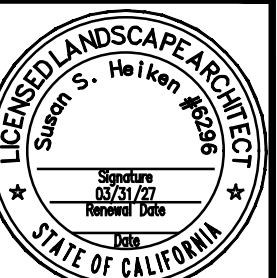


NO.	DATE	REVISIONS	BY	APPD.

**STUDIO 1515**  
LANDSCAPE ARCHITECTURE  
1426 FOURTH STREET NAPA, CA 94559  
(707) 252-8115

CAPITOLA SUBDIVISION  
**OVERALL LANDSCAPE PLAN**  
NAPA, CALIFORNIA



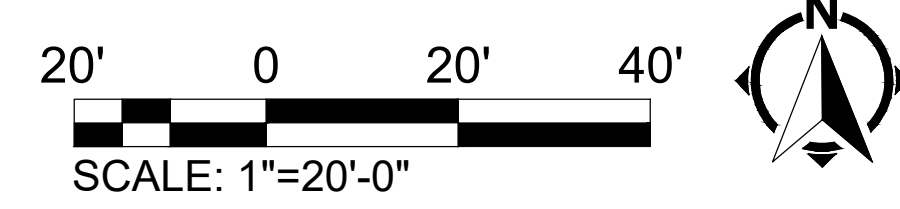
DATE	OCT 17, 2025
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DESIGNED	RB
CHECKED	SH
JOB NO.	25_0022.0
SHEET NO.	L-1.0

**PROPOSED PLANT PALETTE**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES</b>				
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL.	MOD
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	V. LOW
	CHILOPSIS LINEARIS 'BURGUNDY'	BURGUNDY DESERT WILLOW	15 GAL.	LOW
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL.	MOD
	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	15 GAL.	MOD
	QUERCUS DOUGLASII	BLUE OAK	15 GAL.	LOW
	QUERCUS LOBATA	VALLEY OAK	15 GAL.	LOW
<b>SHRUBS</b>				
	ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL.	LOW
	BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	5 GAL.	MOD
	CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF WEEPING BOTTLEBRUSH	15 GAL.	LOW
	CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	5 GAL.	MOD
	CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	LOW
	DODONAEA VISCOZA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL.	LOW
	GALVEZIA SPECIOSA 'FIRECRACKER'	BUSH SNAPDRAGON	5 GAL.	LOW
	GREVILLEA X 'NOELLI'	NOEL GREVILLEA	15 GAL.	LOW
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	LOW
	LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVENDIN	1 GAL.	LOW
	LEUCADENDRON X 'SAFARI SUNSET'	SAFARI SUNSET CONEBUSH	5 GAL.	LOW
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	15 GAL.	LOW
	LOROPETALUM CHINENSE 'PURPLE DIAMOND'	FRINGE FLOWER	5 GAL.	LOW
	MYRTUS COMMUNIS 'COMPACTA'	DWARF COMMON MYRTLE	5 GAL.	LOW
	OLEA EUROPAEA 'LITTLE OLLIE' TM	LITTLE OLLIE OLIVE	5 GAL.	LOW
	OSMANTHUS FRAGRANS 'SWEET OSMANTHUS'	SWEET OLIVE	5 GAL.	LOW
	PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL.	LOW
	PITTIOSPORUM CRASSIFOLIUM 'NANA'	KARO PITTIOSPORUM	5 GAL.	MOD
	PITTIOSPORUM TENUIFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	5 GAL.	MOD
	PITTIOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF PITTIOSPORUM	5 GAL.	LOW
	PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL.	LOW
	RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL.	LOW
	ROSMARINUS OFFICINALIS 'TUSCAN BLUE'	TUSCAN BLUE ROSEMARY	15 GAL.	LOW
	SALVIA LEUCANTHA	MEXICAN BUSH SAGE	1 GAL.	LOW
	TEUCRIUM FRUTICANS 'COMPACTUM'	COMPACT BUSH GERMANDER	5 GAL.	LOW
	WESTRINGIA FRUTICOSA 'WES04' TM	GREY BOX COAST ROSEMARY	5 GAL.	LOW
<b>GRASSES</b>				
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	MOD
	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL.	LOW
	FESTUCA MAIREI	ATLAS FESCUE	5 GAL.	LOW
	HELICOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	LOW
	LIRIOPE MUSCARI 'SILVER DRAGON'	SILVER DRAGON LILYTURF	5 GAL.	MOD
	LOMANDRA LONGIFOLIA 'ROMA 13' TM	VARIEGATED MAT RUSH	1 GAL.	LOW
	LOMANDRA LONGIFOLIA 'BREEZE' TM	BREEZE MAT RUSH	5 GAL.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	LOW
	PENNISETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	1 GAL.	MOD
<b>GROUNDCOVER</b>				
	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	LOW
	CEANOTHUS GRISEUS HORIZONTALIS 'DIAMOND HEIGHTS'	DIAMOND HEIGHTS CARMEL CREEPER	1 GAL.	LOW
	GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	1 GAL.	LOW
	HELIANTHEMUM NUMMULARIUM 'HENFIELD BRILLIANT'	HENFIELD BRILLIANT SUNROSE	1 GAL.	MOD
	MYOPORUM PARVIFOLIUM 'PROSTRATUM'	MYOPORUM	1 GAL.	LOW
	ROSMARINUS OFFICINALIS 'HUNTINGTON CARPET'	HUNTINGTON CARPET ROSEMARY	1 GAL.	LOW
	SENECIO SERPENS	BLUE CHALKSTICKS	4"	LOW
	ZAUSCHNERIA C. 'EVERETT'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL.	LOW
<b>PERENNIALS</b>				
	COREOPSIS LANCEOLATA 'EARLY SUNRISE'	LANCELEAF TICKSEED	1 GAL.	LOW
	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL.	LOW
	LIMONIUM PEREZII	STATICE	5 GAL.	V. LOW
	NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL.	LOW
	SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL.	LOW
	TEUCRIUM CHAMAEDRYS	GERMANDER	1 GAL.	LOW
	VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GAL.	LOW
<b>BASMAA</b>				
	CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	LOW
	CHONDROPETALUM TECTORUM	CAPE RUSH	1 GAL.	LOW
	FESTUCA IDAHOENSIS 'TOMALES BAY'	TOMALES BAY IDAHO FESCUE	1 GAL.	LOW
	JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL.	LOW
	MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	LOW
	PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	5 GAL.	LOW
	RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL.	LOW
	ROSA CALIFORNICA	CALIFORNIA WILD ROSE	2 GAL.	LOW

