



# BAUH U

TRANQUILITY BAY

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## CONDOMINIUM RESORT ACCOMMODATION

A versatile, highly optimised, hurricane resistant modular building designed for community housing and resort projects in the Caribbean



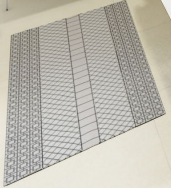


# STUDIO...

## STUDIO APARTMENT OR CUSTOM DESIGN

Arranged as twelve studio apartments, six on each floor, the Tranquility Bay design provides a lot of accommodation in a small footprint. Custom interior layouts are available to suit client requirements.







The Terrace

Living Room

The Kitchen

tOBe

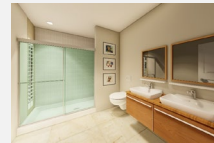
STUDIO FLOOR PLAN

# INTERIOR DESIGN & FINISHES...

All Bauhu homes are provided with a complete interior decor package including fitted kitchen cabinetry, premium quality sanitary ware and a selection of wall and floor finishes. Customers may choose from a wide variety of finishes, flooring, kitchen cabinetry and bathrooms, to personalise a home and our interior design team are on hand to assist and make recommendations.



Floor finishes



Wall finishes



Colour schemes and interior decoration



Kitchens



Bathroom sanitary ware

# KITCHENS...

## ALL INCLUSIVE PERSONALISATION



Bauhu buildings are supplied with kitchen packages including base and wall units together with a quartz worktop in accordance with the kitchen layout detailed in individual house floor plans. Customers can choose from a range of kitchen models providing a wide selection of colours, styles and finishes.

Base units are fully equipped with labour saving ergonomic features. A stainless-steel sink unit with premium quality chrome mixer taps is let into the work surface. Electrical appliances are typically excluded.





# BATHROOMS..

## ALL INCLUSIVE PERSONALISATION



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



# PROJECT PLANNING...

## Geo-location

The starting point of any design project uses cutting edge satellite terrain mapping technology allows us to pinpoint the exact location of your project and it's topology anywhere in the world.



## Master site plan

Large scale site planning and overview imagery provides a clear and to scale impression of a project. Pictorial and realistic birds eye view floor plans assist in space visualisation and building layout.



## Visualisation

Three dimensional photo realistic imagery facilitating high quality images, video and architectural plans for visualisation, promotional and marketing purposes prior to construction.



# ENGINEERING...

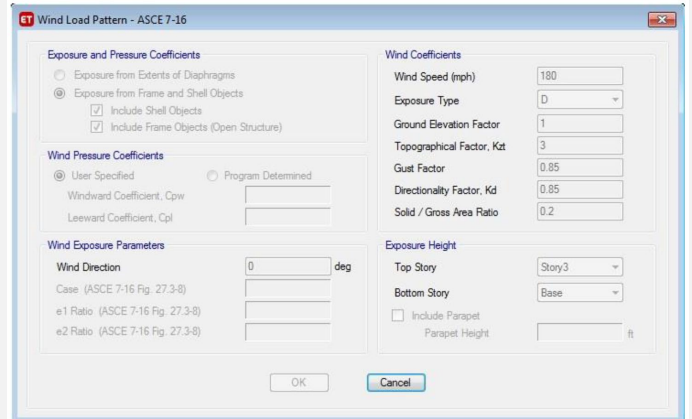
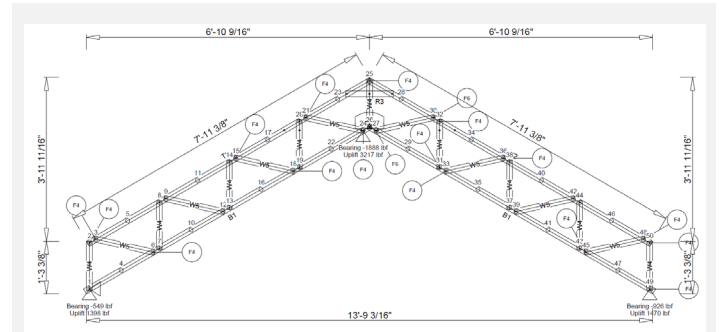
## OUTSTANDING STRUCTURAL PERFORMANCE

