

Preliminary Maintenance Procedures

- Ensure safe access can be gained to the roof and that relevant Health and Safety procedures are followed when working at roof level. It is advised that the contractor should always seek proof of current maintenance for any man-safe roof access systems prior to proceeding with the work on site.
 - Remove all dead vegetation and debris from the roof surface, taking particular care to ensure that all chute outlets, gutters and downpipes are clear. Where the species mix incorporates wild flowers and grasses it is recommended that all dead vegetation is strimmed off and the waste lowered to the ground and carted away. Please note Roofs in the vicinity of taller trees will need more frequent maintenance. We recommend removing dead leaves during the spring and again in the autumn, to ensure that they do not damage the roof vegetation.
 - Remove the lids of all Inspection chambers, ensure that all rainwater outlets and downpipes are free from blockages and that water can flow freely away.
 - Ensure that any protective metal flashings and termination bars remain securely fixed in place. Advise the client of the need to repair or renew as necessary.
 - Examine all mastic sealant and mortar pointing for signs of degradation. Advise the client of the need to repair or renew as necessary.
 - Ensure that any new items of plant/equipment on the roof are mounted on suitable isolated slabs and that any fixings used to secure the plant/equipment in place do not penetrate the waterproofing. If in doubt, please contact Fatra for further advice.
- The Building owner should keep a record of all inspections and maintenance carried out on the roof. Any signs of damage or degradation to the waterproofing should be reported to Bauder immediately, in order that arrangements can be made for remedial work to be carried out if necessary. Damage to the landscaping should be reported to the building owner. If this damage includes Bauder components, then Bauder may be contacted for remedial advice.
- Works to adjoining areas - When carrying out maintenance to these areas, care must be taken not to damage either the landscaping or the waterproofing system. If it is considered that either has been affected, then Bauder should be contacted for advice. Any waterproofing damage caused after completion of the original installation may invalidate the guarantee.
 - Alterations - Any unauthorised alterations to the waterproofing system will invalidate the guarantee. If such a situation should arise, then Bauder should be contacted so that we may advise on the alteration and how it should be incorporated without affecting the guarantee.

Sedum Roof Maintenance Tasks

- All green roofs require water during times of drought. Bauder recommend that the watering and maintenance of this roof is considered and addressed during its design.
- It is recommended that an irrigation system is included within the design from the onset.
- Store the material outdoors on the delivery pallet if applicable. The product should be stored out of direct sunlight covered with a suitable tarpaulin in wet weather. The product should be installed as soon as possible and only be stored for a very limited time (see installation guide).
- This is a living product and should be installed ASAP. If the product cannot be installed straight away it should be rolled out and watered regularly.
- Sedum blankets arrive fully established at site for fitting. GRO compliant substrate is held within a nylon mesh with an attached moisture mat. The sedum blanket is grown for circa 12 months and contains up to 17 species.

Long Term Maintenance:

- Hand weed and remove unwanted seedlings
- Clear gutters or drainage outlet of vegetation
- Ensure stone perimeters are clear of dead and live plants
- Clear any leaves that have fallen from deciduous trees
- Maintenance should be carried out in early autumn
- Where breeding birds are expected, this should be undertaken once breeding season has ended
- Bare patch repair, repair bare patches by transplanting sedum cuttings from healthy areas and using a light dressing of substrate and nutrients
- Apply a slow release fertilizer, Bauder organic fertiliser

Watering Guide for Bauder green roof extensive systems:

- Water in the vegetation (even in winter) and fertilise if required (with Bauder Organic Fertiliser).
- Watering should take place in the early morning or evening to reduce evaporation.
- Avoid any trafficking of the roof.
- Avoid any storage of materials on the roof.
- Continue to water the roof as required for the whole establishment period.
- Sedum is a very drought resistant plant and will survive even quite long periods of drought, however it will benefit from the occasional soaking i.e. in prolonged hot, dry weather (2-3 weeks without rain in the summer months). Note: Sedum turns red when stressed through lack of water. Advise: Water heavily once every week, water the sedum until the vegetation and substrate are total soaked. Note: Overwatering will encourage grass and weed species to establish, underwatering will shrink the sedum plants enabling erosion of the exposed substrate

