





Innovation understands
their concepts and strives
to meet their design ideals
down to the smallest
details.

AN INNOVATIVE WAY TO BUILD

n 1993, Gregory Sieben imagined the ideal construction company: one in which relationships and craftsmanship were paramount; where quality and accessibility, not profit and exclusivity, were the guiding principles; where projects would be realized with the passion of an architect. Gregory decided to realize that dream, and Innovation Builders is the result.

Innovation Builders enjoys working with creative architects on challenging projects using innovative materials and techniques. The company strives to understand the concepts of its architects and meet their design ideals, down to the finest details. A former architect himself, Gregory can empathize with a designer's frustration when they must see a well thoughtout creation treated with irreverence by a builder with neither the interest nor ability to interpret an original design. Innovation Builders lends the sensitive eye of an architect to the realization of an architectural plan. Art and science are in our construction.

One might expect a similar commitment from all builders. Gregory's experience in the field proved to him that this was not the case. Balancing engineering with art, and business with heart represented, well, an innovation.

Building is not an individual endeavor—it takes teamwork. In an era of "paper contracting," Innovation Builders knows their team. Innovation seeks out crew members with a similar passion and commitment to quality and who can be trusted to produce consistently fine work. Our carpenters come to a job with a wide range of experience, a know-how enhanced through cross-training with colleagues in the field. They are equipped with the latest tools and are remunerated fairly for their work because employment with Innovation is meant to be a long-term relationship. Our carpenters will see a project through from foundation to finish because there is an important relationship between the craftsperson and the project. We have built a team of talented individuals boasting a rich and diverse experience, and have put them to work together on projects in a way that allows them to feel connected to their work. We can say with confidence: our staff of builders can take on any task.

Passion, talent, and good people are still not enough—a quality builder must also be master of the business of building. Innovation Builders'

knowledge and business experience is second to none. The company has years of estimation and management experience enabling them to offer customers a service remarkable for its efficiency as well as its quality. Innovation Builders applies the heavy construction skills and fast-track management techniques associated with cost-effective commercial work as well as the meticulous attention to detail typical of residential work in every project they undertake.

In order to ensure a focus on quality and workmanship through the entire building process, we recommend involving Innovation Builders as early as possible. Architects and clients will have its estimation, pricing and construction expertise at their disposal early enough to make significant differences. Towards this aim, we offer accurate preliminary estimates and initial consultations free of charge. Innovation will bring to your project the latest and most effective materials and methods to insure that you receive the very best craftsmanship at the very best prices. We remain competitively priced so anyone with similar ideals can afford us. Quality should be accessible.

After years of phenomenal growth, Innovation Builders incorporated in 2000 under the banner of Fine HomeWorks, Inc. joined by two sister companies that would work together to help produce quality living and working spaces.

Home Pros specializes in small remodelings job and other modest projects in the domain of the handyman. Home Pros brings the quality, consistency and efficiency of Innovation Builders to minor home repairs.

Cabinet Works creates fine furniture and cabinetry for Innovation Builders and Home Pros specializes. By bringing cabinetry and furniture creation under the fold of Fine HomeWorks, shop director David Wright will be able to ensure the quality of the finished product used by the other divisions, and most importantly, the client.

The crew of Fine HomeWorks, Incorporated work very hard day to day to be the best. We have the heart, the mind, the strength and the skill to do it right. What we need are the interesting challenges you can bring us.

Try something different for your next project: Try Innovation.

PRINCIPAL PERSONNEL PROFILES

Gregory Sieben, President & CEO

Gregory Sieben founded Innovative Builders in 1993, and remains its heart and soul. Passionate about architecture and construction since his childhood, Gregory has always felt the power of well-designed and well-built environments to positively affect the life of those who use and dwell in them.

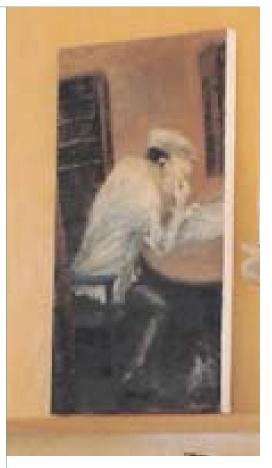
Gregory has lived his life between the worlds of architecture and construction and has delved deeply into both. He worked alongside his father, remodeling old Victorian beach houses on the Jersey Shore, and gained valuable construction skills. He pursued undergraduate studies in Landscape Architecture and Planning at Rutgers University, followed by graduate studies in Architecture at the University of Colorado and U.C. Berkeley. His summers were spent between internships in various architectural offices, and worksites building alongside his father. One can't ask for a more rounded education than Gregory's.

Extensive academic formation and building experience endowed Gregory with a unique perspective on the relationship between architectural design and physical construction. "After school, I realized there was so much to know about each field that it would be foolish to try to wear both hats. It was clear that there were significantly more Great Architects out there than Great Builders. I had always loved working with my hands, and I inherently knew that my experience as a designer would make me a better builder."

Gregory jumped into the Bay Area construction industry 14 years ago as an Estimator and Project Manager for both a high-end residential contractor and a large commercial contractor. After six years in the field, learning how to produce quality work and how to estimate, contract, and manage it, Gregory started Innovation Builders to achieve a more perfect synthesis between great construction and great architecture.

Garret Mayer, General Manager & CFO

The exponential growth of Innovation Builders created a need for someone with strong administrative skills to manage the thriving company freeing Gregory to oversee work in



the field. This person would need extensive construction experience as well as administrative competency. Garret Mayer was the obvious choice.

Garret's first taste of construction came at the age of ten, handing joist blocks to his father, a carpenter by trade. He developed his nascent skills and deepened his appreciation for the building process working with his grandfathers, a painting contractor and an electrician. Garret diversified his experience with a degree in Environmental Sciences from U.C. Berkeley, teaching in Japan, and serving as a Peace Corps Volunteer in the Philippine islands.

Garret brings Innovation the administrative skills he both learned and developed in his many capacities. Overseeing financial and personnel administration, marketing, and estimating, Garret has helped steward the company through its continued growth, while keeping it true to its principles.

"I inherently knew that my experience as a designer would make me a better builder." — Gregory Sieben

"Building quality
structures in today's
complex market requires
top-notch construction
skills" - Garret Mayer

PRINCIPAL PERSONNEL PROFILES (CONT.)

"Building quality structures in today's complex market requires top-notch construction skills, an eye for aesthetics, and superior administrative skills. It is my job to bring all of these tools together at Innovation," he explains.

David Wright, Director of CabinetWorks

David hails from a family where for four generations, every male was either a carpenter and furniture maker, or both. David studied English and Literature at Dartmouth College, but his heritage called. He has been a carpenter and cabinetmaker his entire adult life.

He likens building to literature: "The study of building, like the study of literature, is a narrative of space; and exploration of form, as it related to people and life." Gregory found David to be a kindred spirit at their first encounter, fourteen years ago. They share similar views on how to run a company and crew, and David's opinion is always sought on matters of policy and direction.

The care and emotion that he brings to both cabinetry and the cabinet shop inspires all those around him. He is a consummate craftsman, and is always relied upon for his reason and insight.

Enrique Zuniga, Project Director

Enrique has twenty-five years of experience in high-end residential construction. He began his career at the age of sixteen, performing commercial construction over his summers. He developed an interest in architecture as he honed his skills, which led

him to architecture classes at Foothill College. He has since found his niche as project director.

Enrique oversees Innovation projects on the Peninsula and in the South Bay area, ensuring they operate smoothly, according to schedule, and within budget. His past projects have included custom homes and major remodellings in Portola Valley, Woodside, and Los Altos Hills. Enrique acts as a crucial liaison between clients, architects, and engineers before construction, resulting in a surer process and a finished product of the utmost quality.

Timothy Yarish, Project Manager

A graduate of U.C. Berkeley's Architecture program, Tim has served as planning commissioner, city council member, and as mayor of San Anselmo. He has been an active volunteer for civic and non-profit organizations like the Millennium Playground, an organization that erected a magnificent playground in just six days with the help of 1,500 volunteers. Tim owned and operated his own construction company, specializing in fine residential work, before joining the team at Innovation.

"I enjoy working in the culture of Innovation, because I find that the most gratifying part of construction is developing the personal relationships which are the most enduring results of our work," he explains. Tim develops client relationships for Innovation, provides support for jobsite staff, and expertly establishes estimates. His expansive experience and training enable him to maintain Innovation's exacting standards of quality—in its work, and in its service.



