



**EAST ELEVATION ( LA FITNESS )**

1/8" = 1'-0"



**WEST ELEVATION ( LA FITNESS )**

1/8" = 1'-0"



JUN 16 2008

PLANNING & ZONING  
WITH STIPULATIONS  
CASE 07-600-0006  
ANNA LACKENDER

2233 East Thomas Road  
Phoenix, AZ 85016-9474  
(602) 965-5900 Phone  
(602) 965-0498 Fax  
www.raa.com



Preliminary  
construction of record  
date

	conceptual elevations ( LA Fitness )

# LA Fitness

sheet **a5.0** of Job 07147.5  
design jac  
drawn jac  
check hu

**Cottonflower Marketplace  
Commercial Center**  
SWC of Cotton Lane and Yuma Road  
Goodyear, Arizona  
Diversified Partners Development Co., LLC  
CTW Retail Partners, LLC



**ROBERT KUBICEK**  
Architects and Associates, Inc.

**Design Guidelines**  
**Cottonflower Marketplace**  
**SWC Cotton Lane and Yuma Road**  
**Goodyear, Arizona**

*2233 East Thomas Road*  
*Phoenix, AZ 85016 - 3474*  
*(602) 955-3900 Phone*  
*(602) 955-0496 Fax*  
*www.rkaa.com*

*Principals:*

*Robert W. Kubicek, A.I.A.*

*Harvey G. Unti, A.I.A.*

*Sheldon T. Shaw, A.I.A.*

*Jorge A. Calderon, V.P.*

*David J. Gibson, V.P.*

*Kevin D. Kerpan, V.P.*

**Cottonflower Marketplace**  
**SWC Cotton Lane and Yuma Road**  
**Goodyear, Arizona**



**ROBERT KUBICEK**  
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The architectural design character for the exterior of the Shopping Center represents an agrarian (meaning native or provincial) theme which is echoed throughout the community.

The buildings generally maintain a hierarchy between facades that provides a strong architectural design. Shapes, colors, textures and materials selected for this development are both consistent and aesthetically compatible with the neighboring architecture and the native landscape design. The projects visual elements draw on a vocabulary of simplified detail and traditional forms. The facades of the buildings are proportioned to provide a comfortable human scale.

The use of decorative metal awnings with wide flange steel bracings are provided to shade the pedestrian walkways, along with tower elements and large expanses of windows that break up the centers' facade and provides the tenants maximum exposure.

A rustic earth tone color palette will be utilized with the following materials such as ledgerstone base accents, and clear anodized aluminum store fronts combined with painted split face block accents. Attached is a material board and multiple elevation drawings to use as a reference point.

The Owner is committed to developing a high quality, low maintenance product which the neighborhood and the City can take pride in. The quality and design of this development is of paramount importance to **Diversified Partners Development Company, LLC and CTW Retail Partners, LLC.**

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[www.rkaa.com](http://www.rkaa.com)

