



3-Story Rowtowns



4 Movement (Aya) at Warm Springs
Multifamily
Lennar Multifamily



4-Story Stacked Flats

5 Retreat at Warm Springs
Multifamily
Lennar Multifamily



4-Story Stacked Flats

6 Tech at Warm Springs
Multifamily
Lennar Multifamily



4-Story Stacked Flats

7 Innovia at Warm Springs
Affordable
Eden Housing



4-Story Stacked Flats

8 Toll Brothers at Warm Springs
Multifamily
Toll Brothers



4-Story Townhomes



4-Story Townhomes



3-Story Rowtowns



4-Story Stacked Flats

9 Metro Crossings at Warm Springs
Multifamily
Toll Brothers

10 REC CENTER

11 SCHOOL

12 BART STATION PLAZA

13 BART STATION

14 URBAN PLAZA

15 PARK

16 TESLA MOTORS



MANHATTANS AT WARM SPRINGS

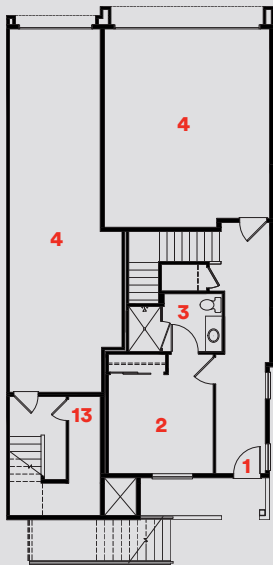
For-Sale Phase I at Warm Springs

PLAN 1 & 2

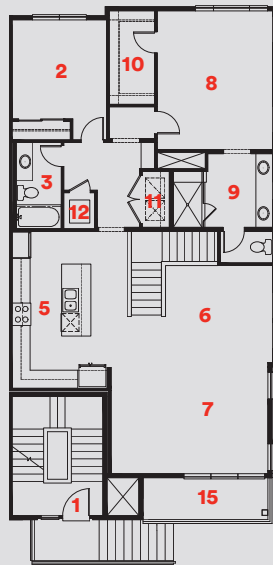
Plan 1
1,777 sq.ft.
3 Bedrooms
3 Baths

Plan 2
2,170 sq.ft.
3 Bedrooms
3 Baths

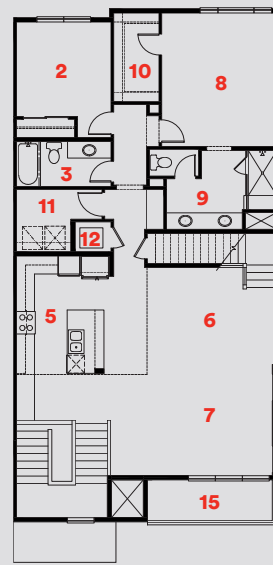
- 1 ENTRY
- 2 BEDROOM
- 3 BATHROOM
- 4 GARAGE
- 5 KITCHEN
- 6 DINING ROOM
- 7 LIVING ROOM
- 8 MASTER BEDROOM
- 9 MASTER BATHROOM
- 10 WALK-IN CLOSET
- 11 LAUNDRY
- 12 MECHANICAL
- 13 COAT/STORAGE
- 14 RETREAT
- 15 DECK
- 16 OPEN TO BELOW



