

RETRO

HOME SERIES



2520 SQ FT



2 CAR GARAGE



SINGLE STORY



3 BEDROOMS



3 FULL BATHROOMS



1 HALF BATHROOM



INTRODUCING

RETRO

2000

Retro 2000 is the inaugural model in Platform's *Retro* series—modern prefab homes that channel mid-century optimism through 21st century building science. Highlights include:

- **Sun-soaked living** – generous glazing along the south and north walls fills the interior with daylight while deep roof overhangs temper summer heat.
- **Honest materials** – a palette of vertical cedar, corrugated metal, polished concrete and warm plywood celebrates straightforward construction.
- **Future-proof modules** – four 14-ft-wide modules can ship almost anywhere in California and snap together on site; additional modules can be added later for offices or ADU wings.
- **Energy intelligence** – high-performance envelope, heat-pump HVAC and a roof-ready PV zone aim for net-zero operation in Los Angeles.



SPACE PLAN

RETRO

2000

Retro 2000's 64 ft x 50 ft footprint wraps a south-facing patio, creating an indoor-outdoor "great room" where living, dining and kitchen flow together (416 sq ft living + 380 sq ft kitchen + 131 sq ft dining). The bedroom wing is secluded to the west and includes:

- Primary suite (188 sq ft bedroom + 117 sq ft bath + 45 sq ft walk-in)
- Two secondary bedrooms (124 sq ft and 158 sq ft) sharing a compartmentalized bath
- Powder room off the entry (17 sq ft) for guests

A 420 sq ft attached two-car garage connects through a mud/laundry zone (57 sq ft) for drop-and-wash convenience.



SPACE PLAN

RETRO

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The home's layout includes a private bedroom wing with a spacious master suite, complete with a walk-in closet and a modern en-suite bathroom. Two additional well-sized bedrooms offer comfort for family or guests, each with private, well-designed bathrooms.

One of the standout features of this design is its flexibility for future expansion. The layout has been thoughtfully arranged to allow for easy modifications, whether you're looking to add more living space, a home office, or additional bedrooms as your needs evolve over time.



SPECIFICATIONS

RETRO

2000

Construction: Steel moment-frame modules on insulated slab-on-grade or stem wall foundation; light-gauge metal infill walls with closed-cell foam insulation; ENERGY STAR® appliances; high-efficiency Low-E argon-filled windows and doors; fire-rated wall and floor assemblies; rainscreen cladding in thermally modified wood, composite, or Guardcrete® cementitious panels.

Category	Details	Category	Details
Ground floor	Open-plan living / dining / kitchen, entry gallery, powder, laundry, mechanical closet, split bedroom wing 3 bed, 3 bath + ½ bath	Area	Garage: 420 sq ft Basement: NA Second Floor: NA Ground Floor: 2,520 sq ft Total: 2,940 sq ft
Garage	2-car, direct interior access (420 sq ft)	Ceilings	9 ft 6 in throughout; vaulted in living zone
Outdoor spaces	564 sq ft paved patio + 140 sq ft covered porch for year-round dining	Master Bedroom	Floor-to-ceiling windows Spacious walk-in closet Freestanding bathtub Direct access to the terrace
Total heated area	2,520 sq ft single-story	Secondary Bedrooms	Dedicated bathrooms (ensuites) Built-in closet Floor-to-ceiling windows
Overall dimensions	64 ft W × 50 ft D (max)	HVAC Systems	High efficiency split-system heat pumps Multi-position, variable speed air handlers Energy-recovery ventilator (ERV) ENERGY STAR certified exhaust fans
Roof height	13 ft 4 in to ridge (4:12 pitch)	HERS Index	HERS® Index score from 0 to -10 depending on the climate zone.

FIRE RESISTANCE

RETRO

2000

Our homes are engineered with cutting-edge fire-resistant technology and energy efficiency, making them the better choice for wildfire-prone areas.

WILDLAND URBAN INTERFACE (WUI) COMPLIANCE



Non-Combustible Steel Frame Systems

Our homes eliminate wood framing entirely, reducing fire risks.



Active Fire Suppression Systems

Built-in sprinkler systems ensure rapid response in case of a fire.



Fire-Resistant Treated Wood Siding

Meets strict ASTM E84 or E2768 fire test compliance for flame spread and smoke development.



Ember-Resistant Vent Covers

Made from durable metal mesh with openings no larger than 1/8 inch to block ember infiltration.



Dual-Pane Tempered Glass Windows

Provides thermal insulation and impact resistance to protect against extreme heat.



