

# FOUR 40 WEST

## WEST SACRAMENTO, CALIFORNIA



Plan 2E

Plan 2  
Elevation B

Plan 2E



Plan 1E

Plan 1  
Elevation B

Plan 1E



Plan 2E

Plan 2  
Elevation A

Plan 2E



Plan 1E

Plan 1  
Elevation A

Plan 1E



Plan Type	QTY	%
<b>Plan 1</b>		
Front Load	2	2%
Rear Load	9	8%
<b>Plan 1E</b>		
Front Load	0	0%
Rear Load	16	15%
<b>Plan 2</b>		
Front Load	6	6%
Rear Load	25	24%
<b>Plan 2E</b>		
Front Load	9	8%
Rear Load	39	37%
<b>Total</b>	<b>106</b>	<b>100%</b>

**PLAN MATRIX**



BUILDING SUMMARY							
	LOWER FLOOR	MAIN FLOOR	UPPER FLOOR	TOTAL LIVING	ROOF DECK	GARAGE	TOTAL
PLAN 1							
ELEVATION A/B	243	604	554	1401	0	266	1722
PLAN 1E							
ELEVATION A/B	347	604	560	1511	0	266	1777
PLAN 2							
ELEVATION A/B	243	865	777	1485	0	500	2435
ROOF DECK OPT.	243	865	783	1441	744	500	3185
PLAN 2E							
ELEVATION A/B	347	865	777	1494	0	500	2469
ROOF DECK OPT.	243	865	780	1436	744	500	3122

PROJECT INFORMATION	
PROJECT NAME:	Four40 West
LOCATION:	WEST SACRAMENTO, CA 95823
PROJECT TYPE:	SINGLE FAMILY DETACHED
OCCUPANCY GROUP:	R-3 / U
TYPE OF CONSTRUCTION:	TYPE V-B

PROJECT TEAM	
LOCAL JURISDICTION	CITY OF SACRAMENTO 1110 W. CAPITOL AVE, #2 WEST SACRAMENTO, CA 95691 916.617.4683
APPLICANT:	BLACKPINE COMMUNITIES 8880 CAL CENTER DR, STE 350 SACRAMENTO, CA 95826 916.541.1379
OWNER:	BLACKPINE 440 WEST, LLC 8880 CAL CENTER DR, STE 350 SACRAMENTO, CA 95826 916.497.0900
ARCHITECT:	BSB DESIGN, INC. 11211 GOLD COUNTRY BLVD, SUITE 101 GOLD RIVER, CA 95670 916.941.0990
CIVIL:	BURRELL CONSULTING GROUP 1001 ENTERPRISE WAY, #100 ROSEVILLE, CA 95678 916.999.9157
LANDSCAPE:	FUHRMAN LEAMY LAND GROUP 2140 PROFESSIONAL DR., #115 ROSEVILLE, CA 95661 916.783.5263

SHEET INDEX	
A0.1	COVER SHEET, CONCEPTUAL STREETSCAPES
A0.2	SITE PLAN, SHEET INDEX, VICINITY MAP
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A1.2	PLAN 1 ELEVATIONS
A1.3	PLAN 1 - FRONT LOAD GARAGE OPTION
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A3.1	PLAN 2 FLOOR PLANS
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A3.3	PLAN 2 FRONT LOAD GARAGE OPTION
A3.4	PLAN 2 ROOF DECK OPTION - ELEVATION A
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A4.5	PLAN 2E ROOF DECK OPTION - ELEVATION B







Plan 2E

Plan 2  
Elevation B

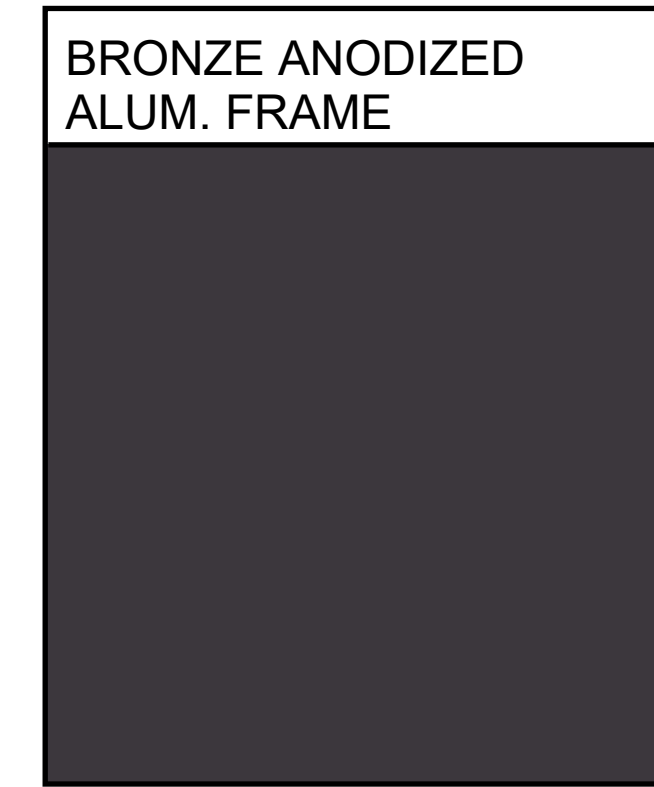
Plan 2E



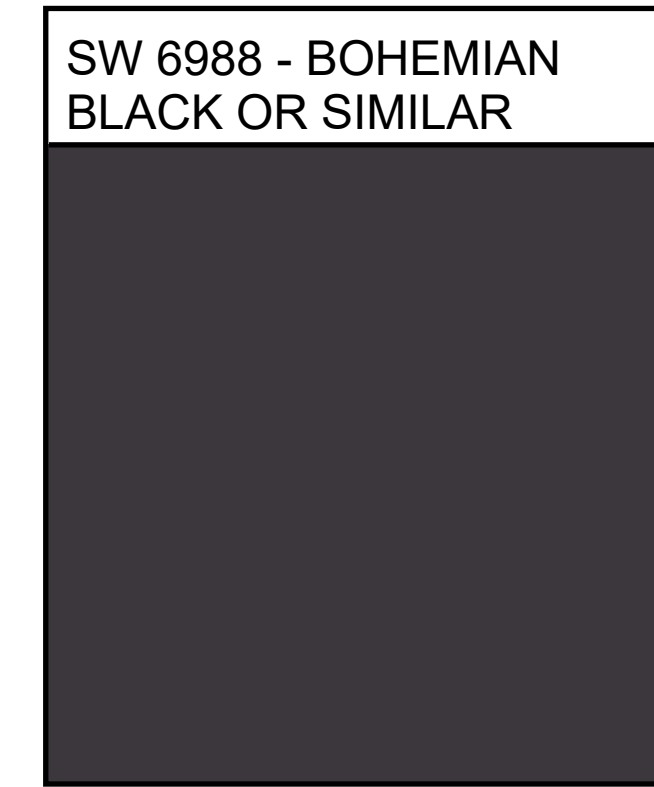
Plan 2E

Plan 2  
Elevation A

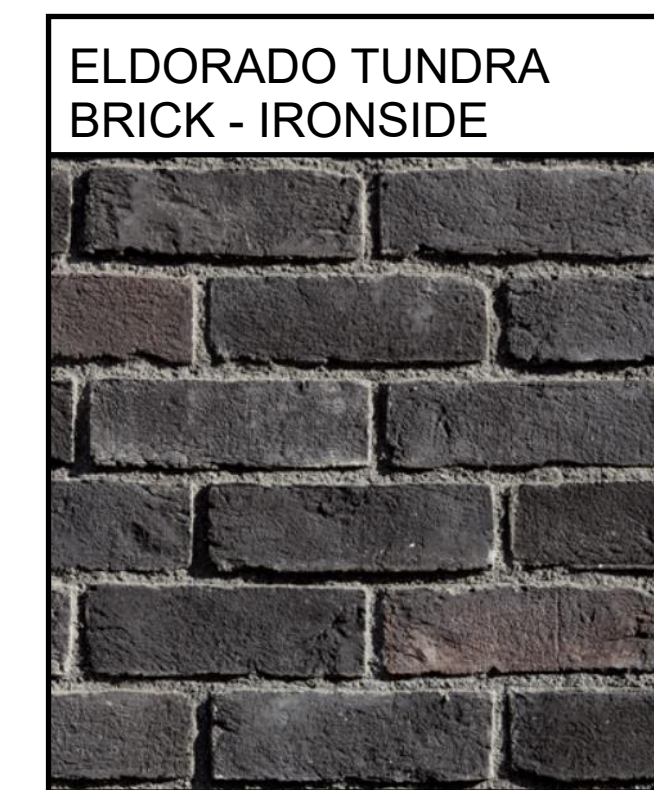
Plan 2E



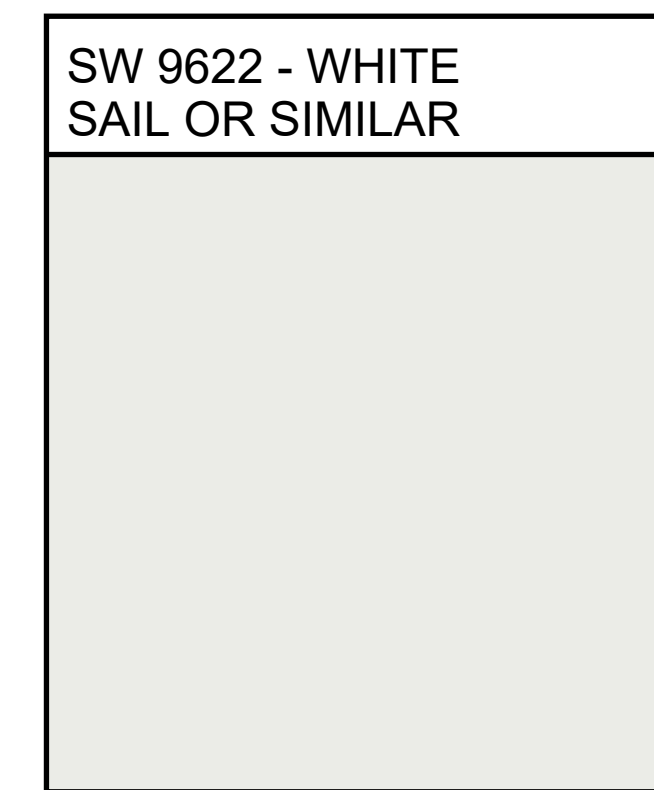
6 WINDOWS/ AWNINGS



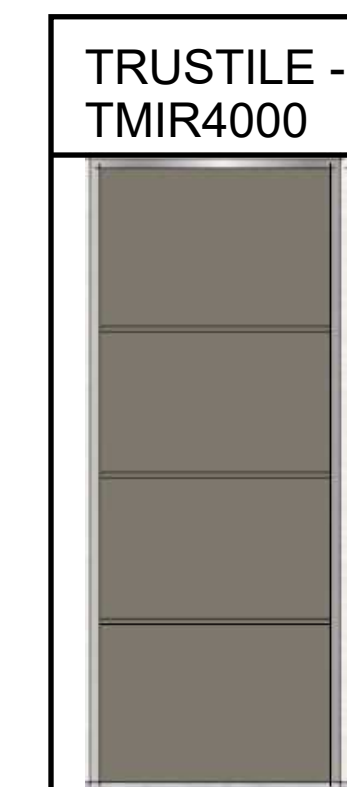
3 SIDING/TRIM ACCENT - 2  
HARDIE PANEL



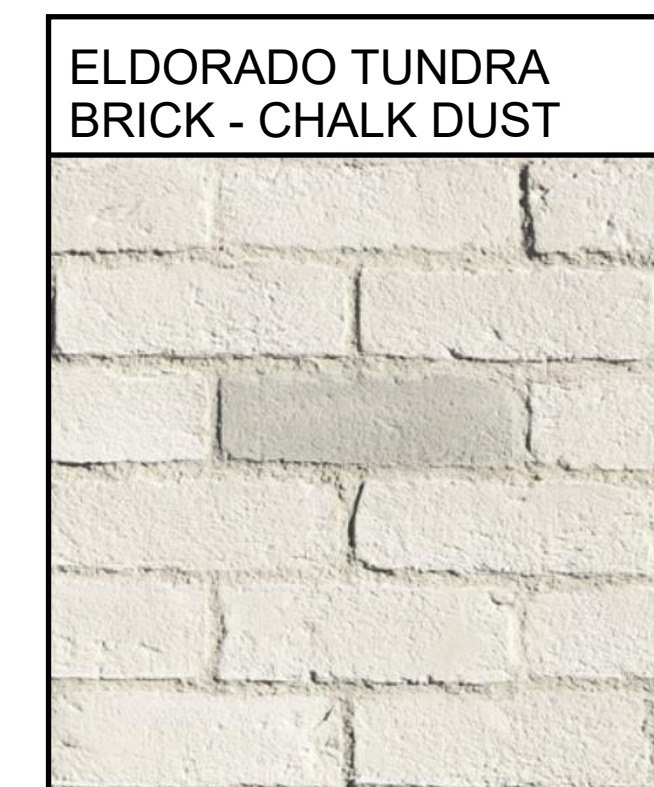
5 BRICK ACCENT - 2



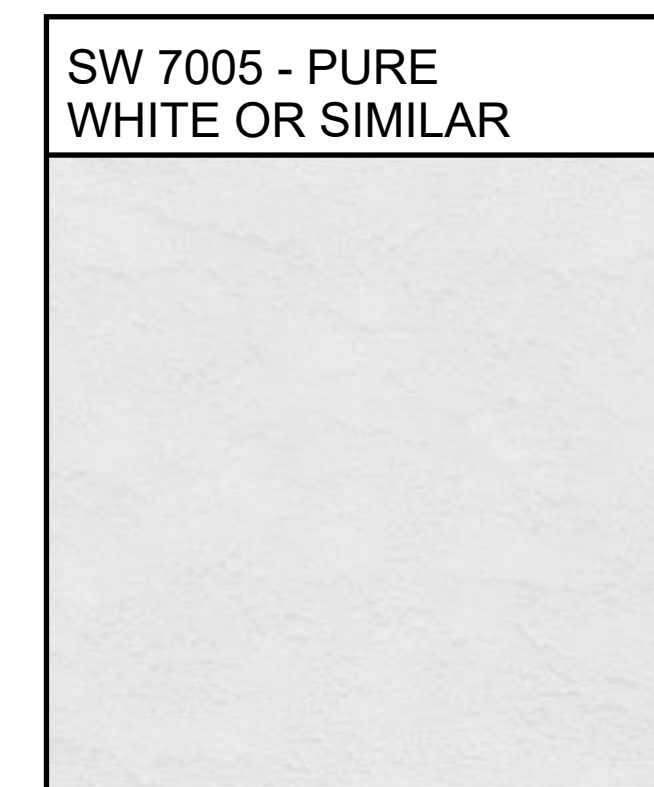
2 SIDING ACCENT - 1  
HARDIE PANEL



7 ENTRY DOORS  
VARYING COLORS

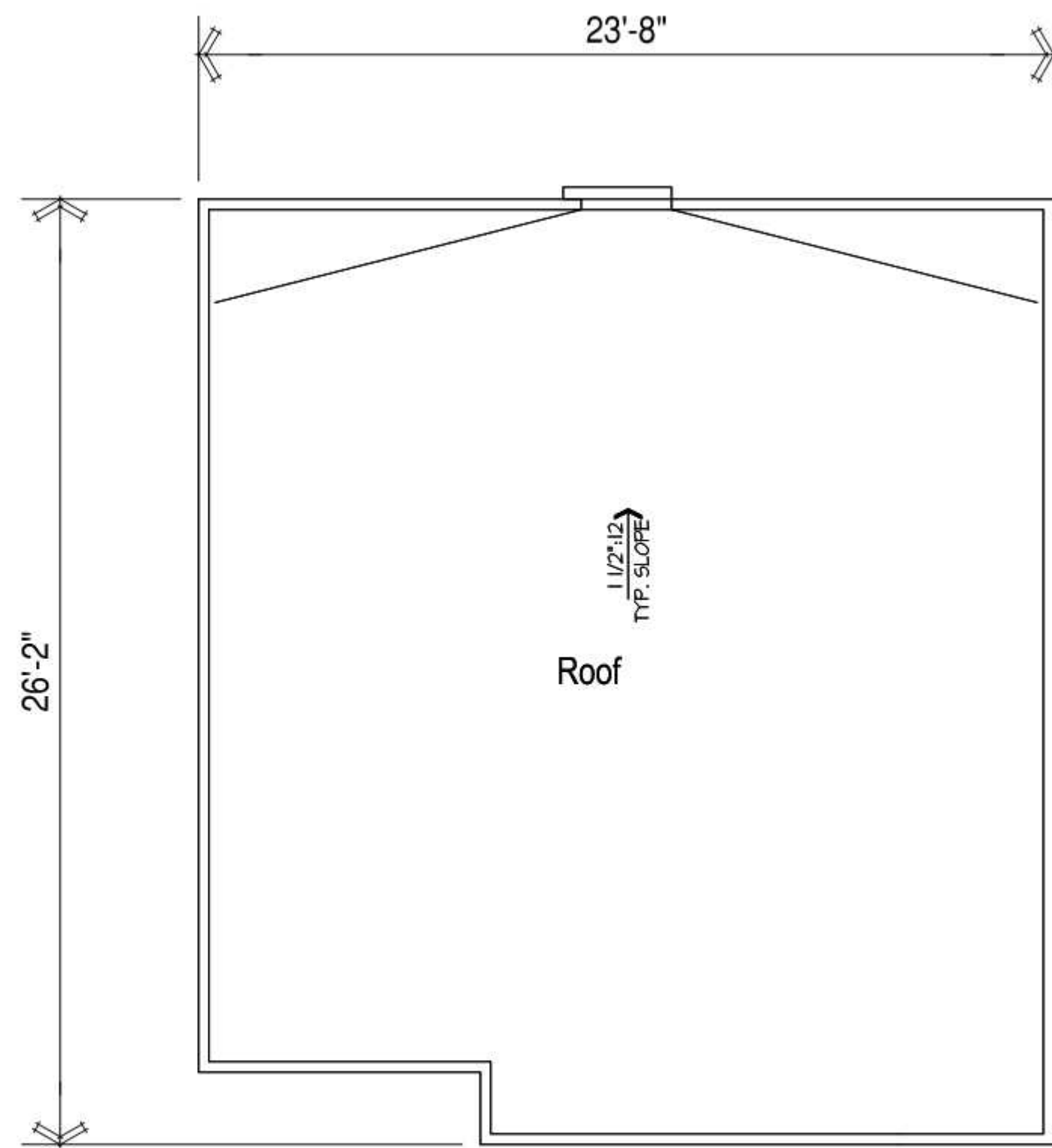


4 BRICK ACCENT - 1



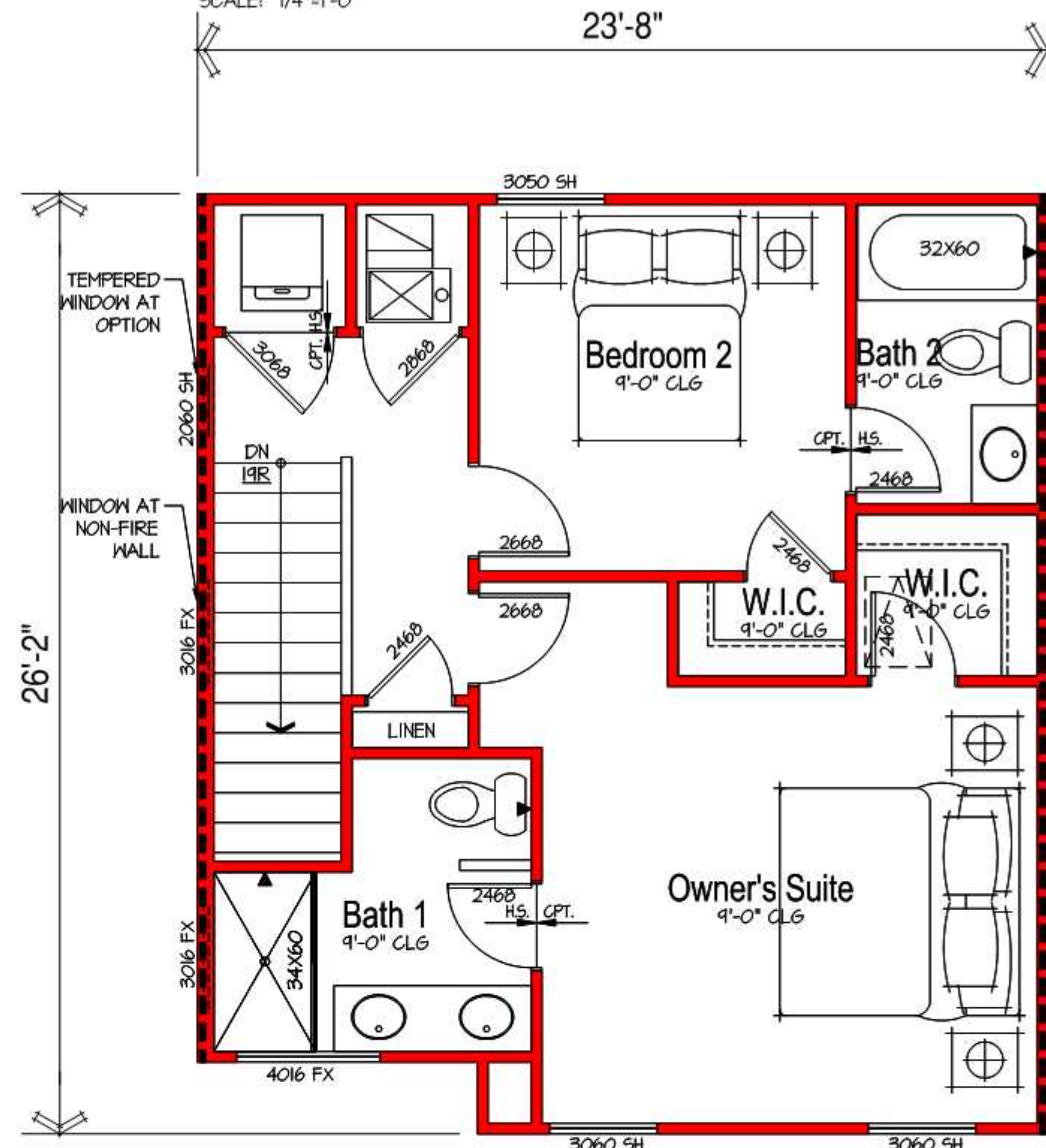
1 STUCCO WALL - MAIN





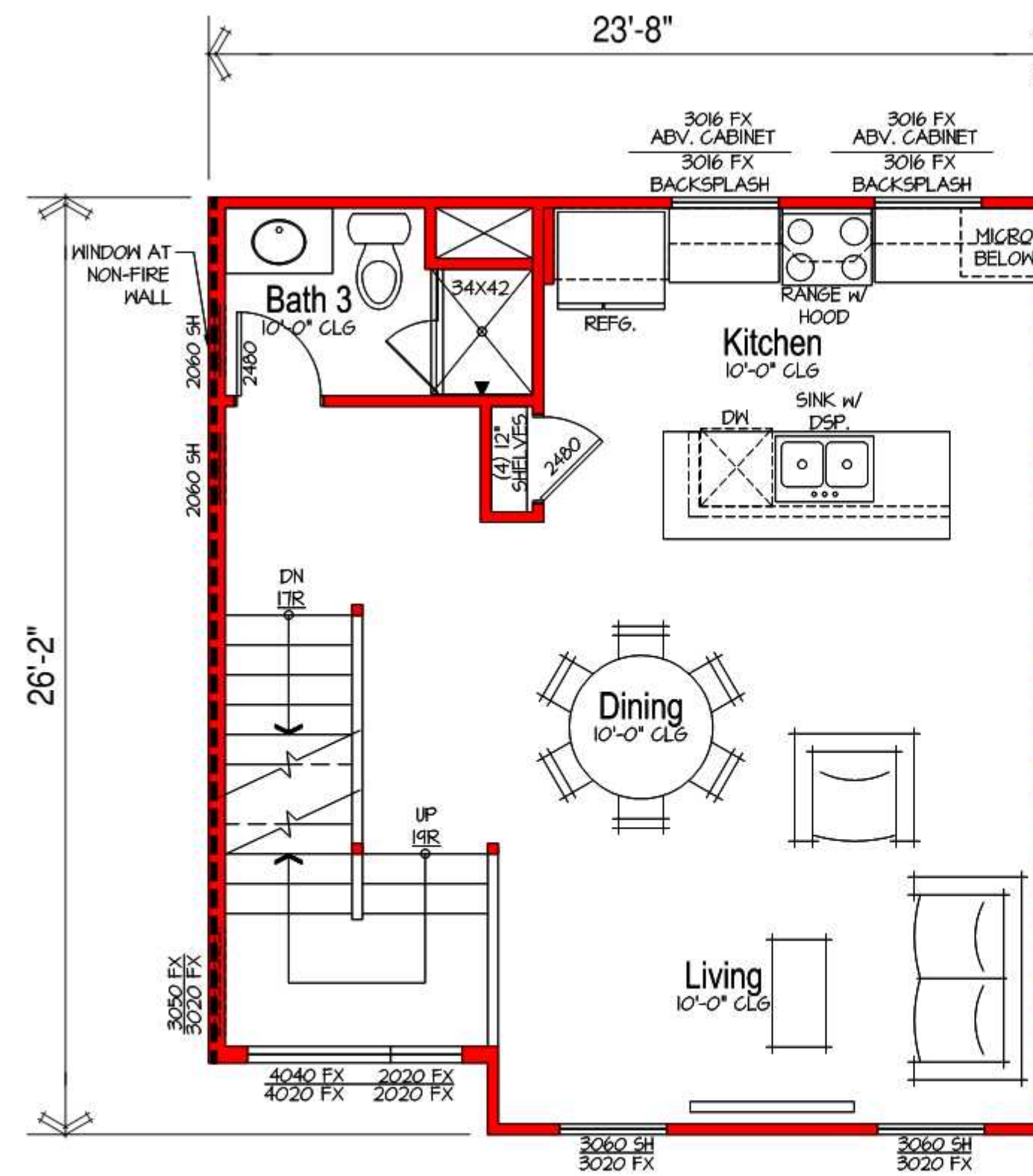
**Roof Plan**

SCALE: 1/4"=1'-0"



