

DRAWING TITLE

STANDARD VERTICAL JOINT DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

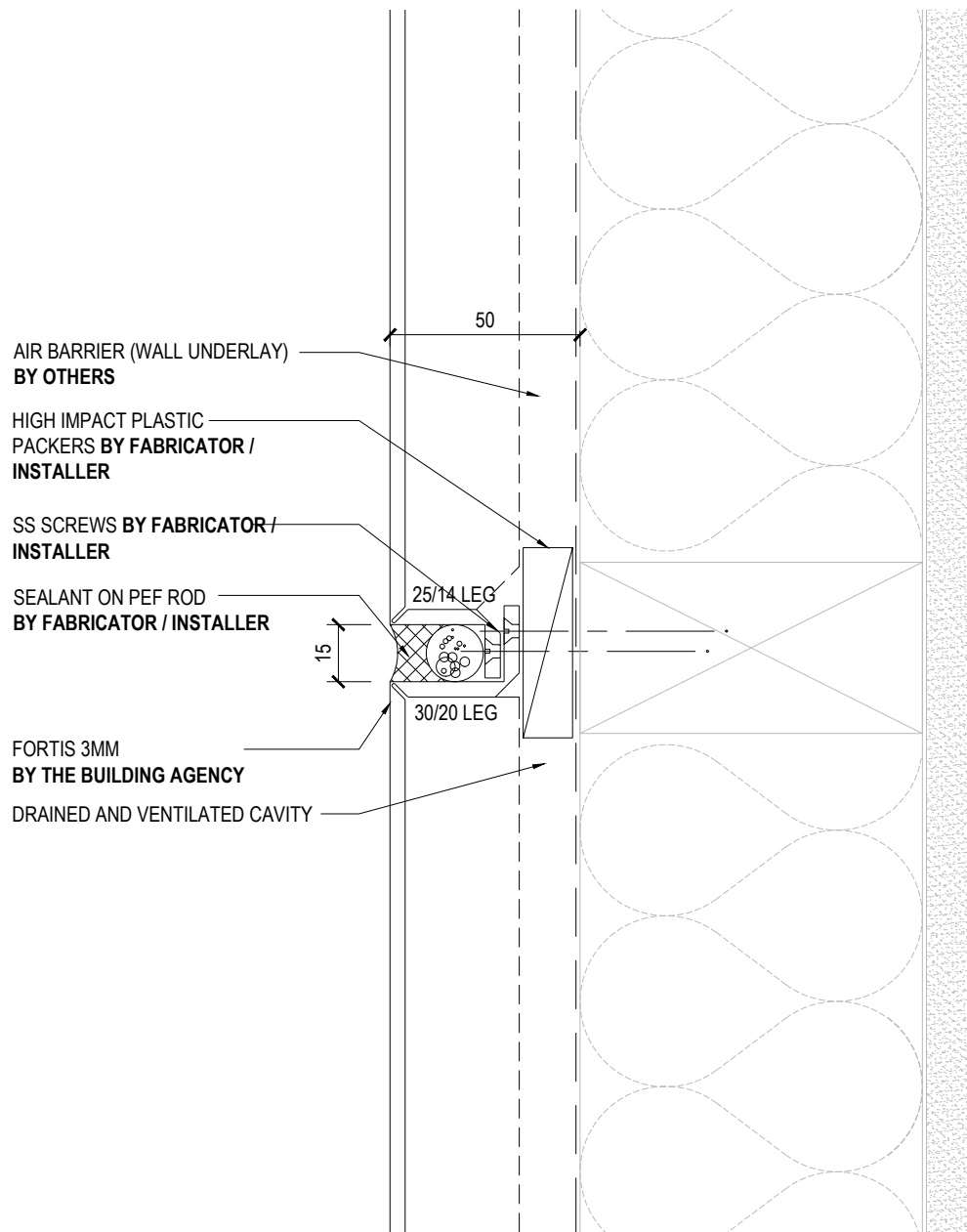
01

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

STANDARD HORIZONTAL JOINT DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

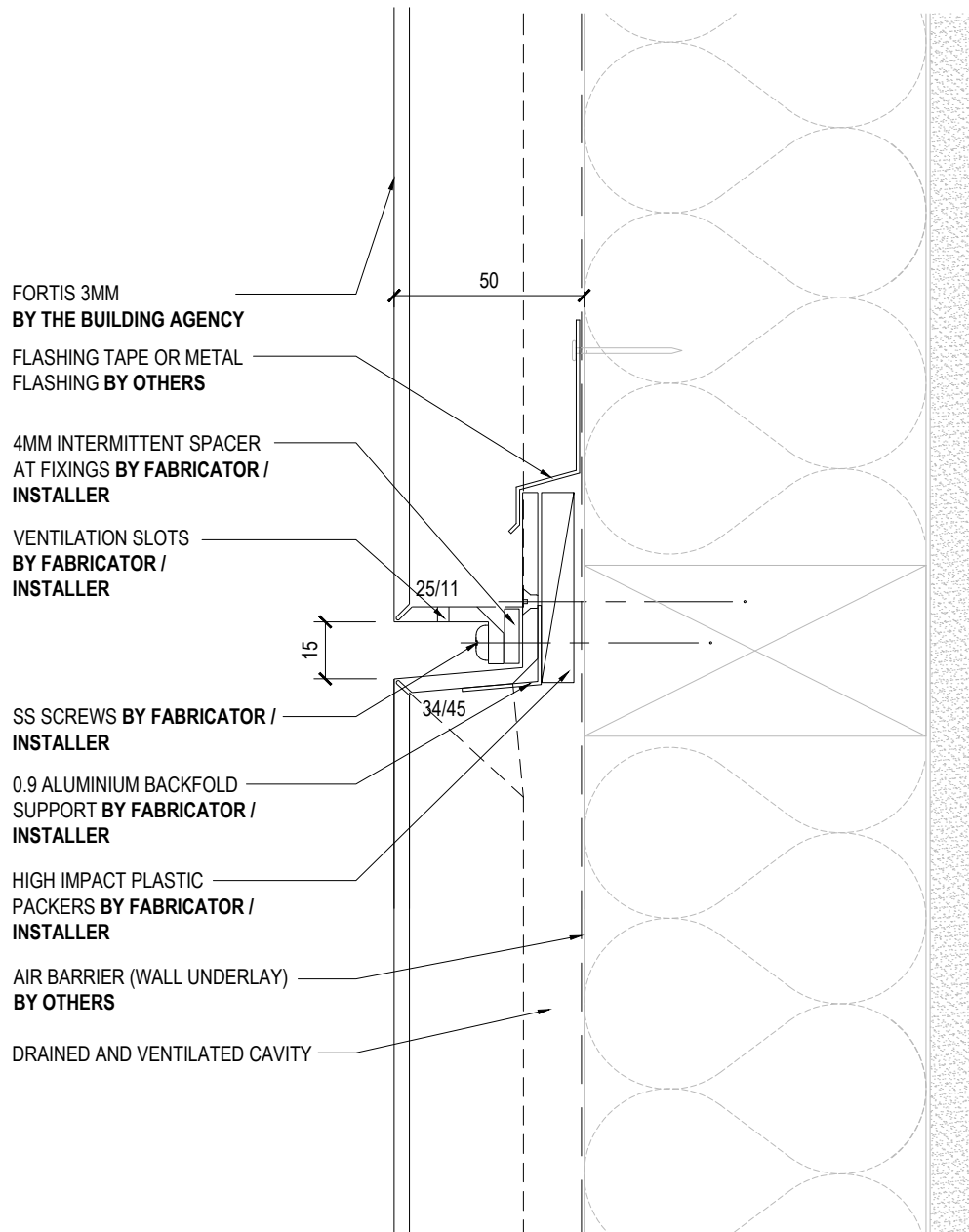
02

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

**NOTE**

- OPEN DRAINAGE JOINT IS ONLY REQUIRED ON HIGHRISE BUILDINGS AT EVERY SECOND FLOOR LEVEL. FOR BUILDINGS WHERE THE ACM WALL SPANS OVER MORE THAN 3 STOREYS HIGH

DRAWING TITLE

15mm OPEN JOINT DETAIL

DRAWING STATUS

**ARCHITECTURAL  
RESOURCE**

SHEET NO.

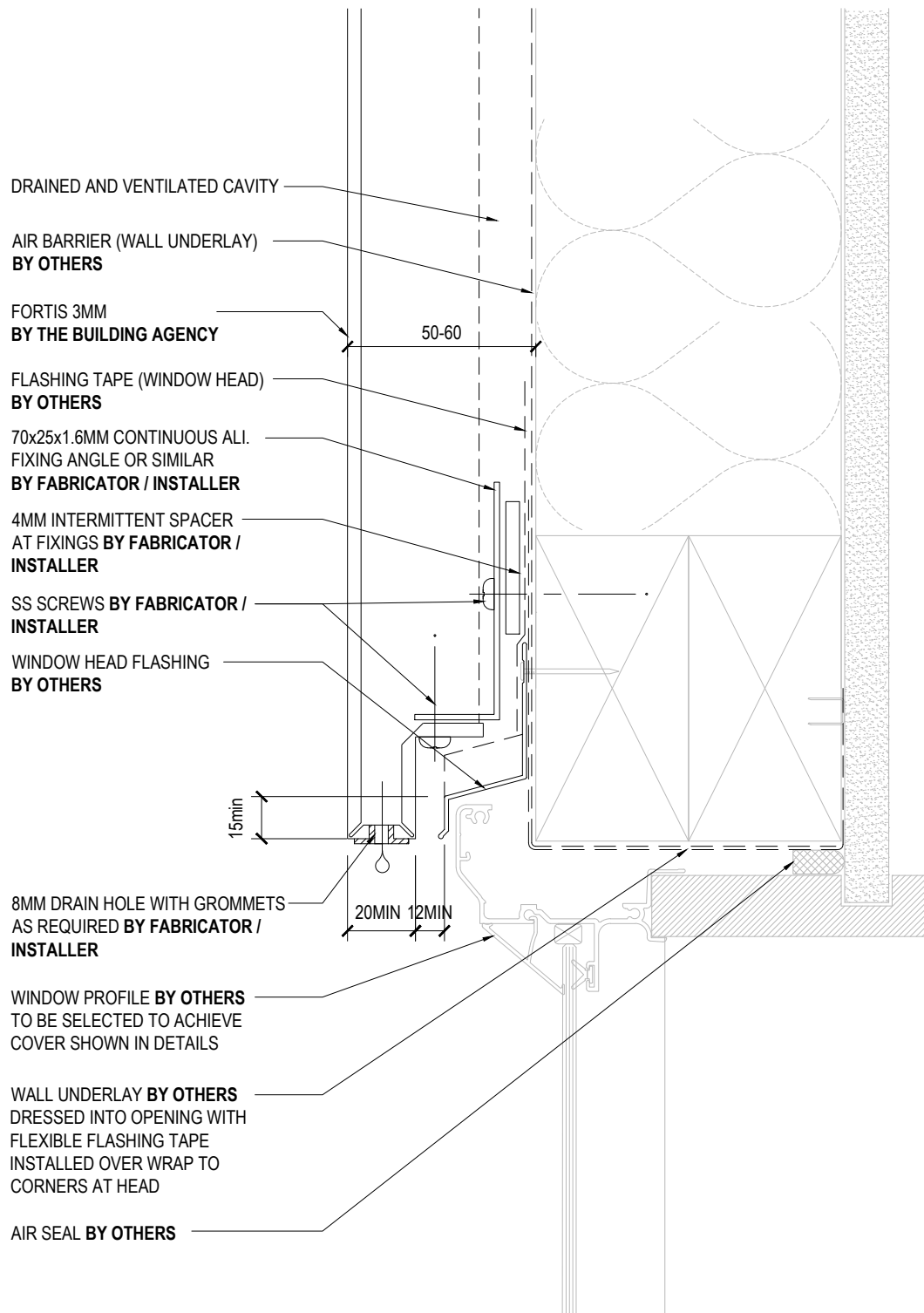
03

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

RESIDENTIAL WINDOW HEAD  
DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

04

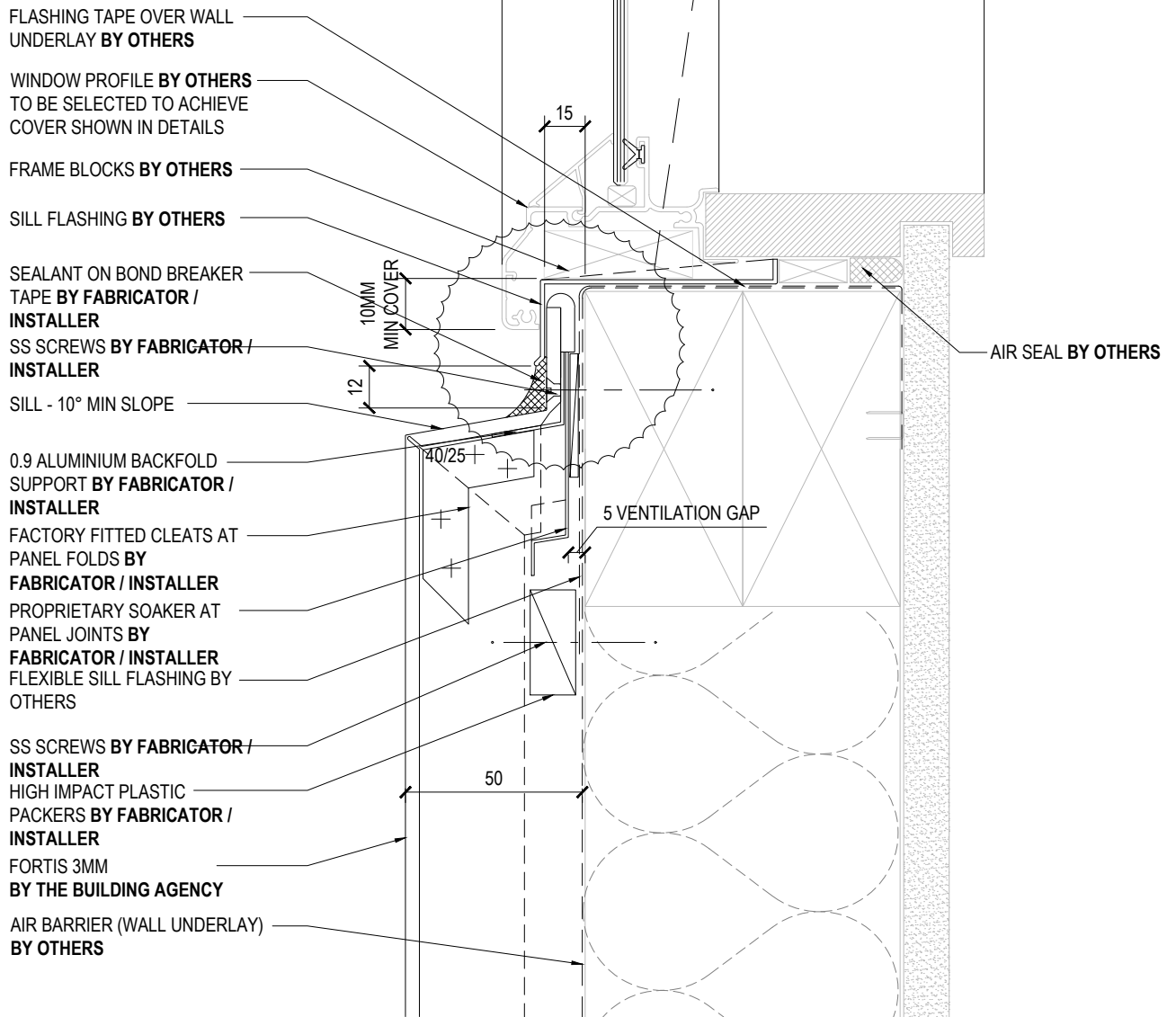
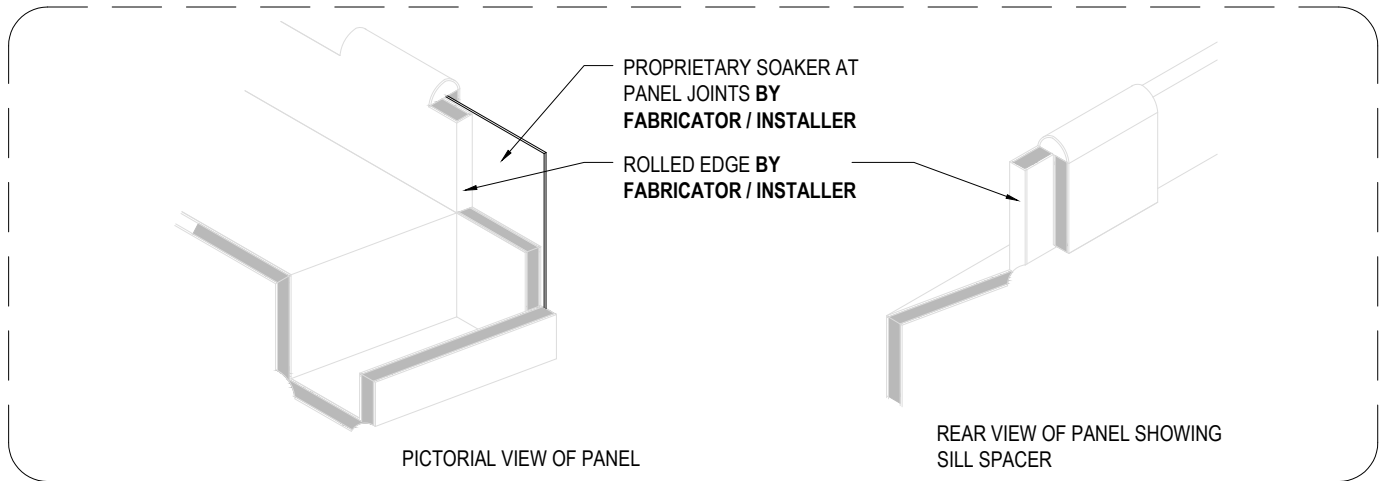
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

