

CLA

COMMERCIAL / RETAIL

When designing buildings or spaces, our process takes into account changes that may evolve in the future as a result of new technologies, advances in building sciences and developing client requirements.

Dedicated to **DESIGN EXCELLENCE**

Caricari Lee Architects Inc is a Toronto based architectural practice, founded in 2004.

With a diverse range and depth of architectural specialties, we continue to provide our clients with the highest level of design expertise and customer service.

Our portfolio includes everything from residential renovations and additions to commercial, industrial, institutional and multi-unit residential building projects, and more. We pride ourselves on our ability to give each project personal time and attention.



“CLA has a natural ability to maximize the most efficient use of space and blend the interior elements with the existing structure of the building.”



Giant Tiger + Dollar Tree

CLIENT: Kirby Structures Limited
LOCATION: Orillia, Ontario
COMPLETION: 2012

Caricari Lee Architects, in collaboration with M.W. Hall Corporation provided full service consultation for this suburban retail building designed to accommodate the anchor tenant Giant Tiger, a Canadian owned and operated discount retailer. A pre-engineered steel structural system was used along with an architectural block exterior finish to create a cost efficient 34,000 sq ft building.



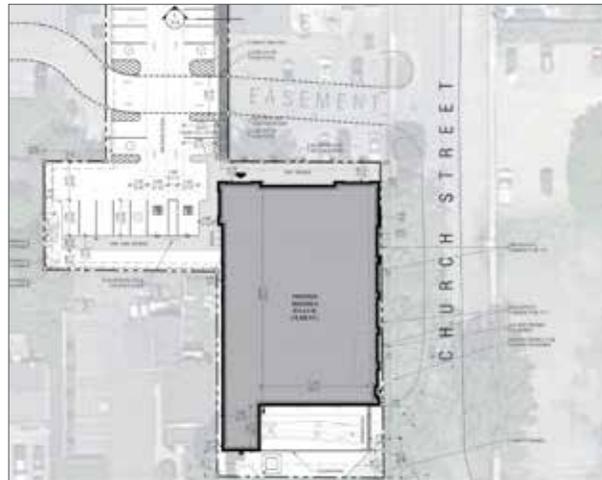
LCBO

CLIENT: Liquor Control Board of Ontario
LOCATION: Pembroke & Newcastle, Ontario
COMPLETION: 2013

The Caricari Lee Architects team has completed two new stand alone LCBO retail outlet projects.

The LCBO store located in Pembroke Mall is 10,000 sq ft. The project was completed by Caricari Lee Architects and consisted of full service consultation for design of building shell, coordination of interior design with the LCBO team and construction administration.

Paul Phillips was the Architect of Record and designer for the Newcastle LCBO.



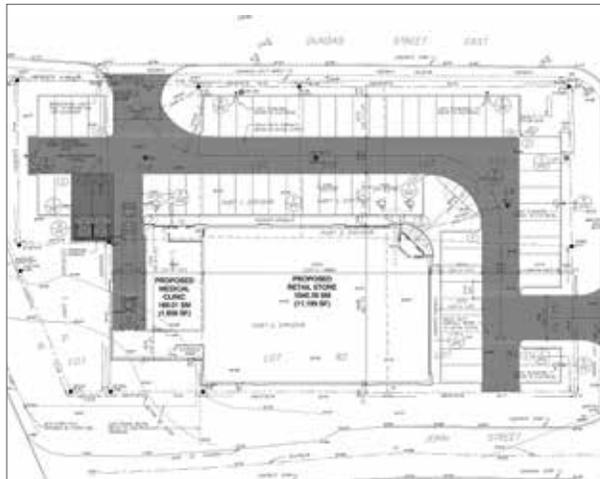
Rexall Pharma Plus

CLIENT: Marnac Development Corporation
LOCATION: Trenton, Oshawa & Brockville, Ontario
COMPLETION: 2010

With over 100 years of history, Rexall has evolved to become one of Canada's most trusted pharmacy brands. Various new big box Rexall Pharma Plus projects ranging from 10,000 to 12,000 sq ft were completed across numerous communities of Ontario. The projects consisted of full service consultation for the design of the building shells, coordination of interior design with the Rexall team and construction administration.



Our goal is first and foremost to respond to and deliver on our client's program requirements while ensuring a balance between performance and cost-effective sustainable design.

