NOTES

1. A 10' LENGTH MINIMUM OF 24" DEEP ROOT BARRIER SHALL BE INSTALLED WHERE TREES ARE WITHIN 10' OF ANY HARDSCAPE.
2. ALL SHRUB AREAS SHALL RECEIVE A 3" LAYER OF SHREDDED BARK MULCH.
3. ALL SHRUB AND GROUNDCOVER AREAS WITH A SLOPE OF 3:1 OR LESS SHALL RECEIVE A 3" DEPTH LAYER OF ORGANIC, SHREDDED BARK MULCH TO CONSERVE WATER, LOWER SOIL TEMPERATURE AND REDUCE WEED GROUTH. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO DELIVERY.
4. ALL QUANTITIES SHOWN FOR PROPOSED PLANTING ARE APPROXIMATE AND CONCEPTUAL.
5. LANDSCAPE IMPROVEMENT PLAN SET AND INSTALLATION ARE REQUIRED TO IMPLEMENT APPROVED FIRE DEPARTMENT REGULATIONS, CODES, AND STANDARDS AT THE TIME OF PROJECT APPROVAL.

CONCEPTUAL PLAN NOTES

1. NATURAL ROCK OUT CROPPINGS OUTSIDE LIMITS OF GRADING SHALL BE PROTECTED IN PLACE. NO GRADING SHALL BE DONE TO DISTURB AREA AROUND THE NATURAL ROCK OUT CROPPINGS.
2. FOR EXISTING TOPOGRAPHY SEE PLANS PREPARED BY CIVIL ENGINEER
3. FOR DETAILED PROPOSED SLOPE GRADIENTS SEE PLANS PREPARED BY CIVIL ENGINEER
4. ALL REQUIRED LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE PUBLIC RIGHTS-OF-WAY (PARKWAYS) ON N. PARK RIVER ROAD (SHALL BE MAINTAINED BY THE OWNER, HIS ASSIGNS, SUCCESSOR OF THE PROJECT, OR HOMEOWNER ASSOCIATION IN PERPETUITY.
5. SEE PLAN FOR WALKS, FENCES AND WALLS.
6. FINAL LANDSCAPE PLANS SHALL ACCURATELY SHOW PLACEMENT OF TREES, SHRUBS, AND GROUNDCOVERS.
7. LANDSCAPE ARCHITECT SHALL BE AWARE OF UTILITY, SEWER, STORM DRAIN EASEMENT AND PLACE PLANTING LOCATIONS ACCORDINGLY TO MEET CITY OF OCEANSIDE REQUIREMENTS.
8. FOR ALL DRAINAGE SWALES REFER TO PLANS PREPARED BY CIVIL ENGINEERS.

PLANTING/IRRIGATION NOTES

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED TO PROVIDE COVERAGE FOR ALL PLANTING AREAS SHOWN ON THE PLAN. LOW VOLUME EQUIPMENT SHALL PROVIDE SUFFICIENT WATER FOR PLANT GROWTH WITH A MINIMUM WATER LOSS DUE TO WATER RUN-OFF. IRRIGATION SYSTEMS SHALL USE HIGH QUALITY, AUTOMATIC CONTROL VALVES, CONTROLLERS AND OTHER NECESSARY IRRIGATION EQUIPMENT. ALL COMPONENTS SHALL BE OF NON-CORROSIVE MATERIAL. ALL DRIP SYSTEMS SHALL BE ADEQUATELY FILTERED AND REGULATED PER THE MANUFACTURER'S RECOMMENDED DESIGN PARAMETERS. ALL IRRIGATION IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES AND WATER CONSERVATION ORDINANCE.
2. THE SELECTION OF PLANT MATERIAL IS BASED ON CULTURAL, AESTHETIC, AND MAINTENANCE CONSIDERATIONS. ALL PLANTING AREAS SHALL BE PREPARED WITH APPROPRIATE SOIL AMENDMENTS, FERTILIZERS, AND APPROPRIATE SUPPLEMENTS BASED UPON A SOILS REPORT FROM AN AGRICULTURAL SUITABILITY SOIL SAMPLE TAKEN FROM THE SITE. GROUND COVERS OR BARK MULCH SHALL FILL IN BETWEEN THE SHRUBS TO SHIELD THE SOIL FROM THE SUN, EVAPOTRANSPIRATION AND RUN-OFF. ALL SHRUBS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORMS.
3. ALL LANDSCAPE IMPROVEMENTS SHALL FOLLOW THE CITY OF OCEANSIDE GUIDELINES.

TREE SPACING NOTES

ALL TREES SHALL BE LOCATED:
- 8' FROM TRANSFORMERS, CABLE, AND PULL BOXES
- 5' FROM MAILBOXES
- 5' FROM HYDRANTS (ALL SIDES)
- 10' FROM CENTERLINE OF ALL UTILITY LINES (WITHOUT EASEMENT) (SEWER,WATER, STORM DRAINS, DOUBLE CHECK DETECTORS, AIR RELIEF VALVES, AND GAS)
- 10' FROM EASEMENT BOUNDARIES (SEWER, WATER, STORM DRAINS, ACCESS OR OTHER UTILITIES)
- 10' FROM DRIVEWAYS (UNLESS A LINE OF SITE IS DETERMINED BY THE TRAFFIC DIVISION TO BE OTHERWISE)
- 10' FROM TRAFFIC AND DIRECTIONAL SIGNS
- 15' MIN FROM STREETLIGHTS, OTHER UTILITY POLES

STREET TREES SHALL BE PLANTED 3' OUTSIDE RIGHT OF WAY IF THE RIGHT OF WAY DOES NOT ALLOW SPACE, SUBJECT TO THE CITY ENGINEER;S APPROVAL

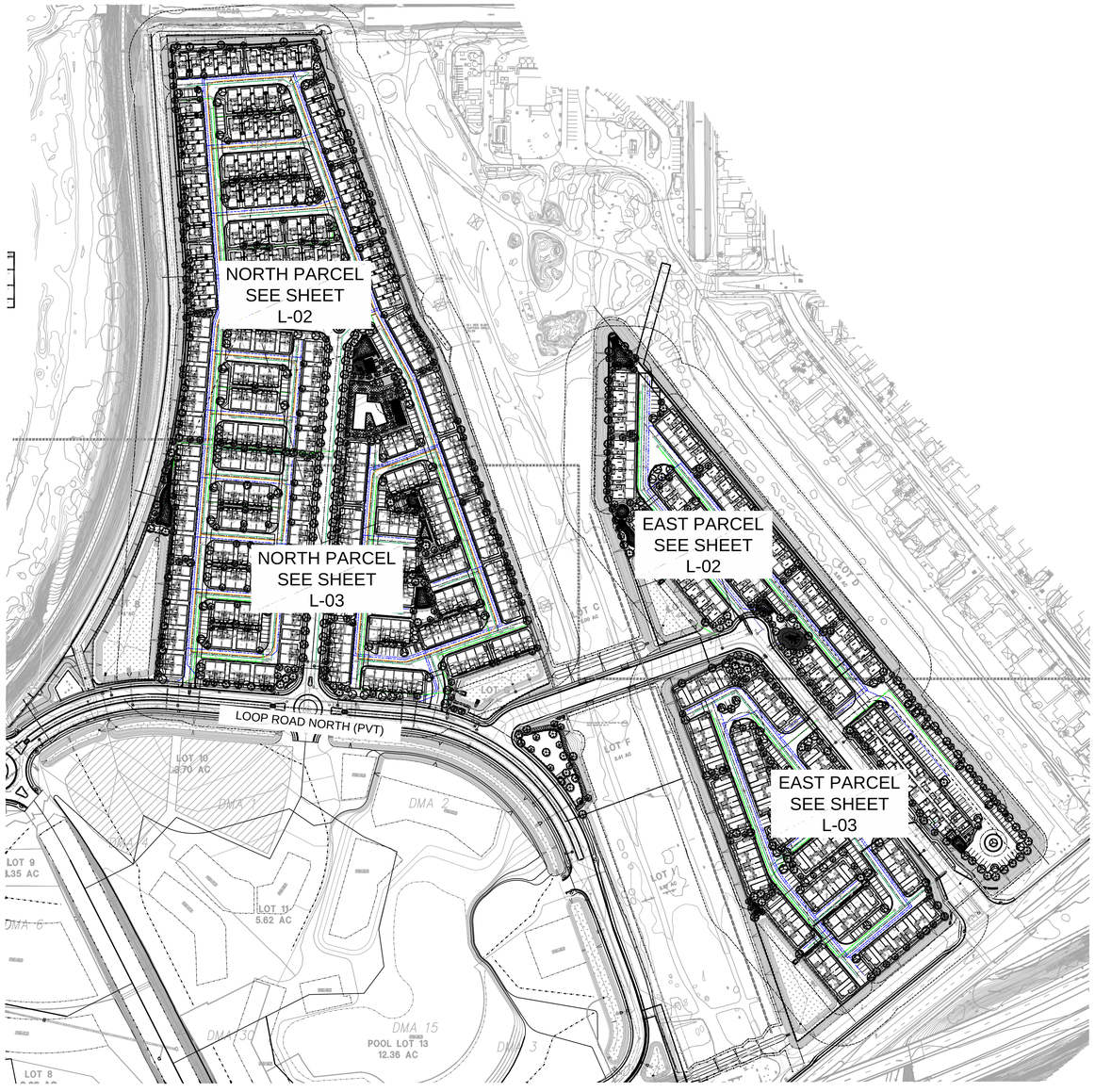
LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF 25' FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER

MINIMUM 15' STREETLIGHT AND STOP SIGN OR CLEARANCE DETERMINED BY SPECIFICATIONS

SCREEN ALL UTILITIES ACCORDING TO SPECIFIC AGENCY REQUIREMENTS.