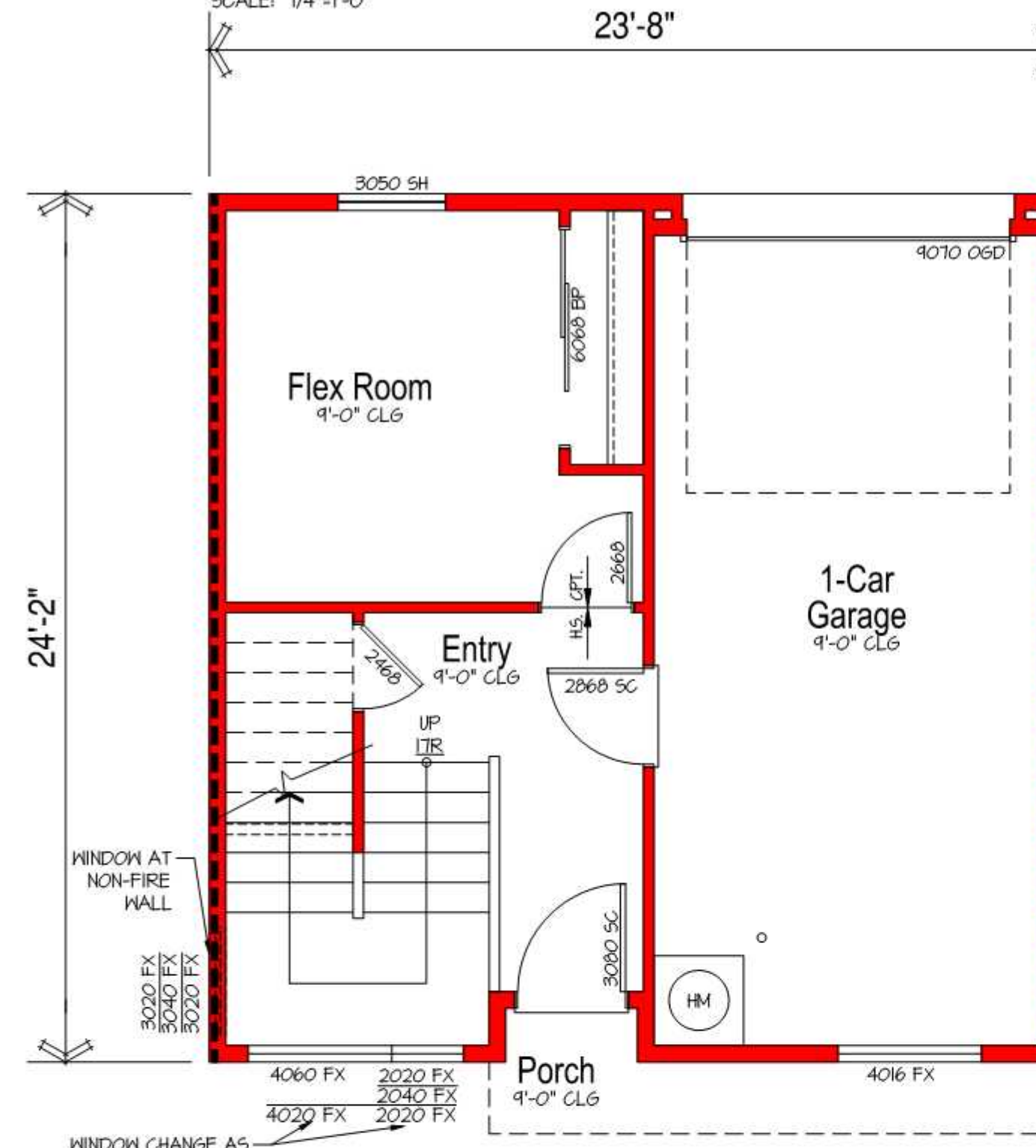
**Upper Floor Plan**

SCALE: 1/4"=1'-0"



**Main Floor Plan**

SCALE: 1/4"=1'-0"



**Lower Floor Plan**

SCALE: 1/4"=1'-0"

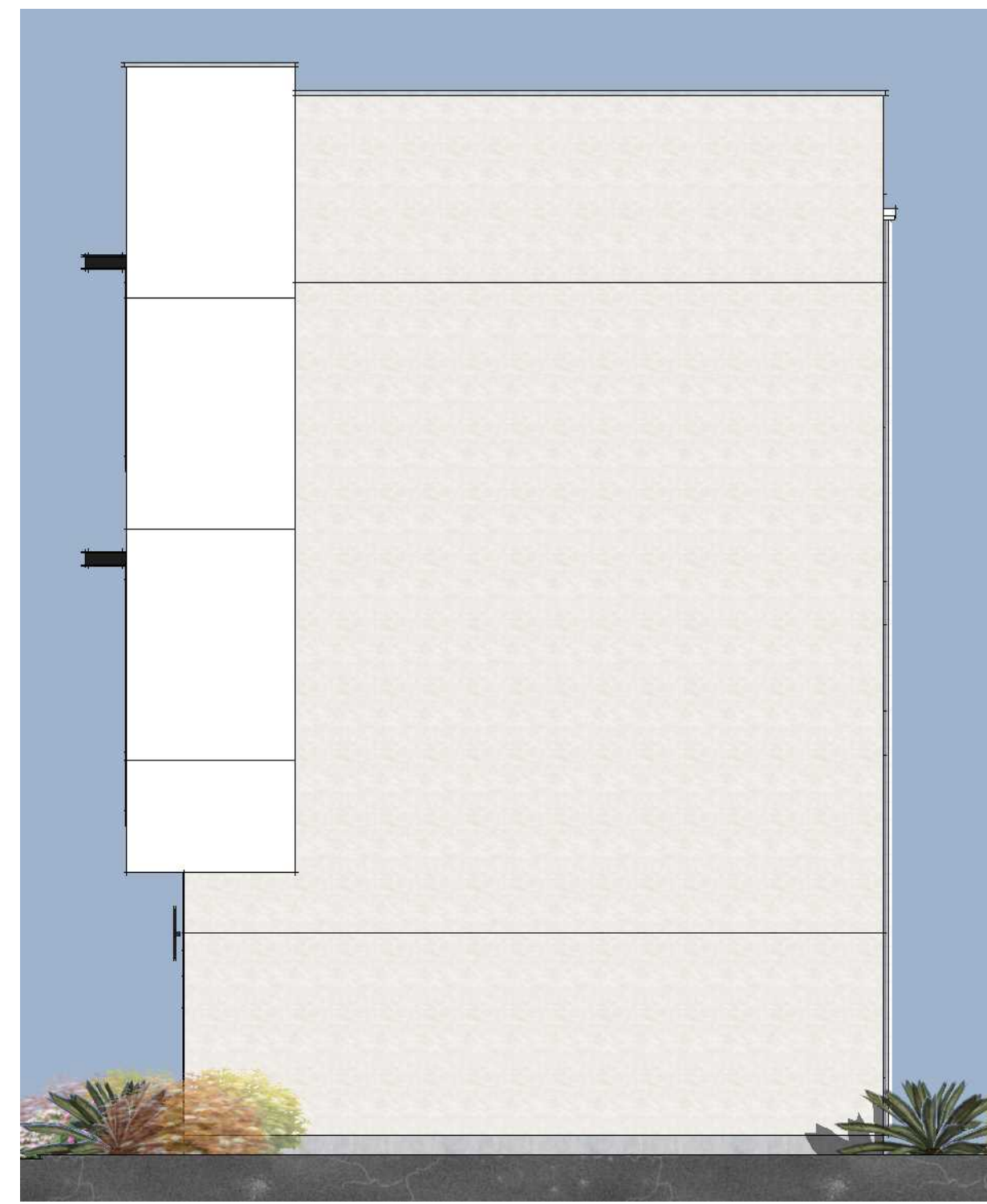
**SQUARE FOOTAGES**

FIRST FLOOR LIVING	243
SECOND FLOOR LIVING	604
THIRD FLOOR LIVING	554
TOTAL LIVING	1456
GARAGE	266

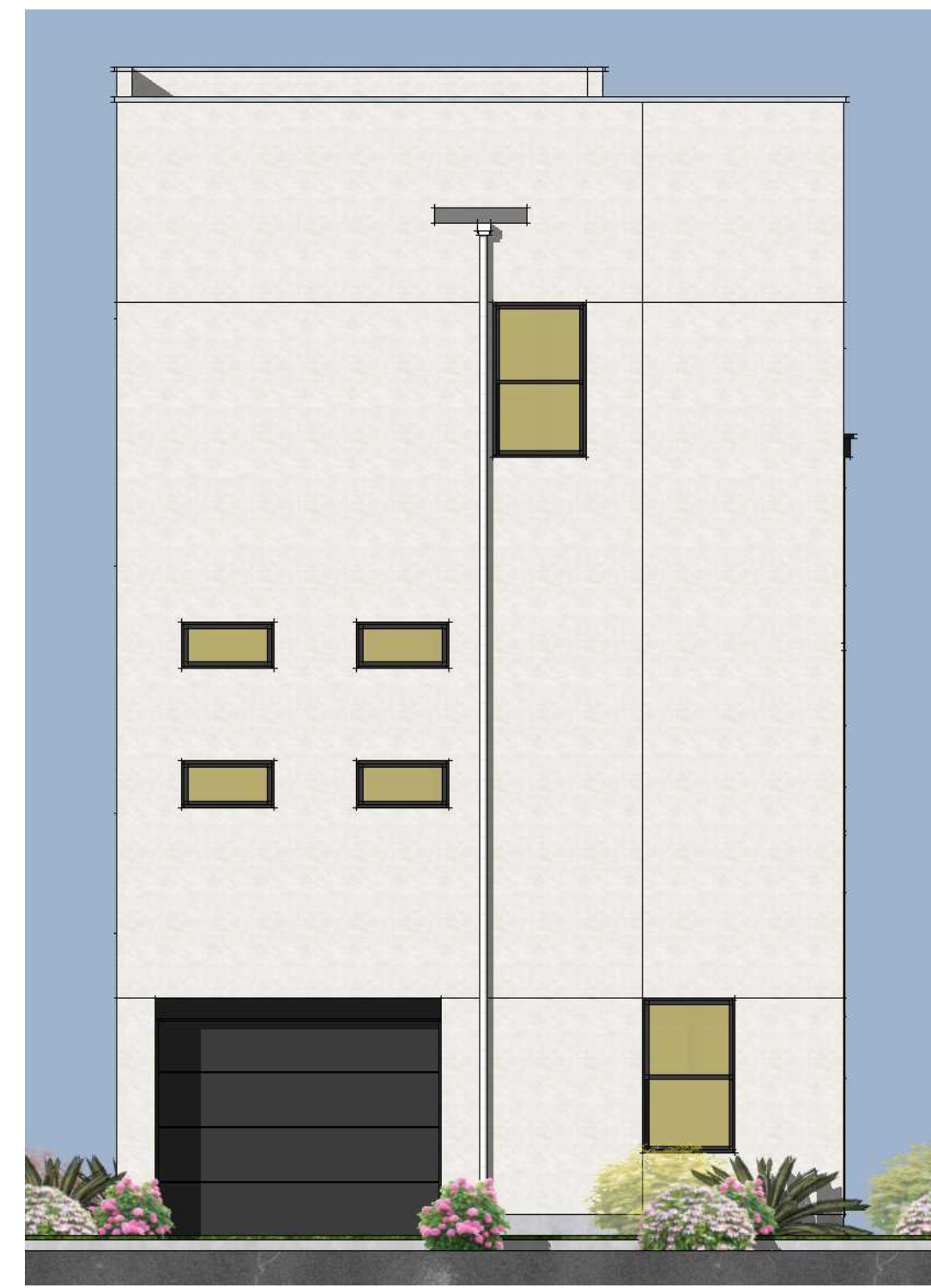
Plan 1

floor plan  
Scale: 1/4" = 1'-0"