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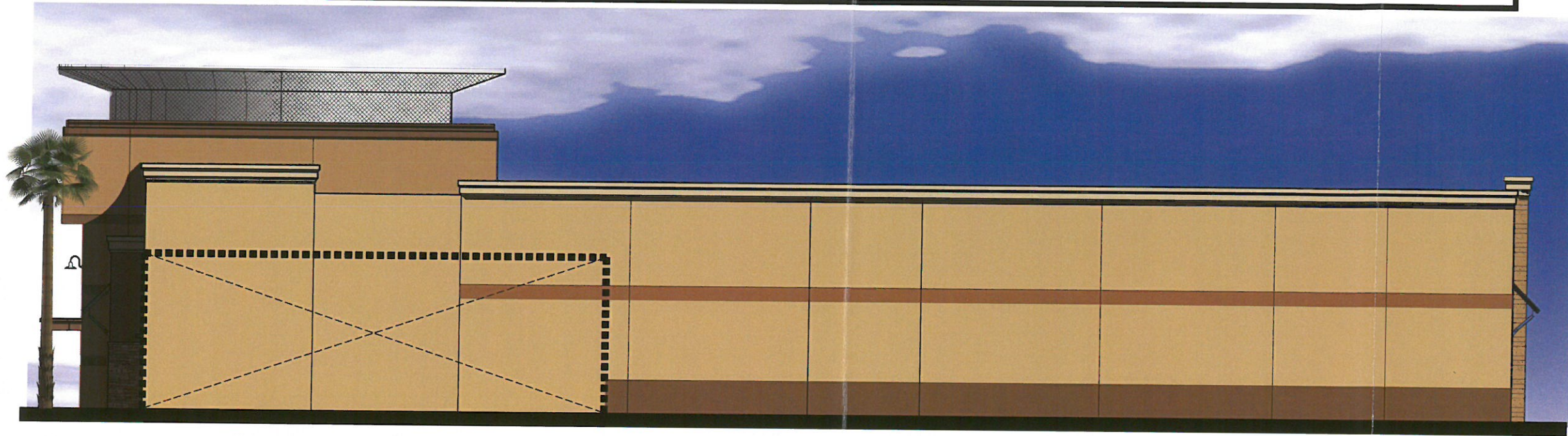
*Harvey G. Unti, A.I.A.*

*Sheldon T. Shaw, A.I.A.*

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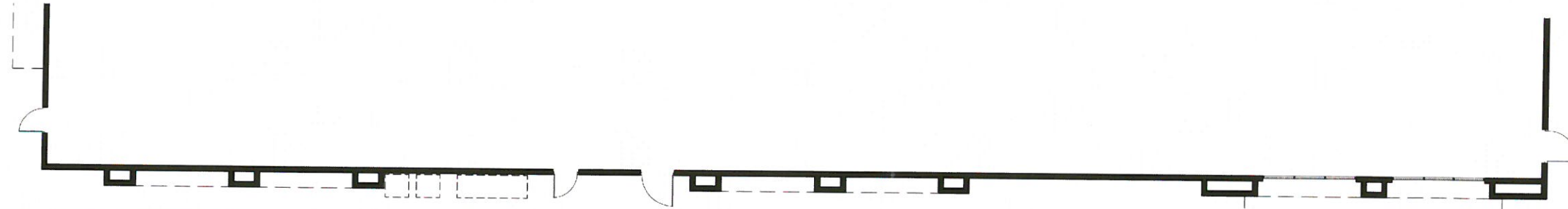
*David J. Gibson, V.P.*

*Kevin D. Kerpan, V.P.*



**NORTH ELEVATION ( LA FITNESS )**

1/8" = 1'-0"



**SOUTH ELEVATION ( LA FITNESS )**

1/8" = 1'-0"

  
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**ROBERT KUBICKI**  
 Architects And Associates, Inc.



Planning  
 and Zoning  
 contribution of 11.09.07  
 date 11.09.07

NO. 1	CONCEPTUAL ELEVATIONS
NO. 2	CONCEPTUAL ELEVATIONS
NO. 3	CONCEPTUAL ELEVATIONS
NO. 4	CONCEPTUAL ELEVATIONS
NO. 5	CONCEPTUAL ELEVATIONS
NO. 6	CONCEPTUAL ELEVATIONS
NO. 7	CONCEPTUAL ELEVATIONS
NO. 8	CONCEPTUAL ELEVATIONS
NO. 9	CONCEPTUAL ELEVATIONS
NO. 10	CONCEPTUAL ELEVATIONS
NO. 11	CONCEPTUAL ELEVATIONS
NO. 12	CONCEPTUAL ELEVATIONS
NO. 13	CONCEPTUAL ELEVATIONS
NO. 14	CONCEPTUAL ELEVATIONS
NO. 15	CONCEPTUAL ELEVATIONS
NO. 16	CONCEPTUAL ELEVATIONS
NO. 17	CONCEPTUAL ELEVATIONS
NO. 18	CONCEPTUAL ELEVATIONS
NO. 19	CONCEPTUAL ELEVATIONS
NO. 20	CONCEPTUAL ELEVATIONS

