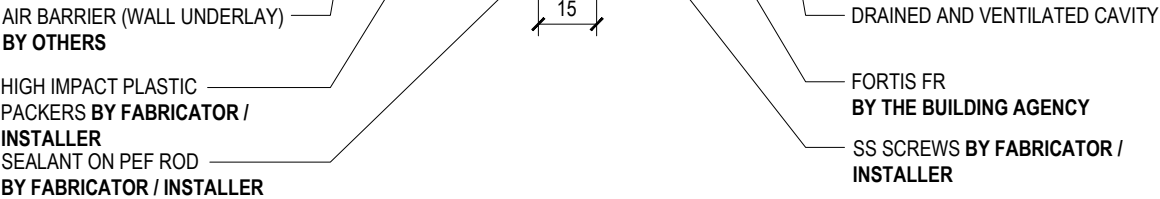
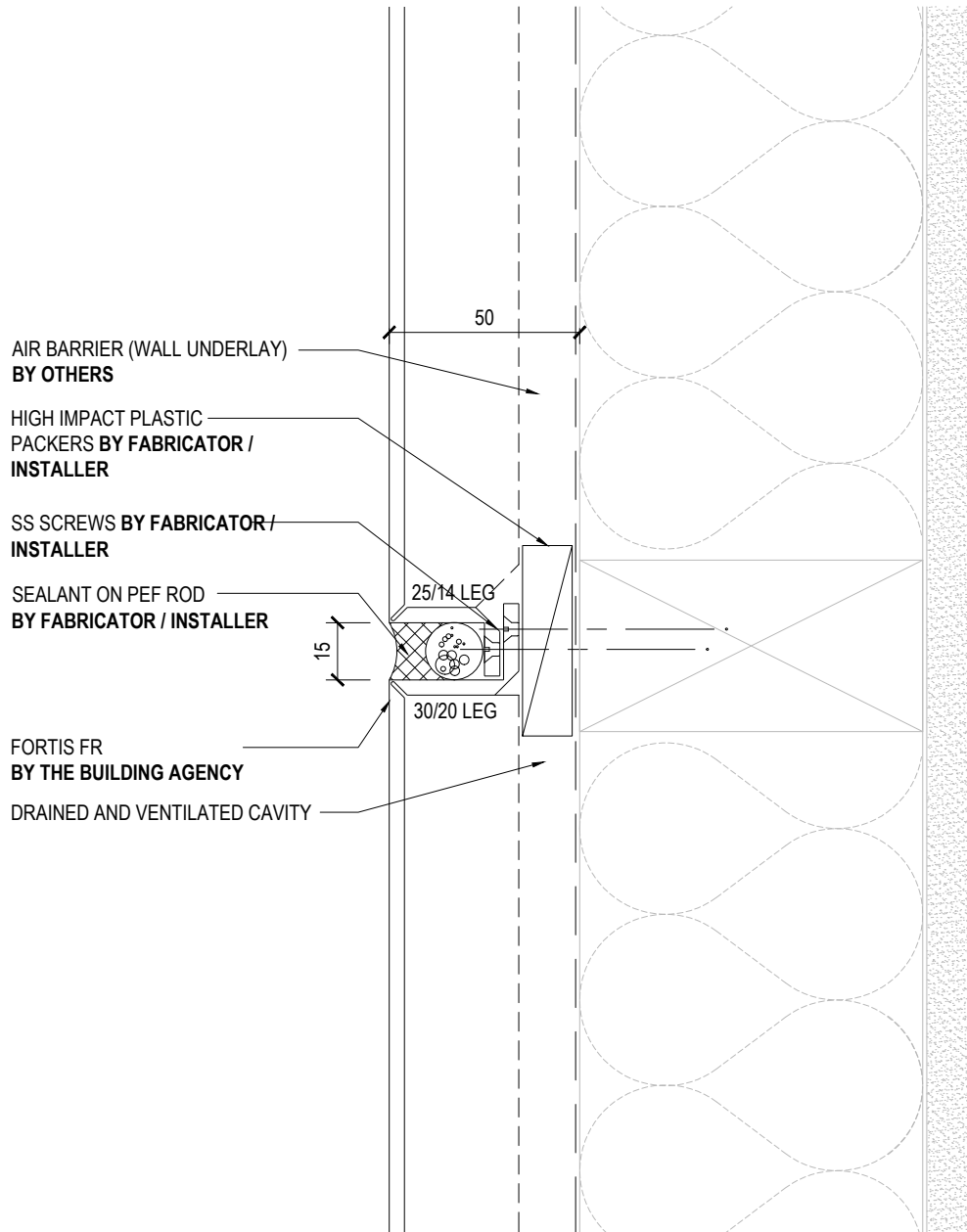


ROUT AND RETURN SYSTEM





DRAWING TITLE

STANDARD HORIZONTAL JOINT DETAIL

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

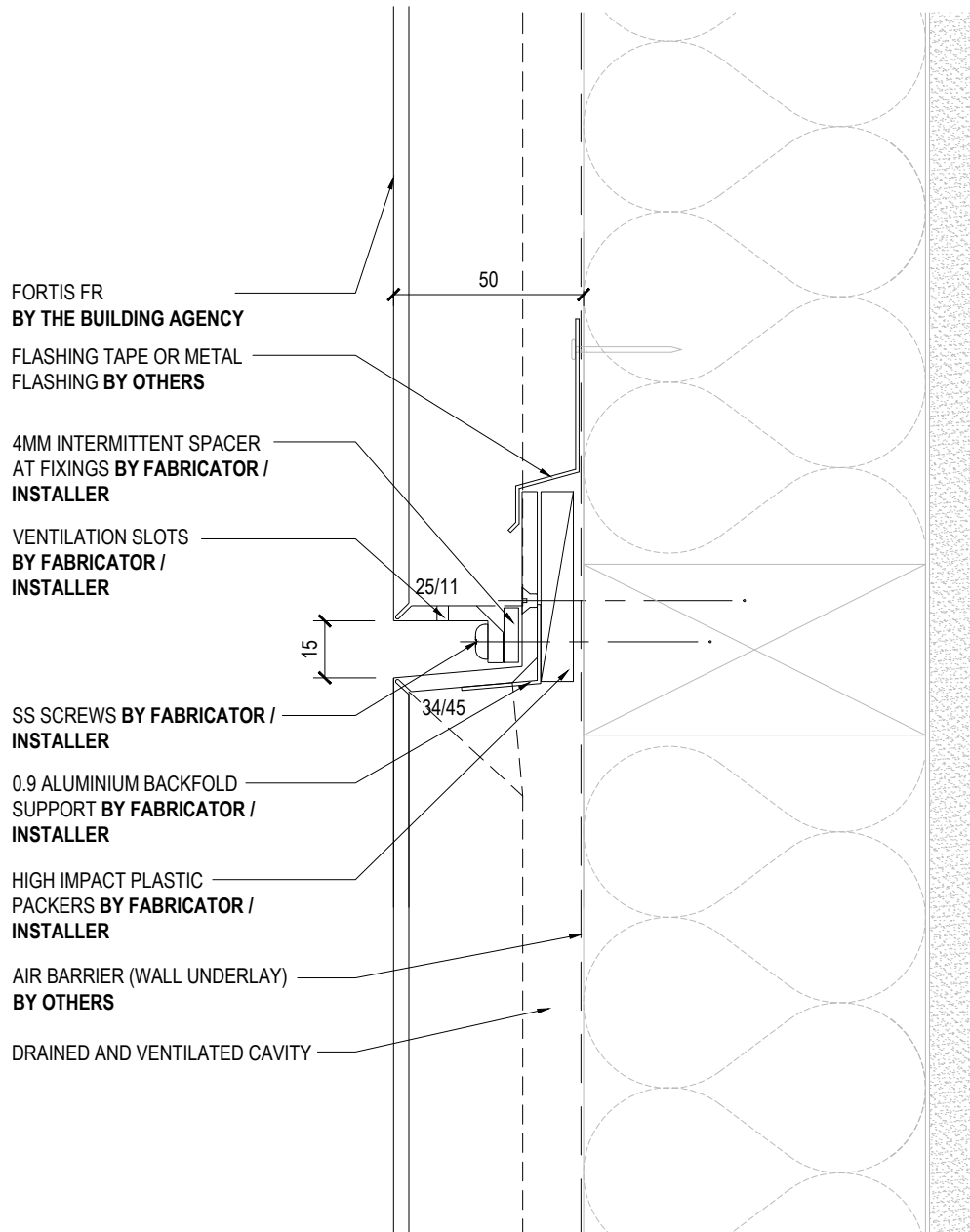
02

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.

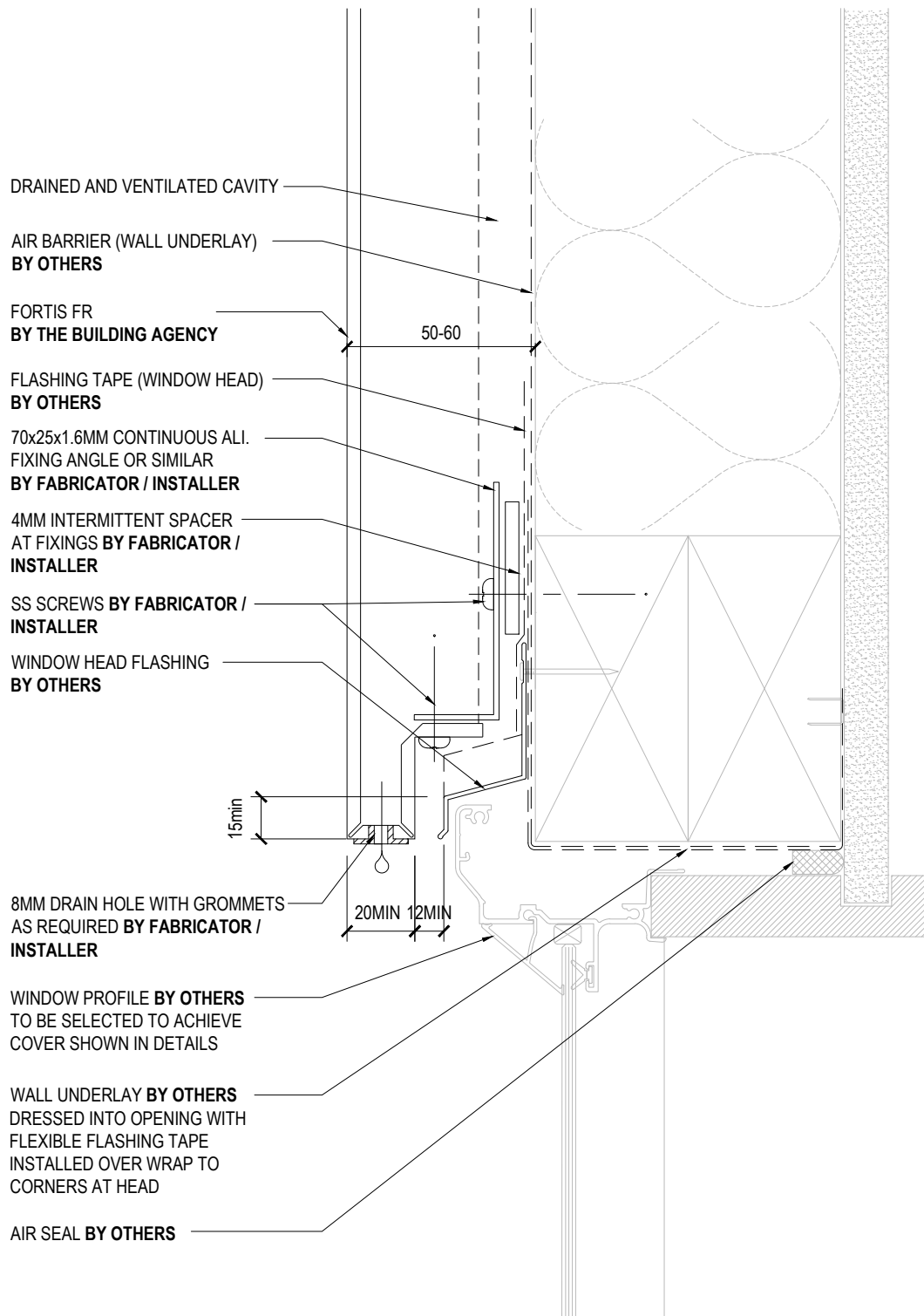
03

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

RESIDENTIAL WINDOW HEAD
DETAIL

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

04

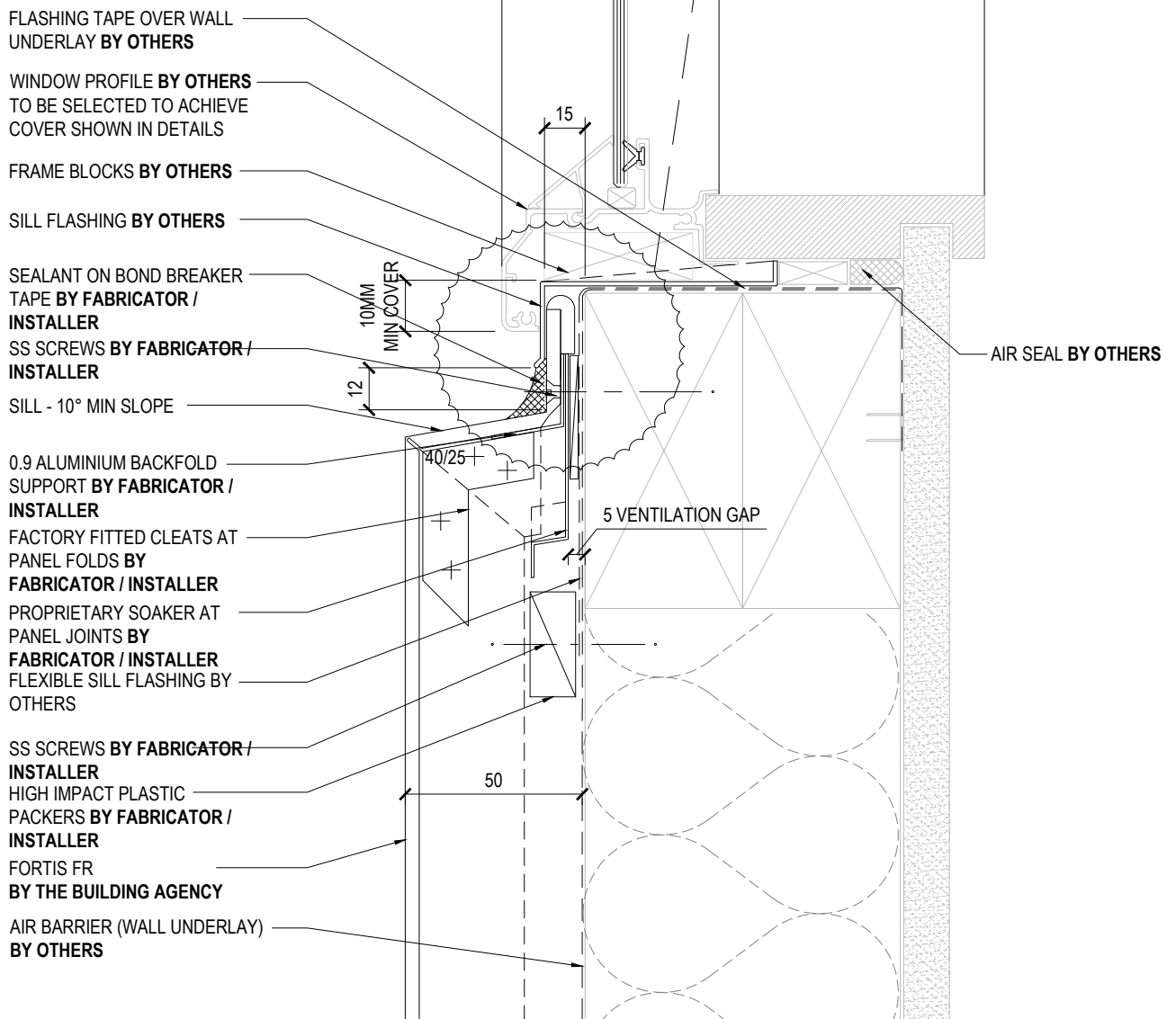
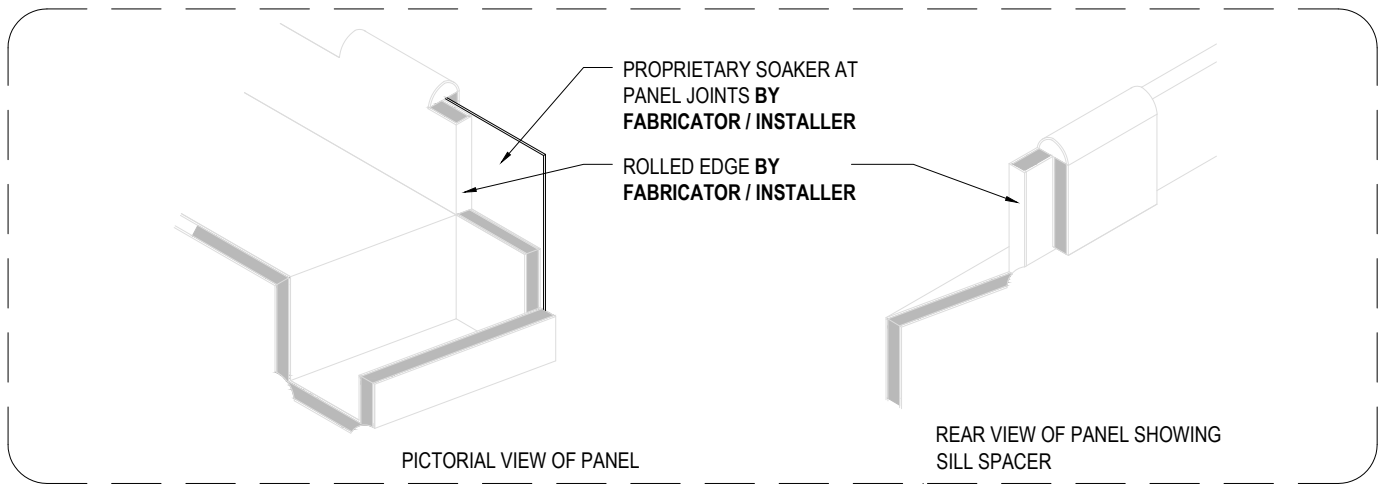
ISSUE