**IRRIGATION NOTES**

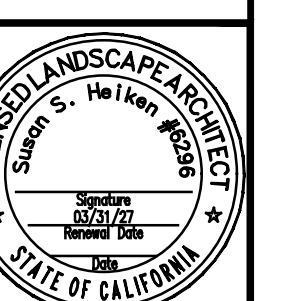
1. THE IRRIGATION DESIGN FOR THE SITE SHALL COMPLY WITH THE GOVERNOR'S WATER CONSERVATION MANDATE AND CURRENT LOCAL WATER DISTRICT REGULATIONS (MWEL0).
2. THE IRRIGATION SYSTEM WILL BE AUTOMATICALLY CONTROLLED BY AN ET IRRIGATION CONTROLLER CAPABLE OF MULTIPLE PROGRAMMING AND INDEPENDENT TIMING OF INDIVIDUAL IRRIGATION SYSTEMS. THE CONTROLLER WILL HAVE A 24-HOUR CLOCK TO ALLOW FOR MULTIPLE STARTS TIMES AND REPEAT CYCLES TO ADJUST FOR SOIL PERCOLATION RATES.
3. THE IRRIGATION SYSTEM WILL CONSIST OF LOW VOLUME, LOW FLOW BUBBLERS FOR TREES, AND POINT SOURCE DRIP IRRIGATION FOR SHRUBS AND GROUNDCOVERS
4. PLANTS WILL BE GROUPED ONTO SEPERATE VALVES ACCORDING TO SUN EXPOSURE AND WATER USE TO ALLOW FOR IRRIGATION APPLICATIONBY HYDROZONE. THE IRRIGATION SCHEDULING WILL REFLECT THE REGIONAL EVAPO-TRANSPIRATION RATES.
5. ALL MWEL0 DOCUMENTAION INCLUDING IRRIGATION PLANS AND WATER USE CALCULATIONS SHALL BE INCLUDED WITH THE LANDSCAPE CONSTRUCTION DOCUMENTS FOR REVIEW AND APPROVAL.



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CAPITOLA SUBDIVISION  
**PRELIMINARY PLANTING PLAN**  
NAPA, CALIFORNIA

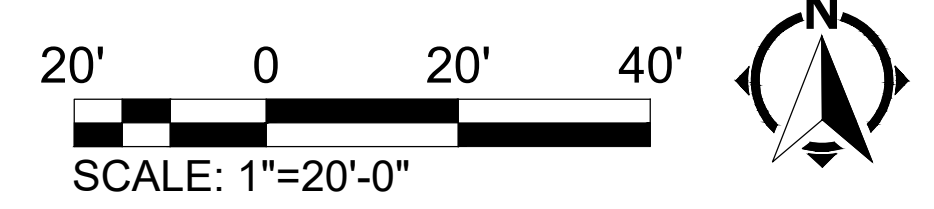
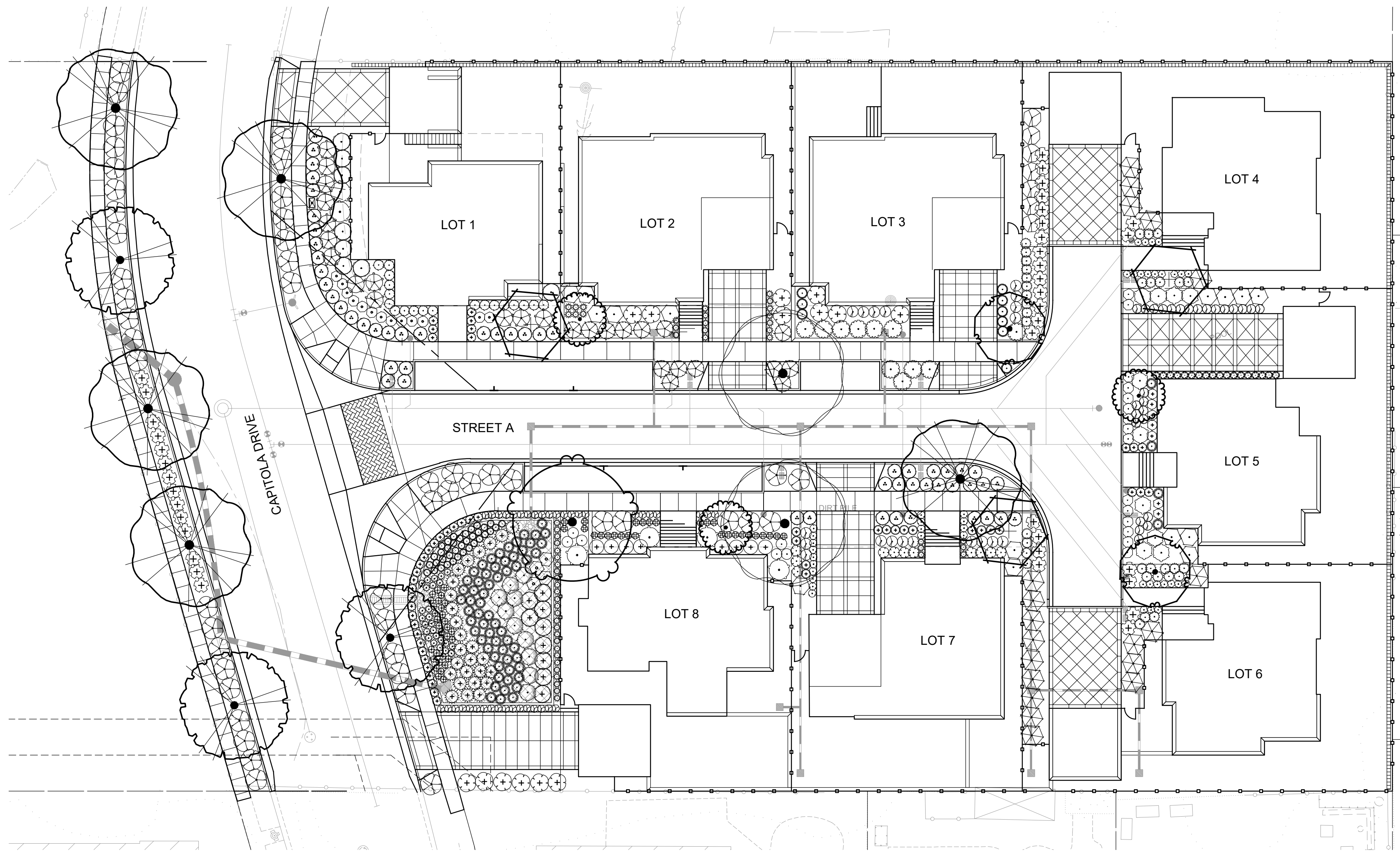
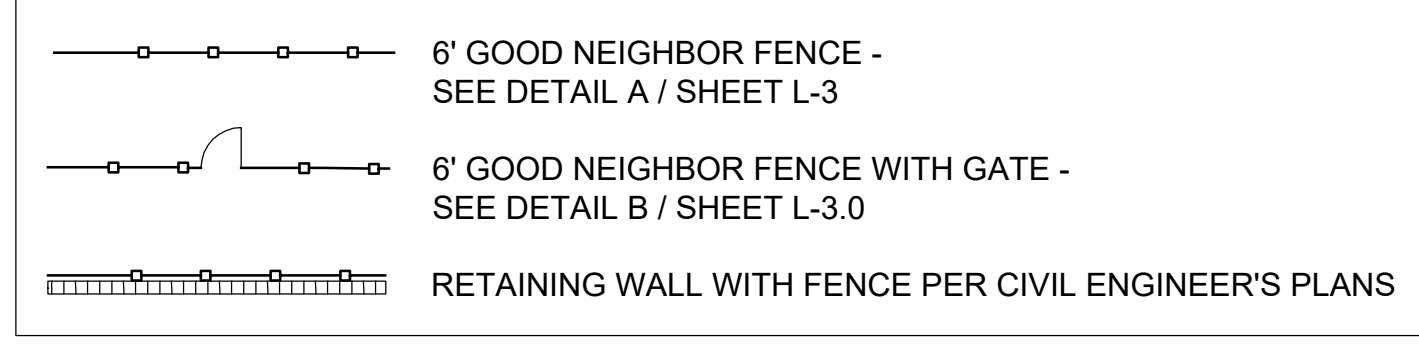


