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

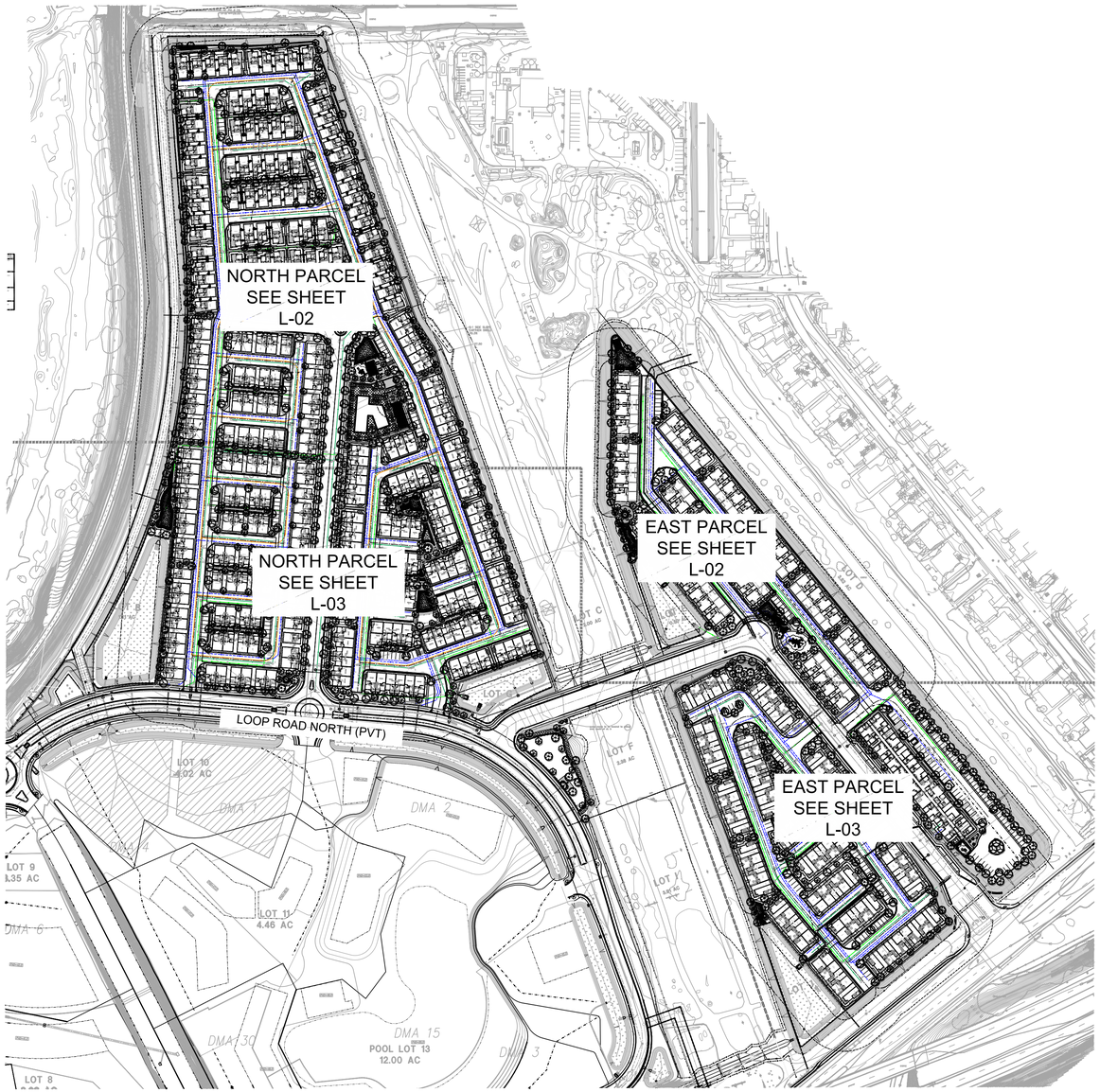
LINE OF SIGHT AT ARTERIALS, COLLECTOR AND LOCAL STREETS SHALL BE REVIEWED AND DETERMINED BY TRAFFIC ENGINEER. A MINIMUM OF 25' FROM STREET INTERSECTION OR AS APPROVED BY THE TRAFFIC ENGINEER

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
L-17	LANDSCAPE AREA CALCULATIONS

OCEAN KAMP

OCEANSIDE, CA

OVERALL LANDSCAPE CONCEPT PLAN

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

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

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

SHEET
01 OF 17

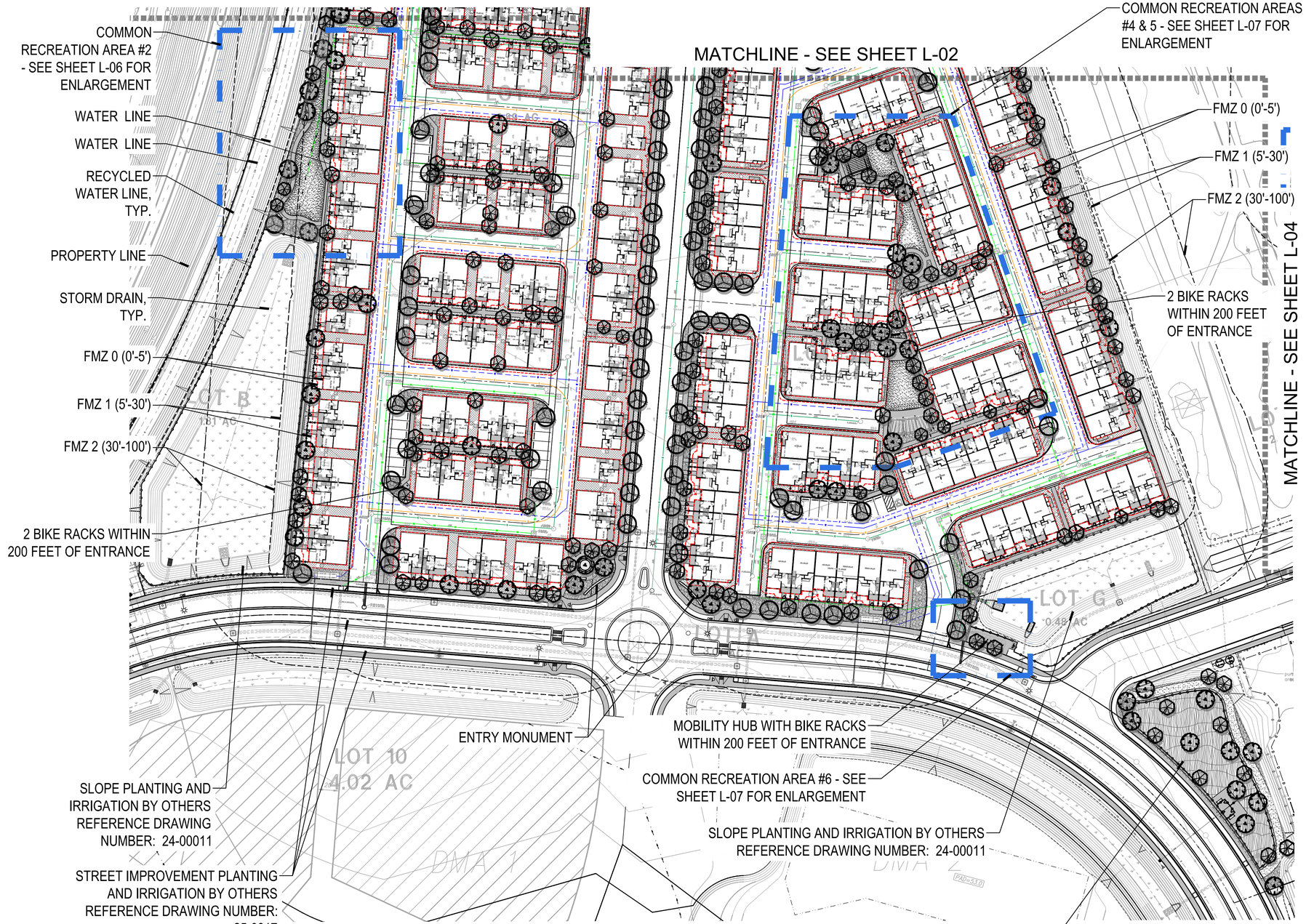
L-01

5TH SUBMITTAL
PLOT DATE: July-30-2026


Lot 1
TYP. 3.5 WIDE
BROW DITCH
@0.5%
5:1 SIDE SLOPE
EARTHEN SWALE
@0.3%
37.50
FL

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
	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

