

PUNANGA NUI MARKET

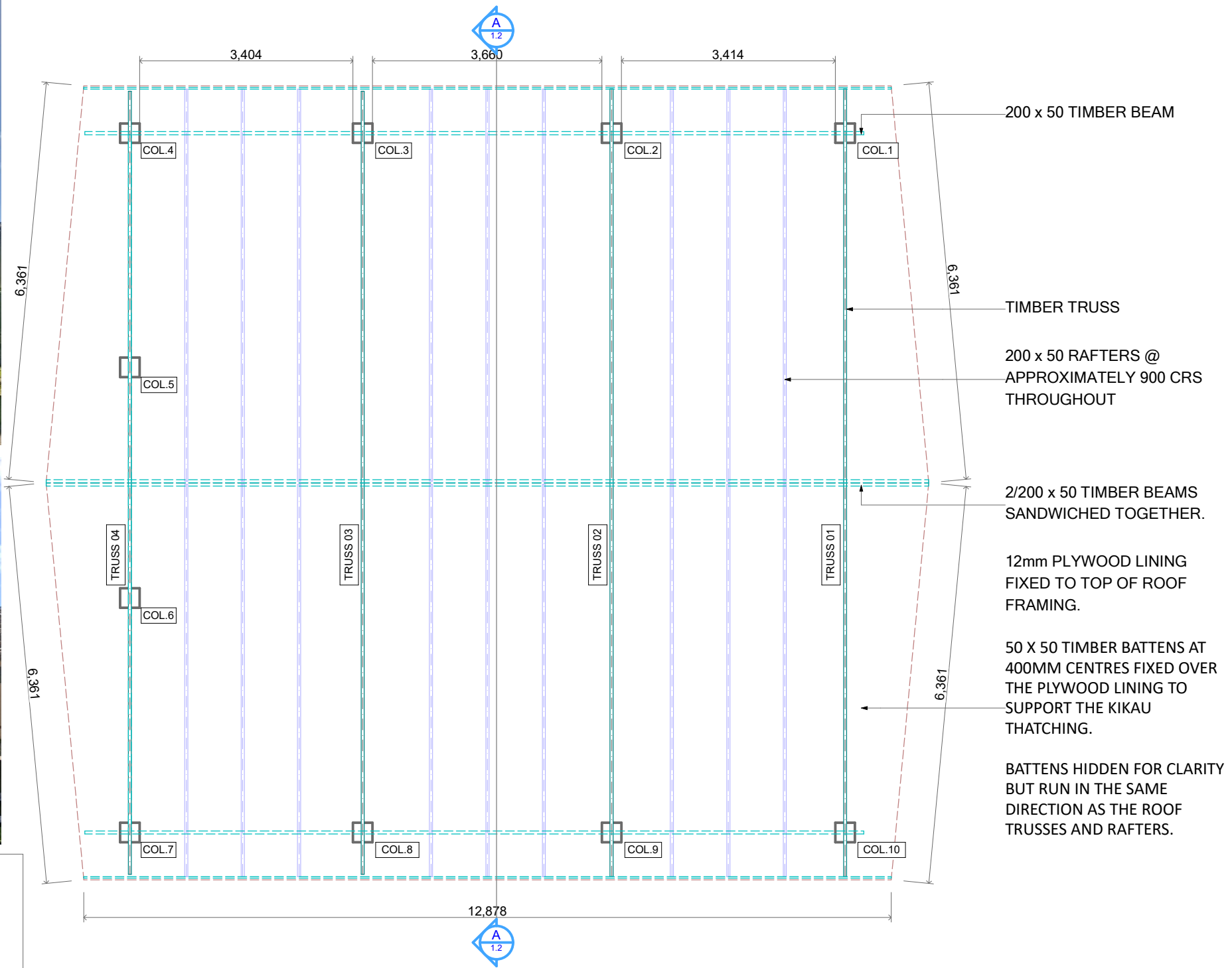
ENTERTAINMENT STAGE, ROOF REPLACEMENT



BACKGROUND:

THE EXISTING ROOF COMPRISES TIMBER TRUSSES, PLYWOOD LINING, TIMBER BATTENS, AND KIKAU THATCHING. THE THATCHING HAS REACHED THE END OF ITS SERVICEABLE LIFE AND REQUIRES REPLACEMENT.

