

Capitola Drive

Schematic Design Package

For: Mercatus Partners Inc.

*House plans and Elevations for*

*Lots 1 - 8*

*In Napa, California*

*September 03, 2025*

**Designed by:**

New Urban Design Group Inc.

Capitola Drive

Lot 1 - Schematic Design

For: Mercatus Partners Inc.

*Floorplans & Elevation*

*September 03, 2025*

**Designed by:**

New Urban Design Group Inc.



Note: This design was completed as part of the conceptual design phase and confirmed the desired traditional architectural style, massing, colour, and overall disposition for Lot 1. Additional attention has been given to maximize curb appeal and creatively manage on site slope and grading conditions. Furthermore, this concept is used as the basis for Schematic Design as evidenced in the following pages.

## Lot 1 - Conceptual Design

Capitola, Napa  
Mercatus Partners

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Ridge Height  
from avg. grade  
28'-11"

Ceiling on 2<sup>nd</sup>  
Floor  
20'-0"

Second Floor  
11'-0"

First Floor  
0'-0"

10'-0"

11'-0"

**SOUTH ELEVATION**

SCALE 3/16" = 1'-0"

September 03, 2025

**Lot 1 - South Elevation**

Capitola, Napa  
Mercatus Partners





Lot 1 - North Elevation

Capitola, Napa  
Mercatus Partners

**NORTH ELEVATION**

SCALE 3/16" = 1'-0"

September 03, 2025





Lot 1 - West Elevation

Capitola, Napa  
Mercatus Partners

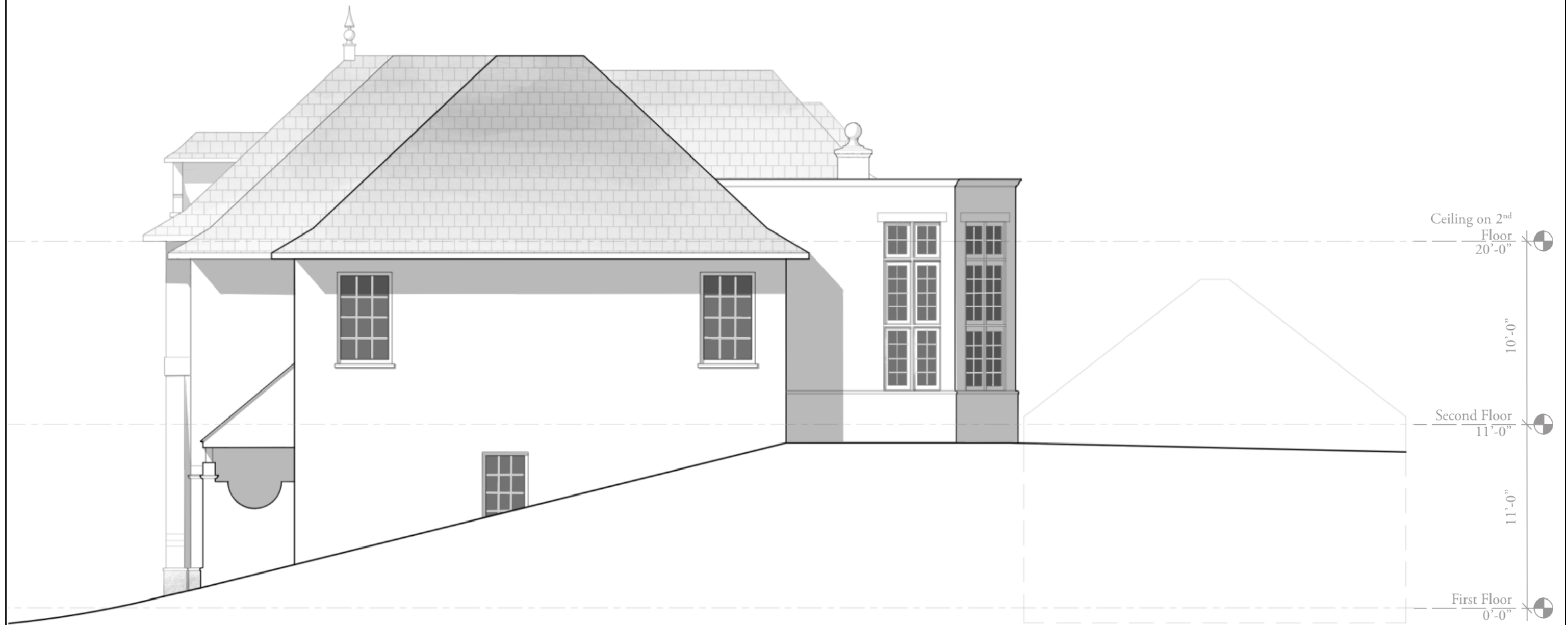
WEST ELEVATION

SCALE 3/16" = 1'-0"

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



**EAST ELEVATION**

SCALE 3/16" = 1'-0"

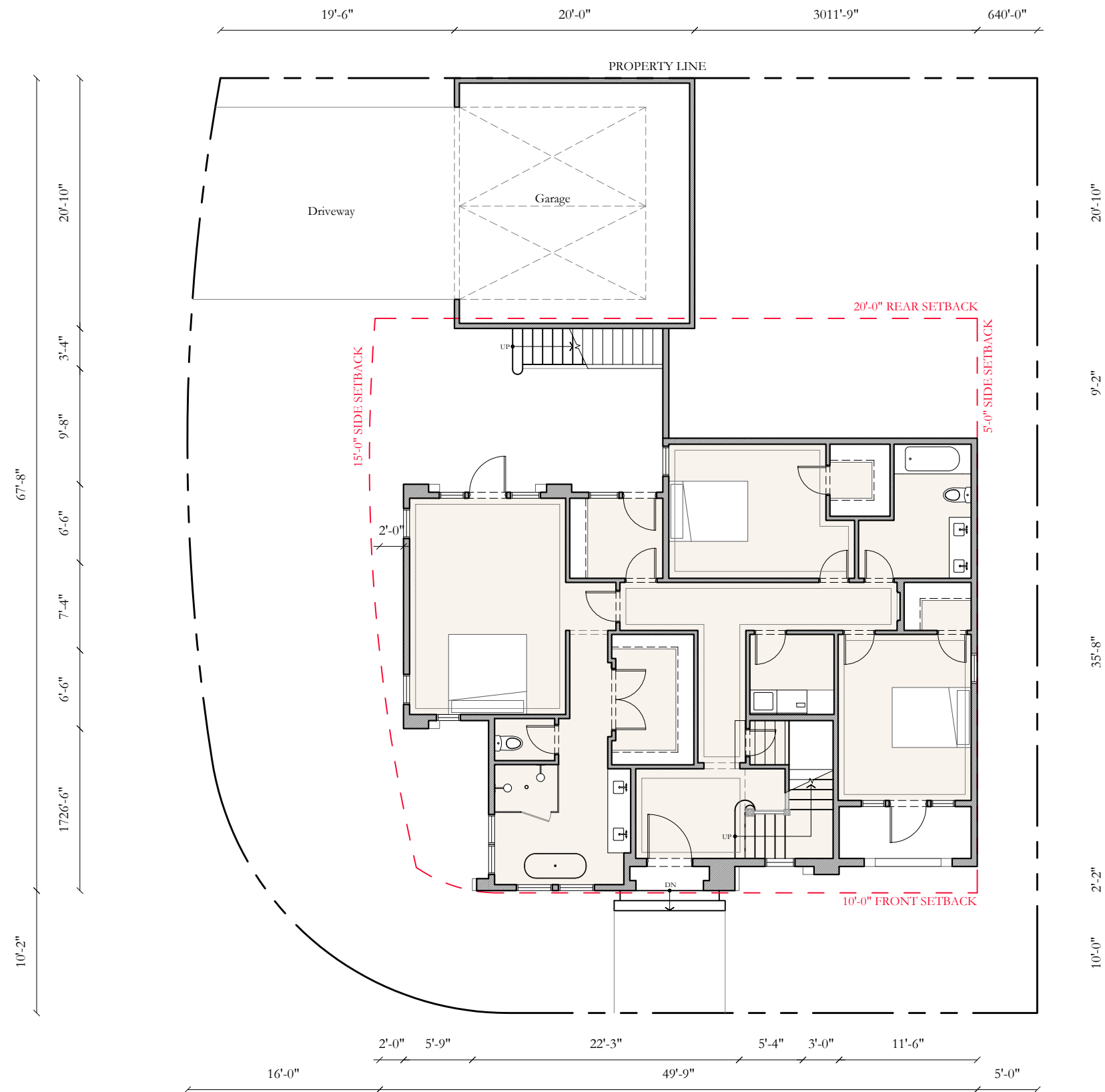
**Lot 1 - East Elevation**

Capitola, Napa  
Mercatus Partners

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot Coverage:

2,043 SF Total Footprint = 38.6%  
5,288 SF Lot Area



FIRST FLOOR SITE PLAN

SCALE 3/32" = 1'-0"

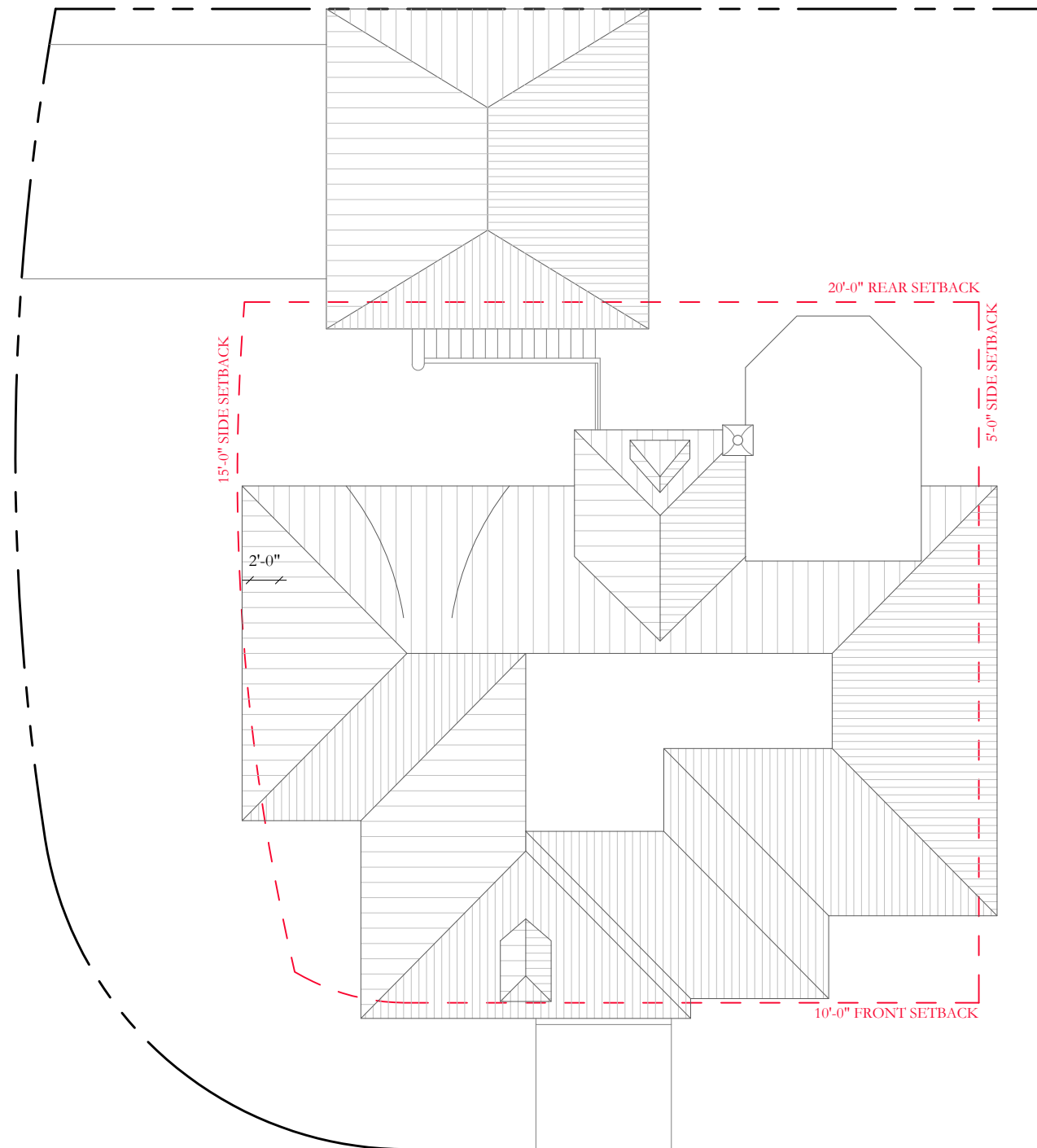
September 03, 2025

Lot 1 - Site Plan

Capitola, Napa  
Mercatus Partners



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



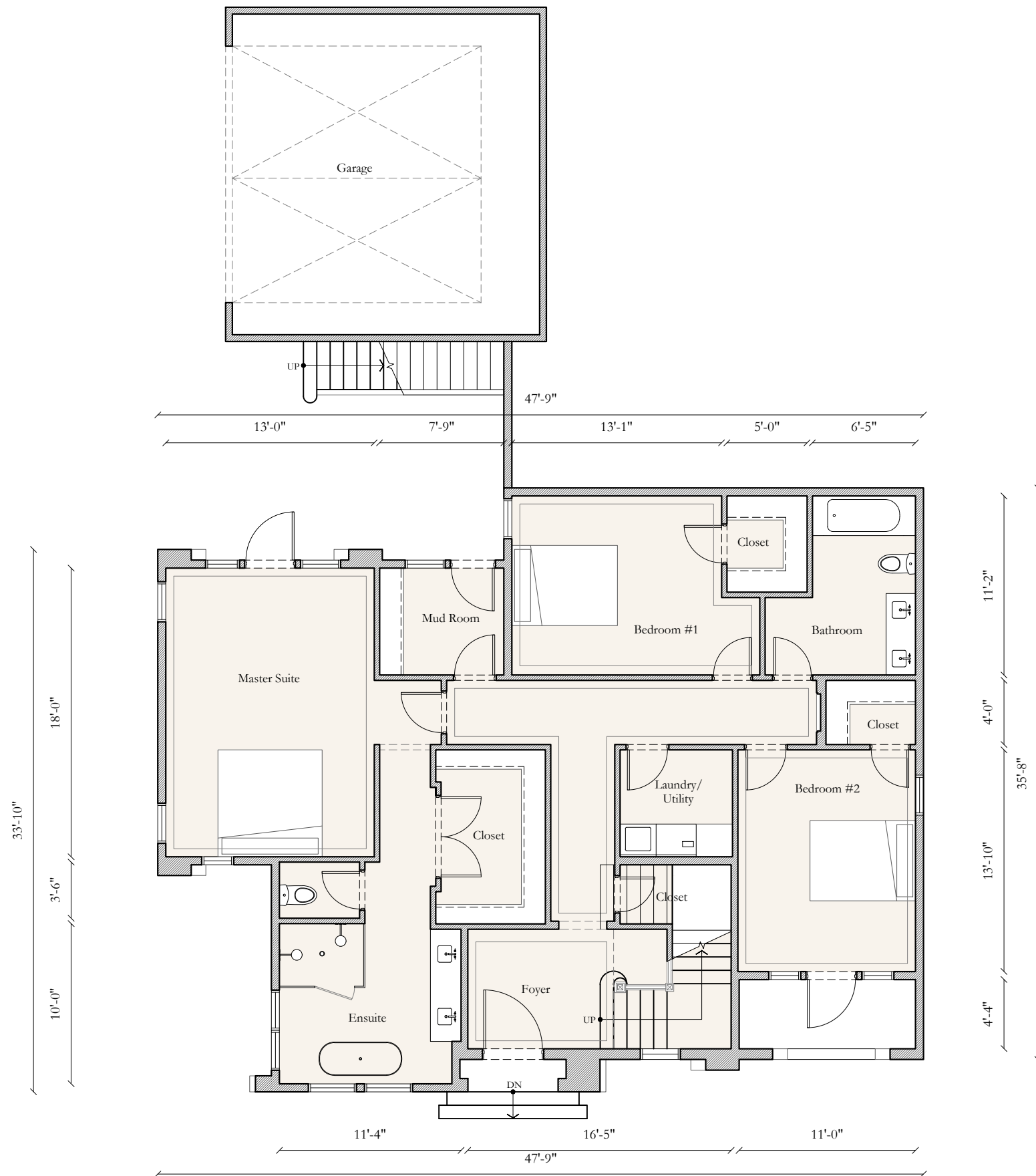
Lot 1 - Roof Plan

Capitola, Napa  
Mercatus Partners

 **ROOF PLAN**  
SCALE 3/32" = 1'-0"

September 03, 2025





### Lot 1 - First Floor Plan

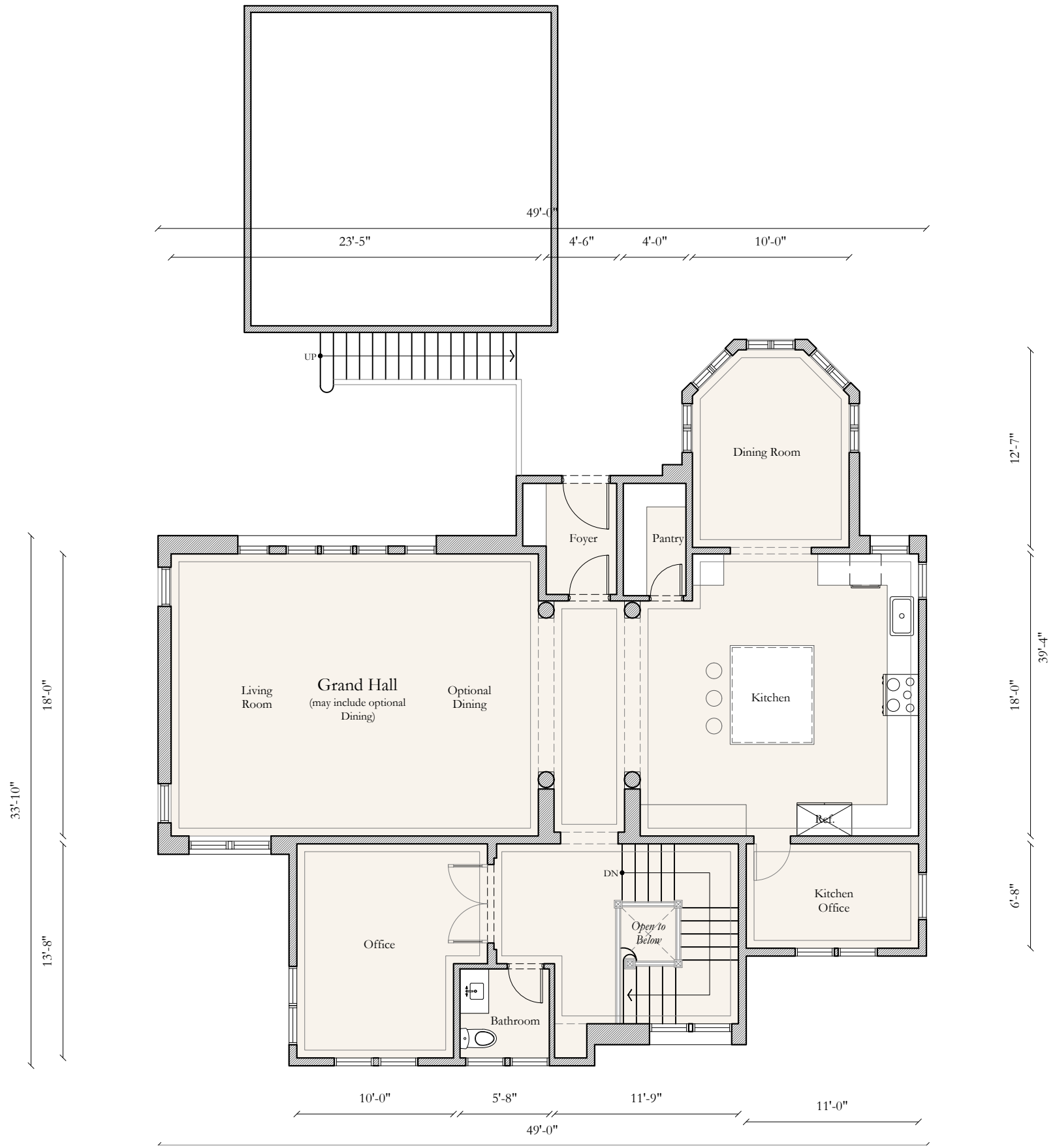
Capitola, Napa  
Mercatus Partners

Total Square Feet: 1485sf

**FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

September 03, 2025





Total Square Feet: 1623sf

**SECOND FLOOR PLAN**  
SCALE 1/8" = 1'-0"



September 03, 2025

### Lot 1 - Second Floor Plan

Capitola, Napa  
Mercatus Partners



Lot 1 Materials List

**Exterior Cladding:**

- Exterior Walls:*      *Smooth Stucco (Santa Barbara Finish),*
- Base:*                    *Accent Stucco (Santa Barbara Finish)*
- Chimney:*                *Accent Stucco (Santa Barbara Finish),*
- Trim:*                      *Wood*
- Roofing:*                 *Architectural Asphalt Shingles*

**Colour Scheme:**

- Stucco:*                    *Light Grey (off white) to White*
- Wood Accent beams:*   *Dark Brown*
- Roofing:*                 *Brown - Light Brown*
- Base:*                      *Earth Light Grey*

**Window Styles**

- Casement*
- Divided Lights (SDL)*

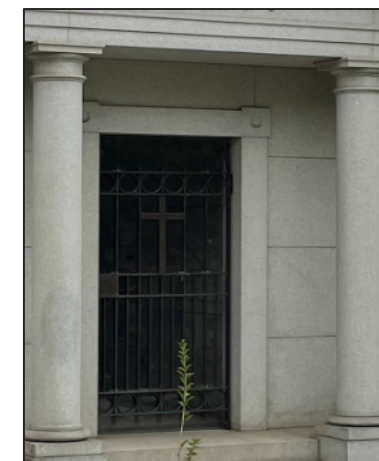
**Inspirational Precedent Imagery**



Stucco, windows, trim



Stucco, windows, trim



Stone work and finish



Stucco finish, Windows



Stucco, Trim



Window style



Shingle style / Colour



Bay Window inspiration



Roofline

Lot 1 - Materials

Capitola, Napa  
Mercatus Partners

September 03, 2025

Capitola Drive

Lot 2 - Schematic Design

For: Mercatus Partners Inc.

