

2014 TOMMIE AWARDS

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All Elements won a number of Tommies for Sin-Ceras, a waterfront home in Sheerwater.

ALL ELEMENTS

Local designer took long road to excellence

Excellence in single-family detached home \$3M-\$5M (Sin~Ceras)
 Excellence in kitchen design \$65,000-\$150,000 (Sin~Ceras)
 Excellence in outdoor living space – new or renovated (Sin~Ceras)
 Excellence in master suite design (Sin~Ceras)
 Excellence in single-family detached home \$350,000 \$500,000 (Olympus)
 Excellence in kitchen design \$65,000 and under (Olympus)
 Excellence in outdoor living space – new or renovated (Olympus)

A decision Kim Larson made almost 30 years ago was validated by the Tommie judges last month.

Larson, co-owner with Stephan Ams of All Elements Design.Manage.Build, won seven Silver Tommies for two houses — Sin~Ceras in Kelowna and Olympus in West Kelowna. The eighth nomination, for home of the year, will be decided next year.

When Larson, who grew up in Penticton, was six, she told her parents she was going to go to school in California and become an architect.

“It was always in my blood, something I was born to do. I always loved houses. My dad was in real estate and he used to take me on tours and that got me hooked on drawing the floor plans of the houses. I used to collect all the floor plans that came in the TV Guide.”

When Larson was 14, she started working at architectural firms selected by her high-school guidance counsellor.

“That was it. I was done and ready to be an architect.”

She went to Saddleback College in California, taking an accelerated program the dean designed especially for her.

And after working in Vancouver and Australia, she came home, working for architectural firms before being headhunted as a project manager, and then starting All Elements as the economy imploded in 2008.

“I always had big dreams of owning my own company and I figured if I can survive a recession, I could survive anything. We weathered it quite well and it’s getting busier and busier; we have a waiting list.

“We constantly strive to find new and creative ways to create a home that makes people talk and think.”

The Tommie judges seem to agree with her. So did the owners of Sin~Ceras, who hired All Elements to build their dream in

the Sheerwater subdivision soon after Larson and Ams formed their partnership.

“We decided that the four of us would set out on this journey to build this incredible house together.”

Sin~Ceras is an eye-popping, mouth-hanging design with a two-storey master suite with an open glass-lighted bridge dividing bedroom and ensuite and floating concrete staircase to spa area.

It has wall-to-wall, floor-to-ceiling, a dual-sided fireplace between the master bedroom and ensuite, a pivoting diving platform was custom built to rotate 90 degrees for diving or turned parallel with pool for additional lounging area, and a Zen garden under the floating stairs.

All Elements also won three awards for Olympus, a show home it built to prove a luxury house can be built on a small scale and to display their workmanship.

The house has a 360-degree views of lake, canal and pool accentuated by xeriscape landscaping with a L-shape design that wraps around outdoor living space, allowing access from all interior rooms to pool deck. Large windows capture light and water views from all rooms while a glass-enclosed deck maximizes views.

Larson not only appreciates her clients, but the sub-trades, suppliers, city officials and engineers, the people they deal with daily.

“The trades and suppliers are the forgotten ones while the builder gets the glory. I wouldn’t be here without these people. This award reflects them as much us.”

She is particularly thankful for her staff of 10-18, depending on the workload, some of whom have been with All Elements since the beginning.

“There’s not a piece of wood in that house they didn’t touch. They came to work every single day, in the freezing cold and when there were blizzards. We never shut down one single day.

“Our guys are loyal.”

Tommie celebrates 23 years

It’s Tommie time of year again when the construction industry recognizes and celebrates excellence right here in the Okanagan at one of B.C.’s premier housing awards.

The Canadian Home Builders Association would like to congratulate all the finalists for this year’s awards.

Submitted entries are judged by a panel of industry experts from outside our region who demonstrate on-going and noteworthy accomplishments in their respective fields and are award winners themselves from architects, engineers, renovators, developers and master builders.

All entries are ranked by the judges and the Silver finalists are chosen for each category. These Silver finalists are automatically up for the Gold Tommie.

On Feb. 14, the Gold winners are announced at the Gold Gala Oscar-style

awards, black-tie event at the Grand Okanagan and are presented on stage with the Tommie trophy.

