



# THE PALM & PALMETTO

## TECHNICAL INFORMATION and General Supply Scope

Building code: ASCE 7 – 16  
(The American Society of Civil Engineers)



# BAUHU LIGHT STEEL FRAME MODULAR BUILDINGS

Bauhu Limited  
Metro house  
Northgate  
Chichester  
PO19 1BE

## The Caribbean Collection – Scope of Supply

### PROJECT REFERENCE

Name:	_____	Project:	_____
Location:	_____	Date:	_____
	_____		_____
	_____		_____

### PRODUCT OVERVIEW

An 'off the shelf' modular home range offering open plan living accommodation with two to five bedrooms with en-suite shower rooms, a kitchen/dining area, and a variety of mezzanine space options and generous covered terraces.



Images are indicative only



The BAUHU COLLECTION are modular, kit homes, designed to international construction standards.

Modular homes are built in a factory, and then delivered to site in sections. This makes them VERY fast to assemble.

- The building is made of steel, which is strong and is protected by a galvanized coating generally accepted within the steel industry to provide a time to first maintenance of a minimum 100 years. With this highly effective galvanization process, light gauge 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.
- The building is engineered to ASCE 7-16 (The American Society of Civil Engineers South Florida Building Code) and designed for 180MPH terrain category D wind loadings.
- 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, and fixings are stainless steel.
- The outer wall panels are made in multiple layers of non-wood composite, insulation, air and moisture barriers and cement board cladding.
- A special outer cladding protects not only against impact, but also provides fire resistance up to two hours.
- The patented, multi-layer, interlocking wall panel 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 home fits inside standard sized shipping containers.
- A home can be ready for delivery in as little as ten weeks.
- The kitchen, bathroom and all finishes are included.



## STRUCTURE

A lightweight galvanized steel structure is used for external walls and internal partition walls (frames) according to structural calculations for the building type.

The external wall frame composition is engineered according to structural calculations. Structural calculations take into account typical usage loadings and conditions specific to areas in seismic activity and high wind zones. Assessment of suitability for specific construction locations should be carried out by competent local engineers instructed by the buyer and is not included in this scope. Internal walls are made from the same steel frame profiles.

## FRAME STRUCTURE

Frames are supplied with specially made tie down brackets which fix the base rail and vertical members to the ground slab at 120mm centers. Typically diagonal bracing is incorporated into the light steel frame design as required.



Modular panel system



Prefabricated joists and trusses

## LIGHT STEEL FRAME BUILDING CONSTRUCTION DETAIL



Light steel frame buildings are based around a structural frame made from panalised galvanized light steel profiles.

The steel building structure is protected by a galvanized coating generally accepted within the steel industry to provide a time to first maintenance of a minimum 100 years.

This frame supports the internal and exterior finishes and provides for a fully self-supporting structure.

The bearing system consists of column, beam, purling, pressure rods, wind connection elements. The profiles which constitute the construction are developed by fully automated roll forming machines in all required forms, and the installation and connection cavities are formed fully by computer control. No welding is used during manufacturing and mounting phases.

Seismic and static calculations of the Project are made by Sap2000, CFS, STA4CAD, BRICSCAD, HAYESCAD programs in accordance with the load values defined in the project and in the standards requested by the buyer (if applicable).



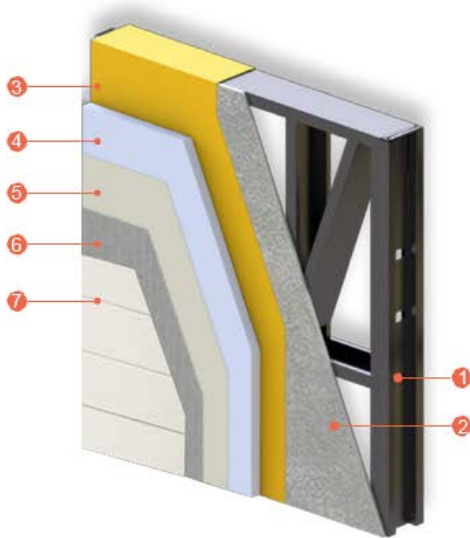
## WALL PANEL CONSTRUCTION

The patented wall panel system comprises a galvanised light steel frame stud and track with integrated insulation and additional thermal and moisture barrier membrane. Internal walls form partitions and may or may not be structural.

