



GNICH ARCHITECTURE STUDIO

WE DESIGN. SO YOU CAN BUILD.

COMPREHENSIVE

EXPEDITIOUS

NATIONWIDE

EXPERIENCED

We believe success comes from building long-lasting, collaborative relationships with our clients, where there is an established trust and expectation of quality and efficiency in the work we do.

GNICH ARCHITECTURE STUDIO - EXPERIENCE



EXPERIENCE

Gnich Architecture Studio has successfully completed over 6,500 QSR projects across several brands, marking our position as a leader in national brand design implementation. Our seasoned team brings unparalleled experience and insight to every project.

INTEGRATION

Our team seamlessly integrates with franchisees, corporate representatives, engineers, and other consultants. Working side by side, we ensure that the design and development process is not just efficient but also a true reflection of your brand and operational needs.

"I've been working with Gnich Architecture Studio for approximately 18 years. Since the grand opening of my first Pizza store in South Texas, Jason and his team have been there to walk me through the design, image, construction, and equipment requirements needed to fulfill my obligations as a franchisee. If you are looking for a team of professionals who are dedicated, knowledgeable, easy to work with, flexible, price conscious, but above all, treat you with the highest regard, Gnich Architecture Studio should be your only solution. I cannot think of a better partnership and a more suitable team for the job."

Fernando Salido
Domino's Franchisee, Texas

- LICENSED IN 48 STATES
- OVER 25 YEARS OF QSR EXPERIENCE IMPLEMENTING BRAND DESIGN
- FULL ARCHITECTURAL AND ENGINEERING SERVICES



CLIENT LIST:

- Chronic Tacos
- Domino's
- Dutch Bros Coffee
- Boost Mobile
- Bruster's Ice Cream
- Edward Jones Financial
- Firehouse Subs
- Gyro Shack
- I Love Kickboxing
- Ikes Love and Sandwiches
- Marco's Pizza
- Mountain Mike's Pizza
- Muscle Maker Grill
- Rock N Roll Sushi
- Rosati's Pizza
- Valvoline
- Verizon

SPEED TO MARKET

Recognizing the paramount importance of speed-to-market in today's competitive landscape, Gnich Architecture Studio leverages its expertise in design development, contract documents, coordination, permitting, and construction. Our commitment is to expedite development without compromising on quality.

PROJECT TYPES

Gnich Architecture Studio has a strong portfolio that spans various construction methodologies and has demonstrated our ability to deliver exceptional results regardless of the project's scope or complexity. We have completed over 5,800 Domino's TI's and over 200 Dutch Bros Coffee's stick-built projects, as well as some modular buildings. We have done multiple end-cap development and, multi-tenant building developments, including the Tenant Improvements within. Whether it's block, wood, steel frame buildings, panelized or modular, we possess the expertise to navigate the nuances of different construction materials and methods.

GNICH ARCHITECTURE STUDIO - SERVICES

SERVICES OFFERED

At Gnich Architecture Studio, we pride ourselves on offering a diverse and adaptable range of services tailored to meet the unique needs of our clients. Our commitment is to work closely with each client, collaborating with other consultants, to deliver precisely what the job demands.

Gnich Architecture Studio's extensive knowledge acquired over the last 25 years of brand implementation, code and standards knowledge, working in multiple jurisdictions, and implementing successful processes has allowed us to become a partner with our corporate and repeat franchisee clients. We look to continually improve our product and services by addressing client concerns at the outset and have an extensive suite of resources to facilitate coordination and meet tight time lines. Part of our success is based on maintaining streamlined processes with an emphasis on high quality to meet our clients' needs.

Operating on a national level, Gnich Architecture Studio has honed its ability to adapt to diverse regional and jurisdictional conditions. Our team's localized expertise allows us to seamlessly integrate the unique characteristics of each location, creating designs that resonate with both corporate standards and the preferences of franchisees.

"Gnich Architecture Studio has assisted in developing and maintaining our prototype models since 2017. They have helped us complete over 135 projects, including ground up prototype development, conversion projects and prototype remodels. They assist in the swift and thorough site plan design process which is instrumental in completing real estate deals. They have been a valued partner of ours and we look forward to many more years of development with them."

Mark Baker

Design Manager, Planning Design and Construction.

COMPLETE MEP

At Gnich Architecture Studio, our in-house engineering team is dedicated to providing comprehensive MEP (Mechanical, Electrical, and Plumbing) engineering services. With expertise in all disciplines, our engineers collaborate seamlessly to produce efficient and accurate construction documents

"Gnich's talented team of architects, project managers, and designers constantly deliver a high-quality experience for not only their client, but also the design professionals that they partner with to complete the work. Their attitude, work ethic, professionalism, abilities to communicate, and commitment to excellence is second to none in the quick-paced commercial development industry."

If you are looking for proven team to lead your development program to success, Gnich is that team!

Joshua A Harlan, P.E.

Principal Engineer, Barghausen Consulting Engineers, Inc.



COMPREHENSIVE SERVICES:

Site Fit Plans

Due-Diligence/Pre-Application

Schematic Design

Design Development

Entitlements

Construction Documents

Permitting

Bid Process

Detailed Documentation for
Accurate Construction

Construction Administration
Services



ADDITIONAL SERVICES

Post Occupancy Survey

Design Manual Development &
Maintenance

Construction Manual Development &
Maintenance

Prototype Development & Maintenance

Modular Building Coordination

DUTCH BROS COFFEE



Gnich Architecture Studio embarked on a collaborative journey with Dutch Bros Coffee in 2017, working hand in hand to implement operational and brand image requirements.