# ROUT AND RETURN SYSTEM



DRAWING TITLE

RESIDENTIAL WINDOW SILL DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

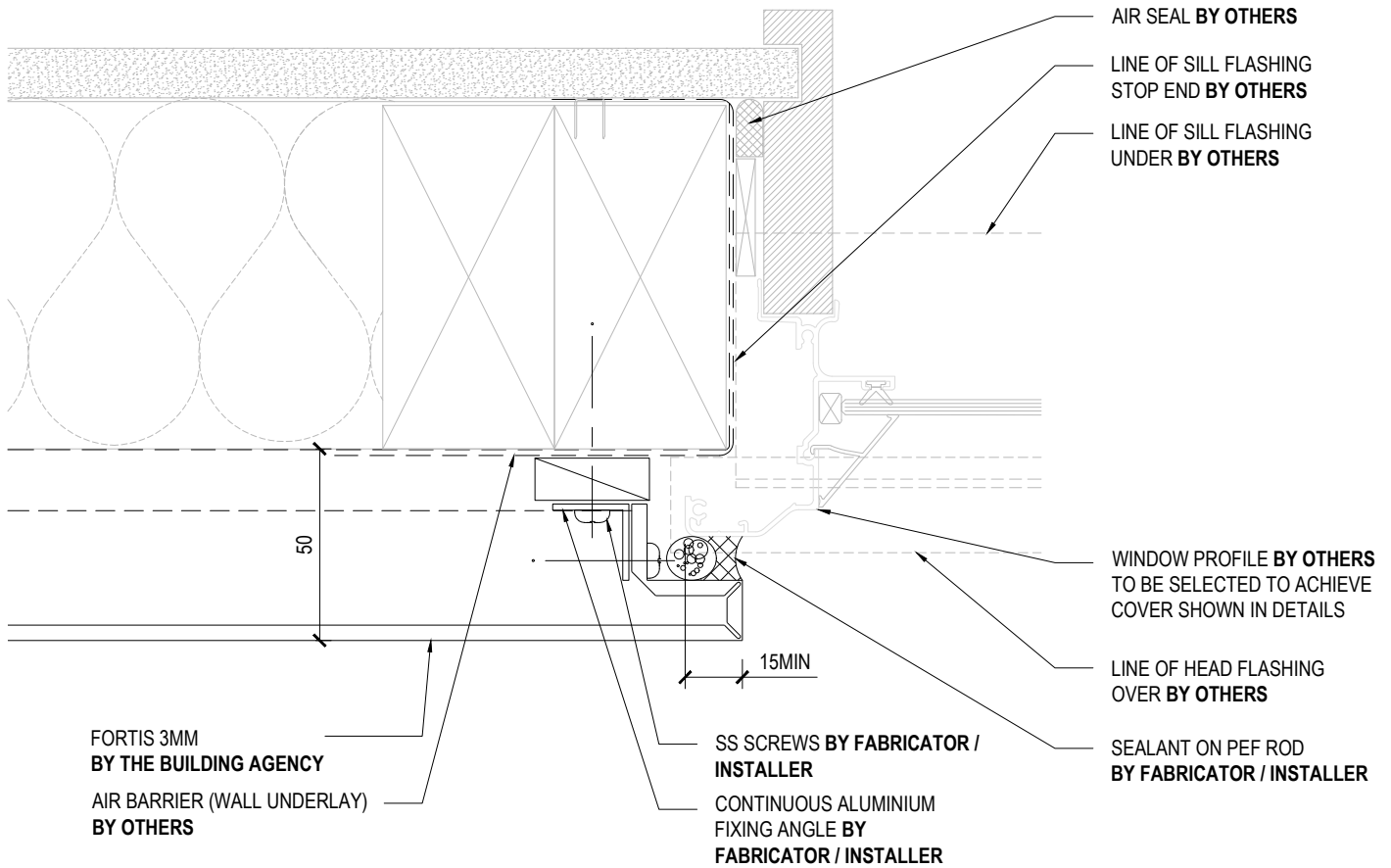
05

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

RESIDENTIAL WINDOW JAMB DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

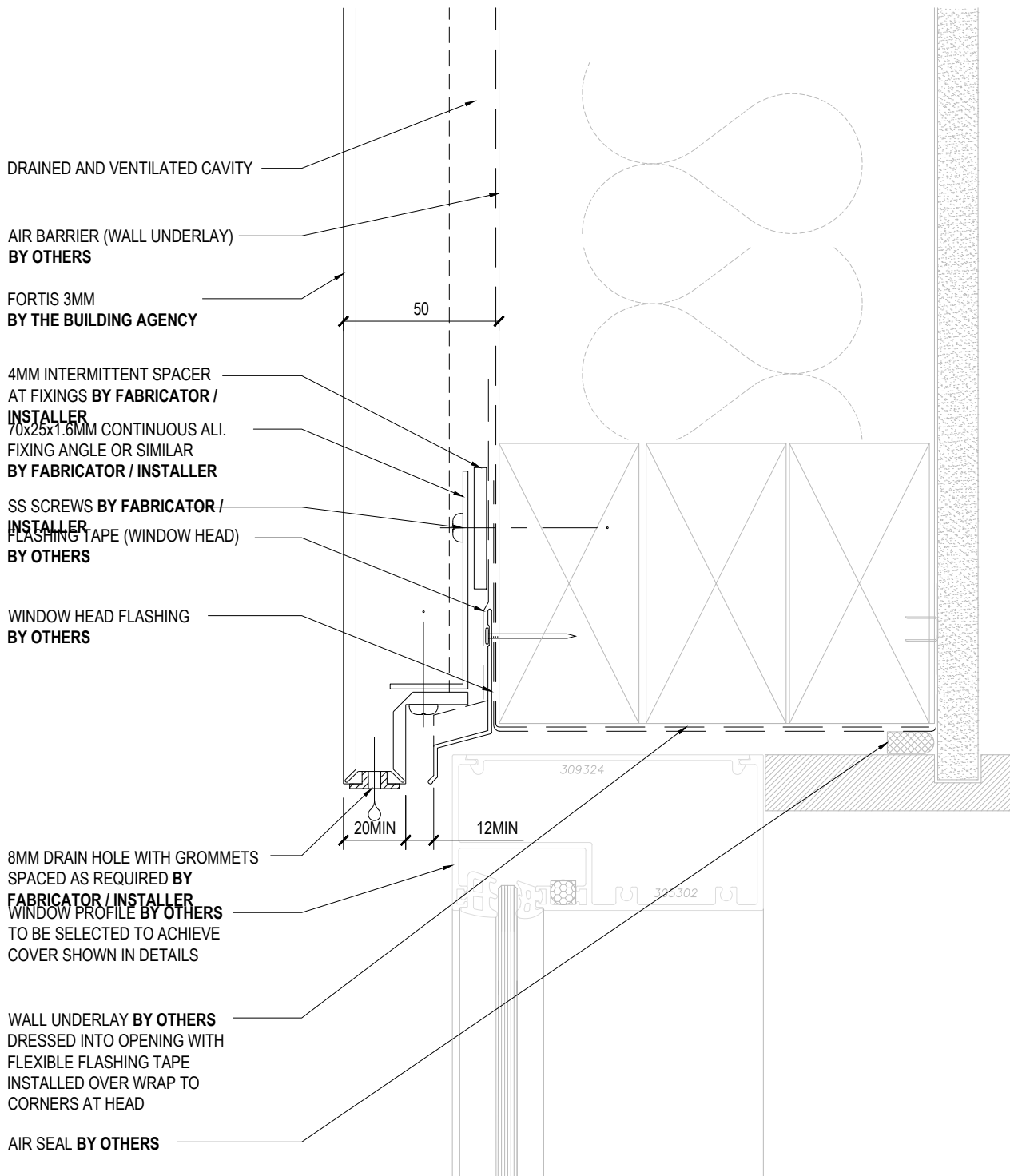
06

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

COMMERCIAL WINDOW HEAD DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

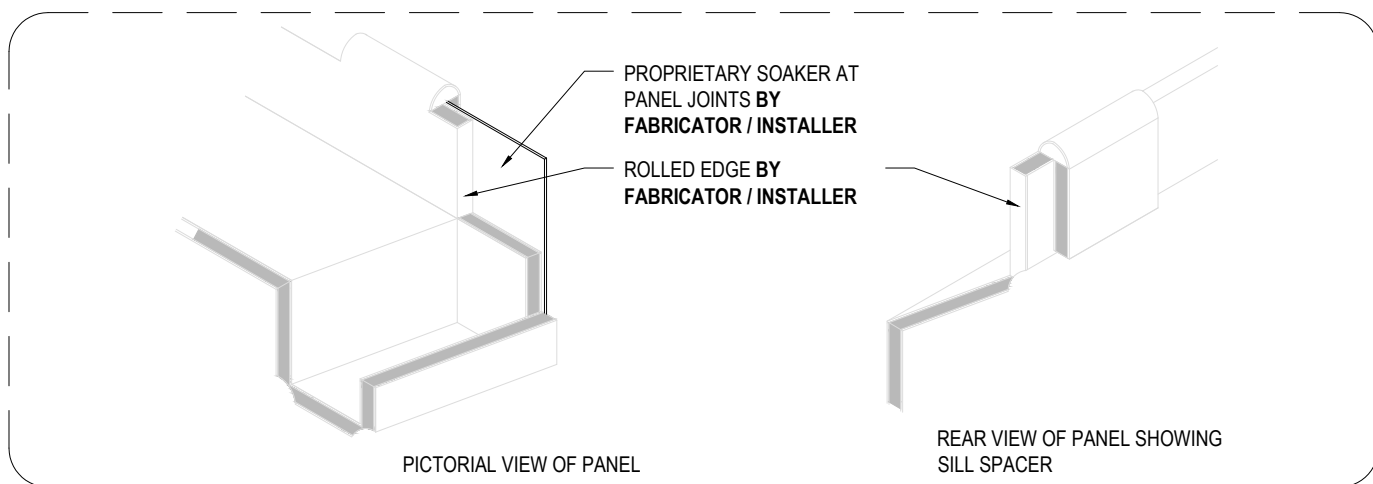
07

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



FLASHING TAPE OVER WALL UNDERLAY BY OTHERS

WINDOW PROFILE BY OTHERS TO BE SELECTED TO ACHIEVE COVER SHOWN IN DETAILS

AIR SEAL BY OTHERS

ALUMINIUM SILL TRAY BY OTHERS

SEALANT ON BOND BREAKER TAPE BY FABRICATOR / INSTALLER  
SILL - 10° MIN SLOPE

0.9 ALUMINIUM BACKFOLD SUPPORT BY FABRICATOR / INSTALLER

SS SCREWS BY FABRICATOR / INSTALLER

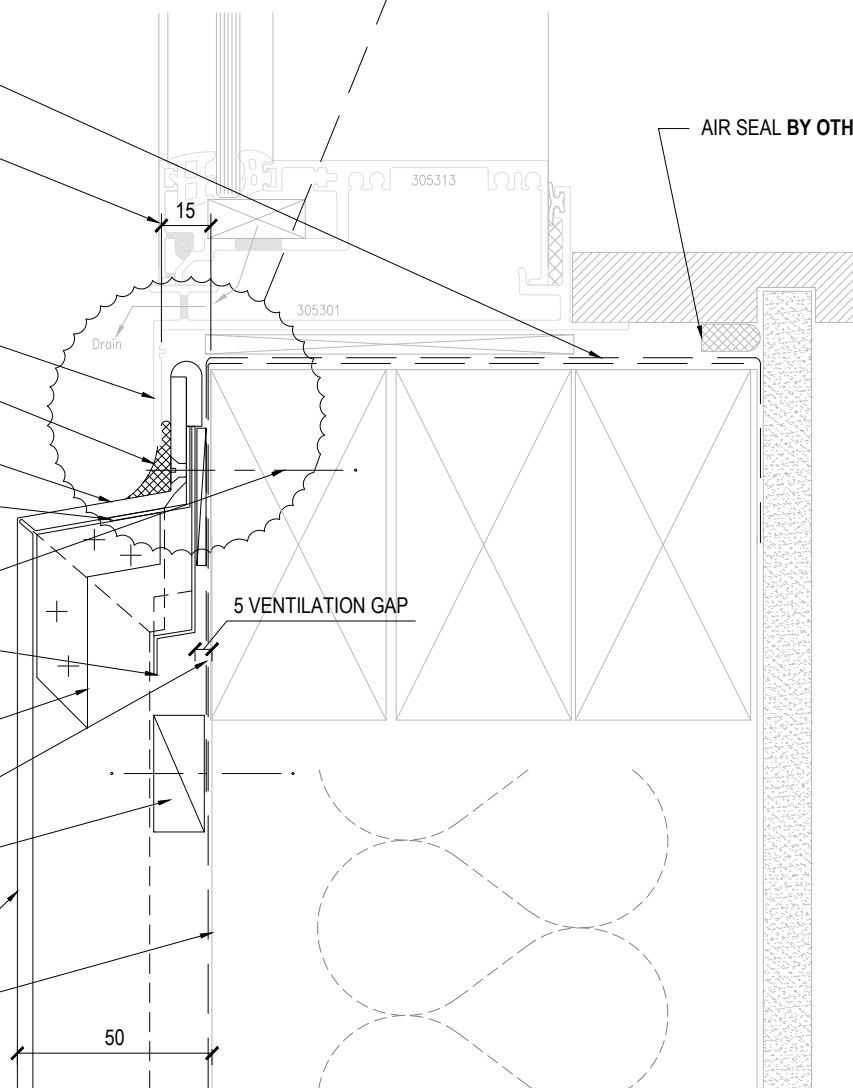
PROPRIETARY SOAKER AT PANEL JOINTS BY FABRICATOR / INSTALLER

FACTORY FITTED CLEATS AT PANEL FOLDS BY FABRICATOR / INSTALLER

FLEXIBLE SILL FLASHING BY OTHERS

HIGH IMPACT PLASTIC PACKERS BY FABRICATOR / INSTALLER

FORTIS 3MM BY THE BUILDING AGENCY  
AIR BARRIER (WALL UNDERLAY) BY OTHERS



DRAWING TITLE

COMMERCIAL WINDOW SILL  
DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

08

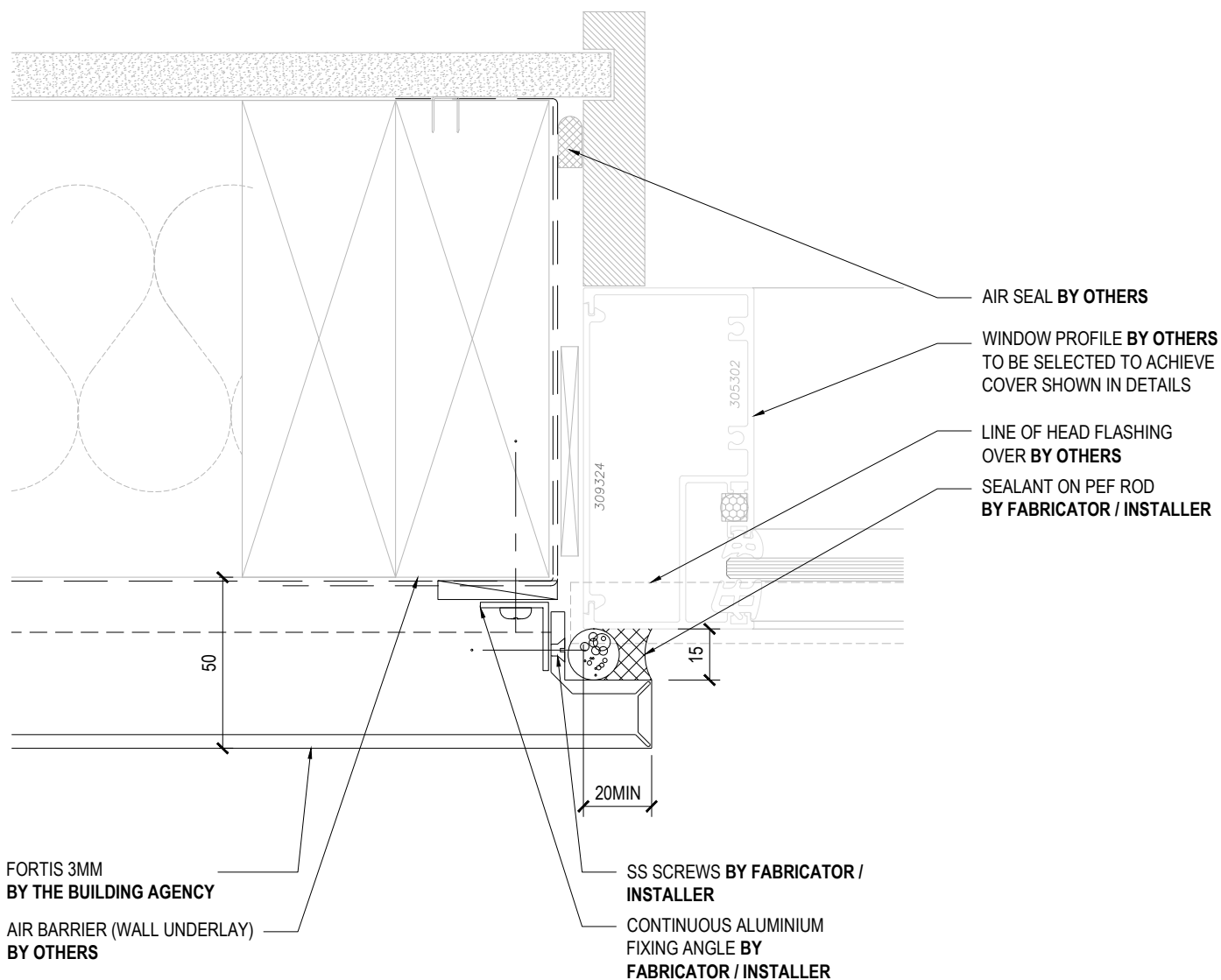
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025





DRAWING TITLE

COMMERCIAL WINDOW JAMB DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

09

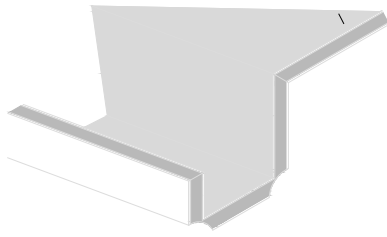
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

# ROUT AND RETURN SYSTEM



A-A PICTORIAL

SIZE TO SUIT STRUCTURE (MIN 150MM MAX 300MM -  
FOR SIZES EXCEEDING 300MM REFER TO SHEET 1000)

CONTINUOUS FIXING ANGLE  
BY FABRICATOR / INSTALLER

PARAPET TURNDOWN & SCREW  
FIXED TO ACM FIXING ANGLE

FABRICATOR / INSTALLER  
FACTORY FITTED CLEATS AT  
PANEL FOLDS BY

FLASHING TAPE OR METAL  
FLASHING BY OTHERS

HIGH IMPACT PLASTIC  
PACKERS BY FABRICATOR /  
INSTALLER  
SS SCREWS BY FABRICATOR /  
INSTALLER

FORTIS 3MM  
BY THE BUILDING AGENCY

AIR BARRIER (WALL UNDERLAY)  
BY OTHERS

DRAINED AND VENTILATED CAVITY

SS SCREWS BY FABRICATOR /  
INSTALLER

CONTINUOUS ALUMINIUM  
FIXING ANGLE BY  
FABRICATOR / INSTALLER

8MM DRAIN HOLE WITH GROMMETS  
BY FABRICATOR / INSTALLER

5° MIN. SLOPE

TO SUIT

TO SUIT

50 MIN

30mm LEG

35MM MIN. CLEARANCE  
(BALCONIES, DECKS AND ROOF)

