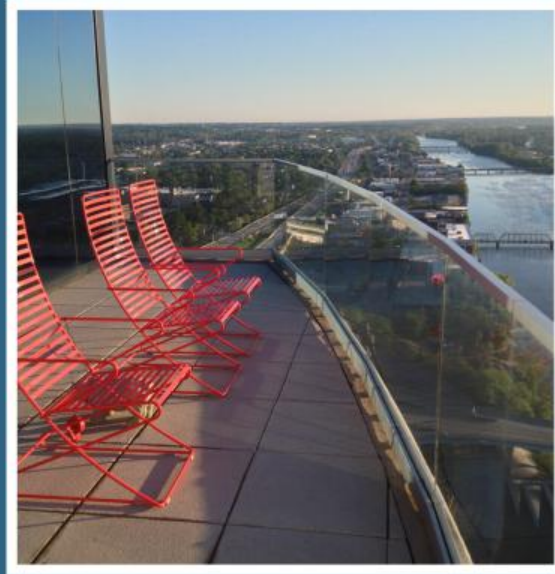




RH 3301

A Creative and Community Convening Space overlooking Grand Rapids, Michigan



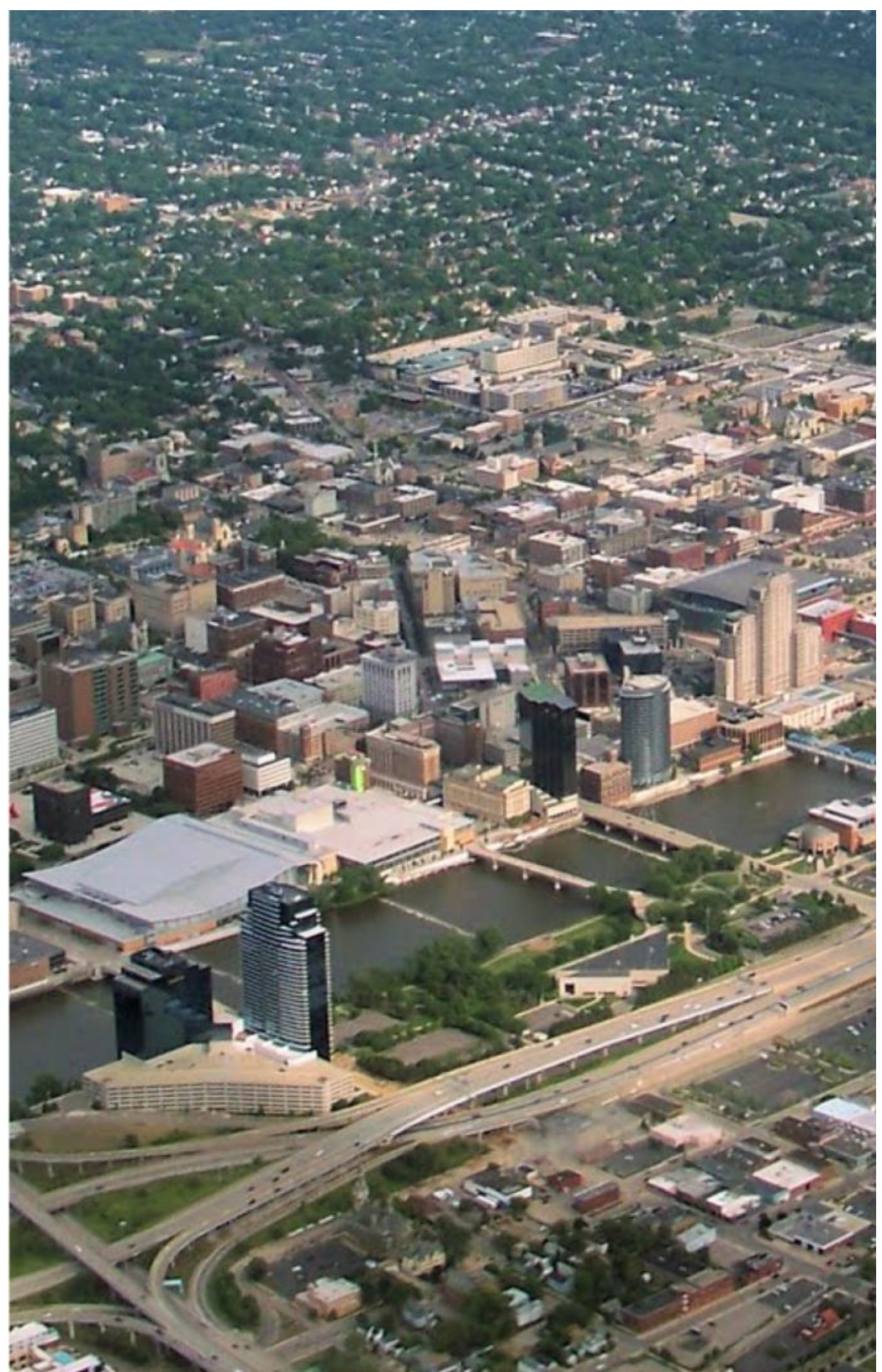
About RH3301

After 23 years together, in 2011 we moved to Grand Rapids. Our careers had taken us from Cambridge to Tokyo to Houston to Austin. Ready for a new adventure, we moved here and sought to play a role in the forward momentum of the city. RH3301 is part of this mission.
—Dana Friis-Hansen and Mark Holzbach

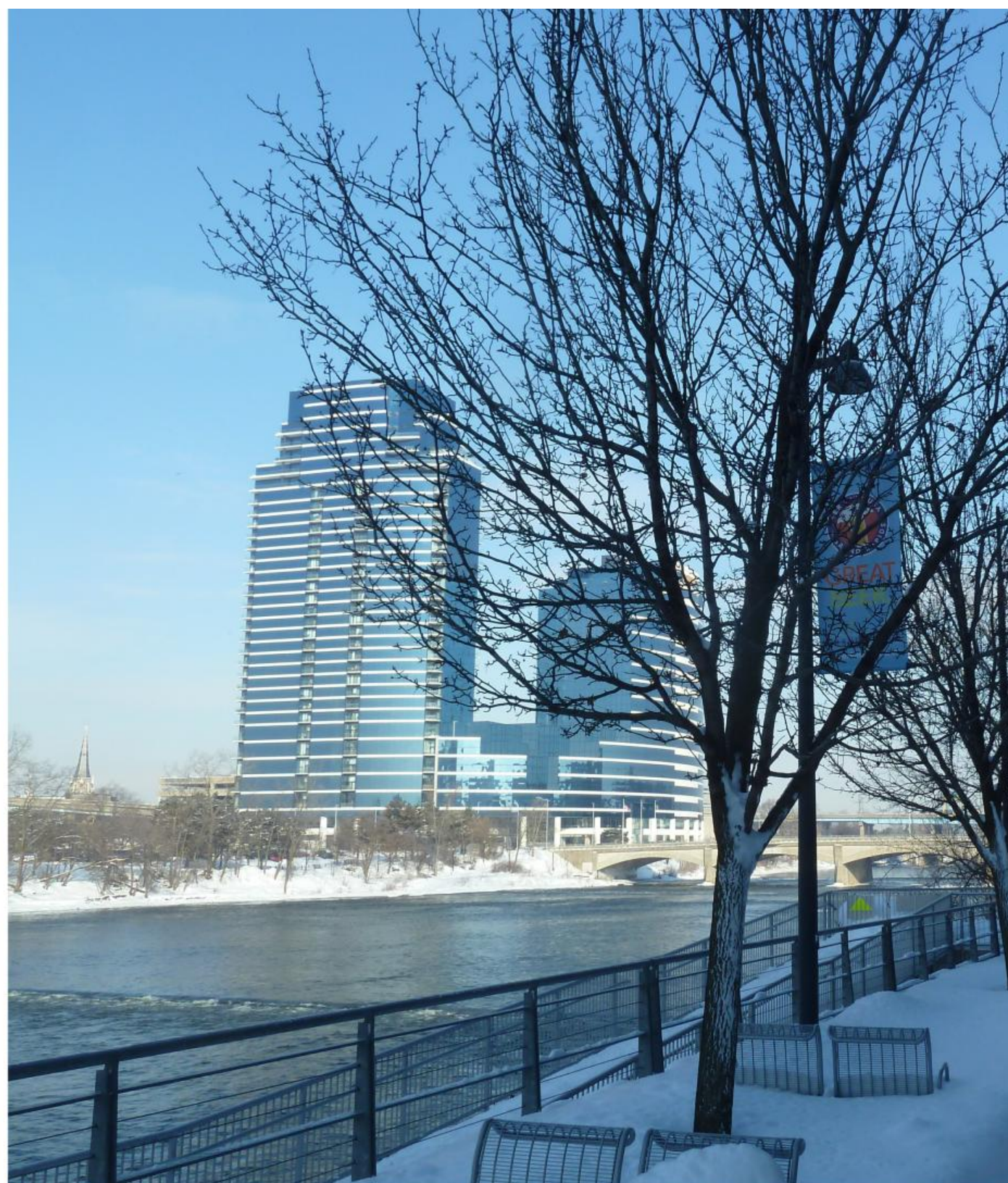
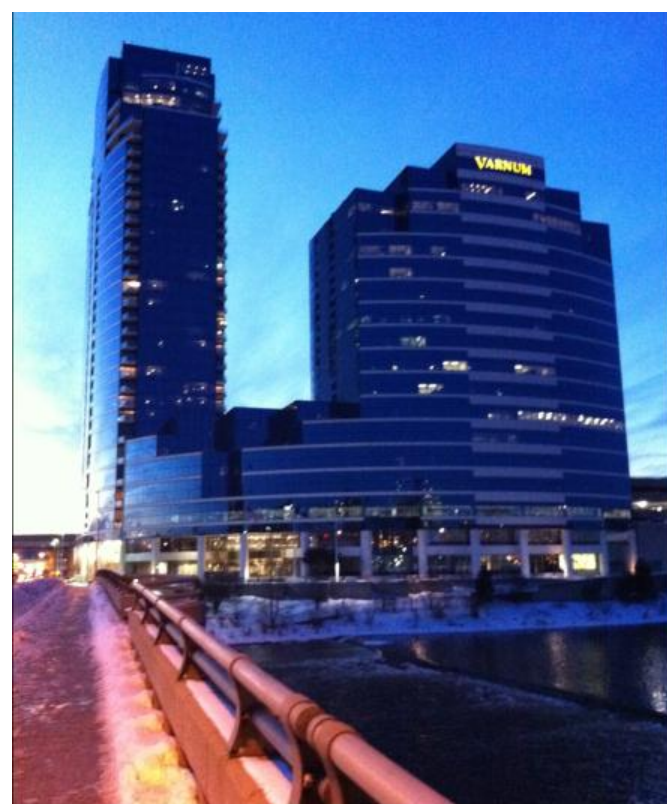
RIVER HOUSE AND GRAND RAPIDS

A Vision and A View of a Changing City

River House Condominiums is a residential skyscraper, adjacent to the Bridgewater Place office tower, built on the west bank of the Grand River. Groundbreaking for the tallest Michigan building outside Detroit occurred in June, 2006, and residents have occupied the 406-foot building since November 2008. The building is bordered by the River, Bridge Street, Michigan Street Bridge, Ab-Nab-Awen Park and the final resting place of President and Mrs. Ford, the Public Museum, and the West Grand residential neighborhood. Across the river is DeVos Hall and Convention Center, Federal, City, and corporate offices, hotels and restaurants, and Calder Plaza, site of *La Grand Vitesse*, 1969, the nation's first NEA-funded public art project.



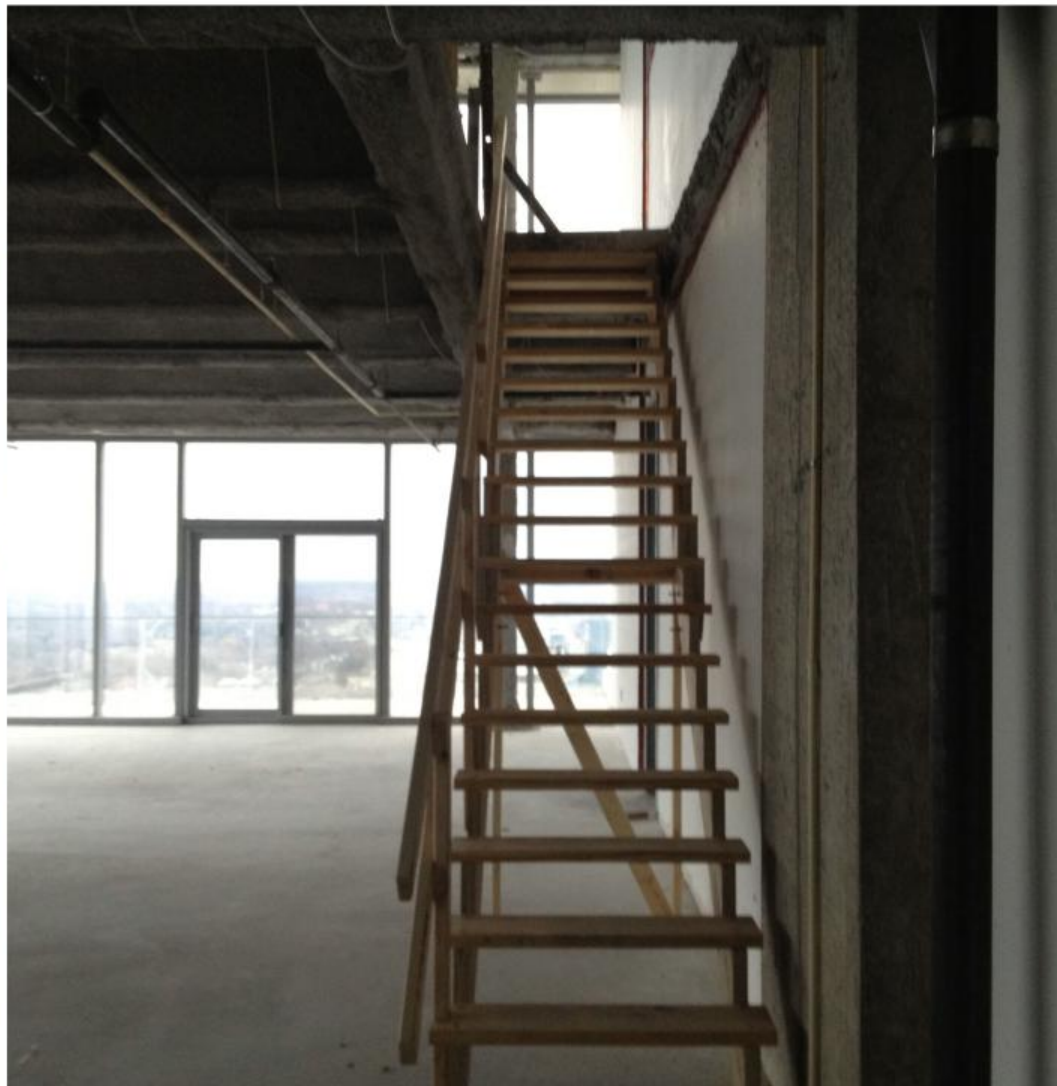
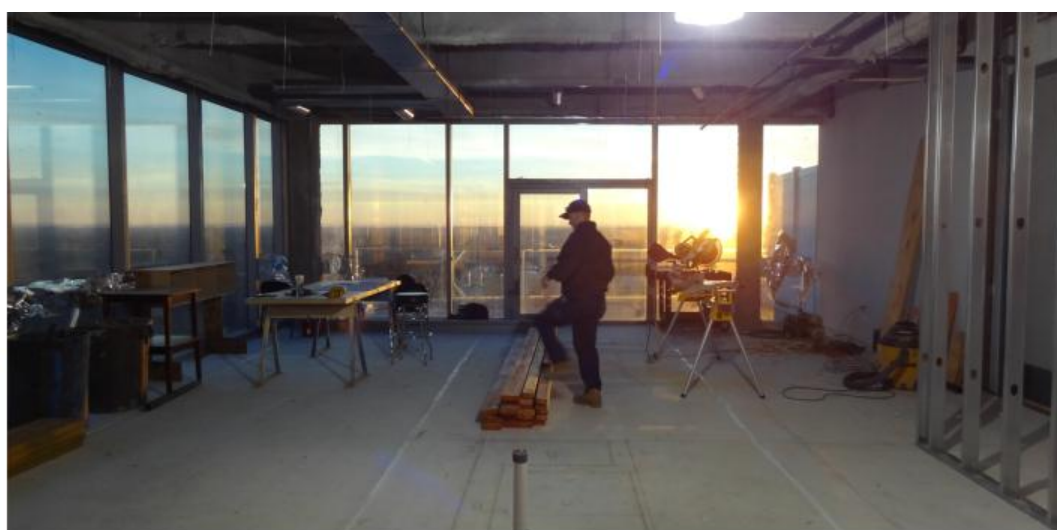






WHY RIVERHOUSE 3301?