NOTES:

1. THERE ARE NO EXISTING TREES ONSITE, THEREFORE, A TREE SURVEY, SCHEDULE OF TREE REPLACEMENT, OR OTHER MITIGATION REQUIREMENTS WAS NOT INCLUDED IN THE PLAN SET.
2. GROUNDCOVER TO MAINTAIN 2' IN HEIGHT.
3. ALL TREES SHOULD MAINTAIN A CANOPY OF 6' OR MORE FROM THE GROUND.
4. ALL TREES AT MATURITY SHALL MEET A VERTICAL CLEARANCE OF 14' FROM THE TOP OF THE ROADWAY TO THE LOWEST BRANCHES.
5. TREES SHOULD NOT BE BLOCKING ANY WINDOWS OR GROWN NEAR LIGHTING FIXTURES TO THE POINT WHERE THEY MAY BLOCK ILLUMINATION/UNIFORMITY WITH THEIR PRESENT AND FUTURE GROWTH.
6. WHERE APPLICABLE IMPLEMENTATION OF HOSTILE/THORNY PLANT MATERIAL WILL BE UTILIZED TO DETER FOOT TRAFFIC.
7. ALL TREES AT MATURITY SHALL MEET A HORIZONTAL CLEARANCE ALONG ALL ROADWAYS FROM CURB TO CURB. HORIZONTAL ROADWAY CLEARANCE FOR A ONE-STORY BUILDING IS 28-FEET WIDE.
8. 1 TRASH ENCLOSURE LOCATED AT AFFORDABLE HOUSING SITE AND TRASH RECEPTACLES ARE LOCATED AT THE POOL AREA.
9. WHERE SHRUBS OR LOW-LEVEL VEGETATION ARE USED, VEGETATIVE MATTER AT MATURITY SHALL COVER AT LEAST 75 PERCENT OF ACTUAL PLANTED AREA.



FOR FULL CONCEPT PLANT SCHEDULE
REFERENCE SHEET L-02

CONCEPT PLANT SCHEDULE

EVERGREEN SITE TREES		199	
ARBUTUS X `MARINA` / ARBUTUS STANDARD			24"BOX, L
JACARANDA MIMOSIFOLIA / JACARANDA			24"BOX, M
LOPHOSTEMON CONFERTUS / BRISBANE BOX			24"BOX, M
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA			24"BOX, M
PYRUS KAWAKAMII / EVERGREEN PEAR			24"BOX, M
QUERCUS ILEX / HOLLY OAK			24"BOX, L
DECIDIOUS SITE TREES		405	
CERCIS OCCIDENTALIS / WESTERN REDBUD			24"BOX, L
CHILOPSIS L. `TIMELESS BEAUTY` / DESERT WILLOW			24"BOX, VL
LAGERSTROEMIA X `TONTO` / TONTO CRAPE MYRTLE			24"BOX, M
PISTACIA CHINENSIS / CHINESE PISTACHE			24"BOX, M
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE			24"BOX, M
ZELKOVA SERRATA / SAWLEAF ZELKOVA			24"BOX, L
ACCENT TREES		210	
KOELREUTERIA PANICULATA / GOLDEN RAIN TREE			24"BOX, L
LIQUIDAMBAR ST. `PALO ALTO` / PALO ALTO SWEET GUM			24"BOX, M
PYRUS C. `ARISTOCRAT` / ARISTOCRAT FLOWERING PEAR			24"BOX, M
QUERCUS AGRIFOLIA / COAST LIVE OAK			24"BOX, VL
RHUS LANCEA / AFRICAN SUMAC			24"BOX, L
POOL AREA TREES		18	
ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM			12` BTH, M
MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA			24"BOX, M

MINIMUM TREE CANOPY AND PERMEABLE SURFACE AREA REQUIREMENTS

Project Site Area	Minimum Tree Canopy Area	Minimum Permeable Surface Area
1 acre or more	12%	22%

Ocean Kamp Calculations:				
Project Site area (sf)	1,411,344			
Min. tree canopy area required - 12% (sf)	169,361.3	**12.0%**		
Tree canopy area provided (sf)	685,675.8	**48.6%**		
Excess canopy area provided (sf)	**516,314.5**	**36.6%**		
Min. permeable surface area required - 22% (sf)			310,495.7	22.0%
Permeable surface area provided			430,307.0	30.5%
Excess permeable surface area provided			**119,811.3**	8.5%

TREE CANOPY CALCULATIONS

Description	Mature Tree Canopy Dia. (ft)	QTY.	Average Tree Canopy Dia. (ft)	Average Canopy Area (sf)	Total Canopy Area (sf)
Evergreen Site Trees		**199**	**33.3**	**872.2**	**173,572.2**
Arbutus x Marina	30				
Jacaranda mimisoifolia	30				
Lophostemon confertus	25				
Magnolia grandiflora	35				
Pyrus Kawakamii	30				
Quercus ilex	50				
Deciduous Site Trees		**405**	**31.2**	**762.5**	**308,820.0**
Cercis occidentalis	20				
Chilopsis 'Timeless Beauty'	20				
Lagerstroemia x 'Tonto'	12				
Pistacia chinensis	35				
Platanus racemosa	50				
Zelkova serrata	50				
On-site Street Trees		**210**	**34.0**	**907.5**	**190,566.6**
Koelreuteria paniculata	35				
Liquidambar 'Palo Alto'	25				
Pyrus 'Aristocrat'	30				
Quercus agrifolia	50				
Rhus lancea	30				
Pool Area Trees		**18**	**30.0**	**706.5**	**12,717.0**
Archontophoenix cun.	25				
Magnolia grandiflora	35				
			Total Tree Canopy Provided		**685,675.8**

LANDSCAPE AND TREE CANOPY MANAGEMENT PLAN

1. ALL TREES SHALL BE PROPERLY PRUNED ON AN ANNUAL BASIS TO REMOVE ANY DISEASED, DEAD, OR DYING WOOD.
2. ANNUAL INSPECTIONS OF TREES SHALL BE REQUIRED AND CONDUCTED BY THE PROPERTY OWNER FOR PESTS AND DISEASE CONTROL.
3. PRUNING AND MAINTENANCE
   - YOUNG TREES: STRUCTURAL PRUNING EVERY 2-3 YEARS TO ESTABLISH FORM.
   - MATURE TREES: MAINTENANCE PRUNING EVERY 3-5 YEARS, FOCUSING ON DEADWOOD REMOVAL.
   - STORM RESPONSE: IMMEDIATE REMOVAL OF BROKEN OR HANGING BRANCHES.
   - TIMING: PREFERABLY DURING DORMANT SEASON (LATE WINTER) FOR MOST SPECIES.
   - DEAD TREES OR PALMS SHALL BE REMOVED IMMEDIATELY AND REPLACED WITHIN A THREE (3) MONTH WINDOW, AS OPTIMAL TIMING FOR PLANTING ALLOWS.
   - CHEMICAL PESTICIDES ARE ONLY TO BE USED AS A LAST RESORT UNDER CERTIFIED APPLICATOR SUPERVISION. RESIDENTS ARE TO BE NOTIFIED ABOUT TREATMENT SCHEDULES AND SAFETY PRECAUTIONS IN ADVANCE.
4. IRRIGATION SHALL BE MAINTAINED BY THE OWNER AS PRESCRIBED IN THE LANDSCAPE AND IRRIGATION SCHEDULE FOR THE ESTABLISHMENT AND POST-ESTABLISHMENT OF PLANT MATERIALS.
5. LITTER REMOVAL FROM TREES SHALL BE REMOVED ON A BI-WEEKLY BASIS, AT A MINIMUM.

