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

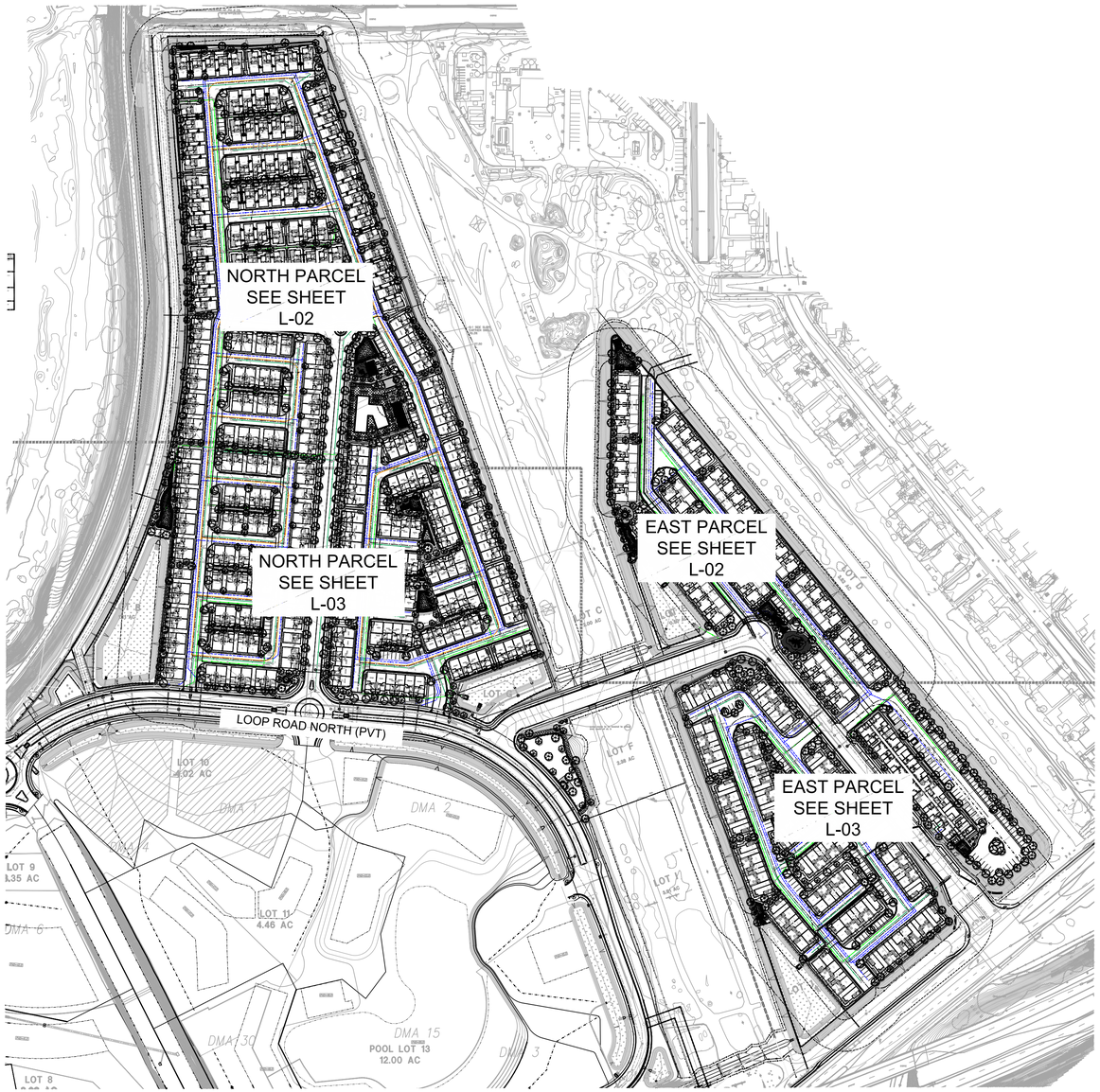
LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF 25' FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER

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	241	
	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)	713,807.1	**50.6%**		
Excess canopy area provided (sf)	**544,445.8**	**38.6%**		
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		**241**	**34.0**	**907.5**	**218,697.9**
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	**713,807.1**

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-01	OVERALL LANDSCAPE CONCEPT PLAN
L-02 - L-05	SITE PLAN ENLARGEMENTS
L-06 - L-09	CONCEPT ENLARGEMENTS
L-10 - L-13	FENCE & WALL PLAN
L-14	PATH OF TRAVEL
L-15	USABLE SPACE EXHIBIT
L-16	MOBILITY HUB EXHIBIT

OCEAN KAMP

OCEANSIDE, CA

OVERALL LANDSCAPE CONCEPT PLAN

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SCALE: 1"=150'-0"

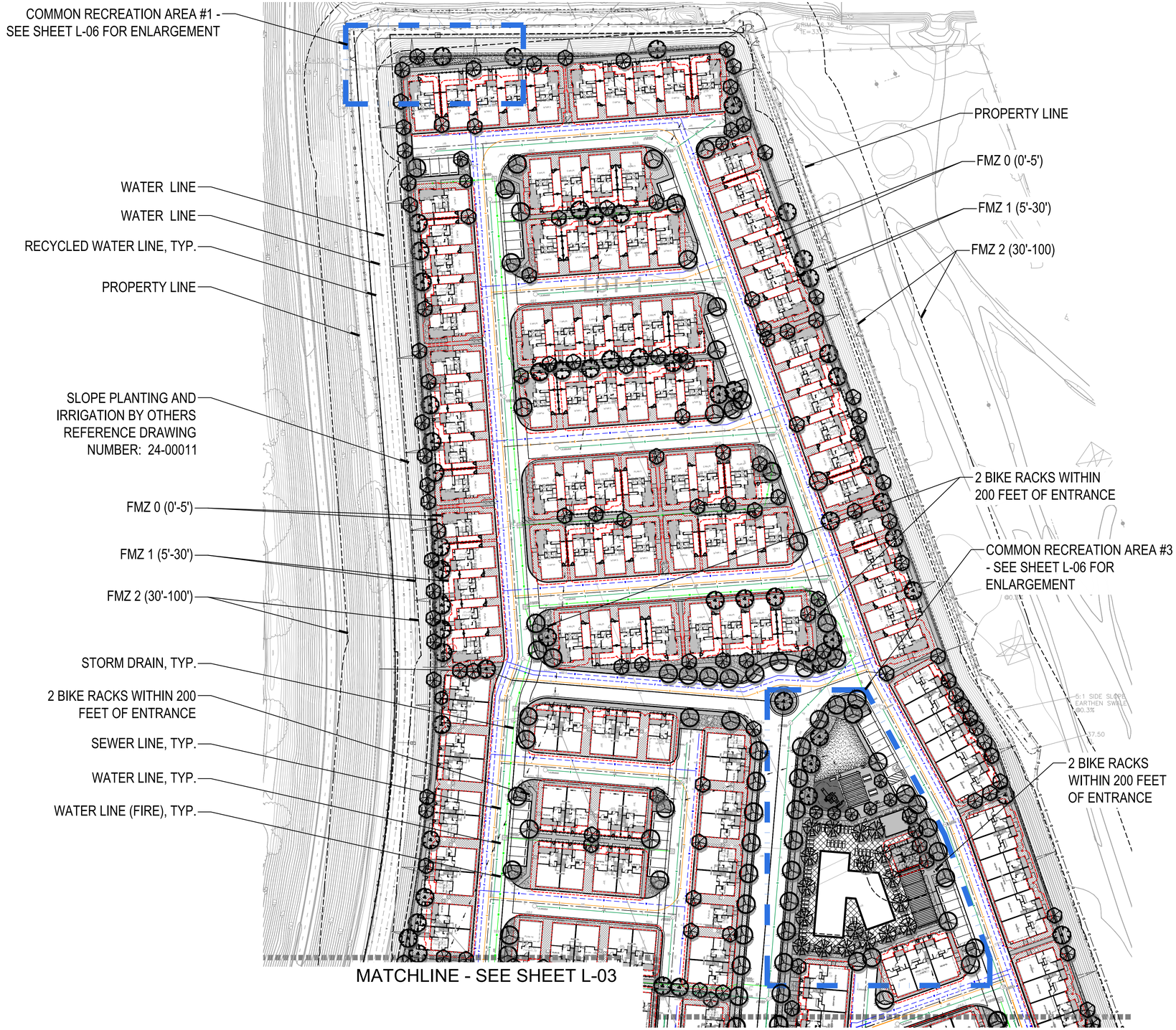
SHEET
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L-01

PLOT DATE: June-11-2026

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
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	PLATANUS RACEMOSA / CALIFORNIA SYCAMORE		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	84,028 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	145,197 SF	
	CRUSHED GRAVEL		SQ. FT.
	DECOMPOSED GRANITE		SQ. FT.
	PEA GRAVEL / PG		SQ. FT.
	TURF AREA	13,486 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

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SCALE: 1"=50'-0"