After our first year, Dana's job with the Grand Rapids Art Museum was going well, and Mark was becoming more involved in community projects and serving on local boards. We were excited about the energy of the city, and decided we were ready to put down roots. We had been renting a 2-bedroom apartment at The Gallery Apartments at 10 Commerce Street NE, a recently-completed mixed-use development above the Urban Institute of Contemporary Art and a city parking structure, adjacent to the Avenue of the Arts and the Arena District. We knew we wanted to own a space downtown, in a building with parking protected from snow, with character and urban views. We were hoping to find the right space in a renovated historic building, but nothing became available, so we started looking at unfinished, "white box" condos at River House. We fell in love with the vistas and the flexible spaces of Riverhouse 3301.

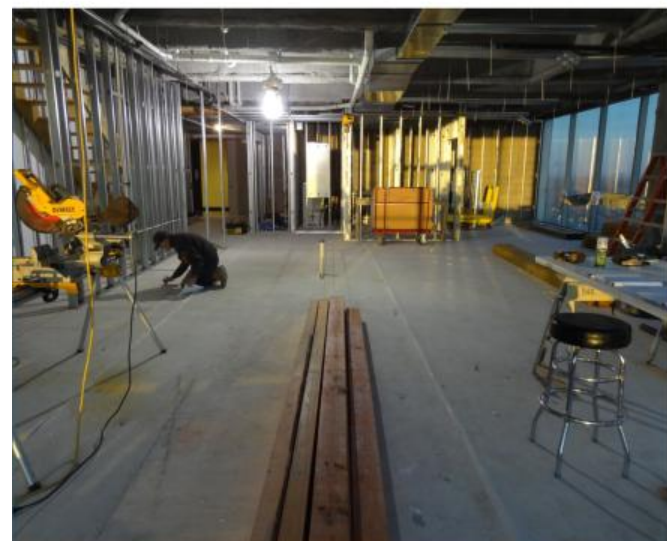


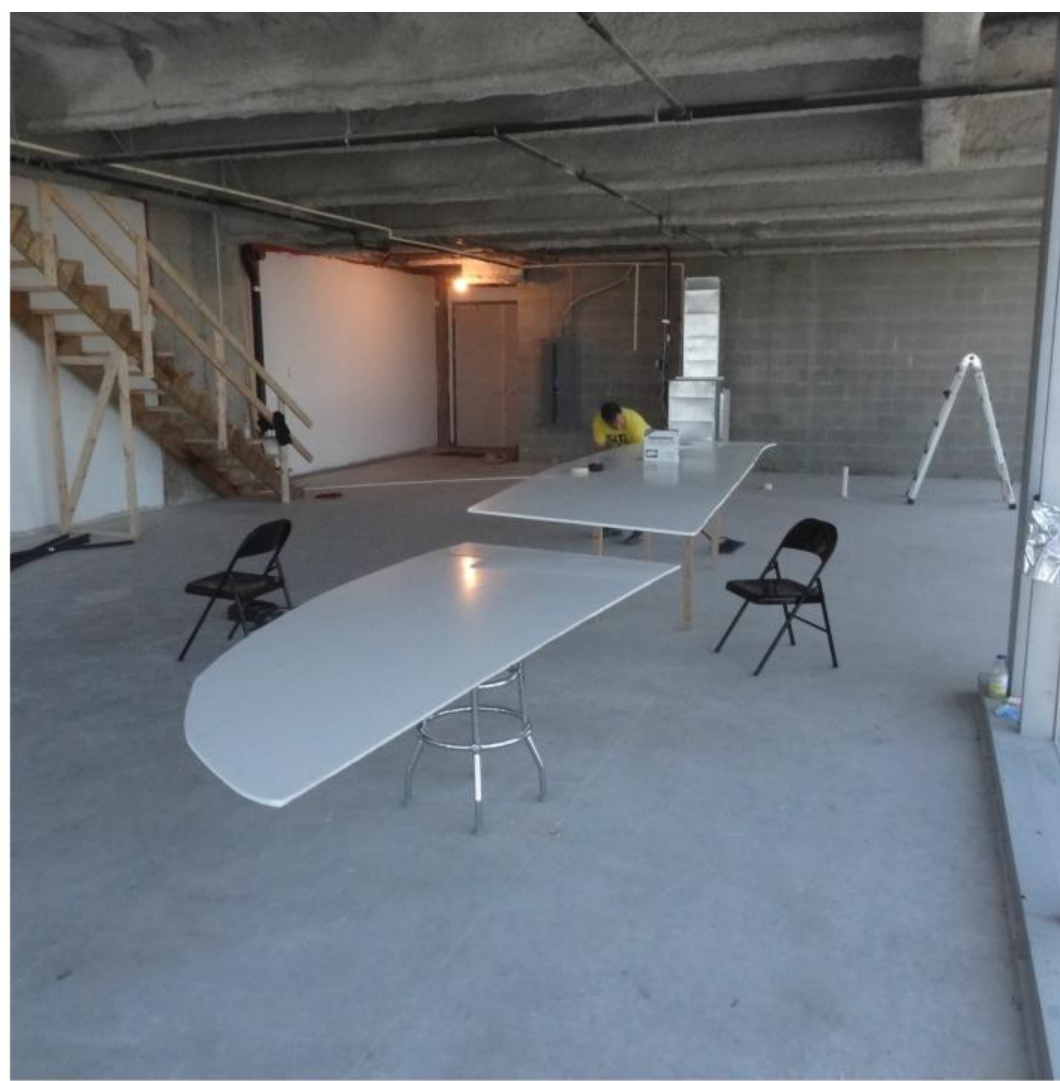
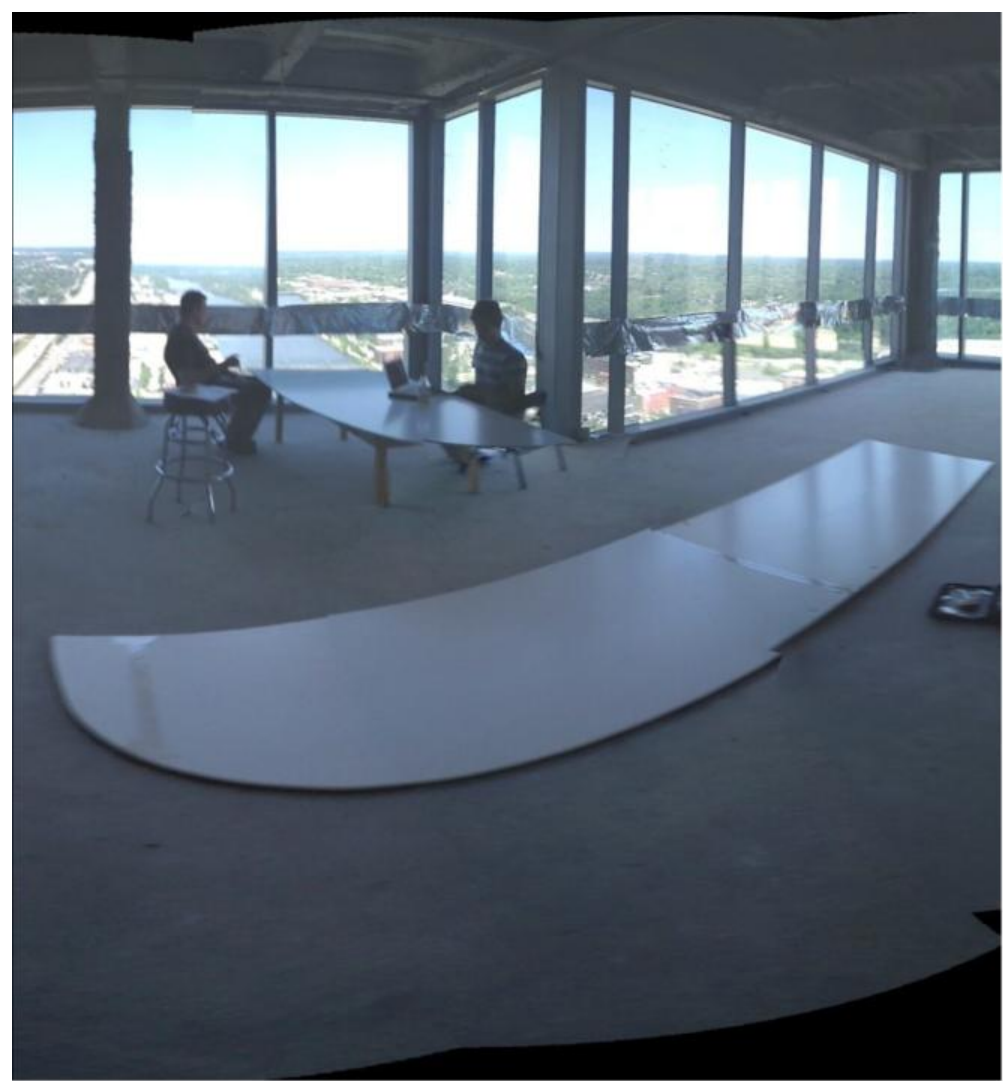




Mortgage, Planning, and Construction

After committing to purchase, we worked with our artist/designer/architect team on plans, our builder on estimates, and our bank on financing. Construction then began in fall 2012.







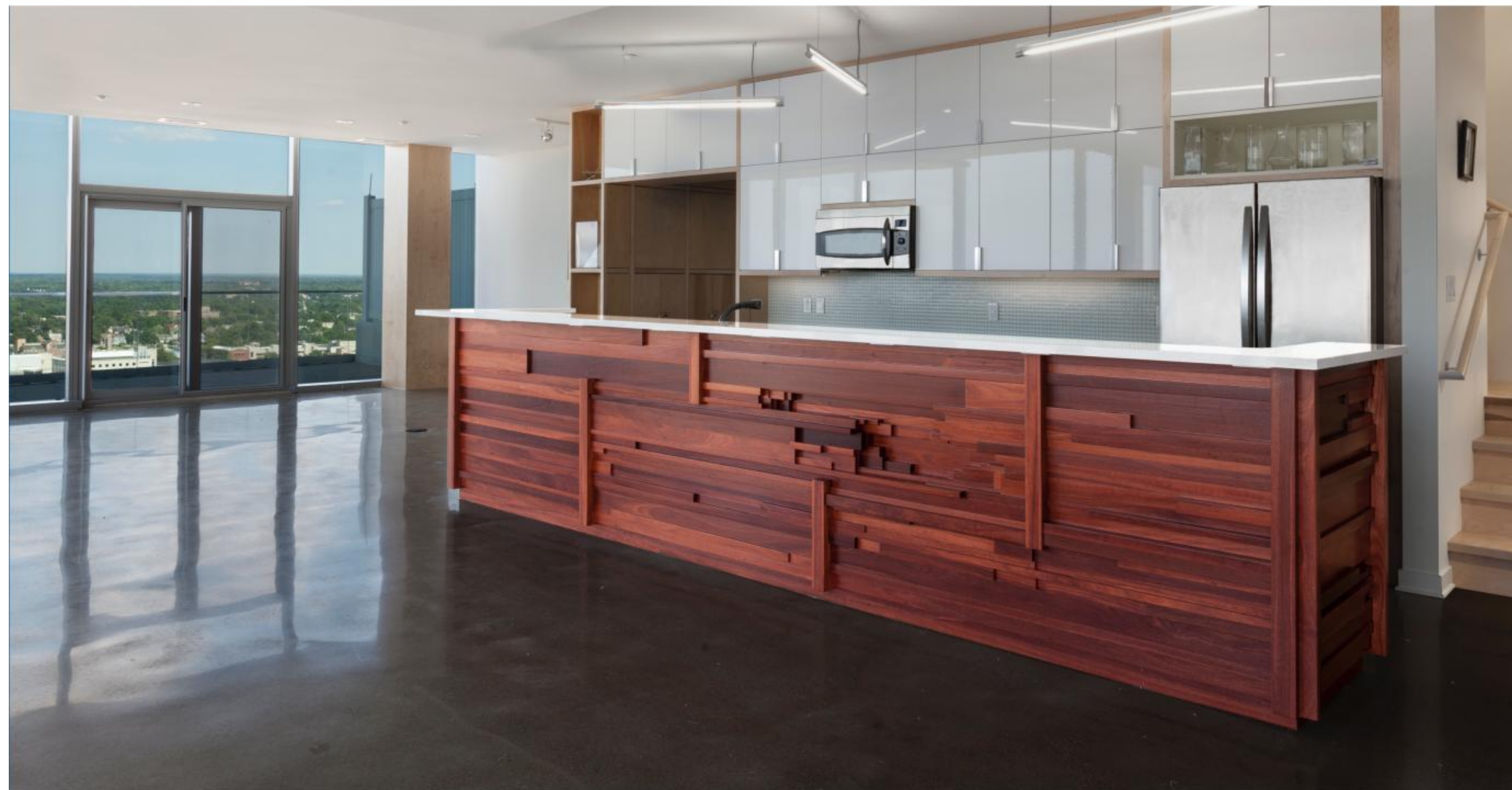


MOVE IN MAY 2013

In May RH3301 was ready and our furnishings were moved from 10 Commerce. Many boxes of books and artwork that had been in a storage facility since July 2011 also appeared. Summer was a time of unpacking, sorting, and arranging.







THE KITCHEN IS THE CORE

The 1500 square foot space on the 33rd floor is designed primarily for entertaining, with an open, outward-facing kitchen at its center. The long kitchen island is a place from which to serve, gather, or join in the cooking!

