

ALL ELEMENTS IS A BIG WINNER WITH ITS DESIGN, MANAGE, BUILD PROJECTS

SPOTLIGHT

Latest eye-catching project won Home of The Year Grand Tommie Award

KELOWNA – All Elements Design.Manage.Build has been creating a big splash in the Okanagan – and in BC. Recently it won the coveted Home of The Year Grand Tommie award at the 2014 Canadian Home Builders Association awards presentation. It also picked up four silver awards in various categories for the same project: Sin Ceras. At the same time, All Elements also won three silver Tommies for another Kelowna project, Olympus. As a final feather in the company's awards cap, Sin Ceras also won two provincial Georgie awards including Excellence in Best Single Family Kitchen under \$100,000 and Excellence in Custom Home valued over \$3 million.

"That last award meant more to us than we ever expected," said company director **Kim Larson**. "Winning Home of the Year in the Okanagan was amazing. It was something that my co-founder, Stephan had wished for from the day we first saw the plans for this house. But winning at the Georgies where we are competing against homes in all of British Columbia,

mainly in Vancouver and West Vancouver where budgets are often unlimited, that means a lot. It was very gratifying." What makes Sin Ceras so special?

"It's the jaw-dropping architecture," Larson said. "It's a statement piece on the hillside of Kelowna. It's monochromatic back-drop allows the architectural elements to stand out on the hill viewed from any direction. It has also been masterfully designed by **Carl Scholl**." She added that the company has worked frequently with Scholl over the years. In fact, Larson worked with Scholl before she and **Stephan Ams** founded All Elements in 2009. Indeed, She and Ams met while working on a Scholl project.

"We've always had a really good relationship with Carl," Larson said. "He appreciates that we take his designs and work with him through the process so that his overall concept is achieved." She added that the admiration is entirely mutual. Scholl designed the concept for Sin Ceras and recommended that the homeowners meet with Larson and Ams. They saw eye-to-eye on the concept and began work on the project that comprises a 12,000 sq. ft. main house, separate guest house, seven-car garage and two pools.

Larson noted that they formed a close and excellent relationship with the owners that extended even beyond the completion of the project.

"We are still close," Larson said. "It's a relationship that I think we'll have for life. The process is so personal – you go through everything together. To be able to take them to the awards after it was completed was so special. It was an honour for all four of us. We set out on this journey together and for the house to be acknowledged meant a lot to all of us."

With the expert help of structural engineer **Randy Wiebe** of **Wiebe Engineering**, site and structural challenges were overcome. Together, Wiebe, Larson and Ams pored over models along with the homeowners to make sure that the house would be not only beautiful but also structurally sound. The plans also changed along the



Olympus is one of All Elements' award-winning projects

CREDIT:COLIN JEWELL

way. Larson said that one of her favourite features is the two-storey master suite, which was originally only on one floor. But an outdoor courtyard was co-opted to create access to the lower level of the suite and houses an indoor gym and spa.

The kitchen and great room are other striking features as is the three-sided infinity pool that appears to completely blend into the lake below the house.

Larson noted that although the house is spectacular, partly because of its size, All Elements also builds smaller and equally special homes. The award-winning Olympus is one of Larson's favourite homes. At under 2,500 sq. ft., it proves that luxury living is accessible.

"We can still build beautiful custom homes that are smaller," she said. "It was built for under \$500,000 and it has the most luxury custom finishes that you can imagine. We designed the home in-house and it turned out beautifully."

Larson has come to her love of fine home building with years of experience. She studied architectural technology in California and worked in California, Australia



Kim Larson says that All Elements can custom design and build smaller homes like the award-winning Olympus

CREDIT:COLIN JEWELL

and Vancouver before moving back home to the Okanagan where she worked as a construction project manager before meeting Stephan Ams, a journeyman by trade, on a Scholl designed site.

"Stephan and I discovered that we worked really well together," she said. "We brought together our expertise in a perfect balance of what he knew and I knew – it was a dream working relationship right from the start." A year after meeting, All Elements was born. It

was a great decision, Larson said.

"We are sought out for this caliber of project – and that is exactly what we set out to do. We want to keep our company small and do a minimal amount of projects each year so that Stephan and I and our crews can be working on our projects and not subbing out framing and foundations. All the communication with our clients is one-on-one with myself or with Stephan. We want to ensure the highest quality so rather than

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Kim Larson and Stephan Ams recently won Tommie awards as well as a prized Georgie for Sin³Ceras



Sin³Ceras recently won a major provincial Georgie award
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Sin³Ceras features a three-sided infinity pool
CREDIT:COLIN JEWELL

subbing out foundations and framing, our crews with our lead, physically build each home in-house." She added that All Elements is meticulous in paying attention to detail. Because All Elements is a design/build company, it can

design, manage and build the home. Everything takes place under one roof – from architectural design to building to project management. It streamlines the process, Larson said, and it puts all the responsibility in one place.



Sin³Ceras won the Home of the Year Grand Tommie in 2014
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"We are sought out for this caliber of project – and that is exactly what we set out to do."

KIM LARSON
DIRECTOR, ALL ELEMENTS DESIGN.MANAGE.BUILD

"We've had great feedback from people," she said. "We end up building a lot of homes for clients who live out of town because we have simplified the process." She added that she and Ams both care about the people they work with and about every project they take on.

"We treat every home as though it were our own until the day we hand over the keys. We spend a lot of time in each home. A lot of people say this should just be a business, but we definitely make it a lot more personal."

It's not surprising to hear that All elements has been asked to build homes on a bigger scale, as in dozens of homes a year, but that's not the direction they want to head in, Larson said.

"We have respectfully declined so that we can continue to build these landmark homes in the Okanagan," she said, adding that they have also been approached to design and build custom homes in Vancouver. That is a possibility, she said, but the company still



Sin³Ceras offers outstanding lake views
CREDIT:COLIN JEWELL

must remain small enough that she and Ams can be hands-on with every project.

All Elements is also involved in the community, in designing and reviewing new subdivision plans throughout the Okanagan. The company likes to give back where it can, so it offers an apprenticeship program.

"We want to teach the young people from day one and hopefully set them on the path of a career in the construction industry. We're short on trades and talented young people. We want them to stay in the Okanagan and we do that by creating rewarding jobs here."

All Elements Design.Manage. Build is in Kelowna.
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