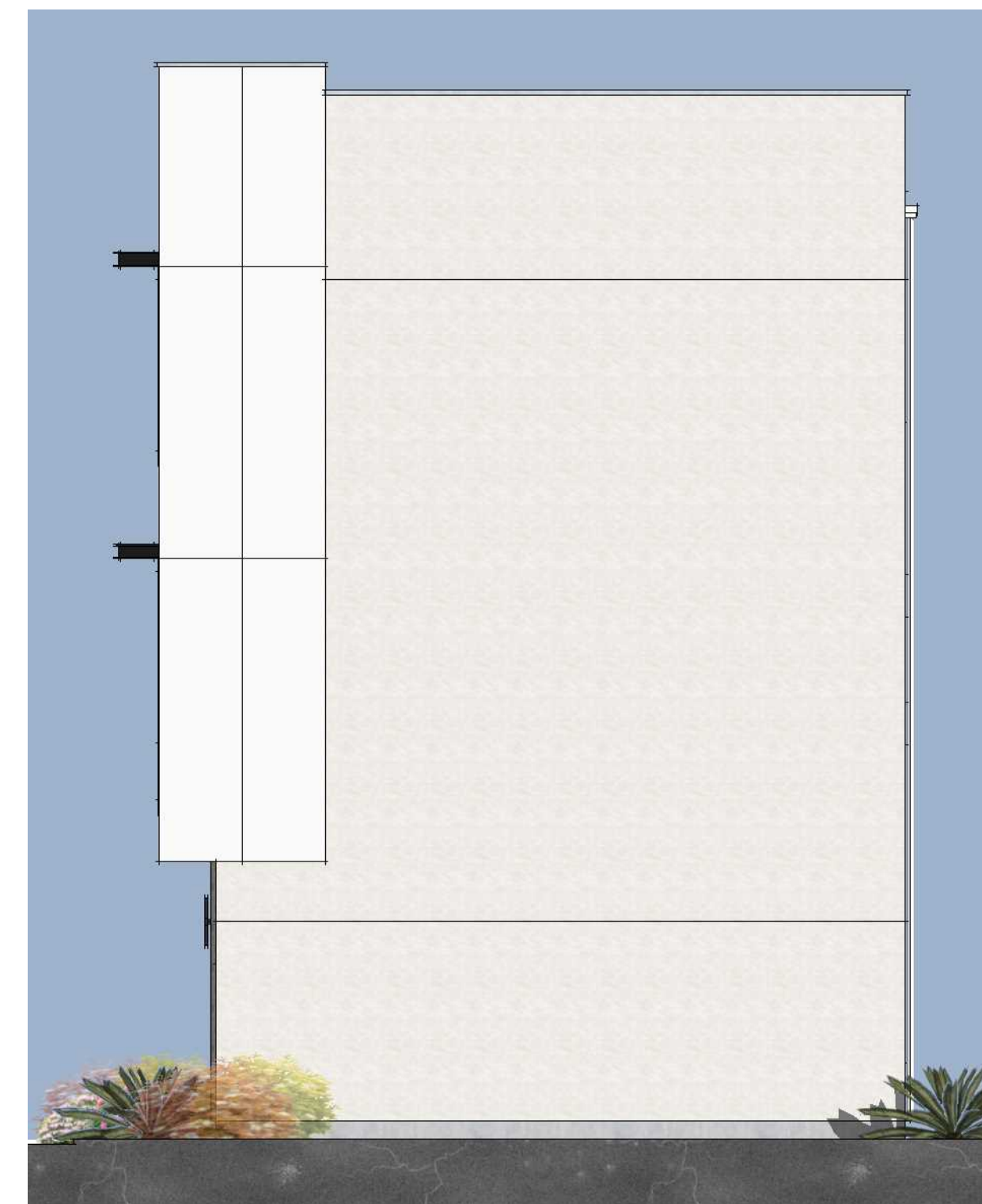




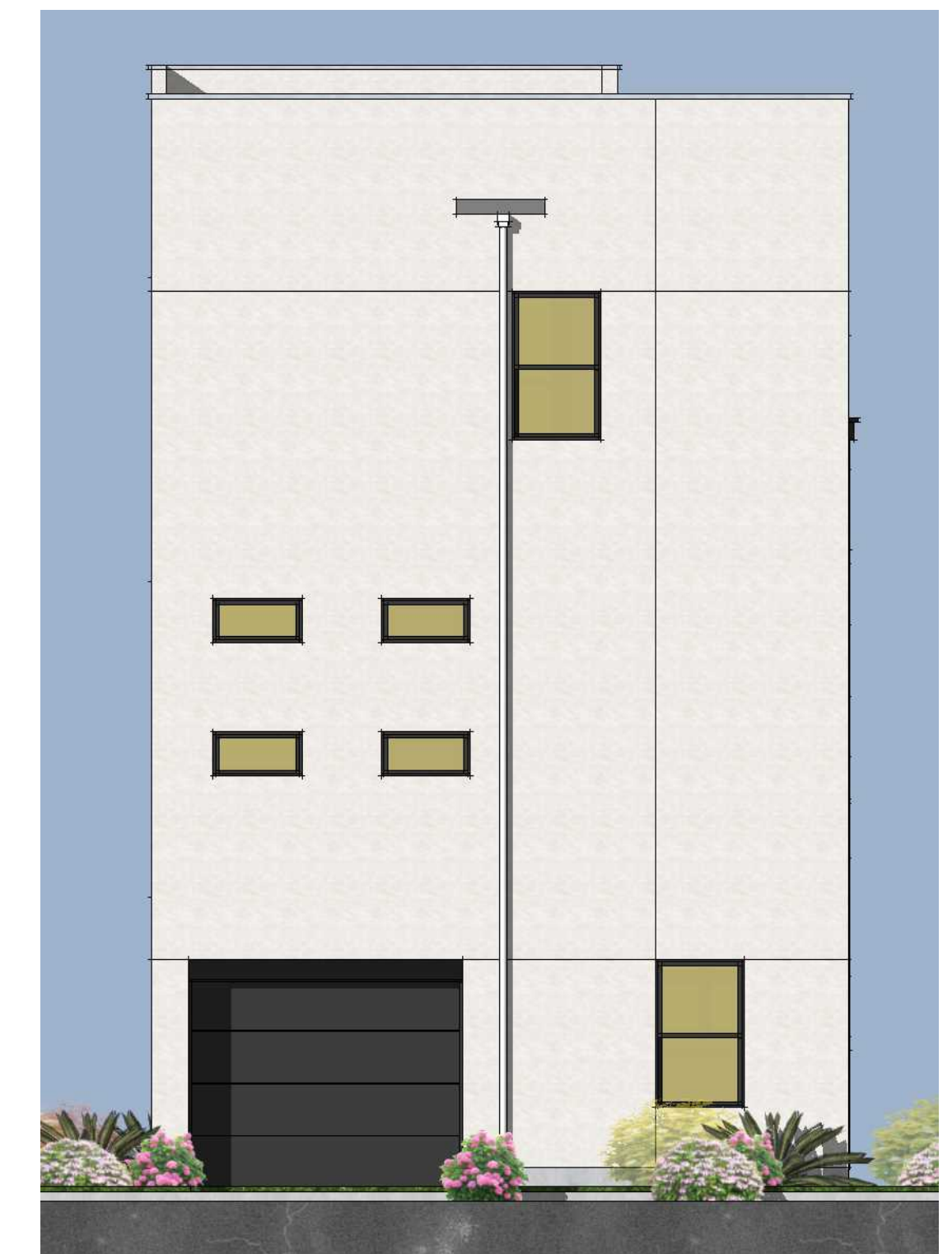
right



rear



right



rear



left



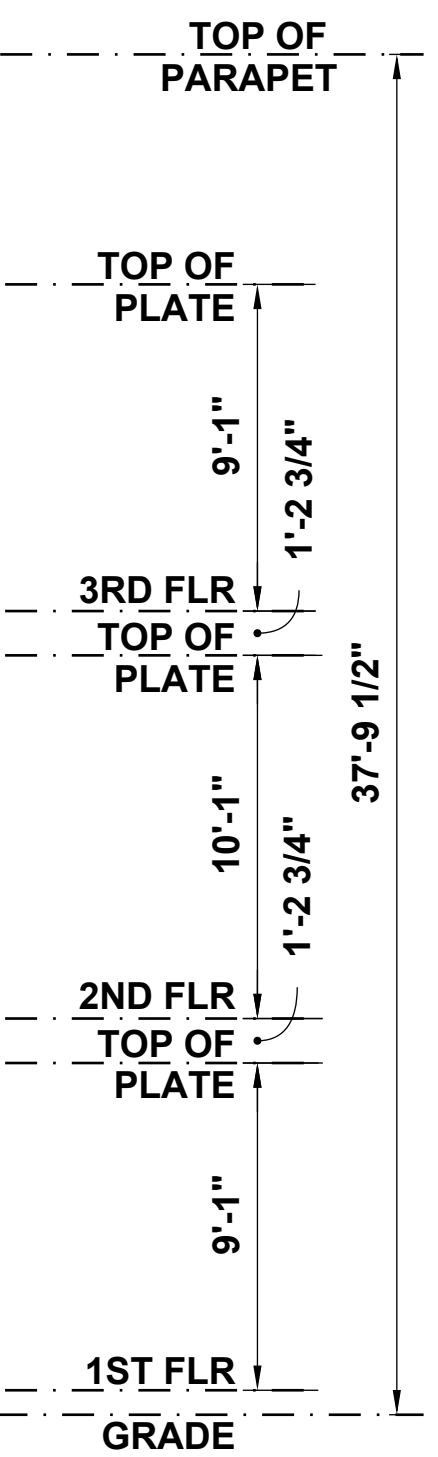
front



left



front

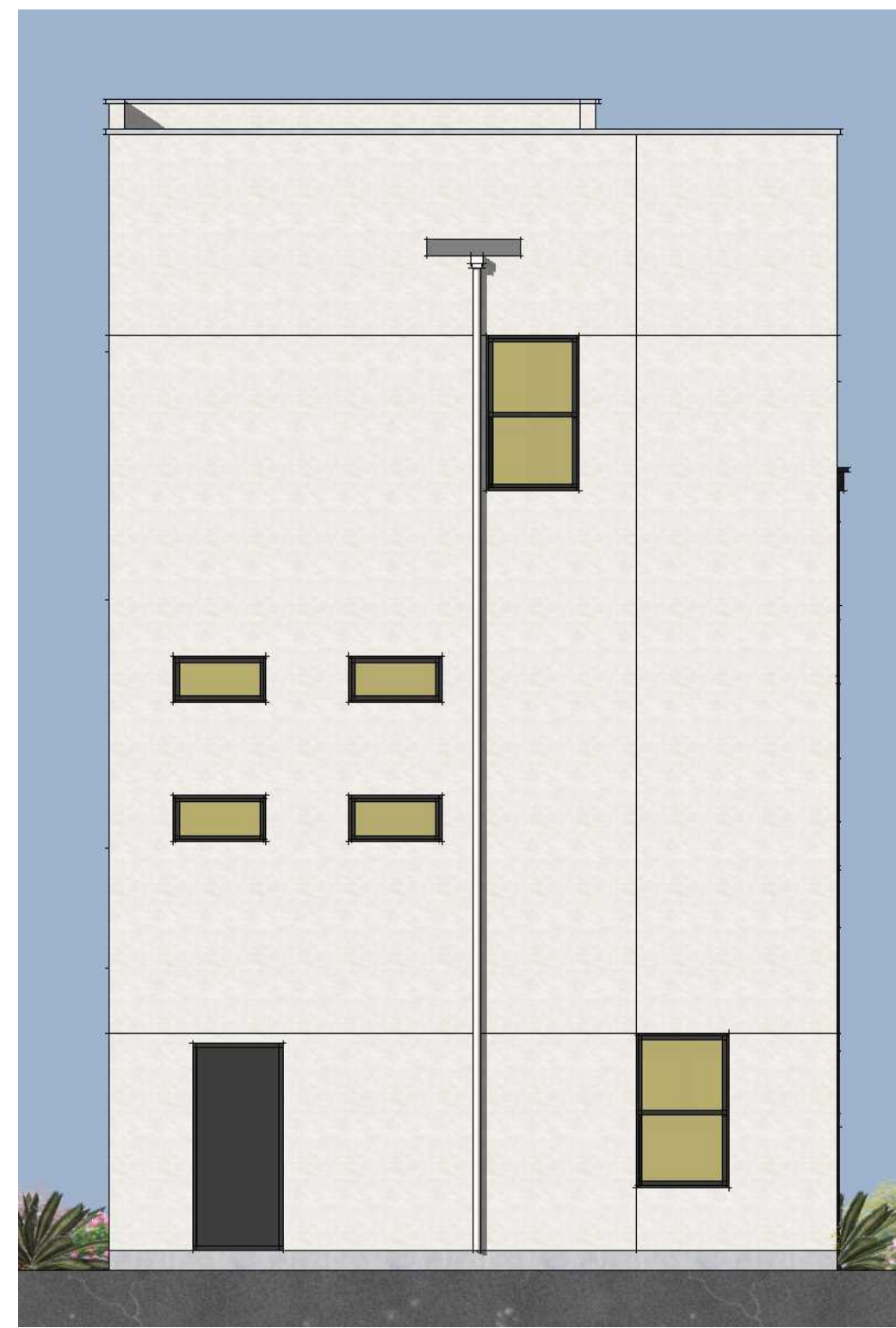


style B

Plan 1

style A





rear



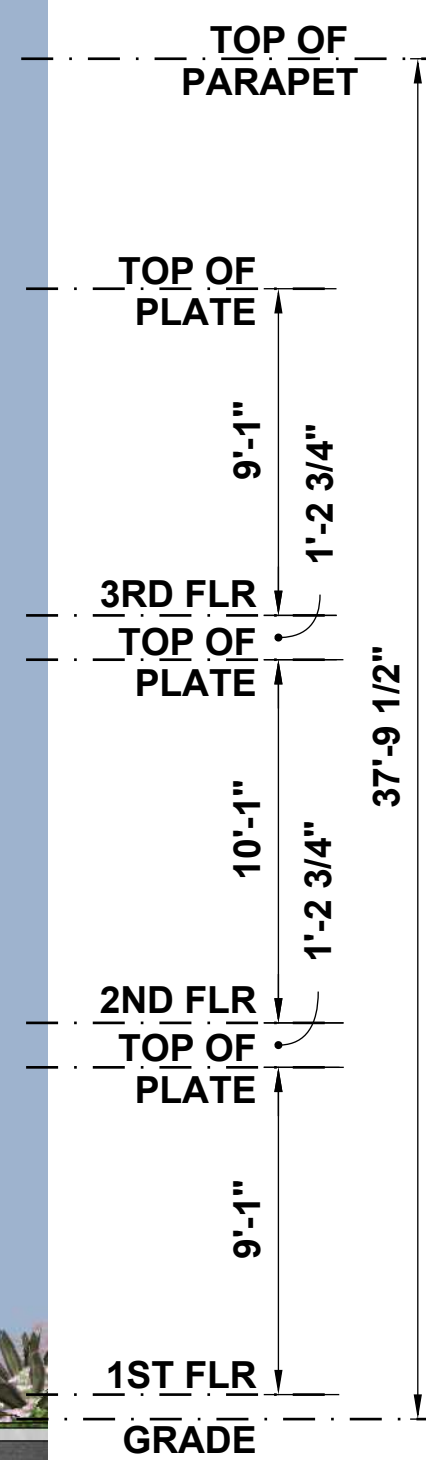
rear



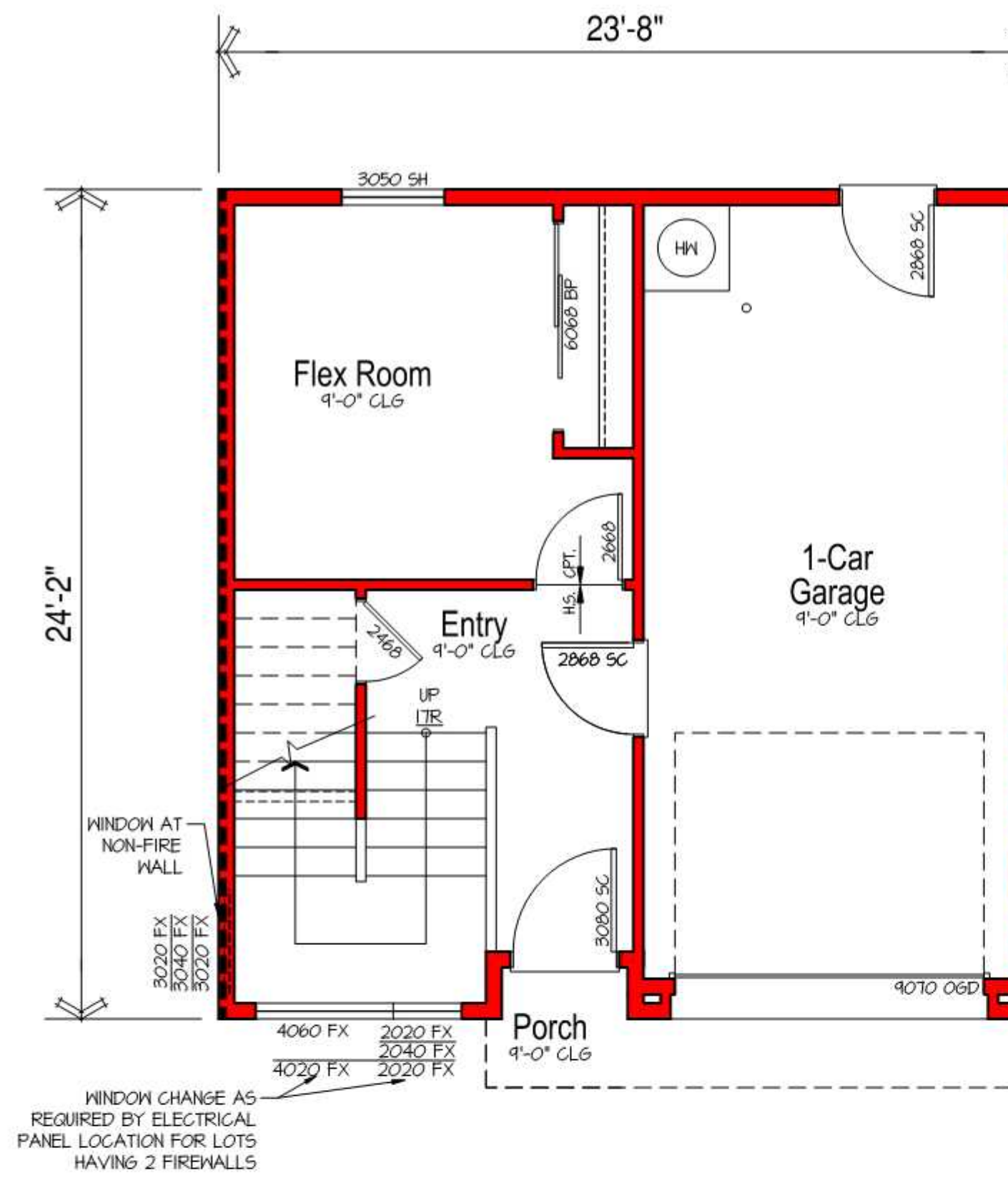
front style B



front style A



Plan 1  
front load garage option  
Scale: 3/16" = 1'-0" & 1/4" = 1'-0"

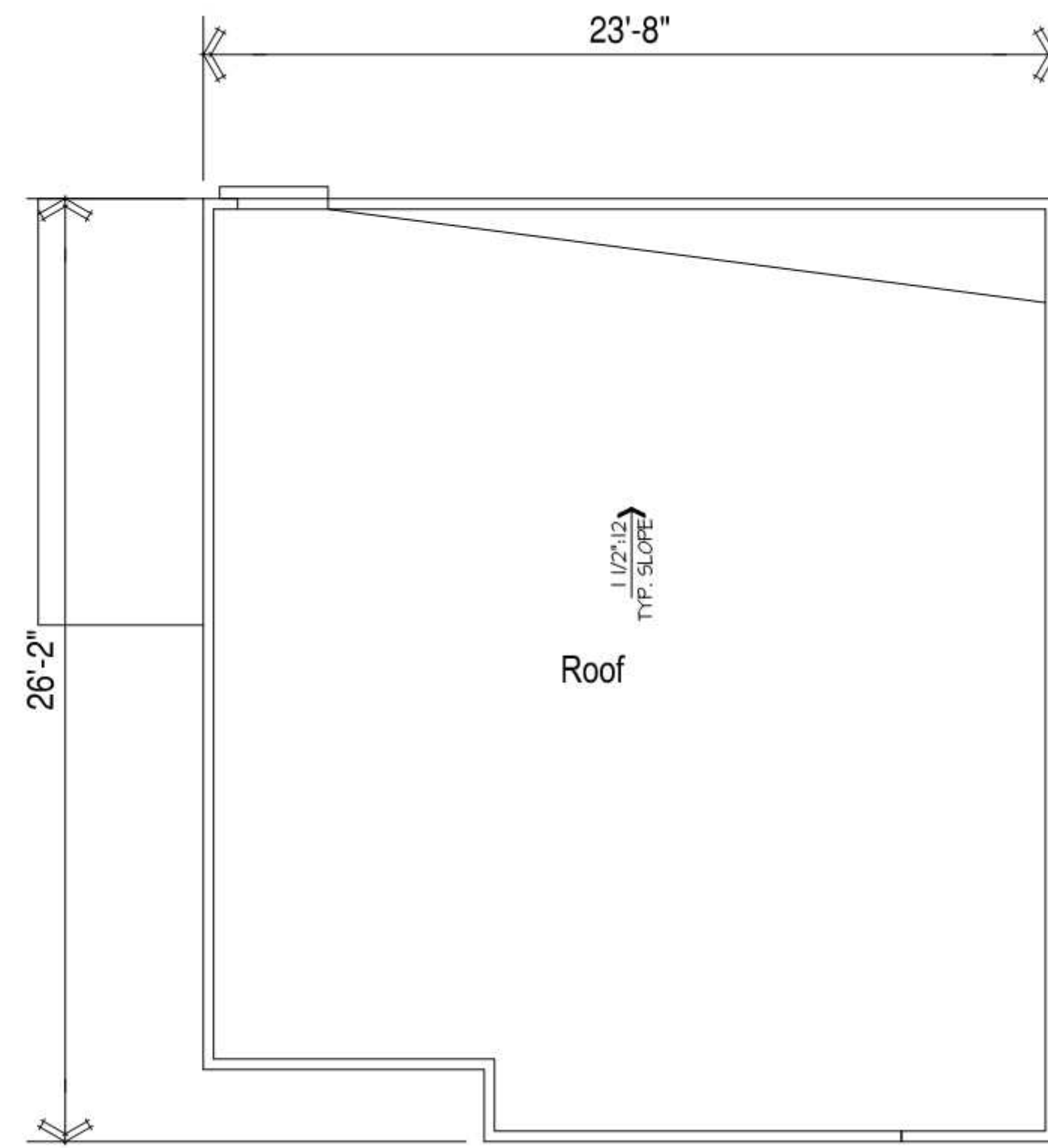


Front Load Garage Option  
Lower Floor Plan

SCALE: 1/4"=1'-0"

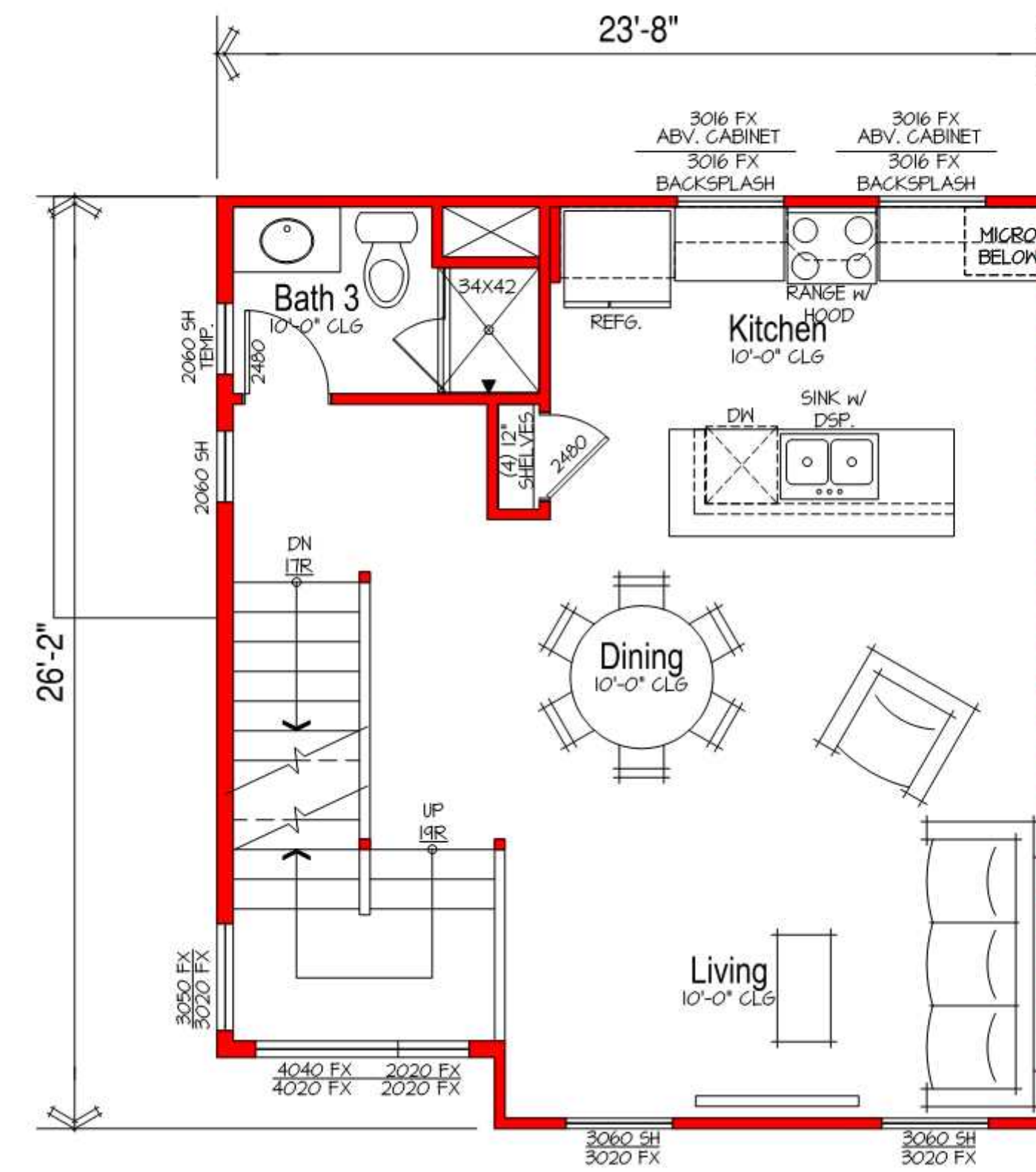
SQUARE FOOTAGES	
FIRST FLOOR LIVING	243
SECOND FLOOR LIVING	604
THIRD FLOOR LIVING	554
TOTAL LIVING	1401
GARAGE	266





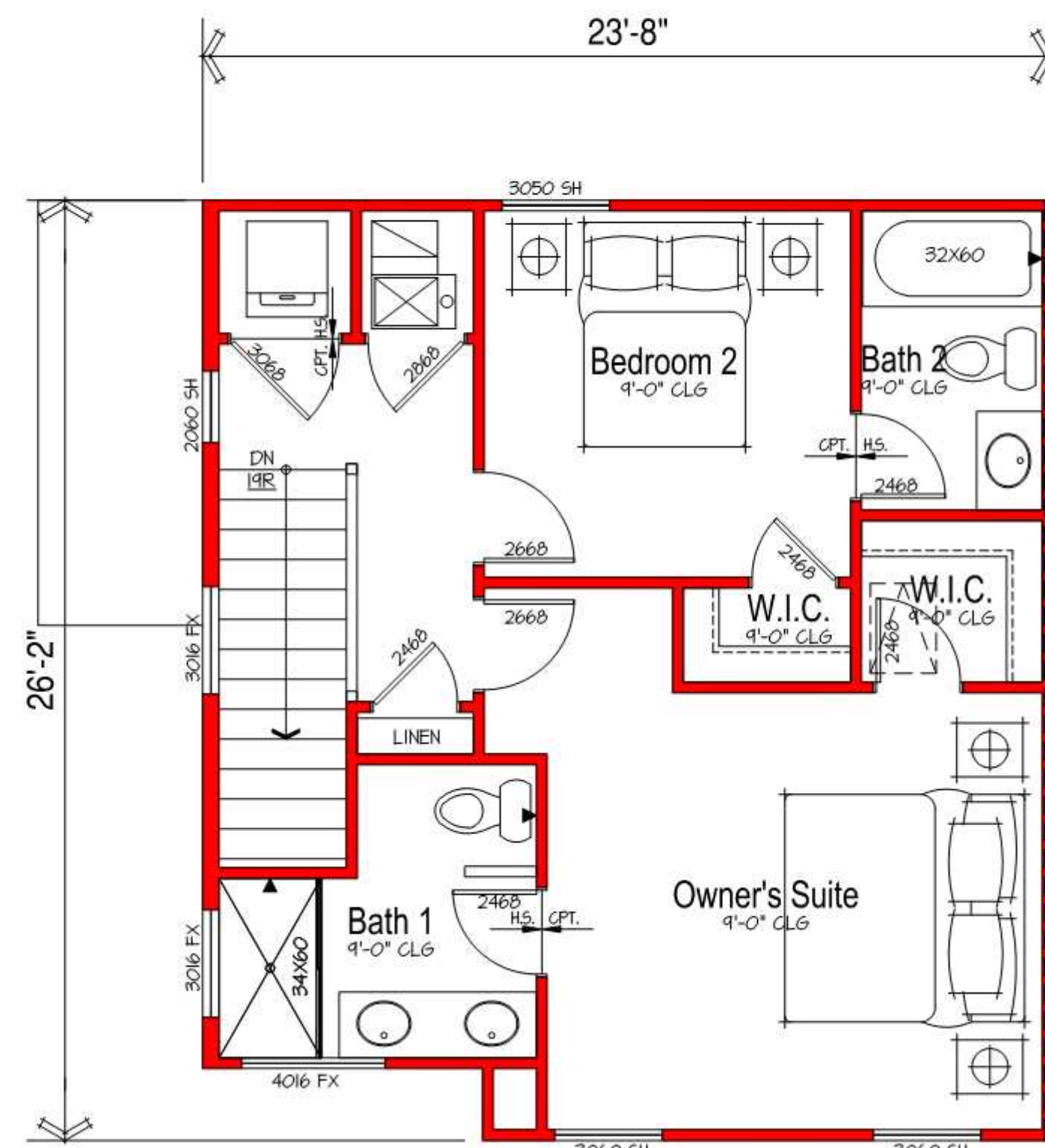
**Roof Plan**

SCALE: 1/4"=1'-0"



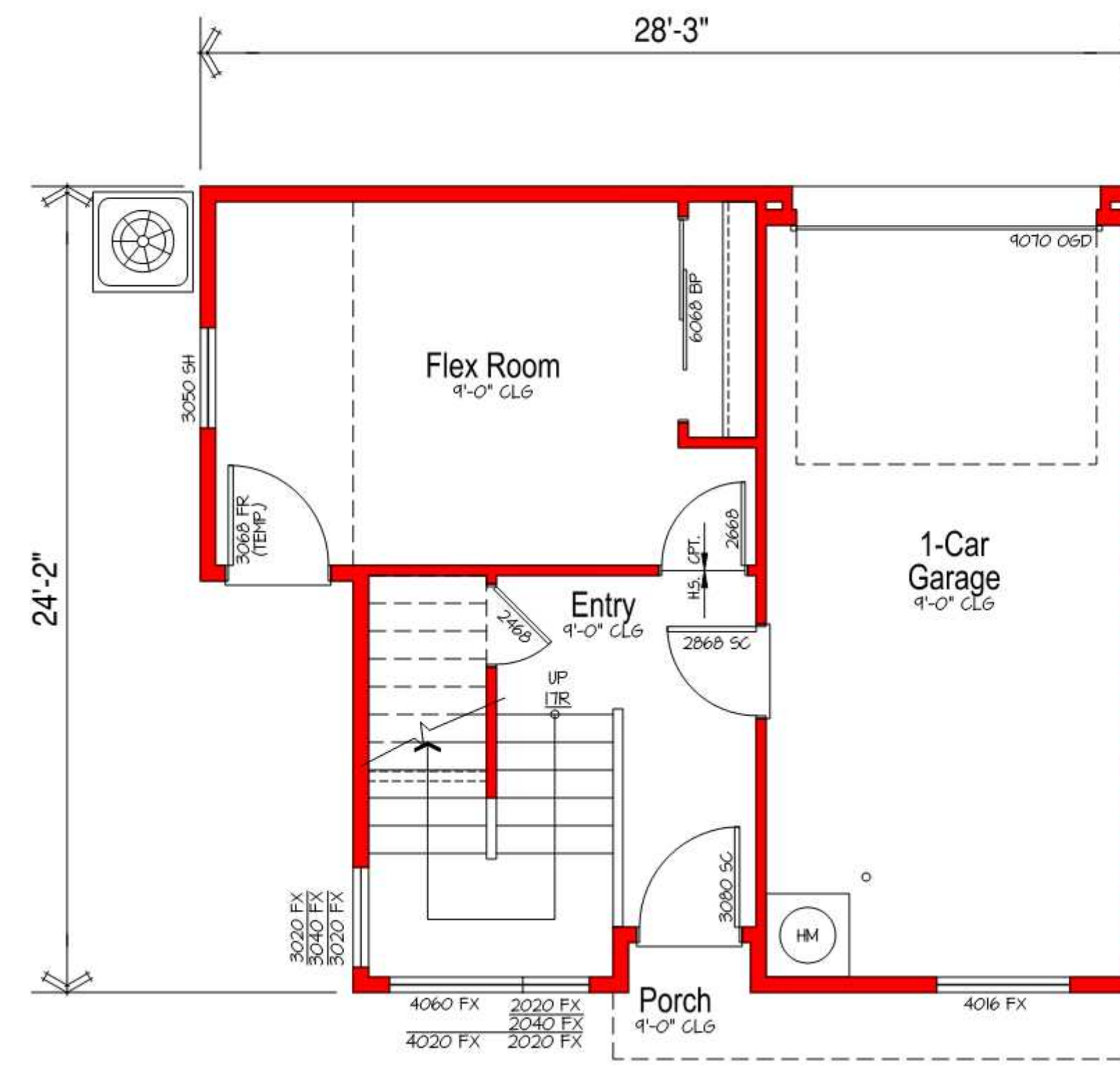
**Main Floor Plan**

SCALE: 1/4"=1'-0"



**Upper Floor Plan**

SCALE: 1/4"=1'-0"



**Lower Floor Plan**

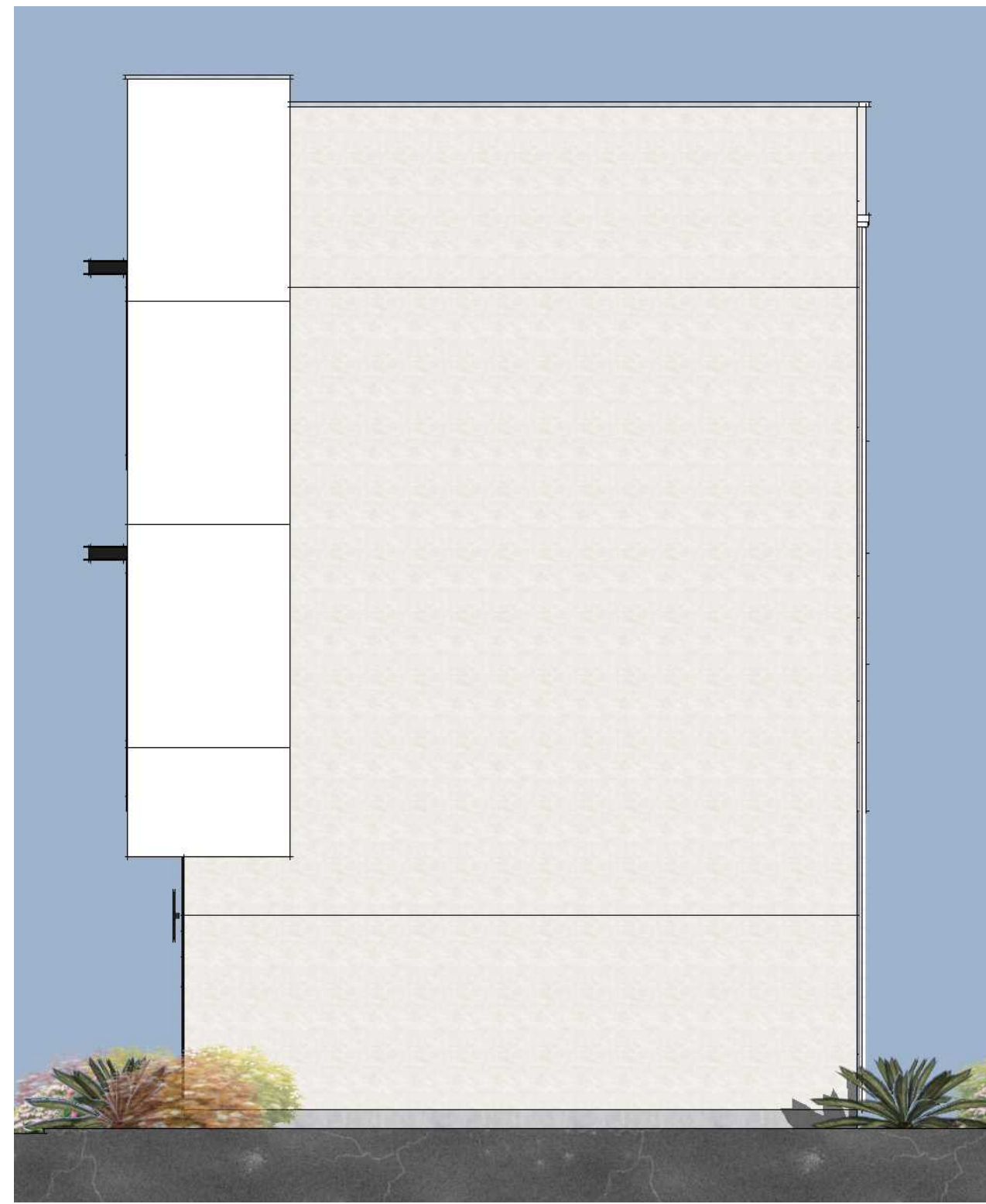
SCALE: 1/4"=1'-0"