Conceptual Elevations  
 (LA Fitness)

# LA Fitness

sheet a5.1 of job 07147.5  
 design jac  
 drawn jac  
 check hu  
**Cottonflower Marketplace Commercial Center**  
 SWC of Cotton Lane and Yuma Road  
 Goodyear, Arizona  
 Diversified Partners Development Co., LLC  
 CTW Retail Partners, LLC




**SOUTH ELEVATION ( SHOPS C )**

1/8" = 1'-0"



**EAST ELEVATION ( SHOPS C )**

1/8" = 1'-0"

  
**APPROVED**  
 JUN 16 2008  
 PLANNING & ZONING  
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 Phoenix, AZ 85016-3474  
 (602) 965-3900 Phone  
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**ROBERT KUBICEK**  
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**RAA**

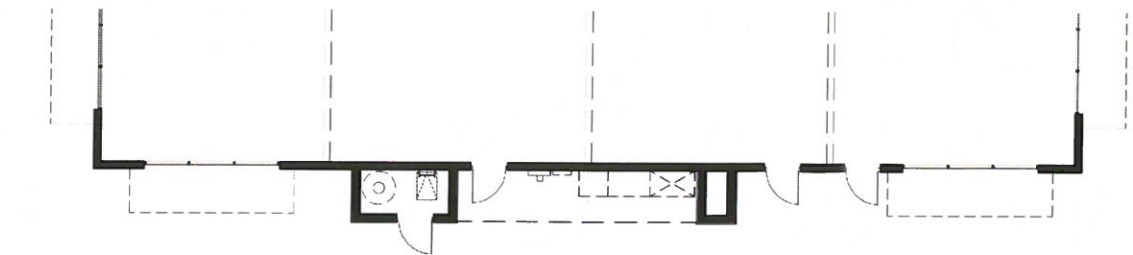
Preliminary  
 Approval For  
 Construction of Record  
 date: 01.21.08

conceptual elevations  
( Shops C )

# Shops C

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 design jac  
 drawn jac  
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**Cottonflower Marketplace  
 Commercial Center**  
 SWC of Cotton Lane and Yuma Road  
 Goodyear, Arizona  
 Diversified Partners Development Co., LLC  
 CTW Retail Partners, LLC



**NORTH ELEVATION ( SHOPS C )**

1/8" = 1'-0"



**WEST ELEVATION ( SHOPS C )**

1/8" = 1'-0"



JUN 16 2008

PLANNING & ZONING  
WITH STIPULATIONS  
CASE 07-600-00062  
ANNA LACKENDER

# Shops C

sheet design jac

a5.3

of

job 07147.5

drawn jac

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**Cottonflower Marketplace  
Commercial Center**  
SWC of Cotton Lane and Yuma Road  
Goodyear, Arizona  
Diversified Partners Development Co., LLC  
CTW Retail Partners, LLC

