



Asphalt Paving 101

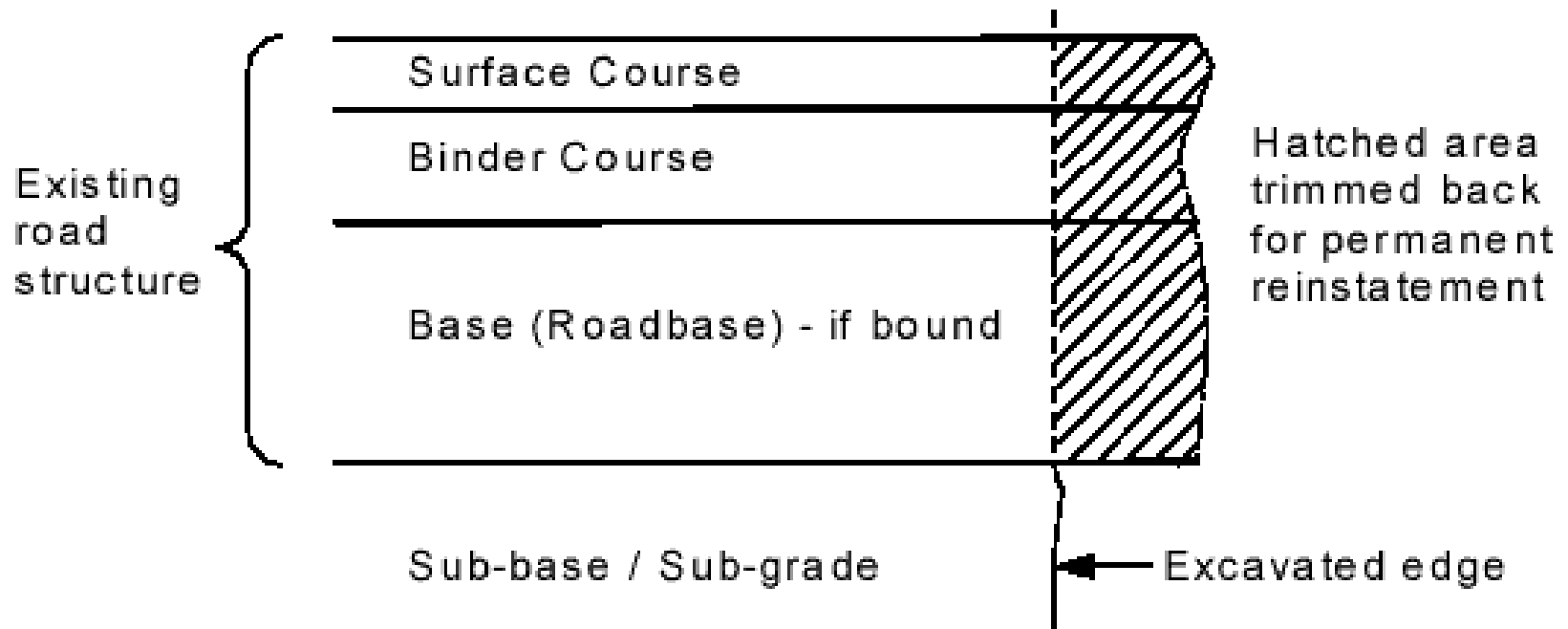
Asphalt Paving



TODAY'S LEARNING OBJECTIVES

- Overview
- Pavement Lifecycle
- Types of failure
- Steps to repair

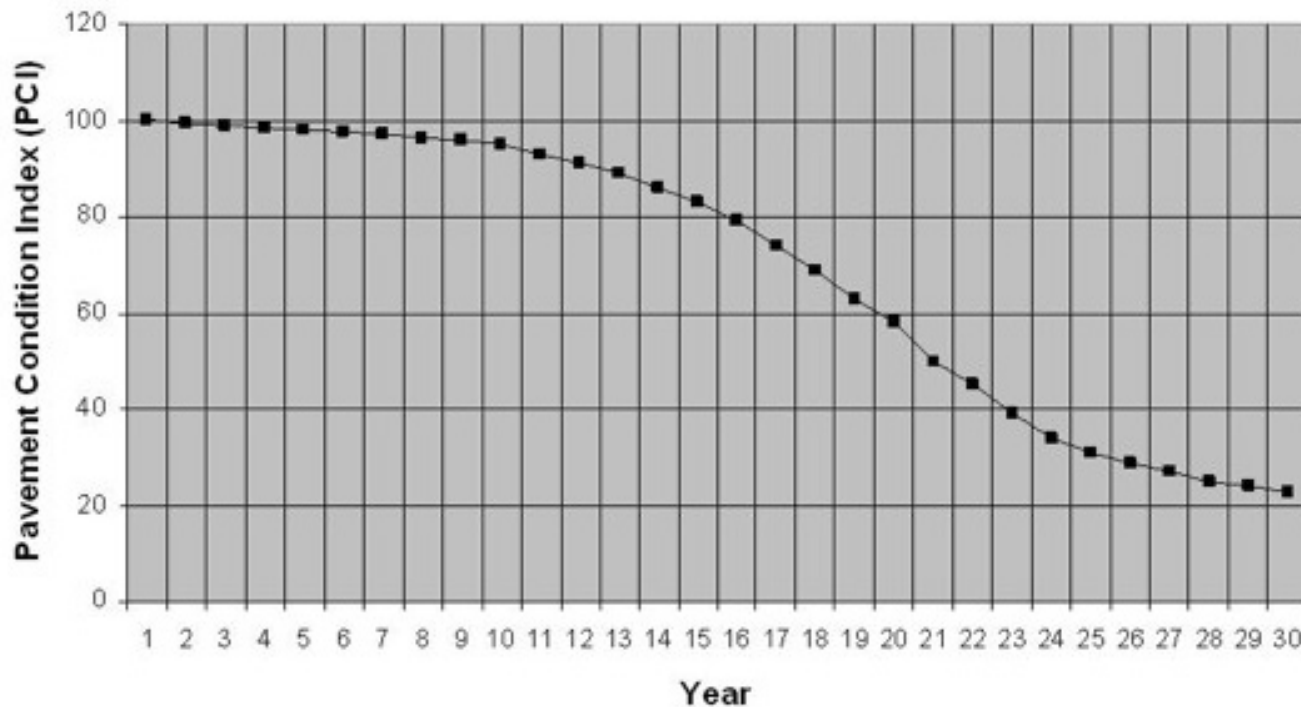
Asphalt Pavement



Asphalt Pavement Lifecycle



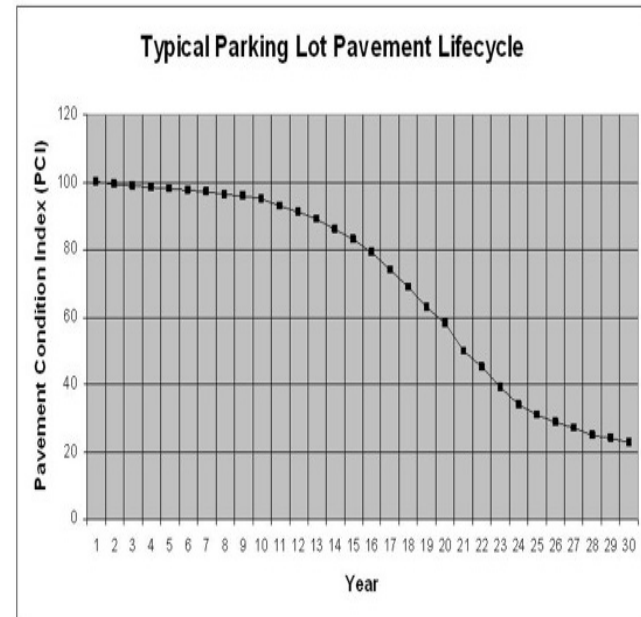
Typical Parking Lot Pavement Lifecycle



What affects Lifecycle



- Initial design and construction
- Environmental Factors
- Water Drainage
- Traffic Loading
- Upkeep and Maintenance



Stages of failure



- Initial Construction
- Oxidation
- Cracking
- Base Weakening
- Fatigue
- Failure

Types of failure



- Seam Cracks



Types of failure



- Fatigue Cracks
 - “Alligatoring”