Fire-Rated Exterior Doors

Available in 20-minute or 90-minute fire-rated designs for wood or metal doors.



Fireproof Skirting

Blocks embers from accessing the foundation and raised crawl spaces.

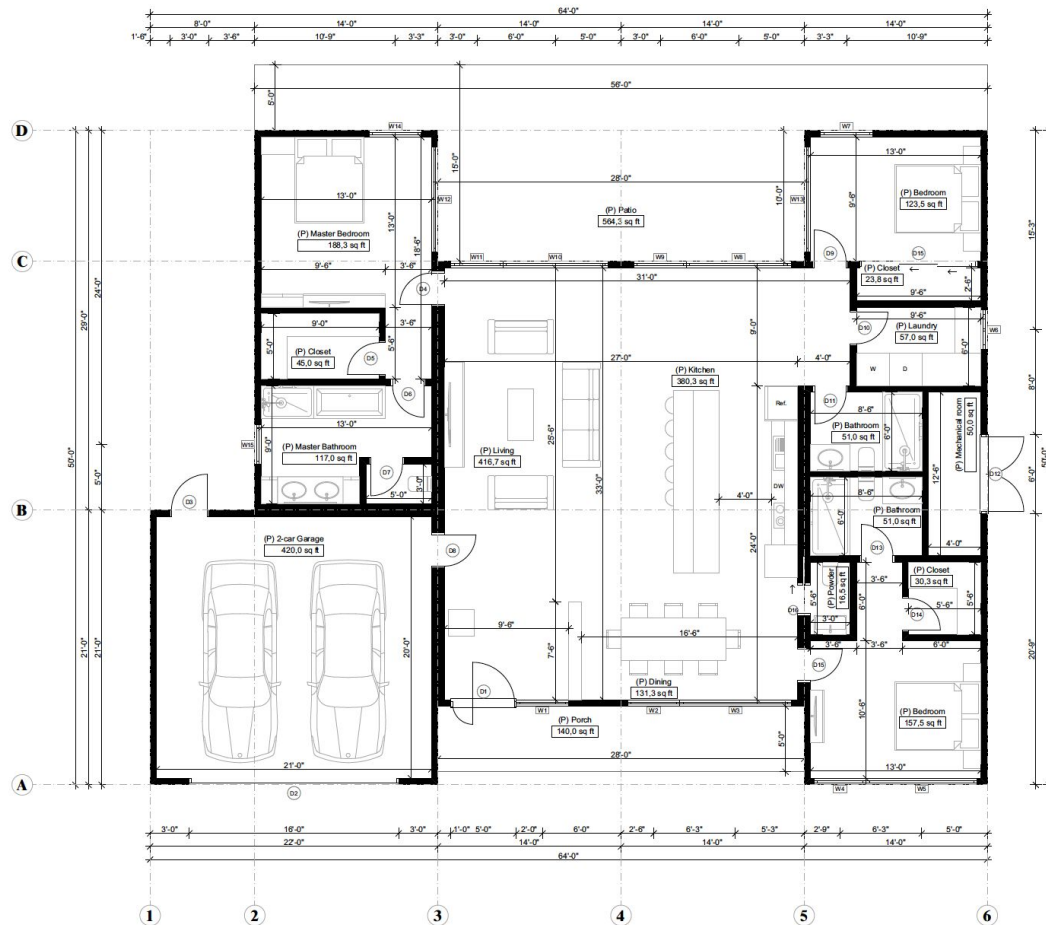


Fire-Rated Roofing

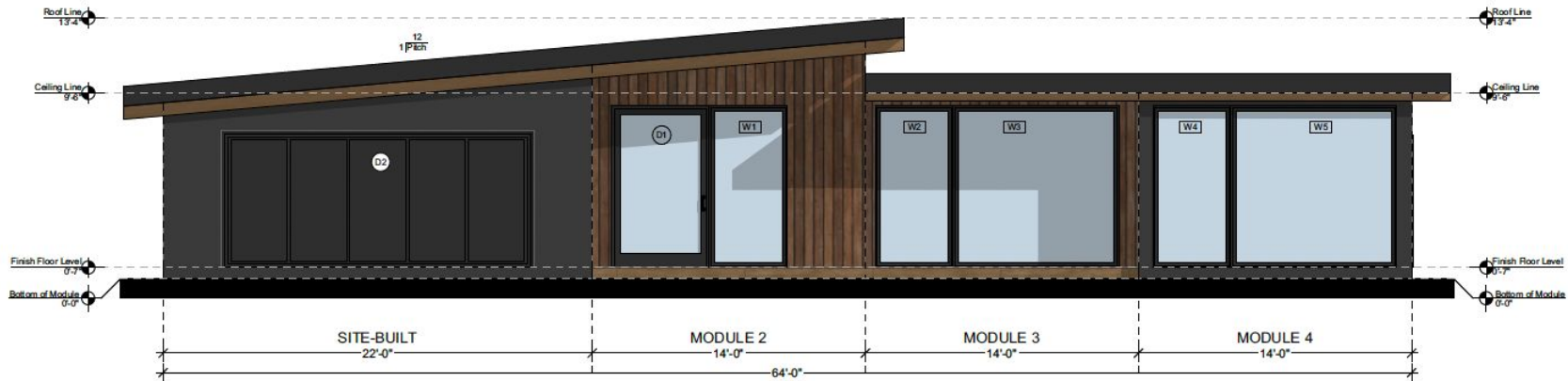