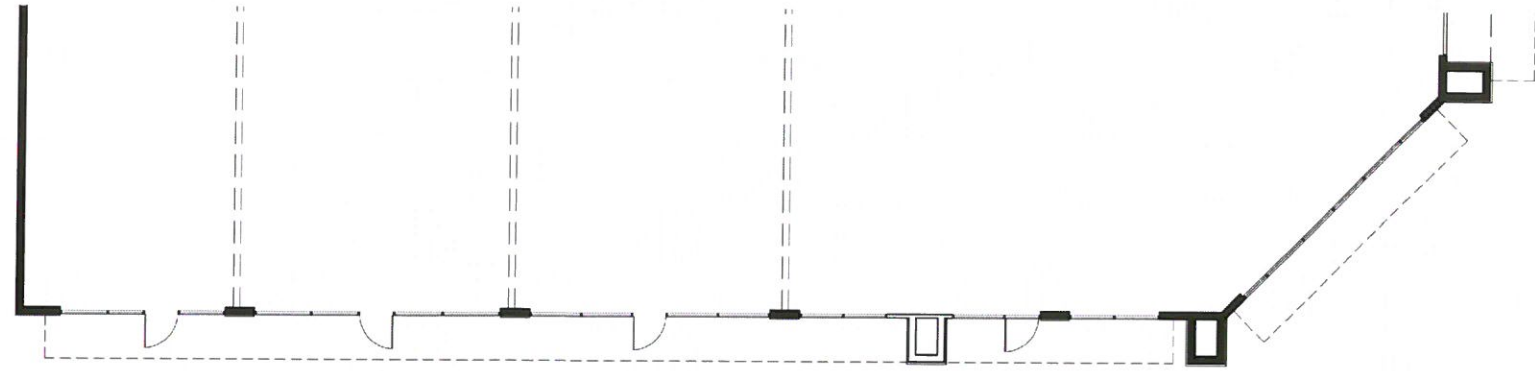
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( Shops C )

Preliminary  
Construction for Records  
date 01.21.08



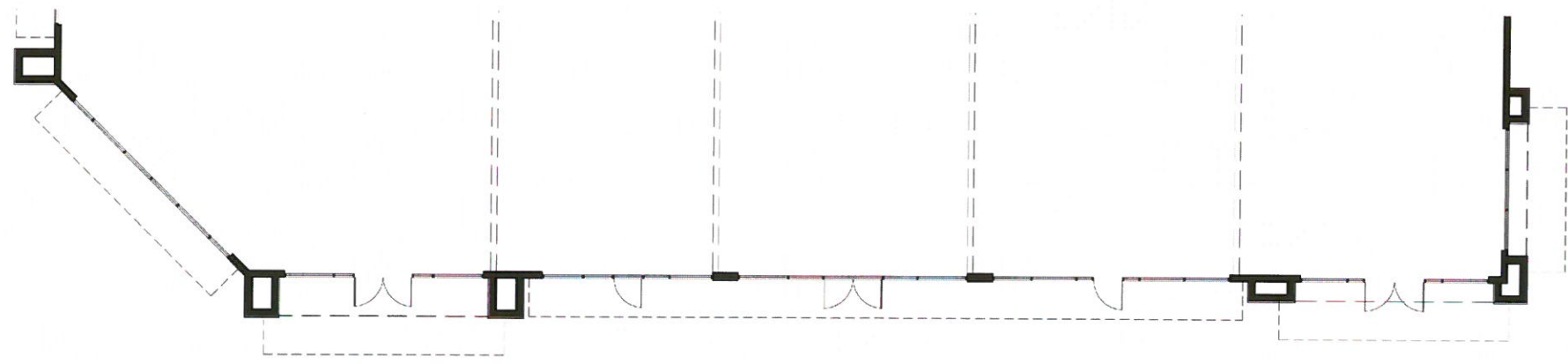
**ROBERT KUBICEK**  
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2233 East Thomas Road  
Phoenix, AZ 85016-3474  
(602) 955-9900 Phone  
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**EAST ELEVATION ( SHOPS B )**

1/8" = 1'-0"



**NORTH ELEVATION ( SHOPS B )**

1/8" = 1'-0"

