



Grapetree

*Premium quality, hurricane safe,
sustainable, modular homes*

Grapetree

3 beds, 2 baths, 172m2/1850ft2

This attractive, well-proportioned three-bedroom Bauhu hurricane resistant modular home is a spacious, energy-efficient, and durable dwelling that is ideal for use as a family home.

Grapetree benefits from three bedrooms, two bathrooms, a living area, a dining area and a kitchen. The living area offers large sliding doors that open to a covered veranda, perfect for relaxing or entertaining.



It is designed to withstand high winds and other severe weather conditions commonly associated with hurricanes.

Featuring a distinctive Caribbean-style design, with a low-pitched roof, wide eaves, and a color palette inspired by the tropical environment. This model can be provided in a selection of bright, cheerful colors, such as yellow, blue, or green, with a pure white solar reflective roof. The interior has been designed to be functional, comfortable, and stylish.







Living

Our interior designers have created a spacious and comfortable open plan living space with huge sliding windows to benefit from the covered terrace. The home is accessed by way of a full height, feature entrance door and the principal bedrooms give off the living room. A hallway offers access to the laundry room, guest bathroom, the powder rooms and a third bedroom.

A high ceiling and full height interior doors add to the feeling of space, and the living room windows open onto a full length outside terrace with ample space for outdoor dining.





The Master Bedroom

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





The Master Bedroom

This designer inspired bedroom features bespoke cabinetry on two wall providing closet space and a convenient TV and shelving unit. A full height glass sliding door gives direct access to the terrace and a shaded, inset seating nook.

The adjacent bathroom provides en-suite bathroom facilities and gives out to an outdoor shower.





The Master Bathroom

The en-suite master bathroom has a wall hung double vanity cabinet and a wall hung toilet. A large 'Italian' shower blends perfectly into the room with a hand shower and ceiling mounted rain shower head.

A full height sliding door with privacy glass provides a splendid view and an open feeling to the bathroom. This door gives direct access to a private outdoor shower.





The spacious guest bedroom has been designed to offer a warm contrast to other rooms with rich colours and timber accents.

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

A feature wall forms the bedhead and conceals custom designed storage space, drawers and cupboards. A large walk-in wardrobe provides additional closet space. The opposite wall has a TV and shelf unit.

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





The Guest Bathroom

Bold colours and wall tiles define this family bathroom which is designed to be accessed from both the guest bedroom and the third bedroom when required.

There is a wall hung double vanity unit, a wall hung toilet and a large 'Italian' shower.





The Family Bedroom

The family bedroom is designed to accept twin beds but can equally provide a home office, den or bunk room. A large built-in closet offers hanging and storage space.

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





The Laundry Room

Accessed from the central hallway the laundry room, utility, pantry is designed to be fitted out with tall larder cabinets, shelving and a counter with a washer and tumble drier beneath.

The Powder Room

The simple but stylish powder room has a single wall hung vanity cabinet and a wall hung toilet.





Floorplan

Gross ground floor area: 1850ft² / 172m²

Living room, kitchen: 398ft² / 37m²

Master bedroom: 178ft² / 17m²

Guest bedroom: 207ft² / 19m²

Third bedroom: 118ft²/11m²

Master bathroom: 64ft² / 6m²

Guest bathroom: 118ft² / 11m²

Laundry/Utility: 97ft² / 9m²

Hallway/Powder room: 118ft² / 11m²

Covered terrace: 462ft² / 43m²



This presentation is non-contractual and intended as a guide.



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 7-16/22 (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 EFIS façade system (External thermal insulation system)

The outer cladding protects not only against impact, but also provides fire resistance up to two hours. The EFIS wall cladding 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.