Our TPO roofs are classified as Class A fire-rated materials, which is the highest fire rating according to the UL 790 (Underwriters Laboratories) test.

RETRO

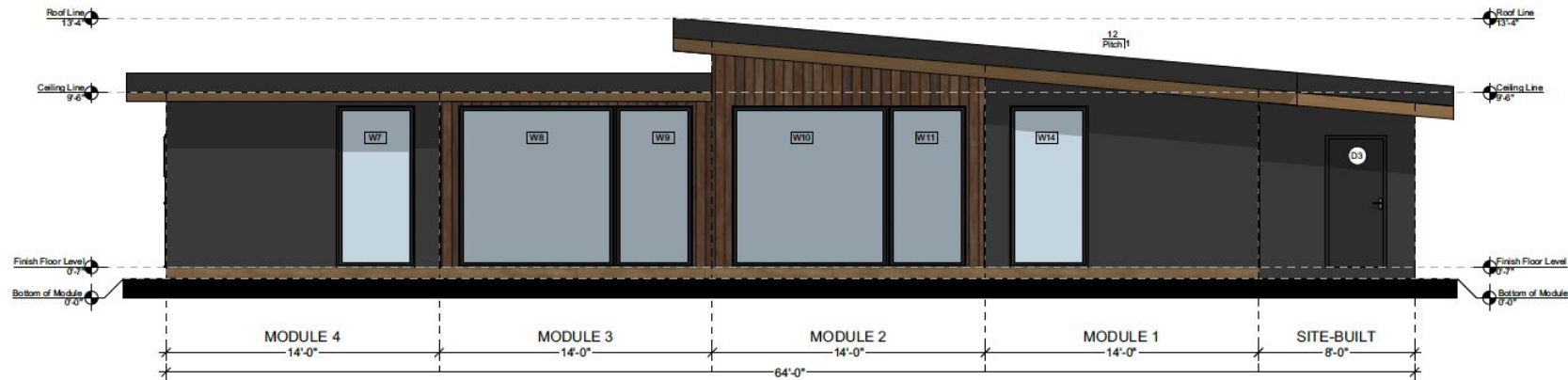
2000



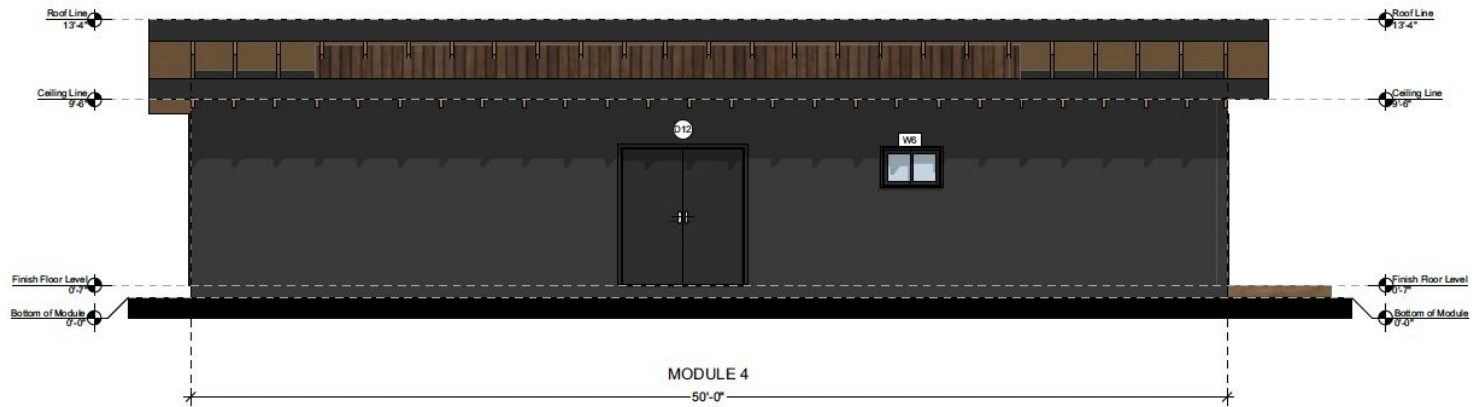
PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"
SFD AREA: 2,520 SF