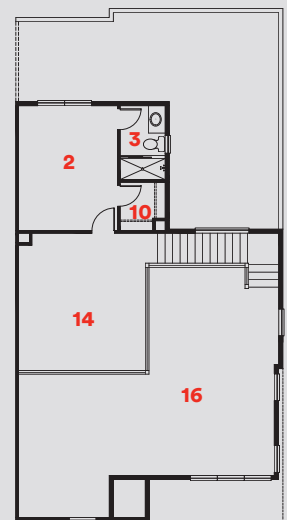
PLAN 1
FIRST FLOOR



PLAN 1
SECOND FLOOR



PLAN 2
THIRD FLOOR



PLAN 2
FOURTH FLOOR

THE JUNE STREET COLLECTION

HOLLYWOOD, CA
CANFIELD DEVELOPMENT

TYOLOGY

Small Lot Single-Family Detached

FACTS

Density: 23 du/ac

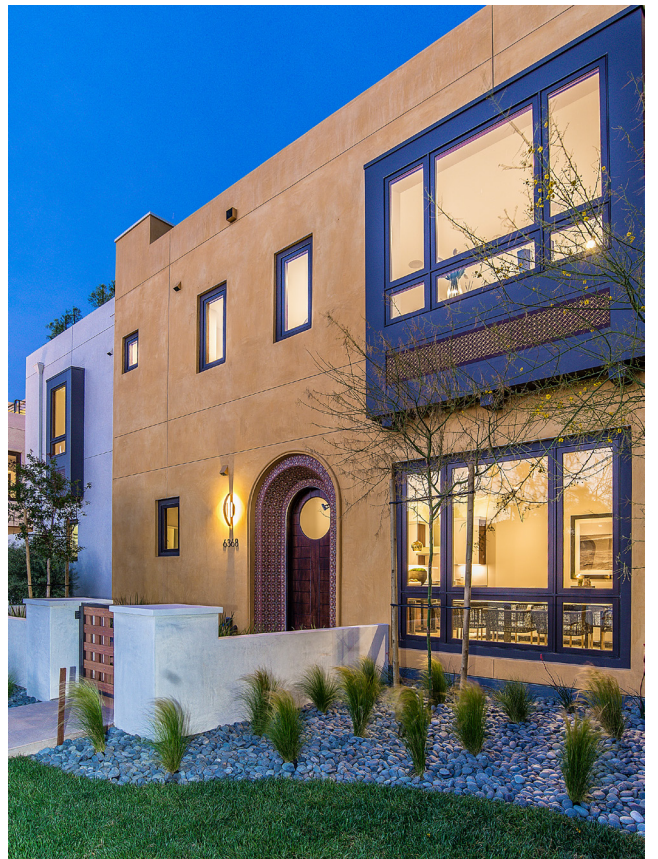
Unit Plan Sizes: 1,887 - 2,255 sq. ft.

Number of Homes: 10 du

Site Area: 0.43 ac



Photography: Shooting LA



2901 EISENHOWER AVENUE

ALEXANDRIA, VA
TOLL BROTHERS



TYOLOGY

Townhomes

FACTS

Number of Units: 67 du

Number of Stories: 4

Construction Type: V

Contemporary architectural townhomes contribute to the transit-oriented mix of uses in a rapidly growing neighborhood.



LOCALE @ STATE STREET

FREMONT, CA

SARES REGIS GROUP & SUMMERHILL HOMES



TYOLOGY

Mixed-Use Podium
Flats | Rowhomes | Retail

FACTS

Density: 35.8 du/ac
Unit Plan Sizes: 714 - 2,206 sq. ft. Flats,
1,411 - 2,001 sq. ft. Rowhomes
Number of Units: 81 du Flats,
76 du Rowhomes
Site Area: 6 ac
Retail: 21,000 sq. ft.
Parking: 409 spaces





TYOLOGY

Planning | Infill

SERVICES

Master Planning
Urban Design

FACTS

Land Use: Urban Infill Master Plan,
Selected Communities, Clubhouse

Density: 20 - 199 du/ac

Net Density: 50 du/ac

Number of Units: 1,380 du

Retail/Commercial: 109,700 sq. ft.

