

BAUHU



# Hawks Cay

Villa

*A custom designed modular home*







## *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, three-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 walk-in closet and ample space for additional furniture.*

*The adjacent bathroom provides a wall hung double vanity unit and a large walk-in 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*



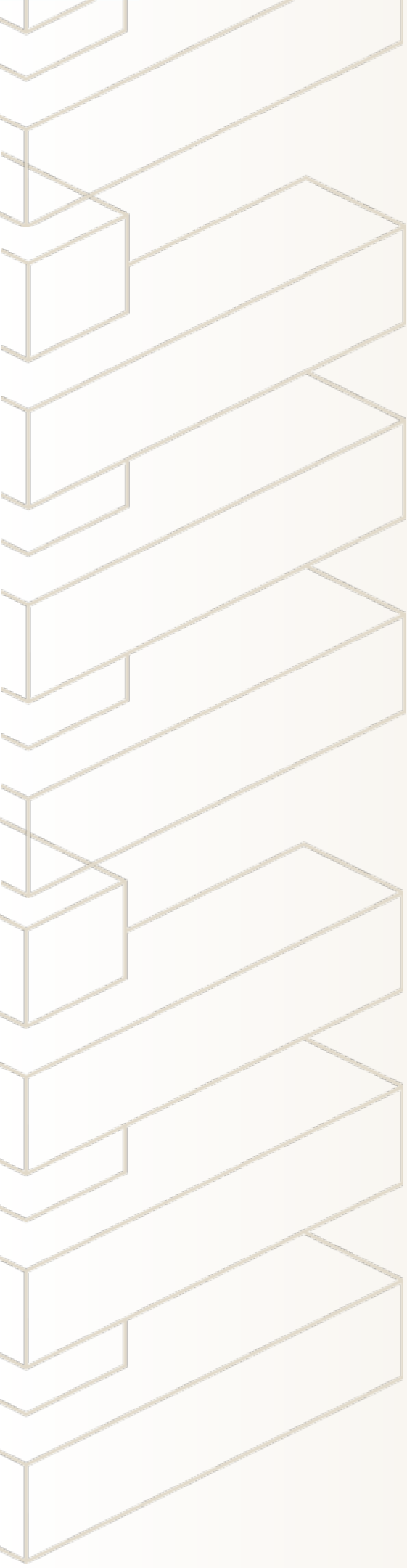