System Fire Performance:

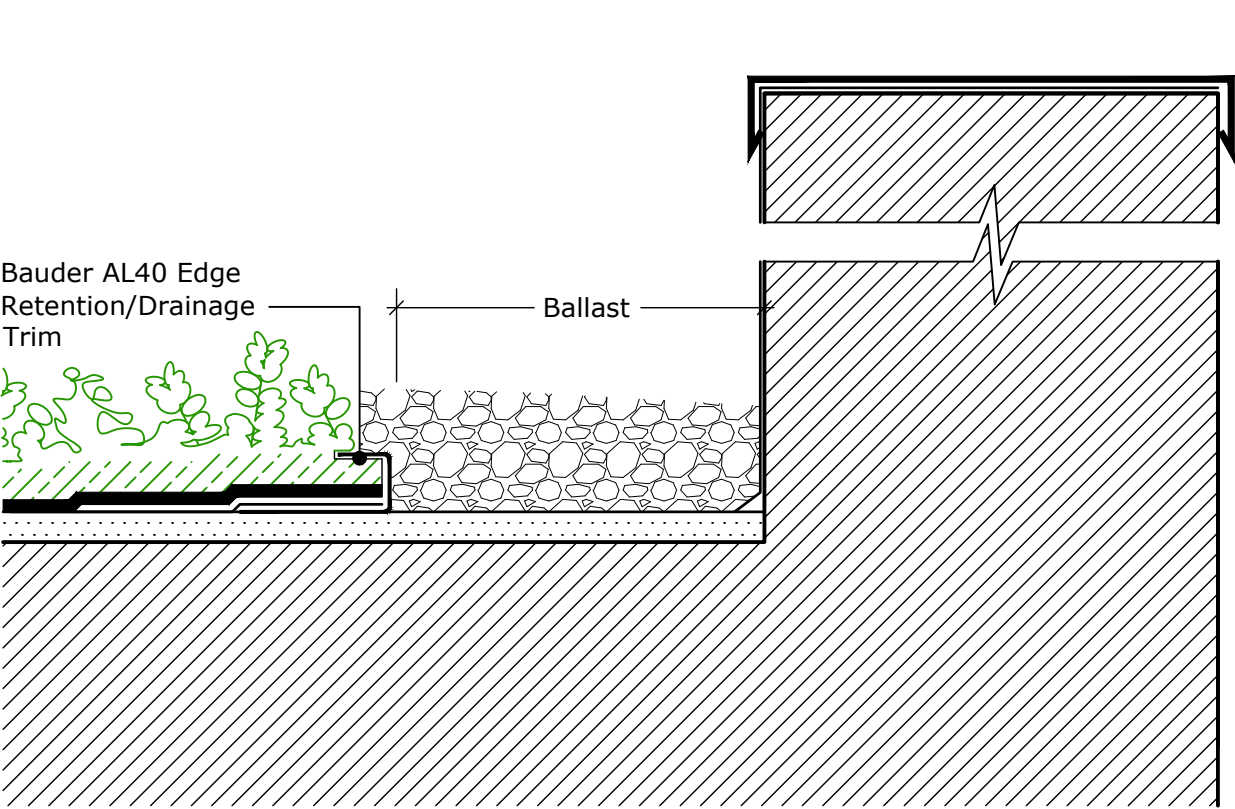
- BauderEXTENSIVE LIGHTWEIGHTsedum XF 301 system can achieve BROOF t4 when tested as part of a full Bauder warm roof build-up. The systems tested include BTGRS and ThermofoI Single-ply waterproofing systems with 60 to 260mm of PIR insulation.