DATE	OCT 17, 2025
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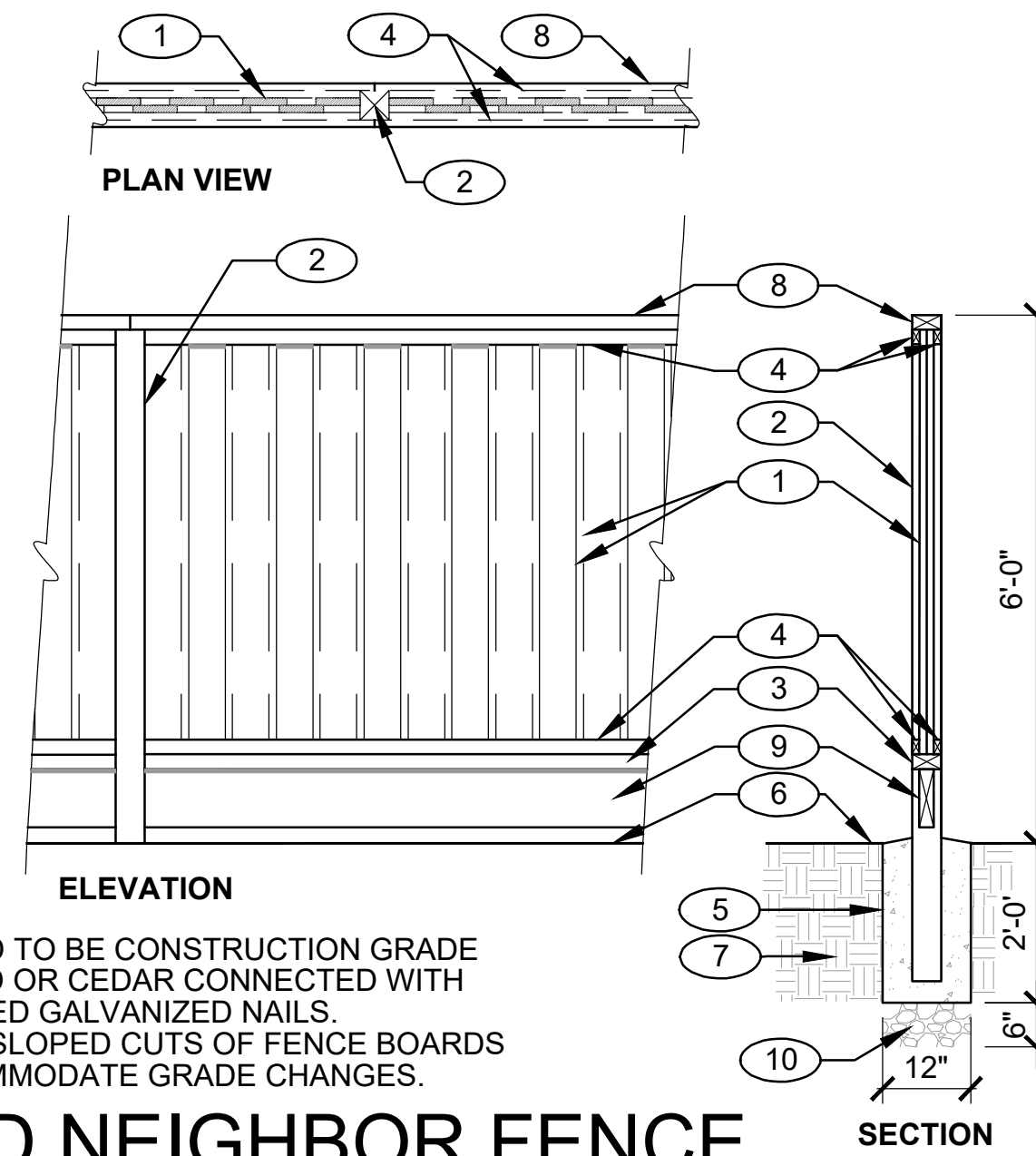
**SHRUB LEGEND**

