

## Plote Properties

East Dundee, Illinois



The Plote Family of Companies is a great example of the American dream realized through over 50 years of hard work and entrepreneurial success. Plote Properties is a Plote Company focused on real estate in the western suburbs of Chicagoland. Plote Companies care for the environment and are committed to recycling and reduced waste streams.

In 2020, Plote Properties needed a roof replacement at Dundee Road. With a gypsum deck and layers of insulation already in place, none of the many options presented by contractors met all of their operational goals. A single contractor offered a WindSmart Vented Roof System – a solution to contain costs, achieve a quality roof, while fulfilling their “green” commitment.

WindSmart and Architectural Building Solutions worked with the contractor to assess the roof and create a plan. That plan allowed the contractor to install a high-performance roof, without putting fasteners in the deck and avoiding wasteful tear off by recycling insulation materials in place. The contractor reported that the large project was completed in significantly less time than a traditional roof and at considerable cost savings to the owner.

WindSmart proprietary air sealing methods and the WindForce 365® vent harness the wind to achieving superior performing roof assemblies.

The new WindSmart vented roof assembly was designed and installed to achieve:

- Local code official's acceptance of a WindSmart system for a recover application to achieve IBC code acceptance
- Minimized Disruptions – a project which allowed interior operations to continue without expensive interior protection or disruption to tenant activities
- Green - protect the environment by eliminating waste streams through in place recycling of existing insulation materials

**Owner:**

Plote Properties  
East Dundee, Illinois

**Designer:**

Contractor Design Build Process

**Roofing Contractor:**

WindSmart Approved Applicator

**Square Footage:**

100,000 sq. ft.

**Material and Technology:**

60mil thermoplastic membrane,  
Air-Sealed, Pressure-Equalized

**Year Completed:**

2020

**Contact:**

WindSmart, Technologically-Advanced Roofs  
Des Moines, Iowa  
(800) 474-8186 (toll free)  
[www.windsmartrroofs.com](http://www.windsmartrroofs.com)



**Technologically-Advanced**  
Air-Sealed, Pressure-Equalized Commercial Roof Systems®

## Key Benefits of the WindSmart® Vented Roof System



### Environmental Stewardship

**A sustainable long term solution.** Roof waste streams are a significant factor in the overloading of landfills. By keeping roof assemblies dry and in place long term, the normal practice of continual tear-off can be avoided.



### High Weather Resistance

**Greater protection from wind and weather elements.** Highly weather resistant roofs require a combination of proper configuration, quality materials and professional installation. The WindSmart Vented Roof System can achieve the highest level of weather protection from wind, rain and hail.



### Entrapped Moisture Removal

**A roof which can remain dry – long term.** The system is laboratory tested and field proven to remove any future entrapped moisture. Ensuring a dry roof is the key strategy for roof longevity, high thermal values and the ongoing recyclability of commercial roof assemblies.



### Most Cost-Effective Solution

**Lowest life-cycle costs.** The WindSmart System can significantly lower initial roof replacement costs. With WindSmart, it is possible to produce the lowest life-cycle cost roof assembly in the marketplace.

## WindSmart is driven to support your needs

### ■ Offering comprehensive technical support

We understand that every project is unique. WindSmart works to understand your needs. We utilize standardized practices to deliver customized recommendations that are tailored to meet your specific project goals.

### ■ Making your job less difficult

WindSmart provides standardized drawings and value-added services to support the proper installation of the WindSmart system. Our goal is an installed system that performs to everyone's expectations.

## WindSmart® Patented WindForce 365® Equalization Vent

WindSmart's patented WindForce 365® Equalization Vent offers the highest performing vented roof system in the industry. WindSmart's technical experience and expansive library of air seal techniques and options are designed to achieve superior performing vented roof assemblies.

