

# Q37 Extensive Sedum Roof Kingsgate School



100300317

Wednesday, 26 April 2017



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## Extensive Sedum Roof - Mat

Guarantee Period: 10 years with approved maintenance contract

Prepared For: Multi-roofing  
Client Address: -  
Contact: David Shrakey  
Contact Tel: 07544 045334  
Contact Email: -

Prepared By: Ryan Hendy  
Contact Tel: 0203 605 7385  
Contact Email: [info@greenroofers.co.uk](mailto:info@greenroofers.co.uk)

Please note that unless a valid period is specified then these prices will be held for a period of 90 days from the date of issue.  
Terms can be extended with prior agreement from the GREENROOFERS

Green Roofers, 1<sup>st</sup> Floor, 2 Woodberry Grove, Finchley, N12 0DR, T: 0203 605 7385, M: 07506786721, E: [info@greenroofers.co.uk](mailto:info@greenroofers.co.uk)



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## 130A Extensive Sedum Green Roof with no additional planting structure

Constructed on an inverted roof, installed by others, and supplied as a complete system by

GREENROOFERS Ltd

1<sup>st</sup> Floor, 2 Woodberry Grove,

Finchley

N12 0DR

0120 3605 7385

[info@greenroofers.co.uk](mailto:info@greenroofers.co.uk)

- **Roof type:**
  - substrate: not known
  - slope: over 10 degrees
- **Protection layers:**
  - supplied by others
- **Drainage layer:**
  - GRD25 nominal 25mm rigid compression cell multiflow drainage board supplied by Greenroofers Ltd.
- **Growing medium:**
  - Greenroofers engineered lightweight extensive green roof substrate. The material will contain a mixture of pumice, expanded clay and crushed brick amongst other ingredients such as fillers of coarse sand. It will contain organic peat free compost and have a bulk dry weight of 936kg/m<sup>3</sup>. Installed to a finally settled depth of 55mm including an allowance for 20% settlement in accordance with the GRO Code of Best Practice.
- **Vegetation layer:**
  - GRS38 Sedum mat, average 25mm thick pre-grown mat containing a minimum of 11 species of sedum (sourced from 38 different varieties) at 90% coverage upon delivery and harvest.
- **Vegetation break:**
  - 300mm wide, Coastal 20, 20/40mm washed rounded pebble margin, free from sharp edges and contaminants
- **Perimeter Trim:**
  - 120mm high aluminium slotted trim, mechanically fixed to under layer to serve as a separation barrier to perimeters.
- **Habitat Spaces**
  - Not required.

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## 210 ROOF PERFORMANCE

- General: Firmly adhered, free draining and completely weather tight.
- Will have limited access for annual maintenance, be low maintenance and/or self sustaining
- All vegetation be suitable for the location and climate

May form part of the SUDs strategy within the scheme

## 355 Moisture Retention & Drainage Layer

- protection fleece supplied and installed by others
- GRD25 rigid compression cell multiflow drainage layer
- Manufactured containing recycled plastics
- 25mm nominal thickness
- Inflow system storage of circa 3.0l/m<sup>2</sup>

## 390 Extensive Growing Medium

- Greenroofers GRLE55, engineered lightweight extensive green roof substrate
- Minimum of finally settled thickness of 55mm thickness for sedum mat roof  
Detailed nominal thickness as average thickness to allow biodiversity of the planting medium to thrive
- Declaration that it contains no hazardous materials and comes from a peat free source

## 400 Vegetation

- GRS38 Sedum mat, average 25mm thick pre-grown mat containing a minimum of 11 species of sedum (sourced from 38 different varieties) at 90% coverage upon delivery and harvest
- Supplied as a system by the Greenroofers manufactured and grown from various sources

## 420 Stone Ballast where required as a vegetation barrier.

- Greenroofers Coastal 20 Washed, rounded aggregate graded 20/40 mm free from fines and sharp angles.
- Ensure that aluminium gravel guards are fitted to all outlets.
- Spread evenly to a minimum depth of 50 mm.

It is assumed that the building owner or his advisors have satisfied themselves that the roof structure and deck are suitable to receive the dead load of the above described system and any associated loadings.