SQUARE FOOTAGES	
FIRST FLOOR LIVING	347
SECOND FLOOR LIVING	604
THIRD FLOOR LIVING	560
TOTAL LIVING	1511
GARAGE	266

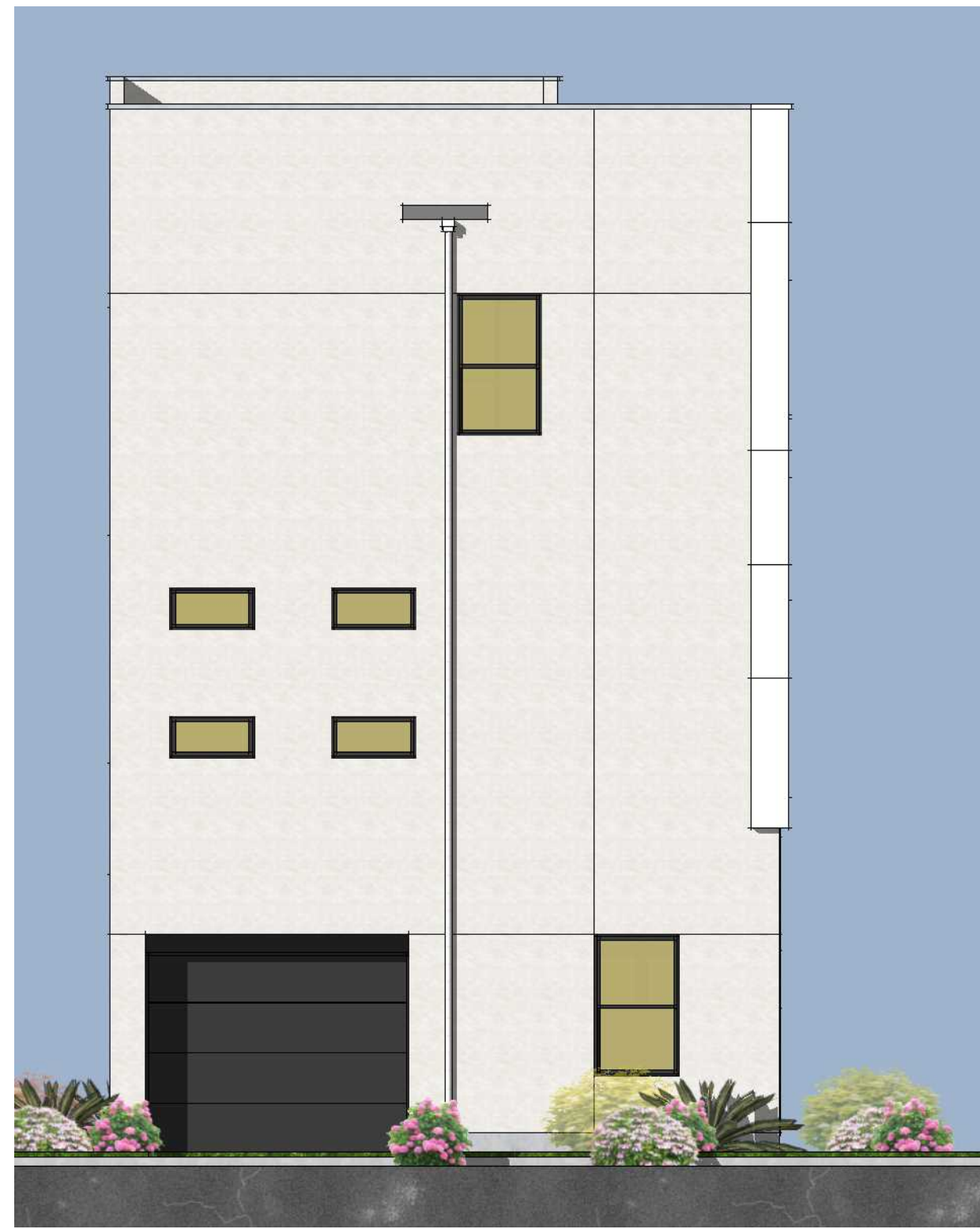
Plan 1E

floor plan  
Scale: 1/4" = 1'-0"

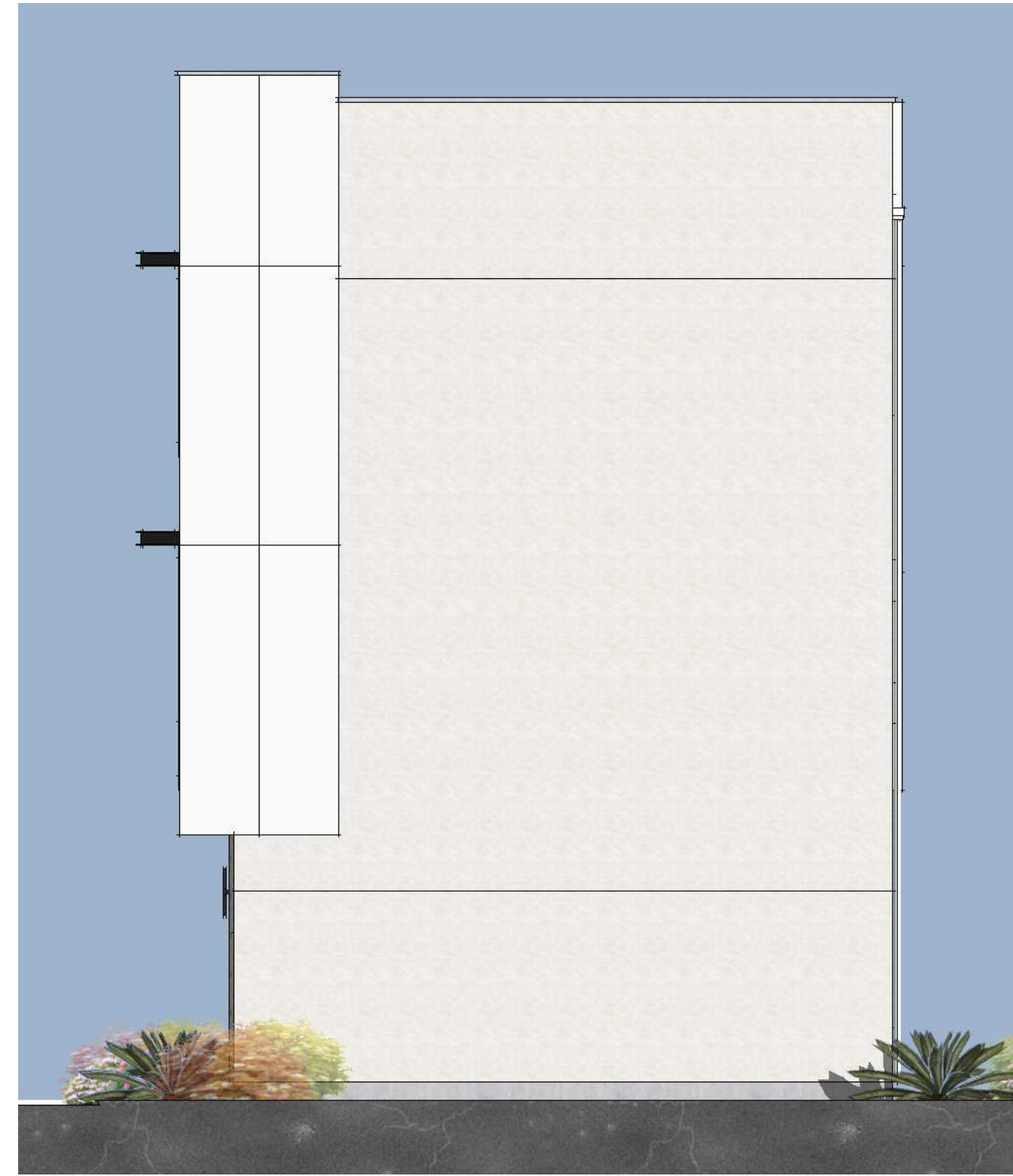




right



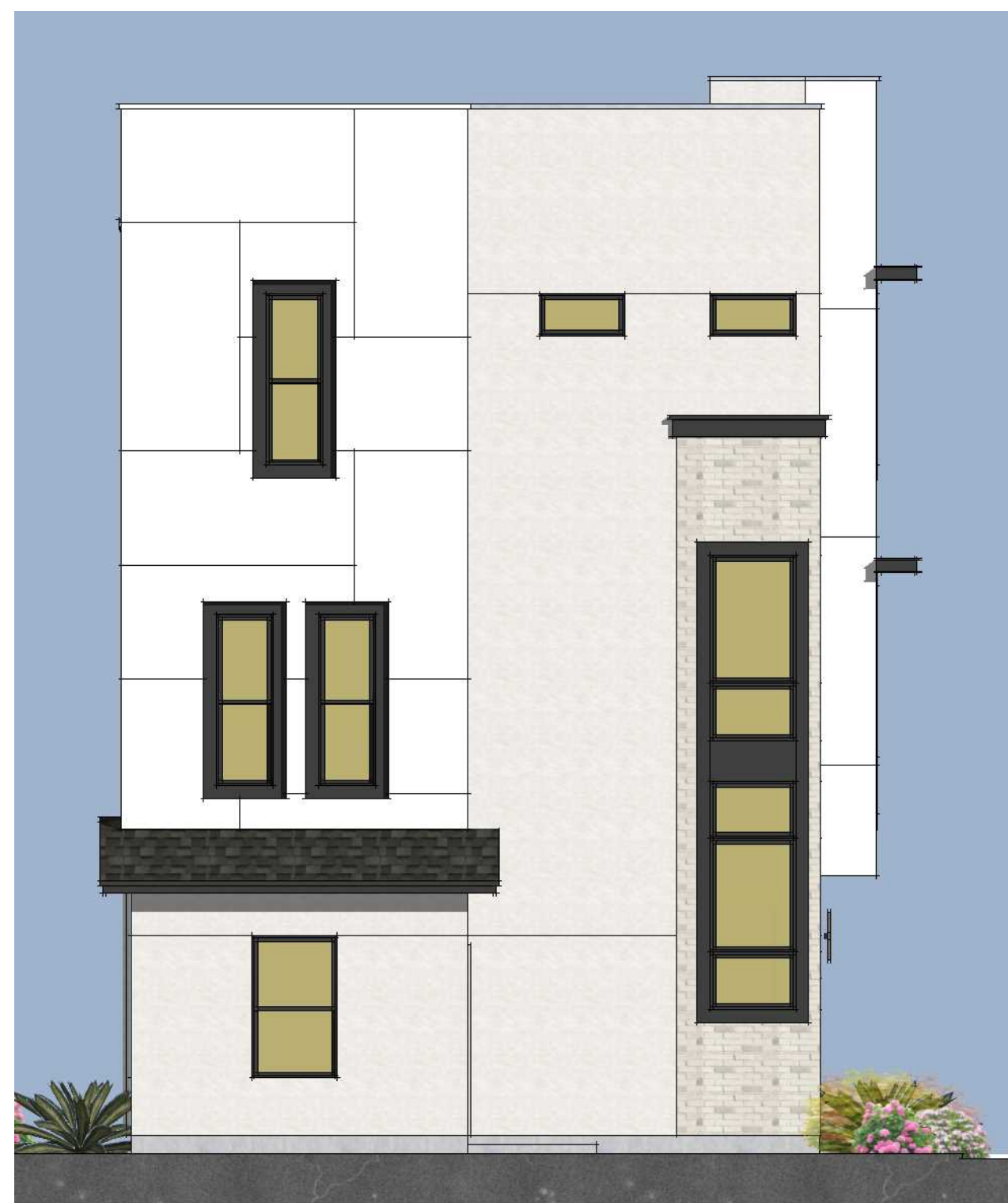
rear



right



rear



left



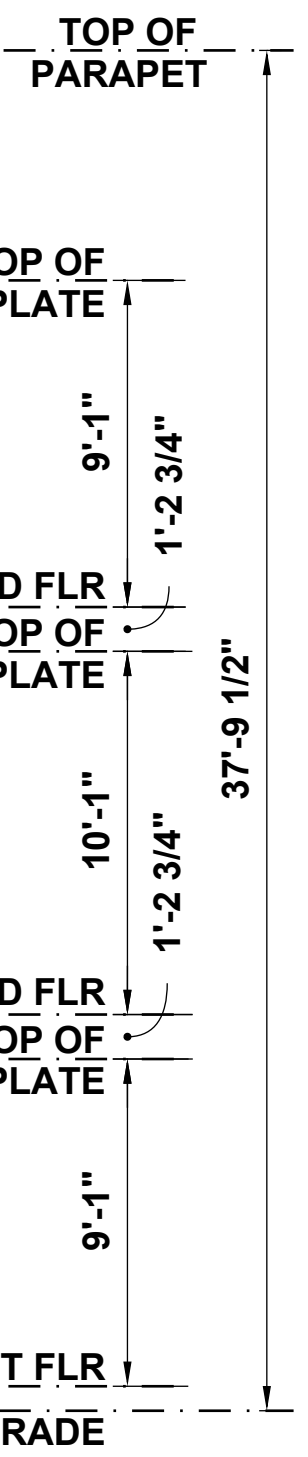
front



left



front



style B

style A

Plan 1E  
elevations  
Scale: 3/16" = 1'-0"

**BLACKPINE**  
COMMUNITIES  
Sacramento, CA

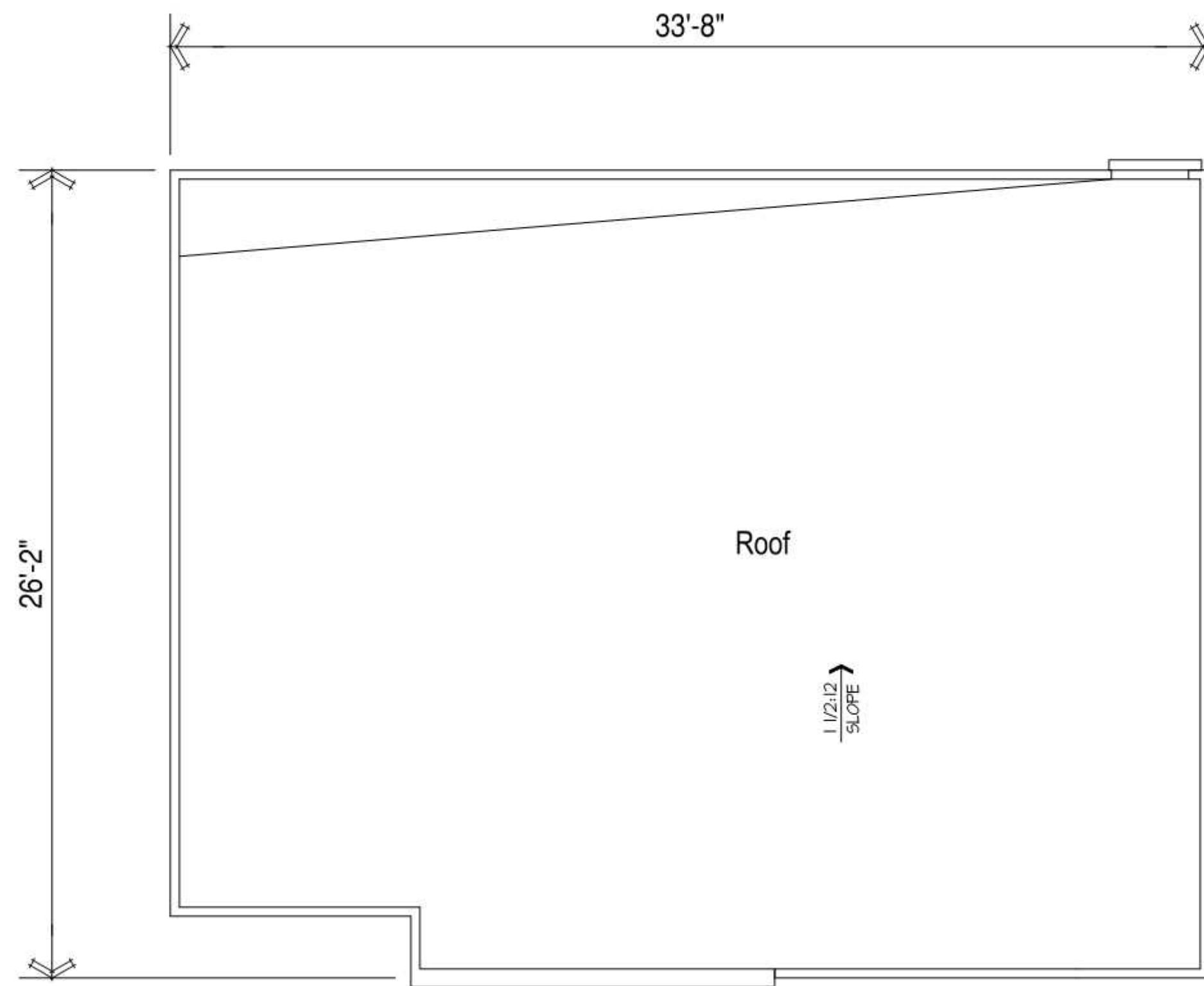
**FOUR**  
**40** WEST  
West Sacramento, California

A2.2  
  
**BSB**  
DESIGN  
BSBDESIGN.COM

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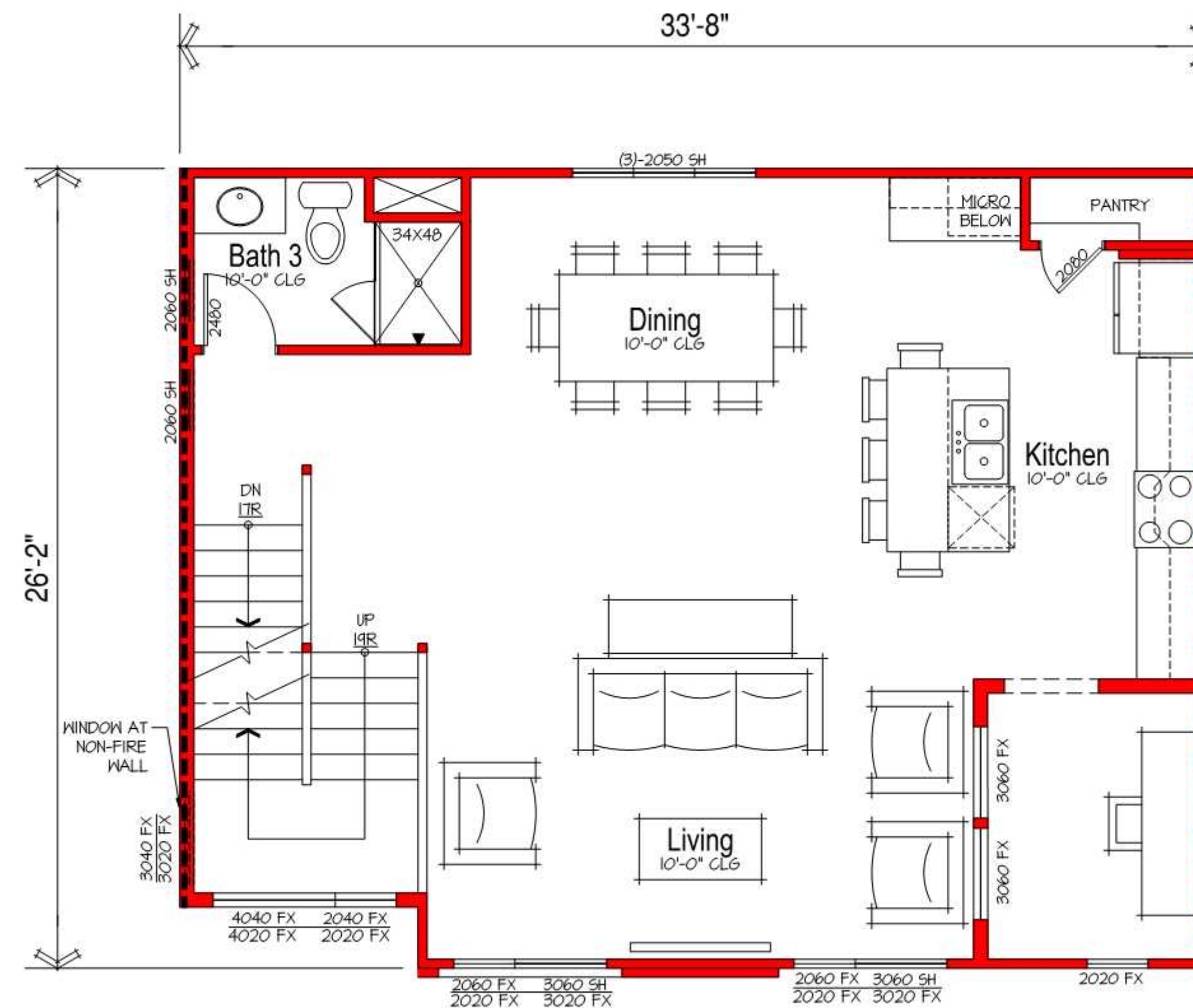
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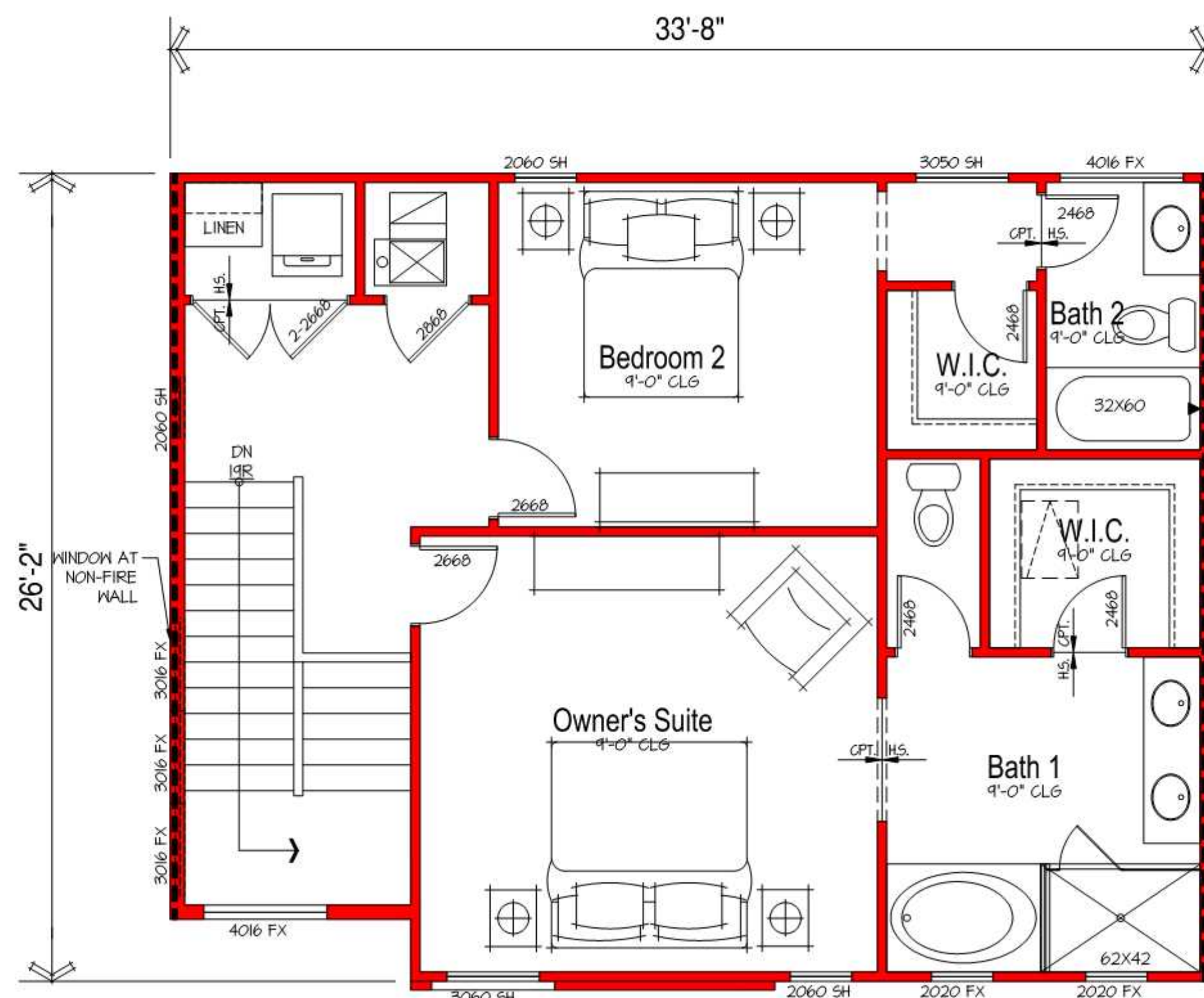
**Roof Plan**

SCALE: 1/4"=1'-0"



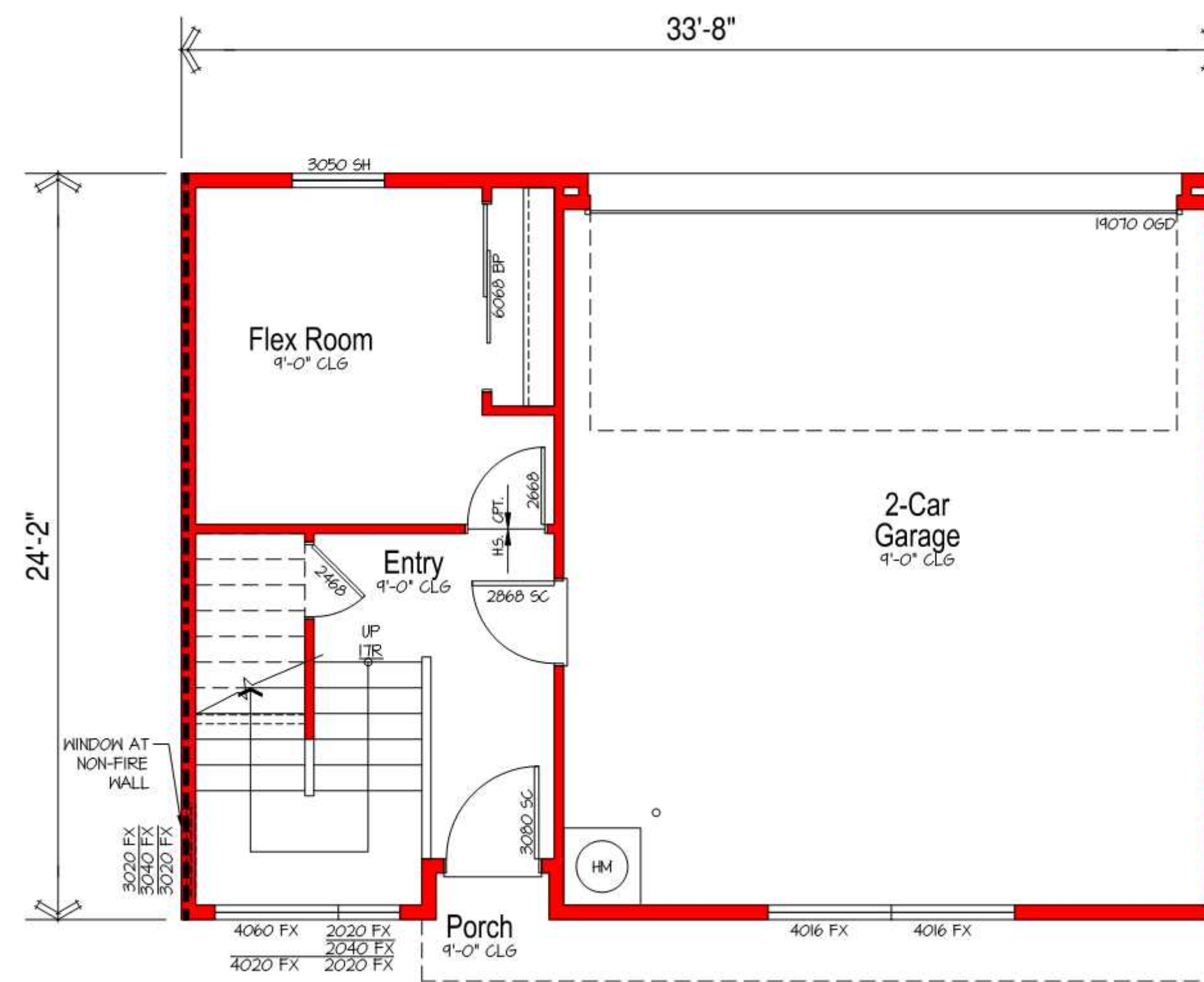
**Main Floor Plan**

SCALE: 1/4"=1'-0"