In the end, it is the consumer who benefits the most from the awards program. As builders achieve excellence, the standard of construction rises.

As architects look for solutions to satisfy their customer needs, and as designers choose agreeable and appealing responses to lifestyle choices and builders look for more energy efficient ways to build ... you are guaranteed a quality home.

When a prospective new home buyer chooses an award-winning Tommie builder, they are ensured a high level of excellence and professionalism.

For more information on the CHBAOkanagan Tommie Awards, visit chbaokanagan.ca.

— **Executive officer Sherri Paiement**



Paiement

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EDGECOMBE BUILDERS is proud To be a Tommie Silver Finalist in five categories for 2014!

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North Pointe
on eighteen

Everton Homes building on the past

Jacob Kuiken learned the building trade at his father's knee, but added to the parental knowledge with a commerce degree from Queen's University.

From the time he was 12 until he was 23, Kuiken did every job on a construction site while working on 500-600 houses with his father, Charlie.

He still relies on his father, a mid-sized builder in Guelph, Ont., for advice because no matter what his problem, his father has encountered it in one of the 2,000 or so houses he has built.

After graduating from Queen's, Kuiken worked for his father for eight years before heading west to work for Trico, an award-winning company selected as one of Canada's Best Workplaces. He worked in Calgary, Fernie and Vernon as an operations manager and general manager.

"My wife loved living in Vernon and it's a good place to raise children. We felt there was an opportunity here because part of the market wasn't looked after."

He left Trico and started Everton Homes. "There are a lot of good builders in Vernon, but they cater to the higher-end marketplace and we saw an opportunity to cater to the mid-range level."

Naturally, he had a business plan, which he exceeded from the start.

"In the first year, we built five house, last year we built nine and we have already sold 12 for 2015.

"We'd like to get to the point where we're building 20 houses a year in the North Okanagan."

Everton, which has eight employees, tries to use the same sub-trades, but with the Oil Patch luring away qualified trades people, it can be a problem.



Everton Homes won Tommies for excellence in single family detached home \$350,000-\$500,000 and excellence in master suite design.

"It's one of our biggest challenges," Kuiken said. "As we've grown, some of the trades have not been able to grow with us, so it takes longer to do work because they don't have the people."

Kuiken's goal is to exceed his client's expectations and his philosophy is to support the local community, which he does as a sponsor of North Okanagan Child Care Society, North Okanagan Minor Lacrosse, and Greater Vernon Minor Hockey.

He can also support even more local trades and suppliers since Everton bought 20 lots at Turtle Mountain and is aiming at three different marketplaces in the \$400,000-\$750,000 category: family walkups, empty nesters with walkouts and custom homes

The three-storey home has: garage and a media room on the lower level; wide-open kitchen with a dining room on the second storey while the third storey has three bedrooms, and each house has views

down Okanagan Lake.

"The response has been exceptional. We needed to close on five lots, but by the end of December, we will have closed on 10. Not only are we offering good value, but great design with exceptional views."

He thinks his success is partly due the improving economy and his ability to hit

three different market niches while focusing on family homes.

His Tommie-winning show home is in Turtle Mountain. The main floor is an open design with nine-foot ceilings. The gathering room is at the front with sliding panel doors leading to a covered and oversized deck. A fireplace adorns the side wall doesn't obstruct the view. The ensuite has oversized tile shower and a soaker tub. The shower, with rain head and dual shower heads, does not require a door.

Kuiken is optimistic the construction industry has weathered the storm and will continue to grow. Houses here are not as expensive as Vancouver, Toronto or Calgary and it's a much nicer place to live than Fort McMurray. With the flights to Kelowna from the heart of the Oil Patch, more people are working there and living here – as it always has for retired people and ones who want the Okanagan lifestyle.

"I want people to know me as a home builder who is passionate about what he does and I'm most proud of my work when my customers move in and I see the look on their faces."

Edgecombe rep shines

Kevin Edgecombe is almost as well known for his charitable work as he is for his award-winning buildings.

Edgecombe Builders has been creating great homes in the Okanagan for 25 years and, with each building, drives another nail into its towering reputation.

Its motto: "We build your home like it's our own."