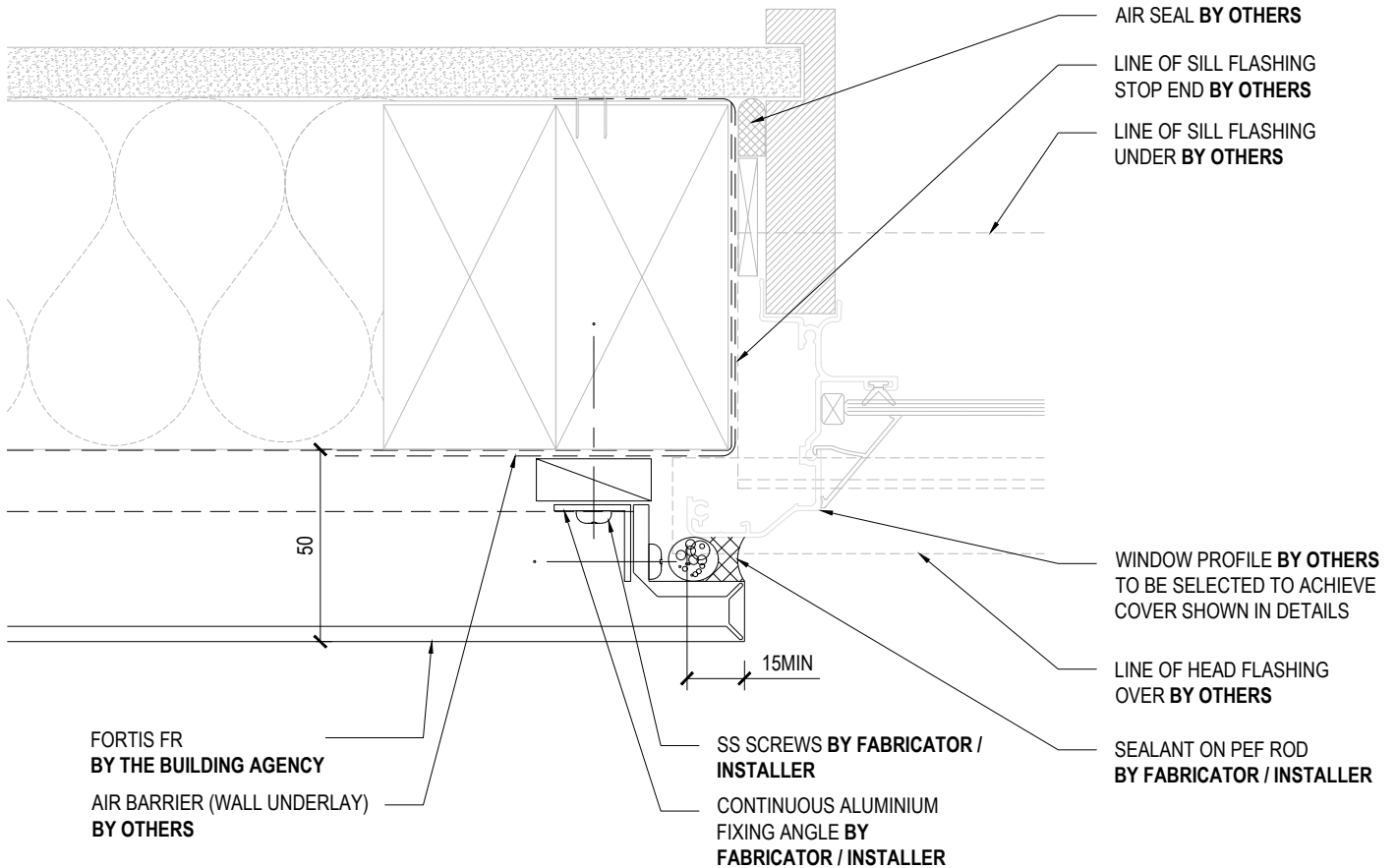
A

SCALE @ A4: 1:2

DATE: March 2025

ROUT AND RETURN SYSTEM





DRAWING TITLE

RESIDENTIAL WINDOW JAMB DETAIL

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

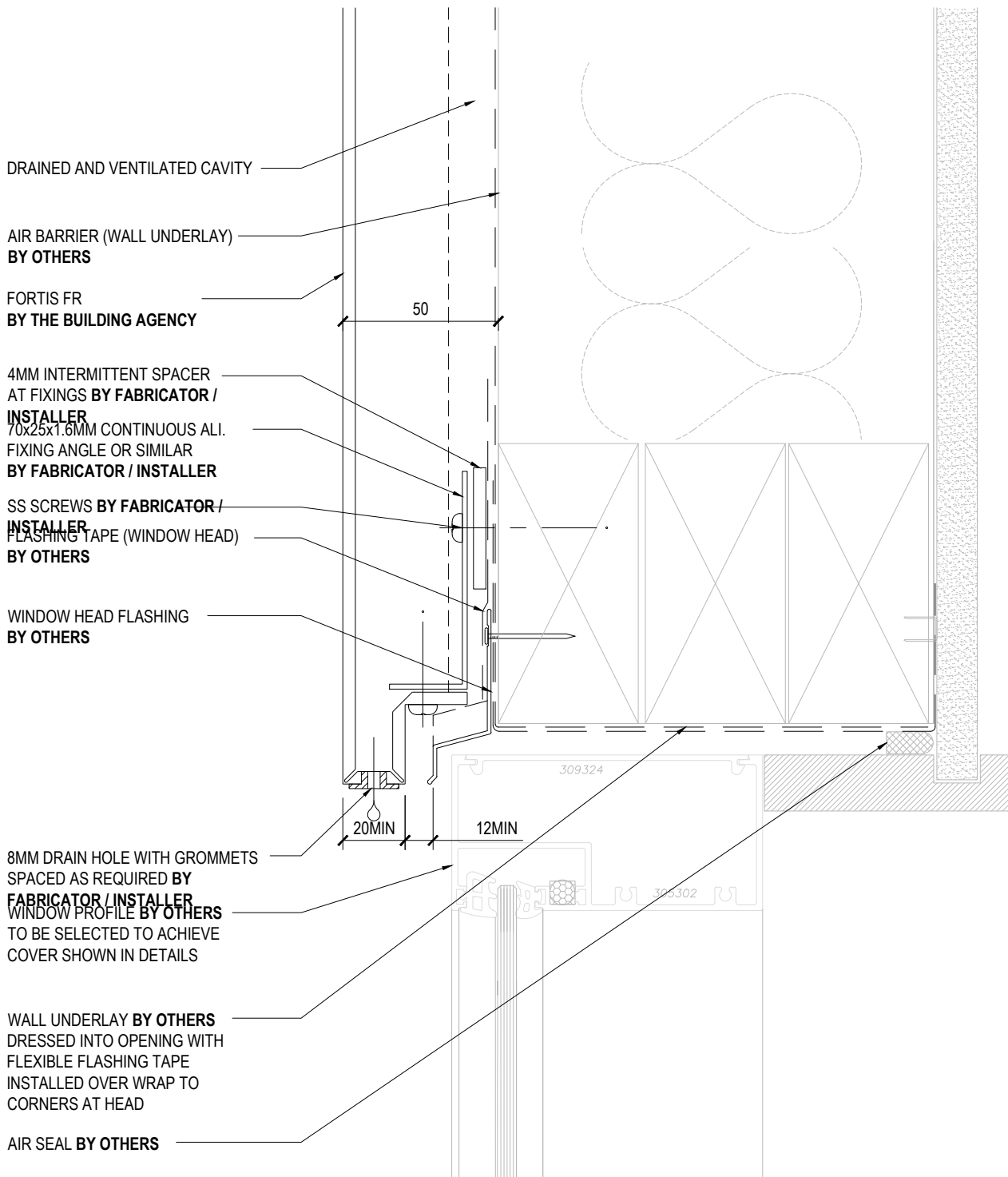
06

ISSUE

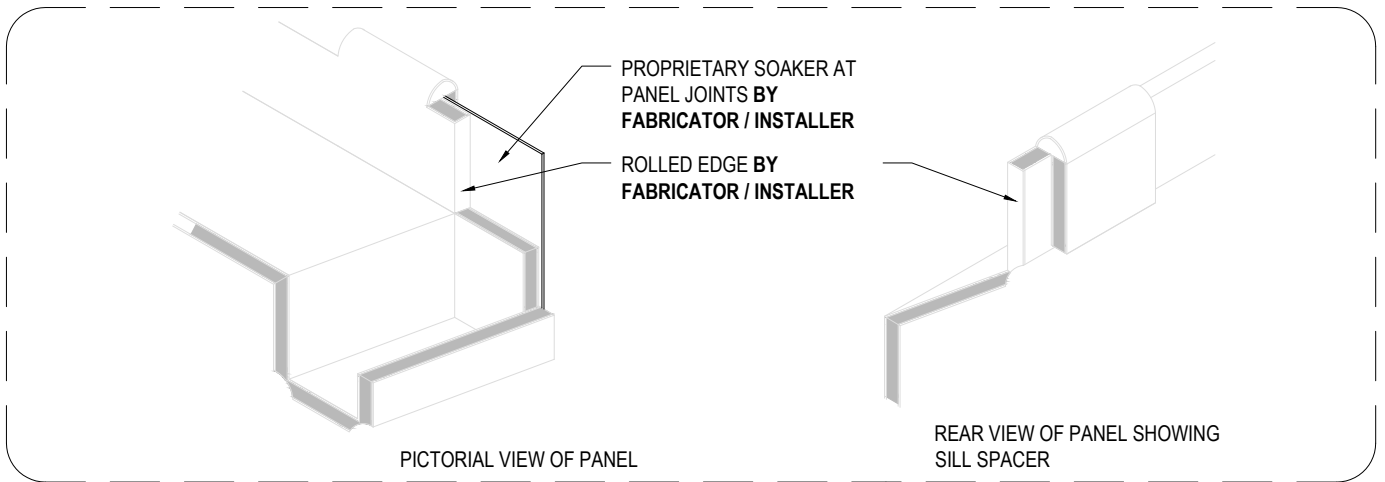
A

SCALE @ A4: 1:2

DATE: March 2025



ROUT AND RETURN SYSTEM



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 FR BY THE BUILDING AGENCY AIR BARRIER (WALL UNDERLAY) BY OTHERS

5 VENTILATION GAP

50

DRAWING TITLE

COMMERCIAL WINDOW SILL
DETAIL

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