SHEET INDEX:

L-1	OVERALL LANDSCAPE CONCEPT PLAN
L-2 - L-05	SITE PLAN ENLARGEMENTS
L-06 - L-07	CONCEPT ENLARGEMENTS
L-08 - L-11	FENCE & WALL PLAN
L-12	PATH OF TRAVEL

OCEAN KAMP

OCEANSIDE, CA

OVERALL LANDSCAPE CONCEPT PLAN

TRUMARK HOMES
450 NEWPORT CENTER DR., STE. 300, NEWPORT BEACH, CA 92660

150 75 0 150 300 450
SCALE: 1"=150'-0"

SHEET
01 OF 12

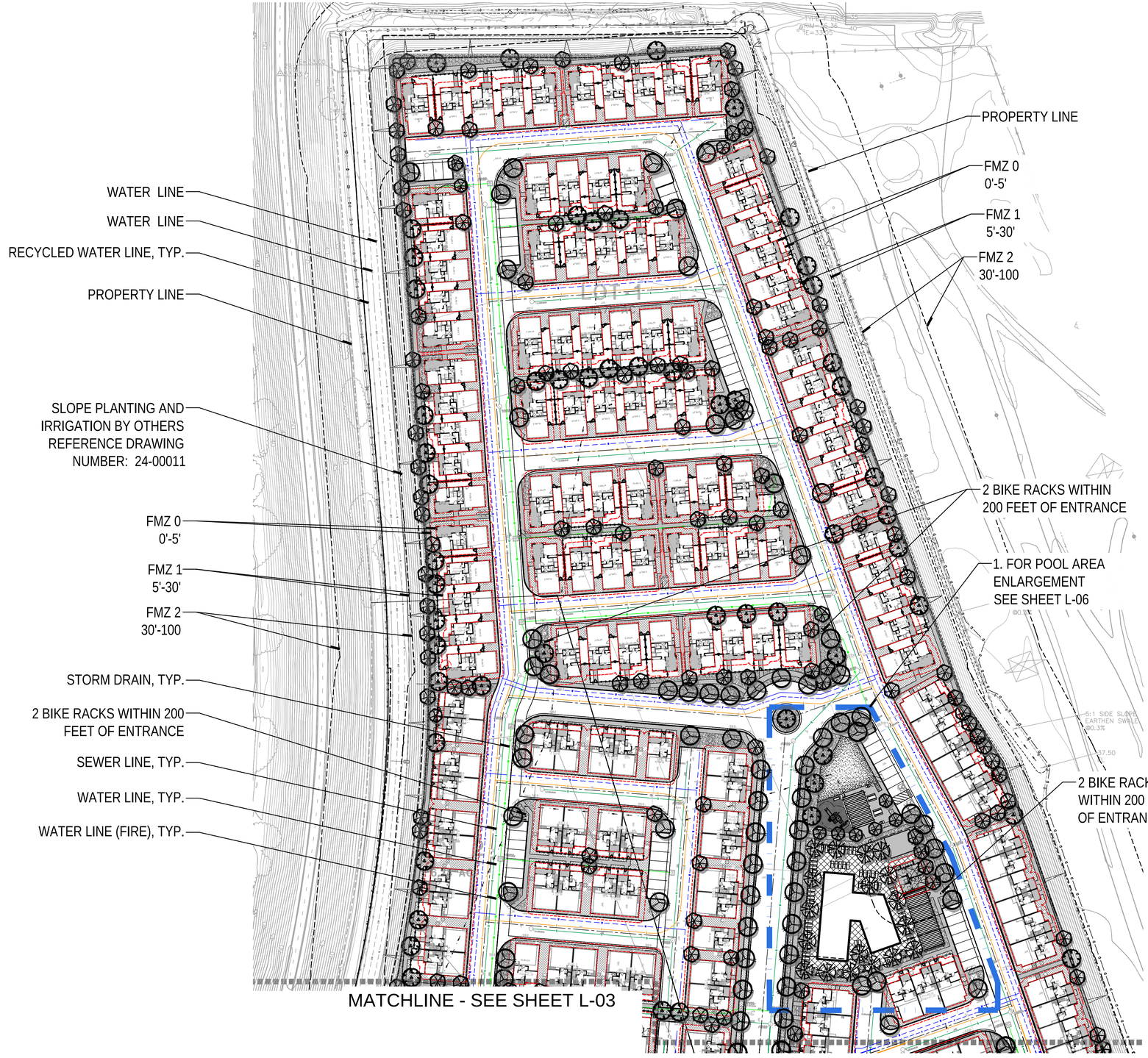
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

L-01

PLOT DATE: February 27, 2026

CONCEPT PLANT SCHEDULE

	EVERGREEN SITE TREES	199	
	ARBUTUS X `MARINA` / ARBUTUS STANDARD		24"BOX, L
	JACARANDA MIMOSIFOLIA / JACARANDA		24"BOX, M
	LOPHOSTEMON CONFERTUS / BRISBANE BOX		24"BOX, M
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		24"BOX, M
	PYRUS KAWAKAMII / EVERGREEN PEAR		24"BOX, M
	QUERCUS ILEX / HOLLY OAK		24"BOX, L
	DECIDIOUS SITE TREES	405	
	CERCIS OCCIDENTALIS / WESTERN REDBUD		24"BOX, L
	CHILOPSIS L. `TIMELESS BEAUTY` / DESERT WILLOW		24"BOX, VL
	LAGERSTROEMIA X `TONTO` / TONTO CRAPE MYRTLE		24"BOX, M
	PISTACIA CHINENSIS / CHINESE PISTACHE		24"BOX, M
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE		24"BOX, M
	ZELKOVA SERRATA / SAWLEAF ZELKOVA		24"BOX, L
	ACCENT TREES	210	
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE		24"BOX, L
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	PYRUS C. `ARISTOCRAT` / ARISTOCRAT FLOWERING PEAR		24"BOX, M
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	RHUS LANCEA / AFRICAN SUMAC		24"BOX, L
	POOL AREA TREES	18	
	ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM		12` BTH, M
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		24"BOX, M
	SHRUBS		
	AEONIUM X `SUNBURST` / AEONIUM		5 GAL, L
	AGAVE AMERICANA / CENTURY PLANT		5 GAL, L
	AGAVE VILMORINIANA / OCTOPUS AGAVE		5 GAL, L
	ALOE ARBORESCENS / TORCH ALOE		1 GAL, L
	ARBUTUS U. `COMPACTA` / DWARF STRAWBERRY TREE		5 GAL, L
	CARISSA M. `TOMLINSON` / TOMLINSON NATAL PLUM		5 GAL, L
	CEANOTHUS SPP. / CALIFORNIA LILAC		5 GAL, L
	CISTUS X PURPUREUS / ORCHID ROCKROSE		5 GAL, L
	DIETES BICOLOR / YELLOW WILD IRIS		5 GAL, L
	HESPERALOE PARVIFLORA / RED YUCCA		5 GAL, VL
	LEUCADENDRON X `JESTER` / JESTER CONEBUSH		5 GAL, L
	LEUCOPHYLLUM F. `COMPACTA` / COMPACT TEXAS RANGER		5 GAL, L
	LIGUSTRUM J. `TEXANUM` / WAX LEAF PRIVET		5 GAL, M
	LOMANDRA L. `PLATINUM BEAUTY` / PLATINUM BEAUTY LOMANDRA		5 GAL, L
	MYRTUS C. `VARIEGATA` / VARIEGATED MYRTLE		5 GAL, L
	PHORMIUM T. `SUNDOWNER` / NEW ZEALAND FLAX		5 GAL, L
	PITTOSPORUM T. `SILVER SHEEN` / TAWHIWHI		5 GAL, M
	PRUNUS C. `BRIGHT `N TIGHT` / BRIGHT `N TIGHT CAROLINA LAUREL		15 GAL, M
	ROSA F. `ICEBERG` / ICEBERG ROSE		5 GAL, M
	ROSA X `NOARE` / FLOWER CARPET RED G.C. ROSE		5 GAL, M
	SALVIA X `ALLEN CHICKERING` / SAGE		5 GAL, L
	SALVIA X `BEE`S BLISS` / SAGE		5 GAL, L
	STRELITZIA REGINAE / BIRD OF PARADISE		5 GAL, M
	WESTRINGIA FRUTICOSA / COAST ROSEMARY		5 GAL, L
	VINES		
	MACFADYENA UNGUIS-CATI / CAT'S CLAW VINE		5 GAL, L
	VIGNA CARACALLA / SNAIL VINE		5 GAL, M
	WISTERIA SINENSIS / CHINESE WISTERIA		5 GAL, M
	FLAT AREA	83,648 SF	
	CARISSA MACROCARPA `PROSTRATA` / PROSTRATE NATAL PLUM		FLAT, L
	EUONYMUS FORTUNEI 'COLORATUS' / PURPLE-LEAF WINTERCREEPER		SQ. FT.
	GAZANIA X `BURGUNDY` / GAZANIA		FLAT, L
	SENECIO MANDRALISCAE / BLUE CHALK STICKS		1 GAL, L
	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE		FLAT, M
	GROUNDCOVER - FMZ 0	147,555 SF	
	CRUSHED GRAVEL		SQ. FT.
	DECOMPOSED GRANITE		SQ. FT.
	PEA GRAVEL / PG		SQ. FT.
	TURF AREA	12,998 SF	
	TURF MARATHON III / MARATHON III		SOD, H
	BARK MULCH	9,092 SF	
	BARK MULCH / PET FRIENDLY		N/A