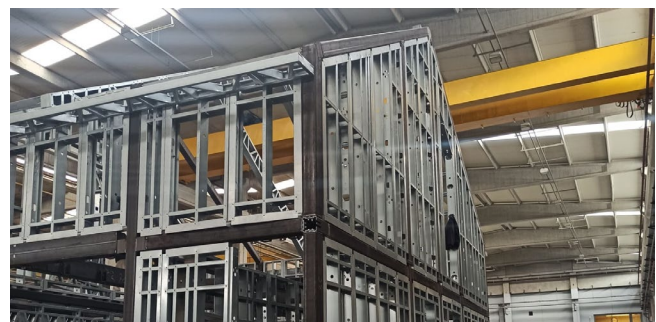


A lightweight galvanized steel structure is used for external walls and internal partition walls (frames) according to structural calculations for the building type. Some models incorporate a hot rolled steel (HRS) structure.



The structure composition is engineered according to structural calculations taking into account typical usage loadings and conditions specific to areas in seismic activity and high wind zones







# WALL STRUCTURE...

## COMPLEX WALL PANEL COMPOSITION



The patented wall panel system comprises a galvanised light steel frame stud and track with integrated insulation and additional thermal and moisture barrier membrane.



- Thermal and acoustic insulation
- Structural integrity
- Fire resistance
- Air tightness
- Moisture control
- Impact resistance
- Security
- Exterior finishes