*Floorplans & Elevation*

*September 03, 2025*

**Designed by:**

New Urban Design Group Inc.



Note: This design was completed as part of the conceptual design phase and confirmed the desired traditional architectural style, massing, colour, and overall disposition for Lot 1. Additional attention has been given to maximize curb appeal and creatively manage on site slope and grading conditions. Furthermore, this concept is used as the basis for Schematic Design as evidenced in the following pages.

## Lot 2 - Conceptual Design

Capitola, Napa  
Mercatus Partners

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 2 - South Elevation

Capitola, Napa  
Mercatus Partners

SOUTH ELEVATION

SCALE 3/16" = 1'-0"

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 2 - North Elevation

Capitola, Napa  
Mercatus Partners

**NORTH ELEVATION**

SCALE 3/16" = 1'-0"

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 2 - East Elevation

Capitola, Napa  
Mercatus Partners

**EAST ELEVATION**  
SCALE 3/16" = 1'-0"

January 30, 2026





Lot 2 - West Elevation

Capitola, Napa  
Mercatus Partners

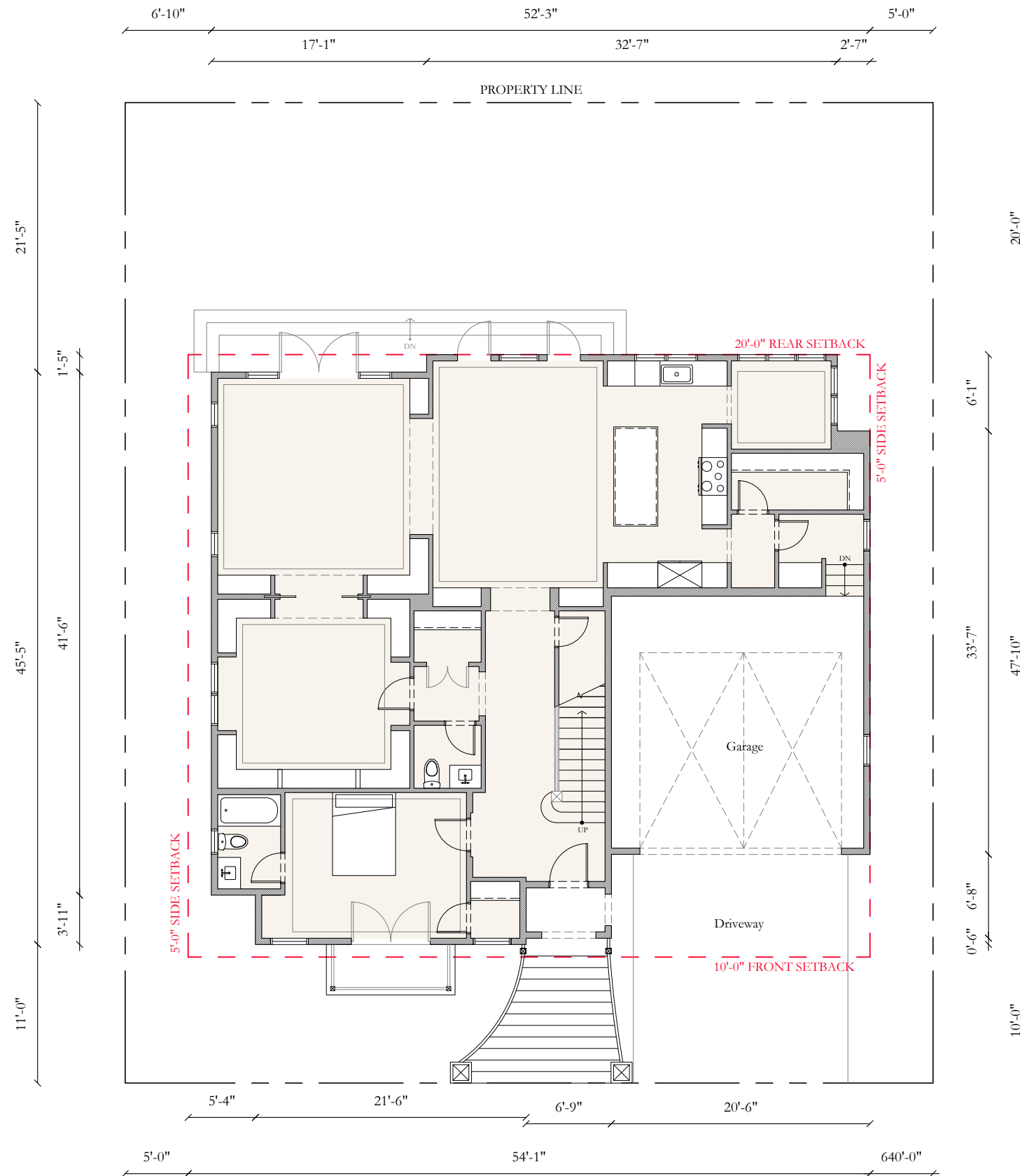
WEST ELEVATION

SCALE 3/16" = 1'-0"

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



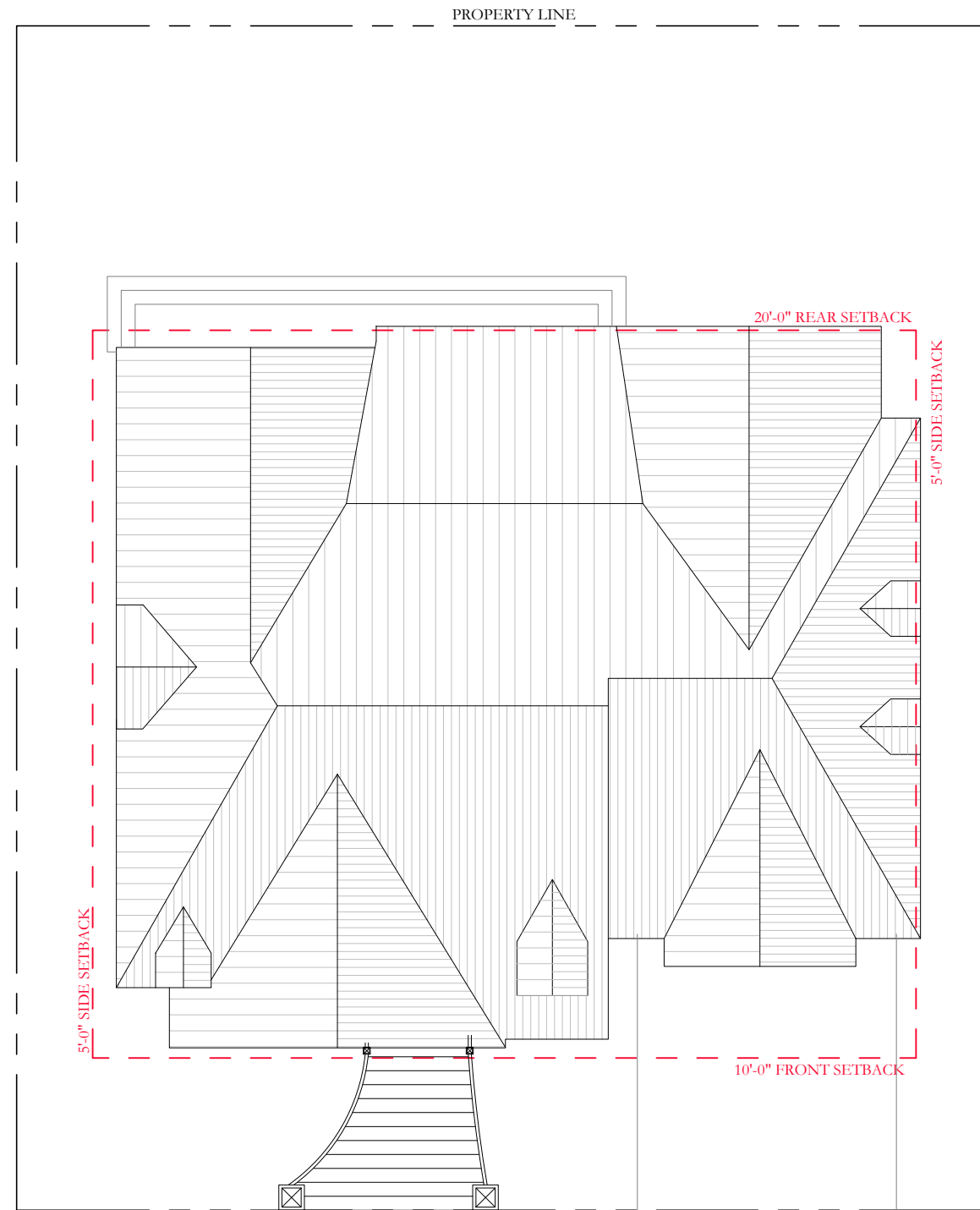
Lot Coverage:

2,243 SF Total Footprint = 44.99%  
 4,986 SF Lot Area

### Lot 2 - Site Plan

Capitola, Napa  
Mercatus Partners

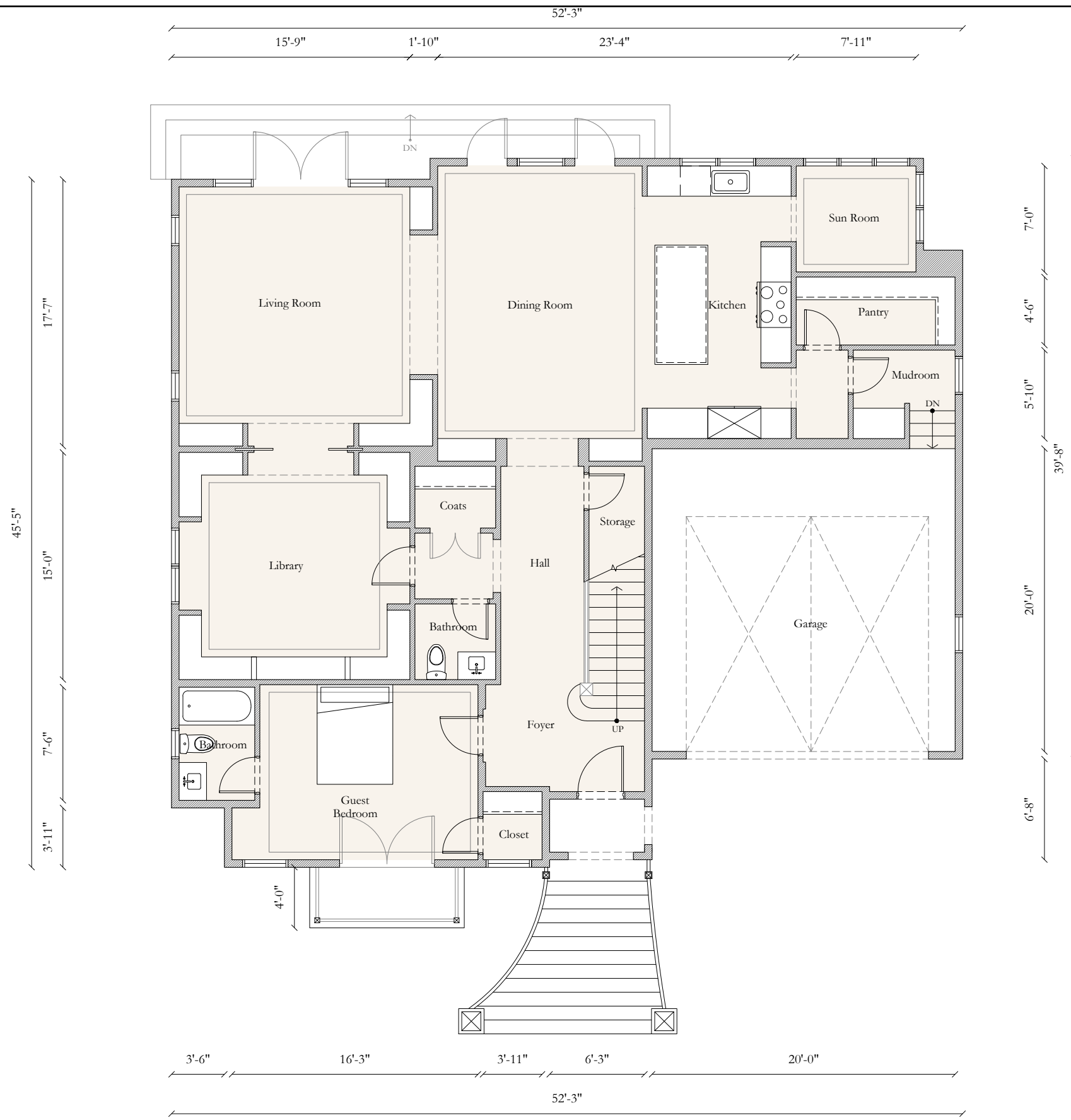
January 30, 2026



Lot 2 - Roof Plan

Capitola, Napa  
Mercatus Partners

January 30, 2026

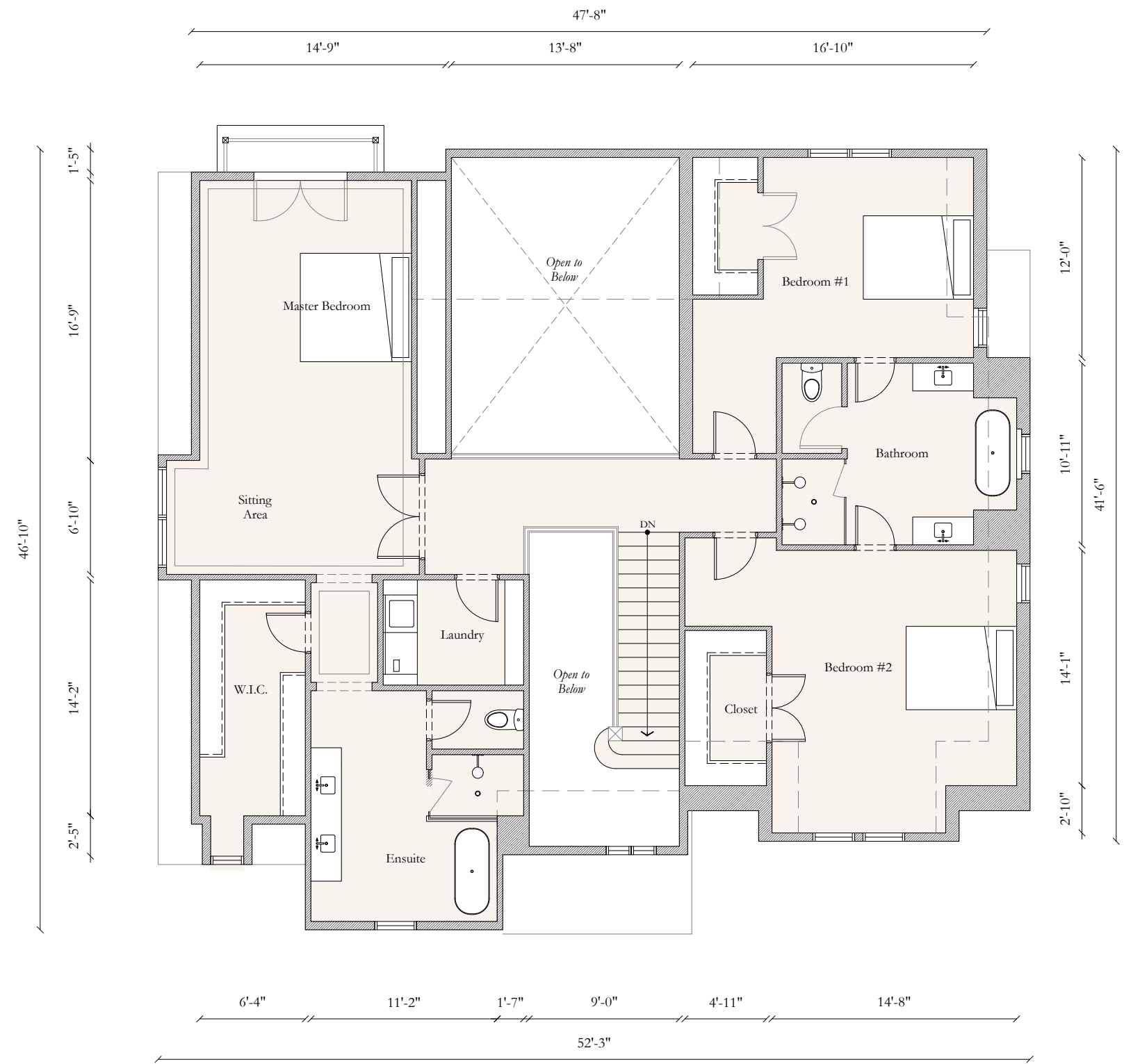


Lot 2 - First Floor Plan

Capitola, Napa  
Mercatus Partners

January 30, 2026





Lot 2 - Second Floor Plan

Capitola, Napa  
Mercatus Partners

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT

Lot 2 Materials List

**Exterior Cladding:**

- Exterior Walls:*      *Smooth Stucco (Santa Barbara Finish),*
- Base:*                 *Accent Stucco (Semi Smooth Finish)*
- Chimney:*            *Accent Stucco (Santa Barbara Finish),*
- Trim:*                  *Wood*
- Roofing:*             *Architectural Asphalt Shingles*

**Colour Scheme:**

- Stucco:*                *Yellow Ocre (light) Brown*
- Accent Stucco:*    *Brown*
- Wood Accent beams:* *Natural Wood Finish*
- Roofing:*             *Grey/Brown*
- Stone / Concrete:*   *Earth Tone Beige/Ocre*

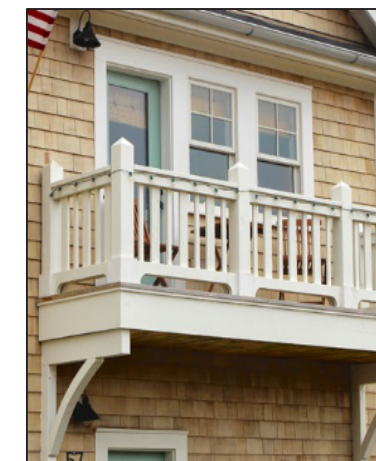
**Window Styles**

- Casement*
- Divided Lights (SDL)*

**Inspirational Precedent Imagery**



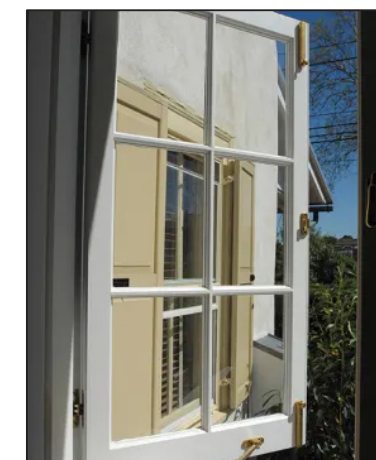
Stucco, windows, trim



Balcony, trim



Window style and composition



Window style (SDL)



Stucco, finish, windows



Stucco, trim, eaves

Lot 2 - Materials

Capitola, Napa  
Mercatus Partners

September 03, 2025

Capitola Drive

Lot 3 - Schematic Design

For: Mercatus Partners Inc.

*Floorplans & Elevation*

*September 03, 2025*

**Designed by:**

New Urban Design Group Inc.



Note: This design was completed as part of the conceptual design phase and confirmed the desired traditional architectural style, massing, colour, and overall disposition for Lot 1. Additional attention has been given to maximize curb appeal and creatively manage on site slope and grading conditions. Furthermore, this concept is used as the basis for Schematic Design as evidenced in the following pages.