OCEAN KAMP

OCEANSIDE, CA

LANDSCAPE CONCEPT PLAN

TRUMARK HOMES
450 NEWPORT CENTER DR., STE. 300, NEWPORT BEACH, CA 92660

gmp
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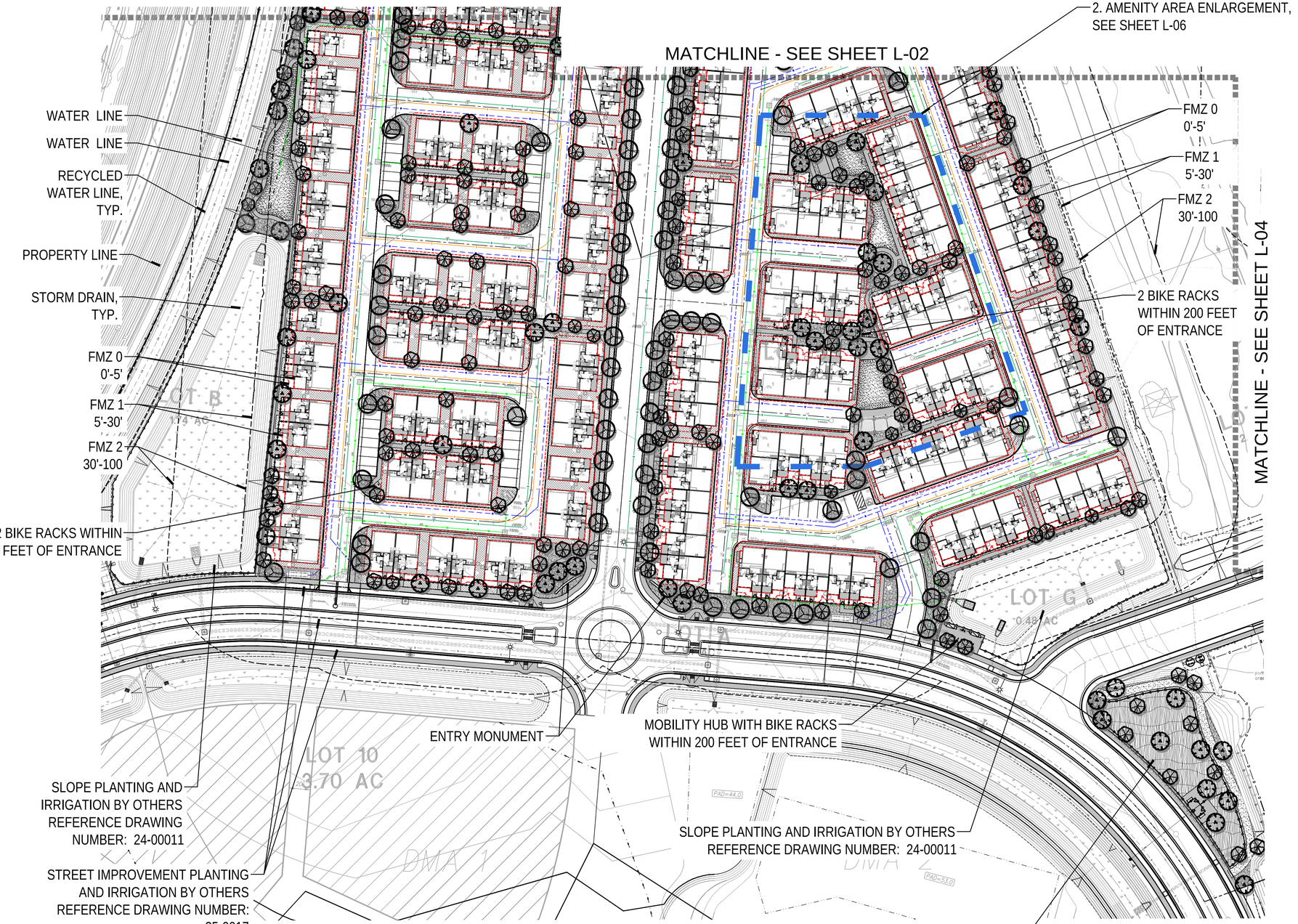
SHEET 02 OF 12

L-02

PLOT DATE: February 27, 2026

CONCEPT PLANT SCHEDULE

	EVERGREEN SITE TREES	199	
	ARBUTUS X `MARINA` / ARBUTUS STANDARD		24"BOX, L
	JACARANDA MIMOSIFOLIA / JACARANDA		24"BOX, M
	LOPHOSTEMON CONFERTUS / BRISBANE BOX		24"BOX, M
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		24"BOX, M
	PYRUS KAWAKAMII / EVERGREEN PEAR		24"BOX, M
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	DECIDIOUS SITE TREES	405	
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	CHILOPSIS L. `TIMELESS BEAUTY` / DESERT WILLOW		24"BOX, VL
	LAGERSTROEMIA X `TONTO` / TONTO CRAPE MYRTLE		24"BOX, M
	PISTACIA CHINENSIS / CHINESE PISTACHE		24"BOX, M
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE		24"BOX, M
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	RHUS LANCEA / AFRICAN SUMAC		24"BOX, L
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	AEONIUM X `SUNBURST` / AEONIUM		5 GAL, L
	AGAVE AMERICANA / CENTURY PLANT		5 GAL, L
	AGAVE VILMORINIANA / OCTOPUS AGAVE		5 GAL, L
	ALOE ARBORESCENS / TORCH ALOE		1 GAL, L
	ARBUTUS U. `COMPACTA` / DWARF STRAWBERRY TREE		5 GAL, L
	CARISSA M. `TOMLINSON` / TOMLINSON NATAL PLUM		5 GAL, L
	CEANOTHUS SPP. / CALIFORNIA LILAC		5 GAL, L
	CISTUS X PURPUREUS / ORCHID ROCKROSE		5 GAL, L
	DIETES BICOLOR / YELLOW WILD IRIS		5 GAL, L
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	PITTOSPORUM T. `SILVER SHEEN` / TAWHIWHI		5 GAL, M
	PRUNUS C. `BRIGHT `N TIGHT` / BRIGHT `N TIGHT CAROLINA LAUREL		15 GAL, M
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	ROSA X `NOARE` / FLOWER CARPET RED G.C. ROSE		5 GAL, M
	SALVIA X `ALLEN CHICKERING` / SAGE		5 GAL, L
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	VINES		
	MACFADYENA UNGUIS-CATI / CAT'S CLAW VINE		5 GAL, L
	VIGNA CARACALLA / SNAIL VINE		5 GAL, M
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	BARK MULCH / PET FRIENDLY		N/A