*Guest  
Bedroom Three*







*Bathroom  
Suite  
Three*

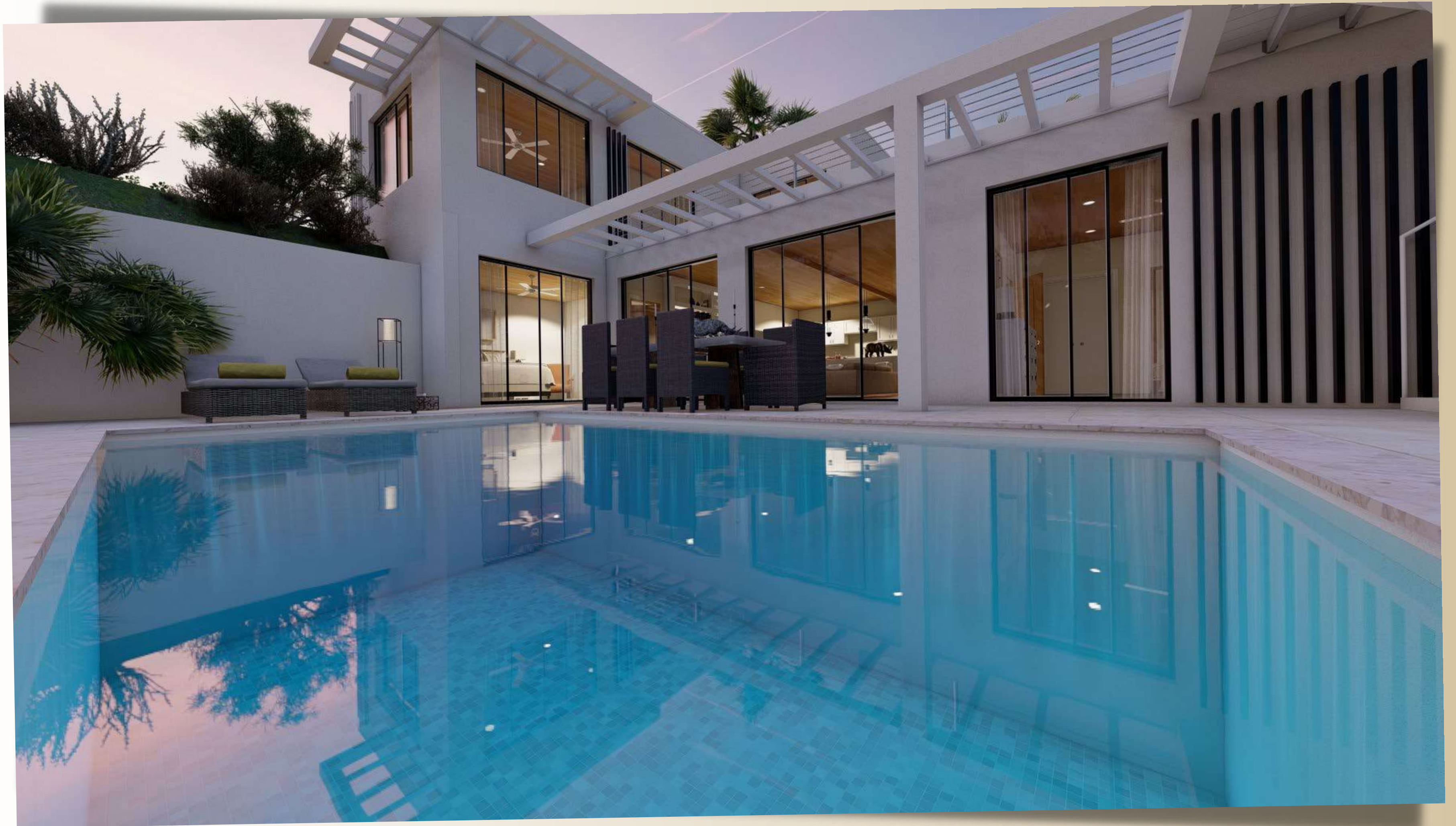






*Floorplans*







BAUHU



*Bauhu custom home features*

About

*Your new  
Home*





# *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.*

*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, interlocking 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

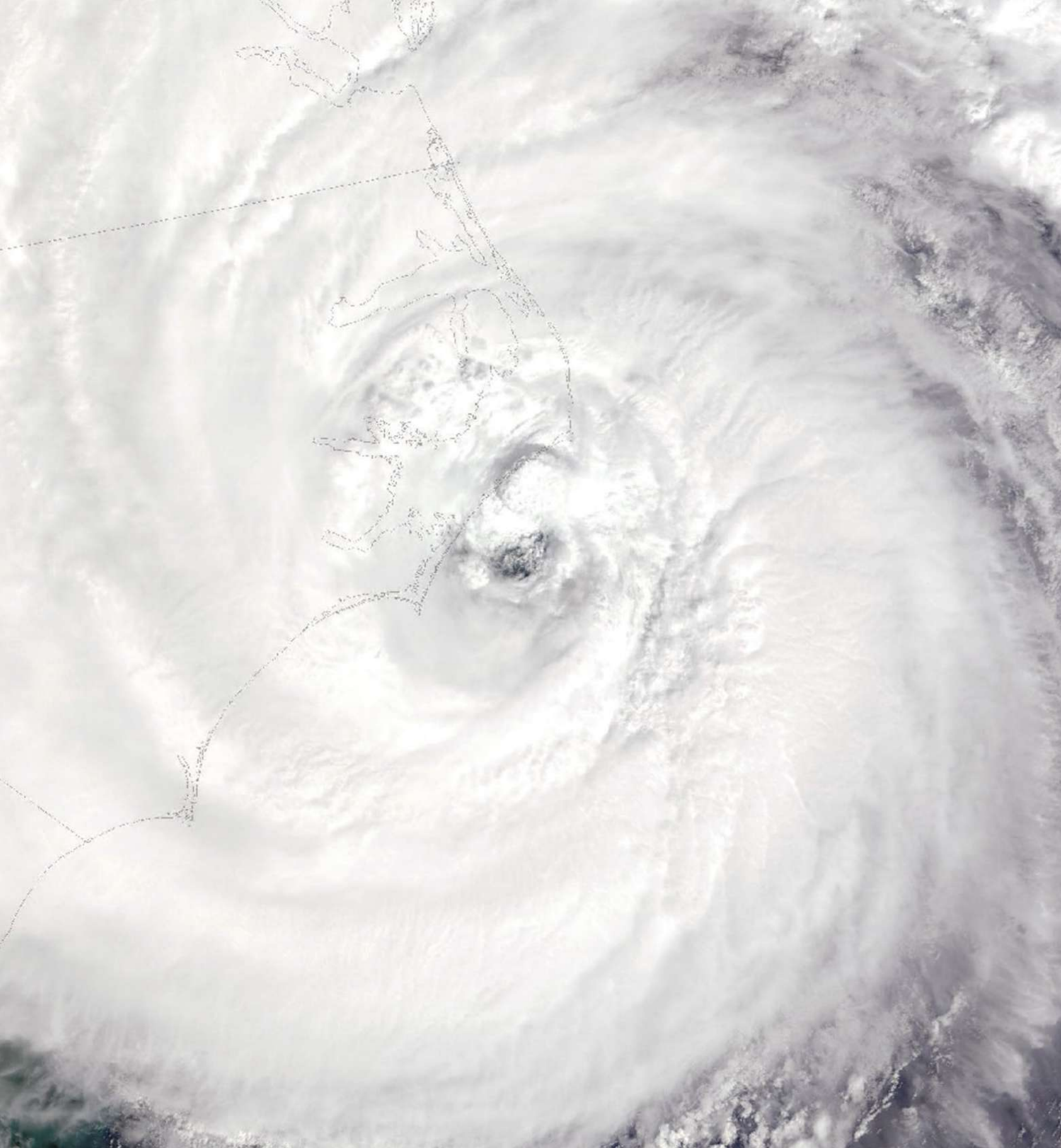
## At a glance...