Standards & Codes of Practice

- *International Building Code (IBC) 2015*
- *ASCE 7-16(22)- American Society of civil Engineers (Minimum Design loads for buildings & other structures)*
- *AISC 360-10 - American Institute of steel construction (Specification for structural steel buildings)*
- *AISI -100-16 - American Iron and Steel Institute (Design of Cold Formed steel & structural members)*
- *ASTM - American Society for Testing and materials.*
- *All CFS frame will be designed to AISI LRFD CFS design standard*

Cold Formed Steel (LGS)

EN10326:2004 S450GD+275g/sqm (Z600, 600g/sqm optional) self healing galvanisation. 450MPa (65 ksi.) This is within the range that is available (50 to 80 ksi).

Floor and roof joists are 100x41x16 typically at 600mm centers. External and main internal walls 150 x 65x1.6mm. Partition walls 70x41x1.2

LGS frames are fixed to each other and to the HRS members with specified mechanical fixings using pre-prepared punched holes to avoid any drilling on site. Cold rolled steel is formed from pre-galvanised steel coils into 'C' profiles which are then used to construct assembled frames which form walls, panels, trusses and joists dependent on individual building design.

Hot Rolled Steel (HRS)

Material Availability of Hot Rolled Steel Sections is as per European/British sections with grade of S275

Plate thickness 6, 8, 10,12mm grade S275, S355. Galvanisation 275g/sqm (0.9oz/sqft)

HRS members are hot dip galvanised and fixed to each other with specified mechanical fixings to form a portal frame.