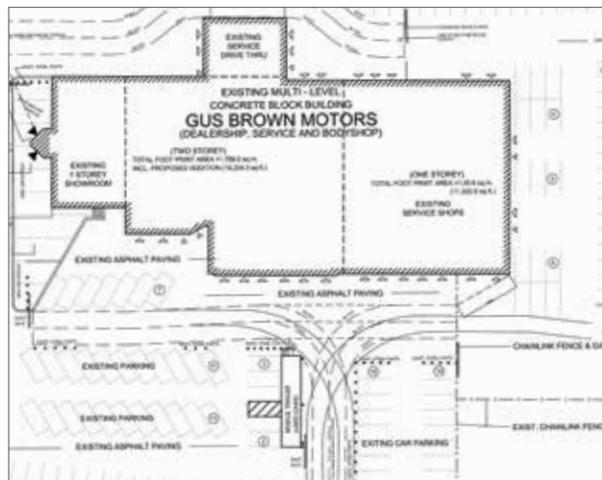


Gus Brown Buick GMC Limited

CLIENT: Kirby Structures Limited
LOCATION: Whitby, Ontario
COMPLETION: 2013

Gus Brown GM Dealership began in 1968 with 23 employees. Today it employs over 100 people committed to automotive service excellence, as well as providing numerous local sponsorships, school art programs and charitable organizations.

As part of a design build team, Caricari Lee Architects and MW Hall Corporation in joint venture designed the renovation for the dealership after a fire damaged the two storey, 30,000 sq ft facility. The scope of work consisted of renovating the showroom, offices, washrooms and cafeteria, as well as a new roof.



Geneva Church Conversion

CLIENT: Cornerstone Limited
LOCATION: Geneva, New York
COMPLETION: 2019

Located in Geneva, New York, the Trinity Episcopal Church revitalization transforms an underused church and vestry to a multi-faceted hospitality centre. The renovation will transform the church into a 200 person event centre that will be primarily used for wedding receptions. It also includes a church flex space that can be used for ceremonies and the existing congregation.

The vestry space renovation includes a 21 room boutique inn, celebrating the existing elements of the building. The ground floor of the vestry also includes a restaurant with patio area. The 3 phase project incorporates expansions to the inn, an on-site heritage home to inn guesthouse, additional parking, and revitalized garden space. The design provides a new amenity space for the overall community, while enhancing tourism within the small town.



Soscia Engineering Office

CLIENT: Soscia Engineering
LOCATION: Richmond Hill, Ontario
COMPLETION: 2015

This office fit-up project was completed for a prominent full service engineering firm which required more space for their expanding practice. The design capitalizes on the ceiling height and large windows to create a lofty light filled space conducive to comfort and productivity. The 3000 sq ft space houses workstations laid out continuously as a studio environment that encourages interaction and collaboration.

A simple palette of materials combined with precise architectural detailing and high quality furnishings located along the perimeter captivates the occupants by providing an office layout that differs from the typical engineer's office of the past.



Fairway Plaza

CLIENT: First Capital Realty
LOCATION: Fairway Plaza, Kitchener
COMPLETION: 2017

New shell buildings at Fairway Plaza for five new commercial retail units include spaces to house tenants such as Henry's Camera Store, Great Clips, and several established restaurant franchises like State & Main, Sunset Grill, Freshii, Starbucks, Nando's and Qdoba Mexican Eats. Each is a prime example of the diverse retail façades that make up the plaza.

Paul Phillips was the Architect of Record and designer for five of the newer commercial retail units as well as for several interior renovations to demise spaces within the plaza to accommodate new tenants. Paul was also the Project Architect for the LCBO that is located in the plaza (while working with Scoler & Lee Architects).



Unionville Optometry

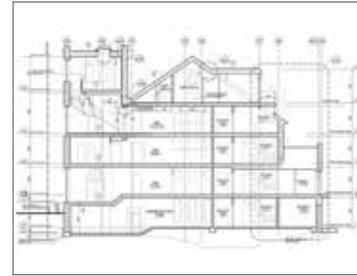
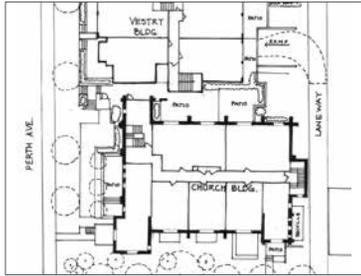
CLIENT: Unionville Optometry
LOCATION: Unionville, Ontario
COMPLETION: 2016

This optometry office was transformed into a dynamic contemporary retail space for glasses and eye care products, as well as new service areas that provide consultation, testing, treatment and training.

