

Asphalt Maintenance

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A reference guide by Renaissance Services

Learn About-

1. **What Asphalt is**
2. **Asphalt Challenges**
3. **Serviceable life of Asphalt**
4. **Premium Seal Coat**
5. **Crack Seal**
6. **Pothole Repair**



Did you know?

The average asphalt surface drops only 40% in condition during the first 75% of its life.

This means that if you maintain your asphalt over the years, it will last you a long time.



What is Asphalt?

Asphalt Pavement,
also known as **HOT**
MIX. It is a blend of
3 main components:
Molten Liquid
Asphalt (The black
glue or binder),
crushed
rock/aggregate and
filler/sand.



The Hot Mix is then placed and compacted to form asphalt pavement.



Out of Sight, Out of Mind!

***When was the last time you
actually thought about Asphalt
Pavement?***





Until...

We Try To Drive Through
A Place Like This

Or,

We Walk Into
a Store, or
Work



Or,



stumble through this.



Go Pave Utah and companies like ours,
service/repair both concrete and asphalt.
Concrete and asphalt are two of the most
recycled materials in the world:

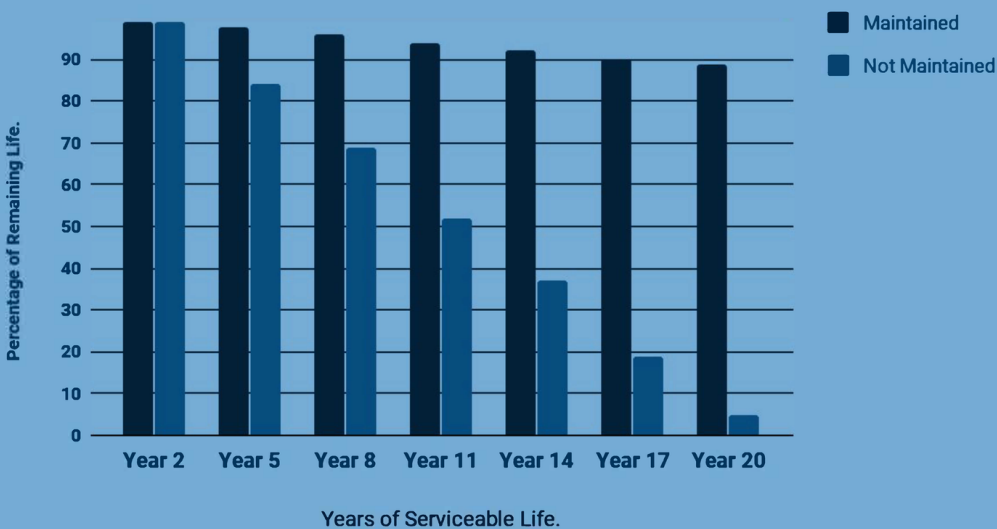
Why Maintain your Asphalt?

- Maintain your asset
- Increase value
- Increase curb appeal
- Decrease liabilities
- Extend the serviceable life of your asphalt



Asphalt: Maintained vs Not Maintained.

More than double the life of your parking area.



A regularly scheduled maintenance program will keep your asphalt looking good and usable for many years.

So what services are offered to maintain parking lots, streets and asphalt driveways?

Asphalt

- Seal Coating
- Crack Sealing
- Skin Patching
- RR Patching
- Saw Cutting
- Resurfacing/Slurry
- Repaving/Overlay
- Striping/Markings

Concrete

- Forming
- Pouring
- Finishing
- Sealing
- Saw Cutting
- Crack Sealing
- Patching
- Resurfacing
- Striping/Markings



Seal Coating

-Steps of Seal Coating-

- Clean area completely-
Including sweeping, blowing, scrubbing with wire brooms and some cases pressure washing.
- Apply Seal Coating-
Squeegee's are used to cut in edges and apply throughout area. A second coat can be squeegeed or sprayed, depending on the project.



Factors that will affect your Seal Coat project pricing.



- Condition of Asphalt Surface
- Obstacles
- Cleanliness of Area
- Equipment Clearances
- Distance Away
- Commercial or Residential
- Size of Project
- Time of Year
- Accessibility



Crack Seal

-Steps of Crack Sealing-

- Clean Area- Using wire brooms and mechanical blowers
- Remove Weeds- Anything growing should be removed
- Blow & Brush Out Cracks- Dirt and debris in cracks will be dug out
- Apply Crack Seal- Hot pour rubberized cracks seal is placed in asphalt cracks



Factors that will affect your Crack Seal project pricing.



- Condition of Asphalt Surface
- Cleanliness of Area
- Width and Depth of Cracks
- Equipment Clearances
 - Distance Away
 - Commercial or Residential
- Size of Project
- Time of Year
- Accessibility



Pothole Repair

Remove & Replace or Skin Patch

Pro's

- Lasts Longer
- Able to address base damage
- Embedded within existing asphalt
- Holds up to Snow Plowing better

Con's

- More expensive
- Longer install time
- More lot impact

Pro's

- Faster
- Less lot impact
- Less expensive
- Fills liability issues fast before addressing larger repairs

Con's

- Needs replacing sooner
- Doesn't hold up well against Snow Plowing
- More of a temporary repair



Steps of Skin Patching

1. Clean Out Pothole
2. Apply Tack Oil To Edges
3. Fill to Overflowing With Asphalt
4. Square Off Patch*
5. Compact with Roller or Tamper



Steps to R&R

1. Mark Square Around Pothole
2. Cut Out Asphalt in Square
3. Apply Tack Oil to Edges
4. Fill to Overflowing With Asphalt
5. Roll or Tamp to Compact



Do You Know?