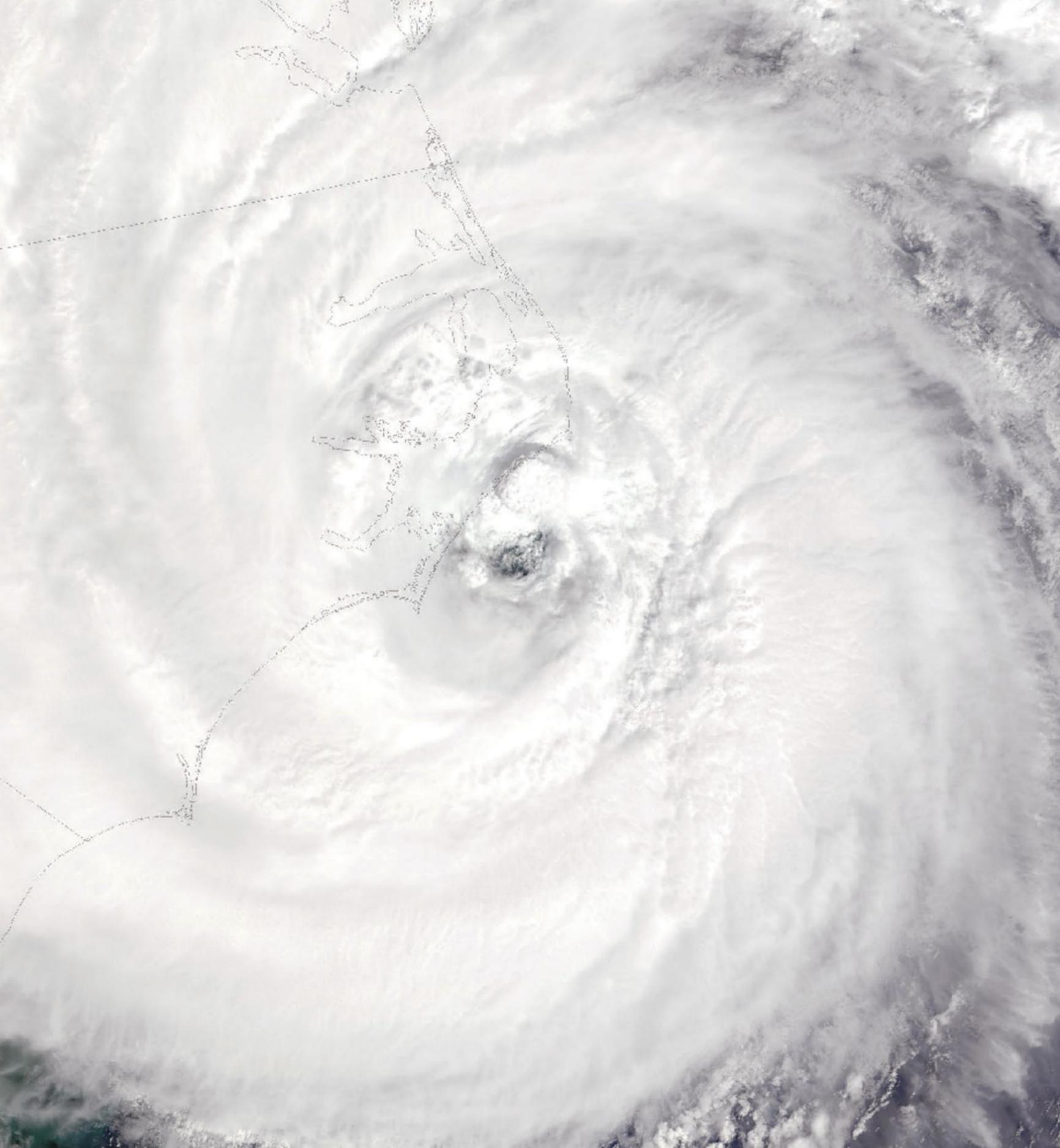
Features

At a glance...

These homes are supplied as a complete kit ready for assembly on site and benefit from many key features and finishes

- ✓ *Light steel frame roof structure*
- ✓ *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*