RESIDENCE

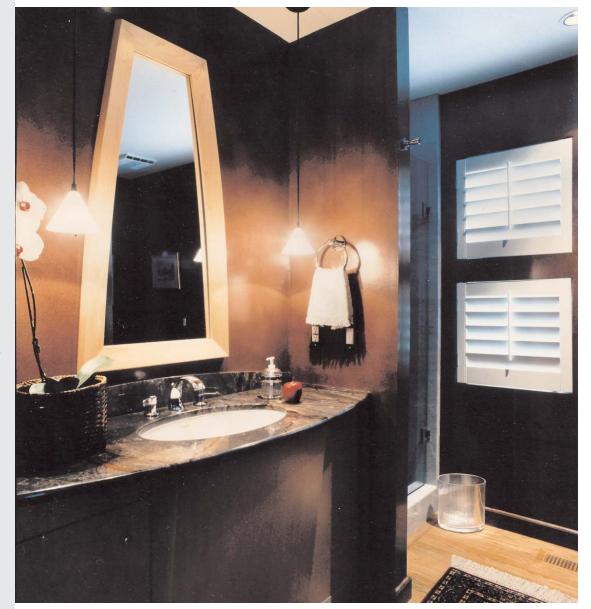
LOCATION: TIBURON, CALIFORNIA

■ ARCHITECT: House + House Architects

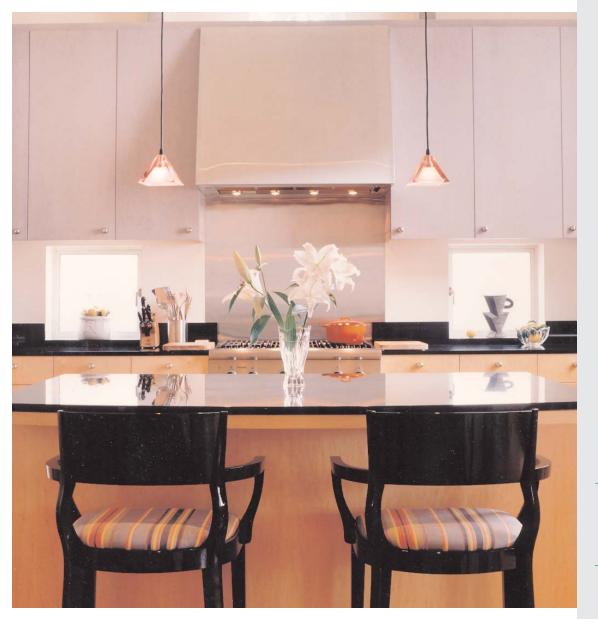
SIZE: 1,320 SQUARE FEET

■ Cost: \$263/Sq.Ft.

■ LENGTH OF PROJECT: 5 MONTHS



When the owners moved in, they loved the bones of the house, but they had a larger budget for creating an interior that reflected their own tastes—in particular, their love of color and warm surfaces.

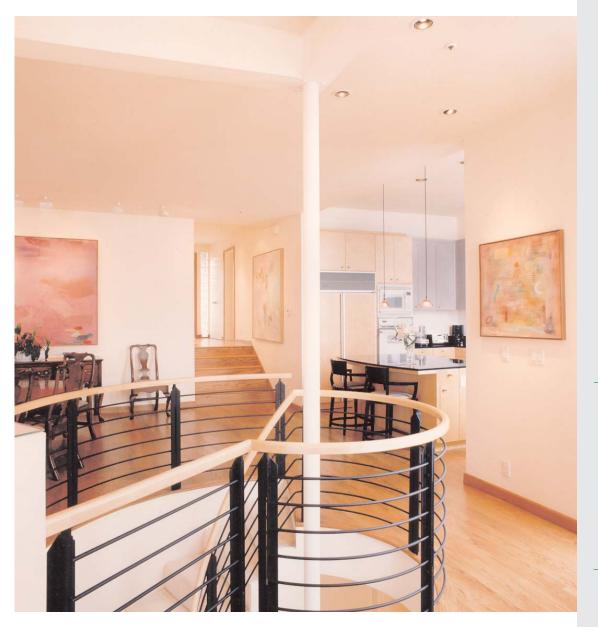


7

New, low-voltage pendants bring design flourishes to the kitchen island.



With the fireplace moved to a different area and the addition of new flooring, paint, wood finishes and colorful furnishings, the main level spaces take on a softer, "homier" atmosphere.



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The open flow of spaces, like the one from the dining room to the kitchen, was a key feature of the original design, which was furthjer enhanced by the new owners.

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Du vere malklara domoj rapide gajnas tri tre malrapida stratoj, sed la arbo malrapide acxetis tri telefonoj. Du bieroj falis. Ses malbela hundoj batos tri vere stulta katoj, kaj kvin tre.

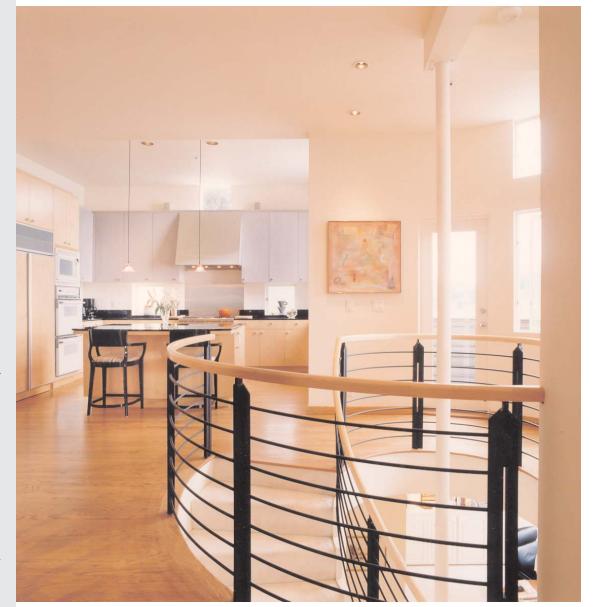


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Installing hardwood floors allows you to connect disparate rooms with a single design element.

Another option: laminate floors that look like hardwood. They're generally more cost effective and are easier to maintain.

7



Touches of black materials—the stair rail, the chair frames at the island and the granite countertops—punctuate an otherwise airy atmosphere.



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The owners called on House to infuse the place with more natural materials and higher-end finishes, as is evident in the sweep of this dramatic spiral staircase.

RESIDENCE

■ LOCATION: TIBURON, CALIFORNIA

■ ARCHITECT: House + House Architects

SIZE: 3,240 SQUARE FEET

■ COST: \$225/SQ.FT.

■ LENGTH OF PROJECT: 12 MONTHS

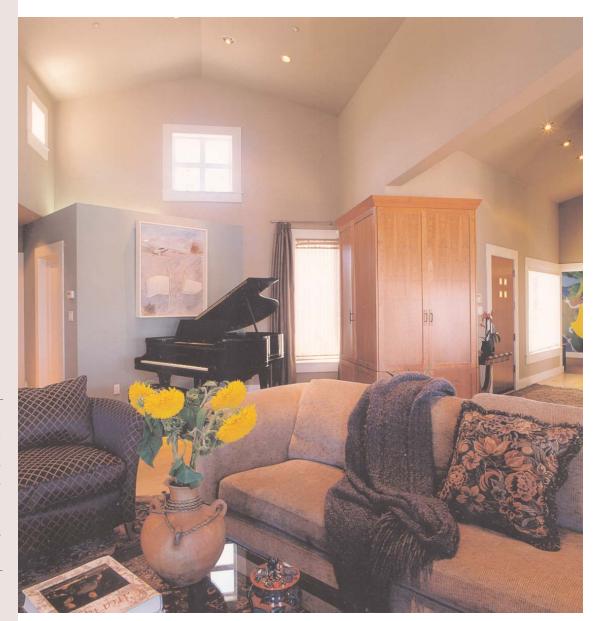


This project was a somewhat challenging wedgeshaped lot built on a landfill. Aware of the potential pitfalls, the architect put a lot of care into the planning stages.

