

PATSAOURAS PLAZA

WATERPROOFING & LANDSCAPE RENOVATION

HARDSCAPE

EXISTING

Uplifted paving due to root-bound planters
Unused phone booths



PROPOSED

Replace uneven tree grates with DG paving
Remove and recycle phone booths to reduce visual clutter



LANDSCAPE LIGHTING

EXISTING

Broken ballast housings, conduits, junction boxes
Broken or missing fixtures
Missing or burned-out lamps



PROPOSED

Repair / replace lighting infrastructure
Replace with in-grade fixtures
Replace burned-out lamps as required



IRRIGATION

EXISTING

Drip and sprinkler heads need repair
Valves and boxes need repair, replacement, or removal

Central control software will allow remote control
Weather station can be repaired and made operational



PROPOSED

Install new subterranean drip throughout planters
Reinstall valve boxes
Install a central control system on a computer in the P1 level room

Test weather station to determine operational functionality



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WATERPROOFING AND DRAINAGE

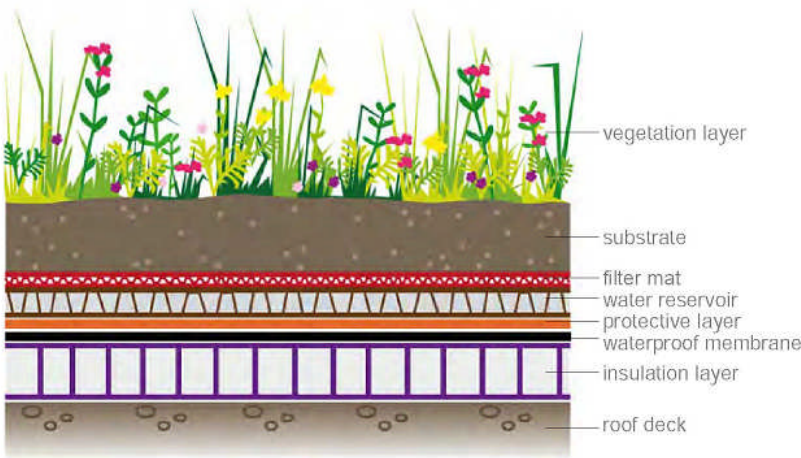
EXISTING

- Blocked drainage (roots, debris)
- Exposed and damaged waterproofing
- Dislodged surface drains
- Water damage on paving at spherical concrete planters



PROPOSED

- Manually clean drain, install a clean-out chimney
- Repair waterproofing, add flashing at top edge
- Replace with vandal-resistant grate and risers
- Seal drain hole, install a chimney and gravel drainage layer



SOIL

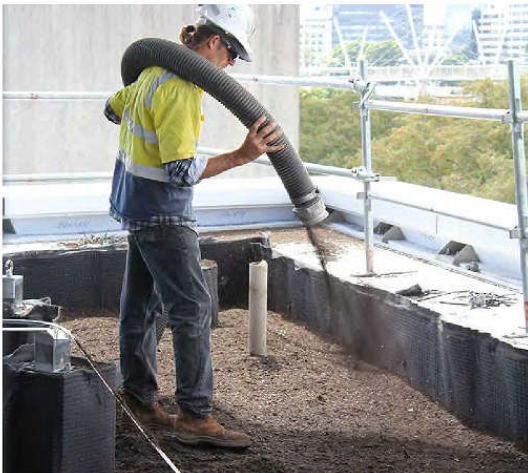
EXISTING

- Soil level is too low in most areas 96-24")
- Soil lacks organic matter/fertility
- Reconstruct slope, then install erosion control, then plant slope



PROPOSED

- Test soil for contaminants, structure, and fertility
- Replace or amend to achieve a sandy loam soil with organic matter
- Replace burned-out lamps as required



PLANTS

EXISTING

- Bare, unplanted areas
- Unhealthy plants
- Root-bound planters
- Unnecessary tree supports



PROPOSED

- Replant with plants appropriate for specific conditions
- Remove unhealthy plants
- Root-prune existing trees to remain
- Remove unnecessary tree supports



PATSAOURAS PLAZA

WATERPROOFING & LANDSCAPE RENOVATION

THE ARROYO

BEFORE

AFTER



PATSAOURAS PLAZA

BEFORE

AFTER



THE WEST PATIO

BEFORE

AFTER



PATSAOURAS PLAZA

WATERPROOFING & LANDSCAPE RENOVATION

PASEO CESAR CHAVEZ

BEFORE

AFTER



HELICO RAMP AREA

BEFORE



AFTER