08

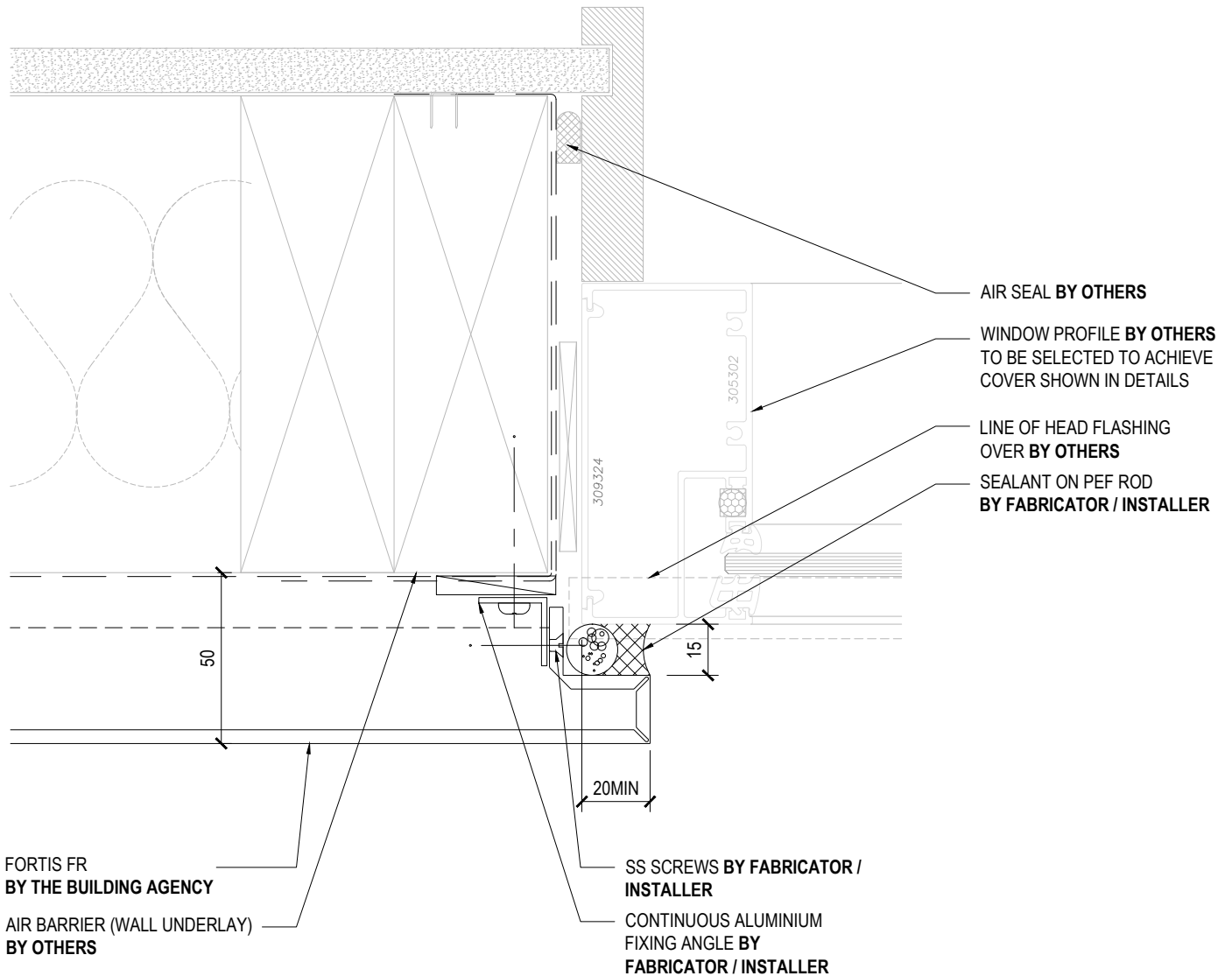
ISSUE

A

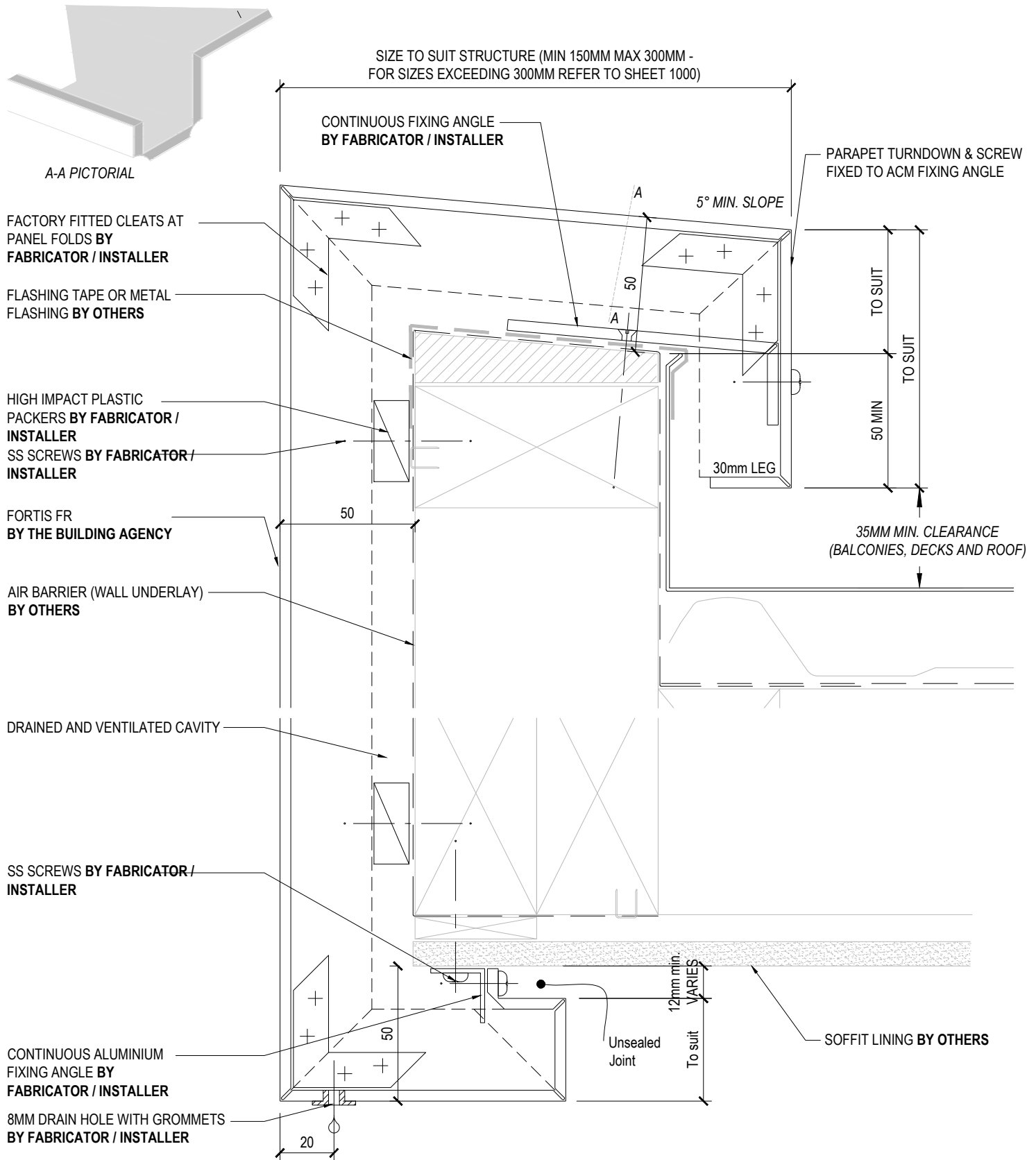
SCALE @ A4: 1:2

DATE: March 2025

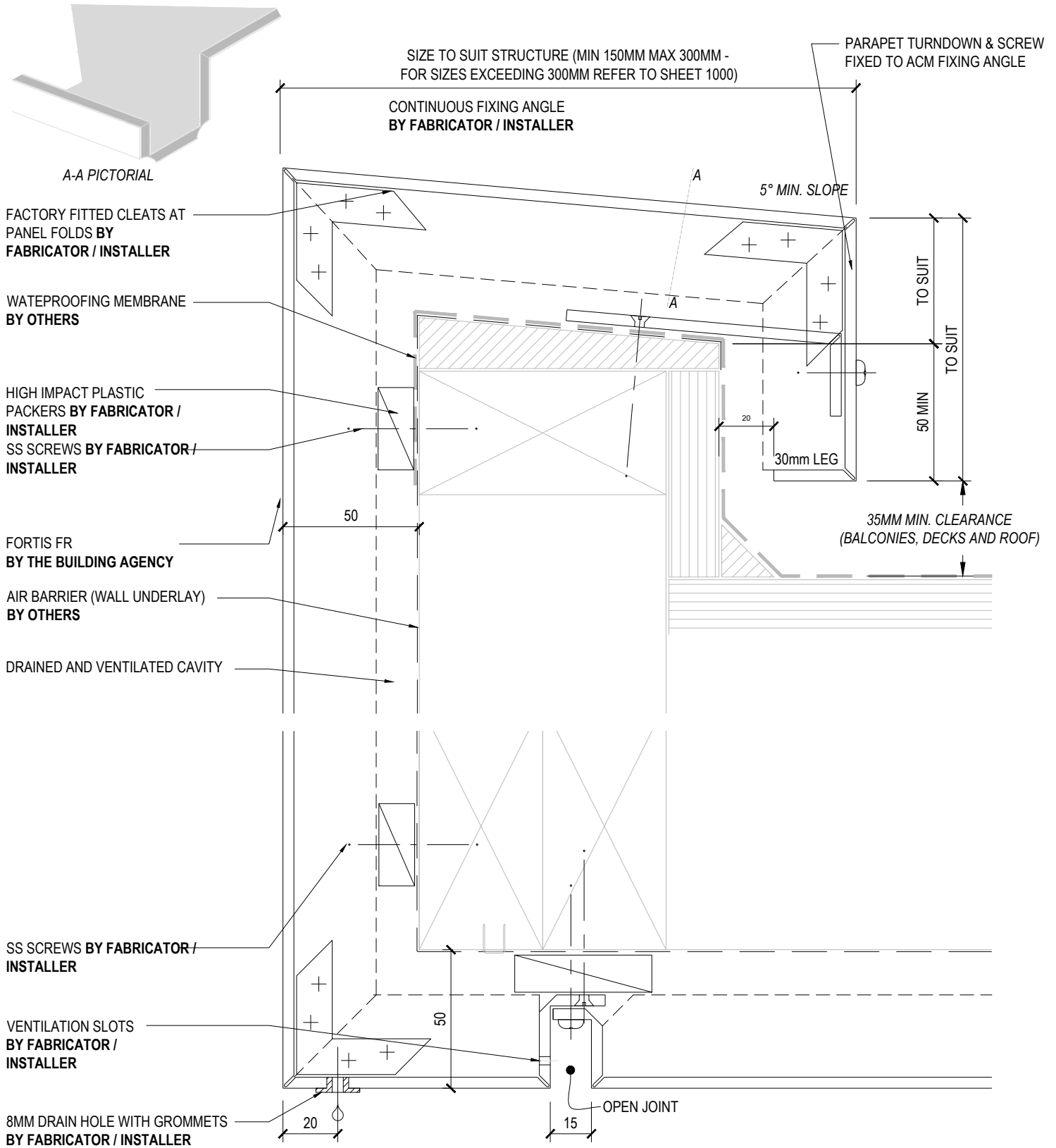
ROUT AND RETURN SYSTEM

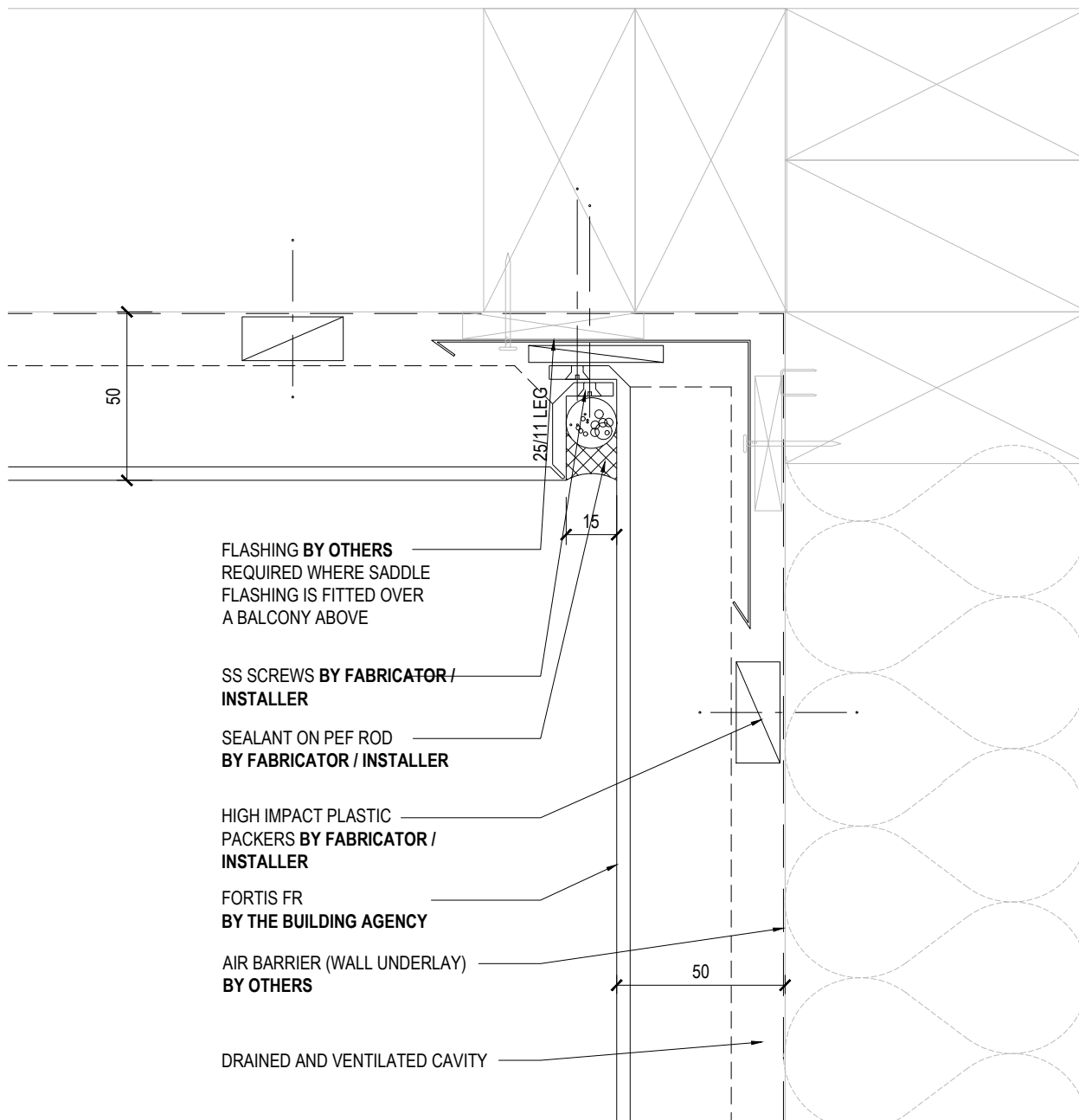


ROUT AND RETURN SYSTEM



ROUT AND RETURN SYSTEM





DRAWING TITLE

SOFFIT / WALL JUNCTION DETAIL

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

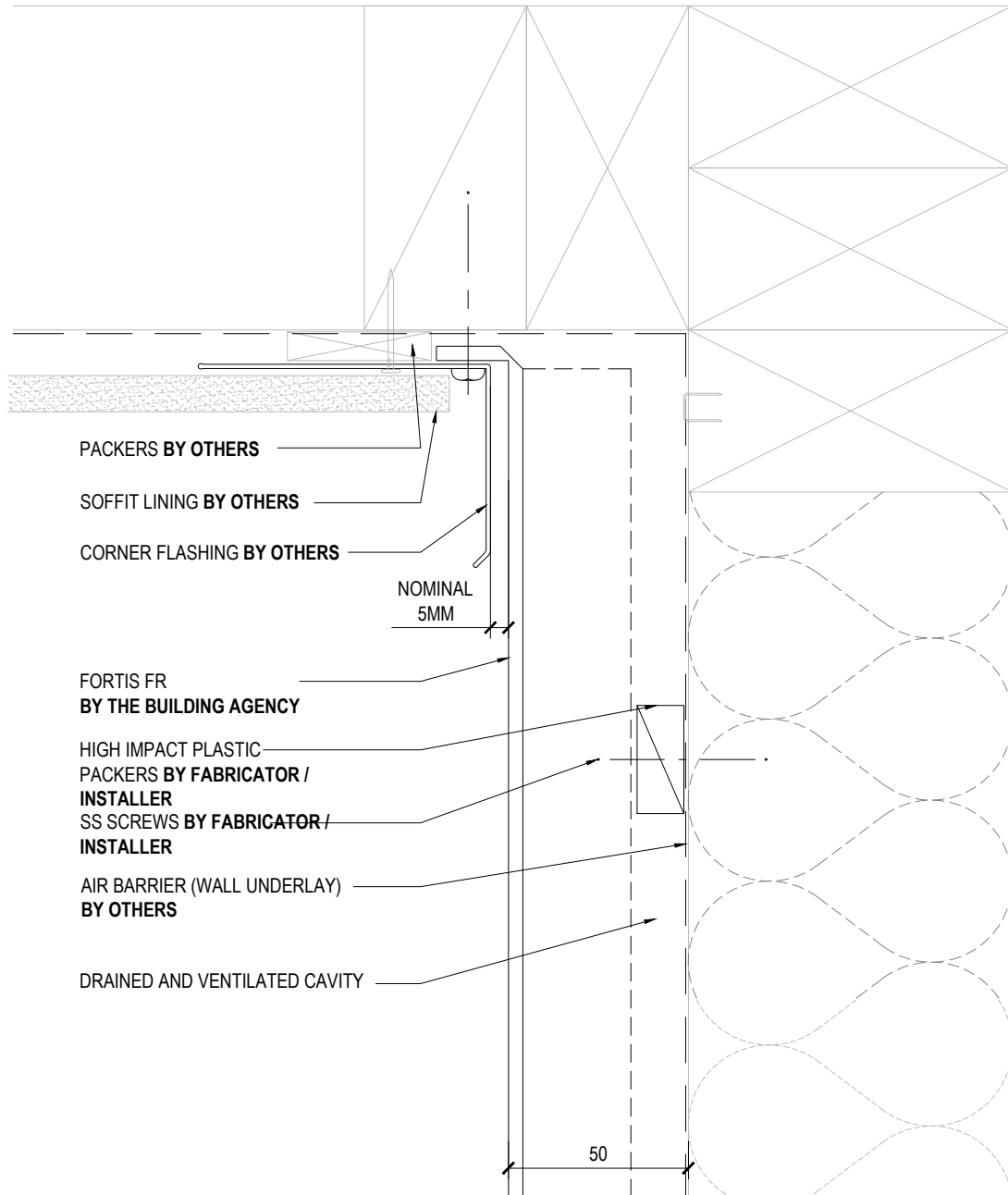
12

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

SOFFIT / WALL JUNCTION DETAIL

DRAWING STATUS

**ARCHITECTURAL
RESOURCE**

SHEET NO.