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
<b>TREES</b>				
	ACER RUBRUM 'RED SUNSET'	RED SUNSET MAPLE	15 GAL.	MOD
	CERCIS OCCIDENTALIS	WESTERN REDBUD	15 GAL.	V. LOW
	CHILOPSIS LINEARIS 'BURGUNDY'	BURGUNDY DESERT WILLOW	15 GAL.	LOW
	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	15 GAL.	MOD
	PRUNUS VIRGINIANA 'CANADA RED'	CANADA RED CHOKECHERRY	15 GAL.	MOD
	QUERCUS DOUGLASII	BLUE OAK	15 GAL.	LOW
	QUERCUS LOBATA	VALLEY OAK	15 GAL.	LOW
BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	
<b>SHRUBS</b>				
ALYOGYNE HUEGELII	BLUE HIBISCUS	5 GAL.	LOW	
BUXUS MICROPHYLLA JAPONICA 'WINTER GEM'	WINTER GEM JAPANESE BOXWOOD	5 GAL.	MOD	
CALLISTEMON VIMINALIS 'LITTLE JOHN'	DWARF WEEPING BOTTLEBRUSH	15 GAL.	LOW	
CARPENTERIA CALIFORNICA 'ELIZABETH'	ELIZABETH BUSH ANEMONE	5 GAL.	MOD	
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL.	LOW	
DODONAEA VISCOZA 'PURPUREA'	PURPLE LEAFED HOPSEED BUSH	5 GAL.	LOW	
GALVEZIA SPECIOSA 'FIRECRACKER'	BUSH SNAPDRAGON	5 GAL.	LOW	
GREVILLEA X 'NOELLII'	NOEL GREVILLEA	15 GAL.	LOW	
HESPERALOE PARVIFLORA	RED YUCCA	1 GAL.	LOW	
LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVENDIN	1 GAL.	LOW	
LEUCADENDRON X 'SAFARI SUNSET'	SAFARI SUNSET CONEBUSH	5 GAL.	LOW	
LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	15 GAL.	LOW	
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MYRTUS COMMUNIS 'COMPACTA'	DWARF COMMON MYRTLE	5 GAL.	LOW	
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PHLOMIS FRUTICOSA	JERUSALEM SAGE	1 GAL.	LOW	
PITTIOSPORUM CRASSIFOLIUM 'NANA'	KARO PITTIOSPORUM	5 GAL.	MOD	
PITTIOSPORUM TENUFOLIUM 'SILVER SHEEN'	SILVER SHEEN TAWHIWHI	5 GAL.	MOD	
PITTIOSPORUM TOBIRA 'WHEELER'S DWARF'	WHEELER'S DWARF PITTIOSPORUM	5 GAL.	LOW	
PITTIOSPORUM TOBIRA 'VARIEGATA'	VARIEGATED MOCK ORANGE	5 GAL.	LOW	
RHAMNUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL.	LOW	
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<b>GRASSES</b>				
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL.	MOD	
CHONDRPETALUM TECTORUM	CAPE RUSH	5 GAL.	LOW	
FESTUCA MAIREI	ATLAS FESCUE	5 GAL.	LOW	
HELICTOTRICHON SEMPERVIRENS	BLUE OAT GRASS	1 GAL.	LOW	
LIRIOPE MUSCARI 'SILVER DRAGON'	SILVER DRAGON LILYTURF	5 GAL.	MOD	
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<b>GROUNDCOVER</b>				
ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	1 GAL.	LOW	
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GREVILLEA LANIGERA 'COASTAL GEM'	COASTAL GEM GREVILLEA	1 GAL.	LOW	
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ZAUSCHNERIA C. 'EVERETT'S CHOICE'	CALIFORNIA FUCHSIA	1 GAL.	LOW	
<b>PERENNIALS</b>				
COREOPSIS LANCEOLATA 'EARLY SUNRISE'	LANCELEAF TICKSEED	1 GAL.	LOW	
ERIGERON KARVINSKIANUS	FLEABANE	1 GAL.	LOW	
LIMONIUM PEREZII	STATICE	5 GAL.	V. LOW	
NEPETA X FAASSENII 'WALKERS LOW'	WALKERS LOW CATMINT	1 GAL.	LOW	
SEDUM X 'AUTUMN JOY'	AUTUMN JOY SEDUM	1 GAL.	LOW	
TEUCRIUM CHAMAEDRYIS	GERMANDER	1 GAL.	LOW	
VERBENA LILACINA 'DE LA MINA'	LILAC VERBENA	1 GAL.	LOW	
<b>BASMAA</b>				
CAREX DIVULSA	BERKELEY SEDGE	1 GAL.	LOW	
CHONDRPETALUM TECTORUM	CAPE RUSH	1 GAL.	LOW	
FESTUCA IDAHOENSIS 'TOMALES BAY'	TOMALES BAY IDAHO FESCUE	1 GAL.	LOW	
JUNCUS PATENS 'ELK BLUE'	SPREADING RUSH	1 GAL.	LOW	
MUHLENBERGIA RIGENS	DEER GRASS	1 GAL.	LOW	
PHYSOCARPUS CAPITATUS	PACIFIC NINEBARK	5 GAL.	LOW	
RIBES SANGUINEUM	RED FLOWERING CURRANT	5 GAL.	LOW	
ROSA CALIFORNICA	CALIFORNIA WILD ROSE	2 GAL.	LOW	