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

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

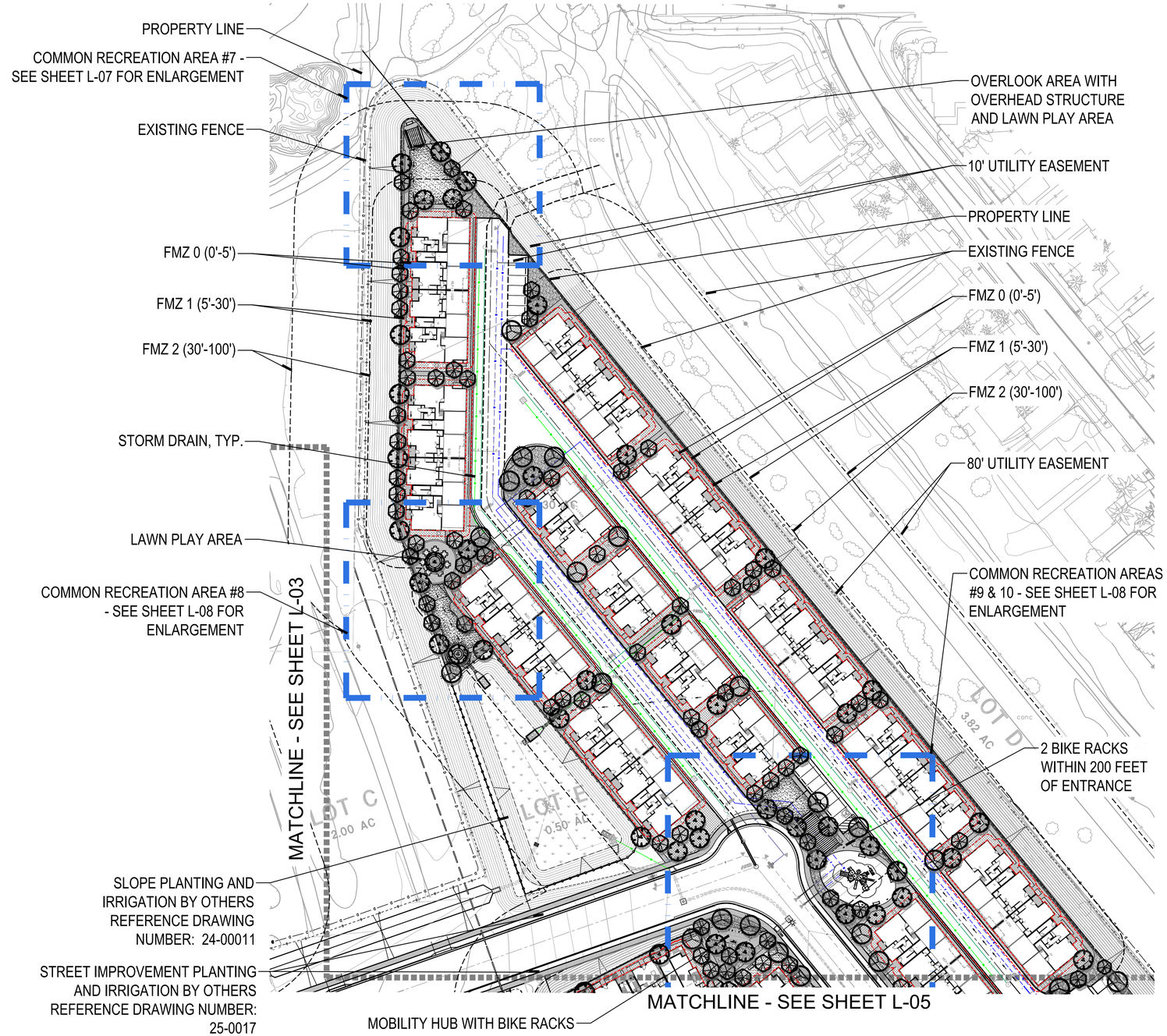
SHEET 03 OF 17

L-03

PLOT DATE: July-30-2026 5TH SUBMITTAL

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
	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

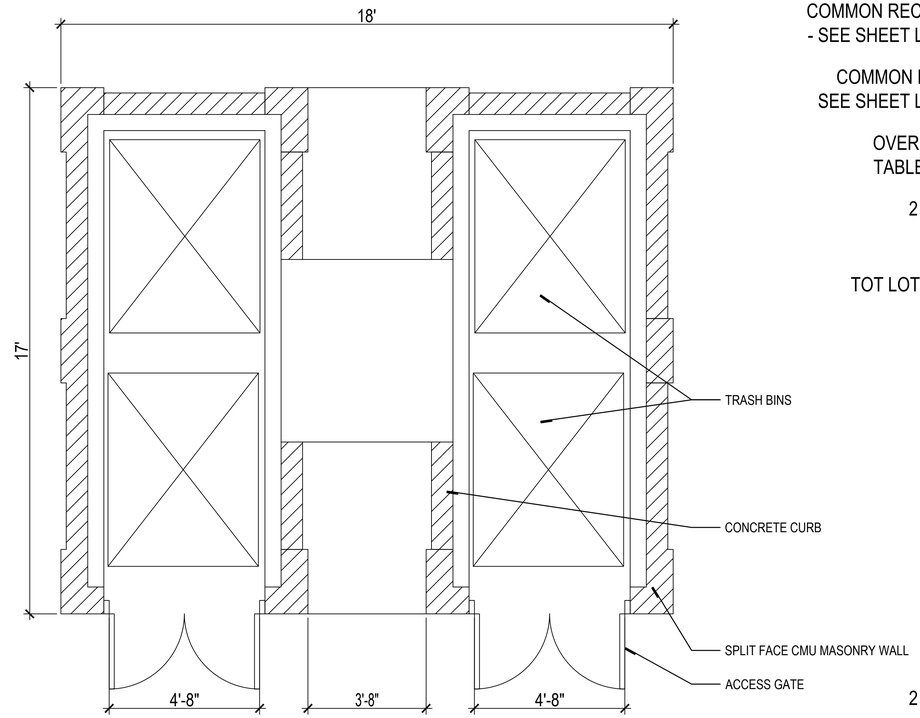
LANDSCAPE CONCEPT PLAN

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

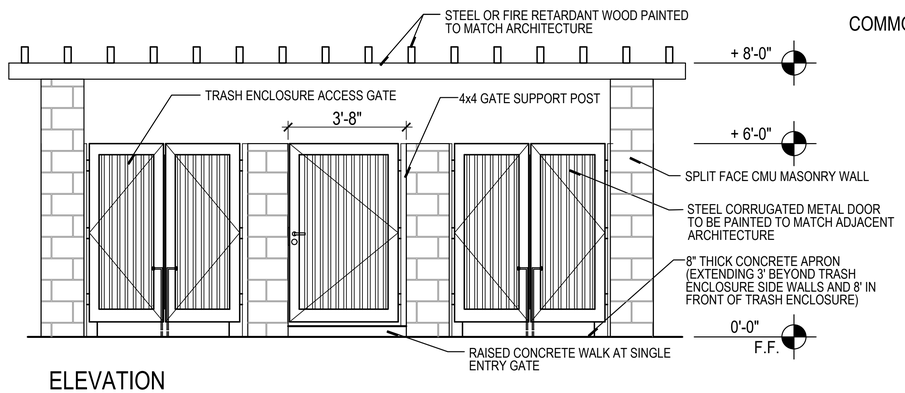
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