Types of failure



- Blowout



Types of failure



- Pothole

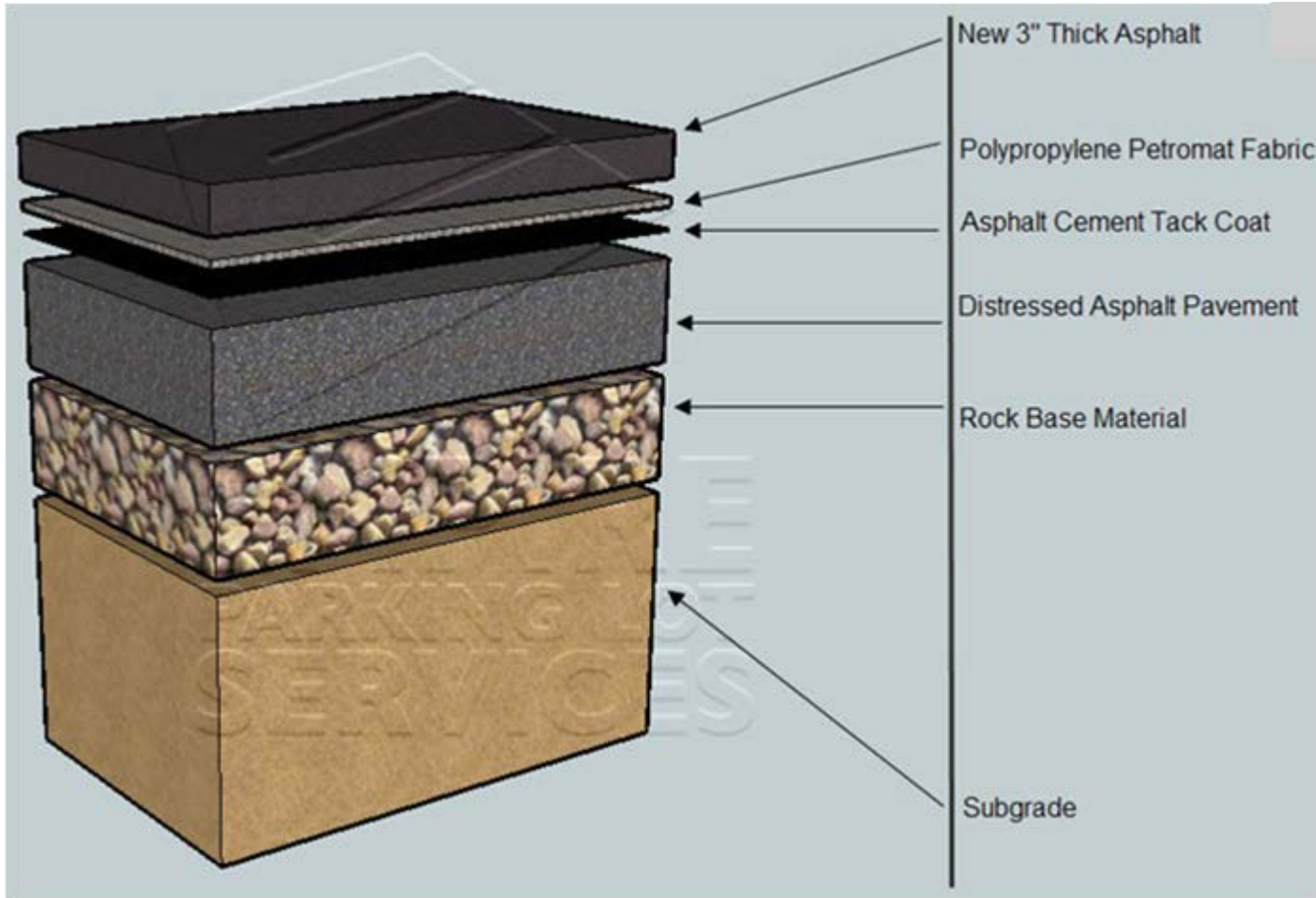


Types of failure

- Reflection Cracks



Asphalt Pavement



Types of failure



- Sinkhole



Types of failure



- Shrinkage Cracks



Types of failure



- Rutting



Types of failure



- Raveling



Types of failure



- Slippage



Types of failure



- Root cracks



Steps of an asphalt patch repair



- Extend repair area to “good” asphalt or curb line
- Saw cut, jack hammer or mill failed area in a rectangular pattern and remove failed asphalt
- If sub-grade is soft or failing remove sub-grade and replace with stone and compact
- Tack vertical edges
- Place loose asphalt in 2” lifts and compact until above grade.
- Compact with roller
- Stripe to match

Steps of an asphalt mill & overlay



- Mill areas
- Base repair
- Sub-grade repair
- Sweep and tack
- Pave surface course
- Stripe to match
- Sealcoat two years later

Asphalt – The Equipment...