**Wall type: BUILD|MT.1500 - U-value = Location specific**

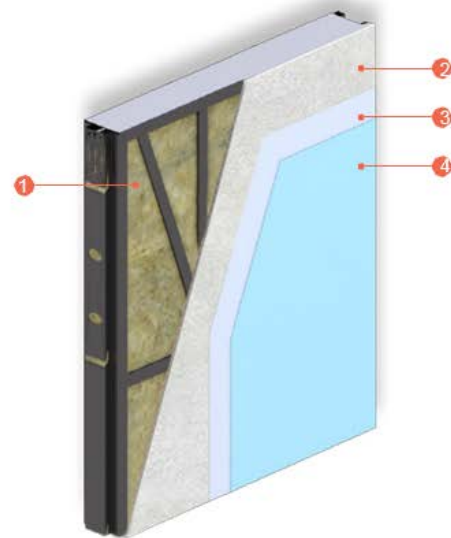
**Serial: MBT.30.FC**

**Total wall thickness: 224 mm**



### External walls

1. Steel frame structure (Rockwool insulated in web)
2. Fibercement board
3. Air and moisture barrier
4. Thermo facade EPS
5. Organic strong plaster
6. Glass fibre mesh
7. Fibercement cladding (optional render finish)



### Internal walls

1. Mineral rockwool
2. Plaster board
3. Finishing plaster
4. Finishing paint

## EXTERIOR WALLS – Technical characteristics

### 1. Light steel frame structure

- Modular Advanced Structure System - 152 mm profile – in web insulation 100mm
- EN 1090 - 1: 2009 + A1: 2011 Structural Components and Kits For Steel Structures To EXC3 According EN 1090-2
- Cold formed LGS kit profiles - full automatic production Euro Code 3
- Hot-dip galvanized steel-corrosion resistance
- High quality S 320 GD - S 500 GD steel
- Patented modular connection system for exterior and interior walls, wall separations and roof

### 2. Fibercement board

- Functional cement-bonded particle 10 mm board
- Resistant to external weather conditions
- Resistant to fire (B s1 d0 EN 13501-1) - Provides high level of sound and heat insulation.
- Suitable for use in earthquake resistant steel construction buildings.

### 3. Air and moisture barrier

- Waterproof - Vapor permeable, Structural - Seamless - Durable
- Resists UV degradation - Safe for exterior use
- ASHRAE 90.1 Compliant ASHRAE 189.1 Compliant
- ICC Code Recognition ASTM-E 2357 Evaluated

### 5. Organic strong plaster

- Organic, cement-free reinforcing compound / plaster base coat
- Highly flexible - resistant to cracking
- Resistant to mechanical stress - high weather resistant
- EN ISO 2811 - EN ISO 7783 - EN 1062-1 - EN ISO 7783 - EN 13501-1 - ETA-11/0505

### 7. Exterior cladding

- Render in accordance with EN 15824, Durable and weather-resistant properties
- Shockproof and highly resistant to cracks A2-s1, d0 in accordance
- Organic finishing render to achieve a stippled texture or fibercement 'Hardie' plank finish.

### 4. Thermo facade EPS

- Mineral flexible thin layer adhesive mortar - DIN 18156 e.g. EN 1346 frost and weather resistant adhesive with optimal stability DIN 18 555, EN 196-1, TP BE-PCC, DIN 4108, EN ISO 7783-2, EN 1062-3
- Facade insulation 30 mm EPS board - ÖNORM B 6000 and ÖNORM EN 13163
- Highly heat insulating - high dimensional accuracy

### 6. Glass fiber mesh

- Optimised absorption of impact forces for the ultimate in reliability and crack prevention
- High tensile strength, non-shifting, alkali-resistant, plasticiser-free
- ETA-03/0027, ETA-05/0098 ETA-06/0004, ETA-09/0058, P-3139/0796-MPA BS, P-3614/3075-MPA BS

## INTERIOR WALLS – Technical characteristics

### 1. Mineral rock wool

- Exceptional fire performance characteristics - fire response class A1 Euroclass
- Excellent thermal and acoustic properties - 150 mm thermal conductivity 0.037 (W / mK)
- EU directives 67/548/EEC, 1999/45/EEC, 1907/2006, 1272/2008 and 453/2010

### 2. Plaster board

- Light gypsum 12.5mm plaster for interior applications EN 520 (Gyproc)
- Mineral based - Light and very efficient
- Establishes a comfortable and healthy room atmosphere
- Regulates moisture and is diffusion permeable, Fire protection effective

### 3. Finishing plaster

- Direct flat finish coat on to smooth backing walls and ceilings
- Easy to level with minimal need for sanding
- Extremely smooth consistency for perfect glide of finishing tools
- BS EN 520: 2004+A1:2009, BS EN 17279-1:2008, BS EN 13963:2014

### 4. Finishing Paint

- Rich colors with smooth finish, designed for interior surface
- Easy clean - Eco health and free from harmful chemicals (low VOC)
- Anti bacteria and anti-fungal - ISO 22196:2007 SS 150:1998
- BS 476:Part 7:1997, DIN 53778

## Roof construction

Galvanised light steel frame beam constructed cold roof. Bonded membrane over cement board constructive coating. Roof colours can be selected by the customer.

