



Sweet Pea Plan Package

pad

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Construction Shots: Lina Menard (nichedesignbuild.com)
Sweet Pea in POD49: Chris Tack (tackphoto.com)
Construction Details: Dee Williams (padtinyhouses.com)
Sweet Pea Interior Shots: Chris Tack (tackphoto.com)

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This design and plan is intended only for competent and knowledgeable builders. These plans assume general knowledge and skills, including but not limited to roofing, electrical, plumbing, and framing. These plans have not been approved by an architect or an engineer. If you are not an experienced builder, we recommend consulting with a licensed contractor prior to attempting to build a house from these plans. Contact your local building code officials to ensure you comply with local codes.

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In other words: **YOU THE BUILDER ASSUME ALL RISK AND RESPONSIBILITY IN THE BUILDING OF A TINY HOUSE FROM THESE PLANS.**

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Any matters arising out of or related to the plan materials shall be governed by Oregon law.

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The logo for Portland Alternative Dwellings (PAD) consists of the lowercase letters "pad" in a stylized, rounded, sans-serif font. The letters are black and positioned in the bottom right corner of the page.



Build Away, but Remember Flexibility is the Name of the Game

Thank you for purchasing Sweet Pea tiny house plans from Portland Alternative Dwellings (PAD). This plan package will support construction of a Sweet Pea, built atop a custom utility trailer. Please keep in mind the following challenges that you may face:

Trailer Variability

Different trailer manufacturers use different wheel well designs and different dimensional metal for the framing, so the trailer you pick up may differ from the plans. Also, metalworking isn't an exact science so your trailer may not be square, and it may not be exactly 16-feet long even if that's what you ordered. These aren't

big problems; you'll just need to be flexible. Modify the plans, and exercise good carpentry skills to fit your unique trailer.

We recommend communicating with your trailer manufacturer about the exact dimensions of your trailer and specifying that the trailer be built as specified in Go House Go! We also suggest requesting the opportunity to view (either in person or by photo) the wheel well style that will be used so you can plan ahead for your framing.

Additionally, it's a good idea to order your trailer with enough lead time that it will be ready a week or two before you plan to build. That way you can measure it and adjust your plans as necessary. If you need help adjusting your plans contact us and we can put you in touch with a design consultant.



Windows & Doors

While the plans specify certain rough openings for doors and windows, remember to remain flexible. We haven't specified name brands because we encourage you to make the best choices for your Sweet Pea, based on quality, cost, and availability. Modify the plans and exercise good carpentry skills to adjust the framing plan to accommodate the windows and doors *you* choose. Have your windows on-hand prior to framing so you can double-check rough openings (usually a quarter-inch on the sides and top). If you're ordering new windows or doors, remember it may take several weeks to get them. If you're using salvaged products, double check the condition of seals and jams to avoid future problems. Consider using double-paned windows to cut noise and heat loss.

Fixtures & Systems

The Sweet Pea plans illustrate the location and general dimensions of the tub, stove, toilet, on-demand hot water system and refrigerator, but we haven't specified name brands. Your unique wants and needs should dictate what type of fixtures and appliances you install. With this in mind, we haven't included an electrical plan or plumbing diagram. You'll need to follow the manufacturer's recommendations to connect appliances and gas, water, or electric systems. We recommend you work with a professional trades person to install these systems.

Climate Appropriate Building

The Sweet Pea plans show 2x4 rafters spaced 24-inches on center, which is suitable in an area with minimal snow loading. Consider using 2x6s to incorporate more insulation in colder climates. If you don't need more insulation but still may have a significant load on the roof, then space the rafters 16-inches on-center. The plans also reference a rain-screen wall, moisture and vapor barriers placed on a house that might sit in the Pacific Northwest. In your area, these may or may not be needed; work with a building professional to find out how houses are built to code in your area.

The long and short of it: use these plans to guide your building and flex them to fit your needs.



More Resources for Going Tiny

Our book *Go House Go!* provides more information about how to bolt the house to the trailer and highlights our recommendations for engineering a tiny house on wheels. *Go House Go!* also provides information about code restrictions, insurance options, moisture control and ventilation, electrical systems, plumbing, gas systems, heating, and green building. This information will save you time, money, and hassles.

To learn more about living and building tiny, consider registering for one of our workshops

where you will find a community of people going tiny. To learn more visit our website at www.padtinyhouses.com.

Please contact us if you have questions about the information in this plan package. We wish you the best in your tiny journey and in all that you do!

Dream Big,
Build Small, Be Safe,
Team PAD

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Custom-built 16' long utility trailer, manufactured with angle iron extensions to increase the width to the edges of the fenders



Angle iron welded to trailer frame on right and left sides increases width to 8'6" and allows easy, secure attachment to trailer



Bolt holes along interior side rail, used to secure floor box to trailer frame



Cross-braces welded below trailer frame allows for better attachment of house to trailer and more insulation in floors



Floor frame bolted to trailer, insulated with rigid foam, sealed with spray foam, and topped with 3/4" plywood subfloor



Tension ties installed in all four corners of the house, securing the wall framing to the trailer



View from the French door entry of the sleeping loft, kitchen, bathroom, part of the Great Room



Wood paneled sleeping loft with skylight and casement window (tall walls and extra width of the Sweet Pea make the loft spacious!)



View from the kitchen of the Great Room with French doors and window seat with storage underneath



Kitchen with mini fridge, propane cook top, and counters made of salvaged maple butcher block and metallic formica