*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*
- ✓ *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)*







# *EIFS Facades*

## *Impact resistant façade systems*

*Hurricanes threaten North America frequently, striking coastal areas. Storms such as Katrina, Wilma, Sandy and Matthew endangered lives and left costly damage to the populated areas they hit. Since 2000 alone, 21 Hurricanes hit the US coastline resulting in \$135 billion in insurance losses.*

*Sto Hurricane Impact (HI) Systems provide several exterior cladding options 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.*



*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. They also provide lasting protection for the entire fabric of the building.*

*Performance is just part of the story. Sto systems can be finished in a wide range of colours and textures using classic through colour Sto renders.*





# *Insulated External wall systems*

*Sto provides 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.*







- ✓ *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 selecting an EIFS façade can choose from several external render grain sizes an extensive range of through tint finish colours.*







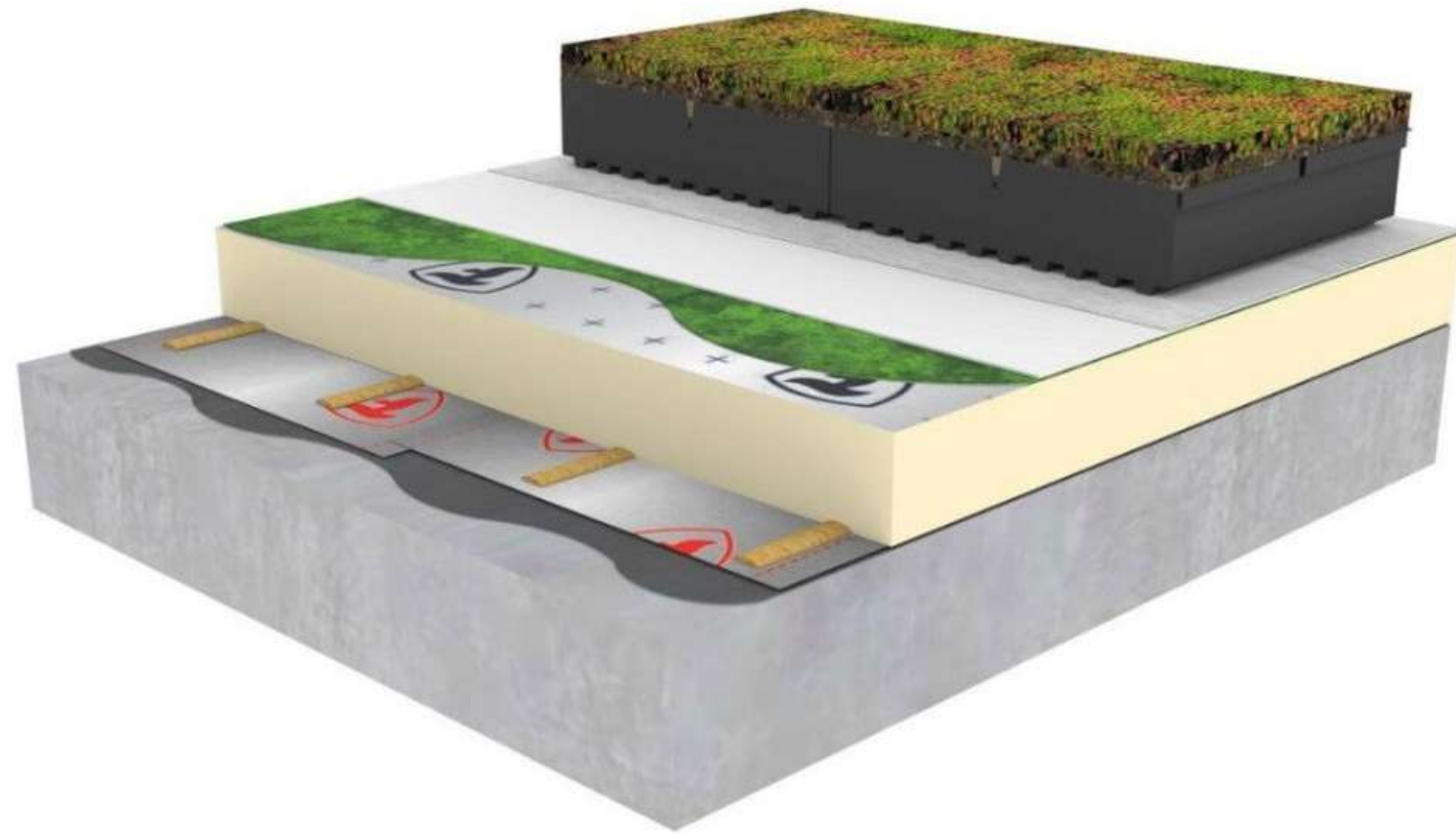
# *Roofing*

## *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.*







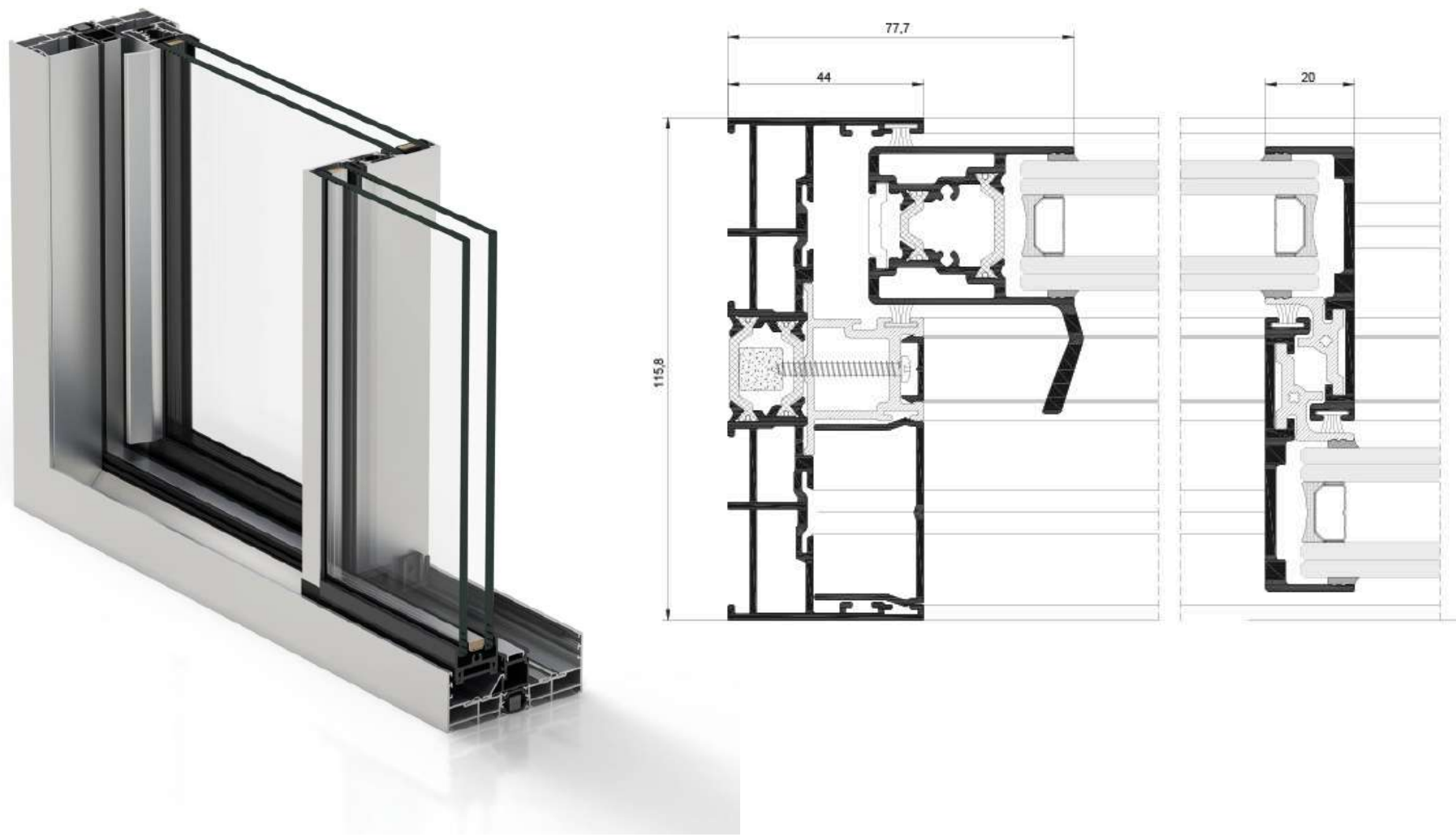
# *Windows*

## *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.*

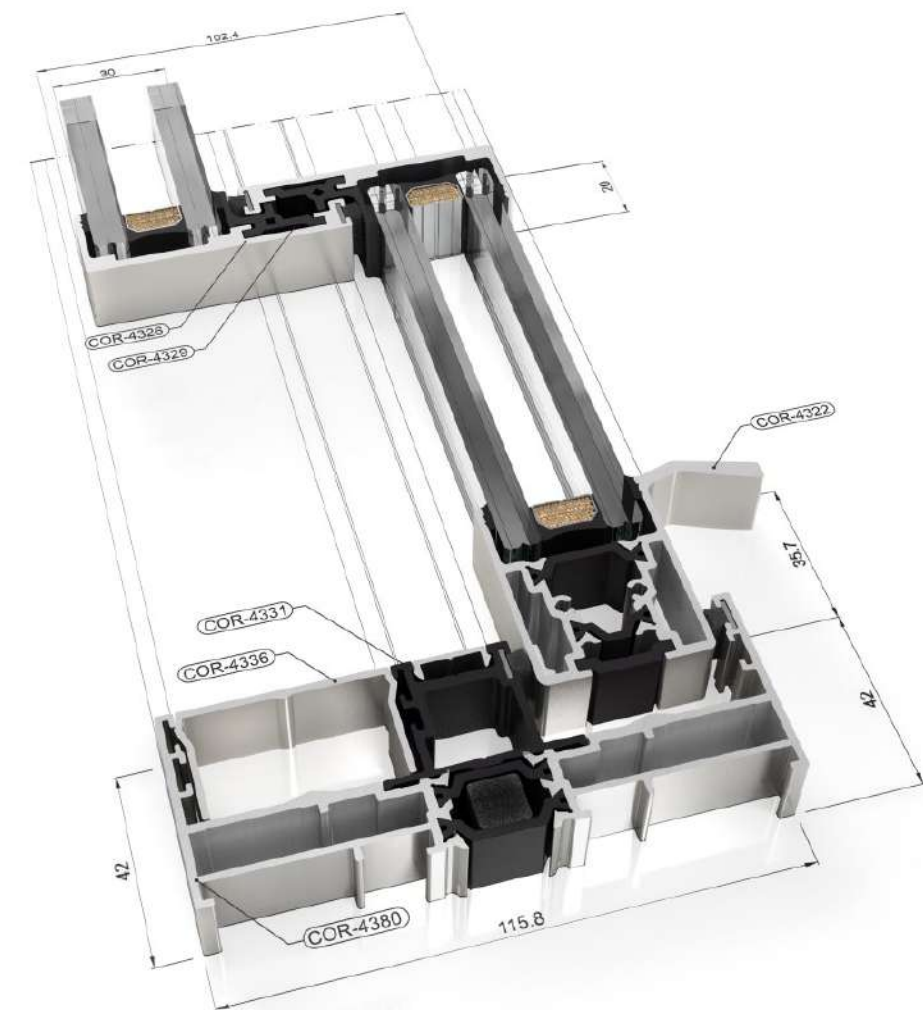
- ✓ Air permeability*
- ✓ Water tightness*
- ✓ Wind resistance*
- ✓ Insulation*
- ✓ Security*