HRS structural column

LGS stud and track framing

Organic impact Resistant stucco plaster

External façade paint colours and textures are supplied to customer requirement

Water resistant Gyproc 12.5mm

Fire resistant Gyproc 12.5mm

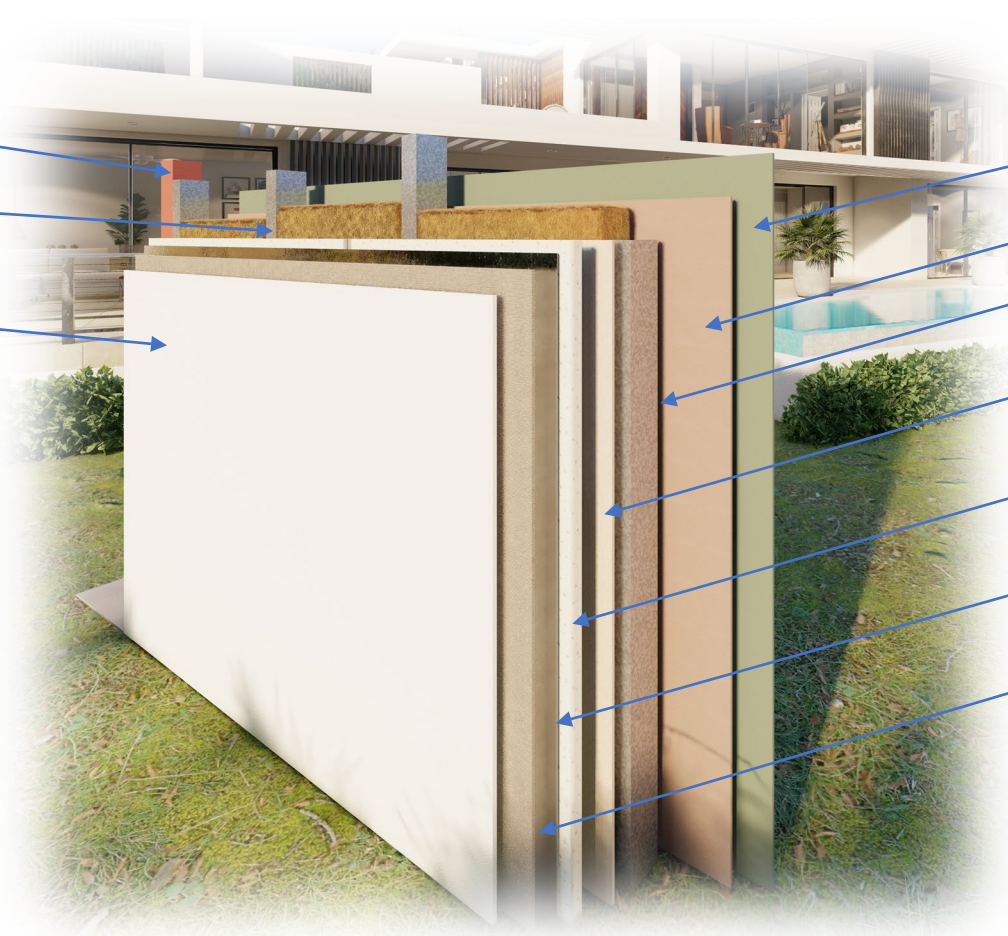
Glass fibre Insulation mat

Inert fibro cement Sheathing

EPS secondary thermal and acoustic insulation

Aluminium foil Air and moisture Membrane

Impact resistant fiberglass reinforced mesh



# WINDOWS...

## ADVANCED ARCHITECTURAL STRUCTURES

Coupled with industry leading advanced architectural glass our window systems offer the lowest possible aluminium or PVC profile sizes optimising visibility to the full.

A comprehensive range of coatings, colours and textured design solutions provide attractive finishes - both interior and exterior - while meeting complex energy and performance requirements.

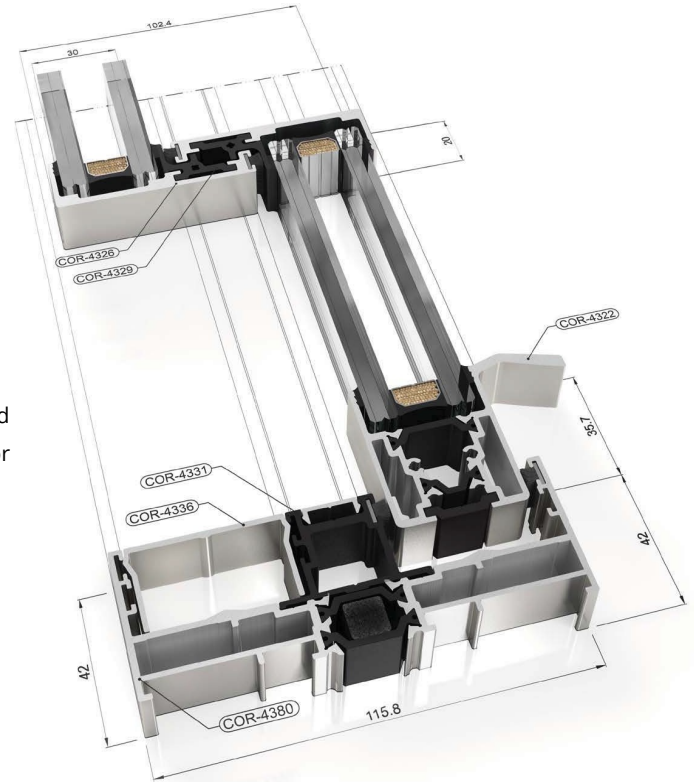
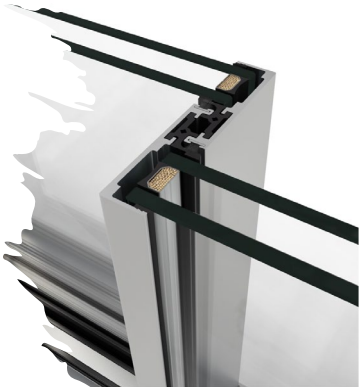
Transmittance -  $U_w$  from 1,3 (W/m<sup>2</sup>K)