Site Area: 42.76 ac

CASE STUDY

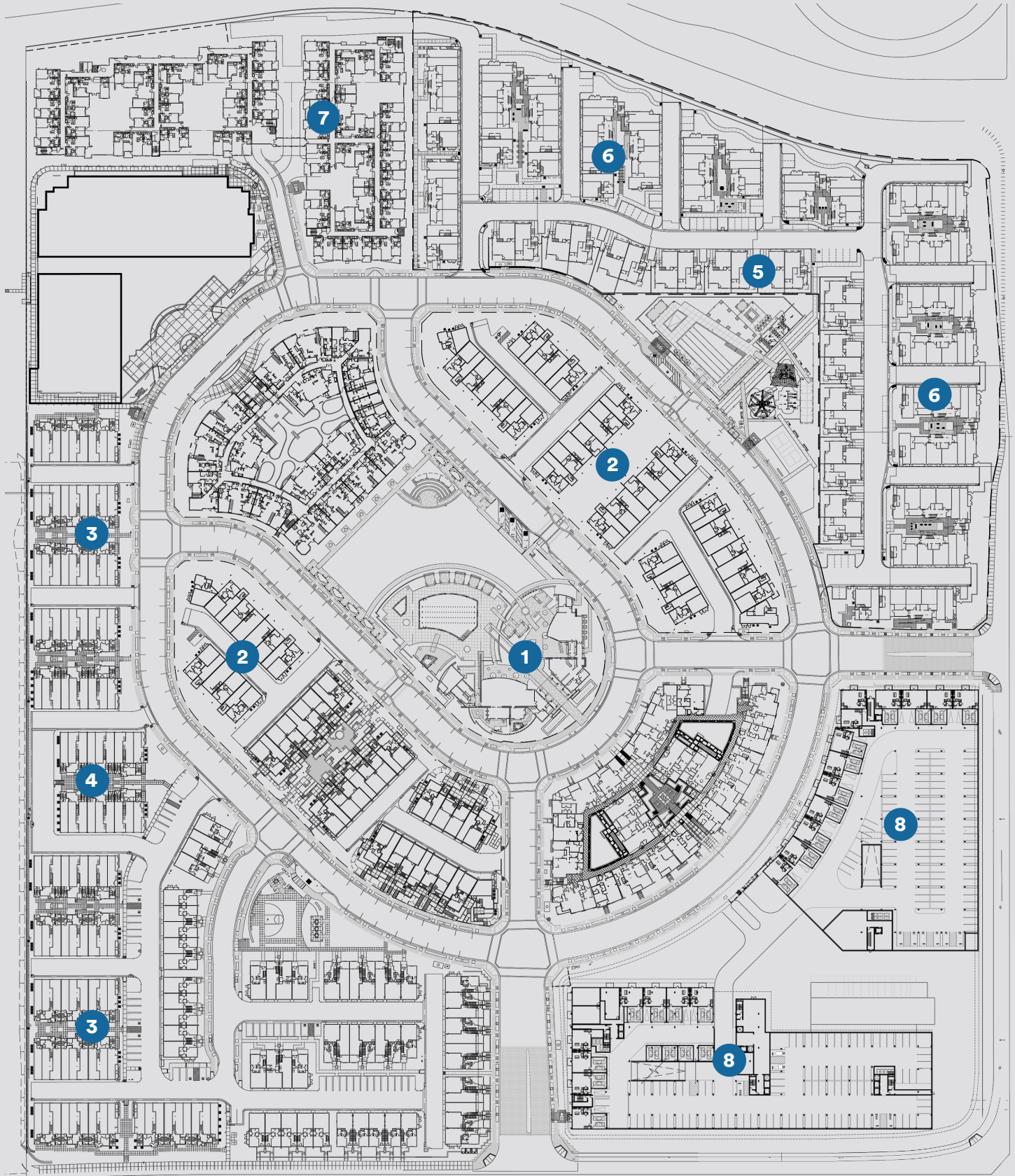
Central Park West Masterplan

IRVINE, CA

42.76-ACRE MASTER PLAN COMMUNITY

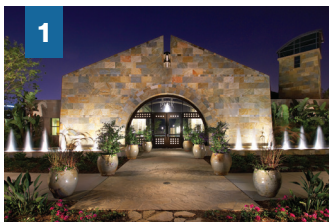
LENNAR MULTIFAMILY







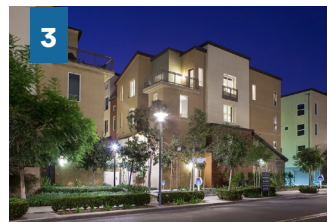
Central Park West is a dense master planned community with eight uniquely designed neighborhoods of modern townhomes, condominiums and flats. The central axis combines narrow loop streets, detached sidewalks and pedestrian paseos that link to a two-and-a-half acre central park and three city-style parks.



1
**The Club
 at Central Park West**
 Clubhouse



2
**Manhattans
 at Central Park West**
 4-Story Townhomes



3
**Madison
 at Central Park West**
 4-Story Townhomes



4
**Maxfield
 at Central Park West**
 4-Story Townhomes



5
**Rockefeller
 at Central Park West**
 3-Story Paired Homes



6
**Tribeca
 at Central Park West**
 4-Story Townhomes | Flats

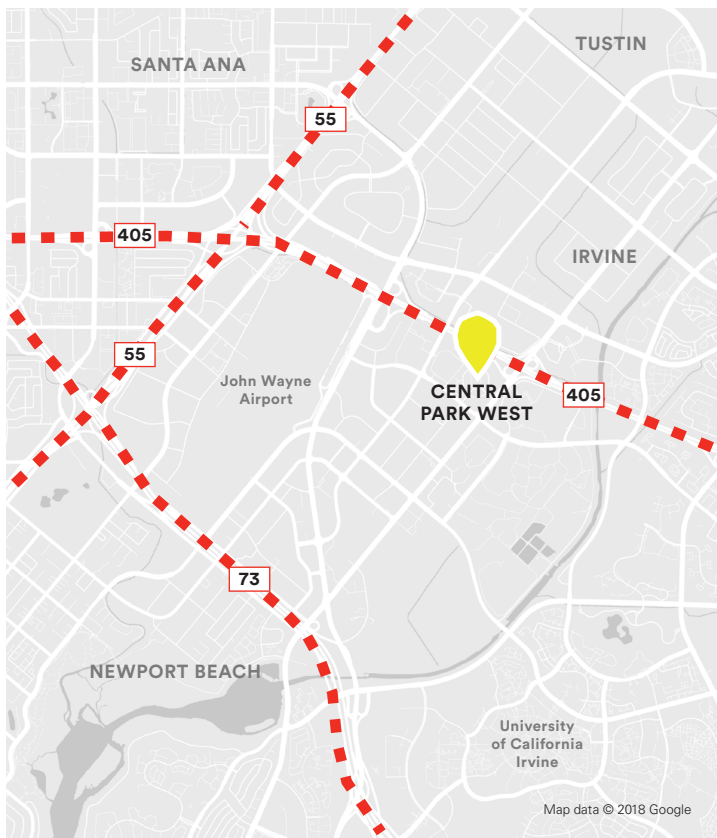


7
**Hudson
 at Central Park West**
 5-Story Condos



8
**The Bowery
 (Conceptual Design)**
 12 & 14-Story Mixed-Use Condos

* All other architecture done by other firms.