*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*
- ✓ *Insect screens (optional at additional cost)*





# 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/m<sup>2</sup> = 393.6 kg/m<sup>2</sup>**

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

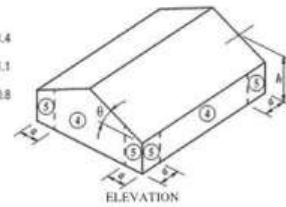
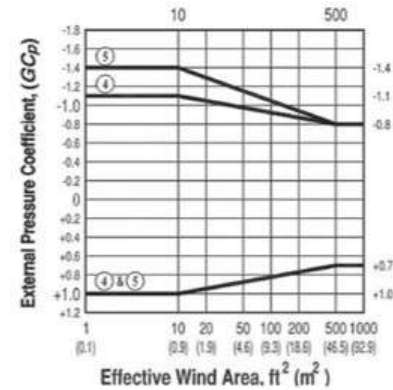
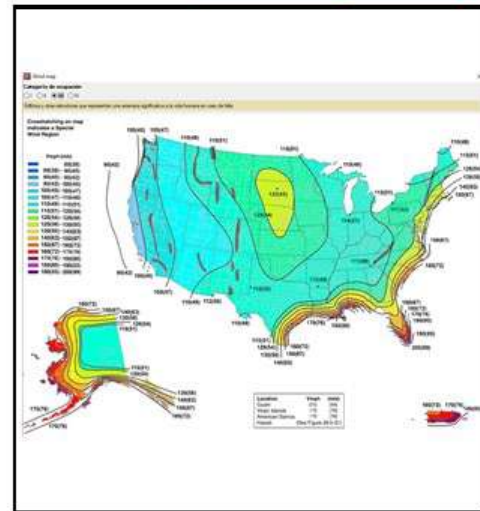
Wind load  $P = qz^*(GCp) - qz^*(Gcpi)$

Windward facade:  $C_p =$  **0.80**  
 Sideward facade:  $C_p =$  **-0.70**  
 Leeward facade (L/B):  $C_p =$  **-0.50**  
 Internal Pressure Coefficient:  $GC_{pi} =$  **0.18**  
 Internal Pressure Coefficient:  $GC_{pi} =$  **-0.18**