**Upper Floor Plan**

SCALE: 1/4"=1'-0"



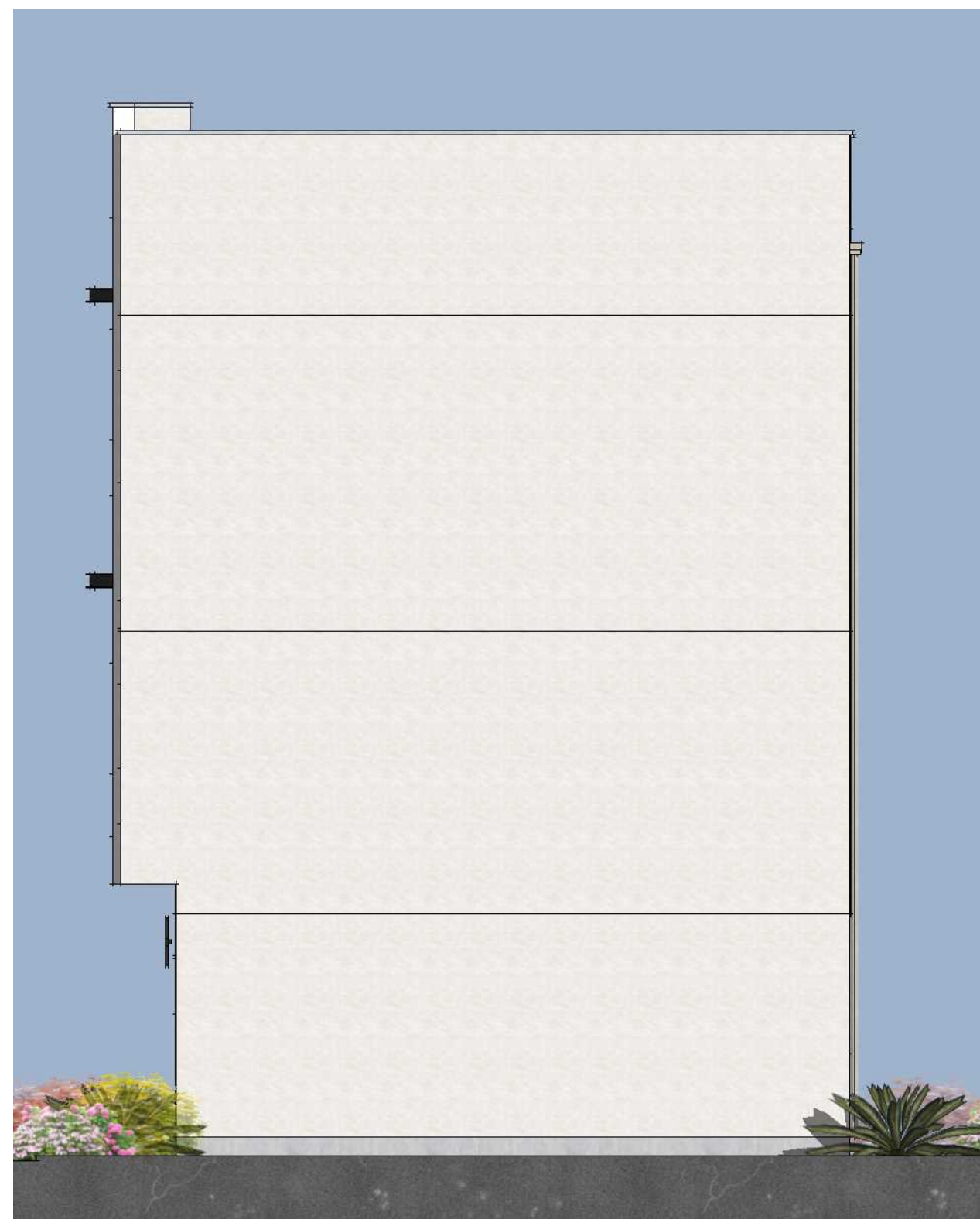
**Lower Floor Plan**

SCALE: 1/4"=1'-0"

SQUARE FOOTAGES	
FIRST FLOOR LIVING	293
SECOND FLOOR LIVING	865
THIRD FLOOR LIVING	777
TOTAL LIVING	1435
GARAGE	500
THIRD FLOOR LIVING @ ROOF DECK	783
ROOF DECK	744

Plan 2  
floor plan  
Scale: 1/4" = 1'-0"

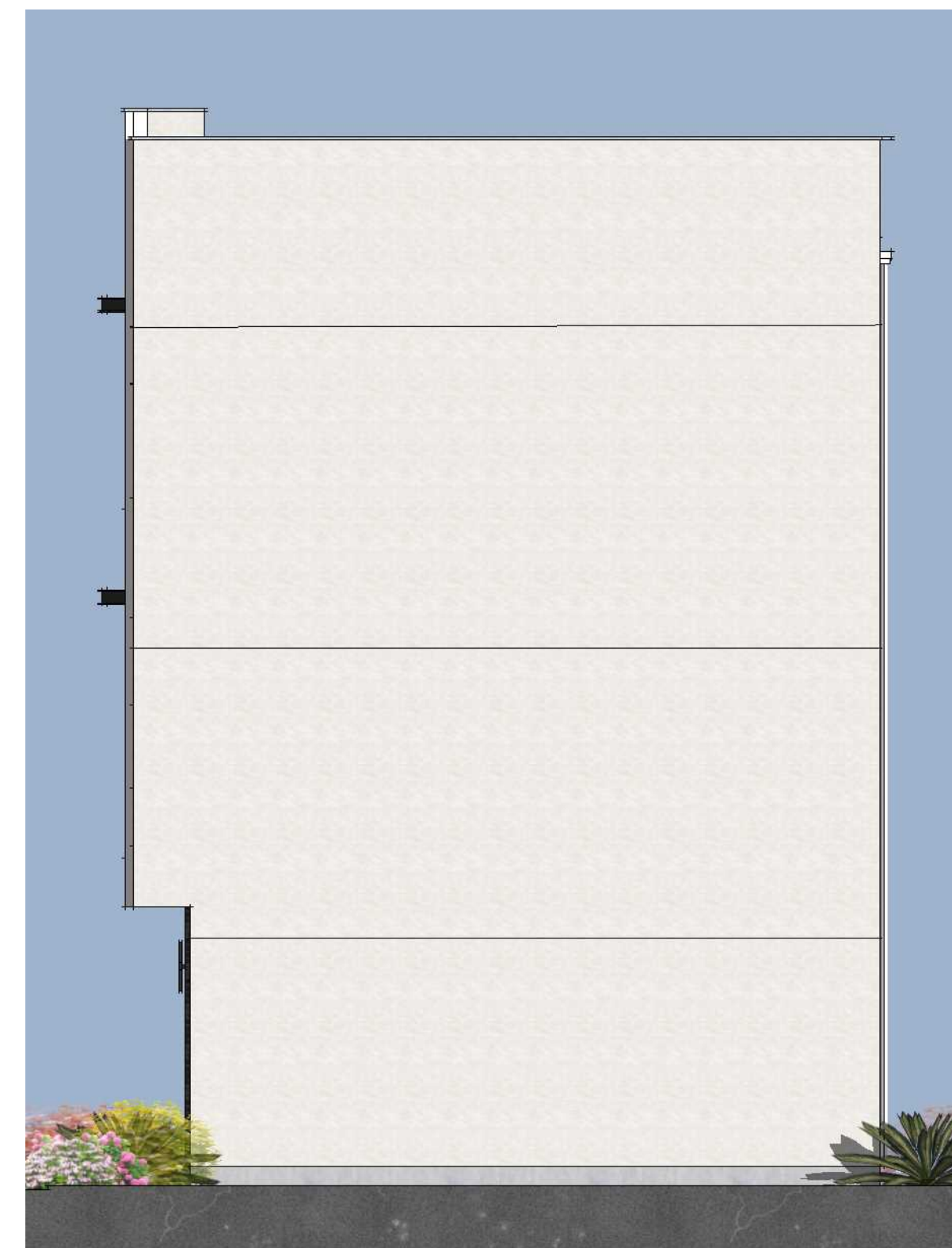




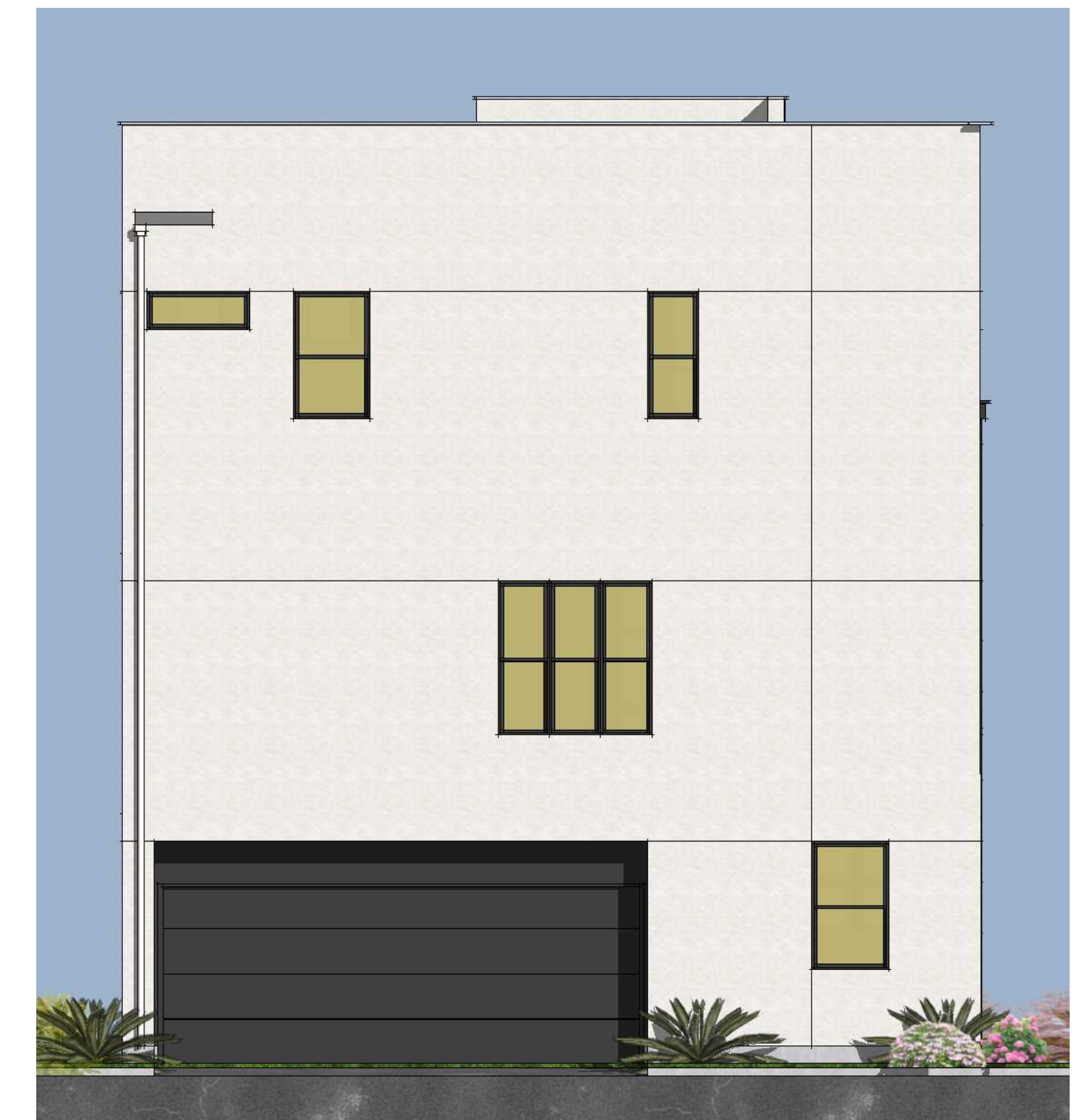
right



rear



right



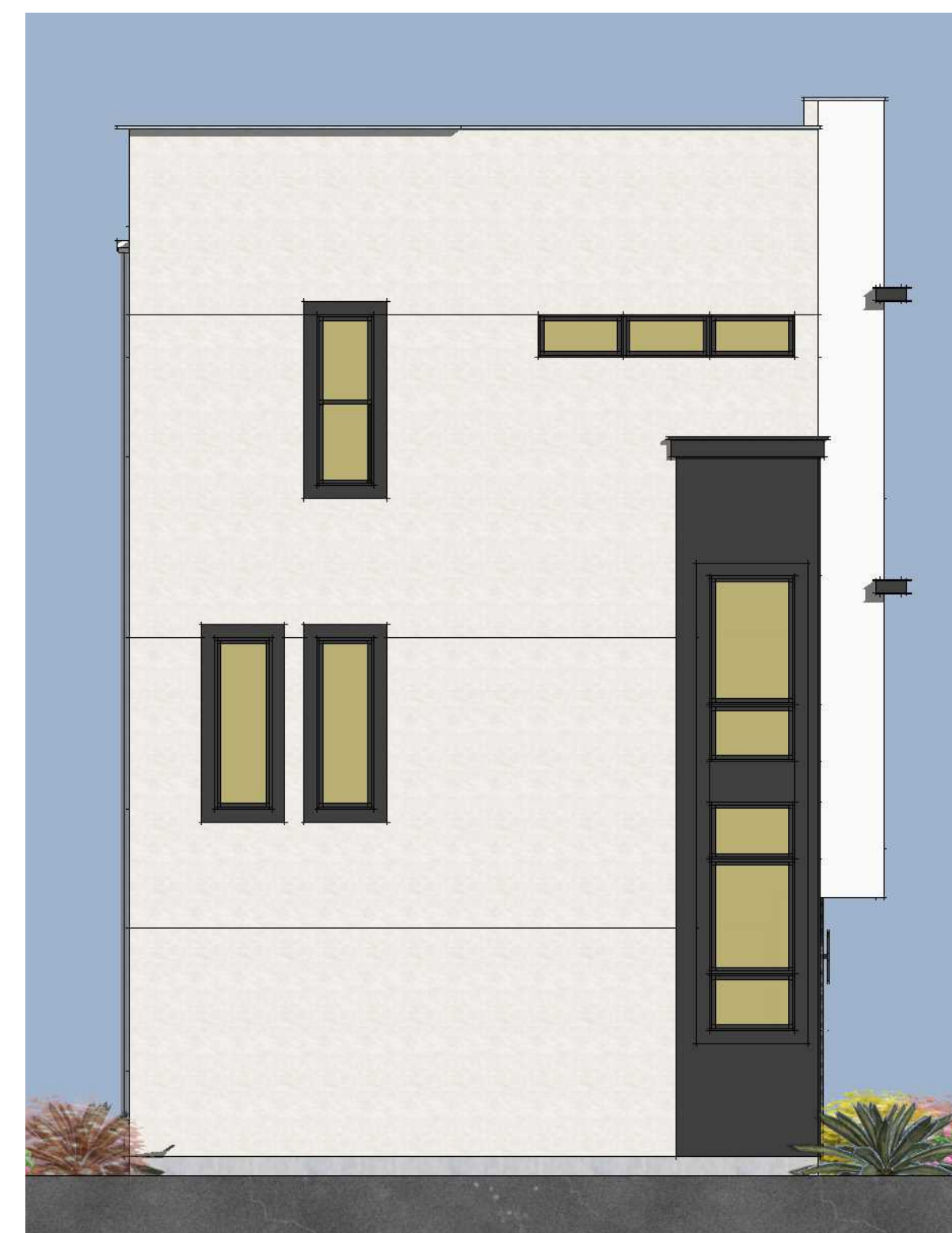
rear



left



front



left



front

TOP OF PARAPET  
 TOP OF PLATE  
 9'-1"  
 1'-2 3/4"  
 3RD FLR TOP OF PLATE  
 10'-1"  
 1'-2 3/4"  
 2ND FLR TOP OF PLATE  
 9'-1"  
 1ST FLR GRADE  
 37'-9 1/2"

style B

style A

Plan 2  
 elevations  
 Scale: 3/16" = 1'-0"

**BLACKPINE**  
 COMMUNITIES  
 Sacramento, CA

**FOUR**  
**40** WEST  
 Project location

A3.2  
  
**BSB**  
 DESIGN  
 BSBDESIGN.COM

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rear



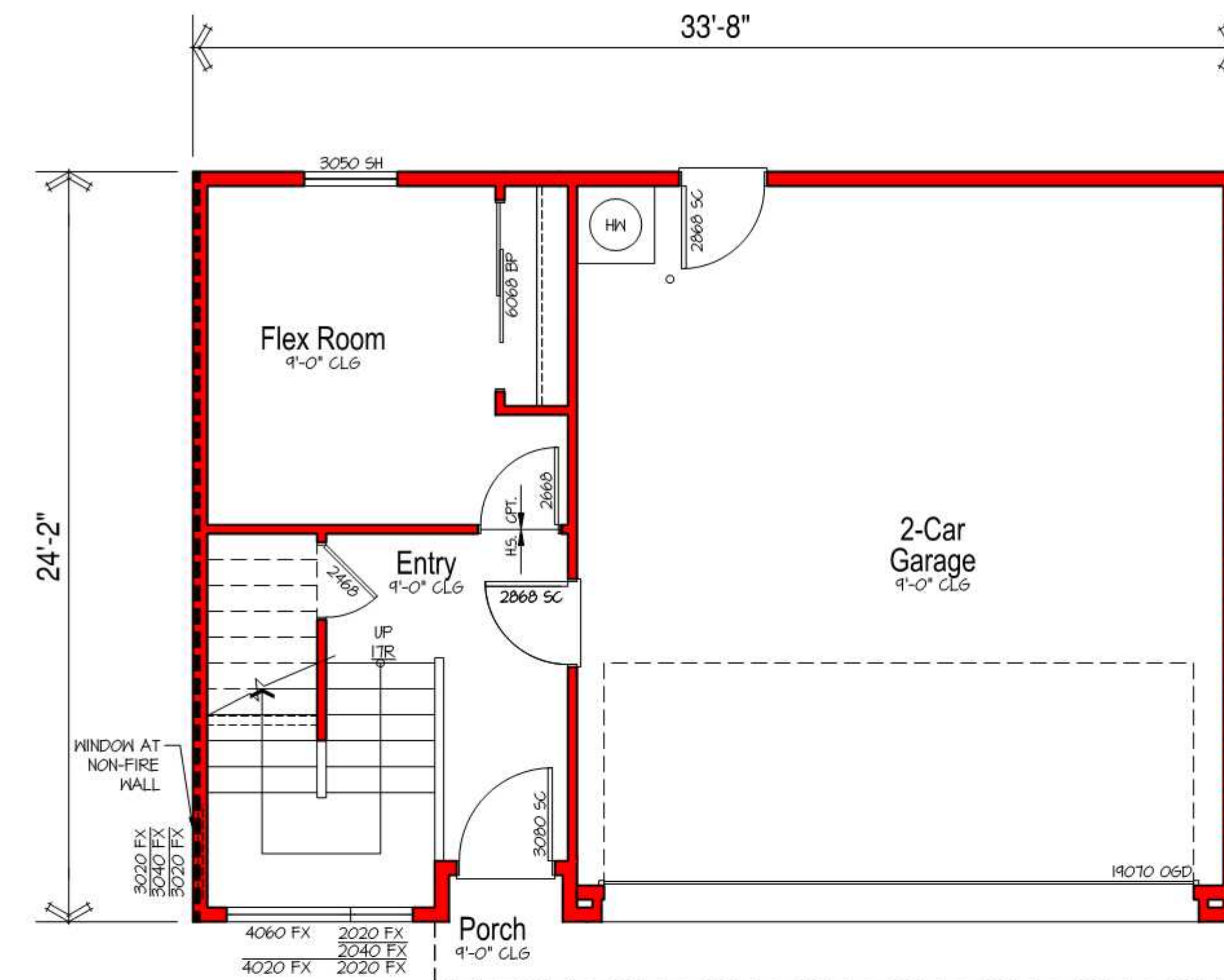
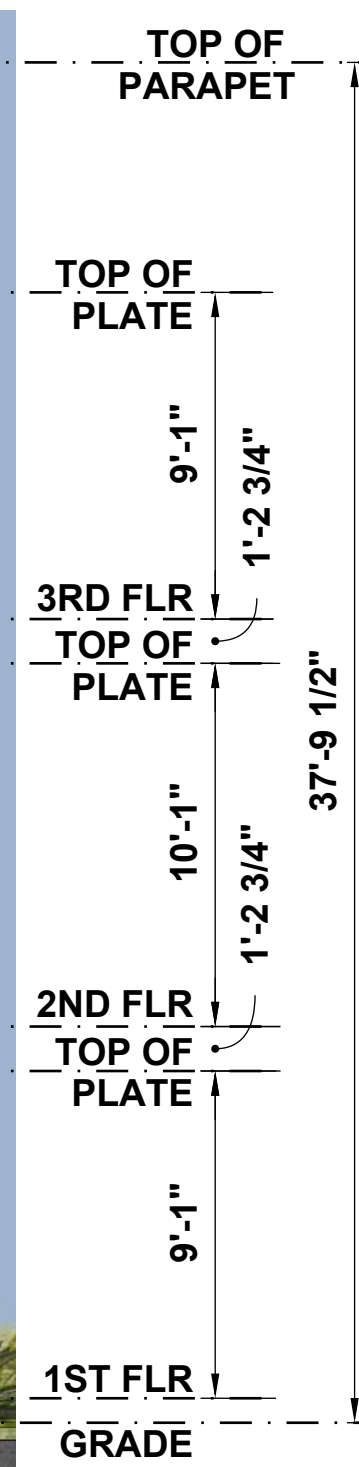
rear



front  
style B



front  
style A



**Front Load Garage Option  
Lower Floor Plan**

SCALE: 1/4"=1'-0"

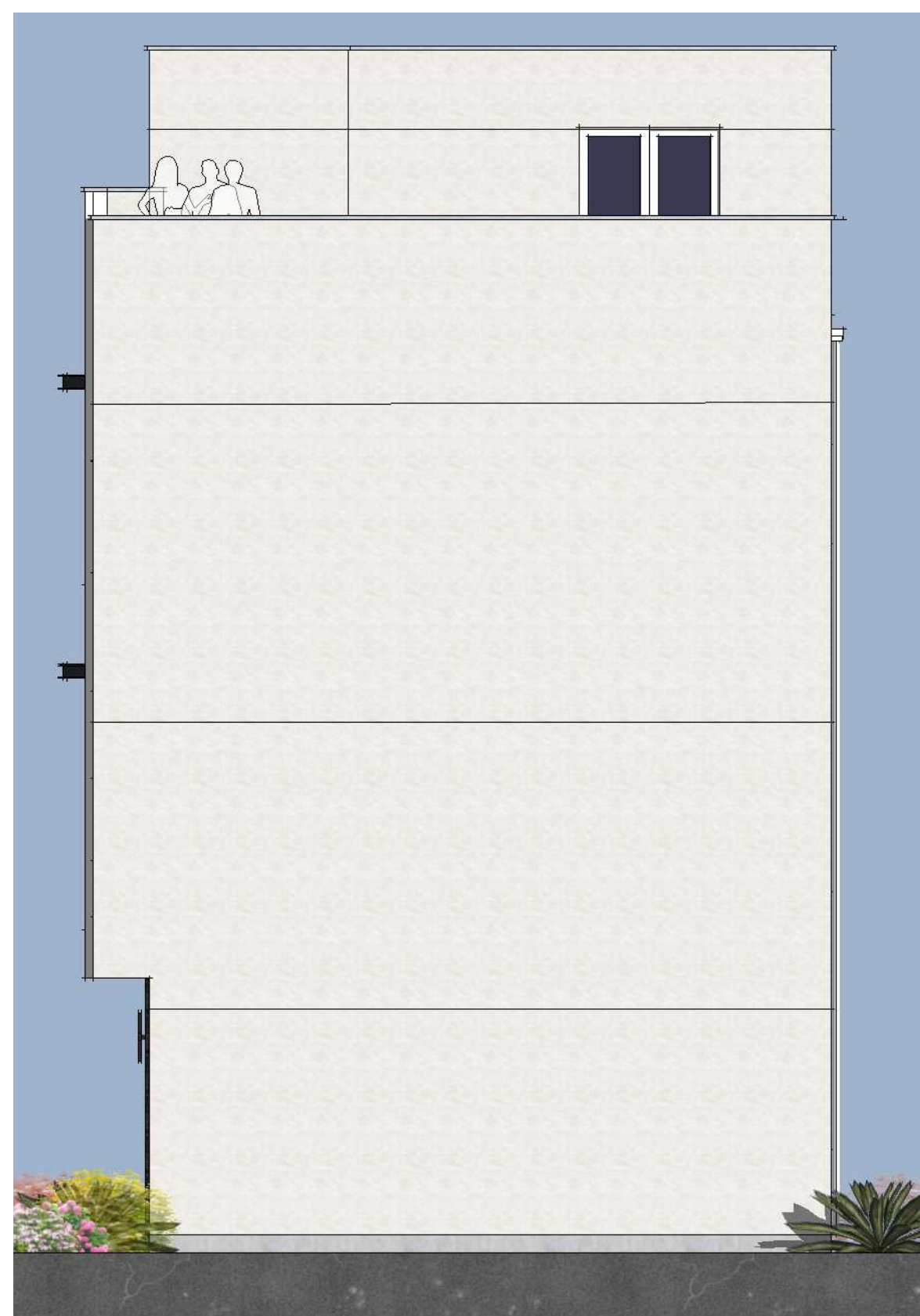
SQUARE FOOTAGES	
FIRST FLOOR LIVING	243
SECOND FLOOR LIVING	865
THIRD FLOOR LIVING	744
TOTAL LIVING	1852
GARAGE	500
THIRD FLOOR LIVING @ ROOF DECK	783
ROOF DECK	744