SHEET 02 OF 16

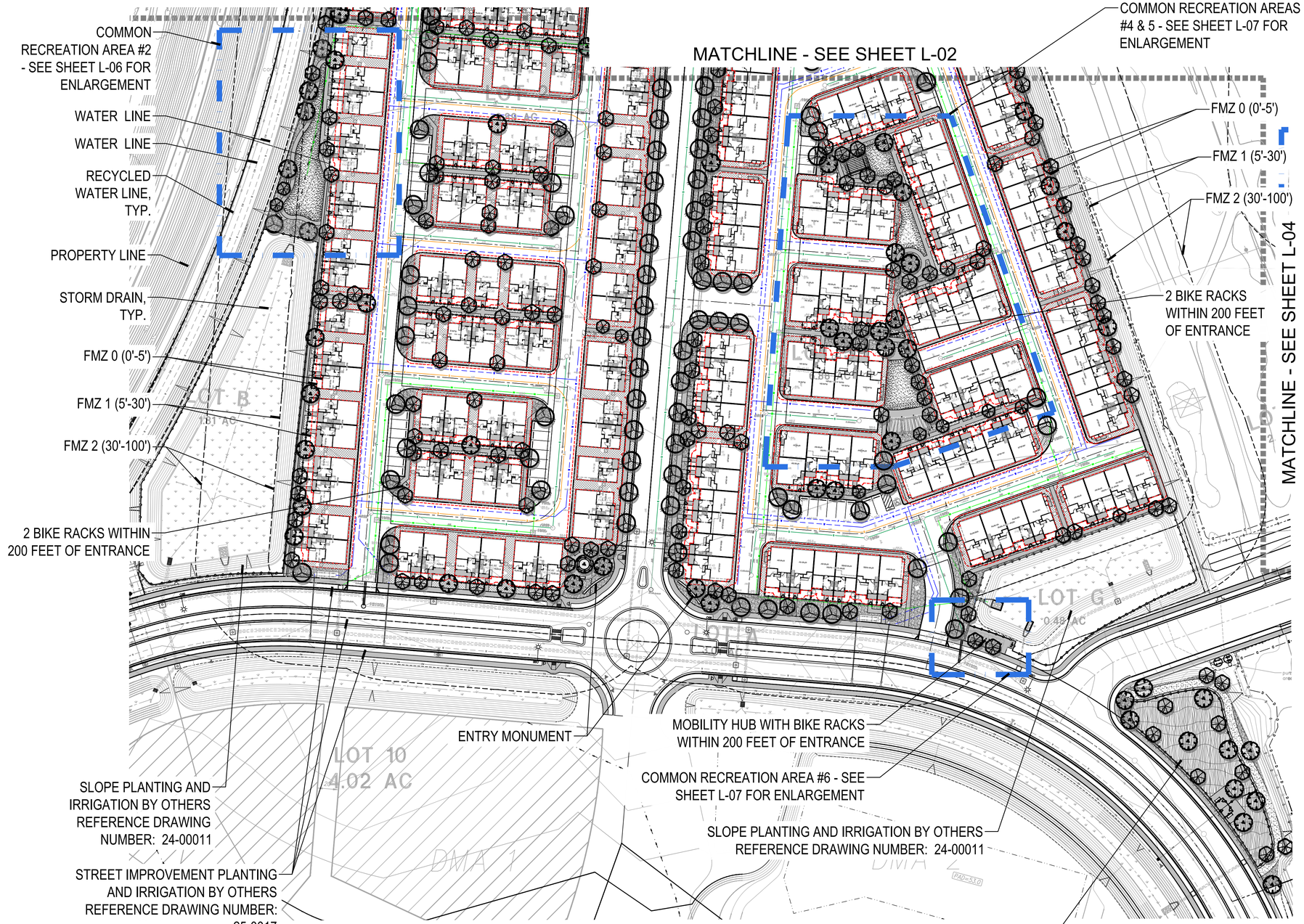
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gmplandarch.com
T 858 558 8977

L-02

PLOT DATE: June-11-2026

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
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	QUERCUS AGRIFOLIA / COAST LIVE OAK		24"BOX, VL
	RHUS LANCEA / AFRICAN SUMAC		24"BOX, L
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	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
	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
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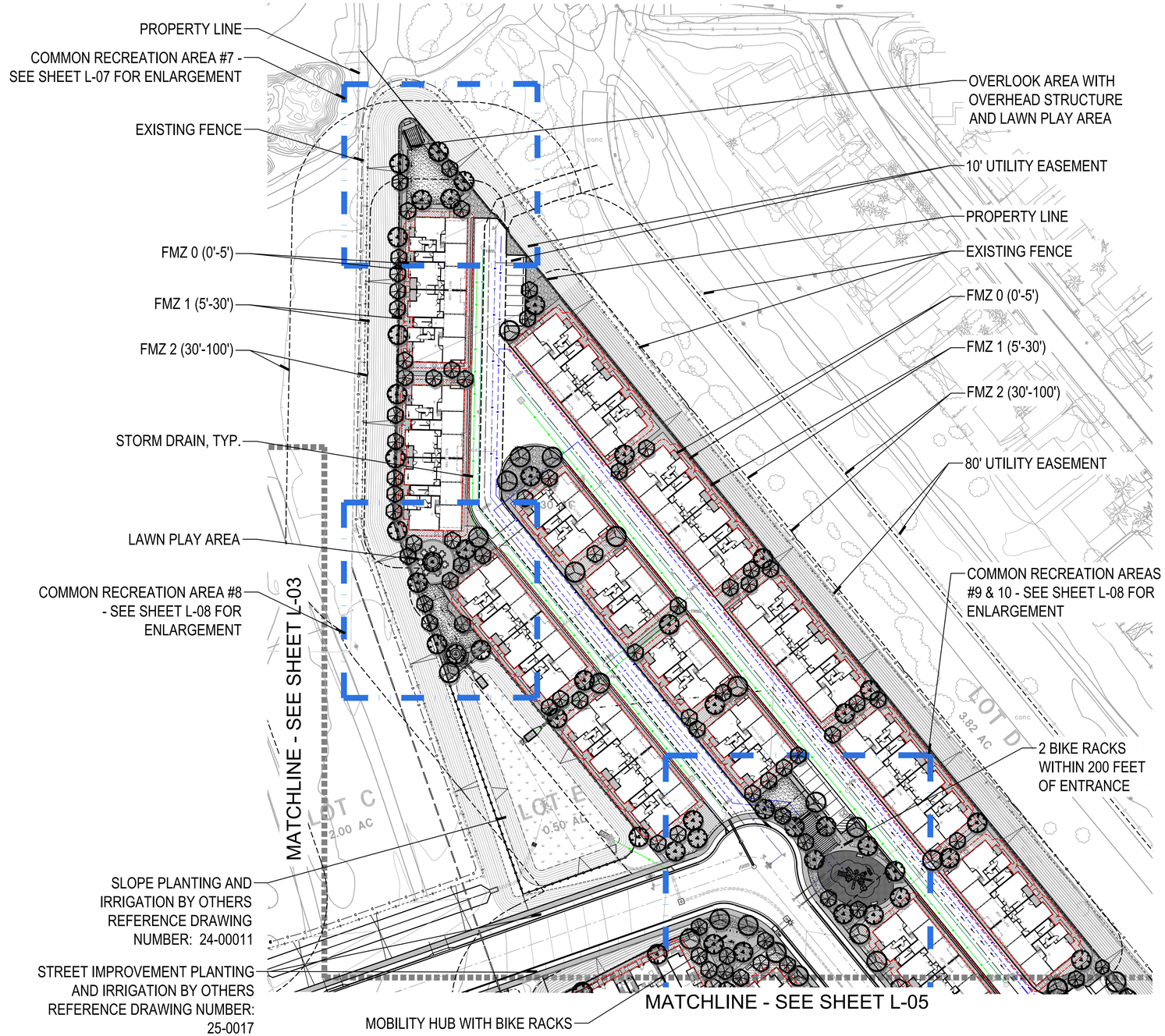
SHEET 03 OF 16