That approach has won it an avalanche of awards, winning with each new building it puts up:

- 2009: The inaugural commercial building awards: Martin Lofts wins the Judges Choice Award
- 2010: three Gold Tommie awards for the Wilden show home, Martin Lofts and landscape design at a private residence in High Pointe, and a home in High Pointe
- 2012: Seven Silver Tommies and two Gold Tommies
- 2013: Award of excellence in the commercial renovation category of commercial Building Awards for renovations at the Delta Grand Okanagan, and two Gold Tommies in Wilden Skylands best showhome and best master suite.

And this year, it added five more Silver Tommies to that impressive haul.

"We have developed a reputation for excellence and creative detail by our continued attention to quality assurance and a thinking-out-of-the-box approach to every project we undertake," it claims on its web page.

- Excellence in single-family detached Home \$3M-\$5M: This home boasts natural stone on the exterior and parts of the interior, including the two-storey fireplace.

The home was designed with entertaining in mind. The outdoor living space includes a kitchen/barbecue/food prep area, an eating area, lounge area with fireplace, and an infinity edge pool. The inside can be brought outside with the folding sliding doors but can be protected from wind and insects with built in motorized screens around the perimeter. Beautiful views.

- Excellence in feature design: the fireplace is an integral, structural component of this home as the exterior walls have so many windows. It is cast-in-place concrete from the foundation up to the cap and is clad in natural stone. The fireplace screens, wood grate, and tools are all custom, hand forged iron done here in the Okanagan.

- Excellence in kitchen design: The kitchen is large and was designed for entertaining. Cabinets are slab door style with a combination of finishes to include white lacquer and rift cut white oak slip matched veneer. There are cabinetry door panels on both dishwashers and compactor. A double-sided TV lift is integrated into the cabinets behind the bar area.

All cabinets have birch plywood interiors. with fully adjustable soft close doors. Drawers (including roll out shelves) are solid maple dovetail construction and have tandem full extension grass dynapro drawer glides. Countertops are Vicostone.

Excellence in master suite design: The master has great views, a large ensuite and walk-in closet, with a custom wood and fabric headboard and a feature lit, recessed ceiling.

- Excellence in outdoor living space: The outdoor living space is an extension of the interior living space once you open the two large folding, sliding door systems.

The outdoor space has a beautiful infinity edge pool that is accentuated with two fire bowls. There is a barbecue area with countertops and cabinets, eating area, a lounge area by the fireplace and TV as well as a hot



Excellence in single-family detached home garnered Edgecombe one of its many Tommies.

tub covered by a timber-frame gazebo.

Edgecombe Builders is a big supporter of the SPCA and has helped raise almost \$100,000 for the province's cats, dogs and other animals that need help.

When Edgecombe, president of Inter Cultural Women's Educational Network, is not helping animals or building in the Okanagan, he can be found in Nepal building schools for girls with the Kelowna-based charity.

The main focus of the charity, created in 2005, is to provide the opportunity for education to females in rural Nepal and the Katmandu valley.

This is realized through educational scholarships, as well as projects and programs such as Unako House and Classrooms for a Cause, in which volunteers travel to Nepal and aid in the construction of a classroom or educational facility.

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2014 TOMMIE AWARDS

Silver Finalists

Excellence in Single Family Dwelling under \$350,000

- Troika Group — West Harbour Kelowna, Troika Developments, Corwest Builders
- Frame Custom Homes — The Ponds Project, inArtifex Design Ltd., Nicholson Exteriors, Ply Gem Windows & Doors, Ginette Interiors
- Candel Custom Homes — Tallus Showhome by Candel Custom Homes, PlyGem Windows & Doors, Conroy Exteriors, Pinnacle Landscapes
- Built-Rite Homes — Showhome at The Lakes, Center Stage Interior Decorating, Dannburg Flooring, Kati Knorr with Westwood Fine Cabinetry

Excellence in Single Family Dwelling between \$350 - \$500

- **All Elements Design Manage Build — Olympus**
- Dilworth Homes — Deleurme Home
- Everton — Everton Ridge Show Home
- Valux Homes — Craibstone Manor, PlyGem Windows, Innovative Creations, Newell Design Studio
- Valux Homes — The Barkley
- Meadow Ridge Homes — Showhome at The Ponds, Canadian Stone, Conroy Exteriors, PlyGem, Valley Plumbing and Heating