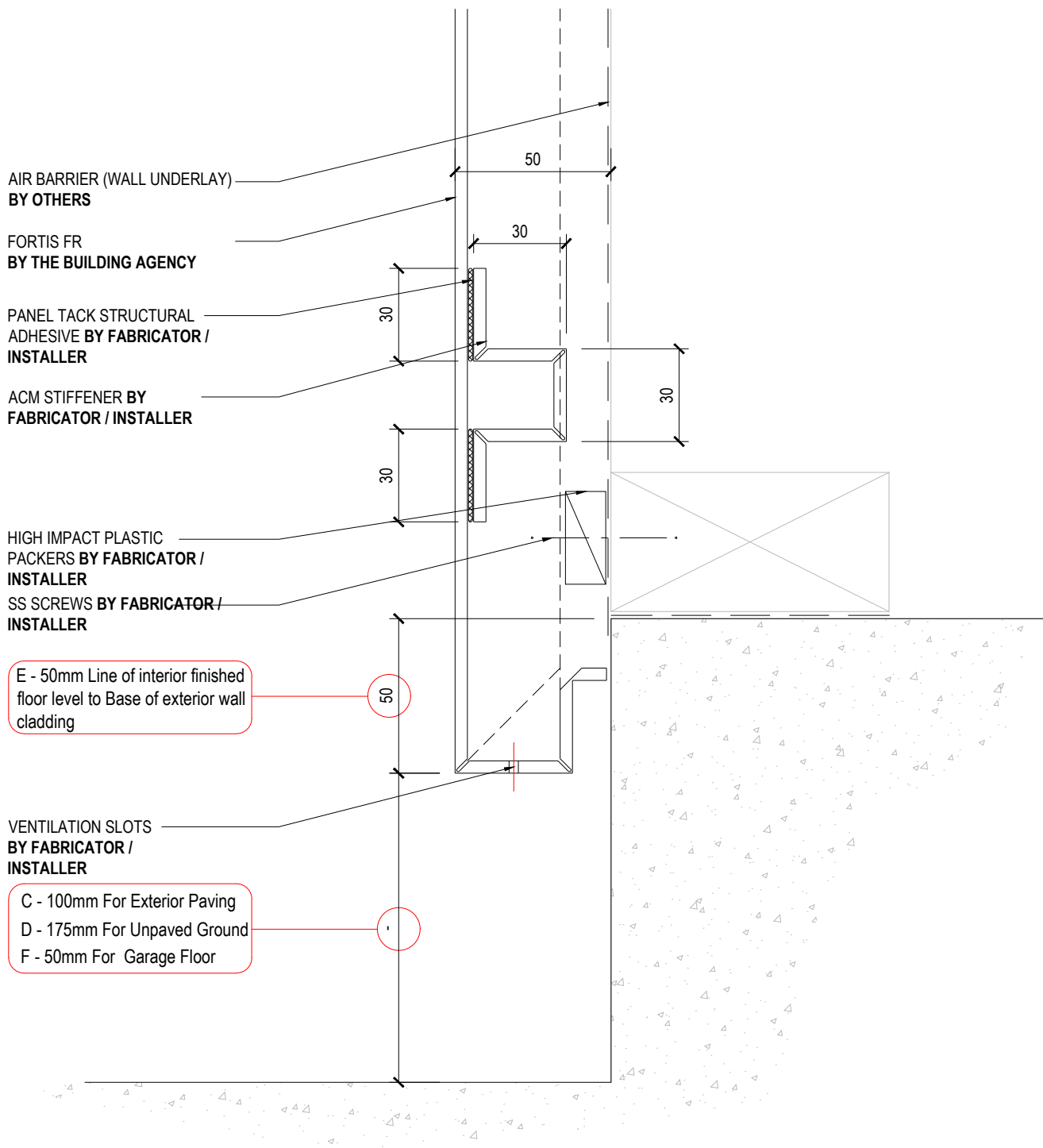
13

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

BASE CLEARANCE DETAIL 1

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

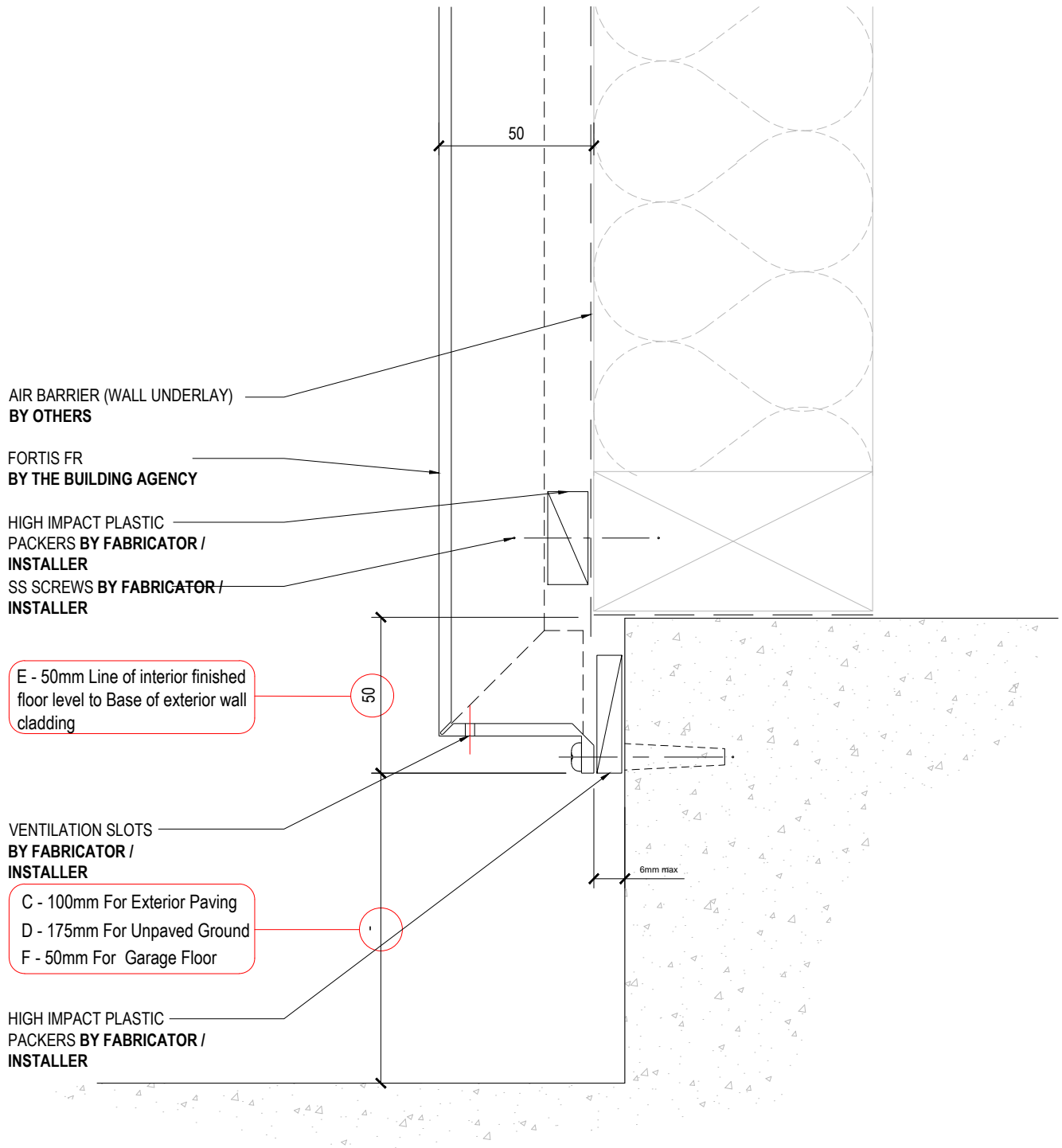
14

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

BASE CLEARANCE DETAIL 2

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

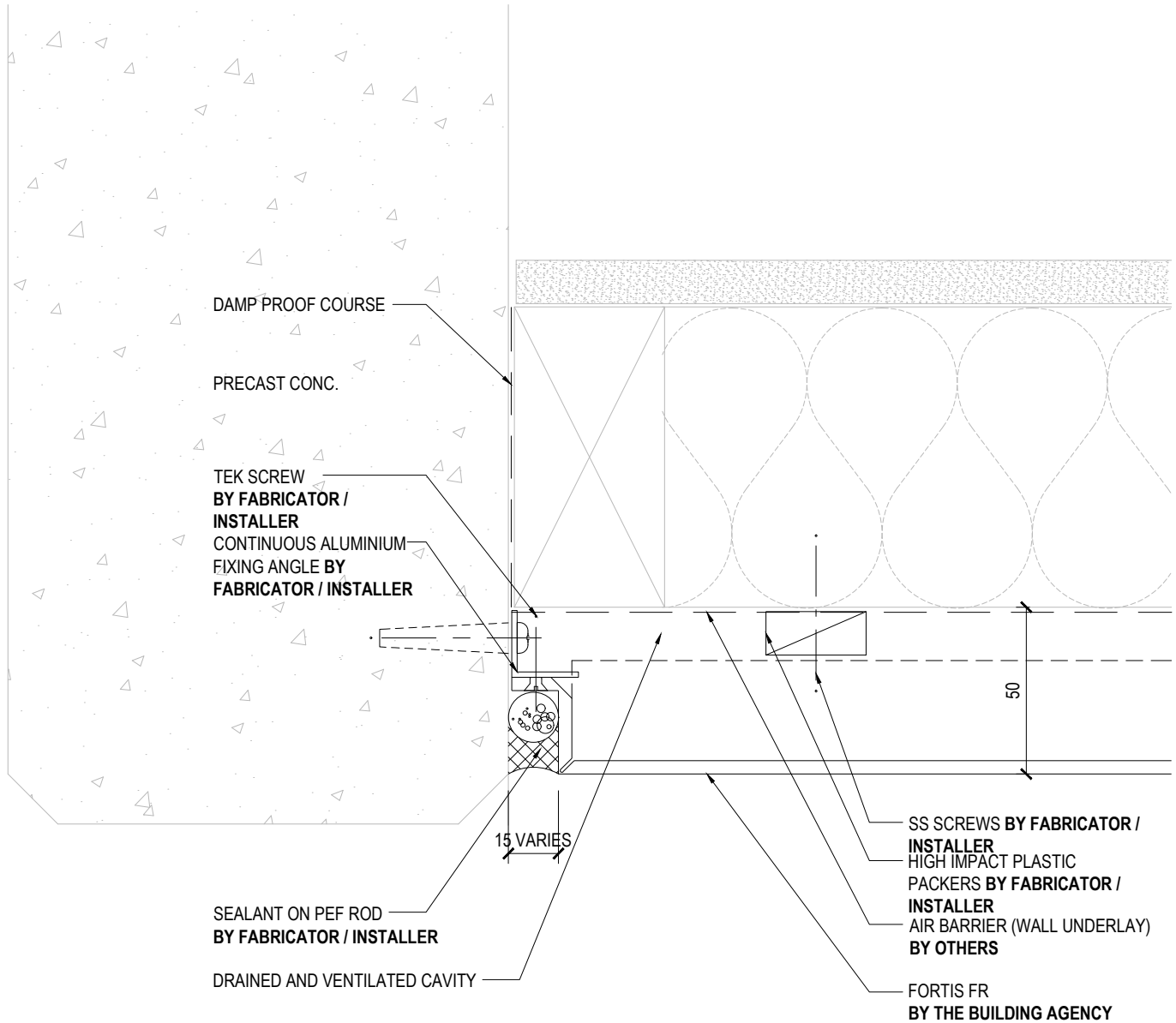
15

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

ACM / PRECAST JUNCTION DETAIL 1

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

16

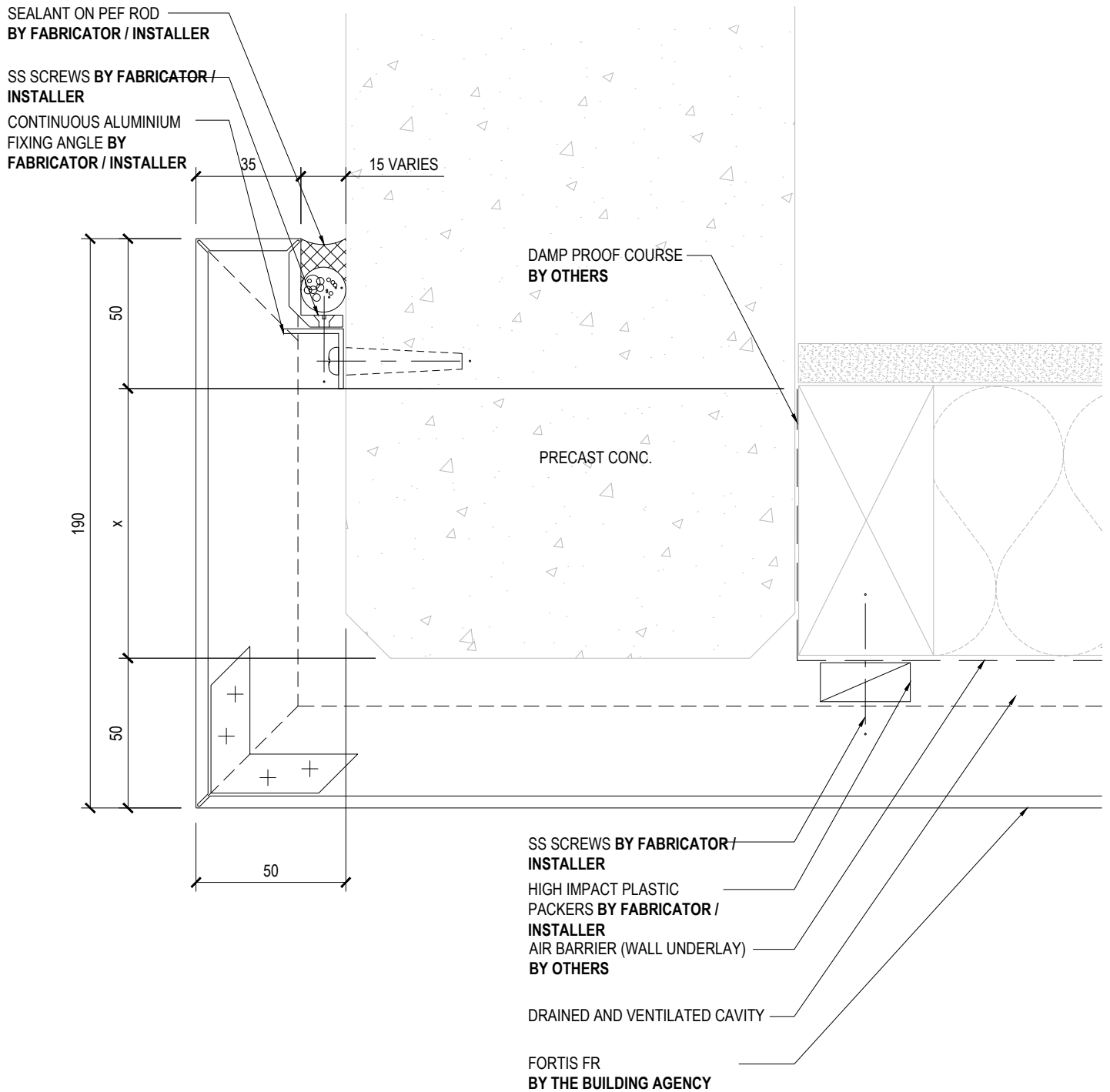
ISSUE

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.