Roof Cladding	: Arcelor Mittal 0,55 mm pre finished trapezoidal steel sheet (Galvanized + Painted)
Roof Bearing System	: Specially designed from galvanized profiles. Connections are made without welding,
Insulation Materials	: 80 mm glass wool insulation materials (Density=14kg/m <sup>3</sup> )
Other	: PVC rain gutters and downpipes materials.



### External Cladding

Cosmetic (Hardie/Marley type) cement board is used as exterior cladding and is made from high quality rock fiber compressed with a small quantity of organic binding agent. This produces a lightweight panel which is dimensionally stable and therefore does not change with fluctuations in humidity or temperature. The boards are completely water repellent and maintenance free.

External façade paint colours and textures are supplied to customer requirement.

## WINDOWS and EXTERIOR DOORS

White uPVC 'A' rated, insulated double glazed units are supplied according to building design. Multi-point locking systems are provided for maximum security.

DOOR and WINDOW SCHEDULE		
Opening French glass windows (doors)	As drawing details (front and rear entrance doors)	PVC white profile double glazed glass units, argon filled. Opening outwards with center profiles – as plans
Sliding windows	As drawing details	PVC white profile double glazed glass units, argon filled. Georgian double sash vertical sliding with center profiles
Chassis windows	As drawing details	PVC white profile double glazed glass units, argon filled. Opening outwards
Gable vents	As drawing details	
Dormer window	As drawing details	PVC white profile double glazed glass units, argon filled. Georgian double sash vertical sliding with center profiles
Handles and locks		Include with door and window sets – Brushed stainless/aluminium
Glass options	High wind	Laminated impact resistant glass – Low E solar control glass
Fitting kit and sills		Cement board cladding external interface/interior trims

Glass sheets are assembled into sealed insulated units providing superior strength, reduced deflection, higher daylight transmission and enhanced noise suppression together with impressive thermal control properties.

## ELECTRICAL

All electrical cables are run through flexible plastic conduit contained within the thickness of the steel frame walls and ceilings.

For buildings supplied to US regions the flexible conduit only is supplied (due to incompatibility with European equivalents). Light fittings are excluded.

## HEATING, COOLING and HOT WATER

Provision of heating, cooling and water heating systems are not included in this scope.

## Renewable ASHP and Solar (photovoltaic) power

OPTIONAL - The use of renewable energy as a heating and/or power source increases energy efficiency ratings. PV generating systems and/or air to air electrically powered reversible (hot/cold) heat pump systems (Daikin) can be supplied as an option.

## RECOMMENDED SITE PREPARATION (Not included in supply scope)

- |  |  |  |
|--|--|--|
| Recommended site preparation to be supplied by others if required. | <ul style="list-style-type: none"><li>• Provision for foundations</li><li>• Reception of materials on site</li></ul> | <ul style="list-style-type: none"><li>• Unloading and sorting materials</li><li>• Preparation of level surface and provision of services</li></ul> |
|--|--|--|

## RECOMMENDED GROUND WORKS (Not included in supply scope)

Light steel frame homes are designed to be erected on a concrete slab. Foundations, footings and a concrete slab should be prepared before the building arrives. Detailed site preparation recommendations and concrete slab plans are provided to enable local engineers to design a foundation suitable for local ground conditions.

Sub slab services (water, power, waste and rainwater drainage) should be integrated into the ground works. Site preparation work should be completed by local contractors prior to the arrival of the building. Local surveys, permits, transportation, site access, handling, duties and taxes are not included.

### Below ground drainage & service ducting

Drainage to existing foul water system - connection to foul water system to be provided by client to a mutually agreed location adjacent to the proposed building and subject to survey of existing foul water system. Connection to services provided by others.

### Rain water drainage system

uPVC guttering and downpipes are supplied - connection to rain water drain system or soak away to be provided by client to a mutually agreed location adjacent to the proposed building and subject to site survey.

## DECOR and INTERIOR FINISHES

Interior walls are packed with Rockwool insulation and finished in fire resistant gyproc dry lining, water resistant gyproc dry lining is used in wet or humid areas. Insulation matting is used to fill internal wall and ceiling cavities providing thermal insulation and soundproofing.



Master Bedroom – Palm Plus Cottage



Panels of gyproc are applied to both sides of internal walls and inside outer walls. Exterior and interior paint, decorating materials and equipment is supplied as part of the building package. Paint colours are chosen by the customer.

## KITCHEN

Bauhu buildings are supplied with kitchen packages including base and wall units together with a laminate worktop in accordance with the kitchen layout detailed in individual house floor plans.