OCEAN KAMP

OCEANSIDE, CA

LANDSCAPE CONCEPT PLAN

TRUMARK HOMES
450 NEWPORT CENTER DR., STE. 300, NEWPORT BEACH, CA 92660

gmp
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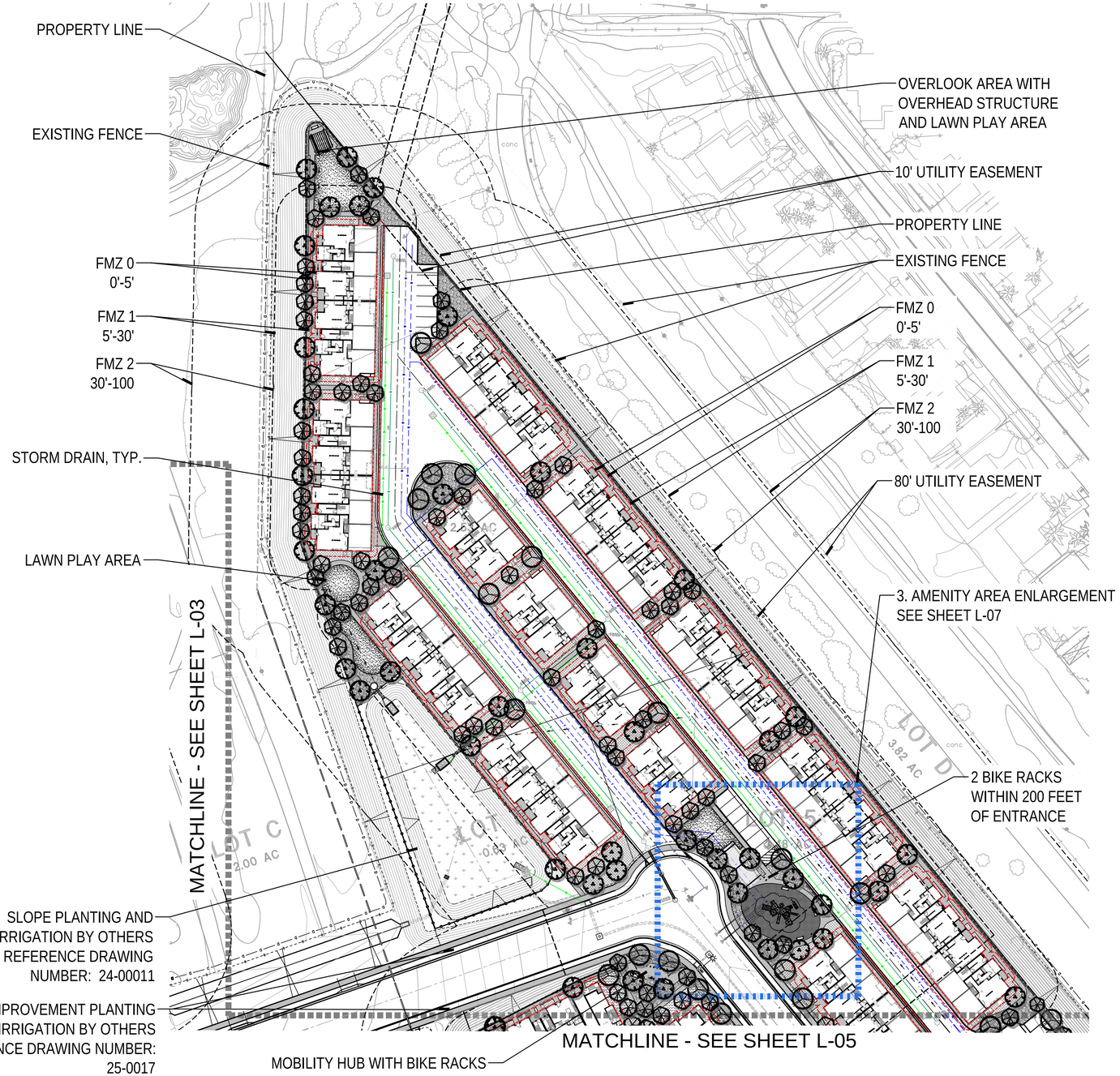
SHEET 03 OF 12

L-03

PLOT DATE: February 27, 2026

CONCEPT PLANT SCHEDULE

	EVERGREEN SITE TREES	199	
	ARBUTUS X `MARINA` / ARBUTUS STANDARD		24"BOX, L
	JACARANDA MIMOSIFOLIA / JACARANDA		24"BOX, M
	LOPHOSTEMON CONFERTUS / BRISBANE BOX		24"BOX, M
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		24"BOX, M
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	PISTACIA CHINENSIS / CHINESE PISTACHE		24"BOX, M
	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE		24"BOX, M
	ZELKOVA SERRATA / SAWLEAF ZELKOVA		24"BOX, L
	ACCENT TREES	210	
	KOELREUTERIA PANICULATA / GOLDEN RAIN TREE		24"BOX, L
	LIQUIDAMBAR ST. `PALO ALTO` / PALO ALTO SWEET GUM		24"BOX, M
	PYRUS C. `ARISTOCRAT` / ARISTOCRAT FLOWERING PEAR		24"BOX, M
	QUERCUS AGRIFOLIA / COAST LIVE OAK		24"BOX, VL
	RHUS LANCEA / AFRICAN SUMAC		24"BOX, L
	POOL AREA TREES	18	
	ARCHONTOPHOENIX CUNNINGHAMIANA / KING PALM		12` BTH, M
	MAGNOLIA GRANDIFLORA / SOUTHERN MAGNOLIA		24"BOX, M
	SHRUBS		
	AEONIUM X `SUNBURST` / AEONIUM		5 GAL, L
	AGAVE AMERICANA / CENTURY PLANT		5 GAL, L
	AGAVE VILMORINIANA / OCTOPUS AGAVE		5 GAL, L
	ALOE ARBORESCENS / TORCH ALOE		1 GAL, L
	ARBUTUS U. `COMPACTA` / DWARF STRAWBERRY TREE		5 GAL, L
	CARISSA M. `TOMLINSON` / TOMLINSON NATAL PLUM		5 GAL, L
	CEANOTHUS SPP. / CALIFORNIA LILAC		5 GAL, L
	CISTUS X PURPUREUS / ORCHID ROCKROSE		5 GAL, L
	DIETES BICOLOR / YELLOW WILD IRIS		5 GAL, L
	HESPERALOE PARVIFLORA / RED YUCCA		5 GAL, VL
	LEUCADENDRON X `JESTER` / JESTER CONEBUSH		5 GAL, L
	LEUCOPHYLLUM F. `COMPACTA` / COMPACT TEXAS RANGER		5 GAL, L
	LIGUSTRUM J. `TEXANUM` / WAX LEAF PRIVET		5 GAL, M
	LOMANDRA L. `PLATINUM BEAUTY` / PLATINUM BEAUTY LOMANDRA		5 GAL, L
	MYRTUS C. `VARIEGATA` / VARIEGATED MYRTLE		5 GAL, L
	PHORMIUM T. `SUNDOWNER` / NEW ZEALAND FLAX		5 GAL, L
	PITTOSPORUM T. `SILVER SHEEN` / TAWHIWHI		5 GAL, M
	PRUNUS C. `BRIGHT `N TIGHT` / BRIGHT `N TIGHT CAROLINA LAUREL		15 GAL, M
	ROSA F. `ICEBERG` / ICEBERG ROSE		5 GAL, M
	ROSA X `NOARE` / FLOWER CARPET RED G.C. ROSE		5 GAL, M
	SALVIA X `ALLEN CHICKERING` / SAGE		5 GAL, L
	SALVIA X `BEE`S BLISS` / SAGE		5 GAL, L
	STRELITZIA REGINAE / BIRD OF PARADISE		5 GAL, M
	WESTRINGIA FRUTICOSA / COAST ROSEMARY		5 GAL, L
	VINES		
	MACFADYENA UNGUIS-CATI / CAT'S CLAW VINE		5 GAL, L
	VIGNA CARACALLA / SNAIL VINE		5 GAL, M
	WISTERIA SINENSIS / CHINESE WISTERIA		5 GAL, M
	FLAT AREA	83,648 SF	
	CARISSA MACROCARPA `PROSTRATA` / PROSTRATE NATAL PLUM		FLAT, L
	EUONYMUS FORTUNEI 'COLORATUS' / PURPLE-LEAF WINTERCREEPER		SQ. FT.
	GAZANIA X `BURGUNDY` / GAZANIA		FLAT, L
	SENECIO MANDRALISCAE / BLUE CHALK STICKS		1 GAL, L
	TRACHELOSPERMUM JASMINOIDES / CHINESE STAR JASMINE		FLAT, M
	GROUNDCOVER - FMZ 0	147,555 SF	
	CRUSHED GRAVEL		SQ. FT.
	DECOMPOSED GRANITE		SQ. FT.
	PEA GRAVEL / PG		SQ. FT.
	TURF AREA	12,998 SF	
	TURF MARATHON III / MARATHON III		SOD, H
	BARK MULCH	9,092 SF	
	BARK MULCH / PET FRIENDLY		N/A



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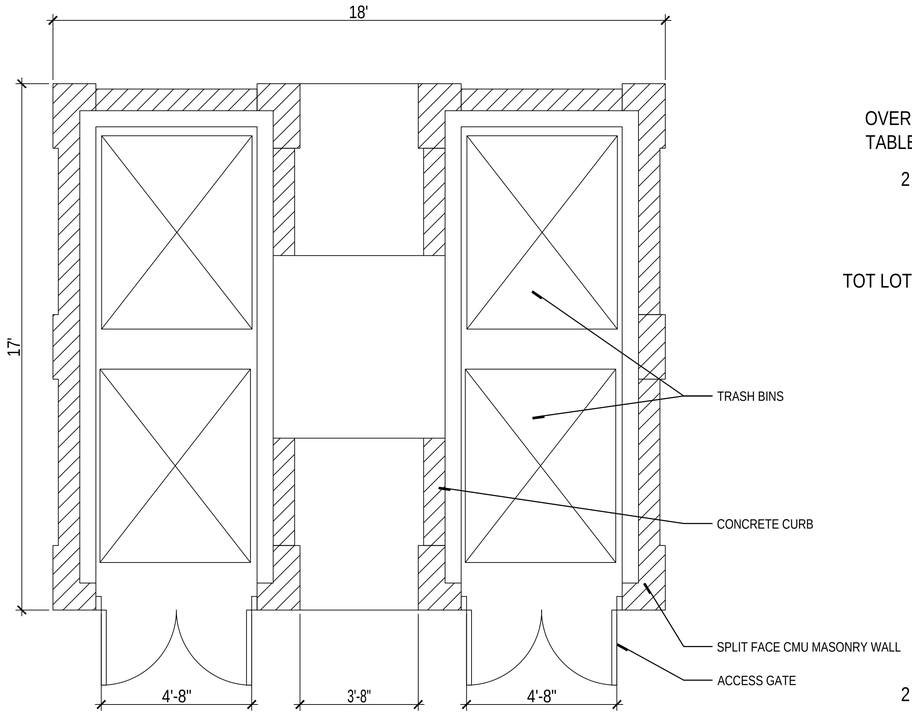
LANDSCAPE CONCEPT PLAN