- ✓ *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*





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.

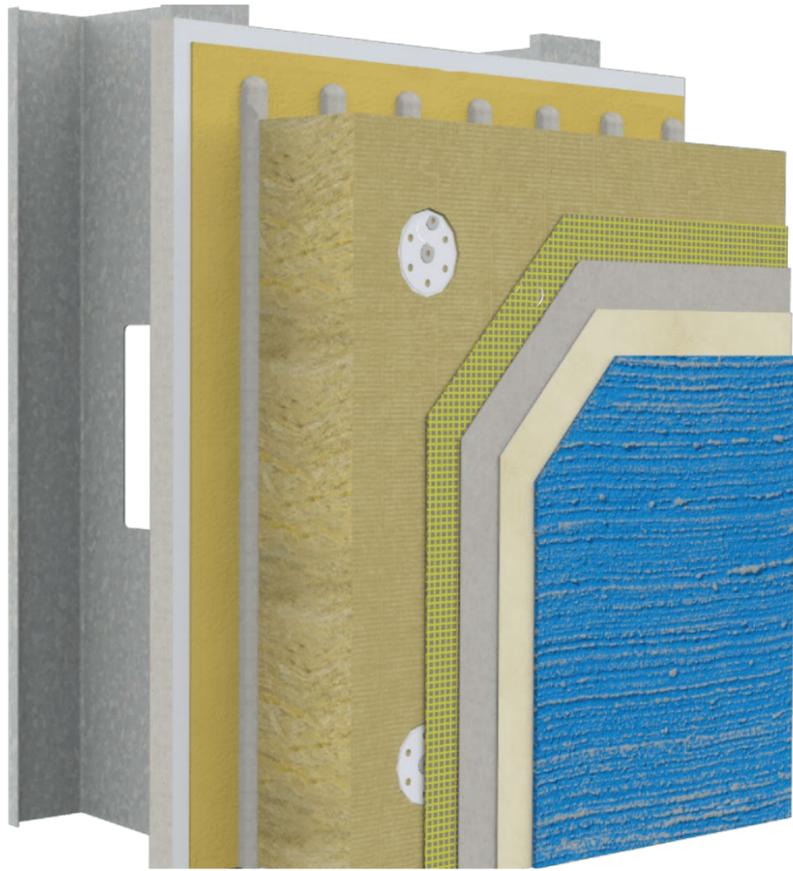
StoTherm Classic is a durable, functional and versatile choice for meeting and exceeding building insulation requirements.