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

PLOT DATE: July-30-2026 5TH SUBMITTAL



PLAN VIEW



ELEVATION

A DOUBLE TRASH ENCLOSURE



OCEAN KAMP

OCEANSIDE, CA

LANDSCAPE CONCEPT PLAN

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

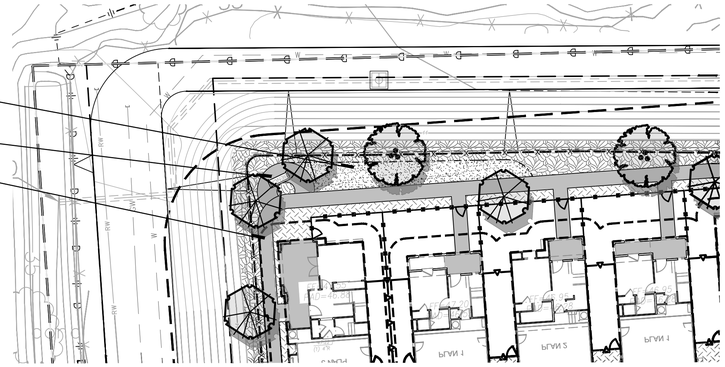
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

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

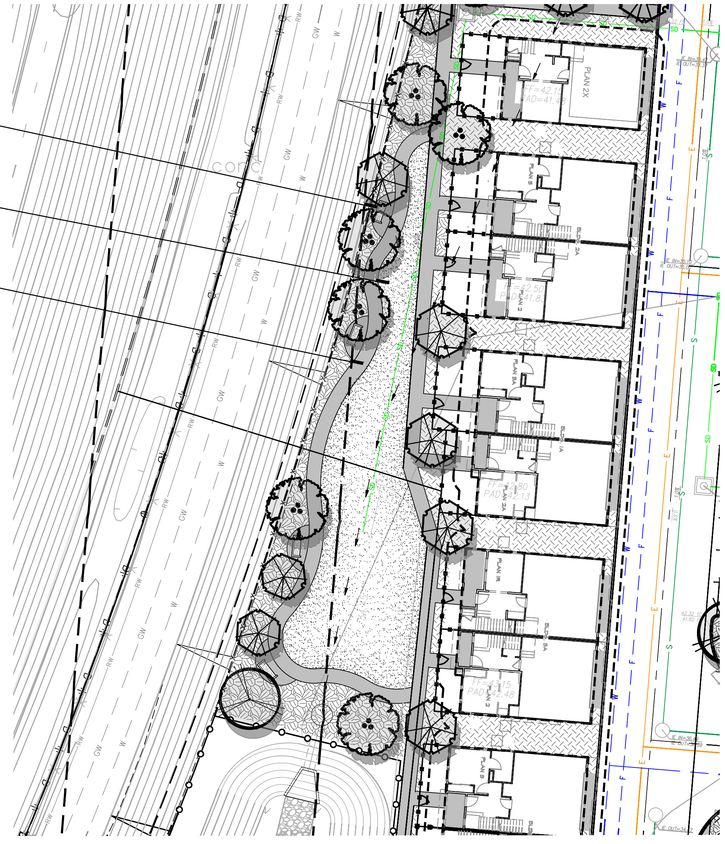
SHEET 05 OF 17

L-05

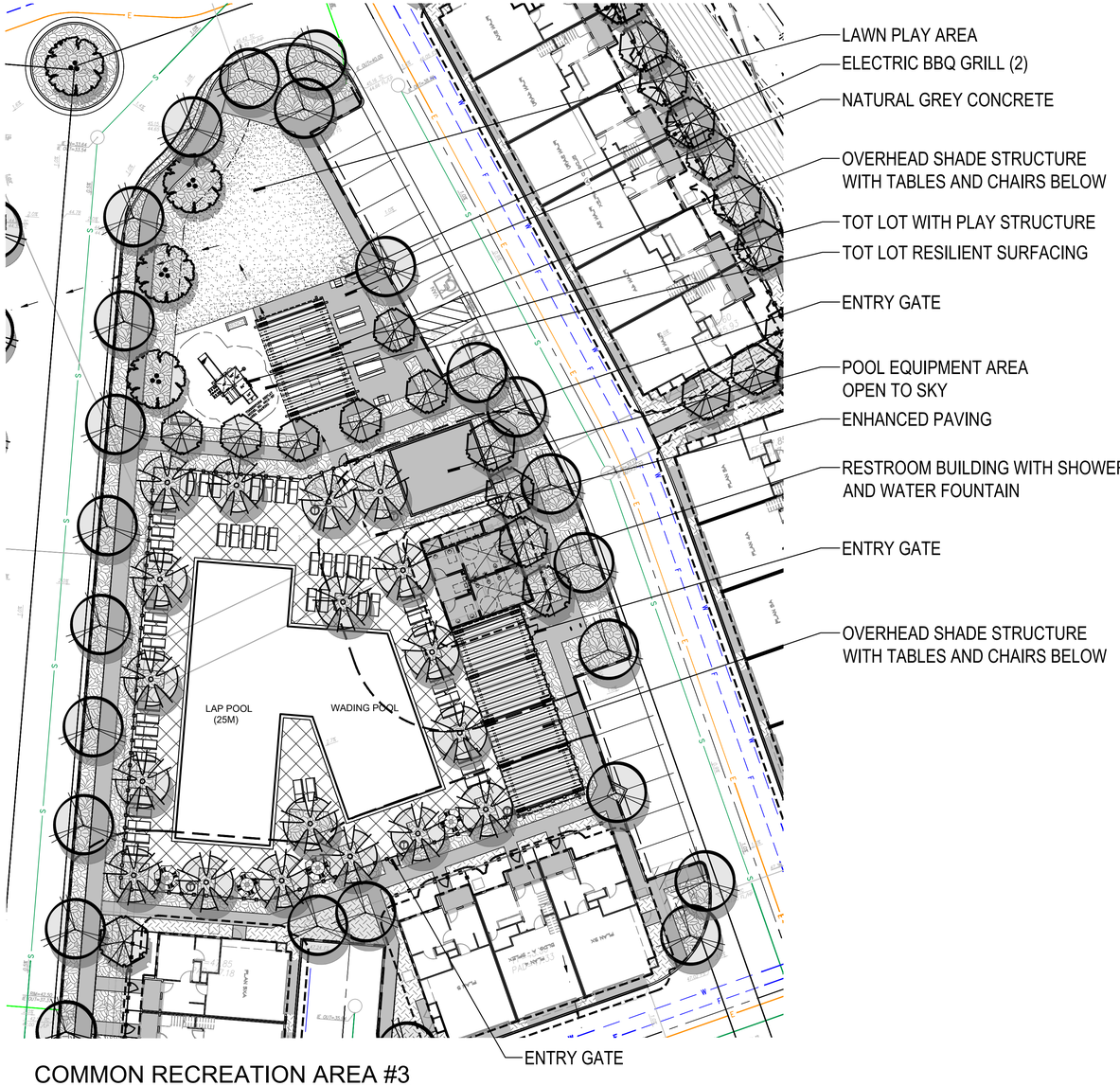
PLOT DATE: July-30-2026 5TH SUBMITTAL



COMMON RECREATION AREA #1



COMMON RECREATION AREA #2



COMMON RECREATION AREA #3

OCEAN KAMP

OCEANSIDE, CA

CONCEPT ENLARGEMENTS

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

SCALE: 1"=20'-0"

SHEET 06 OF 17

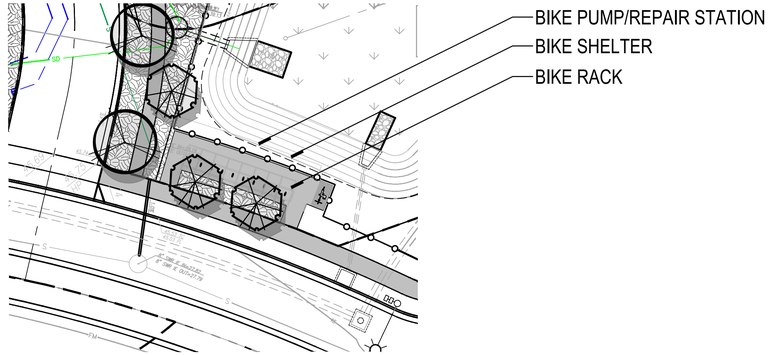
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