50

12mm min.  
VARIES

Unsealed  
Joint

To suit

SOFFIT LINING BY OTHERS

50

50

50

50

20

DRAWING TITLE

FASCIA AND SOFFIT DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

10

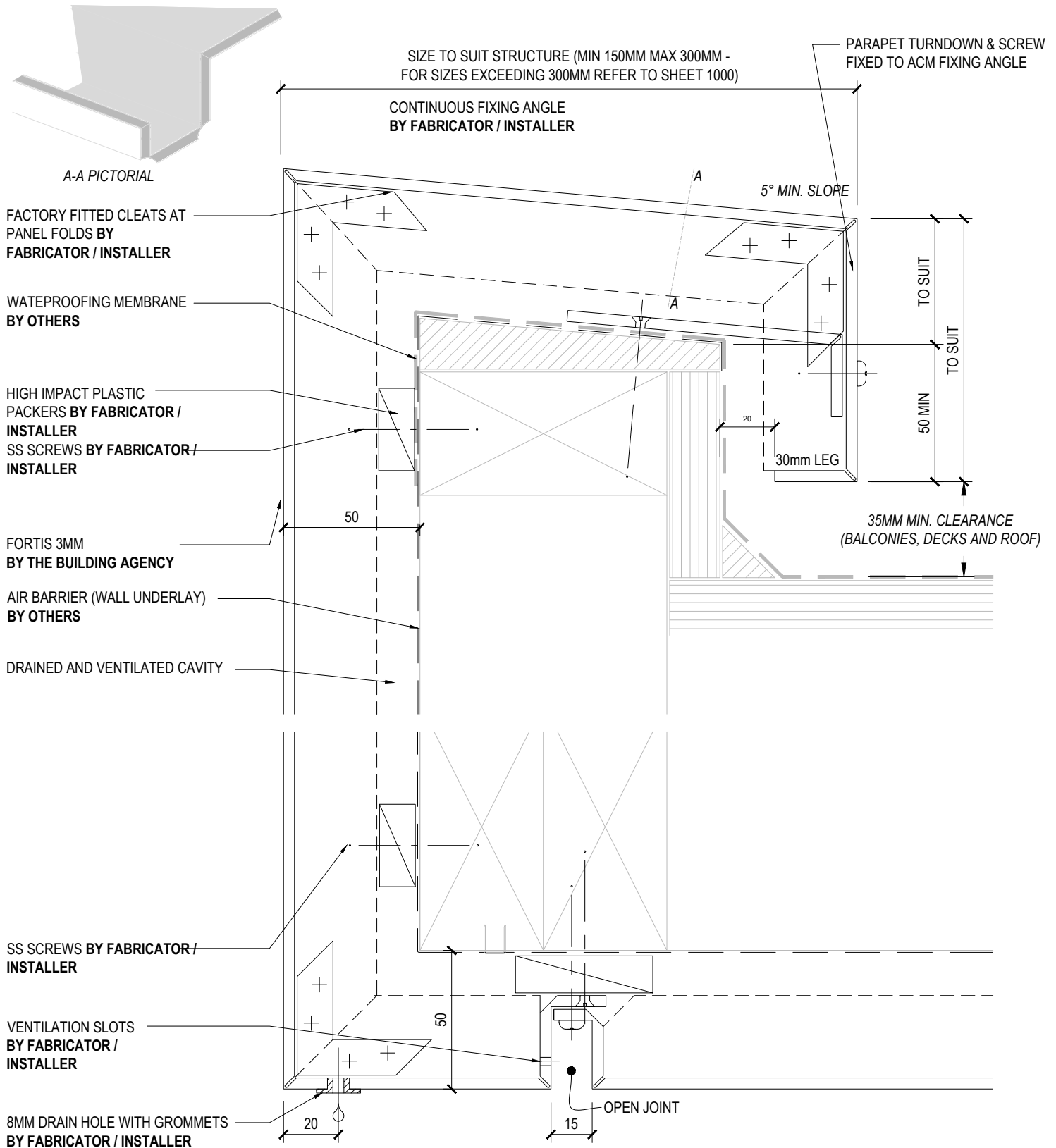
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