TRUMARK HOMES
450 NEWPORT CENTER DR., STE. 300, NEWPORT BEACH, CA 92660

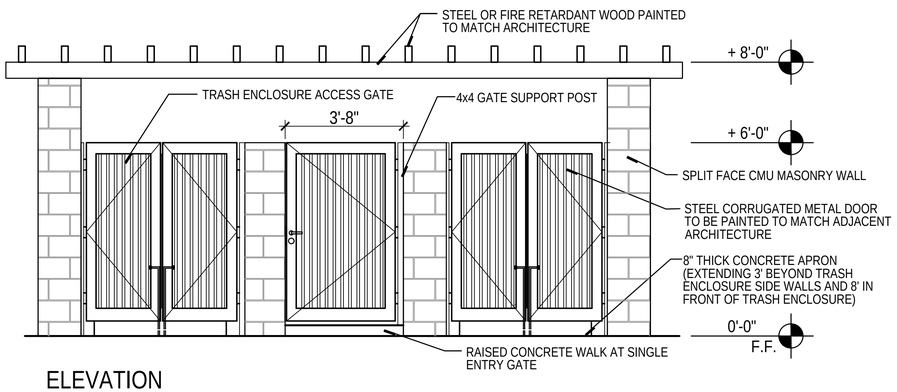
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SCALE: 1"=50'-0"

PLOT DATE: February 27, 2026

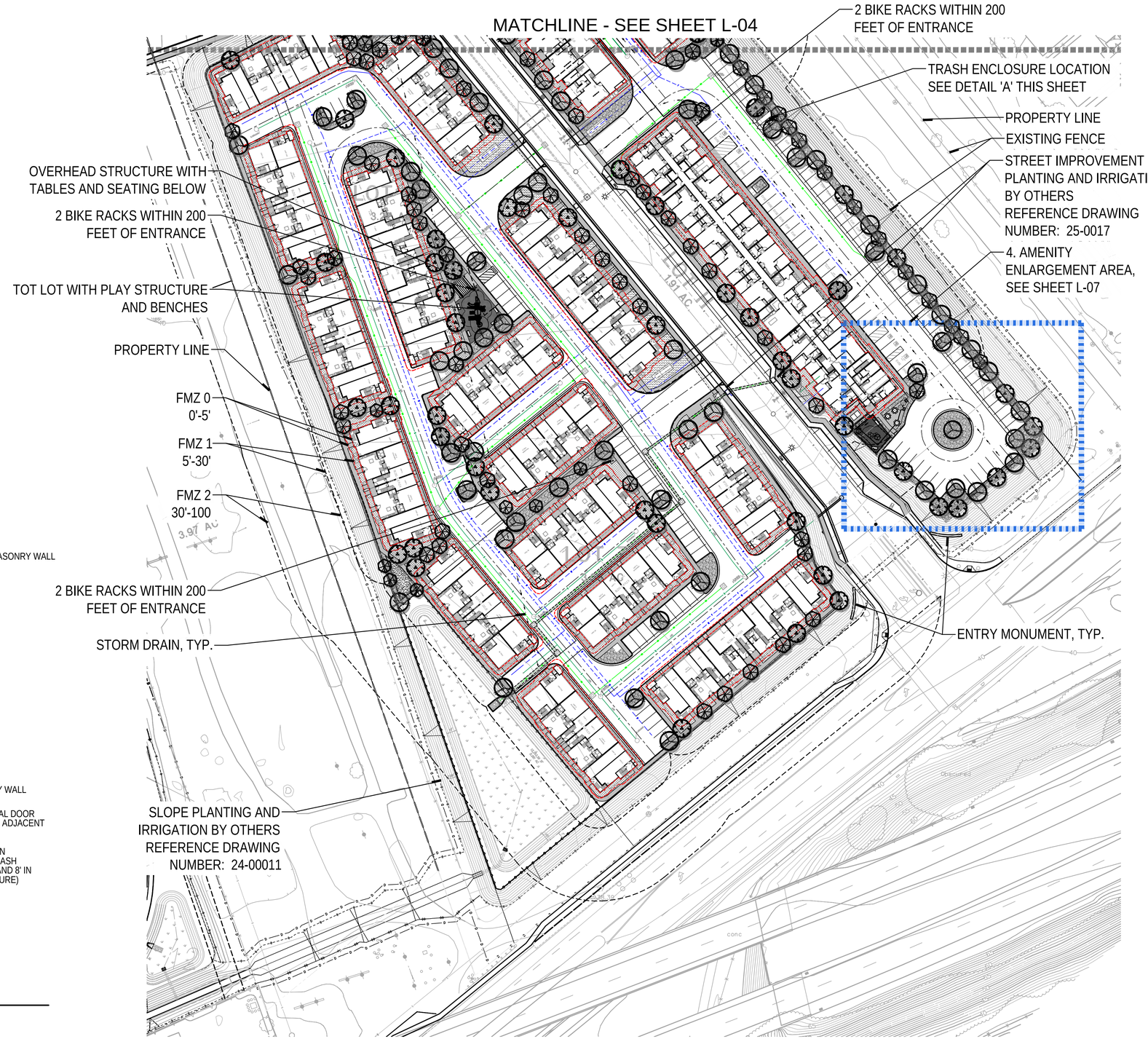


PLAN VIEW



ELEVATION

A DOUBLE TRASH ENCLOSURE



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LANDSCAPE CONCEPT PLAN

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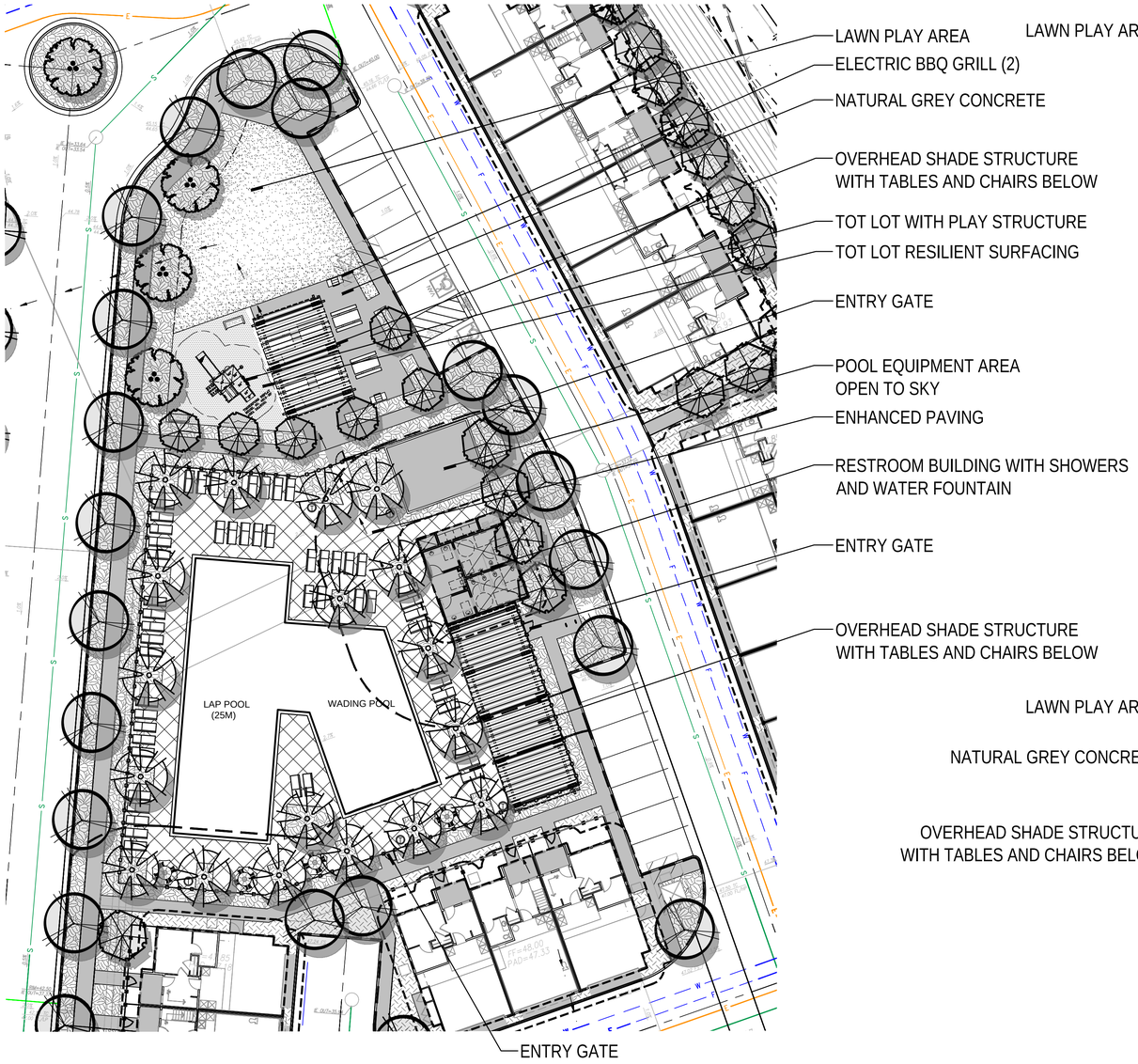
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SHEET 05 OF 12