## Lot 3 - Conceptual Design

Capitola, Napa  
Mercatus Partners

September 03, 2025



**SOUTH ELEVATION**

SCALE 3/16" = 1'-0"

**Lot 3 - South Elevation**

Capitola, Napa  
Mercatus Partners

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 3 - North Elevation

Capitola, Napa  
Mercatus Partners

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



**WEST ELEVATION**

SCALE 3/16" = 1'-0"

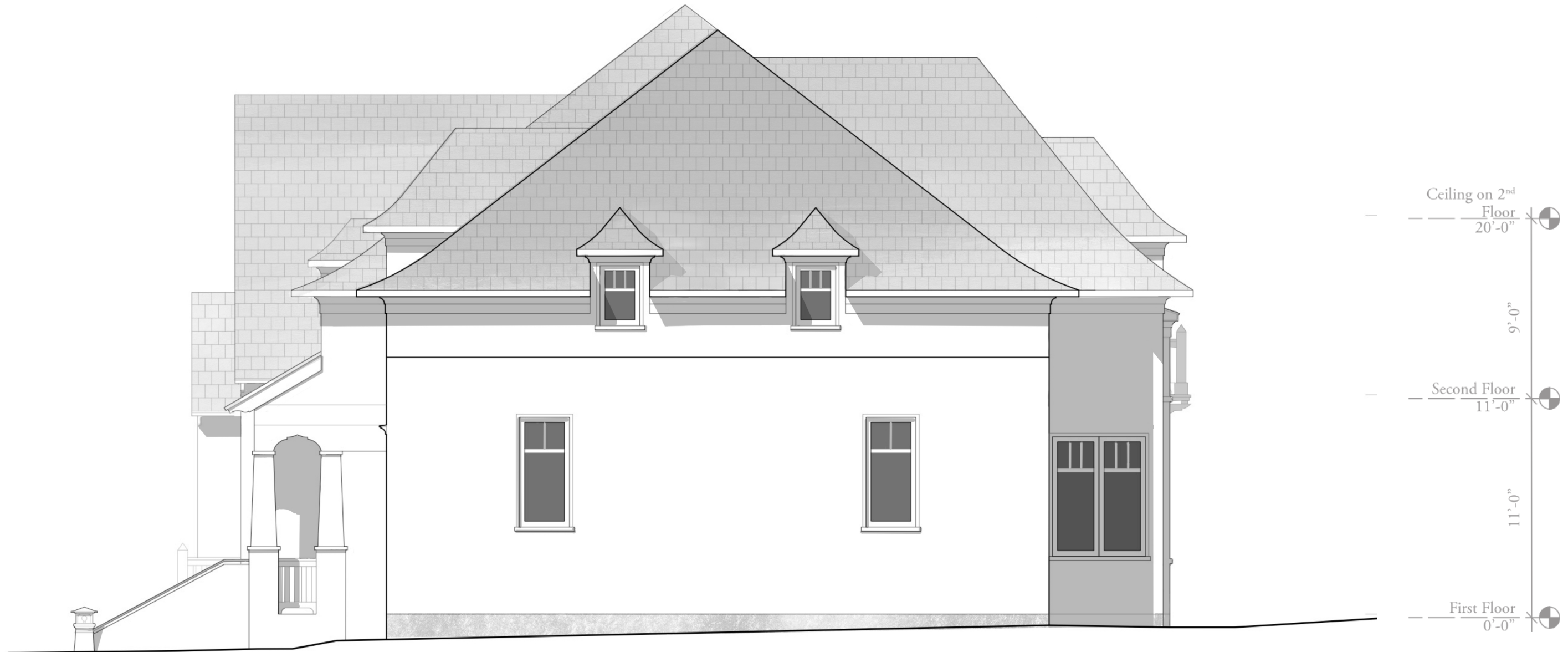
January 30, 2026

Lot 3 - West Elevation

Capitola, Napa  
Mercatus Partners



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT

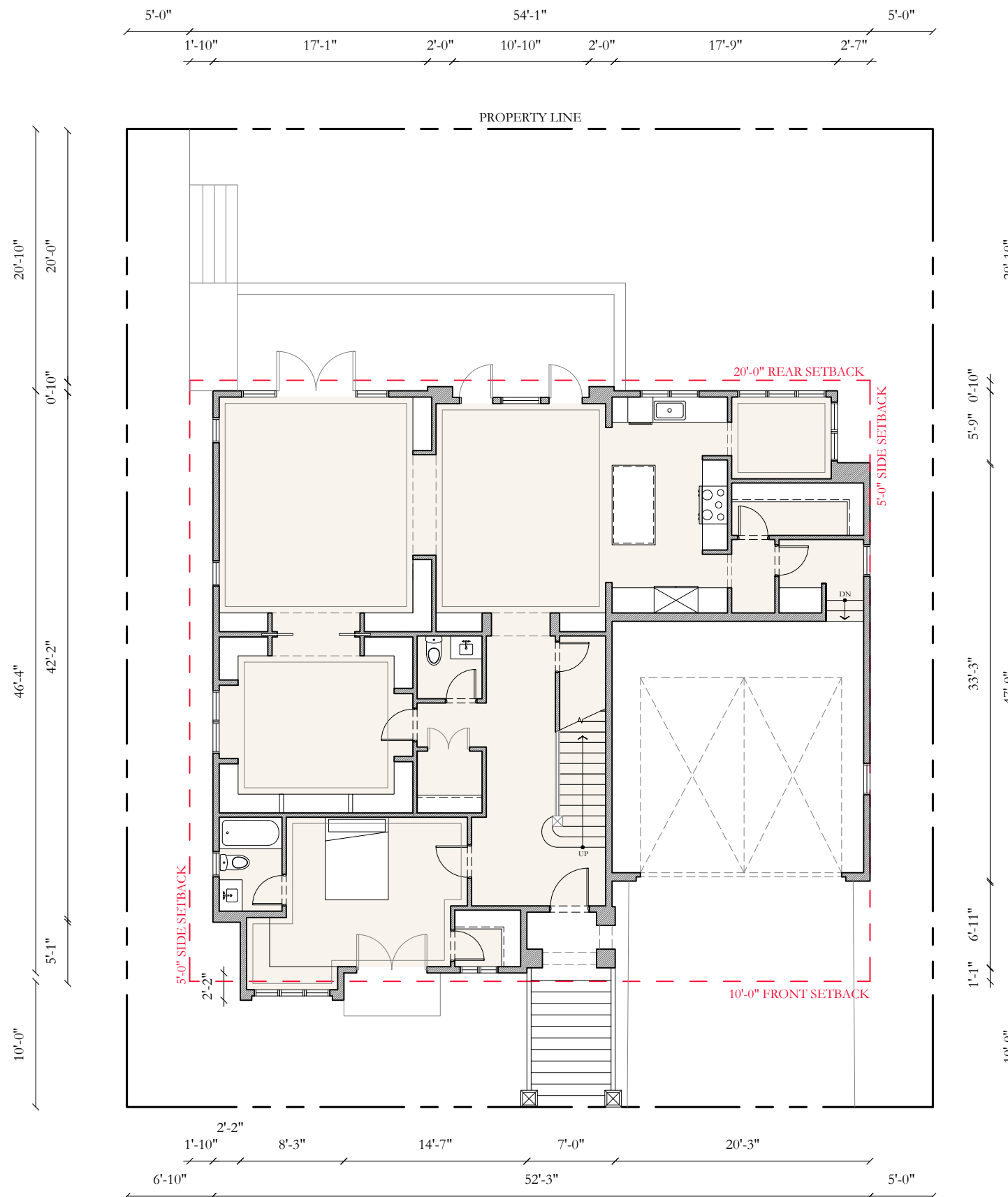


Lot 3 - East Elevation

Capitola, Napa  
Mercatus Partners

January 30, 2026





Lot Coverage:

2,237 SF Total Footprint = 44.9%  
 4,987 SF Lot Area

**FIRST FLOOR SITE PLAN**  
 SCALE 3/32" = 1'-0"

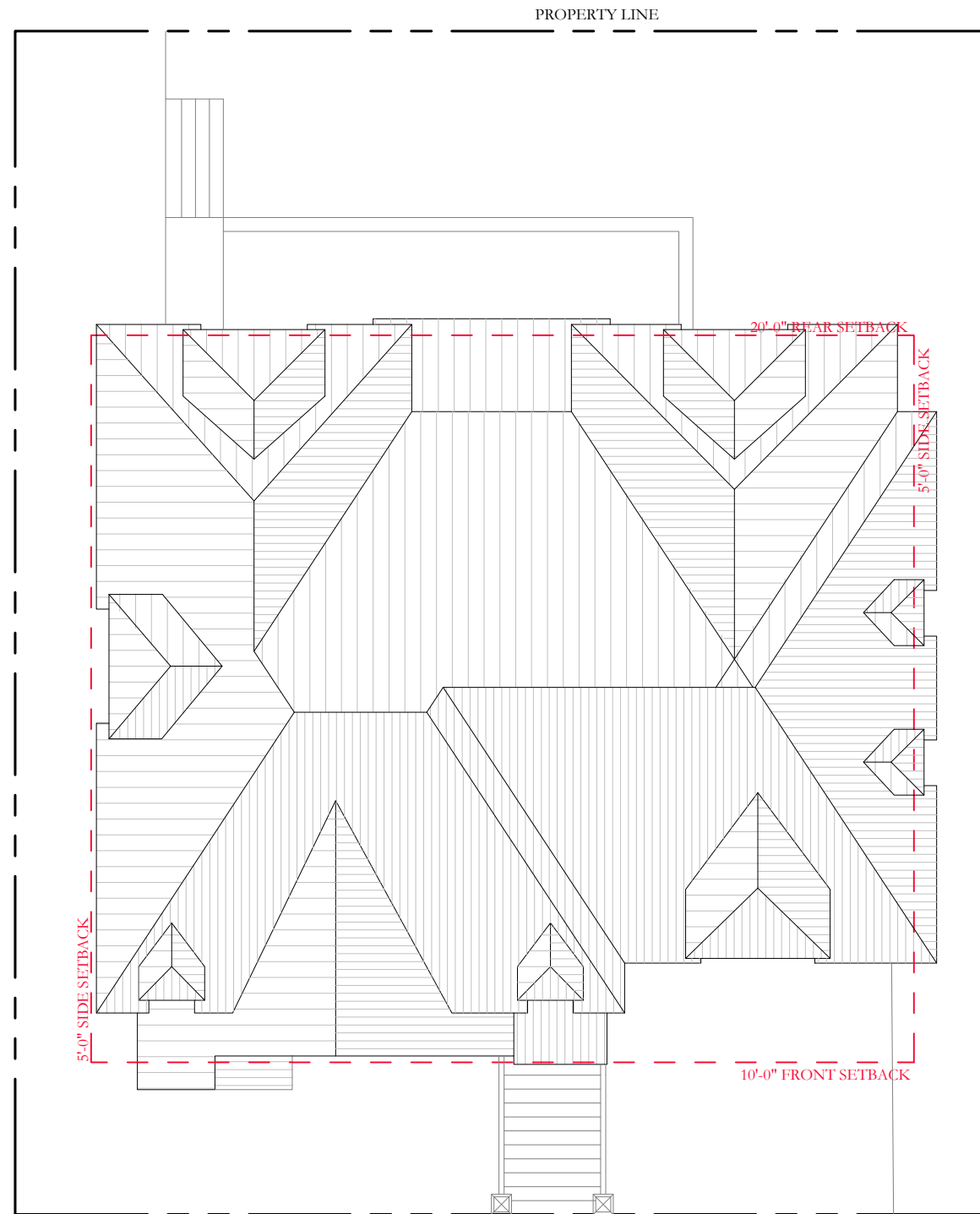
January 30, 2026

**Lot 3 - Site Plan**

Capitola, Napa  
 Mercatus Partners




**NEW URBAN DESIGN GROUP**  
 URBAN PLANNING & DESIGN | LAND DEVELOPMENT



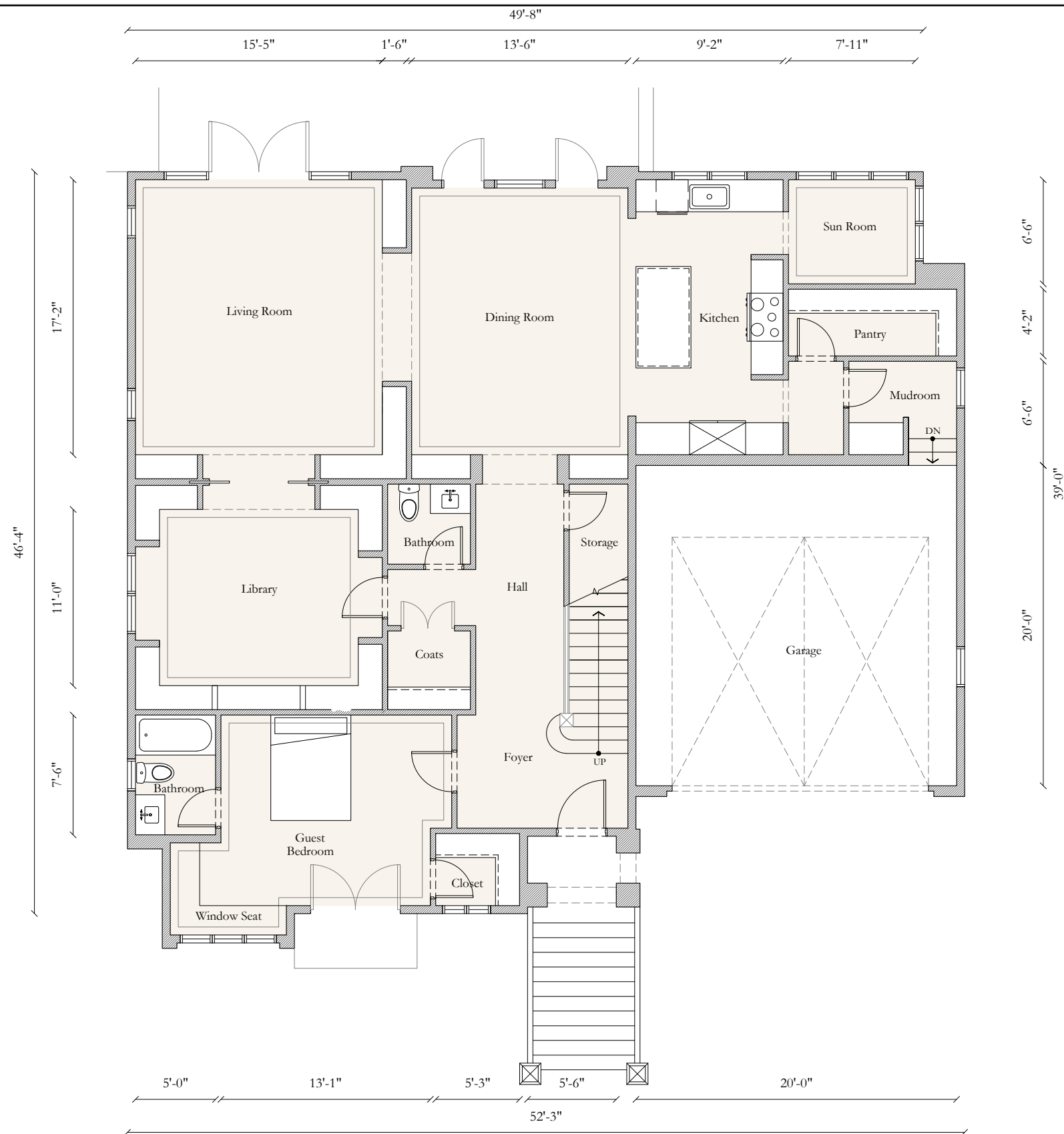
### Lot 3 - Roof Plan

Capitola, Napa  
Mercatus Partners

 **ROOF PLAN**  
SCALE 3/32" = 1'-0"

January 30, 2026





Total Square Feet: 1784sf

**FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"



January 30, 2026

### Lot 3 - First Floor Plan

Capitola, Napa  
Mercatus Partners





Total Square Feet: 1678sf (incl. outside walls)  
**SECOND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"



January 30, 2026

Lot 3 - Second Floor Plan

Capitola, Napa  
 Mercatus Partners



Lot 3 Materials List

**Exterior Cladding:**

- Exterior Walls:*      *Smooth Stucco (Santa Barbara Finish),*
- Base:*                *Accent Stucco (Semi Smooth finish)*
- Chimney:*           *Accent Stucco (Santa Barbara Finish),*
- Trim:*                 *Wood / Simulated Concrete Wood Board*
- Roofing:*            *Architectural Asphalt Shingles*

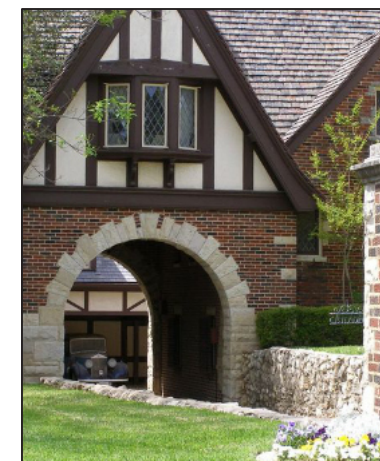
**Window Styles**

- Casement*
- Divided Lights (SDL)*

**Colour Scheme:**

- Stucco:*                *Medium Beige*
- Wood Accent beams:*   *Dark Brown*
- Roofing:*             *Dark Brown*
- Concrete:*            *Earth Tone Grey/Earth tones*

**Inspirational Precedent Imagery**



Colour Scheme



Stucco, windows, trim



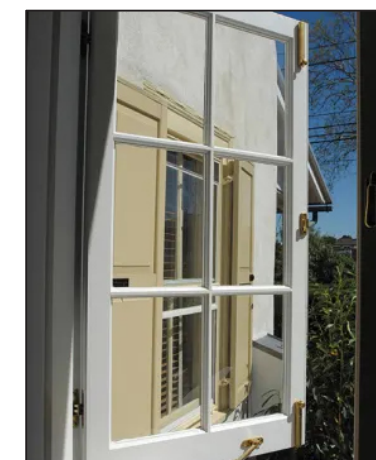
Stucco, finish, Windows



Timber details, windows



Shingle style / Colour



Window style

Lot 3 - Materials

Capitola, Napa  
 Mercatus Partners

September 03, 2025



Capitola Drive

Lot 4 - Schematic Design

For: Mercatus Partners Inc.

*Floorplans & Elevation*

*September 03, 2025*

**Designed by:**

New Urban Design Group Inc.



Note: This design was completed as part of the conceptual design phase and confirmed the desired traditional architectural style, massing, colour, and overall disposition for Lot 1. Additional attention has been given to maximize curb appeal and creatively manage on site slope and grading conditions. Furthermore, this concept is used as the basis for Schematic Design as evidenced in the following pages.

## Lot 4 - Conceptual Design

Capitola, Napa  
Mercatus Partners

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 4 - West Elevation

Capitola, Napa  
Mercatus Partners

**WEST ELEVATION**  
SCALE 3/16" = 1'-0"

September 03, 2025





Lot 4 - East Elevation

Capitola, Napa  
Mercatus Partners

EAST ELEVATION

SCALE 3/16" = 1'-0"

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 4 - South Elevation

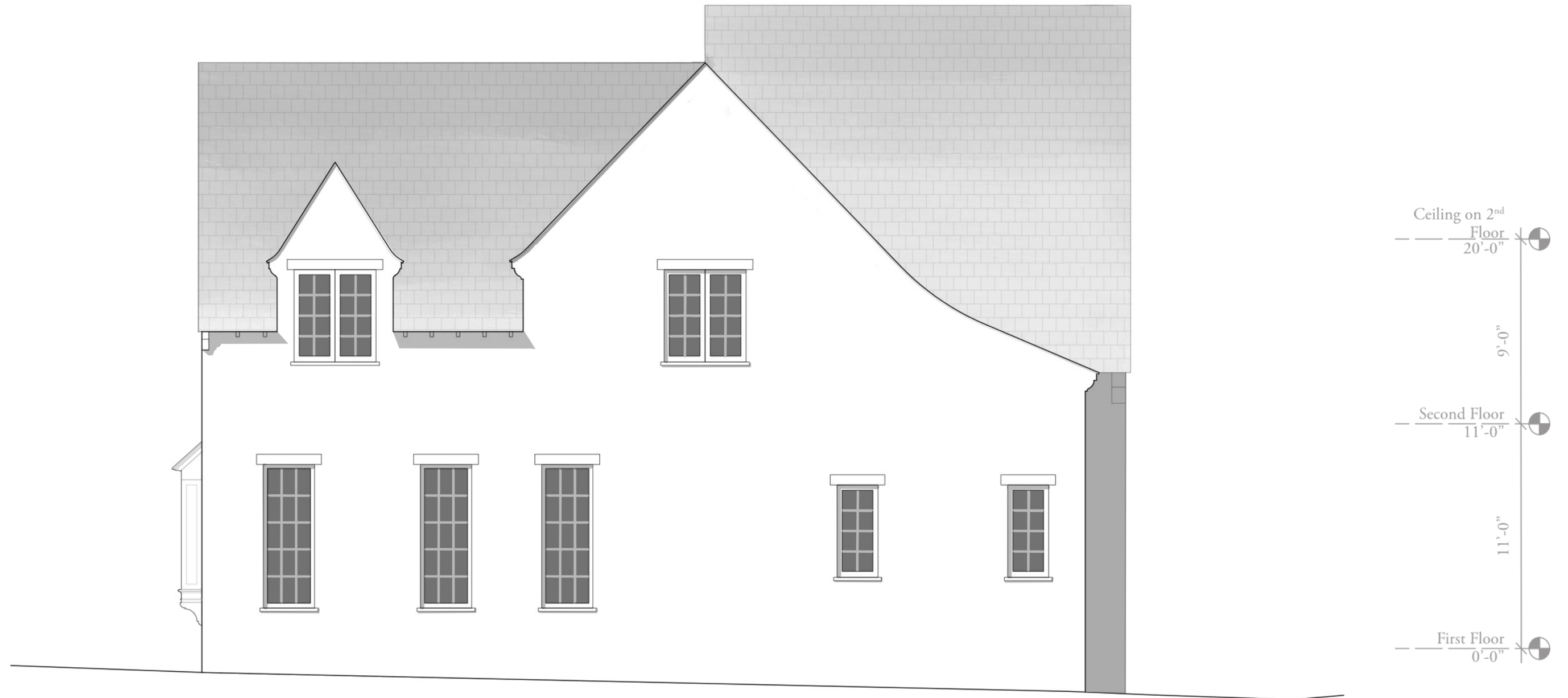
Capitola, Napa  
Mercatus Partners

SOUTH ELEVATION

SCALE 3/16" = 1'-0"

September 03, 2025





Lot 4 - North Elevation

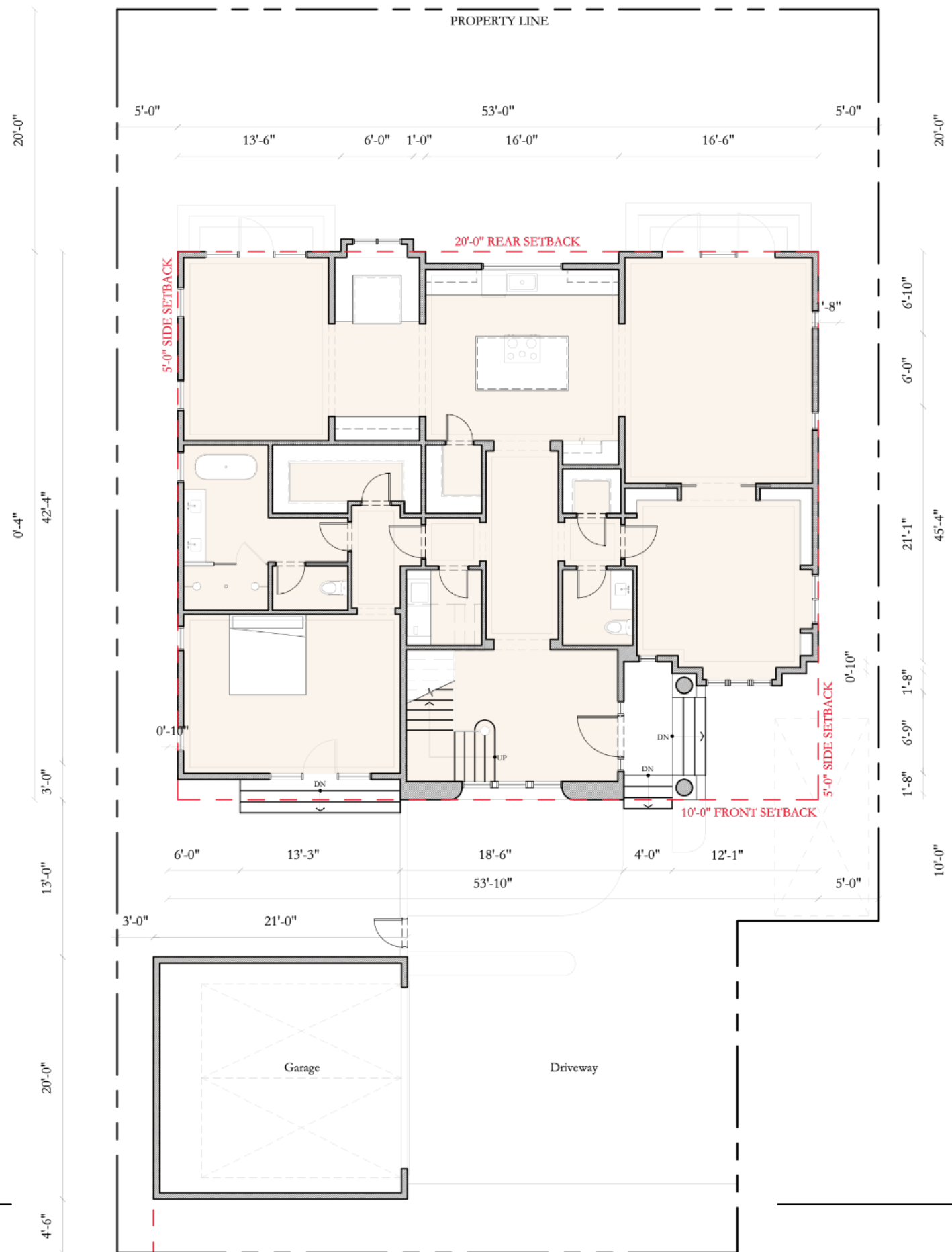
Capitola, Napa  
Mercatus Partners

**NORTH ELEVATION**

SCALE 3/16" = 1'-0"