L-03

PLOT DATE: June-11-2026

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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	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	241	
	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	84,028 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	145,197 SF	
	CRUSHED GRAVEL		SQ. FT.
	DECOMPOSED GRANITE		SQ. FT.
	PEA GRAVEL / PG		SQ. FT.
	TURF AREA	13,486 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
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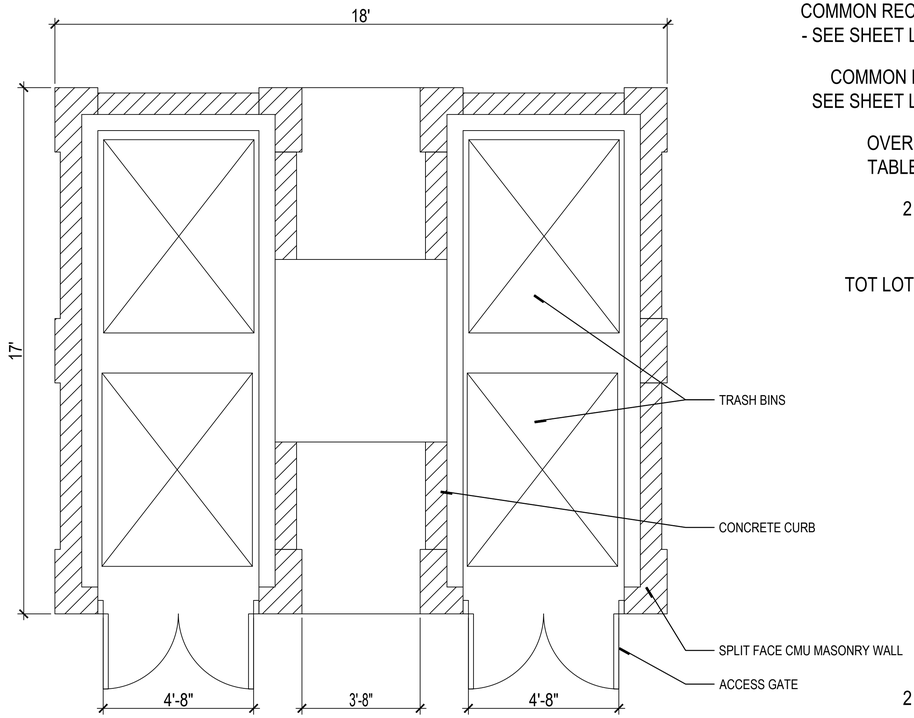
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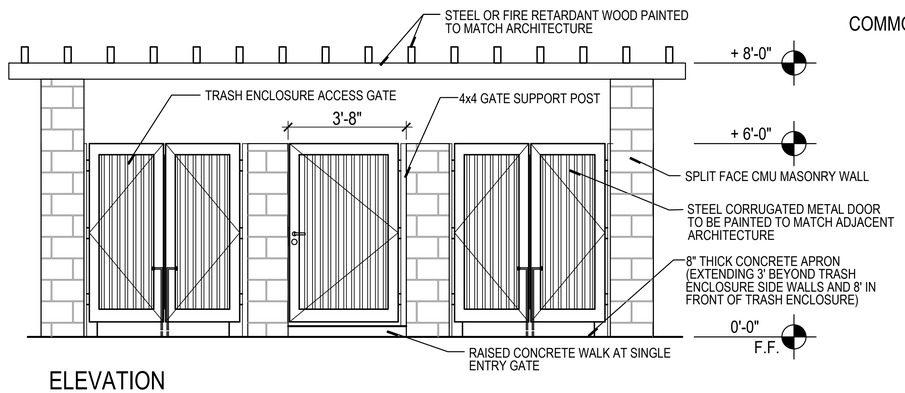
SHEET 04 OF 16

L-04

PLOT DATE: June-11-2026

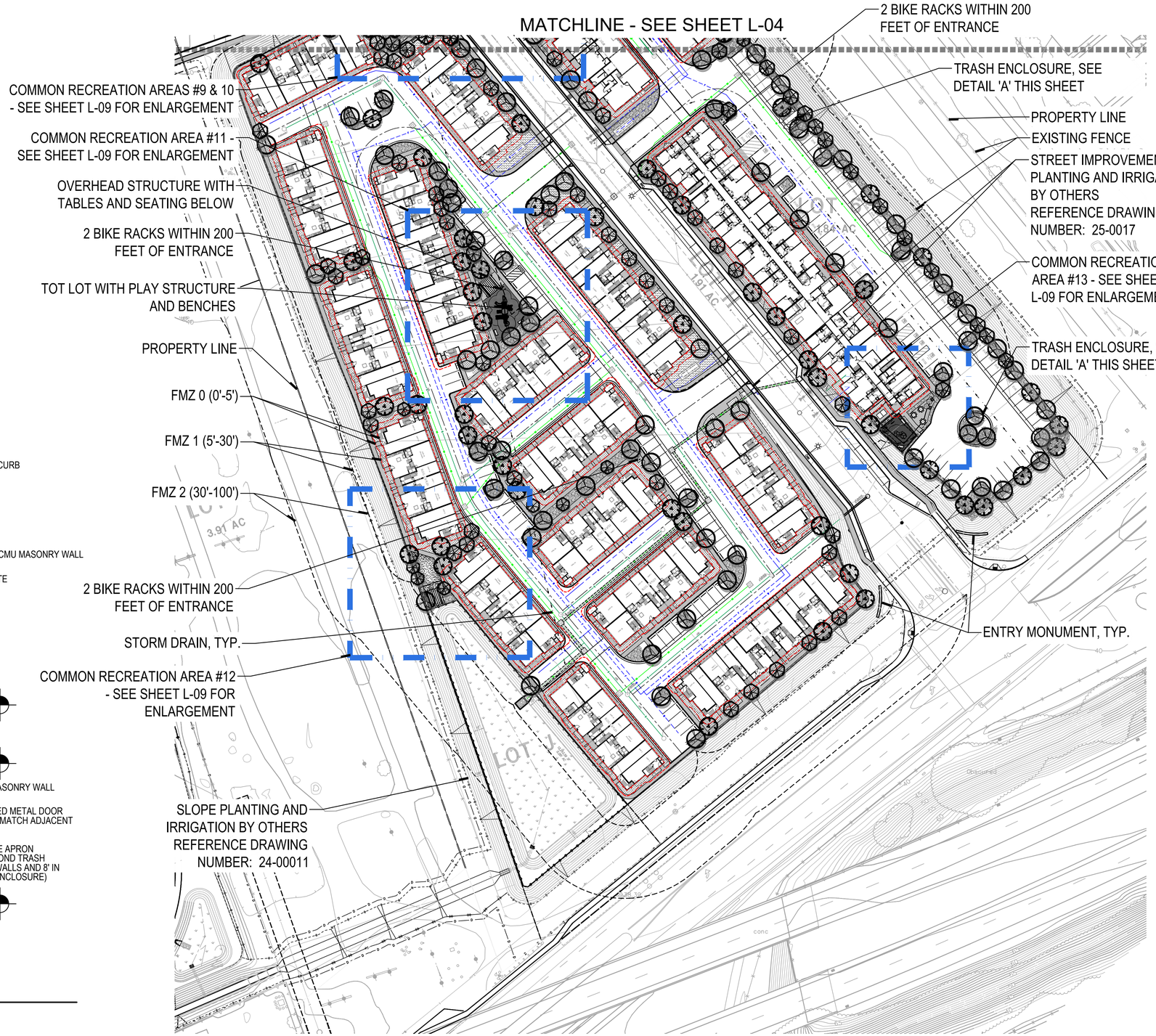


PLAN VIEW



ELEVATION

A DOUBLE TRASH ENCLOSURE



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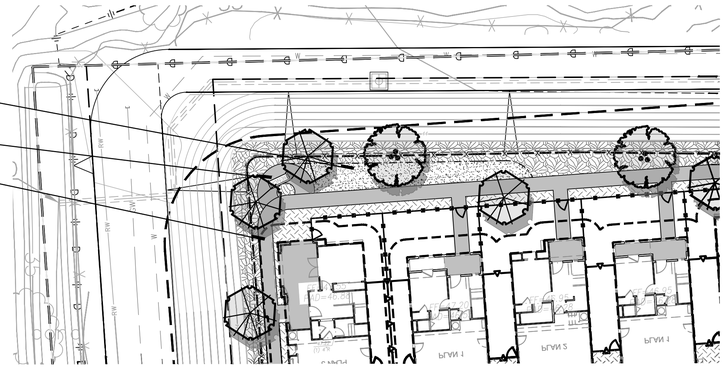
LANDSCAPE CONCEPT PLAN

