

add•a•Room
PRODUCT CATALOGUE



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add a room AB

add a room is a Danish/Swedish family owned company situated in Stockholm.

We have in the past 20 years worked with design, carpeting and houses. Svenne has a long experience as carpenter and has the past 15 years run his own carpenter company. Sanne, BBA and MBA, has worked with Danish design for decades both in the lighting industry and the furniture industry.

Year 2006 we started to rebuild and redecorate old Swedish summer-houses and soon we realized that a new type of house was missing. A small, but high quality house in sustainable materials where every square meter was well thought of and where the house would seem bigger by merging inside and outside in various ways. We decided then, to develop a small house with many possibilities which could grow slowly depending on your special needs.

Our aim is not only to build houses, but to build a small home you will enjoy many years ahead without putting all your vacation into renovation or rebuilding.

To accomplish our idea we contacted one of Denmark's well known architects Lars Frank Nielsen and with his help ONE+ was born.

ONE+ gives the owner special opportunities to add on or subtract ONE+ houses and put them together in different ways – just like lego - and we are looking very much forward to see how our buyers are going to use ONE+ in the future.



Susanne Aarup



Sven Hansson

ONE+



ONE+ is a modular small house concept from Scandinavia, a co-operation between Denmark and Sweden, choosing high quality materials from both countries. Based on 15 sq meters (161 sq ft) and 20 sq meters (215 sq ft) modules, the ONE+ house is designed for those needing extra room on their lot.

The system can be linked together with other modules in different ways to create a variety of designs and meeting different needs, kind of lego building blocks for adults. The system includes deck and pergola as well as possibilities to connect other outdoor facilities such as outdoor kitchen, extra veranda etc., all to make the houses feeling bigger and erasing the lines between out- and indoor.

Quite simple, we call it compact smart living!

The Danish Architect



In co-operation with the Danish architect Lars Frank Nielsen, add a room developed the ONE+ system. Lars Frank Nielsen explains:

“The project started as a refinement of the minibouse concept in Sweden. We, add a room and I, wanted to provide a design alternative to the existing mini houses in Sweden called friggebod that mostly look like play houses for children. Our goal was to design a simple, almost minimalistic house, a house that can stand alone, but also a house that can be pieced together unit by unit. During the design process, there has been an evolution towards a true “multi-unit-concept”: you can start with a single unit and enlarge it step by step into a genuine holiday home.”

Lars Frank Nielsen is one of the founders to the Danish architect company 3xN, known for the Danish embassy in Berlin and several significant buildings in Denmark and around the world. He is educated architect in Denmark and after 17 years as one of the founder and owner of 3xN he decided to focus on design and smaller buildings.

His company ONEN designs primarily different building related and functional products such as benches, door handles and furniture. He has a focus on functional, minimalistic and sustainable solutions.

The Concept

SEAMLESS LINES BETWEEN IN- & OUTDOOR



The small houses grow by letting the inside and outside merge. Spacious decks, pergolas, outdoor kitchen, windows with very thin frames and the same floor outside and inside are all carefully chosen to ensure the feeling of outside and inside melting together

EASY LIVING



ONE+ is built with sustainable Scandinavian materials that require minimal maintenance.

A thin outer panel made from Superwood, which is a Danish invention where Swedish wood is impregnated into the kernel while being environmentally friendly. The units are fully insulated with energy efficient windows and sliding doors from Velfac for low heating costs, while the pergola outside the sliding doors provides shade from the sun.

ONE+ is built in Swedish wood of well skilled carpenters at our indoor production site here in Scandinavia and delivered in one piece

EASY PURCHASING



Our modules are finished indoor and transported by truck directly to your lot, where it is put into place with a crane. This way there is no building site on your lot and no need for weather worries while building.

INTERIOR AND FURNITURE TAILOR MADE TO SUITE OUR SMALL HOMES



A small house demands smart solutions, outside as well as inside.

ONE+ have a numerous tailor-made solutions such as wardrobes and beds.

General

Materials

Focus on Nordic sustainable materials.

