



ANDREWS
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approach

Today's commercial marketplace is constantly challenged to do more with less. Developers and owners need cost-effective and efficient design solutions that incorporate flexibility. As a leader in planning, architecture and interior design services for 25 years, Andrews Architects recognizes that every commercial project - from a newly built retail center or store to the renovation of an existing office or construction of a freestanding office building - should not only meet the needs of the owner or developer, but also enhance the community. We will partner with you to develop the best planning and design solutions not only for your needs, but for successful integration into the neighborhood. As surrounding communities become more cognizant of the effects commercial space has on their environment, it is crucial that these retail and office developments complement their surroundings.

Key to our project method is gaining a thorough understanding of the intended function of the structure, as well as the needs of the tenants. Unlike many design firms, we don't proclaim to have all the answers before the project begins. Rather, utilizing our commercial experience and expertise, Andrews Architects employs a collaborative spirit and invites broad participation and input from all involved parties to find the right solutions in fulfillment of the project's unique goals. We begin each project by teaming our architectural and interior design professionals with the key members of your team. Our collaboration efforts extend to the other important members of the design and construction team to include consulting engineers, contractors and subcontractors who demonstrate expertise in your project type. The integration of these professionals and disciplines allows for thoroughness and accuracy in the design and construction process from start to finish.



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- Serving the Unique Needs of the Commercial Industry

Commercial owners and developers must always plan for the "what-ifs." Retail centers and commercial office space need to accommodate a variety of end-users - from an insurance agent and candy store to a hair salon and full-service restaurant - making flexibility a critical element of design. With a broad range of experience in the commercial industry, Andrews Architects has partnered with large and small, general and diverse professionals to create successful project solutions. Although we evaluate each project in terms of its unique attributes, Andrews Architects draws on its vast experience planning and designing everything from national retail stores to administrative offices and field training centers. Our work demonstrates both a respect and understanding of each project's unique requirements and vision.

- Commercial Offices

Rapidly changing corporate structures have had a dramatic impact on commercial office space. Job sharing and telecommuting have transformed the way companies do business, which has caused a shift in design trends for commercial offices. Andrews Architects' approach involves gathering crucial data and input from a complete cross-section of your team - from executive management and property owners to front-line employees that will use the space on a daily basis - to determine the most efficient design. The end result is a facility - either new construction or renovation - that responds to your budget and schedule, yet also allows you to cost-effectively adapt to your future and evolving needs. We determine your needs and then create a customized design solution that meets them.



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- Retail Centers

With an ever-increasing suburban population, community retail centers have become a norm in today's society. Although residents want the convenience of a restaurant, hair salon, and pharmacy right around the corner, Andrews Architects recognizes the challenges that developers and owners face when creating such retail space. There is tremendous emphasis placed on convenient access, as well as in creating a center that complements the existing community. Not only will you benefit from our proven expertise in planning, interior design and architectural services, but also the experience Andrews Architects has working with one of the nation's most challenging communities, increasingly stringent zoning regulations, planning and zoning officials, governmental representatives, as well as the community at-large. Our efficient design solutions allow you to realize your goals without compromising your budget or schedule.

- Our Commitment

The Andrews Architects Team is committed to learning about your project goals and partnering to create a unique solution that builds on our expertise, yet offers the customized solution you need to compete in today's commercial marketplace.



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commercial offices



Commerical Offices

Commercial office space is a crucial element in ensuring that your company is performing with optimum efficiency. Your space needs to complement your corporate image and aesthetics. Balancing the unique variables of materials, technology demands, equipment and your work style, Andrews Architects will partner with you to identify the best solution for your needs. Our team of architects and interior design professionals work together with your staff to develop a design solution that not only fulfills your space needs, but also serves to increase your efficiency and productivity. Recognizing that any commercial office project requires a large commitment in terms of dollars and resources from you, Andrews Architects is committed to creating an office solution that incorporates plans for future growth or adjusts to your changing needs and dynamics. While we design with your future needs in mind, we help you plan for realistic growth to ensure that space utilization is maximized. With experience in wide variety of end-use commercial office projects, our design solutions are tailored for your specific needs.