TRUMARK HOMES
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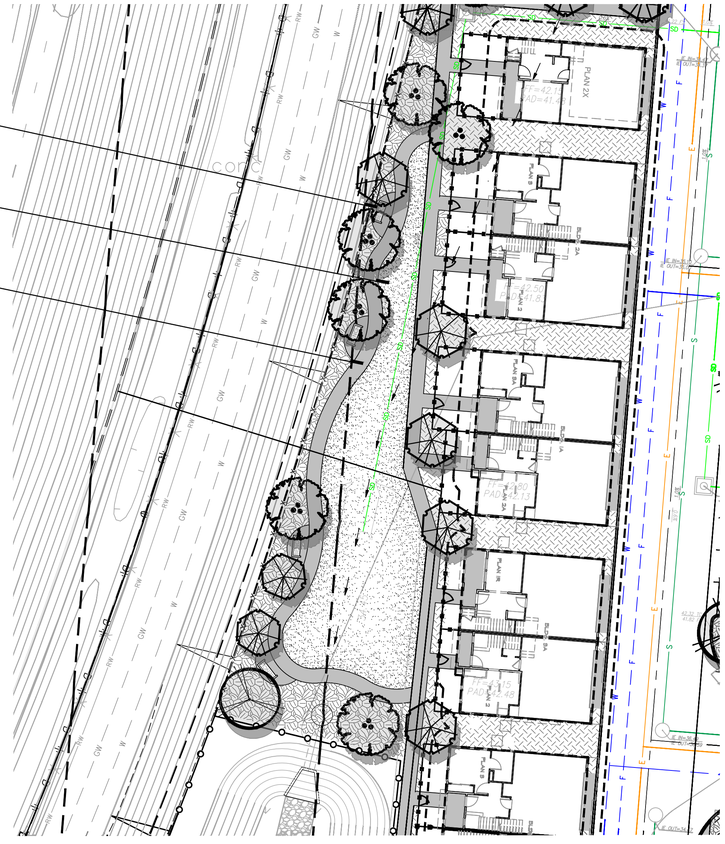
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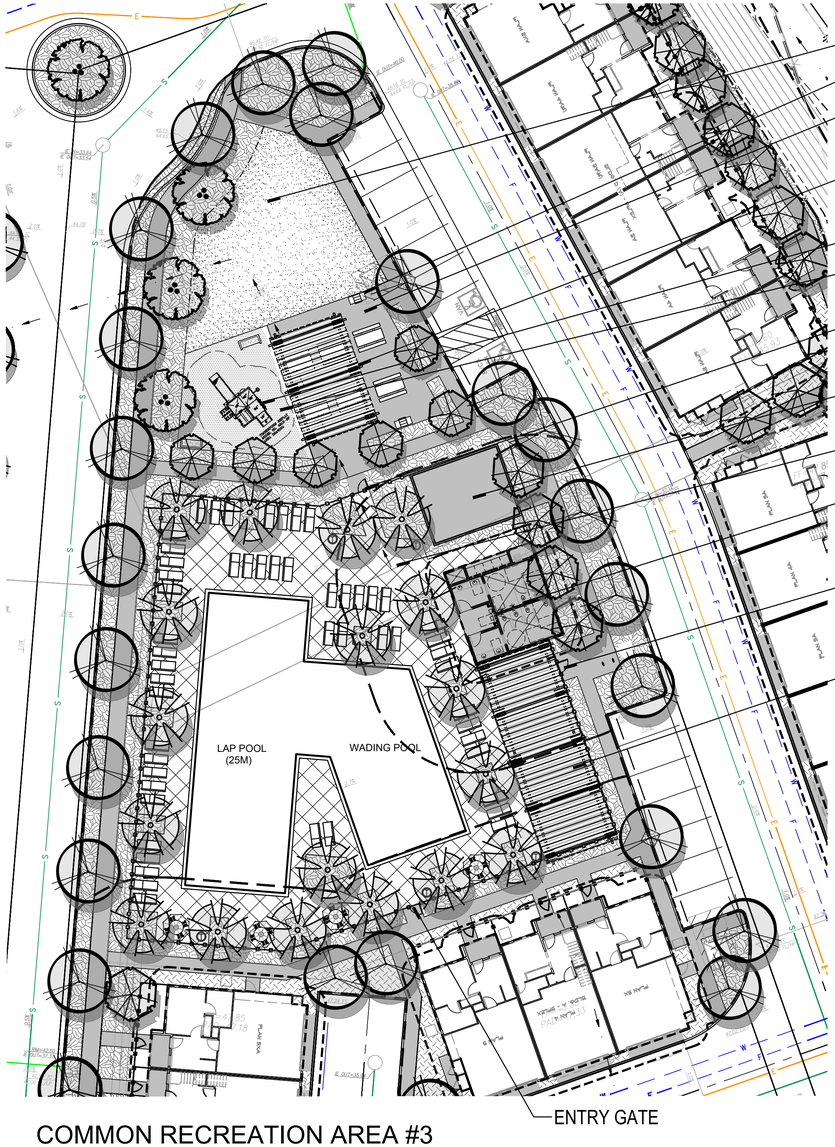
PLOT DATE: June-11-2026



COMMON RECREATION AREA #1



COMMON RECREATION AREA #2



COMMON RECREATION AREA #3

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CONCEPT ENLARGEMENTS

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SHEET 06 OF 16

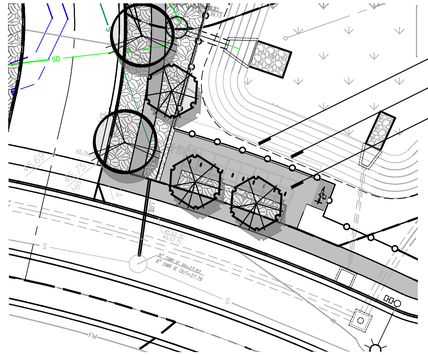
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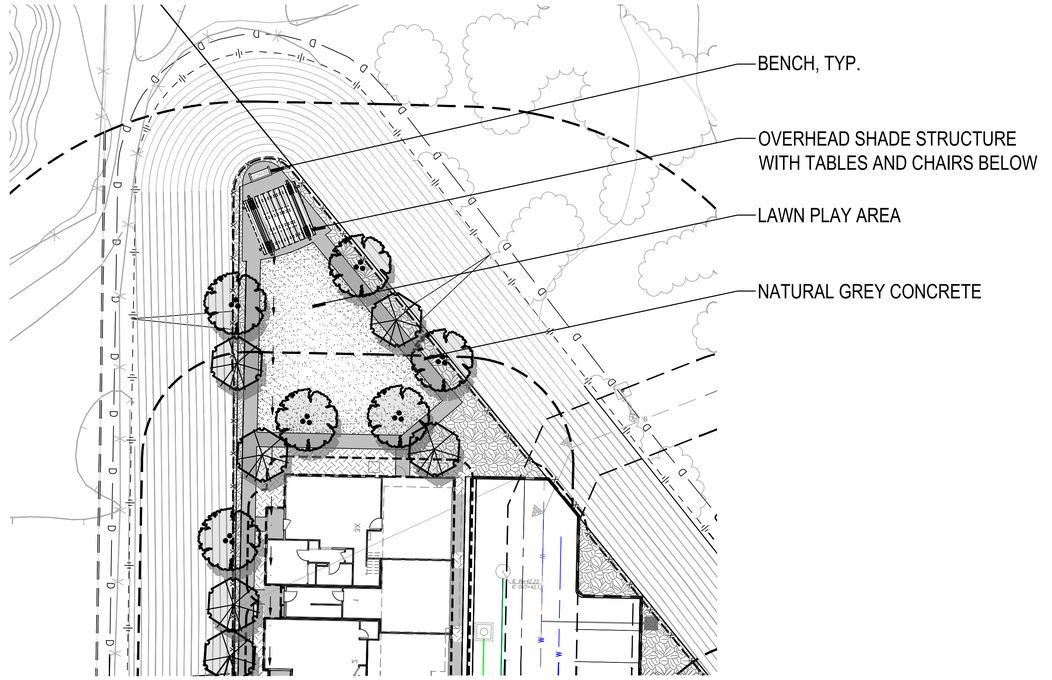
PLOT DATE: June-11-2026