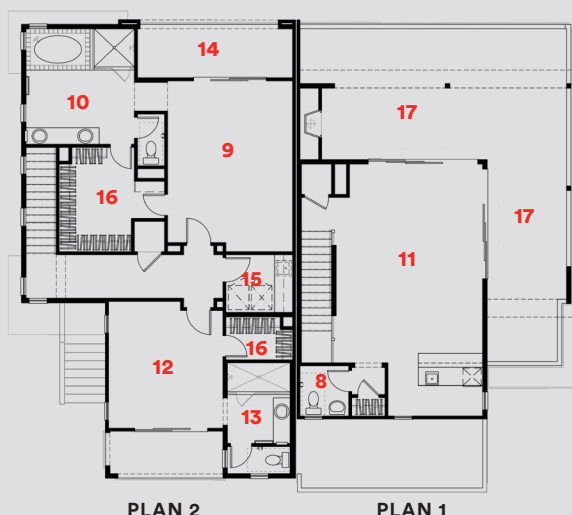
Photography: Jeffrey Aron

ROCKEFELLER AT CENTRAL PARK WEST

PLAN 1 & 2

Plan 1
2,496 sq. ft.
2 Bedrooms
2 Baths
2 Half Baths

Plan 2
2,594 sq. ft.
3 Bedrooms
3.5 Baths



THIRD FLOOR



SECOND FLOOR



FIRST FLOOR

- 1 ENTRY
- 2 GARAGE
- 3 KITCHEN
- 4 LIVING ROOM
- 5 DINING ROOM
- 6 COVERED PATIO
- 7 PANTRY
- 8 POWDER
- 9 MASTER BEDROOM
- 10 MASTER BATHROOM
- 11 LOFT
- 12 BEDROOM
- 13 BATHROOM
- 14 COVERED DECK
- 15 LAUNDRY
- 16 WALK-IN CLOSET
- 17 ROOF DECK
- 18 EXTRA STORAGE

LATITUDES AT SILVERLAKE

LOS ANGELES, CA
LATERRA DEVELOPMENT

TYOLOGY

Townhomes

FACTS

Density: 21 du/ac

Unit Plan Sizes: 1,300 - 1,900 sq. ft.

Number of Units: 63 du

Site Area: 2.9 ac

Number of Stories: 3

Parking: 142 spaces (2.25 sp./unit)

507

Photography: Chet Frohlich

New infill construction adds residential to a highly desirable neighborhood, located near to employment, the arts, restaurants and coffee shops.



METROPOLITAN AT BOULEVARD ONE

DENVER, CO
METROPOLITAN HOMES



TYOLOGY

Condominiums

Podium

FACTS

Density: 57 du/ac

Unit Plan Sizes: 988 - 1,495 sq. ft.

Number of Units: 102 du

Site Area: 1.78 ac

Number of Stories: 3

Parking: 212 spaces

At the redevelopment of the former Lowry Air Force Base, for-sale flats with modern architectural details are designed with empty nesters in mind.



CASE STUDY

The Brownstones AT CHEVY CHASE LAKE

CHEVY CHASE, MD
EYA

TYOLOGY

Townhomes


FACTS

Unit Plan Sizes: 1,638 - 3,134 sq. ft.