September 03, 2025





Lot Coverage:

2,189 SF Total Footprint = 35.6%  
 6,155 SF Lot Area

**FIRST FLOOR SITE PLAN**  
 SCALE 3/32" = 1'-0"

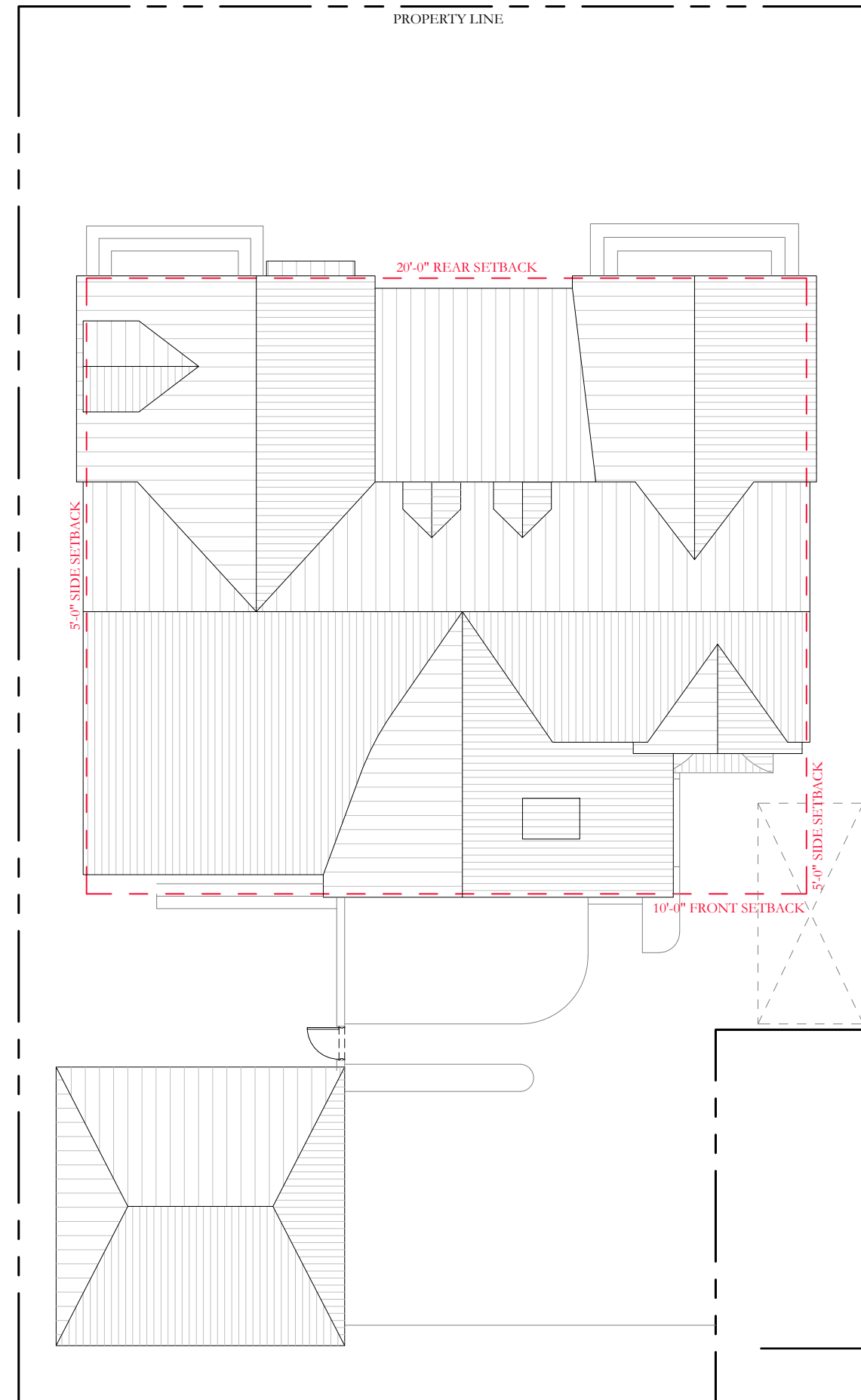
September 03, 2025



**NEW URBAN DESIGN GROUP**  
 URBAN PLANNING & DESIGN | LAND DEVELOPMENT

### Lot 4 - Site Plan

Capitola, Napa  
 Mercatus Partners



Lot 4 - Roof Plan

Capitola, Napa  
Mercatus Partners

 **ROOF PLAN**  
SCALE 3/32" = 1'-0"  
September 03, 2025



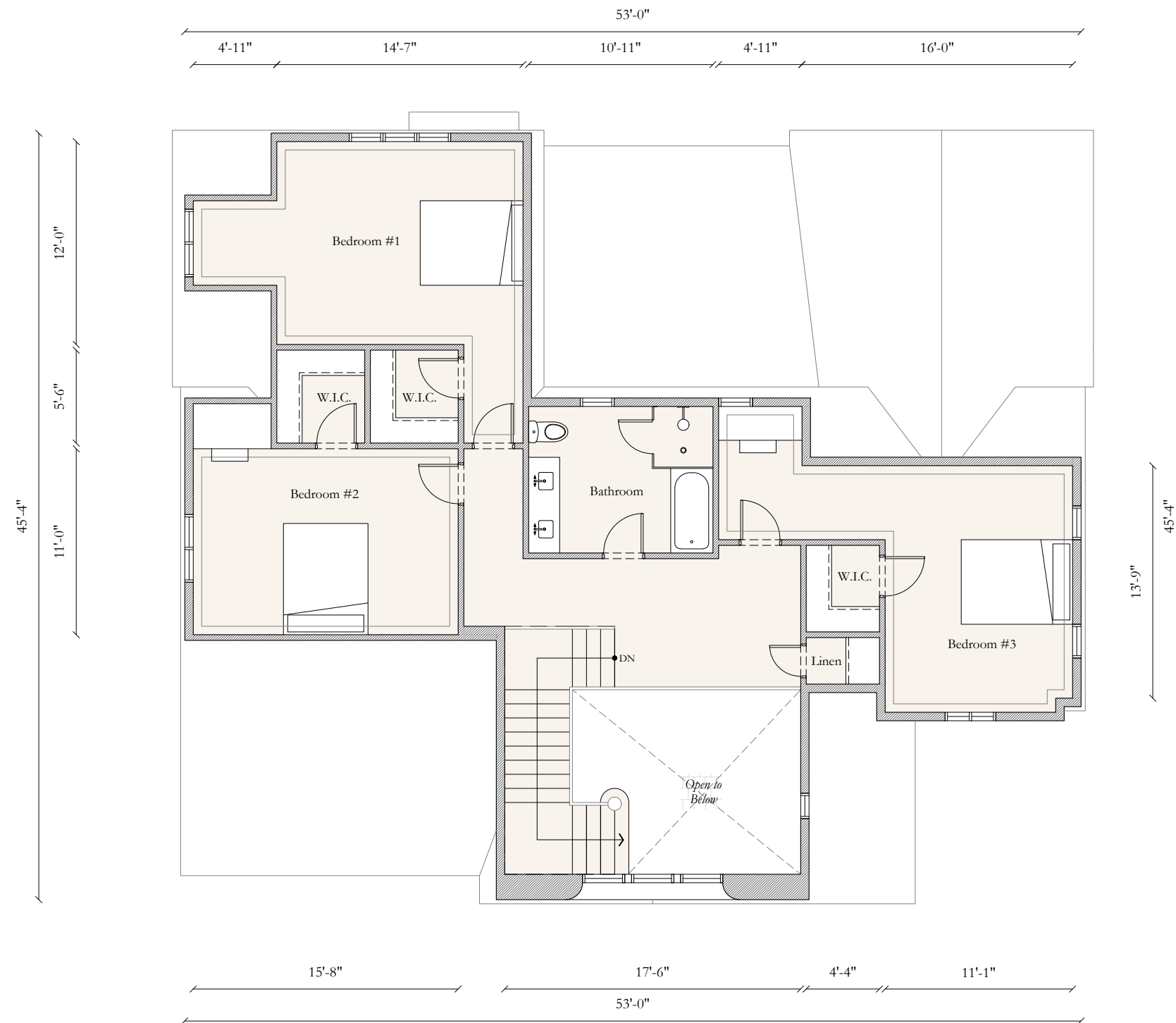
Total Square Feet: 2180sf  
**FIRST FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

### Lot 4 - First Floor Plan

Capitola, Napa  
Mercatus Partners

September 03, 2025





Total Square Feet: 1070sf

**SECOND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

September 03, 2025

### Lot 4 - Second Floor Plan

Capitola, Napa  
Mercatus Partners



Lot 4 Materials List

**Exterior Cladding:**

*Exterior Walls:*      *Smooth Stucco (Santa Barbara Finish),*  
*Base:*                    *Accent Stucco (Semi Smooth Finish)*  
*Chimney:*                *Accent Stucco (Santa Barbara Finish),*  
*Trim:*                      *Wood*  
*Roofing:*                 *Architectural Asphalt Shingles*

**Window Styles**

*Casement*  
*Divided Lights (SDL)*  
*Wood trim*

**Colour Scheme:**

*Stucco:*                    *Light Beige / Grey*  
*Wood Accent beams:*   *Dark Beige / Brown*  
*Roofing:*                 *Grey - Dark Grey*  
*Concrete:*                *Earth Tone Grey/Earth tones*

**Inspirational Precedent Imagery**



Stucco, windows, trim



Stucco, windows, trim



Stucco, finish, Windows



Retaining Wall



Shingle style / Stucco finish  
Window



Window style

Lot 4 - Materials

Capitola, Napa  
 Mercatus Partners

September 03, 2025

Capitola Drive

Lot 5 - Schematic Design

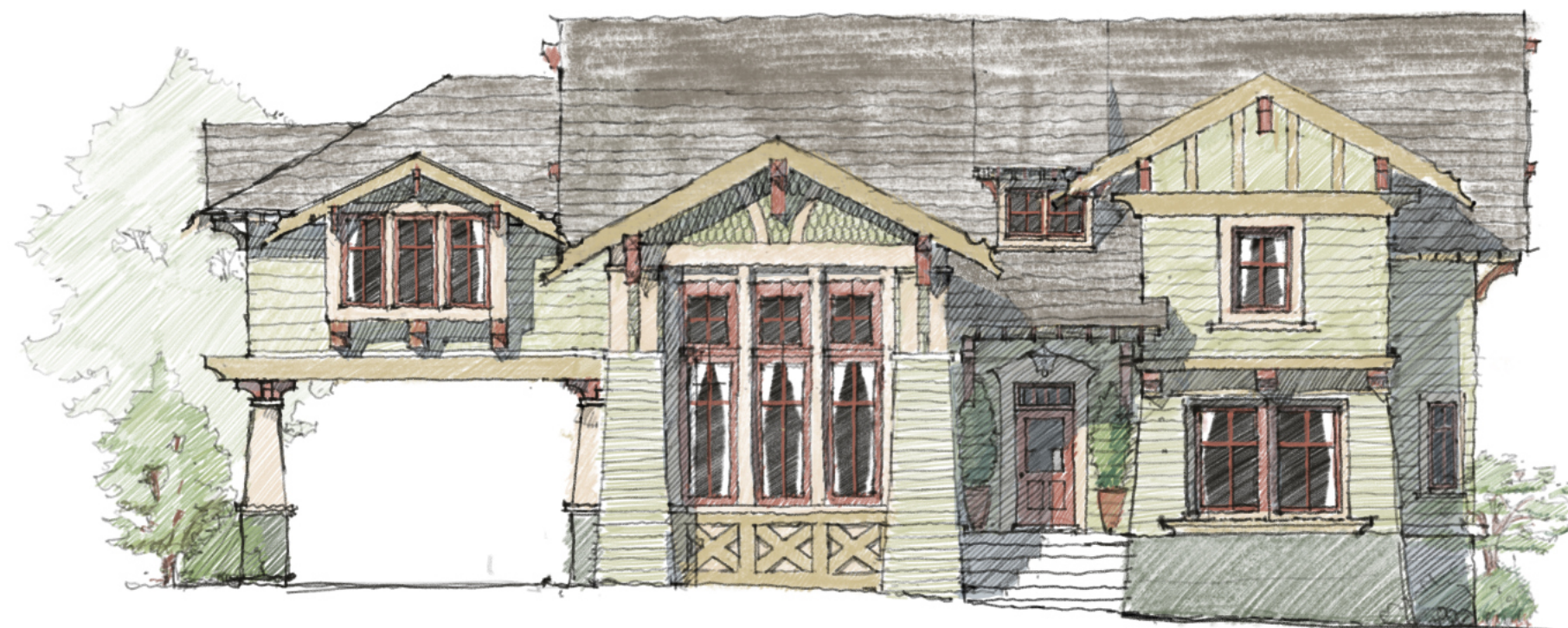
For: Mercatus Partners Inc.

*Floorplans & Elevation*

*September 03, 2025*

**Designed by:**

New Urban Design Group Inc.



Note: This design was completed as part of the conceptual design phase and confirmed the desired traditional architectural style, massing, colour, and overall disposition for Lot 1. Additional attention has been given to maximize curb appeal and creatively manage on site slope and grading conditions. Furthermore, this concept is used as the basis for Schematic Design as evidenced in the following pages.

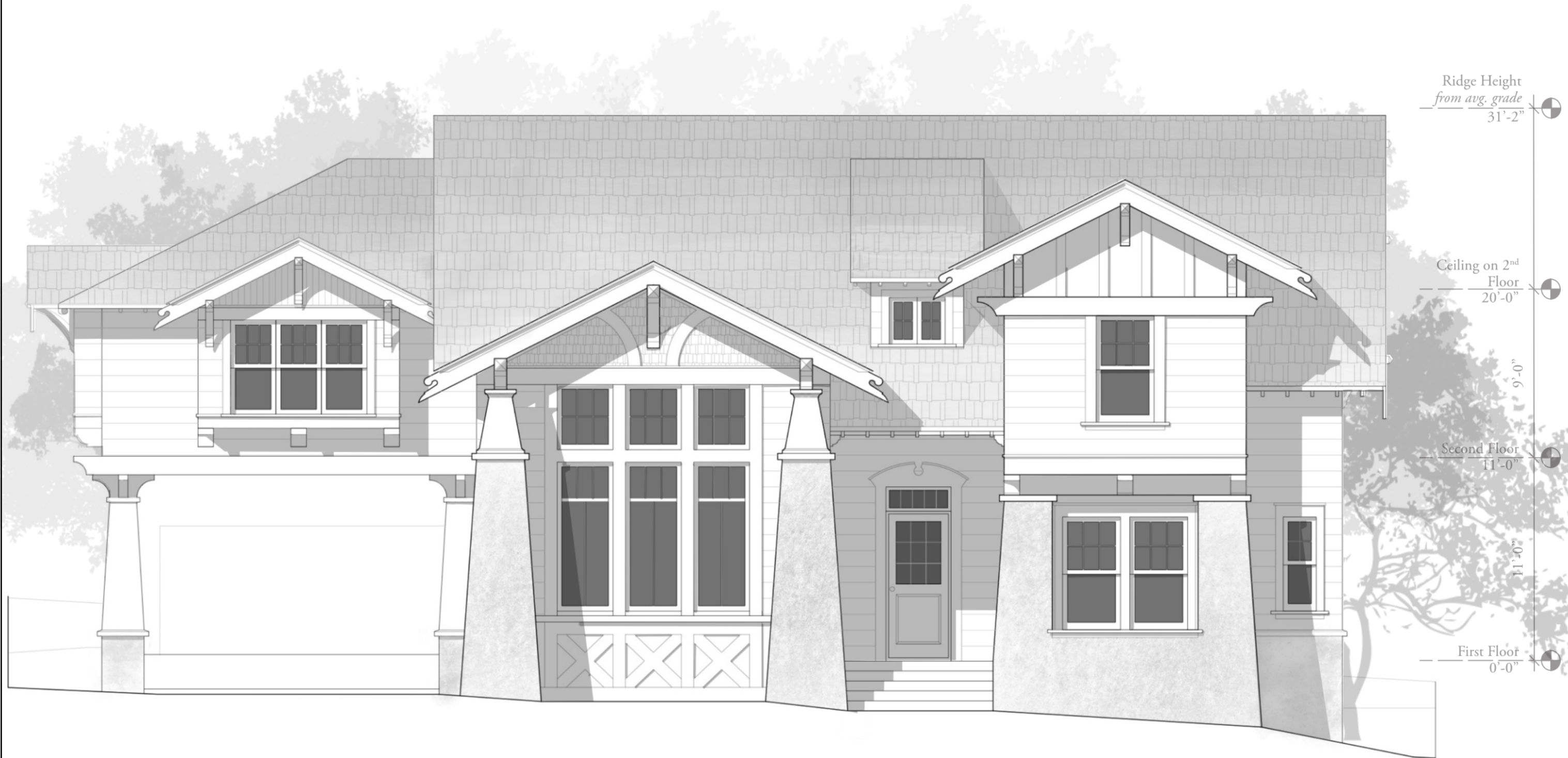
## Lot 5 - Conceptual Design

Capitola, Napa  
Mercatus Partners

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



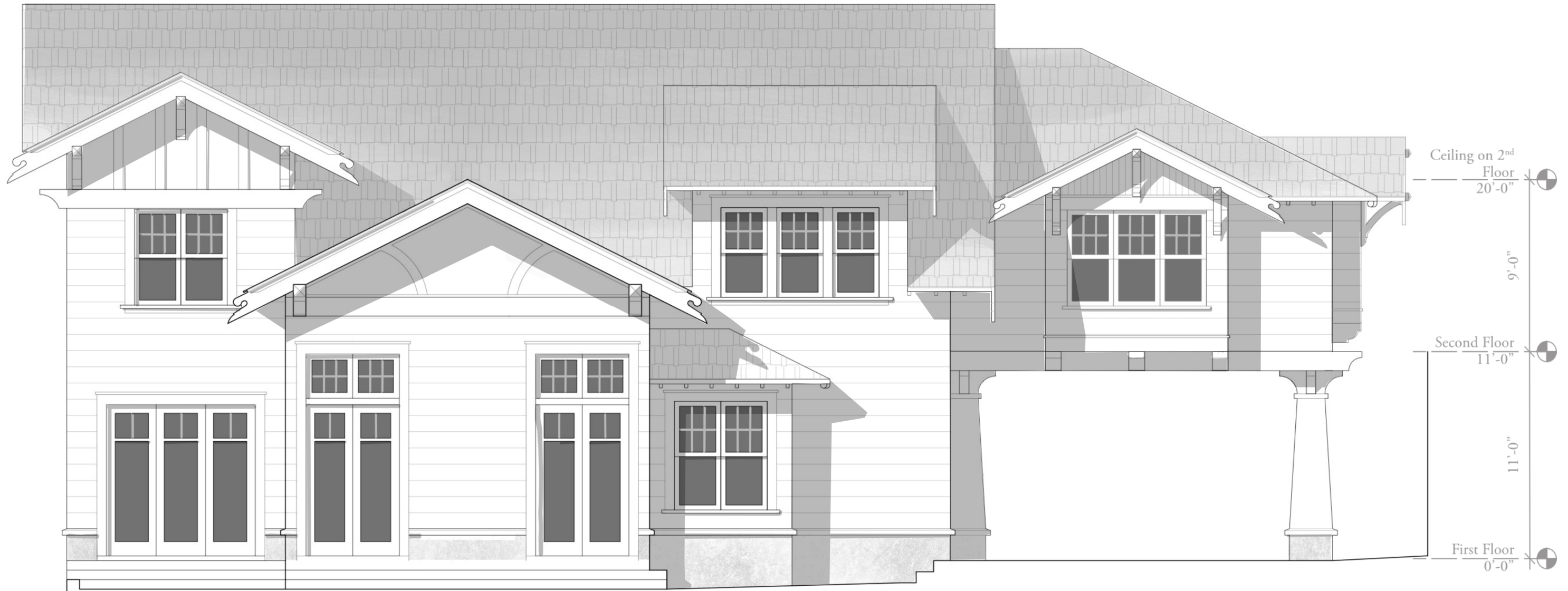
Lot 5 - West Elevation

Capitola, Napa  
Mercatus Partners

**WEST ELEVATION**  
SCALE 3/16" = 1'-0"

September 03, 2025





Lot 5 - East Elevation

Capitola, Napa  
Mercatus Partners

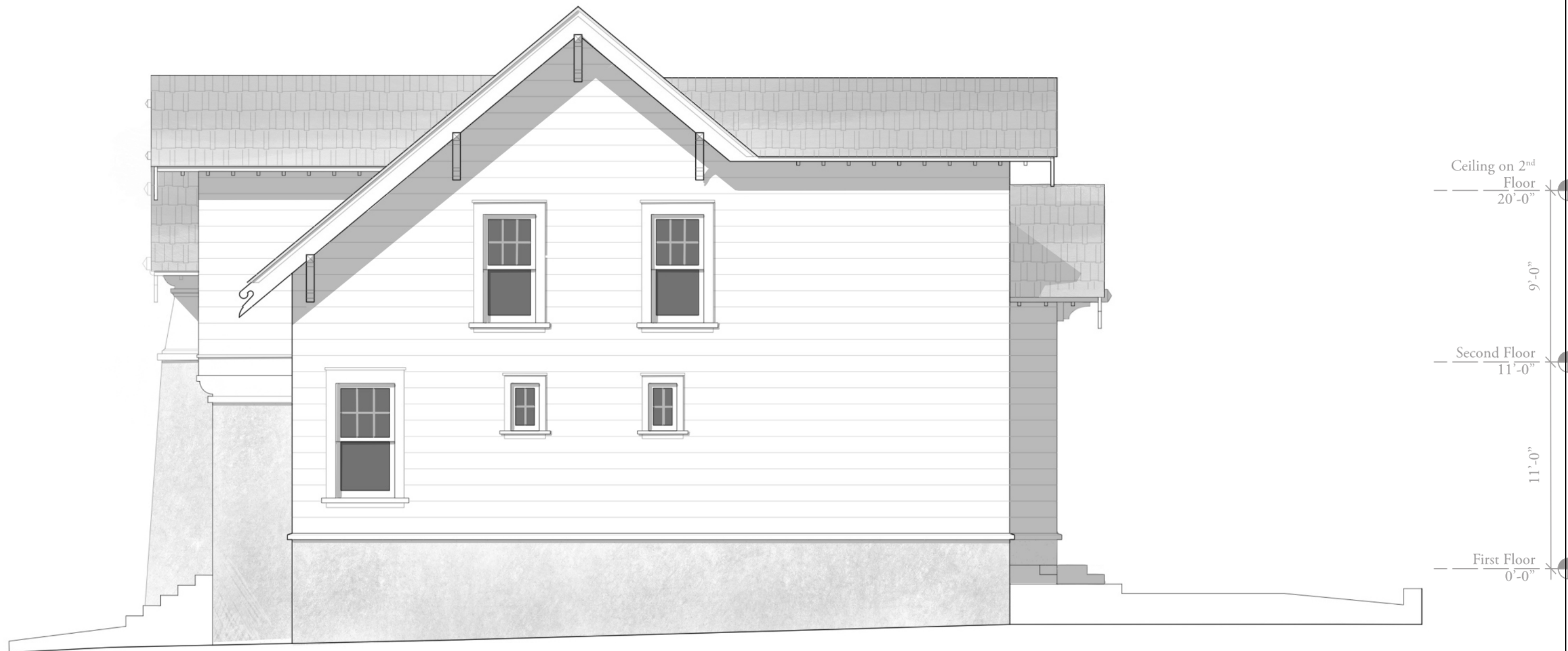
EAST ELEVATION

SCALE 3/16" = 1'-0"