- Profile Milling Machine
- Bobcats
- Pavers
- Rollers
- Jackhammers
- Walk behind circular saw
- Lowboy transport truck
- Dump Trucks
- Tack Wagon
- Ride on sweepers





PCM Services

PCM Overview



Built for Property Managers

- Since 1992 we have served property managers throughout the greater Washington-Baltimore Region
- Now over 200 employees strong, we self-perform a full range of parking lot, interior, and exterior services for your property to deliver the responsiveness, expertise, and quality you expect
- Solution oriented, highly trained specialists in all of our trades
- We have always been 24/7/365 to be there when you need us and to work around your tenant's needs
- The bottom line: We make your life easier, while enhancing your tenants' experience

“Exceeding Client Expectations”

Built simply for you...



Property Managers

- ✓ One call
- ✓ Solution focused
- ✓ Specialists in each trade

- ✓ All project sizes
- ✓ Emergencies
- ✓ 24/7/365



**Exterior
Building
Services**



**Interior
Building
Services**



**Parking
Lot
Services**

Exterior Building Services



- **Concrete** – steps, side walks, curb & gutter, stairs, ADA compliance, dumpster pads, drains
- **Masonry** – tuck pointing, wall repair & restoration, pavers
- **Waterproofing** – leak investigation, caulking/sealant, waterproofing
- **Pressure Washing** – façade cleaning & restoration, garages, graffiti removal
- **Painting** – full building exterior, walls, roofs, soffit, rails, window, garages, dryvit repair
- **Garage Restoration** – spall repair, route & seal (partial & full depth repair), traffic coating, expansion joints
- **Electrical** - wall packs, bollard lighting, spotlights, signs, garages, retro fits & upgrades

Interior Building Services



Interior Building Services

Painting & Flooring:

- Tenant Improvements
- Common Areas
- Drywall Replace/repair
- Specialty Finishes

Construction Services:

- Tenant Improvements
- Design Build
- Common Area Upgrades
- Special Projects

Electrical

- LED Upgrade and Retro Fit
- Interior Lighting Maintenance
- Infrared Scanning



Parking Lot Services

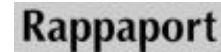


Parking Lot Services

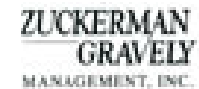


- **Asphalt** – Lots, drive lanes, paths, full mill & overlay, patching, crackfill
- **Sealcoating**
- **Pavement Marking** – Lines, curbs, stencils, ADA
- **Concrete** – Walks, curbs & gutters, steps, dumpster pads, ADA
- **Power Washing**
- **Electrical** – Pole lights, ground lighting, all parking lot electrical service work

Our Customers



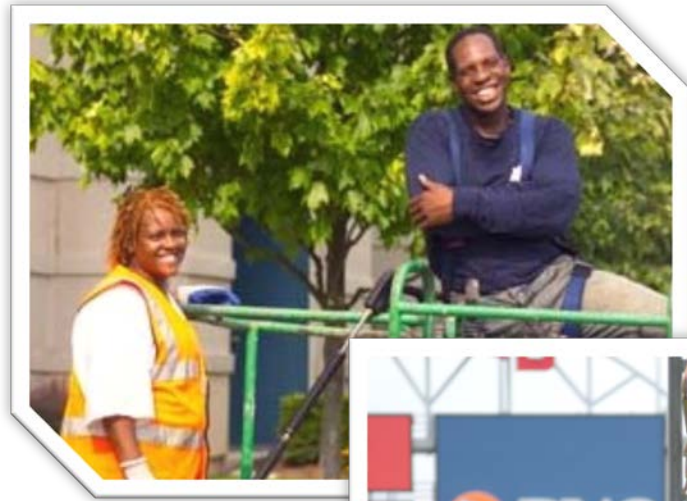
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"Exceeding Client Expectations"