- ✓ *Entirely cement-free system*
- ✓ *Highly resistant to cracking.*
- ✓ *Up to 10 times more impact resistant than cementitious systems.*
- ✓ *Excellent mineral wool thermal insulation.*
- ✓ *Fire resistant*
- ✓ *Allows for the maximum use of internal space.*
- ✓ *Protects the external wall from weathering.*
- ✓ *Through colour tinting system*
- ✓ *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
- ✓ Rockwool insulation
- ✓ 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...

*Approved for use in the High Velocity
Hurricane Zone (HVHZ) in accordance with
the Florida Building Code*

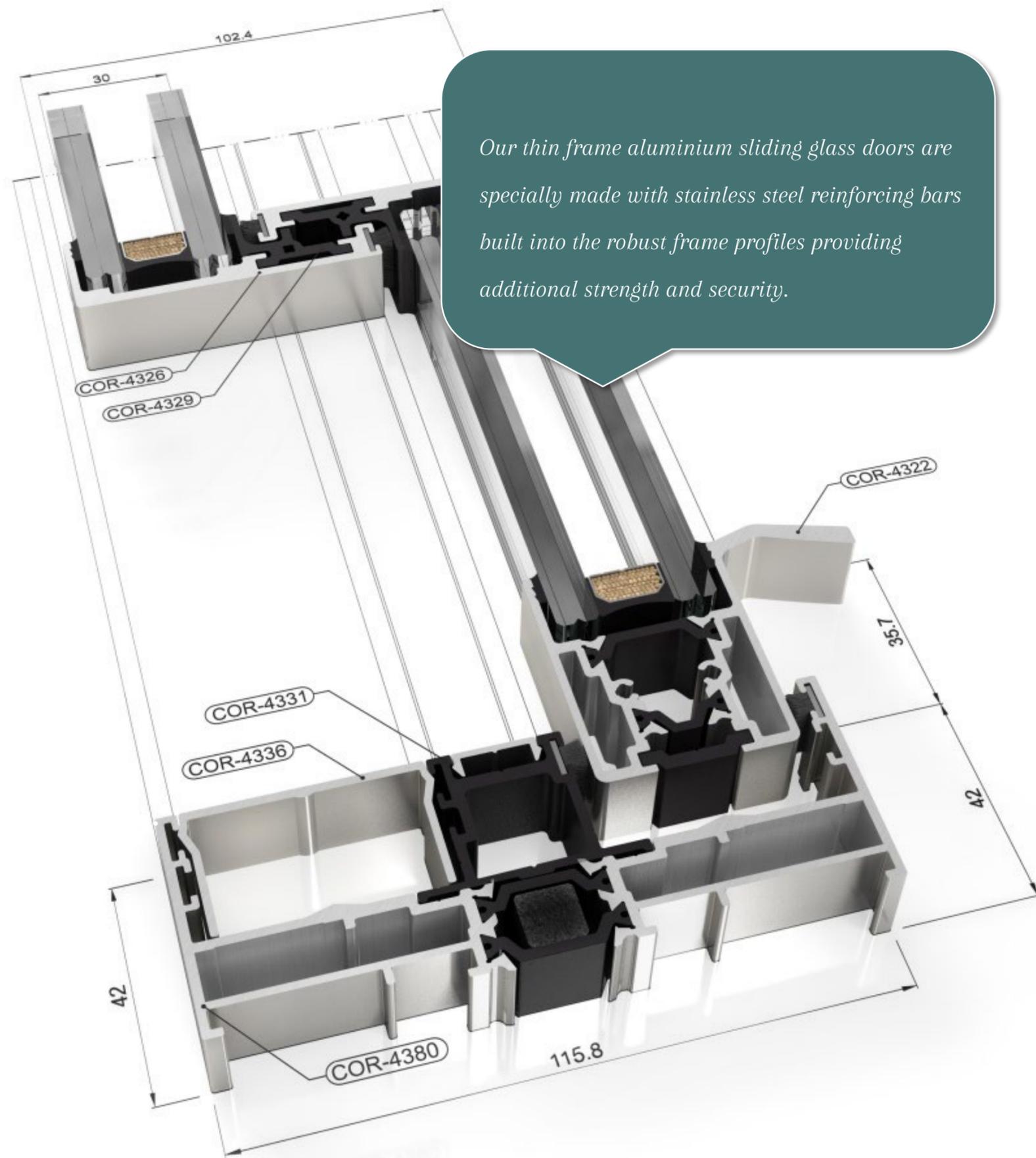


Roofing

Bermuda Island Style

*Designed and tested to perform in the harshest of weather
conditions this range of homes has an attractive and
sustainable elastomeric roof finish.*

- Highly reflective of solar gain*
- Easy to install and maintain*
- Approved for use in the High Velocity Hurricane Zone
(HVHZ) in accordance with the Florida Building Code*
 - Fire rated and UV stable*