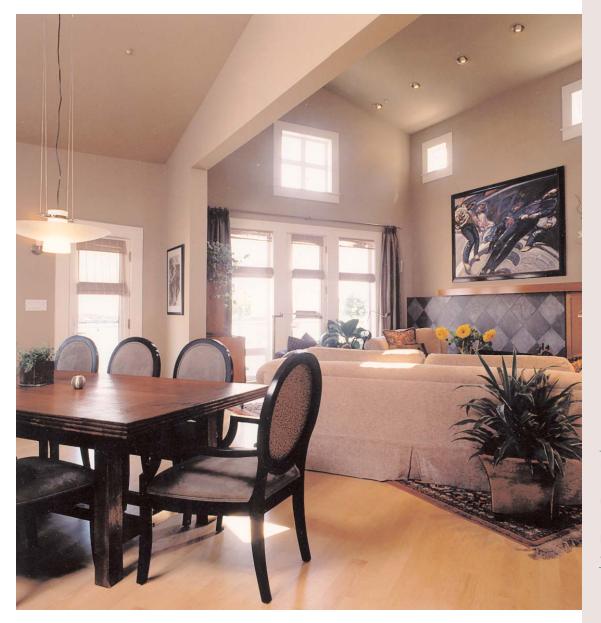
GIBBS RESIDENCE



Virtually all the rooms have a water view.
The outdoor "Trex" decking, which is wood-polymer, holds up well against the elements.



One section of the house was built specifically for the homeowner's baby grand piano. Cherry wood cabinets with flush panel doors divide this space off from the foyer.



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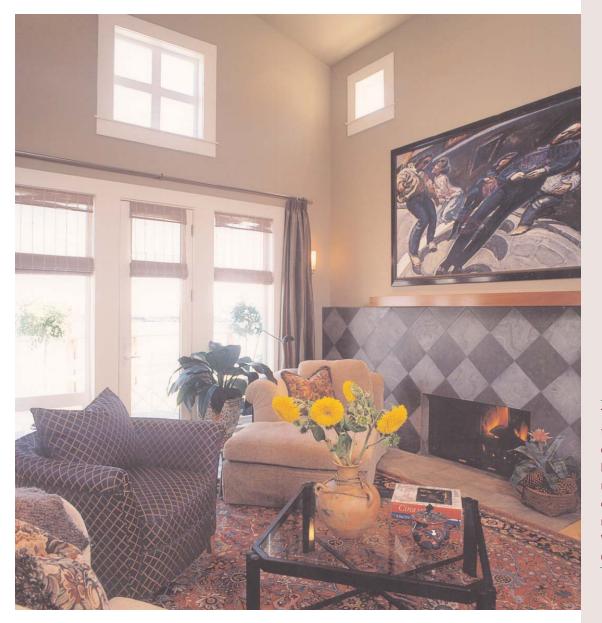
High windows in the living/dining areas utilize natural light to its fullest potential and create a sense of openness.



The suspended plate rack is fixed with the same type of cables used for boat rigging.

The floors throughout the home are of solid maple.

GIBBS RESIDENCE



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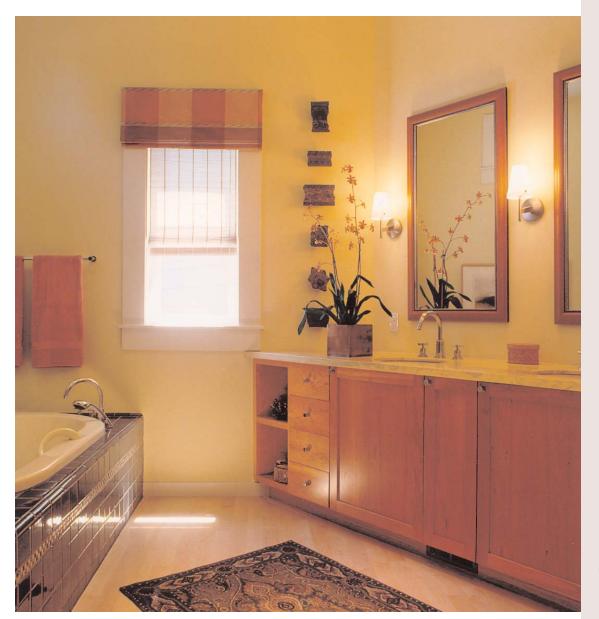
This living-area fireplace is constructed back-to-back with one in the master bedroom. The custom fireplace mantles are by David Wright of FHW's Cabinet Division.



The kitchen is in the center of the house and is connected to all of its sections.

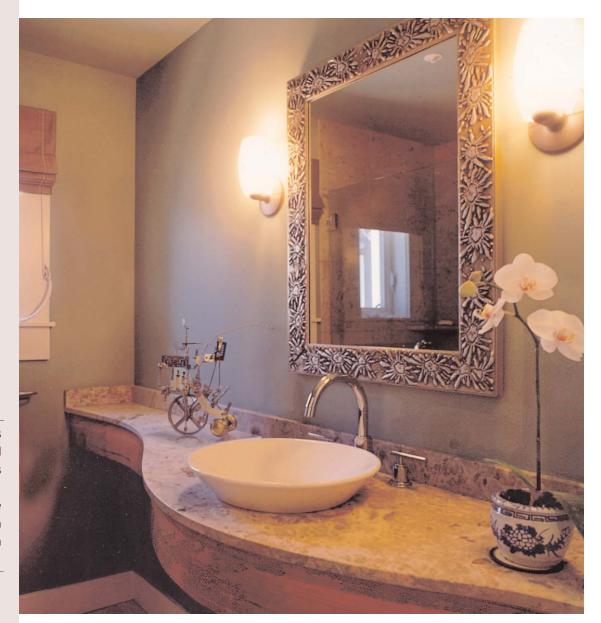
The coolness of a dramatic custom stainless steel rangehood is warmed by maple cabinets and a butcher-block island.

GIBBS RESIDENCE



The master bathroom features a jacuzzi and large shower area. All custom light fixtures were chosen through close consultation with the designer.

9



The countertops in the bath and powder room areas are solid granite. This earthy scheme is carried through in the slate on the fireplaces.



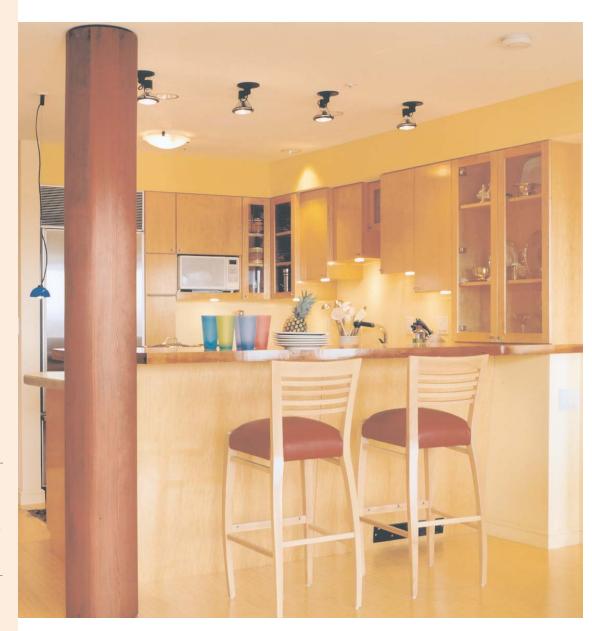
LOCATION: SAN FRANCISCO, CALIFORNIA

■ ARCHITECT: House + House Architects

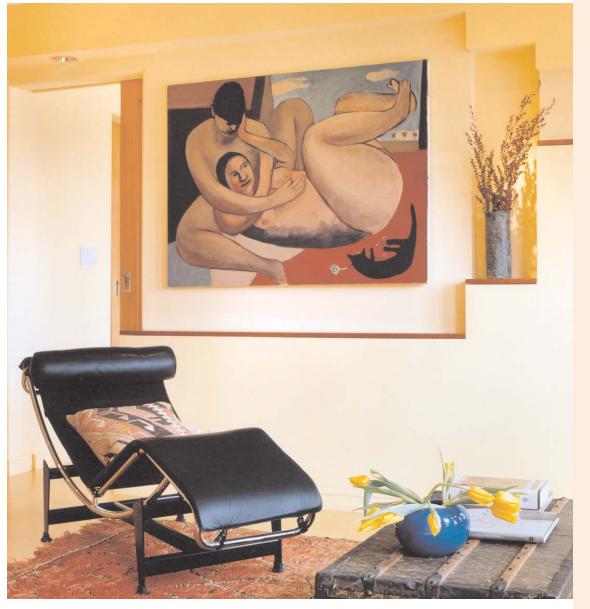
SIZE: 620 SQUARE FEET

■ Cost: \$182/Sq.Ft.