Maximum acoustic insulation  $R_w=41$  dB

Air permeability - (EN 12207): CLASS 4

Water tightness - (EN 12208): CLASS 7A

Wind resistance - (EN 12210): CLASS C5





# GLASS...

## ADVANCED ARCHITECTURAL GLASS

Advanced architectural glass systems provide a striking appearance while delivering comfort, functionality and energy savings. More light, less heat gain, greater energy savings. our low E solar control coated glass offers the highest light-to-solar-gain ratio in the industry.

A triple silver coating creates inviting spaces, increases occupant comfort and helps achieve LEED® credits while helping to gain the energy-saving performance desired.

TRANSMITTANCE - Visible Light 62% Ultraviolet 6% Solar Energy 23% Light to Solar Gain (LSG) 2.31

REFLECTANCE - Visible Light Outside 11% Visible Light Inside 12% Solar Energy Outside 39%

U-VALUE - Winter Nighttime - Argon(90%) 0.24 Winter Nighttime - Air 0.29 Summer Daytime - Air 0.27

HEAT GAIN - Relative Heat Gain (RHG) 65 Solar Heat Gain Coefficient (SHGC) 0.27

COMPOSITION - IG 4 mm/0.7 mm/4 mm + 18 argon + 6 tempered. Coating on surface #2 Outboard lite and on Clear Inboard lite Float Clear Calculation Standard



## GLASS FOR HURRICANES

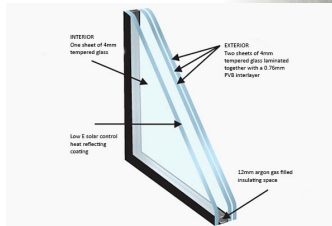
Our laminated glass significantly improves a window's ability to withstand breakage, adds colour and sound control, and helps meet building codes and requirements.

Laminated glass is produced when two or more glass lites are permanently bonded with one or more plastic interlayers (PVB) using heat and pressure.

Laminated glass is incorporated with tempered glass to further increase impact resistance.

Miami-Dade County, Florida codes require that windows and glazed openings, including their support systems, withstand high winds and flying debris impacts without developing openings that can allow excessive air infiltration and water intrusion.

Laminated glass satisfies these requirements. When broken, fragments of laminated glass stay largely adhered to the interlayer, delivering protection to the building occupants through the durability of the building envelope.



# WHY MODULAR...

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- Cost Certainty
- Build Speed
- Accuracy
- Strength
- Design Flexibility
- Sustainability
- Zero Wastage



# WHY BAUHU...



■ A BOUTIQUE PROVIDER OF INNOVATIVE CUSTOM DESIGNED MODULAR HOUSING

Our buildings are 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. Buildings are engineered to ASCE 7-16 (The American Society of Civil Engineers South Florida Building Code) and designed for 180MPH terrain category D wind loadings. Eurocode compliant homes can also be provided

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 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 building fits inside standard sized shipping containers. A home can be ready for delivery in as little as ten weeks and the kitchen, bathroom and all finishes are included.

# SUSTAINABILITY...

## THE EARTH WE SHARE

Bauhu buildings 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.

## 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 manufacturing defects. Third party suppliers component failure varies from two to thirty years. Detailed limited warranty terms are available on request.



# CLIMATE CONTROL...

## ENGINEERED TO OUTPERFORM

Our modular buildings 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.

In 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.

The Bauhu modular construction system has also been approved by The Bahamas Ministry of Public Works with construction in full compliance with The Bahamas Building code.



# TRACEABILITY...

## COMPONENT IDENTIFICATION

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.