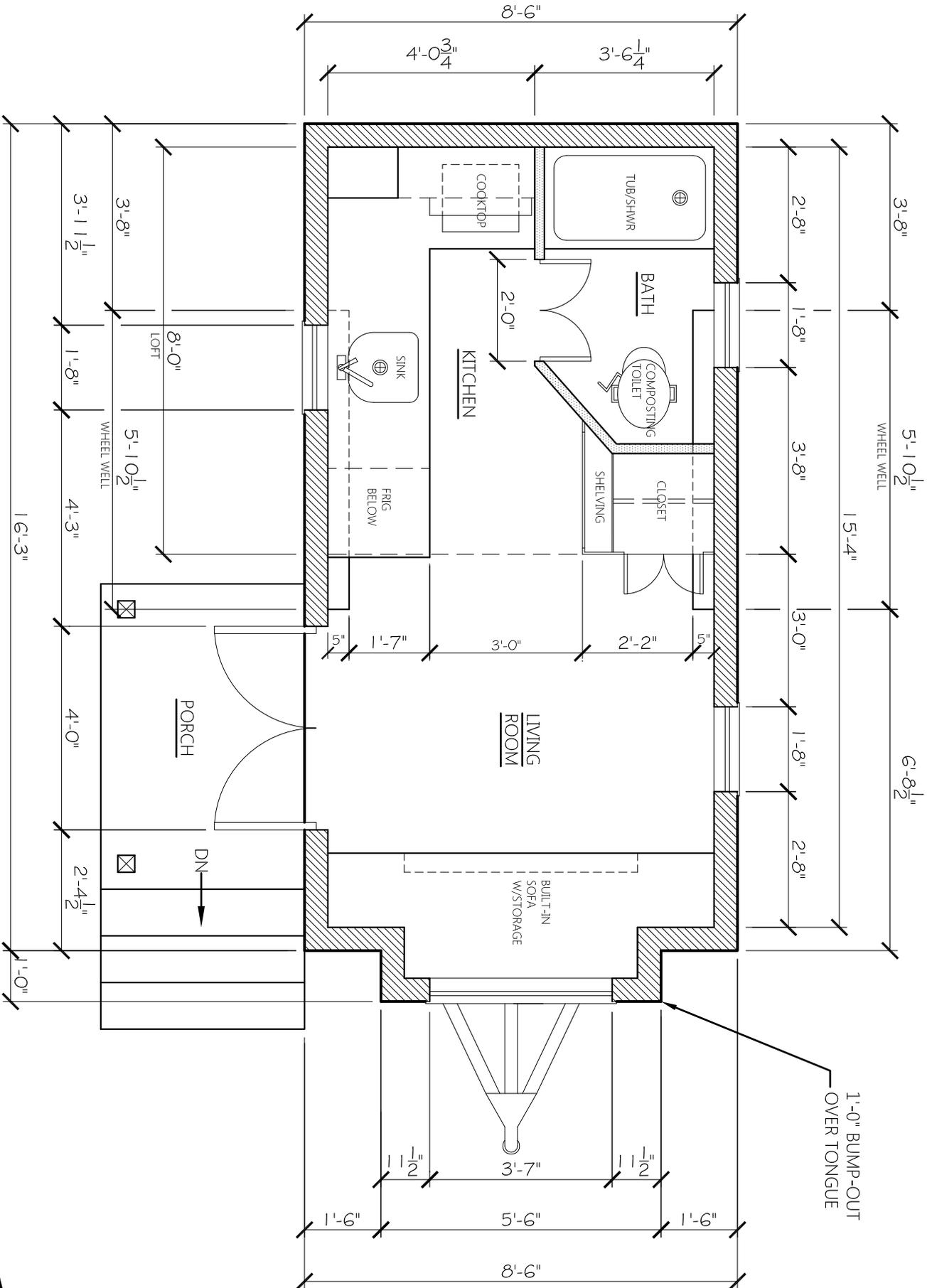
The built-in kitchen shelves provide plenty of storage space for food, dishes, and art



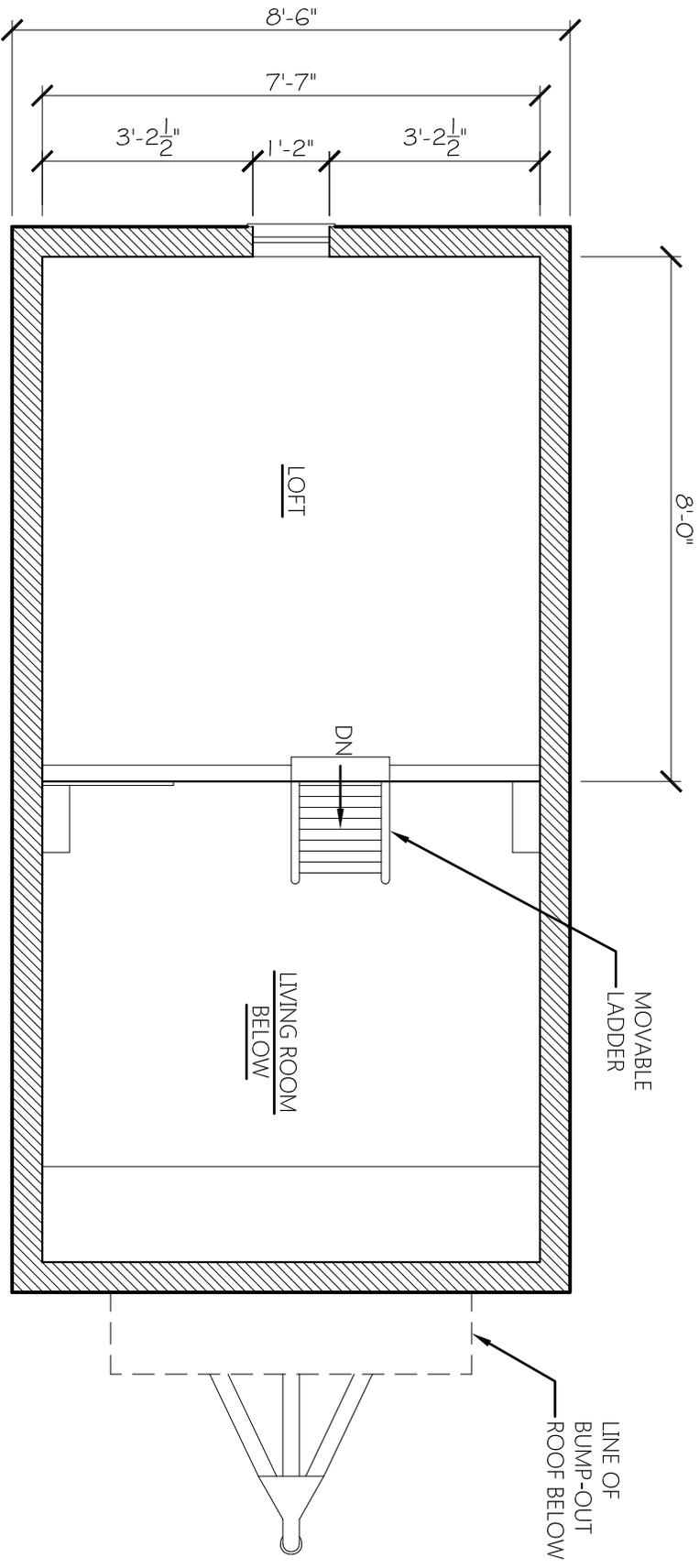
Bathroom with compost toilet and combination tub and shower

"SWEET PEA"

FLOOR PLAN
SCALE 3/8" = 1'-0"