- Tight *insulation* 170 mm in roof and floor and 145 mm in the walls.
- *Electricity* ready within the house. There are four contacts, in each corner as well as a electrical rail through the whole room. The contacts also gives possibility for different placement of the electrical heating.
- Dark kernel pine *floors*, both on the in- and outside, which also merge the in- and outdoor room.
- *The wainscoting*, has a characteristic thin profile. The panel is named “Superwood” and is a sustainable and environmental friendly treated spruce.
- *Energy efficient windows* from Velfac, with slim frame, outside aluminum and inside tree profile. The slim frame of VELFAC windows and sliding doors let in significantly more natural daylight than traditional alternatives and increase the feeling of light and space within the ONE+ room.
- *The roof* is welded and has a slope on 1,5 degree.
- *Heating system*. Small electrical heating (2000 watt) is enough for a ONE+ house and can easily be placed due to the many contacts. There is always floor heating in the ONE+ bathrooms. While connection and the rooms get bigger we offer wood stoves or heating warming system. Sun panel is also available.



Construction

ONE+ is build at our in house production site in Scandinavia by carpenters with many years of experience.

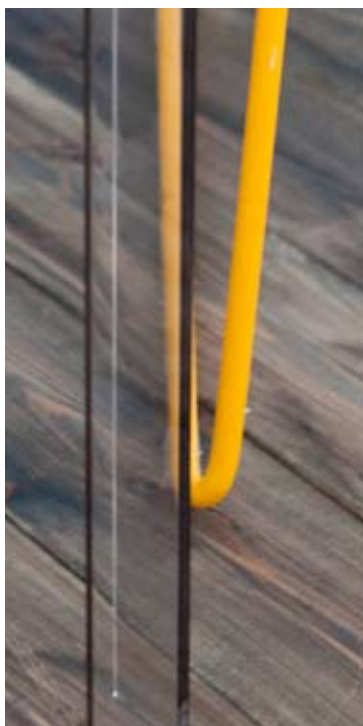
The units are well insulated and can be used all year round.

The combination of sustainable materials and high construction quality reduces maintenance and ensures a house for generations.

ONE+ houses are complete from the beginning. They are delivered in one piece and includes a veranda in front of the house as well as a pergola.

The house is lift from a crane truck down on a point foundation or a rand foundation which have to be prepared in advance before delivery. To give the house a more light and suspended impression the point foundation is withdrawn a little bit in under the house.





The house can be moved, also in the future.

No building site on your lot, we build ONE+ indoor, with no worries for rain and bad weather damages.

ONE+ has three possible opening possibilities, where it is possible to connect/opening up the house now or in the future. The dimension is the same as the sliding door (2,6 x 2,3 m), which also gives a possibility to move or choose sliding doors on the long side of the house. (see marks in picture)

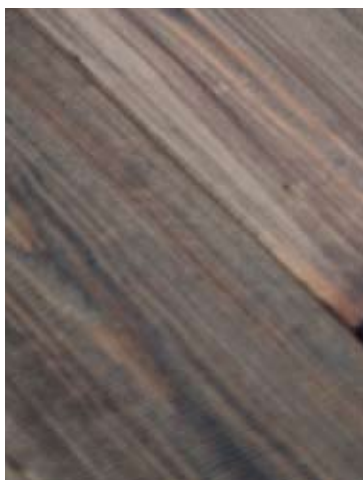


Connection and reconnections of the house, can be done now or in the future – meaning you can buy one house at a time. And if you add the houses you simply open up in the already prepared constructions openings.

ONE+ has different plan solutions with and without kitchen, bathroom, tailor-made beds or wardrobes. All the mentioned solutions are always located at the back end, leaving the connection possibilities free.

New, the only difference between the ONE+ 20 sq meter is that it is 1,6 meter longer in the backend, and is of course compatible with the ONE+ 15 sq. meter.

Miscellaneous



All prices includes 25% VAT. We reserve right to make changes in prices and specifications.

We make reservations for misprints.

Order confirmations. Accept of orders are subject to written confirmation. In case of any discrepancies the buyer must inform us immediately and at the latest 6 days after receipt of order confirmation.

Please note, this product meets the Swedish & Danish building standard for summer houses and are bought ex works.

Guarantees, according to the Swedish laws.

According to the Swedish Konsumentköplagen (1990:932) KKL (=consumer buying law) the buyer has a guarantee on 2 years.

