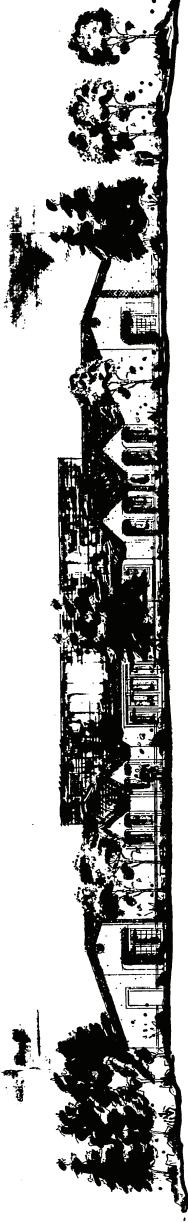


WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION

VALLEY VIEW GARDENS



SP-1911-97

PROJECT:	VALLEY VIEW GARDENS HISTORIC FACILITY FOR TELEVISION	APPLICANT:	DMAC STORES 11111 WILSON BLVD DALLAS, TEXAS 75241
ARCHITECT:	DMAC VALLEY VIEW CO. COMMERCIAL DIV.	ARCHITECT:	ROYCE H. BELAIR, AIA ARCHITECTS, P.C. 1000 W. WILSON DALLAS, TEXAS 75241

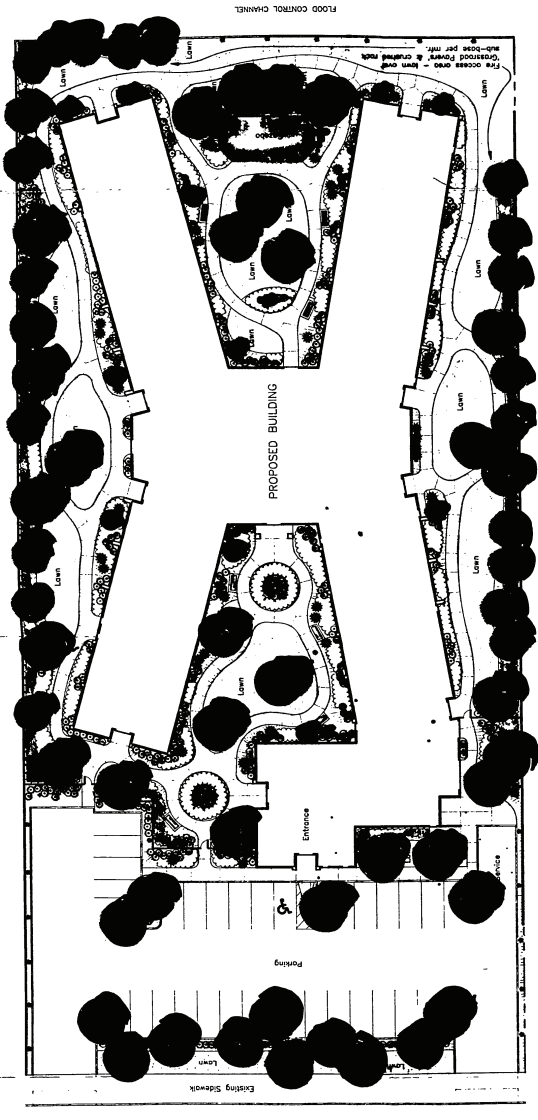
REVISIONS:	BY:

PRELIMINARY LANDSCAPE PLAN

PROJECT: Valley View Gardens
 Residential Care Facility for the Elderly
 1188 Valley View Street, Garden Grove, CA
 Replaces: (1) 1244-2828
 Applicant: 1212 E. Commonwealth Ave., Fullerton, CA 92631

ROYAL OAK DESIGN
 Sylvia E. Lyons, Landscape Architect #1549
 53 Hunter Point Road
 Phillips Ranch, California 91768-4959
 Telephone: (909) 622-2209

S.S.	DATE
1/17/86	1/17/86
1/24/86	1/24/86
2/1/86	2/1/86
2/8/86	2/8/86



- ### PRELIMINARY PLANT LIST
- ACCEENT SHRUB (5 gal. min.)
 Accented shrub (Lonicera maackii)
 Bear's Breech (Aconitum napellus)
 Forsythia (Forsythia sp.)
 Forsythia (Forsythia sp.)
 - MEDIUM TREE (15 gal. min.)
 Acacia (Acacia saligna)
 Acacia (Acacia saligna)
 Acacia (Acacia saligna)
 Acacia (Acacia saligna)
 Acacia (Acacia saligna)
 Acacia (Acacia saligna)
 Acacia (Acacia saligna)
 - SMALL ACCEENT TREE (15 gal. min.)
 Blue Hibiscus (Hibiscus sp.)
 Blue Hibiscus (Hibiscus sp.)
 Blue Hibiscus (Hibiscus sp.)
 Blue Hibiscus (Hibiscus sp.)
 - LARGE SHRUB (5 gal. min.)
 Blue Hibiscus (Hibiscus sp.)
 Blue Hibiscus (Hibiscus sp.)
 Blue Hibiscus (Hibiscus sp.)
 Blue Hibiscus (Hibiscus sp.)
 - SHRUBBERY (15 gal. min.)
 Blue Hibiscus (Hibiscus sp.)
 Blue Hibiscus (Hibiscus sp.)
 Blue Hibiscus (Hibiscus sp.)
 Blue Hibiscus (Hibiscus sp.)
 - SEEDED LAWN
 Turf-Type Tall Fescue
 - GRASSING COVERED (1" exc. from beds)
 Grassing covered (1" exc. from beds)
 Grassing covered (1" exc. from beds)
 Grassing covered (1" exc. from beds)
 - VINES (5 gal. min.)
 Cord. Creeper (Mandevilla speciosa)
 Cord. Creeper (Mandevilla speciosa)
 Cord. Creeper (Mandevilla speciosa)
 Cord. Creeper (Mandevilla speciosa)



PRELIMINARY LANDSCAPE PLAN