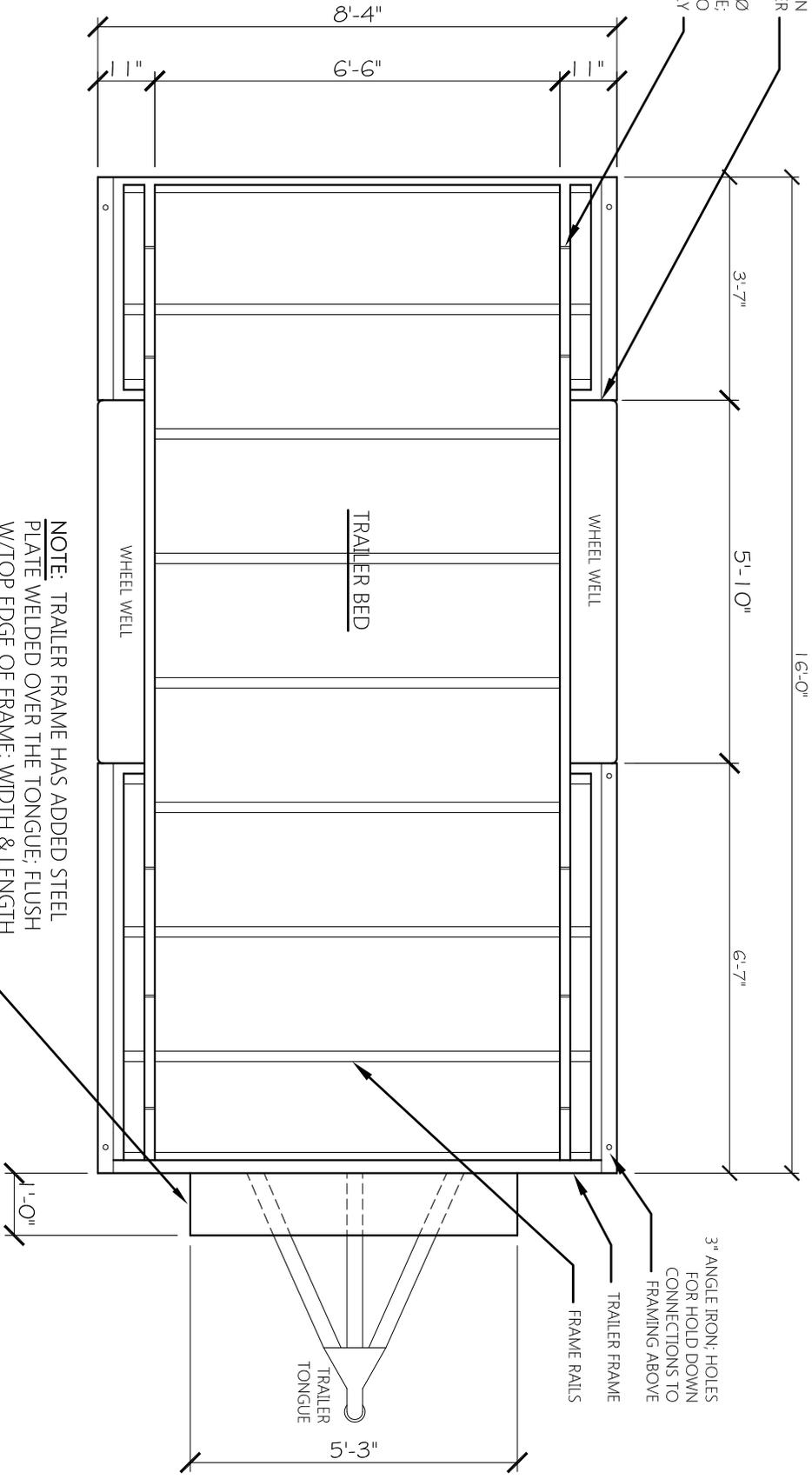
1'-0" BUMP-OUT
OVER TONGUE



"SWEET PEA"

LOFT PLAN
SCALE 3/8" = 1'-0"

3" ANGLE IRON MEETS FENDER
 (10) HORIZ. 5/8" Ø BOLTS; 5 EA. SIDE; CONNECT FRAME TO FLOOR ASSEMBLY



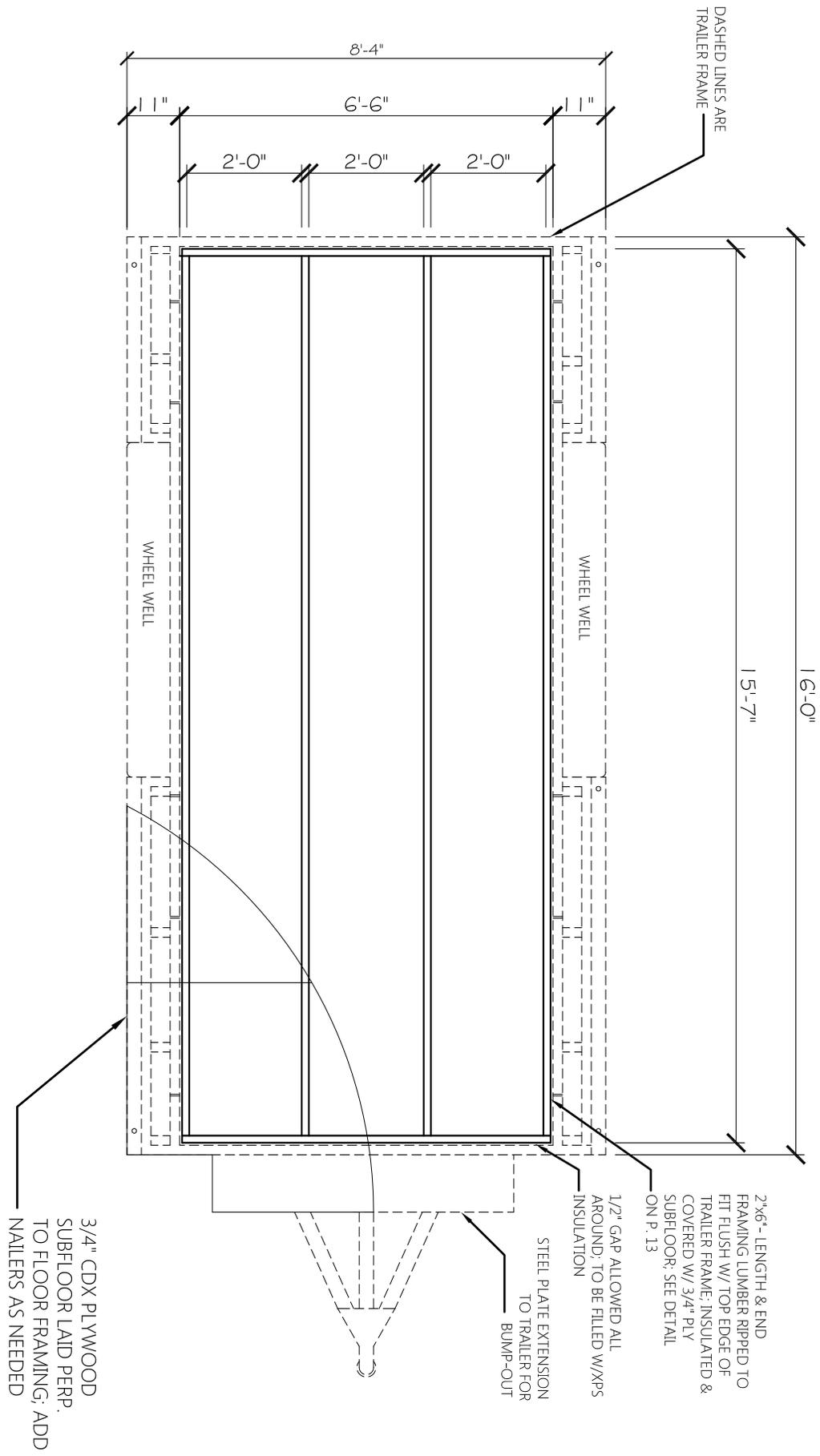
NOTE: TRAILER FRAME HAS ADDED STEEL PLATE WELDED OVER THE TONGUE; FLUSH W/TOP EDGE OF FRAME; WIDTH & LENGTH OF BUMP-OUT TO SUPPORT FLOOR STRUCTURE