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	conceptual elevations ( Shops B )
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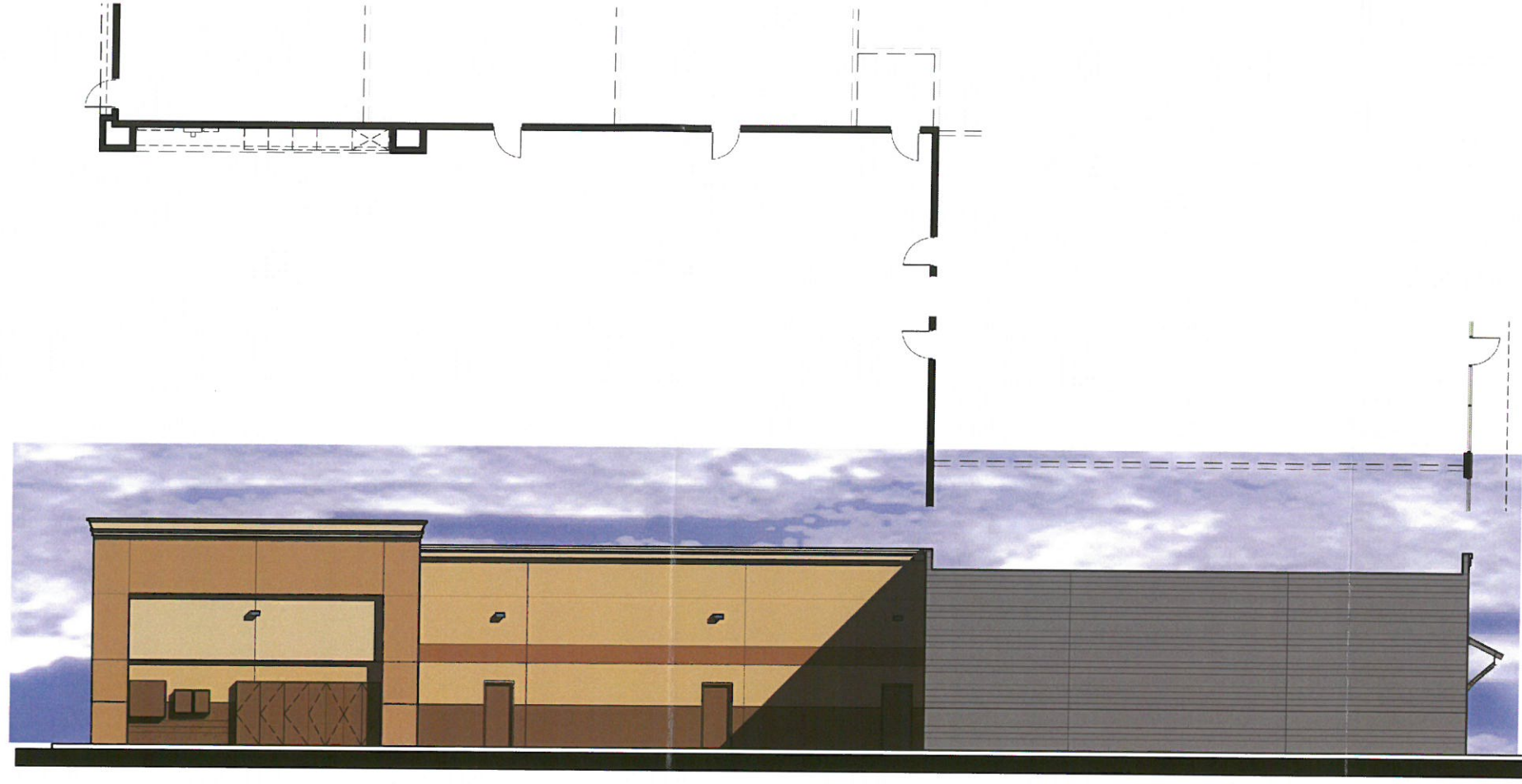
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WITH STIPULATION  
CASE 07-1600-0016  
ANNA LACKENDE

# Shops B

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Commercial Center**  
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Goodyear, Arizona  
Diversified Partners Development Co., LLC  
CTW Retail Partners, LLC

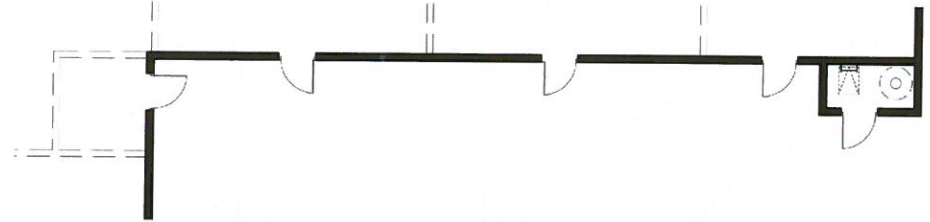
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job 07147.5