BASED ON INITIAL INSPECTIONS, THE TRUSSES AND PRIMARY ROOF FRAMING APPEAR TO BE IN GENERALLY SOUND CONDITION. IT IS ANTICIPATED THAT THE MAJORITY OF THE REMEDIAL WORKS WILL BE LIMITED TO THE REPLACEMENT OF DETERIORATED ROOFING COMPONENTS, INCLUDING THE EXISTING THATCHING, TIMBER BATTENS, AND POTENTIALLY SECTIONS OF PLYWOOD LINING WHERE DETERIORATION IS IDENTIFIED.



EXISTING ROOF FRAMING PLAN

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COOK ISLANDS INVESTMENT CORPORATION



ARCHITECTURAL

PROJECT: ENTERTAINMENT STAGE
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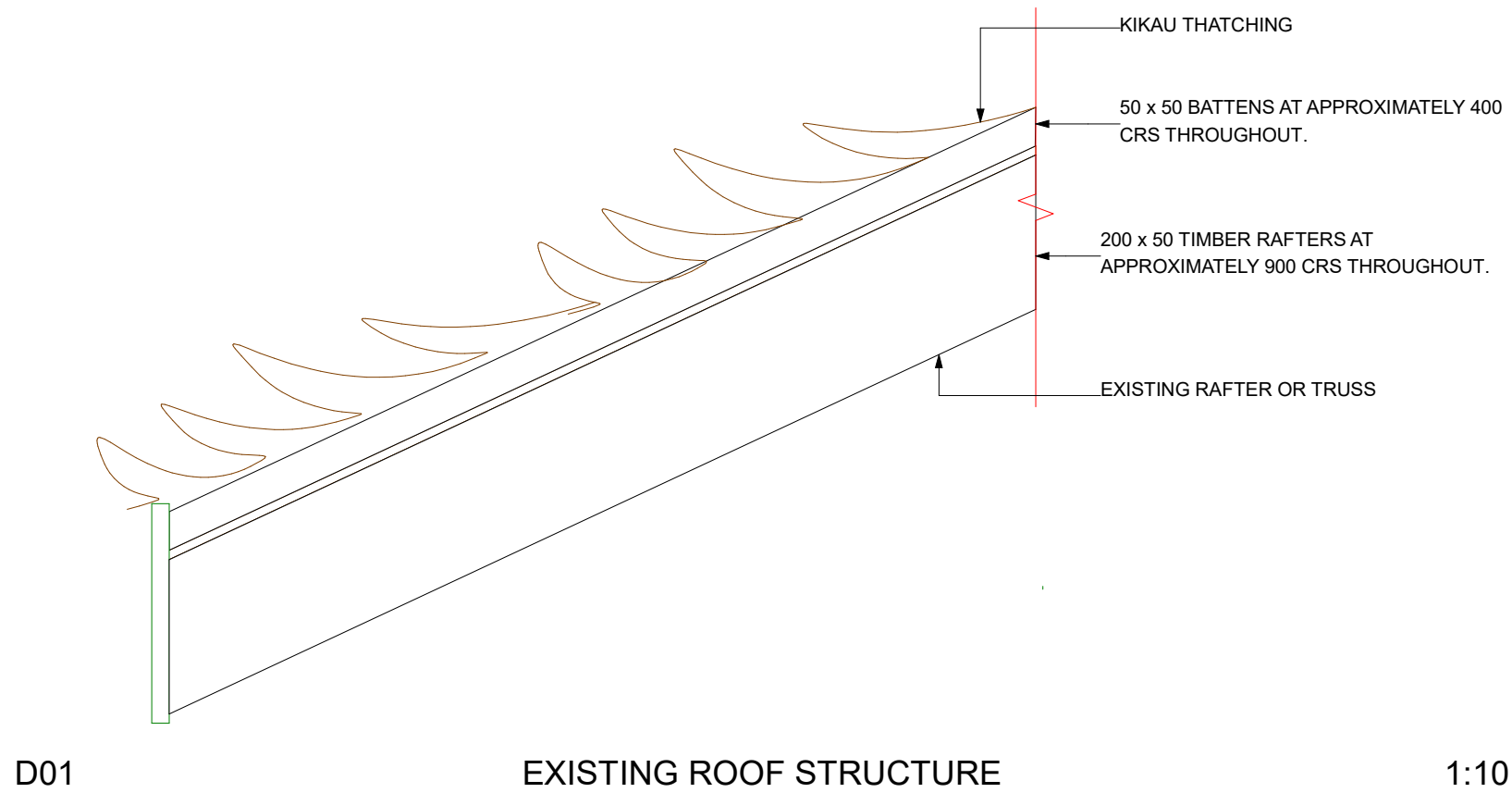
FOR INFORMATION ONLY