Excellence in Single Family Dwelling between \$500 - \$750

- Keith Dahlen Construction Ltd. — A Private Residence in Coldstream, BC, D'Arcy Jones Architecture Inc.
- Sunterra Custom Homes Ltd. — Adventure Bay Reflection
- Tyee Homes — Cameron Residence
- Thomson Dwellings — Hobson Residence, Westwood Fine Cabinetry, Bauhaus Designs
- Harmony Homes — Harmony Homes, Hybrid Elevators, Norelco Cabinets
- Bellamy Homes — Woodland, Design Evolution, Tailored Living of Kelowna, Discovery Glass

Excellence in Single Family Dwelling between \$750 - \$1M

- Keith Dahlen Construction Ltd — The L'Heureux Residence
- Troika Group — West Harbour Kelowna, Troika Developments, Corwest Builders
- Valux Homes Ltd — The Entertainer, Plygem Windows, Innovative Creations, Dannburg Flooring
- Wilson & Company Ltd — Williams Residence, Fox Architecture, Loney Plumbing, Glen Canyon Cabinets, Grand Openings

Excellence in Single Family Dwelling between \$1M - \$1.5M

- Keith Dahlen Construction Ltd — An Okanagan Lakefront Residence
- Frame Custom Homes, Ltd. — Grand Openings Windows & Doors, Nicholson Exteriors, Talon Fabricators, Ltd., Loney Plumbing Ltd
- Wilson & Company Ltd and Hewitt Designs — Eldred Residence, Dannburg Interiors, Glen Canyon Cabinets, Coast Wholesale, Grand Openings
- Vineyard Developments — Vernon Lakeside, Mission
- Del Sol Developments — The Rock

Excellence in Single Family Dwelling between \$1.5M - \$2M

- Vineyard Developments — Vernon Lakeside, Bergrand Fast Design Ltd., Hybrid Elevators, Taylor Made Finishing, Gunner Contracting, Formative Concept Windows & Doors
- Barnett Construction Ltd. — Barnett Construction Ltd.

Excellence in Single Family Dwelling between \$2M - \$3M

- Frame Custom Homes, Ltd — Huber Residence, Grand Openings Windows & Doors Ltd, Okanagan Hardwood Flooring Co. Ltd., Nicholson Exteriors, Ginette Interiors
- Fox Architecture — Corcoran Residence, Lynn Archibald Interiors, Carolyn Walsh CKD Inc, Jane Hoffman Group, KelownaCamera.com
- Barnett Construction Ltd — Barnett Construction Ltd, Robert Bailey Interiors, IQ Home Automation
- Heirloom Custom Homes Ltd — Rychjohn Residence, Carl Scholl Design, Lynn Archibald Interiors, Brian Chomyszyn - Project Supervisor

Excellence in Single Family Dwelling between \$3M - \$5M

- Frame Custom Homes, Ltd — Little Rock, Okanagan Hardwood Flooring Co. Ltd., Grand Openings Windows & Doors Ltd., BJ Cyca Finishing & Carpentry, Talon Fabricators, Ltd.
- Edgecombe Builders — Lakefront Home
- **All Elements Design Manage Build - Sin~Ceras, Kelowna Custom Theatres**

Excellence in Semi-Detached or Town-Home Development

- Troika Group — Green Square, Corwest Builders
- Troika Group — The Gate Townhomes, Corwest Builders
- Dilworth Homes — North Pointe on Eighteen, Emil Anderson Construction Co. Ltd
- Bertram Townhouses Inc. — Kensington Terrace, Bertram Townhouses Inc., Matacan Construction Corp., Garry Tomporowski Architects Ltd., Norelco Cabinets
- Mission Group — Brighton

Excellence in Residential Renovation Under \$75K

- Novarae Interiors — WestCoast Fusion, ValleyWide Contracting

Excellence in Residential Renovation between \$75K - \$150K

- Keith Dahlen Construction Ltd — The Carlton Residence, Design Elements
- MS Budd Construction Ltd. — Brennan-Hazeldine, Home Image Interiors, Strugnell Electric, Vision Mechanical, Brennan Design
- Fresh Approach Home Styling and Staging — 80's House Redesign