Which would be the best way to measure for a Skin Patch?

1-YELLOW LINE

2-WHITE LINE

3-GREEN LINE

How about an R&R?

1-YELLOW LINE

2-WHITE LINE

3-GREEN LINE

Were You Right?

Which would be the
best way to measure for a
Skin Patch?

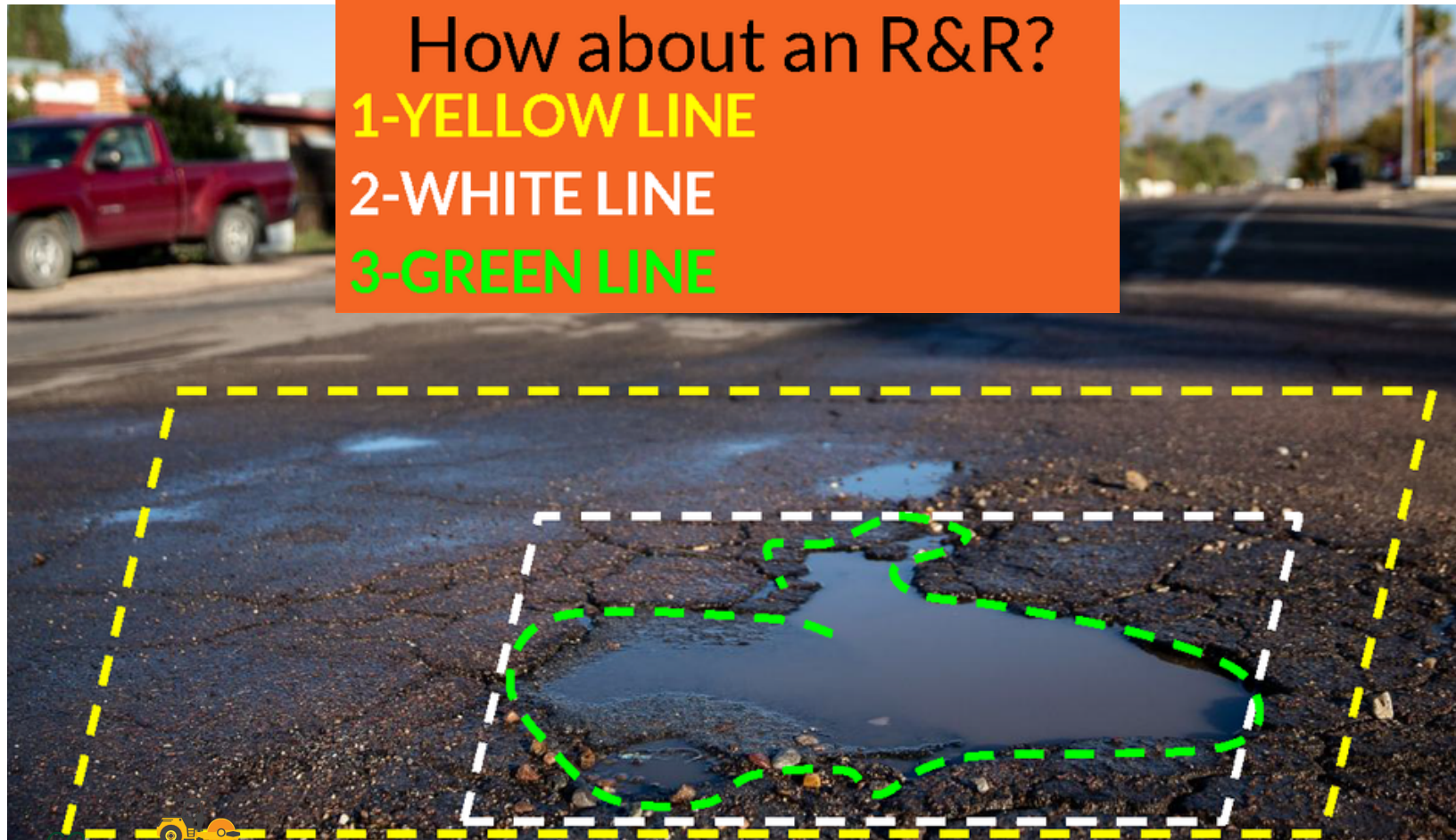
2-WHITE LINE

How about an R&R?

1-YELLOW LINE

2-WHITE LINE

3-GREEN LINE



Was Your RR Correct?

Which would be the
best way to measure for a
Skin Patch?

2-WHITE LINE

How about an R&R?

1-YELLOW LINE



- What is Asphalt
- Concerns with Asphalt Maintenance
- Life of an Asphalt Parking lot
- Premium Seal Coating
- Crack Sealing
- Pothole Repair



Our teams deliver solutions for any commercial parking lot
Concrete, Asphalt or Excavating challenge.