COMMON RECREATION AREAS #4 & 5



COMMON RECREATION AREA #6



COMMON RECREATION AREA #7

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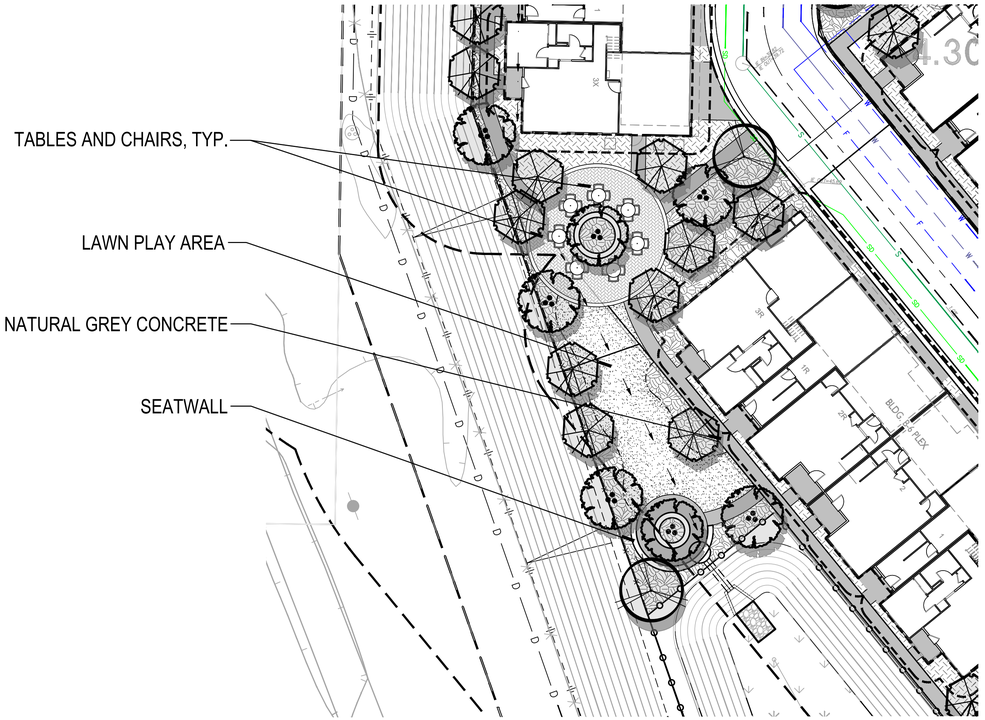
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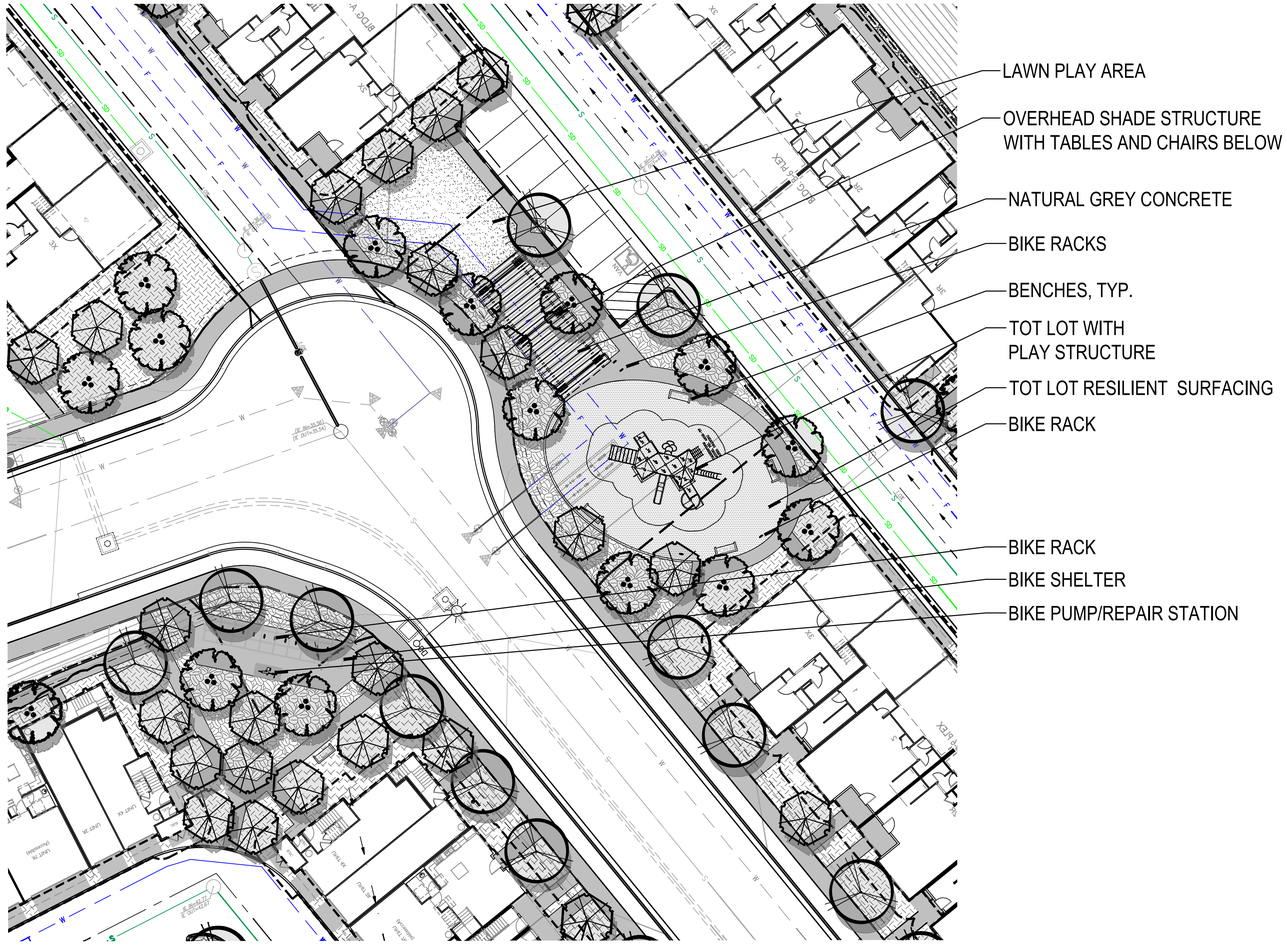
SHEET 07 OF 16

L-07

PLOT DATE: June-11-2026



COMMON RECREATION AREA #8



COMMON RECREATION AREA #9 & 10

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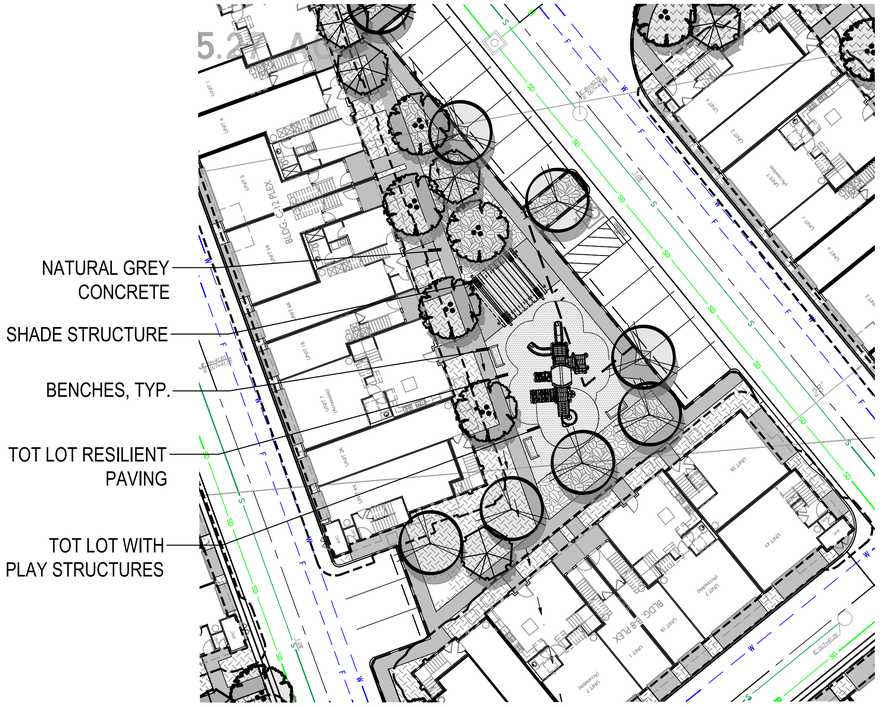
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SHEET
08 OF 16

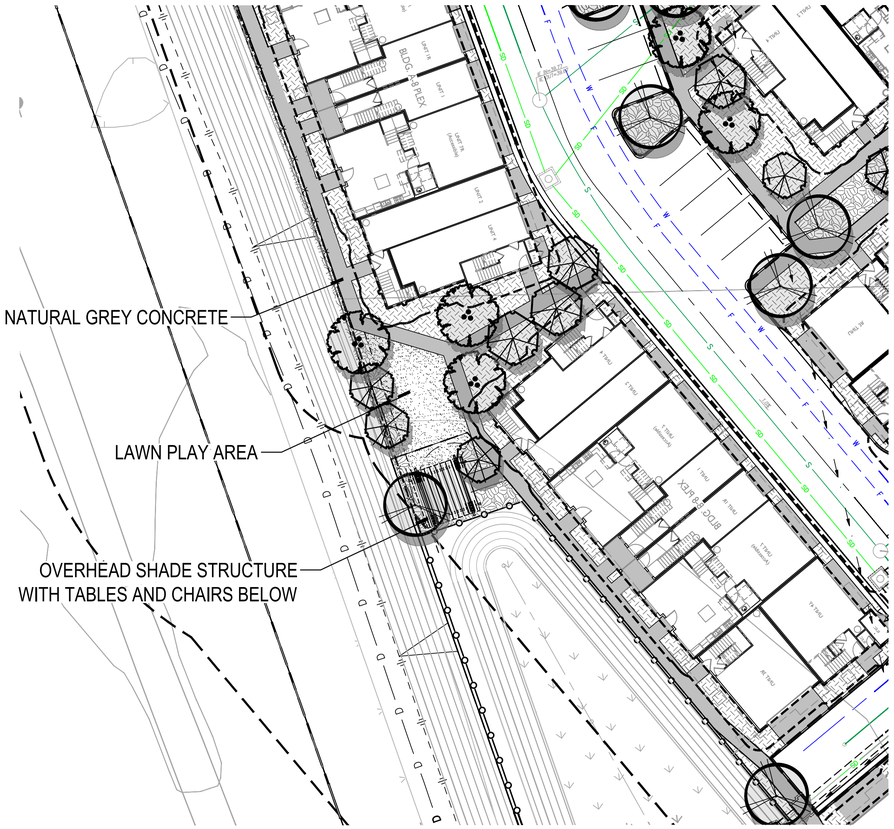
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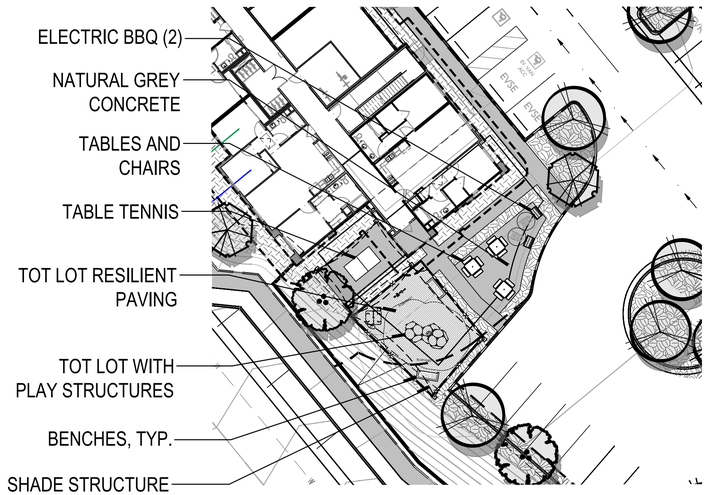
PLOT DATE: June-11-2026