**FENCE LEGEND**

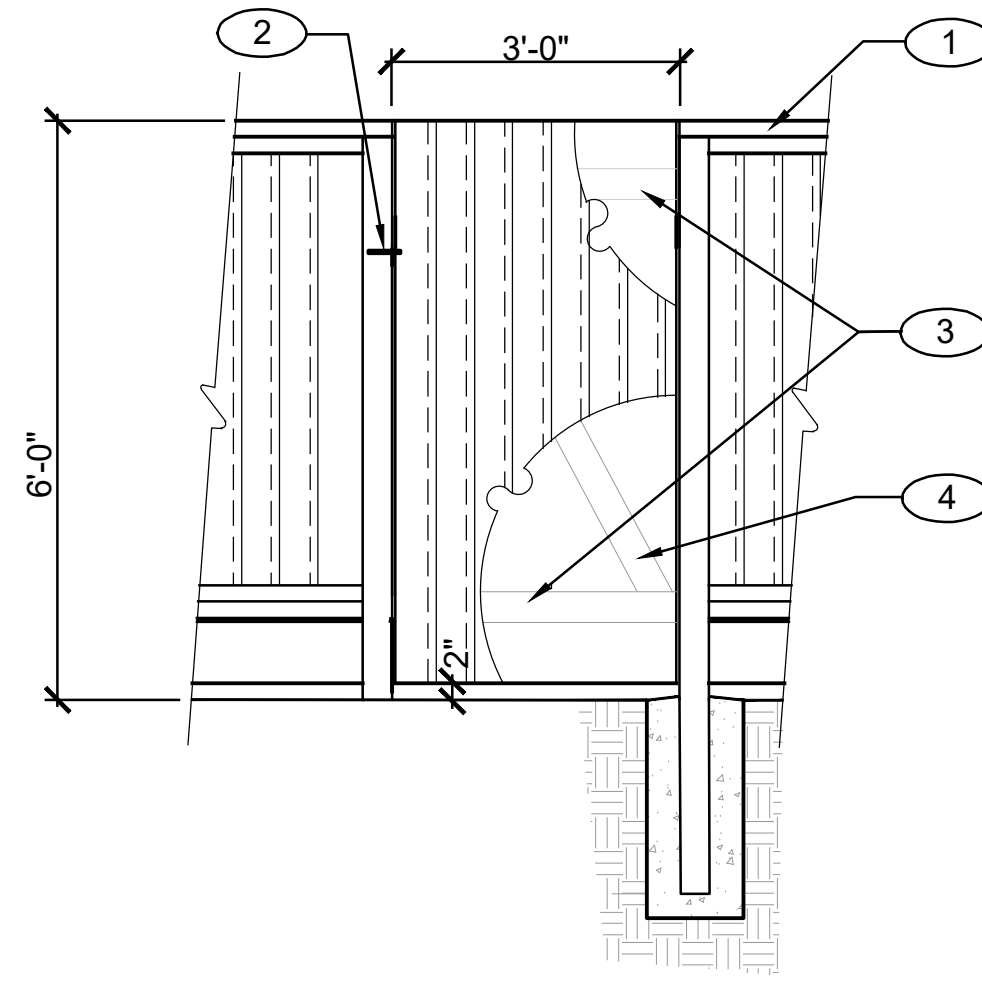


- 1 1x6 ALT. FENCE BOARD W/1" OVERLAP (BOARD ON BOARD) - CUT TO REQUIRED LENGHT.
- 2 4x4 PTCT POST @ 8' O.C., TYP.
- 3 2x4 BOTTOM RAIL.
- 4 1x2 NAILER AT FRONT AND BACK.
- 5 12"x24" CONCRETE FOOTING SLOPED TO DRAIN.
- 6 FINISH GRADE.
- 7 UNDISTURBED NATIVE GRADE OR ENGINEERED FILL PER SOILS REPORT.
- 8 2x4 CAP.
- 9 1x8 KICKBOARD (PTCT) CENTERED AT BOTTOM.
- 10 6" AGG. DRAIN ROCK.



**NOTE:**  
 1. ALL WOOD TO BE CONSTRUCTION GRADE REDWOOD OR CEDAR CONNECTED WITH HOT-DIPPED GALVANIZED NAILS.  
 2. PROVIDE SLOPED CUTS OF FENCE BOARDS TO ACCOMMODATE GRADE CHANGES.

