

BAUHU



Barbados Blue

A custom designed modular home





Custom design

A simple stylish home that has been carefully designed to maximise the benefits of modular, off-site construction and provide a comfortable, hurricane safe, two-bedroom family home.







Living

Like all Bauhu homes our designers have carefully proposed a range of interior décor and finishes which are included with the home

This home offers a spacious open plan living area giving access to the bedrooms and the kitchen.

A high ceiling gives a feeling of space, and the living room opens onto the outside terrace.





The Kitchen



Bauhu homes are supplied with a custom-made kitchen package with base and wall cabinets and a choice of countertop.

Base units are fully equipped with labour saving ergonomic features. A sink unit with a premium quality mixer tap complete the inclusive kitchen package

Electrical appliances are optional and typically excluded for US 120v locations. Kitchens are supplied for gas or electric appliances.





Composite Countertop

The kitchen boasts a composite countertop with an inset sink



Custom Made Cabinetry

Kitchen cabinets have Shaker style mouldings and have various storage features



Premium Quality Fittings

A high-quality kitchen mixer faucet complements an inset sink



The Master Bedroom

The master bedroom, presented with a super king-sized bed offers an attractive and well-appointed room with a large closet and ample space for additional furniture.

The adjacent bathroom provides a wall hung double vanity unit and a large walk-in indoor/outdoor shower.







*The Master
Bathroom*





This room features a large built-in closet and the adjacent bathroom provides en-suite shower and cloakroom facilities.

The Guest Bedroom

The well thought out guest bedroom offers a comfortable and spacious bedroom with ample room for a dressing table and further free-standing furniture.

Presented with a king-sized bed this bedroom can also accept two single beds or alternative furnishing options.







*The Guest Bedroom
en suite*





Floorplan



BAUHU



About

Bauhu modular home features

Bauhu
Homes



Our homes...

Our buildings are made of steel, which is strong and is protected by a galvanized coating generally accepted to provide a time to first maintenance of a 100 years. With this highly effective galvanization process, steel profiles resist even the most humid regions.

They are packed with insulation, reducing energy consumption. Once clad the frame is not exposed to the elements and is airtight.

The kit is made in a factory and delivered in sections, so the structure can be erected very quickly. Buildings are engineered to ASCE 7-16 (The American Society of Civil Engineers Code) and designed for high wind and seismic locations.

The building envelope is watertight and airtight. The windows and doors are fitted with impact resistant glass. All the building materials are completely termite proof.

Info...



All Bauhu steel framing is sourced and manufactured in the United Kingdom using premium grade, recycled steel.

Our walls are made in multiple layers of non-wood composite, insulation, air and moisture barriers and an ETICs façade system (External thermal insulation system)

The outer cladding protects not only against impact, but also provides fire resistance up to two hours. The multi-layer, wall panel system meets the stringent international construction standard criteria for thermal insulation, impact resistance, air and water infiltration, and wind load resistance.

All of the building components are recyclable. Each complete building fits inside standard sized shipping containers and a home can be ready for delivery in as little as ten weeks.

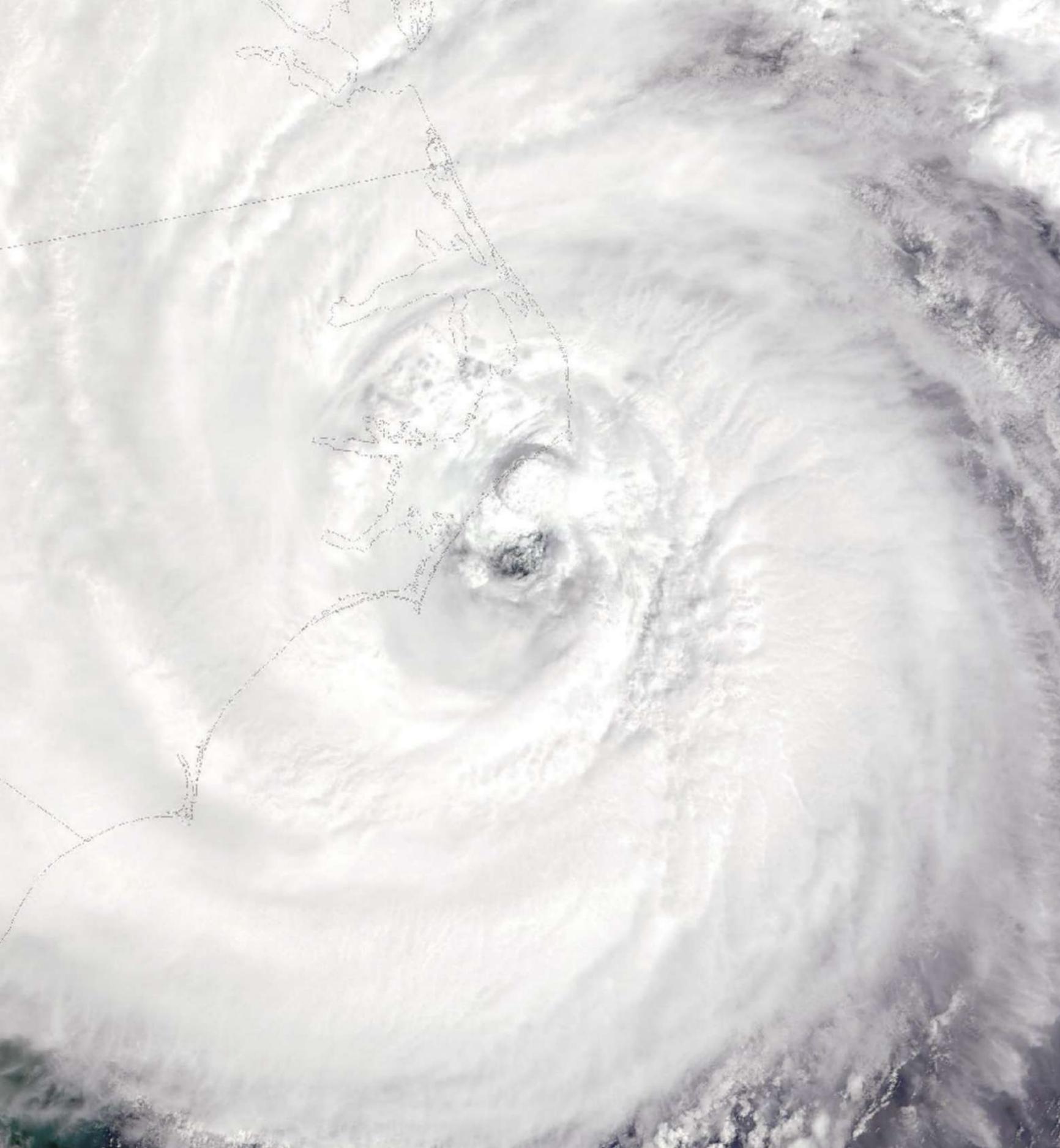
Features

At a glance...

This home is supplied as a complete kit ready for assembly on site and benefits from many key features and finishes

- ✓ *Light steel frame insulated roof*
- ✓ *EPDM roof membrane*
- ✓ *Hurricane safe steel structure*
- ✓ *Thermal and acoustic insulated walls*
- ✓ *Low maintenance aluminium doors*
- ✓ *Double-glazed windows*
- ✓ *Impact resistant laminated glass*
- ✓ *Fiber cement / ETICs exterior siding*
- ✓ *Wall and ceiling paint finishes*
- ✓ *Outdoor shower*
- ✓ *Natural stone style flooring*
- ✓ *White ceramic sanitary ware*
- ✓ *Polished chrome faucets*
- ✓ *Wall hung bathroom vanity units*
- ✓ *Shower closet wall tiling*
- ✓ *Base and wall kitchen cabinetry*
- ✓ *Composite panel interior doors*
- ✓ *Polished aluminium door furniture*
- ✓ *Pergola feature (optional)*
- ✓ *Roof garden (optional)*





EIFS Facades

Impact resistant façade systems

Hurricanes threaten The Caribbean and North America frequently, striking coastal areas. Numerous storms have endangered lives and left costly damage to the populated areas they hit.

Sto Hurricane Impact (HI) Systems provide exterior cladding solutions to protect against hurricane and tropical storm winds, water intrusion, and windborne debris.

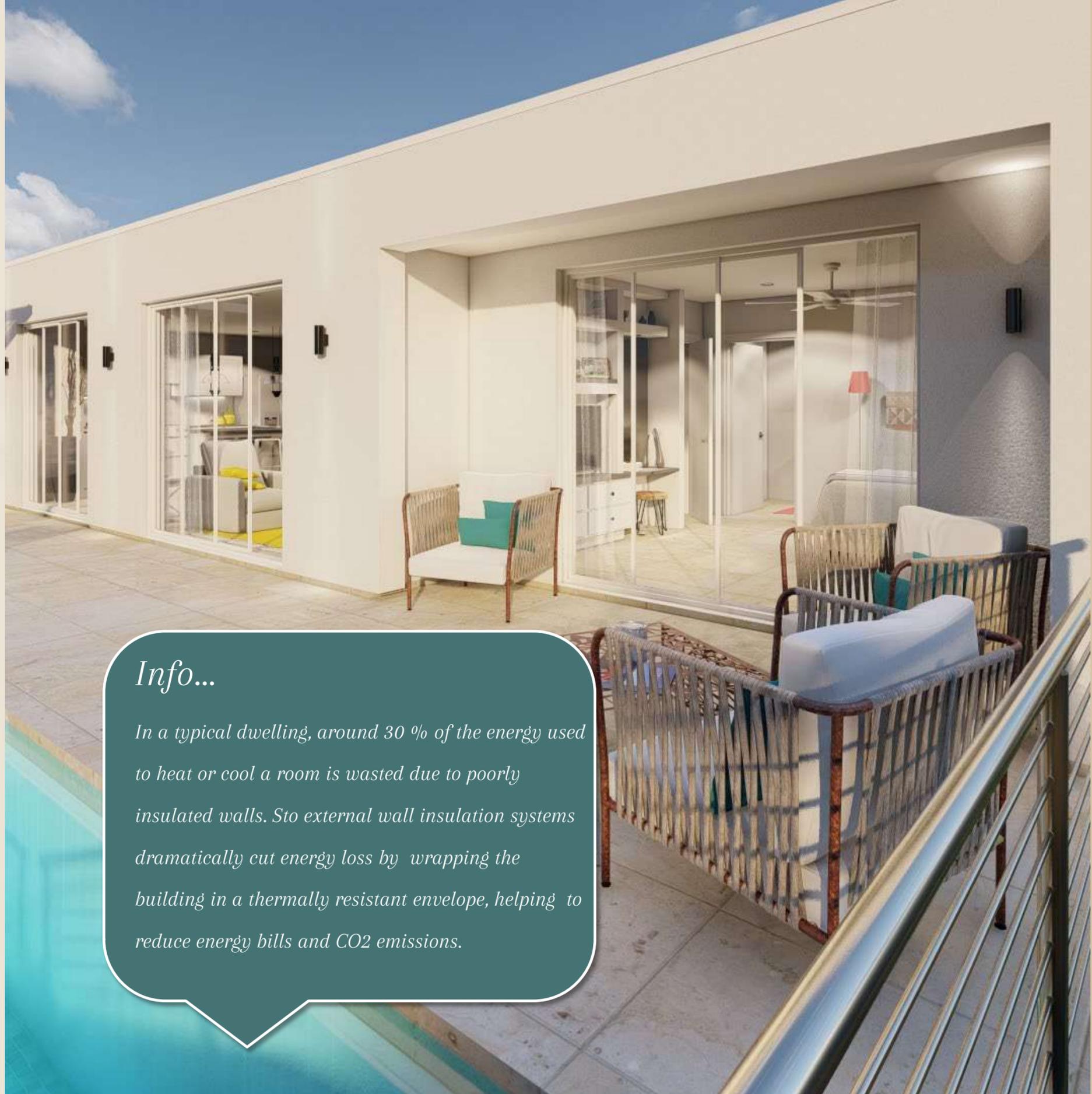
All systems meet the stringent High Velocity Hurricane Zone (HVHZ) provisions of the Florida Building Code at specified design pressures. Sto Hurricane Impact Systems have Miami-Dade County Notice of Acceptance (NOA) and Florida statewide product approval.