Buying a ONE+ House

Preperation before delivery



- *Deciding on your optimal ONE+ solution for your specific needs.* ONE+ is like lego for adults. With the three connecting points there are so many different ways you can put together the houses directly with each other or with the smaller in- and outdoor link modules. Please do not hesitate to call us if you want to discuss the optimal solution for your house.

- *Inspection.* We offer an inspection on your lot, e.g. to look more into how to place the house optimal, how the house could be connected, the terrain etc. We have two types of visits:

1: Architect Lars Frank Nielsen visit, estimated cost 4 000 SEK

2: Addaroom personnel, estimated cost 2 000 SEK (transportation cost might be added, depending on where)

- *Order.* When we have agree upon the house solution optimal for your specific needs, we put together an offer with price and delivery time.

- *Building permits.* Depending on the house you chose and where you live, you might need a building permit. We provide house drawings, but you might need several other drawings for the municipality. If needed we might be able to give you a list of companies which probably will able to help you.

- *Foundation.* Rand or point foundation have to be prepared in advance before delivery, according to the fundament drawings received from us.

- *Water and Plumbing.* if ONE+ needs water withdrawn. Drawing of how to place the pipes so ONE+ can be connected will be provided in advance from add a room.

- *Connection.* The ONE+ modules can be connected. Connection is done on the final destination. Recommended that your hire a local carpenter (mounting instruction and material will be provided from add a room) .

- *Ordering transportation at delivery date.* Transportation of the house to your site is most common with a truck including a crane. A medium size truck crane reach approximately 7 meters. A bigger crane can be ordered to the site if needed. If wanted, we can supply you with a list of possible transport companies.

Payment

- 30 000 SEK down payment while accepting the offer and a bank guarantee.

- 6 weeks before delivery time, 50% of the total amount minus the 30 000 SEK down payment is payed.





- At delivery (ex works), 40% of the total amount minus 30 000 SEK down payment.
- Final payment, 10%, one week after delivery from our production site. Preparation at delivery

Preparation at delivery



- *Receiving.* When the house is delivered a “handy man”, for instanced a carpenter, should be able to help the transporter to ensure delivery. The house is put on the fundament by crane and connected to the foundation according to the mounting instruction received in advance.
- *Interconnection.* If more than one module is bought and need connected to each other, this is done by a local carpenter, according to the mounting instruction and the needed materials received in advance from us - add a room. We might be able to help you with a list of a local carpenter.

Preparation after delivery



- *Inspecting* the house to ensure the house fulfill the agreement.
- *Connection.* An certificated electrician as well as a plumber , should connect the house.
- *Connecting more ONE+ modules in the future are possible,* and you will then receive a mounting instruction from us.

ONE+

Description:

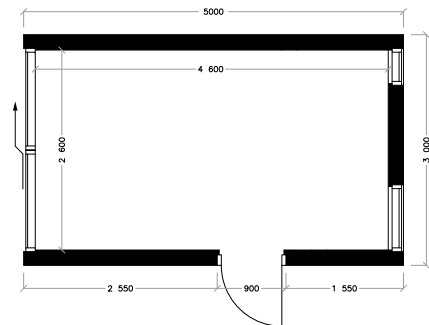
15 sqm

Basic module

Size outside:		Size inside:	
House:	3,0 x 5,0 m	2,6 x 4,6 m	
Pergola:	3,0 x 1,5 m		
Veranda:	3,0 x 2,4 m		
TOTAL:	3,0 x 7,4 m		
Height:	2,9 m	2,3 m	
Weight:	approx. 3.000 kg		

Drawing:

1.10



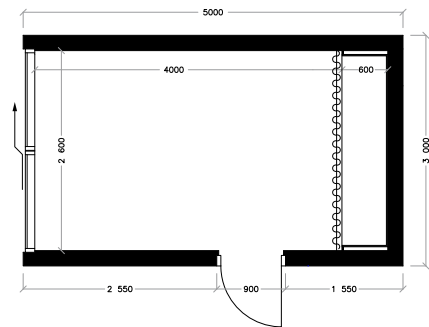
1.11

Tailor made wardrobes

Size of wardrobe: 2,6 x 0,6 m.

Specification:

Curtains in front from Våxbo Lin and interior.