Number of Units: 62 du

Number of Stories: 4

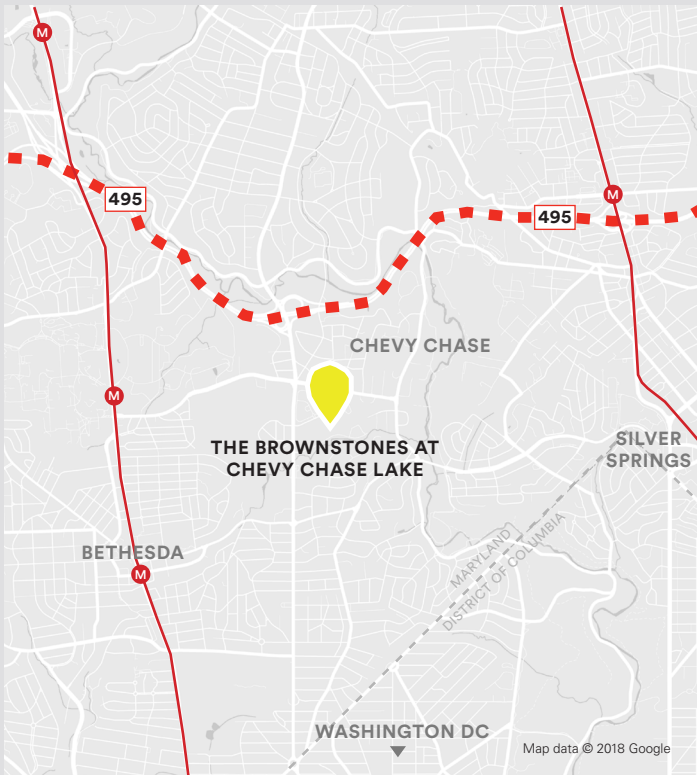
Certification: Smart City Living



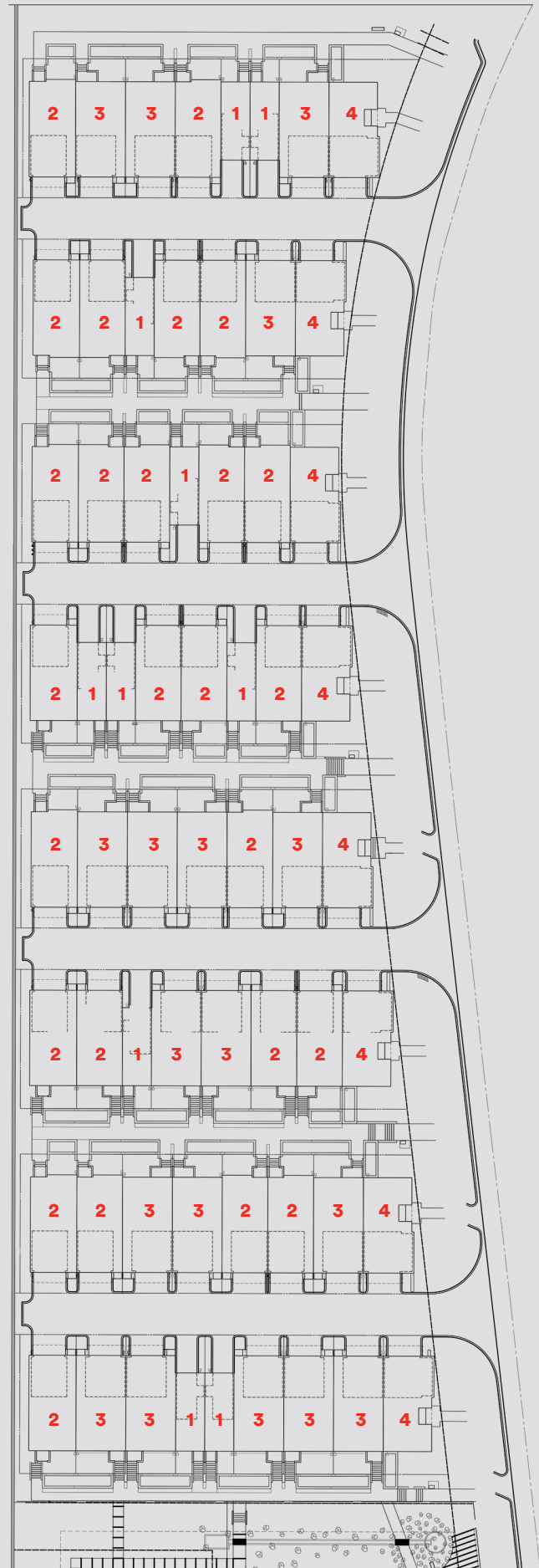
Spacious 3,000-square-foot townhomes have brick exteriors, cast-stone accents, oversized windows, 9'6" ceilings, rooftop terraces and master suites at the ground floor.

SITE PLAN

- 1 PLAN A
- 2 PLAN B
- 3 PLAN C
- 4 PLAN D



Located in a walkable area near trails, shopping and the future Purple Line metro stop, The Brownstones at Chevy Chase Lake add modern living to an established neighborhood.