**A** 6' WOOD GOOD NEIGHBOR FENCE  
 SCALE: 1/2"=1'-0"

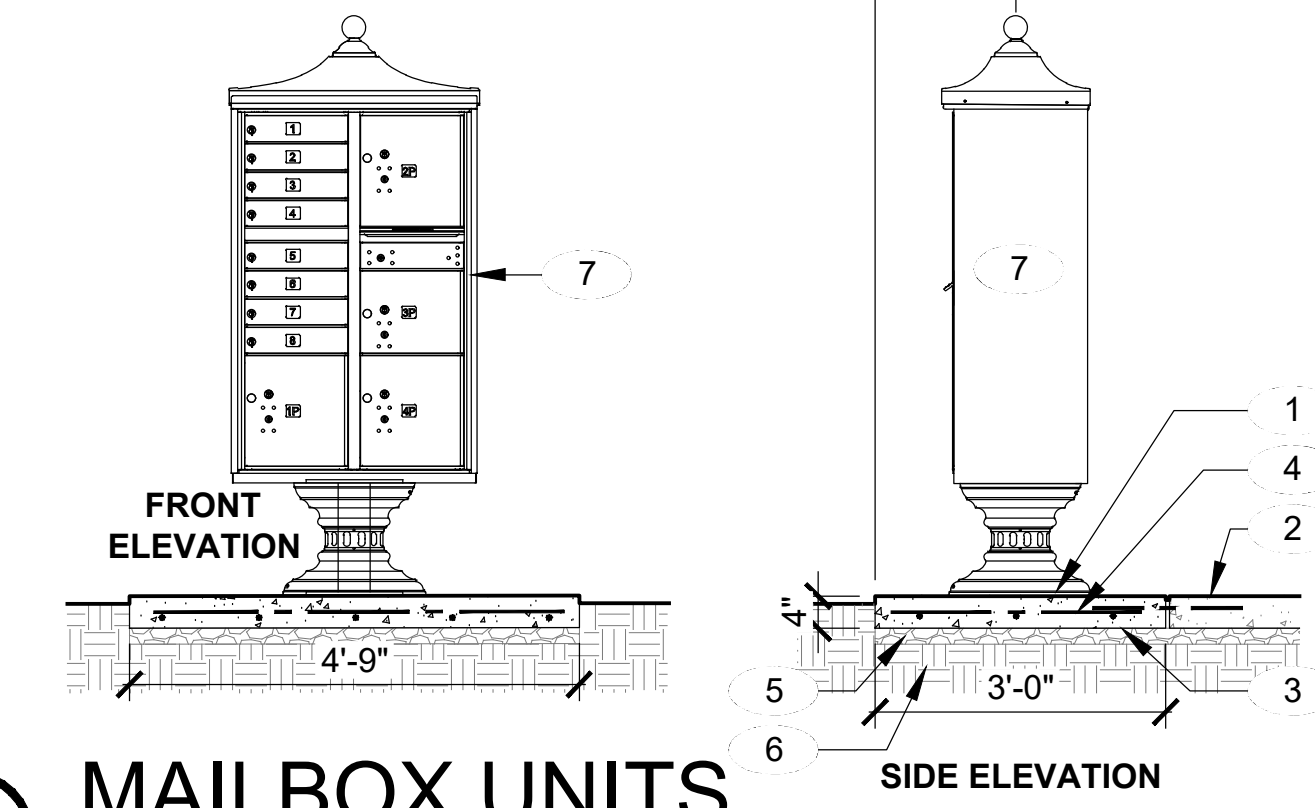


- 1 GOOD NEIGHBOR FENCE- SEE DETAIL A, THIS SHEET.
- 2 GATE LATCH PER HOME STANDARD.
- 3 2x4 TOP AND BOTTOM BRACE.
- 4 2x4 DIAGONAL BRACE.

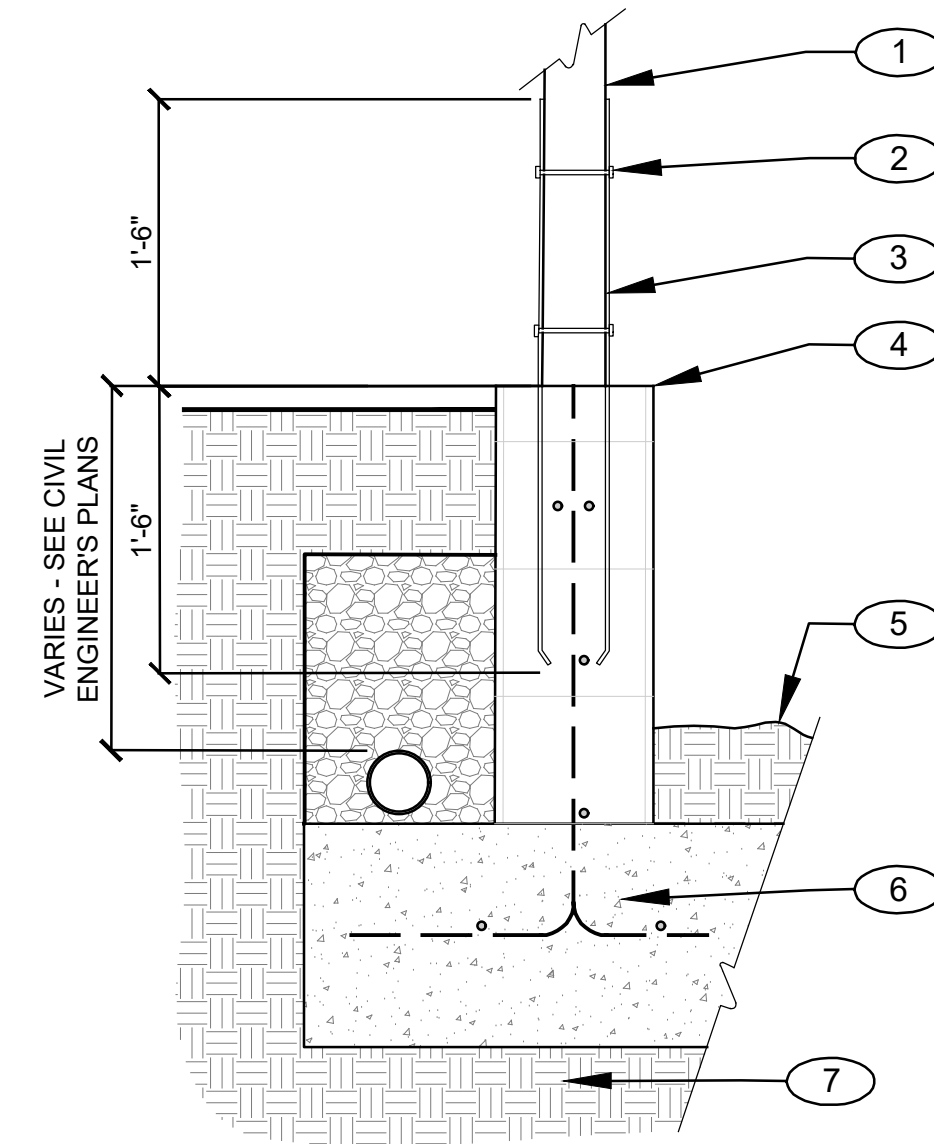
**NOTE:**  
 1. ALL WOOD TO BE CONSTRUCTION GRADE REDWOOD.  
 2. ALL NAILS TO BE HOT-DIPPED GALVANIZED.  
 3. GATE WIDER THAN 3' REQUIRE A 4x6 POST HINGE SIDE ONLY.

**B** WOOD GATE  
 SCALE: 1/2"=1'-0"

- 1 MOUNT TO BASE PER MANUFACTURER'S SPECIFICATIONS
- 2 SIDEWALK.
- 3 CONCRETE PAD.
- 4 #3 HORIZ. REBAR @ 24"O.C. BOTH WAYS.
- 5 2" CLASS II AGG. BASE.
- 6 COMPACTED SUBGRADE.
- 7 CLUSTER BOX UNIT #3306R



**C** MAILBOX UNITS  
 SCALE: 1/2"=1'-0"



- 1 4x4 PTDF POST
- 2 5/8" DIA BOLTS
- 3 2" X 1/8" GALVINIZED WELDED BRACKET WET SET IN WALL AT 7'-6" O.C.
- 4 RETAINING WALL PER CIVIL ENGINEER'S PLANS
- 5 FINISH GRADE
- 6 FOOTING AND DRAINAGE STRUCTURAL DESIGN PER CIVIL ENGINEER'S PLANS
- 7 COMPACTED SUBGRADE OR ENGINEERED FILL