**FOUR  
40** WEST  
Project location



**Plan 2  
front load garage option**  
Scale: 3/16" = 1'-0" & 1/4" = 1'-0"





right



rear



left

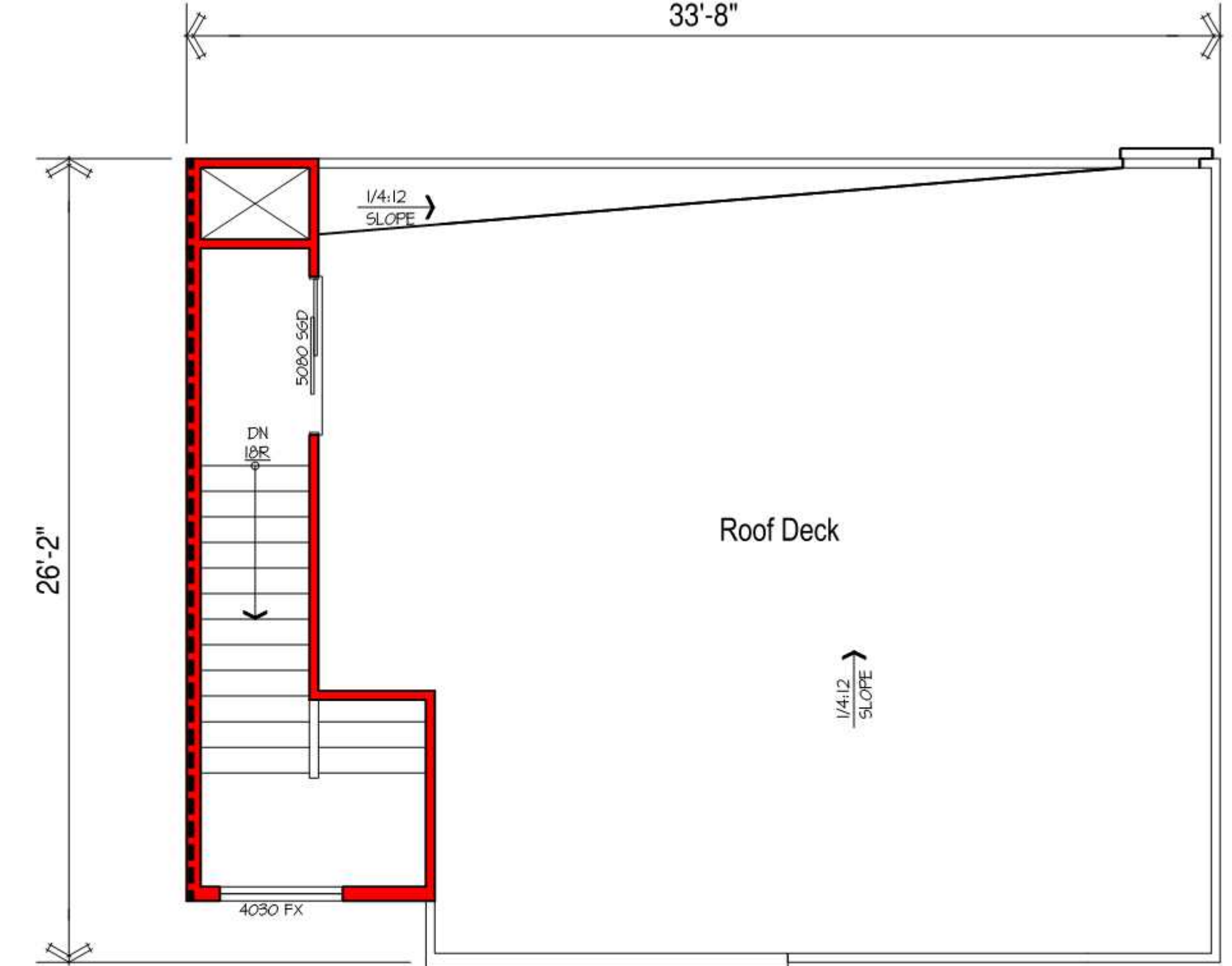


front

TOP OF PARAPET  
 TOP OF PLATE  
 9'-1"  
 1'-2 3/4"  
 3RD FLR TOP OF PLATE  
 42'-10"  
 10'-1"  
 1'-2 3/4"  
 2ND FLR TOP OF PLATE  
 9'-1"  
 1ST FLR GRADE

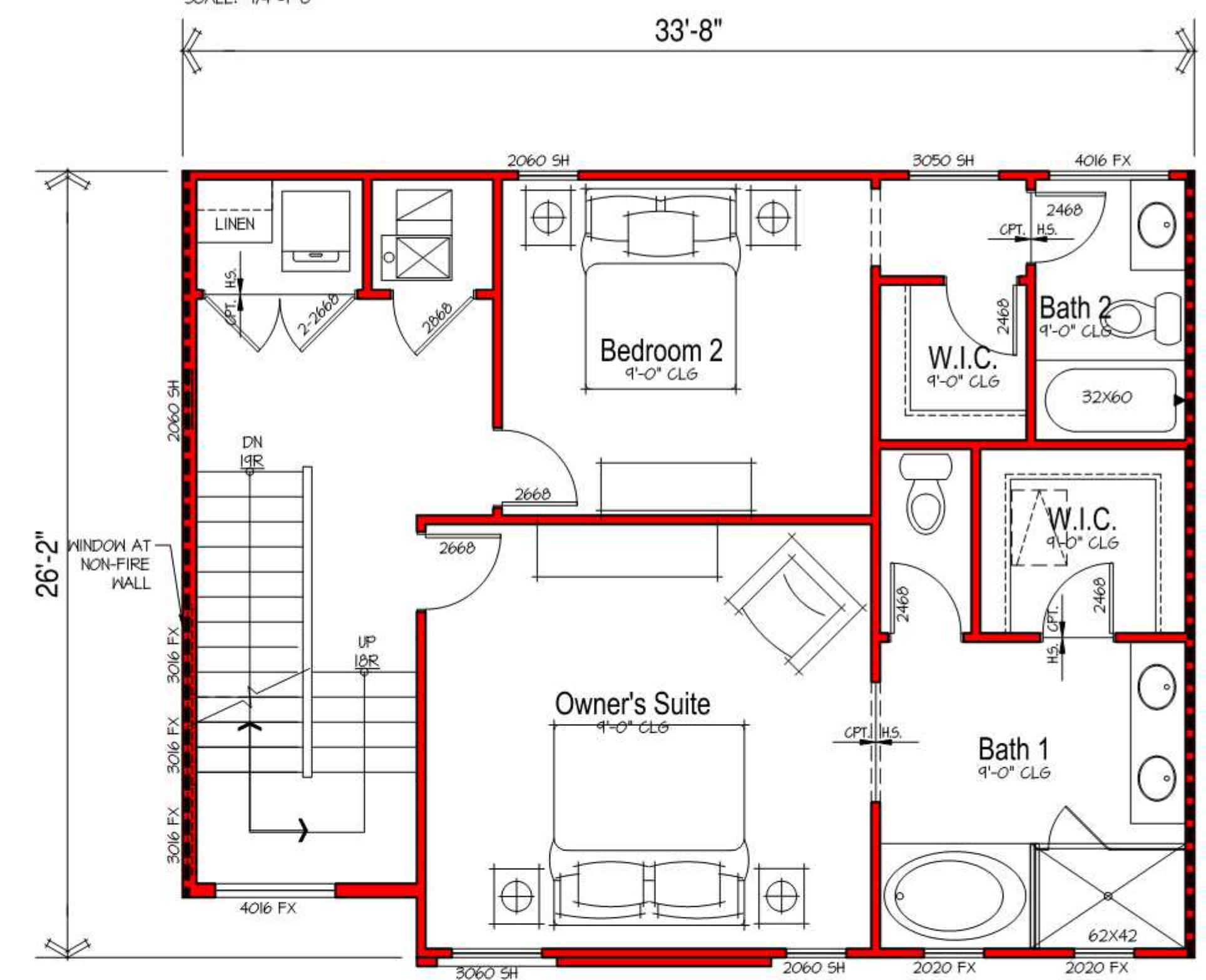
SQUARE FOOTAGES	
FIRST FLOOR LIVING	243
SECOND FLOOR LIVING	865
THIRD FLOOR LIVING	744
TOTAL LIVING	1852
GARAGE	500
THIRD FLOOR LIVING + ROOF DECK	783
ROOF DECK	744

Plan 2  
 roof deck option  
 Scale: 3/16" = 1'-0" & 1/4" = 1'-0"



Roof Deck Option  
 Roof Plan

SCALE: 1/4"=1'-0"



Roof Deck Option  
 Upper Floor Plan

SCALE: 1/4"=1'-0"

FOUR  
 40  
 WEST

Project location

A3.4



BSB  
 DESIGN  
 BSBDESIGN.COM

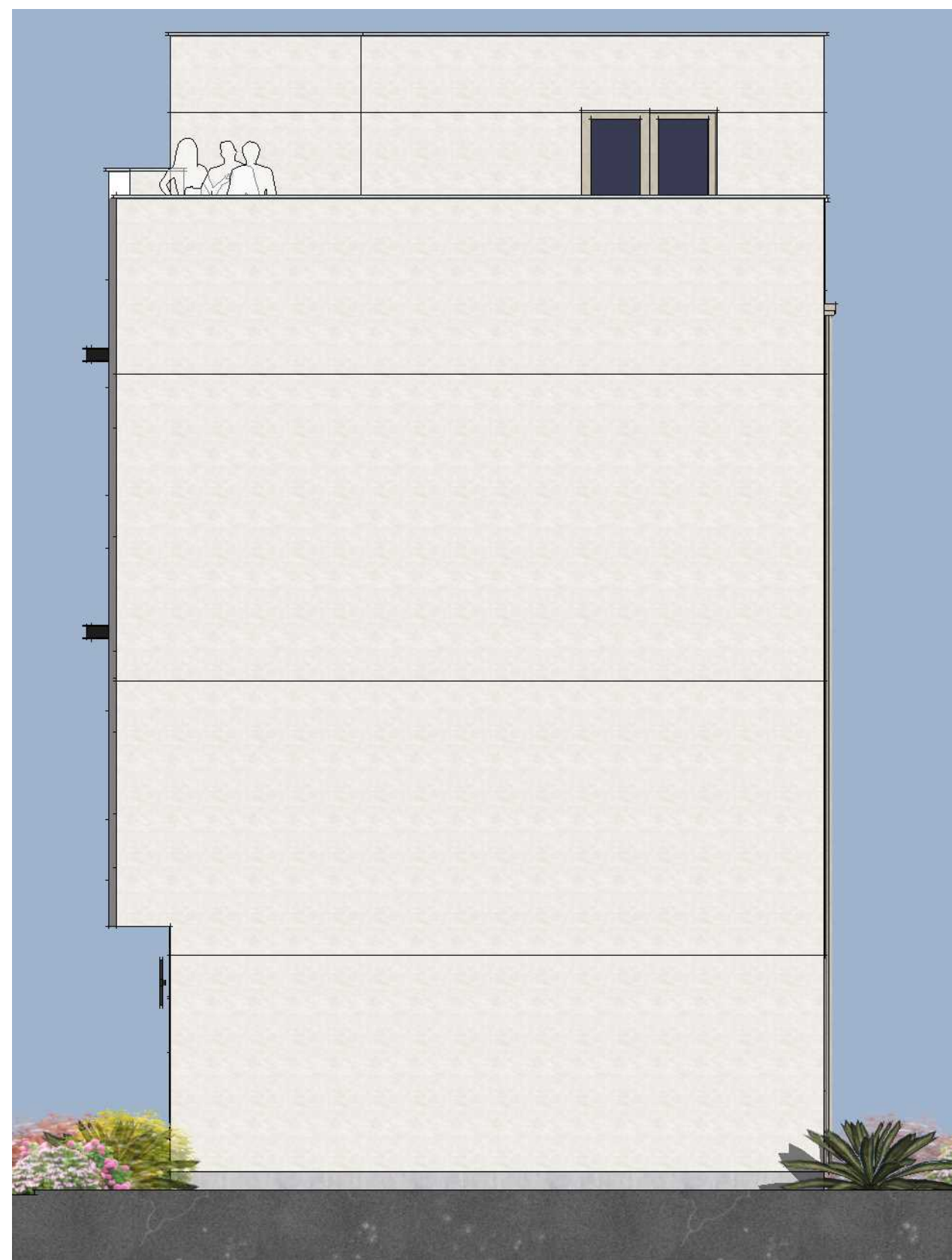
BLACKPINE  
 COMMUNITIES  
 Sacramento, CA

style A

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right



rear

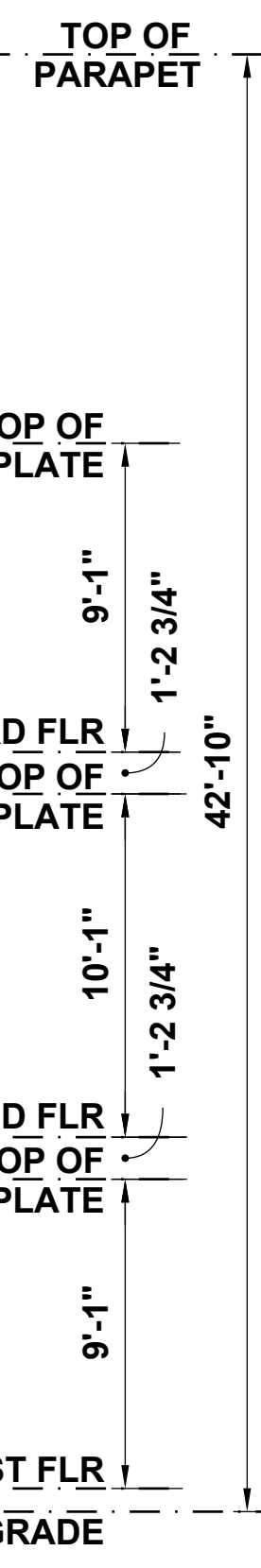


left



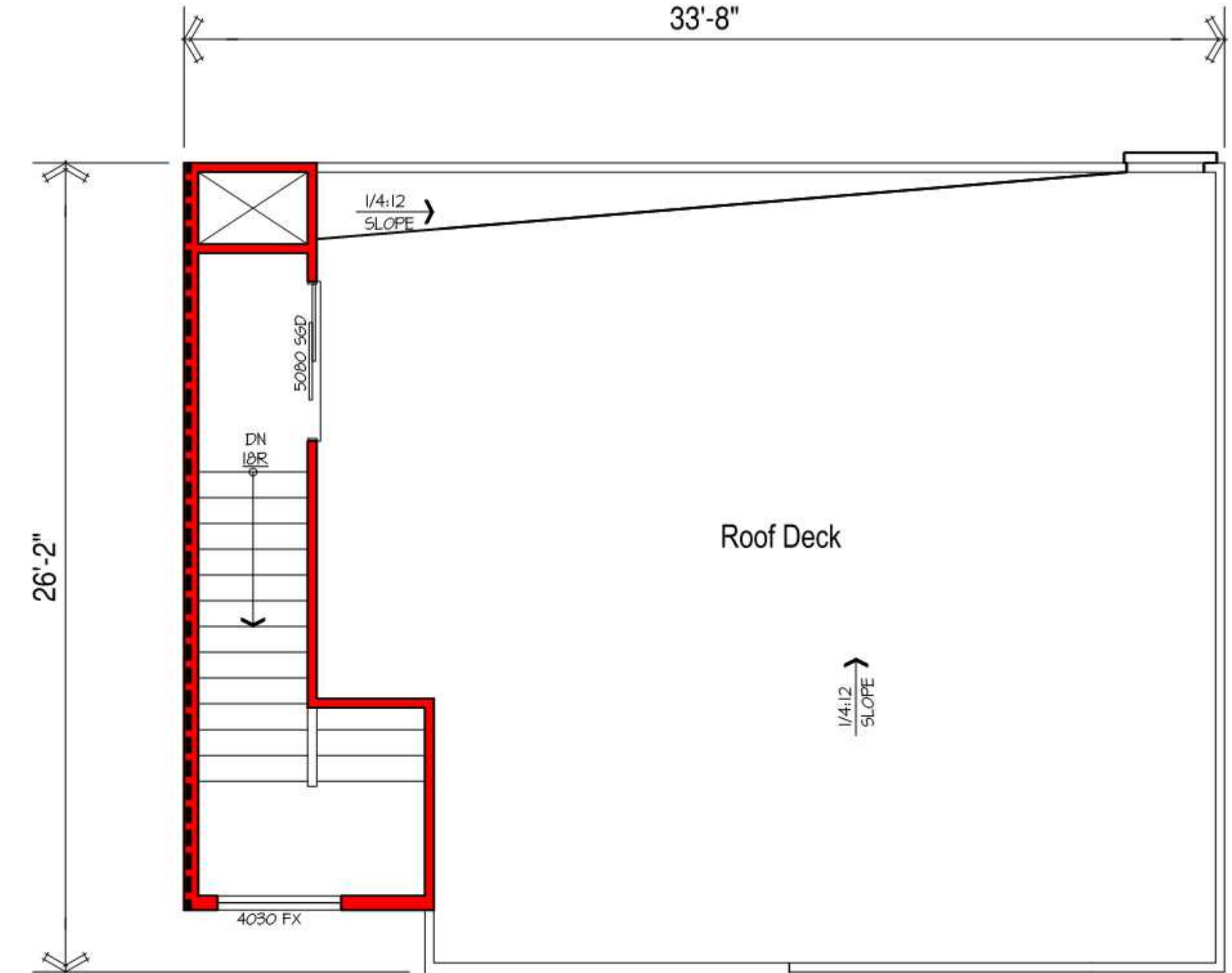
front

style B



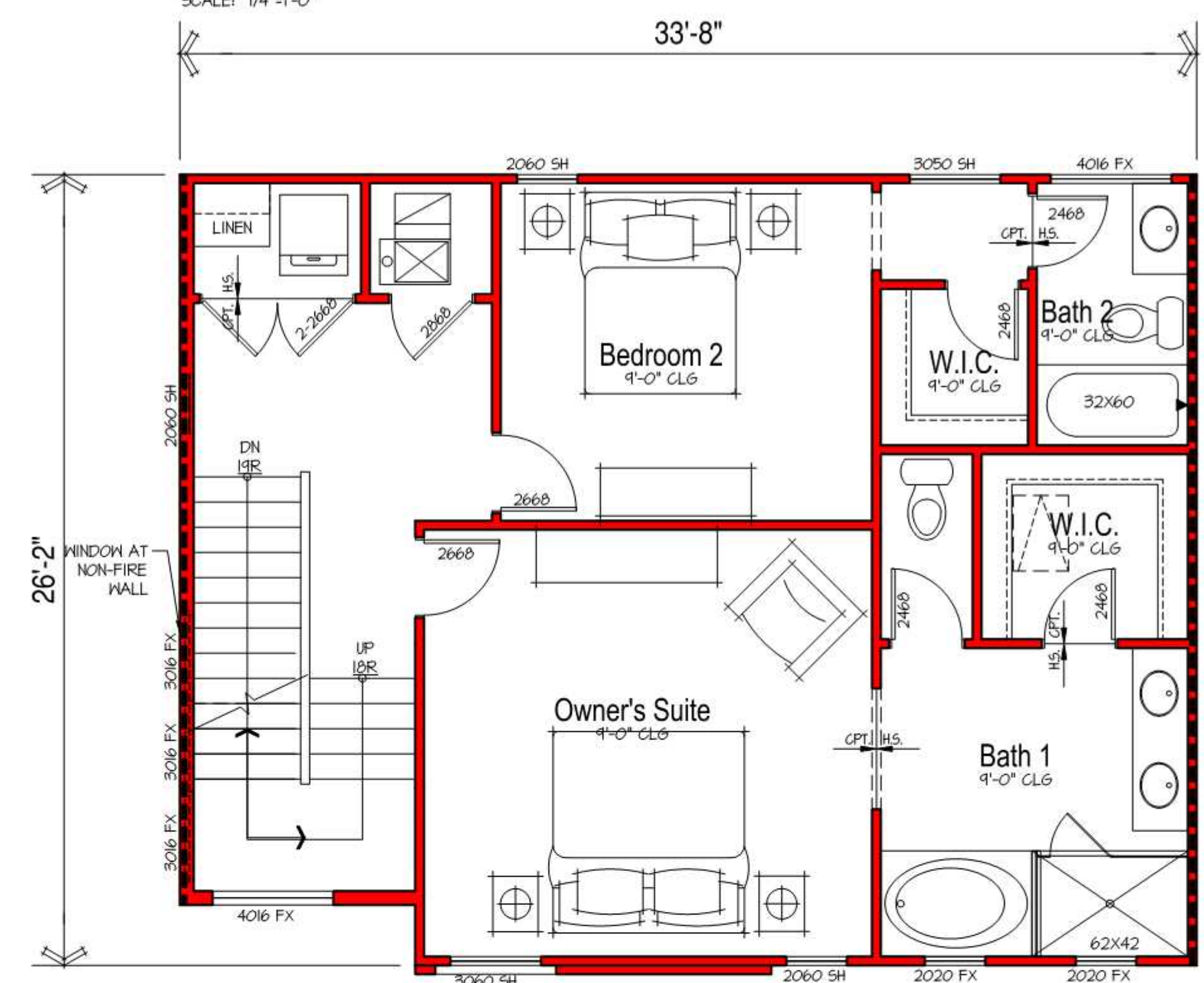
SQUARE FOOTAGES	
FIRST FLOOR LIVING	243
SECOND FLOOR LIVING	865
THIRD FLOOR LIVING	744
TOTAL LIVING	1852
GARAGE	500
THIRD FLOOR LIVING + ROOF DECK	783
ROOF DECK	744

Plan 2  
roof deck option  
Scale: 3/16" = 1'-0" & 1/4" = 1'-0"



Roof Deck Option  
Roof Plan

SCALE: 1/4"=1'-0"



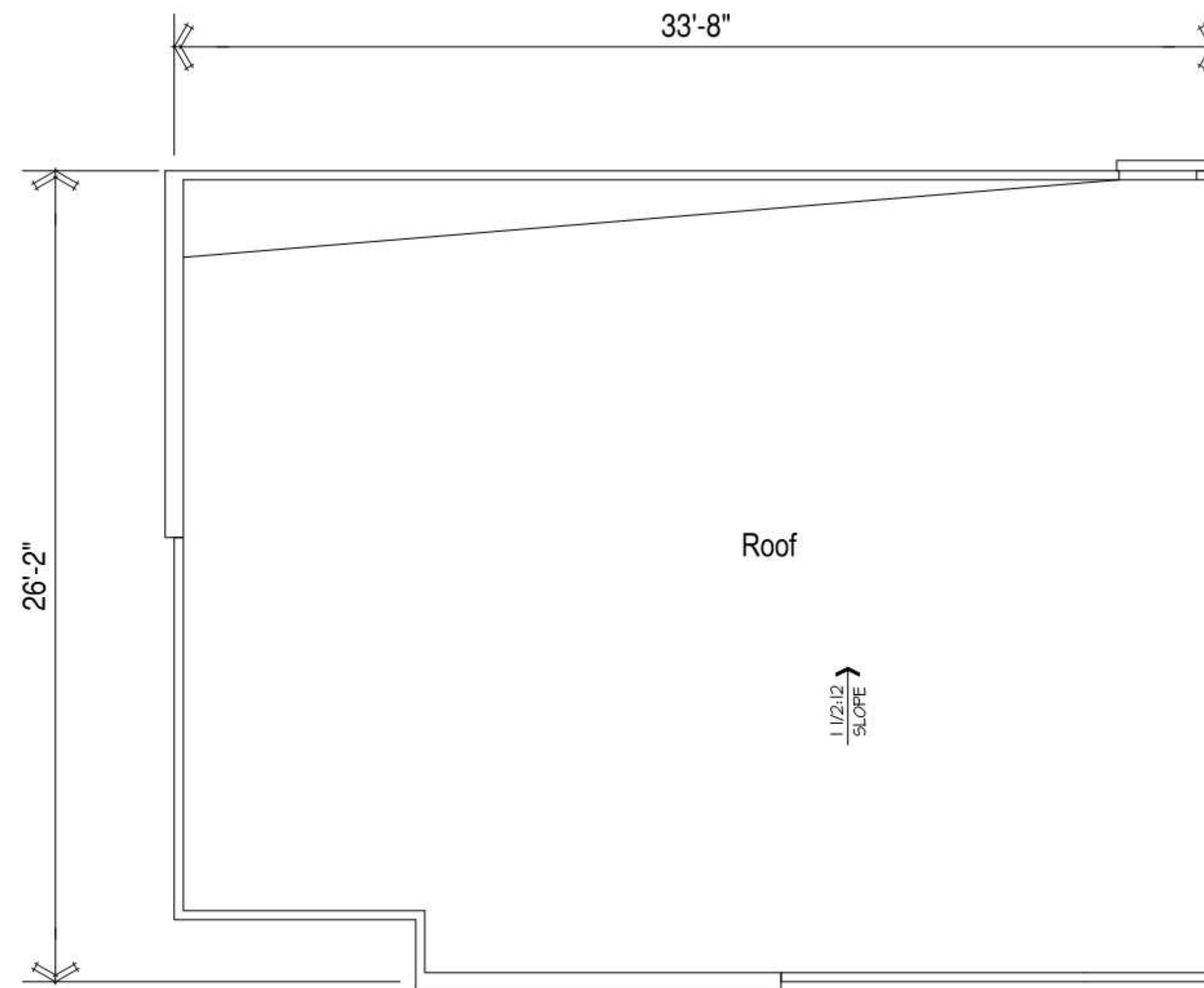
Roof Deck Option  
Upper Floor Plan

SCALE: 1/4"=1'-0"