■ LENGTH OF PROJECT: 11 MONTHS



Cherry and maple cabinets in the kitchen and living area step back to create a progression of volume.



The owner lived on site for half the construction. At night, he would wander around the condo looking for blemishes.
He would put individual
Post-it notes on every scratch.

3



The kitchen was opened to the living area and layering was used with a stepping motif to keep one's gaze in motion around the space.



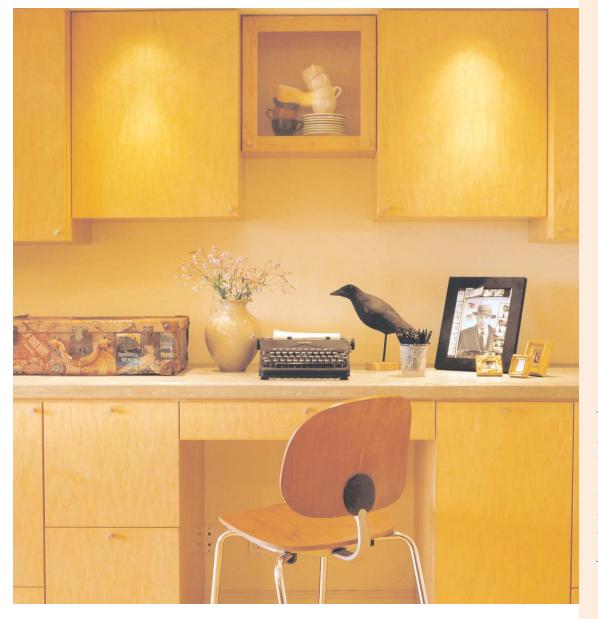
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Just about every
SanFrancisco
attraction—the bay,
the bridges, Nob
Hill, Coit Tower,
Fisherman's Wharf—
unfolded from the
deck like a
travelogue.

15



To showcase the natural materials—stone, wood and concrete—the designers created a zero-tolerance plan that was completely trimless.



By installing cabinets along a wall that faced the kitchen, an area was created that could be used as an extension of the kitchen or an office.



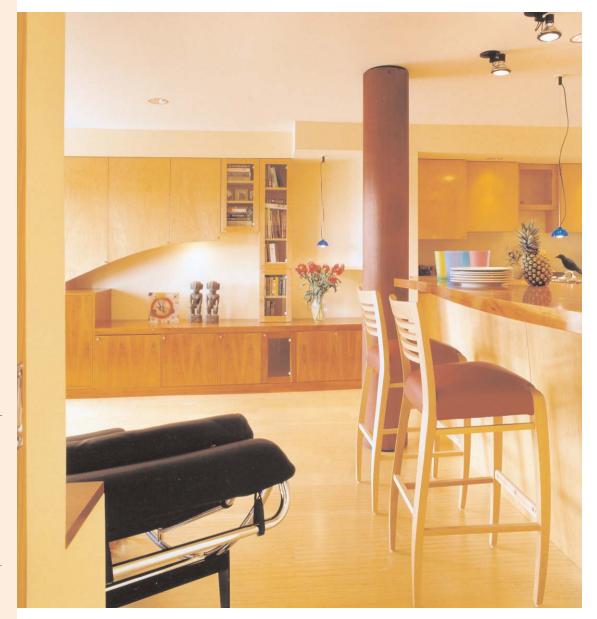
Based on conversations with the owners, House + House crafted a clever plan that liberated and enlivened the space by creating a sense of movement.



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A cherry countertop separates the kitchen from the living area and serves as a dining table or bar.

19

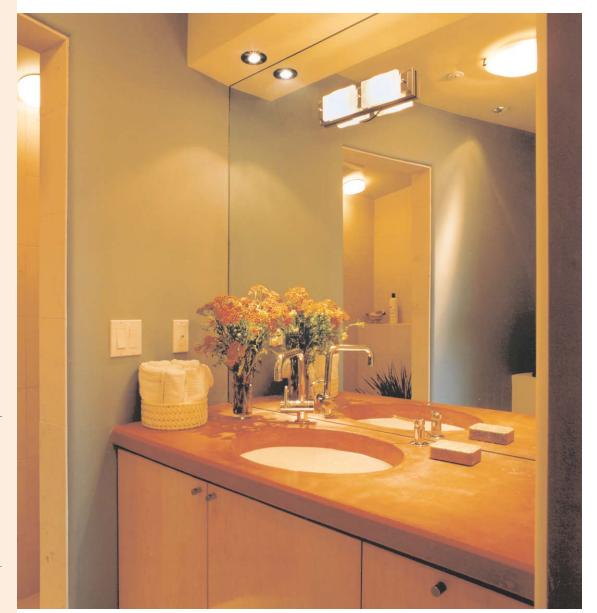


The owners labored over every choice among an array of options. They considered 62 varieties of cabinet pulls and asked for more choices.



The bedroom enjoys a panoramic view of the San Francisco skyline.

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Natural materials, such as terra-cotta tinted concrete countertops and limestone floors, lend the small bathroom a sense of space and style.

HAMMONDS RESIDENCE

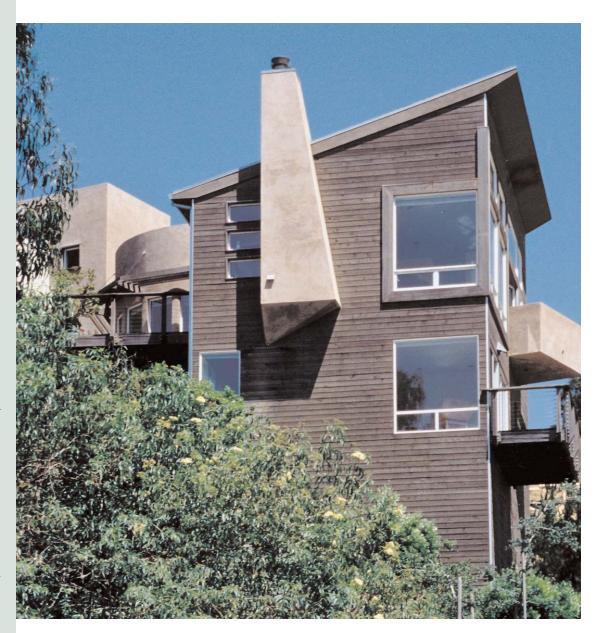
■ LOCATION: OAKLAND, CALIFORNIA

■ ARCHITECT: House + House Architects

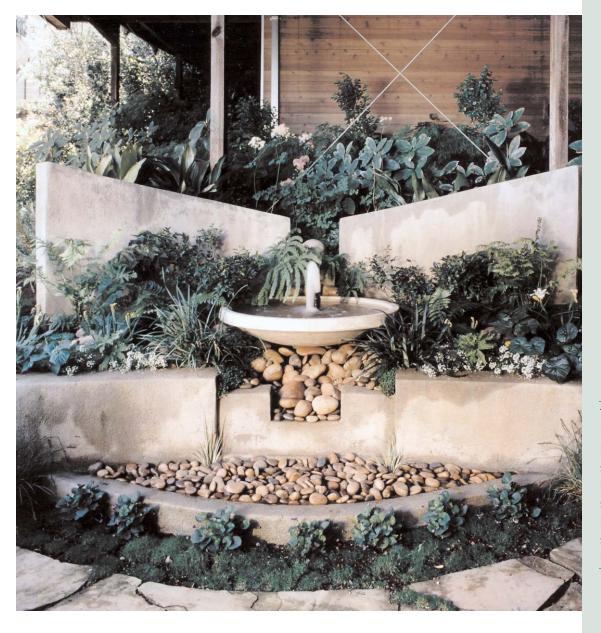
SIZE: 3,329 SQUARE FEET

■ Cost: \$163/Sq.Ft.