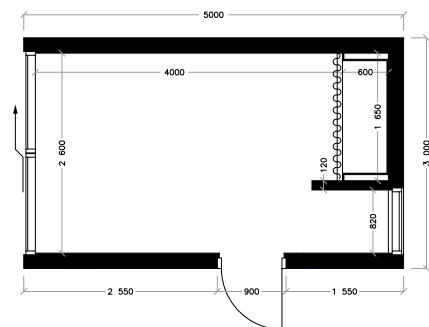
1.12

Tailor made medium size wardrobes

Size of wardrobe: 1,6 x 0,6 m.

Specification:

Curtains in front from Våxbo Lin and interior.



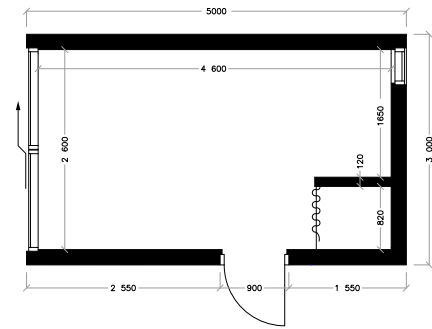
1.13

Tailor made small size wardrobes

Size of wardrobe: 0,8 x 0,6 m.

Specification:

Curtains in front from Våxbo Lin.



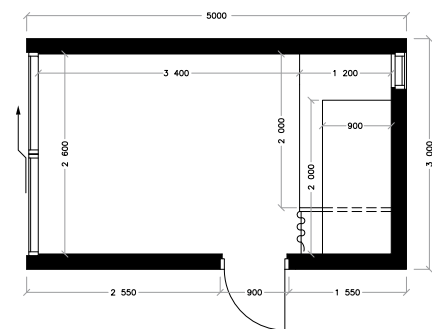
1.14

Tailor made bunk beds

Size of bunk bed: 2 x 1,2 m and 2 x 0,9 m.

Specification:

Bunk beds with a small wardrobe underneath.



1.20

Kitchenette, only.

Size kitchenette: 0,8 x 0,8 m.

Specification:

Kitchenette. Kitchen counter in Stainless steel (0,8 x 0,8 m) and sink (0,2 x 0,4 m). Water tap Mora Rexx K7.

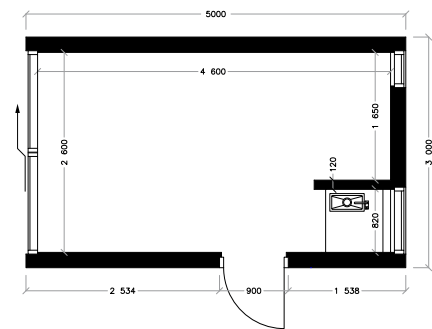
The water boiler is located underneath the kitchen sink.

Refrigerator Gram Volume 130 liters Energy Class A+.

Removable double hotplates.

Two white-painted open shelves above the kitchen counter.

White linen curtains from Våxbo Lin in front of the table.



1.21

Kitchenette and wardrobe.

Size wardrobe: 1,6 x 0,6 m

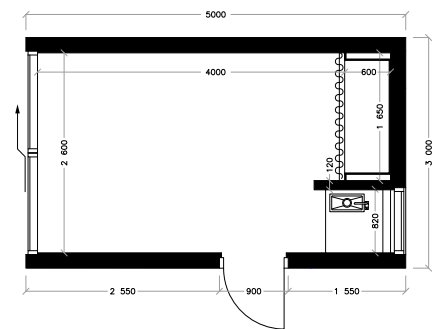
Size kitchenette 0,8 x 0,8 m

Specification:

Kitchenette. Kitchen counter in Stainless steel (0,8 x 0,8 m) and sink (0,2 x 0,4 m).

Water tap Mora Rexx K7.

The water boiler is located underneath the kitchen sink.



1.23

Refrigerator Gram Volume 130 liters
Energy Class A+.
Removable double hotplates.
Two white-painted open shelves above
the kitchen counter.
White linen curtains from Vaxbo Lin in
front of the table.

Specification:

Wardrobe. Curtains in front from Vaxbo
Lin and interior.

Kitchenette and mini bathroom.

Size kitchenette: 0,8 x 0,8 m.

Size small bathroom: 1 x 1,6 m.