COMMON RECREATION AREA #11



COMMON RECREATION AREA #12



COMMON RECREATION AREA #13

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CONCEPT ENLARGEMENTS

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L-09

PLOT DATE: June-11-2026

FENCE & WALL LEGEND

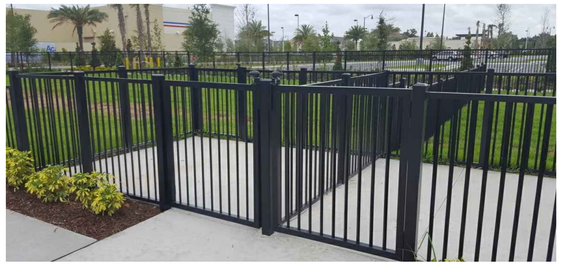
- 6' HIGH TUBULAR STEEL POOL FENCE
- 42" HIGH METAL PERIMETER PATH FENCE
- 42" HIGH TUBULAR STEEL FENCE
- 42" HIGH METAL PATIO FENCE
- 6' HIGH METAL PRIVACY FENCE
- RETAINING WALL PER CIVIL



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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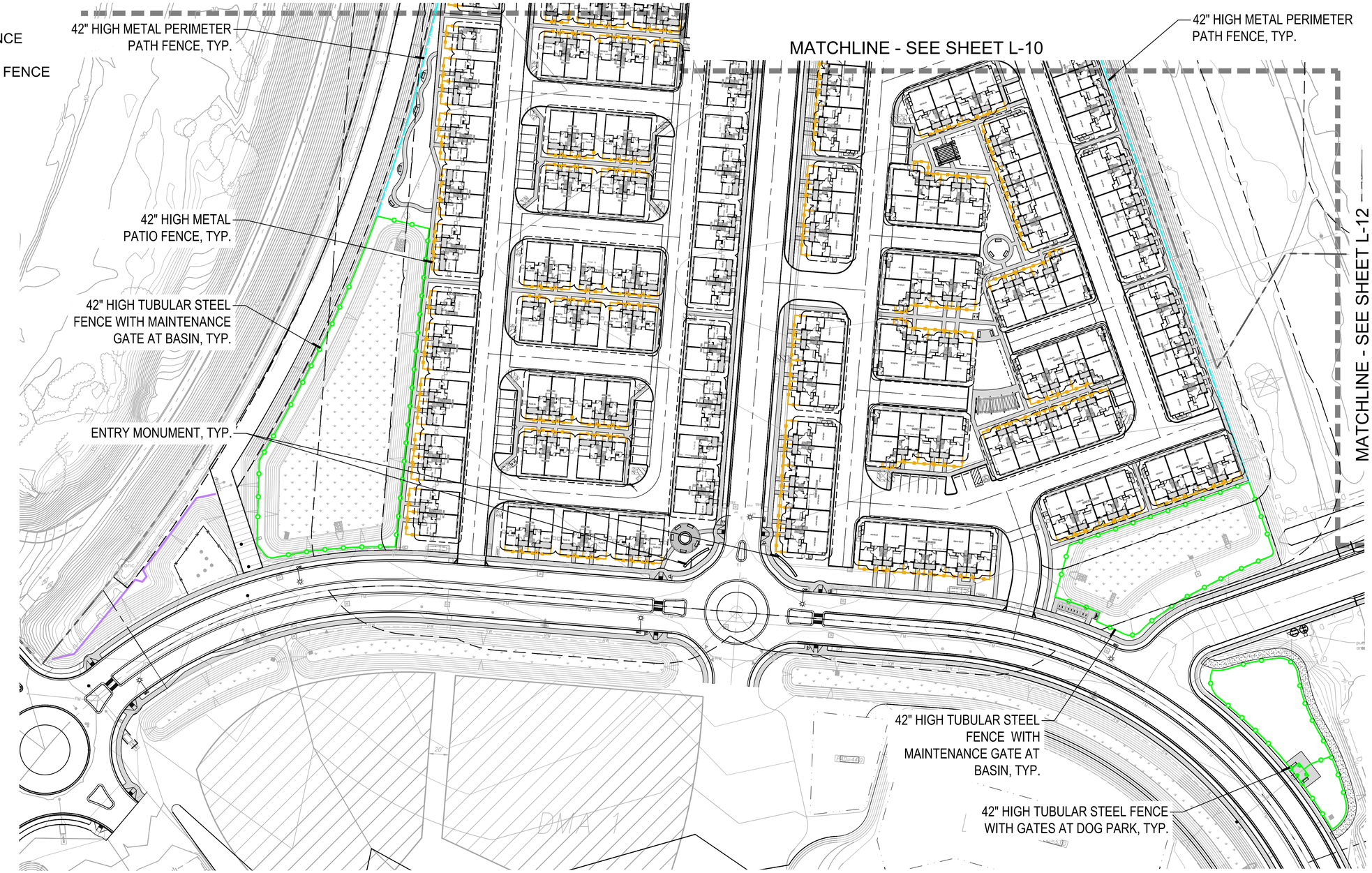
SHEET 10 OF 16

L-10

PLOT DATE: June-11-2026

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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SHEET 11 OF 16

L-11

PLOT DATE: June-11-2026

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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SCALE: 1"=50'-0"

SHEET 13 OF 16

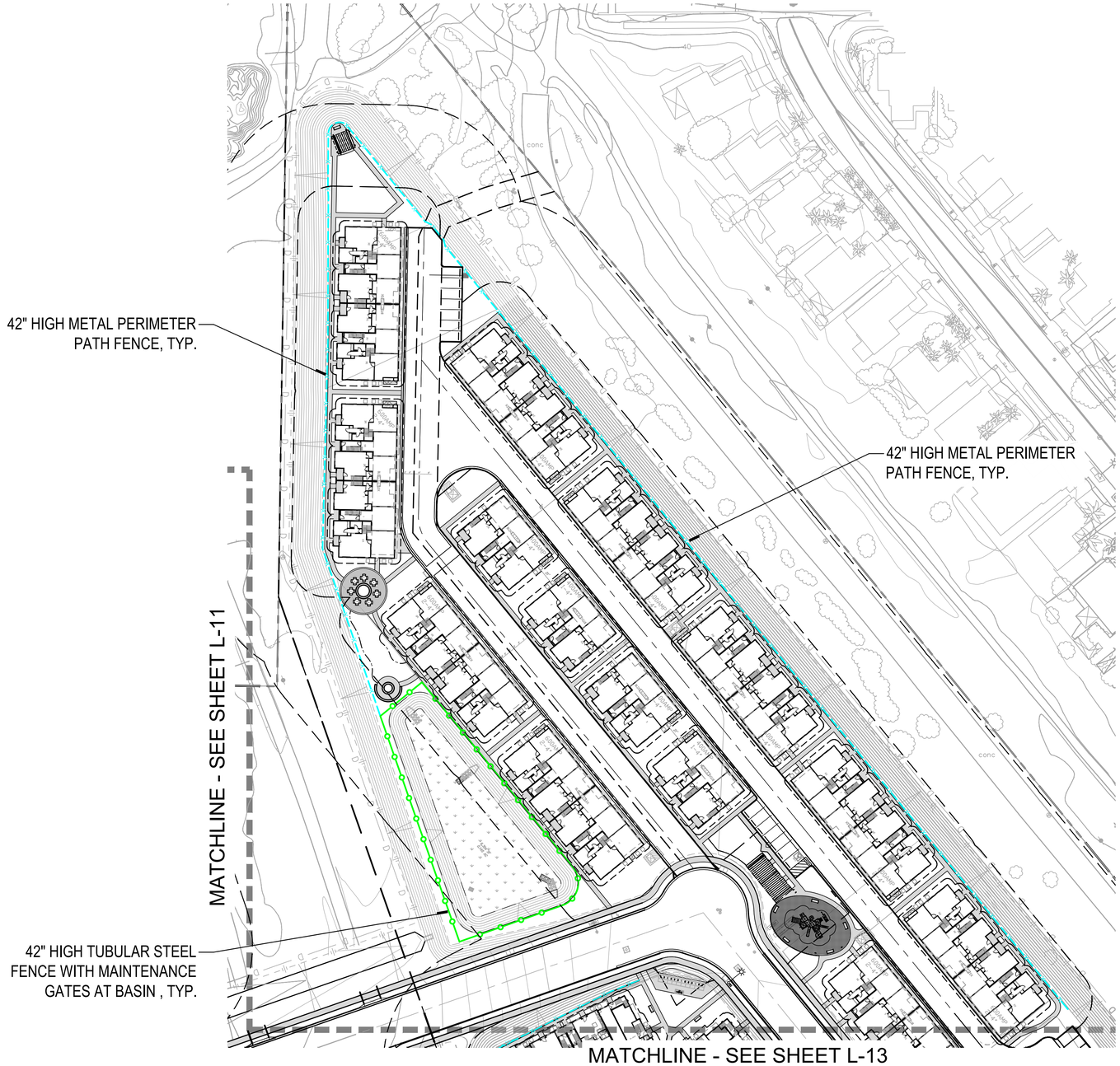
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L-13