L-06

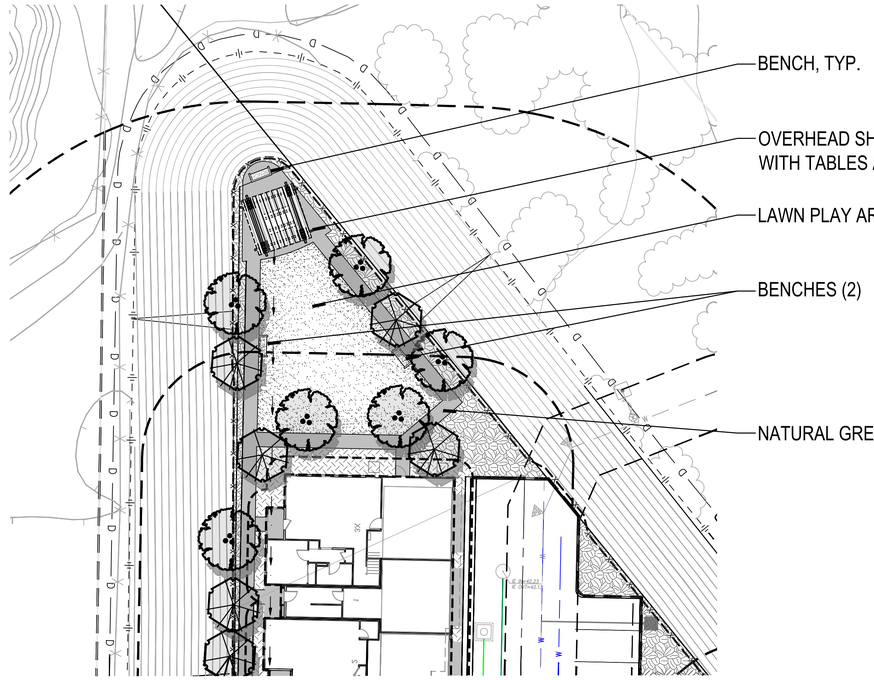
PLOT DATE: July-30-2026 5TH SUBMITTAL



COMMON RECREATION AREAS #4 & 5



COMMON RECREATION AREA #6



COMMON RECREATION AREA #7

OCEAN KAMP

OCEANSIDE, CA

CONCEPT ENLARGEMENTS

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

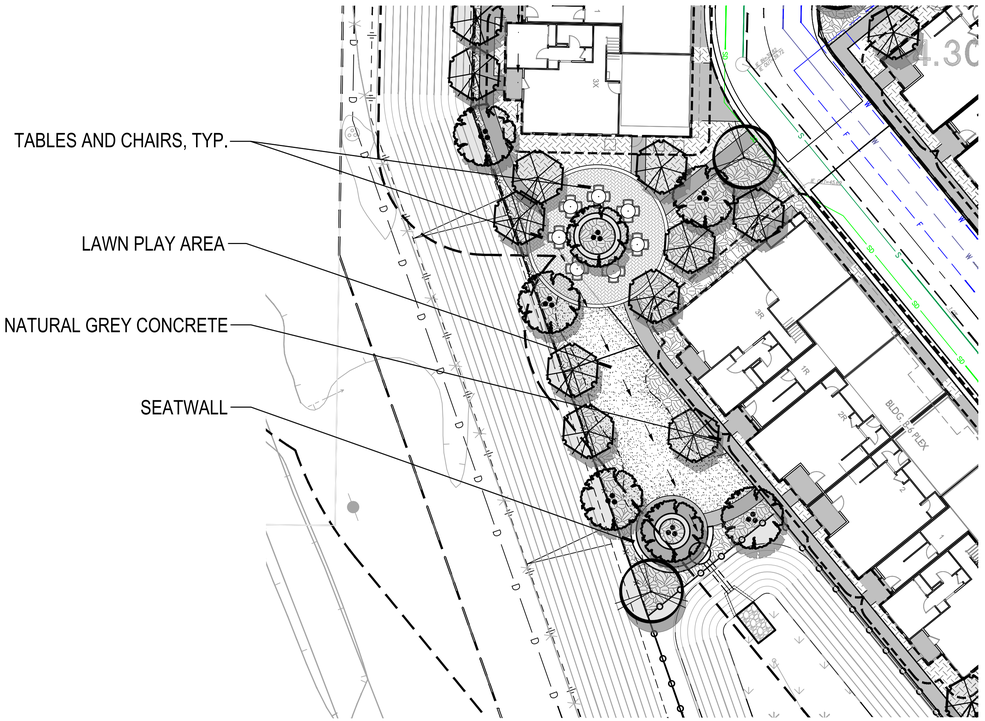
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

20 10 0 20 40 60
SCALE: 1"=20'-0"