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## Execution

### 710 Installation Generally

- Once waterproofing is complete, clear all surfaces of debris
- Visually inspect waterproofing and report any apparent defects or damage
- Do not use material which are detrimental to healthy plant growth
- Protect drainage outlets
- Do not store materials which may be too heavy for the anticipated roof loadings

### 720 ADVERSE WEATHER

- Secure all unfinished work and protect from wind uplift
- Do not install frozen materials
- Take care during period of dry weather to ensure that any planting structure is kept sufficiently moist to all it to be worked with

### 730 Installation of insulation

- Clear areas from debris
- Clean the substrate and inspect for damage
- Loose lay sheets as per manufacturers recommendations
- Stagger end joints
- Keep cutting to a minimum
- Protect against wind uplift
- Cover with permeability layer, only when there will be sufficient time to protect the permeability layer from wind uplift

### 770 Installation of the combined attenuation and drainage layer

- Loose lay drainage board in a stagger bond fashion over the entire roof
- Keep cuts to a minimum

### 790 Installation of the substrate

- Lay in layers not exceeding 150mm
- Gently compact layers to achieve a level area
- Thoroughly water substrate and drainage board after completing this stage to ensure retained moisture within this system

### 800 Vegetation Installation

- Lay within 36 hours of harvesting
- Do not stack on site
- Do not use excessively dry, frozen or waterlogged mats
- Stagger the blankets
- Finish the edges with whole blankets and do not roller

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## Completion

### 910 Inspection

- Give a minimum of 3 days notice prior to handover

### 920 Completion

- Leave area clean and tidy and free of obstacles and debris

### 930 Documentation

- Growing medium declaration of analysis
- Maintenance procedures
- Roof map of planting and features

## Notes

- (a) It is essential that the supporting build-up of drainage layer, filter sheet, substrate and any hard landscaping is completed before installing the Sedum based vegetation blanket
- (b) Thoroughly water the substrate prior to laying the Sedum Based Vegetation Blanket.
- (c) Lay Sedum Based Vegetation Blanket perpendicular to the direction of the drainage panels.
- (d) Gently tamp blanket as laying proceeds to ensure contact with the drainage protection board
- (e) Gently water the Sedum based vegetation blanket for a period of 4 weeks, or more as necessary, to ensure that the planting structure is allowed to adhere fully to the drainage board.
- (f) Fertilise **slow release nutrient fertilizer** at a rate of 25 grams per square metre.

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## Installation notes:-

### Autumn:

Trim the roof surface to remove all dead vegetation, rake off debris and cart away.

### Spring:

- Inspect substrate surface and vegetation barriers; remove all unwanted grasses, weeds, saplings etc.
- Any bare areas of substrate must be re-seeded and lightly raked over, or re-planted.
- Ensure that perimeters and roof outlets are free from weeds and other blockages.
- Fertilise with **slow release nutrient fertilizer** at a rate of 25 grams per square metre.

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## General

Provision must be made to carry out a water test before the landscape is installed. The method and responsibility for carrying out the test must be decided on and written into the tender documents.

It is assumed that the building owner or his advisors have satisfied themselves that the roof structure and deck are suitable to receive the dead load of the proposed green roof system and landscape both during construction and on completion of the works.

Provision should be made to estimate the number of site visits required of the green roof contractor to enable them to complete the contract. The number of visits estimated should be entered into the tender documents in order to facilitate accurate pricing.

Although the system is designed to withstand drought conditions and is not an irrigated system, it is advisable to allow for a water point to be installed in case of extreme conditions.

The waterproofing should be taken up all upstands, protrusions etc. a minimum of 150mm above substrate level.

Ideally, a maintenance contract should be included with the Green Roof to ensure that the roof flourishes and performs as expected at the outset of the project. Alternatively, all tendering contractors should allow for a 2-year period of on-going maintenance to allow the roof to fully establish itself. This should be priced accordingly and should not be less than at least two visits per year to remove unwanted material and to inspect the performance and growth of the roof.

An on-going minimum annual inspection after this 2-year period will be required to ensure the continued performance and any changes to the maintenance regime.