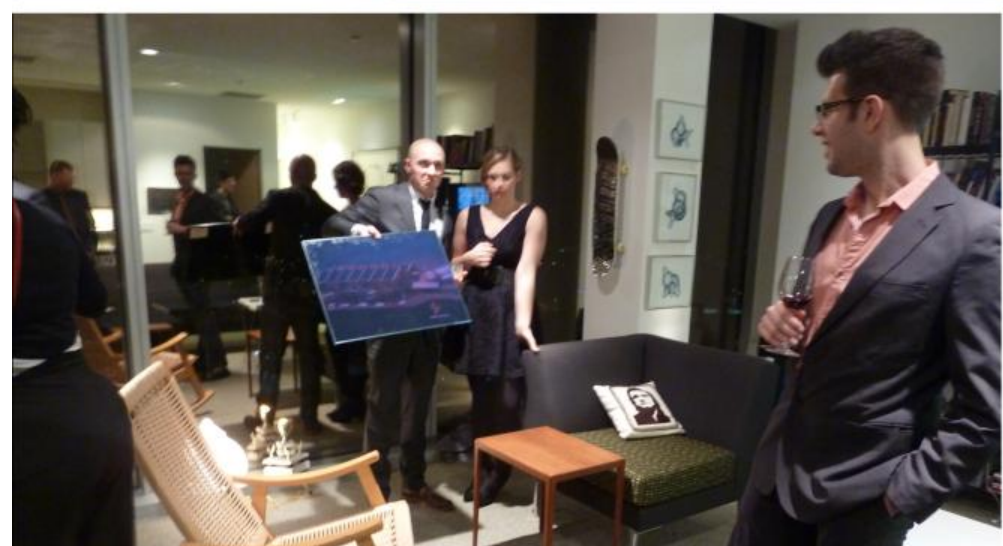


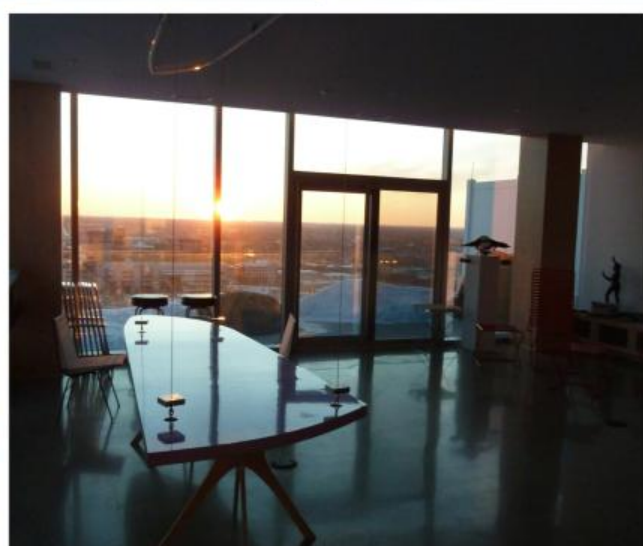


PARTY TIME!

RH3301 was designed for both intimate and large events, to show off the city and serve as a gathering spot for locals and visitors. Our goal is to recruit, retain, and refresh GR talent.











A SITE FOR EXPANSIVE VISIONING

We believe that a long view of the earth's horizon helps people to think long-term, big thoughts. Even native Grand Rapidsians express surprise and delight upon seeing the city from the wide vista. Diverse groups have used the spaces for planning, board meetings, and brainstorming, including Grand Rapids Art Museum, WMCAT, Hispanic Chamber of Commerce, Community Media Center, GR Current, Cranbrook National Council and others.









THE LIBRARY LOUNGE

Tucked in a corner of the loft-like space is the "Library Lounge," conceived to be an intimate refuge, lined with banquettes, books, objects d'art, and a built-in bed.



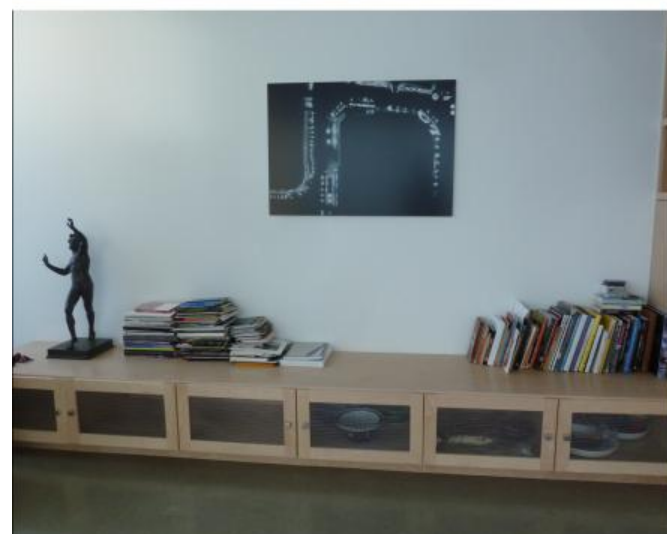


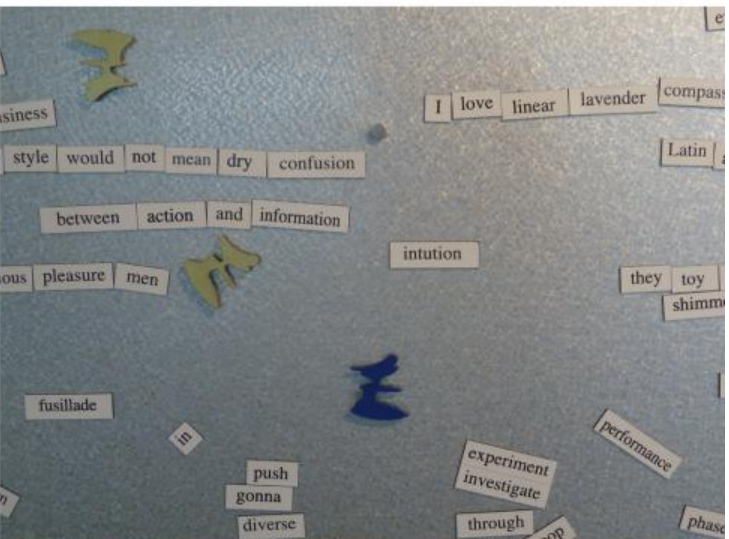
A LOOK AT
THE MOON

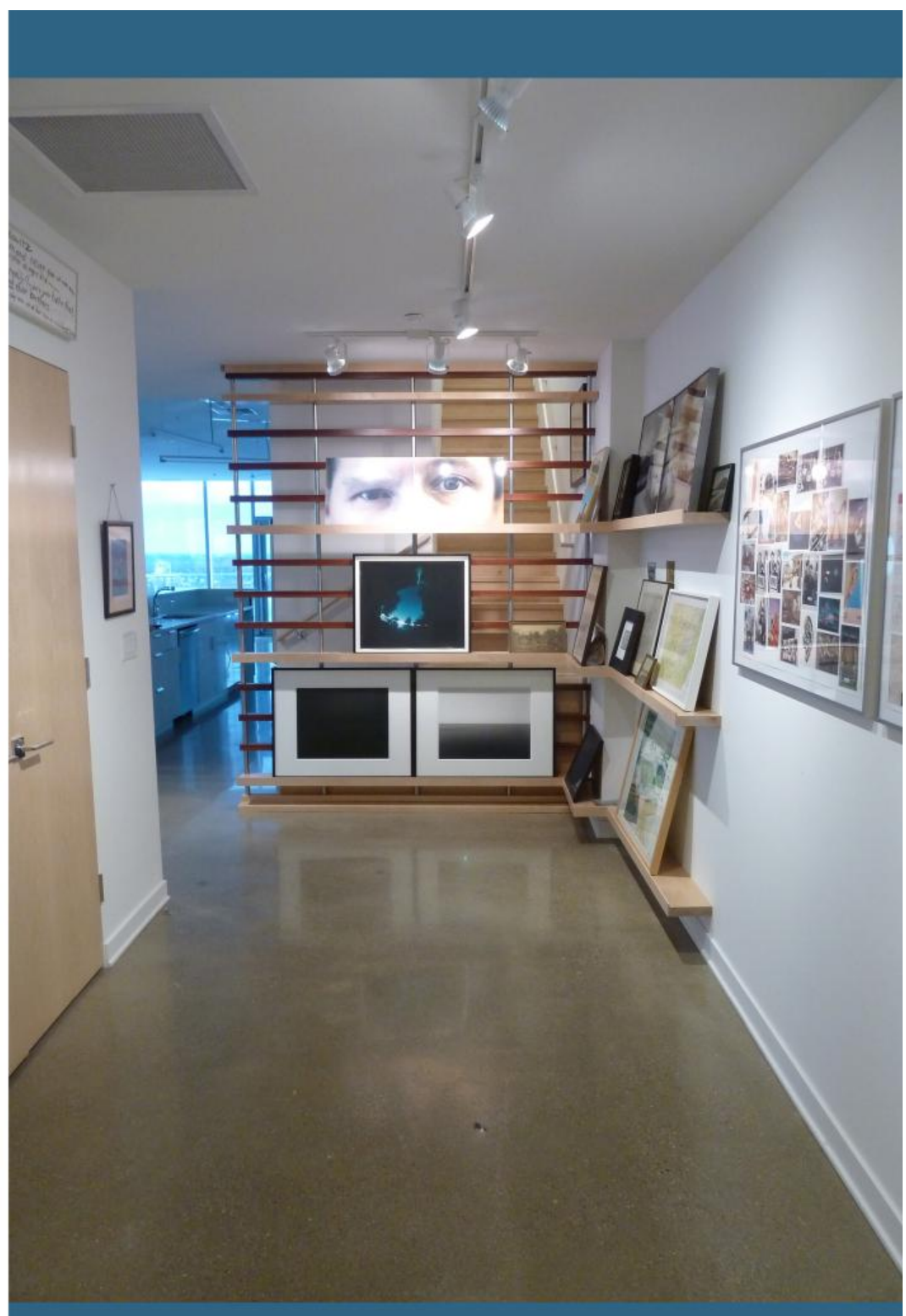
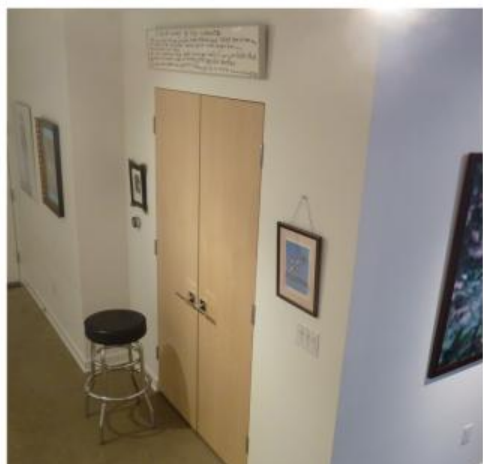
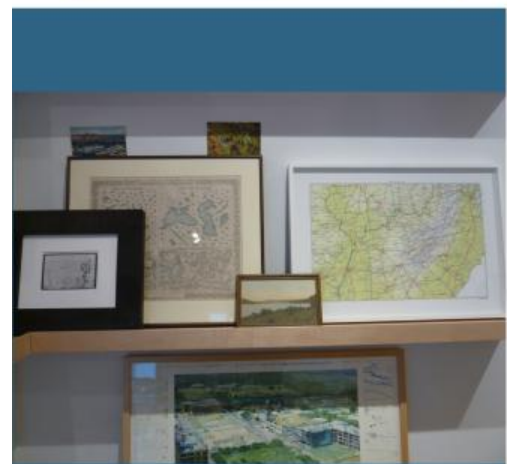
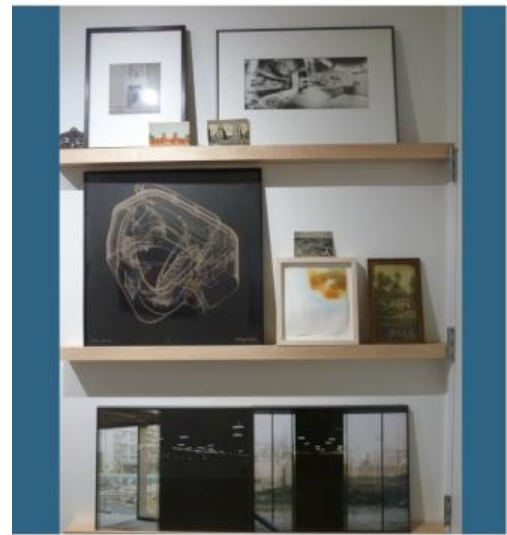
Brillo