A continuous band of glasses wrap around the room providing approximately 700 different types of glasses. The room is illuminated by a brightly lit cove ceiling and features a marble reception desk where the client is received and guided to their appointment for examination or fitted for glasses in the dispensary. The waiting area of the exam offices provides screens for news and information. The exam rooms feature glass doors to provide natural light when not being used for eye testing.



OUR PROCESS



1. PRE-DESIGN

- Meet with client and visit proposed site
- Establish program requirements/design brief
- Write fee proposal
- Enter formal contract



2. SCHEMATIC DESIGN

- Assemble information
- Coordinate with consultants and owner/client
- Coordinate with authorities
- Generate basic design concepts and submit to owner/client
- Submit for planning approvals and respond to queries



3. DESIGN DEVELOPMENT

- Develop schematic and finalize design
- Coordinate with consultants and owner/client
- Coordinate with authorities
- Submit for zoning
- Respond to authorities queries



4. CONSTRUCTION DOCUMENTS

- Production of drawings for construction
- Coordinate with consultants and owner/client
- Submit for permit
- Issue construction documents for tender
- Administer tender process and award successful bidder



5. CONSTRUCTION AND CONTRACT ADMINISTRATION

- Conduct site review and attend site meetings (including reports)
- Review progress payment applications and issue certification for payment
- Review shop drawings
- Administer contract
- Provide due diligence re: commitment to general review
- Facilitate completion of project and sign-off with authorities
- Identify deficiencies and compile warranties/operation manuals

SERVICES WE PROVIDE

- Site Assessments and Architectural Feasibility Studies
- Site Planning and Urban Design
- Functional Programming
- Architectural Schematic Design
- Site Plan Development and Site Plan Applications
- Architectural Design Development
- Heritage Consultation
- Building Science Consultation
- Building Permit Applications
- Tender Coordination and Administration
- Tenant Coordination Drawings
- Area Certifications
- LEED Consultation
- Discipline Specific Studies (i.e. AODA, BOMA, etc.)
- Project Management
- Budgeting and Value Engineering
- Construction Documents and Specifications
- Prime Consulting and Coordination of Sub-Consultants
- Interior Architecture
- Contract Administration



CLA

“I’ve been in the business for 20 years and have worked with many architects. I can honestly say CLA are the most user-friendly and responsive architects I’ve ever worked with.”

MEET THE TEAM

Joseph Caricari

PARTNER, ARCHITECT

As a founding partner of Caricari Lee Architects, Joseph facilitates collaborative design with clients and consultants creating buildings that are efficient relative to site, program and systems in a thoughtful composition of light, form and materials. Joseph also focuses on all aspects of developments assisting clients to ensure successfully executed projects.



David Lee

PARTNER, ARCHITECT

David's professional experience has spanned nearly 25 years. He is a graduate of the University of Toronto architectural programme where he was the recipient of an award and 3 scholarships for academic excellence. He apprenticed and developed his skills as an architect at various respected architectural firms, including Montgomery Sisam Architects, Fentress Bradburn Architects Canada, AJ Tregebov Architect and Taylor Smyth Architects. His professional work is diverse with a broad range of experience in retail, office, industrial, residential and heritage projects.

David is a founding partner of Caricari Lee Architects and is LEED certified. He has a flair for design and is responsible for the administration of various projects in the office.

Robert Santo

SENIOR PROJECT MANAGER

Robert has been interested in architecture since high school, where he won a competition to design a cottage for one of his teachers. Assisting his father with the construction of their family homes and working for a construction company for two years, has provided Robert with practical and theoretical knowledge of building construction. With over 30 years of experience, he has been involved in a wide variety of projects in the public and private sectors as an Architectural Technologist, Job Captain and Project Manager.

Robert has worked on a variety of industrial, commercial, institutional, hospitality, pharmaceutical, recreational and residential projects.