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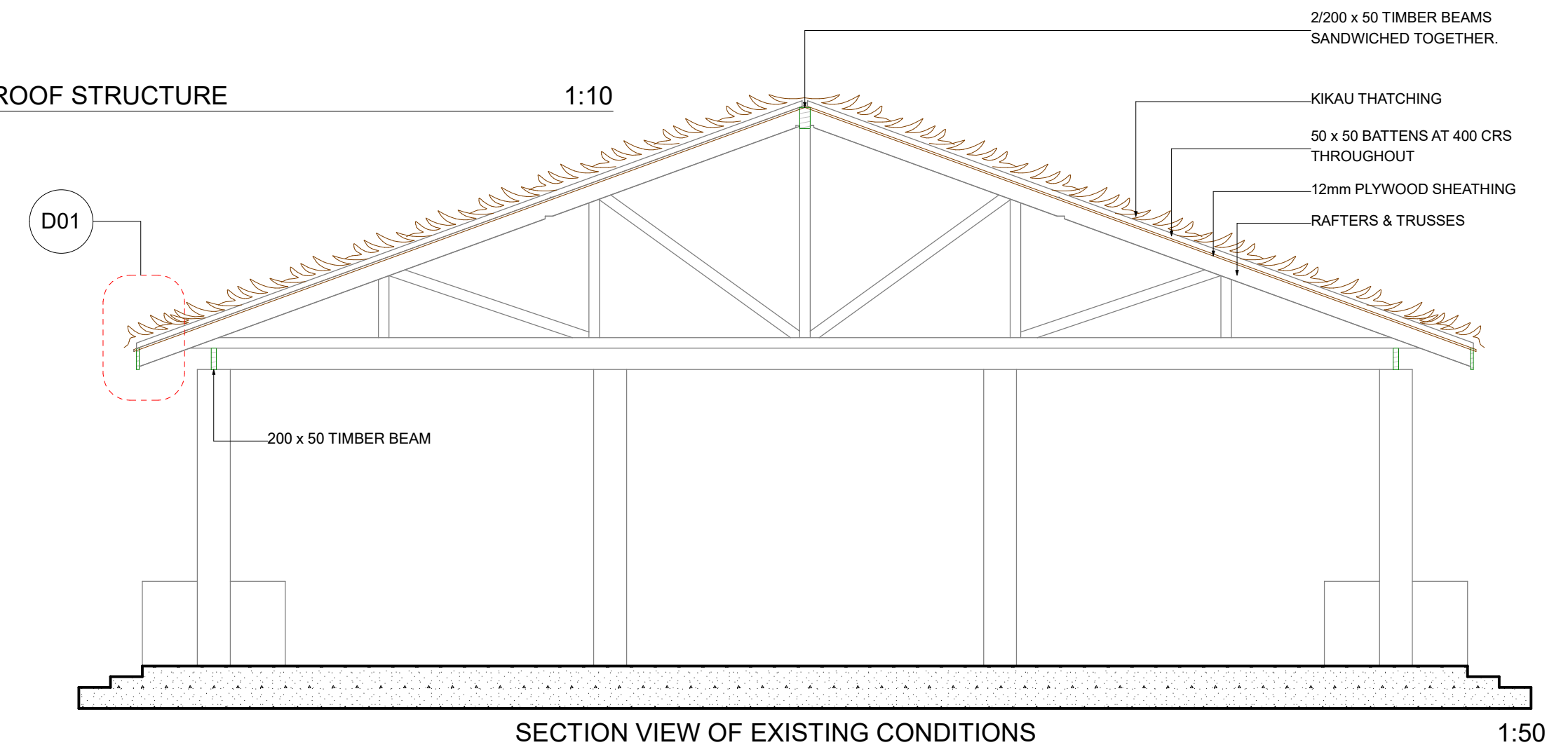
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REVISION #: A

ISSUED: 25-Jun-26



NOTE: EXISTING ROOF FRAMING DIMENSIONS ARE BASED ON VISUAL OBSERVATIONS FROM GROUND LEVEL AND ARE NOT TRUE AS-BUILT MEASUREMENTS. THE CONTRACTOR IS RESPONSIBLE FOR CONFIRMING ALL DIMENSIONS, MEMBER SIZES, AND SITE CONDITIONS BEFORE UNDERTAKING THE WORKS.