Areas of Expertise

- Office Buildings
- Expansions
- Renovations
- Tenant Suites



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5148-5156 blazer parkway
dublin, ohio



Services Provided

PLANNING SERVICES

- Site Planning and Analysis
- Planning and Zoning Approvals
- Environmental Studies
- Programming
- Conceptual Renderings

ARCHITECTURAL SERVICES

- Architectural Design
- Construction Document Preparation
- Bidding Administration/Contract Award
- Building Permit Acquisition
- Construction Cost Estimating
- Construction Administration
- Civil Engineering Design
- Structural Engineering Design
- Mechanical and Electrical Engineering Design
- Landscape Design

INTERIOR DESIGN SERVICES

- Interior Space Planning
- Interior Finish Selection

Home to three office buildings, the Blazer Professional Campus includes a two-story, 16,500 square foot building; a two-story, 12,500 square foot building; and a single-story, 5,200 square foot building. Included within these facilities are administrative and billing office spaces, as well as additional tenant space. With distinctly different tenants, Andrews Architects flexible design solution met the challenge of combining distinctly different tenants onto one campus. To fully capitalize on the campus feel, Andrews Architects preserved the wooded areas and stream on the site. Extensive site analysis and planning coordination were required to meet strict zoning regulations for this site. City of Dublin regulations included minimum open space requirements, tree preservation, as well as wetland and stream bed protection. As a result of these successful efforts, the owner was able to realize financial benefits through a municipal parkland donation program.

Owner: D.D.S. Three, LLC

Project Size: 34,200 square feet

Project Value: \$3.9 million
(includes site, shell, and partial build-out)

Contractor: Gioffre Companies

Completion Date: 2002



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millennium offices at city gate

columbus, ohio



Services Provided

PLANNING SERVICES

- Site Planning and Analysis
- Planning and Zoning Approvals
- Programming
- Conceptual Renderings

ARCHITECTURAL SERVICES

- Architectural Design
- JCAHO Code Review
- Construction Document Preparation
- Bidding Administration / Contract Award
- Building Permit Acquisition
- Construction Cost Estimating
- Construction Administration
- Civil Engineering Design
- Structural Engineering Design
- Mechanical and Electrical Engineering Design
- Landscape Design

INTERIOR DESIGN SERVICES

- Interior Space Planning

The three buildings that comprise the Millennium Offices at City Gate were designed to provide a campus setting that supports the existing warehouse environment that surrounds the office buildings. This unique approach allows growing businesses in need of additional warehouse and/or distribution space to relocate their office functions to the efficient and high-end space created within the Millennium Office Park. The efficient design approach allows for flexibility and easy adaptability to new tenants. Zone mechanical and related support spaces also create efficient space for small to large business operations.

Owner:	City Gate Development Company II
Contractor:	D.B.B., Inc.
Total Value:	\$565,000 for Phase I
Project Size:	35,000 square feet



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the wallick companies
reynoldsburg, ohio



Services Provided

PLANNING SERVICES

- Site Planning and Analysis
- Planning and Zoning Approvals
- Programming
- Conceptual Renderings

ARCHITECTURAL SERVICES

- Architectural Design
- Construction Document Preparation
- Bidding Administration / Contract Award
- Building Permit Acquisition
- Construction Cost Estimating
- Construction Administration
- Civil Engineering Design
- Structural Engineering Design
- Mechanical and Electrical Engineering Design
- Landscape Design

INTERIOR DESIGN SERVICES

- Interior Space Planning
- Interior Finish Selection
- Furniture and Equipment Specification
- Furniture, Fixture, and Equipment Installation Coordination

As one of nation's leading construction companies, The Wallick Companies needed to expand and renovate their existing facility to accommodate new team members and updated technology. The design professionals at Andrews Architects surveyed the departments to develop an extensive renovation and expansion program, and then created an efficient design solution built around the company's newly updated corporate structure. With more than 100 employees, the staff continued to work at the site during the renovation, which necessitated a detailed construction phasing schedule to minimize disruption. The modernized office space now includes a large open office area with sky lit corridors, expanded information systems equipment, new training and conference rooms, as well as upgraded mechanical systems to include the complete replacement of the HVAC system.