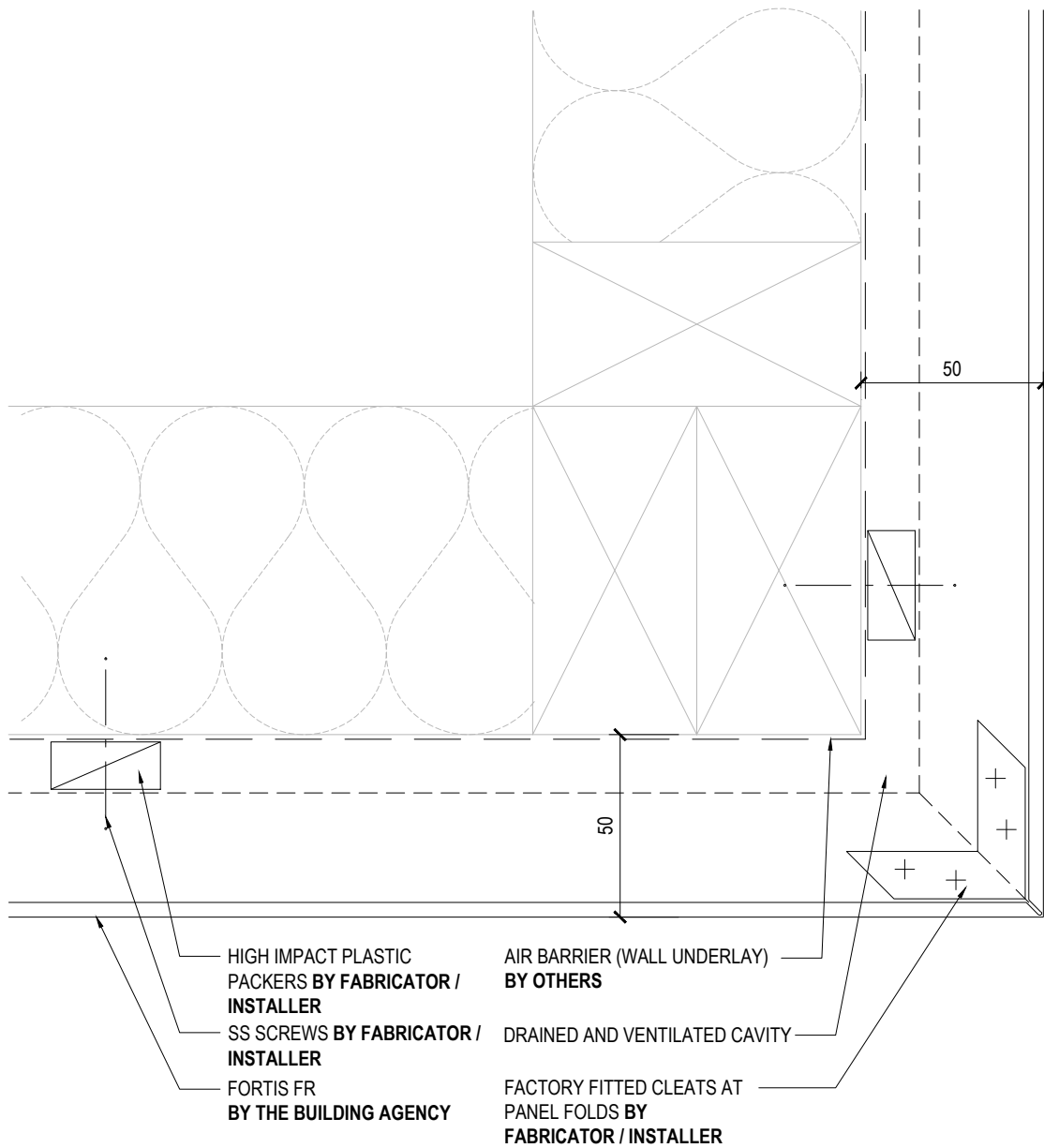
17

ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE

EXTERNAL CORNER DETAIL

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

18

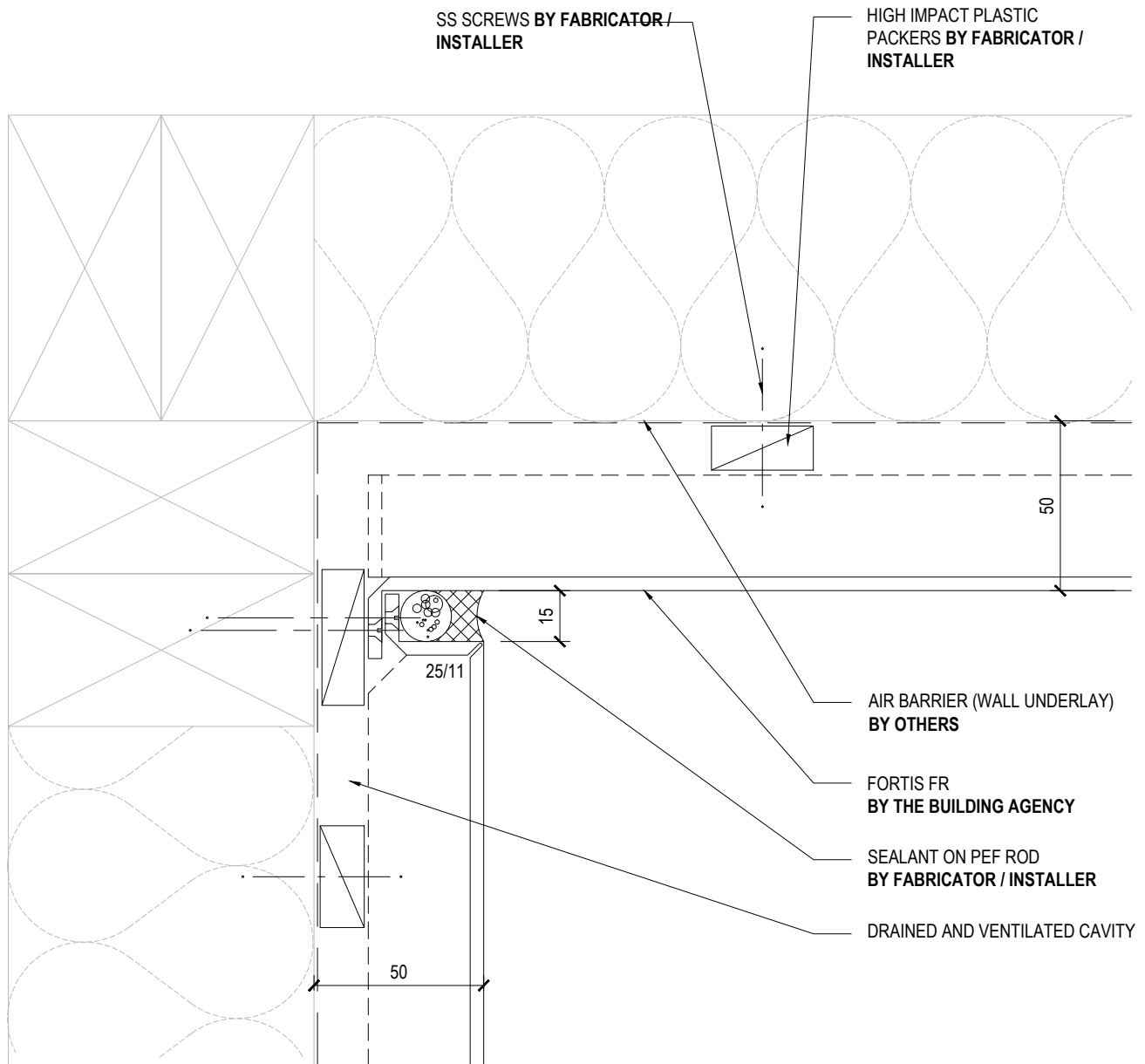
ISSUE

A

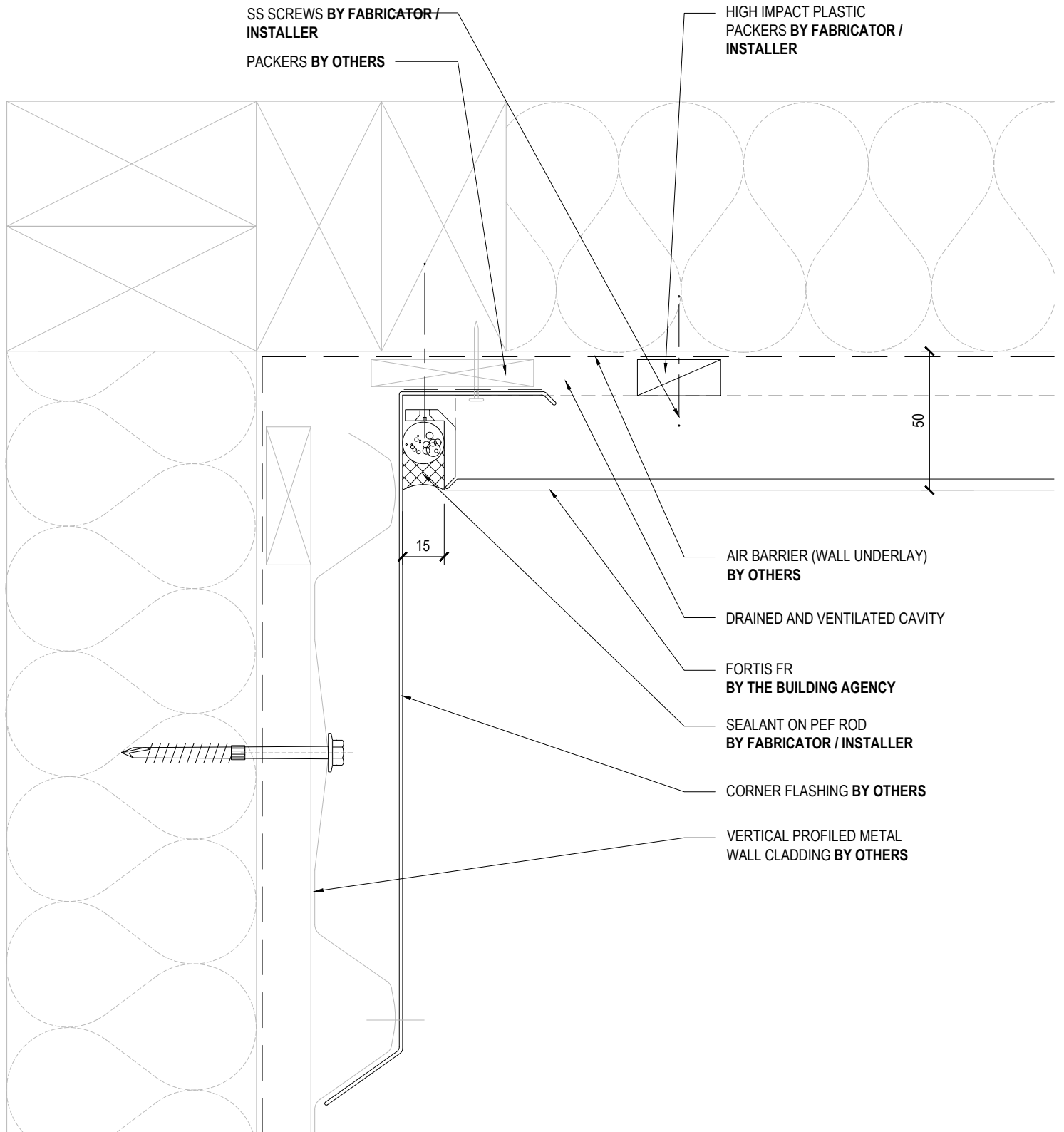
SCALE @ A4: 1:2

DATE: March 2025

ROUT AND RETURN SYSTEM



ROUT AND RETURN SYSTEM



DRAWING TITLE

INTERNAL CORNER DETAIL 2

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

20

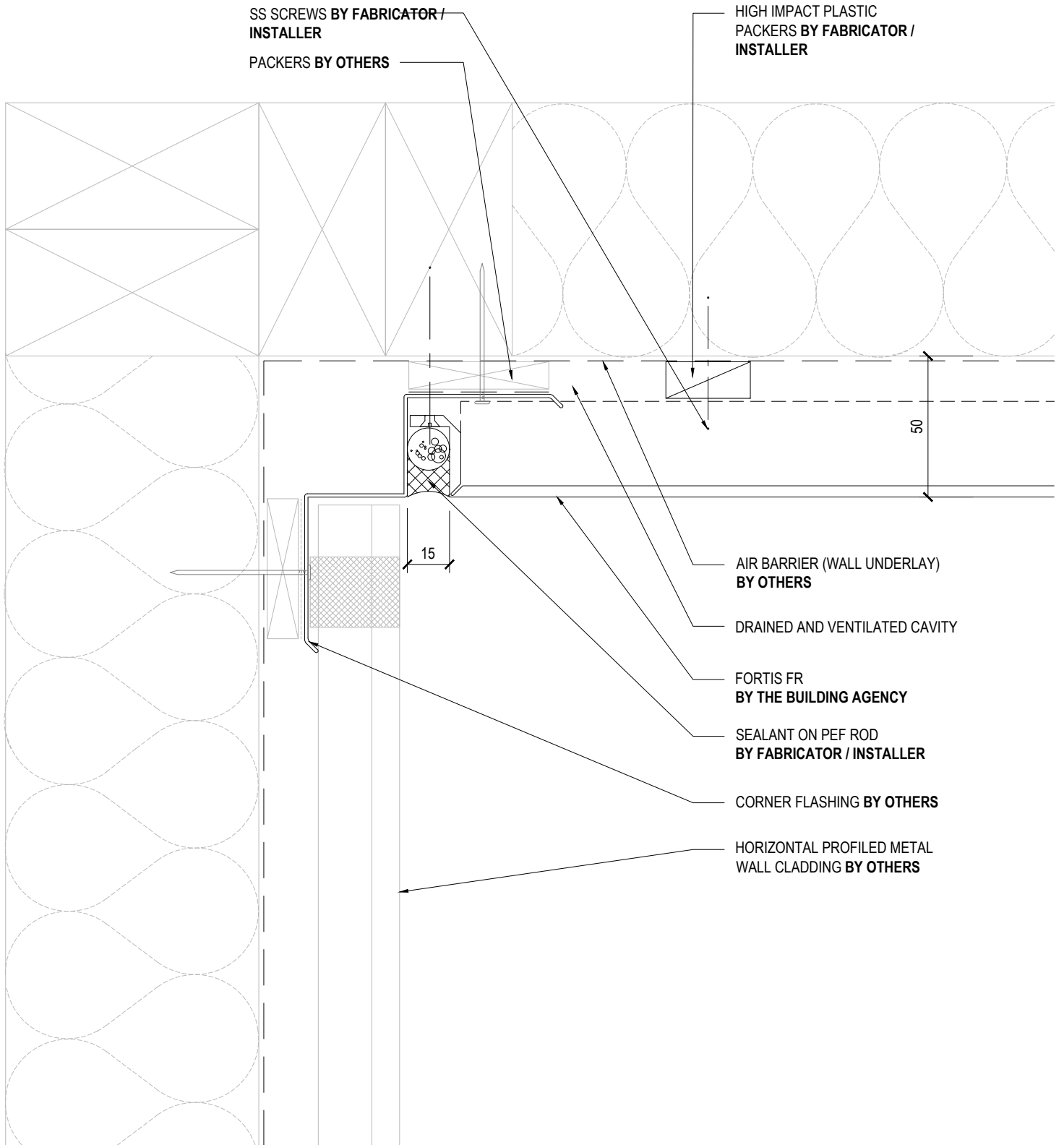
ISSUE

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

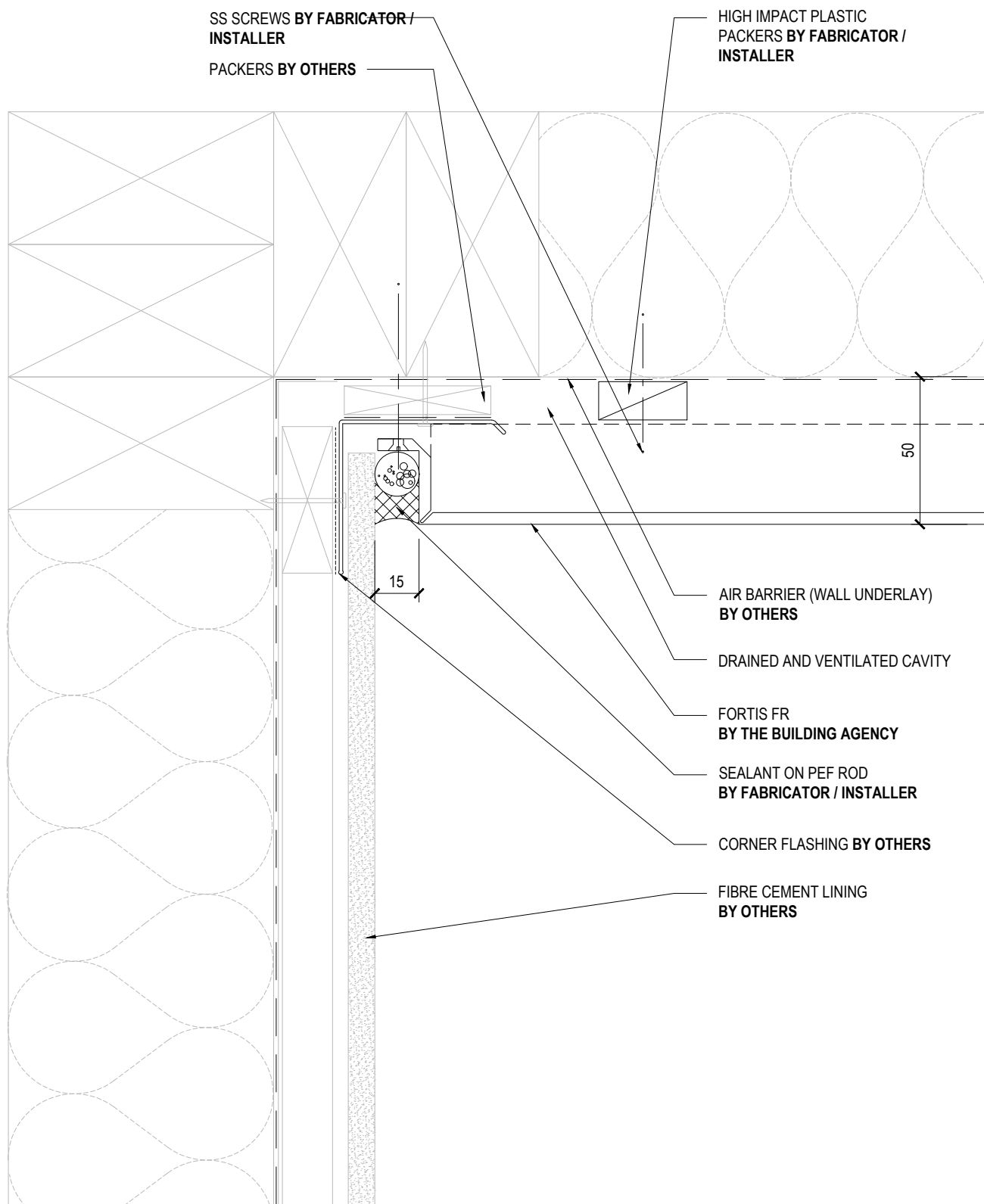
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