Specification:

Kitchenette. Kitchen counter in Stainless
steel (0,8 x 0,8 m) and sink(0,2 x 0,4 m).
Water tap Mora REXX K7.

The water boiler is located underneath
the kitchen sink.

Refrigerator Gram Volume 130 liters
Energy Class A+.

Removable double hotplates.

Two white-painted open shelves above
the kitchen counter.

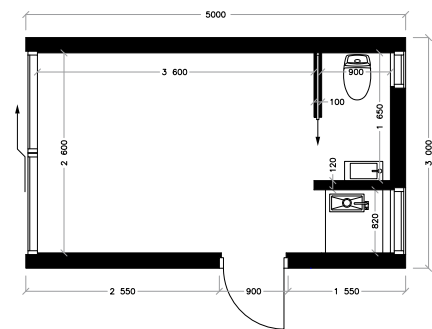
White linen curtains from Vaxbo Lin in
front of the table.

Mini bathroom. Wet room prepared
according to Fluggers accredited wet
room system.

White walls and ceiling.

Black PVC flooring from Altro Floor
drain toilet Duravit Starck Edition 3,
located on the floor. Sink from Duravit
Vero 50 cm and a mirror above
Mora MMIX mixer tap and hand
shower.

Build in sliding door from Swedoor.



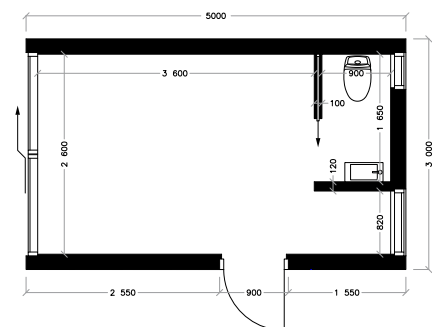
1.30

Mini bathroom, only.

Size mini bathroom: 1,0 x 1,6 m.

Specification:

Mini bathroom. Wet room prepared
according to Fluggers accredited wet
room system. White walls and ceiling.
Black PVC flooring from Altro Floor
drain toilet Duravit Starck Edition 3,
located on the floor.



1.31

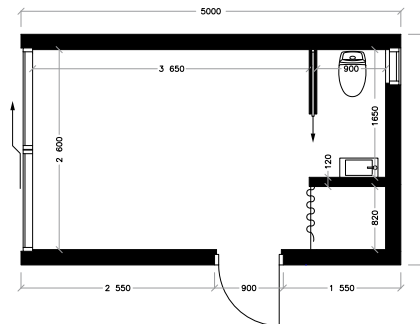
Sink from Duravit Vero 50 cm and a mirror above. Mora MMIX mixer tap and hand shower.
Build in sliding door from Swedoor.

Small bathroom and wardrobe

Size: Small bathroom: 1 x 1,6 m
Size: Wardrobe: 0,8 x 0,6 m

Specification:
Mini bathroom. Wet room prepared according to Flüggers accredited wet room system. White walls and ceiling. Black PVC flooring from Altro Floor drain toilet Duravit Starck Edition 3, located on the floor. Mora MMIX mixer tap and hand shower.
Sink from Duravit Vero 50 cm and a mirror above.
Build in Sliding Door from Swedoor.

Wardrobe. Curtains in front from Våxbo Lin and interior .

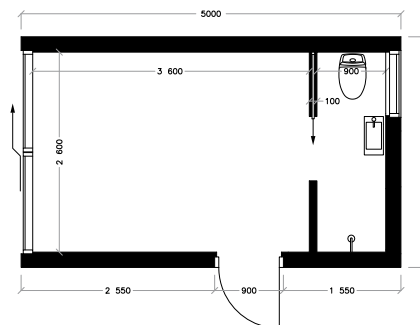


1.40

Bathroom

Size: Bathroom 2,6 x 1,0 m

Specification:
Bathroom. Wet room prepared according to Flüggers accredited wet room system. White walls and ceiling. Black PVC flooring from Altro Floor drain toilet Duravit Starck Edition 3, located on the floor. Sink from Duravit Vero 50 cm and a mirror above. Mora MMIX mixer tap. Shower tap Mora Inxx. Build in sliding door from Swedoor.