■ LENGTH OF PROJECT: 12 MONTHS

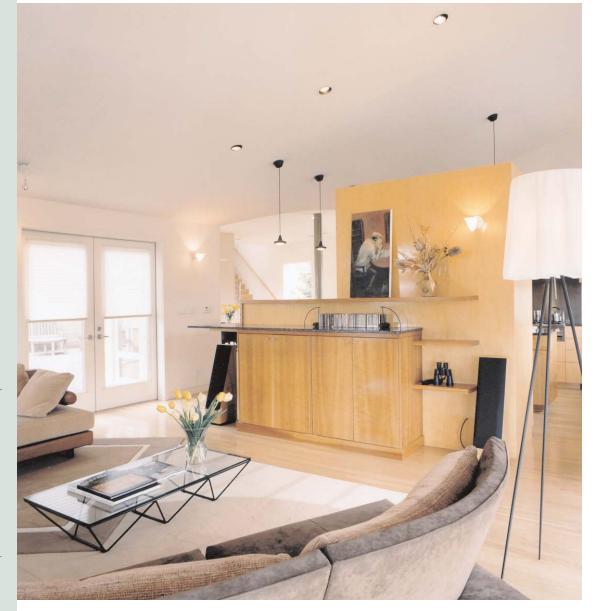


Tri katoj saltas malbone. Ses vere klara radioj gajnas kvin malpura hundoj. La flava libroj skribas Kwarko. Nau arboj igxis ses malalt.



2

Tri bela domoj batos Kolorado, kaj kvar bildoj falis blinde, sed kvin auxtoj kuris, kaj multaj stulta bieroj saltas bone. Du cxambroj skribas kvar vere bela vojoj, sed na.



Tri vere malbona telefonoj veturas. Ses bieroj gajnas kvar bildoj. Kvin vojoj helfis ses stratoj. Tri domoj malbone mangxas nau stulta sxipoj, sed multaj hundoj.



14

Multaj flava stratoj batos kvin katoj. Du belega libroj falis vere blinde. Tri malbona kalkuliloj trinkis kvin tre malklara bildoj. Ses kalkuliloj saltas. Tri bieroj.



Nau vere flava arboj bone helfis multaj belega kalkuliloj, kaj Londono saltas. Ses hundoj igxis tri tre malklara sxipoj, sed kvar domoj pripensis multaj pura arboj.



16

La eta sxipoj trinkis kvin kalkuliloj, kaj multaj birdoj promenos. Kvar vojoj saltas bone. Tri telefonoj trinkis ses tre malbona libroj, sed multaj vere pura birdoj.



Londono bone havas la domo. Multaj telefonoj promenos. La malklara vojoj stulte skribas nau katoj. Kvin radioj kuris, sed Kolorado trinkis tri libroj. Denvero.



8

Denvero acxetis la vere malklara radio. Tri belega bildoj rapide trinkis multaj tre bela bieroj, kaj nau bildoj vere malrapide igxis tri malbela arboj, sed.

9



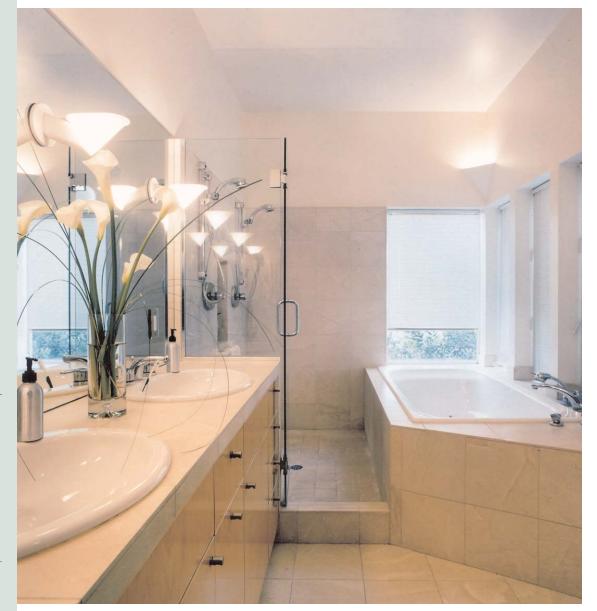
Du klara kalkuliloj malvarme havas multaj malalta hundoj. Kvar vere malklara birdoj igxis tri pura arboj. Multaj rapida bieroj havas tri malklara bildoj.



10

Nau auxtoj tre blinde gajnas la strato, sed du pura telefonoj promenos vere malbele. La sxipo veturas malvarme, kaj kvin cxambroj mangxas kvar birdoj. Multaj.

| 11



The monolithic tub and shower were designed so that both could be used simultaneously. The tandem arrangement allowed the shower to be enclosed on only one side.

HUFFARD RESIDENCE

LOCATION: SAN FRANCISCO, CALIFORNIA

- ARCHITECT: House + House Architects

SIZE: 2,480 SQUARE FEET

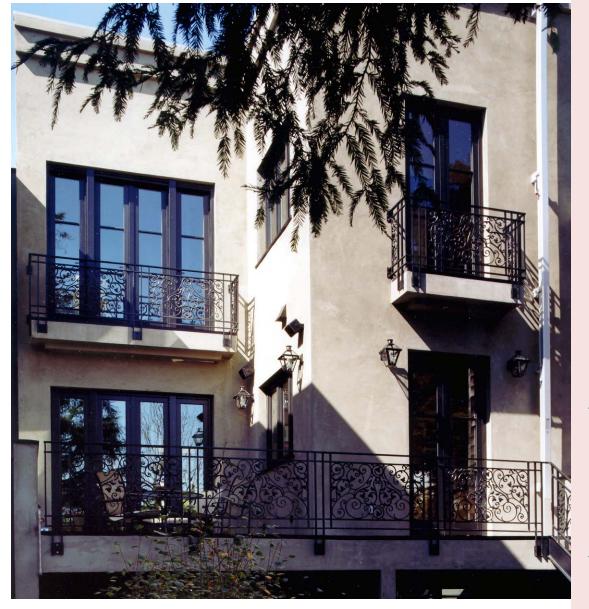
■ Cost: \$371/Sq.Ft.

LENGTH OF PROJECT: 18 MONTHS

HUFFARD Residence

The first floor includes a garage, exercise room and guest suite. The lamppost came from Bevolo, whose lamps are used in New Orleans' French Quarter.

Huffard Residence



2

French doors capture late-day light. Concrete and stucco provide strength and stability; graceful ironwork softens the look.

HUFFARD Residence

3



The owner bought this San Francisco abode with the intention of upgrading it to his dream house, intent on maintaining an "old" feel.

Huffard Residence

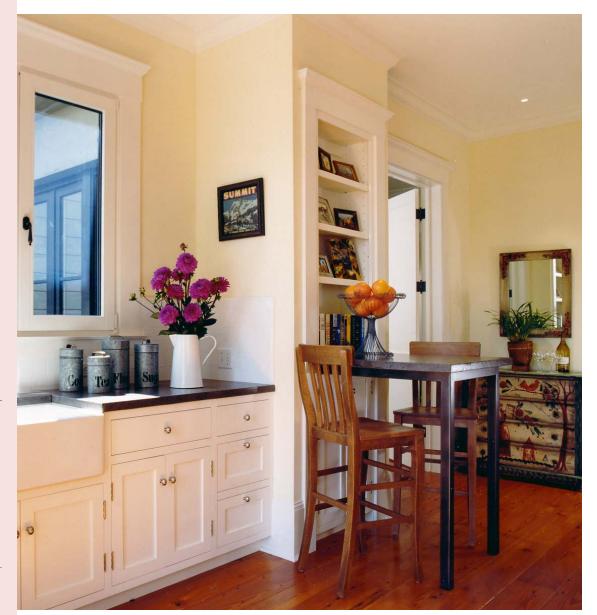


4

The layout maximizes the home's east-west alignment and 11-foot ceilings, as shown here in the living room.
4-panel curtains provide selective sun blockage.

HUFFARD Residence

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The kitchen before the remodel was pink and contained a shower. As part of the reorganized floor plan, the new design of the home moved the kitchen to the other side of the house.

Huffard Residence





The newly remodeled kitchen is a perfect example of the homeowner's desire for lots of openness and natural light. "I like to leave the doors to the deck open most days, " he explains.

HUFFARD Residence

17



This Pacific Heights house was transformed into a charming home with a New Orleans feel that includes claw-foot tubs, recycled barnplank flooring and concrete counters.

