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# Investors Real Estate Trust

<b>Location:</b> IRET Corporate Plaza Minot, ND	<b>Contractor:</b> Greenway Pavers Minneapolis, MN	<b>Project:</b> Rooftop Patio 6,500 Sq Ft	<b>Solution:</b> VAST Composite Permeable Pavers	<b>Completed:</b> 2009
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## IRET Corporate Plaza Topped Off with a Rooftop Patio with Green Pavers

Investors Real Estate Trust (IRET) Corporate Plaza is a 215,000 square-foot, three-story building that blends retail, office and residential space. The first floor is devoted to commercial use (office and retail). The new headquarters of IRET occupies 22,000 square feet on the first floor. The second and third floors of the building include 71 apartments along with a fitness center and community room.

The site has a dense perimeter with parking for retail customers and the offices. There was little room for significant green space at grade level. IRET wanted to give tenants of the apartments an

outdoor living area. In the design process for this urban style project, the roof was the logical place to go. The community room is on the second floor and opens out to the 6,500 square-foot rooftop patio area.

The patio's specifications called for a permeable paver installation allowing water to flow through open joints between the pavers to the roof drains. The roof is engineered to handle the weight of concrete pavers. But Hebron Brick, the supplier for the project, recommended VAST Composite Permeable Pavers, which are one-third the weight of concrete pavers.



*"We got a great look for the patio with a durable and green material that results in a reduced weight load on the roof — all for a project cost equivalent to concrete permeable pavers. Bottom line: VAST's composite material is simply more functional than concrete for rooftops."*

Dave Pankow, Director  
Risk Management and Construction  
IRET

*"In discussions with IRET we suggested that a material with a lighter weight and more refined and softer appearance would be more appropriate for the patio as the outdoor extension of the community room. A material with more slip resistance for safer footing also seemed to make good sense,"* Gene Thurston, Vice President, Sales, Hebron Brick.

Hebron Brick looked into a 100 percent rubber paver and VAST Composite Permeable Pavers. Both offered more slip resistance and a more comfortable feel under foot than concrete. With its composite material that combines rubber and plastic and its grid system that automatically spaces and aligns pavers as they are installed, VAST was judged to be a more highly engineered solution. And VAST offered more color options, more visual appeal and a lower cost than the all-rubber alternative.

When precast concrete pavers are used in a permeable design on rooftops, they are typically installed with pedestal support systems on top of a waterproof membrane. VAST Composite Permeable Pavers are installed directly on waterproof sheet drains, which are more cost-efficient than pedestal systems.

## VAST Enterprises, LLC

VAST applies its patented technology to transform recycled materials into a new resource for green building: composite masonry. VAST composite products — including landscape pavers, permeable pavers for stormwater management, deck pavers and thin brick — offer an engineered alternative to molded concrete and clay brick. Award-winning, cradle-to-cradle green VAST pavers contribute to more LEED® credits than any other paver and deliver rich colors, superior slip resistance and unbeatable strength at one-third the weight of concrete pavers.

## Good for the Environment

Going with VAST for the IRET Corporate Plaza rooftop kept 3,250 old tires and 97,500 plastic containers out of U.S. landfills.



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