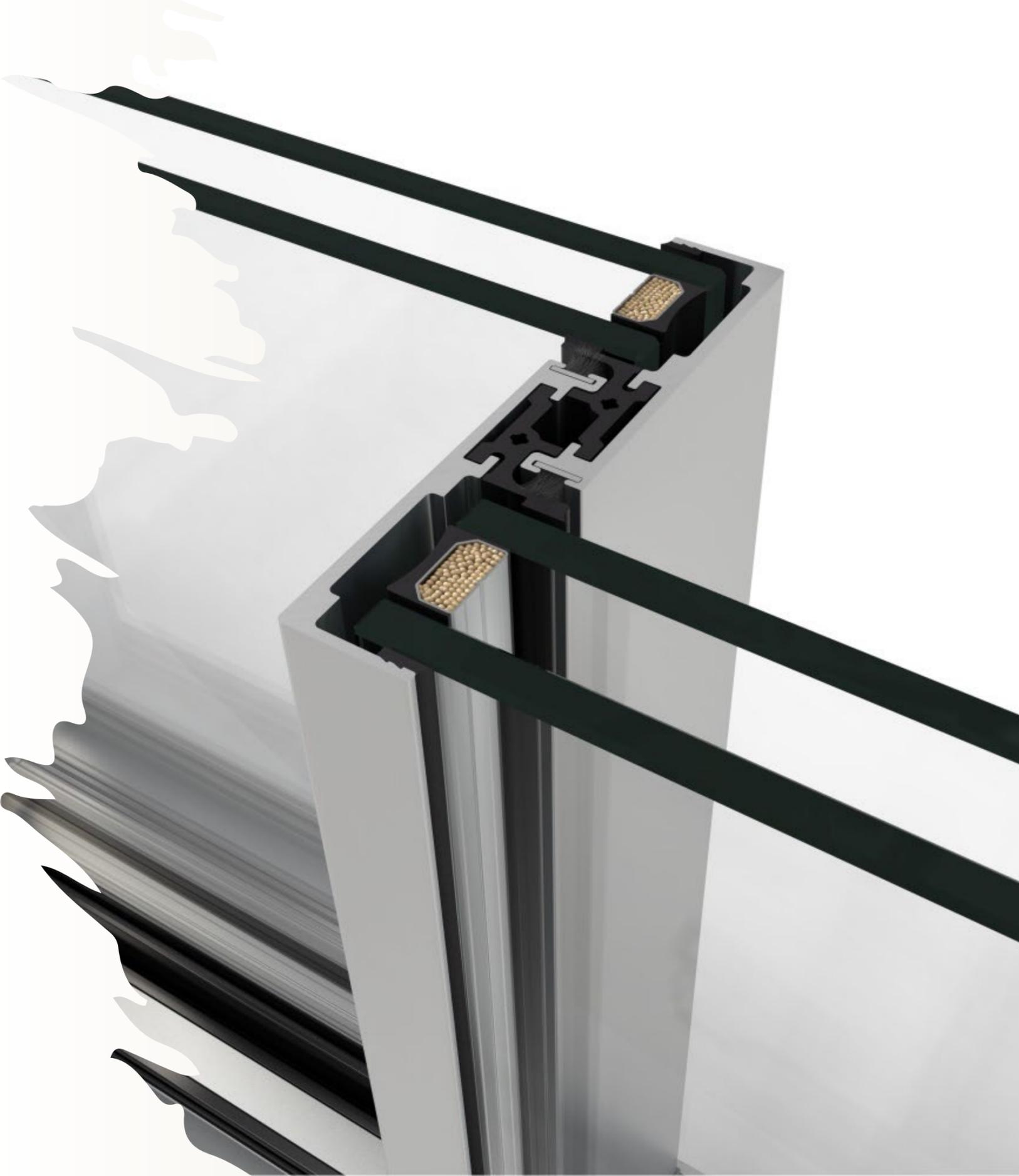


Windows

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.

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



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

Customers can choose kitchen type, colour and style from our extensive catalogue (Example kitchen selection)

Choose your kitchen

nobilia[®]



Info...
Kitchens are made to order. Customers can choose the kitchen style, cabinetry and worktop from an extensive range of designer kitchens.



Carcass 194



Worktop 205



Front 334



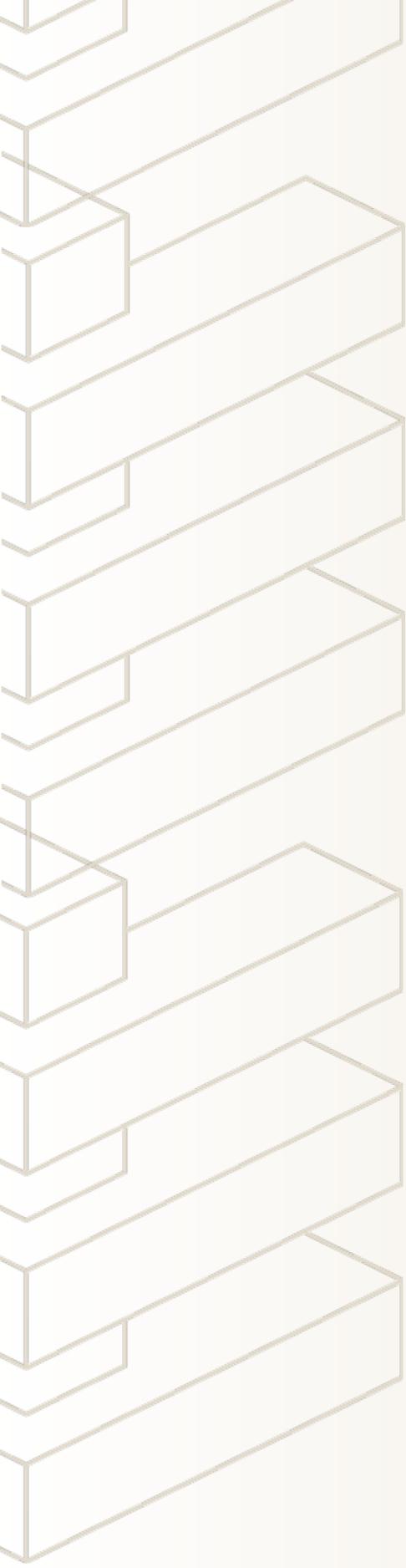
Handle 502

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

Choose your ceramics





Ceramics

Wall and floor finishes are supplied according to the Bauhu neutral ceramic selection with wood look and stone look tiles.