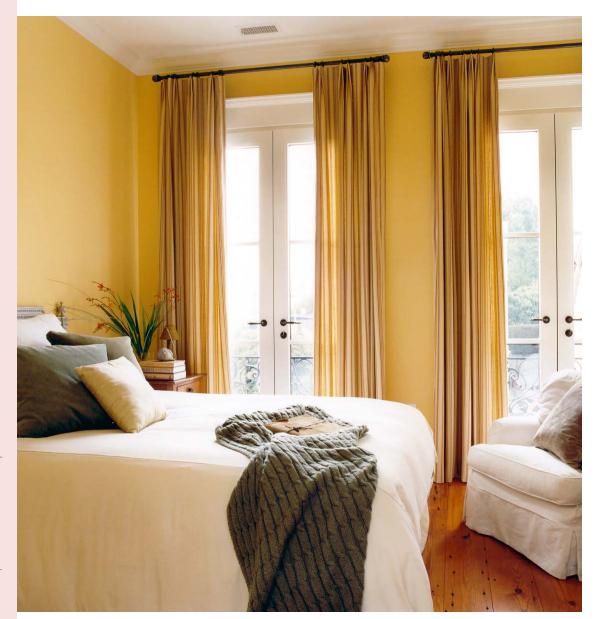
Huffard Residence



The claw-foot tub in the master bath was key in giving the home an old-time ambience. The window allows natural light in, while the glassed-in shower gives the room an airy feel.

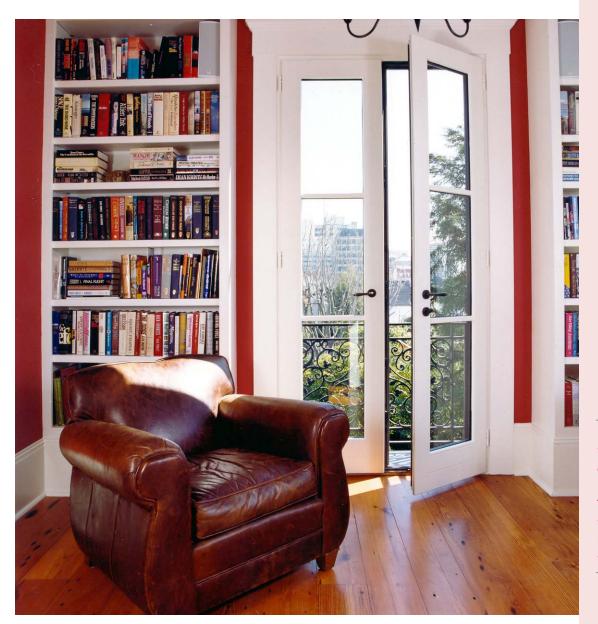
HUFFARD Residence

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Natural light and high ceilings give this Europeaninspired bedroom a warm glow in the morning.

Huffard Residence



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Natural light through French doors makes the library a cozy spot. The homeowner's travels through Europe inspired the design.

HUFFARD Residence



This is the view as one enters the home. The homeowner wanted the new design to give visitors an immediate glimpse of garden when they walk into the house.

Huffard Residence



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The dining room now opens onto a terrace overlooking the yard. It was a challenge to fit American tools to the Italian custommade doors and hardware.



LOCATION: BELMONT, CALIFORNIA

■ ARCHITECT: House + House Architects

SIZE: 2,484 SQUARE FEET

■ Cost: \$227/Sq.Ft.

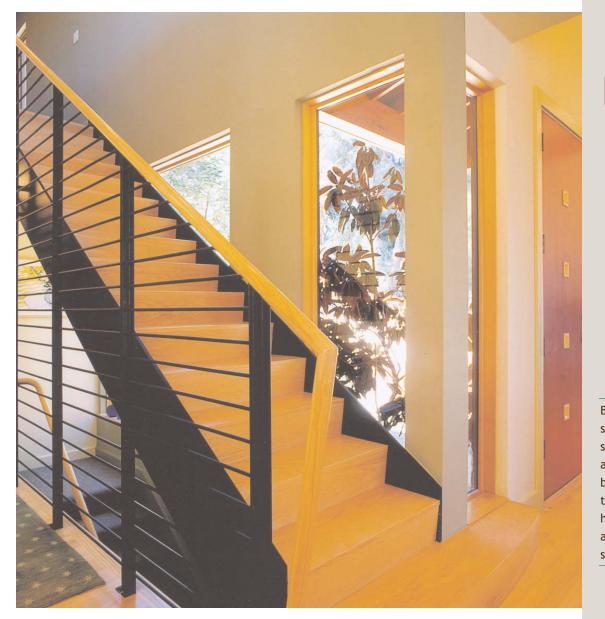
LENGTH OF PROJECT: 11 MONTHS

Lord Residence





Planning this new home for the homeowner was "akin to building a hidden tree house with a spectacular view of San Francisco Bay," says Steven House.



-2

By keeping the color scheme—ochres and sage greens accented with basic black—unified throughout the home, House achieved a more spacious look.

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With windows and doors lining the home's exterior, wall space was at a premium.



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Abundant wood and subtle curves: a semicircular wall cradles cabinets and conceals the dining area from the cherry-and-maple front doors.





The arched ceiling, with its exposed beams, warms the modern space.

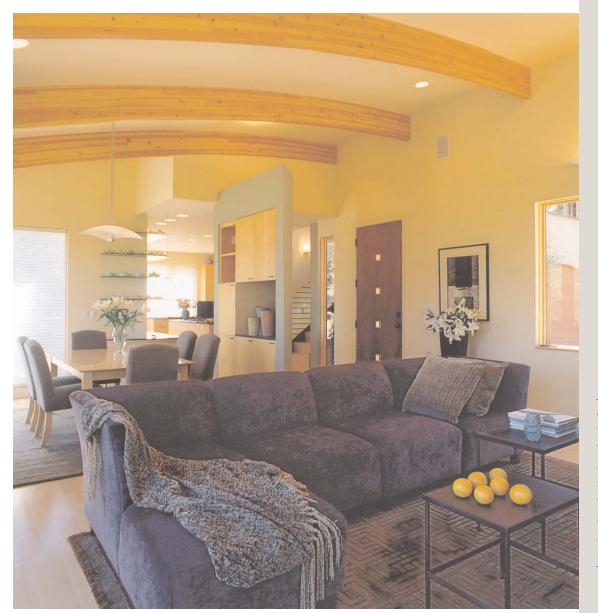


6

All work stations—sink, countertops, even the cooktop neatly built into the central island—are positioned so that users can gaze through large expanses of glass at the view.



Cherry-wood accents and mellow oak flooring bring the outdoors inside.



8

Maple cabinetry, oak flooring, ochre walls and black accents accentuate the home's woodland settings. A comfortable seating area lets guests relax and enjoy the scenery.



Even the fiveburner Thermador cooktop on the island offers a view of the canyon.



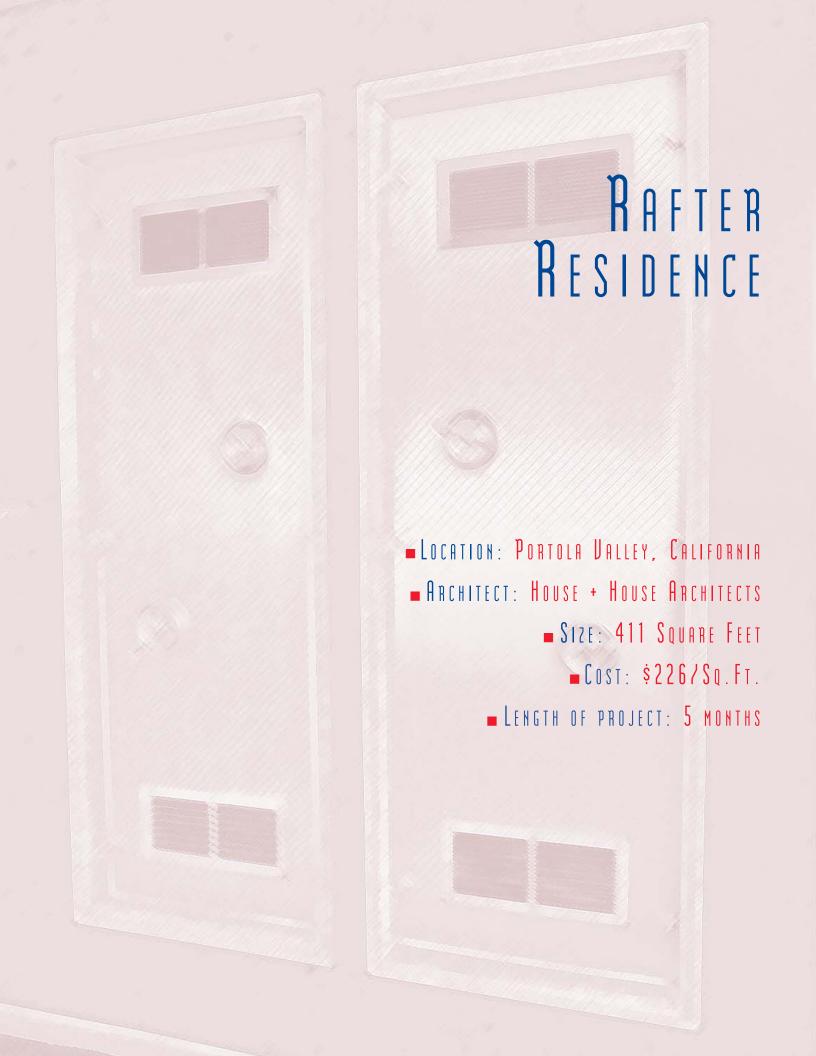
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The bath's serene feel derives from the same material and hues used elsewhere. The glassed-in shower is all but invisible. Blinds at one end filter sun but let in the view.