Excellence in Residential Renovation between \$150K - \$300K

- Hamlet Homes — Hamlet Homes
- Accent Renovations Enterprises Corp., — Highgate Court, Wall to Wall Kitchen and Bath Cabinets, Zatarain Renovations, Colonial Counter Tops, ROV Consulting Inc. Structural Engineers

Excellence in Residential Renovation Over \$300K

- MS Budd Construction Ltd. — Dobinson Residence, Okanagan Hardwood, Strugnell Electric, Vision Mechanical, Home Image Interiors
- Granite Developments Inc — Chukar Drive
- Gord Turner Renovations — Houston Home, Habitat Interiors, Baxter Design, Grand Openings Windows and Doors
- Timberhaven — Private Residence, Shugarman Architecture and Design
- Heirloom Custom Homes Ltd. — Abbott Street Residence, Begrand-Fast Design, Tremmel Design Group

Excellence in Kitchen Renovations \$65K & Under

- MS Budd Construction Ltd. — Wiens Kitchen, Strugnell Electric, Vision Mechanical, Home Image Interiors, Okanagan Hardwood
- Westwood Fine Cabinetry — Sunset Renovation, Kati Knorr, Innovative Interiors, Big Valley Homes
- Novarae Interiors — Urban Farmhouse, ValleyWide Contracting, FloForm Countertops
- V6B Design Group — Transitional Contemporary, Scandinavian Hardwood Floors, Stone Quest Granite & Marble, Fresh Approach Home Staging, Baths by Design
- Novarae Interiors — Chute Lake Cucina, ValleyWide Contracting
- Westwood Fine Cabinetry — Nutter Residence, Lakeland Projects

Excellence in Kitchen Renovations \$65K - \$150k

- Begrand Fast Design Inc. — Abbott St. Reno, Heirloom Custom Homes, Tremmel Design Group
- Westwood Fine Cabinetry — Marcy Granholm Residence, Granholm Designs
- Accent Renovations Enterprises Corp. — Highgate Court, Wall to Wall Kitchen and Bath Cabinets, Zatarain Renovations, Colonial Counter Tops, ROV Consultants Inc. Structural Engineering
- Norelco Cabinets — Tyndall Treasure, West Bay Construction
- Hamlet Homes — Hamlet Homes, Carolyn Walsh Kitchen Design

Excellence in Bathroom Renovations \$20K & Over

- Keith Dahlen Construction Ltd. — The Secretan Residence
- Begrand Fast Design Inc. — Abbott St. Reno, Heirloom Custom Homes, Tremmel Design Group

Excellence in Kitchen Design \$65K & Under

- Norelco Cabinets — Naka Residence, Edgecombe Builder, Colonial Countertops, Coast Wholesale Appliances
- **All Elements Design Manage Build — Olympus, Wall-to-Wall Kitchen and Bath, Coast Wholesale Appliances**
- Thomson Dwellings — Hobson Residence, Kati Knorr of Westwood Fine Cabinetry
- Vineyard Developments — Vineyard Developments, Westwood Fine Cabinetry, Taylor Made Finishing
- Bellamy Homes — Woodland, Design Evolution, Discovery Glass
- Meadow Ridge Homes — Showhome at The Ponds, Cucina Del Re Cabinetry, Smalls Tile, Coast Wholesale Appliances

Excellence in Kitchen Design \$65K – 150k

- Keith Dahlen Construction Ltd. — The L'Heureux Kitchen
- Frame Custom Homes, Ltd. — Huber, Carolyn Walsh CKD Inc., Custom Granite Works, Ltd., Loney Plumbing, Ltd.
- **All Elements Design Manage Build — Wall-to-Wall Kitchen and Bath, Coast Wholesale Appliances**
- Valux Homes Ltd — The Entertainer, Kati Knorr with Westwood Fine Cabinetry, Innovative Creations, Coast Wholesale Appliances, Stonequest Granite
- Begrand Fast Design Inc. — Kestral Place, Accent Furniture, Vineyard Developments
- Valux Homes Ltd. — Koselig Huset, Robinson Lighting, Innovative Creations

Excellence in Kitchen Design \$150K & Over

- Frame Custom Homes, Ltd. — Little Rock, Carolyn Walsh CKD Inc., Custom Granite Works, Ltd.
- Edgecombe Builders — Lakefront Residence, Carolyn Walsh, ckd inc.