3" ANGLE IRON; HOLES FOR HOLD DOWN CONNECTIONS TO FRAMING ABOVE

TRAILER TONGUE

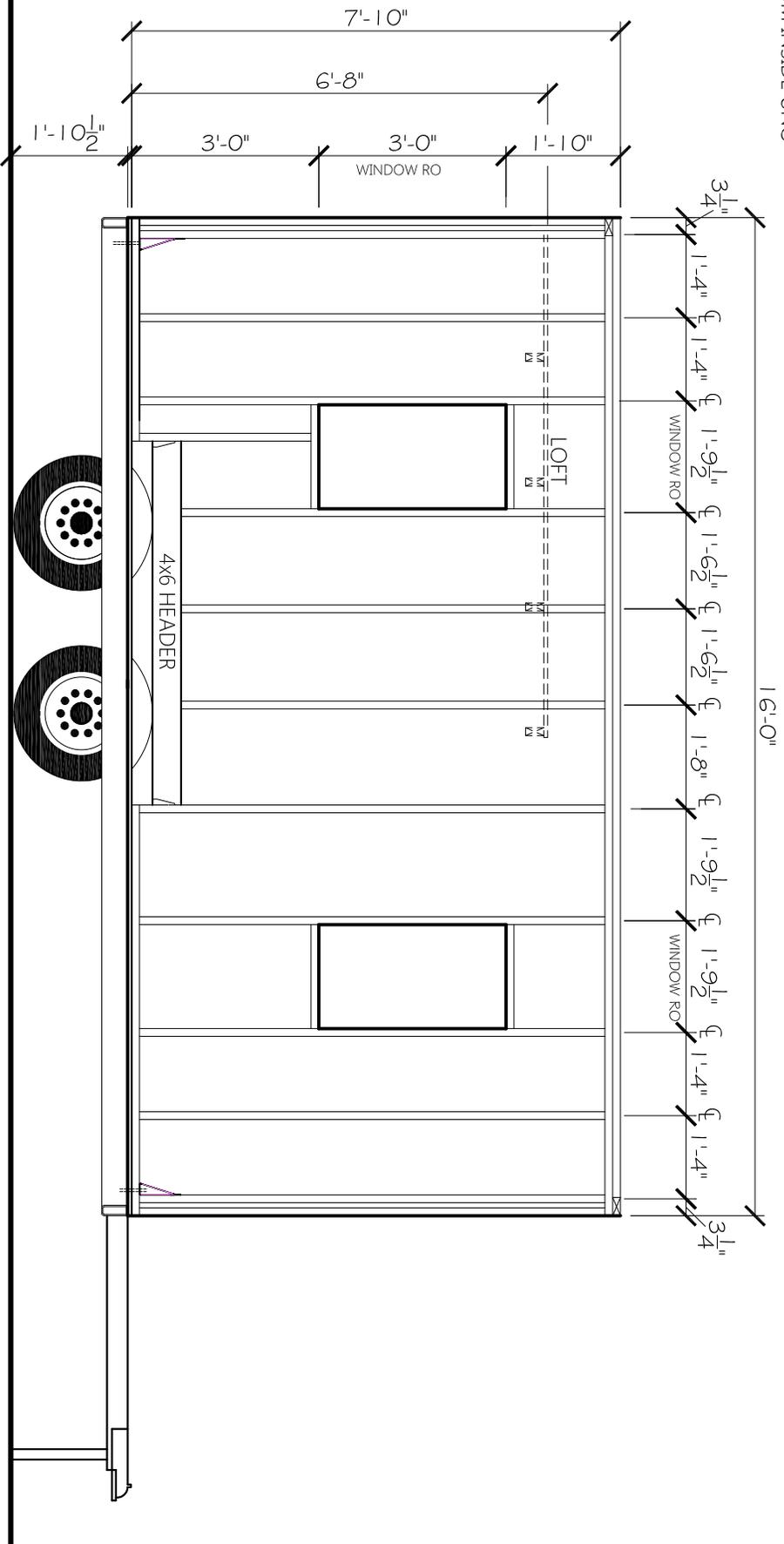
"SWEET PEA"

FLOOR FRAMING PLAN
SCALE 3/8" = 1'-0"



NOTES:

- 1 - FRAMING LUMBER IS 2"x4" DF #2 UNO
- 2 - FRAMING ELEVATIONS SHOWN FROM INSIDE UNO



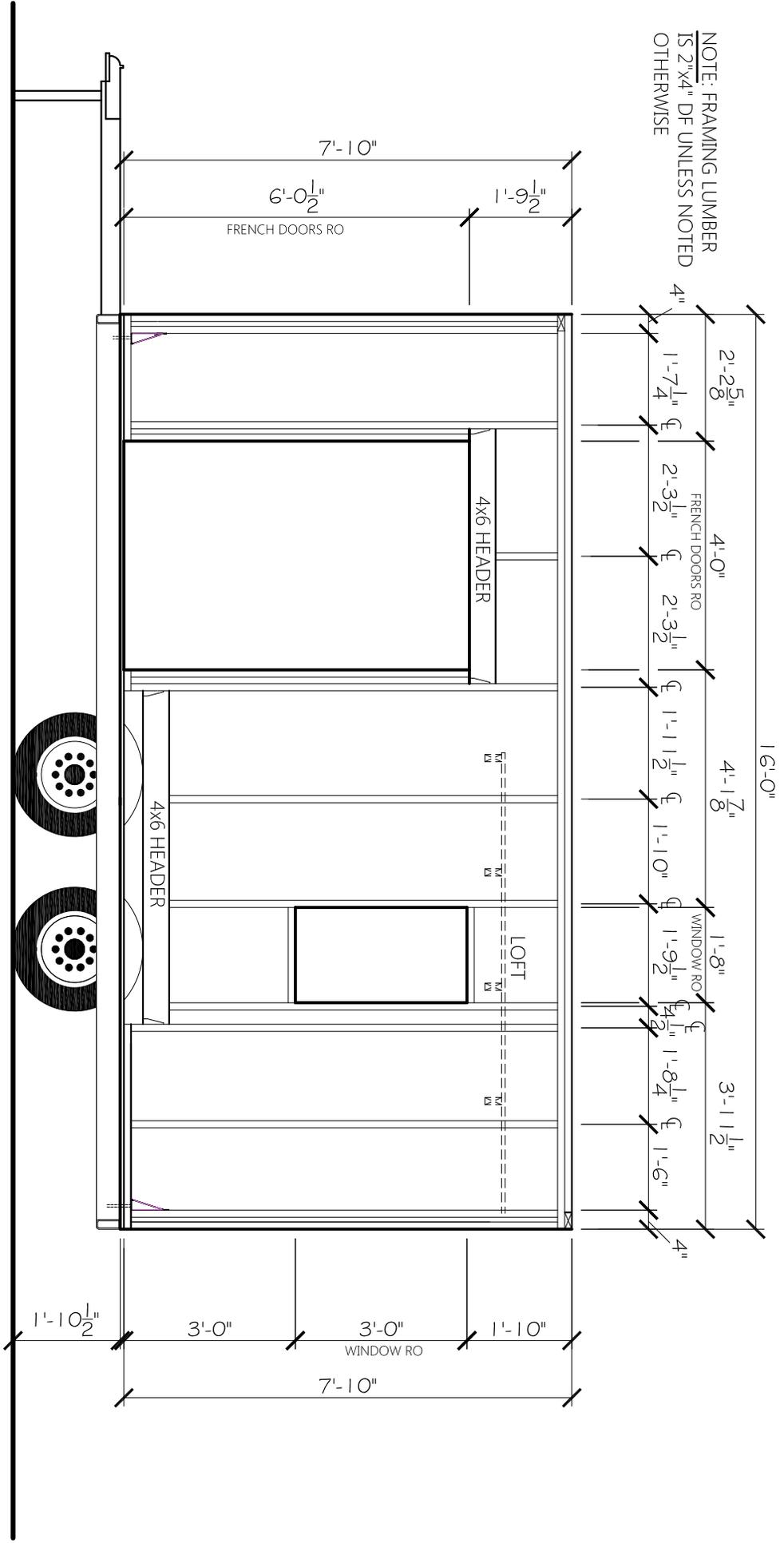
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"SWEET PEA" LONG RIGHT WALL FRAMING ELEVATION

SCALE 3/8" = 1'-0"

DRAWN BY:
PATTI DILWORTH
www.pattidilworth.com

NOTE: FRAMING LUMBER IS 2"x4" DF UNLESS NOTED OTHERWISE



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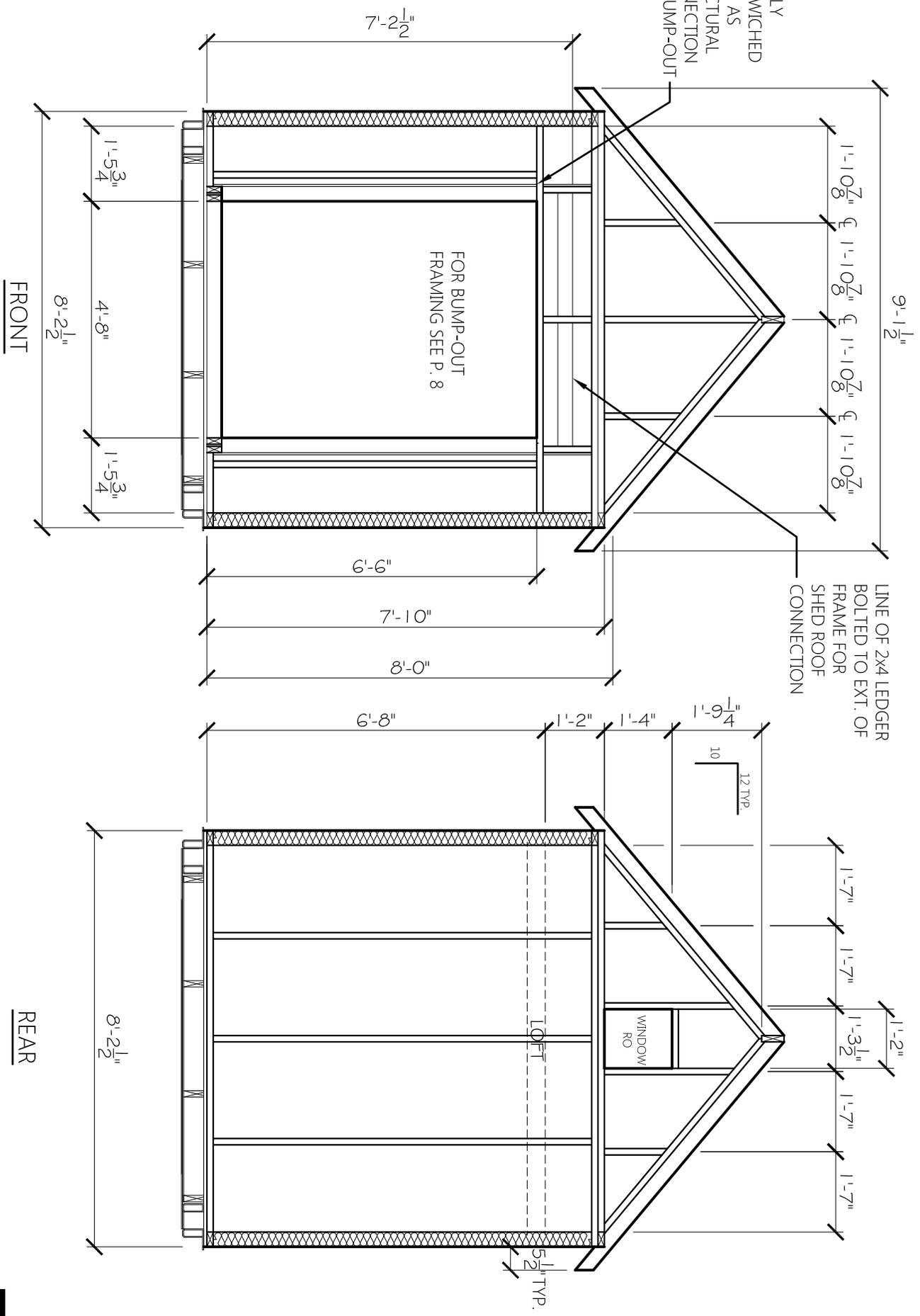
"SWEET PEA"

LONG LEFT WALL FRAMING ELEVATION

SCALE 3/8" = 1'-0"