**SOUTH ELEVATION ( SHOPS B )**

1/8" = 1'-0"



**WEST ELEVATION ( SHOPS B )**

1/8" = 1'-0"

  
**APPROVED**  
 JUN 16 2008

PLANNING & ZONING  
 WITH STIPULATIONS  
 CASE 07-600-0006 a  
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 (602) 955-3900 Phone  
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preliminary  
 drawings for  
 construction for reference  
 date 01.21.08

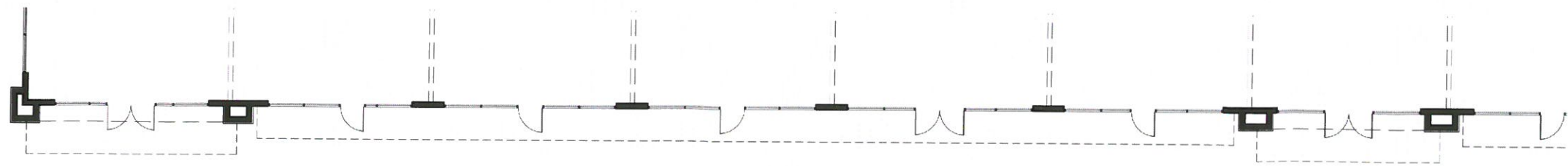
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conceptual elevations  
 ( Shops B )

# Shops B

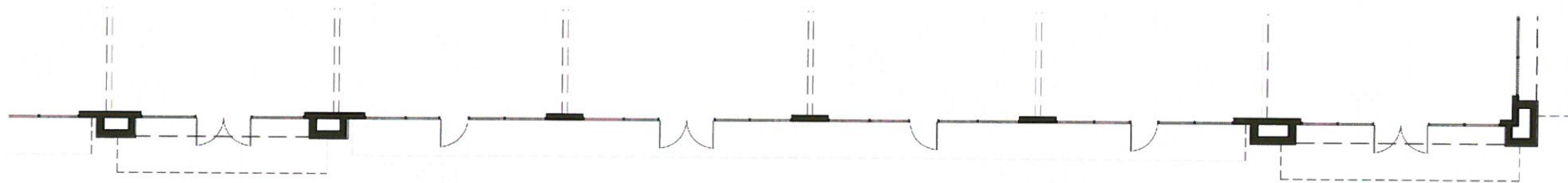
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**Cottonflower Marketplace Commercial Center**  
 SWC of Cotton Lane and Yuma Road  
 Goodyear, Arizona  
 Diversified Partners Development Co., LLC  
 CTW Retail Partners, LLC





**NORTH ELEVATION ( SHOPS A )**

1/8" = 1'-0"



**NORTH ELEVATION ( SHOPS A CONTINUED )**

1/8" = 1'-0"

  
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 (602) 955-3900 Phone  
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 date 01.21.08

conceptual elevations  
 (Shops A)



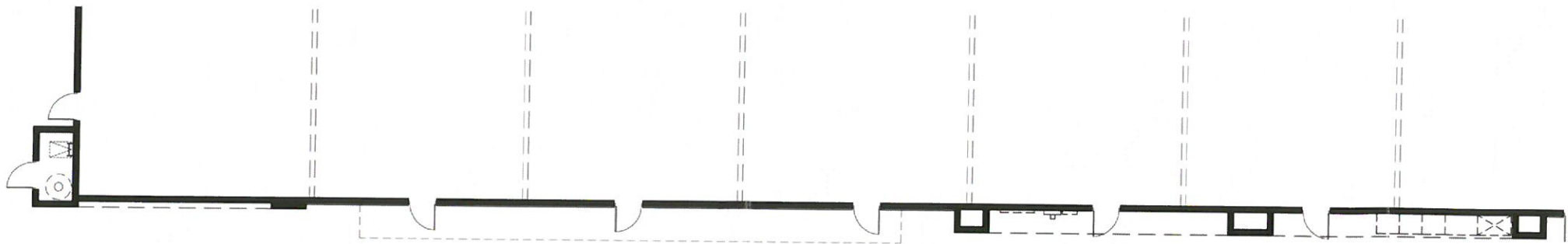
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 ALL WORK TO BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE BUILDING CODES AND SPECIFICATIONS.  
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# Shops A