Base units are fully equipped with labour saving ergonomic features, drawers, and a sealed skirting profile. A stainless-steel sink unit with premium quality chrome mixer taps is let into the work surface. Appliances are excluded.

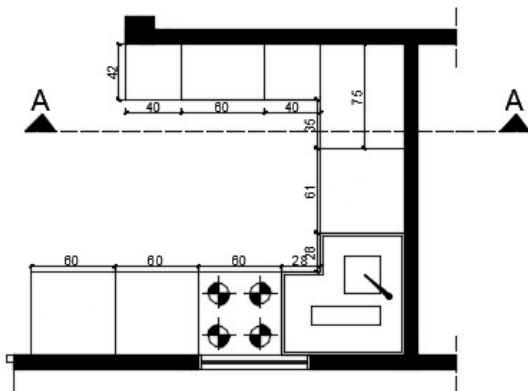


Palmetto model kitchen

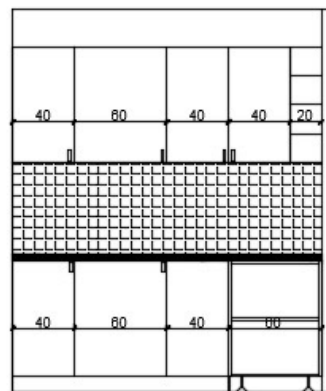


Palmetto model kitchen

Typical Kitchen plan



Typical Kitchen elevation



Kitchen layout designs are specific to individual home designs according to project plans. Customers can choose from a range of kitchen models providing a wide selection of colours, styles and finishes.

## BATHROOMS



The sanitary ware package is premium quality white ceramic and all equipment is supplied according to bathroom layouts shown on individual house design floor plans. Taps, shower and bathroom equipment accessories are polished chrome.

Shower bases are designed to be tiled flush to floor finishes or incorporate a shallow ceramic tray. Shower enclosures are toughened glass with aluminium trims. Wall tile finishes are provided and can be selected from a wide range by the customer.



First fix plumbing installation equipment for water distribution throughout the building and second fix connections and fittings for installing sanitary ware are supplied according to individual building plans.

Any outside or under slab installation is not included. Hot water tanks or water heaters, water treatment and water softening equipment are not supplied as part of the sanitary ware package.

External connections to services and waste are excluded.



## MEZZANINE FLOOR CONSTRUCTION

The intermediate floor construction is carried out way of a suspended galvanised steel framed 'cassette' construction of channel profiles providing a fully insulated floor structure.



Palm Plus mezzanine floor

Loadbearing Thickness	: Defined by structural calculations.
Ceiling Coating Material	: Gyproc painted plasterboard ceiling materials
Insulation Materials	: Mezzanine 100 mm glass wool insulation materials (Density=14kg/m <sup>3</sup> )
Mezzanine bearing Material	: 22mm cement board

### Ceiling detail

Dry Areas	: Painted plasterboard suspended ceiling materials
Wet Areas	: Painted water-resistant plasterboard ceiling materials
Ceiling Construction	: Specially designed galvanized omega profiles (direct for cathedral ceiling types).
Ceiling Coating Paint	: Half matt (Satin) or acrylic

### Floor finishes

Final floor finishes are not provided within the scope of works however ceramic floor tiles, vinyl flooring and engineered laminate flooring options are available at additional cost if required.

### Feature cathedral ceiling (certain models only) and ceiling options

Certain building designs incorporate a roof structure allowing for the living areas to have a full height 'vaulted' ceiling feature providing maximum airflow and adding a spacious feeling to the main rooms. Other designs have flat ceilings.



Palmetto & Palm Plus - Open galleried mezzanine loft room with vaulted ceiling



Palmetto and Palm 3/4 bed - Closed mezzanine room(s) with flat ceiling



Palmetto & Palm Plus - Closed mezzanine loft room with vaulted ceiling



Palmetto Cottage 3 bed - Single storey, flat ceilings throughout

Full loft room running the full length of the building with a vaulted ceiling feature example. – Palm 4 bed and Palmetto 3 bed

### Internal Doors (according to building layout)





Several styles of interior doors are available for customer selection. Door Handle and Locks are brushed chrome, door dimensions are according to individual building plans.

Internal doors are supplied as complete door and frame sets together with liners and architrave profiles.

Doors have a locking system for maximum security and peace of mind and are pre-finished but can be painted if alternative colours are required. Door furniture and hinges are stainless steel or chrome. Impact resistant laminated glass is provided in high wind climatic locations.