**D** FENCE ON RETAINING WALL CONNECTION  
 SCALE: 1"=1'-0"

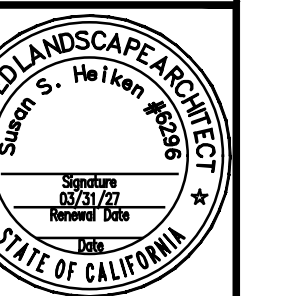
CAPITOLA SUBDIVISION

MERCATUS PARTNERS

NO.	DATE	REVISIONS	BY / APPD

**STUDIO 1515**  
 LANDSCAPE ARCHITECTURE  
 1426 FOURTH STREET NAPA, CA 94559  
 (707) 252-8115

CAPITOLA SUBDIVISION  
**PRELIMINARY DETAILS**  
 NAPA, CALIFORNIA



DATE	OCT 17, 2025
DRAWN	-
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SHEET NO.	L-3.0

**TREES**



*Acer rubrum* 'Red Sunset'  
RED SUNSET MAPLE



*Cercis occidentalis*  
WESTERN REDBUD



*Chilopsis linearis* 'Burgandy'  
BURGANDY DESERT WILLOW



*Pistacia chinensis* 'Keith Davey'  
KEITH DAVEY CHINESE PISTACHE



*Prunus virginiana* 'Canada Red'  
CANADA RED CHOKECHERRY

**SHRUBS**



*Alyogyne huegelii*  
BLUE HIBISCUS



*Buxus microphylla* 'Winter Gem'  
WINTER GEM JAPANESE BOXWOOD



*Callistemon viminalis* 'Little John'  
DWARF WEEPING BOTTLEBRUSH



*Carpenteria californica* 'Elizabeth'  
ELIZABETH BUSH ANEMONE



*Cistus x Purpureus*  
ORCHID ROCKROSE



*Dodonaea viscosa* 'Purpurea'  
PURPLE LEAFED HOPSEED BUSH



*Galvezia speciosa* 'Firecracker'  
BUSH SNAPDRAGON



*Grevillea x 'Noellii'*  
NOEL GREVILLEA



*Hesperaloe Parviflora*  
RED YUCCA

**SHRUBS**



*Lavandula x Intermedia* 'Provence'  
PROVENCE LAVENDIN



*Leucadendron x 'Safari Sunset'*  
SAFARI SUNSET CONEBUSH



*Leucophyllum frutescens* 'Compacta'  
COMPACT TEXAS RANGER



*Loropetalum c. 'Purple Diamond'*  
FRINGE FLOWER



*Myrtus communis* 'Compacta'  
DWARF COMMON MYRTLE



*Olea europaea* 'Little Ollie'™  
LITTLE OLLIE OLIVE



*Osmanthus fragrans* 'Sweet Osmanthus'  
SWEET OLIVE

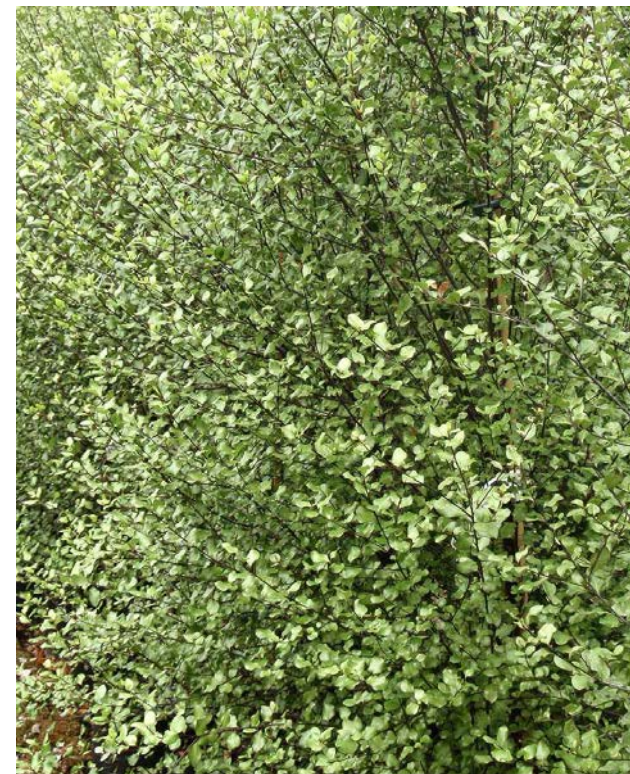


*Phlomis fruticosa*  
JERUSALEM SAGE



*Pittosporum crassifolium* 'Nana'  
KARO PITTOSPORUM

**SHRUBS**



*Pittosporum tenuifolium* 'Silver Sheen'  
SILVER SHEEN TAWHIWIHI



*Pittosporum tobira* 'Variegata'  
VARIEGATED MOCK ORANGE



*Pittosporum tobira* 'Wheeler's Dwarf'  
WHEELER'S DWARF PITTOSPORUM



*Rhamnus californica* 'Mound San Bruno'  
MOUND SAN BRUNO COFFEEBERRY



*Rosmarinus officinalis* 'Tuscan Blue'  
TUSCAN BLUE ROSEMARY



*Salvia leucantha*  
MEXICAN BUSH SAGE



*Teucrium fruticans* 'Compactum'  
COMPACT BUSH GERMANDER



*Westringia fruticosa* 'WES04'™  
GREY BOX COAST ROSEMARY

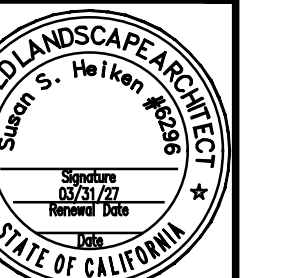
CAPITOLA  