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 cladding*
- ✓ *Composite kitchen counter*
- ✓ *LED lighting (option)*
- ✓ *Composite panel interior doors*
- ✓ *Solar PV (option)*
- ✓ *Solar thermal water heating (option)*



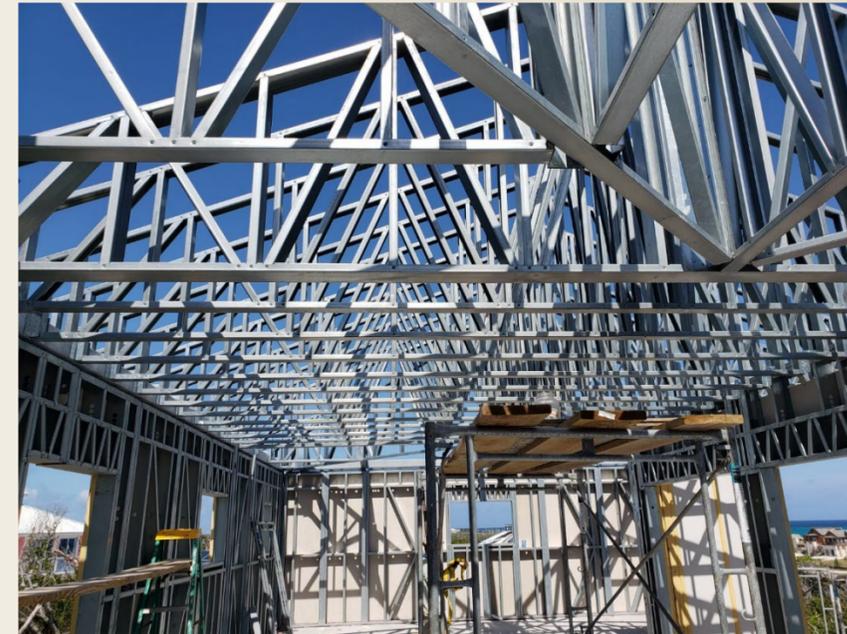


Info...

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

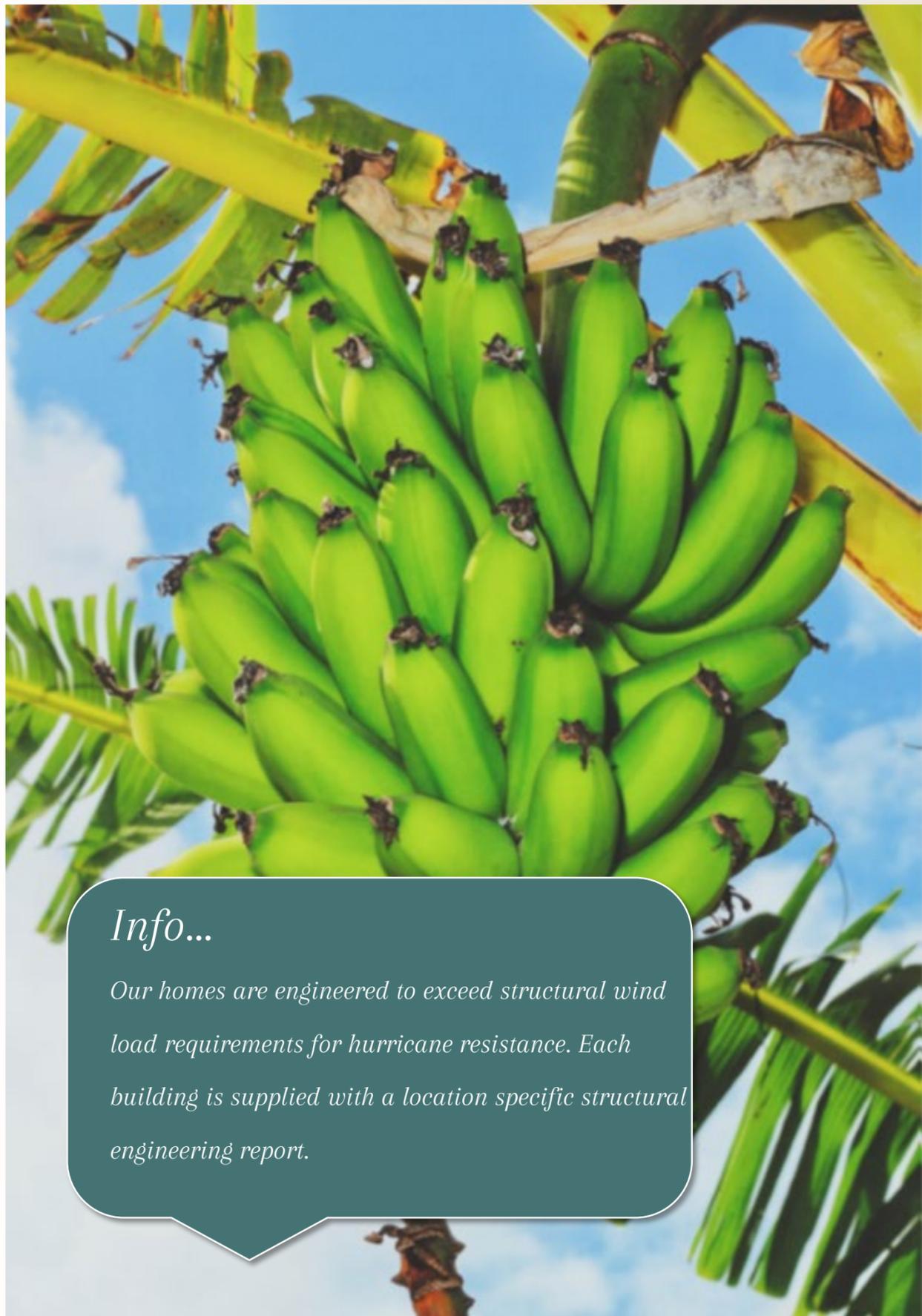
Engineered to outperform...