## PALMETTO COTTAGE RANGE LAYOUT OPTIONS

PALMETTO RANGE	Beds	Baths	Mezz floor	Ceiling	Area ft/m2
PALMETTO COTTAGE	1+loft room	1+1/2	Half - galleried	Vaulted	1119 / 103
PALMETTO PLUS	2	2+1/2	Half - walled	Vaulted	1119 / 103
PALMETTO 3 BED	3	2+1/2	Full - 2 bed/1 bath	Flat ceiling	1388 / 130



**PALMETTO COTTAGE**



**PALMETTO PLUS**



**PALMETTO 3 BED**

### PALMETTO COTTAGE

Master bedroom with ensuite bathroom and one half bathroom on the ground floor.

A galleried mezzanine floor, open to the living area with a vaulted ceiling throughout the building. The mezzanine 'loft' room can serve as a second bedroom, a study or a den. An open plan kitchen, dining and living area and a spacious covered terrace area.

### PALMETTO PLUS

Master bedroom with ensuite bathroom and one half bathroom on the ground floor.

A mezzanine floor providing a second bedroom and bathroom. An open plan kitchen, dining and living area with a vaulted ceiling and a spacious covered terrace area accessed from the living area and the master bedroom.

### PALMETTO 3 BED

This two storey home offers a master bedroom with ensuite bathroom and one half bathroom on the ground floor.

Two bedrooms and a bathroom on the first floor. An open plan kitchen, dining and living area and a spacious covered terrace area accessed from the living area and the master bedroom.

## PALM COTTAGE RANGE LAYOUT OPTIONS

PALM RANGE	Beds	Baths	Mezz floor	Ceiling	Area ft/m2
PALM COTTAGE	2+loft room	2	Half - open	Vaulted	1410 / 130
PALM PLUS	3	3	Half - walled	Vaulted	1410 / 130
PALM 4 BED	4	3	Full - 2 bed/1 bath	Flat ceiling	1679 / 156



**PALM COTTAGE**



**PALM PLUS**

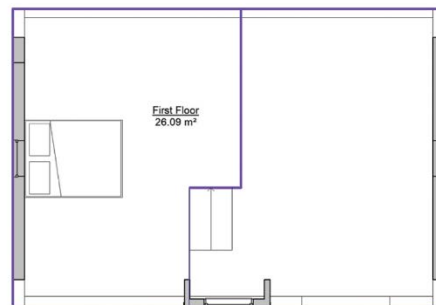
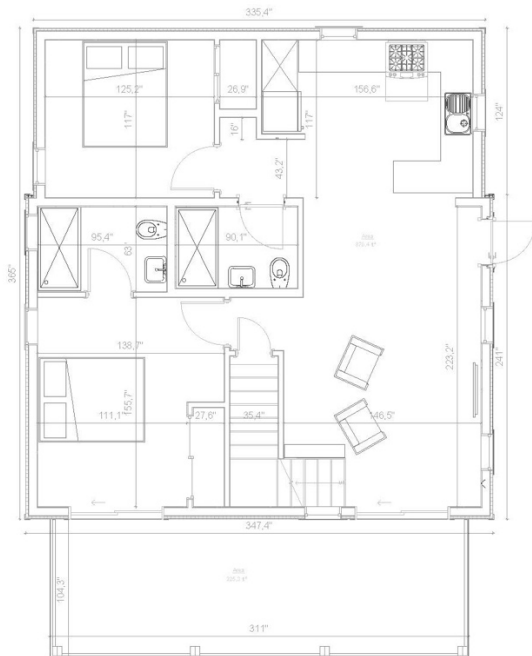


**PALM 4 BED**

### PALM COTTAGE

Two bedrooms and two bathrooms on the ground floor.

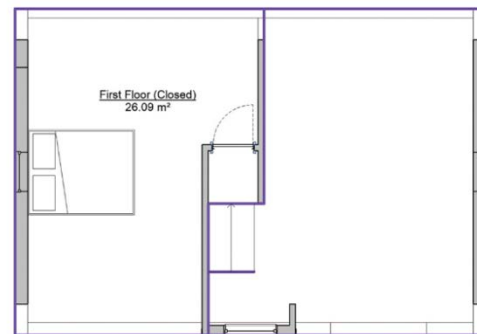
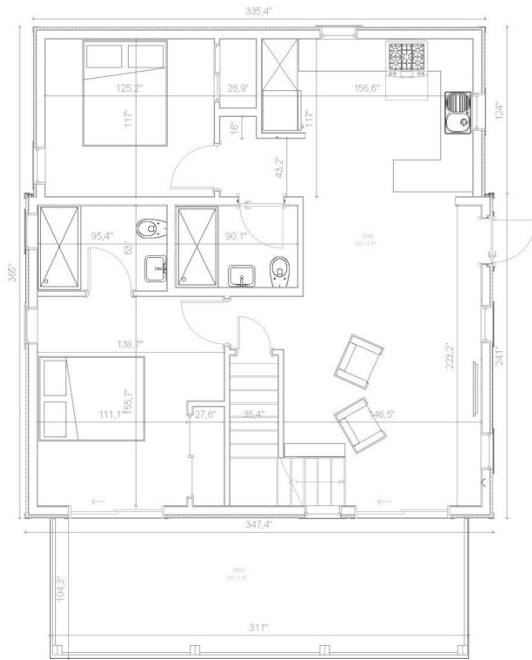
A galleried mezzanine floor, open to the living area with a vaulted ceiling throughout the building. The mezzanine 'loft' room can serve as a second bedroom, a study or a den. An open plan kitchen, dining and living area and a spacious covered terrace area.