Insulated External wall systems

Bauhu homes employ a market-leading range of external wall insulation (EWI) systems to help reduce energy consumption and energy costs.

StoTherm Classic is a durable, functional and versatile choice for meeting and exceeding building insulation requirements.

- ✓ *Entirely cement-free system*
- ✓ *Highly resistant to cracking.*
- ✓ *Up to 10 times more impact resistant than cementitious systems.*
- ✓ *Excellent thermal insulation.*
- ✓ *Fire resistant*
- ✓ *Allows for the maximum use of internal space.*
- ✓ *Protects the external wall from weathering.*
- ✓ *Through colour tinting system in 800 colours*
- ✓ *Recyclable and environmentally responsible*
- ✓ *Lightweight system for easy installation.*



Info...

In a typical dwelling, around 30 % of the energy used to heat or cool a room is wasted due to poorly insulated walls. Sto external wall insulation systems dramatically cut energy loss by wrapping the building in a thermally resistant envelope, helping to reduce energy bills and CO2 emissions.



- ✓ *Substrate*
- ✓ *Adhesive coat*
- ✓ *Insulation board*
- ✓ *Cement-free reinforcing coat*
- ✓ *Reinforcing mesh*
- ✓ *Decorative render finish*

Bauhu home designs supplied with an EIFS façade system are delivered together with all of the components and materials required to apply the façade system which is carried out on location after the building structure has been assembled.

[*Download a catalogue*](#)

Acrylic rendered facades provide an impact resistant, zero maintenance option creating a contemporary architectural style. Customers can choose from several external render grain sizes an extensive range of through tint finish colours.



Info...

*Firestone flat roof systems carry a
manufacturers guarantee up to thirty years.*

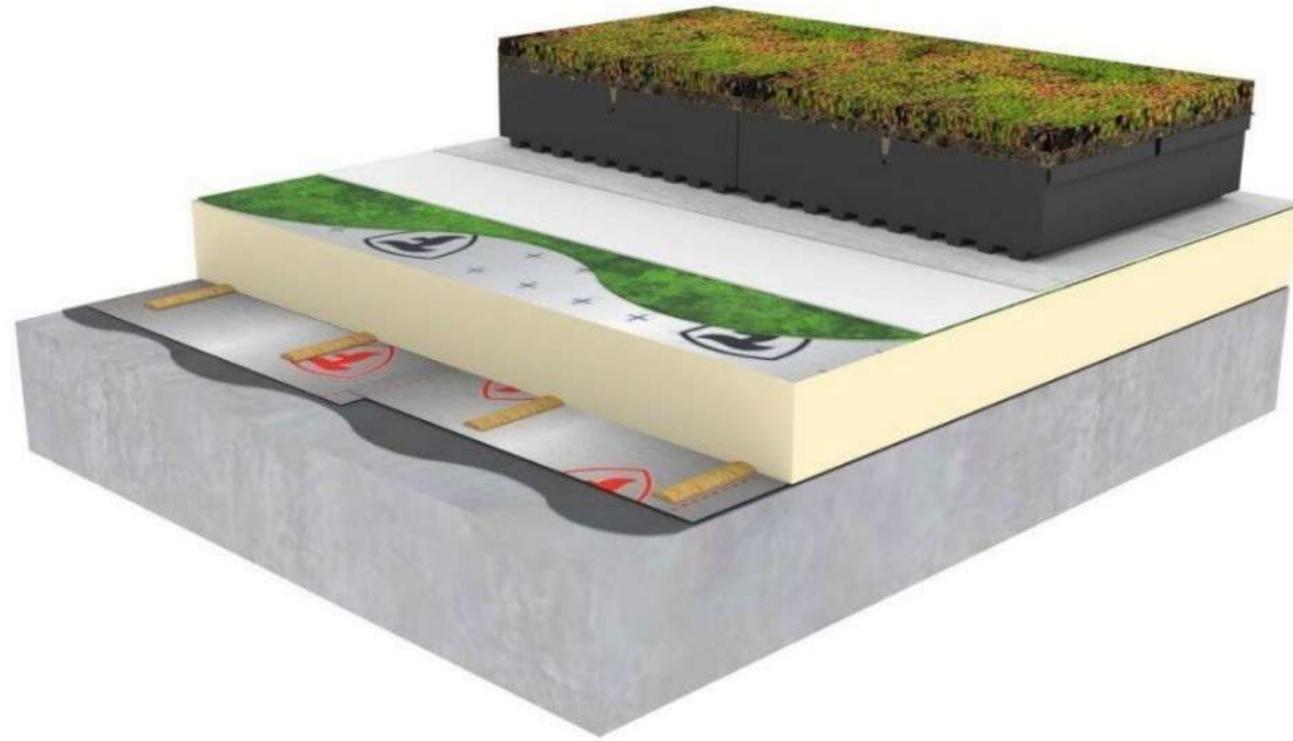


Roofing

EDPM flat roof

*Industry leading flat roof membrane system designed for flat or
low pitch roofing and 'green roof' building designs.*

Firestone
Firestone Building Products



Firestone's single-ply EPDM roofing membranes offer a reliable and durable solution for green roofs. They are robust, easy to install and maintain. Their excellent weathering performance and ability to withstand very high and very low temperatures translates in a roofing solution of outstanding durability.

[Download a catalogue](#)

Flat Roofs

The Firestone RubberCover EPDM roofing system is based on an EPDM synthetic rubber membrane with a life expectancy of over 50 years, it is one of the most durable and sustainable roofing systems on the market. EPDM also allows homeowners to make the most of their roof. The system is compatible with green, solar, blue and accessible roofs.



Windows

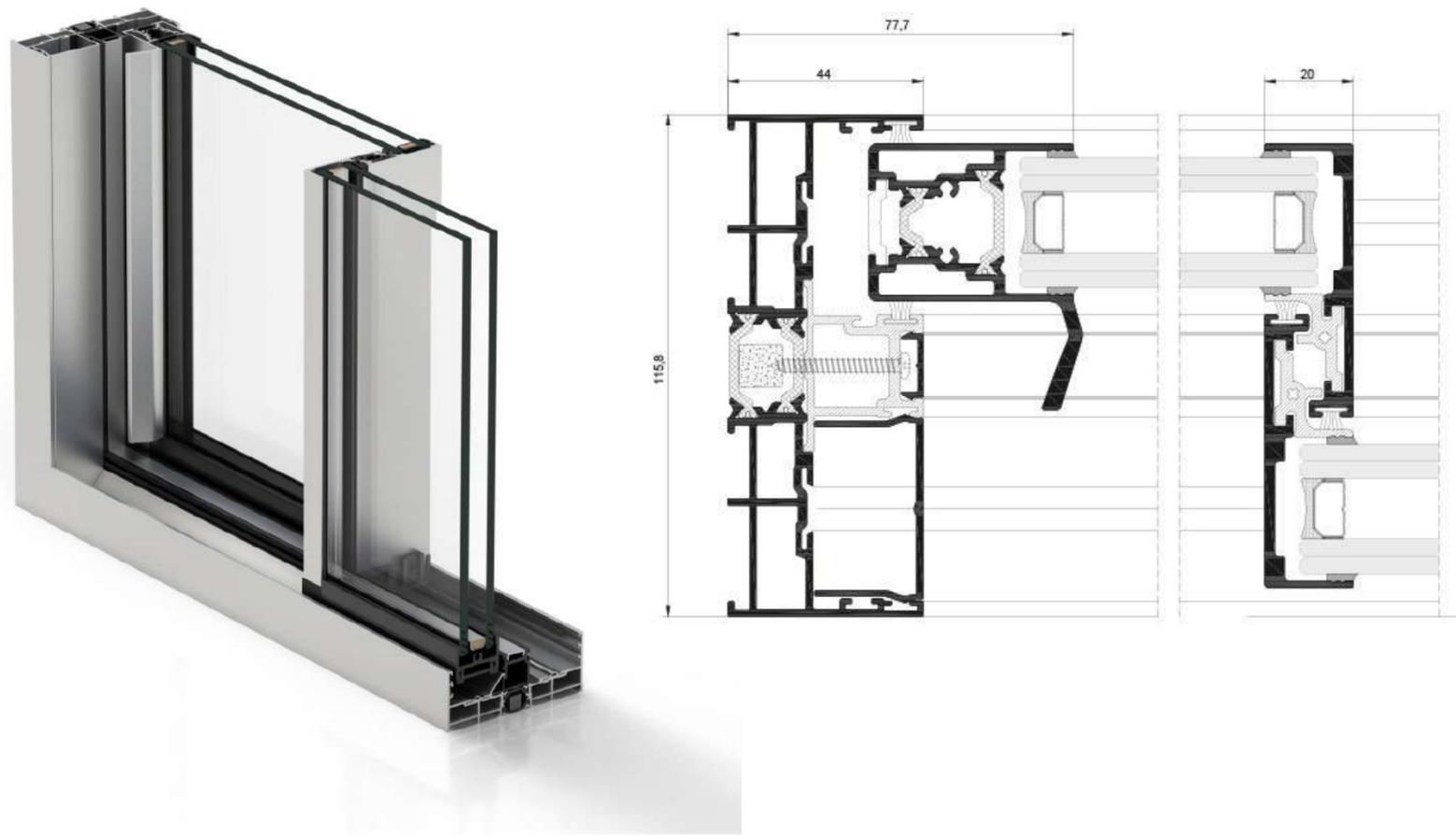
Sliding windows and doors

Specially designed for use in high velocity wind regions our aluminium windows and sliding doors maximise light transmission whilst controlling solar gain. Robust frame profiles are reinforced with stainless steel bars and airtight, lockable sliding systems seal all openings.

Info...