ROUT AND RETURN SYSTEM



DRAWING TITLE

INTERNAL CORNER DETAIL 3

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

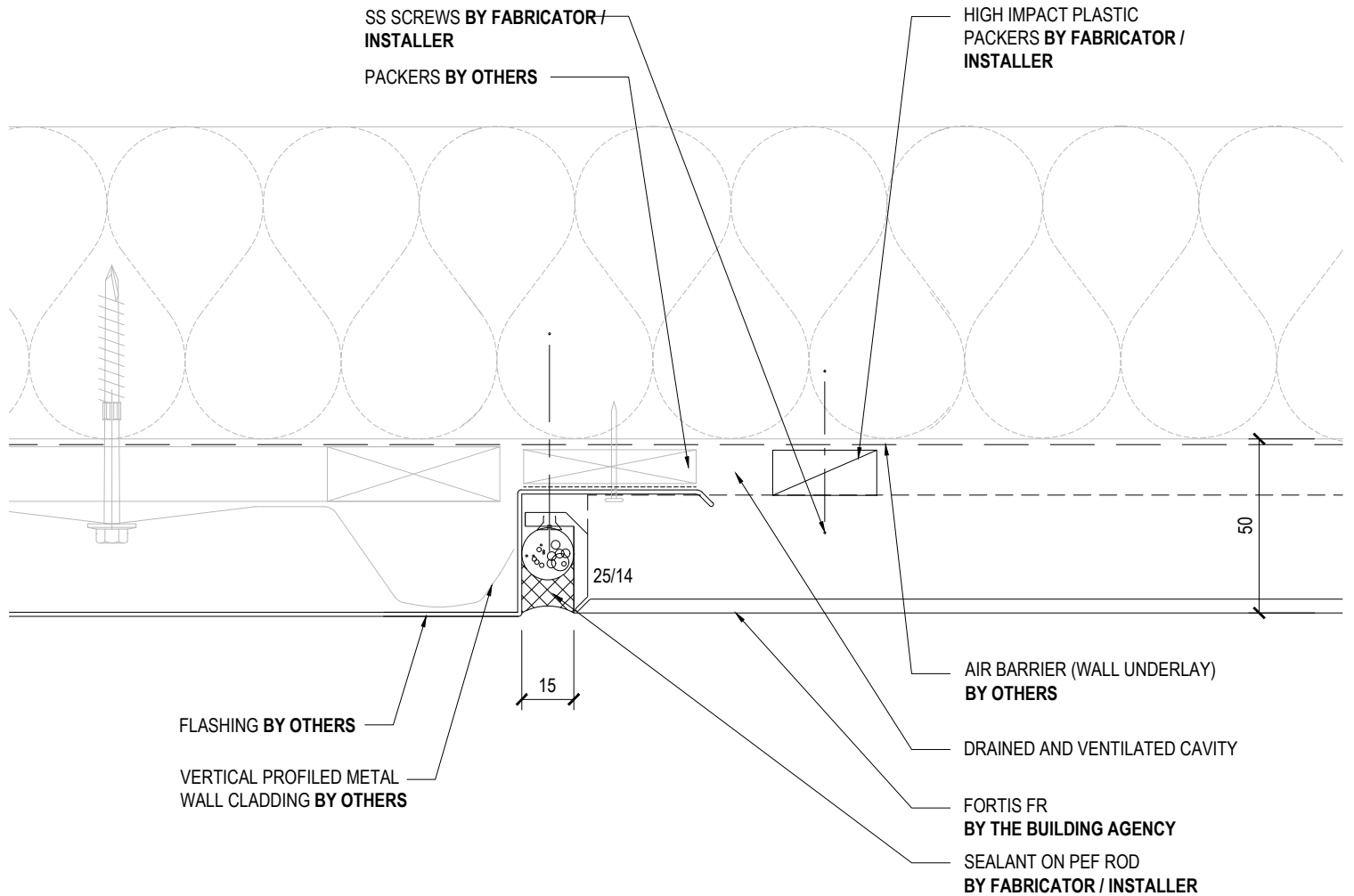
22

ISSUE

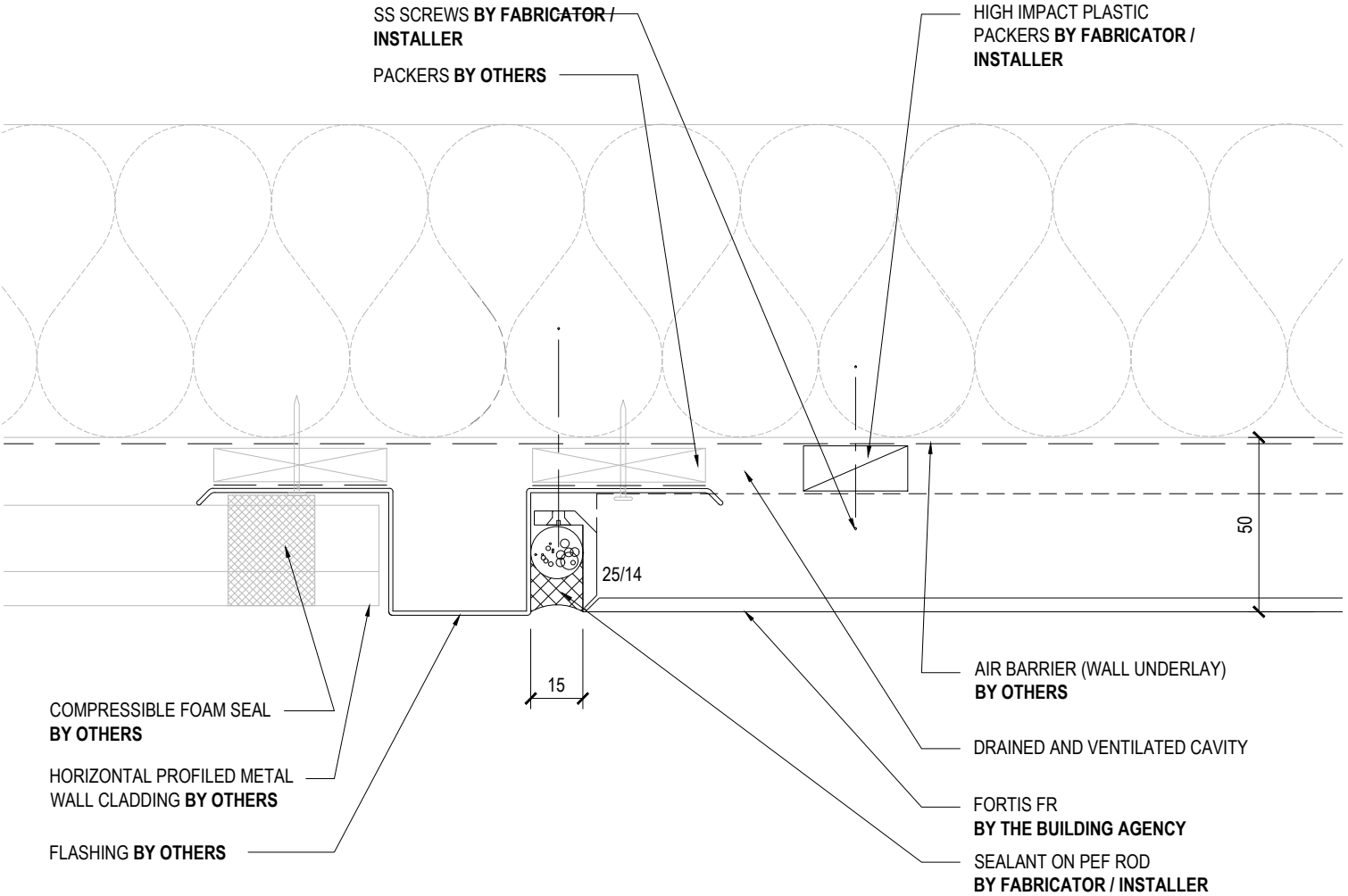
A

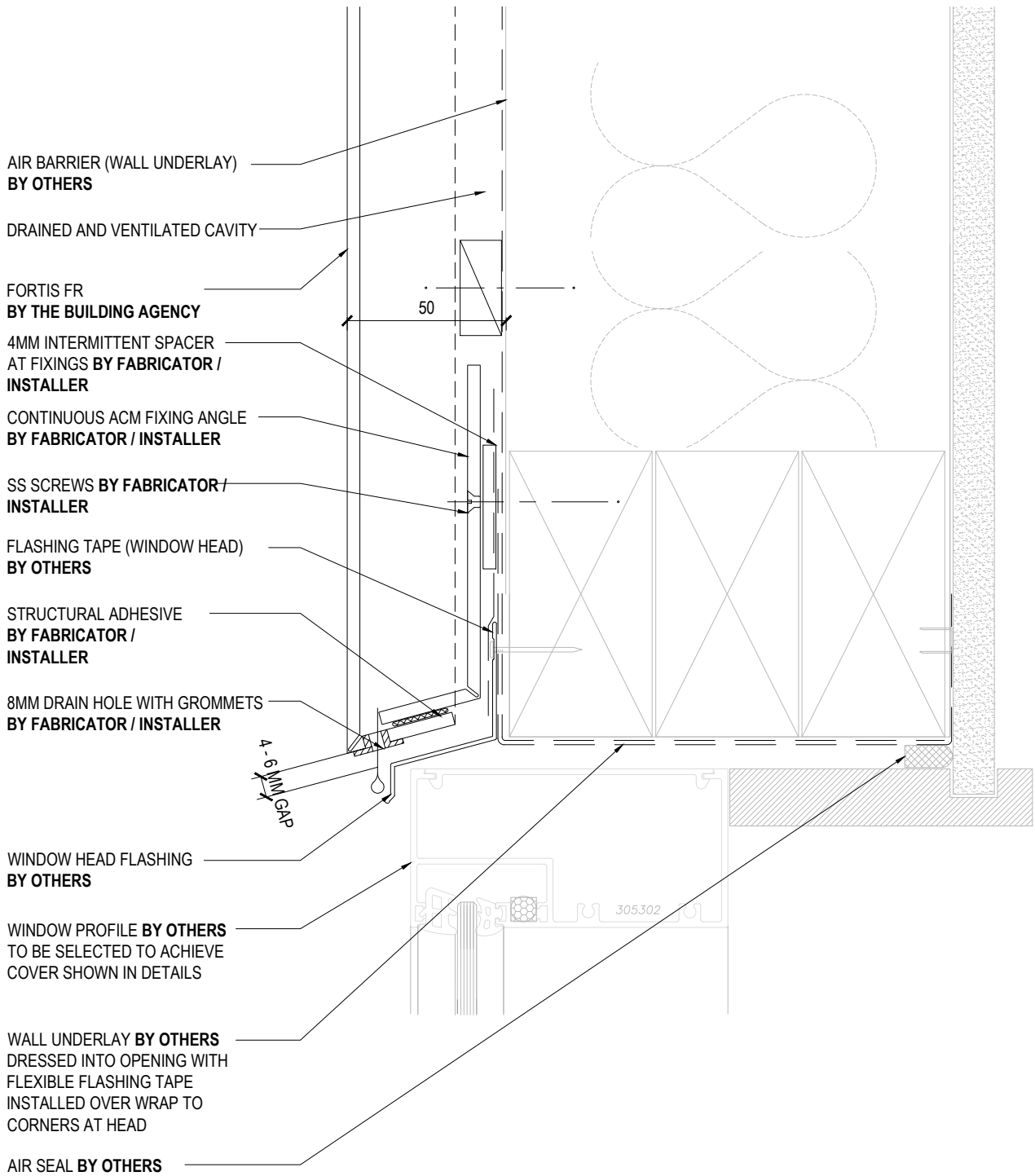
SCALE @ A4: 1:2

DATE: March 2025



DRAWING TITLE		DRAWING STATUS		
 <p>14 Link Drive Wairau Valley Auckland, New Zealand 09 415 2669 www.buildingagency.co.nz</p>	<p>ACM / WALL JUNCTION DETAIL</p>	<p>ARCHITECTURAL RESOURCE</p>		<p>SHEET NO. 23</p>
		<p>SCALE @ A4: 1:2</p>		<p>ISSUE A</p>
		<p>DATE: March 2025</p>		





DRAWING TITLE

COMMERCIAL WINDOW HEAD DETAIL
(ALTERNATIVE DETAIL)

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

25

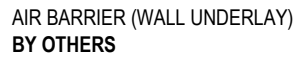
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