## PALM PLUS COTTAGE

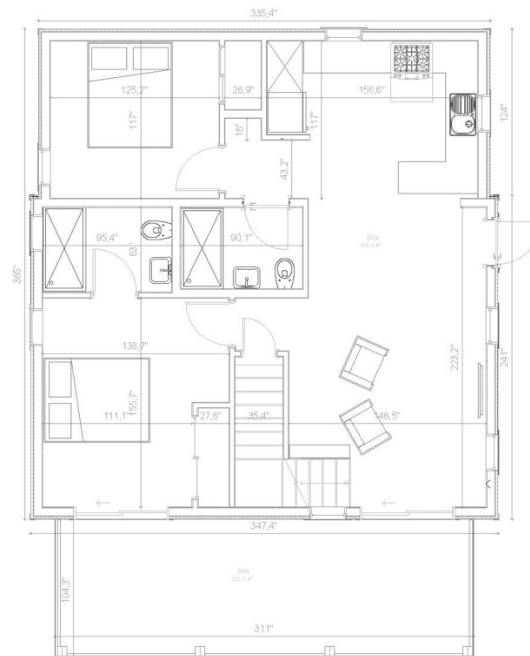
Two bedrooms and two bathrooms on the ground floor.

A mezzanine floor providing a third bedroom and bathroom. An open plan kitchen, dining and living area with a vaulted ceiling and a spacious covered terrace area accessed from the living area and the master bedroom.



## PALM 4 BEDROOM COTTAGE

A two storey home with two bedrooms and two bathrooms on the ground floor. Two bedrooms and a bathroom on the first floor. An open plan kitchen, dining and living area and a spacious covered terrace area accessed from the living area.





NOTE: For display purposes concept plans have been used which are NOT TO SCALE. Bauhu will provide detailed plans and elevations for client approval prior to manufacture. The low-quality images above are to provide an indication only. High resolution architectural plans are provided under separate cover.

## TRANSPORT AND INSTALLATION

Building components package is shipped in standard shipping containers and can be shipped anywhere in the world by sea or by road.

Shipping services will be provided as per the estimated costs detailed but prices are unpredictable and difficult to estimate without a fixed delivery date. However, we do not seek to profit from transport services so please be assured that we will obtain the most cost-effective service at the time of delivery on your behalf.

The building is packaged at the factory and loaded into suitable transport for delivery to the location port. The building is supplied with all of the components required for the complete installation as detailed in this scope. Our team can install the building under separate contract or it can be assembled by local contractors with the help of full installation drawings, which are supplied, under the (optional) supervision of our experienced technicians. Assembly of Bauhu buildings is uncomplicated and does not require any specialist equipment or particular skills. The use of local labour under the supervision of our staff is likely to provide the most cost-effective method of assembly.

## NON-EXHAUSTIVE BUILDING COMPONENT SUPPLY

- Structural design and analysis report
- Structural steel construction materials
- Galvanized light gauge steel construction materials
- Galvanized light gauge steel stair construction materials (if required)
- Mezzanine floor sheet materials with handrail and stair.
- External painting materials
- External surface fibercement board (Hardie type) cladding materials
- Water and vapour insulation materials for under exterior cladding
- Arcelor Mittal corrugated steel sheet and roof profiles covering for roof
- Rain gutter and downpipe materials
- Cement board (10 mm) wall and ceiling covering materials
- Roof construction and insulation materials
- External and internal doors and windows
- Door furniture and ironmongery
- Covered terrace roof structures and balustrade
- Internal Gyproc boards and jointing equipment
- Fiber cement sill materials for windows
- Cabling and conduit for first fix electrical installation
- All insulation materials
- All sanitary ware materials
- Construction, Assembly and installation detail plans

## EXCLUSIONS

Groundwork. Hard and soft landscaping. Concrete foundation, screed, slab works and any kind of civil works

- All permits and approvals of all project documentations from the local authorities
- External connection outside the building (for electricity, waste water, potable water, etc.)
- Application of screed on all floors where required
- (FF) Sprinkler system & hose reels
- (FA) Addressable or any other fire alarm systems
- Exhaust fans, HVAC systems, Any kind of cooling/heating units
- Any kind of specialized data cabling, data sockets, data panels or switchboards.