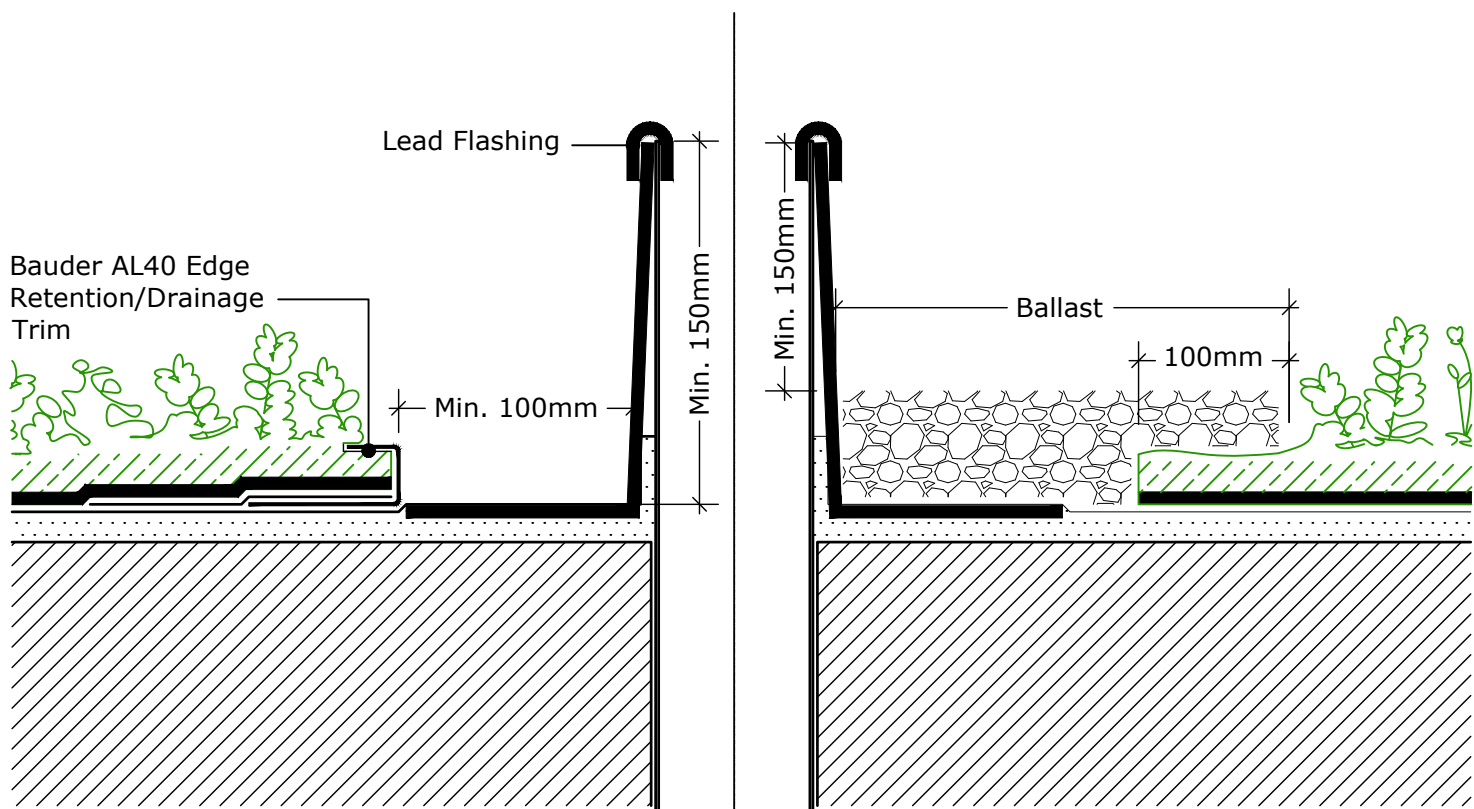
Example of BauderEXTENSIVE LIGHTWEIGHTsedum System