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



**SOUTH ELEVATION**

SCALE 3/16" = 1'-0"

September 03, 2025

Lot 5 - South Elevation

Capitola, Napa  
Mercatus Partners



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT

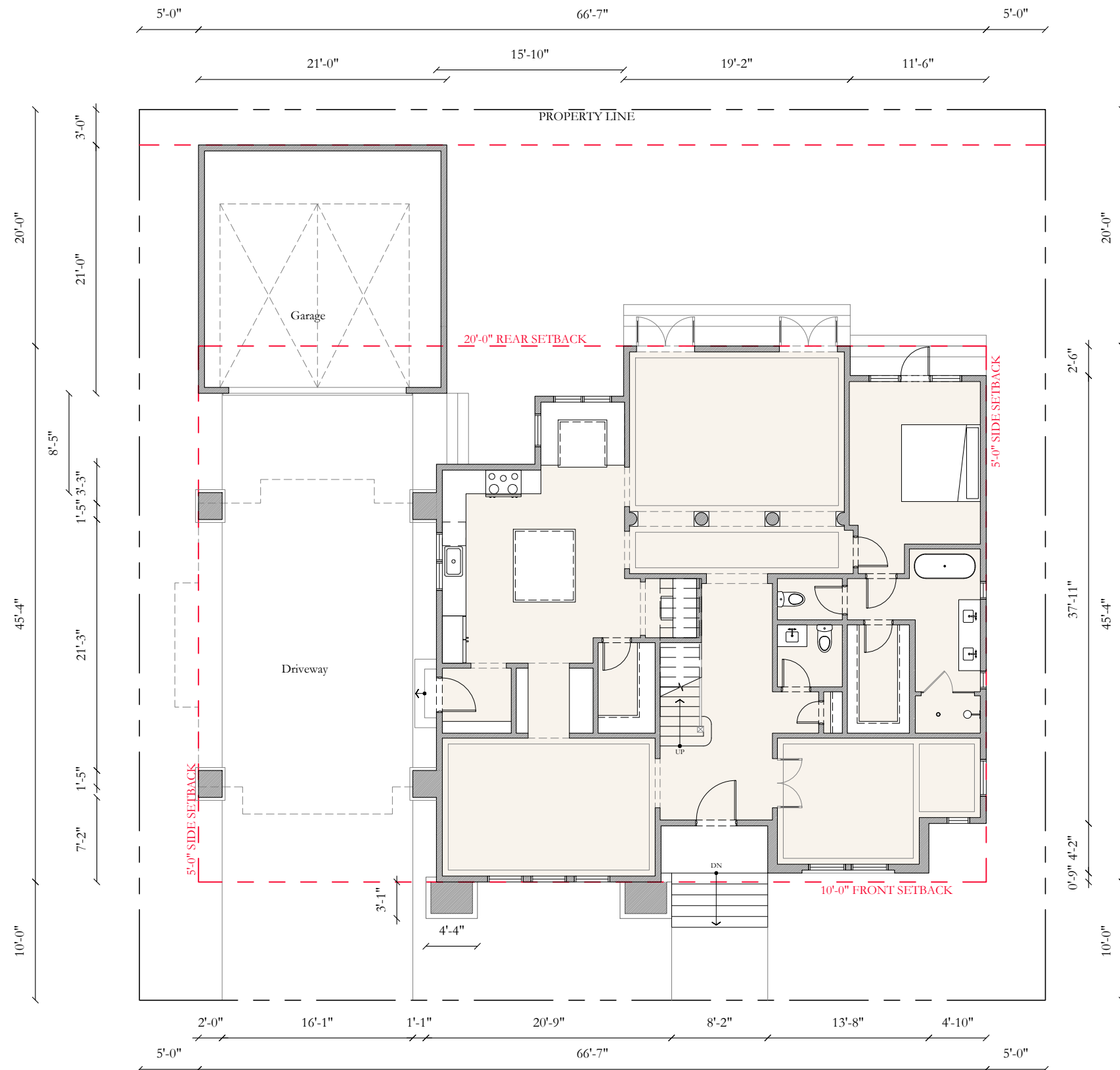


Lot 5 - North Elevation

Capitola, Napa  
Mercatus Partners

September 03, 2025





Lot Coverage:  
 2,187 SF Total Footprint = 37.9%  
 5,772 SF Lot Area

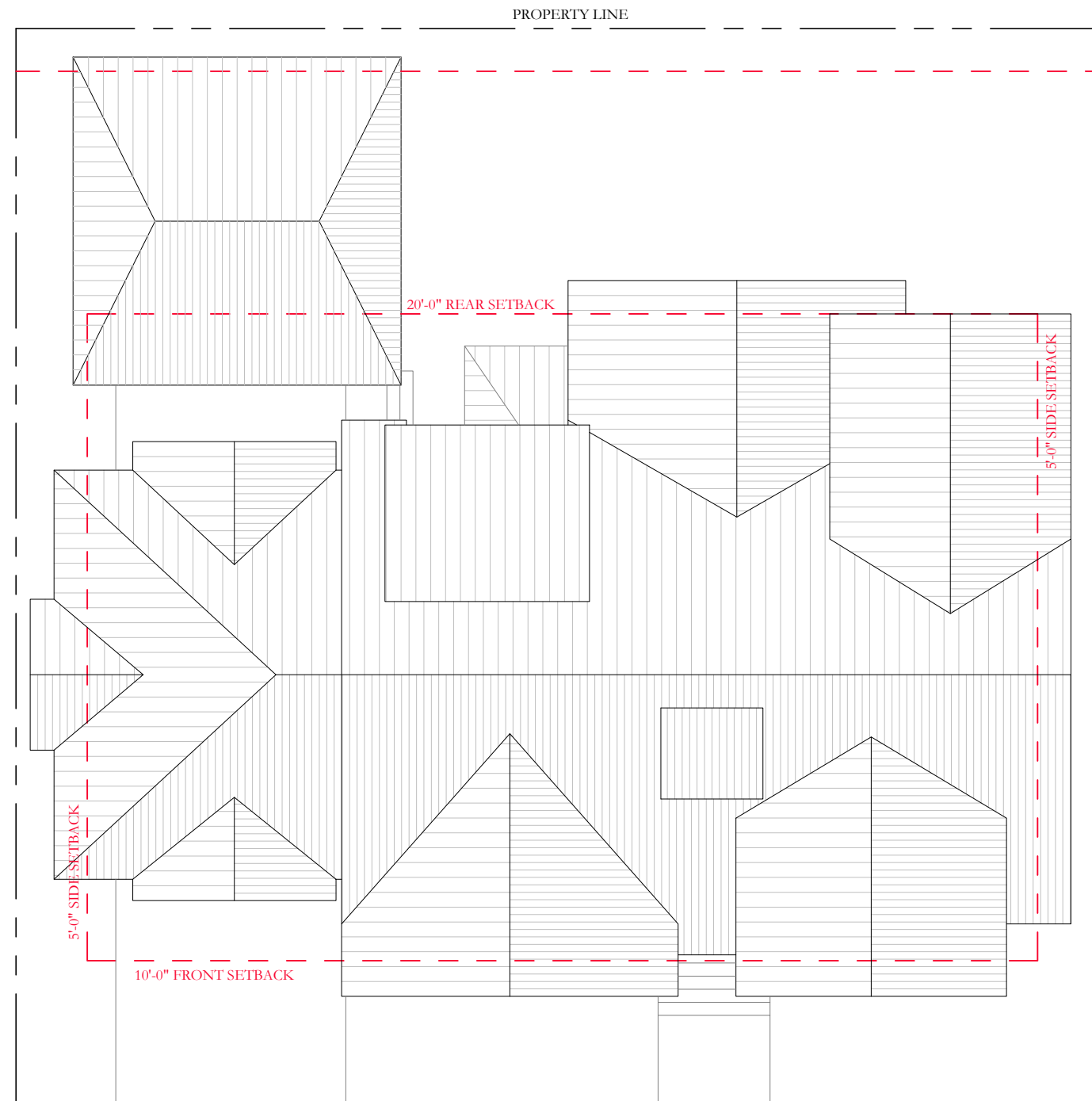
**FIRST FLOOR SITE PLAN**  
 SCALE 3/32" = 1'-0"

Lot 5 - Site Plan

Capitola, Napa  
 Mercatus Partners

September 03, 2025





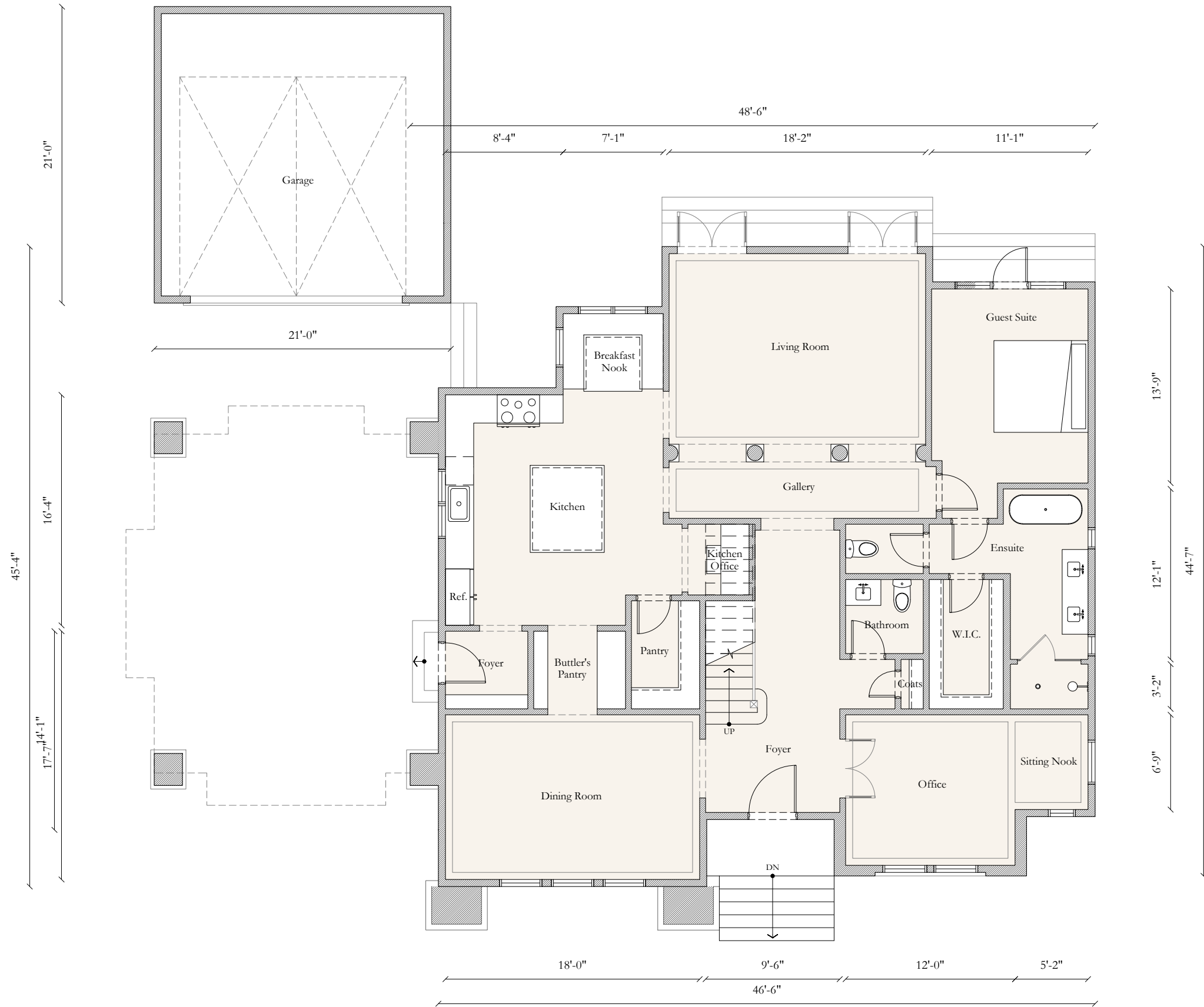
### Lot 5 - Roof Plan

Capitola, Napa  
Mercatus Partners

 **ROOF PLAN**  
SCALE 3/32" = 1'-0"

September 03, 2025





### Lot 5 - First Floor Plan

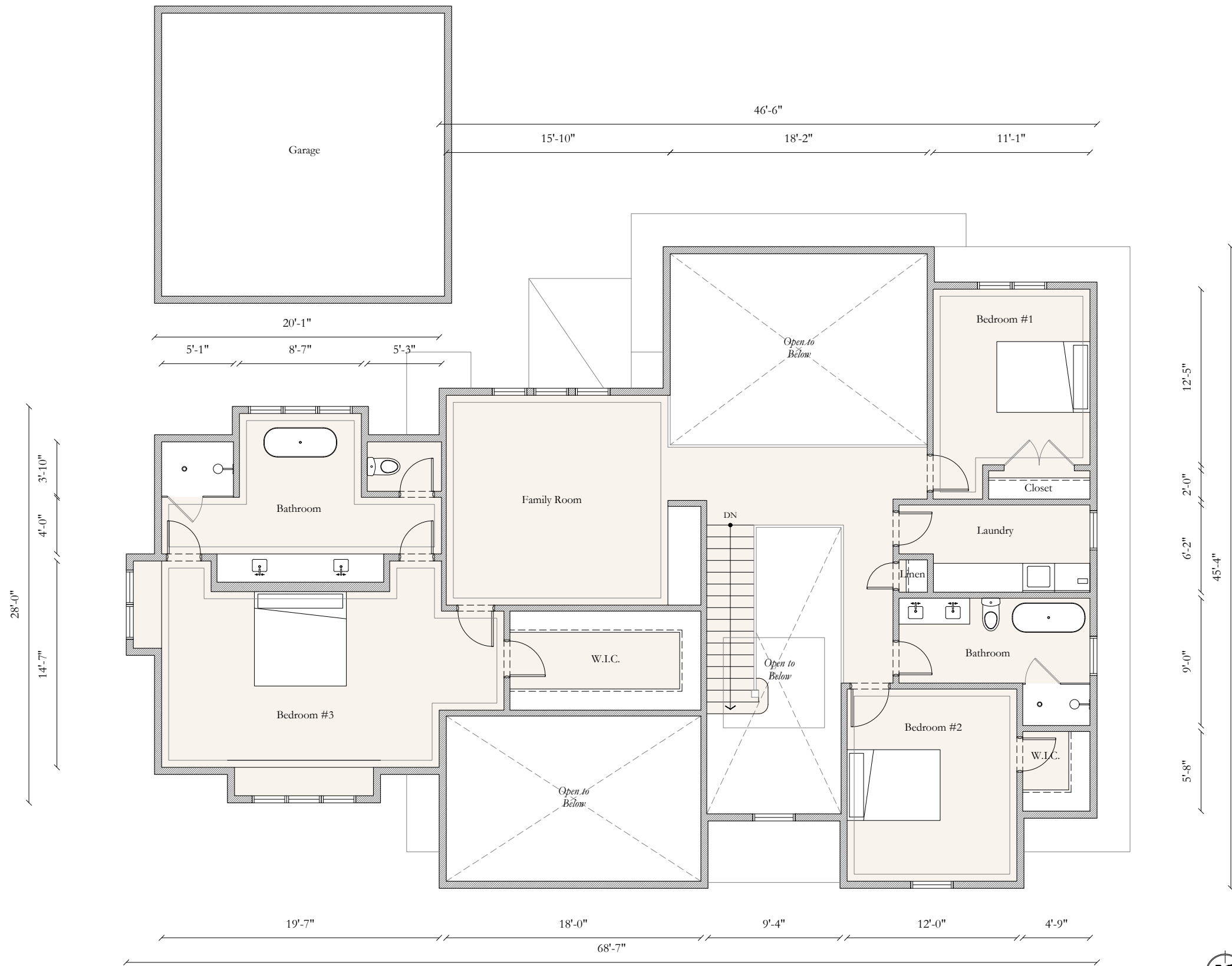
Capitola, Napa  
Mercatus Partners

Total Square Feet: 1880sf

**FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

September 03, 2025





Total Square Feet: 1700sf

**SECOND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"



September 03, 2025

**Lot 5 - Second Floor Plan**  
 Capitola, Napa  
 Mercatus Partners



Lot 5 Materials List

**Exterior Cladding:**

- Exterior Walls:* 8" Siding (Concrete Board)
- Base:* Stucco (Santa Barbara Finish)
- Chimney:* Accent Stucco (Semi Smooth Finish)
- Trim:* Wood or Wood "look" concrete board
- Roofing:* Architectural Asphalt Shingles

**Colour Scheme:**

- Siding:* Medium to Light Smokey Green
- Wood Accent beams:* Dark Brown / Dark Red
- Roofing:* Earth Tone - Cedar shake colour (Grey Silver)
- Concrete:* Dark Green, Grey

**Window Styles**

- Casement*
- Divided Lights (SDL)*

**Inspirational Precedent Imagery**



Trim



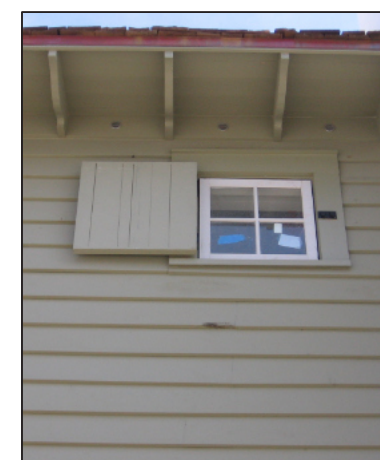
Roofline, exterior materials



Stucco, finish, Windows



Accent Stucco (foundation)



Soffit, Siding, eave



Window style

Lot 5 - Materials

Capitola, Napa  
Mercatus Partners

September 03, 2025

Capitola Drive

Lot 6 - Schematic Design

For: Mercatus Partners Inc.

*Floorplans & Elevation*

*September 03, 2025*

**Designed by:**

New Urban Design Group Inc.



Note: This design was completed as part of the conceptual design phase and confirmed the desired traditional architectural style, massing, colour, and overall disposition for Lot 1. Additional attention has been given to maximize curb appeal and creatively manage on site slope and grading conditions. Furthermore, this concept is used as the basis for Schematic Design as evidenced in the following pages.