- Any kind of furniture
- Kitchen equipment (appliances)
- Pergolas and decks (unless specified)
- Insect screens
- Blinds, movable and fixed furniture, bedroom cabinet, etc.
- Required equipment and machinery for installation (Scaffolding, Crane, forklift, man lift, trailer etc.)
- Security of all building materials on site
- Testing and commissioning expenses
- Security of all materials and equipment within the construction site
- All assembly works
- Unloading, storage, handling of the materials within the construction site
- Transportation and transportation insurance of materials to site location
- Any kind of VAT taxes, fees, duties, custom clearance costs and customs duty
- Preliminaries, HS requirements

All works non-related to supply only.

## COST SUMMARY & PRICES

Please refer to current price list

LOCATION NOTE: Prices are for a COMPLETE ALL INCLUSIVE building package based on Bauhu engineered hurricane resistant construction system and component specification for use in high wind, high humidity, high salt geographical locations (specifically the Caribbean)

Prices include: The structure and all components, air and watertight impact resistant wall panel system, all wall and ceiling finishes, cladding, impact resistant glass, windows and doors, internal doors, bathrooms and sanitary, kitchens, stairs and balustrades, cables and cable conduit, paint and finishing materials. Prices exclude: heating and cooling, electrical second fix installation equipment, ground floor flooring finishes. Shipping and assembly.

The prices indicated are ex works in USD and provided as an estimation. A fixed and final price will be confirmed following the client selection of available finishes, production of detailed architectural and manufacturing drawings and customer approval of the same.

## PROJECT TYPICAL TIMESCALE

WEEK	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13
LOI and quote acceptance																
Scope of works and concept design																
Contract and 35% interim payment																
Design & engineering																
Design freeze & Shop drawings																
Purchasing																
Commencement of production 35% interim payment																
Production																
Bureau Veritas independent inspection prior to loading and balance payment																
Transportation																
Site preparation (by others)																
Supervision of/and assembly on site																
Project handover																

In order to maintain the estimated project timescale, it is imperative that design approvals, information transfer and payment conditions are met in a timely manner. No responsibility is accepted by the supplier for delay arising from such delays.

## PAYMENT TERMS

Unless otherwise agreed 35% of the contract price is paid in advance with order. On receipt of the payment on account manufacturing drawings will be commenced and provided to the BUYER for approval prior to the commencement of the manufacturing process.

On approval of manufacturing drawings and prior to the commencement of manufacturing an interim payment of 35% of the contract value is required to be paid.

On completion of manufacture and prior to buildings leaving the factory for delivery to the site location the balance is required to be paid. Manufactured goods may be inspected prior to delivery by the buyer or independent quality control surveyor at the factory prior to final packaging or at any time during the manufacture process.

## WARRANTY / SUPPORT

Our strict factory based quality control ensures that completed buildings are thoroughly inspected prior to delivery but nevertheless our buildings are fully guaranteed for two years in the case of component failure or manufacturing defects. Detailed limited warranty terms are available on request.

All components undergo a detailed inspection by independent third party Bureau Veritas inspectors prior to expedition.

In the event of damage to buildings during use we can provide replacement parts from stock and our installation crew are able to offer rapid support on site. Support can be organized on a contract basis or simply as and when required.

## INTERNATIONAL COMPLIANCE

Bauhu light steel frame, modular buildings are manufactured off site using a patented modular construction system in full compliance with international construction standards. All buildings are manufactured to CE certification and Eurocode standards in a strictly quality controlled factory environment with ISO 9001:2008 quality assurance certificate, and they are pre-assembled in the factory for ease of shipping and on-site assembly. Specific code certifications are as follows:

### STEEL CONSTRUCTION

BS EN 11372 : Steel constructions-Light-Formed with profiles shaped in cold-Calculation guidelines  
BS EN648 : Calculation and construction guidelines of steel constructions  
BS EN 6793 : Utilisation and settlement loads in housing and public buildings  
BS EN 498 : Calculation values of load to be received in dimensioning of structure elements  
BS ENV 1993/1/2: (Eurocode 3) Design of Steel constructions part 1-2: Structural design against fire  
BS EN 4561 : Calculation guidelines of steel constructions according to plastic theory  
BS ENV 1090-1 : Steel structure applications-Part 1: General guidelines and buildings  
BS ENV 1090-3 : Steel construction applications-Part 3: guidelines for steels with high yield strength  
BS ENV 1998-1 : (Eurocode 8) Projecting of earthquake-resistant structures guidelines for seismic effects  
BS EN 10326 : Plate and sheets manufactured from structure steel coated with continuously hot-dip galvanising  
BS EN 10327 : Plate and sheet manufactured from steels with low carbon intended with cool shaping,  
BS EN 10162 : Steel profiles-Cold rolled-Technical delivery conditions-Dimension and section tolerances