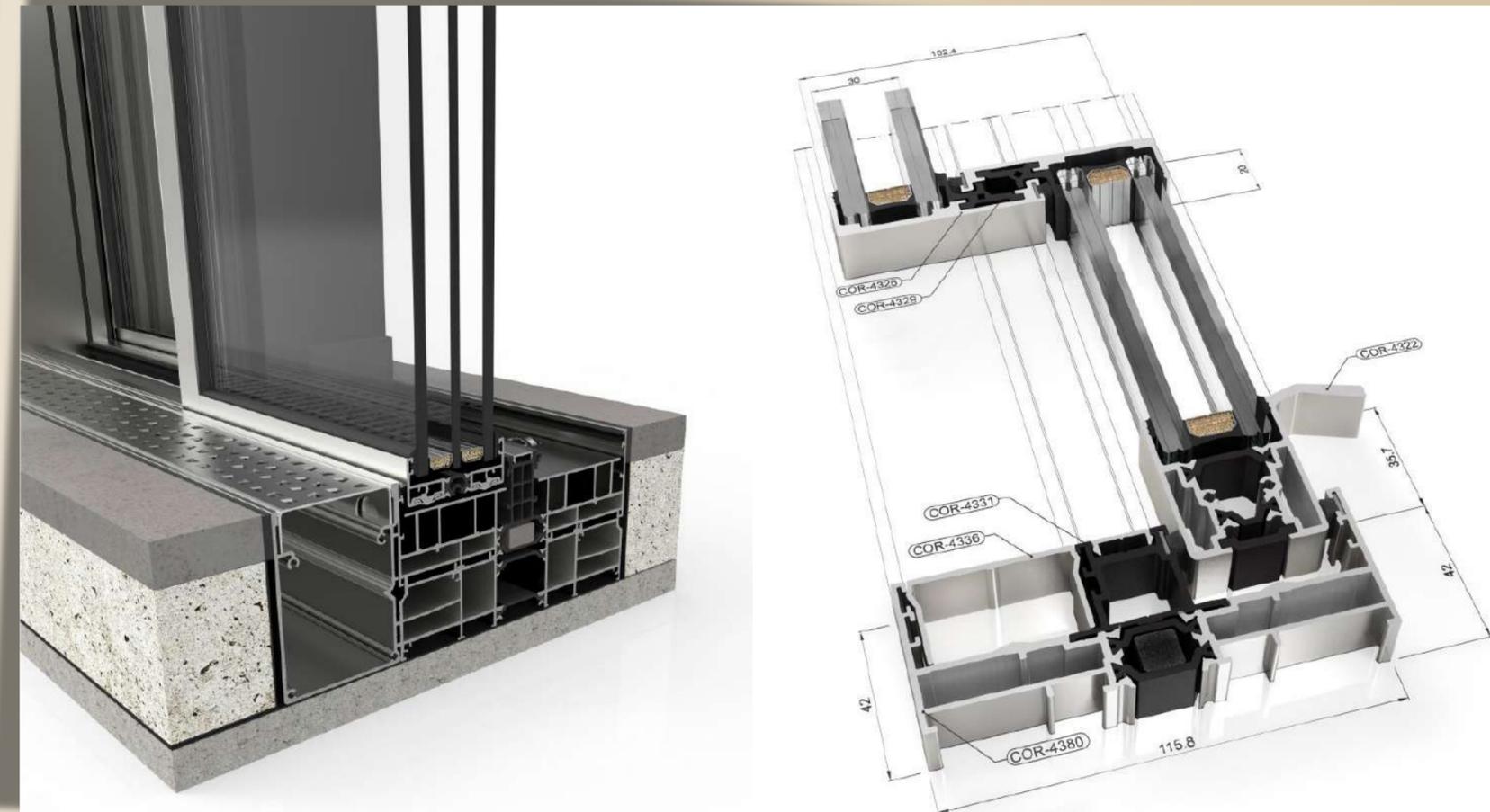
Our thin frame aluminium sliding glass doors are specially made with stainless steel reinforcing bars built into the robust frame profiles providing additional strength and security.

- ✓ *Air permeability*
- ✓ *Water tightness*
- ✓ *Wind resistance*
- ✓ *Insulation*
- ✓ *Security*



Premium quality aluminium windows and sliding glass doors from industry leading manufacturers provide high levels of Insulation, security and the stylish looks of an ultra slim frame. What's more, aluminium is a completely recyclable material.

- ✓ *Smooth sliding insulated window system*
- ✓ *Double pane slide directions*
- ✓ *Stainless steel reinforced frame profiles*
- ✓ *Super slim 70mm frame depth*
- ✓ *Zero maintenance*
- ✓ *Transmittance (Uw) from 0,9 W/m²K*
- ✓ *Selection of frame colours*
- ✓ *Multi point locking systems*



ASCE7 16

WIND LOAD ACCORDING CODE ASCE 7-16

Basic wind pressure: $q_z = 0,613 \cdot K_z \cdot K_{zt} \cdot K_d \cdot K_e \cdot V^2$ (26.10-1) = **3.94 kN/m² = 393.6 kg/m²**

Basic wind speed: V_b **80 m/s**
 Height of module: Z **10 m**
 Front width of building: B **20 m**
 Side width of building: L **20 m**
 Building categorie: **III**
 Exposure categorie: **EXP. D**
 Topografic height m.a.s.l.: **0 m**
 Enclosed building: **YES**
 Location: **U.S.A. (Cat. III)**

Return period: **1700 años**
 Height building factor K_z : **1.18**
 Topographic factor K_{zt} : **1.00**
 Directionality factor K_d : **0.85**
 Gust effect factor G : **1.00**

	Compr.	Succ.	Compr.	Succ.
Zona 4	0.90	-1.00	0.90	-1.00
Zona 5	0.90	-1.21	0.90	-1.21

a=10%long

	Mullion	Transom
Zona 4	0.90	-1.00
Zona 5	0.90	-1.21

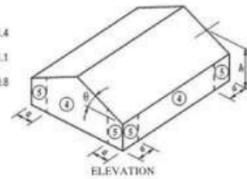
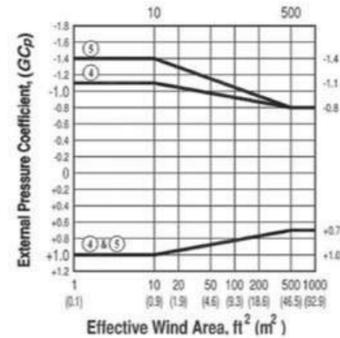
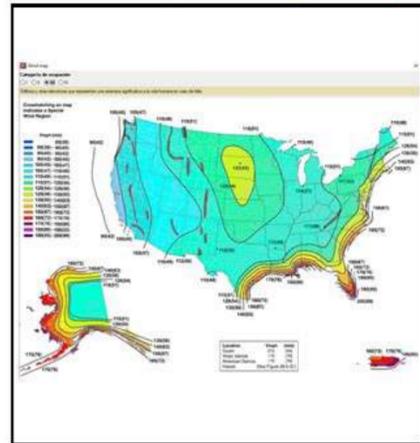
Wind load $P = qz^*(GCp) - qz^*(Gcpi)$

Windward facade: $Cp=$ **0.80**
 Sideward facade: $Cp =$ **-0.70**
 Leeward facade (L/B): $Cp=$ **-0.50**
 Internal Pressure Coefficient: $GCpi=$ **0.18**
 Internal Pressure Coefficient: $GCpi=$ **-0.18**

		Load ULS	Load SLS
GLOBAL LOADS	$P=qh \cdot G \cdot Cp$ Windward	3.86 kN/m ²	2.31 kN/m ²
	$P=qh \cdot G \cdot Cp$ Sideward	-3.46 kN/m ²	-2.08 kN/m ²
	$P=qh \cdot G \cdot Cp$ Leeward	-2.68 kN/m ²	-1.61 kN/m ²
LOCAL LOADS	$P=qh \cdot GCp$ Zone 4,5 +	4.27 kN/m ²	2.56 kN/m ²
	$P=qh \cdot GCp$ Zone 4 -	-4.66 kN/m ²	-2.80 kN/m ²
MULLION LOADS	$P=qh \cdot GCp$ Zone 5 -	-5.46 kN/m ²	-3.28 kN/m ²
	$P=qh \cdot GCp$ Zone 4,5 +	4.27 kN/m ²	2.56 kN/m ²
LOCAL LOADS	$P=qh \cdot GCp$ Zone 4 -	-4.66 kN/m ²	-2.80 kN/m ²
	$P=qh \cdot G \cdot Cp$ Zone 5 -	-5.46 kN/m ²	-3.28 kN/m ²

* Service loads for ASD method, ASCE 7-16 Chapter 2.4.1

WIND LOAD ON MULLION: Zone 4 S 280 kg/m²
WIND LOAD ON TRANSOM: Zone 5 S 328 kg/m²



Our window systems are specially manufactured to comply with or exceed ASCE7 16 wind loads.

Coupled with industry leading advanced architectural glass our window systems offer the lowest possible profile sizes whilst retaining the wind load resistance required by code.





Glass

Impact resistant laminated glass

Advanced architectural glazing

Our laminated glass significantly improves a window's ability to withstand breakage, adds colour and sound control, provides optimum security and meets building codes in high velocity wind regions.

- ✓ *4+2+4 Laminated outer glass layer for impact protection*
- ✓ *16mm argon filled inter pane cavity for maximum insulation*
- ✓ *6 mm SNX low E solar control glass interior pane for heat control.*

Kitchen

Kitchen and island as plans provided. RIVA 891 White concrete reproduction with vintage oak worktop

nobilia[®]



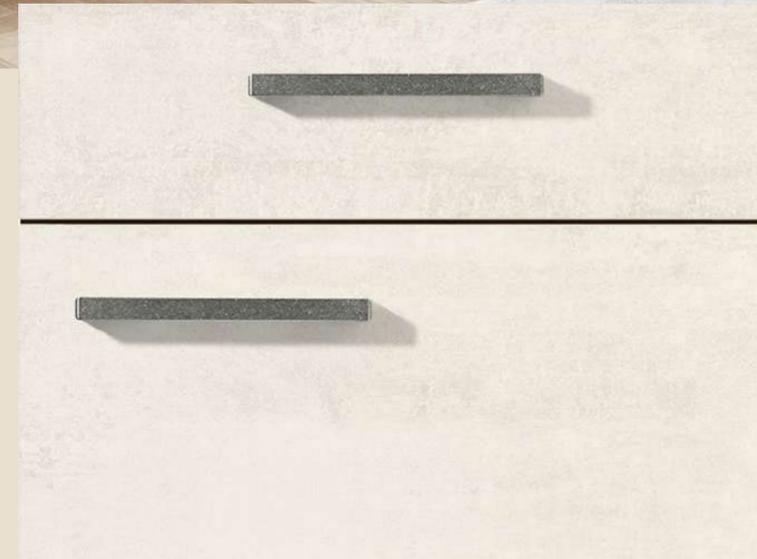
Info...
Kitchens are made to order. Cabinetry is supplied in fully assembled format (not flat packed) providing additional strength and stability.