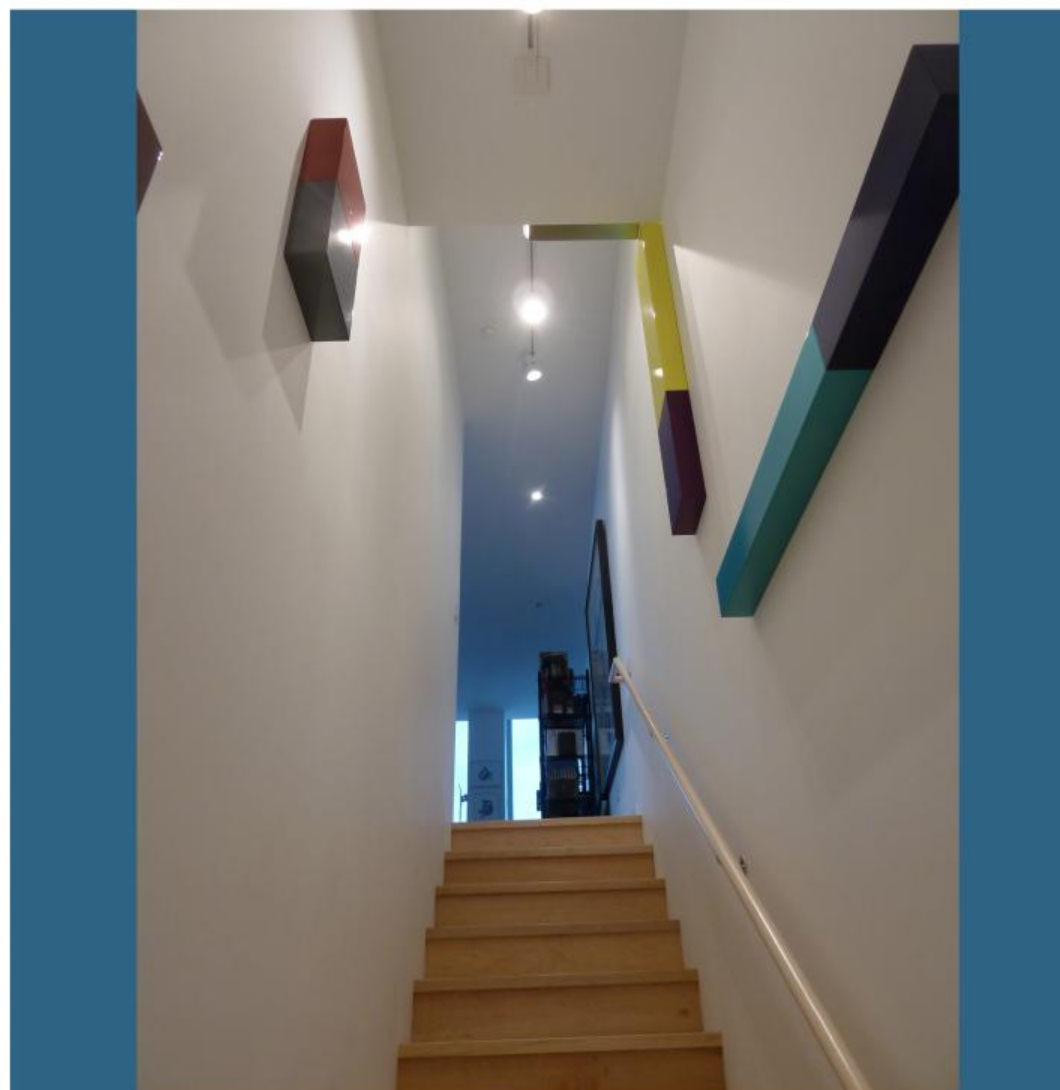
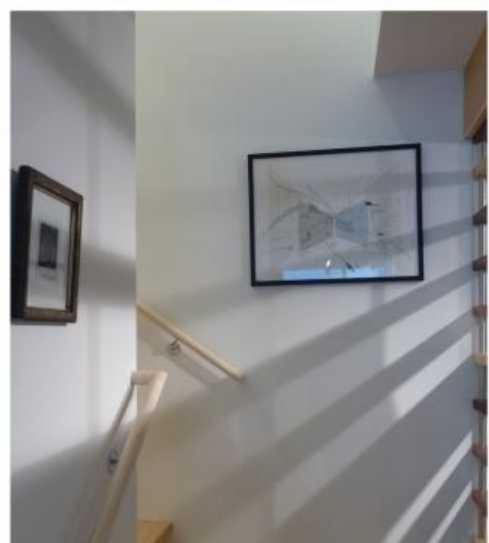
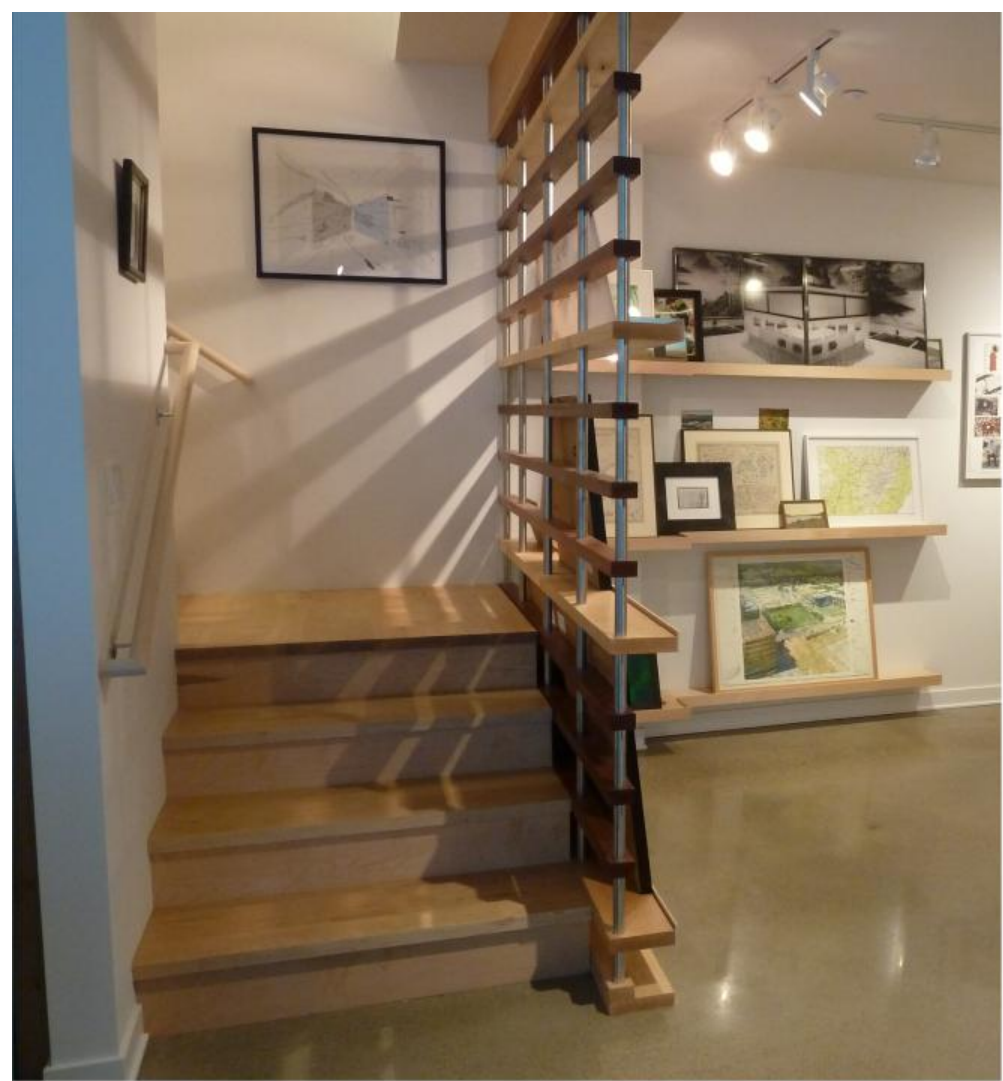
CHINA

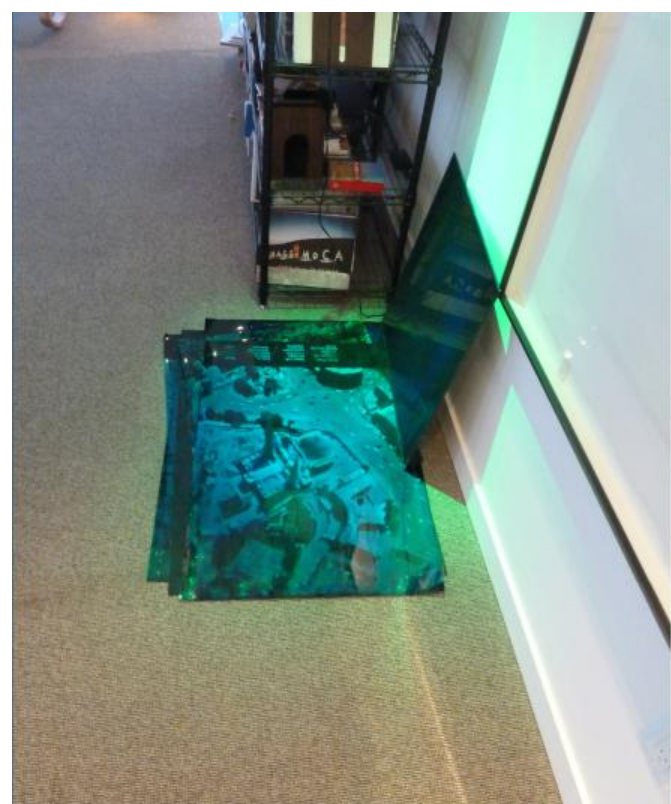




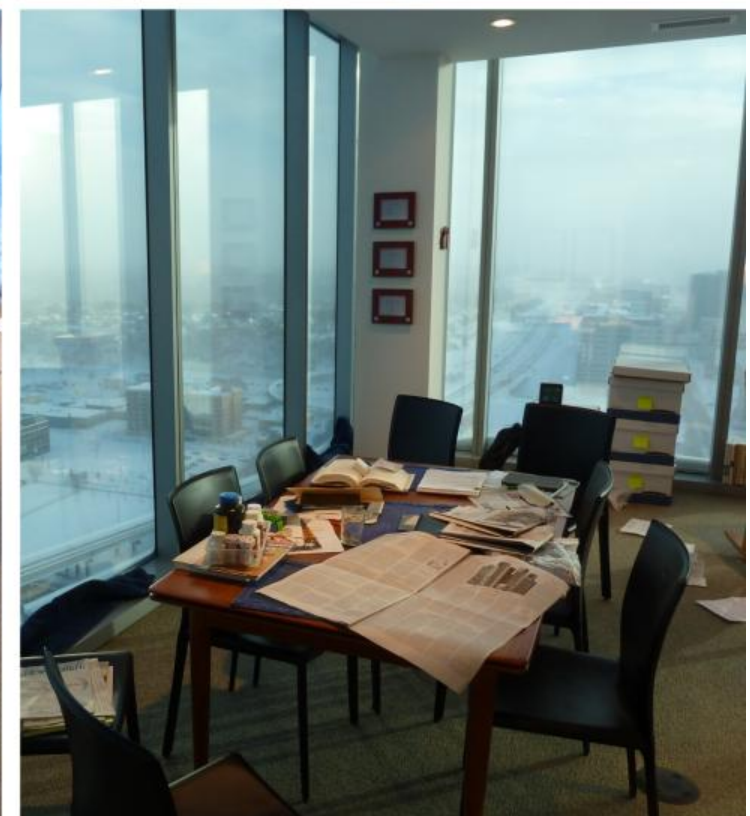














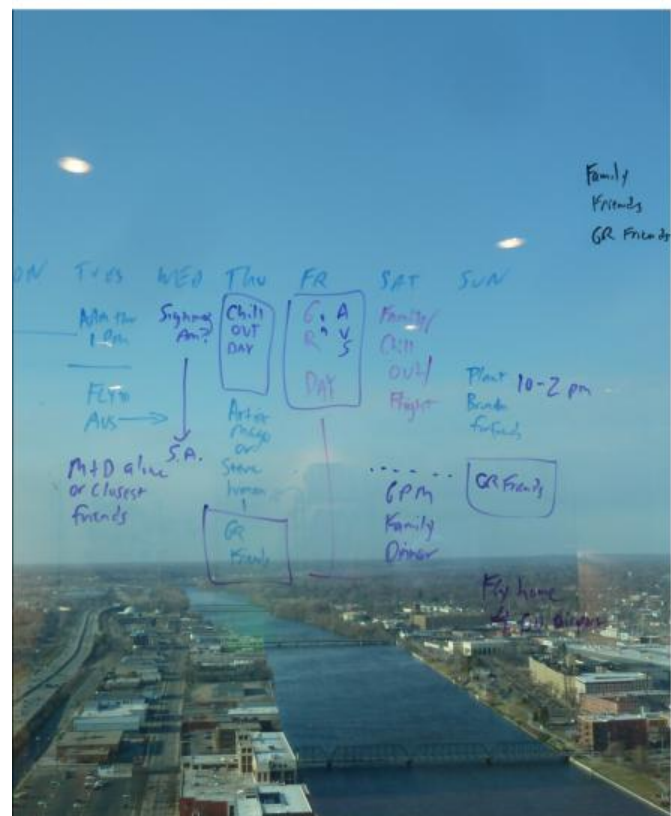
LEVEL II OFFERS A SKYBOX EXPERIENCE

A maple stairway filled with an art installation by Margo Sawyer leads to the 34th floor, opening onto a living/dining/media space with kitchenette. Nine bridges are in view. A private office space and bedroom is tucked behind a sliding door.



HOME OFFICE IS A ROOM WITH A VIEW

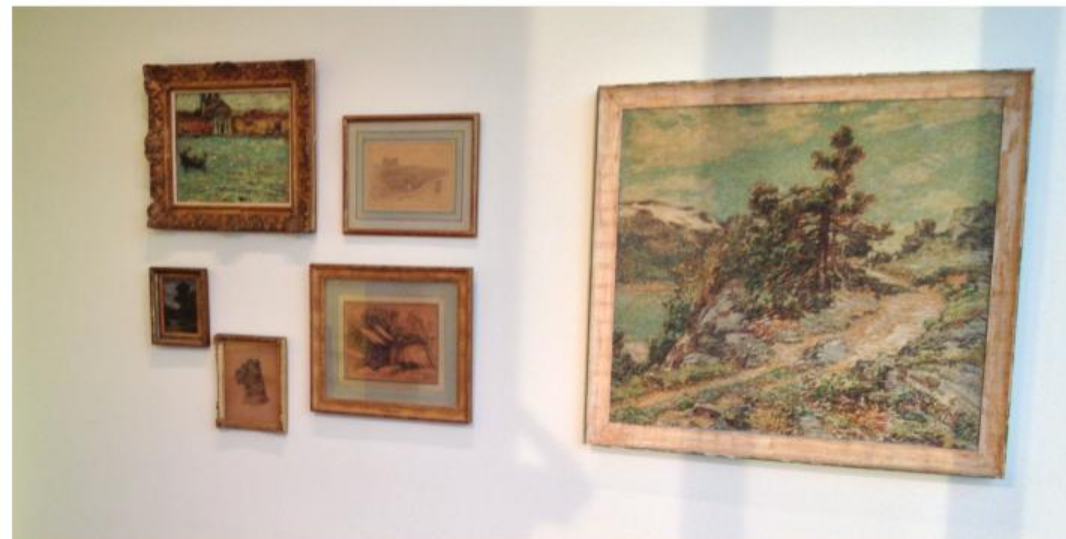
The private “corner office” features a two-person desk designed by Kate Catterall and extra storage and file space.