L-05

PLOT DATE: February 27, 2026



1. AMENITY AREA ENLARGEMENT



2. AMENITY AREA ENLARGEMENT

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CONCEPT ENLARGEMENTS

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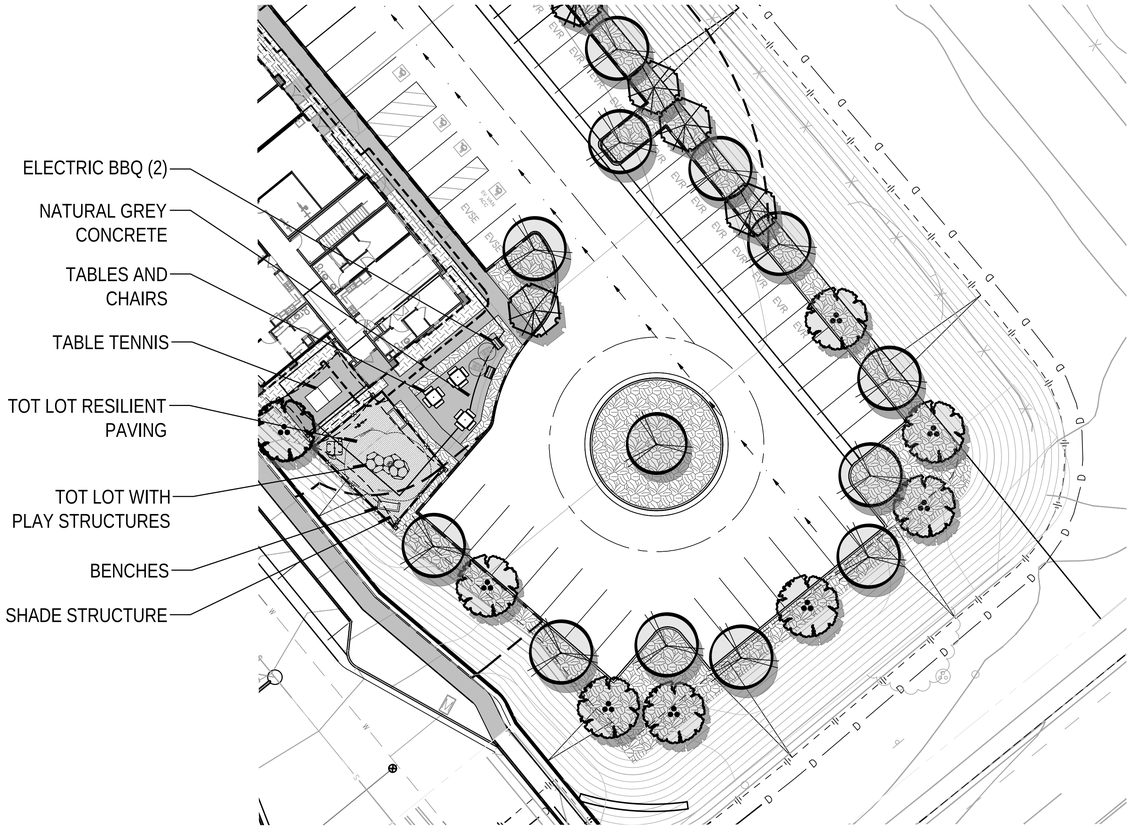
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SHEET 06 OF 12

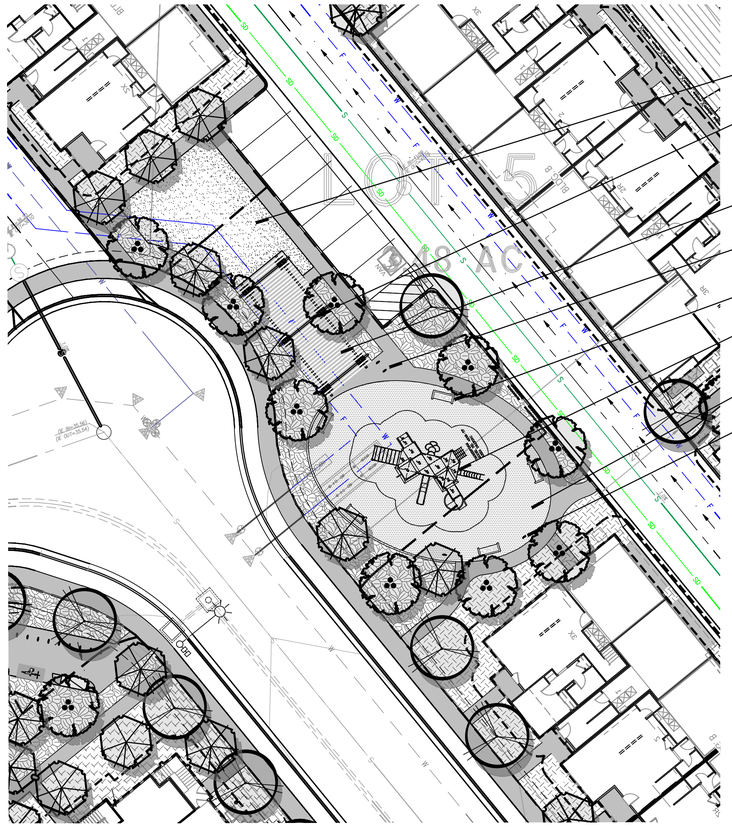
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L-06

PLOT DATE: February 27 2026



3. AMENITY AREA ENLARGEMENT



4. AMENITY AREA ENLARGEMENT

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CONCEPT ENLARGEMENTS

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L-07

PLOT DATE: February 27, 2026

FENCE & WALL LEGEND

- 6' HIGH TUBULAR STEEL POOL FENCE
- 42" HIGH METAL PERIMETER PATH FENCE
- 42" HIGH TUBULAR STEEL FENCE
- 42" HIGH METAL PATIO FENCE
- 6' HIGH METAL PRIVACY FENCE
- RETAINING WALL PER CIVIL



6' HIGH TUBULAR STEEL POOL FENCE



42" HIGH METAL PERIMETER PATH FENCE



42" HIGH TUBULAR STEEL FENCE AT DOG PARK AND BASINS



42" HIGH PATIO FENCE



6' HIGH METAL PRIVACY FENCE



42" HIGH METAL A.C. UNIT SCREEN, TYP. AT ALL LOCATIONS

NOTE:
FENCING COLOR TO BE DETERMINED AT AT A LATER DATE IN COORDINATION WITH THE ARCHITECTURE.