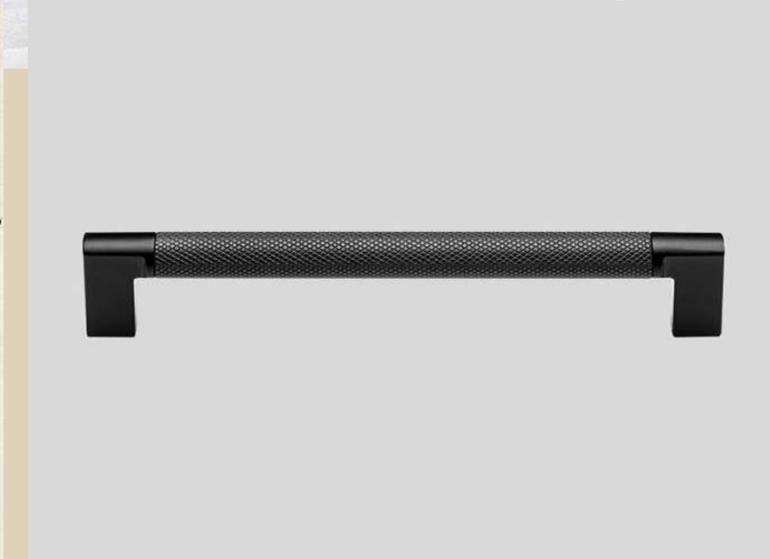
Carcass 891



Worktop 393



Front 891

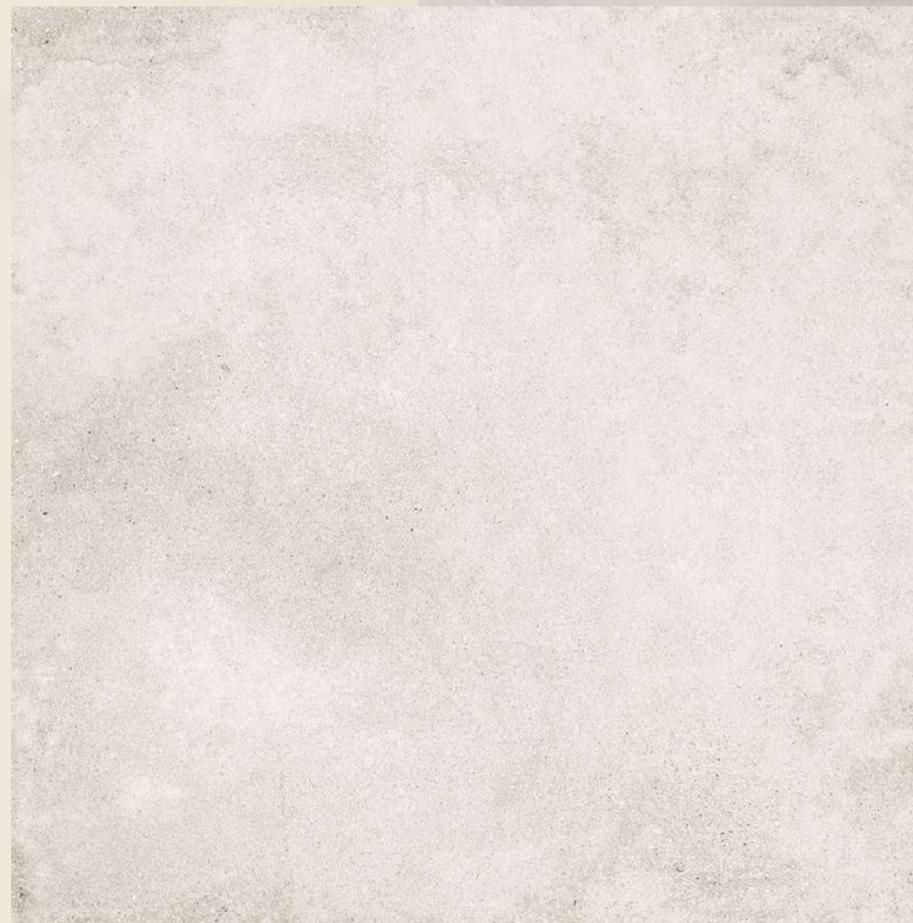


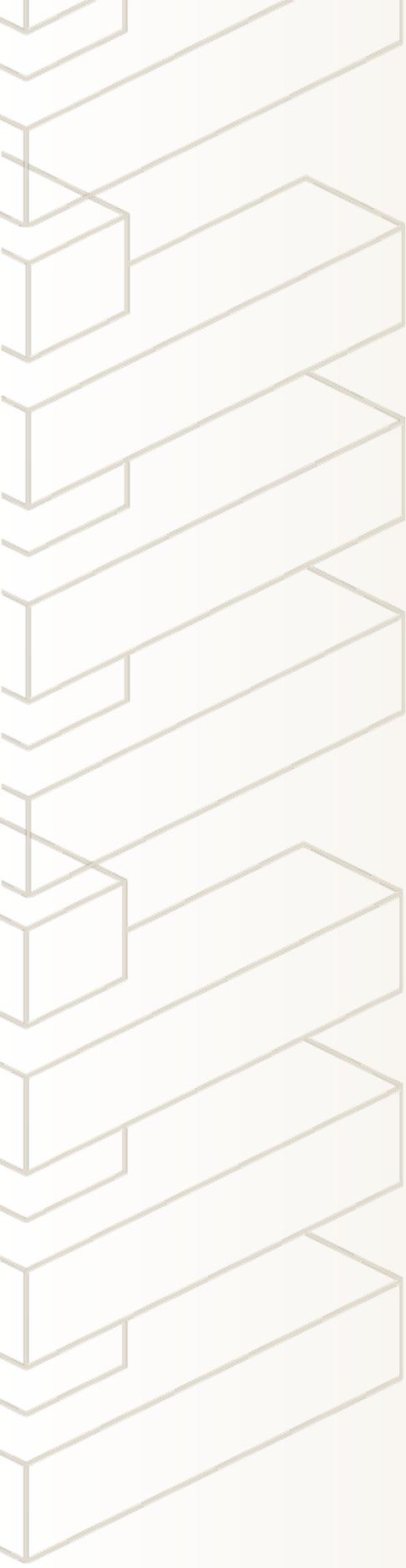
Handle 502 (option)

Ceramics

Bauhu homes are supplied with ceramic wall and floor finishes throughout. Our ceramic selection is provided by one of Portugal's leading tile manufacturers and customers can choose from an extensive range of products

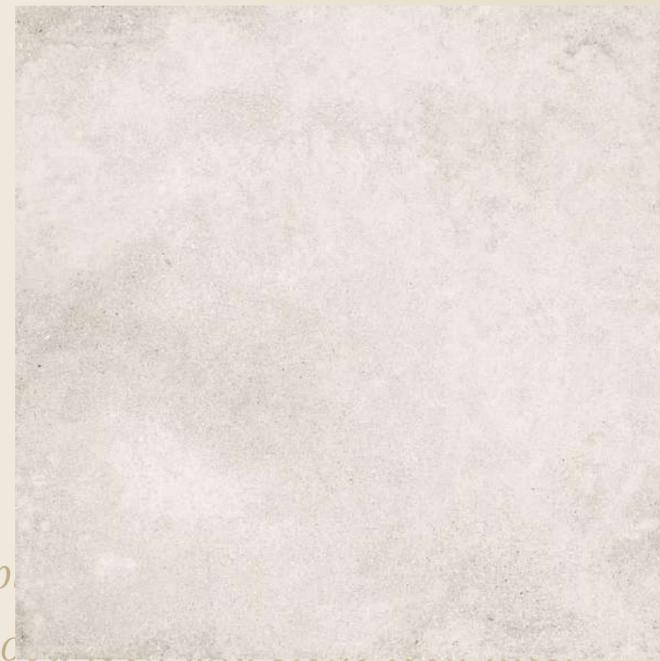
 **DOMINÓ**
INDÚSTRIAS CERÁMICAS S.A.





Ceramics

Wall and floor finishes are supported by a neutral ceramic selection with wide





Bathroom Furniture



Our wall hung bathroom vanities are finished in a high gloss lacquer with a composite countertop and fully integrated basin.

KITBANHO®



Sanitary Ware

Our designers have carefully chosen a premium quality range of bathroom equipment, décor and finishes which are included with the home.

- ✓ *Wall hung vanity cabinets*
- ✓ *Composite vanity countertop and deck mounted mixer faucets.*
 - ✓ *Wall mounted mirror with LED backlight*
 - ✓ *Polished chrome basin mixer faucets*
- ✓ *White ceramic toilet with dual flush and soft close seat.*
- ✓ *White slimline shower tray with glass enclosure*



Faucets

Premium quality

Saving water is more than just a concern, it is an obligation.

All of our faucets are equipped with systems that save water by reducing the water flow by adding air to the water stream. While producing a soft touch and non-splashing sensation it offers the same feeling of comfort as a large flow but using much less water.

The BRUMA AirEcoDrop system saves 30% of water.

BRUMA chrome plating process follows a rigorous quality control procedure called Brightest. This process ensures an intense brightness and a lasting, resistant finish.

The exclusive BRUMA Smooth Breeze cartridge has high quality ceramic discs at its heart, which provide a unique feeling of smoothness and precision in controlling water flow and temperature regulation.



 **BRUMA**
FLOWINGART



Interior Doors

Hand made to order



Our contemporary interior doors are hand made and finished in a matt white lacquer with brushed metal door furniture.

Info...

Steel is the only material that retains all its strength no matter how many times it is recycled. As a result, nearly 100% of all structural steel is recycled, making steel the only logical and responsible choice for sustainable construction.

Sustainability

The Earth we share...

Bauhu Homes are manufactured entirely from 100% recyclable materials and are designed to preserve the environment by providing exceptional thermal insulation performance, minimising running costs and reducing power consumption.

Keeping it green...

Protecting our planet one home at a time with a responsible selection of materials and sustainable architectural design:

- ✓ *Zero wastage*
- ✓ *Recyclable and recycled materials*
- ✓ *Exceptional thermal and acoustic insulation*
- ✓ *Double glazed windows*
- ✓ *Impact resistant windows and doors*
- ✓ *Bioclimatic design*
- ✓ *Zero structural timber*
- ✓ *Low VOC finishes*
- ✓ *Recycled plastics*
- ✓ *Rainwater recuperation*
- ✓ *Natural ventilation*
- ✓ *Low E solar control glazing*
- ✓ *Flat packed*
- ✓ *Inert fiber cement siding*
- ✓ *Composite kitchen counter*
- ✓ *LED lighting (option)*
- ✓ *Composite panel interior doors*
- ✓ *Solar PV (option)*
- ✓ *Solar thermal water heating (option)*





Info...

The required United States standard for light gauge steel galvanizing is 0.6oz per square foot. Our steel frame is galvanized to 0.9oz per square foot significantly exceeding US standards.

Durability

Engineered to outperform...



A lightweight galvanized steel structure is used for external walls and internal partition walls (frames) according to structural calculations for the building type. These models incorporate a steel (HRS) structure which is hot dipped galvanized to eliminate corrosion in salty environments.



Our modular buildings are supplied in 'kit' format having been pre-assembled and checked prior to delivery. Each building is provided with an extensive 'step by step' assembly guide to ensure quick and simple erection on site.



Impact resistant facade

Firestone EPDM roof

Galvanised LGS roof truss

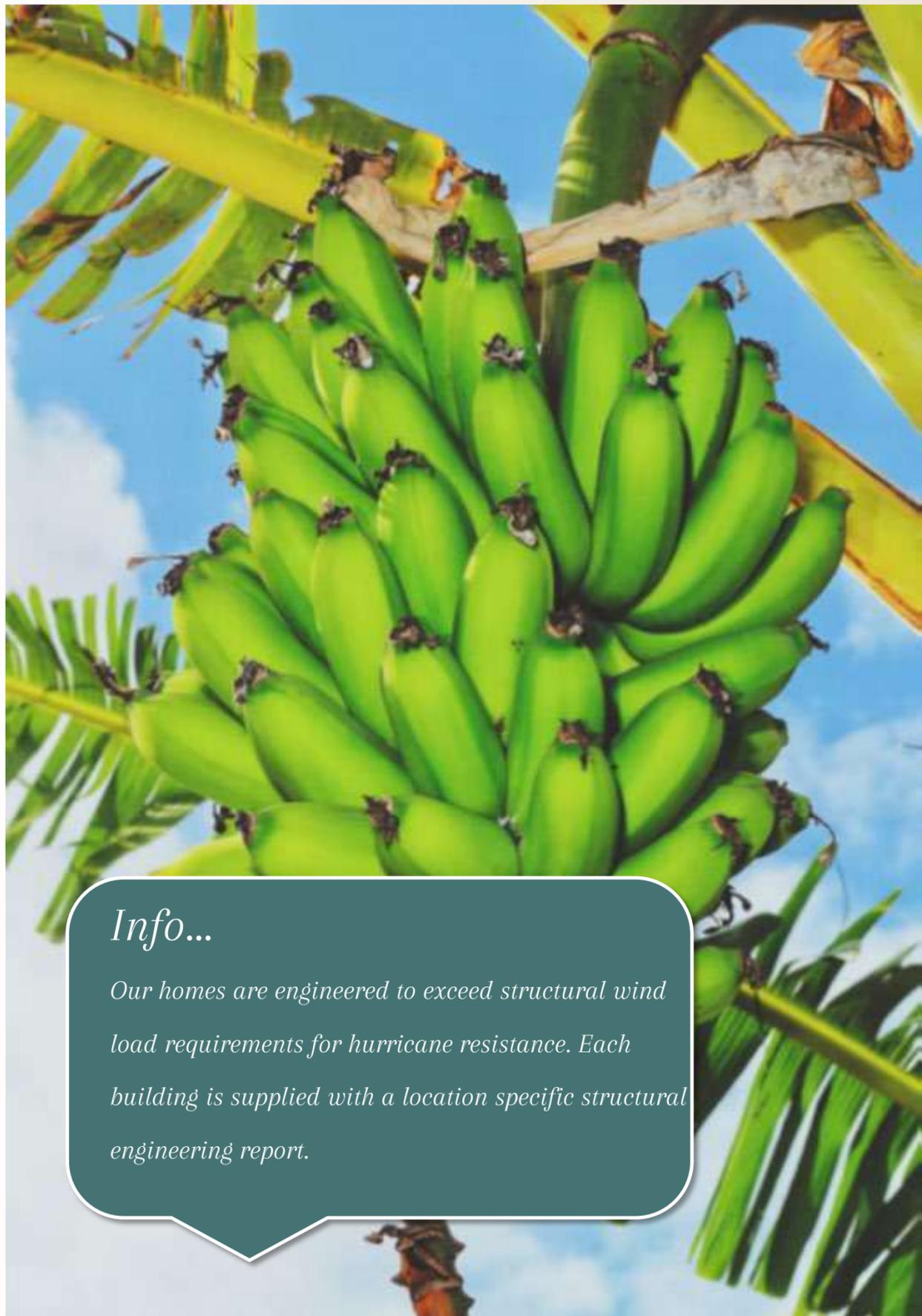
Galvanised HRS column

Galvanised LGS parapet

Galvanised HRS beam

Laminated glass window

Galvanised LGS wall panel



Info...