TD Canada Trust – East York, Ajax, Pickering, Don Mills, Etobicoke

Hamilton International Airport Expansion – Hamilton

Rexall Pharma Plus – Trenton

Hemisphere Restaurant – Toronto

Upper Canada Mall - Newmarket



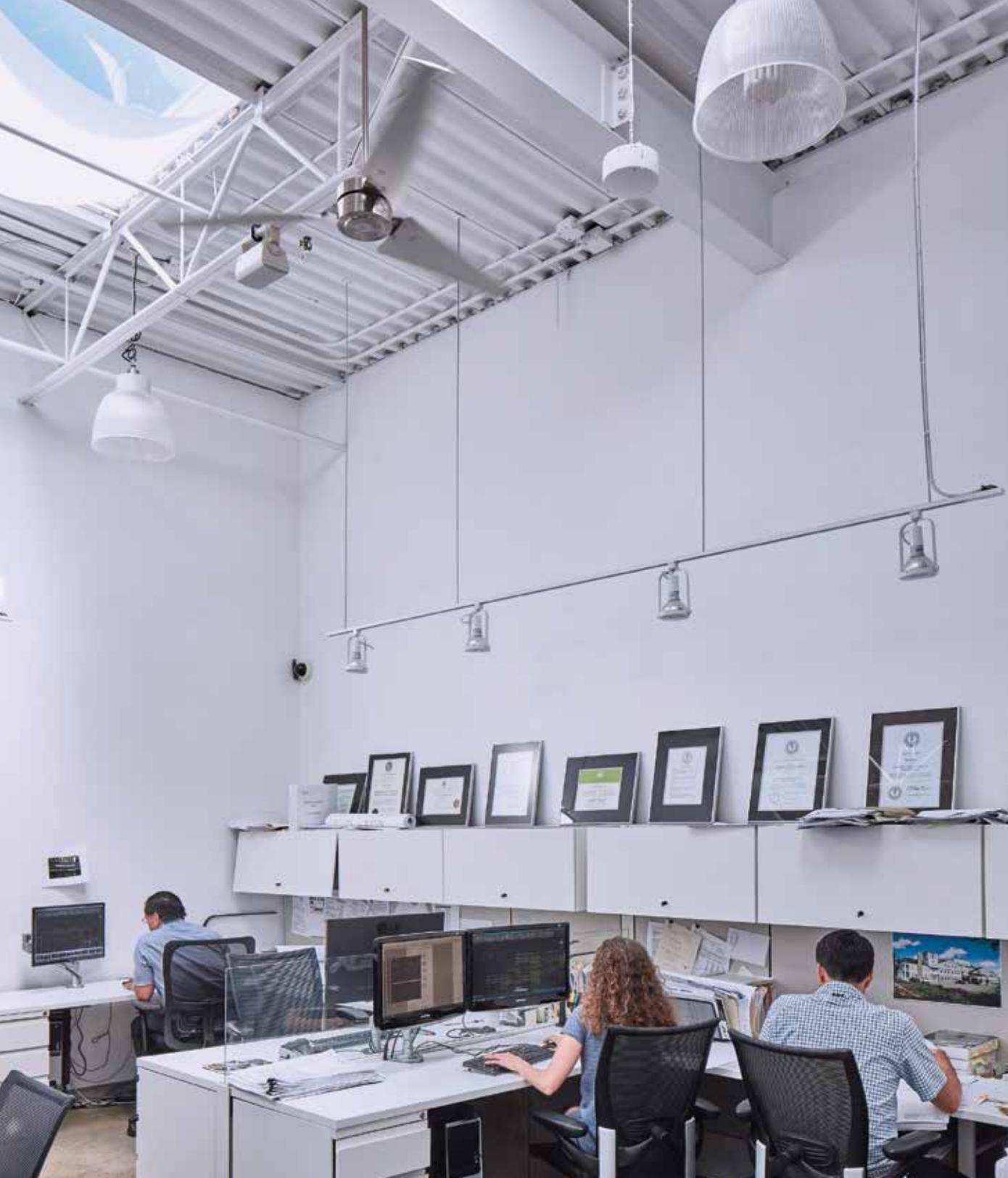
Paul Phillips

ASSOCIATE, ARCHITECT

Paul completed his architectural education with the Royal Architectural Institute of Canada's Syllabus program and has worked as a design professional in Canada and abroad for over 25 years.

Paul's earlier years in the profession were committed to working on institutional projects with CS&P Architects, predominantly working as an Intern Architect on secondary and post-secondary school design/working drawings for a variety of school boards in Ontario. For the past ten years Paul has focused mainly on the commercial retail industry working with developers and franchise groups throughout Ontario as the architect of record for over 150 commercial retail projects.

Victoria Terrace Mall – Toronto
The Art Shoppe – Toronto
Northfield Sobeys – Waterloo
Foodland – Warton, Toronto
Fairway Plaza – Kitchener



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