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MODERN

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GEORGIA COMPANY

SETTING THE
MARK

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COVER STORY

SEPTEMBER / OCTOBER 2015

MODERN MARVELS

LAUNCHING A COMPANY WITH A ONCE-IN-A-LIFETIME OPPORTUNITY –
A TRULY LANDMARK BUILD – ALL ELEMENTS DESIGN.MANAGE.BUILD ALREADY
HAS MADE WAVES IN THE LUXURY CUSTOM HOME BUILDING INDUSTRY.

by kecia bal

photos courtesy of colin jewell

➤ All Elements Design.Manage.Build created this ultra-contemporary 12,000-square-foot, single-family home along British Columbia's Lake Okanagan.

ALL ELEMENTS DESIGN.MANAGE.BUILD

A DIFFICULT SITE, expanding the concepts of what can be built, creating the physical representation of different clients' dreams – Kelowna, British Columbia's All Elements Design.Manage.Build has proven it can develop and implement the most complicated home builds with the prowess of a long-established firm.

In its six years in business, the company has won numerous recognitions from peers, including a prestigious "Home of the Year" designation for All Element's first major undertaking: an over-the-top gallery style contemporary perched against Okanagan Lake in an exclusive Kelowna subdivision.

Experienced in building and design, Director Kim Larson and co-founder Stephan Ams came together in 2009 to form a company that exceeded what others considered possible in custom homes.

"All we ever imagined when we started this company was to make sure we do it better than other builders," Larson says. "We wanted to do it differently. We started the company with the mindset that we want to make sure the two of us would be involved, hands-on, in every project. That was the most important thing for us when we started this and what has contributed to our success."

The company performs its own framing and foundation work.

"We don't use subcontractors for that portion so we can guarantee quality," Larson says. "That's another reason why people are coming to us – especially for a high-caliber home."

“We started the company with the mindset that we want to make sure the two of us would be involved, hands-on, in every project.”

KIM LARSON, DIRECTOR

The company continues to keep projects limited to a handful of custom homes so Larson and Ams can continue one-on-one attention with homeowners, often with a waiting list of others who have selected All Elements as their dream home builder.

Sin-Ceras

In 2010, local designer Carl Scholl had created a vision for a stunning, nearly 12,000-square-foot, single-family home, and he recommended All Elements for the com-

plex build of what became the Sin-Ceras home. The young company was in the running against established builders who wanted the opportunity to build what was to be a spectacular piece of art, a dwelling that flowed with its natural setting but also stood out in the exclusive gated community of Sheerwater.

"This family was looking to create a real landmark," Larson says. "They had a house on the lake before, an older home that was very architecturally interesting. They really appreciate good architecture and good design."

The clients took a chance with All Elements, awarding them the build for the ultra-contemporary three-level glass, aluminum and concrete structure. The company's ideals, such as ensuring that a home is integrated with its environment and the four elements – air, water, fire, earth – made it distinctive.

"We are really driven and had a hunger for taking on this project," Larson says. "They could have chosen any builder. They decided to go with us because of our philosophy on building, and they appreciated that we would keep them completely involved and we set out on this journey building. It was not that we were the builder and they were the client. We were all involved and it was a great success."

Creating a Masterpiece

The result of the journey, completed in 2013, was a sculptural abode with dramatic overhangs and water elements that blur the line

▶ All Elements Design.Manage.Build makes each home a joint project between the company and the homeowner, so results reflect the owners' lifestyles.



between the structure and the adjacent lake. At its entry are retaining walls, pools and underground buildings for mechanical systems. A three sided infinity-edge pool stretches over the lake at the rear of the home. There's also a pool at the front entry of the home that the owners and guests walk over using a floating concrete bridge.

Floor-to-ceiling windows maximize the views – 180 degrees from the south end of the lake to the north end – and floating stairs whisk the owners from the infinity pool to main floor and from master suite to spa. An “oculus” staircase pulls together the signa-

“The most important thing for us, though, is that it was a success between us and our clients on that project.”

KIM LARSON, DIRECTOR

ture look as an interior central feature.

The home's elements, from design to materials, achieve high energy-efficiency and functionality. The overhangs – implemented by CladCo. Constructors have a foam core interior wrapped with aluminum for more energy efficiency. That adds extra insulation the roof while giving a contemporary metallic look.

Columns are set at an angle for architectural effect but also are structurally holding up the roof because exterior walls are not load-bearing. The roof is strictly supported by the columns – engineered steel posts –



that All Elements had to place with cranes because of sheer size and weight.

The site itself was a challenge. Driveway access had to be built before the company started construction of the house, which required 700 meters of concrete and sits on bedrock.

"The geotechnical and structural engineering to build that house were again a joint effort between us and our engineers to make sure the house went together properly," Larson says.

Partnership, especially that between the visionary homeowners and All Elements,

were a key point of making the dream home a reality, Larson says. The home went on to win 2014 Grand Tommie Home of the Year award from the Canadian Home Builders' Association Central Okanagan, as well as two provincial Georgie Awards for best home over \$3 million and best kitchen \$100,000. They also took home four silver awards from the association.

"The most important thing for us, though, is that it was a success between us and our clients on that project," Larson says. "Even though Stephan and I had been working in the industry for many years, we were a new-

Building on the success of the lakeside residence, Sin-Ceras, All Elements Design.Manage.Build continues to show its diversity and capabilities in creating homes that are high in energy efficiency and functionality as well as high-style.

born company. We were definitely scrutinized and under a magnifying glass. We're pretty proud of the fact that we are good at what we do. It's because we have passion."

Continuing Success

That approach flows to all the company's projects, oversized or more attainable.

"We don't treat these builds like they're

ALL ELEMENTS DESIGN.MANAGE.BUILD


projects," Larson says. "We treat them like they're homes where we would want to live."

Even Larson's personal residence – an example of the company's capabilities to create design-forward dream homes in a smaller footprint and budget – has won recognitions. The 2,500-square-foot single-level on an Okanagan Lake inlet netted three silver awards from the Canadian Home Builders' Association Central Okanagan: Excellence in Kitchen Design under \$65,000, Excellence in Creating Outdoor Living Space and Excellence in New Home Construction under \$500,000. With a luxury pool, the structure is also very contemporary, a look that has become All Elements' forte.


Homes by All Elements Design.Manage.Build feature design-forward elements often in ultra-modern styles, depending on the homeowner's taste. Co-owner Kim Larson's personal residence was an example that the company can perform high-end designs for less expansive properties.



The award-winning build again required strong relationships and commitments, Larson says.

"It's about quality first and relationships, too, with our clients," she says. "To have clients to seek us out for that is a real honor. It's the same with our subtrades. They don't just work for us. We try to respect them as much as possible and appreciate their opinions and their knowledge. All of those are helping us succeed." **M**



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