PLOT DATE: June-11-2026

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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SCALE: 1"=50'-0"

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L-12

PLOT DATE: June-11-2026

LEGEND

5' PAVED PEDESTRIAN ADA PATH OF TRAVEL

4' PAVED PEDESTRIAN ADA 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 AND BIKE SHELTER WITHIN 200 FEET OF ENTRANCE

ONSITE ACCESS FOR BICYCLE PATH

MOBILITY HUB WITH BIKE RACKS AND BIKE SHELTER 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

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

150 75 0 150 300 450

SCALE: 1"=150'-0"

SHEET 14 OF 16

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L-14

PLOT DATE: June-11-2026

USABLE OPEN SPACE CALCULATIONS

LOT 1

UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
PLAN 1A	2ND FLR DECK	51	7	357
PLAN 1B	2ND FLR DECK	51	9	459
PLAN 1C	2ND FLR DECK	51	8	408
PLAN 1	PRIVATE YARDS			12,458
PLAN 2A	2ND FLR DECK	47	9	423
PLAN 2B	2ND FLR DECK	64	9	576
PLAN 2C	2ND FLR DECK	87	8	696
	PORCH/PATIO	58	-	464
PLAN 2	PRIVATE YARDS			11,826
PLAN 3A	PORCH/PATIO	104	15	1,560
PLAN 3B	PORCH/PATIO	104	11	1,144
PLAN 3C	PORCH/PATIO	104	10	1,040
PLAN 3	PRIVATE YARDS			10,461
	COMMON REC. AREA #1			1,355
TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:				**43,227**
USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:			**86**	**25,800**
EXCESS USABLE O.S. PROVIDED:				**17,427**
COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):				**12,900**
EXCESS COMMON USABLE O.S. PROVIDED:				**-11,545**

LOT 2

UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
PLAN 1	2ND FLR DECK	71	32	2,272
	PORCH/PATIO	60	-	1,920
PLAN 1	PRIVATE YARDS			4,793
PLAN 2	2ND FLR DECK	49	32	1,568
PLAN 2	PRIVATE YARD			4,857
PLAN 3	2ND FLR DECK	65	34	2,210
PLAN 3Y	2ND FLR DECK	63	10	630
PLAN 3	PRIVATE YARDS			3,979
	COMMON REC. AREA #2			7,008
TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:				**29,237**
USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:			**108**	**32,400**
EXCESS USABLE O.S. PROVIDED:				**-3,163**
COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):				**16,200**
EXCESS COMMON USABLE O.S. PROVIDED:				**-9,192**

LOT 3

UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
PLAN 1	2ND FLR DECK	67	6	402
PLAN 2	2ND FLR DECK	74	6	444
PLAN 2	PRIVATE YARD			475
PLAN 3	2ND FLR DECK	50	31	1,550
PLAN 3	PRIVATE YARD			4,145
PLAN 4	2ND FLR DECK	46	32	1,472
PLAN 4	PRIVATE YARD			3,652
PLAN 5	2ND FLR DECK	46	16	736
PLAN 5X	2ND FLR DECK	46	21	966
PLAN 5Y	2ND FLR DECK	46	1	46
PLAN 5	PRIVATE YARD			5,060
	COMMON REC. AREA #3			25,569
	COMMON REC. AREA #4			6,828
	COMMON REC. AREA #5			5,810
	COMMON REC. AREA #6			812
TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:				**57,967**
USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:			**113**	**33,900**
EXCESS USABLE O.S. PROVIDED:				**24,067**
COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):				**16,950**
EXCESS COMMON USABLE O.S. PROVIDED:				**22,069**

LOT 4

UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
NO PRIVATE DECKS OR PATIOS PROVIDED			72	0
	COMMON REC. AREA #7			4,430
	COMMON REC. AREA #8			6,378
	COMMON REC. AREA #9			8,037
TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:				**18,845**
USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:			**72**	**21,600**
EXCESS USABLE O.S. PROVIDED:				**-2,755**
COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):				**10,800**
EXCESS COMMON USABLE O.S. PROVIDED:				**8,045**

LOT 5

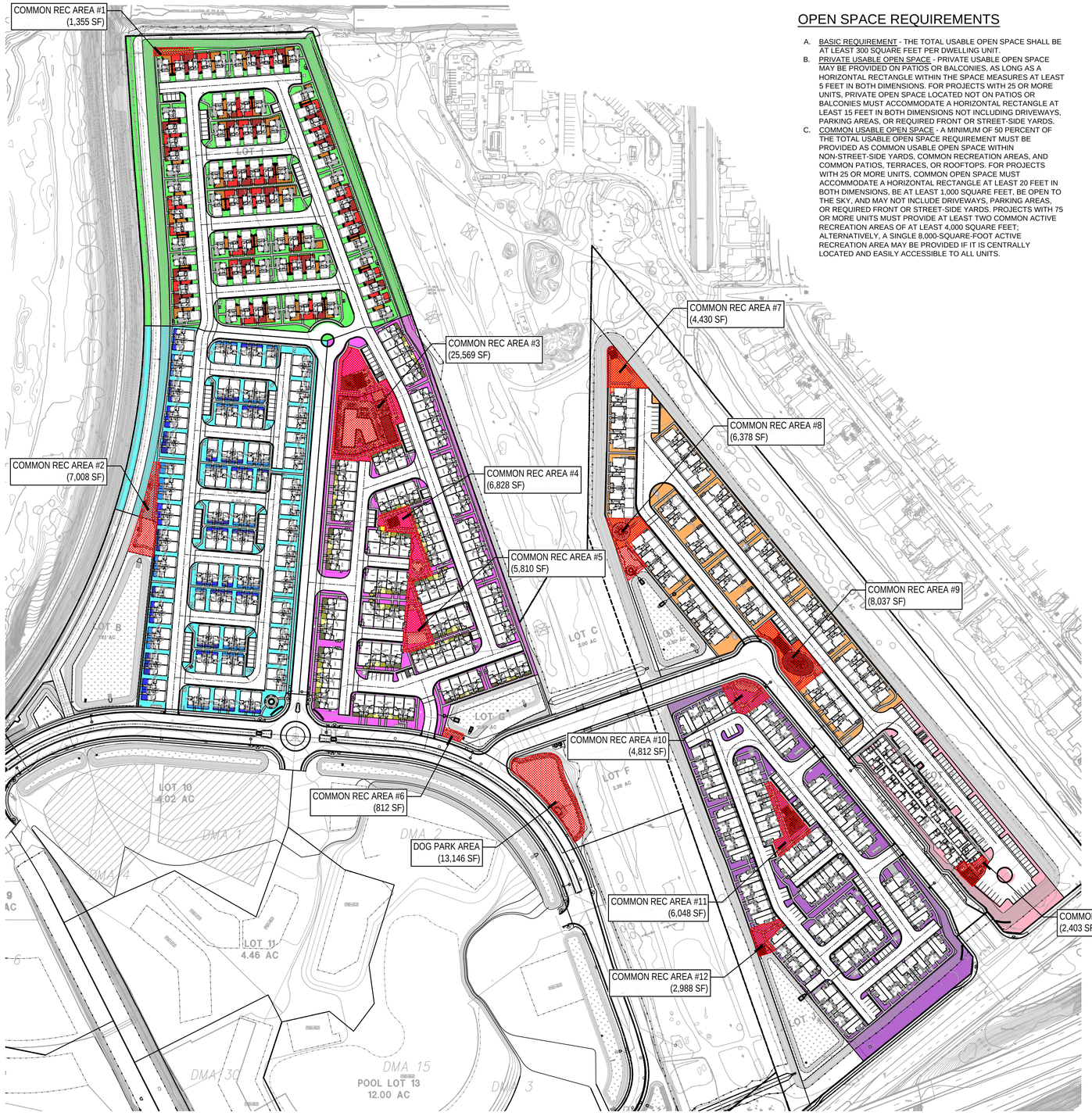
UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
PLAN 1	2ND FLR DECK	48	30	1,440
PLAN 2	3RD FLR DECK	52	22	1,144
PLAN 3	2ND FLR DECK	59	8	472
PLAN 4	N/A		15	
PLAN 4Y	N/A		8	
PLAN 4Z	N/A		7	
PLAN 5	N/A		6	
PLAN 6	2ND FLR DECK	50	6	300
PLAN 7	N/A		15	
PLAN 7X	N/A		15	
	COMMON REC. AREA #10			4,812
	COMMON REC. AREA #11			6,048
	COMMON REC. AREA #12			2,988
TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:				**17,204**
USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:			**132**	**39,600**
EXCESS USABLE O.S. PROVIDED:				**-22,396**
COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):				**19,800**
EXCESS COMMON USABLE O.S. PROVIDED:				**-5,952**