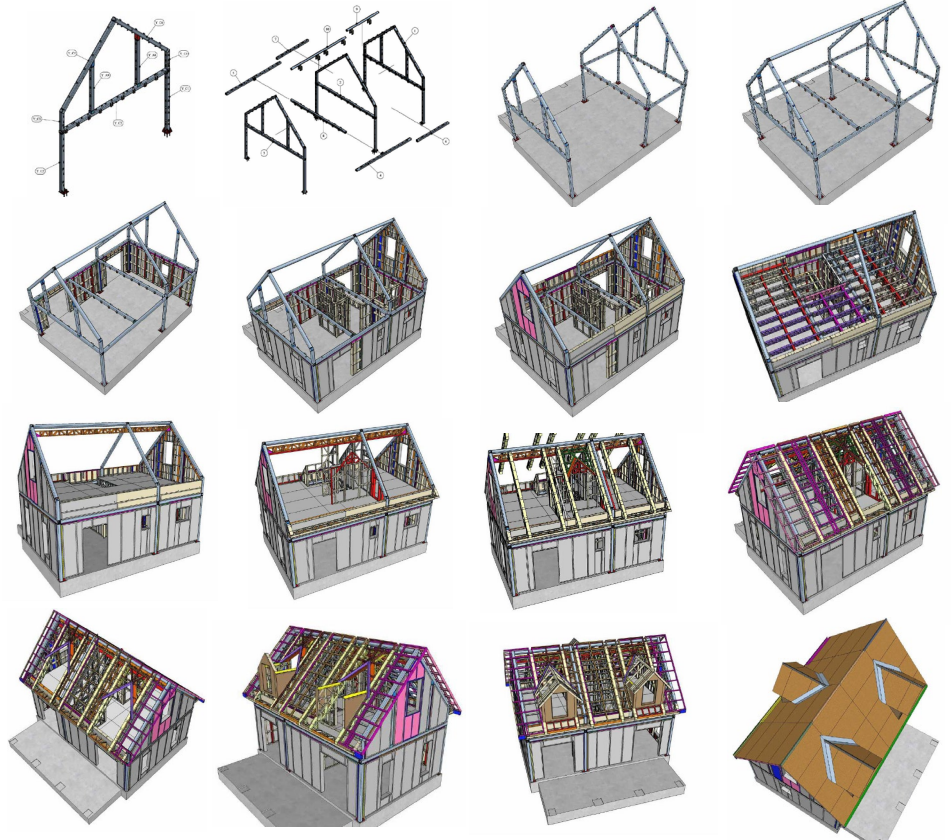
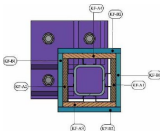
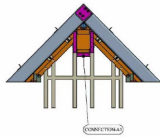
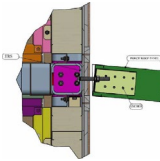
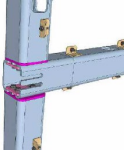
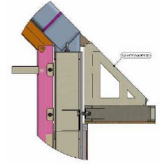
# SUPPORT...

## ASSEMBLY ASSISTANCE

Each modular building is provided with a detailed step by step assembly guide to assist contractors in the assembly process.