# ROUT AND RETURN SYSTEM



DRAWING TITLE

FASCIA AND SOFFIT DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

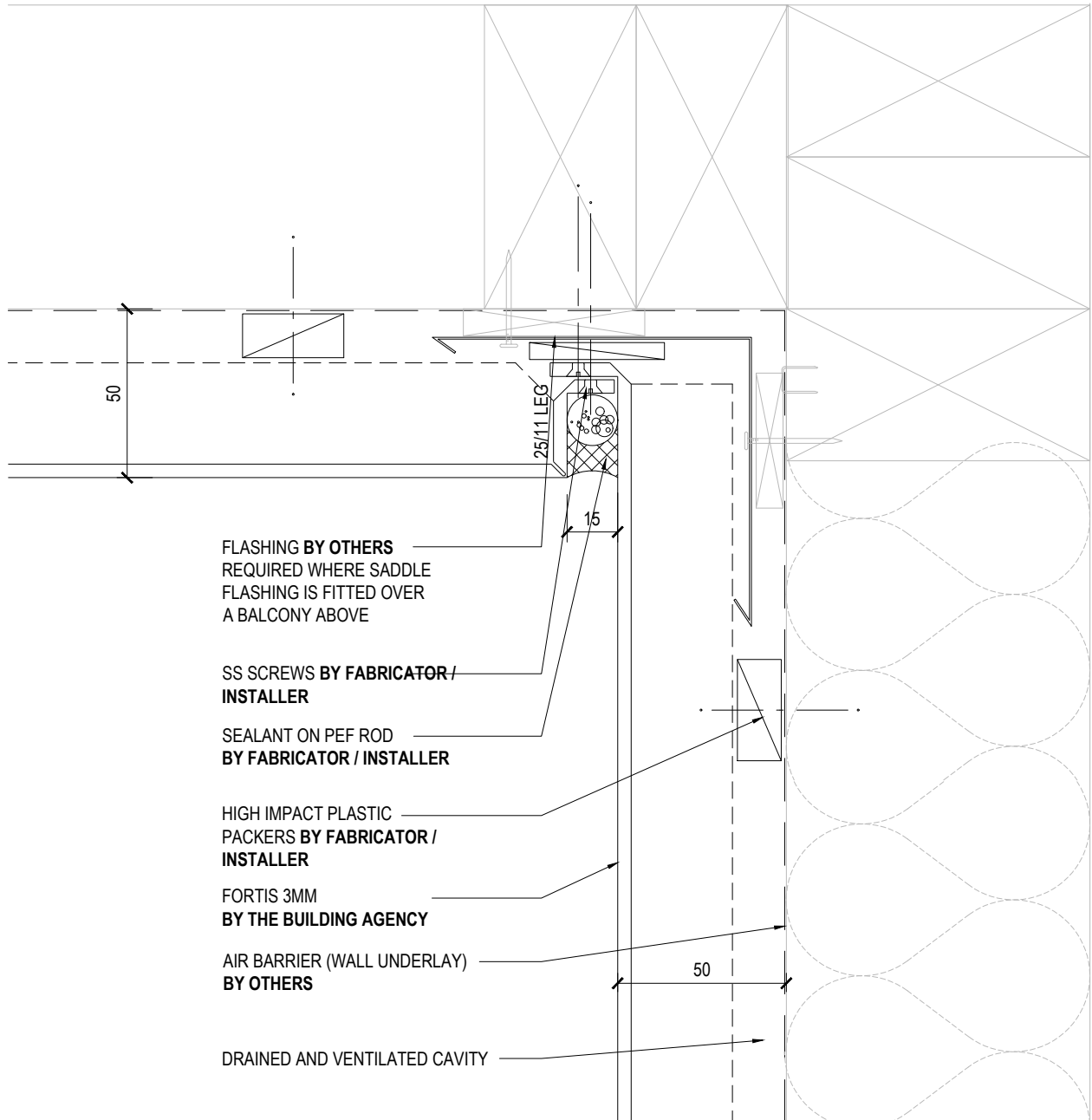
11

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

SOFFIT / WALL JUNCTION DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

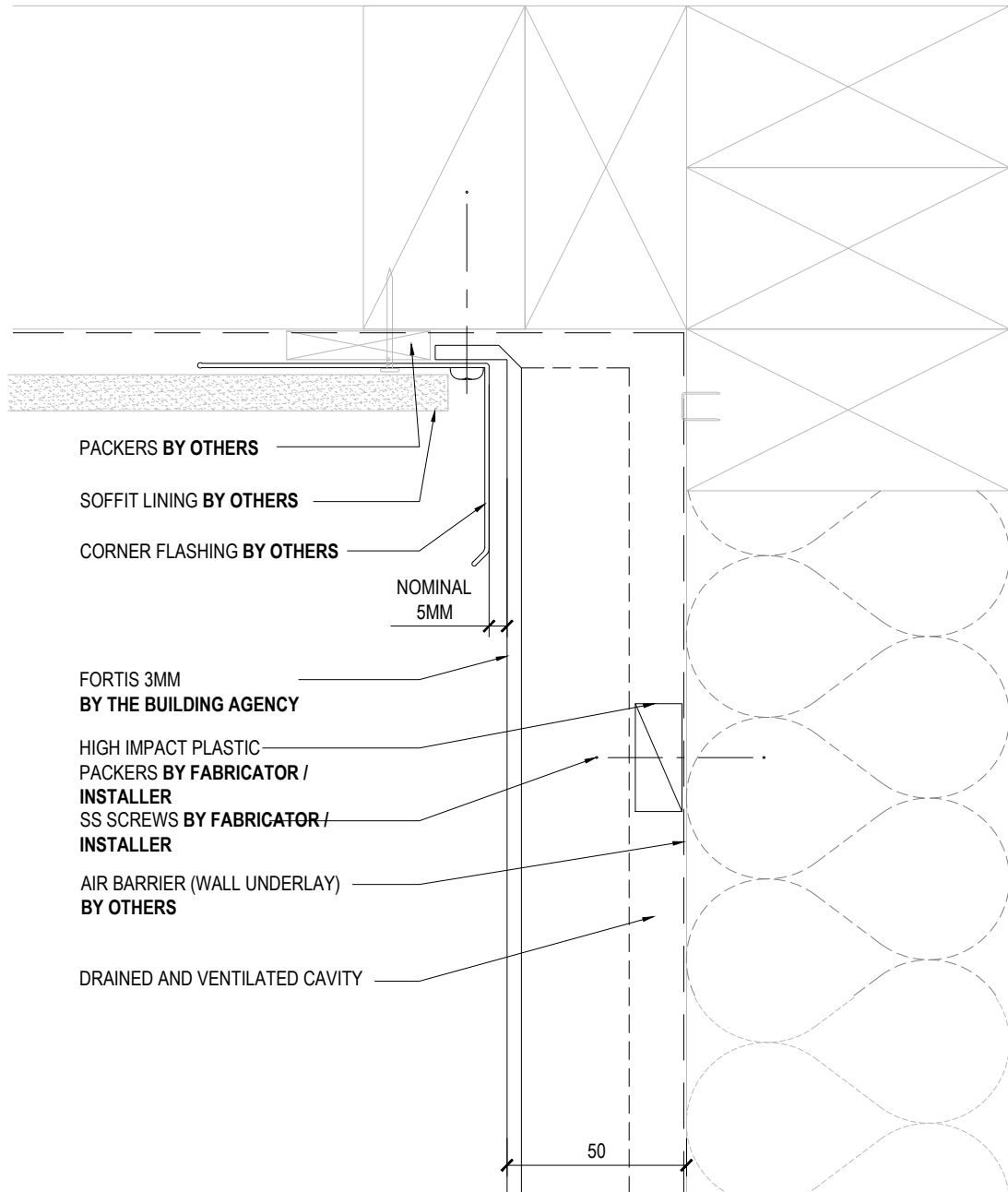
12

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

SOFFIT / WALL JUNCTION DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

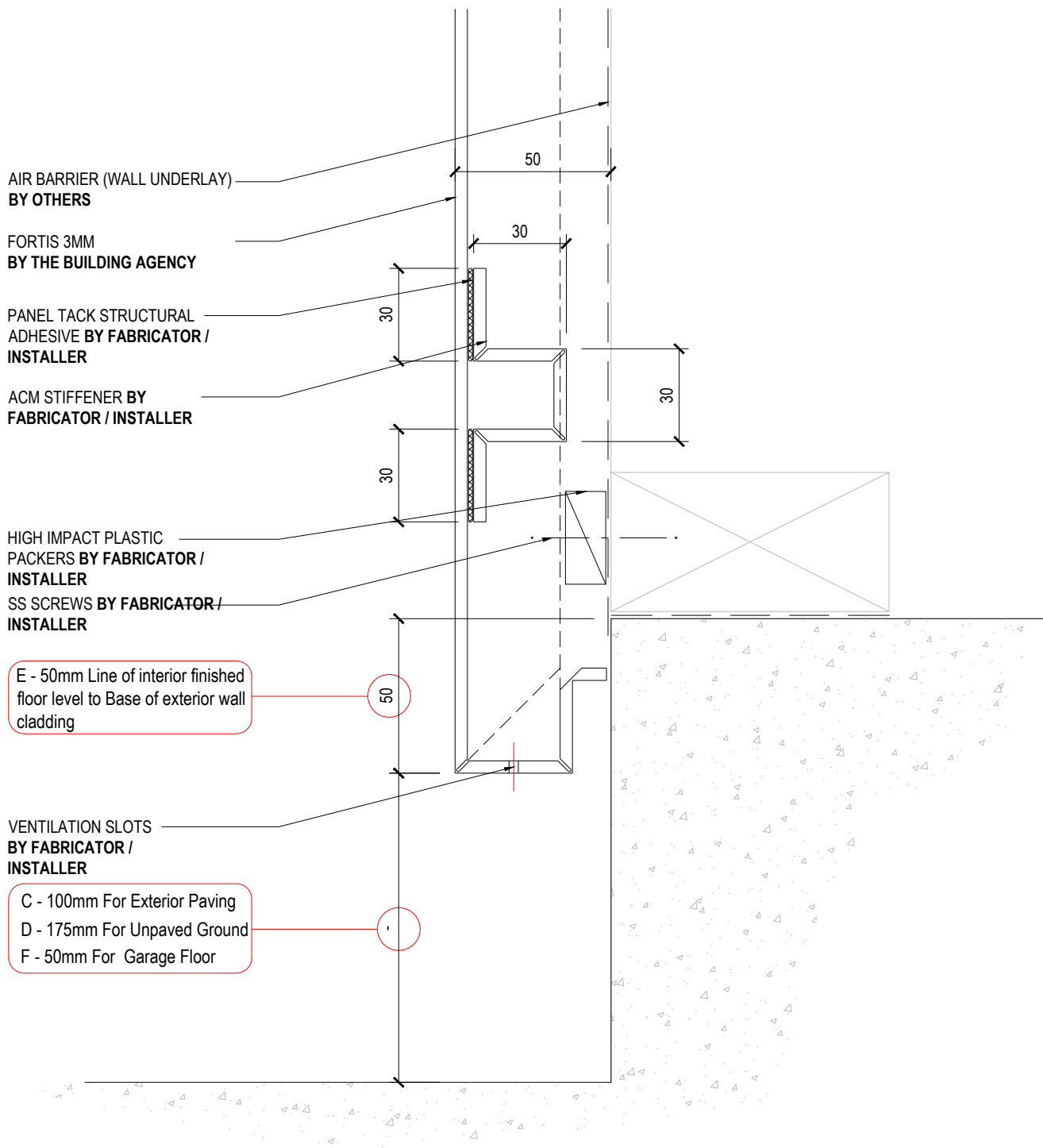
13

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

BASE CLEARANCE DETAIL 1

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

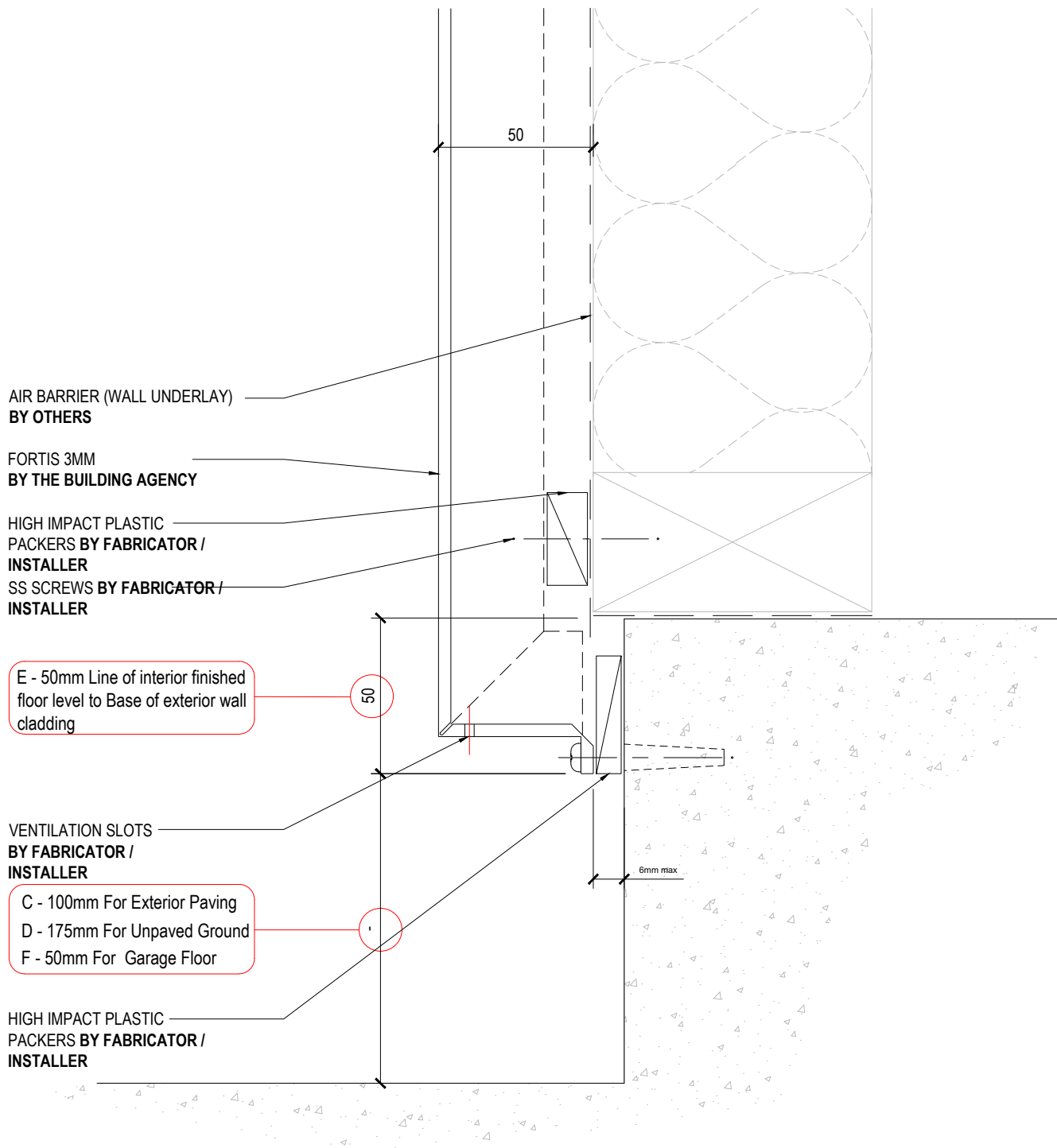
14

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

BASE CLEARANCE DETAIL 2

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

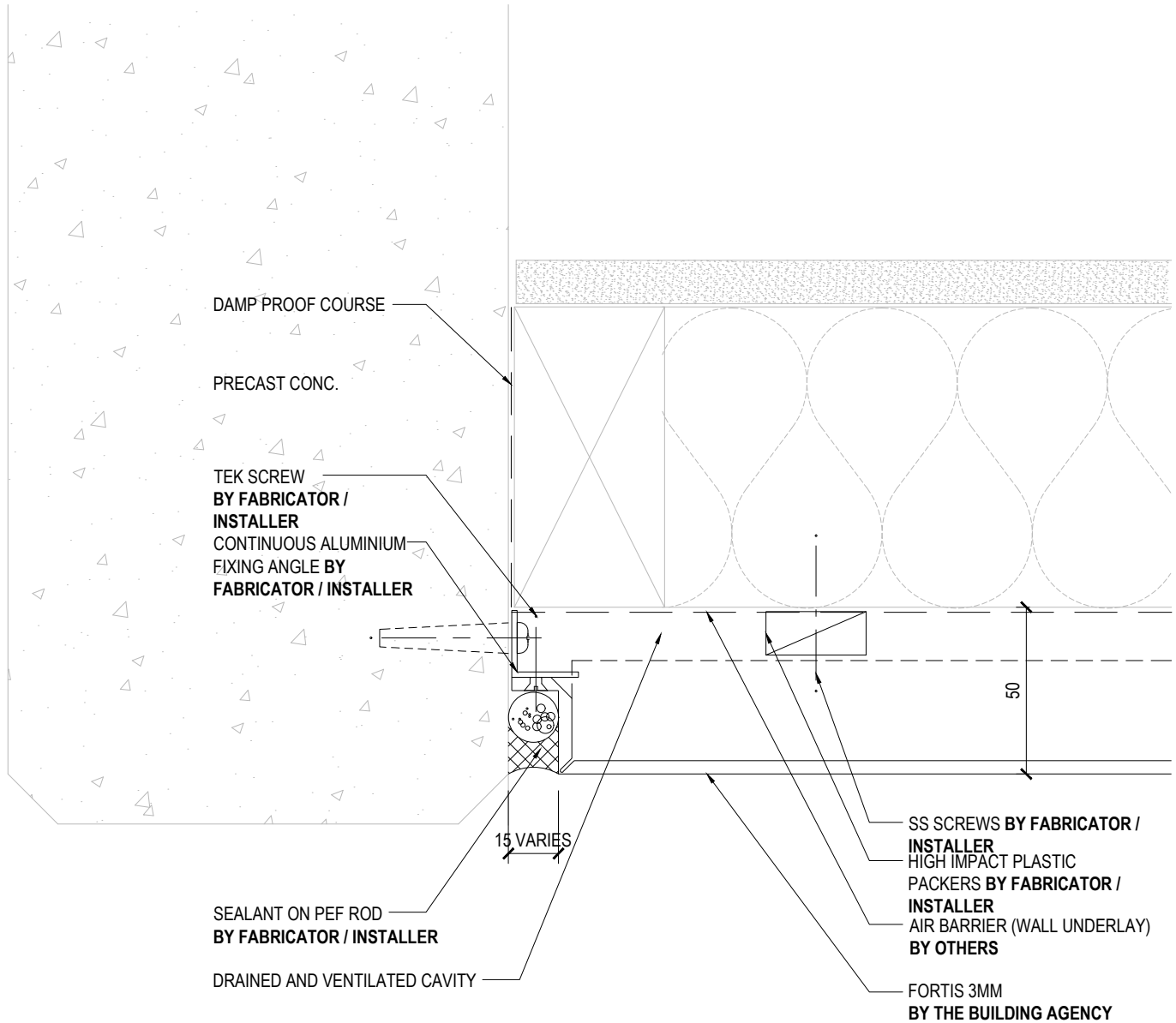
15

ISSUE

A

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DRAWING TITLE

ACM / PRECAST JUNCTION DETAIL 1

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

16

ISSUE

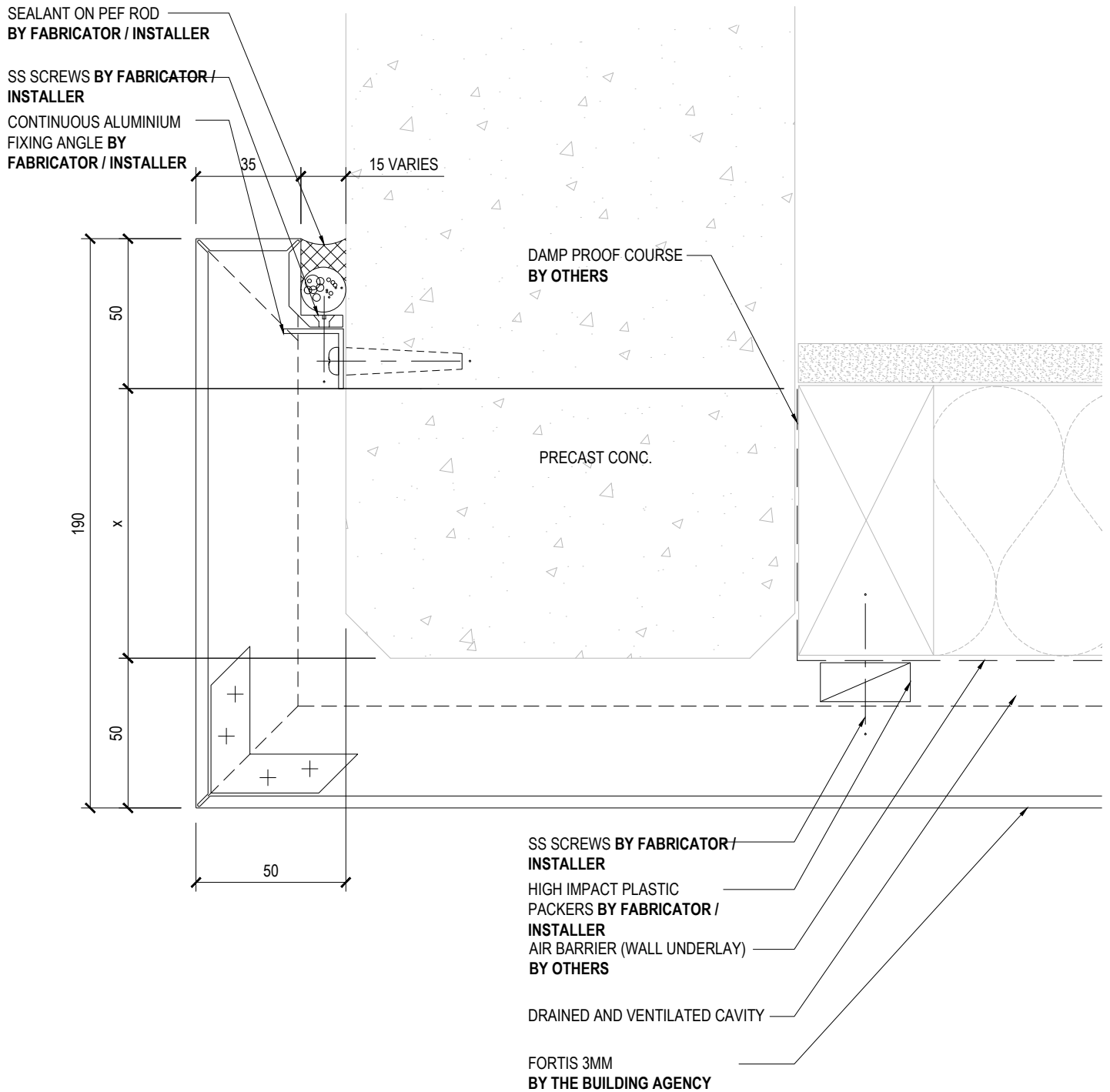
A

SCALE @ A4: 1:2

DATE: March 2025



# ROUT AND RETURN SYSTEM



DRAWING TITLE

ACM / PRECAST JUNCTION DETAIL 2

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

17

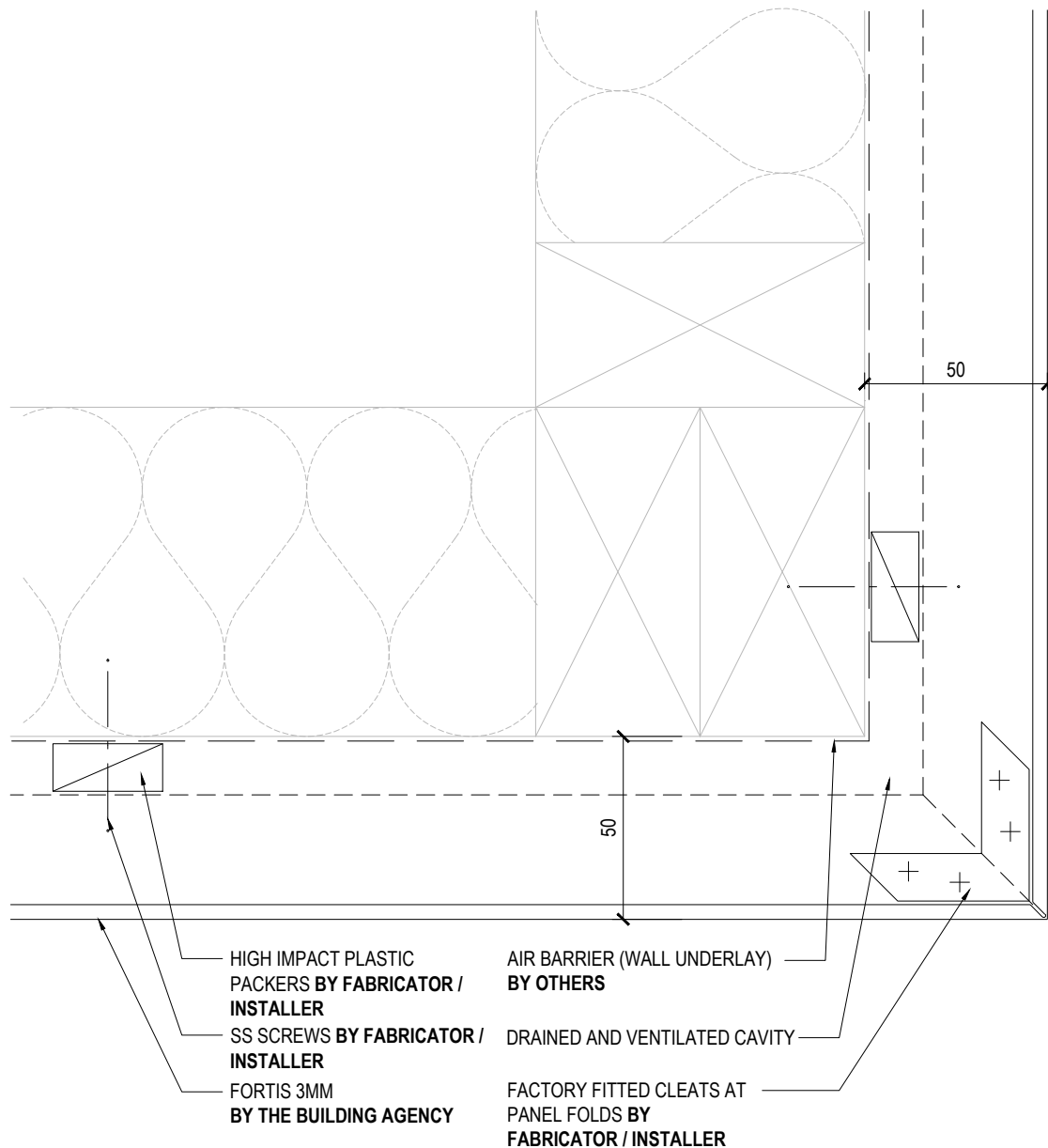
ISSUE

A

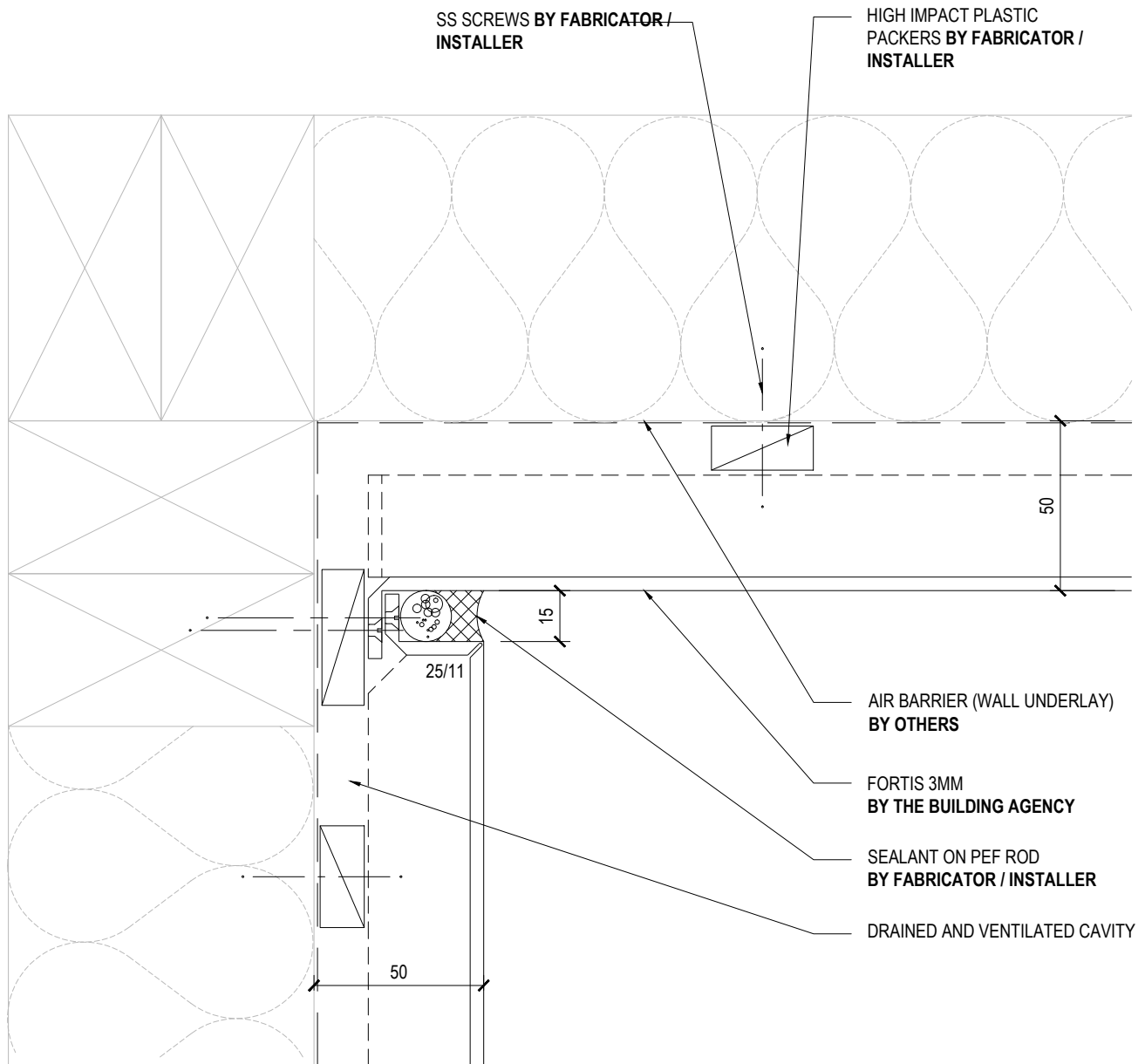
SCALE @ A4: 1:2

DATE: March 2025

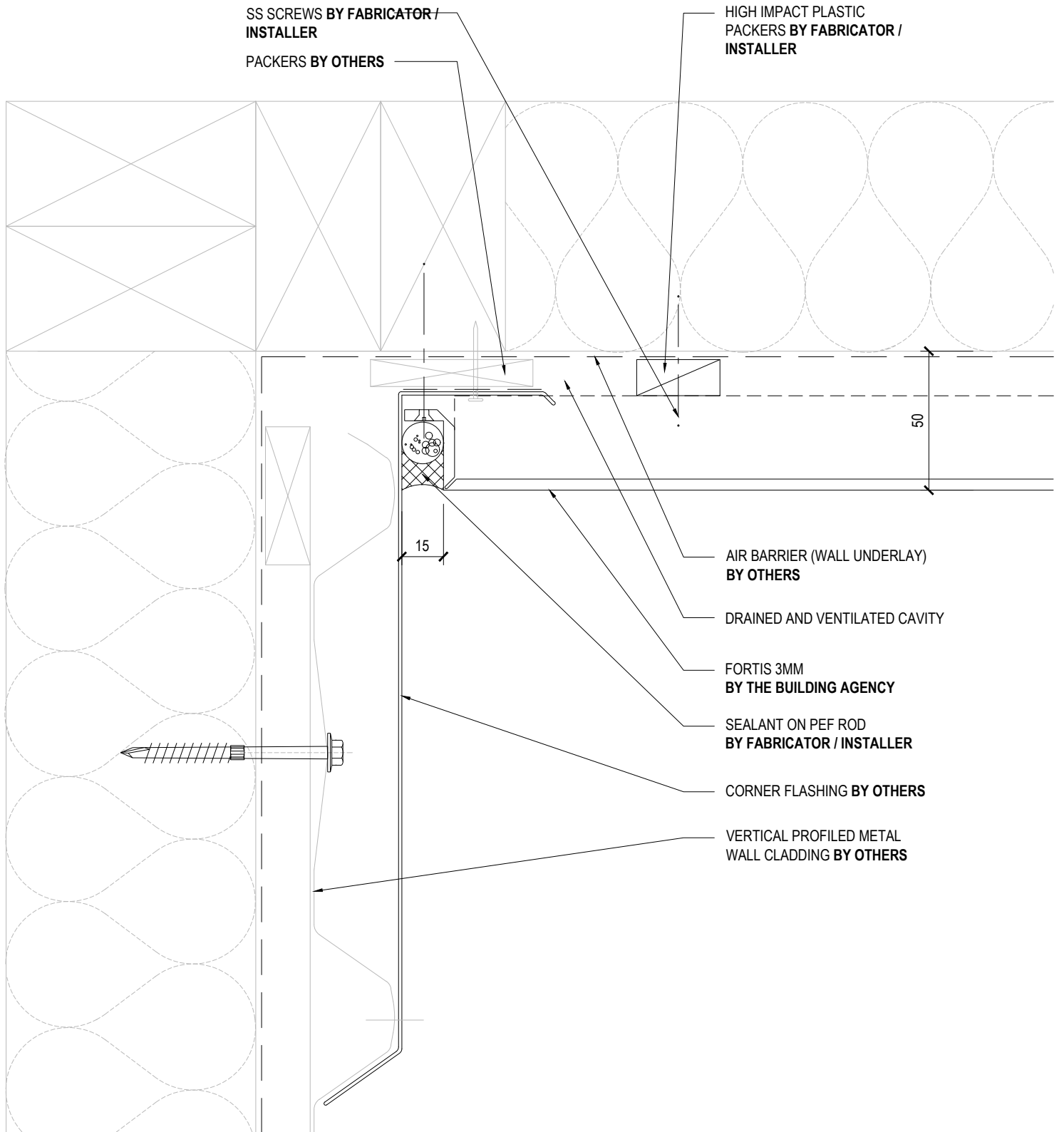