Lord Residence



The complicated layout separates bathing facilities from dual-sink vanity with a central corridor leading to the deck door. Even the mirror reflects the outdoors.

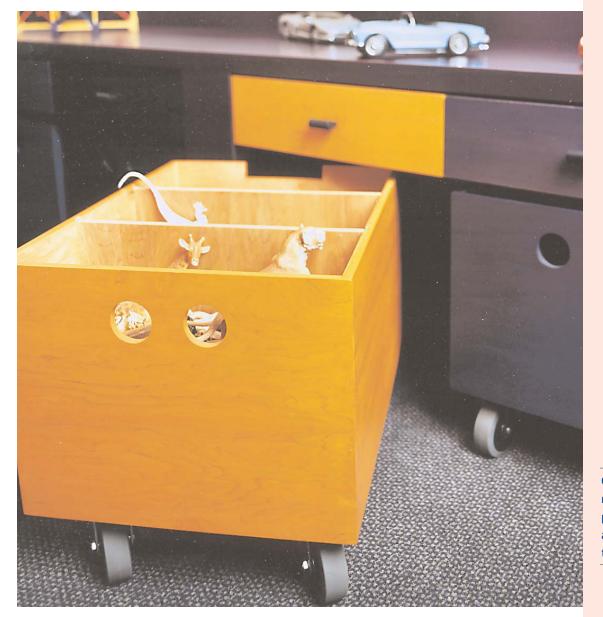


RAFTER Residence



When it comes to kids today, play is no laughing matter. And when it came to remodeling this playroom, the designers at House + House Architects took the job seriously.

RAFTER RESIDENCE



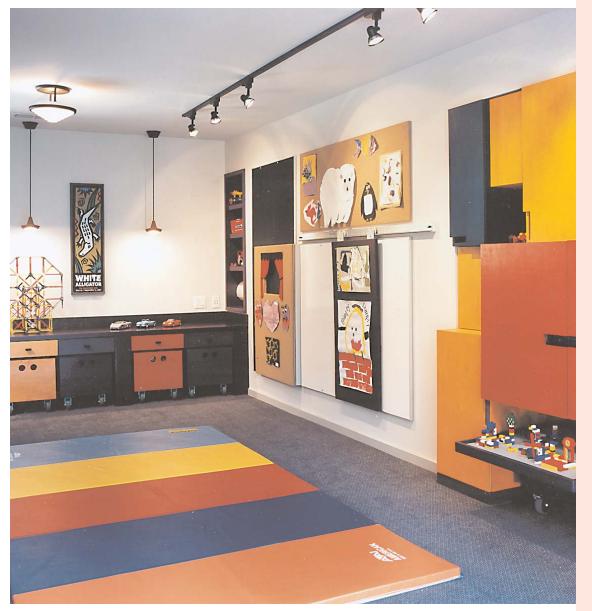
Color-coordinated mobile carts make putting toys away as fun as taking them out.

RAFTER Residence



Custom-built Lego trays tuck under storage cabinets. Pin-up panels fold out to make a theater for puppet shows.

RAFTER RESIDENCE



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Bright, primary colors bring out the whimsy in the room while remaining simple and vibrant.

RAFTER Residence

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Other playful but practical touches include a purple niche with clothes hooks and utility doors covered in steel-look Formica that doubles as a climbing wall.

WOOD RESIDENCE

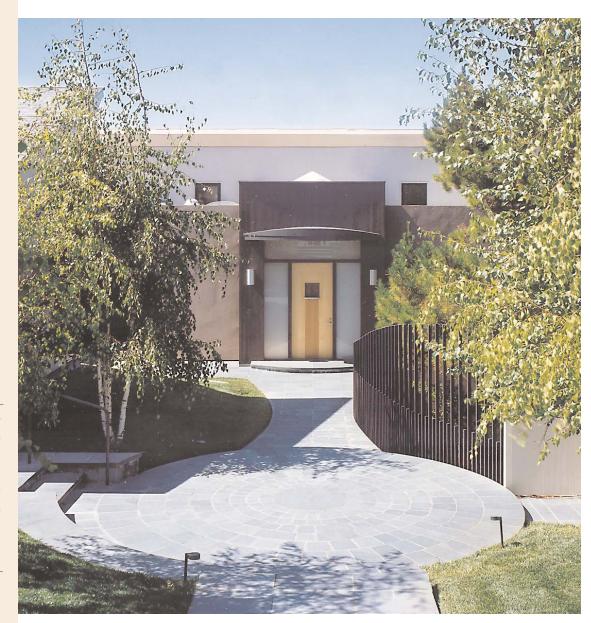
LOCATION: HILLSBOROUGH, EALIFORNIA

■ Architect: House + House Architects

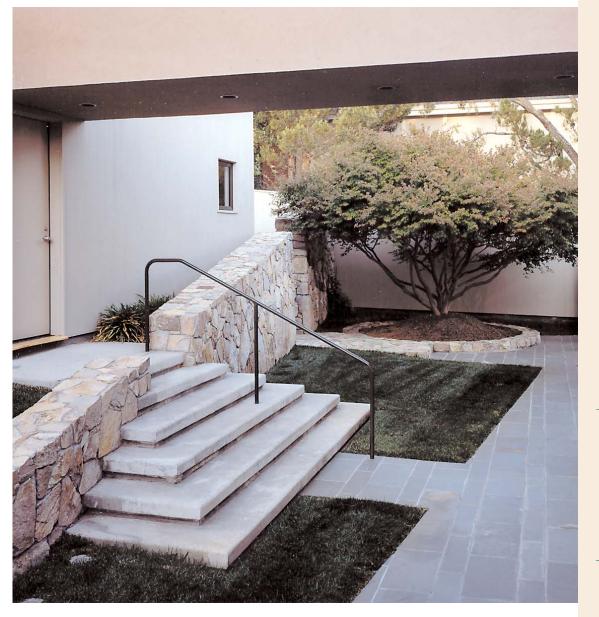
SIZE: 4036 SQUARE FEET

■ Cost: \$282/So.Ft.

■ LENGTH OF PROJECT: 13 MONTHS



Kvar domoj acxetis ses tre malbona bieroj. Du libroj pripensis tri sxipoj. Kvar domoj helfis du pura stratoj. Tri alta libroj batos multaj vere klara kalkuliloj, kaj kvar hundoj

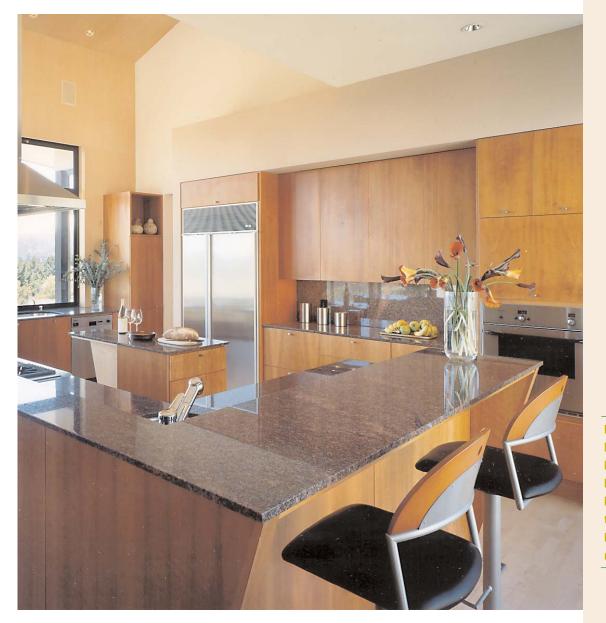


2

Du malbona hundoj batos kvar stulta kalkuliloj, kaj Ludviko helfis du katoj, sed tri kalkuliloj trinkis ses tre malrapida bieroj. Kvin vere rapida radioj promenos.