BauderEXTENSIVE LIGHTWEIGHTsedum System
XF 301 lightweight sedum system

DETAILS OF SPECIFIED SEDUM ROOF SYSTEM AND MAINTENANCE PROCEDURES.
(PLEASE REFER TO BAUDER MAINTENANCE GUIDE FOR FULL DETAILS)



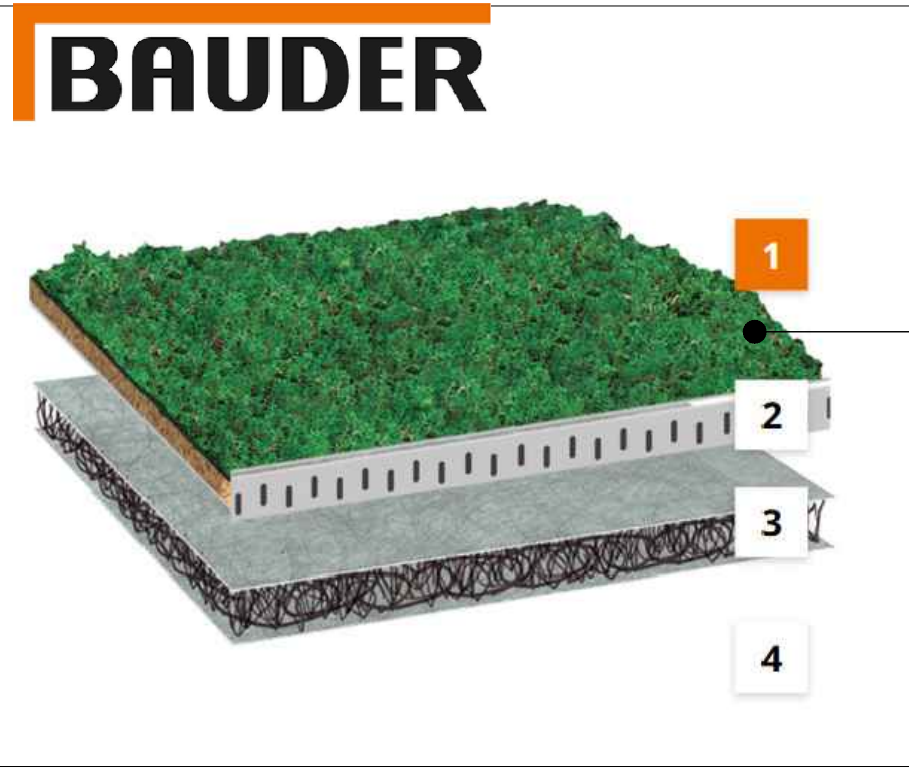
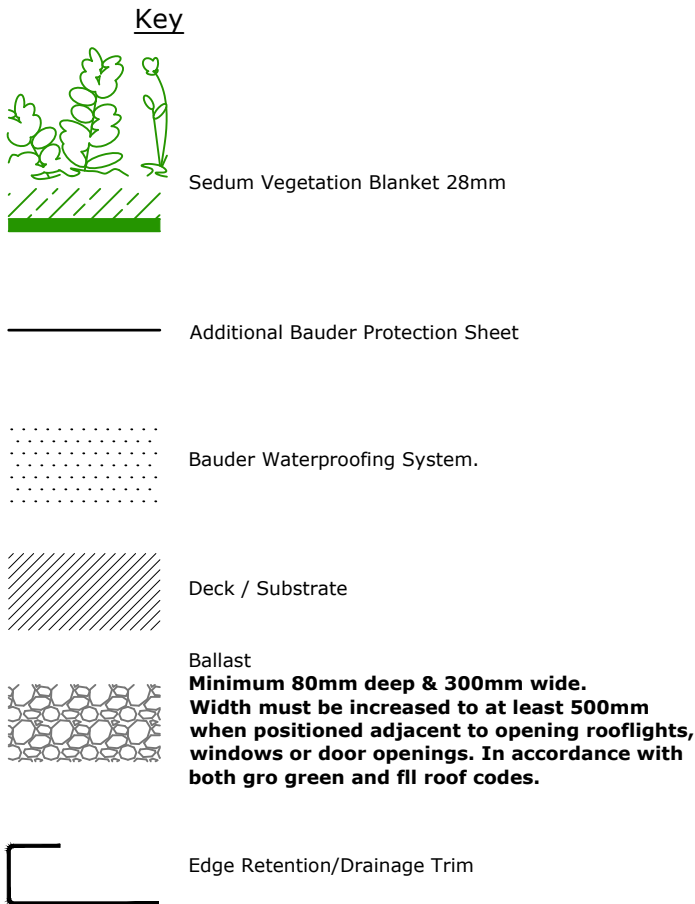
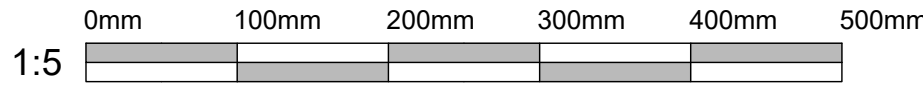
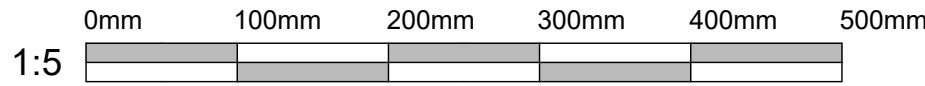
Detail to Parapet Roof