## ROUT AND RETURN SYSTEM



## ROUT AND RETURN SYSTEM



# ROUT AND RETURN SYSTEM



DRAWING TITLE

INTERNAL CORNER DETAIL 2

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

20

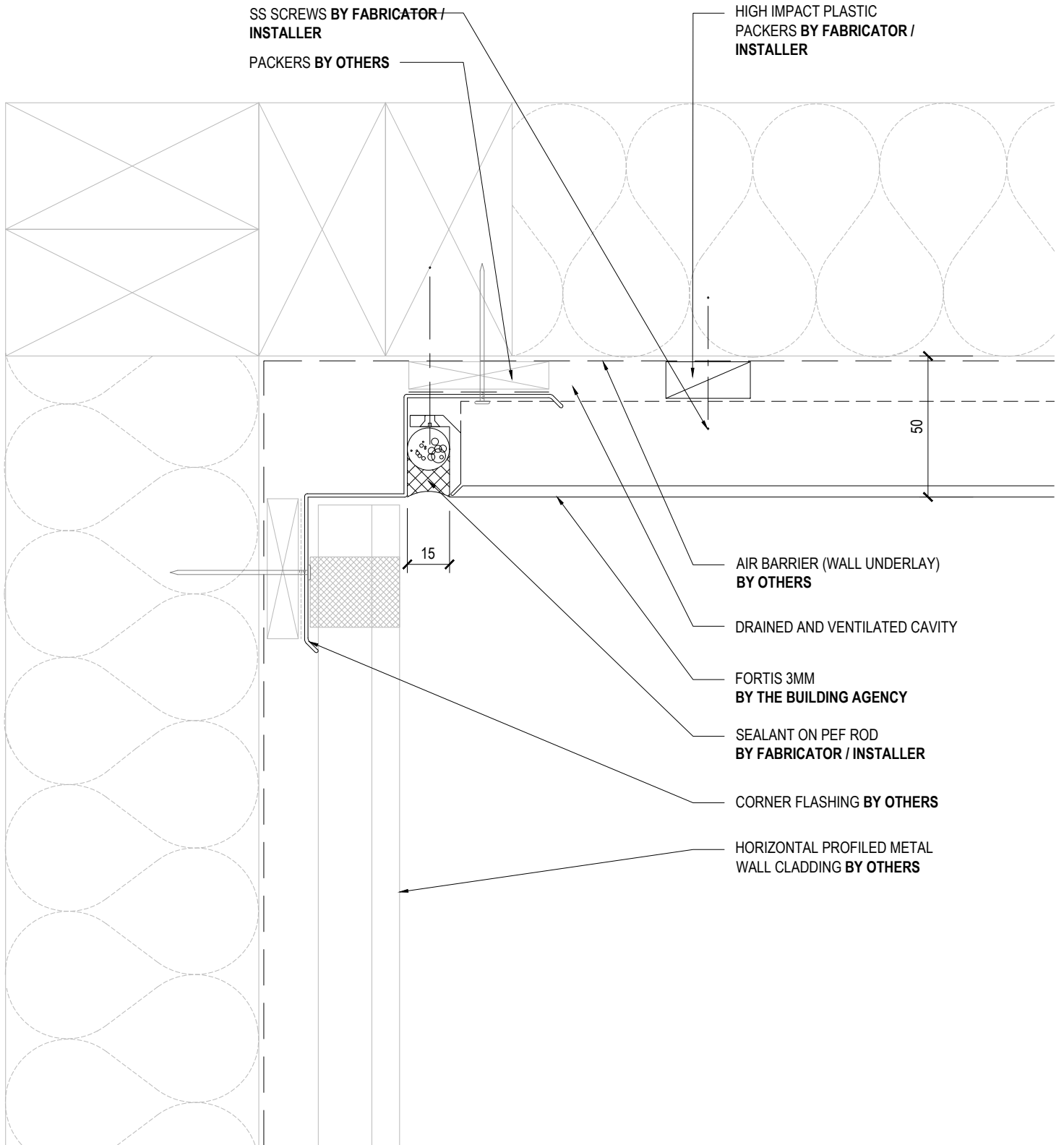
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

# ROUT AND RETURN SYSTEM



DRAWING TITLE

INTERNAL CORNER DETAIL 3

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

21

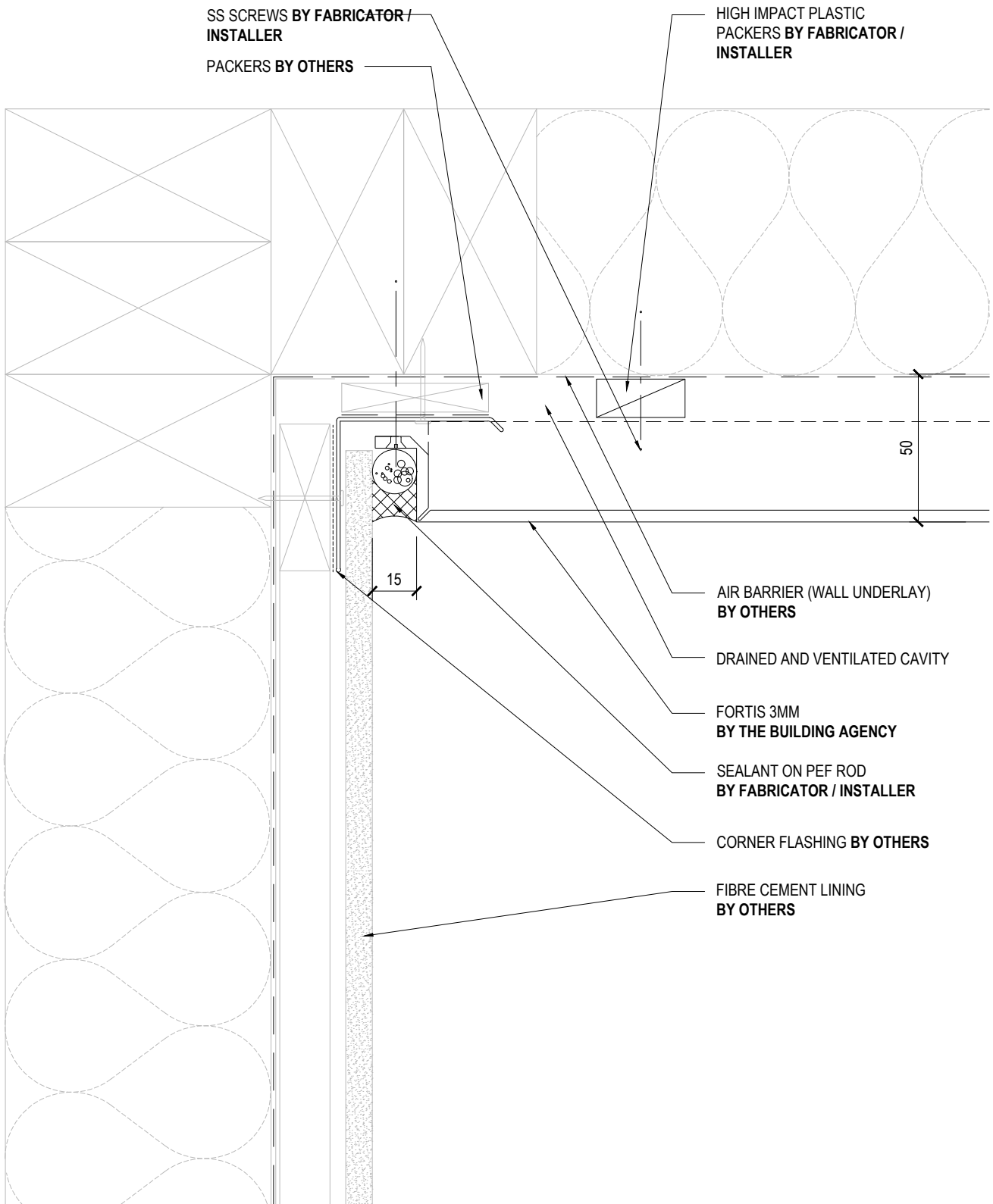
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

# ROUT AND RETURN SYSTEM



DRAWING TITLE

INTERNAL CORNER DETAIL 3

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

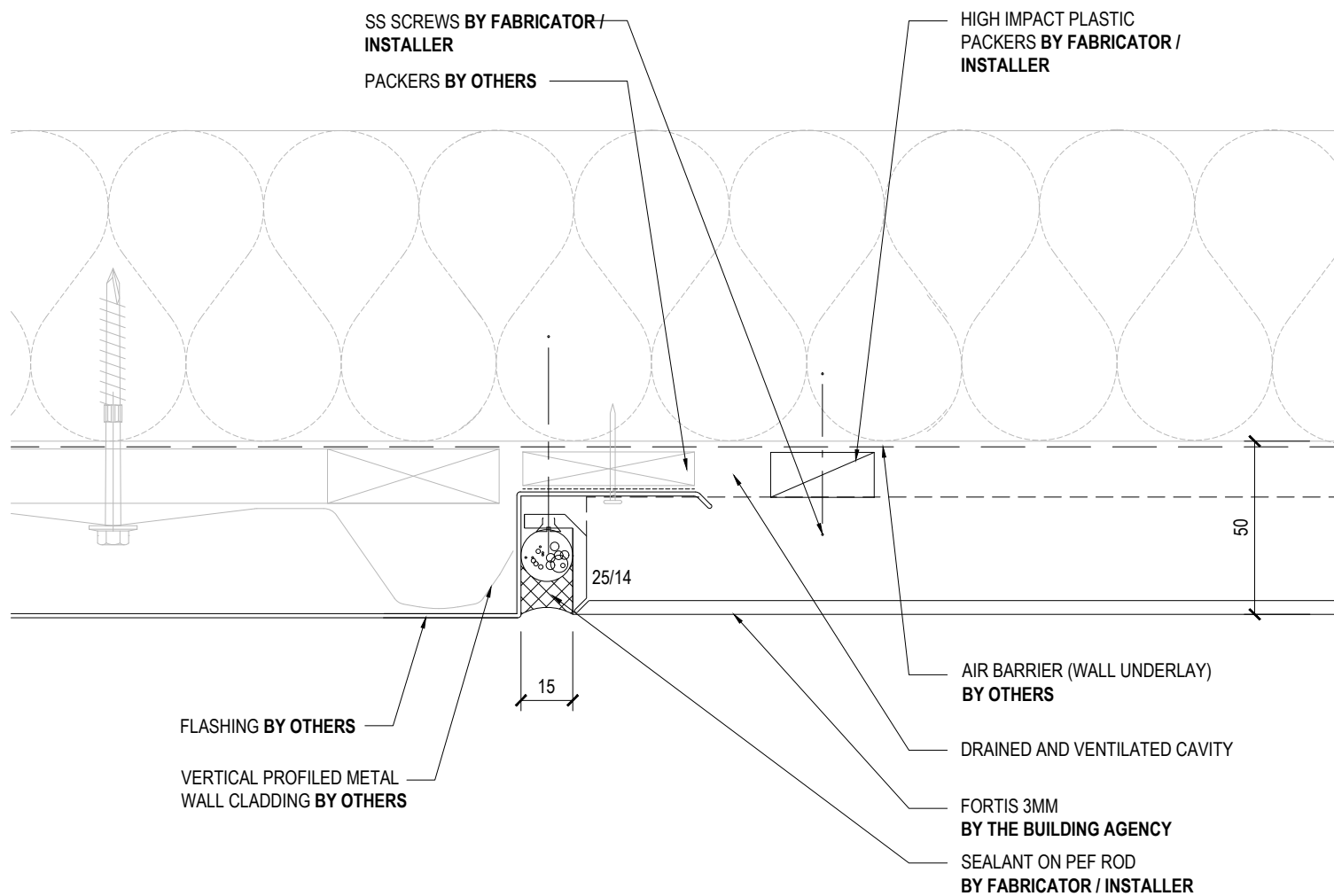
22

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

ACM / WALL JUNCTION DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

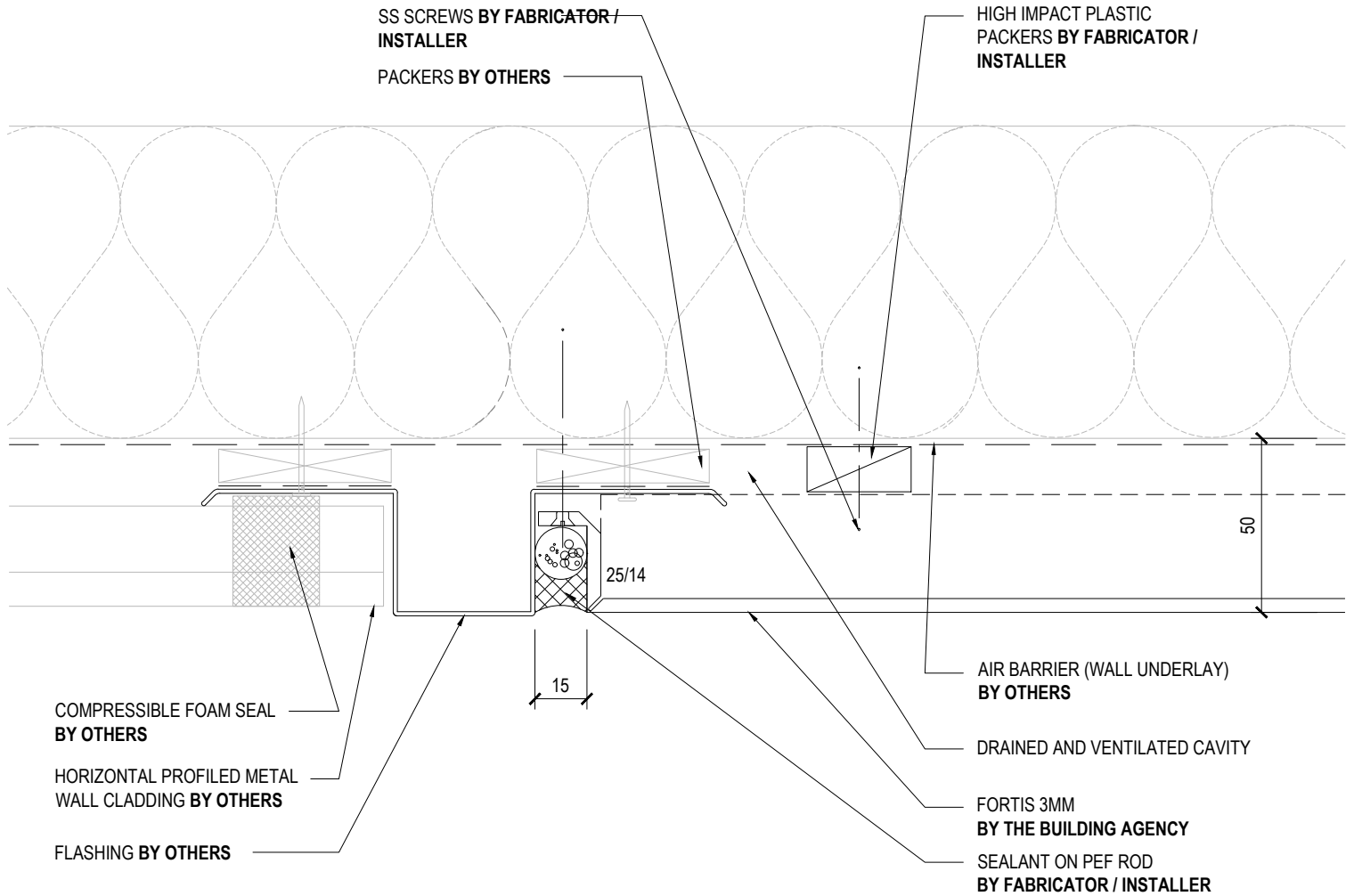
23

ISSUE

A

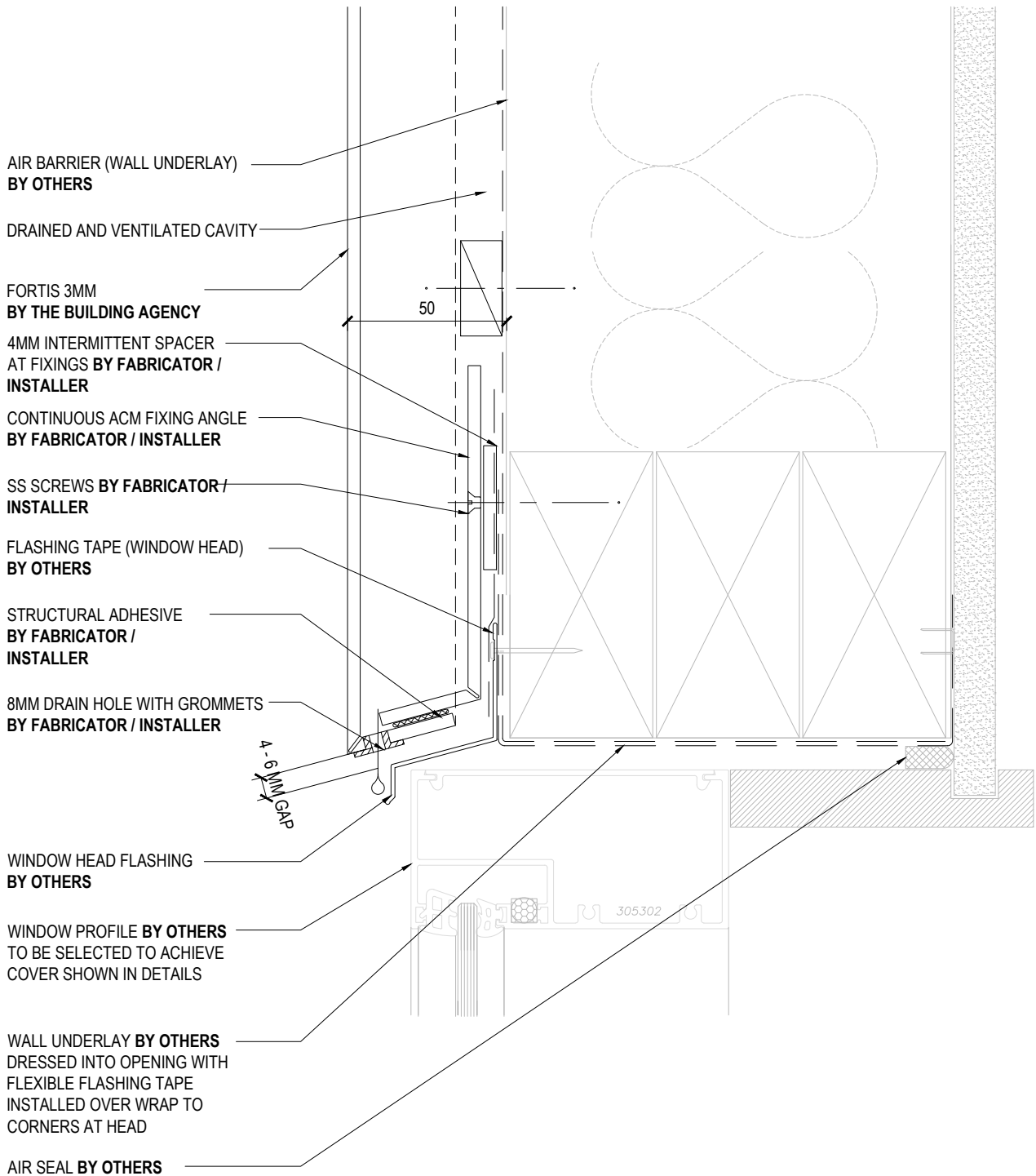
SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE		DRAWING STATUS		
<div><div><div>THE BUILDING AGENCY</div><div>14 Link Drive Wairau Valley Auckland, New Zealand 09 415 2669 www.buildingagency.co.nz</div></div><div>MATERIALS - SYSTEMS - SOLUTIONS</div></div>	ACM / WALL JUNCTION DETAIL	ARCHITECTURAL RESOURCE	SHEET NO. 24	ISSUE A
		SCALE @ A4: 1:2	DATE: March 2025	
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## DRAWING TITLE

# COMMERCIAL WINDOW HEAD DETAIL (ALTERNATIVE DETAIL)

## DRAWING STATUS

## ARCHITECTURAL RESOURCE

SHEET NO.