Excellence in Outdoor Living Space

- **All Elements Design Manage Build — Sin~Ceras**
- **All Elements Design Manage Build — Olympus**
- MS Budd Construction Ltd. — Brennan- Hazeldine, Strugnell Electric, S&K Concrete Forming, AJM Masonry
- Valux Homes Ltd — The Entertainer, Innovative Creations, Beachcomber Home and Leisure
- Hampton Pools and Landscape — Rocks Edge
- Edgecombe Builders — Lakefront Home, Studio D + Gerald Forseth, Calgary, Valley Pool & Spa

Excellence in Creating an Interior Feature/Innovation In A Home

- Norelco Cabinets — Fish Habitat
- Vineyard Developments — Vernon Lakeside, Hybrid Elevators, Begrand Fast Design
- Valux Homes Ltd — The Entertainer, Innovative Creations
- Barnett Construction Ltd. — Barnett Construction Ltd., Blue Sky Architecture
- Kelowna Custom Theaters — Angelo Theater
- Edgecombe Builders — Lakefront Home, Studio D + Gerald Forseth, Calgary,

Excellence in Master Suite Design

- Frame Custom Homes, Ltd. — Little Rock, Small's Tile & Flooring, Loney Plumbing, Ltd.
- **All Elements Design Manage Build — Sin~Ceras**
- Everton — Everton Showhome Master Suite
- Valux Homes Ltd — The Entertainer, Kati Knorr with Westwood Fine Cabinetry, Tailored Living, Stonequest Granite, Innovative Creations
- Timberhaven — Private Residence, Shugarman Architecture and Design
- Edgecombe Builders — Lakefront Home

Excellence in Marketing

- Troika Group — Green Square and The Gate, West Harbour, Troika Developments, Fortune Marketing

Excellence in Show Home \$500K & Under

- Candel Custom Homes — Tallus Ridge Show Home, Points West Realty, Plygem Windows & Doors, Coast Wholesale Appliances
- Everton — Silverstar, Carolyn Walsh CKD Inc., Custom Granite Works, Ltd., Loney Plumbing, Ltd.
- Meadow Ridge Homes — Showhome at The Ponds, Tailored for Living, Beachcomber Home Leisure, Kelowna Custom Theatres, Mullins Drafting and Design Inc.

Excellence in Show Home \$550K & Over

- Valux Homes Ltd — The Entertainer, Kati Knorr with Westwood Fine Cabinetry, Dannburg Flooring, Coast Wholesale Appliances, Innovative Creations
- Bellamy Homes — Woodland, Design Evolution, Tailored Living of Kelowna, Discovery Glass

Built Green Builder/Renovator of the Year (Members Only)

- Tyee Homes
- Skaha Hills - Skaha Hills

FortisBC Award for Building Energy Efficiency

- Gallagher Lake Construction — Gallagher Lake Village Park, South Okanagan Ventures Ltd., TRUE Consulting, KCS Construction Services
- Skaha Hills - Skaha Hills

Best Commercial Retail/Office

- CEI Architecture - Glenmore Landfill Administration Building, Delnor Construction
- Begrand Fast Design Inc. — Hyper Hippo Productions, Team Construction
- Hatch Interior Design — Grouse River, Hatch Interior Design Inc., Greyback Construction Ltd.
- Hatch Interior Design — Hatch Interior Design Office, Hatch Interior Design Inc., Starwall West

Best Urban Infill Commercial

- Team Construction Management Ltd. - Bertram, Begrand Fast Design Inc., Davara Enterprises Ltd.

Best Urban Infill Residential

- Bertram Townhouses Inc. — Kensington Terrace, Bertram Townhouses Inc.
- Valux Homes Ltd. — Bridges At Glenview Pond, Marco Properties

Best Outside of the Box

- Troika Group — West Harbour, Troika Developments, Corwest Builders
- Renaissance-GHM Architects Inc. — Mar Jok Elementary School, School District No. 23 Central Okanagan, District of West Kelowna, Sawchuk Developments, Renaissance-GHM Architects Inc.