A3.5  
**FOUR 40** WEST  
Project location

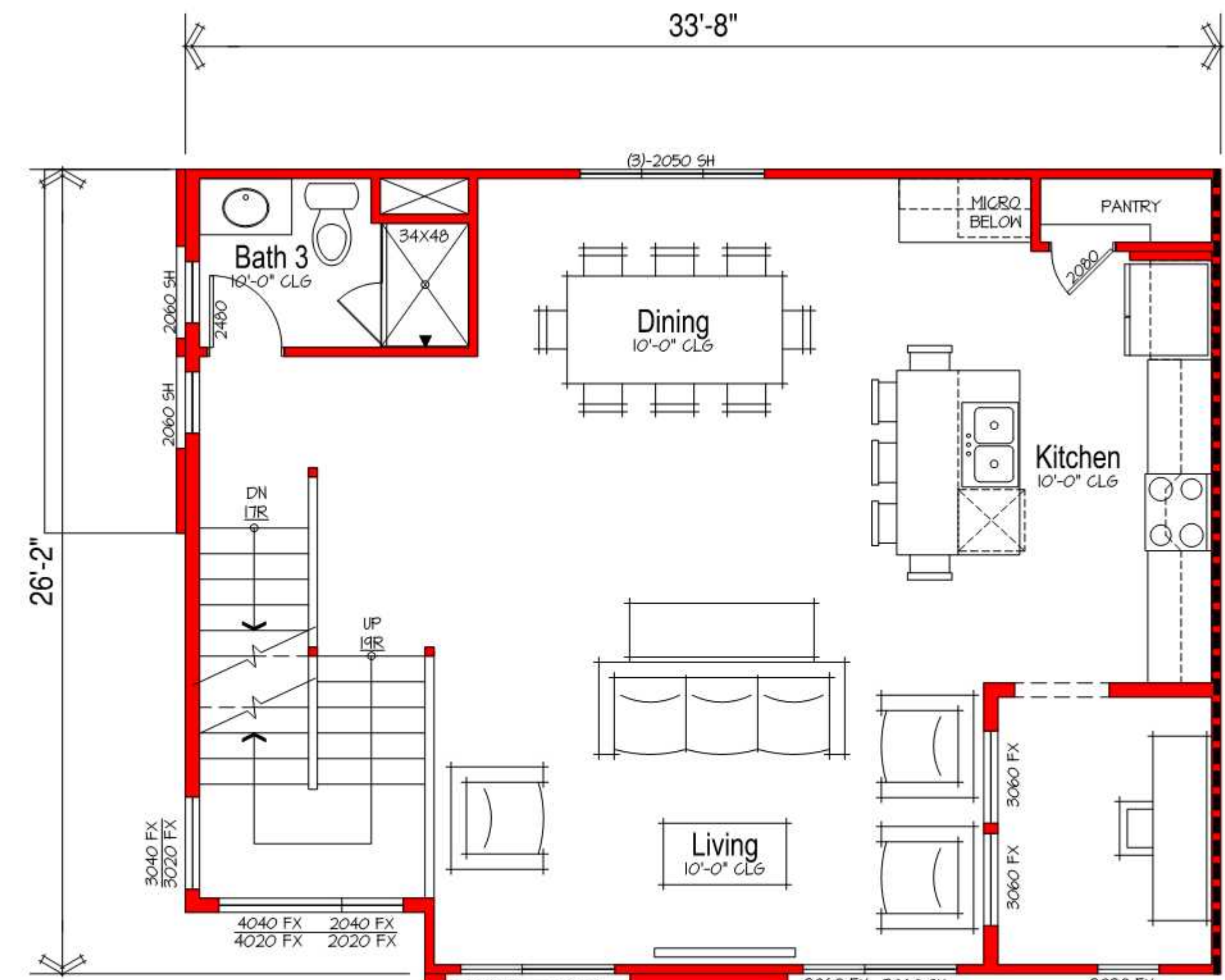






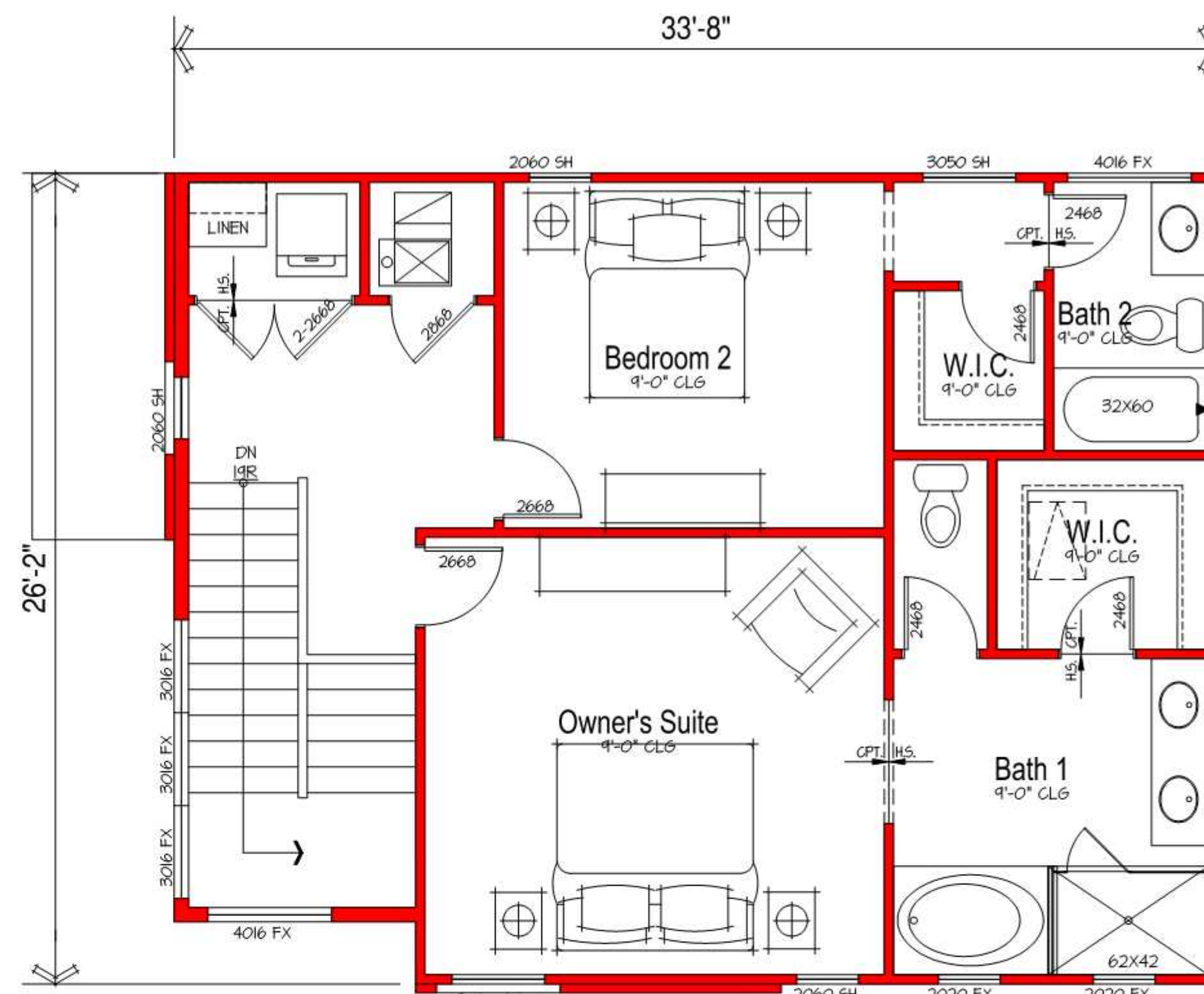
**Roof Plan**

SCALE: 1/4"=1'-0"



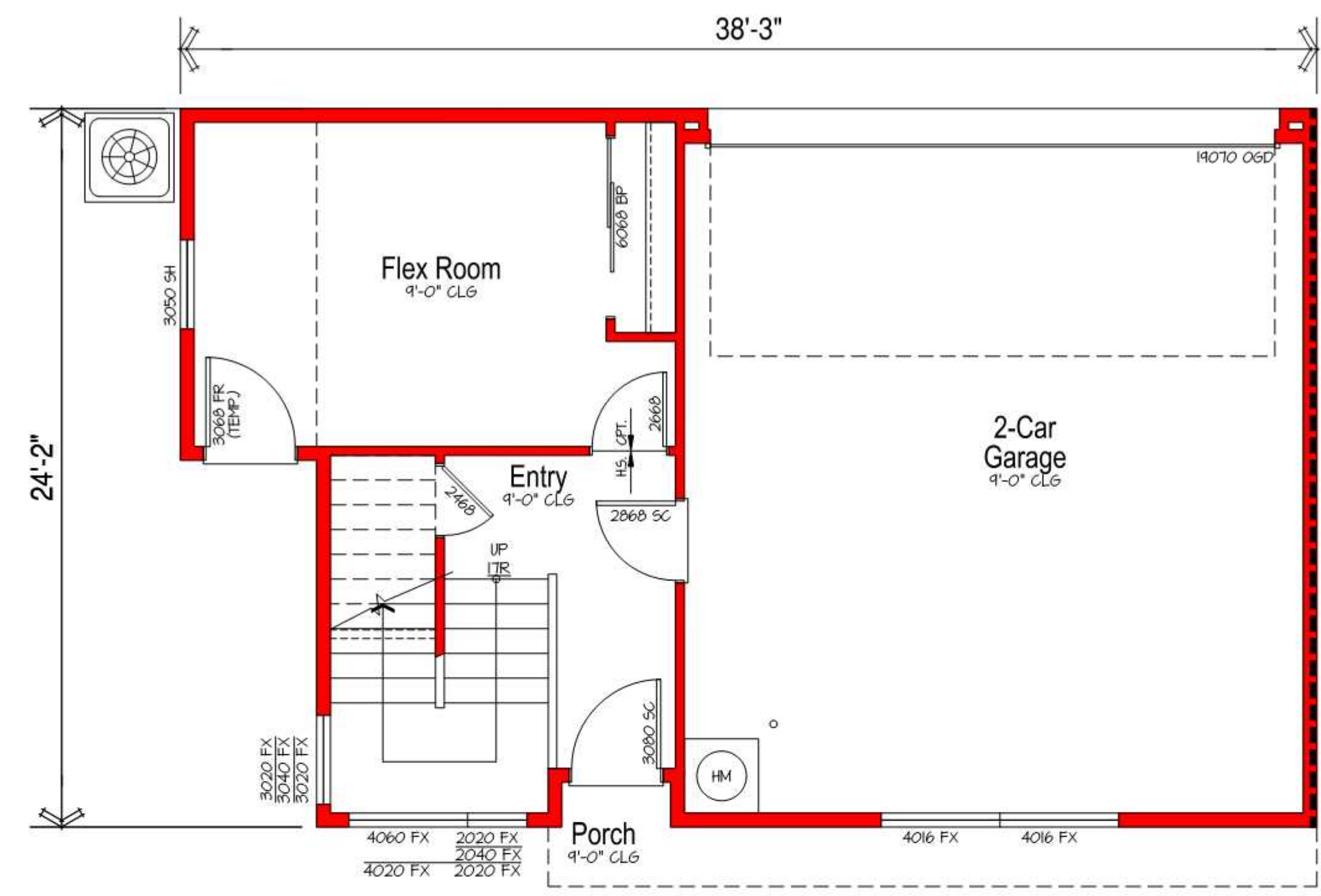
**Main Floor Plan**

SCALE: 1/4"=1'-0"



**Upper Floor Plan**

SCALE: 1/4"=1'-0"



**Lower Floor Plan**

SCALE: 1/4"=1'-0"

SQUARE FOOTAGES	
FIRST FLOOR LIVING	347
SECOND FLOOR LIVING	865
THIRD FLOOR LIVING	777
TOTAL LIVING	1989
GARAGE	500
THIRD FLOOR LIVING + ROOF DECK	780
ROOF DECK	744

**FOUR  
40  
WEST**

Project location

A4.1

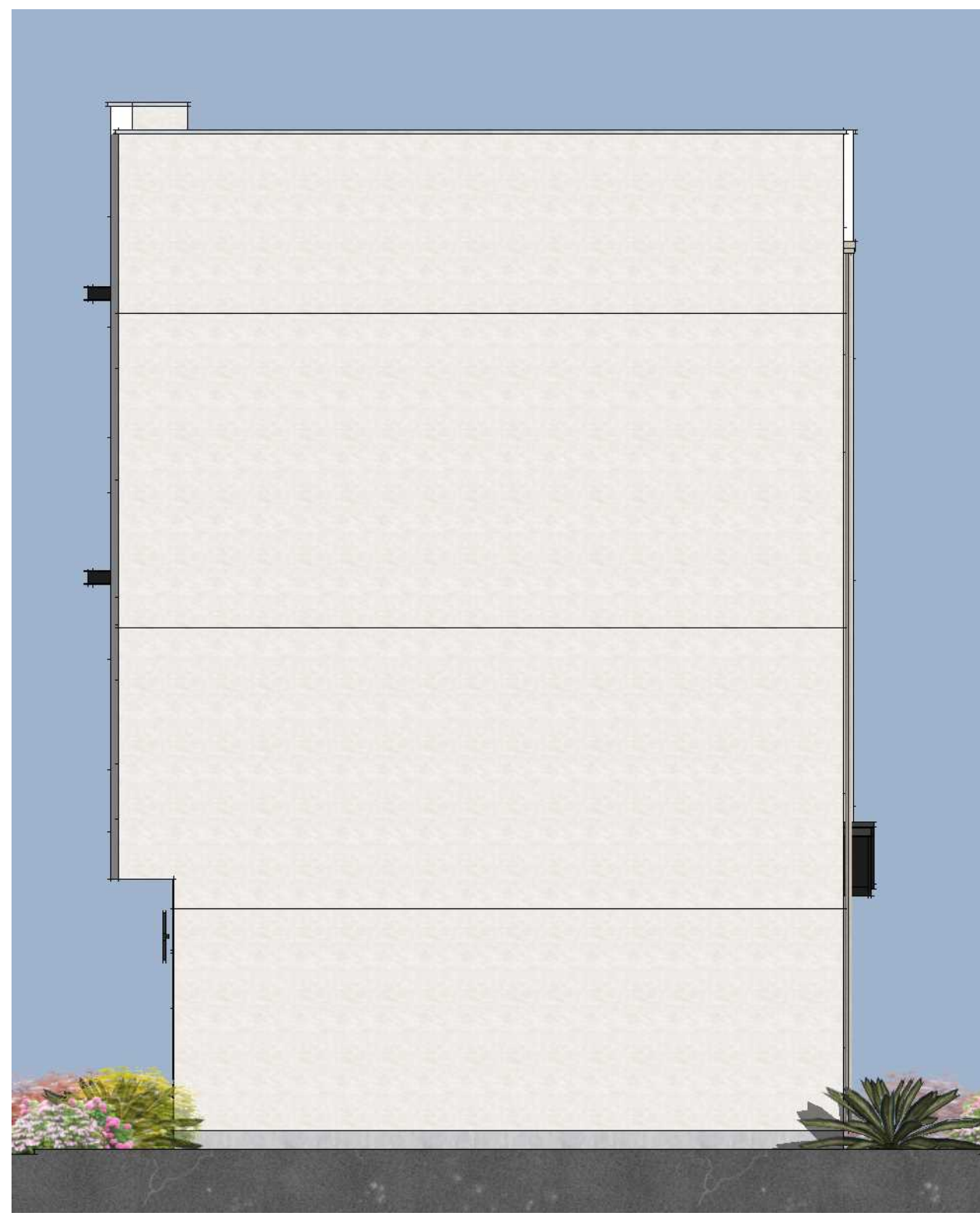


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**BLACKPINE**  
COMMUNITIES  
Sacramento, CA

Plan 2E  
floor plan  
Scale: 1/4" = 1'-0"

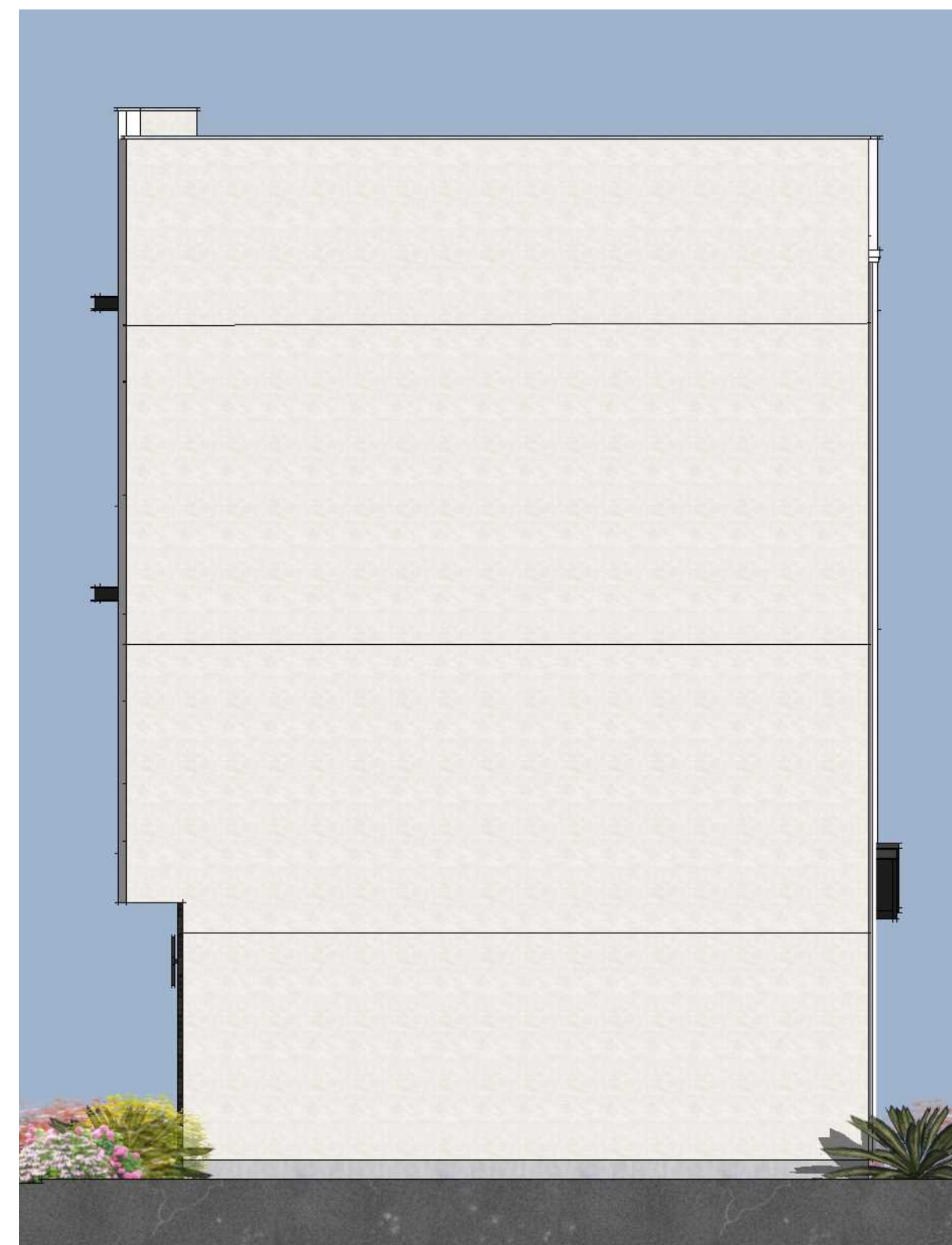




right



rear



right



rear



left



front

style B

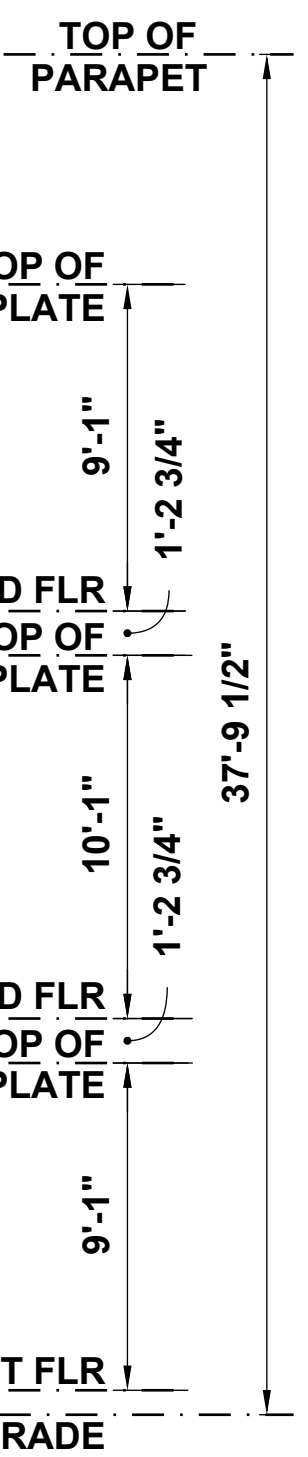


left



front

style A







rear



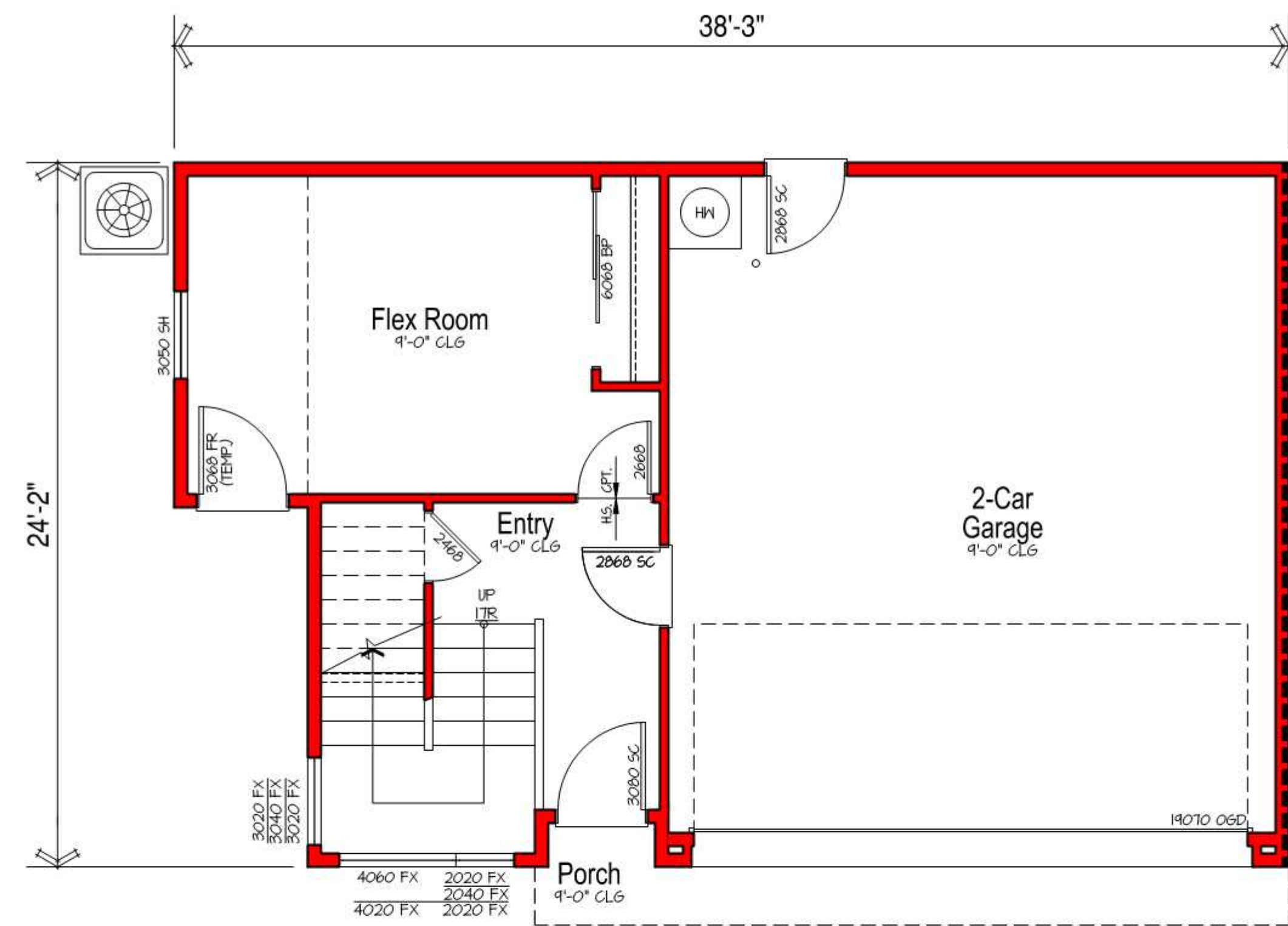
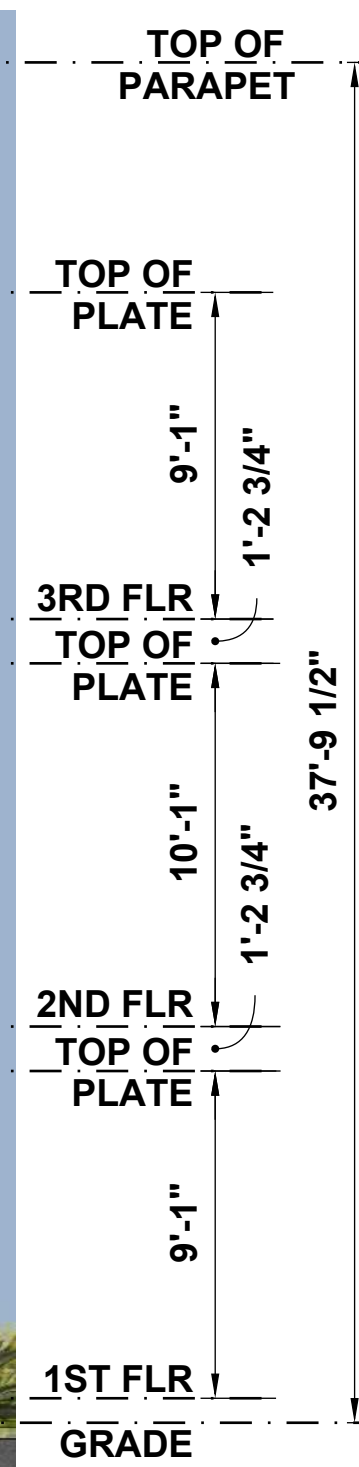
rear



front  
style B



front  
style A



**Front Load Garage Option  
Lower Floor Plan**

SCALE: 1/4"=1'-0"