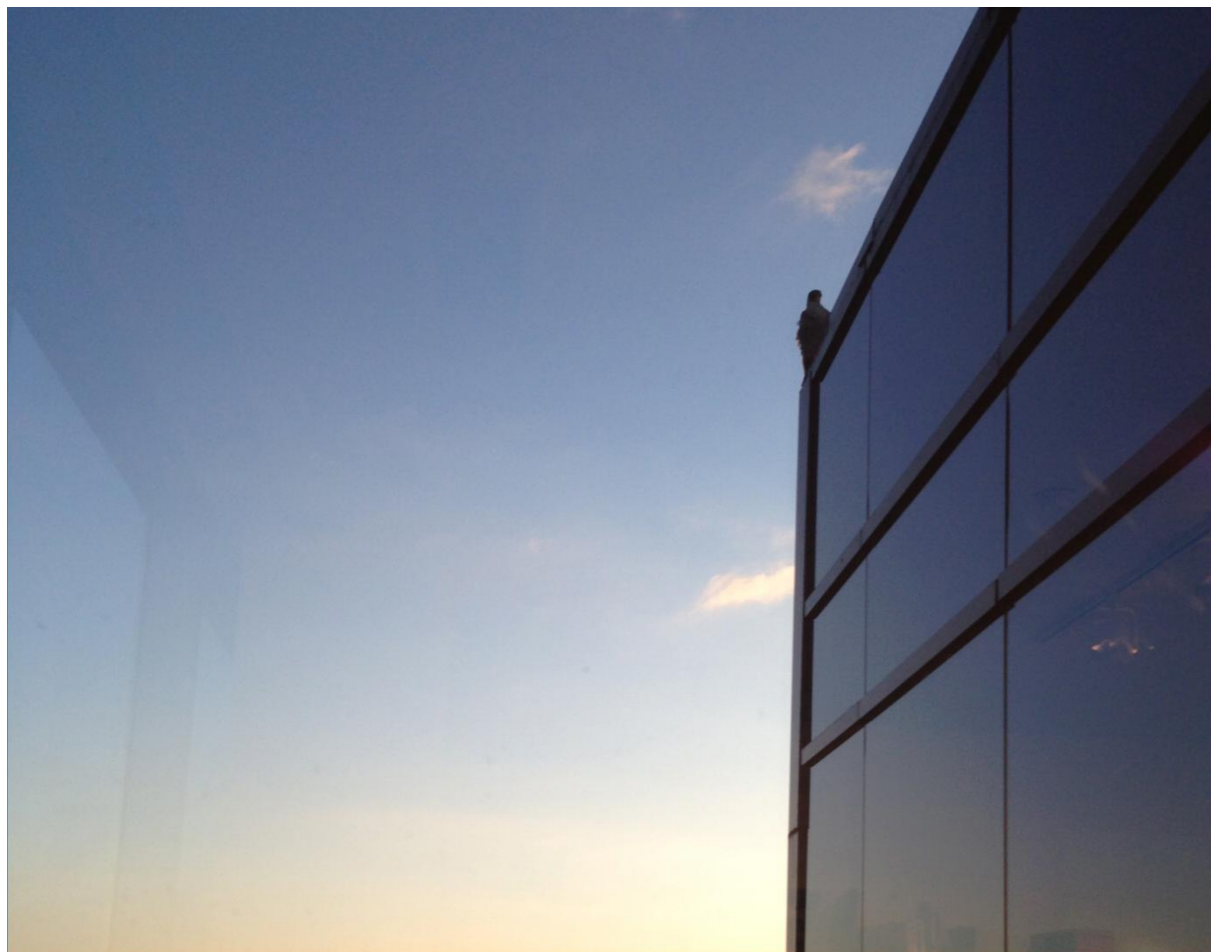


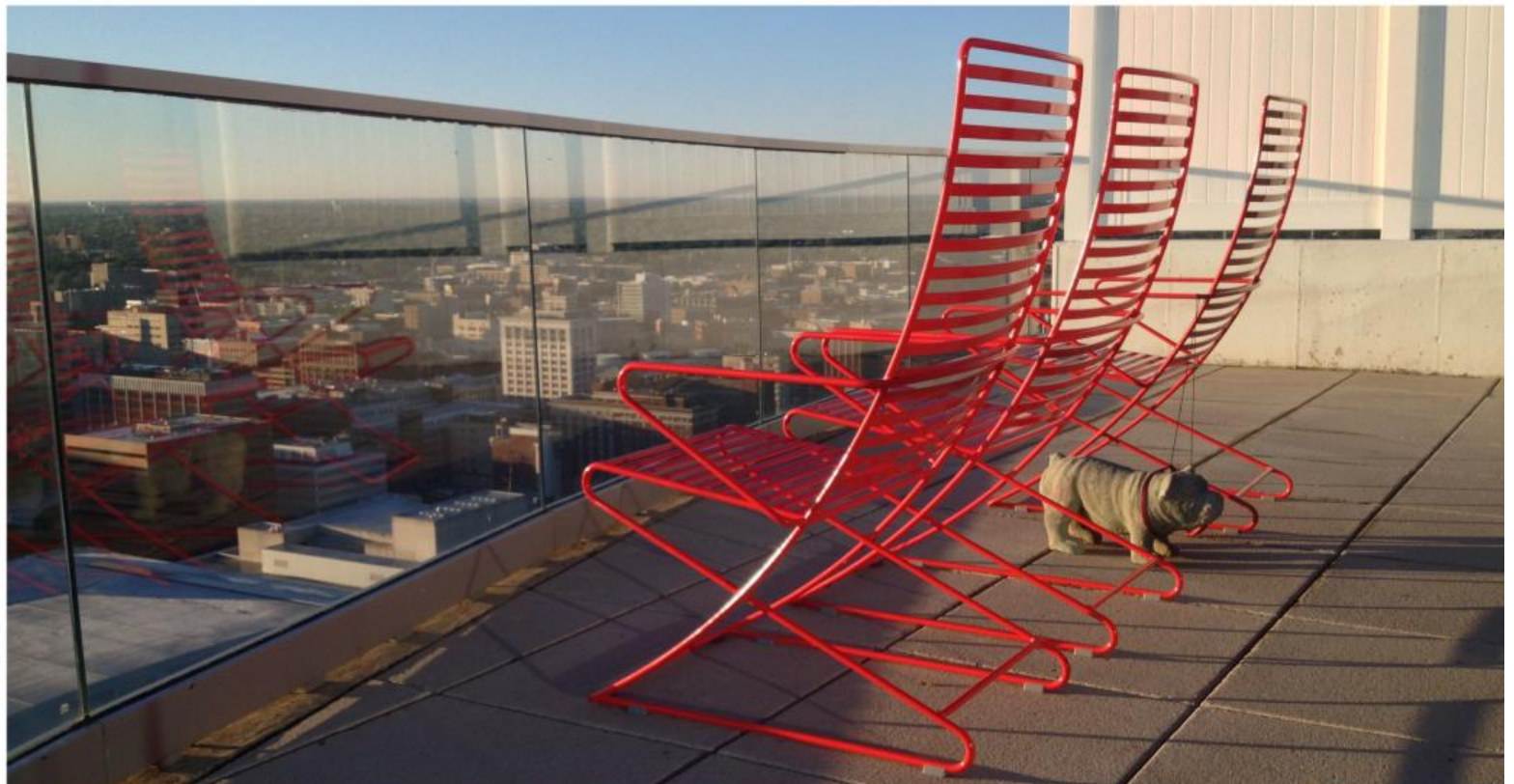
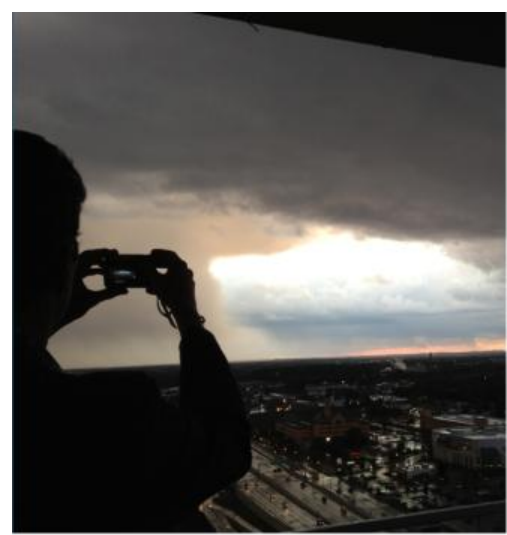


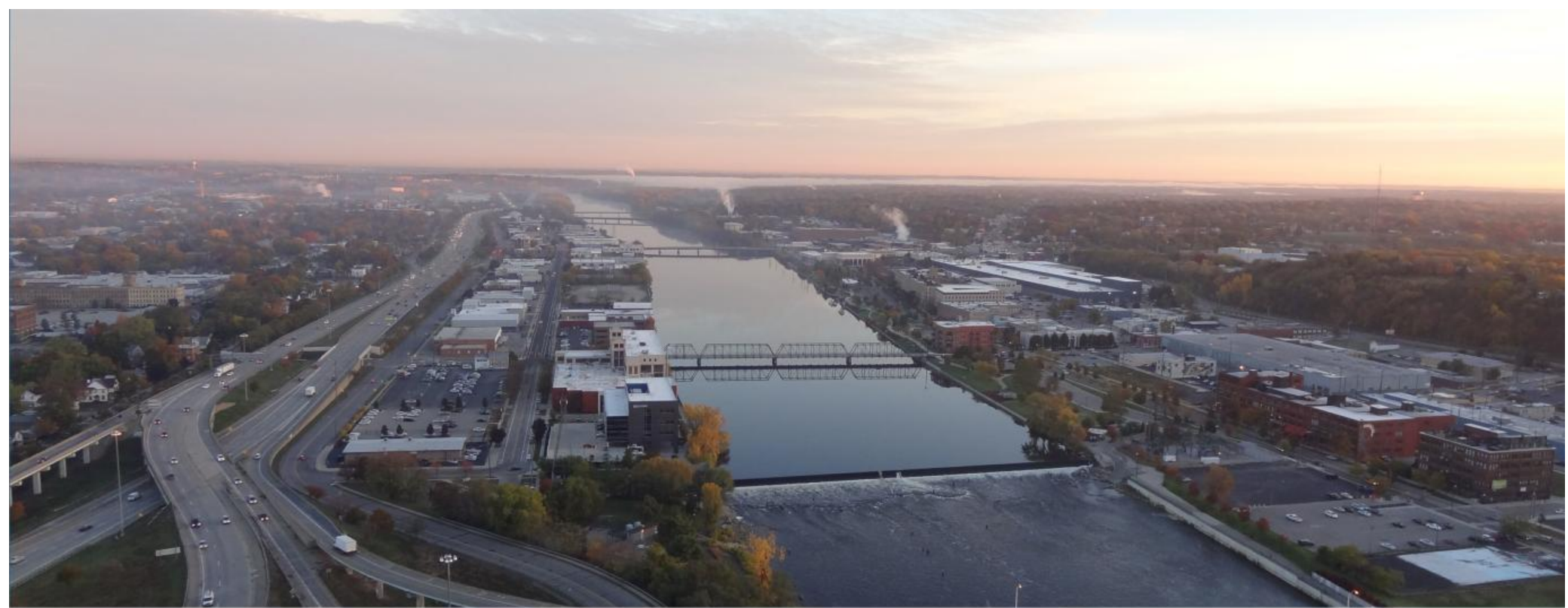
MASTER BEDROOM LOOKS UPRIVER, OVER PULSING FREEWAYS

A brightly painted bedroom filled with rotating contemporary art and inherited paintings and drawings by Walter Griffin offers dramatic views North. Often we see one of the falcons, soaring around the building and landing on the roof. A walk-in closet and master bath are nearby, as well as storage for our art collection.