Owner: The Wallick Companies

Contractor: The Wallick Companies

Total Project Value: \$3.2 million

Project size: 32,000 square feet



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retail centers



Retail Centers

Schedule is one of the most important factors in any retail center project. Whether it is the busy holiday shopping season or the back-to-school rush, missing an opening date could have a profound impact on the fiscal performance of a store. Beyond schedule, the space must be flexible to accommodate a wide variety of end-users since each occupant brings its own unique characteristics and constraints to a retail center development - all of which must be evaluated in terms of impact on other tenants. The Andrews Architects team recognizes that tenants change over time, and thus, parking availability, convenience, flexibility and space adaptability must be considered in the initial design phase. For example, a restaurant places intensive demands on a retail center in terms of utility usage and parking, while an ice cream parlor experiences seasonal traffic. By thoroughly identifying and evaluating all of these factors, Andrews Architects has the unique experience necessary to create the optimal design solution for your retail center. Our approach not only incorporates the latest in affordable construction methods, but also integrates the existing themes that allow your retail center to co-exist with its surrounding communities.

Areas of Expertise

- Branch Banks
- Freestanding Stores
- Renovation
- Restaurants
- Retail Centers



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avery road walgreens
dublin, ohio



- Services Provided
- PLANNING SERVICES**
- Site Planning and Analysis
 - Planning and Zoning Approvals
 - Conceptual Renderings
- ARCHITECTURAL SERVICES**
- Architectural Design
 - Building Permit Acquisition
 - Civil Engineering Design
 - Landscape Design

As the nation's leading drug store chain, Walgreens has a detailed prototype for their stores and wanted to expand their Central Ohio market share with a store in the Dublin suburb. However, the City of Dublin has extremely strict zoning regulations relating to architecture, signage, landscaping, storm water management and lot coverage that did not match the Walgreens prototype. In addition, the proposed store location was within an existing retail development with its own unique regulations, requiring coordination so the structures would co-exist architecturally in a complementary manner. Our team worked closely with the Walgreens design staff to secure approval from the City of Dublin and meet the regulations set forth by the retail development. Andrews Architects provided guidance to Walgreens from project onset to design a successful retail store that not only meets the needs of both the city and the national retail company, but also incorporates the existing architectural charm and character of the nearby shopping center.

Owner: Visconsi Companies
Contractor: Carney Construction, Inc.
Total Project Value: \$1.1 million
includes site and shell
Project Size: 15,300 square feet
Completion Date: 2000



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martin road retail
dublin, ohio



Services Provided

PLANNING SERVICES

- Site Planning and Analysis
- Planning and Zoning Approvals
- Conceptual Renderings

ARCHITECTURAL SERVICES

- Architectural Design
- Construction Document Preparation
- Bidding Administration/ Contract Award
- Building Permit Acquisition
- Construction Cost Estimating
- Construction Administration
- Structural Engineering Design
- Mechanical and Electrical Engineering Design
- Landscape Design

Because of the location of this retail site -- half located in the City of Columbus and the other half in the City of Dublin -- Andrews Architects was challenged to work within the confines of two different municipalities' regulations in the creation of the Martin Road Retail Center. Further, the proposed Center was immediately adjacent to a large regional grocery and general merchandise retailer, requiring the design team to respond to their concerns. Tenants were identified before the project began, so each suite was individually tailored. And while each tenant space varied in size and mechanical requirements, our staff was challenged by zoning regulations that required a symmetrical façade to give the appearance that all spaces were equal. Home to a wireless phone store, copy center, tanning salon and a national chain restaurant, the Martin Road Retail Center is an example of the success that can occur when two cities, various tenants, owner and surrounding developments partner together with design professionals to reach a cost-effective solution.

Owner: David J. Glimcher, Co.