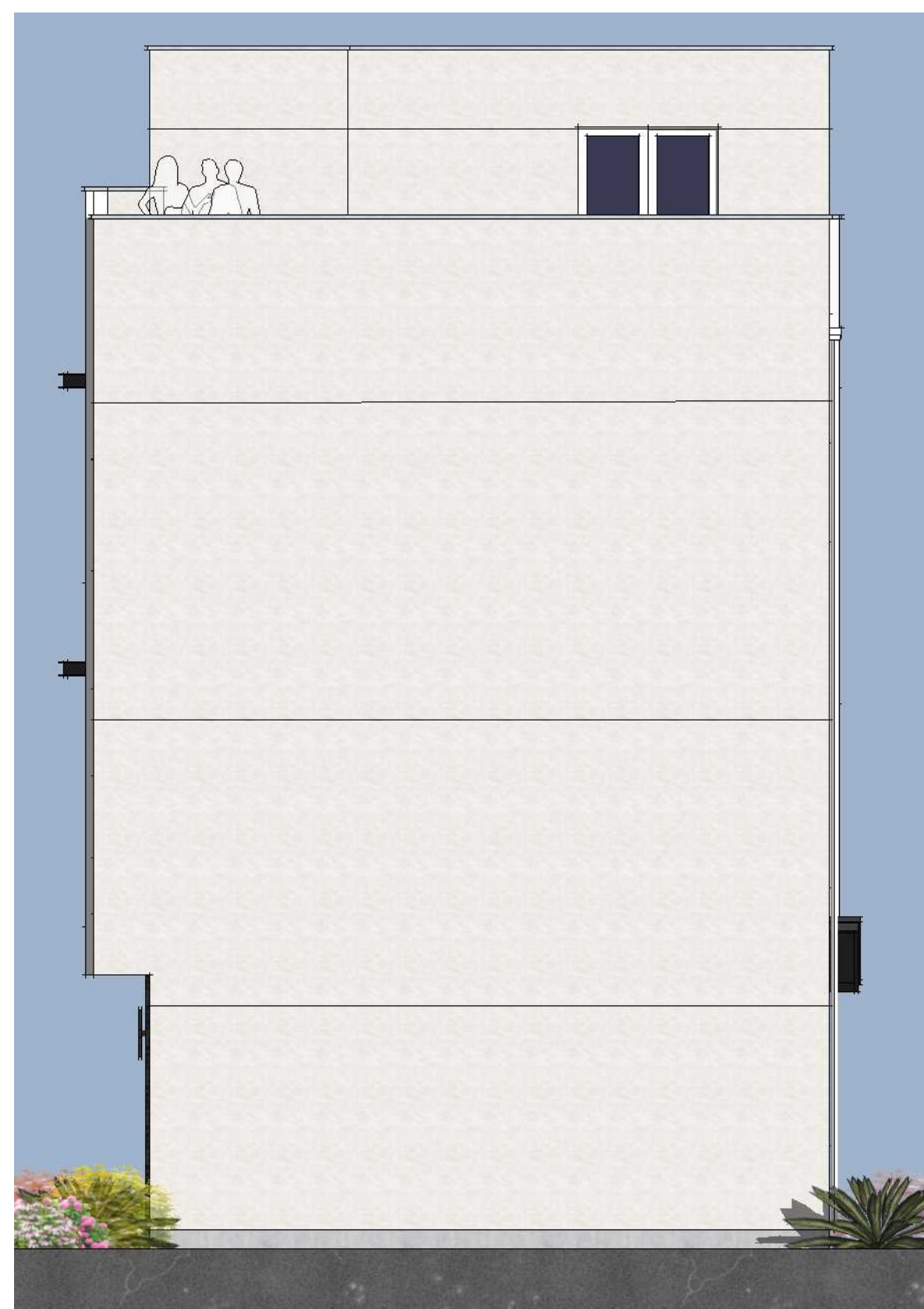
SQUARE FOOTAGES	
FIRST FLOOR LIVING	341
SECOND FLOOR LIVING	865
THIRD FLOOR LIVING	794
<b>TOTAL LIVING</b>	<b>2006</b>
GARAGE	500
THIRD FLOOR LIVING @ ROOF DECK	780
ROOF DECK	744

**FOUR  
40**  
WEST  
Project location



**Plan 2E  
front load garage option**  
Scale: 3/16" = 1'-0" & 1/4" = 1'-0"





right



rear

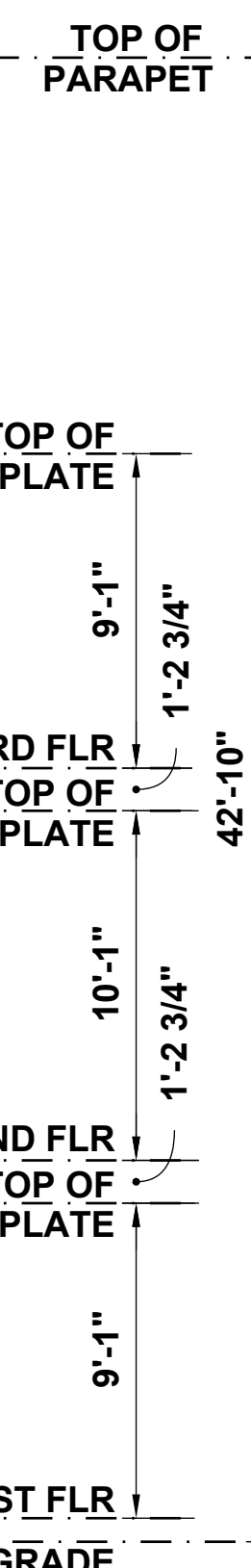


left



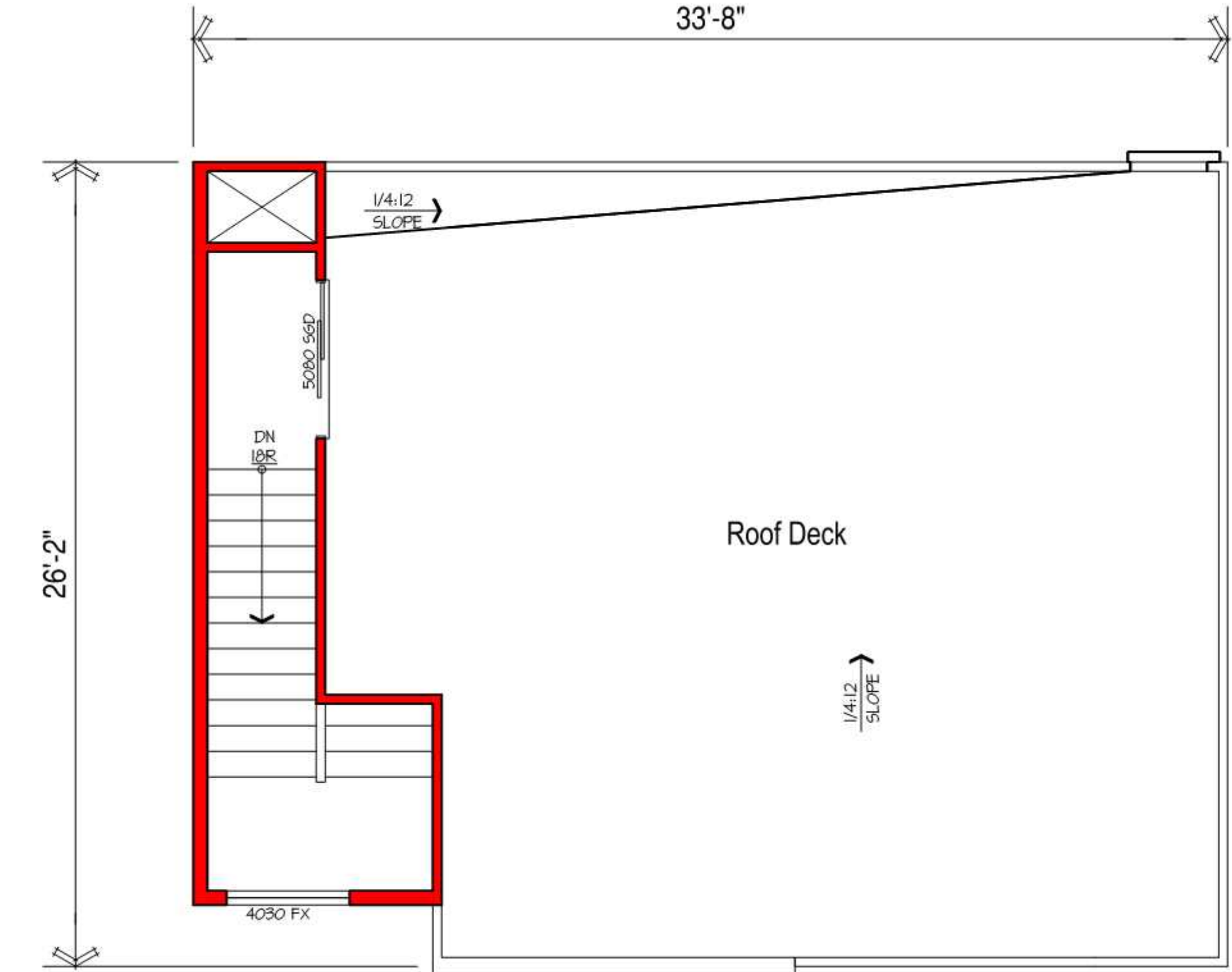
front

style A

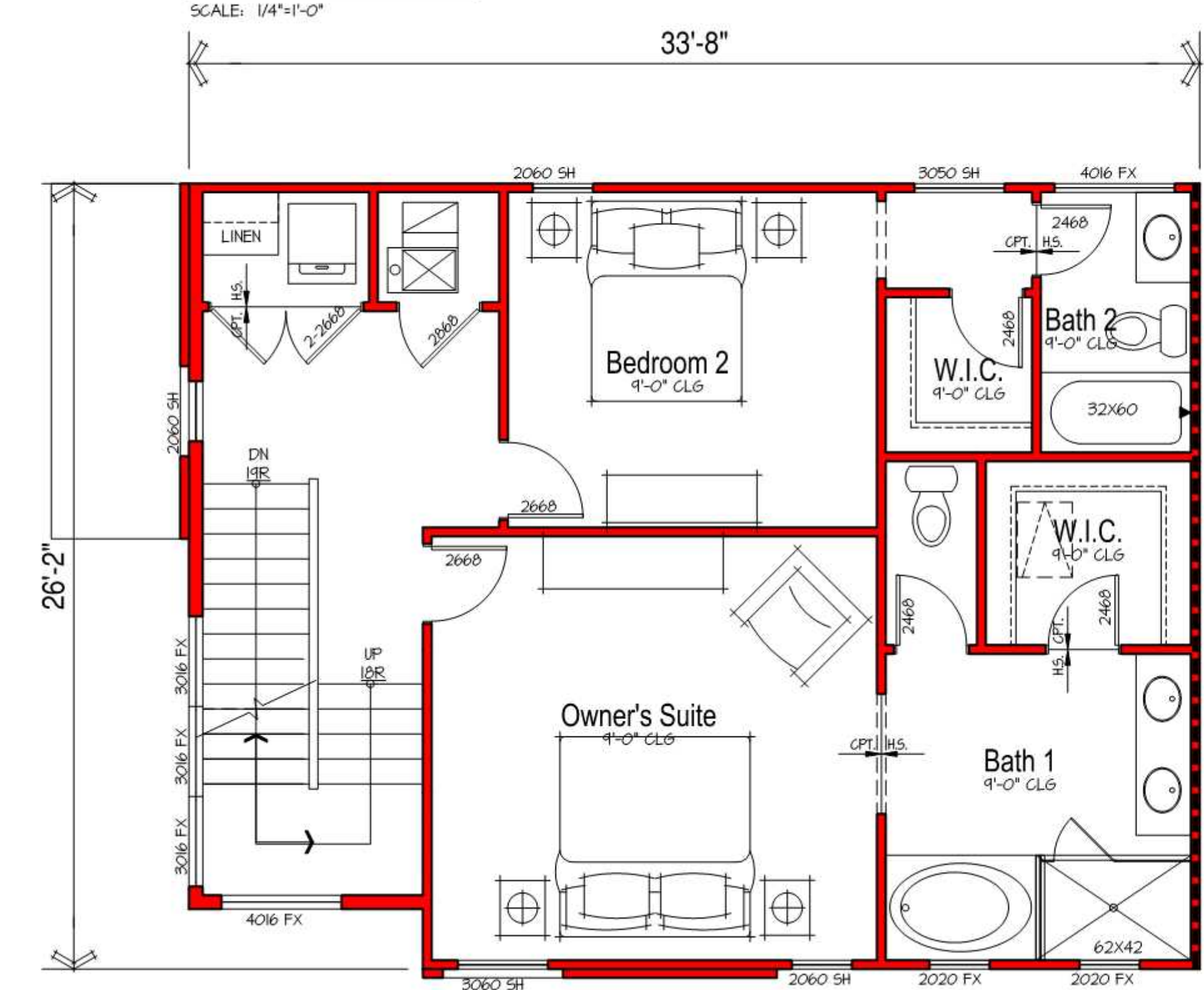


SQUARE FOOTAGES	
FIRST FLOOR LIVING	243
SECOND FLOOR LIVING	865
THIRD FLOOR LIVING	744
TOTAL LIVING	1852
GARAGE	500
THIRD FLOOR LIVING + ROOF DECK	1283
ROOF DECK	744

Plan 2E  
roof deck option  
Scale: 3/16" = 1'-0" & 1/4" = 1'-0"



Roof Deck Option  
Roof Plan  
SCALE: 1/4"=1'-0"



Roof Deck Option  
Upper Floor Plan  
SCALE: 1/4"=1'-0"

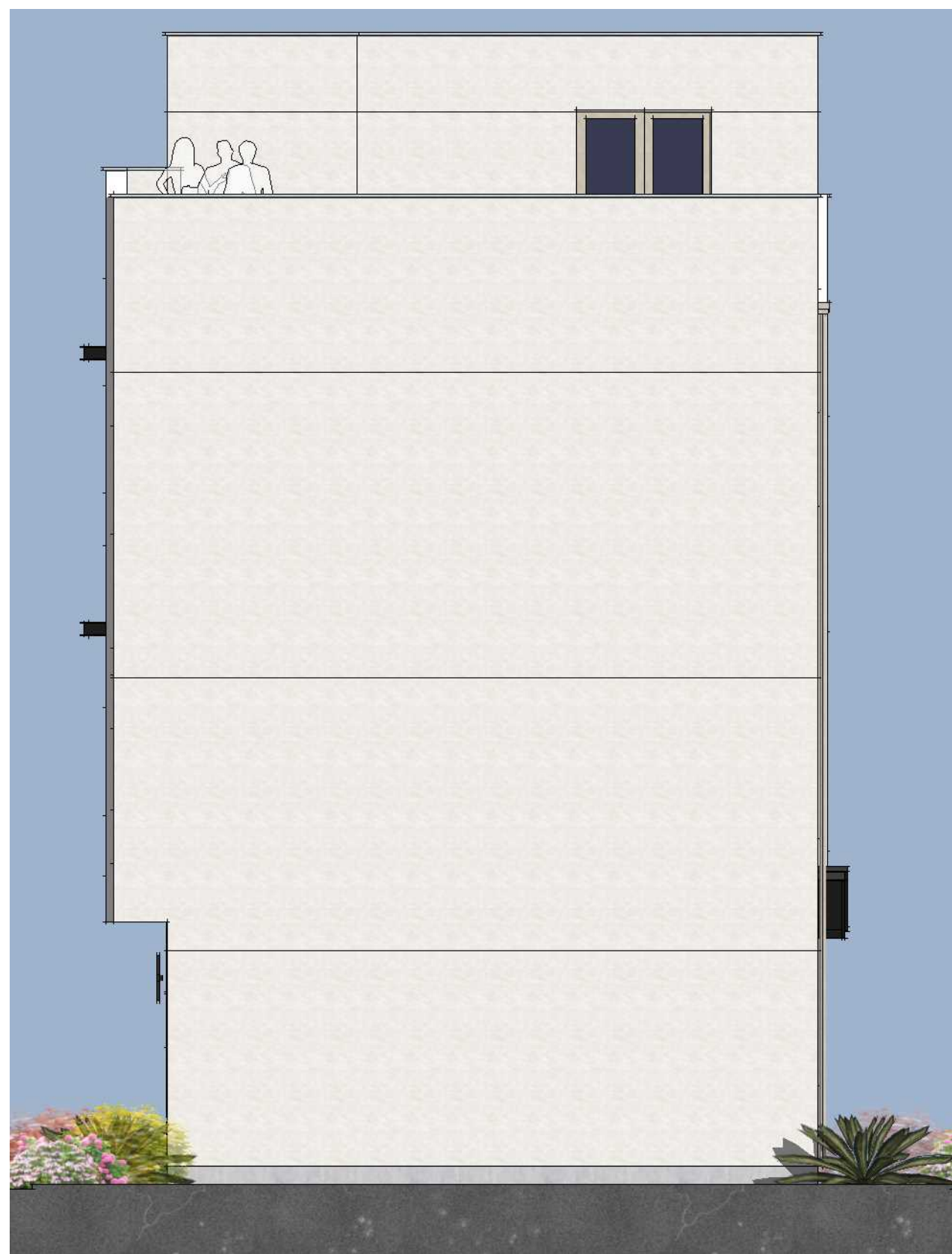
A4.4  
**FOUR 40 WEST**  
Project location



**BLACKPINE**  
COMMUNITIES  
Sacramento, CA

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2021 BSB Design, Inc.





right



rear



left



front

style B

TOP OF PARAPET

TOP OF PLATE

3RD FLR TOP OF PLATE

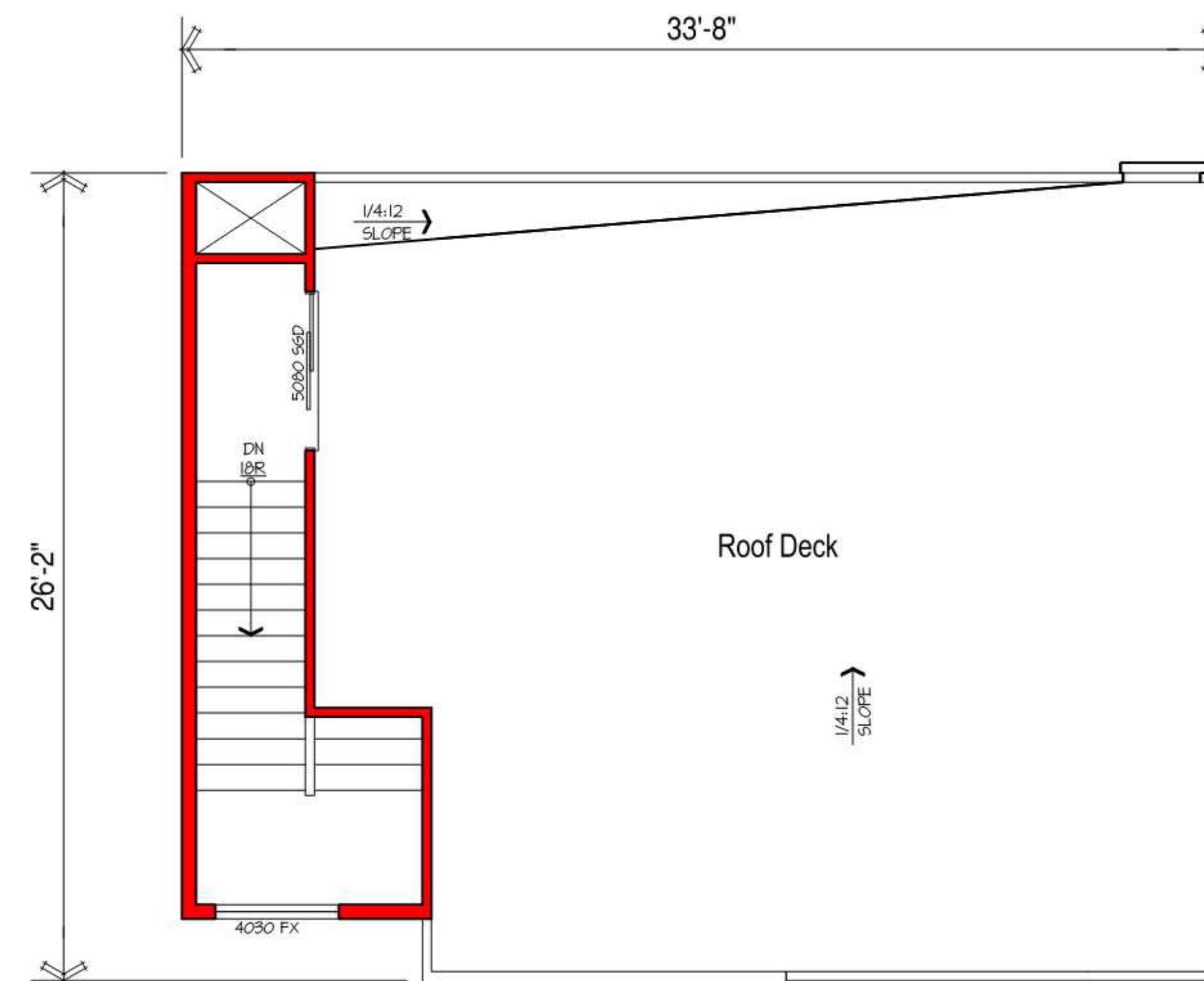
2ND FLR TOP OF PLATE

1ST FLR GRADE

9'-1"  
1'-2 3/4"  
42'-10"  
10'-1"  
1'-2 3/4"  
9'-1"

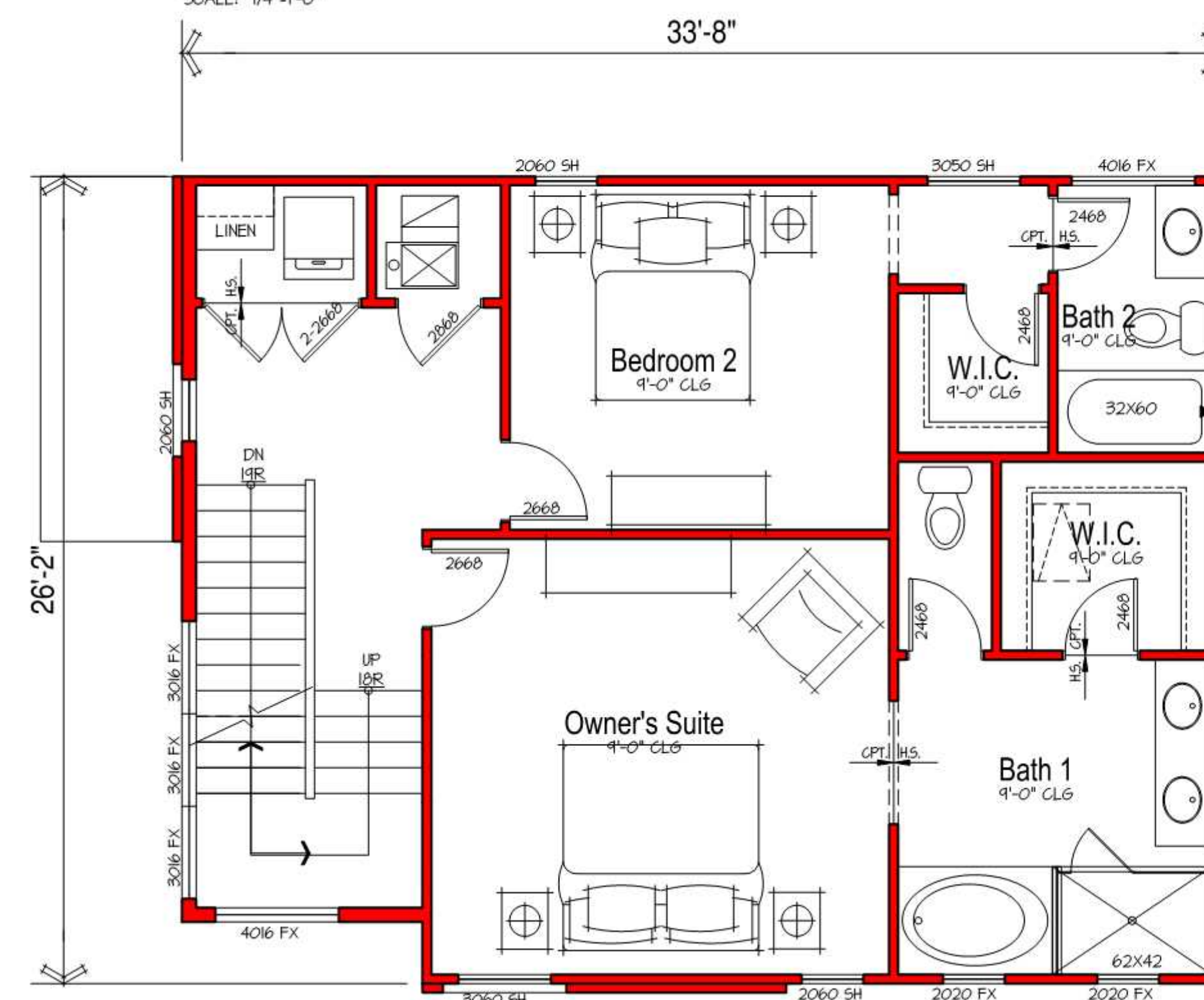
SQUARE FOOTAGES	
FIRST FLOOR LIVING	243
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THIRD FLOOR LIVING	744
TOTAL LIVING	1852
GARAGE	500
THIRD FLOOR LIVING + ROOF DECK	1283
ROOF DECK	744

Plan 2E  
roof deck option  
Scale: 3/16" = 1'-0" & 1/4" = 1'-0"



Roof Deck Option  
Roof Plan

SCALE: 1/4"=1'-0"



Roof Deck Option  
Upper Floor Plan

SCALE: 1/4"=1'-0"

FOUR  
40  
WEST

Project location

A4.5



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