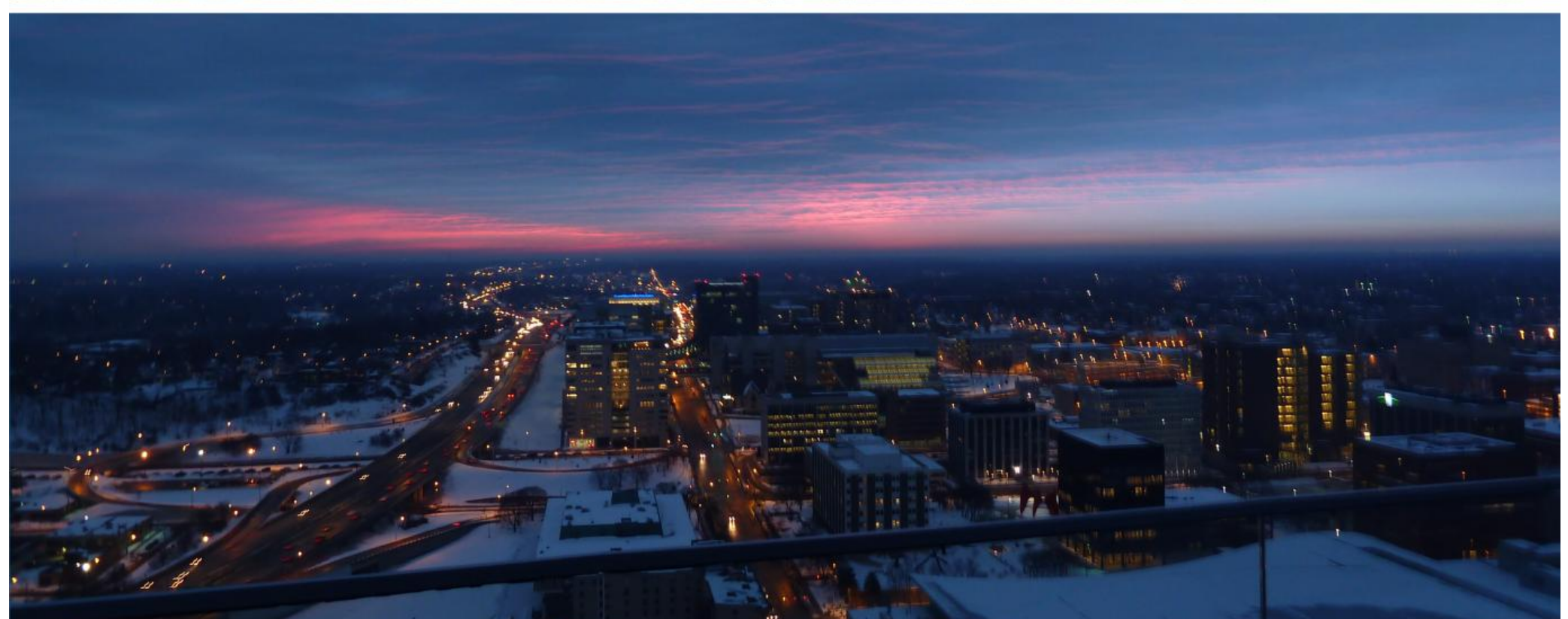


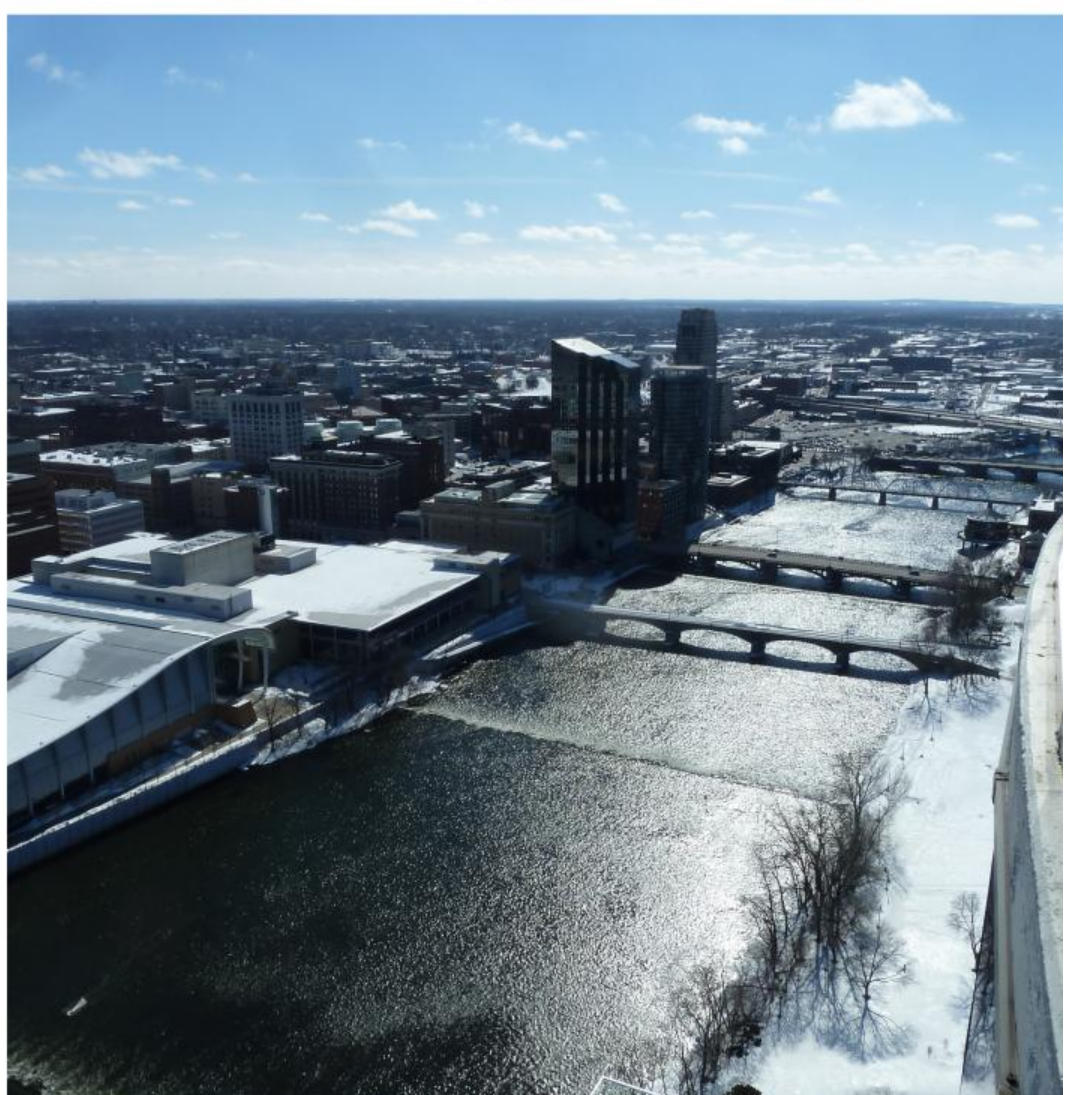
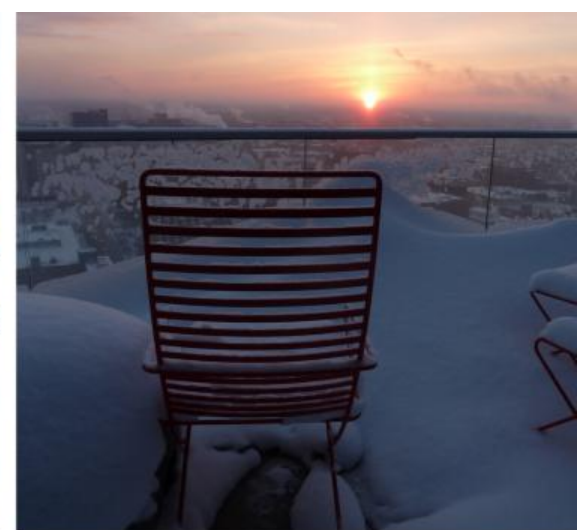
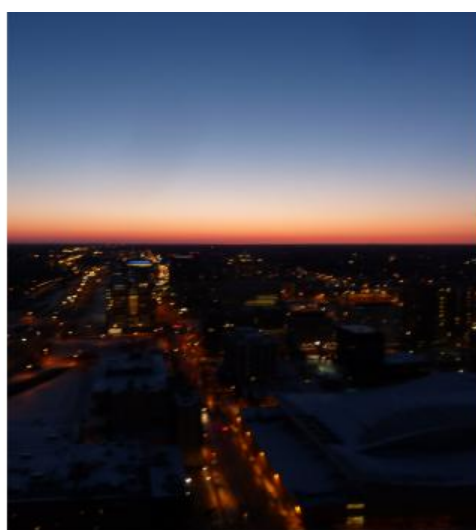
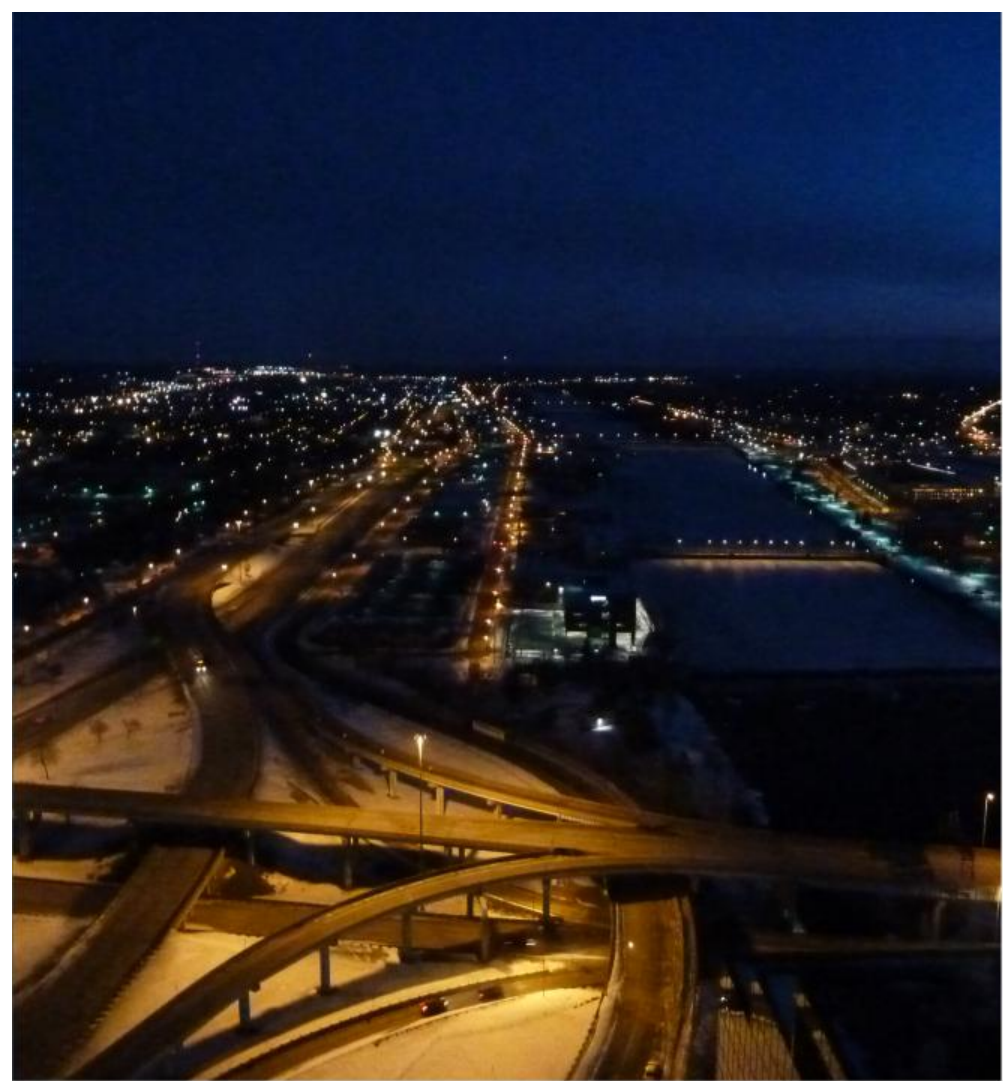


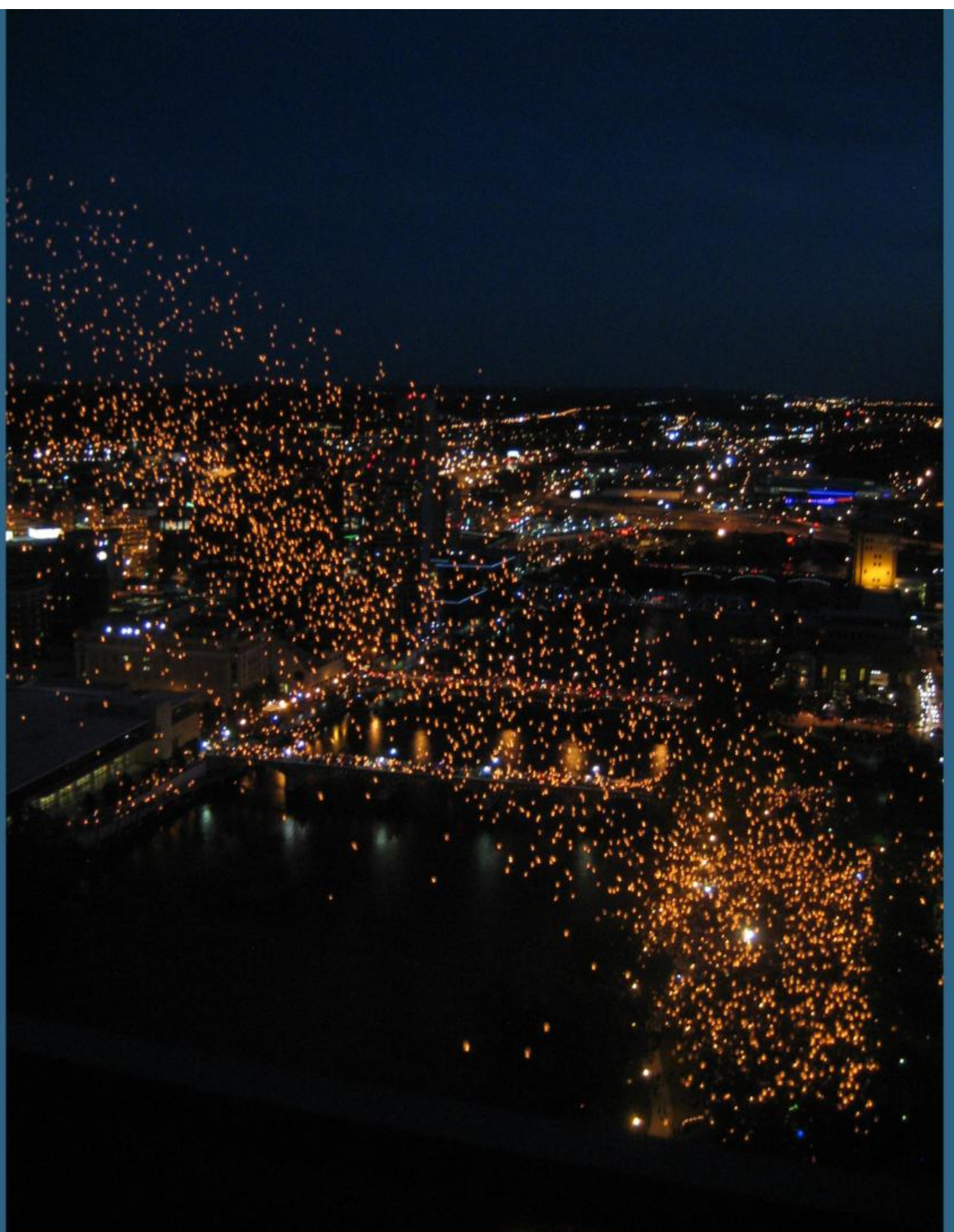
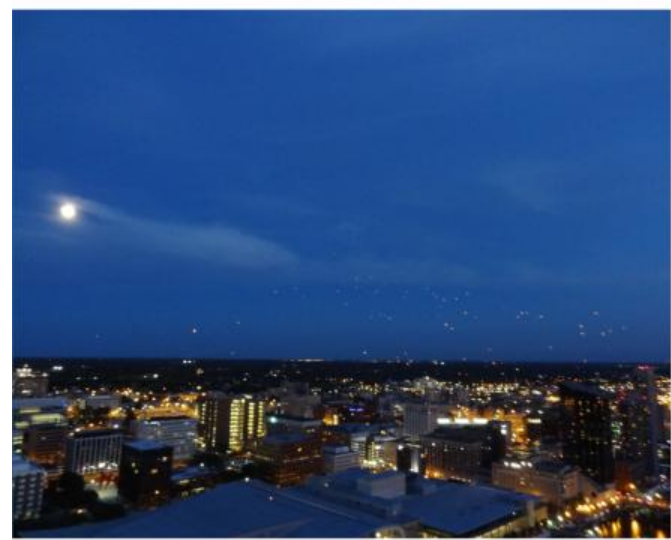
OUR BALCONY IS A THEATRE
The views from the balcony offer an ever-changing spectacle of nature and culture. Festivals, parades, art performances, and the seasonal and daily cycles of life offer delight.

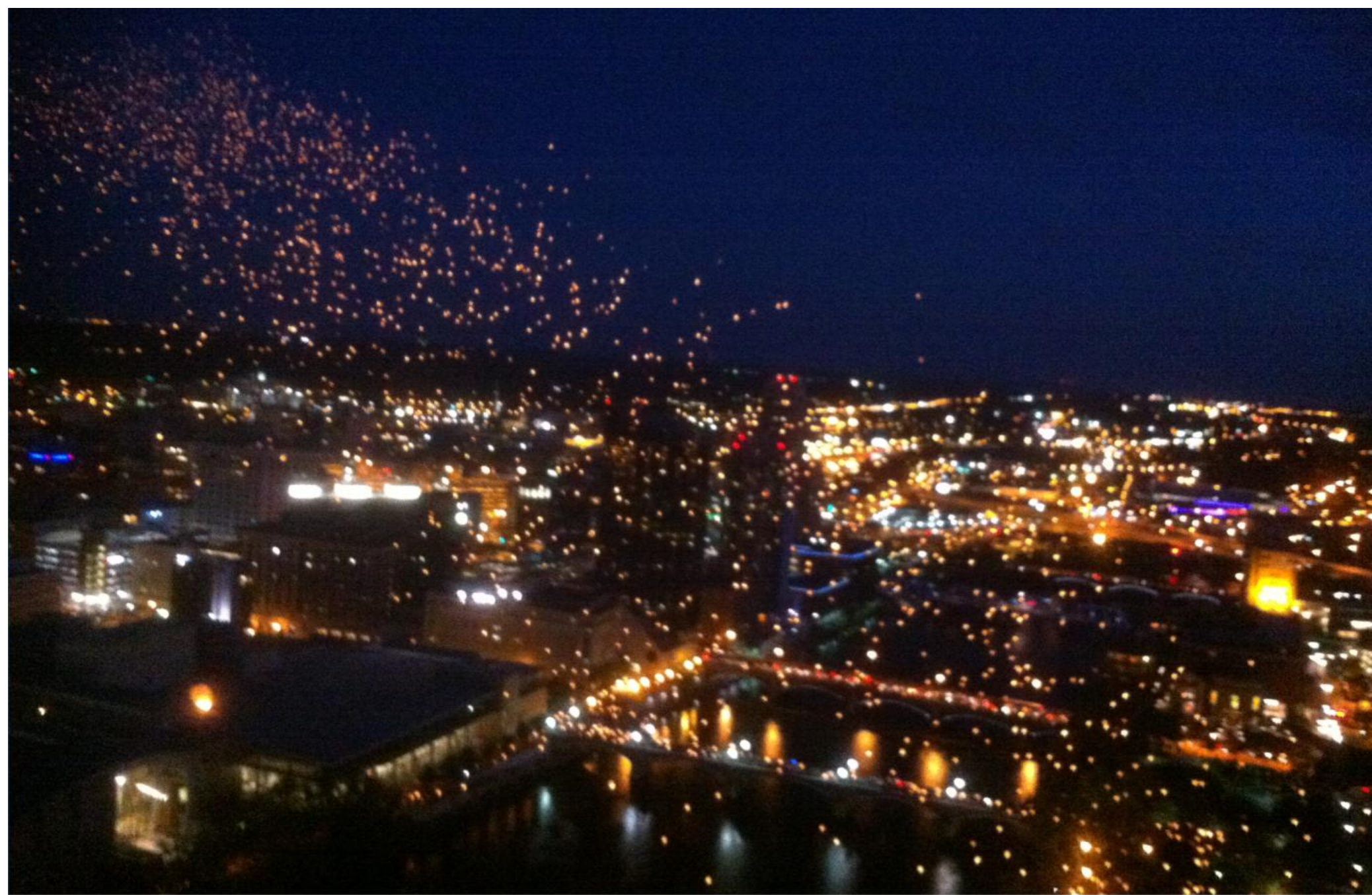






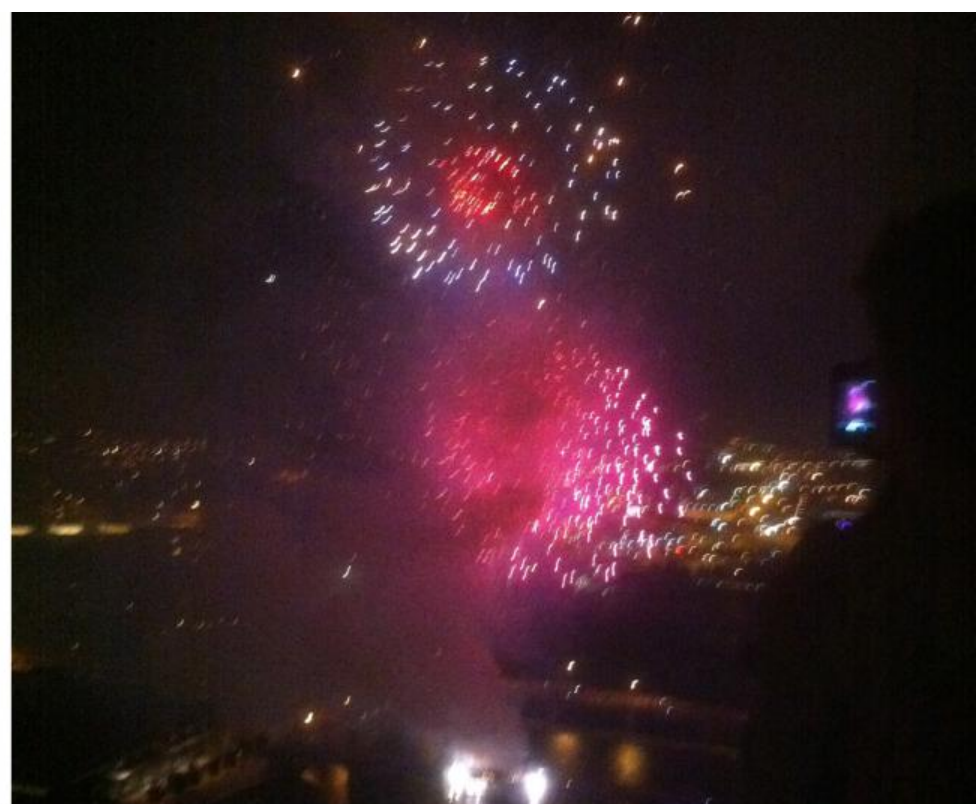






LIGHTS IN THE NIGHT-ARTPRIZE 2013

Artists Mark Carpenter and Dan Johnson conceived a participatory urban art event for downtown GR. Volunteers launched 15,000 Chinese lanterns at dusk from the park and bridges, with flickering lights filling the skies for miles.