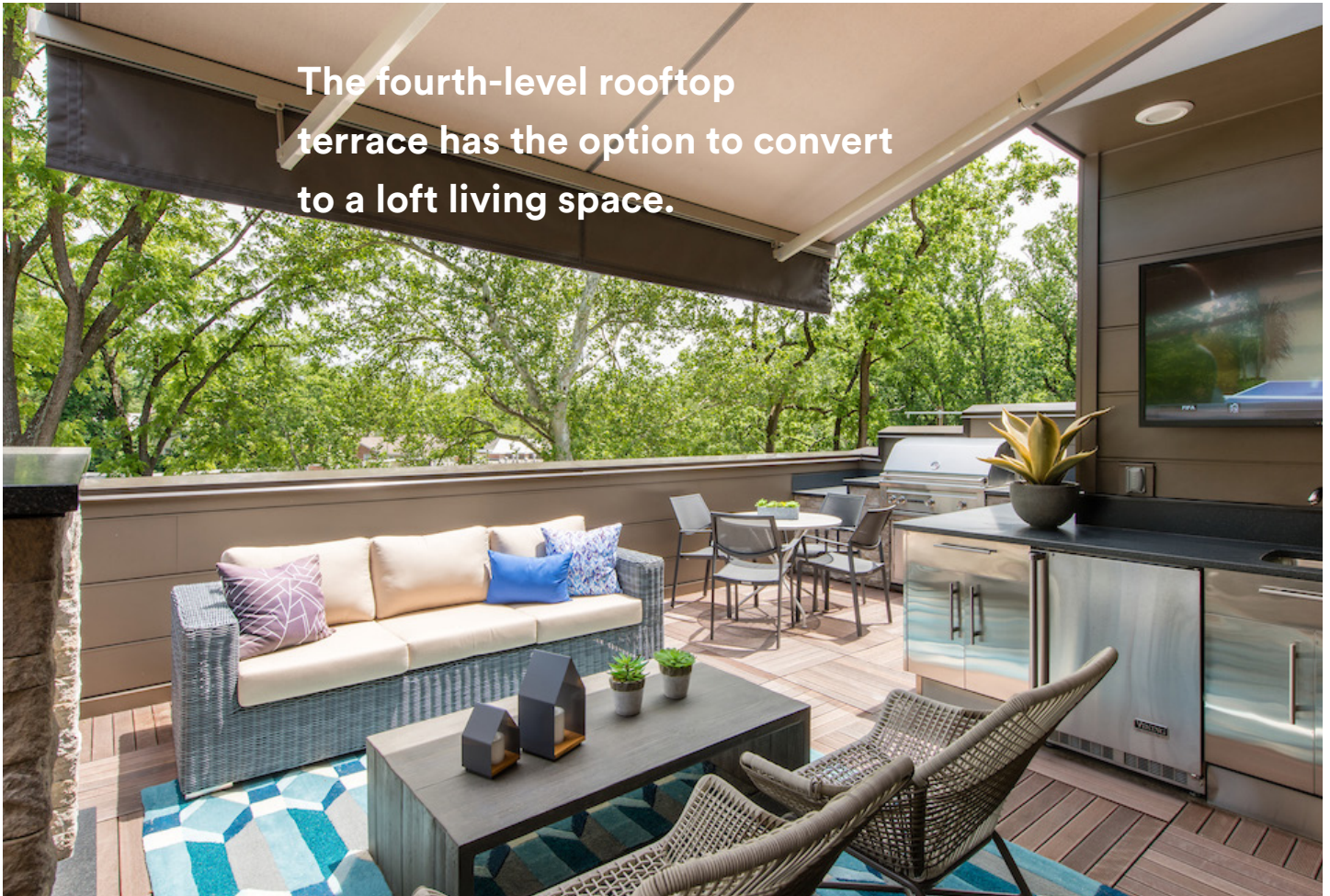


Photography: Opposite - John Cole

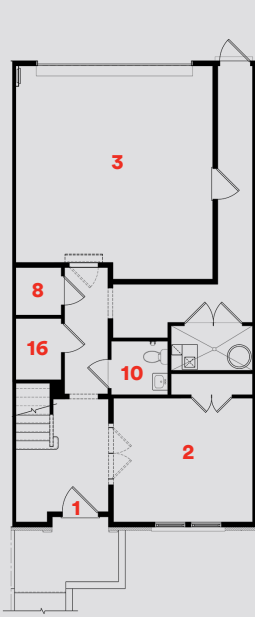




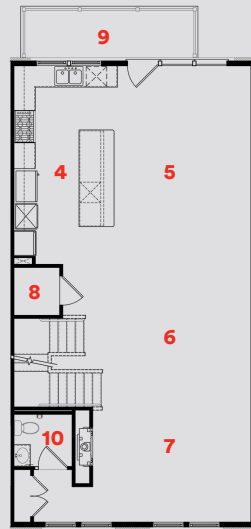
The fourth-level rooftop terrace has the option to convert to a loft living space.



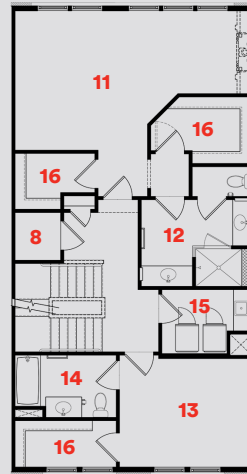
Photography - John Cole, Opposite - Benjamin C Tankersley & John Cole



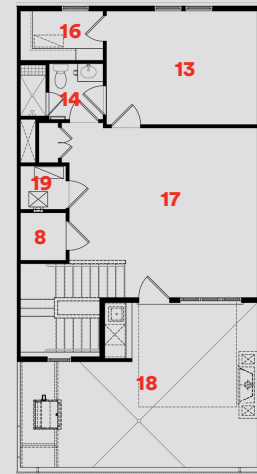
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



ROOF PLAN

UNIT C

3,134 sq. ft.
4 Bedrooms
4 Baths

- 1 ENTRY
- 2 STUDY
- 3 GARAGE
- 4 KITCHEN
- 5 FAMILY ROOM
- 6 DINING ROOM
- 7 LIVING ROOM
- 8 ELEVATOR
- 9 DECK
- 10 POWDER
- 11 MASTER BEDROOM
- 12 MASTER BATHROOM
- 13 BEDROOM
- 14 BATHROOM
- 15 LAUNDRY
- 16 WALK-IN CLOSET
- 17 LOFT
- 18 ROOF TERRACE
- 19 MECHANICAL

All floors are accessible by elevator.



PERCH

DUBLIN, CA
TRUMARK HOMES

TYOLOGY

For-Sale Townhomes

FACTS

Density: 22 du/ac

Unit Plan Sizes: 1,521 - 1,758 sq. ft.

Number of Units: 60 du

Site Area: 2.72 ac

Number of Stories: 3

Parking: 156 spaces (2.6 sp./unit)

Each townhome has a private entry, second-floor living spaces flooded with natural light, master suites and secondary bedrooms planned for flexibility of use. All units have private roof decks with enclosed access stairs that double as a separation from the neighboring unit's roof deck.