Our homes are engineered to exceed structural wind load requirements for hurricane resistance. Each building is supplied with a location specific structural engineering report.

Climate Control

The Caribbean...

Our complete range of homes are engineered for use in hurricane prone locations. They are made with a robust steel frame structure which is engineered according to the building code that applies in the build location.

For hurricane prone locations the modular construction system is designed for 200MPH wind loadings in full compliance with ASCE7-16 codes, and based on the precise build location and terrain type.

Each Bauhu home is supplied with a full structural engineering report and detailed architectural and construction plans

Structural Engineering

Our hybrid steel frame modular construction system is designed for 200MPH wind loadings exceeding compliance with ASCE7-16 codes.

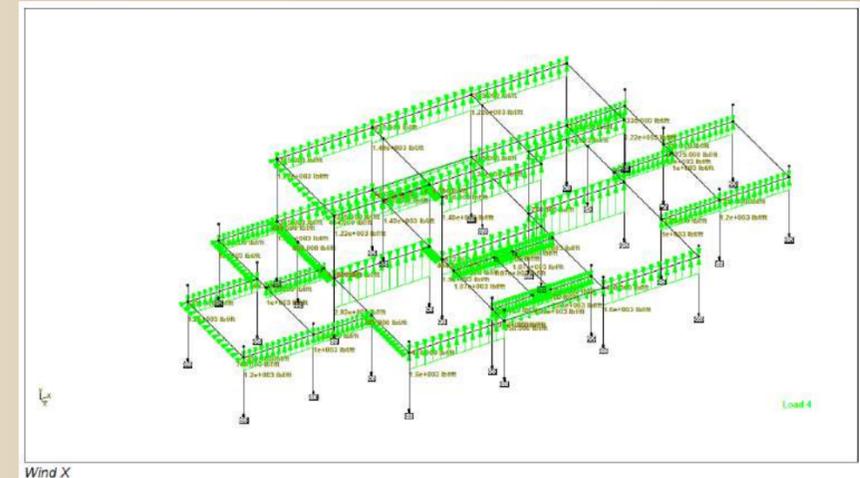
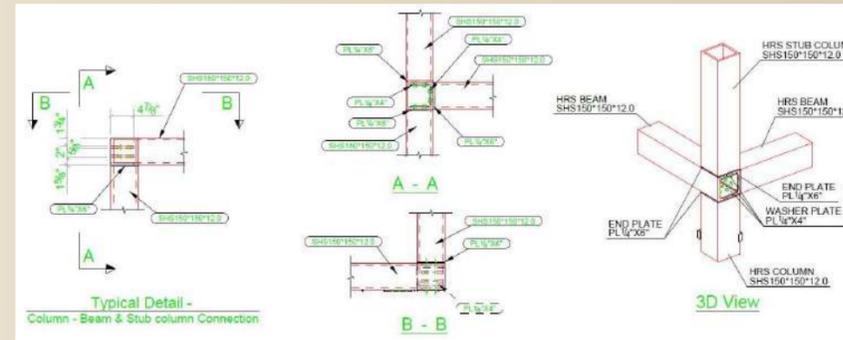


TABLE 11.8-1 Site Coefficient F_{PGA}

Mapped Maximum Considered Geometric Mean (MCE_G) Peak Ground Acceleration, PGA

Site Class	PGA ≤ 0.1	PGA = 0.2	PGA = 0.3	PGA = 0.4	PGA = 0.5	PGA ≥ 0.6
A	0.8	0.8	0.8	0.8	0.8	0.8
B	0.9	0.9	0.9	0.9	0.9	0.9
C	1.3	1.2	1.2	1.2	1.2	1.2
D	1.6	1.4	1.3	1.2	1.1	1.1
E	2.4	1.9	1.6	1.4	1.2	1.1

See Section 11.4.8

Note: Use straight-line interpolation for intermediate values of PGA.

4/2/2022, 4:51 PM ATC Hazards by Location

Search Information

Address: bahamas
 Coordinates: 25.03428, -77.39627899999999
 Elevation: 29 ft
 Timestamp: 2022-04-22T11:20:16.730Z
 Hazard Type: Seismic
 Reference Document: ASCE7-16
 Risk Category: IV
 Site Class: D

MCE Horizontal Response Spectrum

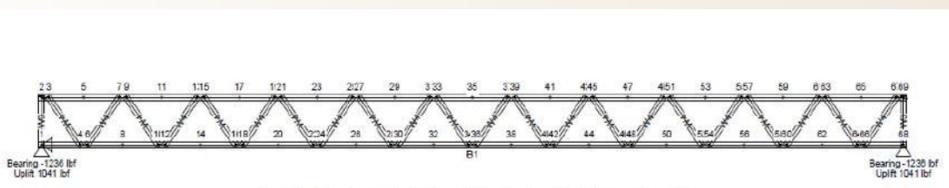
Design Horizontal Response Spectrum

Basic Parameters

Name	Value	Description
S_g	0.01	MCE _g ground motion (period=0.2s)
S_1	0.012	MCE _g ground motion (period=1.0s)
S_{M5}	0.016	Site-modified spectral acceleration value
S_{M1}	0.023	Site-modified spectral acceleration value
S_{D5}	0.011	Numeric seismic design value at 0.2s SA
S_{D1}	0.019	Numeric seismic design value at 1.0s SA

Additional Information

Name	Value	Description
SDC	A	Seismic design category
F_a	1.6	Site amplification factor at 0.2s
F_v	2.4	Site amplification factor at 1.0s



Quantity Required = 1 Mark as RJ1 Engineering Status = Passed
 Minimum number of fasteners required is 2 per joint