ISSUE

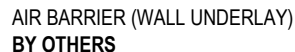
25

A

SCALE @ A4: 1:2

DATE: March 2025

## ROUT AND RETURN SYSTEM



DRAINED AND VENTILATED CAVITY

FORTIS 3MM  
BY THE BUILDING AGENCY

ACM STIFFENER BY  
FABRICATOR / INSTALLER  
PANEL TACK STRUCTURAL -  
ADHESIVE BY FABRICATOR /  
INSTALLER

FLASHING TAPE (WINDOW HEAD)  
BY OTHERS

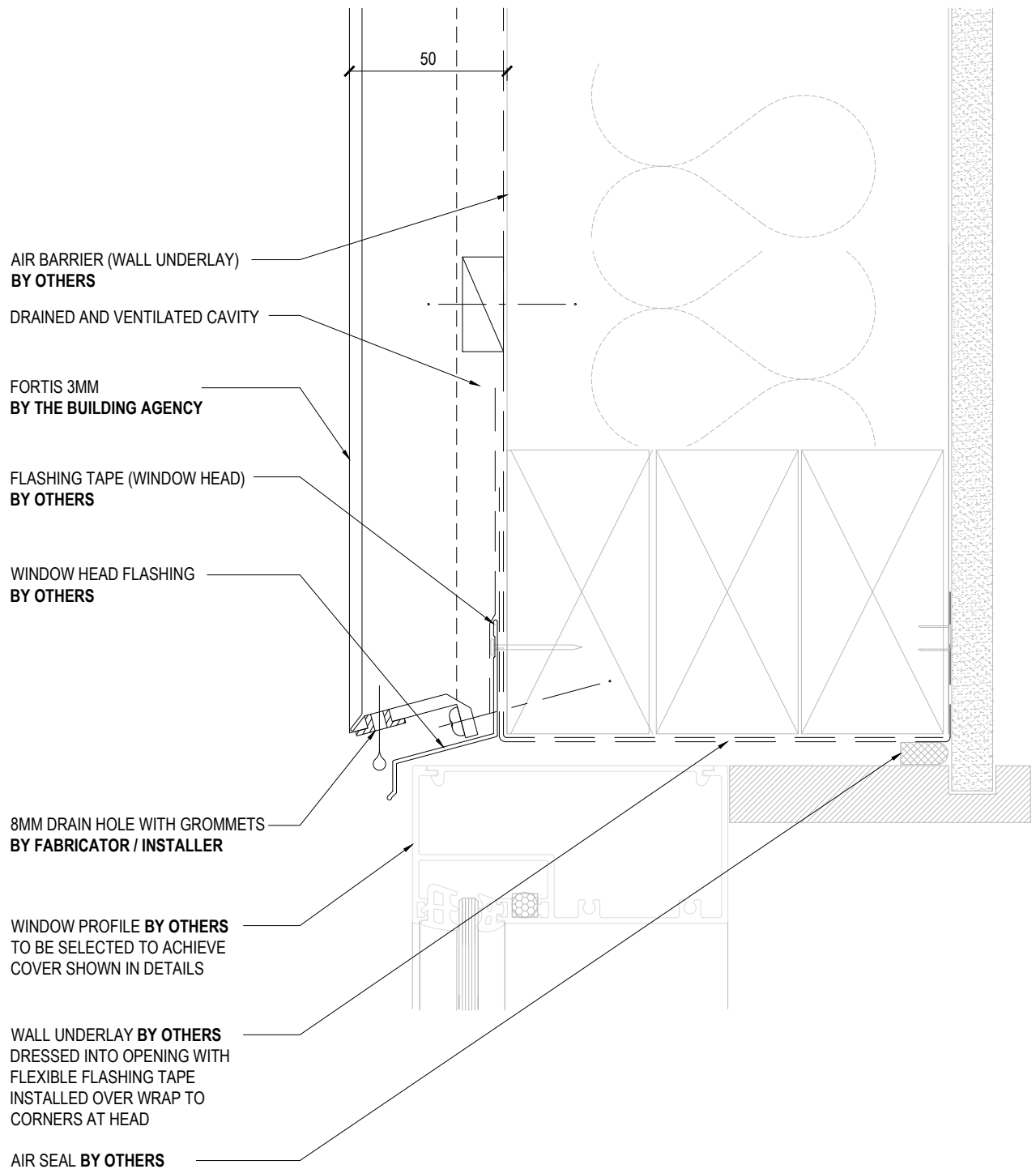
## WINDOW HEAD FLASHING BY OTHERS

**8MM DRAIN HOLE WITH GROMMETS  
BY FABRICATOR / INSTALLER**

WINDOW PROFILE BY OTHERS  
TO BE SELECTED TO ACHIEVE  
COVER SHOWN IN DETAILS

WALL UNDERLAY BY OTHERS  
DRESSED INTO OPENING WITH  
FLEXIBLE FLASHING TAPE  
INSTALLED OVER WRAP TO  
CORNERS AT HEAD

## AIR SEAL BY OTHERS



## DRAWING TITLE

COMMERCIAL WINDOW HEAD DETAIL  
(ALTERNATIVE DETAIL)

## DRAWING STATUS

**ARCHITECTURAL  
RESOURCE**

SHEET NO.

27

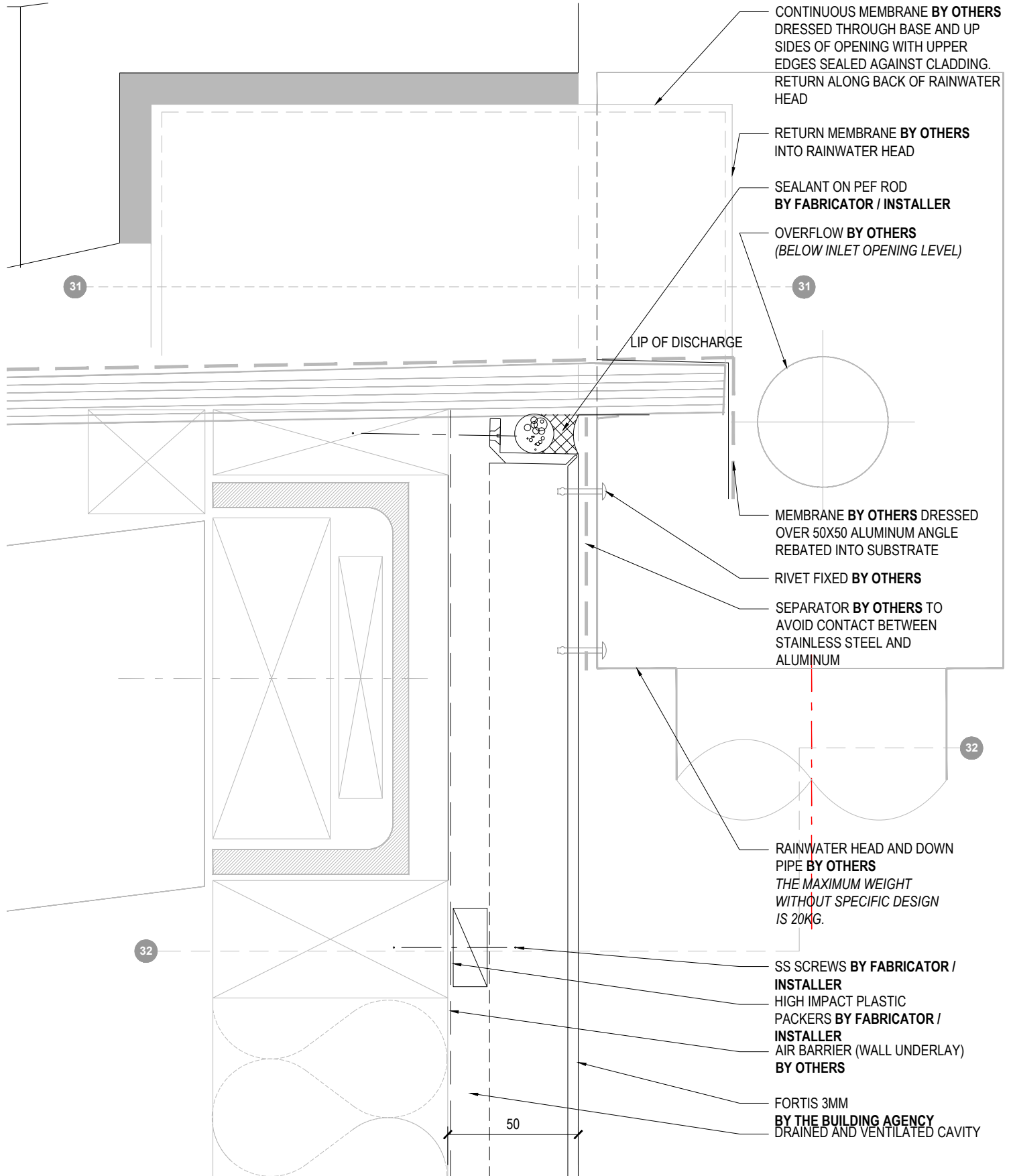
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

# ROUT AND RETURN SYSTEM



## NOTE

- TO BE READ WITH SHEET 31 & 32

DRAWING TITLE

TYPICAL RAIN HEAD/ OUTLET THROUGH WALL DETAIL

DRAWING STATUS

**ARCHITECTURAL  
RESOURCE**

SHEET NO.

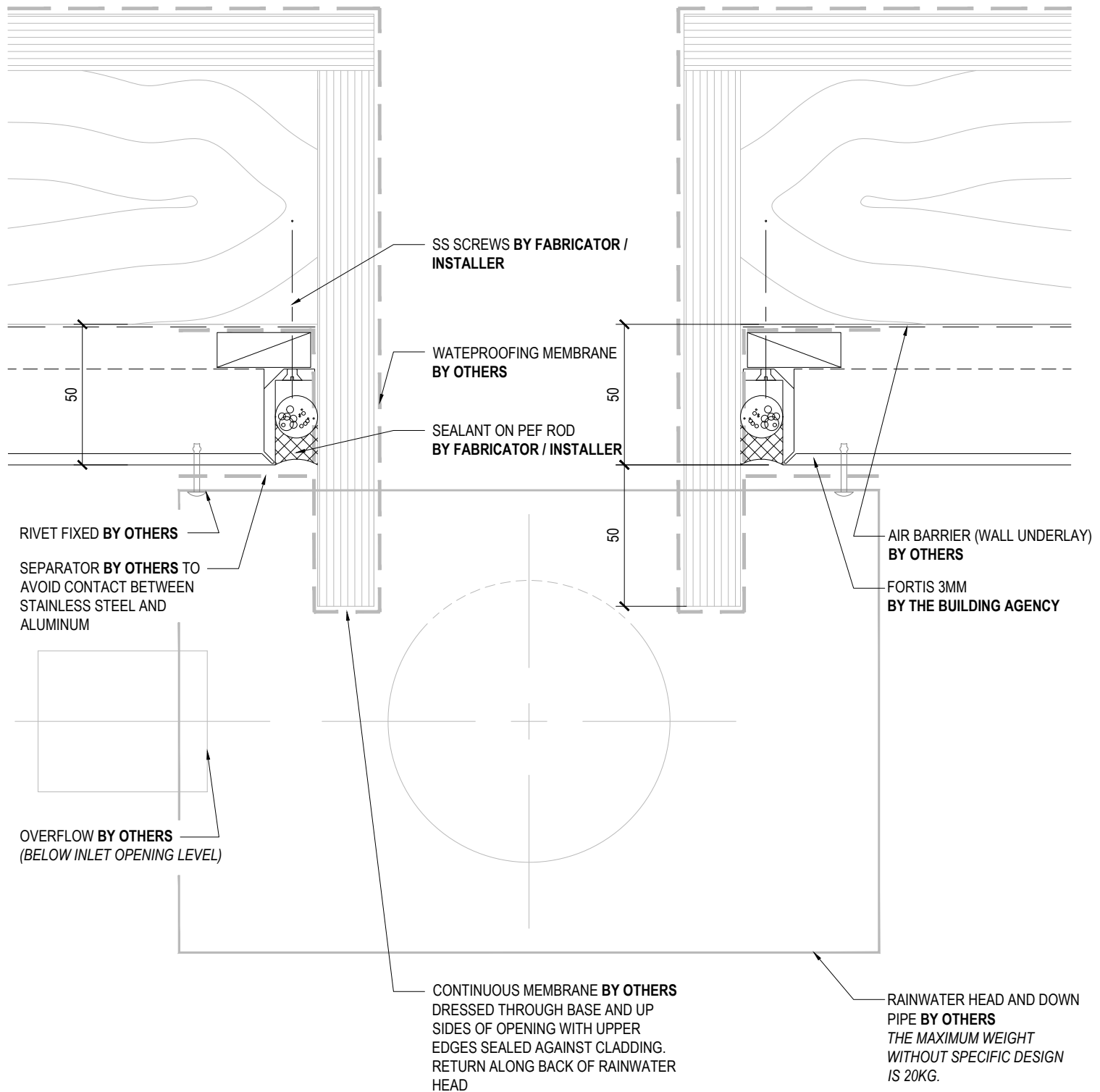
30

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



## NOTE

- TO BE READ WITH SHEET 30 & 32

DRAWING TITLE

TYPICAL RAIN HEAD DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

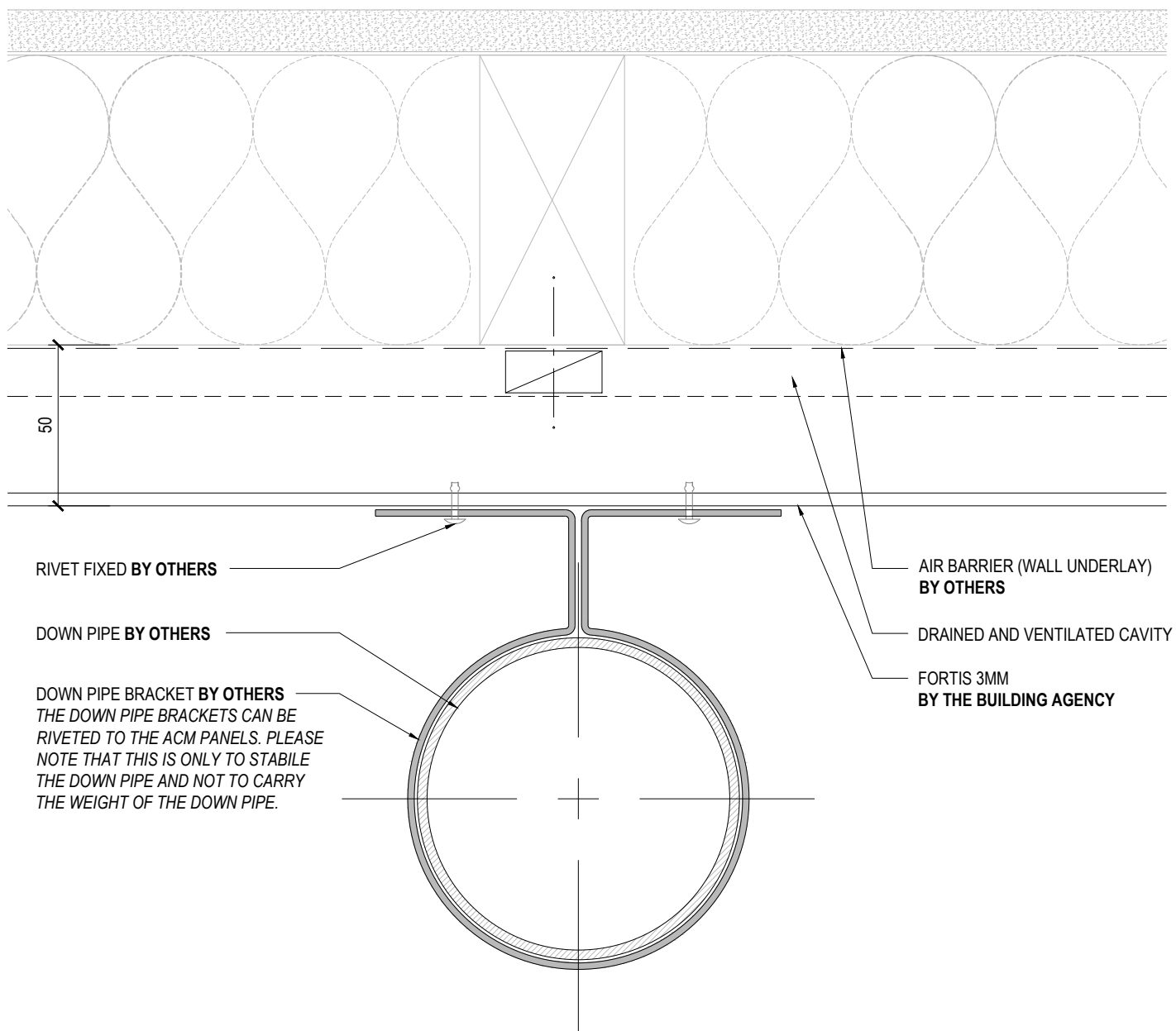
31

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



## NOTE

- TO BE READ WITH SHEET 30 & 31

## DRAWING TITLE

DOWNPIPE / ACM FIXING DETAIL

## DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

32

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

**NOTE**

THIS DETAIL CAN ONLY BE USED WHERE THE PANEL CAN BE SLID OVER THE PIPE

FORTIS 3MM  
BY THE BUILDING AGENCY

ESCUTCHEON ACM PLATE TO  
NEAT FIT ON PIPE BY  
FABRICATOR / INSTALLER  
SPECIFIED ACM ROLLED  
EDGE FINISH BY  
FABRICATOR / INSTALLER  
ALL AROUND PENETRATION

SEALANT ALL AROUND PENETRATION  
BY FABRICATOR / INSTALLER

PIPE BY OTHERS

SERRATED ALUMINIUM ANGLE  
SUPPORT ALL AROUND  
PENETRATION BY  
FABRICATOR / INSTALLER

EXISTING BUILDING LINE

FORTIS 3MM  
BY THE BUILDING AGENCY  
TOPHAT LINE

ESCUTCHEON ACM PLATE TO  
NEAT FIT ON PIPE BY  
FABRICATOR / INSTALLER

PIPE MIN 20MMØ

PIPE BY OTHERS

34

50

80

OUTSIDE SIDE ELEVATION INSIDE

FORTIS 3MM  
BY THE BUILDING AGENCY  
ESCUTCHEON ACM PLATE TO  
NEAT FIT ON PIPE BY  
FABRICATOR / INSTALLER

PIPE BY OTHERS

BACK ELEVATION

DRAWING TITLE

STANDARD PENETRATION (Minimum of 20 mm Ø)

DRAWING STATUS

**ARCHITECTURAL  
RESOURCE**

SHEET NO.