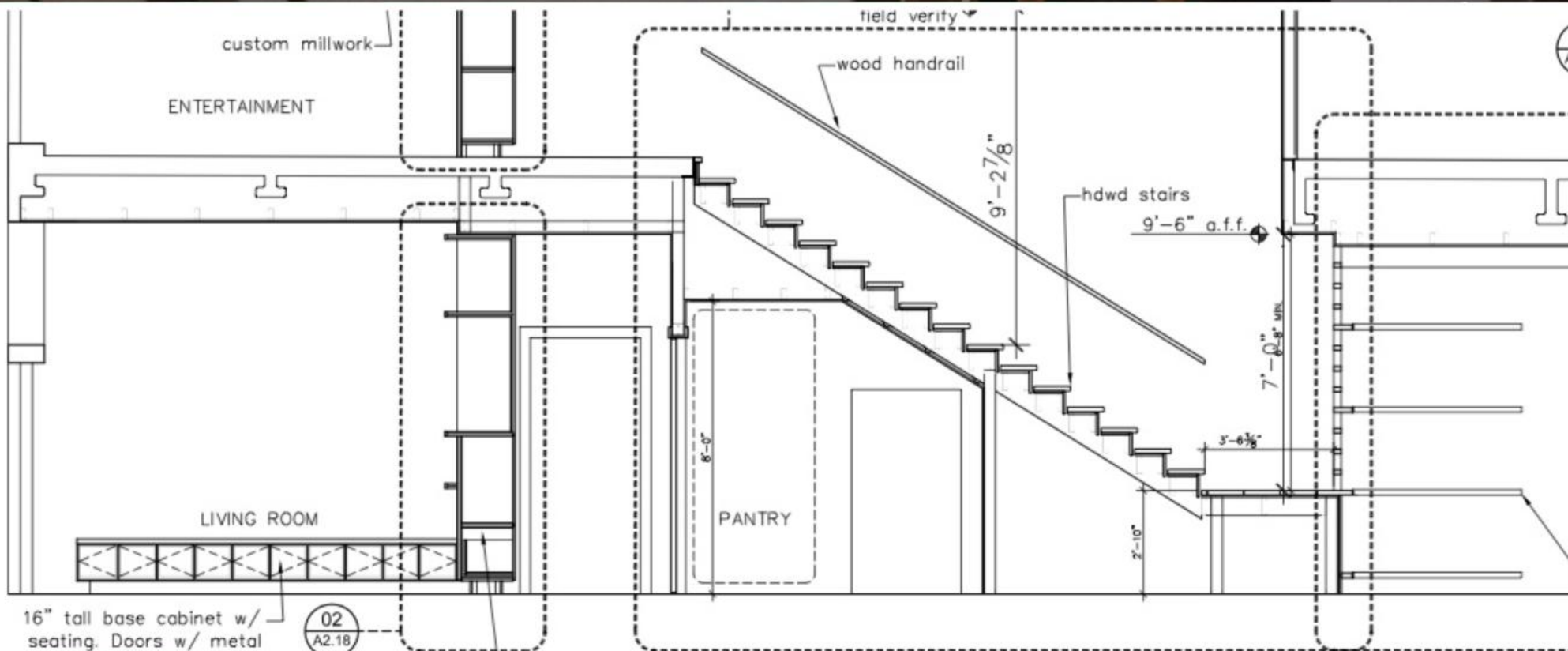


JULY 4 2013 FIREWORKS

Our first summer was enlivened by amazing July 4 fireworks which were launched from the Michigan Avenue Bridge below our balcony.



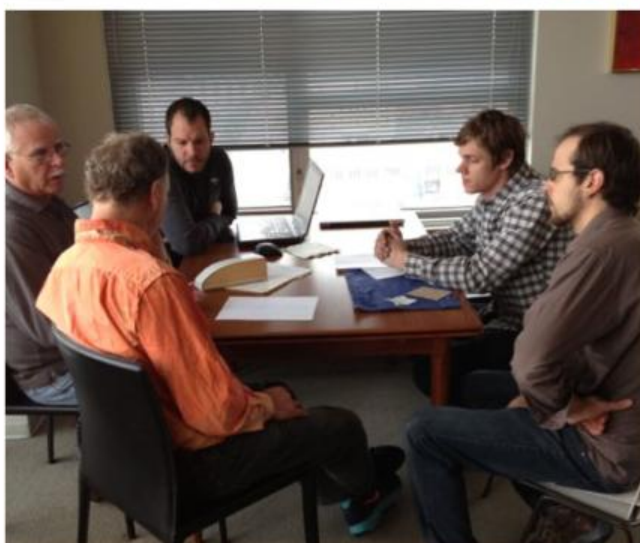




PLANNED FOR COMMUNITY GATHERINGS

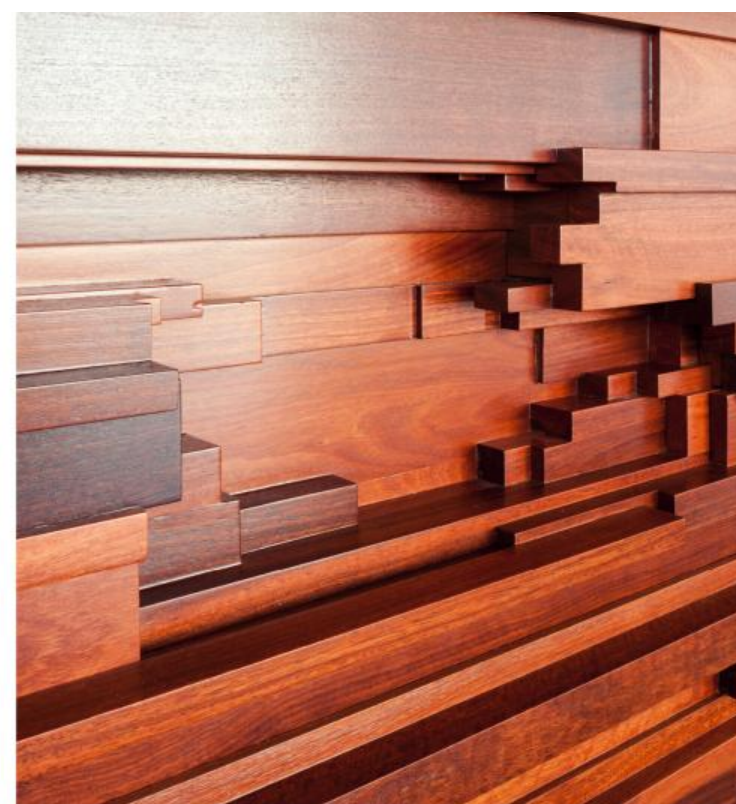
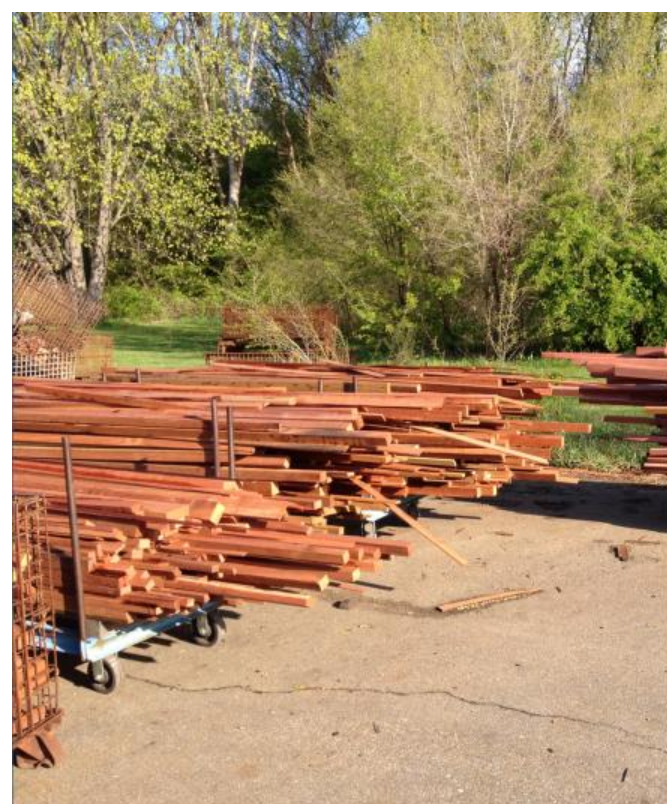
In planning the program for RH3301, we reflected on experiences of gatherings of family and friends at Little Diamond Island, Maine and The Plant at Kyle, Texas as well as recent gatherings in Grand Rapids at our 12th floor condo at 10 Commerce St NE.





ARTISTS, ARCHITECTS, ENGINEERS + BUILDERS

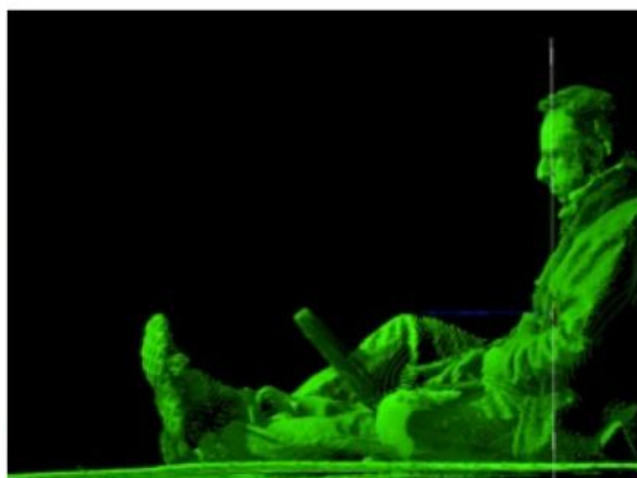
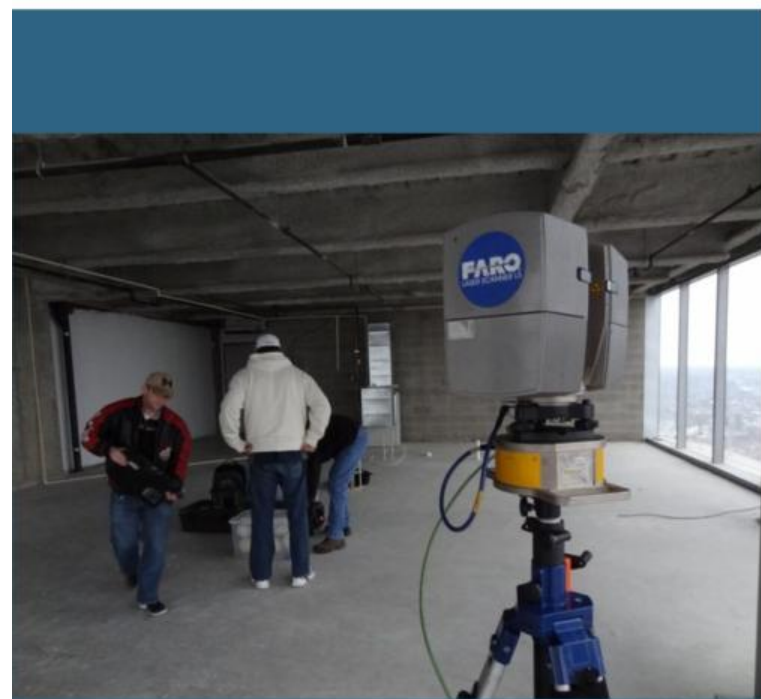
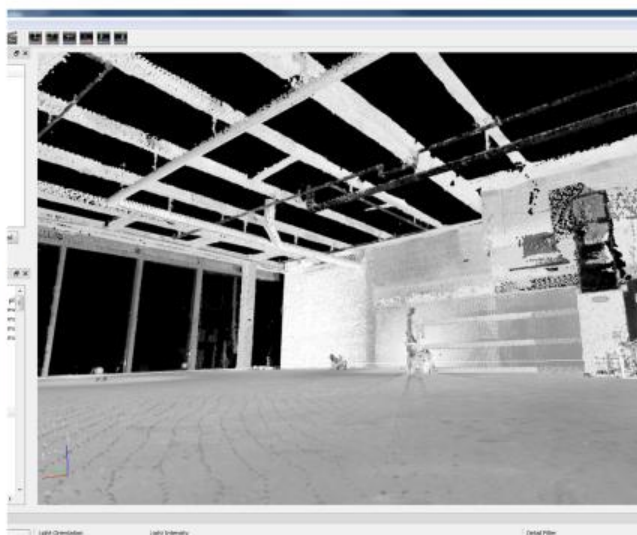
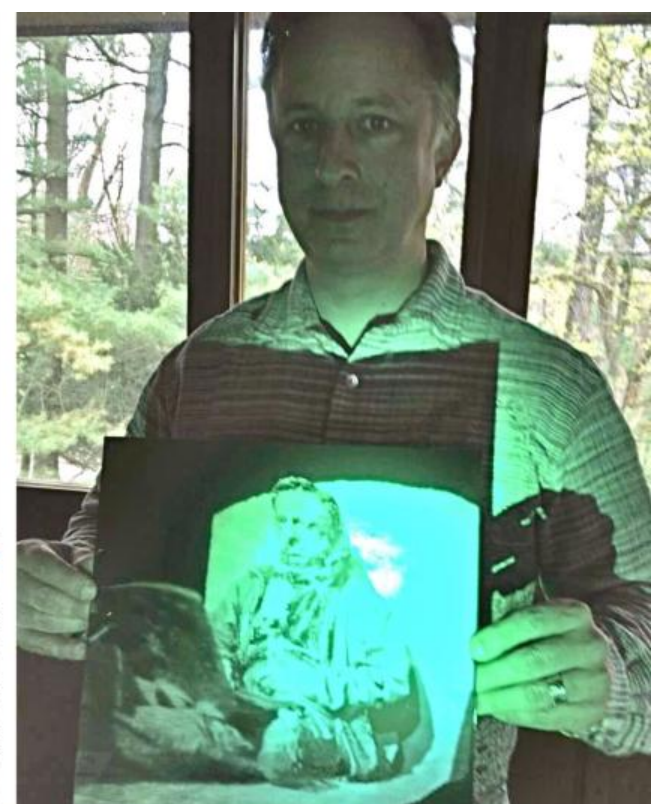
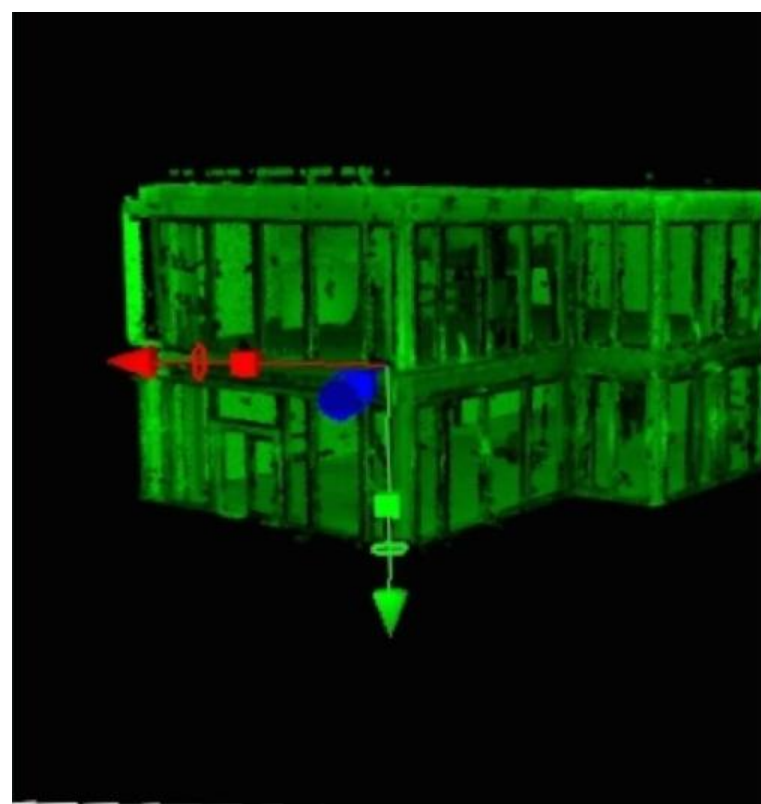
For architectural planning, Kate and Matt Catterall, Cotera+Reed Architects, Austin Texas worked with Efrain Velez, Studioefra, Kalamazoo, Michigan. Amy Floyd served as Construction Manager for Bruce Heys Builders, Ada, Michigan. Doug Fitch, New York, provided designs for the Floating Table, Library Lounge, and Ribbon Bookshelf. Cory VanderZwaag and associates of Dinderbeck Studio designed and built the Kitchen Island. Lighting design by Amy Zeboor. Jim Raak of IXL Machine Shop consulted on design and built the Ribbon Bookshelf.