LOADS DESIGN FACTORS	DESIGN LOADINGS	FASTENERS	BRACING	MAXIMUM MEMBER AXIAL FORCES AND CRITICAL STRUCTURAL DESIGN INDEX
WIND Factors Terrain Factor K_z : 1.00 Exposure Factor K_d : 1.00 Topographic Factor K_{zt} : 1.00 No Wind Load Entry SBC/W Factors Wind Pressure Factor: 0.0 Max Post-Chord: 0.0 Min Post-Chord: 0.0 Max Bottom Chord: 0.0 Min Bottom Chord: 0.0	Dead Load: 10 psf Live Load: 20 psf Snow Load: 0 psf Wind Load: 0 psf	Bolt: 1/2" Dia A325 Nut: 1/2" Dia A325 Washer: 1/2" Dia A325 Plate: 1/2" Thick A36	Provide Chord Restraints at specified spacing. Provide Full Restraints at ends & over supports. Roof System Bracing to be Specified by Engineer. Member Effective Length Factor: 1.0 Type: K1, K2, K3, K4, K5, K6, K7, K8, K9, K10, K11, K12 Clause: 1.0, 1.1, 1.2, 1.3, 1.4, 1.5, 1.6, 1.7, 1.8, 1.9, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 19.5, 19.6, 19.7, 19.8, 19.9, 20.0, 20.1, 20.2, 20.3, 20.4, 20.5, 20.6, 20.7, 20.8, 20.9, 21.0, 21.1, 21.2, 21.3, 21.4, 21.5, 21.6, 21.7, 21.8, 21.9, 22.0, 22.1, 22.2, 22.3, 22.4, 22.5, 22.6, 22.7, 22.8, 22.9, 23.0, 23.1, 23.2, 23.3, 23.4, 23.5, 23.6, 23.7, 23.8, 23.9, 24.0, 24.1, 24.2, 24.3, 24.4, 24.5, 24.6, 24.7, 24.8, 24.9, 25.0, 25.1, 25.2, 25.3, 25.4, 25.5, 25.6, 25.7, 25.8, 25.9, 26.0, 26.1, 26.2, 26.3, 26.4, 26.5, 26.6, 26.7, 26.8, 26.9, 27.0, 27.1, 27.2, 27.3, 27.4, 27.5, 27.6, 27.7, 27.8, 27.9, 28.0, 28.1, 28.2, 28.3, 28.4, 28.5, 28.6, 28.7, 28.8, 28.9, 29.0, 29.1, 29.2, 29.3, 29.4, 29.5, 29.6, 29.7, 29.8, 29.9, 30.0, 30.1, 30.2, 30.3, 30.4, 30.5, 30.6, 30.7, 30.8, 30.9, 31.0, 31.1, 31.2, 31.3, 31.4, 31.5, 31.6, 31.7, 31.8, 31.9, 32.0, 32.1, 32.2, 32.3, 32.4, 32.5, 32.6, 32.7, 32.8, 32.9, 33.0, 33.1, 33.2, 33.3, 33.4, 33.5, 33.6, 33.7, 33.8, 33.9, 34.0, 34.1, 34.2, 34.3, 34.4, 34.5, 34.6, 34.7, 34.8, 34.9, 35.0, 35.1, 35.2, 35.3, 35.4, 35.5, 35.6, 35.7, 35.8, 35.9, 36.0, 36.1, 36.2, 36.3, 36.4, 36.5, 36.6, 36.7, 36.8, 36.9, 37.0, 37.1, 37.2, 37.3, 37.4, 37.5, 37.6, 37.7, 37.8, 37.9, 38.0, 38.1, 38.2, 38.3, 38.4, 38.5, 38.6, 38.7, 38.8, 38.9, 39.0, 39.1, 39.2, 39.3, 39.4, 39.5, 39.6, 39.7, 39.8, 39.9, 40.0, 40.1, 40.2, 40.3, 40.4, 40.5, 40.6, 40.7, 40.8, 40.9, 41.0, 41.1, 41.2, 41.3, 41.4, 41.5, 41.6, 41.7, 41.8, 41.9, 42.0, 42.1, 42.2, 42.3, 42.4, 42.5, 42.6, 42.7, 42.8, 42.9, 43.0, 43.1, 43.2, 43.3, 43.4, 43.5, 43.6, 43.7, 43.8, 43.9, 44.0, 44.1, 44.2, 44.3, 44.4, 44.5, 44.6, 44.7, 44.8, 44.9, 45.0, 45.1, 45.2, 45.3, 45.4, 45.5, 45.6, 45.7, 45.8, 45.9, 46.0, 46.1, 46.2, 46.3, 46.4, 46.5, 46.6, 46.7, 46.8, 46.9, 47.0, 47.1, 47.2, 47.3, 47.4, 47.5, 47.6, 47.7, 47.8, 47.9, 48.0, 48.1, 48.2, 48.3, 48.4, 48.5, 48.6, 48.7, 48.8, 48.9, 49.0, 49.1, 49.2, 49.3, 49.4, 49.5, 49.6, 49.7, 49.8, 49.9, 50.0, 50.1, 50.2, 50.3, 50.4, 50.5, 50.6, 50.7, 50.8, 50.9, 51.0, 51.1, 51.2, 51.3, 51.4, 51.5, 51.6, 51.7, 51.8, 51.9, 52.0, 52.1, 52.2, 52.3, 52.4, 52.5, 52.6, 52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9, 69.0, 69.1, 69.2, 69.3, 69.4, 69.5, 69.6, 69.7, 69.8, 69.9, 70.0, 70.1, 70.2, 70.3, 70.4, 70.5, 70.6, 70.7, 70.8, 70.9, 71.0, 71.1, 71.2, 71.3, 71.4, 71.5, 71.6, 71.7, 71.8, 71.9, 72.0, 72.1, 72.2, 72.3, 72.4, 72.5, 72.6, 72.7, 72.8, 72.9, 73.0, 73.1, 73.2, 73.3, 73.4, 73.5, 73.6, 73.7, 73.8, 73.9, 74.0, 74.1, 74.2, 74.3, 74.4, 74.5, 74.6, 74.7, 74.8, 74.9, 75.0, 75.1, 75.2, 75.3, 75.4, 75.5, 75.6, 75.7, 75.8, 75.9, 76.0, 76.1, 76.2, 76.3, 76.4, 76.5, 76.6, 76.7, 76.8, 76.9, 77.0, 77.1, 77.2, 77.3, 77.4, 77.5, 77.6, 77.7, 77.8, 77.9, 78.0, 78.1, 78.2, 78.3, 78.4, 78.5, 78.6, 78.7, 78.8, 78.9, 79.0, 79.1, 79.2, 79.3, 79.4, 79.5, 79.6, 79.7, 79.8, 79.9, 80.0, 80.1, 80.2, 80.3, 80.4, 80.5, 80.6, 80.7, 80.8, 80.9, 81.0, 81.1, 81.2, 81.3, 81.4, 81.5, 81.6, 81.7, 81.8, 81.9, 82.0, 82.1, 82.2, 82.3, 82.4, 82.5, 82.6, 82.7, 82.8, 82.9, 83.0, 83.1, 83.2, 83.3, 83.4, 83.5, 83.6, 83.7, 83.8, 83.9, 84.0, 84.1, 84.2, 84.3, 84.4, 84.5, 84.6, 84.7, 84.8, 84.9, 85.0, 85.1, 85.2, 85.3, 85.4, 85.5, 85.6, 85.7, 85.8, 85.9, 86.0, 86.1, 86.2, 86.3, 86.4, 86.5, 86.6, 86.7, 86.8, 86.9, 87.0, 87.1, 87.2, 87.3, 87.4, 87.5, 87.6, 87.7, 87.8, 87.9, 88.0, 88.1, 88.2, 88.3, 88.4, 88.5, 88.6, 88.7, 88.8, 88.9, 89.0, 89.1, 89.2, 89.3, 89.4, 89.5, 89.6, 89.7, 89.8, 89.9, 90.0, 90.1, 90.2, 90.3, 90.4, 90.5, 90.6, 90.7, 90.8, 90.9, 91.0, 91.1, 91.2, 91.3, 91.4, 91.5, 91.6, 91.7, 91.8, 91.9, 92.0, 92.1, 92.2, 92.3, 92.4, 92.5, 92.6, 92.7, 92.8, 92.9, 93.0, 93.1, 93.2, 93.3, 93.4, 93.5, 93.6, 93.7, 93.8, 93.9, 94.0, 94.1, 94.2, 94.3, 94.4, 94.5, 94.6, 94.7, 94.8, 94.9, 95.0, 95.1, 95.2, 95.3, 95.4, 95.5, 95.6, 95.7, 95.8, 95.9, 96.0, 96.1, 96.2, 96.3, 96.4, 96.5, 96.6, 96.7, 96.8, 96.9, 97.0, 97.1, 97.2, 97.3, 97.4, 97.5, 97.6, 97.7, 97.8, 97.9, 98.0, 98.1, 98.2, 98.3, 98.4, 98.5, 98.6, 98.7, 98.8, 98.9, 99.0, 99.1, 99.2, 99.3, 99.4, 99.5, 99.6, 99.7, 99.8, 99.9, 100.0, 100.1, 100.2, 100.3, 100.4, 100.5, 100.6, 100.7, 100.8, 100.9, 101.0, 101.1, 101.2, 101.3, 101.4, 101.5, 101.6, 101.7, 101.8, 101.9, 102.0, 102.1, 102.2, 102.3, 102.4, 102.5, 102.6, 102.7, 102.8, 102.9, 103.0, 103.1, 103.2, 103.3, 103.4, 103.5, 103.6, 103.7, 103.8, 103.9, 104.0, 104.1, 104.2, 104.3, 104.4, 104.5, 104.6, 104.7, 104.8, 104.9, 105.0, 105.1, 105.2, 105.3, 105.4, 105.5, 105.6, 105.7, 105.8, 105.9, 106.0, 106.1, 106.2, 106.3, 106.4, 106.5, 106.6, 106.7, 106.8, 106.9, 107.0, 107.1, 107.2, 107.3, 107.4, 107.5, 107.6, 107.7, 107.8, 107.9, 108.0, 108.1, 108.2, 108.3, 108.4, 108.5, 108.6, 108.7, 108.8, 108.9, 109.0, 109.1, 109.2, 109.3, 109.4, 109.5, 109.6, 109.7, 109.8, 109.9, 110.0, 110.1, 110.2, 110.3, 110.4, 110.5, 110.6, 110.7, 110.8, 110.9, 111.0, 111.1, 111.2, 111.3, 111.4, 111.5, 111.6, 111.7, 111.8, 111.9, 112.0, 112.1, 112.2, 112.3, 112.4, 112.5, 112.6, 112.7, 112.8, 112.9, 113.0, 113.1, 113.2, 113.3, 113.4, 113.5, 113.6, 113.7, 113.8, 113.9, 114.0, 114.1, 114.2, 114.3, 114.4, 114.5, 114.6, 114.7, 114.8, 114.9, 115.0, 115.1, 115.2, 115.3, 115.4, 115.5, 115.6, 115.7, 115.8, 115.9, 116.0, 116.1, 116.2, 116.3, 116.4, 116.5, 116.6, 116.7, 116.8, 116.9, 117.0, 117.1, 117.2, 117.3, 117.4, 117.5, 117.6, 117.7, 117.8, 117.9, 118.0, 118.1, 118.2, 118.3, 118.4, 118.5, 118.6, 118.7, 118.8, 118.9, 119.0, 119.1, 119.2, 119.3, 119.4, 119.5, 119.6, 119.7, 119.8, 119.9, 120.0, 120.1, 120.2, 120.3, 120.4, 120.5, 120.6, 120.7, 120.8, 120.9, 121.0, 121.1, 121.2, 121.3, 121.4, 121.5, 121.6, 121.7, 121.8, 121.9, 122.0, 122.1, 122.2, 122.3, 122.4, 122.5, 122.6, 122.7, 122.8, 122.9, 123.0, 123.1, 123.2, 123.3, 123.4, 123.5, 123.6, 123.7, 123.8, 123.9, 124.0, 124.1, 124.2, 124.3, 124.4, 124.5, 124.6, 124.7, 124.8, 124.9, 125.0, 125.1, 125.2, 125.3, 125.4, 125.5, 125.6, 125.7, 125.8, 125.9, 126.0, 126.1, 126.2, 126.3, 126.4, 126.5, 126.6, 126.7, 126.8, 126.9, 127.0, 127.1, 127.2, 127.3, 127.4, 127.5, 127.6, 127.7, 127.8, 127.9, 128.0, 128.1, 128.2, 128.3, 128.4, 128.5, 128.6, 128.7, 128.8, 128.9, 129.0, 129.1, 129.2, 129.3, 129.4, 129.5, 129.6, 129.7, 129.8, 129.9, 130.0, 130.1, 130.2, 130.3, 130.4, 130.5, 130.6, 130.7, 130.8, 130.9, 131.0, 131.1, 131.2, 131.3, 131.4, 131.5, 131.6, 131.7, 131.8, 131.9, 132.0, 132.1, 132.2, 132.3, 132.4, 132.5, 132.6, 132.7, 132.8, 132.9, 133.0, 133.1, 133.2, 133.3, 133.4, 133.5, 133.6, 133.7, 133.8, 133.9, 134.0, 134.1, 134.2, 134.3, 134.4, 134.5, 134.6, 134.7, 134.8, 134.9, 135.0, 135.1, 135.2, 135.3, 135.4, 135.5, 135.6, 135.7, 135.8, 135.9, 136.0, 136.1, 136.2, 136.3, 136.4, 136.5, 136.6, 136.7, 136.8, 136.9, 137.0, 137.1, 137.2, 137.3, 137.4, 137.5, 137.6, 137.7, 137.8, 137.9, 138.0, 138.1, 138.2, 138.3, 138.4, 138.5, 138.6, 138.7, 138.8, 138.9, 139.0, 139.1, 139.2, 139.3, 139.4, 139.5, 139.6, 139.7, 139.8, 139.9, 140.0, 140.1, 140.2, 140.3, 140.4, 140.5, 140.6, 140.7, 140.8, 140.9, 141.0, 141.1, 141.2, 141.3, 141.4, 141.5, 141.6, 141.7, 141.8, 141.9, 142.0, 142.1, 142.2, 142.3, 142.4, 142.5, 142.6, 142.7, 142.8, 142.9, 143.0, 143.1, 143.2, 143.3, 143.4, 143.5, 143.6, 143.7, 143.8, 143.9, 144.0, 144.1, 144.2, 144.3, 144.4, 144.5, 144.6, 144.7, 144.8, 144.9, 145.0, 145.1, 145.2, 145.3, 145.4, 145.5, 145.6, 145.7, 145.8, 145.9, 146.0, 146.1, 146.2, 146.3, 146.4, 146.5, 146.6, 146.7, 146.8, 146.9, 147.0, 147.1, 147.2, 147.3, 147.4, 147.5, 147.6, 147.7, 147.8, 147.9, 148.0, 148.1, 148.2, 148.3, 148.4, 148.5, 148.6, 148.7, 148.8, 148.9, 149.0, 149.1, 149.2, 149.3, 149.4, 149.5, 149.6, 149.7, 149.8, 149.9, 150.0, 150.1, 150.2, 150.3, 150.4, 150.5, 150.6, 150.7, 150.8, 150.9, 151.0, 151.1, 151.2, 151.3, 151.4, 151.5, 151.6, 151.7, 151.8, 151.9, 152.0, 152.1, 152.2, 152.3, 152.4, 152.5, 152.6, 152.7, 152.8, 152.9, 153.0, 153.1, 153.2, 153.3, 153.4, 153.5, 153.6, 153.7, 153.8, 153.9, 154.0, 154.1, 154.2, 154.3, 154.4, 154.5, 154.6, 154.7, 154.8, 154.9, 155.0, 155.1, 155.2, 155.3, 155.4, 155.5, 155.6, 155.7, 155.8, 155.9, 156.0, 156.1, 156.2, 156.3, 156.4, 156.5, 156.6, 156.7, 156.8, 156.9, 157.0, 157.1, 157.2, 157.3, 157.4, 157.5, 157.6, 157.7, 157.8, 157.9, 158.0, 158.1, 158.2, 158.3, 158.4, 158.5, 158.6, 158.7, 158.8, 158.9, 159.0, 159.1, 159.2, 159.3, 159.4, 159.5, 159.6, 159.7, 159.8, 159.9, 160.0, 160.1, 160.2, 160.3, 160.4, 160.5, 160.6, 160.7, 160.8, 160.9, 161.	