33

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

## NOTE

THIS DETAIL CAN ONLY BE USED  
WHERE THE PANEL CAN BE SLID OVER  
THE PIPE

FORTIS 3MM  
BY THE BUILDING AGENCY  
SERRATED ALUMINIUM ANGLE  
STRUCTURALLY GLUED FIXED  
WITH 3M VHB DOUBLE SIDED  
TAPE BY FABRICATOR /  
INSTALLER  
SPECIFIED ACM ROLLED  
EDGE FINISH BY  
FABRICATOR / INSTALLER  
ALL AROUND PENETRATION  
SEALANT ON PEF ROD  
BY FABRICATOR / INSTALLER

PIPE BY OTHERS

EXISTING BUILDING LINE

FORTIS 3MM  
BY THE BUILDING AGENCY  
TOPHAT LINE

PIPE MIN 80MM Ø

PIPE BY OTHERS

34  
50  
80

OUTSIDE SIDE ELEVATION INSIDE

FORTIS 3MM  
BY THE BUILDING AGENCY  
SERRATED ALUMINIUM ANGLE  
STRUCTURALLY GLUED FIXED  
WITH 3M VHB DOUBLE SIDED  
TAPE BY FABRICATOR /  
INSTALLER

BACK ELEVATION

PIPE BY OTHERS

SEALANT ON PEF ROD  
BY FABRICATOR / INSTALLER

DRAWING TITLE

STANDARD PENETRATION (Minimum of 80 mm Ø)

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

ISSUE

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SCALE @ A4: 1:2

DATE: March 2025



# ROUT AND RETURN SYSTEM

## NOTE

THIS DETAIL CAN ONLY BE USED WHERE THE PANEL CAN BE SLID OVER THE PIPE

FORTIS 3MM  
BY THE BUILDING AGENCY  
SERRATED STANDARD ACM LEG  
BY FABRICATOR / INSTALLER

SEALANT ON PEF ROD  
BY FABRICATOR / INSTALLER

PIPE BY OTHERS

EXISTING BUILDING LINE

FORTIS 3MM  
BY THE BUILDING AGENCY  
TOPHAT LINE

PIPE MIN 200MMØ

PIPE BY OTHERS

34

50

80

OUTSIDE

SIDE ELEVATION

INSIDE

FORTIS 3MM  
BY THE BUILDING AGENCY  
SERRATED STANDARD ACM LEG  
BY FABRICATOR / INSTALLER

PIPE BY OTHERS

SEALANT ON PEF ROD  
BY FABRICATOR / INSTALLER

BACK ELEVATION

DRAWING TITLE

STANDARD PENETRATION (Minimum of 200 mm Ø)

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

ISSUE

35

A

SCALE @ A4: 1:2

DATE: March 2025

# ROUT AND RETURN SYSTEM

FORTIS 3MM  
BY THE BUILDING AGENCY  
SERRATED STANDARD ACM LEG  
BY FABRICATOR / INSTALLER

SEALANT ON PEF ROD  
BY FABRICATOR / INSTALLER

PIPE BY OTHERS

EXISTING BUILDING LINE

FORTIS 3MM  
BY THE BUILDING AGENCY  
TOPHAT LINE

PIPE MIN 200MMØ

PIPE BY OTHERS

34

50

80

OUTSIDE SIDE ELEVATION INSIDE

FORTIS 3MM  
BY THE BUILDING AGENCY  
SERRATED STANDARD ACM LEG  
BY FABRICATOR / INSTALLER

BACK ELEVATION

PIPE BY OTHERS

SEALANT ON PEF ROD  
BY FABRICATOR / INSTALLER

15MM STANDARD JOINT  
BY FABRICATOR /  
INSTALLER

PANEL SLIDE THRU

PANEL SLIDE THRU

## NOTE

THIS DETAIL CAN ONLY BE USED WHERE THE PANEL CAN BE SLID OVER THE PIPE

FORTIS 3MM  
BY THE BUILDING AGENCY  
SERRATED STANDARD ACM LEG  
BY FABRICATOR / INSTALLER

SEALANT ON PEF ROD  
BY FABRICATOR / INSTALLER

RHS OR SHS PIPE  
BY OTHERS

EXISTING BUILDING LINE

FORTIS 3MM  
BY THE BUILDING AGENCY  
TOPHAT LINE

HEIGHT

RHS OR SHS PIPE  
BY OTHERS

34

50

80

OUTSIDE

SIDE ELEVATION

INSIDE

FORTIS 3MM  
BY THE BUILDING AGENCY  
SERRATED STANDARD ACM LEG  
BY FABRICATOR / INSTALLER

RHS OR SHS PIPE  
BY OTHERS

SEALANT ON PEF ROD  
BY FABRICATOR / INSTALLER

BACK ELEVATION

# ROUT AND RETURN SYSTEM

FORTIS 3MM  
BY THE BUILDING AGENCY  
SERRATED STANDARD ACM LEG  
BY FABRICATOR / INSTALLER

SEALANT ON PEF ROD  
BY FABRICATOR / INSTALLER

RHS OR SHS PIPE  
BY OTHERS

EXISTING BUILDING LINE

FORTIS 3MM  
BY THE BUILDING AGENCY  
TOPHAT LINE

HEIGHT

RHS OR SHS PIPE  
BY OTHERS

34

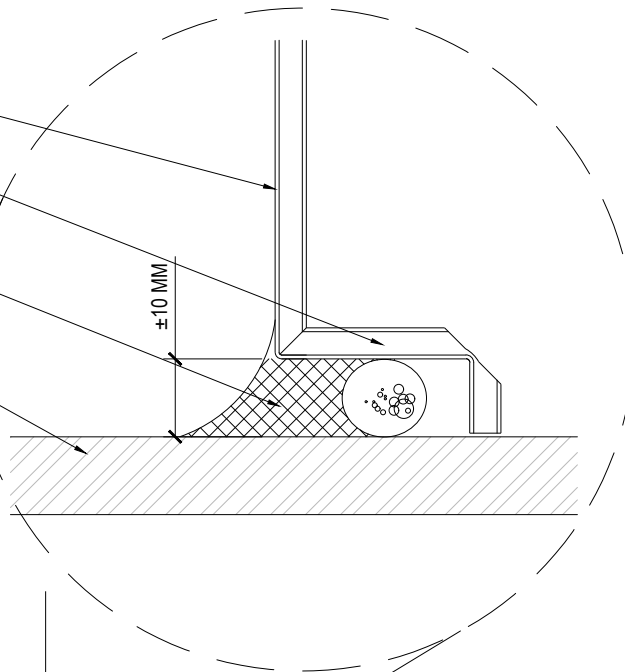
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80

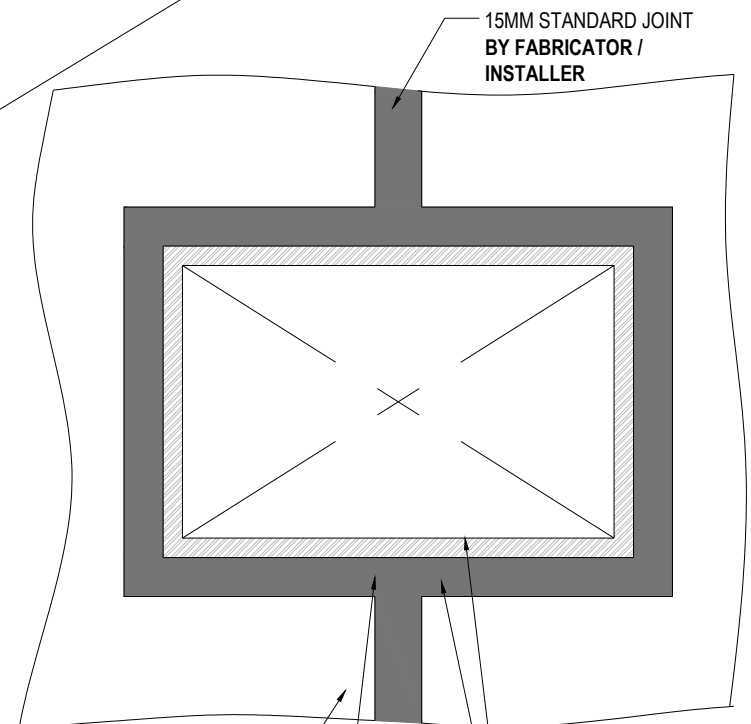
OUTSIDE

SIDE ELEVATION

INSIDE



15MM STANDARD JOINT  
BY FABRICATOR /  
INSTALLER



FORTIS 3MM  
BY THE BUILDING AGENCY  
SERRATED STANDARD ACM LEG  
BY FABRICATOR / INSTALLER

RHS OR SHS PIPE  
BY OTHERS

SEALANT ON PEF ROD  
BY FABRICATOR / INSTALLER

BACK ELEVATION

DRAWING TITLE

STANDARD PENETRATION (RHS OR SHS PIPE  
SECTION)

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

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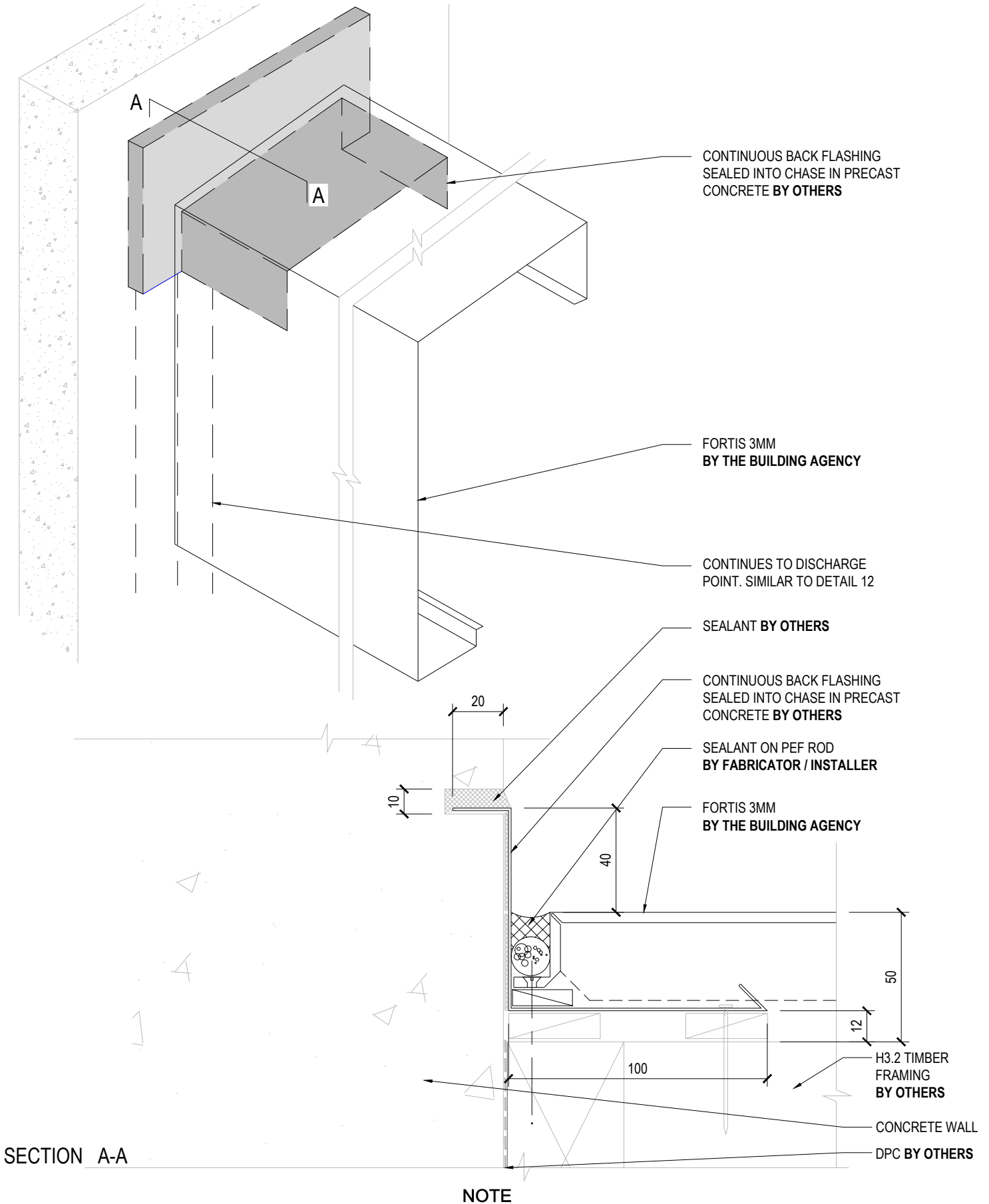
ISSUE