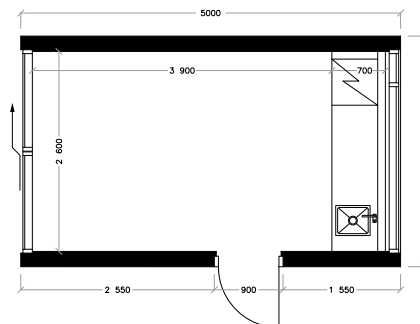


1.50

Kitchen

Size: 2,6 x 0,7 m

Specification:
Kitchen. Kitchen cabins, with Våxbo Lin in front of the cabins and refrigerator. Special made countertop work top made of stainless steel (2,6 m x 0,7 m) wide with sink. Stainless Steel Oven with combined convection and microwave oven, from Gram.
Refrigerator Gram Volume 130 liters Energy Class A+.



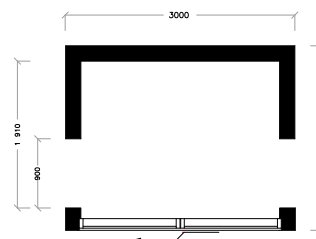
Indoor linking module

2.10

One big room (basic module)
 Size outside: Size inside:
 House: 3,0 x 2,4 m 2,6 x 2,0 m
 Veranda: 3,0 x 1,0 m
 (in front of the sliding doors)

 TOTAL: 3,0 x 3,4 m

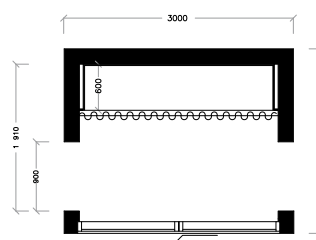
 Height: 2,6 m 2,1 m



2.11

Room with wardrobes
 Size of wardrobe: 2,6 x 0,6 m

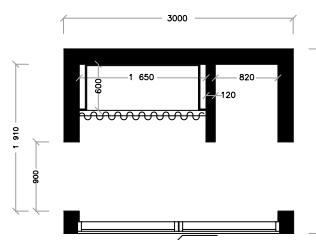
 Specification:
Wardrobe. Curtains in front from Våxbo Lin and interior.



2.12

Room with wardrobes, medium
 Size of wardrobe: 1,6 x 0,6 m

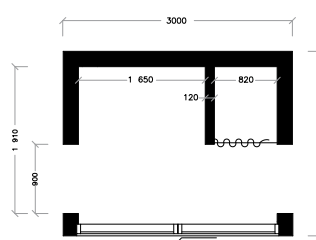
 Specification:
Wardrobe. Curtains in front from Våxbo Lin and interior .



2.13

Room with wardrobes, small
 Size of wardrobe: 0,8 x 0,6 m

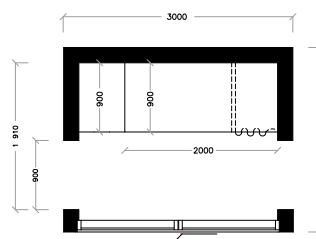
 Specifikation:
Wardrobe. Curtains in front from Våxbo Lin and interior .



2.14

Tailor made bunkbeds
 Size of bunk bed: 2 x 1,2 m and 2 x 0,9m

 Specifikation:
 Bunk beds with a small wardrobe underneath.



2.20

Kitchenette, only

Size kitchenette: 0,8 x 0,8 m

Specification:

Kitchenette. Kitchen counter in Stainless steel (0,8 x 0,8 m) and sink (0,2 x 0,4 m). Water tap Mora Rexx K7.

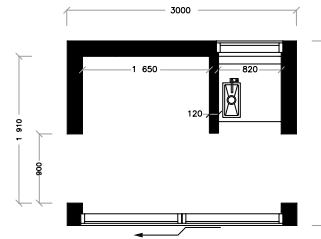
The water boiler is located underneath the kitchen sink.

Refrigerator Gram Volume 130 liters

Energy Class A+

Removable double hotplates Two white-painted open shelves above the kitchen counter.

White linen curtains from Våxbo Lin in front of the table.



2.21

Kitchenette and wardrobe

Size wardrobe: 1,6 x 0,6 m

Size kitchenette 0,8 x 0,8 m

Specifikation:

Kitchenette. Kitchen counter in Stainless steel (0,8 x 0,8 m) and sink (0,2 x 0,4 m). Water tap Mora Rexx K7.