Contractor: KPRS O'Brien Construction

Total Project Value: \$950,000 (*includes site, shell, and interior build-out*)

Project Size: 12,300 square feet

Completion Date: 2002



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Services Provided

PLANNING SERVICES

- Site Planning and Analysis
- Planning and Zoning Approvals
- Conceptual Renderings

ARCHITECTURAL SERVICES

- Architectural Design
- Construction Document Preparation
- Bidding Administration/ Contract Award
- Building Permit Acquisition
- Construction Cost Estimating
- Construction Administration
- Civil Engineering Design
- Structural Engineering Design
- Mechanical and Electrical Engineering Design
- Landscape Design

sancus shoppes @ polaris
columbus, ohio



Located at the gateway to Central Ohio's newest, upscale shopping center — Polaris Fashion Place Mall — it was essential that the Sancus Center at Polaris fit within the existing area's theme. Andrews Architects worked with the Polaris Design Review Committee to ensure that the proposed design accented the existing shopping centers and incorporated the appropriate materials. Boasting four-sided architecture, the center is aesthetically-pleasing from all angles and the design team created unique solutions to screen mechanical equipment. The center is anchored by a national restaurant chain with specific material specifications and preferences regarding their corporate identity. Andrews Architects was challenged to incorporate the national restaurant's identity within the center's efficient and flexible design. Despite these challenges, the project met an especially aggressive timeframe and was completed within budget. Further, the retail center has garnered a tremendous amount of positive feedback from the community and surrounding developments.

Owner:	Sancus Retail Partners, LLC
Contractor:	Duke Construction
Total Project Value:	\$1.6 million includes site, shell, and vanilla box
Project Size:	19,600 square feet
Completion Date:	2002



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the shoppes of athenry

dublin, ohio



Services Provided

PLANNING SERVICES

- Programming

ARCHITECTURAL SERVICES

- Architectural Design
- Construction Document Preparation
- Bidding Administration/Contract Award
- Building Permit Acquisition
- Construction Cost Estimating
- Construction Administration
- Civil Engineering Design
- Structural Engineering Design
- Mechanical and Electrical Engineering Design
- Landscape Design

Surrounded by three residential neighborhoods and a church, the Shoppes of Athenry was designed to be a neighborhood gathering place. The Shoppes include many neighborhood amenities such as a full-service restaurant, hair salon, insurance office, pizza kitchen, chiropractor, ice cream parlor and wine shop. Cognizant of the need for the project to assimilate into the surrounding community, Andrews Architects incorporated an old-world Irish theme to include decorative pedestrian walkways, period lighting, and sitting benches. Neighborhood involvement also was crucial to securing zoning approval, so the design team met with members of the community and the Zoning Commission to ensure that everyone understood the goals of the project. The four-sided architecture helped guarantee that the community and zoning officials would support the project. Today, the community takes great pride in this center.

Owner: Brand Road Investment Co.

Contractor: Wallick Companies

Total Project Value: \$2.1 million

Project Size: 26,400 square feet

Completion Date: 1997



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- Services Provided
- PLANNING SERVICES**
- Conceptual Renderings
 - Planning and Zoning Approvals
 - Programming
 - Site Planning and Analysis
- ARCHITECTURAL SERVICES**
- Architectural Design
 - Bidding Administration/Contract Award
 - Building Permit Acquisition
 - Civil Engineering Design
 - Construction Administration
 - Construction Document Preparation
 - Landscape Design
 - Mechanical and Electrical Engineering Design
 - Structural Engineering Design
- INTERIOR DESIGN SERVICES**
- Interior Finish Selection
 - Interior Space Planning

Wanting to expand into the affluent suburb of Powell, Ohio, Sky Bank desired a new freestanding 2,050 square foot branch that would serve as a prototype for the growing financial institution. Located in the Big Bear Farms planned district, Andrews Architects addressed strict zoning regulations that mandated a rural themed design to complement a homestead house located near the facility. Architectural features include brick and stone, a standing seam metal roof painted green to complement the existing rural themed facilities, and wood timber accents. As the model for future planned Sky Bank branches that will be constructed throughout Central Ohio, the interior space has a balance of private offices and open space, and capitalizes on a variety of convenient options for customers, including self-service safe deposit boxes. Further, the branch has three drive-thru service lanes. Design and construction was completed in a mere six months.

Owner: Sky Bank

Contractor: Corna Kokosing

Total Project Value: \$500,000

Project Size: 2,050 square feet

Completion Date: 2004