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1/2" PLY SANDWICHED BTWN AS STRUCTURAL CONNECTION FOR BUMP-OUT



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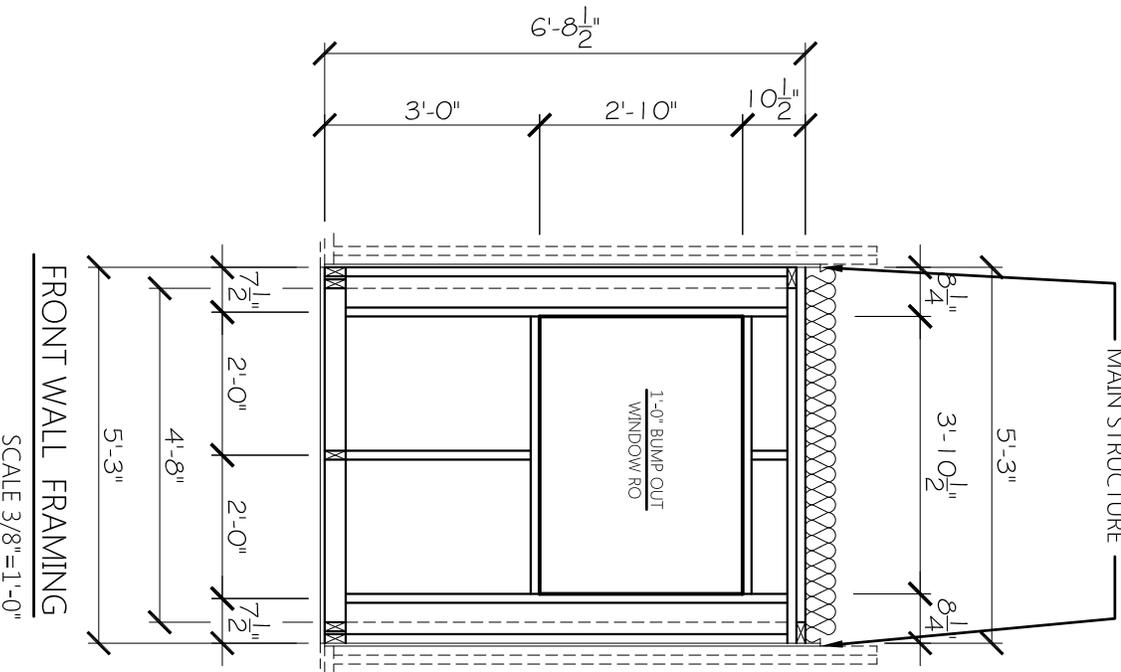
"SWEET PEA"

FRONT & REAR FRAMING ELEVATIONS

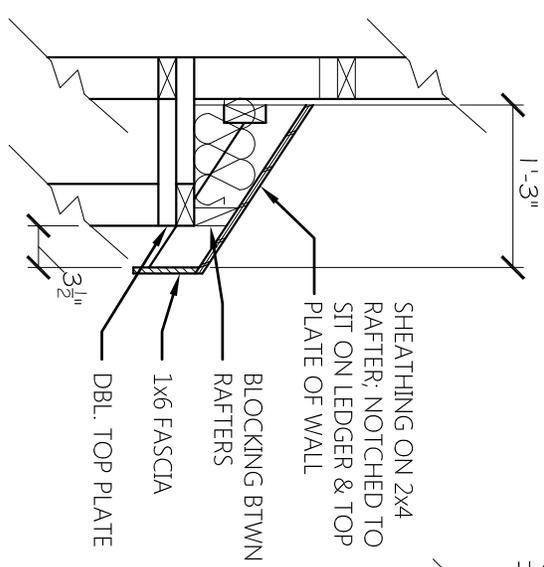
SCALE 3/8" = 1'-0"



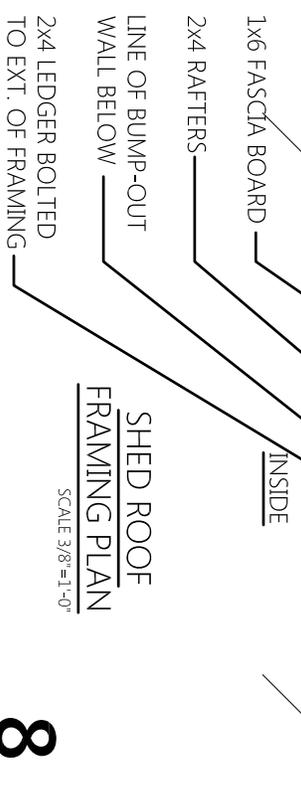
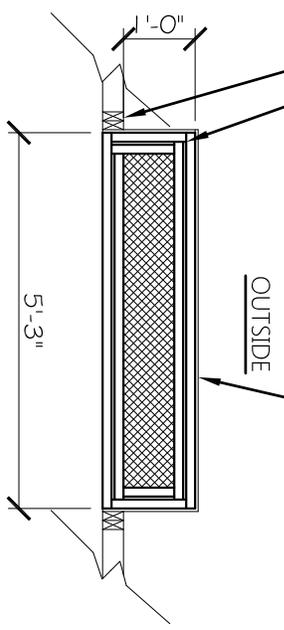
DASHED LINES INDICATE WALL FRAMING WHERE PLYWOOD SHEATHING IS SANDWICHED INTO MAIN STRUCTURE