The water boiler is located underneath the kitchen sink.

Refrigerator Gram Volume 130 liters

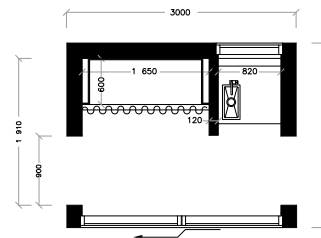
Energy Class A+

Removable double hotplates.

Two white-painted open shelves above the kitchen counter.

White linen curtains from Våxbo Lin in front of the table.

Wardrobe. Curtains in front from Våxbo Lin and interior.



2.23

Kitchenette and mini bathroom

Size kitchenette: 0,8 x 0,8 m

Size small bathroom: 1 x 1,6 m

Specification:

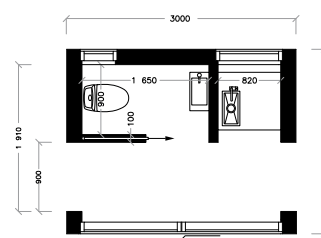
Kitchenette. Kitchen counter in Stainless steel (0,8 x 0,8 m) and sink (0,2 x 0,4 m). Water tap Mora Rexx K7.

The water boiler is located underneath the kitchen sink.

Refrigerator Gram Volume 130 liters

Energy Class A+.

Removable double hotplates.



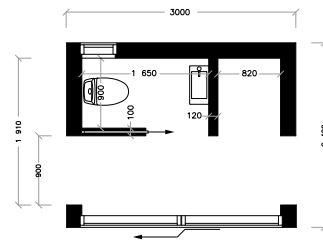
Two white-painted open shelves above the kitchen counter.
 White linen curtains from Våxbo Lin in front of the table.
 Removable double hotplates.

Mini bathroom. Wet room prepared according to Flüggers accredited wet room system. White walls and ceiling. Black PVC flooring from Altro Floor drain toilet Duravit Starck Edition 3, located on the floor.
 Sink from Duravit Vero 50 cm and a mirror above Mora MMIX mixer tap and hand shower.
 Build in sliding door from Swedoor.

2.30

Mini bathroom, only.
 Size mini bathroom: 1,0 x 1,6 m.

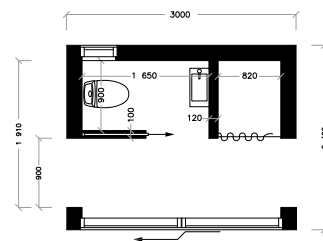
Specification:
Mini bathroom. Wet room prepared according to Flüggers accredited wet room system. White walls and ceiling. Black PVC flooring from Altro Floor drain toilet Duravit Starck Edition 3, located on the floor.
 Sink from Duravit Vero 50 cm and a mirror above.
 Mora MMIX mixer tap and hand shower.
 Build in Sliding Door from Swedoor.



2.31

Small bathroom and wardrobe
 Size: Small bathroom: 1 x 1,6 m
 Size: Wardrobe: 0,8 x 0,6 m

Specifikation:
Mini bathroom. Wet room prepared according to Flüggers accredited wet room system.
 White walls and ceiling.
 Black PVC flooring from Altro Floor drain toilet Duravit Starck Edition 3, located on the floor.
 Sink from Duravit Vero 50 cm and a mirror above.
 Mora MMIX mixer tap and hand shower.
 Build in sliding door from Swedoor.



Wardrobe. Curtains in front from Våxbo Lin and interior.

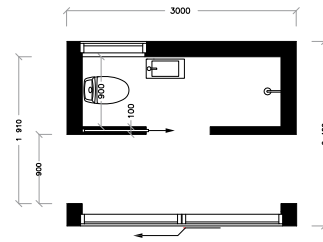
2.40

Bathroom

Size: Bathroom 2,6 x 1,0 m.

Specification:

Bathroom. Wet room prepared according to Flügger's accredited wet room system. White walls and ceiling. Black PVC flooring from Altro Floor drain toilet Duravit Starck Edition 3, located on the floor. Sink from Duravit Vero 50 cm and a mirror above. Mora MMIX mixer tap. Shower tap Mora Inxx. Build in Sliding Door from Swedoor.