Keyholder for Prototypes (2019-2023): From 2019 to 2023, Gnich Architecture Studio proudly served as the keyholder for Dutch Bros Coffee’s multiple prototype building designs. This pivotal role allowed us to contribute significantly to a new phase of growth and public investment, assisting in the architectural identity of Dutch Bros Coffee during a critical period.

Lead Architect/Engineer Since 2019: In 2019, Gnich Architecture Studio assumed the position of Dutch Bros Coffee Lead Architect/Engineer. This elevated role empowered us to set and maintain building and site design standards, providing assistance to other regional preferred architects and engineers. As the Architect of Record, we have played a crucial role in driving approximately 40% of Dutch Bros Coffee’s store growth from 2020 to date.

Driving National Growth: Gnich Architecture Studio is at the forefront of Dutch Bros Coffee’s national expansion. Our team is dedicated to high-paced production, ensuring we meet investor deadlines and annual store counts. Services include equipment swaps, tenant improvements/brand conversions, modular building implementation, and end-cap design—critical elements in facilitating Dutch Bros Coffee’s continued growth.

Comprehensive Project Services: Gnich Architecture Studio offers Dutch Bros Coffee a holistic suite of services. From pre-application meetings to entitlement submittals and approvals, building and health department permitting services, and meticulous bidding processes, we ensure every aspect of the project is expertly managed. Our construction administration services, including shop drawing reviews, RFI responses, and project update meetings, guarantee a smooth and efficient execution.

“Gnich has provided much more than typical architectural design services. They have provided their expertise through property selection diligence (including preliminary site-fits), pre-development activities, complete design (overseeing and coordinating civil, landscape, and utility design), permitting, bid development and selection, and construction oversight/admin.

Our development company is relationship based. Therefore, equally important to all else is the ongoing relationship between our company and Gnich. They have proven to us that this is equally important to their firm. The relationship that has developed has been one of competence and trust.”

Steven Gibson
Managing Partner, Milk Crate Development, LLC

client	Dutch Bros Coffee
number of projects	250+
client relationship	2017 - current



Always available & responsive
Efficient & Cost Effective Project Completion

- Comprehensive Services including:
- Entitlements
 - Construction Documents
 - Permitting
 - Bid Process
 - Construction Administration Services

- Providing Stamped Construction Drawings:
- Architectural
 - Civil
 - Structural
 - Mechanical, Electrical, and Plumbing
 - State, Local and Health requirements



With a history dating back to 1997, Gnich Architecture Studio has been a dedicated partner with Domino's, contributing to the brand's success through innovative design solutions and a deep understanding of operator requirements.

Brand Implementation: Our team excels in creating production-friendly designs that align with Domino's operator needs while seamlessly integrating corporate image requirements and enhancing the overall guest experience. This delicate balance ensures that every Domino's store is not only operationally efficient but also visually appealing.

Quality Documentation for Efficiency: Gnich Architecture Studio takes pride in delivering quality and detailed documentation, enabling accurate construction, efficient bidding processes, expedited plan reviews and approvals, and adherence to high-quality construction practices. Our focus is on achieving project completion that is both efficient and cost-effective.

client	Domino's
number of projects	5,600+
client relationship	1997 - current



"I have worked with Gnich Architecture Studio on numerous new builds, relocations and remodels. They are true professionals who bring important Domino's Pizza construction knowledge, design, and outstanding management skills to their projects. In every project they have provided excellent service. Their team is focused and experienced in every aspect of Domino's Pizza Theater design, specifications, and standards. Their ability to provide floor plans quickly, offer suggestions, make rapid changes per owner comments, and expeditiously deliver complete construction documents make Gnich Architecture Studio a pleasure to do business with. Any Franchisee would be well served in choosing Gnich Architecture Studio for their upcoming projects."

Brian Bailey
Domino's Pizza Franchisee OF 100+ Stores, New Mexico & Texas

- Fast Turn-Around Times
- Efficient & Cost Effective Project Completion
- Comprehensive Services including:

National Reach, Diverse Experience: Offering a comprehensive range of services, from Schematic Design to Complete Stamped Construction Documents (Architectural, Mechanical, Electrical, and Plumbing), we cater to Domino's franchisees nationwide. Our extensive experience includes tenant improvement projects in various settings such as malls, strip malls, airports, military bases, mixed-use developments, adaptive re-use spaces, and previous quick-service buildings.

Comprehensive Services: At Gnich Architecture Studio, we offer a suite of services, including Pizza Theater remodels, relocations, and new store designs. From Schematic Design to Complete Stamped Construction Documents, our team is dedicated to providing tailored solutions that meet the unique requirements of each project.

- Due-Diligence/Pre-Application
- Detailed Documentation for Accurate Construction
- Expeditious Plan Review and Approvals
- Bidding Process
- Construction Administration
- Providing Stamped Construction Drawings:
- Architectural, Structural, Mechanical, Electrical and Plumbing Engineering
- State, Local and Health Satisfaction