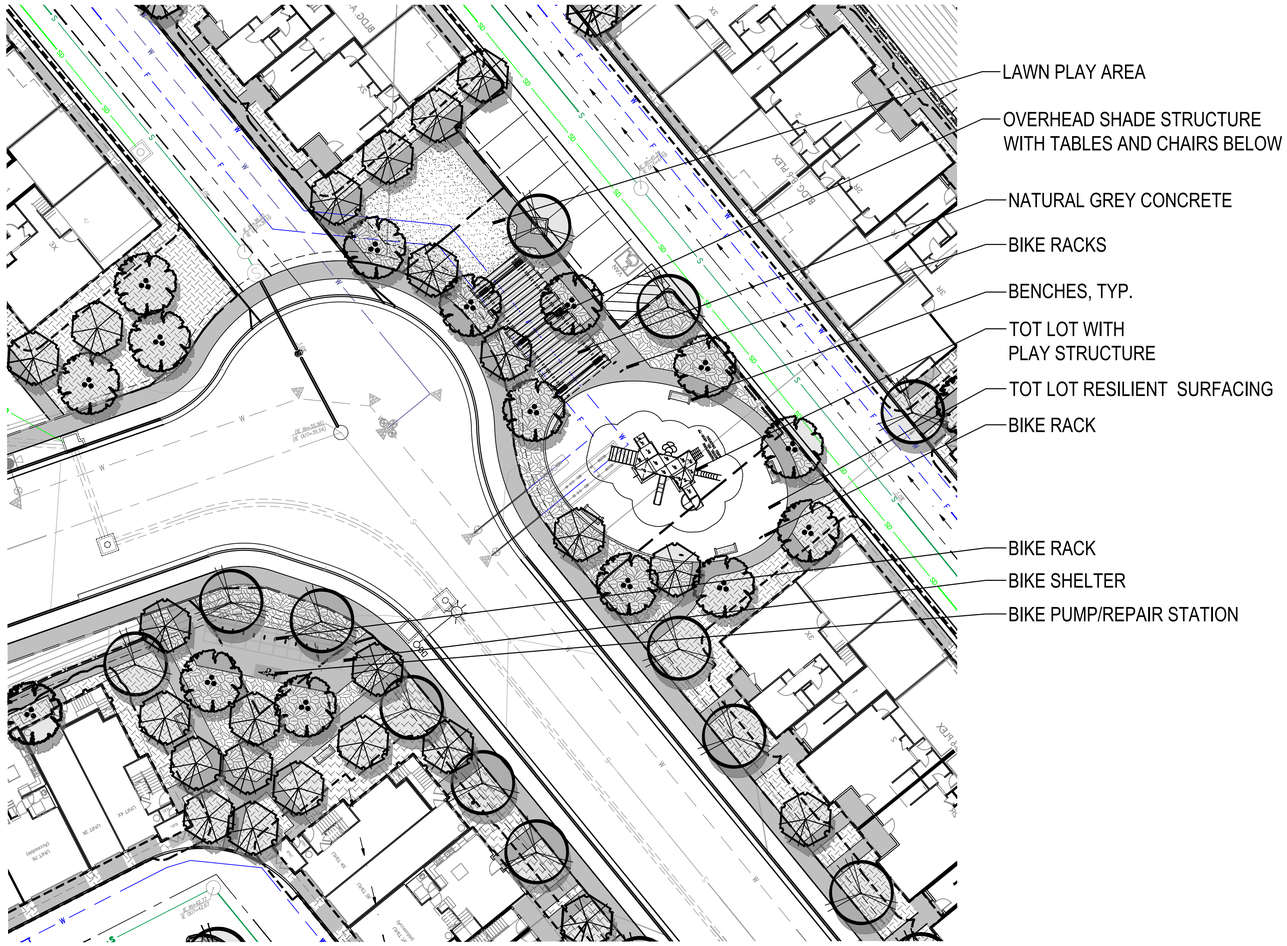
SHEET 07 OF 17

L-07

PLOT DATE: July-30-2026 5TH SUBMITTAL



COMMON RECREATION AREA #8



COMMON RECREATION AREA #9 & 10

OCEAN KAMP

OCEANSIDE, CA

CONCEPT ENLARGEMENTS

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

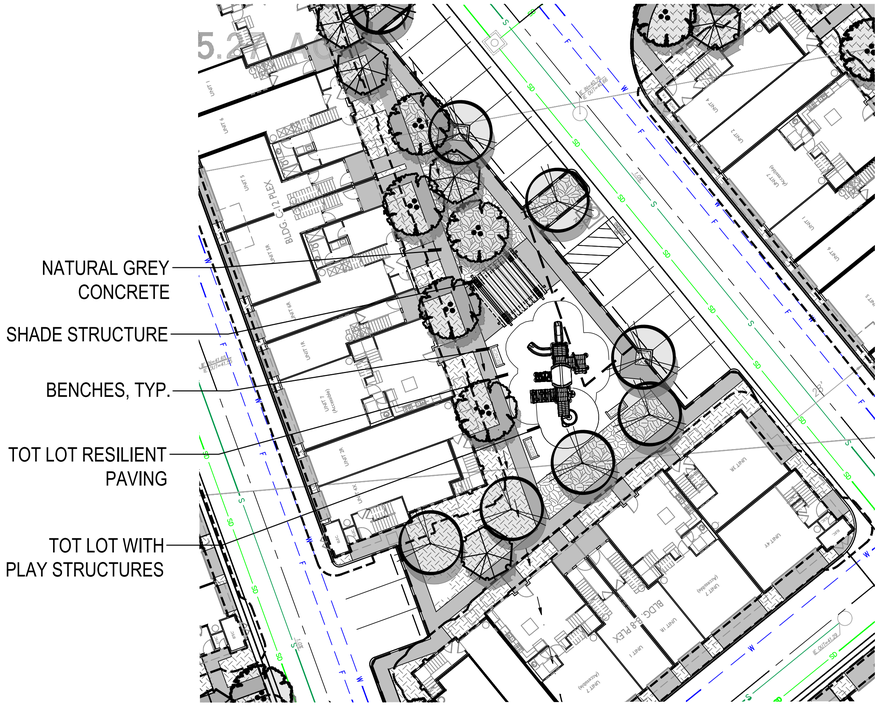
SCALE: 1"=20'-0"

SHEET
08 OF 17

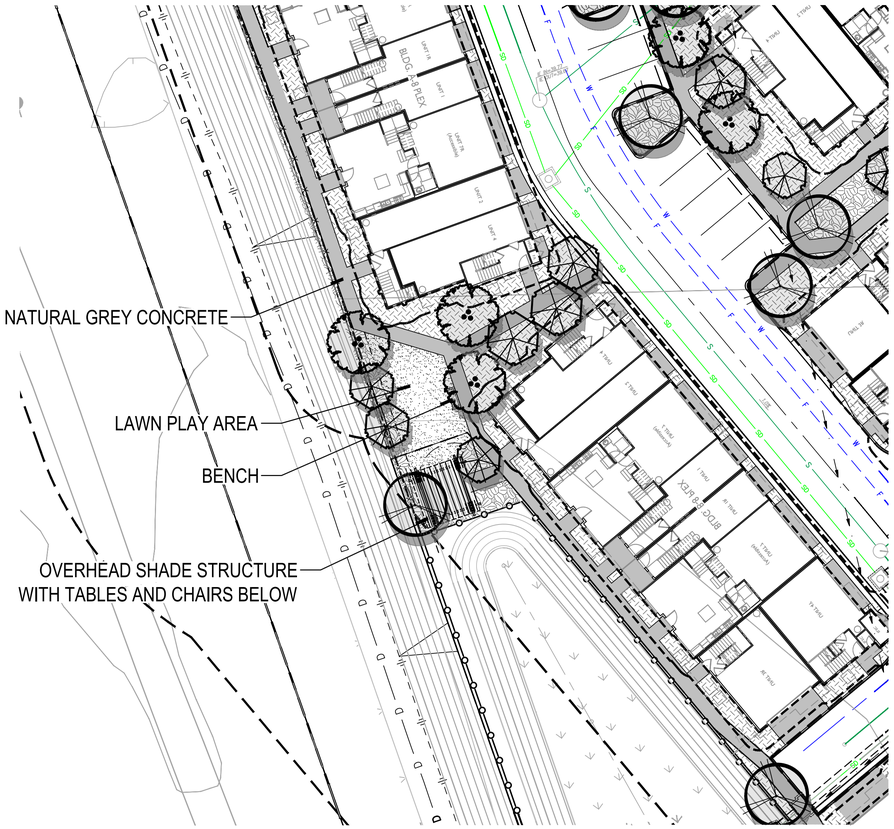
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

L-08

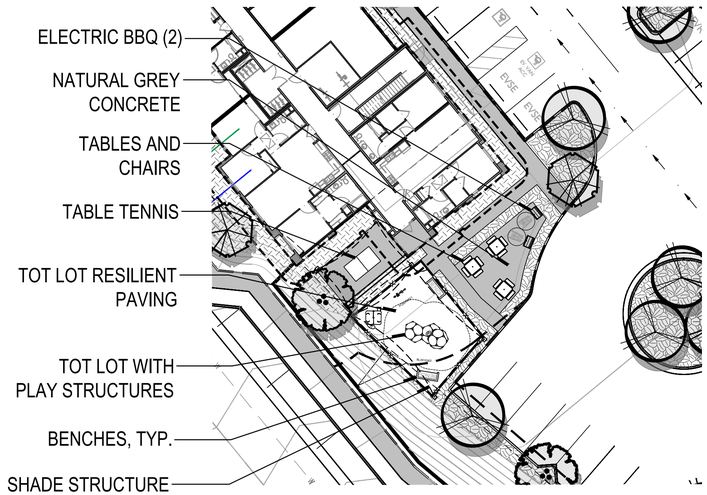
PLOT DATE: July-30-2026 5TH SUBMITTAL



COMMON RECREATION AREA #11



COMMON RECREATION AREA #12



COMMON RECREATION AREA #13

OCEAN KAMP

OCEANSIDE, CA

CONCEPT ENLARGEMENTS

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

SCALE: 1"=20'-0"

SHEET 09 OF 17

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

L-09

PLOT DATE: July-30-2026 5TH SUBMITTAL

FENCE & WALL LEGEND

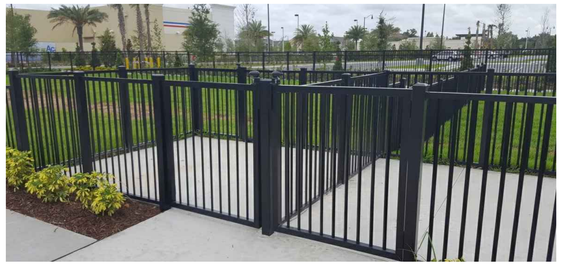
- 6' HIGH TUBULAR STEEL POOL FENCE
- 42" HIGH METAL PERIMETER PATH FENCE
- 42" HIGH TUBULAR STEEL FENCE
- 42" HIGH METAL PATIO FENCE
- 6' HIGH METAL PRIVACY FENCE
- RETAINING WALL PER CIVIL



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.