## Lot 6 - Conceptual Design

Capitola, Napa  
Mercatus Partners

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 6 - West Elevation

Capitola, Napa  
Mercatus Partners

WEST ELEVATION

SCALE 3/16" = 1'-0"

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 6 - East Elevation

Capitola, Napa  
Mercatus Partners

**EAST ELEVATION**

SCALE 3/16" = 1'-0"

September 03, 2025





**NORTH ELEVATION**

SCALE 3/16" = 1'-0"

September 03, 2025

**Lot 6 - North Elevation**

Capitola, Napa  
Mercatus Partners





Lot 6 - South Elevation

Capitola, Napa  
Mercatus Partners

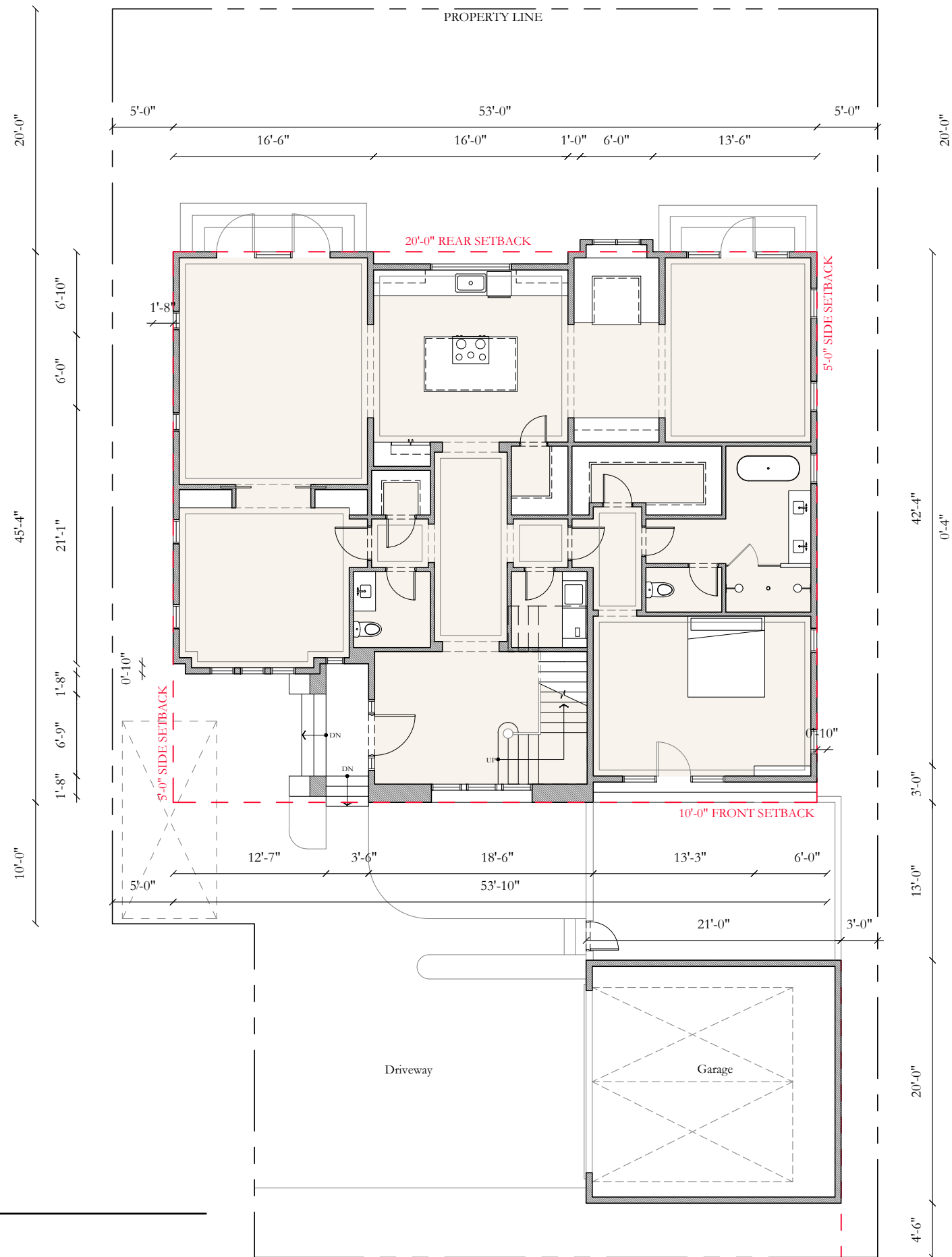
**SOUTH ELEVATION**

SCALE 3/16" = 1'-0"

September 03, 2025




NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot Coverage:

2,189 SF Total Footprint = 35.6%  
6,155 SF Lot Area

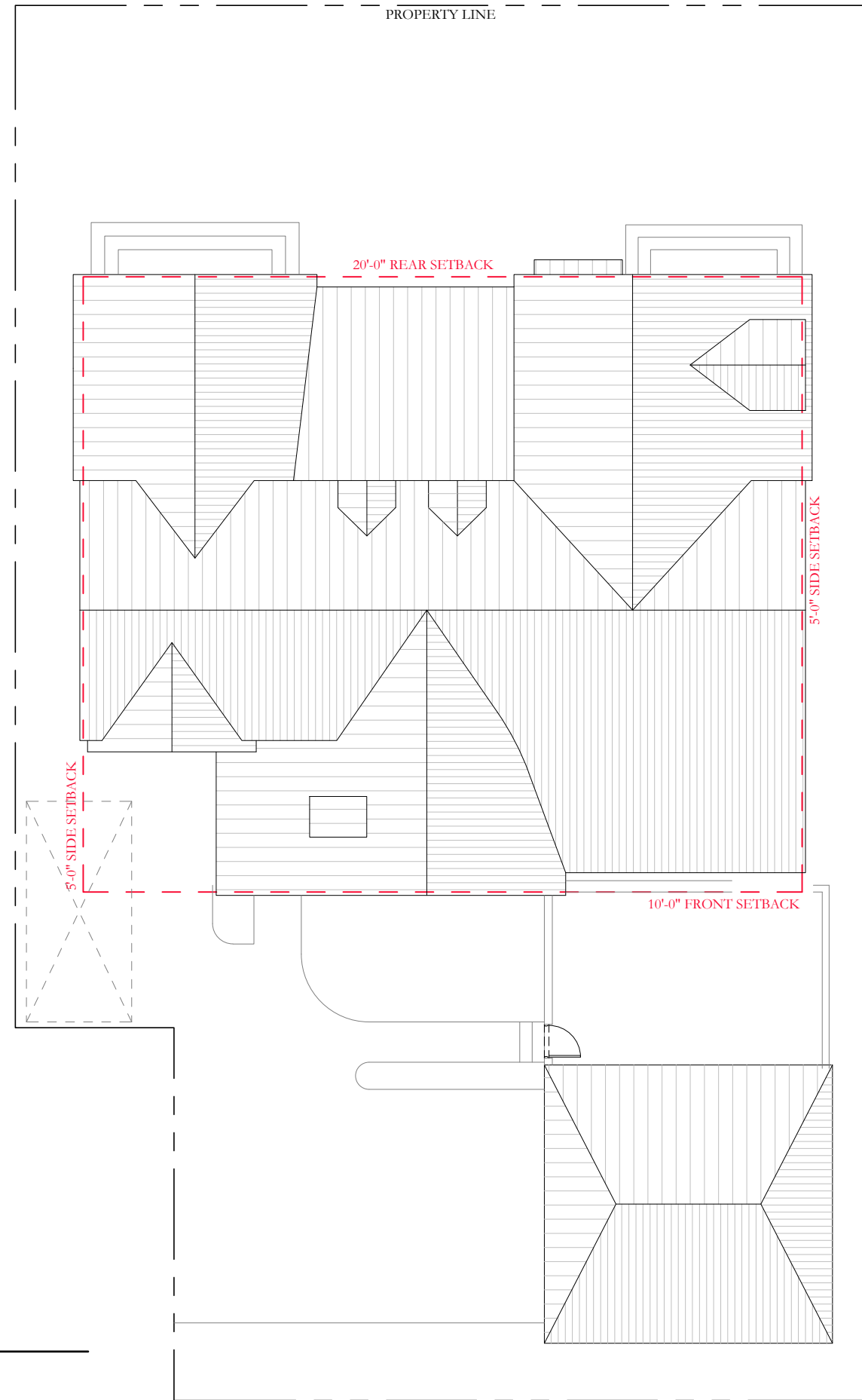
 FIRST FLOOR SITE PLAN  
SCALE 3/32" = 1'-0"

September 03, 2025



### Lot 6 - Site Plan

Capitola, Napa  
Mercatus Partners



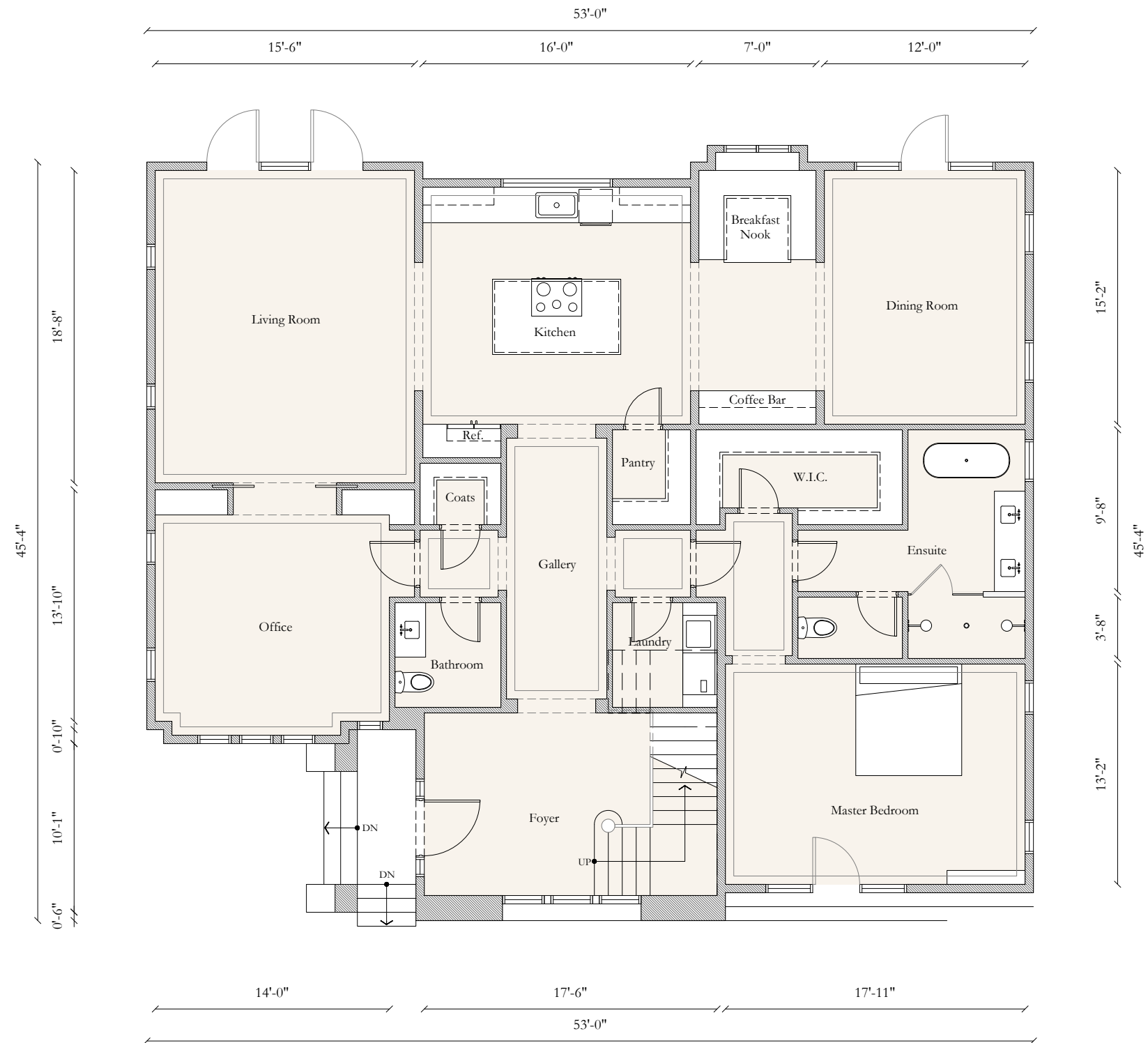
Lot 6 - Roof Plan

Capitola, Napa  
Mercatus Partners

 **ROOF PLAN**  
SCALE 3/32" = 1'-0"

September 03, 2025





Total Square Feet: 2180sf

**FIRST FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

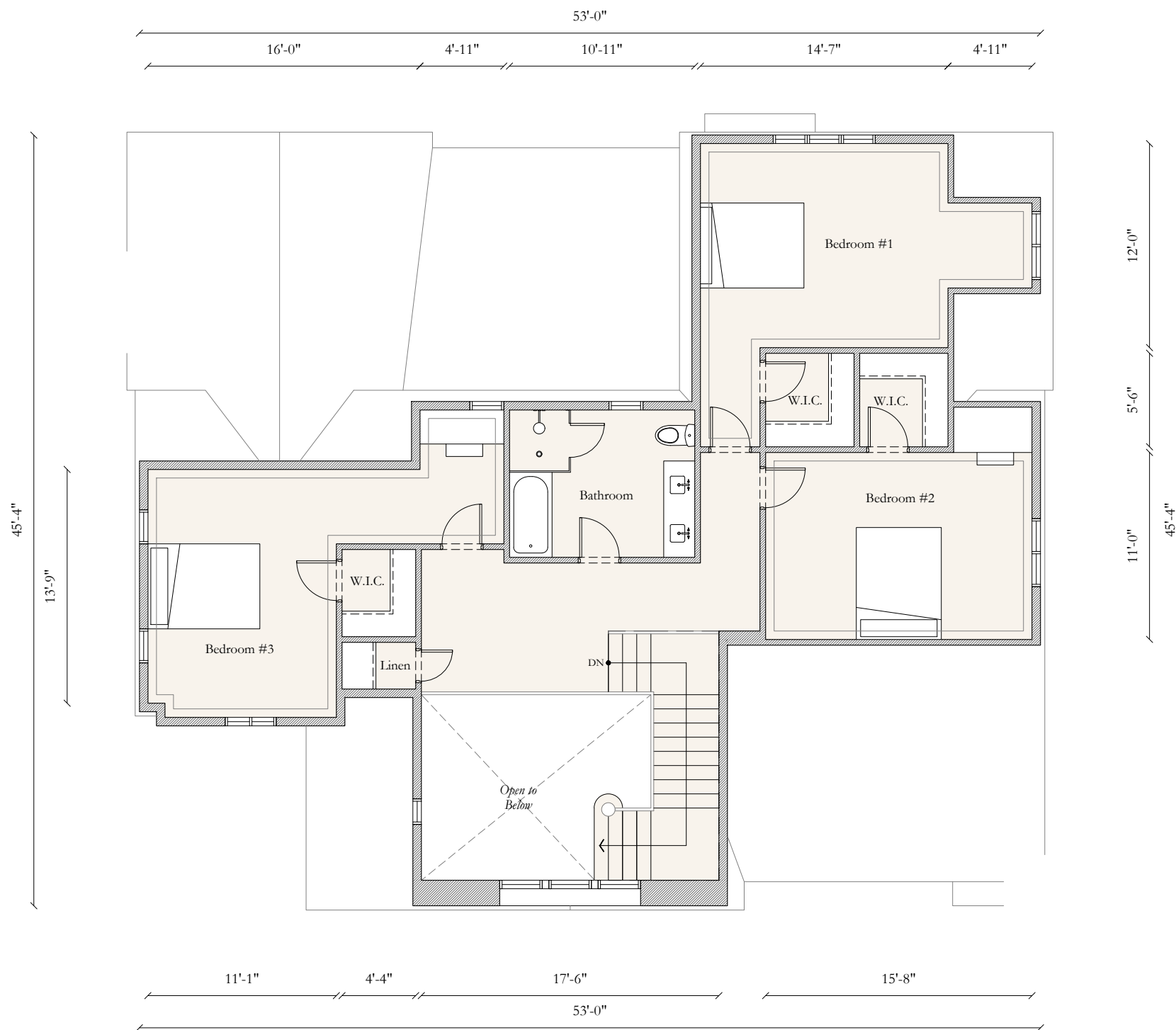


### Lot 6 - First Floor Plan

Capitola, Napa  
Mercatus Partners

September 03, 2025





Total Square Feet: 1070sf  
**SECOND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

September 03, 2025

**Lot 6 - Second Floor Plan**

Capitola, Napa  
 Mercatus Partners



Lot 6 Materials List

**Exterior Cladding:**

- Exterior Walls:*      *Smooth Stucco (Santa Barbara Finish)*
- Chimney:*            *Accent Stucco (Semi Smooth Finish)*
- Trim:*                    *Wood or Wood "look" concrete board*
- Roofing:*                *Architectural Asphalt Shingles*

**Window Styles**

- Casement*
- Divided Lights (SDL)*

**Colour Scheme:**

- Stucco:*                 *Light Beige / Grey*
- Wood Accent beams:*   *Dark Grey*
- Roofing:*               *Grey - Dark Grey*
- Concrete:*             *Earth Tone Grey*

**Inspirational Precedent Imagery**



Stucco, windows, trim



Stucco, windows, trim



Stucco, finish, Windows



Retaining Wall



Shingle style / Stucco finish  
Window



Window style

**Lot 6 - Materials**

Capitola, Napa  
Mercatus Partners

September 03, 2025

Capitola Drive

Lot 7 - Schematic Design

For: Mercatus Partners Inc.

*Floorplans & Elevation*

*September 03, 2025*

**Designed by:**

New Urban Design Group Inc.



Note: This design was completed as part of the conceptual design phase and confirmed the desired traditional architectural style, massing, colour, and overall disposition for Lot 1. Additional attention has been given to maximize curb appeal and creatively manage on site slope and grading conditions. Furthermore, this concept is used as the basis for Schematic Design as evidenced in the following pages.

## Lot 7 - Conceptual Design

Capitola, Napa  
Mercatus Partners

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 7 - North Elevation

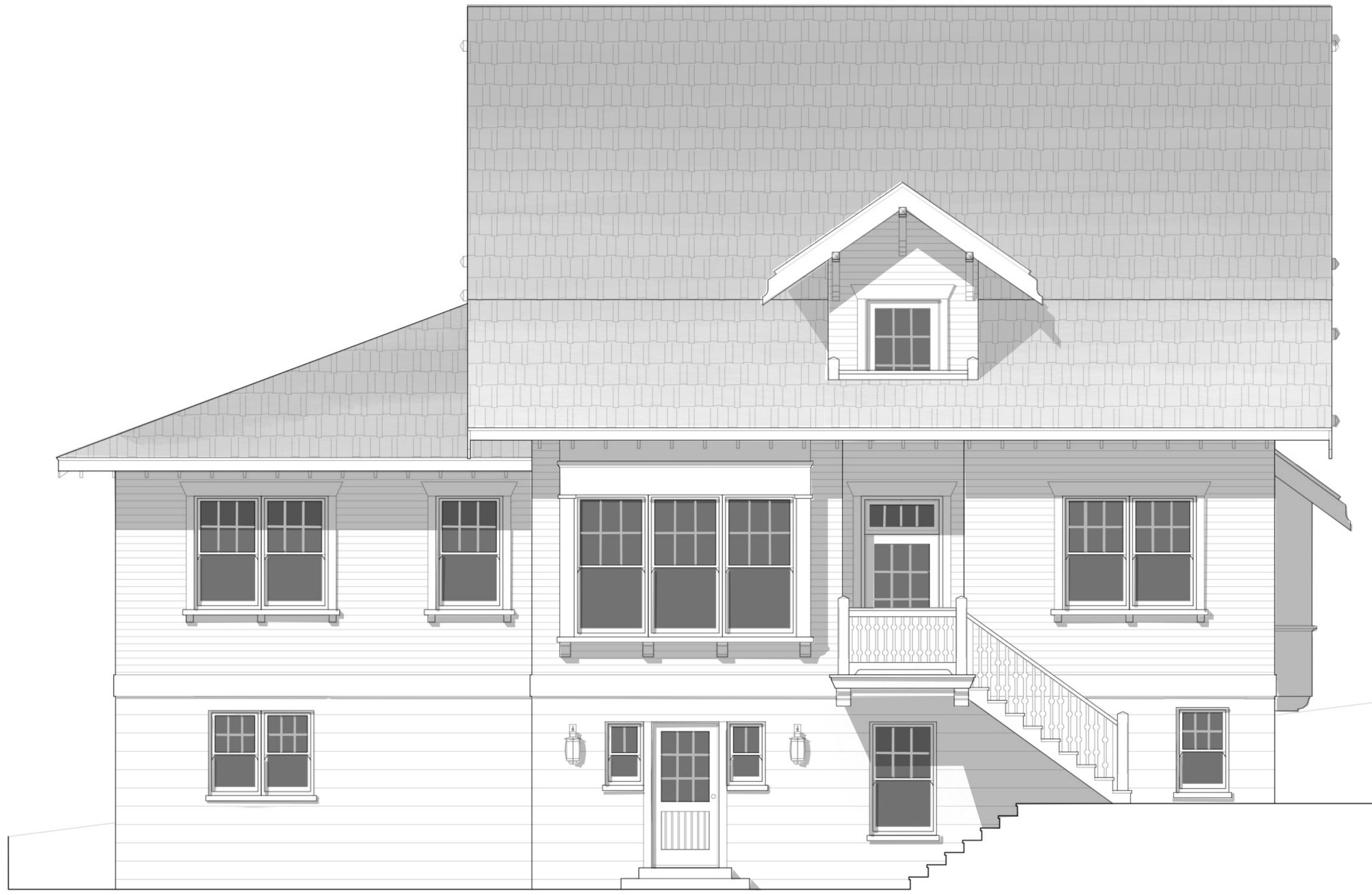
Capitola, Napa  
Mercatus Partners

**NORTH ELEVATION**

SCALE 3/16" = 1'-0"

September 03, 2025





**SOUTH ELEVATION**  
SCALE 3/16" = 1'-0"

September 03, 2025

Lot 7 - South Elevation  
Capitola, Napa  
Mercatus Partners





Lot 7 - East Elevation

Capitola, Napa  
Mercatus Partners

**EAST ELEVATION**

SCALE 3/16" = 1'-0"