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SCALE @ A4: 1:2

DATE: March 2025

# ROUT AND RETURN SYSTEM



DRAWING TITLE

SADDLE FLASHING CHASED TO  
CONCRETE

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

39

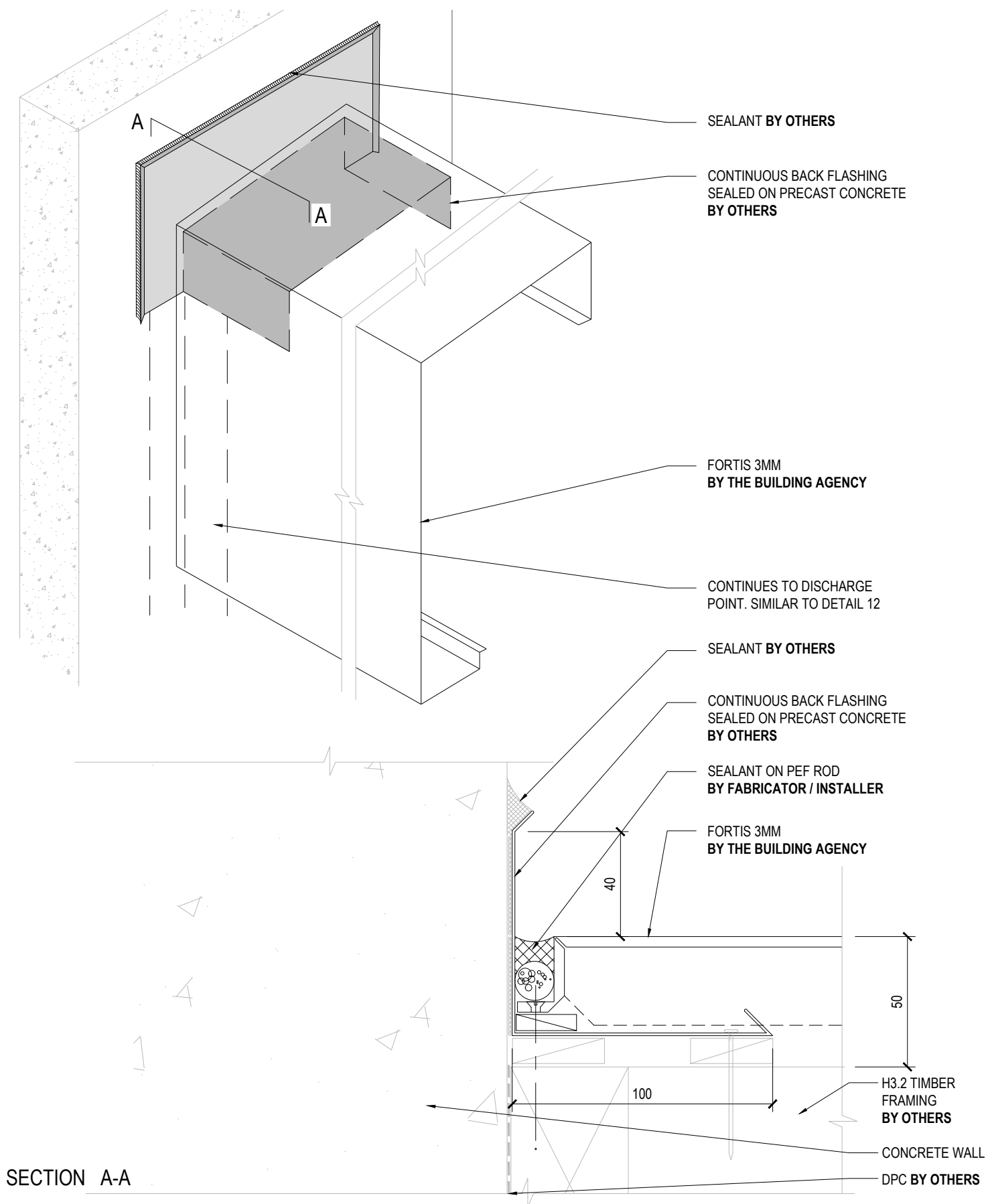
ISSUE

A


SCALE @ A4: 1:2

DATE: March 2025

# ROUT AND RETURN SYSTEM

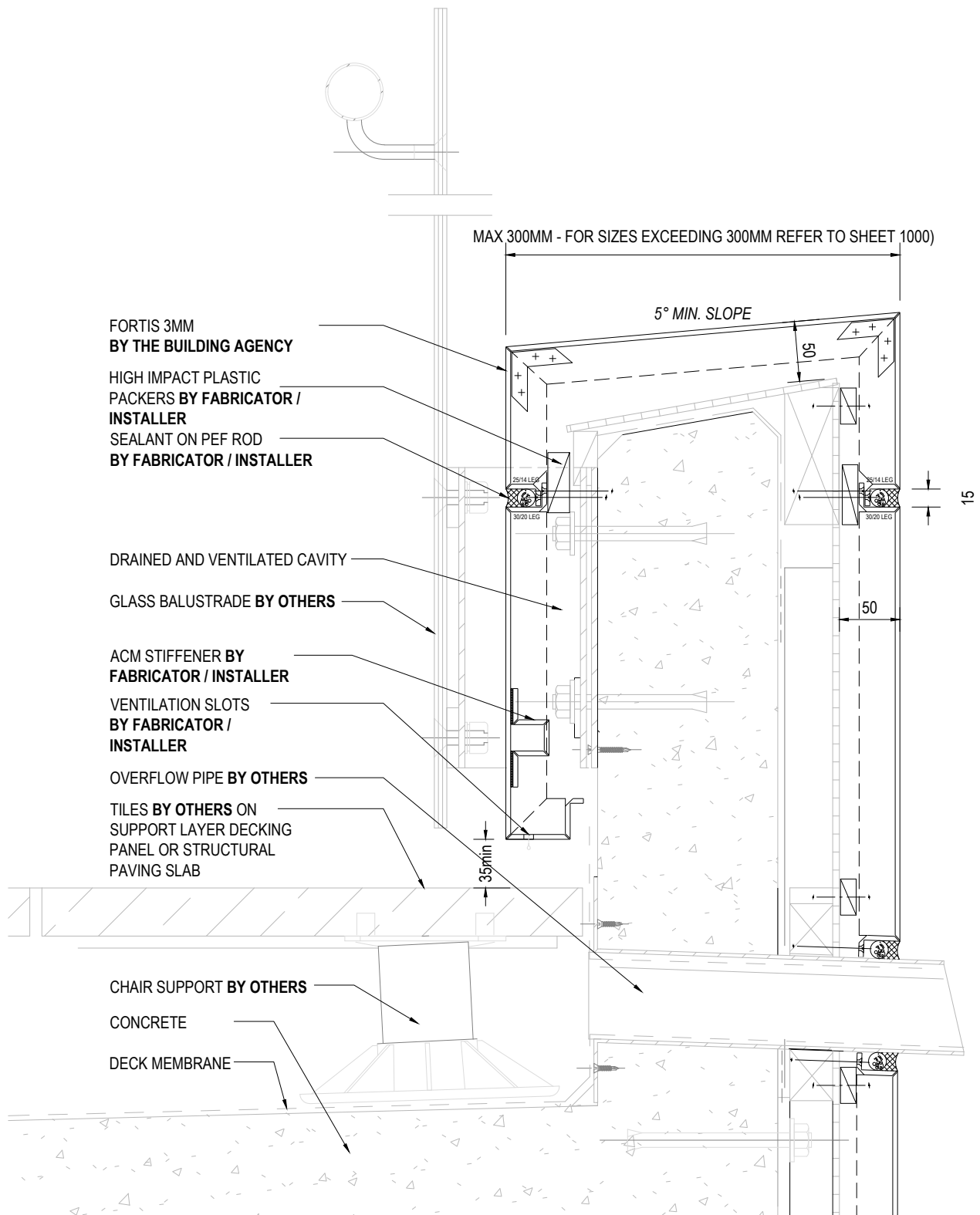


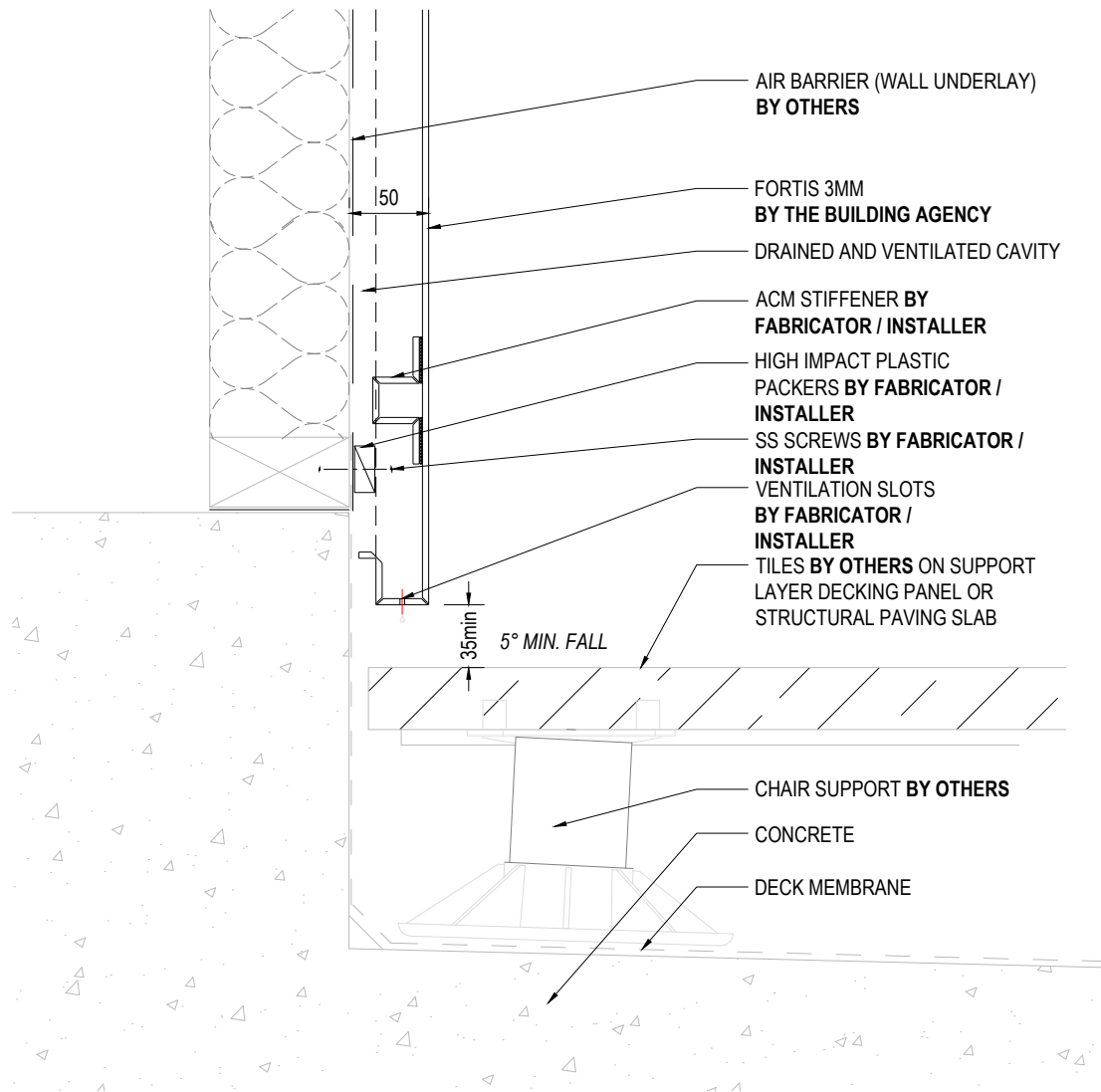
SECTION A-A

DRAWING TITLE		DRAWING STATUS	
 <p>14 Link Drive Wairau Valley Auckland, New Zealand 09 415 2669 www.buildingagency.co.nz</p>	<p><b>SADDLE FLASHING IN BIRD BEAK</b></p>	<p><b>ARCHITECTURAL RESOURCE</b></p>	<p>SHEET NO. <b>40</b></p>
		<p>SCALE @ A4: 1:2</p>	<p>ISSUE <b>A</b></p>
		<p>DATE: March 2025</p>	

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## ROUT AND RETURN SYSTEM





DRAWING TITLE

SAMPLE DECK DETAIL

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

42

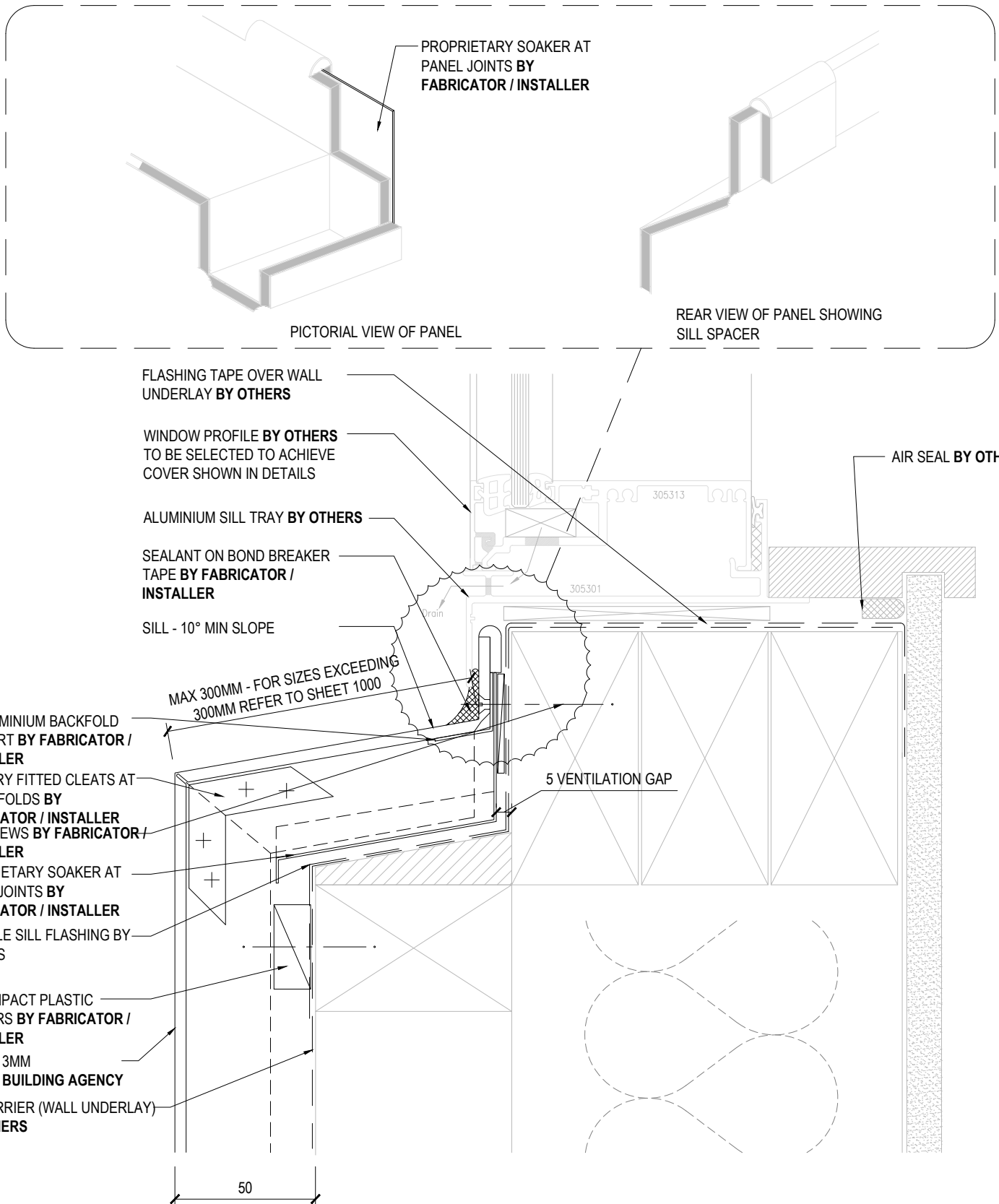
ISSUE

A

SCALE @ A4: 1:5

DATE: March 2025





DRAWING TITLE

COMMERCIAL WINDOW SILL DETAIL -  
RECESSED

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

43

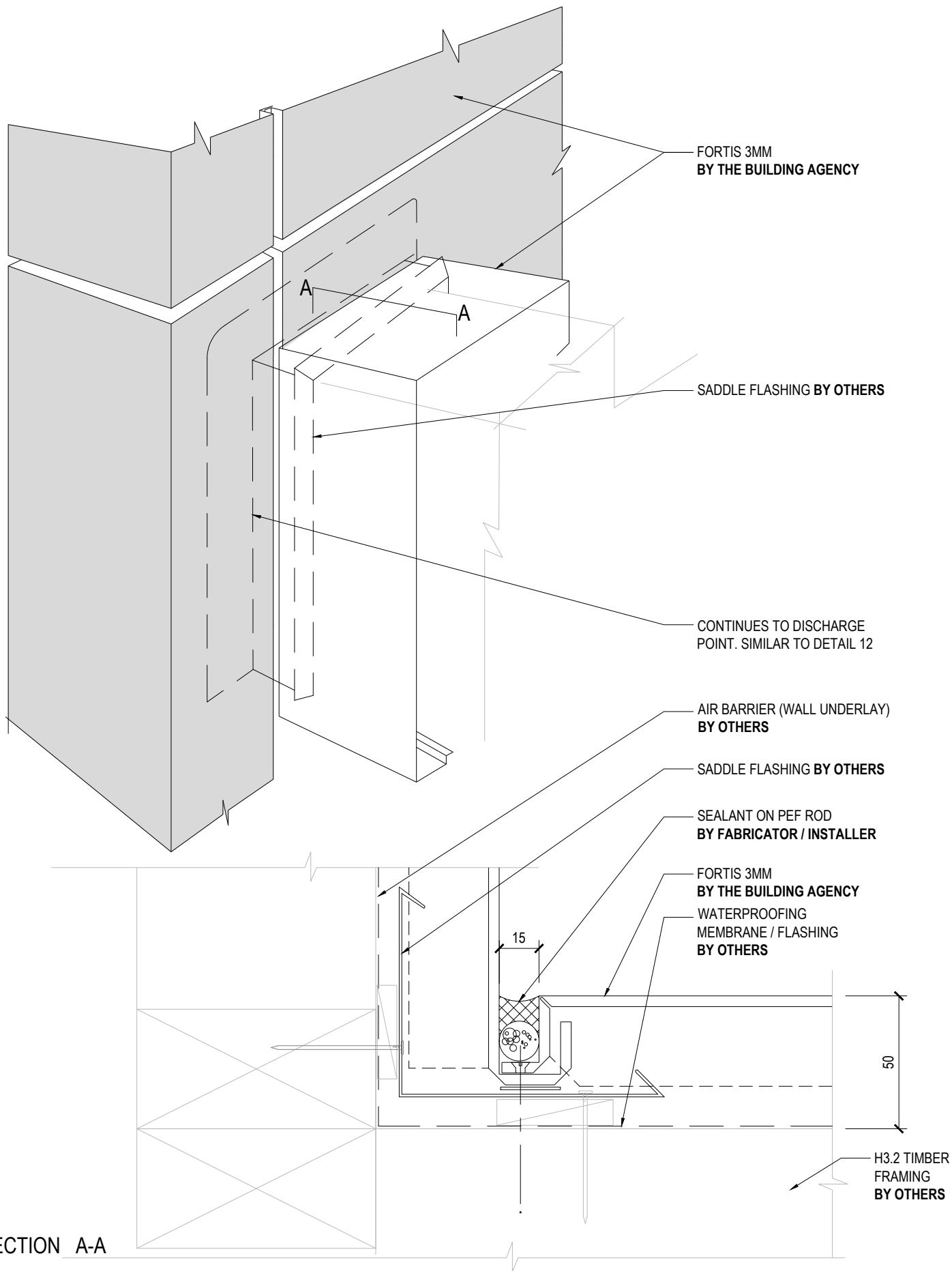
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

# ROUT AND RETURN SYSTEM



SECTION A-A

DRAWING TITLE

ACM TO ACM CONNECTION

DRAWING STATUS

ARCHITECTURAL  
RESOURCE

SHEET NO.

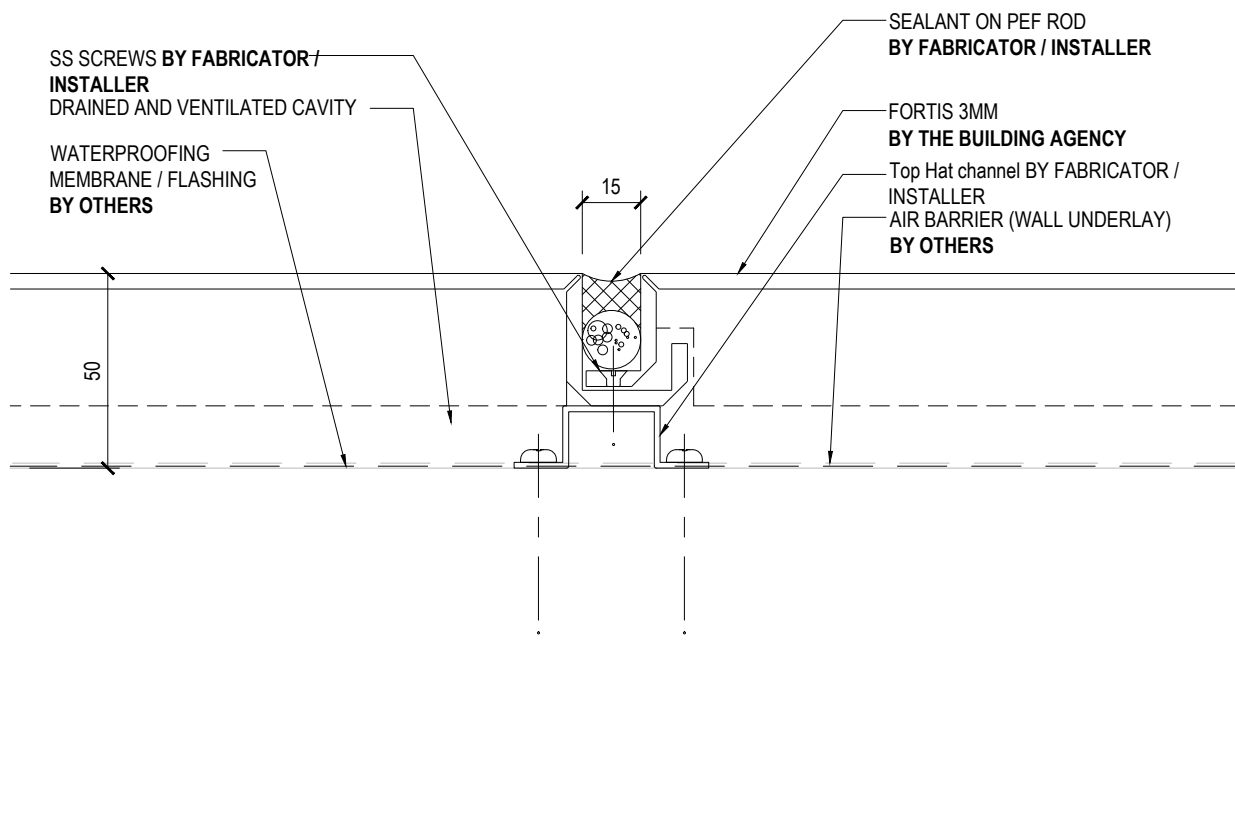
44

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



## NOTE

- THIS DETAIL APPLIES TO ACM JOINTS LONGER THAN 300MM SLOPING LESS THAN 30°.

## DRAWING TITLE

JOINT WITH EDGE SUPPORT  
DETAIL

## DRAWING STATUS

**ARCHITECTURAL  
RESOURCE**

SHEET NO.

1000

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025