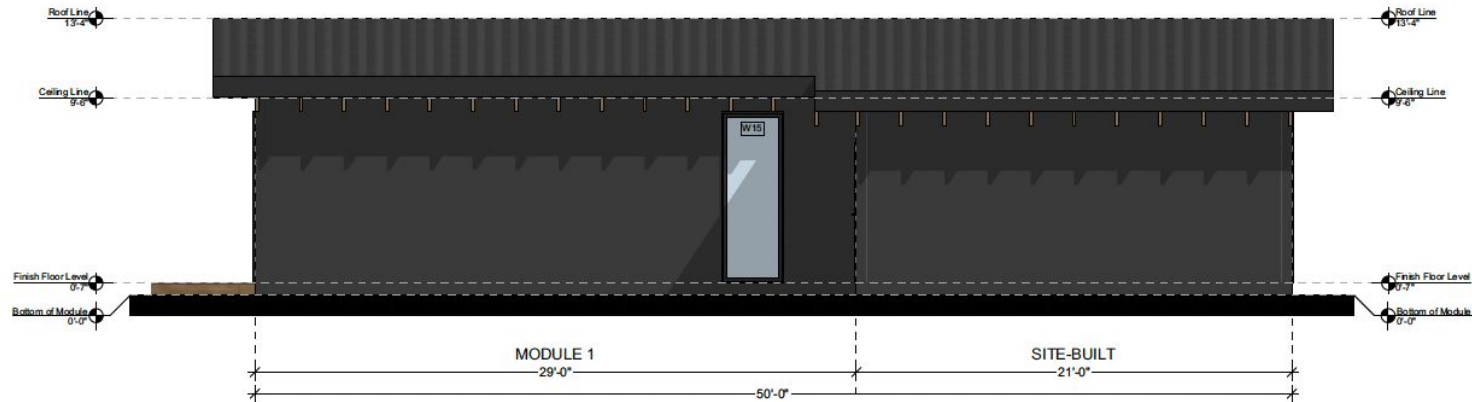
PROPOSED SOUTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED NORTH EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED EAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



PROPOSED WEST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

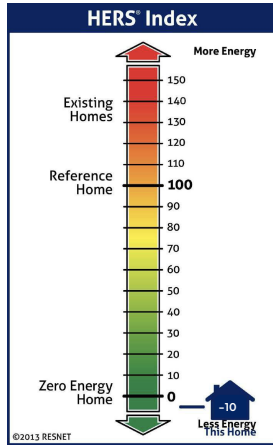
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What is the HERS® Index?

The HERS® Index measures a home's energy efficiency with a performance score: the lower the score, the better!

A score of 100 matches a typical new home, while 0 means the home produces as much energy as it uses, also known as a **net-zero home**.



Understanding your HERS® Index can help you save on energy bills, improve comfort, and boost your home's value while reducing its environmental impact.

For Los Angeles (DOE Climate Zone 3-B), **HERS®** modeling with enhanced envelope, renewable generation, and energy automation projects a **HERS Index of -10**—meaning **Retro 2000** produces more energy than it consumes on an annual basis. This performance classifies the home as *Net Zero Energy* and, in most cases, *Net Positive*.

Key performance upgrades included in this model:

- Closed-cell spray foam insulation in walls, roof, and floor assemblies for ultra-low air infiltration and superior R-values.
- Steel framing + MgO sheathing by Guardcrete® (walls, roof, and subfloors) for non-combustible, moisture- and mold-resistant construction.
- Thermally modified red oak cladding — WUI compliant for high-fire zones, sustainably sourced, and dimensionally stable.
- Full photovoltaic system sized to offset 100%+ of modeled annual consumption, with premium high-output panels.
- 2 x Tesla Powerwall batteries for 27 kWh of storage, providing backup power and peak-load shifting.
- Span® Smart Electrical Panel — automates load management for energy efficiency and resiliency.