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.



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.

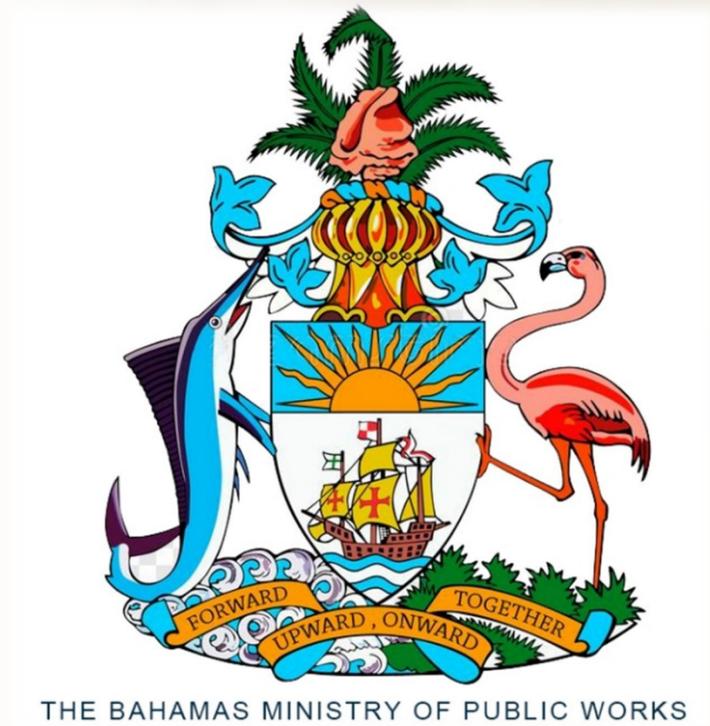
For hurricane prone locations the modular construction system is designed for 200MPH wind loadings in full compliance with ASCE7-16(22) codes and based on the precise build location and terrain type.

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

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



Approved by the
Bahamas Ministry of Public Works



OECS building Code compliant



Building analysis and design for structural steel



Design loads criteria for wind loadings ASCE7 - 16



INTERNATIONAL
BUILDING
CODE®

International building code compliant

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

Assembly 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*