OCEAN KAMP

OCEANSIDE, CA

FENCE AND WALL CONCEPT

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

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

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

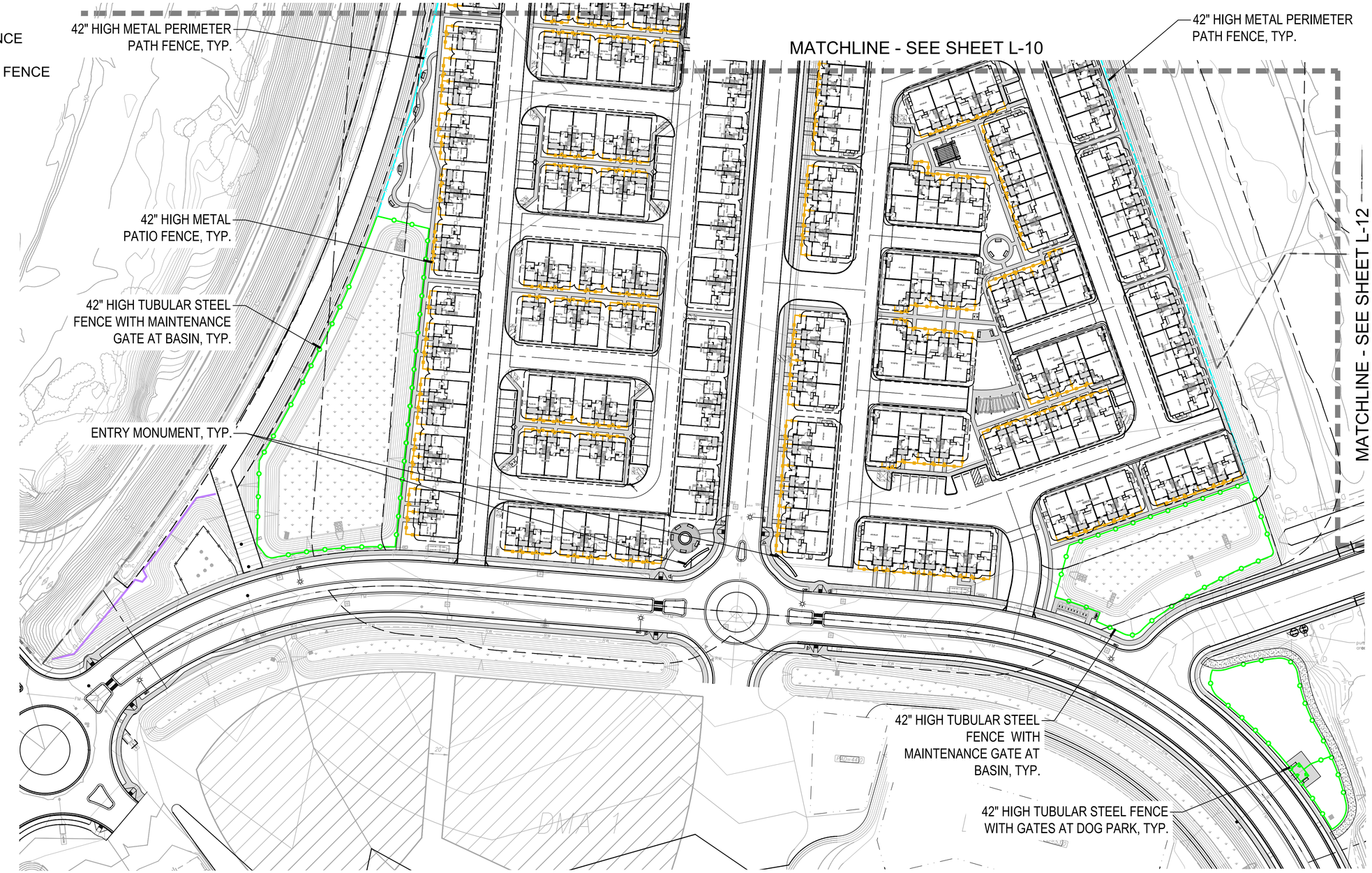
SHEET 10 OF 17

L-10

PLOT DATE: July-30-2026 5TH SUBMITTAL

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



OCEAN KAMP

OCEANSIDE, CA

FENCE AND WALL CONCEPT

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

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

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

SHEET 11 OF 17

L-11

PLOT DATE: July-30-2026 5TH SUBMITTAL

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



OCEAN KAMP

OCEANSIDE, CA

FENCE AND WALL CONCEPT

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

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

SHEET 13 OF 17

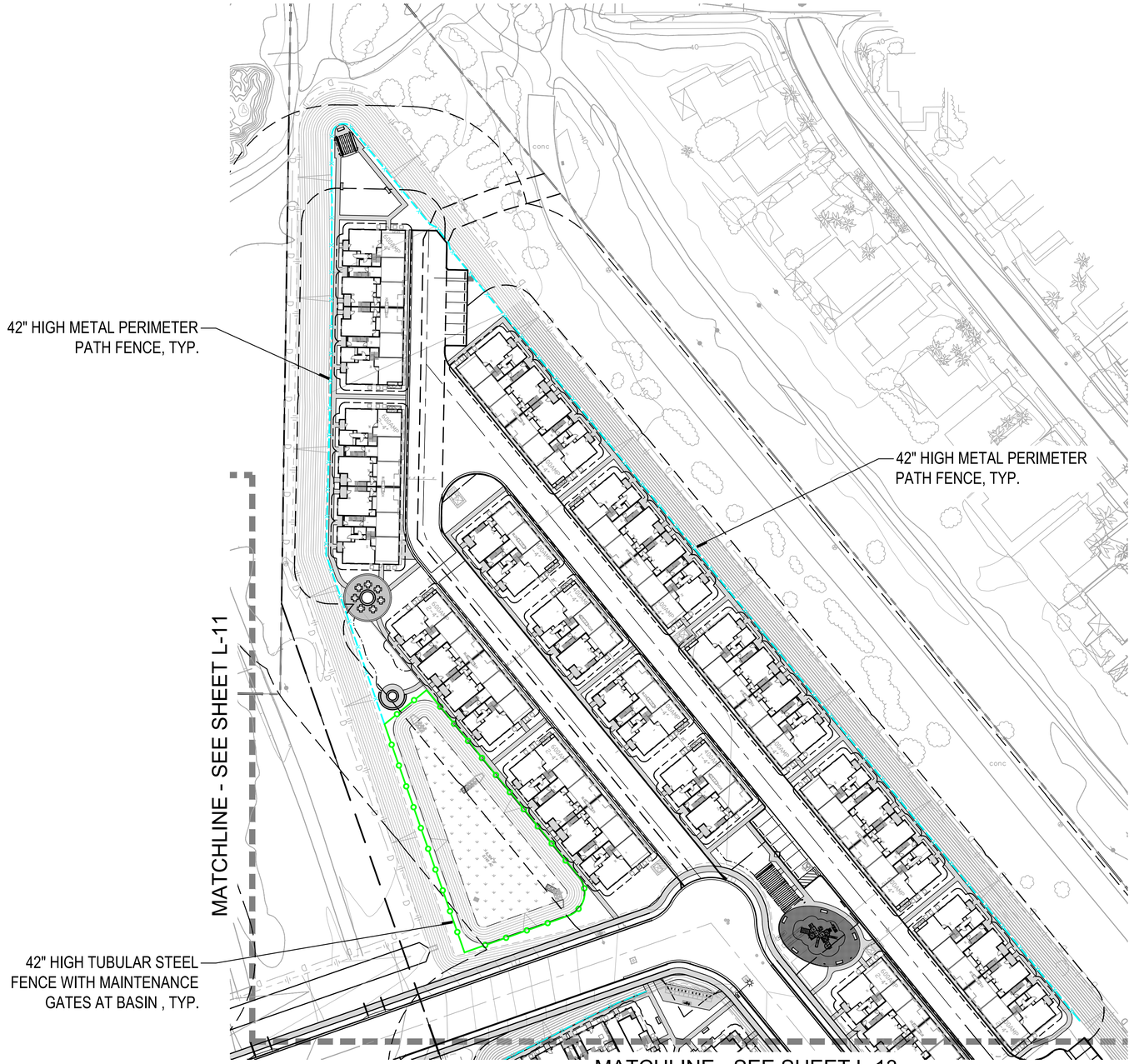
gmp
3176 Lionshead Ave.
Suite 102
Carlsbad, CA 92010
gmplandarch.com
T 858 558 8977