SUBDIVISION

MERCATUS  
PARTNERS

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CAPITOLA SUBDIVISION  
PLANTING IMAGES  
NAPA, CALIFORNIA



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**GRASSES**



*Calamagrostis x Acutiflora 'Karl Forester'*  
FEATHER REED GRASS



*Festuca mairei*  
ATLAS FESCUE



*Helictotrichon sempervirens*  
BLUE OAT GRASS



*Liriope muscari 'Silver Dragon'*  
SILVER DRAGON LILYTURF



*Lomandra longifolia 'Roma 13' TM*  
VARIEGATED MAT RUSH



*Lomandra longifolia 'Breeze' TM*  
BREEZE MAT RUSH



*Muhlenbergia rigens*  
DEER GRASS



*Pennisetum orientale 'Karley Rose'*  
KARLEY ROSE FOUNTAIN GRASS

**GROUNDCOVER**



*Arctostaphylos x 'Emerald Carpet'*  
EMERALD CARPET MANZANITA



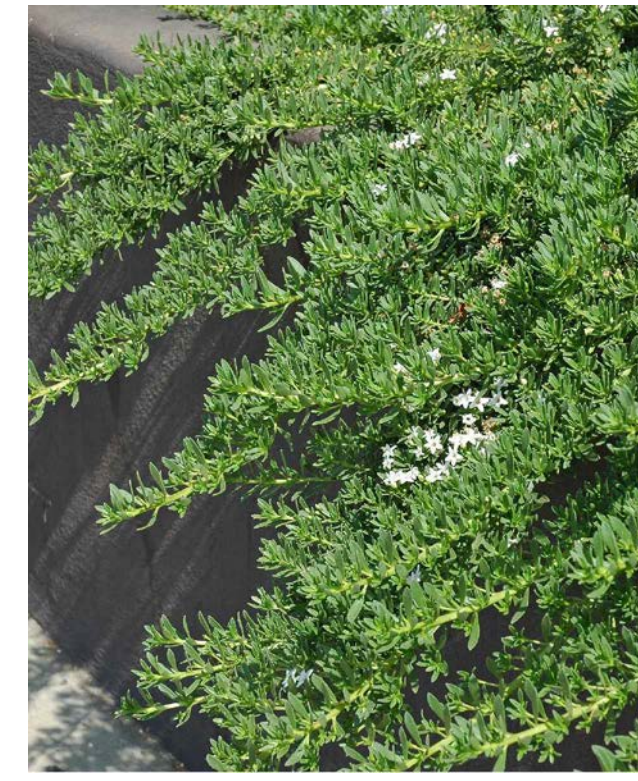
*Ceanothus griseus h. 'Diamond Heights'*  
DIAMOND HEIGHTS CARMEL CREEPER



*Grevillea lanigera 'Coastal Gem'*  
COASTAL GEM GREVILLEA



*Helianthemum n. 'Henfield Brilliant'*  
HENFIELD BRILLIANT SUNROSE



*Myoporum parvifolium 'Prostratum'*  
MYOPORUM



*Rosmarinus officinalis 'Huntington Carpet'*  
HUNTINGTON CARPET ROSEMARY



*Senecio serpens*  
BLUE CHALKSTICKS



*Zauschneria californica 'Everett's Choice'*  
CALIFORNIA FUCHSIA

**PERENNIALS**



*Coreopsis lanceolata 'Early Sunrise'*  
LANCELEAF TICKSEED



*Erigeron karvinskianus*  
FLEABANE



*Limonium perezii*  
STATICE



*Nepeta x faassenii 'Walkers Low'*  
WALKERS LOW CATMINT



*Sedum x 'Autumn Joy'*  
AUTUMN JOY SEDUM



*Teucrium chamaedrys*  
GERMANDER



*Verbena lilacina 'De la Mina'*  
LILAC VERBENA

**BASMAA**



*Carex divulsa*  
BERKELEY SEDGE



*Chondropetalum tectorum*  
CAPE RUSH



*Festuca idahoensis 'Tomaes Bay'*  
TOMALES BAY IDAHO FESCUE



*Juncus patens 'Elk Blue'*  
SPREADING RUSH



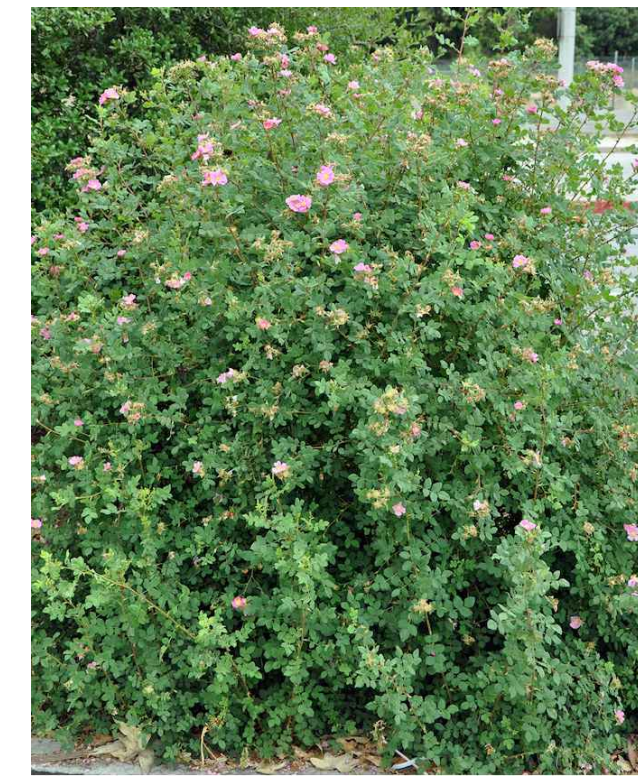
*Muhlenbergia rigens*  
DEER GRASS



*Physocarpus capitatus*  
PACIFIC NINEBARK



*Ribes sanguineum*  
RED FLOWERING CURRANT



*Rosa californica*  
CALIFORNIA WILD ROSE

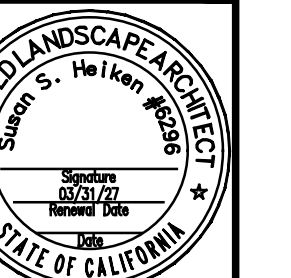
CAPITOLA SUBDIVISION

MERCATUS PARTNERS

NO.	DATE	REVISIONS	BY / APPR

**STUDIO 1515**  
LANDSCAPE ARCHITECTURE  
1426 FOURTH STREET NAPA, CA 94559  
(707) 252-8115

CAPITOLA SUBDIVISION  
**PLANTING IMAGES**  
NAPA, CALIFORNIA



DATE	OCT 17, 2025
DRAWN	-
DESIGNED	RB
CHECKED	SH
JOB NO.	25_0022.0

SHEET NO.  
**L-4.1**