Warranty

Our strict factory-based quality control ensures that completed buildings are thoroughly inspected prior to delivery. Nevertheless, our buildings are fully guaranteed for two years in the case of manufacturing defects. Third party supplier's component failure varies from two to thirty years. Detailed limited warranty terms are available on request.

Compliance



THE BAHAMAS MINISTRY OF PUBLIC WORKS

*Approved by the
Bahamas Ministry of Public Works*



ORGANISATION OF EASTERN CARIBBEAN STATES

OECS building Code compliant



Design loads criteria for wind loadings ASCE7 - 16



Building analysis and design for structural steel



INTERNATIONAL
BUILDING
CODE®

International building code compliant

BAUHU



Bauhu Homes Assembly

Super fast assembly reduces site time



The foundation...

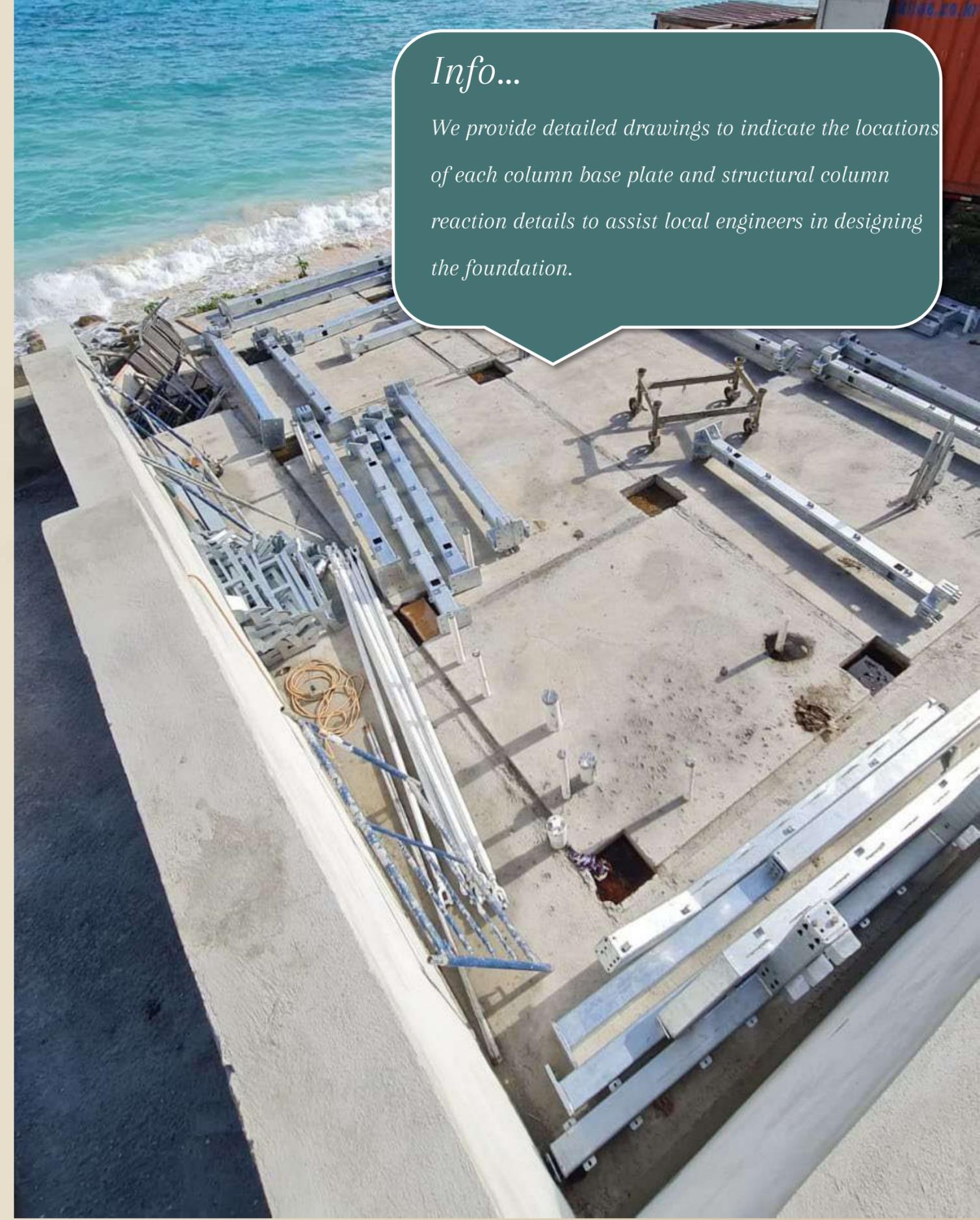
Our buildings are designed to be erected on a concrete foundation and level concrete ground slab. Structural columns are fixed through the slab into the foundation.

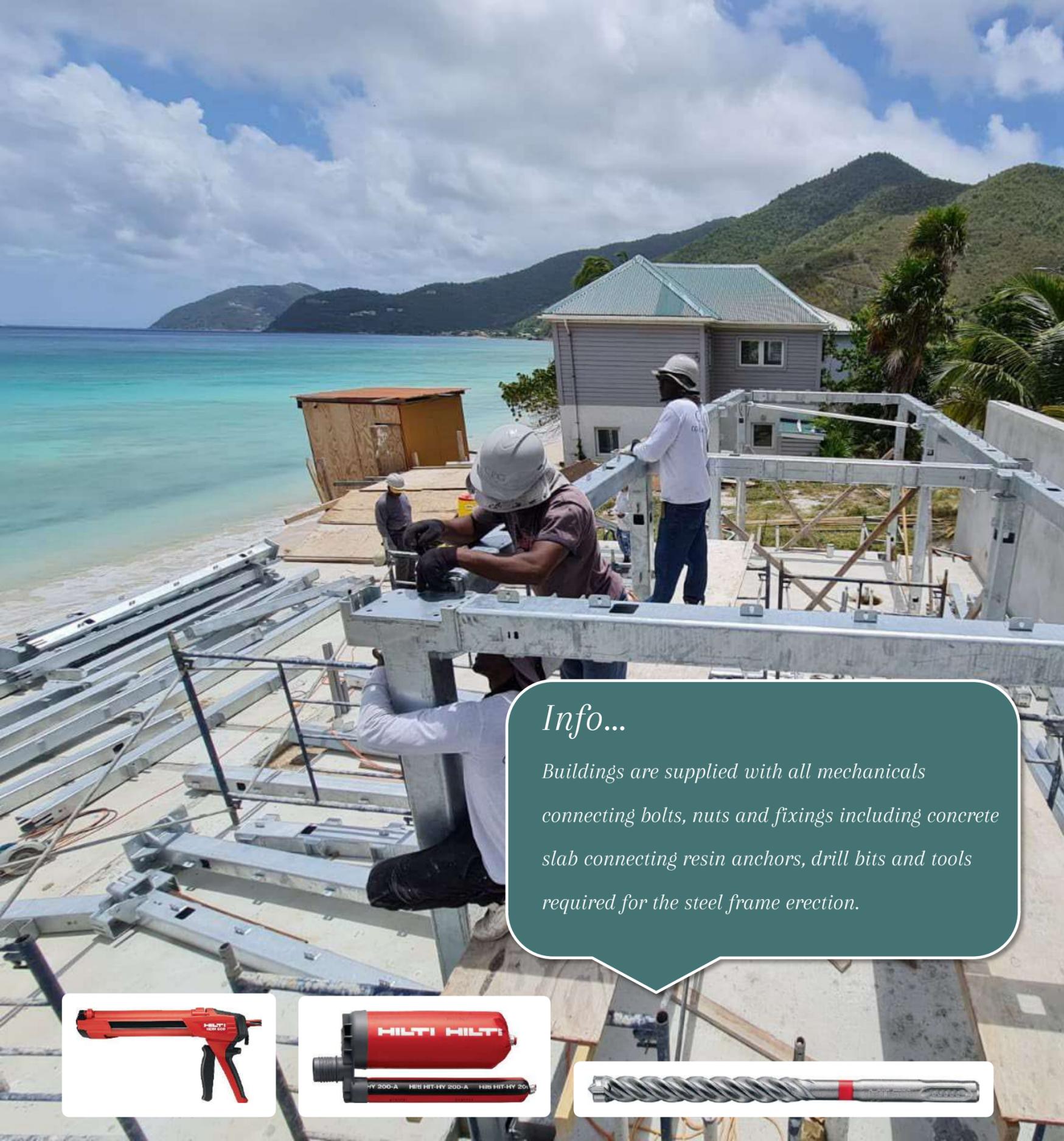
Foundation design is carried out by qualified local engineers according to the site location and geology. Bauhu provide structural characteristics for each building for design purposes together with detailed plans of the foundation layout to assist in setting out.

Provision of the foundation is required to be carried out by local contractors in parallel to the building fabrication to coincide with the arrival of a building on location.

Info...

We provide detailed drawings to indicate the locations of each column base plate and structural column reaction details to assist local engineers in designing the foundation.





The steel frame...

HRS assembly

The HRS (hot rolled steel) frame comprises galvanized columns which are bolted to the concrete foundation and beams which connect to the columns forming a 'portal' frame structure.

Each member is stamped with a part number and we provide assembly plans and a comprehensive guide to the erection process.

LGS assembly

The LGS (light gauge steel) wall panels are supplied as assembled frames and are fixed into the HRS frame with bolts. Base rails are bolted to the concrete with Hilti concrete screws and bolted together with supplied fixings. Internal walls are fitted.

Info...

Buildings are supplied with all mechanicals connecting bolts, nuts and fixings including concrete slab connecting resin anchors, drill bits and tools required for the steel frame erection.



The roof...

The roof structure is formed by pre-assembled light gauge steel lattice trusses. These are bolted to the HRS ring beam to form the roof structure.

The roof and parapet surfaces are clad with a constructive sheathing. A layer of rigid PIR insulation is applied followed by a waterproofing membrane which is fully bonded to the roof and parapet upstands creating a watertight 'warm roof'.



Info...

Firestone technical services design the roof cover to provide optimum sized EPDM sheets, reducing joints and eliminating wastage. Drains, breather seals and leaf guards are included.



The exterior...

The entire building exterior wall envelope and opening linings is clad in a lightweight easy to cut cement board sheathing layer. The cladding is rough jointed. Screws, adhesive, tape and joint compound is supplied.

Doors and windows are fixed into the lined opening reveals with provided shims and fixings and sealed with mastic.

The entire exterior building envelope is clad in EPS insulating panels, a fiberglass mesh, a pre coat of acrylic render and a finish coat of through colour, Sto impact resistant external plaster All fixings, materials, adhesives and ETICs components are supplied.



Info...

The impact resistant acrylic render used for building facades is pre-coloured to customer preference, so no painting or further maintenance is required

The interior...

Once the building envelope is completed the property is air and watertight. The internal finishes follow a traditional build methodology familiar to most general contractors.