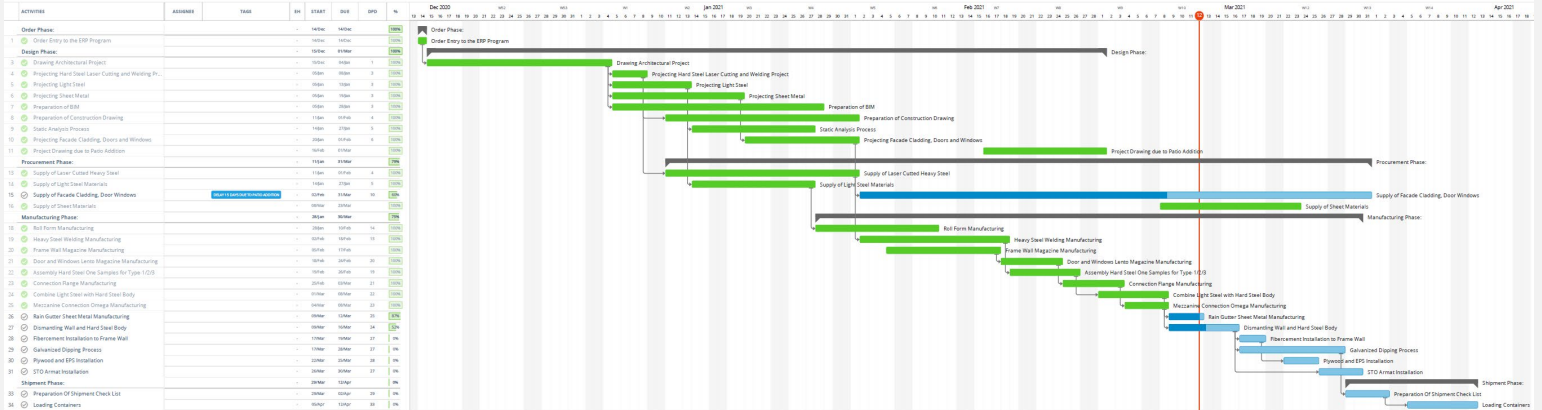
Typically one of our engineers is present on site to supervise during the structural assembly of the building.

Our architects are available to assist with technical questions on a remote basis.





# SPEED...



- A typical project duration is approximately three months.

- Logistical support is included in project execution.



**PORTFOLIO..**

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# THE REEF CLUB ANTIGUA



# ANTIGUA GOLF HEIGHTS



# THE SPIRIT OF BAHAMAS



# CAYMAN NORTH SIDE VILLAGE



# CRAWL BAY ANTIGUA



# MUTTON FISH CAY RESORT





UNIVERSITY OF THE WEST INDIES



# PRIVACY...

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We work predominantly for public and private organisations not seeking to share details and locations of their property and whose wish for privacy we respect absolutely. Nevertheless some have been kind enough to allow us to share their comments:

“

*“We appreciate you more than you know and rave about Bauhu and what you are doing for us to everyone who will listen. Thank you, and thanks to your wonderful team for being so dedicated. We appreciate all you do!”*

ABACO BAHAMAS



“

*“Bauhu's kits are one of only two that we can recommend that we've been impressed with, the other is an all-wood kit - beautiful finishes and woodwork, but a much slower and more expensive process.”*

US VIRGIN ISLANDS

“

*“You've really nailed this design. Thanks for the great work! Look forward to moving further along on this adventure”*



ST KITTS &amp; NEVIS

“

*“I was able to see my design on my phone and I am so impressed!! It is absolutely beautiful !!”*



ELEUTHERA BAHAMAS

“

*“Thank you very much for taking the time out to facilitate my factory inspection of our Pre-Fab building. I am very happy with the quality of the building and accompanying components and accessories. It is also great that you have maintained the time frame which you committed to for the production of the building ”*

THE MALDIVES

“

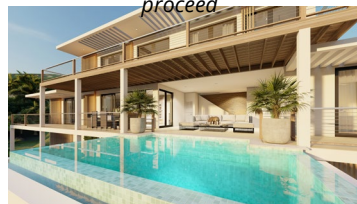
*“I was impressed with my visit to your factory and all the great work you have done since, thanks”*



EXUMA BAHAMAS

“

*“The design is absolutely beautiful. We are excited to proceed*



BRITISH VIRGIN ISLANDS

“

*“Congratulations on all your success. Your customer service has been amazing. If you want to use photos of our home when completed feel free.”*

SCOTLAND CAY BAHAMAS

“

*“Hello Paul (and Michael and Ted), thank you so much, this really is fabulous!*



US VIRGIN ISLANDS

“

*“You and your team are nothing shy of amazing, and we so appreciate all that you are doing to bring our dream to fruition. With gratitude.”*

ABACO BAHAMAS



# BAUHU

MODULAR CONDOMINIUM HOMES

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