(2)2x4'S ON EDGE FORM FLOOR FRAME; INSULATE W/XPS RIGID FOAM OR ECO-BATT
 DBL. WALL STUDS @ HOUSE WALL CONNECTION



OUTSIDE EDGE OF BUMP-OUT; LINE INDICATES PLYWOOD SHEATHING



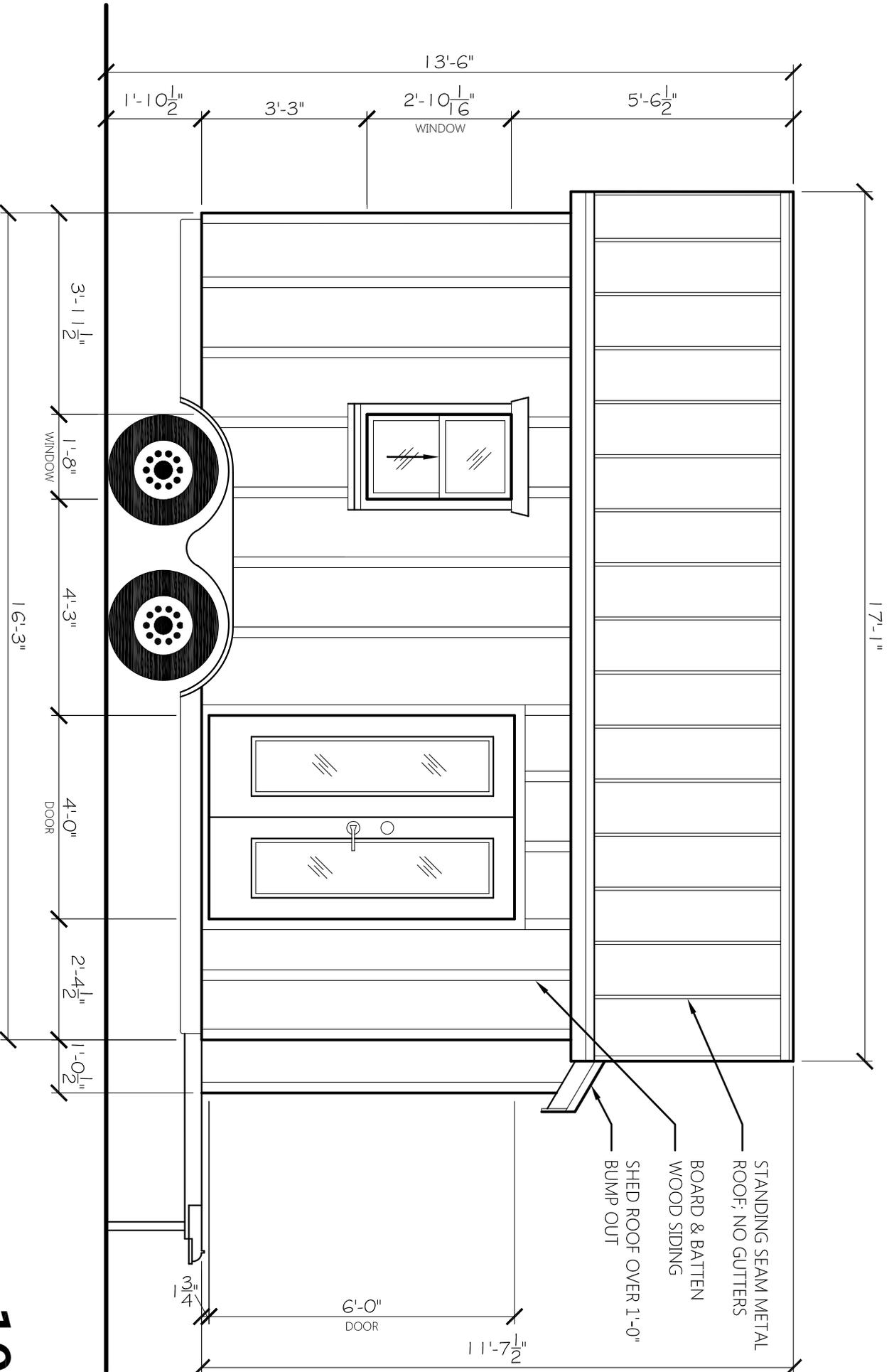
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"SWEET PEA"

FRONT & REAR FRAMING ELEVATIONS

SCALE 3/8"=1'-0"





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"SWEET PEA"

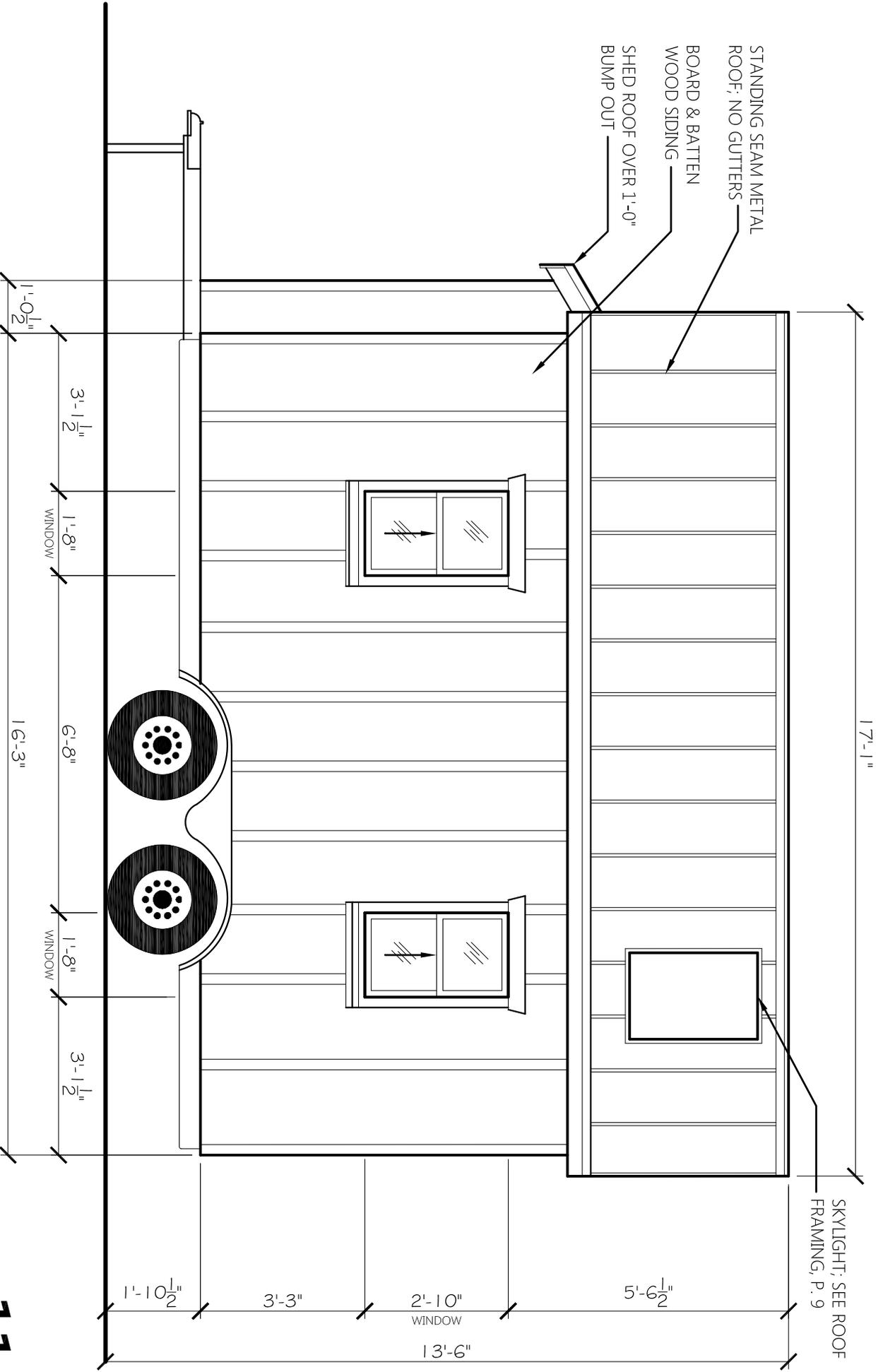
LEFT WALL EXTERIOR ELEVATION
SCALE 3/8" = 1'-0"



