

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, only one of the many options presented by contractors met all of their operational goals. Reliable Roofing offered a Johns Manville 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 Reliable Roofing 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 JM/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:

Reliable Roofing
John Manville/WindSmart Approved Applicator

Square Footage:

100,000 sq. ft.

Material and Technology:

JM 60-mil TPO
JM/WindSmart Vented Roof System

Year Completed:

2020

Contact:

Your local JM representative or

WindSmart Systems
800-329-8410
jmvntedroofs@windsmartroofs.com
www.windsmartroofs.com



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

*WindSmart Systems®
are offered in partnership
with Johns Manville*



Key Benefits of the JM/WindSmart® Vented Roof System



Weather Resistant

Greater protection from wind and weather elements.

Weather resistant roofs require a combination of proper configuration, quality materials and professional installation. The JM/WindSmart Vented Roof System offers 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 potential future moisture. Ensuring a dry roof is the key strategy for roof longevity and maintains high thermal values.



Cost-Effective

Lower life cycle costs.

A JM/WindSmart System can provide low initial cost on large open roofs and difficult to fasten decks (tectum, gypsum and concrete). When combined with long lasting JM products, the system can achieve lower life cycle costs.

WindSmart Systems® backed by JM Peak Advantage® Guarantee

JM/WindSmart Vented Roof Systems bring you Johns Manville high-quality roofing products combined with the innovative WindSmart Vented Roofing Assemblies providing you with a cost-effective, quality roofing system for large roofs. By combining WindSmart, JM and the Peak Advantage® Guarantee, we can offer high level performance products and one of the strongest and most comprehensive guarantees in the industry.



WindSmart® Patented *WindForce 365*® Equalization Vent

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