ROUT AND RETURN SYSTEM



FORTIS FR
BY THE BUILDING AGENCY

FLASHING TAPE (WINDOW HEAD) BY OTHERS

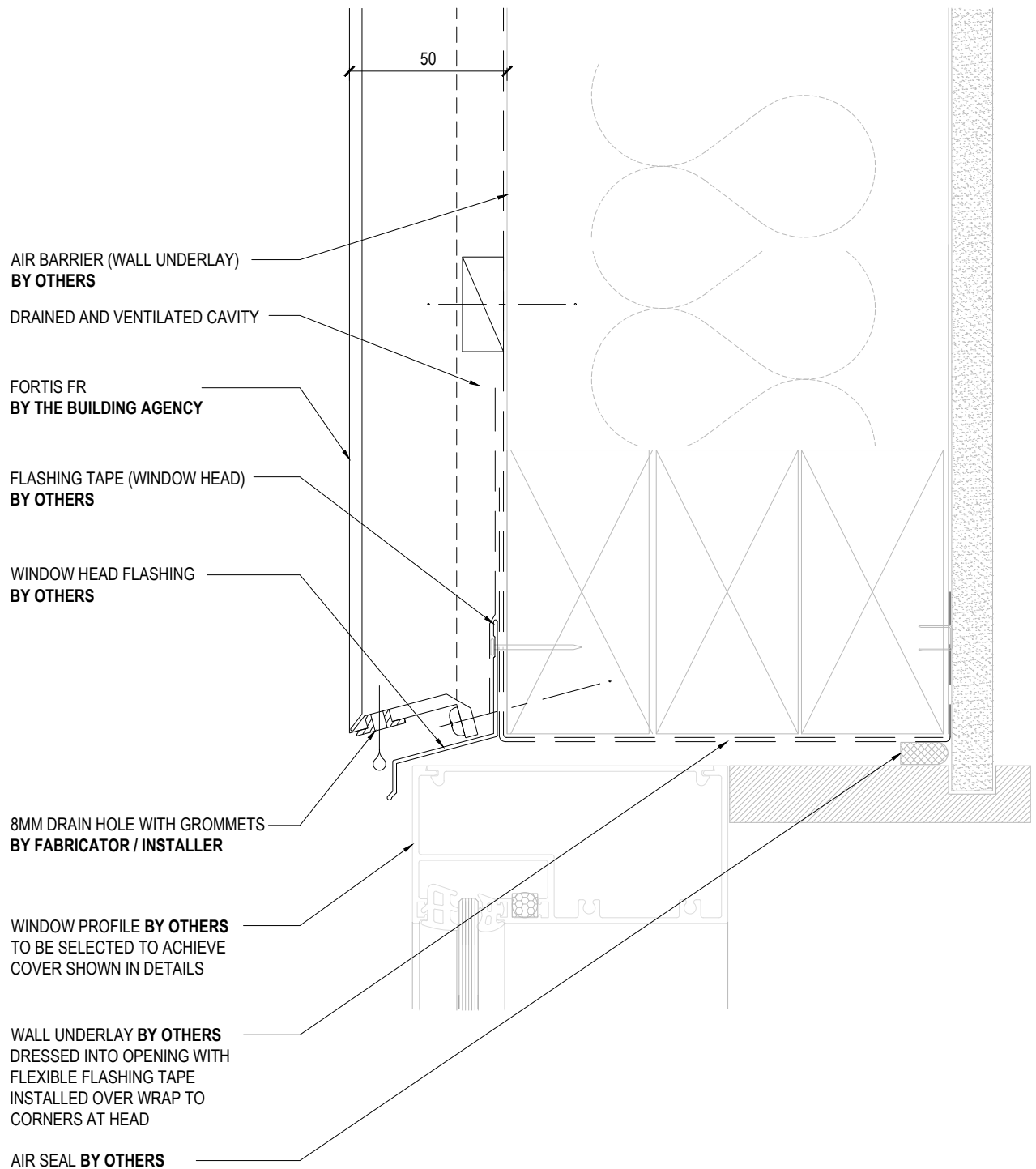
WINDOW HEAD FLASHING BY OTHERS

**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

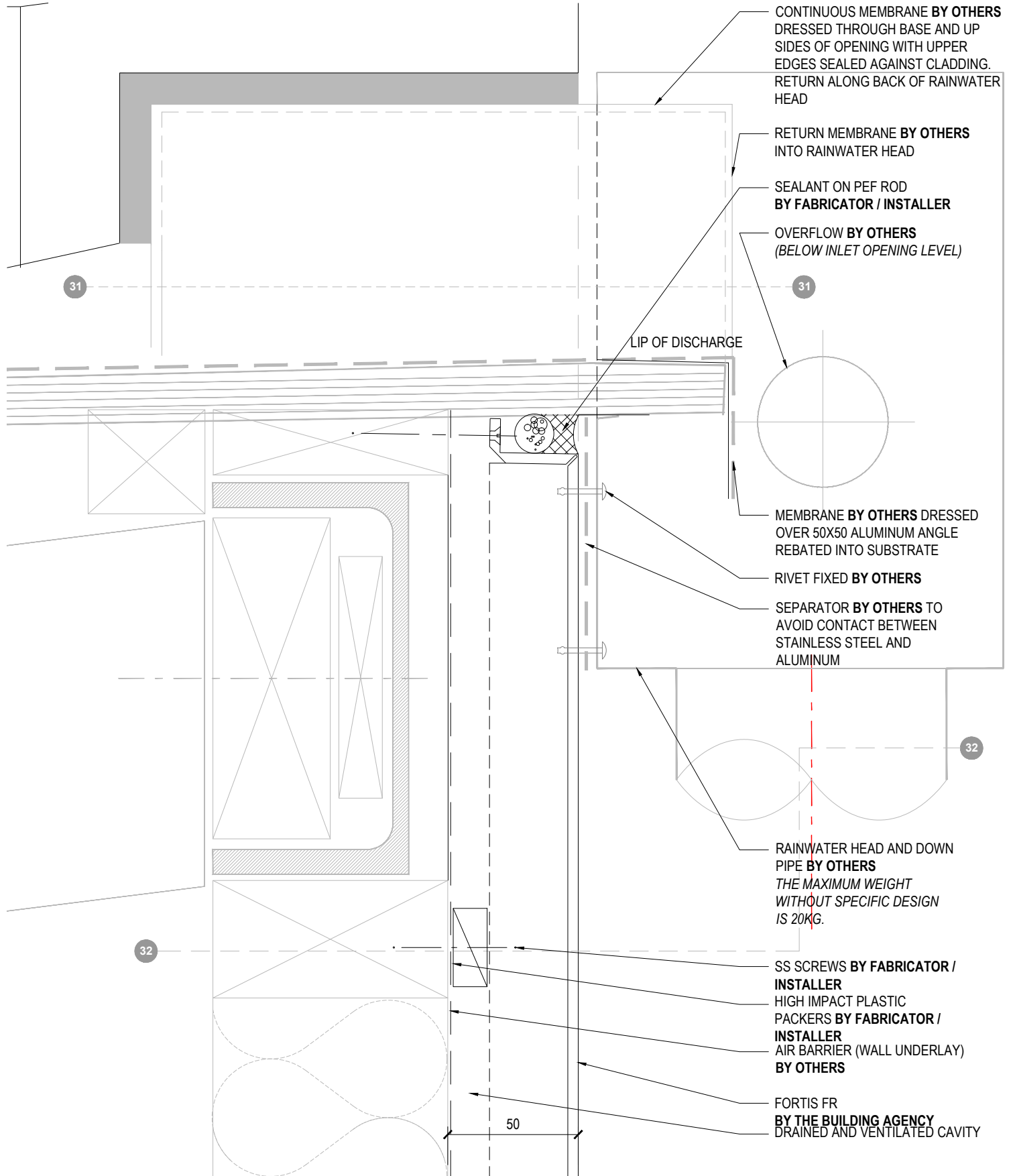
ISSUE

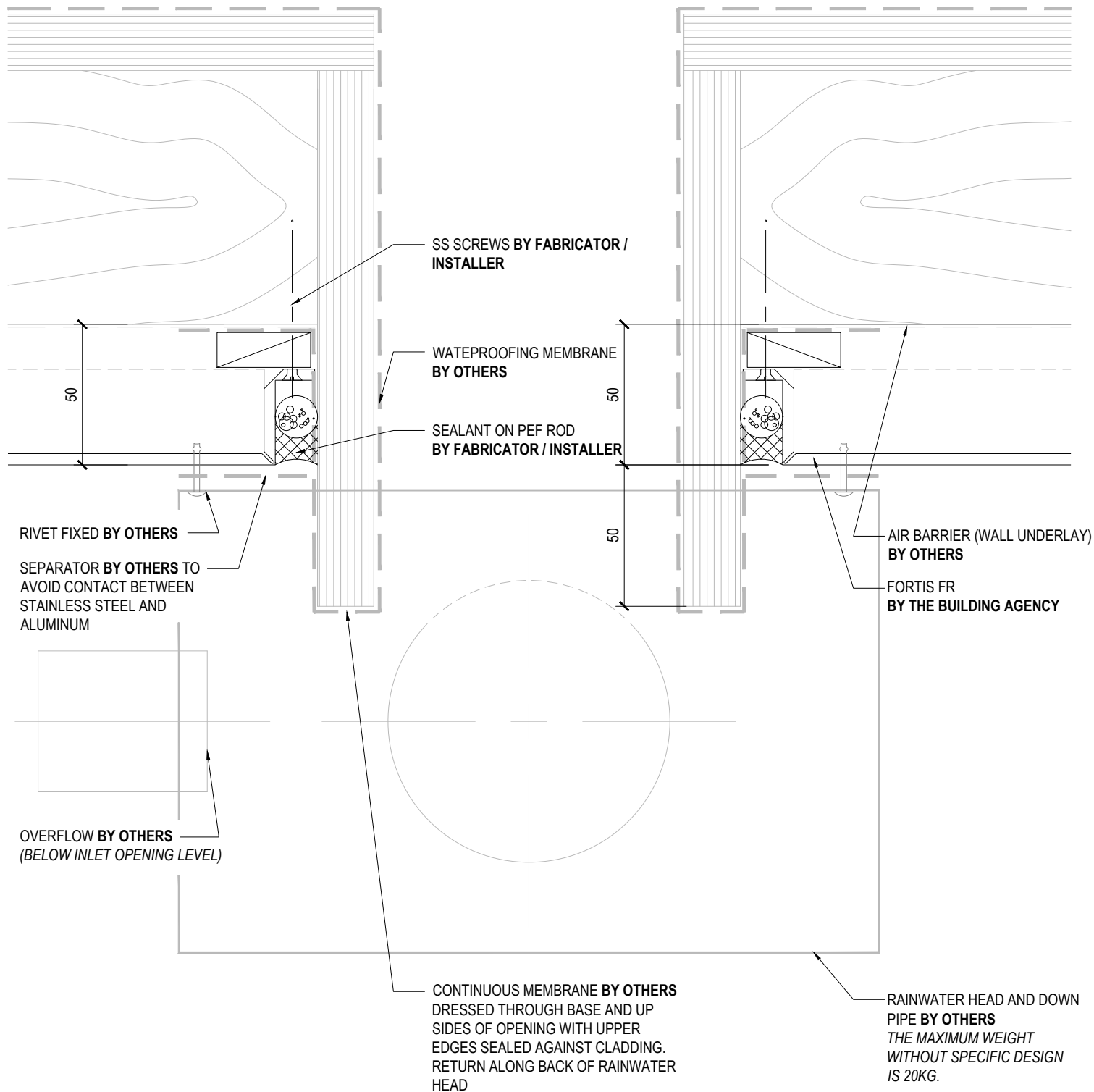
A

SCALE @ A4: 1:2

DATE: March 2025


ROUT AND RETURN SYSTEM

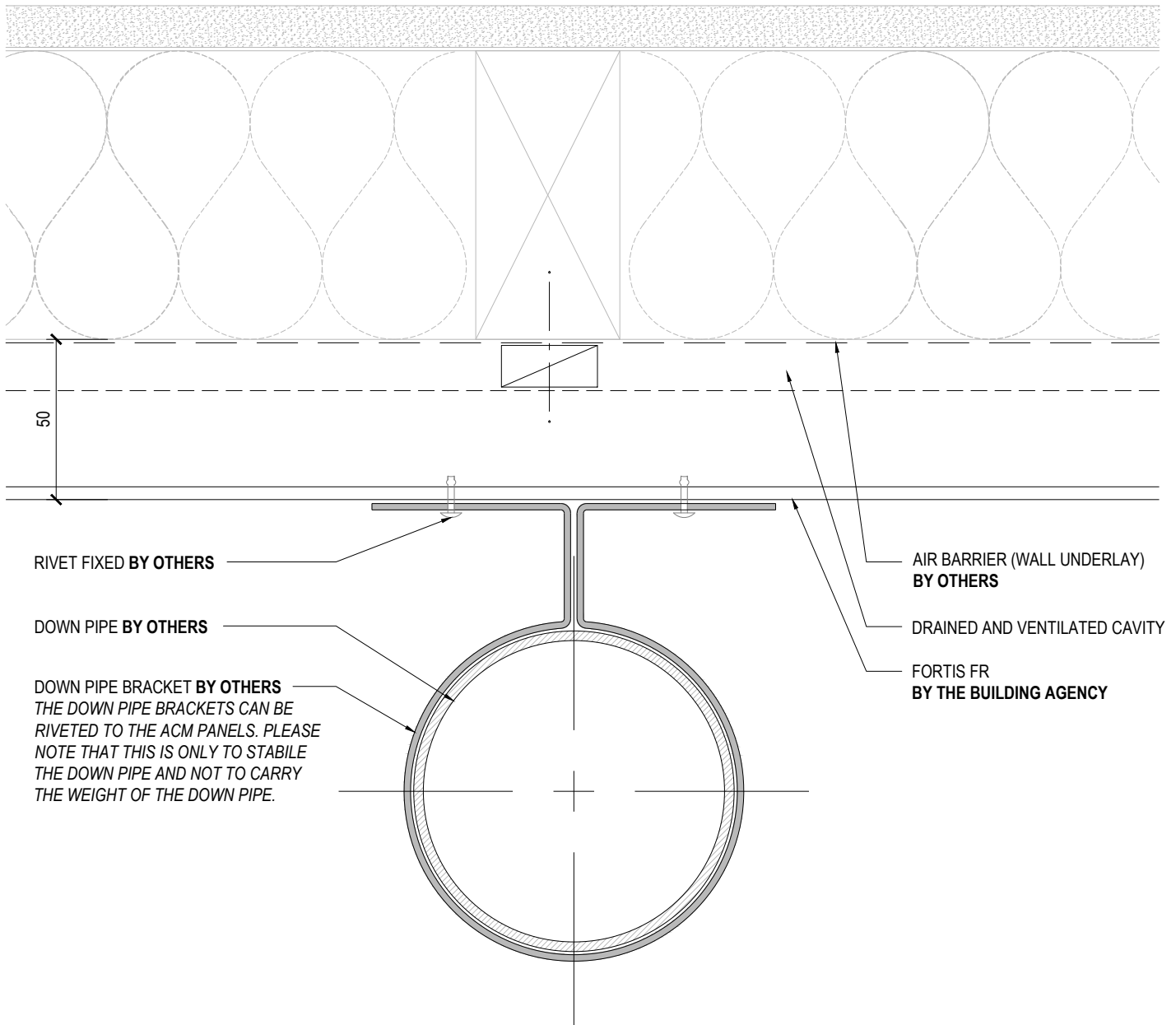




NOTE

- TO BE READ WITH SHEET 30 & 32

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>	TYPICAL RAIN HEAD DETAIL	ARCHITECTURAL RESOURCE	<div>SHEET NO.</div> 31	<div>ISSUE</div> A
		SCALE @ A4: 1:2	DATE: March 2025	
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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 FR
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 FR
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 FR
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 FR
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 FR
BY THE BUILDING AGENCY
TOPHAT LINE

PIPE MIN 80MM Ø

PIPE BY OTHERS

34
50
80

OUTSIDE SIDE ELEVATION INSIDE

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

PIPE BY OTHERS

SEALANT ON PEF ROD
BY FABRICATOR / INSTALLER

BACK ELEVATION

DRAWING TITLE

STANDARD PENETRATION (Minimum of 80 mm Ø)

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

34

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 FR
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 FR
BY THE BUILDING AGENCY
TOPHAT LINE

PIPE MIN 200MMØ

PIPE BY OTHERS

34

50

80

OUTSIDE

SIDE ELEVATION

INSIDE

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

SEALANT ON PEF ROD
BY FABRICATOR / INSTALLER

PIPE BY OTHERS

EXISTING BUILDING LINE

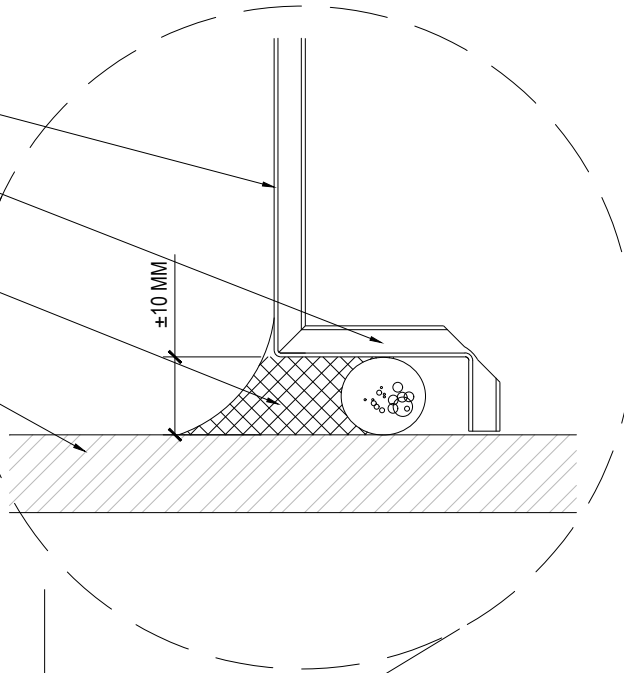
FORTIS FR
BY THE BUILDING AGENCY
TOPHAT LINE

PIPE MIN 200MMØ

PIPE BY OTHERS

34
50
80

OUTSIDE SIDE ELEVATION INSIDE



15MM STANDARD JOINT
BY FABRICATOR /
INSTALLER

PANEL SLIDE THRU

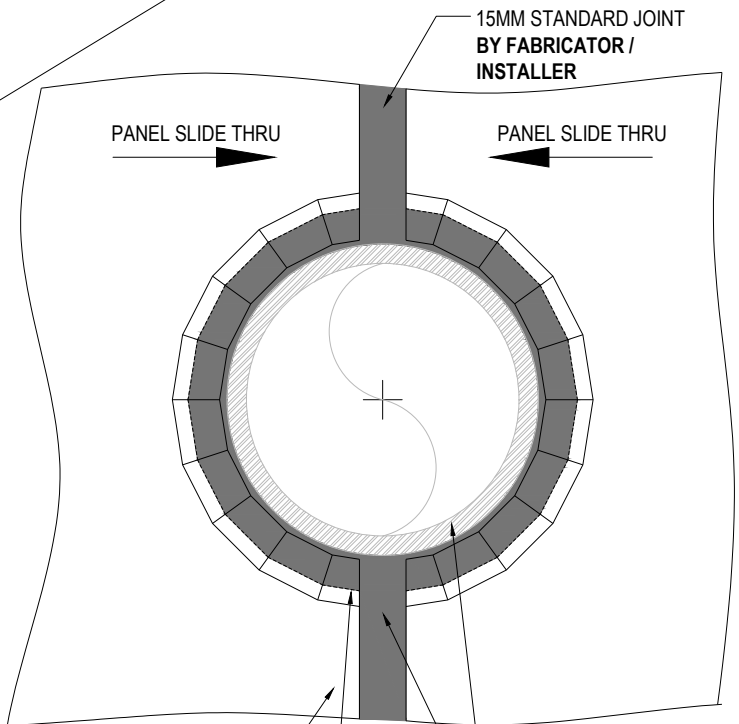
PANEL SLIDE THRU

FORTIS FR
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.

36

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 FR
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 FR
BY THE BUILDING AGENCY
TOPHAT LINE

HEIGHT

RHS OR SHS PIPE
BY OTHERS

34

50

80

OUTSIDE

SIDE ELEVATION

INSIDE

FORTIS FR
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 FR
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 FR
BY THE BUILDING AGENCY
TOPHAT LINE

HEIGHT

RHS OR SHS PIPE
BY OTHERS

34

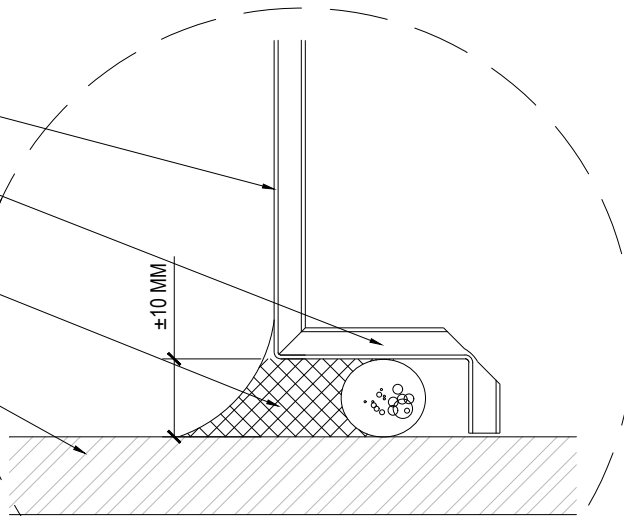
50

80

OUTSIDE

SIDE ELEVATION

INSIDE



15MM STANDARD JOINT
BY FABRICATOR /
INSTALLER

FORTIS FR
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.