Photography: Christopher Mayer & Russell Abraham



THE E.R.B.

LOS ANGELES, CA
WARMINGTON RESIDENTIAL



TYOLOGY

Small Lot Single-Family Detached
Mixed Use

FACTS

Density: 25.3 du/ac

Unit Plan Sizes: 1,800 - 2,500 sq. ft.

Number of Homes: 45 du

Site Area: 1.78 ac

Retail: 470 sq. ft.

Small-lot homes with ground-floor retail create a mixed-use enclave that both engages and invigorates the community.



CASE STUDY

CLEO

at Playa Vista

PLAYA VISTA, CA
BROOKFIELD RESIDENTIAL

TYOLOGY

For-Sale Stacked Flats

FACTS

Density: 21 du/ac


Unit Plan Sizes: 2,000 - 2,700 sq. ft.

Number of Units: 39 du

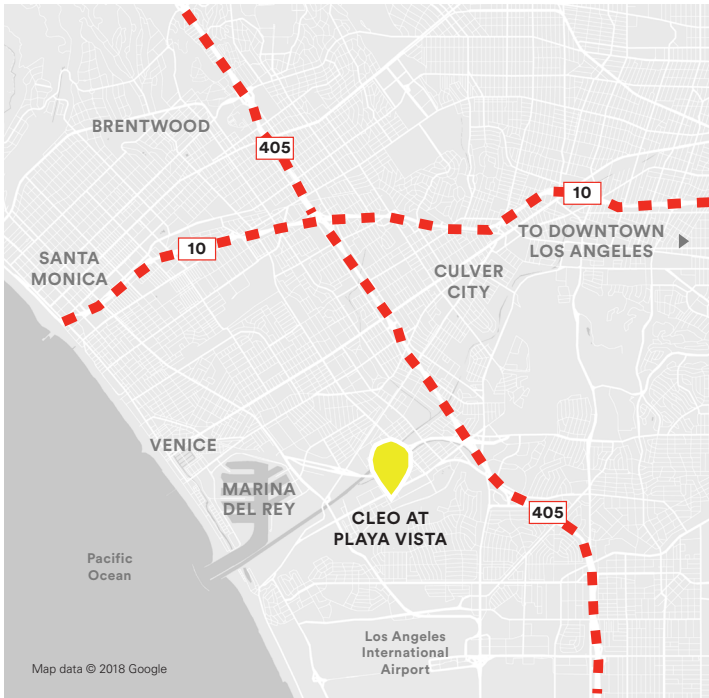
Site Area: 1.85 ac

Number of Stories: 4

Parking: 78 spaces (2 sp./unit)

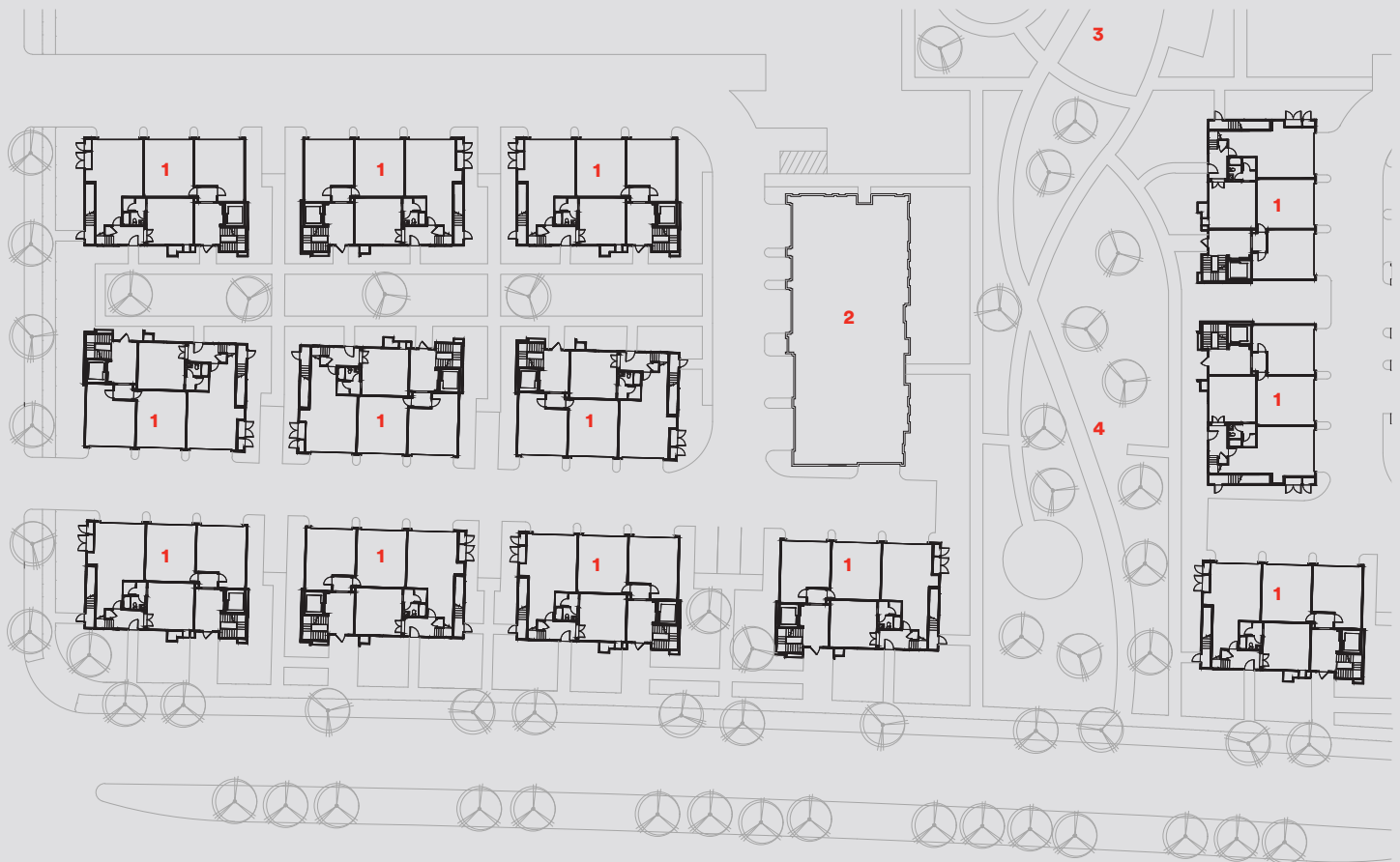
A photograph of a modern multi-story residential building, likely a townhome or flat development. The building features a mix of materials, including dark grey panels with a grid pattern and white sections. Large windows and balconies are visible. In the foreground, a tall palm tree stands prominently, its trunk illuminated from below. The sky is a clear, deep blue. The overall scene is well-lit, suggesting late afternoon or early evening.