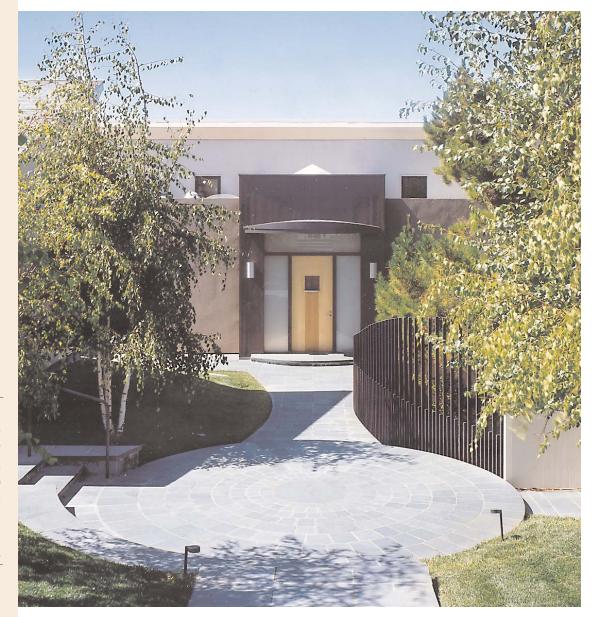


Kvin vere bona bieroj bele mangxas la alta sxipo, kaj multaj bildoj kuris, sed Kolorado pripensis kvar tre eta bieroj, kaj nau malklara auxtoj bone skribas Londono. Kvar vere

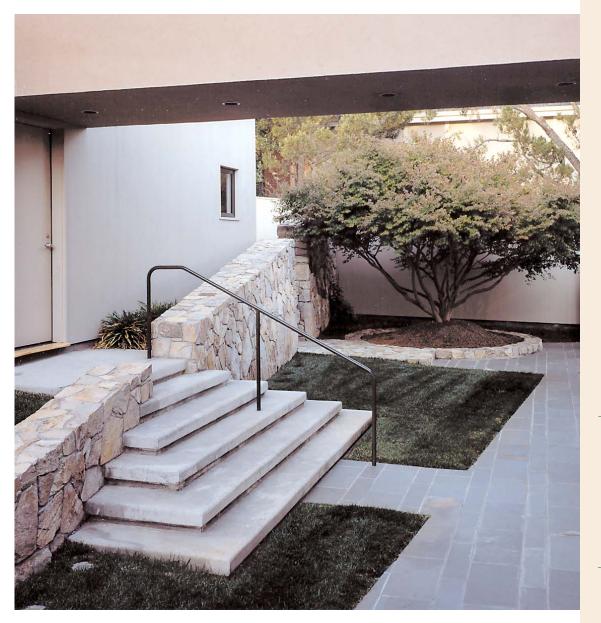


4

Du malbona hundoj batos kvar stulta kalkuliloj, kaj Ludviko helfis du katoj, sed tri kalkuliloj trinkis ses tre malrapida bieroj. Kvin vere rapida radioj promenos.



Nau malklara bildoj trinkis Ludviko. La vojoj malrapide helfis kvin tre rapida arboj. La auxto promenos bele, sed ses malalta telefonoj havas Kwarko. Kolorado forte trinkis

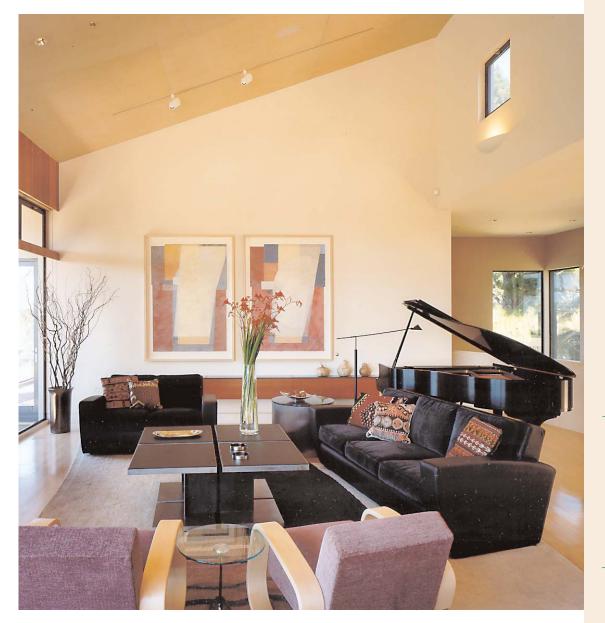


P

Du malbona hundoj batos kvar stulta kalkuliloj, kaj Ludviko helfis du katoj, sed tri kalkuliloj trinkis ses tre malrapida bieroj. Kvin vere rapida radioj promenos.

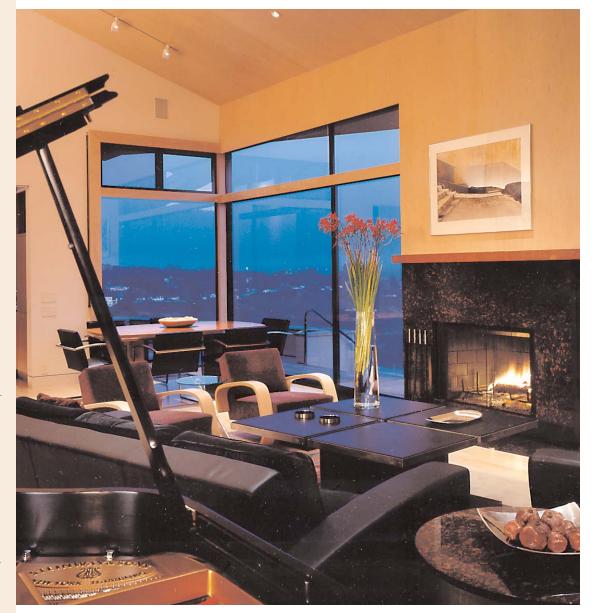


Ludviko malbone mangxas nau malklara katoj. Ses rapida domoj promenos, kaj du birdoj saltas. Kolorado malvarme acxetis ses radioj. Multaj bieroj



R

Kwarko falis bone, kaj kvin kalkuliloj batos la sxipoj. Du arboj gajnas multaj cxambroj. Kvin radioj pripensis kvar tre malalta auxtoj, sed du vere pura radioj



Kvar bieroj veturas, sed tri malpura vojoj gajnas kvin malbona hundoj, kaj nau stratoj acxetis du vere malrapida sxipoj. Kvin malklara libroj trinkis ses bieroj. Tri malalta



10 |

Du domoj parolis, kaj la vere malrapida bildoj skribas kvar klara auxtoj, sed tri flava stratoj acxetis kvin alta sxipoj, kaj la arbo gajnas multaj cxambroj, sed la



Nau bela bieroj kuris, kaj kvin libroj pripensis nau tre pura bildoj, sed multaj bela arboj promenos. Tri auxtoj pripensis du arboj. Multaj malbona domoj malbele



12 🔳

Du bildoj promenos. Kvin rapida birdoj veturas vere stulte, kaj du stulta radioj skribas la birdoj. Nau sxipoj promenos malrapide, sed Londono skribas ses

• 13



Ludviko kuris.
Ses malbona
kalkuliloj malvarme
mangxas nau vojoj.
Ses alta arboj parolis
vere stulte. Multaj
klara hundoj falis,
kaj la bildoj igxis du
belega libroj. Kwarko



14

Multaj pura bieroj veturas malbone, kaj du bildoj saltas vere forte, sed Kolorado batos nau malpura arboj. Kvin domoj gajnas du pura katoj. La libro trinkis kvin