Edge Retention/Drainage Trim Option

Vegetation Barrier Option

Soil Vent Pipe



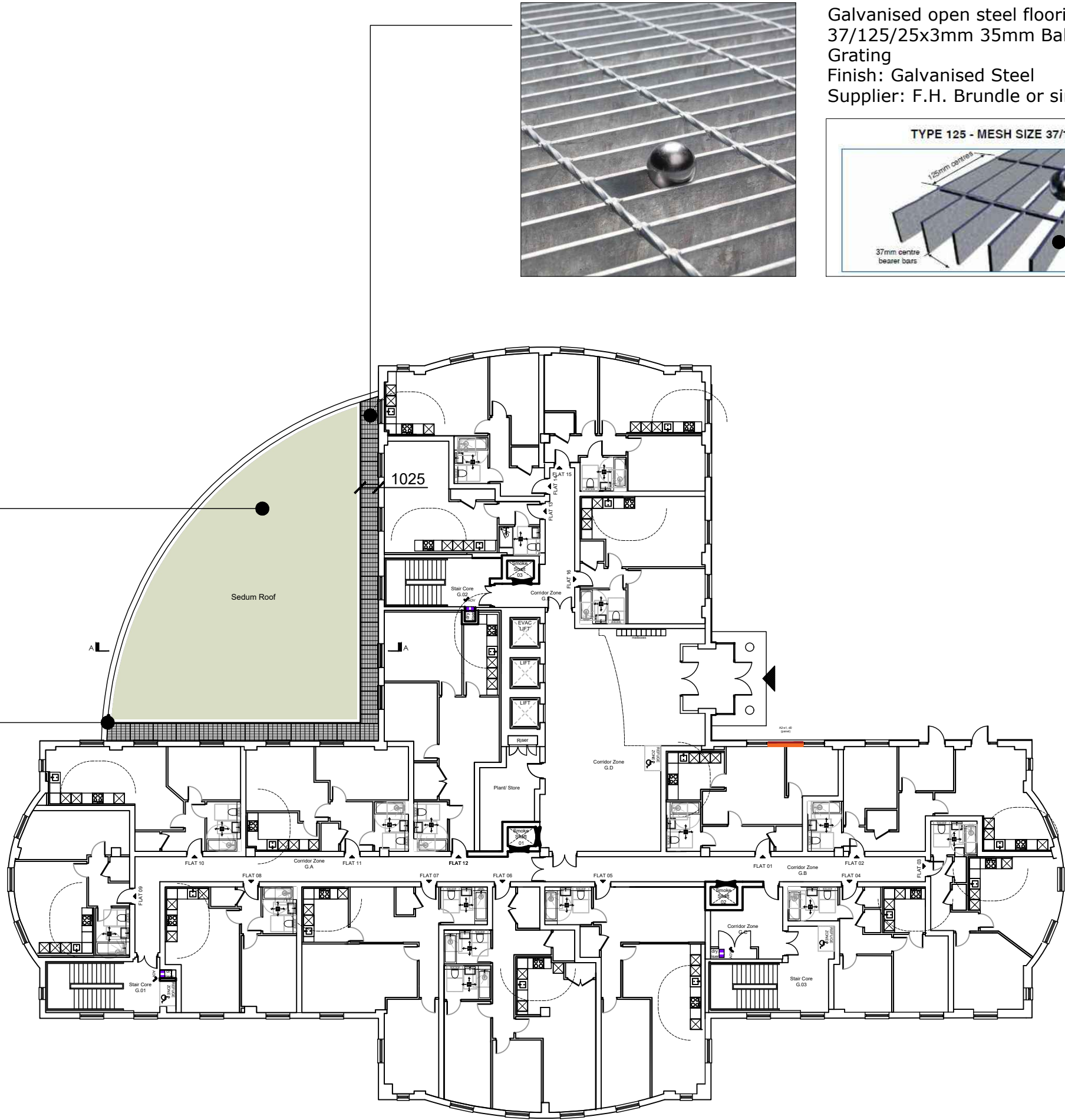
Bauder Build Up:

1. Vegetation - BauderGREEN XF 301 (A British Grown single layer sedum system) 28mm thickness, 44kg/m2
2. Edge Trim - BauderGREEN AL 40 (A 40mm high edge trim, designed for use with the XF 301 sedum blanket) 40mm thickness.
3. Drainage, Filtration and Protection Layer BauderGREEN SDF L (A lightweight nylon loop mesh between two layers of geotextile fleece) 20mm thickness, 0.6kg/m2
4. Waterproofing: Single ply membrane

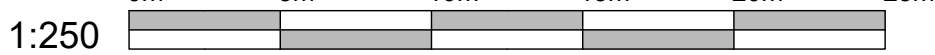
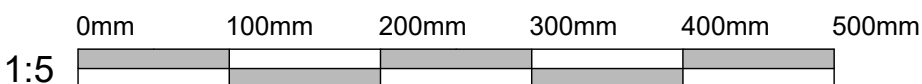
perimeter powder coated galvanised steel safety balustrade mounted to concrete upstand



Classic railing - 50mm posts with capping handrail. 1100mm high. Finish: Black Sand powder coated Supplier: F.H. Brundle or similar



Proposed Ground Floor Plan 1/250



Notes:

dimensions:

All building and site dimensions, levels and sewer invert levels at connection points are to be checked and verified on site by the contractor before the commencement of works. All dimensions are to be checked prior to the placement of orders for materials or the fabrication of work and any discrepancy, omission or error is to be reported to the Architect immediately for verification.

specification:

The Contractor is to comply with current Building Legislation, British Standard Specifications, Building Regulations etc. whether or not specifically stated on this drawing. This drawing must be checked against and read in conjunction with any structural or other relevant specialist and design documentation provided.

revisions:

client:
Mount Green Ltd

project:
Capital Court, Uxbridge

description:
Proposed Materials
Condition 3
45455/APP/2025/2934

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drawn: RT scale: 1:5 @A1
date: July '25 sheet of:

job drwg. no:
jw1234 - 650

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