### INSULATION VALUES (HEAT-ENERGY, ACOUSTIC, SOUND, WATER)

BS 825 : Heat insulation guidelines in buildings  
BS EN 13162 : Heat insulation products-Used in Buildings-Mineral wool  
BS EN 12086 : Heat insulation materials-Determination of water vapour permeability properties  
BS 8233:1999 : Acoustic sound level desired in housing  
BS EN ISO 717-1 : Acoustics – Evaluation of sound insulation in structures and structure elements  
BS EN ISO 717-2 : Acoustics - Evaluation of sound insulation in structures and structure elements  
BS EN29052-1 : Acoustics - Determination of dynamic stiffness-Part 1: Materials used under flexible flooring  
BS EN 13163 : Heat insulation products-For buildings-Expanded polystyrene foam-specifications  
BS EN 13500 : Heat insulation materials-Used in structures- External composite heat insulation systems (ETICS)



## CONNECTION AND MOUNTING ELEMENTS STANDARDS

BS EN 20898 : Mechanical specifications of connection elements  
BS EN 20898-2 : Mechanical specifications of connection elements-Part 2: Bolts whose test load values are determined- With normal step

## INSULATION VALUES (HEAT-ENERGY, ACOUSTIC, SOUND, WATER)

BS 825 : Heat insulation guidelines in buildings  
BS EN 13162 : Heat insulation products-Used in Buildings-Mineral wool  
BS EN 12086 : Heat insulation materials-Determination of water vapour permeability properties  
BS 8233:1999 : Acoustic sound level desired in housing  
BS EN ISO 717-1 : Acoustics – Evaluation of sound insulation in structures and structure elements  
BS EN ISO 717-2 : Acoustics - Evaluation of sound insulation in structures and structure elements  
BS EN 29052-1 : Acoustics - Determination of dynamic stiffness-Part 1: Materials used under flexible flooring  
BS EN 13163 : Heat insulation products-For buildings-Expanded polystyrene foam-specifications  
BS EN 13500 : Heat insulation materials-Used in structures-External composite heat insulation systems (ETICS)

## EXTERNAL AND CROSS PARTITION WALL STANDARDS:

BS EN 520 : Gypsum boards-Tariffs, requirements and test methods  
BS 1475 : Placement guidelines of gypsum partition wall plates and components  
BS EN 12369-1:Plates with wood base-Characteristic values for design intended for structure OSB, and fibreboard  
BS EN 300 : Oriented strand board-Tariffs, classification and specifications  
BS EN 12369-1 : Plates with wood base-Characteristic values for design intended for OSB, particleboard and fibreboard

## FIRE ENDURANCE STANDARDS:

BS EN ISO 11925-2 : Reaction to fire tests. Part:2 single flame source test  
BS EN ISO 1716 : Reaction to fire tests for building products  
BS EN 13823 : Reaction to fire tests for building products  
BS EN 13501-1 : Construction products and construction elements, fire classification Volume 1: Classification by using the data acquired from behavior experiments against fire

## GENERAL REGULATIONS

R.G.26.07.2002 / 24822 : Regulation on protection of buildings from fire. ABYYHY 2007: Regulation on buildings erected in disaster area.

## BAUHU COTTAGE RANGE - 3D RENDERS



Standard Palmetto Plus home (Caribbean Specification)





Wrap around covered terrace option Palmetto Cottage (additional costs apply)



Open plan Palmetto Plus living area





The Palmetto Plus Cottage



En suite Palm master shower room





Palmetto and Palm Plus Cottage open gallery mezzanine room



Palm Cottage (developer options)





The Palmetto Plus Cottage



The Palmetto Cottage open plan living room





The Palmetto Plus Cottage



The Palm Plus Cottage



## Further information

### CONTACT DETAILS

We trust that this proposal provides a detailed overview of the project scope and estimated costs however we welcome comments, queries and questions:

Bauhu Europe Limited  
Telephone: +44 2036 952 329  
Email: [contact@bauhu.com](mailto:contact@bauhu.com)  
[www.bauhu.com](http://www.bauhu.com)

### **Annexes** CLIENT SELECTIONS TO BE MADE:

Kitchen style options – Please refer to Bauhu kitchen brochure  
Laminate / Vinyl / Ceramic flooring selection – If required please see Bauhu flooring options  
Pergola options – If required please see Bauhu pergola selection  
External cladding selection – Please request options  
Finishing paint colours

THE COMPANY RETAINS THE RIGHT TO MAKE AMENDMENTS IN THE CONTENTS OF CONSTRUCTIVE AND TECHNICAL SPECIFICATIONS WHEN REQUIRED.