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SHEET

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SCOPE OF WORKS

- 1. REMOVE AND DISPOSE OF ALL EXISTING KIKAU THATCHING AND ANY EXISTING ROOFING MATERIALS FOUND TO BE DETERIORATED OR DAMAGED.
- 2. REPLACE ANY SECTIONS OF PLYWOOD LINING FOUND TO BE ROTTEN, DAMAGED, DELAMINATED, OR OTHERWISE UNSUITABLE FOR RETAINING AS PART OF THE NEW ROOFING SYSTEM.
- 3. RETAIN EXISTING ROOF TRUSSES AND PRIMARY ROOF FRAMING.
- 4. SHOULD ANY DETERIORATION, STRUCTURAL DEFECTS, INSECT DAMAGE, OR OTHER CONCERNS AFFECTING THE ROOF TRUSSES OR PRIMARY ROOF FRAMING BE IDENTIFIED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE PRINCIPAL AND OBTAIN DIRECTION PRIOR TO UNDERTAKING ANY REMEDIAL WORKS.
- 5. SUPPLY AND INSTALL NEW 75 X 50MM TIMBER PURLINS FIXED ON EDGE AT MAXIMUM 600MM CENTRES OVER THE PLYWOOD LINING. PURLINS SHALL BE SECURELY FIXED THROUGH THE PLYWOOD LINING INTO THE UNDERLYING ROOF FRAMING AND INSTALLED TO PROVIDE ADEQUATE SUPPORT FOR THE NEW ROOFING SYSTEM.
- 6. SUPPLY AND INSTALL NEW PREFINISHED CORRUGATED METAL ROOFING SHEETS COMPLETE WITH ALL NECESSARY ACCESSORIES, CLOSURES, AND FIXINGS REQUIRED TO ACHIEVE A COMPLETE AND WEATHERTIGHT ROOFING SYSTEM.
- 7. ROOFING SHEETS SHALL BE FIXED TO THE PURLINS USING MINIMUM 75MM LONG STAINLESS-STEEL ROOFING SCREWS COMPLETE WITH CYCLONE CAPS, OR APPROVED EQUIVALENT, IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND APPLICABLE WIND LOADING REQUIREMENTS.
- 8. SUPPLY AND INSTALL ALL ASSOCIATED FLASHINGS, INCLUDING RIDGE, BARGE, APRON, AND OTHER FLASHINGS AS REQUIRED TO PROVIDE A COMPLETE AND WEATHERTIGHT INSTALLATION. FLASHINGS SHALL MATCH THE ROOFING PROFILE, FINISH, AND COLOUR.
- 9. SUPPLY AND INSTALL NEW GUTTERS TO BOTH SIDES OF THE ROOF, INCLUDING ALL BRACKETS, STOP ENDS, OUTLETS, AND ASSOCIATED FITTINGS.
- 10. SUPPLY AND INSTALL NEW DOWNPIPES TO BOTH SIDES OF THE ROOF, COMPLETE WITH ALL BRACKETS, BENDS, SHOES, AND FITTINGS NECESSARY FOR A COMPLETE AND OPERATIONAL STORMWATER DISPOSAL SYSTEM.
- 11. ALL ROOFING MATERIALS, FLASHINGS, GUTTERS, DOWNPIPES, FIXINGS, AND ACCESSORIES SHALL BE SUITABLE FOR USE IN A COASTAL ENVIRONMENT AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 12. UPON COMPLETION OF THE WORKS, REMOVE ALL DEBRIS, SURPLUS MATERIALS, AND WASTE FROM SITE AND LEAVE THE WORK AREA CLEAN AND TIDY.



ALL EXISTING ROOF STRUCTURE BENEATH THE PLYWOOD LINING, INCLUDING TRUSSES, RAFTERS, AND ASSOCIATED FRAMING MEMBERS, SHALL BE RETAINED.