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



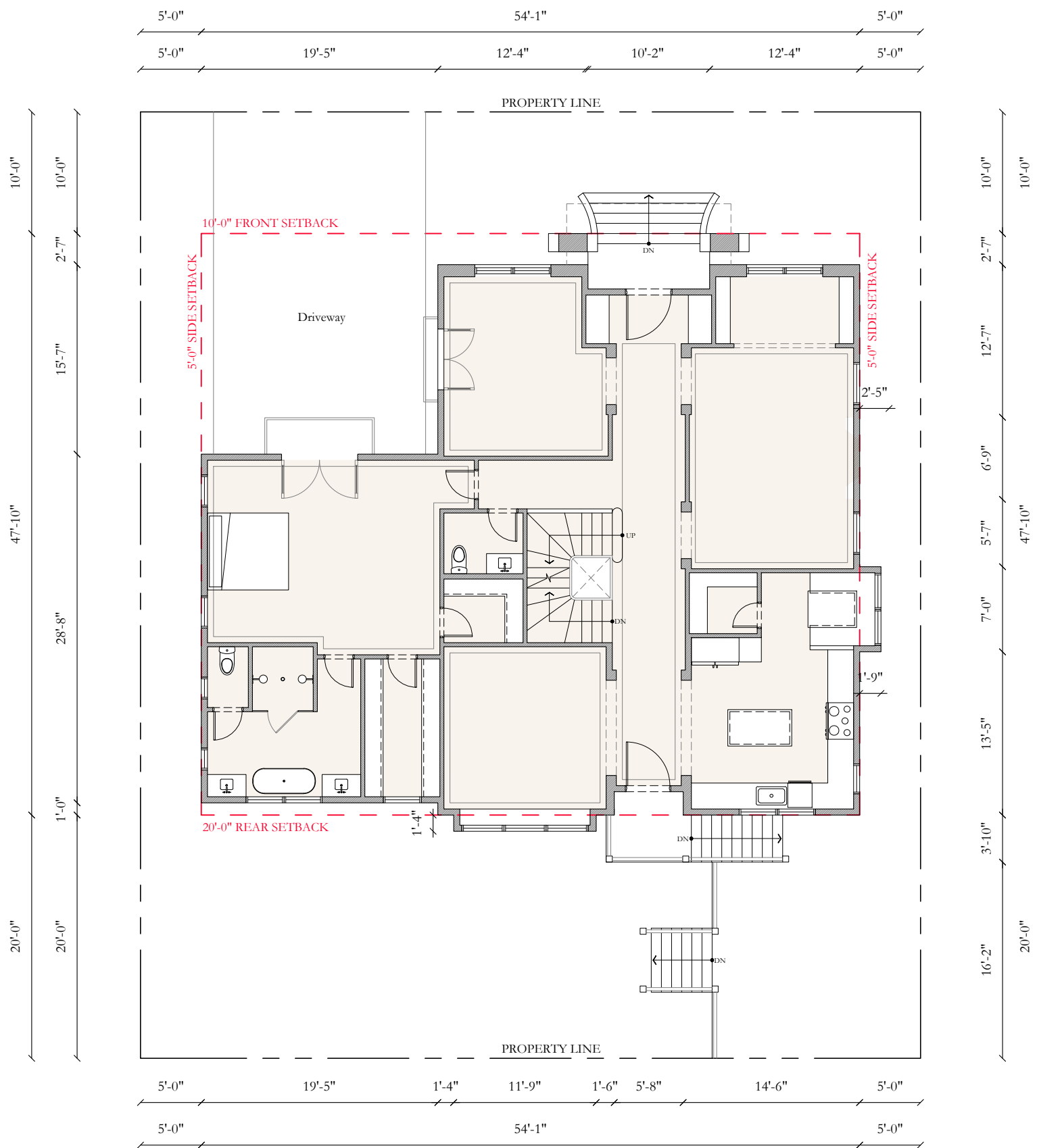
Lot 6 - West Elevation

Capitola, Napa  
Mercatus Partners

WEST ELEVATION

SCALE 3/16" = 1'-0"  
September 03, 2025





Lot Coverage:

2,086 SF Total Footprint = 41.8%  
 4,988 SF Lot Area

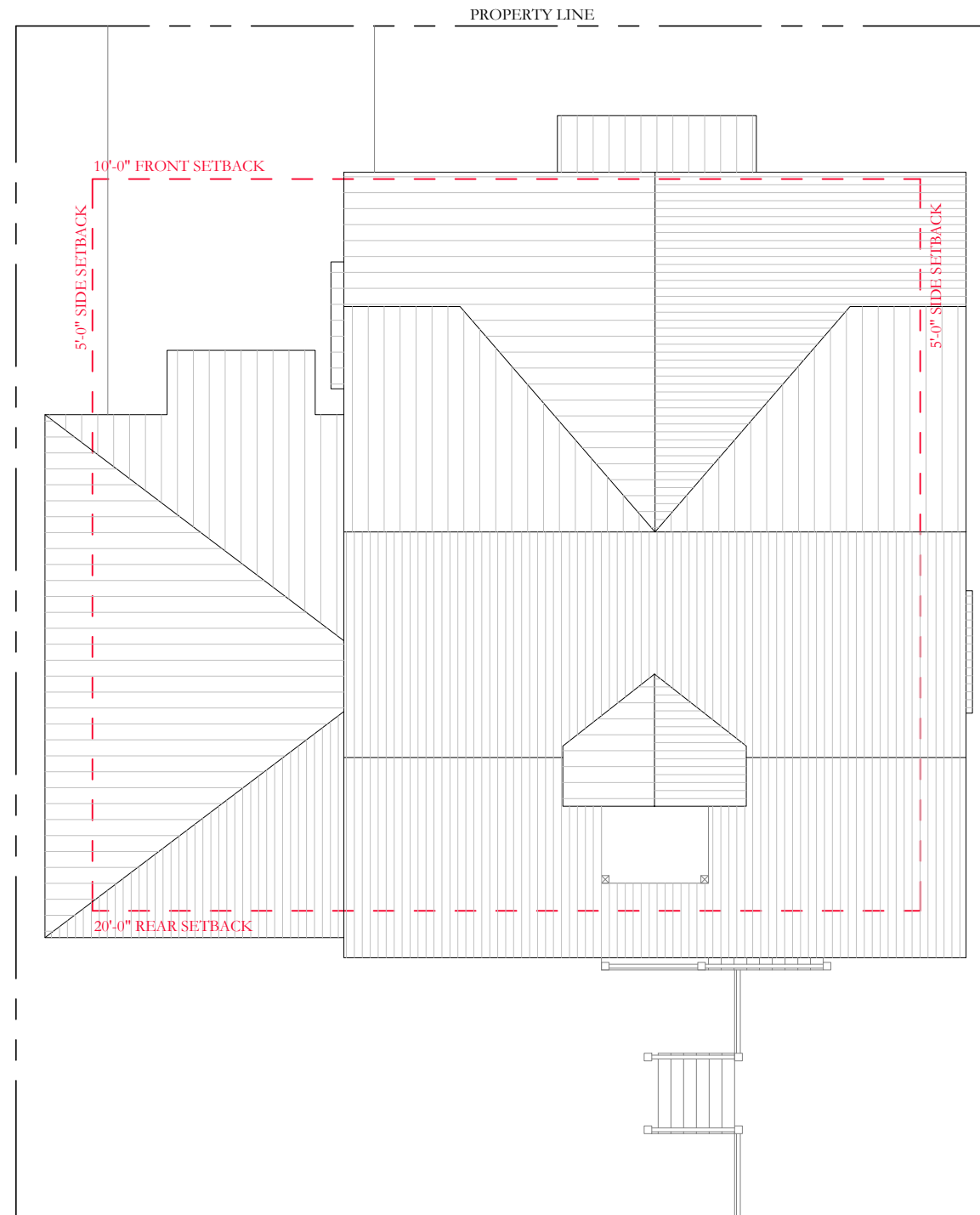
**FIRST FLOOR SITE PLAN**  
 SCALE 3/32" = 1'-0"

September 03, 2025


**Lot 7 - Site Plan**

Capitola, Napa  
 Mercatus Partners



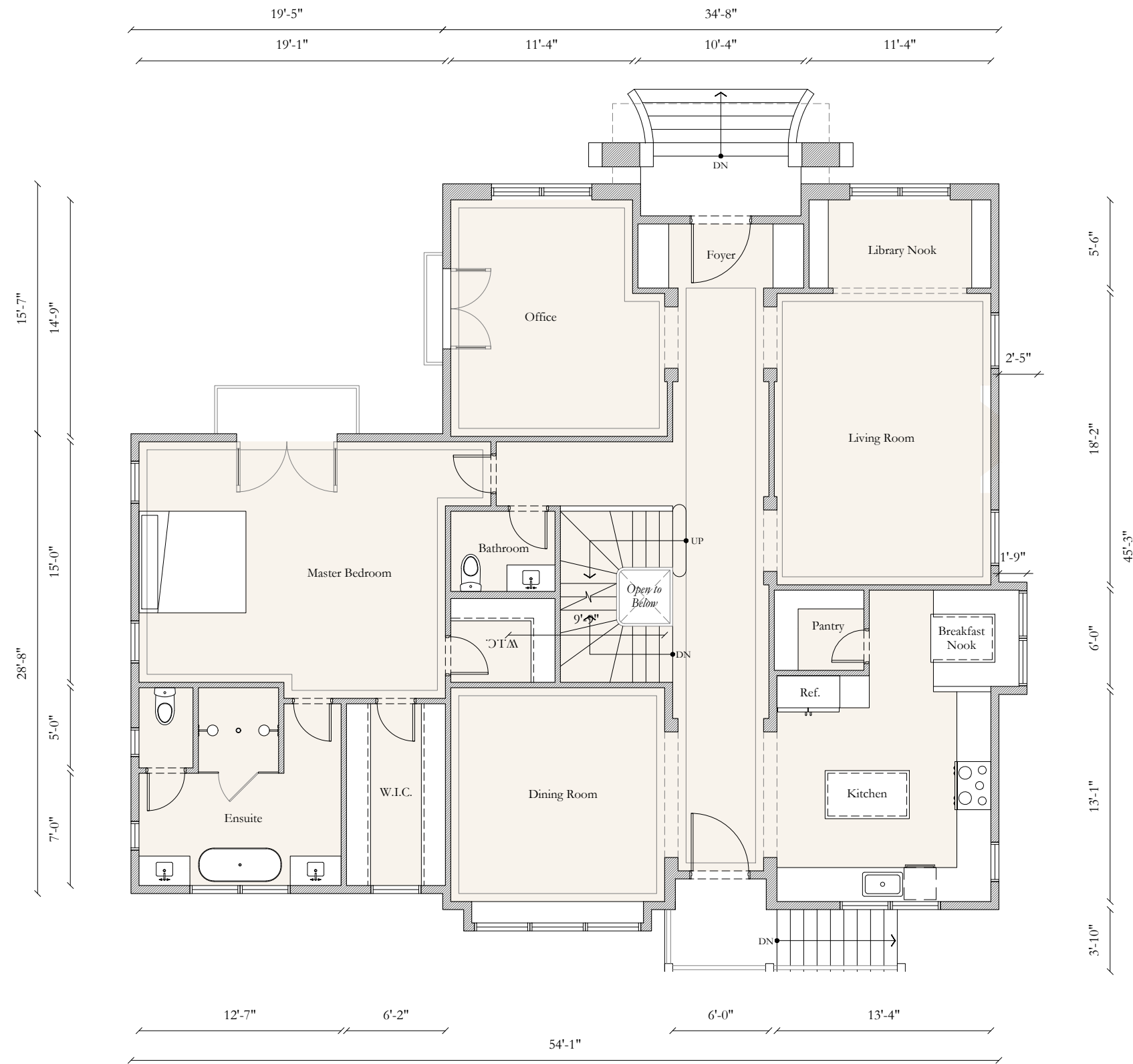


Lot 7 - Site Plan  
Capitola, Napa  
Mercatus Partners

 **ROOF PLAN**  
SCALE 3/32" = 1'-0"

September 03, 2025





Total Square Feet: 2030sf

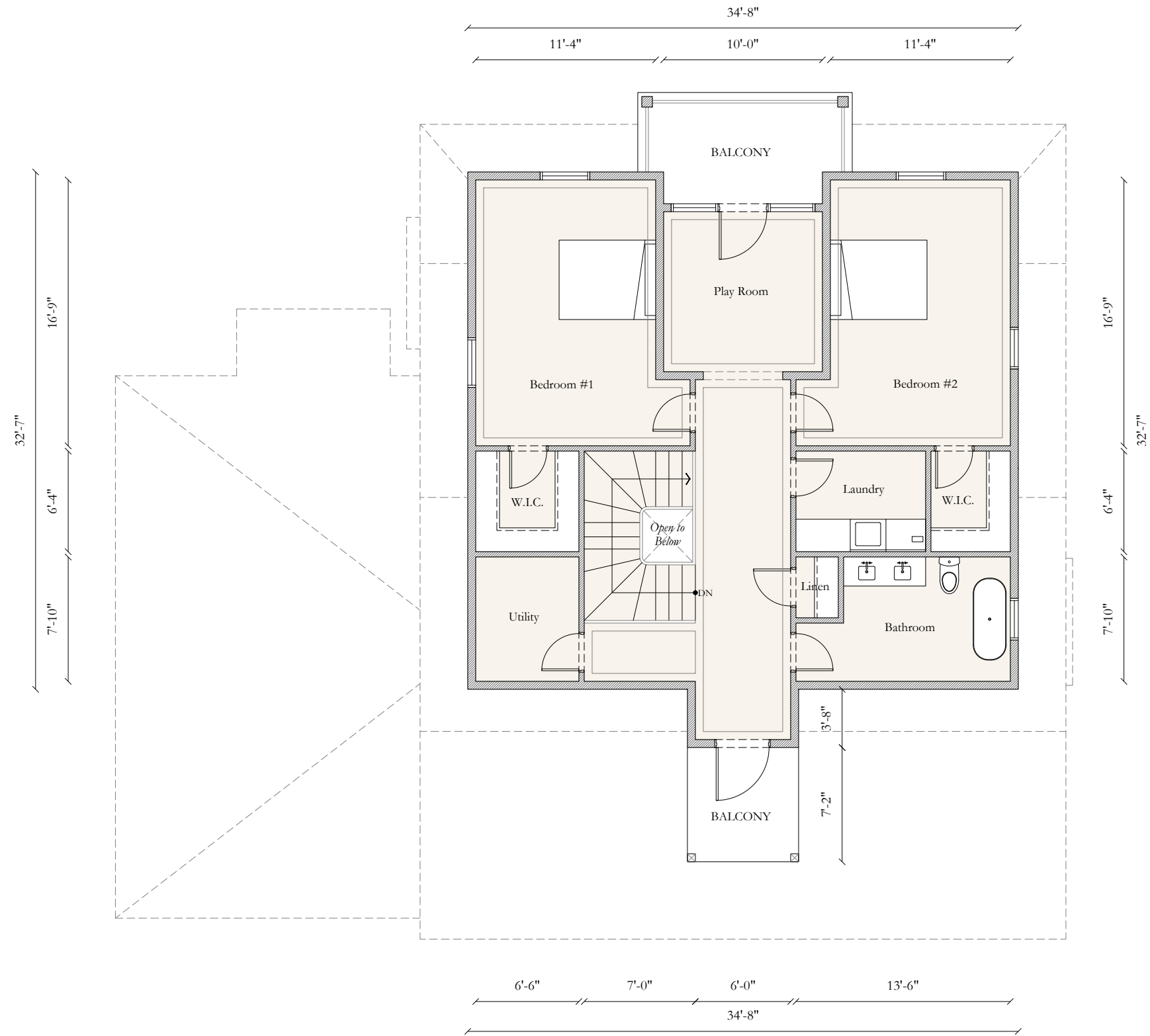
**FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

September 03, 2025

### Lot 7 - First Floor Plan

Capitola, Napa  
Mercatus Partners





Total Square Feet: 1060sf

**SECOND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

September 03, 2025

**Lot 7 - Second Floor Plan**

Capitola, Napa  
Mercatus Partners



Lot 7 Materials List

**Exterior Cladding:**

- Exterior Walls:* 4" Siding (concrete board)
- Chimney:* Accent Stucco (Semi Smooth Finish)
- Base:* Rusticated Stucco (Santa Barbara Finish)
- Trim:* Wood or Wood Look concrete board
- Roofing:* Architectural Asphalt Shingles

**Colour Scheme:**

- Siding:* Smokey Blue / Grey
- Base Stucco:* Light Grey / Blue
- Wood Accent beams:* Light Beige / Light Brown
- Roofing:* Grey - Dark Grey
- Concrete:* Earth Tone Grey/Earth tones

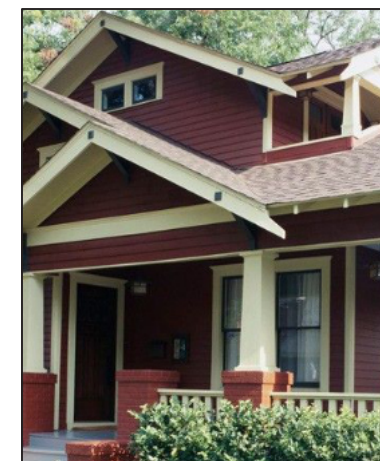
**Window Styles**

- Casement*
- Divided Lights (SDL)*

**Inspirational Precedent Imagery**



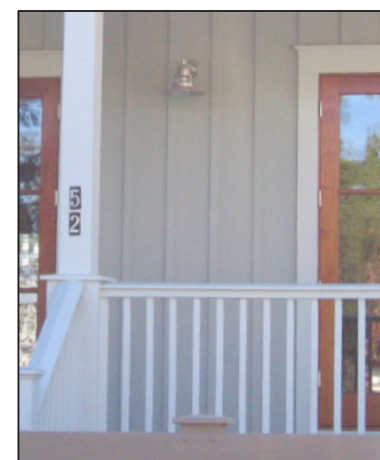
Siding, windows,



Siding, windows, trim



Siding, trim



Board and Batten siding



Brackets, Carpentry



Retaining Wall



Wood finish, brackets



Siding, concrete, brick work



Window style (SDL)

Lot 7 - Materials

Capitola, Napa  
Mercatus Partners

September 03, 2025

Capitola Drive

Lot 8 - Schematic Design

For: Mercatus Partners Inc.

*Floorplans & Elevation*

*September 03, 2025*

**Designed by:**

New Urban Design Group Inc.



Note: This design was completed as part of the conceptual design phase and confirmed the desired traditional architectural style, massing, colour, and overall disposition for Lot 1. Additional attention has been given to maximize curb appeal and creatively manage on site slope and grading conditions. Furthermore, this concept is used as the basis for Schematic Design as evidenced in the following pages.

## Lot 8 - Conceptual Design

Capitola, Napa  
Mercatus Partners

September 03, 2025



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 8 - North Elevation

Capitola, Napa  
Mercatus Partners

**NORTH ELEVATION**

SCALE 3/16" = 1'-0"

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



**SOUTH ELEVATION**

SCALE 3/16" = 1'-0"

Lot 8 - South Elevation (vs. 1)

Capitola, Napa  
Mercatus Partners

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



**SOUTH ELEVATION**

SCALE 3/16" = 1'-0"

Lot 8 - South Elevation (vs. 2)

Capitola, Napa  
Mercatus Partners

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



**WEST ELEVATION**

SCALE 3/16" = 1'-0"