L-13

PLOT DATE: July-30-2026 5TH SUBMITTAL

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



OCEAN KAMP

OCEANSIDE, CA

FENCE AND WALL CONCEPT

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

SCALE: 1"=50'-0"

SHEET 12 OF 17

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

L-12

PLOT DATE: July-30-2026 5TH SUBMITTAL

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

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

EXTENSION OF PEDESTRIAN AND BICYCLE PATH OF TRAVEL BY OTHERS

OCEAN KAMP

OCEANSIDE, CA

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 17

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

L-14

PLOT DATE: July-30-2026 5TH SUBMITTAL

USABLE OPEN SPACE CALCULATIONS

LOT 1

UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
PLAN 1A	PORCH/PATIO	86	7	602
	2ND FLR DECK	51	-	357
PLAN 1B	PORCH/PATIO	50	9	450
	2ND FLR DECK	51	-	459
PLAN 1 C	PORCH/PATIO	80	8	640
	2ND FLR DECK	51	-	408
PLAN 1	PRIVATE PATIO			12,458
PLAN 2A	PORCH/PATIO	51	9	459
	2ND FLR DECK	47	-	423
PLAN 2B	PORCH/PATIO	66	9	594
	2ND FLR DECK	64	-	576
PLAN 2C	PORCH/PATIO	97	8	
	2ND FLR DECK	87	-	696
PLAN 2	PRIVATE PATIO			11,826
PLAN 3A	PORCH/PATIO	176	15	2,640
PLAN 3B	PORCH/PATIO	176	11	1,936
PLAN 3C	PORCH/PATIO	185	10	1,850
PLAN 3	PRIVATE PATIO			10,461
	COMMON REC. AREA #1			1,355
	COMMON USEABLE OPEN SPACE			32,979
	TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:			81,169
	USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:		86	25,800
	EXCESS USABLE O.S. PROVIDED:			55,369
	COMMON USABLE O.S. PROVIDED:			34,334
	COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):			12,900
	EXCESS COMMON USABLE O.S. PROVIDED:			21,434

LOT 2

UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
PLAN 1	PORCH/PATIO	78	32	2,496
	2ND FLR DECK	71	-	2,272
PLAN 1	PRIVATE PATIO			4,793
PLAN 2	2ND FLR DECK	49	32	1,568
PLAN 2	PRIVATE PATIO			4,857
PLAN 3	PORCH/PATIO	49	34	1,666
	2ND FLR DECK	65	-	2,210
PLAN 3Y	PORCH/PATIO	47	10	470
	2ND FLR DECK	63	-	630
PLAN 3	PRIVATE PATIO			3,979
	COMMON REC. AREA #2			7,008
	COMMON USEABLE OPEN SPACE			28,893
	TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:			60,842
	USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:		108	32,400
	EXCESS USABLE O.S. PROVIDED:			28,442
	COMMON USABLE O.S. PROVIDED:			35,901
	COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):			16,200
	EXCESS COMMON USABLE O.S. PROVIDED:			19,701

LOT 3

UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
PLAN 1	2ND FLR DECK	67	6	402
PLAN 2	PORCH/PATIO	50	6	300
	2ND FLR DECK	74	-	444
PLAN 2	PRIVATE PATIO			475
PLAN 3	PORCH/PATIO	49	31	1,519
	2ND FLR DECK	50	-	1,550
PLAN 3	PRIVATE PATIO			4,145
PLAN 4	PORCH/PATIO	46	32	1,472
	2ND FLR DECK	46	-	1,472
PLAN 4	PRIVATE PATIO			3,052
PLAN 5	PORCH/PATIO	46	16	736
	2ND FLR DECK	46	-	736
PLAN 5X	PORCH/PATIO	46	21	966
	2ND FLR DECK	46	-	966
PLAN 5Y	PORCH/PATIO	46	1	46
	2ND FLR DECK	46	-	46
PLAN 5	PRIVATE PATIO			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
	COMMON USEABLE OPEN SPACE			28,653
	TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:			91,659
	USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:		113	33,900
	EXCESS USABLE O.S. PROVIDED:			57,759
	COMMON USABLE O.S. PROVIDED:			67,672
	COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):			16,950
	EXCESS COMMON USABLE O.S. PROVIDED:			50,722

LOT 4

UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
PLAN 1	DECK AREA	87	24	2,088
PLAN 2	PORCH/PATIO	56	20	1,120
PLAN 2Y	PORCH/PATIO	58	4	232
PLAN 3	PORCH/PATIO	37	10	370
PLAN 3Y	PORCH/PATIO	37	10	370
PLAN 3X	PORCH/PATIO	37	4	148
	COMMON REC. AREA #7			4,430
	COMMON REC. AREA #8			6,378
	COMMON REC. AREA #9			8,037
	COMMON USEABLE OPEN SPACE			24,410
	TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:			47,583
	USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:		72	21,600
	EXCESS USABLE O.S. PROVIDED:			25,983
	COMMON USABLE O.S. PROVIDED:			43,255
	COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):			10,800
	EXCESS COMMON USABLE O.S. PROVIDED:			32,455

LOT 5

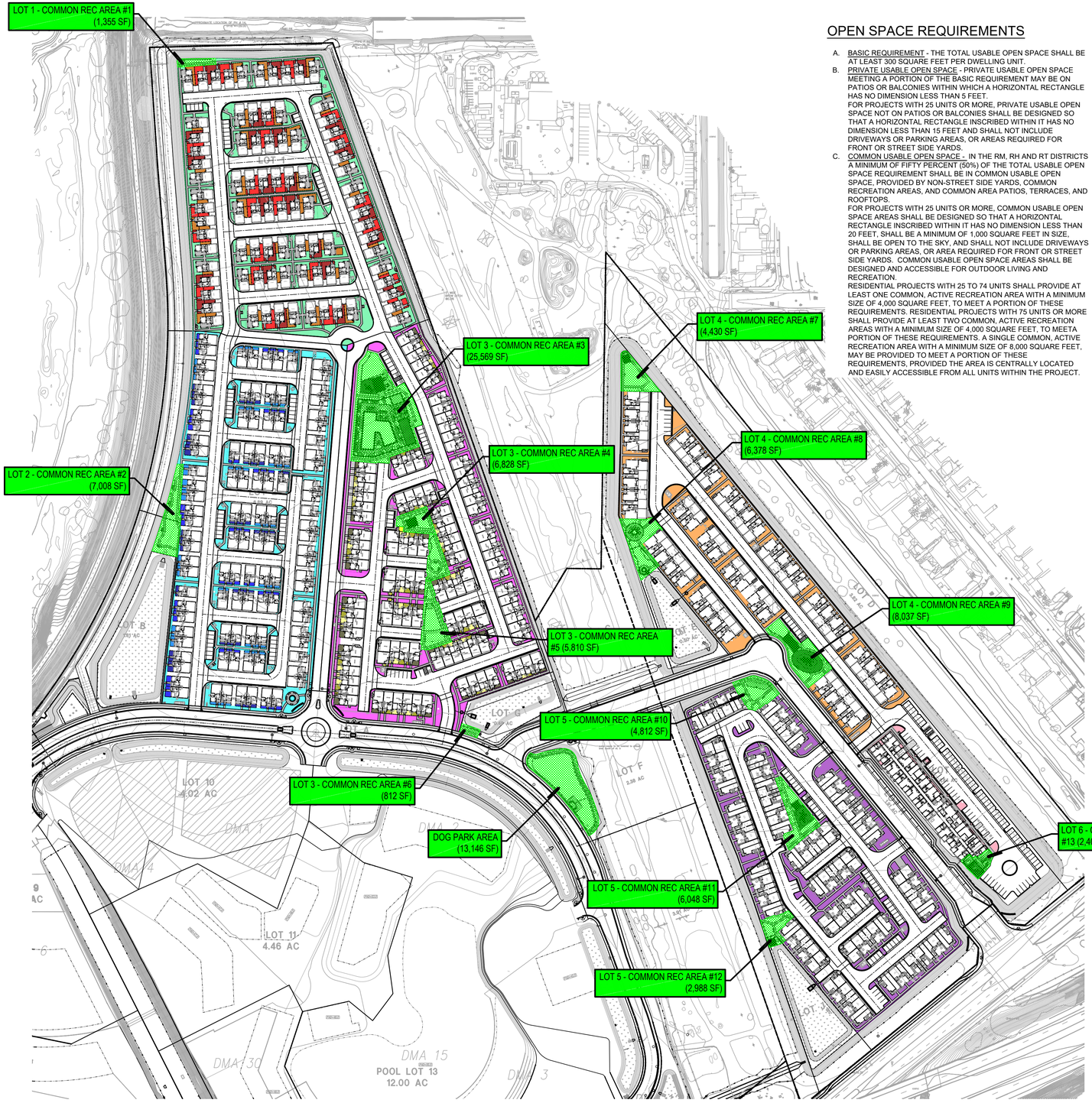
UNIT TYPE	O.S. TYPE	AREA (SF)	QTY	TOTAL AREA (SF)
PLAN 1	2ND FLR DECK	48	30	1,440
PLAN 2	3RD FLR DECK	52	22	1,144
PLAN 3	2ND FLR DECK	59	8	472
PLAN 4	N/A		15	
PLAN 4Y	N/A		8	
PLAN 4Z	N/A		7	
PLAN 5	PORCH/PATIO	46	6	276
PLAN 6	2ND FLR DECK	50	6	300
PLAN 7	N/A		15	
PLAN 7X	N/A		15	
	COMMON REC. AREA #10			4,812
	COMMON REC. AREA #11			6,048
	COMMON REC. AREA #12			2,988
	COMMON USEABLE OPEN SPACE			26,547
	TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:			44,027
	USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:		132	39,600
	EXCESS USABLE O.S. PROVIDED:			4,427
	COMMON USABLE O.S. PROVIDED:			40,395
	COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):			19,800
	EXCESS COMMON USABLE O.S. PROVIDED:			20,595