LOT 6

UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
NO PRIVATE DECKS OR PATIOS PROVIDED			63	
	ENTRY LOBBY			380
	COMMUNITY ROOM			700
	COMMON REC. AREA #13			2,403
TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:				**3,483**
USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:			**63**	**18,900**
EXCESS USABLE O.S. PROVIDED:				**-15,417**
COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):				**9,450**
EXCESS COMMON USABLE O.S. PROVIDED:				**-5,967**

LOTS 1-6

UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
	DOG PARK AREA			13,146
TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:				**183,109**
USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:			**574**	**172,200**
EXCESS USABLE O.S. PROVIDED:				**10,909**
COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):				**86,100**
EXCESS COMMON USABLE O.S. PROVIDED:				**10,604**



OPEN SPACE REQUIREMENTS

A. BASIC REQUIREMENT - THE TOTAL USABLE OPEN SPACE SHALL BE AT LEAST 300 SQUARE FEET PER DWELLING UNIT.

B. PRIVATE USABLE OPEN SPACE - PRIVATE USABLE OPEN SPACE MAY BE PROVIDED ON PATIOS OR BALCONIES, AS LONG AS A HORIZONTAL RECTANGLE WITHIN THE SPACE MEASURES AT LEAST 5 FEET IN BOTH DIMENSIONS. FOR PROJECTS WITH 25 OR MORE UNITS, PRIVATE OPEN SPACE LOCATED NOT ON PATIOS OR BALCONIES MUST ACCOMMODATE A HORIZONTAL RECTANGLE AT LEAST 15 FEET IN BOTH DIMENSIONS NOT INCLUDING DRIVEWAYS, PARKING AREAS, OR REQUIRED FRONT OR STREET-SIDE YARDS.

C. COMMON USABLE OPEN SPACE - A MINIMUM OF 50 PERCENT OF THE TOTAL USABLE OPEN SPACE REQUIREMENT MUST BE PROVIDED AS COMMON USABLE OPEN SPACE WITHIN NON-STREET-SIDE YARDS, COMMON RECREATION AREAS, AND COMMON PATIOS, TERRACES, OR ROOFTOPS. FOR PROJECTS WITH 25 OR MORE UNITS, COMMON OPEN SPACE MUST ACCOMMODATE A HORIZONTAL RECTANGLE AT LEAST 20 FEET IN BOTH DIMENSIONS, BE AT LEAST 1,000 SQUARE FEET, BE OPEN TO THE SKY, AND MAY NOT INCLUDE DRIVEWAYS, PARKING AREAS, OR REQUIRED FRONT OR STREET-SIDE YARDS. PROJECTS WITH 75 OR MORE UNITS MUST PROVIDE AT LEAST TWO COMMON ACTIVE RECREATION AREAS OF AT LEAST 4,000 SQUARE FEET; ALTERNATIVELY, A SINGLE 8,000-SQUARE-FOOT ACTIVE RECREATION AREA MAY BE PROVIDED IF IT IS CENTRALLY LOCATED AND EASILY ACCESSIBLE TO ALL UNITS.

PRIVATE YARD DESCRIPTIONS

- LOT 1 PLAN 1 - 12,458 SF
- LOT 1 PLAN 2 - 11,826 SF
- LOT 1 PLAN 3 - 10,461 SF
- LOT 2 PLAN 1 - 4,793 SF
- LOT 2 PLAN 2 - 4,857 SF
- LOT 2 PLAN 3 - 3,979 SF
- LOT 3 PLAN 2 - 475 SF
- LOT 3 PLAN 3 - 4,145 SF
- LOT 3 PLAN 4 - 3,652 SF
- LOT 3 PLAN 5 - 5,060 SF

COMMON AREA DESCRIPTIONS

- LOT 1 - 86,335 SF
- LOT 2 - 64,710 SF
- LOT 3 - 57,122 SF
- LOT 4 - 38,054 SF
- LOT 5 - 61,903 SF
- LOT 6 - 24,421 SF

LANDSCAPE CALCULATIONS

LOT #	COMMON AREA (SF)	TOTAL AREA (SF)	LANDSCAPE %
1	86,335	314,503	27%
2	64,710	300,128	22%
3	57,122	299,693	19%
4	38,054	187,308	20%
5	61,903	229,561	27%
6	24,421	80,150	30%

THE REQUIREMENT TO PROVIDE A MINIMUM OF 15% OF LANDSCAPE AREA PER LOT HAS BEEN MET.

OCEAN KAMP

OCEANSIDE, CA

USABLE SPACE EXHIBIT

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

120 60 0 120 240 360
SCALE: 1"=120'-0"

SHEET 15 OF 16

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

L-15

PLOT DATE: June-11-2026

SYMBOL LEGEND

- 5' PAVED PEDESTRIAN PATH OF TRAVEL
- 4' PAVED PEDESTRIAN PATH OF TRAVEL
- PAVED BICYCLE PATH OF TRAVEL
- STREET CROSSING
- MOBILITY HUB
- WAYFINDING SIGNAGE
- BICYCLE PARKING / BIKE RACKS
- ELECTRIC VEHICLE READY INFRASTRUCTURE
- MOBILE FOOD VENDORS
- RIDE SHARE PICK UP

NOTE:
SITE FURNISHINGS SHOWN ARE FOR REFERENCE ONLY; DESIGN AND STYLE MAY BE SUBJECT TO CHANGE.



BIKE RACK



BICYCLE REPAIR STATION WITH AIR PUMP



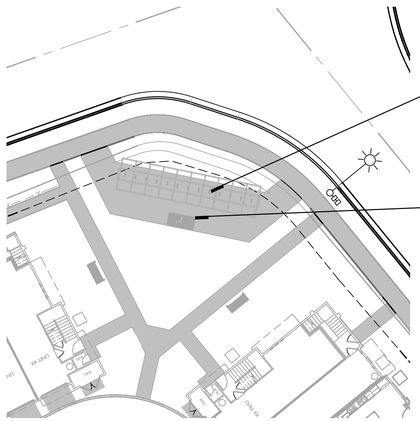
BIKE SHELTER

WAYFINDING SIGNAGE
BICYCLE PARKING / BIKE RACKS
4' RESIDENTIAL SIDEWALK
STREET CROSSINGS, TYP.
ONSITE ACCESS FOR BICYCLE PATH
5' WIDE ACCESSIBLE SIDEWALKS W/ PEDESTRIAN LIGHTING
STREETSCAPE AND LANDSCAPING

4' RESIDENTIAL SIDEWALK
STREETSCAPE AND LANDSCAPING
BICYCLE PARKING / BIKE RACKS
SEE ENLARGEMENT 'A'
5' WIDE ACCESSIBLE SIDEWALKS W/ PEDESTRIAN LIGHTING
STREET CROSSINGS, TYP.
ELECTRIC VEHICLE READY INFRASTRUCTURE
RIDE SHARE PICK UP LOCATION
MOBILE FOOD VENDOR LOCATION
WAYFINDING SIGNAGE

MOBILITY HUB WITH BIKE RACKS, BIKE SHELTERS, AND A BIKE REPAIR STATION WITH AIR PUMP WITHIN 200 FEET OF ENTRANCE

ENLARGEMENT 'A'



BIKE RACKS (13 RACKS/26 BICYCLES) WITH BIKE SHELTER

BICYCLE REPAIR STATION WITH AIR PUMP (1)

MOBILITY HUB SCALE: 1" = 20'-0"

NOTE:
EACH RESIDENCE INCLUDES EV-READY INFRASTRUCTURE IN THE PRIVATE GARAGE TO SUPPORT FUTURE ELECTRIC VEHICLE CHARGING INSTALLATION.

OCEAN KAMP

OCEANSIDE, CA

MOBILITY HUB EXHIBIT

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Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

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

SHEET 16 OF 16

L-16

PLOT DATE: June-11-2026