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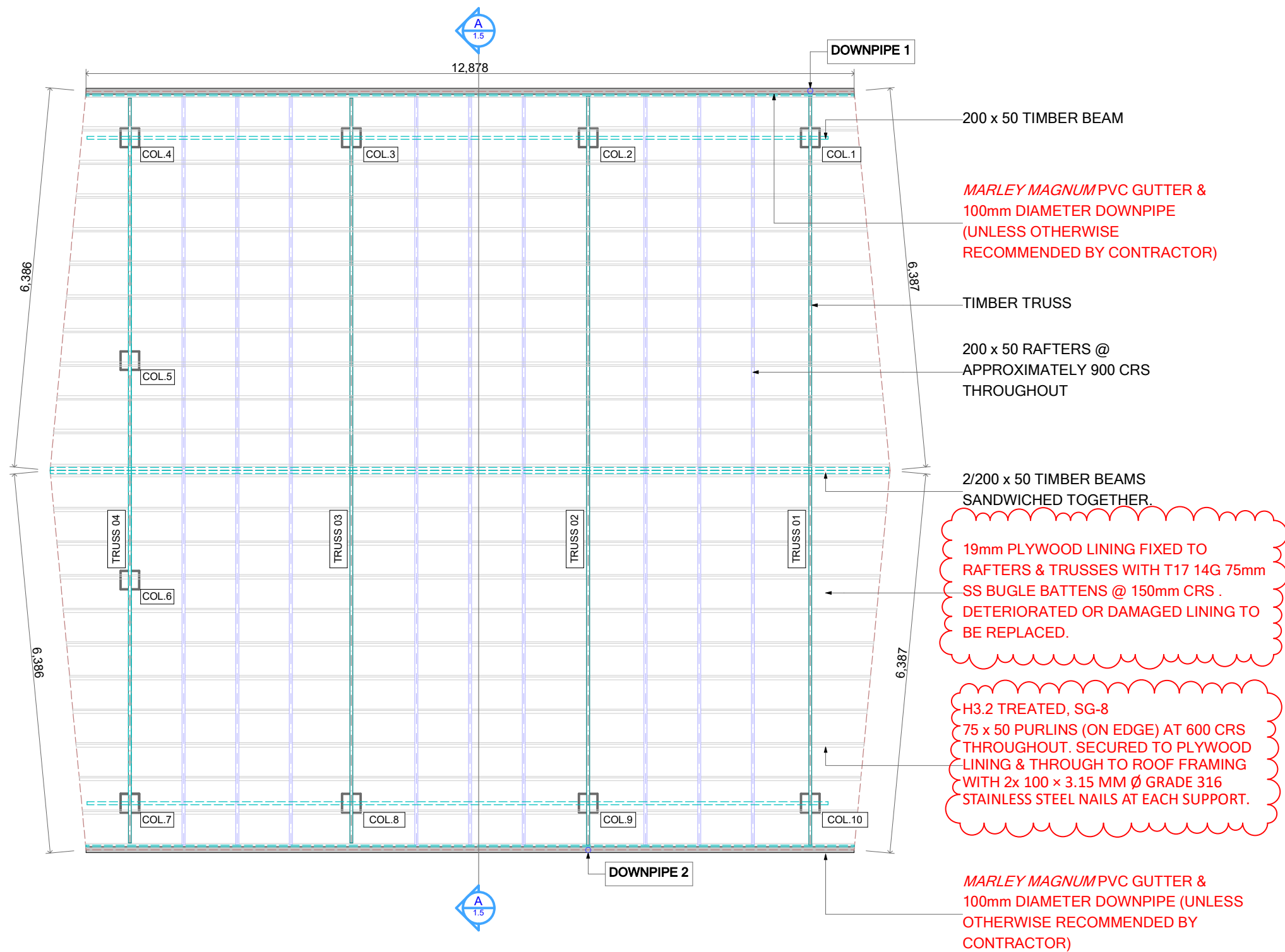
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SHEET
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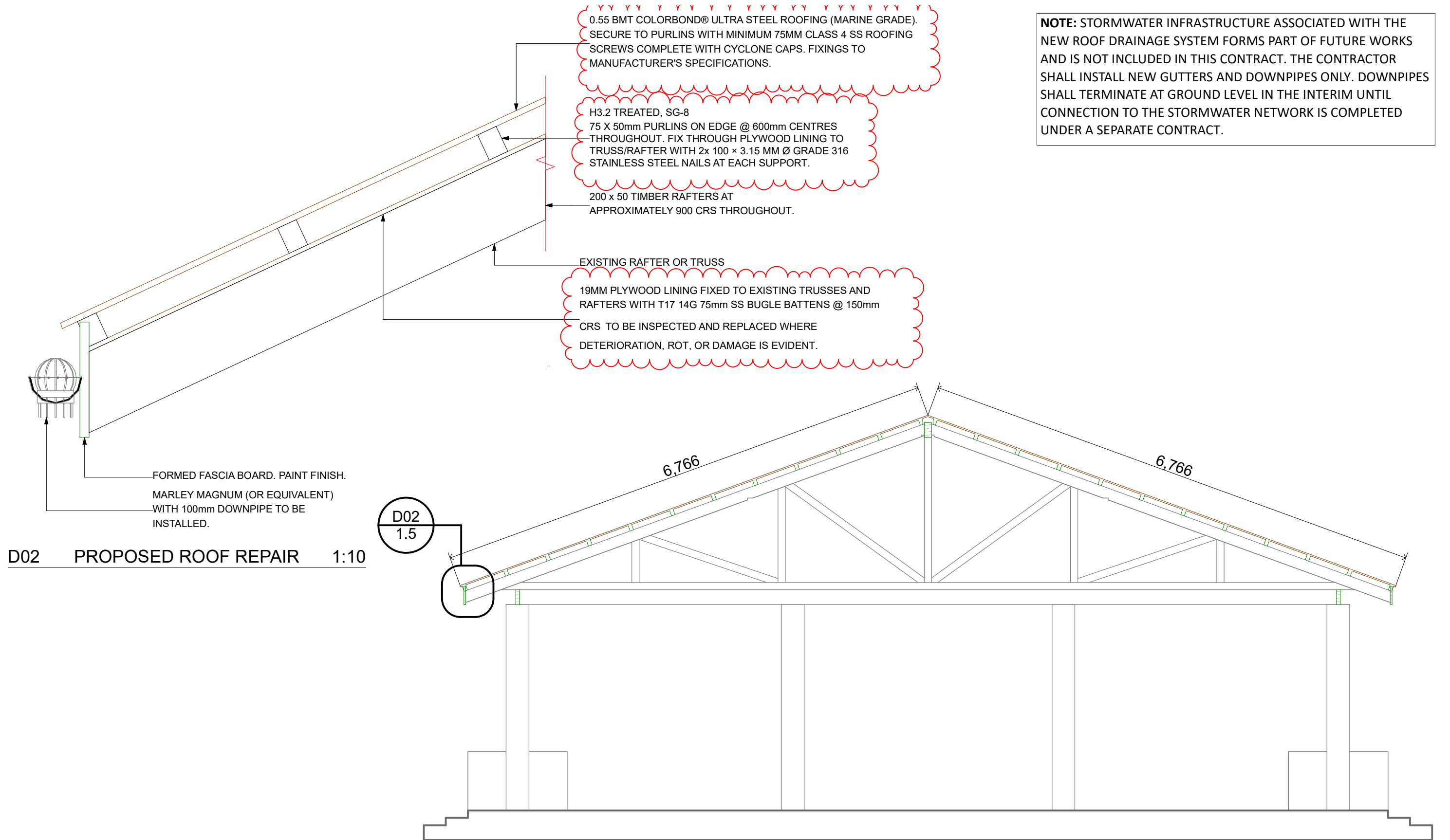
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PROPOSED NEW ROOF FRAMING PLAN

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NOTE: STORMWATER INFRASTRUCTURE ASSOCIATED WITH THE
NEW ROOF DRAINAGE SYSTEM FORMS PART OF FUTURE WORKS
AND IS NOT INCLUDED IN THIS CONTRACT. THE CONTRACTOR
SHALL INSTALL NEW GUTTERS AND DOWNPIPES ONLY. DOWNPIPES
SHALL TERMINATE AT GROUND LEVEL IN THE INTERIM UNTIL
CONNECTION TO THE STORMWATER NETWORK IS COMPLETED
UNDER A SEPARATE CONTRACT.

D02 PROPOSED ROOF REPAIR 1:10

SECTION VIEW OF PROPOSED WORKS

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