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STANDING SEAM METAL
ROOF; NO GUTTERS
BOARD & BATTEN
WOOD SIDING
SHED ROOF OVER 1'-0"
BUMP OUT



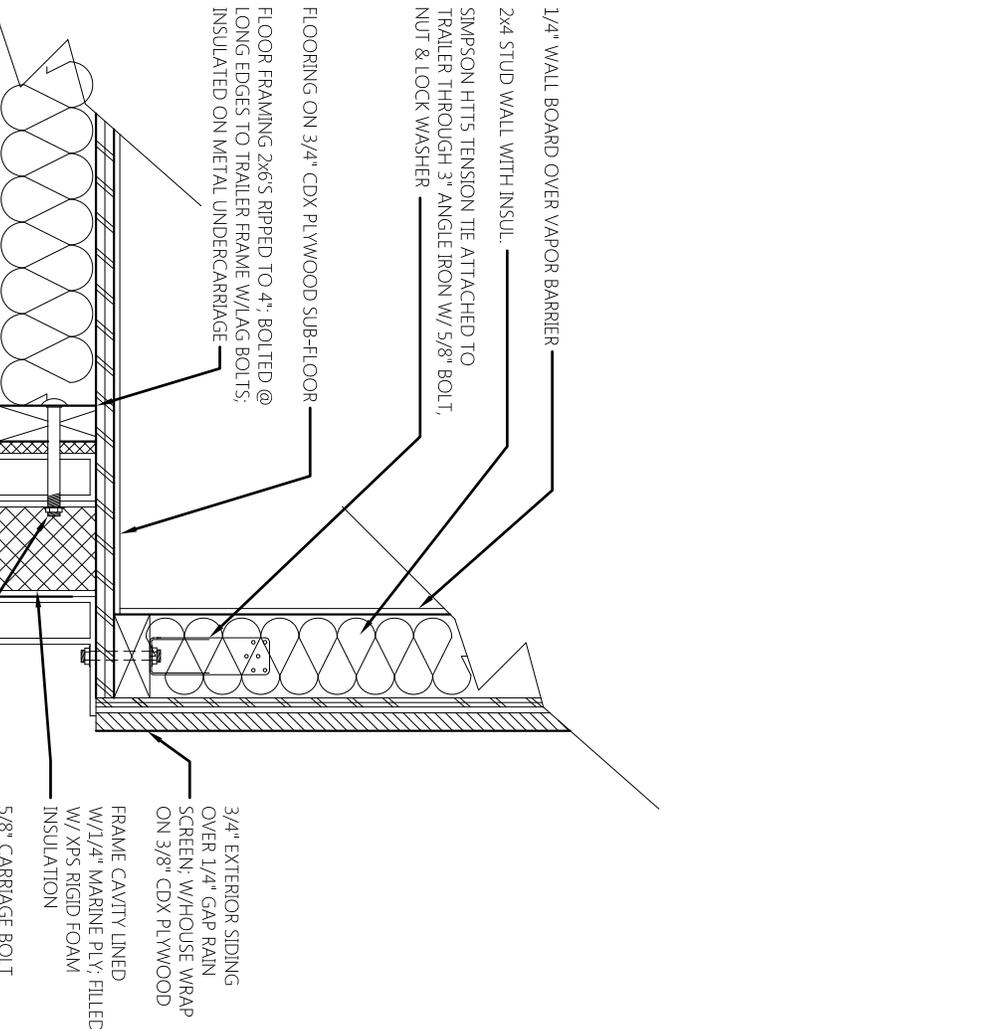
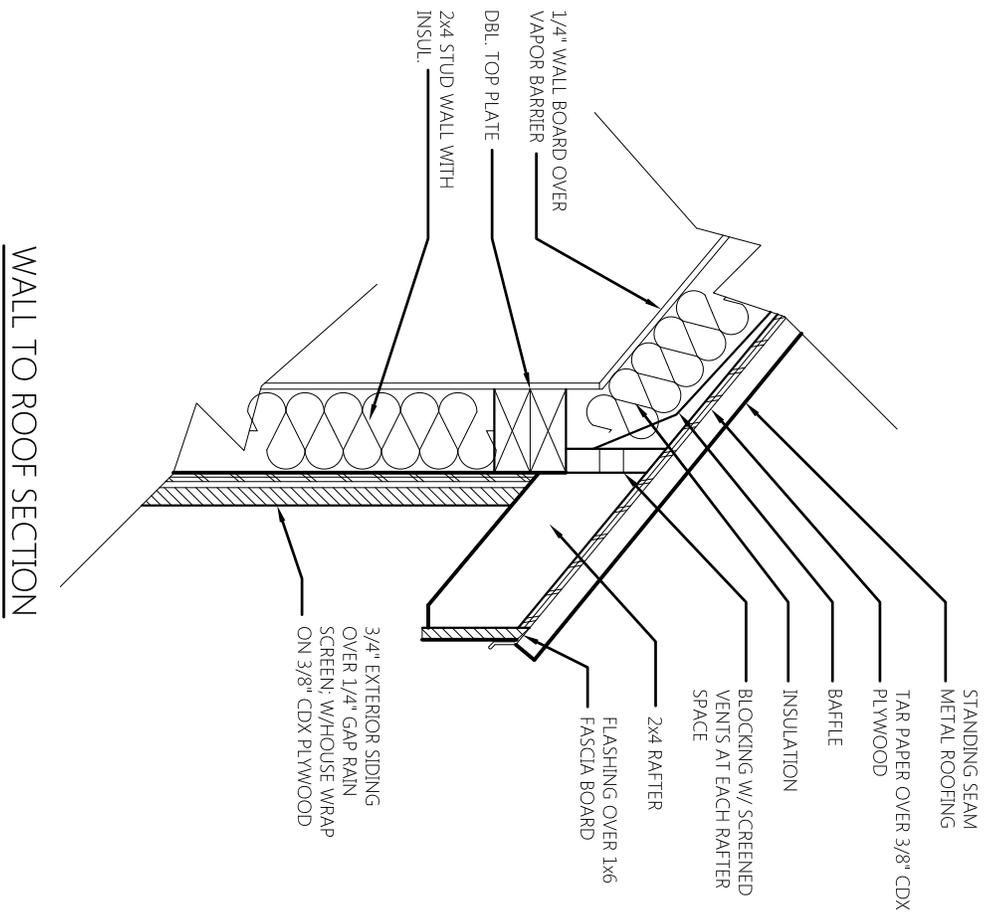
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"SWEET PEA"

RIGHT WALL EXTERIOR ELEVATION

SCALE 3/8" = 1'-0"

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WALL TO ROOF SECTION

FLOOR TO WALL SECTION



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"SWEET PEA"

DETAILS
SCALE 1 1/2" = 1'-0"