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

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

**WIND LOAD ON MULLION: Zone 4 S 280 kg/m<sup>2</sup>**  
**WIND LOAD ON TRANSOM: Zone 5 S 328 kg/m<sup>2</sup>**



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.*

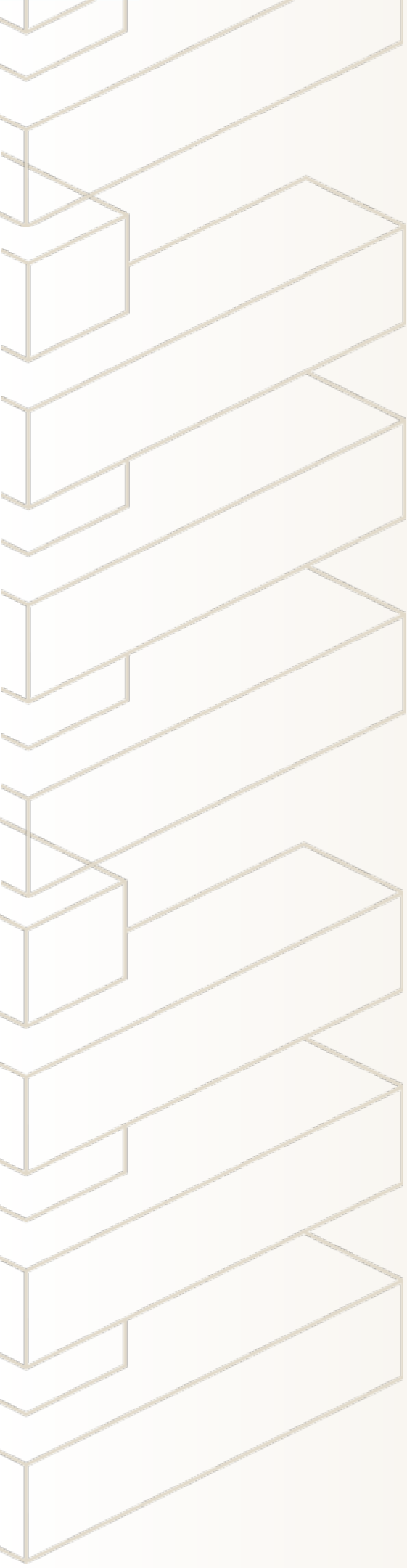


# *Ceramics*

*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*







## *Ceramics*

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







# *Bathrooms*

*Premium quality*

*Our bathroom collection is extensive offering clean, stylish contemporary looks, retro or classic cabinet styles. Our faucet selection provide a wide choice of premium quality materials and all toilets feature water saving dual flush systems.*

sanindusa<sup>®</sup>





# *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 taps.*
  - ✓ *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*







## Toilet

*Toilets are in pure white porcelain with close couplings and chrome accessories*



## High-End Faucets

*All bathrooms benefit from high end chrome fixtures and faucets*



## Designer Vanity Cabinetry

*A range of vanity units provide storage and support composite basins*





*Vanity cabinets can have integrated wash basins or free-standing vessel basins. Faucets are supplied to suit the vanity configuration.*

## *Your choices*

*Bauhu bathroom layouts are dependent on each home design, but the vanity cabinets, faucets and sanitary ware can be selected by the customer from our extensive catalogue.*







# *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)*







# *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.*





# *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 180MPH wind loadings in coastal terrain category D exposure in full compliance with ASCE7-16 codes.*

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



# Support

*Peace of mind...*

## 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.*

## Traceability

*Every component that goes into our modular buildings has a unique reference code making parts easy to identify.*

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

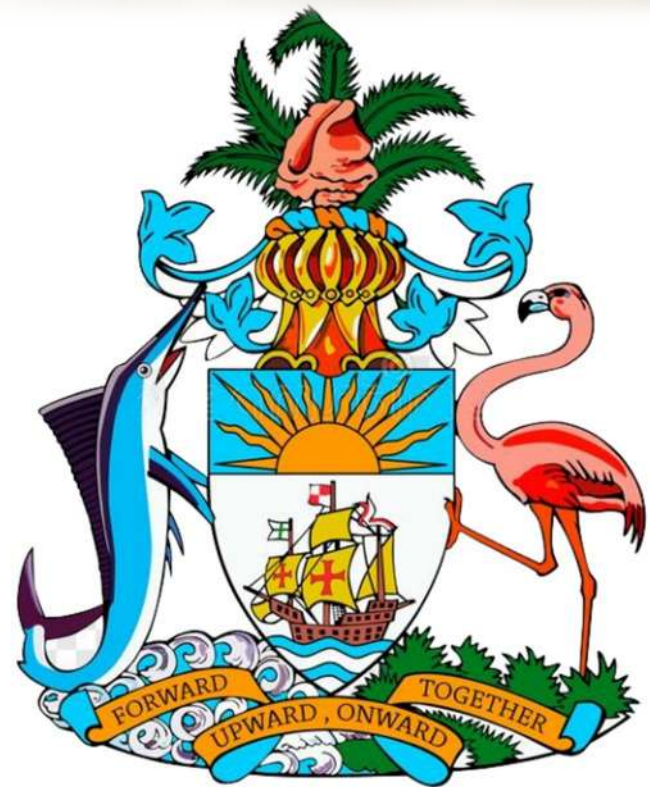
*Bar coding allows our architects to quickly identify components and assist with technical questions during the site assembly process.*





# Accreditation

Compliance...



THE BAHAMAS MINISTRY OF PUBLIC WORKS

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*



# BAUHU

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