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FENCE AND WALL CONCEPT

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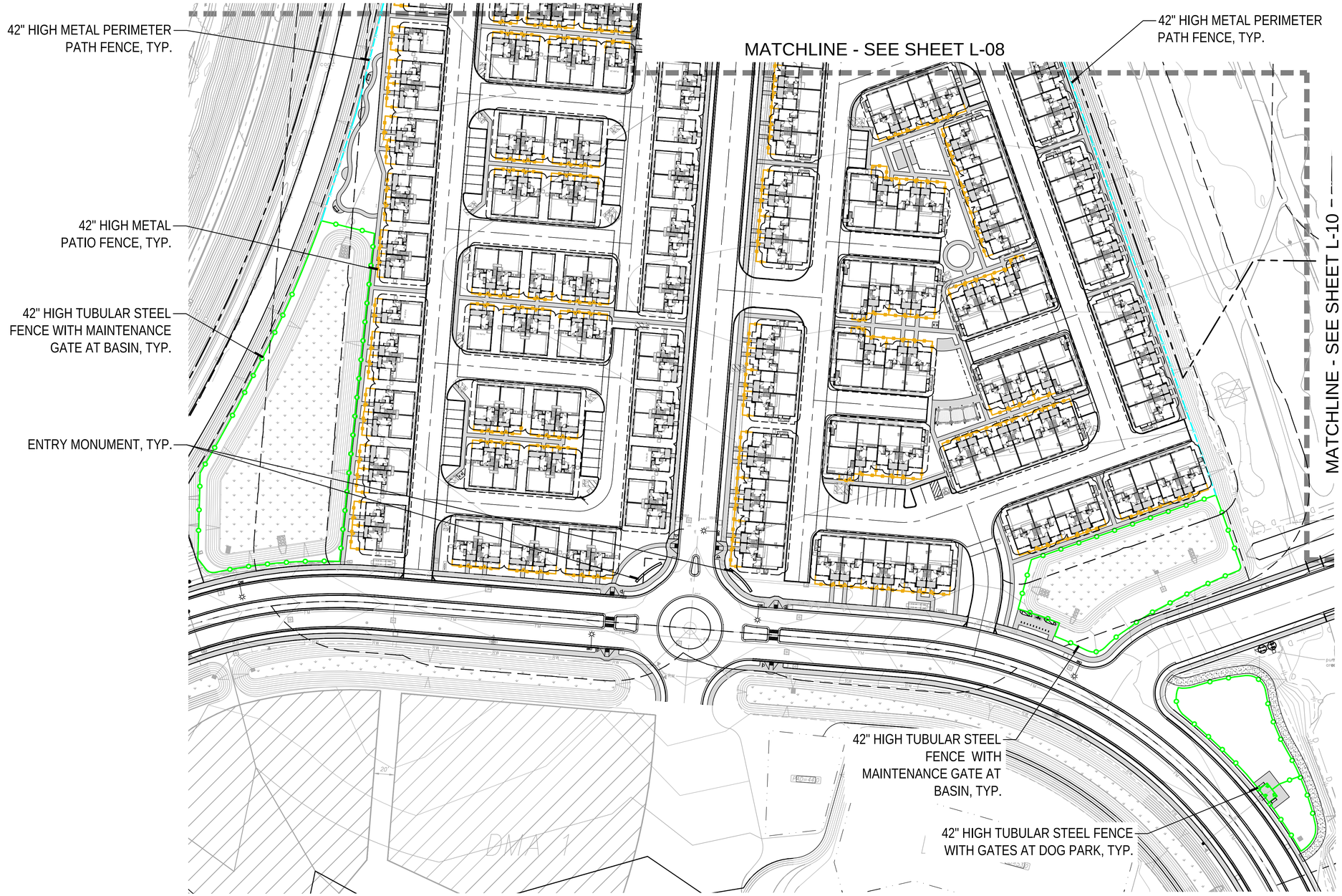
SHEET 08 OF 12

L-08

PLOT DATE: February 27, 2026

FENCE & WALL LEGEND

- 6' HIGH TUBULAR STEEL POOL FENCE
- 42" HIGH METAL PERIMETER PATH FENCE
- 42" HIGH TUBULAR STEEL FENCE
- 42" HIGH METAL PATIO FENCE
- 6' HIGH METAL PRIVACY FENCE
- RETAINING WALL PER CIVIL



PROJECT ENTRANCE, DOG PARK AND POOL AREA ENLARGEMENT

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FENCE AND WALL CONCEPT

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SCALE: 1"=50'-0"

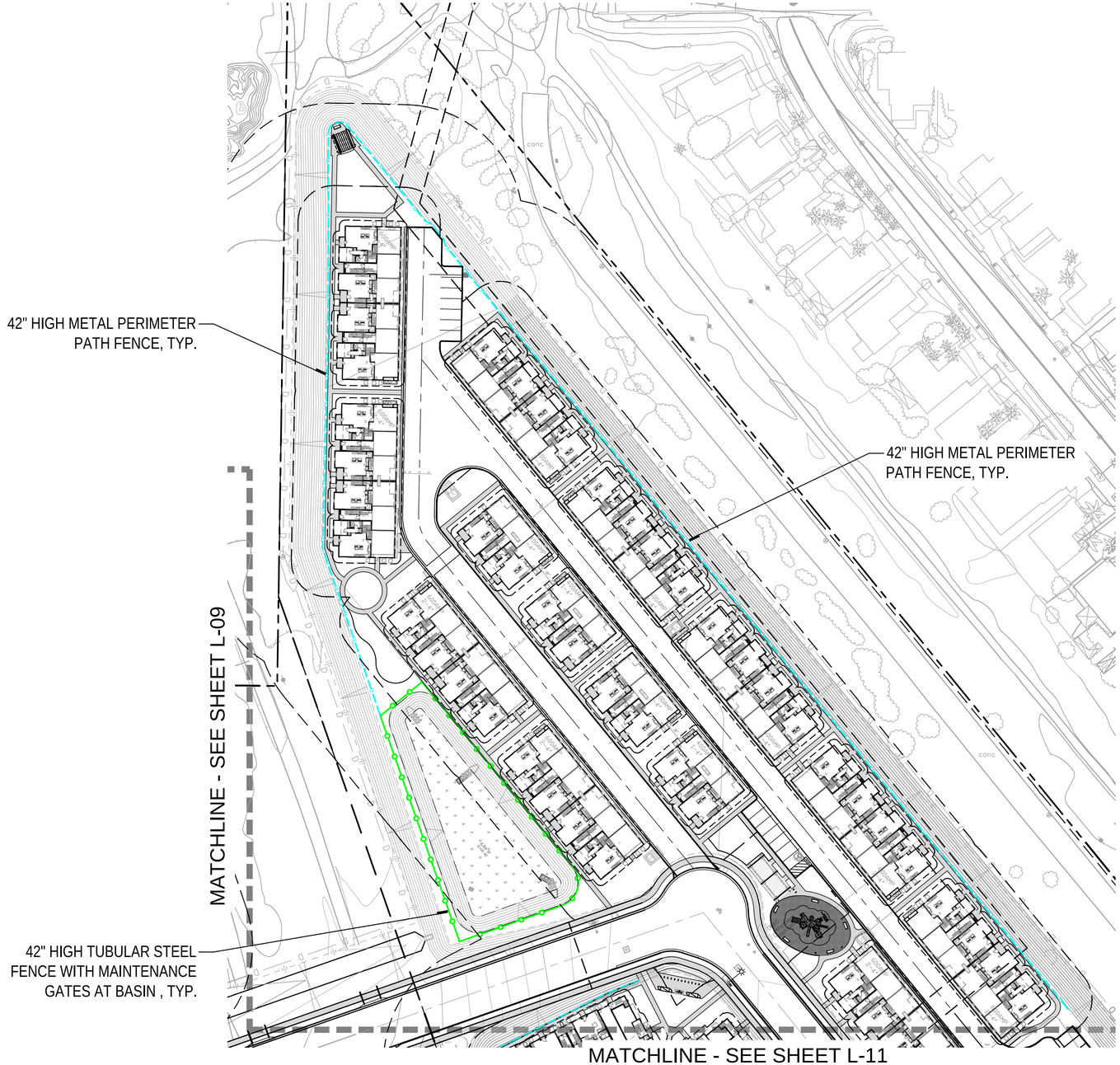
SHEET 09 OF 12

L-09

PLOT DATE: February 27, 2026

FENCE & WALL LEGEND

- 6' HIGH TUBULAR STEEL POOL FENCE
- 42" HIGH METAL PERIMETER PATH FENCE
- 42" HIGH TUBULAR STEEL FENCE
- 42" HIGH METAL PATIO FENCE
- 6' HIGH METAL PRIVACY FENCE
- RETAINING WALL PER CIVIL



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FENCE AND WALL CONCEPT

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50 25 0 50 100 200
SCALE: 1"=50'-0"

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L-10

PLOT DATE: February 27, 2026

FENCE & WALL LEGEND

- 6' HIGH TUBULAR STEEL POOL FENCE
- 42" HIGH METAL PERIMETER PATH FENCE
- 42" HIGH TUBULAR STEEL FENCE
- 42" HIGH METAL PATIO FENCE
- 6' HIGH METAL PRIVACY FENCE
- RETAINING WALL PER CIVIL



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FENCE AND WALL CONCEPT

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50 25 0 50 100 200
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SHEET 11 OF 12

L-11

PLOT DATE: February 27, 2026

LEGEND

PAVED PEDESTRIAN PATH OF TRAVEL

PAVED BICYCLE PATH OF TRAVEL



ONSITE ACCESS FOR BICYCLE PATH

ONSITE ACCESS FOR BICYCLE PATH

EXTENSION OF PEDESTRIAN PATH OF TRAVEL BY OTHERS

EXTENSION OF PEDESTRIAN AND BICYCLE PATH OF TRAVEL BY OTHERS

EXTENSION OF PEDESTRIAN AND BICYCLE PATH OF TRAVEL BY OTHERS

ONSITE ACCESS FOR BICYCLE PATH

MOBILITY HUB WITH BIKE RACKS WITHIN 200 FEET OF ENTRANCE

ONSITE ACCESS FOR BICYCLE PATH

MOBILITY HUB WITH BIKE RACKS WITHIN 200 FEET OF ENTRANCE

EXTENSION OF PEDESTRIAN AND BICYCLE PATH OF TRAVEL BY OTHERS

EXTENSION OF PEDESTRIAN AND BICYCLE PATH OF TRAVEL BY OTHERS

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PATH OF TRAVEL EXHIBIT

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150 75 0 150 300 450

SCALE: 1"=150'-0"

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L-12

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