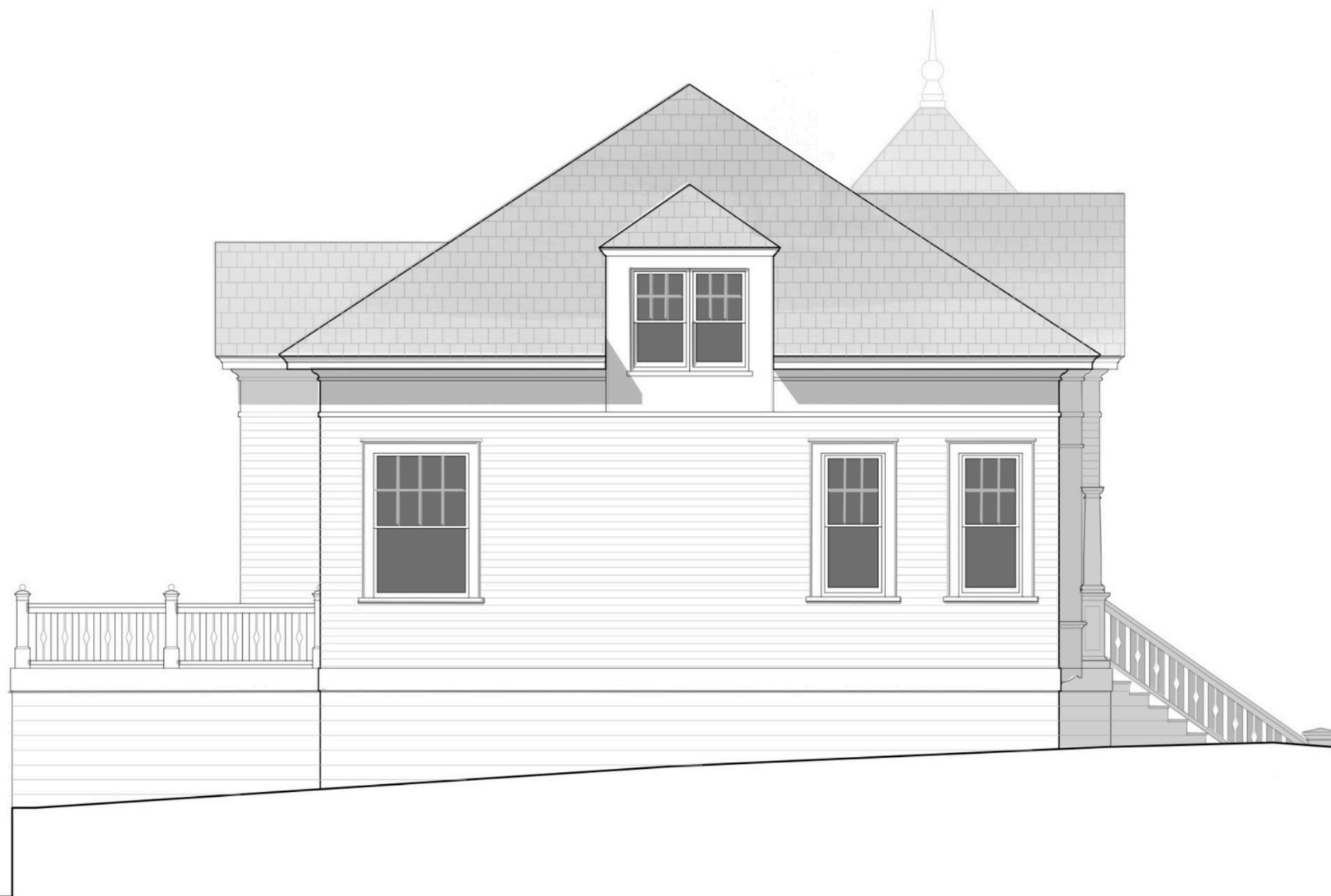
**Lot 8 - West Elevation**

Capitola, Napa  
Mercatus Partners

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 8 - East Elevation

Capitola, Napa  
Mercatus Partners

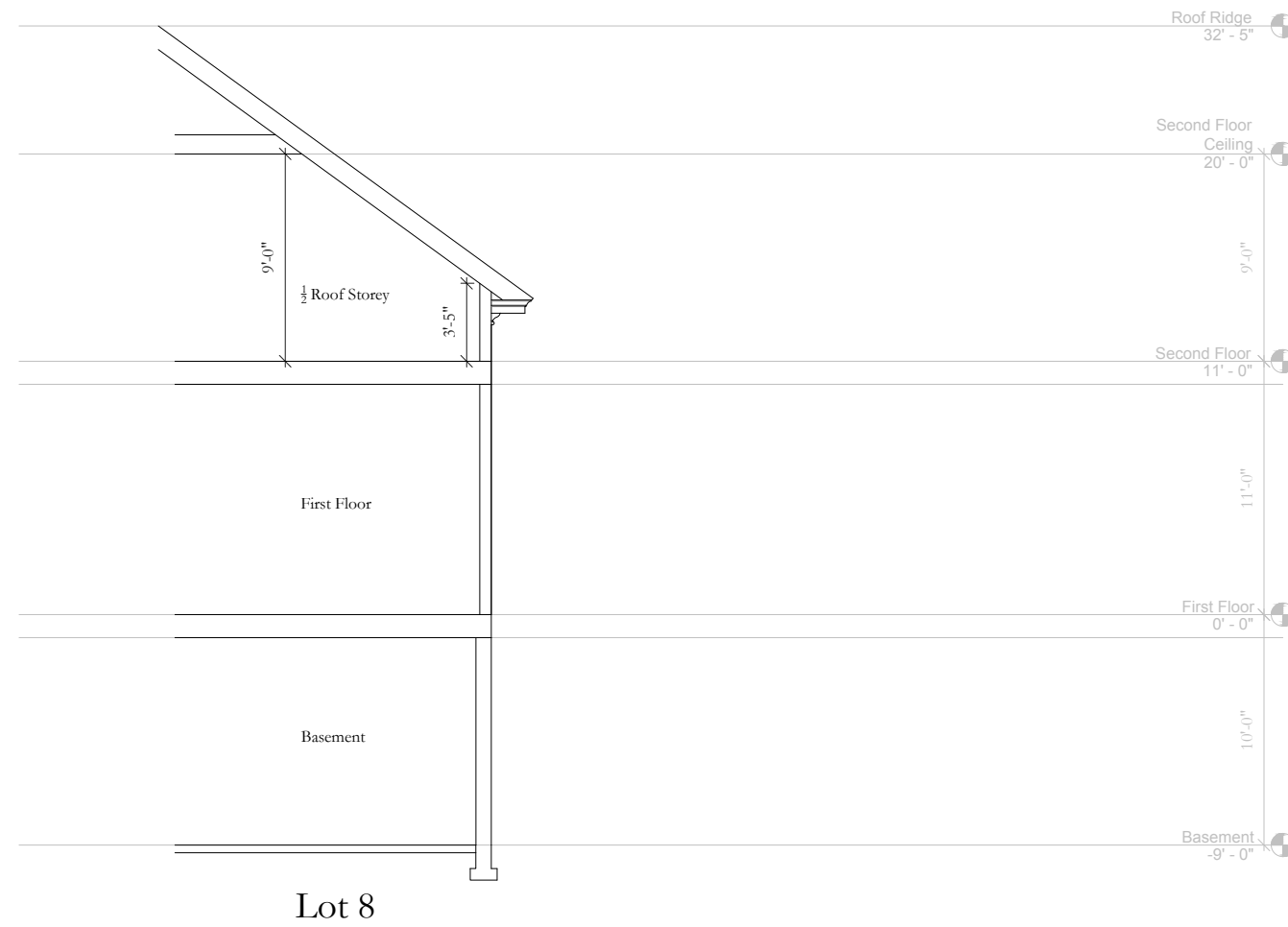
**EAST ELEVATION**

SCALE 3/16" = 1'-0"

January 30, 2026



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



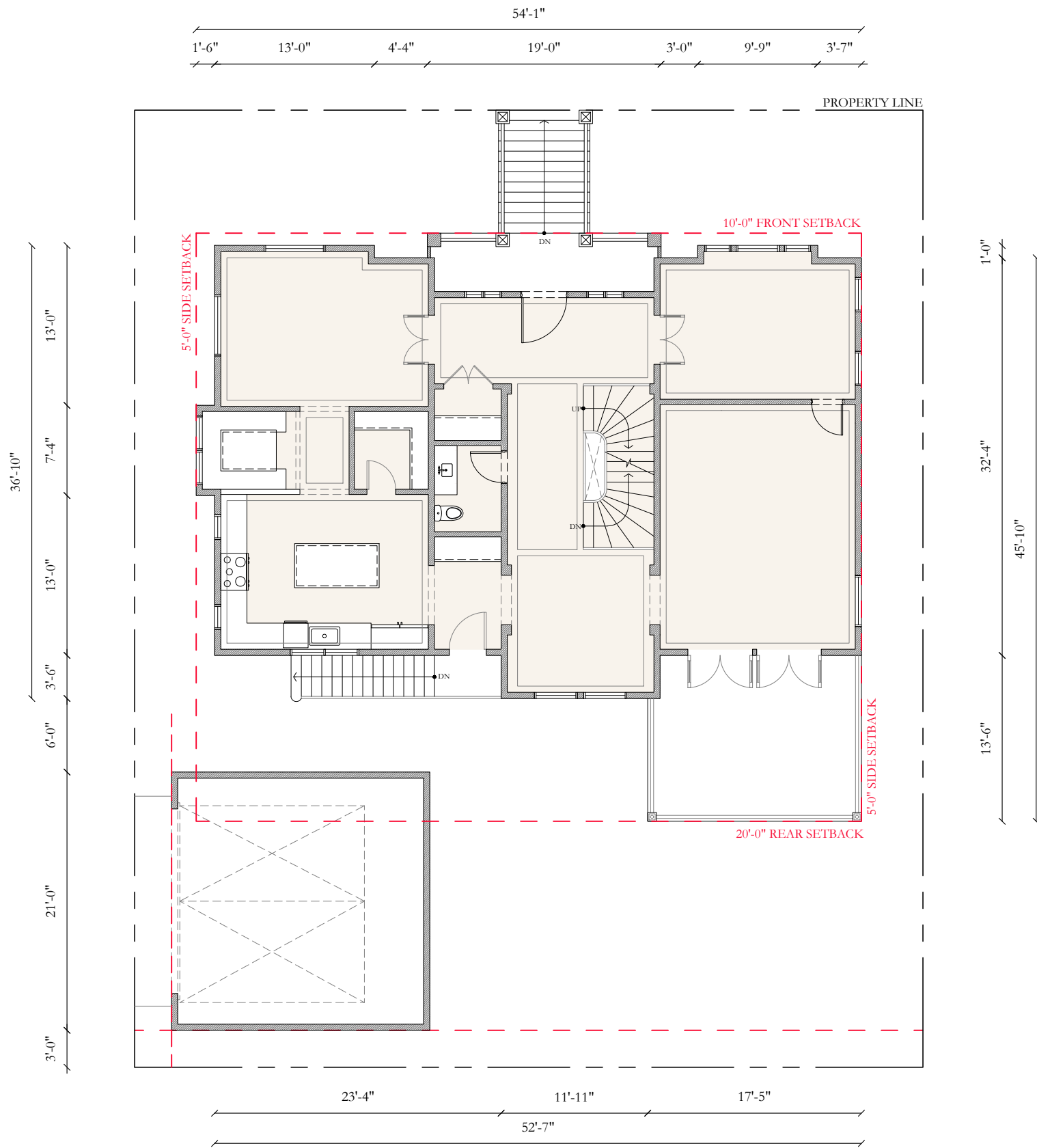
Lot 8



Lot 8 Section

SCALE 1/8" = 1'-0"

Project: Capitola,  
Location: Napa California  
New Urban Design Group Inc.



Lot Coverage:

2,238 SF Total Footprint = 44.9%  
4,988 SF Lot Area

 **FIRST FLOOR SITE PLAN**  
SCALE 3/32" = 1'-0"

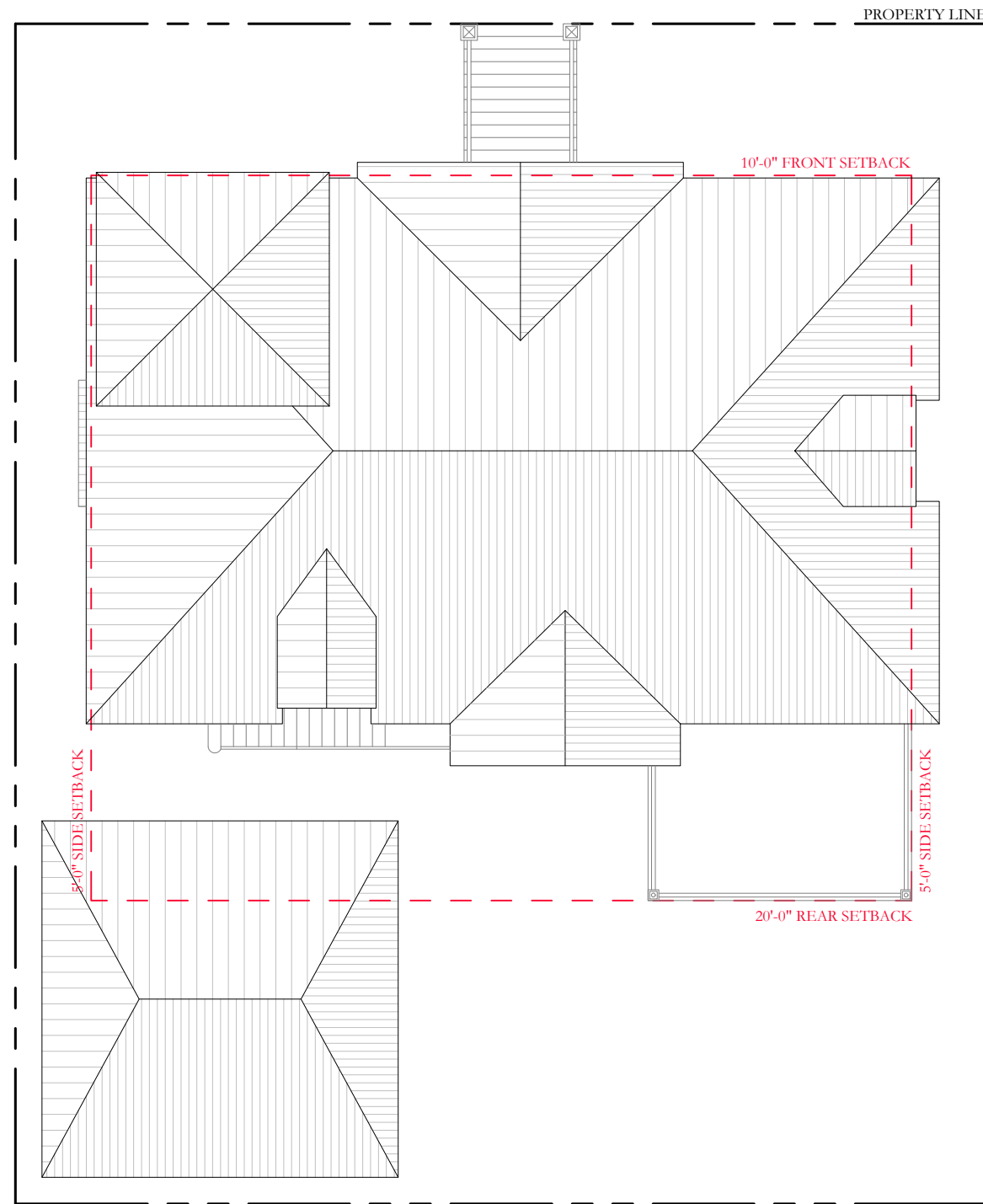
January 30, 2026

### Lot 8 - Roof Plan

Capitola, Napa  
Mercatus Partners



**NEW URBAN DESIGN GROUP**  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Lot 8 - First Floor Plan

Capitola, Napa  
Mercatus Partners

 **ROOF PLAN**  
SCALE 3/32" = 1'-0"

January 30, 2026





Total Square Feet: 1640sf

**FIRST FLOOR PLAN**  
SCALE 1/8" = 1'-0"

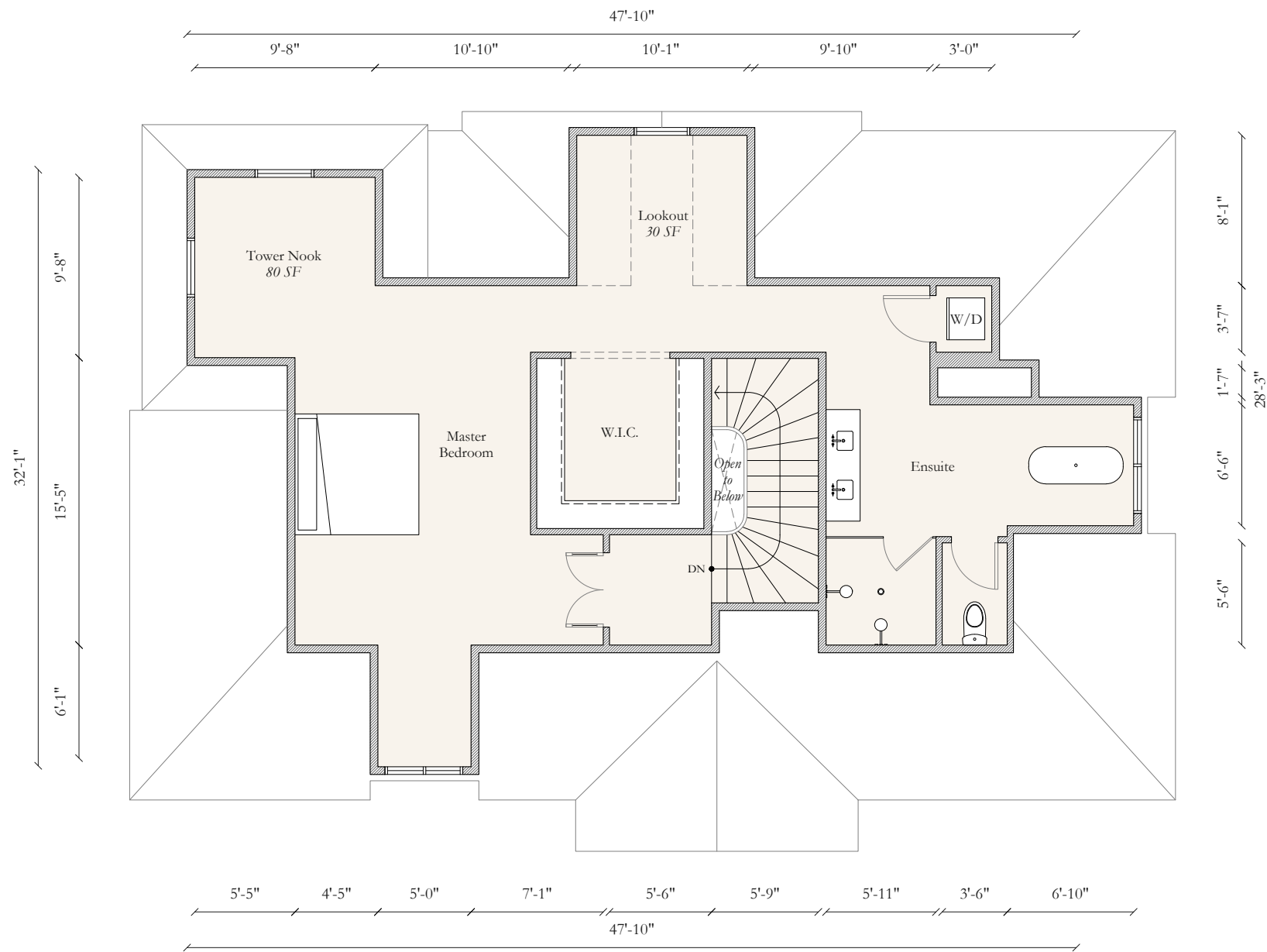
January 30, 2026

### Lot 8 - Roof Storey Floor Plan

Capitola, Napa  
Mercatus Partners



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Total Square Feet: 735sf

**SECOND FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

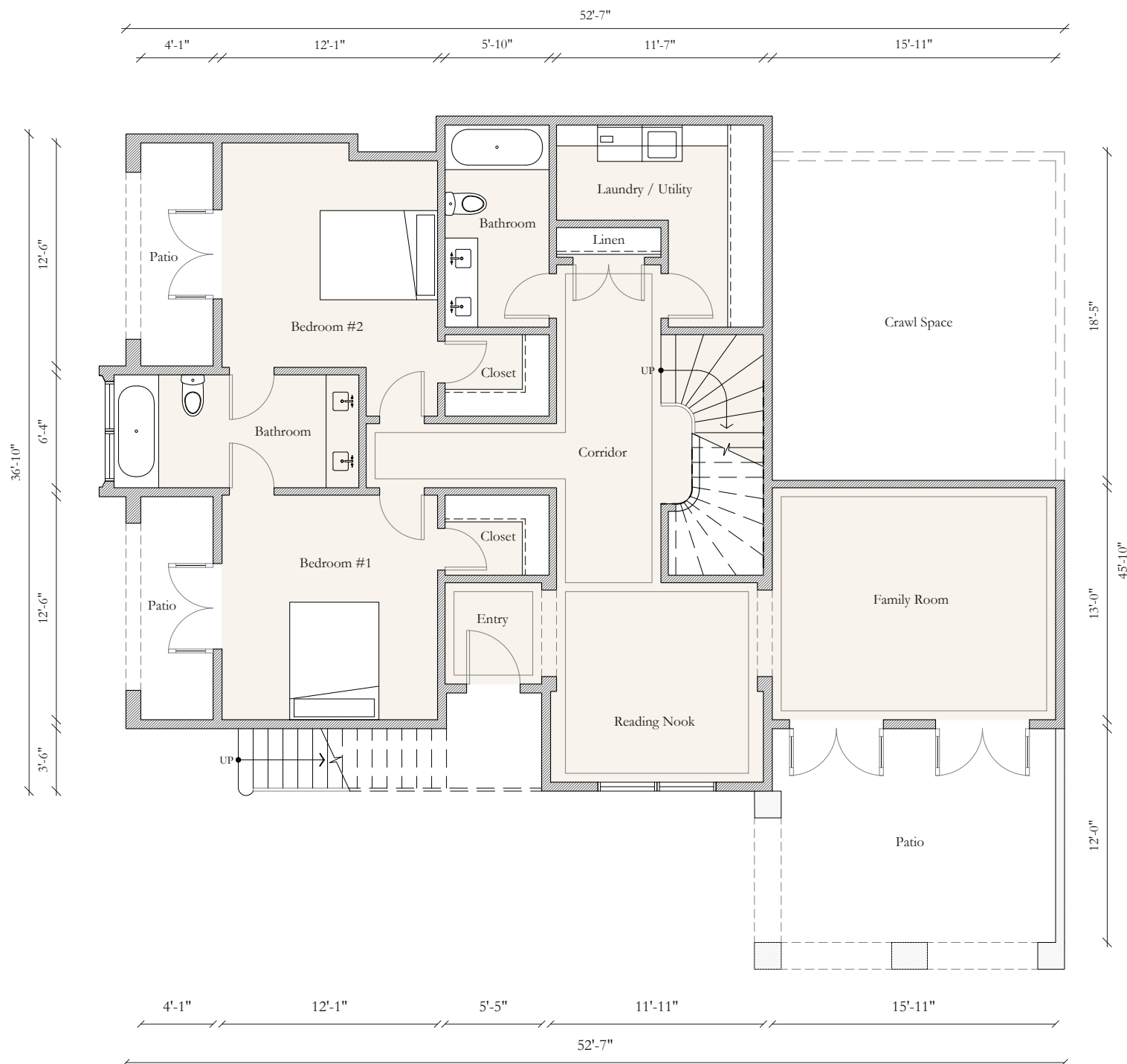
January 30, 2026

**Lot 8 - Roof Storey Floor Plan**

Capitola, Napa  
Mercatus Partners



NEW URBAN DESIGN GROUP  
URBAN PLANNING & DESIGN | LAND DEVELOPMENT



Total Square Feet: 1365sf  
**BASEMENT FLOOR PLAN**  
 SCALE 1/8" = 1'-0"

Lot 8 - Basement Floor Plan (vs.1)

Capitola, Napa  
Mercatus Partners

January 30, 2026



Lot 8 Materials List

**Exterior Cladding:**

- Exterior Walls:* 4" Siding (concrete board)
- Chimney:* Accent Stucco (Semi Smooth Finish)
- Base:* Rusticated smooth stucco finish
- Trim:* Wood or Wood Look concrete board
- Roofing:* Architectural Asphalt Shingles

**Colour Scheme:**

- Stucco:* Light Green
- Wood Accent beams:* White
- Roofing:* Grey - Dark Grey
- Concrete:* Earth Tone Grey/Earth tones

**Window Styles**

- Vertical Slider*
- Divided Lights (SDL)*

**Inspirational Precedent Imagery**



Accent Stucco finish



Siding, windows, trim



Siding, trim



Siding, Trim



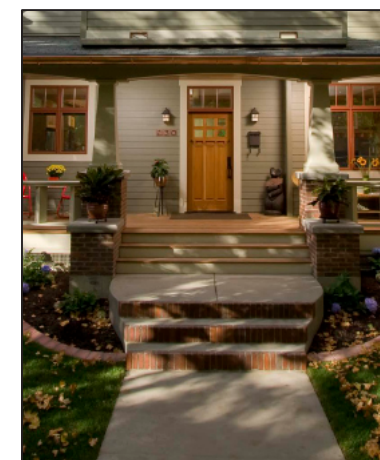
Rustication on foundation



Retaining Wall



Soffit, Moulding, Trim, window



Siding, concrete, brick work



Window style

Lot 8 - Materials

Capitola, Napa  
Mercatus Partners

September 03, 2025