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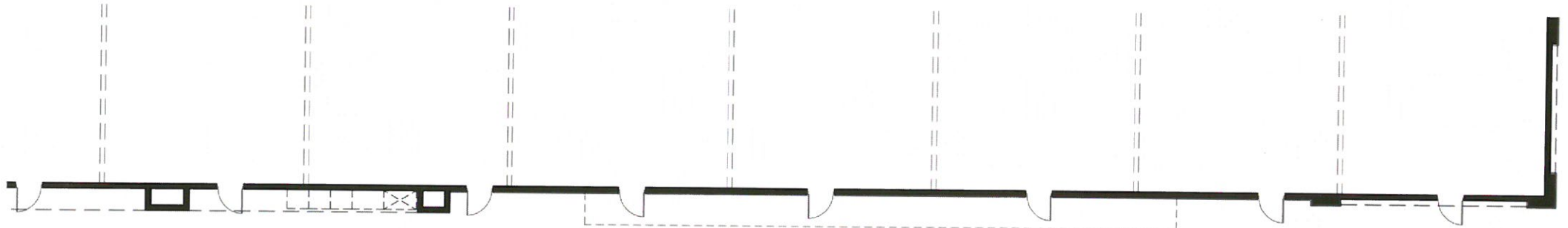
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 job 07147.5



**SOUTH ELEVATION ( SHOPS A )**

1/8" = 1'-0"



**SOUTH ELEVATION ( SHOPS A CONTINUED )**

1/8" = 1'-0"

Goodyear  
**APPROVED**  
JUN 16 2008

PLANNING & ZONING  
WITH STIPULATIONS  
CASE 07-100-00162  
ANNA LACKENDER

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conceptual elevations  
( Shops A )


# Shops A

sheet  
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of  
job 07147.5

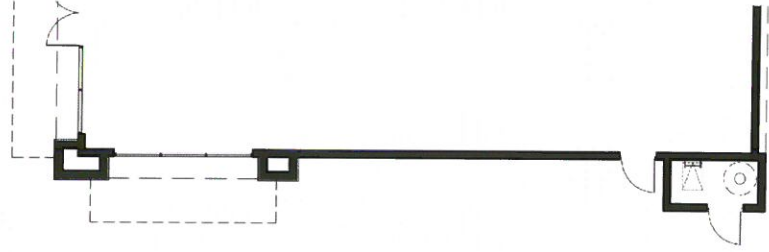
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SWC of Cotton Lane and Yuma Road  
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CTW Retail Partners, LLC



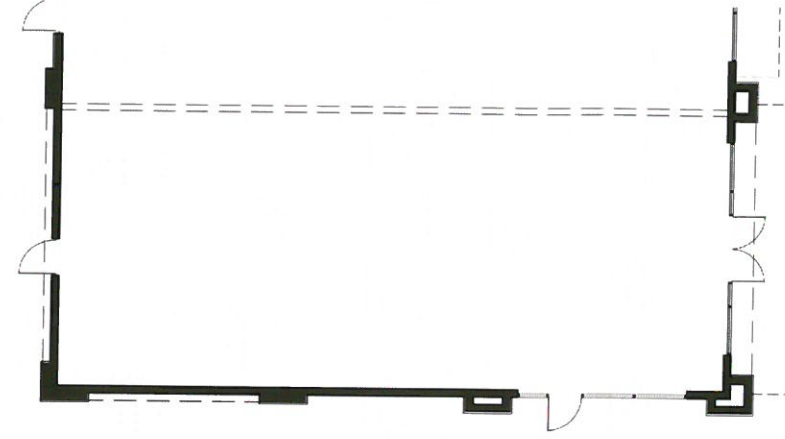
**WEST ELEVATION ( SHOPS A )**

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**EAST ELEVATION ( SHOPS A )**