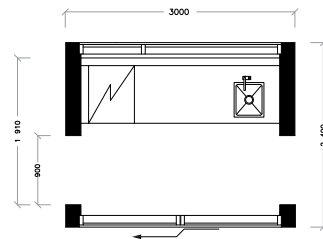
2.50

Kitchen

Size: 2,6 x 0,7 m.

Specification:

Kitchen. Kitchen cabins ., with Våxbo Lin in front of the cabins and refrigerator. Special made countertop Work top made of stainless steel (2,6 m x 0,7 m) wide with sink. Stainless Steel Oven with combined convection and microwave oven, from Gram. Refrigerator Gram Volume 130 liters Energy Class A+.



Outdoor linking module

Basic module

Outside:

Wall: 3,0 x 1,0 m

Veranda: 3,0 x 1,6 m

TOTAL: 3,0 x 2,6 m

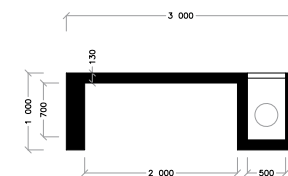
Dept wall: 1,0 m

Pergola: 3,0 x 1,5 m

Height including veranda: 2,6 m and excluding veranda 2,4 m

Specification:

Consisting of a wall with a little roof and a bench or outdoor kitchen and a cabin on the backside.

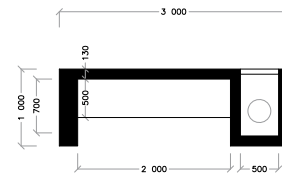


3.10

Vägg med en inbyggd bänk

Size (l x w): 2,2 X 0,5 m

Seat height: 0,4 m



3.20

Outdoor kitchen in high steel quality.

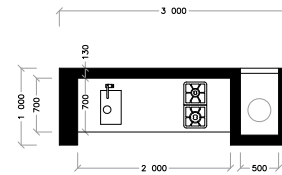
Size: 2 x 0,7 m

Table high: 0,9 m

Table with: 0,7 m

Specification:

Outdoor kitchen tailor-made from “Outstanding” in Denmark with a gas stove and sink.



Sauna

4.20

Basic module:

Size outside:

Size inside:

House: 3,0 x 2,4 m

Pergola: 3,0 x 1,5 m

Veranda (f): 3,0 x 2,4 m

Veranda (b): 3,0 x 1,0 m

TOTAL: 3,0 x 5,8 m

Height: 2,6 m

2,1 m

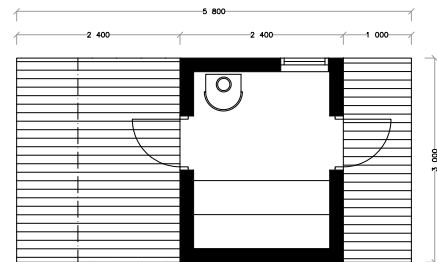
Specification:

It's possible to connect the sauna module to the ONE+ house. Another alternative is to put it on a fleet and use it as a sauna raft instead.

The Sauna has two doors and two decks, one in front and one in the back. ONE+ sauna with interior from Finland Harvia with aspen panel, 70 x 15 mm aspen. The wood is not affected by humidity variations.

The tow benches and backrest are also in aspen. The depths of the upper bench and the lower bench 500 mm and height are 450 mm and 900 mm.

The sauna heater are a Harvia 20 ES Pro, heated with wood. The stove's front is a built-in, easy to use water of 20 liters. The water is heated while the stove/sauna heater is fired for bathing temperature.



Adds on

X1

Veranda.
Veranda. Extra veranda to connect linked module veranda and the front X1 veranda on the 15 sq. meter ONE+

X2

Pergola

X3

Outdoor shower

X4

Earth Closet

X5

Solar cells

X6

Sliding door

X7

Glass door

X8

Iron stove
<http://www.bobonfils.com/>

X9

Fleet

Terms of sale and delivery:

- We make reservations for misprints in this text.
- We reserve our right to make changes in specifications as well as use if needed to change materials, but similar.
- Please note, this product meets the Swedish & Danish building standard for summerhouses and the materials are foremost Danish and Swedish high end materials.