**Stacked flats feel like
home with expansive great
rooms, floor-to-ceiling windows
and private patios.**



SITE PLAN

- 1** CLEO AT PLAYA VISTA **3** RUNWAY PARK
- 2** MASON AT PLAYA VISTA **4** THE LAWN



Photography: Christopher Mayer, Opposite - Top - Chang Kyun Kim & Bottom - Christopher Mayer

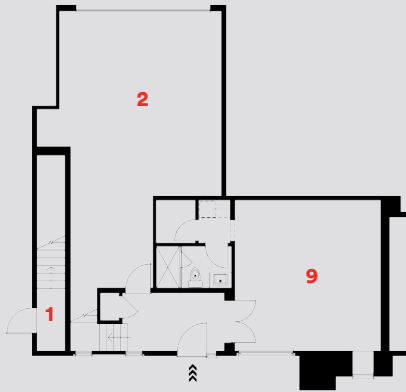
Garages and street-level entries combine with a walkable setting to accommodate bicycles, cars and surfboards in a way that is not usually associated with density.



RESIDENCES 1, 2 & 3

2,000 - 2,700 sq. ft.
3 - 4 Bedrooms
2.5 - 3.5 Baths

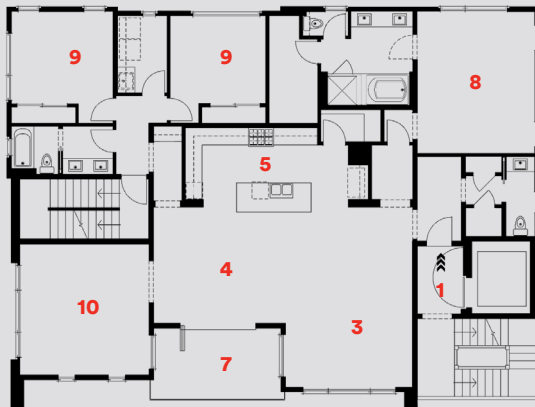
- 1 ENTRY
- 2 GARAGE
- 3 LIVING
- 4 DINING
- 5 KITCHEN
- 6 GREAT ROOM
- 7 DECK
- 8 MASTER
- 9 BEDROOM
- 10 FLEX/OFFICE/STUDY



RESIDENCE 3: FIRST FLOOR



RESIDENCE 3: SECOND FLOOR



RESIDENCE 2: THIRD FLOOR



RESIDENCE 1: FOURTH FLOOR



Well-placed balconies and extensive glazing maximize views and welcome in ocean breezes.



KTGY

Architecture + Planning

In 1991, KTG's founders shared a common belief in creating a firm that would perpetuate its success by investing in superior, productive staff members, with positive attitudes and encouraging a team philosophy. This philosophy fosters an environment of support, training, listening and artistry, and attracts the best and brightest young people and retains some of architecture's top professionals.

Our Vision

To move the discourse of architecture forward by continuously searching for better.

Today, KTG Architecture + Planning is an international award-winning full-service architecture and planning firm delivering innovation, artistry and attention to detail across multiple offices and studios, ensuring that clients and communities get the best the firm has to offer no matter the building type or location.

KTG's architects and planners combine big picture opportunities, leading-edge sustainable practices and impeccable design standards to help create developments of enduring value.





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- Oakland
- Pune
- Tysons

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