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
	COMMON USEABLE OPEN SPACE			2,973
	TOTAL PRIVATE + USABLE COMMON O.S. PROVIDED:			6,456
	USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:		63	18,900
	EXCESS USABLE O.S. PROVIDED:			-12,444
	COMMON USABLE O.S. PROVIDED:			5,376
	COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):			9,450
	EXCESS COMMON USABLE O.S. PROVIDED:			-4,074

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:			344,882
	USABLE O.S. REQUIREMENT OF 300 SF PER DWELLING UNIT:		574	172,200
	EXCESS USABLE O.S. PROVIDED:			172,682
	COMMON USABLE O.S. PROVIDED:			240,079
	COMMON USABLE OPEN SPACE REQUIRED (50% OF TOTAL):			86,100
	EXCESS COMMON USABLE O.S. PROVIDED:			153,979



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 MEETING A PORTION OF THE BASIC REQUIREMENT MAY BE ON PATIOS OR BALCONIES WITHIN WHICH A HORIZONTAL RECTANGLE HAS NO DIMENSION LESS THAN 5 FEET.
FOR PROJECTS WITH 25 UNITS OR MORE, PRIVATE USABLE OPEN SPACE NOT ON PATIOS OR BALCONIES SHALL BE DESIGNED SO THAT A HORIZONTAL RECTANGLE INSCRIBED WITHIN IT HAS NO DIMENSION LESS THAN 15 FEET AND SHALL NOT INCLUDE DRIVEWAYS OR PARKING AREAS, OR AREAS REQUIRED FOR FRONT OR STREET SIDE YARDS.

C. COMMON USABLE OPEN SPACE - IN THE RM, RH AND RT DISTRICTS A MINIMUM OF FIFTY PERCENT (50%) OF THE TOTAL USABLE OPEN SPACE REQUIREMENT SHALL BE IN COMMON USABLE OPEN SPACE, PROVIDED BY NON-STREET SIDE YARDS, COMMON RECREATION AREAS, AND COMMON AREA PATIOS, TERRACES, AND ROOFTOPS.
FOR PROJECTS WITH 25 UNITS OR MORE, COMMON USABLE OPEN SPACE AREAS SHALL BE DESIGNED SO THAT A HORIZONTAL RECTANGLE INSCRIBED WITHIN IT HAS NO DIMENSION LESS THAN 20 FEET, SHALL BE A MINIMUM OF 1,000 SQUARE FEET IN SIZE, SHALL BE OPEN TO THE SKY, AND SHALL NOT INCLUDE DRIVEWAYS OR PARKING AREAS, OR AREA REQUIRED FOR FRONT OR STREET SIDE YARDS. COMMON USABLE OPEN SPACE AREAS SHALL BE DESIGNED AND ACCESSIBLE FOR OUTDOOR LIVING AND RECREATION.
RESIDENTIAL PROJECTS WITH 25 TO 74 UNITS SHALL PROVIDE AT LEAST ONE COMMON, ACTIVE RECREATION AREA WITH A MINIMUM SIZE OF 4,000 SQUARE FEET, TO MEET A PORTION OF THESE REQUIREMENTS. RESIDENTIAL PROJECTS WITH 75 UNITS OR MORE SHALL PROVIDE AT LEAST TWO COMMON, ACTIVE RECREATION AREAS WITH A MINIMUM SIZE OF 4,000 SQUARE FEET, TO MEETA PORTION OF THESE REQUIREMENTS. A SINGLE COMMON, ACTIVE RECREATION AREA WITH A MINIMUM SIZE OF 8,000 SQUARE FEET, MAY BE PROVIDED TO MEET A PORTION OF THESE REQUIREMENTS, PROVIDED THE AREA IS CENTRALLY LOCATED AND EASILY ACCESSIBLE FROM ALL UNITS WITHIN THE PROJECT.

PRIVATE USABLE OPEN SPACE

- 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 - 3,945 SF
- LOT 3 PLAN 4 - 3,643 SF
- LOT 3 PLAN 5 - 5,060 SF

COMMON USABLE OPEN SPACE

- LOT 1 - 32,979 SF
- LOT 2 - 48,178 SF
- LOT 3 - 28,653 SF
- LOT 4 - 24,410 SF
- LOT 5 - 26,547 SF
- LOT 6 - 2,973 SF

Lot Number	TOTAL PRIVATE + COMMON OPEN SPACE PROVIDED (SF)	USABLE OPEN SPACE REQ'D (300 SF/D.U.)	EXCESS USABLE OPEN SPACE PROVIDED (SF)	COMMON USABLE OPEN SPACE PROVIDED (SF)	COMMON USABLE OPEN SPACE REQ'D (50% OF TOTAL)	EXCESS COMMON USABLE OPEN SPACE PROVIDED (SF)
1	81,169	25,800	55,369	34,334	12,900	21,434
2	60,842	32,400	28,442	35,901	16,200	19,701
3	91,659	33,900	57,759	67,672	16,950	50,722
4	47,583	21,600	25,983	43,255	10,800	32,455
5	44,027	39,600	4,427	40,395	19,800	20,595
6	6,456	18,900	-12,444	5,376	9,450	-4,074
Lots 1-6, including the Dog Park	344,882	172,200	172,682	240,079	86,100	153,979



UNIT 1 - TYPICAL PRIVATE PATIOS

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 17

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

L-15

PLOT DATE: July-30-2026 5TH SUBMITTAL

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

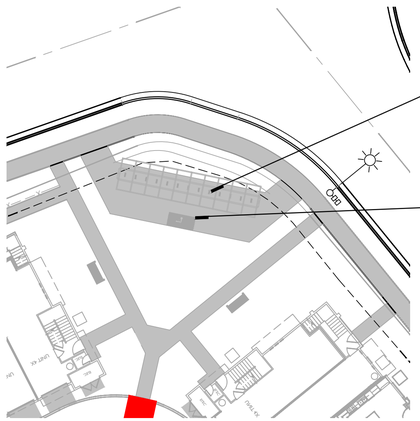


BICYCLE REPAIR STATION WITH AIR PUMP



BIKE SHELTER

ENLARGEMENT 'A'



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

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

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

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

SHEET 16 OF 17

L-16

PLOT DATE: July-30-2026 5TH SUBMITTAL



HOA MAINTAINED LANDSCAPE AREAS

- 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