1/8" = 1'-0"



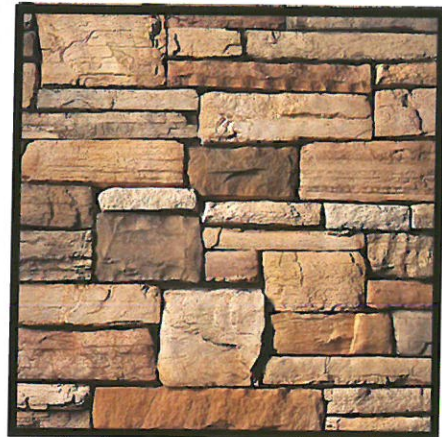
  
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 CASE 07-600-0002  
 ANNA LACKENDER

# Shops A

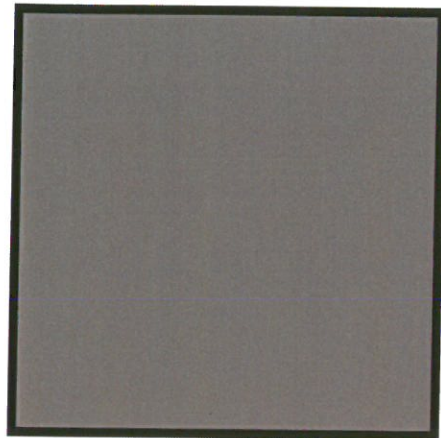
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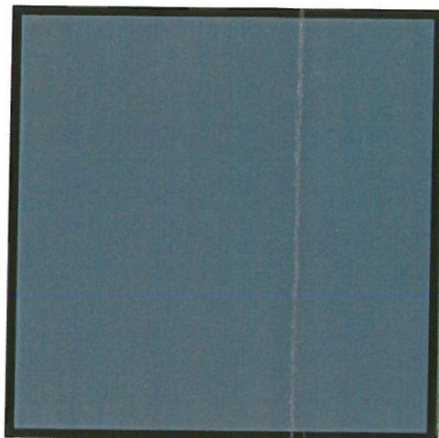
PRELIMINARY  
 NOT FOR  
 CONSTRUCTION OR RECORDS  
 date: 01.21.08  
 conceptual elevations  
 ( Shops A )



**STONE VENEER**  
"caramel country" CSV20007  
DURA STONE



**CORRUGATED METAL  
AWNINGS**  
"cavern"  
DUNN EDWARDS



**ALUMINUM STOREFRONT**  
"fall's river" #1266 ICI PAINTS  
KAWNEER

  
**APPROVED**

**JUN 16 2008**

PLANNING & ZONING  
WITH STIPULATIONS  
CASE 07-600-0062  
ANNA LACKENDER



**ROBERT KUBICEK**  
Architects And Associates, Inc.

preliminary  
not for review  
date 11.09.07

COLOR  
and MATERIAL BOARD


**Cottonflower Marketplace  
Commercial Center**

SWC of Cotton Lane and Yuma Road  
Goodyear, Arizona  
Diversified Partners Development Co., LLC  
CTW Retail Partners, LLC

design jac  
drawn jac

check hu

sheet

**M1.0**

of

job 07147.5

<p>"fall's river" #1266 ICI PAINTS</p>	<p>"timber trail" #354 ICI PAINTS</p>	<p>"copper" #320 DUNN EDWARDS</p>	<p>"western trail" #462 DUNN EDWARDS</p>	<p>"haymarket" #532 DUNN EDWARDS</p>	<p>"desert trail" #629 DUNN EDWARDS</p>
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# MATERIAL and COLOR BOARD