38

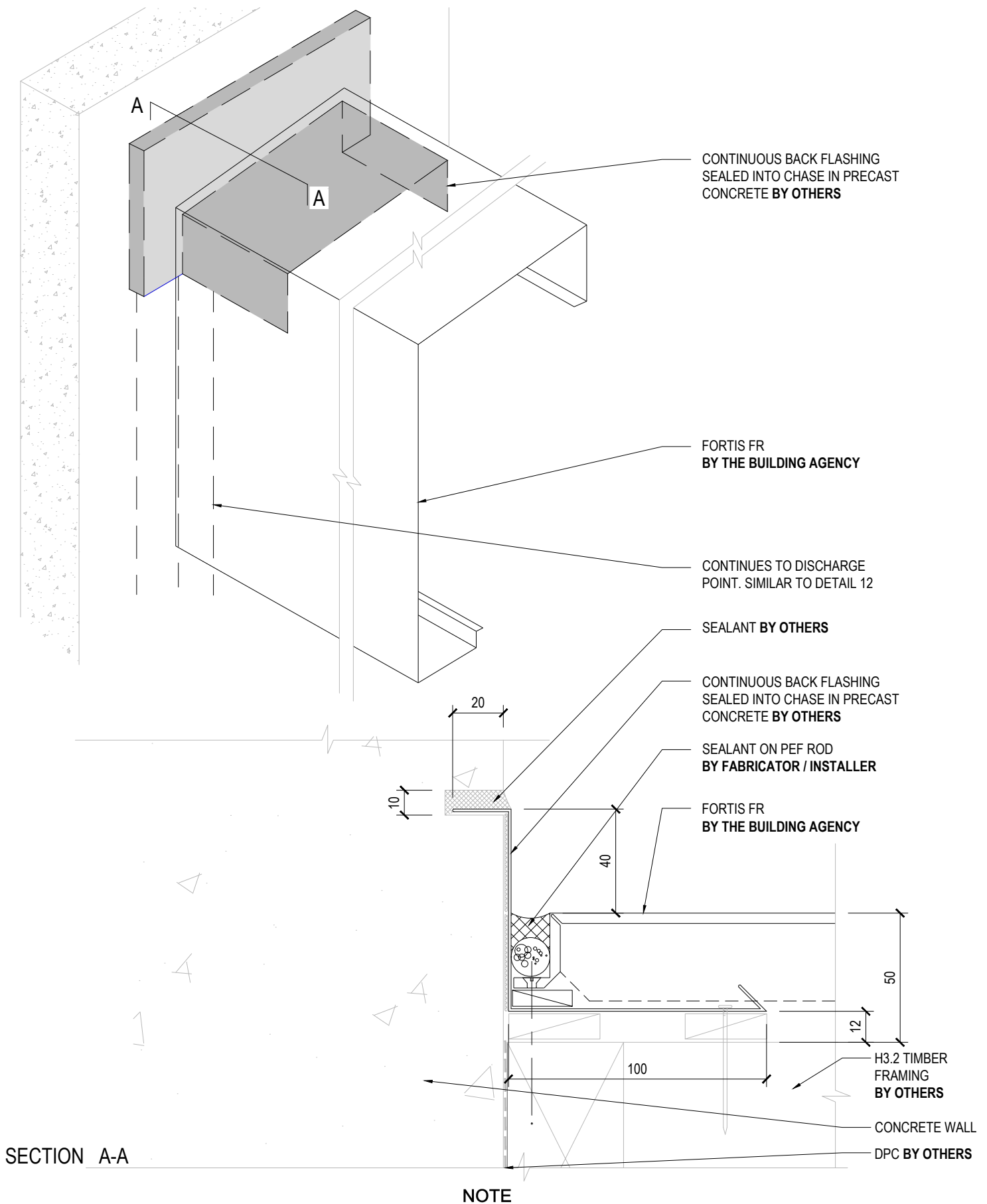
ISSUE

A

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

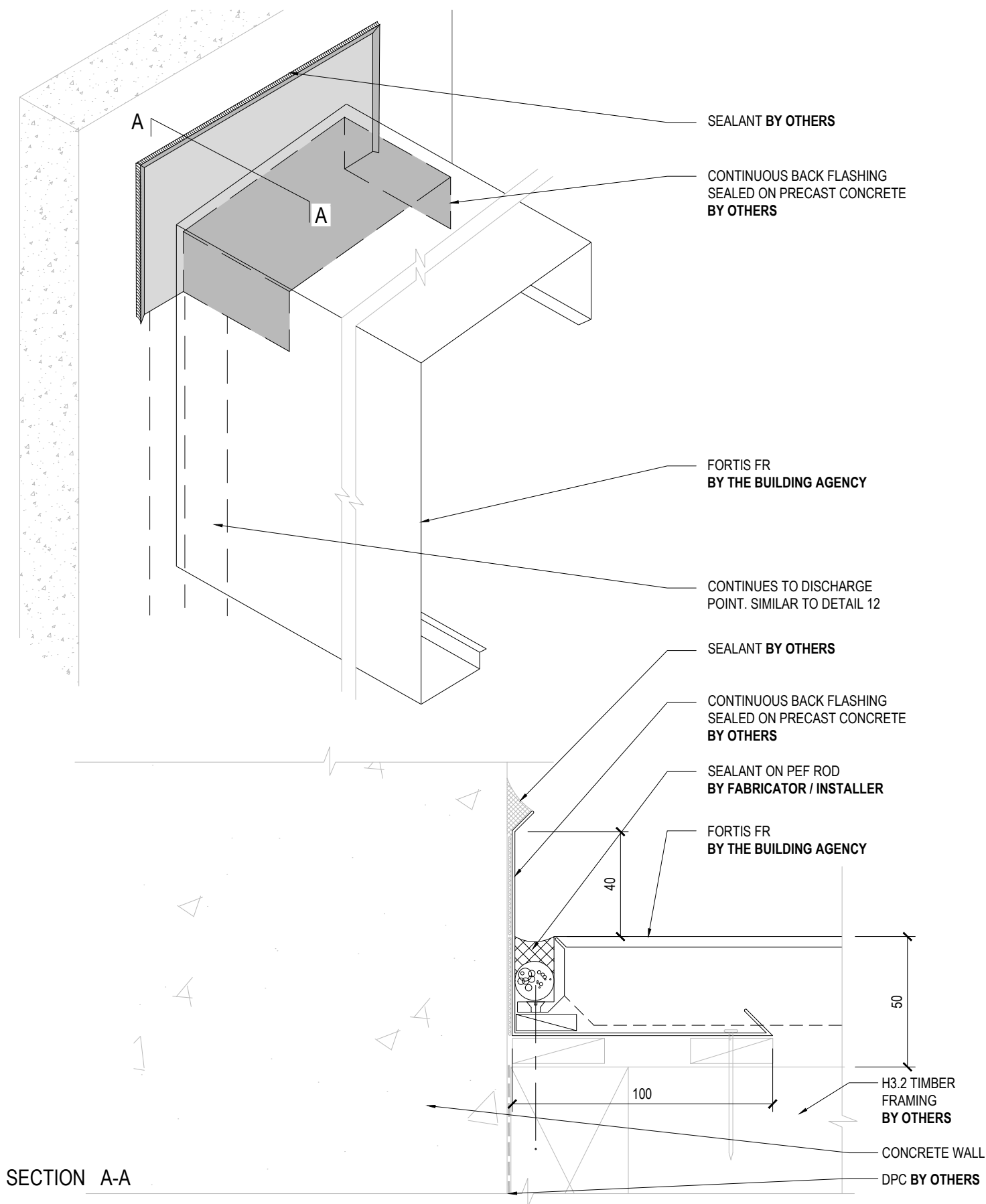
ISSUE

A

SCALE @ A4: 1:2

DATE: March 2025

ROUT AND RETURN SYSTEM

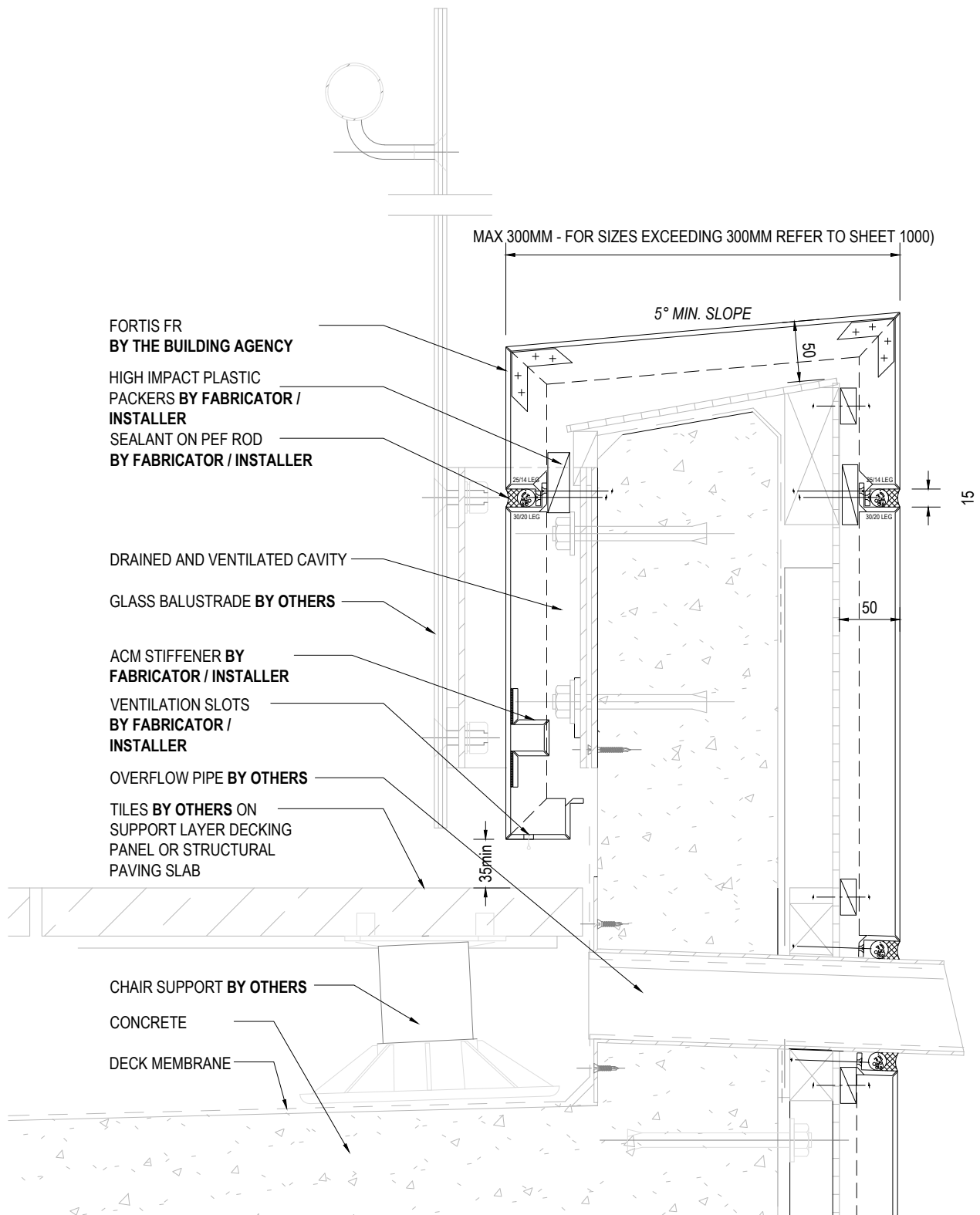


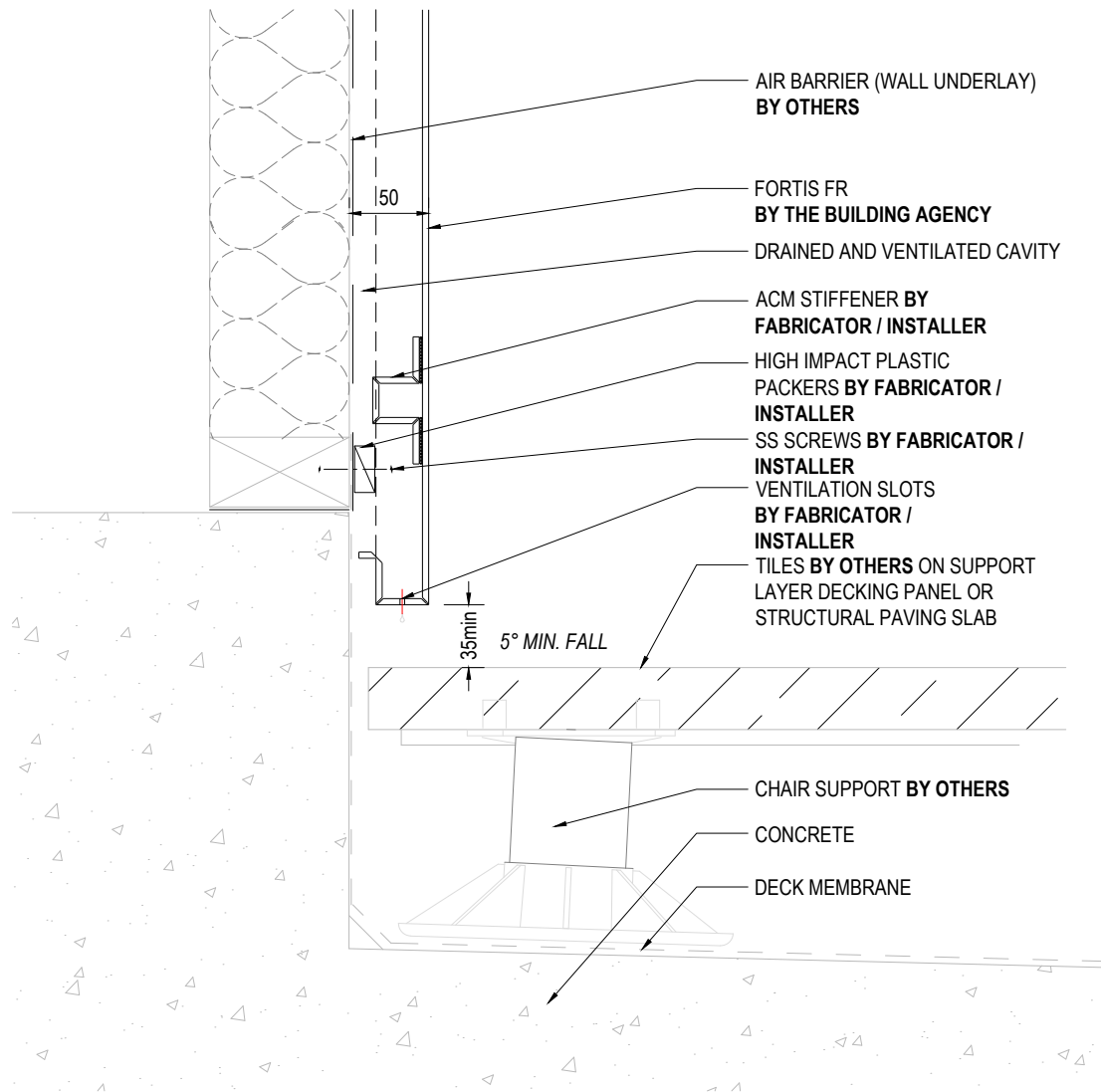
SECTION A-A

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

ROUT AND RETURN SYSTEM





DRAWING TITLE

SAMPLE DECK DETAIL

DRAWING STATUS

ARCHITECTURAL
RESOURCE

SHEET NO.

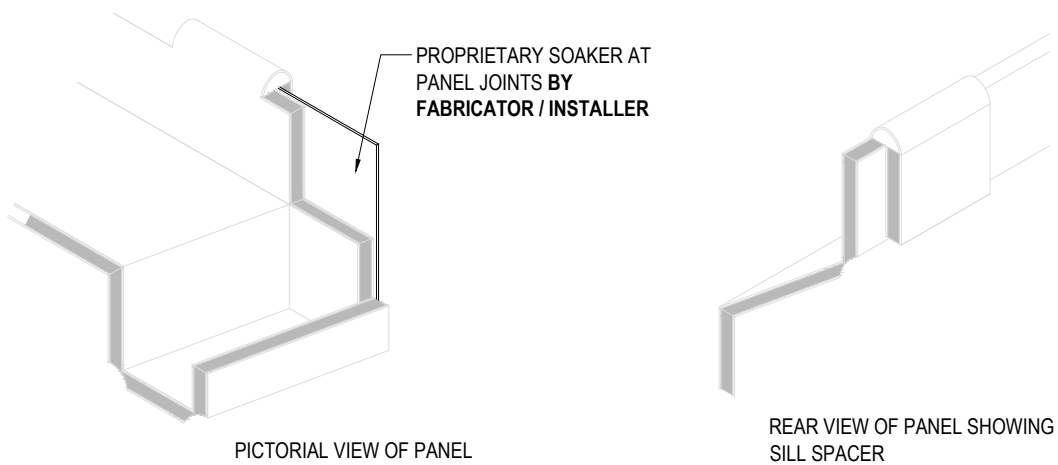
42

ISSUE

A

SCALE @ A4: 1:5

DATE: March 2025



FLASHING TAPE OVER WALL UNDERLAY BY OTHERS

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

ALUMINIUM SILL TRAY BY OTHERS

SEALANT ON BOND BREAKER TAPE BY FABRICATOR / INSTALLER

SILL - 10° MIN SLOPE

AIR SEAL BY OTHERS

MAX 300MM - FOR SIZES EXCEEDING 300MM REFER TO SHEET 1000

0.9 ALUMINIUM BACKFOLD SUPPORT BY FABRICATOR / INSTALLER

FACTORY FITTED CLEATS AT PANEL FOLDS BY FABRICATOR / INSTALLER
SS SCREWS BY FABRICATOR / INSTALLER

PROPRIETARY SOAKER AT PANEL JOINTS BY FABRICATOR / INSTALLER

FLEXIBLE SILL FLASHING BY OTHERS

HIGH IMPACT PLASTIC PACKERS BY FABRICATOR / INSTALLER

FORTIS FR BY THE BUILDING AGENCY

AIR BARRIER (WALL UNDERLAY) BY OTHERS

5 VENTILATION GAP

50

DRAWING TITLE

COMMERCIAL WINDOW SILL DETAIL - RECESSED

DRAWING STATUS

ARCHITECTURAL RESOURCE

SHEET NO.

ISSUE

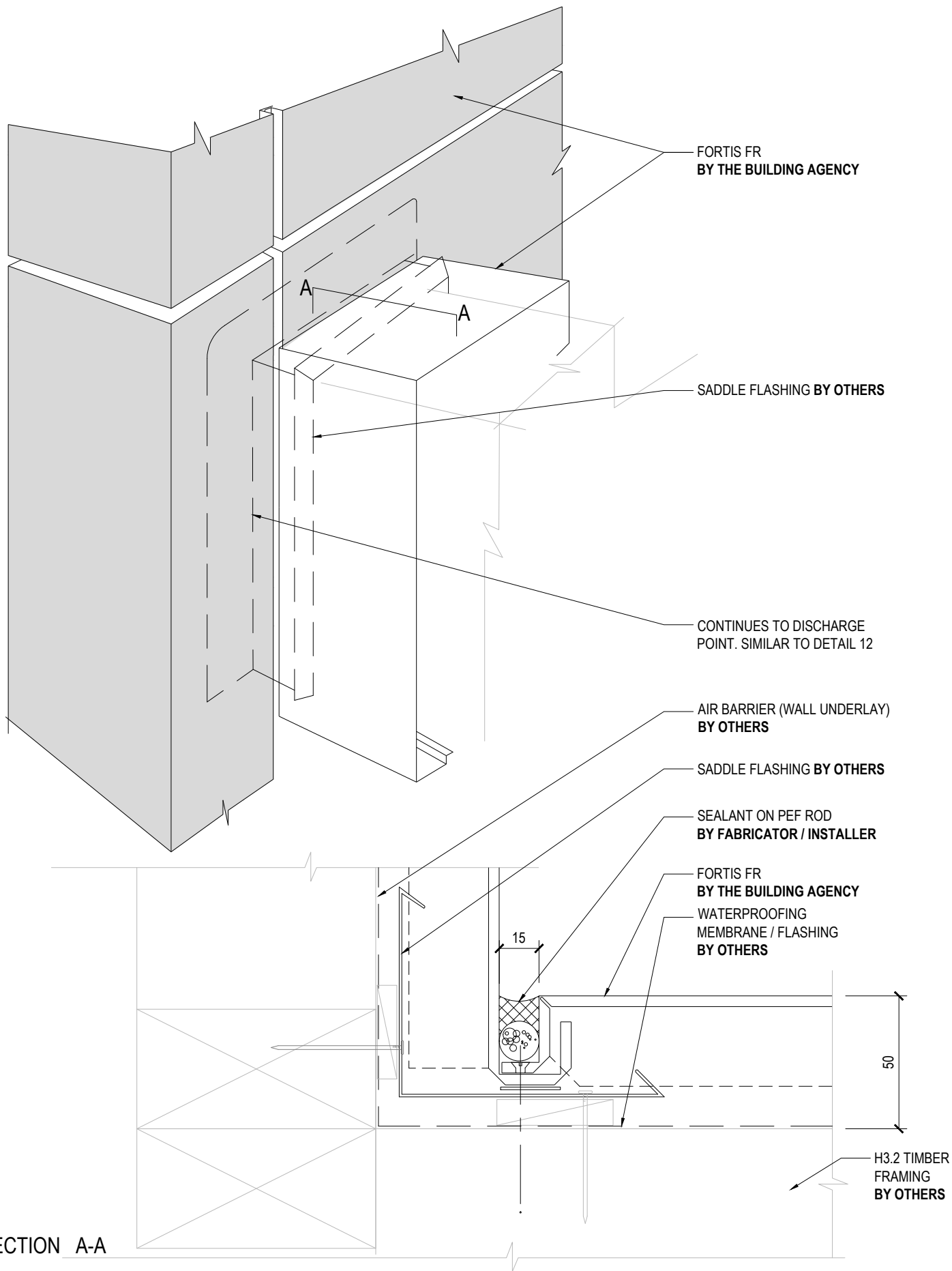
43

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.

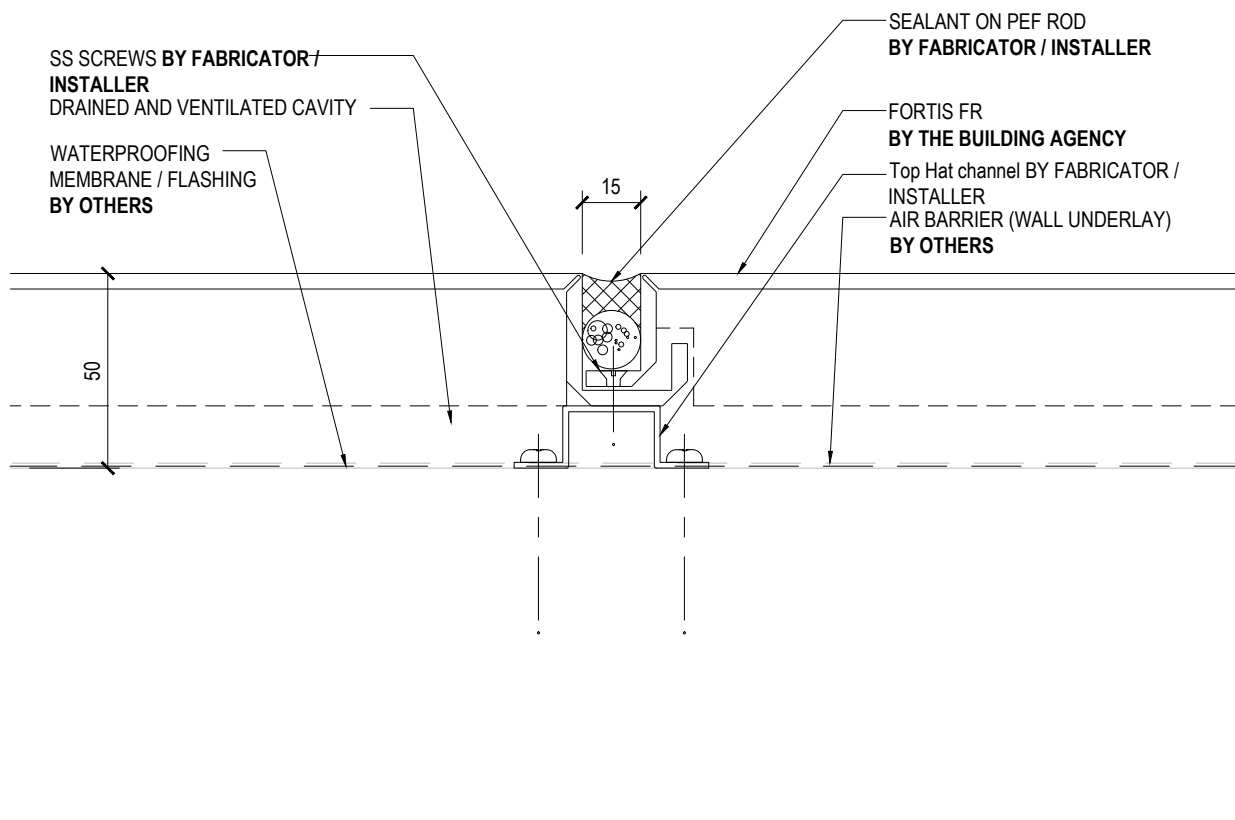
44

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