- 1. The wall cavities are packed with Rockwool mineral wool insulation.*
- 2. In wall/roof first fix electrical, HVAC and plumbing is installed. (Material supply excluded in US regions)*
- 3. A skin of fire-resistant Gyproc is fixed to the wall frames.*
- 4. A second skin of moisture resistant Gyproc is fixed in opposing direction to the frames.*
- 5. All dry lining is taped and jointed.*
- 6. Internal doors and closet doors are fitted with expanding foam.*
- 7. A suspended ceiling grid is hung from the roof/intermediate floor trusses and an angle profile is fixed to the perimeter of all ceiling to wall joints.*
- 8. Ceiling voids are packed with Rockwool mineral wool insulation.*
- 9. A skin of fire-resistant Gyproc is fixed to the suspended ceiling frame. A second skin of moisture resistant Gyproc is fixed in opposing direction to the ceiling frame. All ceilings are taped and jointed.*

The building is now ready for final finishes and decoration.

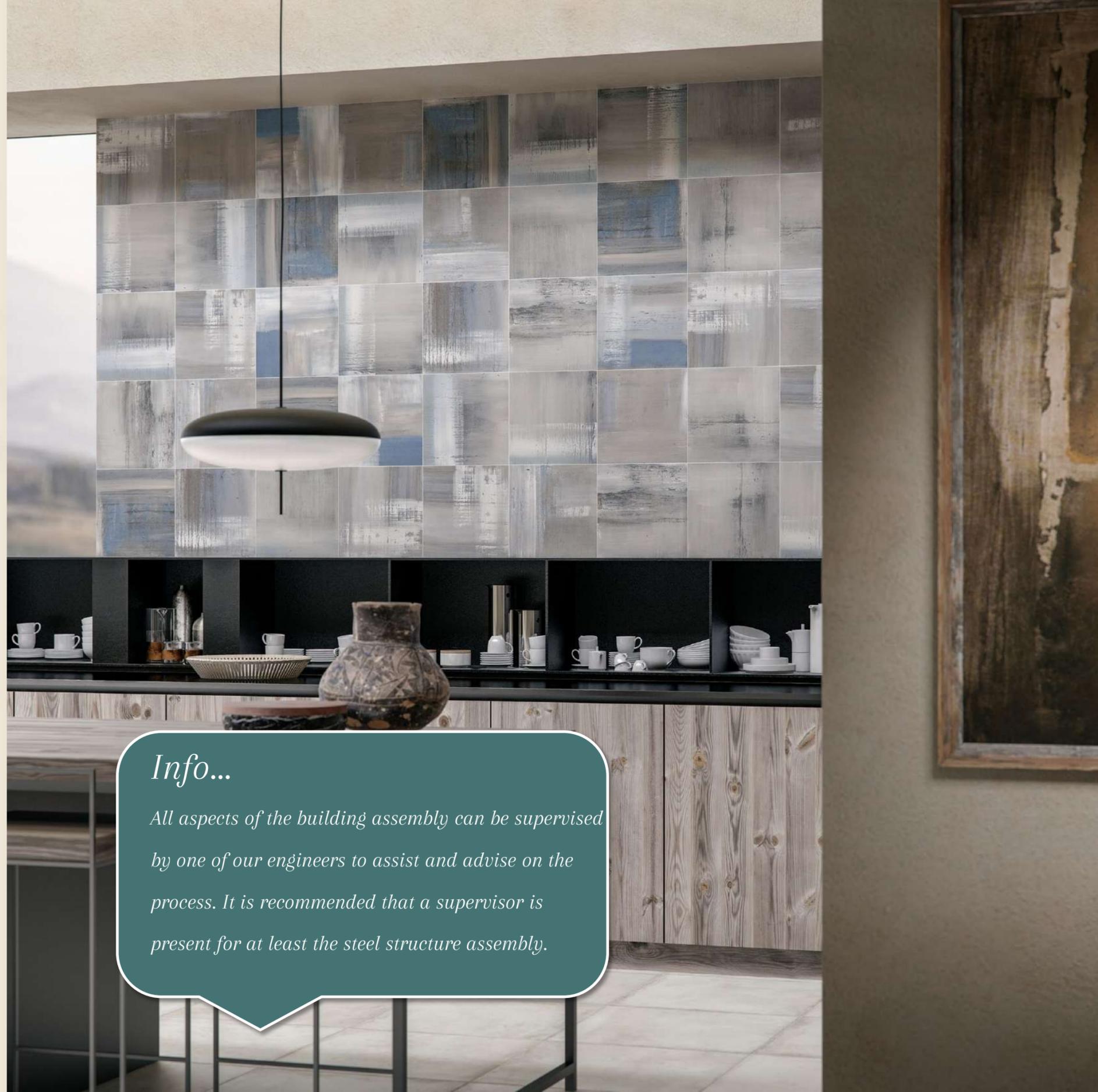
The finishes...

Ceramic floor finishes are installed on a 50mm cement screed. Floor tiles, skirting, adhesive and grout are supplied.

Apply acrylic wall and ceiling paint are supplied according to customer choice.

Kitchen cabinets are supplied fully assembled for placement.

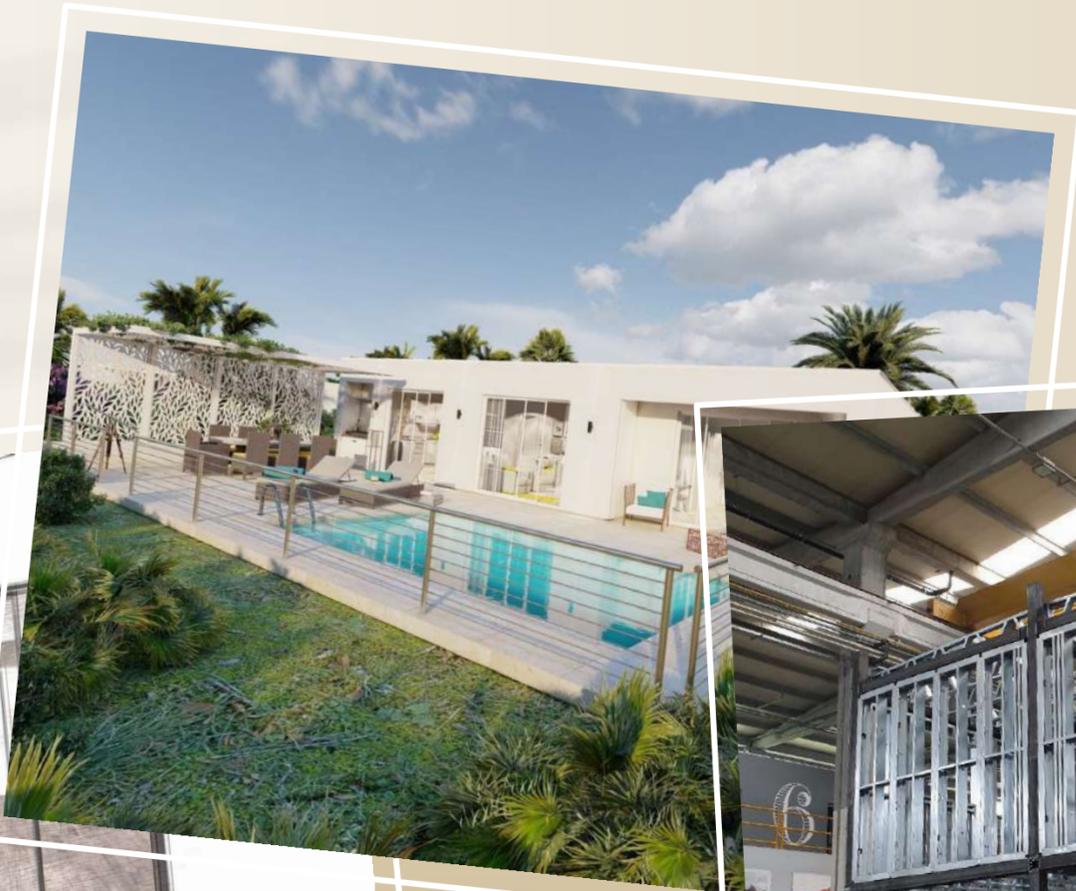
Bathroom vanity cabinets are supplied fully assembled, together with sanitary ware, ceramic wall tile, and shower enclosures.



Info...

All aspects of the building assembly can be supervised by one of our engineers to assist and advise on the process. It is recommended that a supervisor is present for at least the steel structure assembly.

BAUHU



Bauhu Homes

The supply process

Off the shelf homes - How it works



1

Pre-project design

When you have chosen the Bauhu home design that suits you the process begins with the pre-project design phase.

We need you to provide a site plan of your building lot together with its exact location. This allows us to pinpoint your site using our geolocation satellite mapping software and understand the size, orientation and shape of the build location.

Using this information, we build a 3D model of your home and place it on your lot so that you can visualize the completed home from any viewpoint. We advise on the building location, orientation and elevation to maximise the lot potential.

We provide architectural plans which can be used for permitting. We provide a basis for structural engineering to assist in the foundation design.

We provide a high-quality video of the property.

We provide photorealistic renders of the home both exterior and interior

We provide assistance to local architects and engineers to enable permitting and groundworks design and we advise on global costs of assembly and delivery.



Payment info...

The pre-project design process takes approximately 3 weeks to complete and is accompanied by an initial payment of \$30k which is deducted from the building cost.

2

Construction design and specifying

When you are ready to proceed to the construction phase our architects produce full construction plans of the building together with fabrication drawings and a full structural engineering analysis.

In parallel to this you make the décor and finishes selections that we need to be able to process orders for your home, kitchens, bathrooms and other selectable materials.

We provide a detailed scope of supply.

We commence the procurement of all materials for your home.

Payment info...

The construction design process takes approximately 4 weeks to complete and is accompanied by an interim payment of 35% of the contract value which is deducted from the building cost balance.



3

Fabrication and consolidation

During this phase of the process the HRS steel structure is fabricated and sent for galvanizing. The light steel frames are manufactured and assembled into panels that are sized for container transportation.

The completed structure is assembled in the factory for quality control purposes and our architectural team compile a comprehensive assembly guide together with an itemized inventory list of the structural components.

Our experienced logistics team arrange container loading of the structural materials and consolidation of the ancillary materials, décor items, kitchen and bathroom equipment, windows and doors, and finishing materials.

Goods are packaged and loaded for delivery.



Payment info...

The fabrication process takes approximately 6 weeks to complete and is initiated by a second interim payment of 35% of the contract value which is deducted from the building cost balance.

4 Shipping

Bauhu homes are supplied in a flat packed 'kit' format allowing all materials and building components to be packed and transported by sea in standard containers, any where in the world.

All materials are packed for maritime transportation and loaded into containers for transit. A comprehensive inventory and packing list are provided. Customers can track goods in transit in the customer portal.

Bauhu provide full extended 'replacement value' transit insurance for all goods up to hand over to the customer at the destination port.

Payment info...

On completion of the fabrication process and prior to shipping the balance payment is requested

Info...

Every building component has a unique reference code making parts fully traceable.

Component codes are used in detailed shipping inventories and are referenced in assembly guides and technical drawings.

Bar coding allows our architects to quickly identify components and assist with technical questions during the site assembly process.



Small print

Due to fluctuation in raw material costs prices are intended as a guide only.

All prices are based on USD ex works.

VAT if applicable is excluded

Shipping and delivery are excluded

Assemble and contractor works are excluded

Free standing furniture items are excluded

Appliances and electrical materials are excluded

A detailed scope of supply is provided with contracts

We would be pleased to provide shipping costs and estimates for on site assembly works dependent on the choice of home and your location.

BAUHU

Email: contact@bauhu.com

Website: <https://bauhu.com>

Telephone: (+44) 7949 345 478

**This brochure is non contractual - free standing furniture shown is excluded*