CORY VANDERZWAAG DESIGNS THE KITCHEN ISLAND

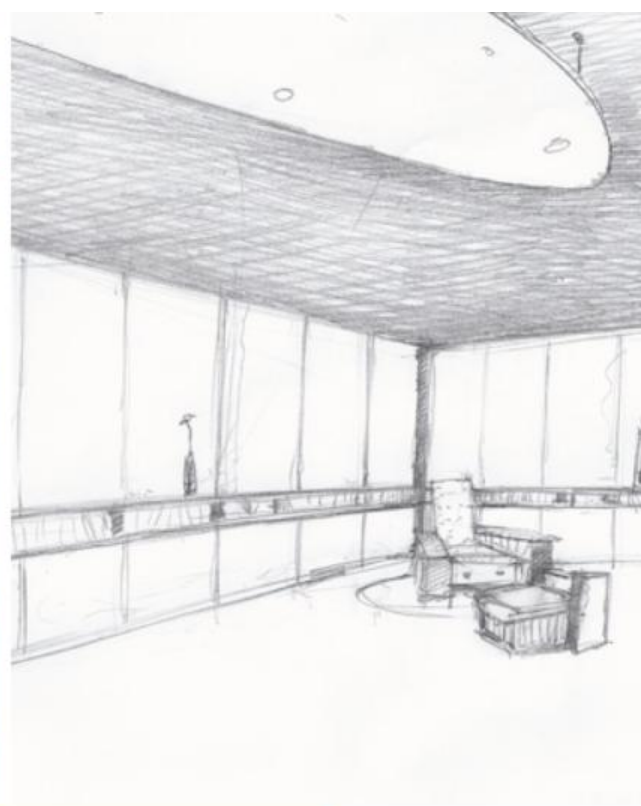
Cory VanderZwaag was commissioned to create a dynamic design for the wraparound panels of the Kitchen Island. We had hoped to find ways to use 'upcycled' materials within the project, and were offered strips of Australian Jarrah wood leftover from furniture fabrication at Landscape Forms in Kalamazoo. Two trailer loads were brought to Dinderbeck Studios for Cory's use. He created a scaled maquette for our approval. It was exciting to commission a young artist to create such an important piece of furniture, and it has inspired others to work with him on new public and private projects.





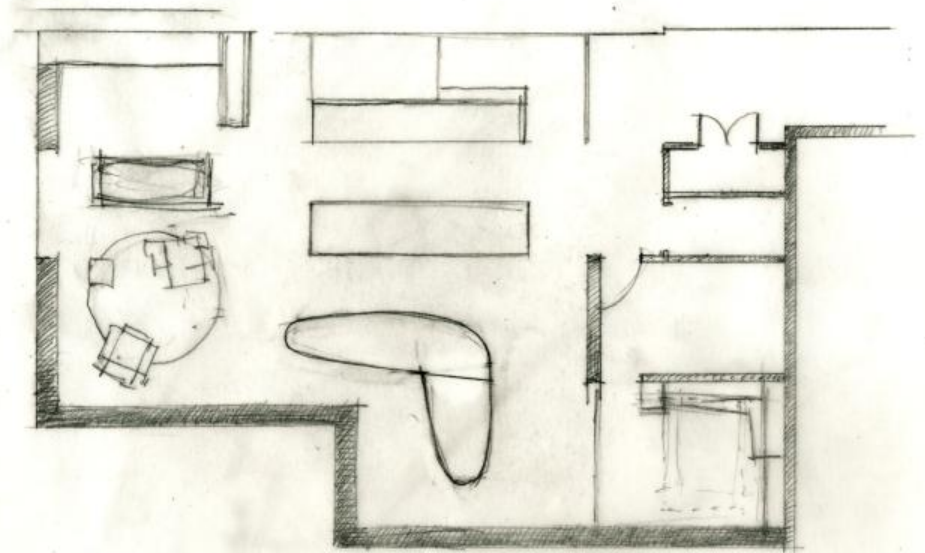
Lasar Scanning produces 3D model

GKS Global Services of Detroit used a Faro LIDAR scanner to capture data for a 3D point cloud model of the interior. From the point cloud model, a CAD (Computer Aided Design) Model was created for planning by the architects. Working in the corner while the engineers made their scan, Mark was inadvertently caught in the data, creating a chance 3D portrait which he used to create a Zebra Imaging hologram.



DOUG FITCH DESIGNS THE FLOATING TABLE, LIBRARY LOUNGE, AND RIBBON BOOKSHELF

Doug Fitch, a close friend from our Boston/MIT days, has designed architectural spaces, theatre experiences, and sculptural furniture pieces all over the world. He also is a master chef. His design for the New York home of violinist Joshua Bell includes a violin quartet music stand table transformable into a large dining-table via a donut-shaped piece descending from the ceiling. For RH3301, Doug designed a sectional banquet table that also descends from the ceiling, around which up to twenty people can gather at low (Japanese tea-ceremony), medium (dining), and high (standing-meeting) heights. Efrain Velez helped Doug on the table and also designed the table's stylish detachable magnetic legs. When raised up to the ceiling, the table looks like a contemporary light fixture. Doug also designed RH3301's transforming library lounge and wrap-around ribbon bookshelf.



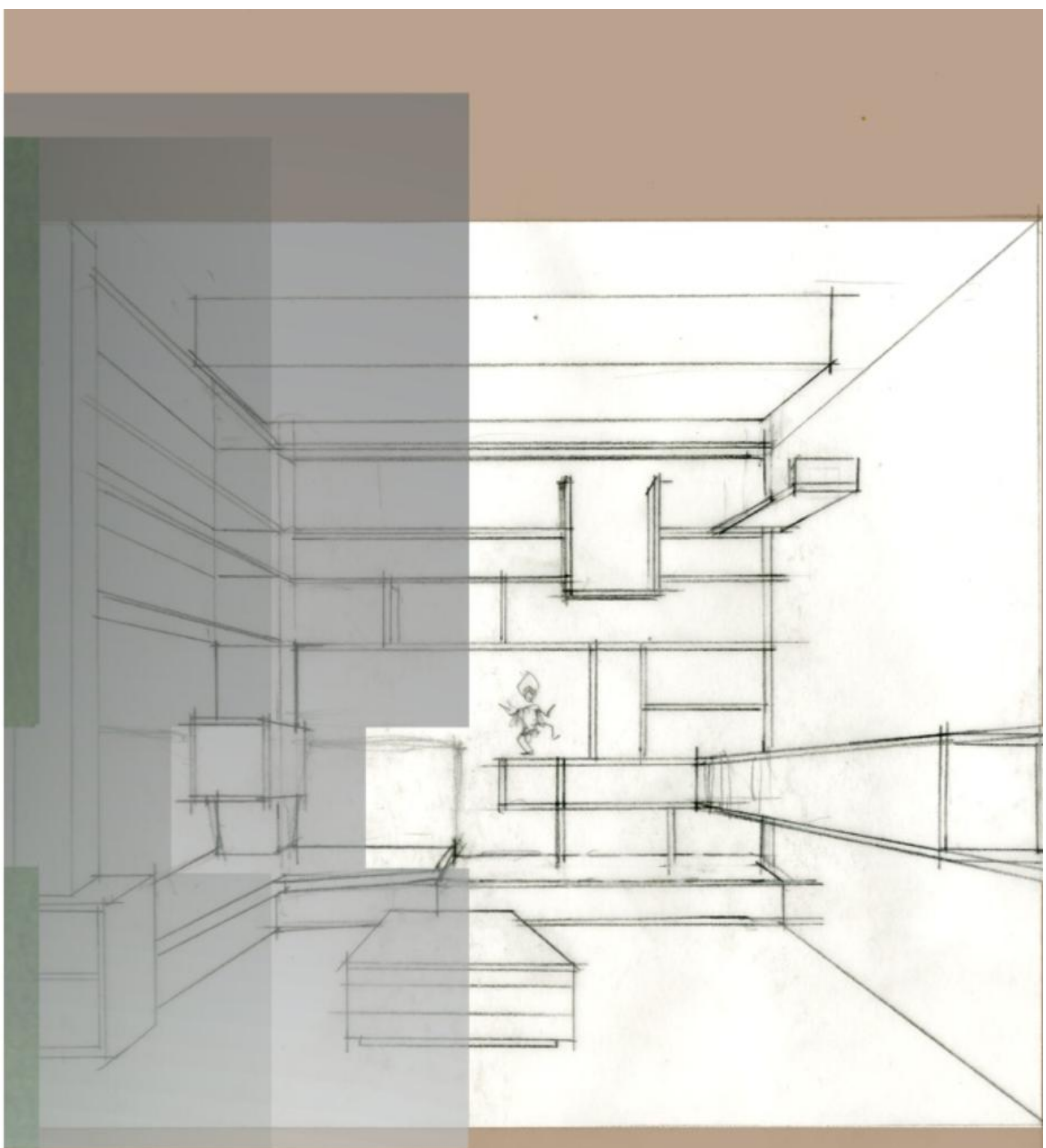
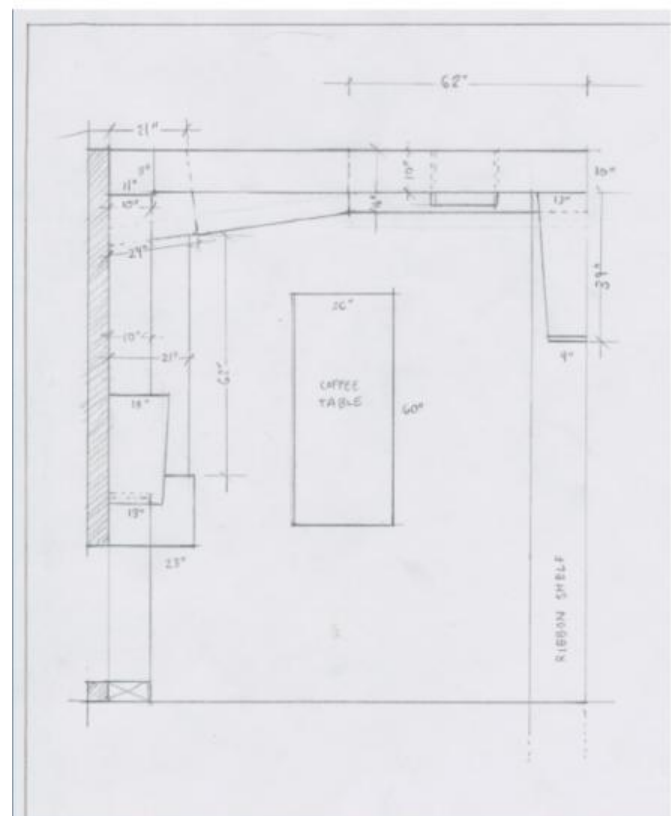
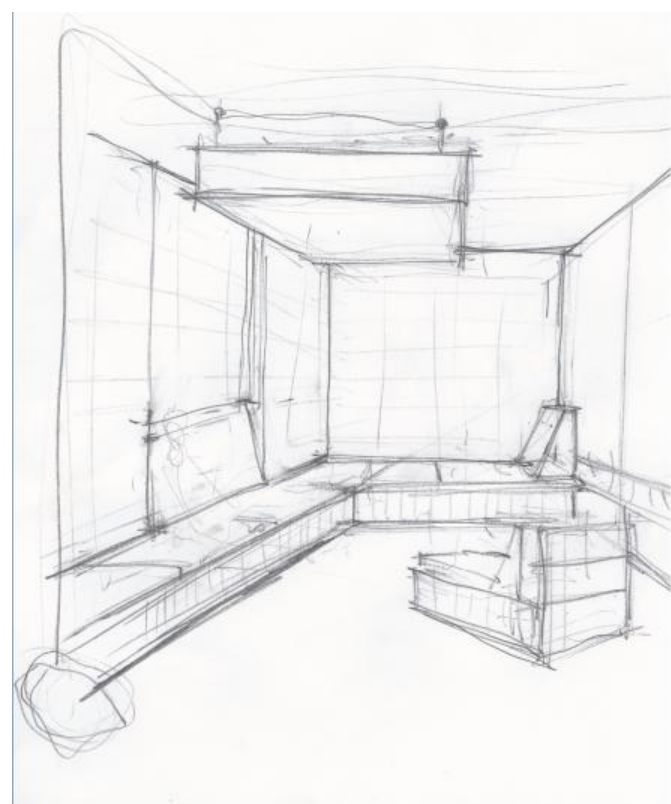


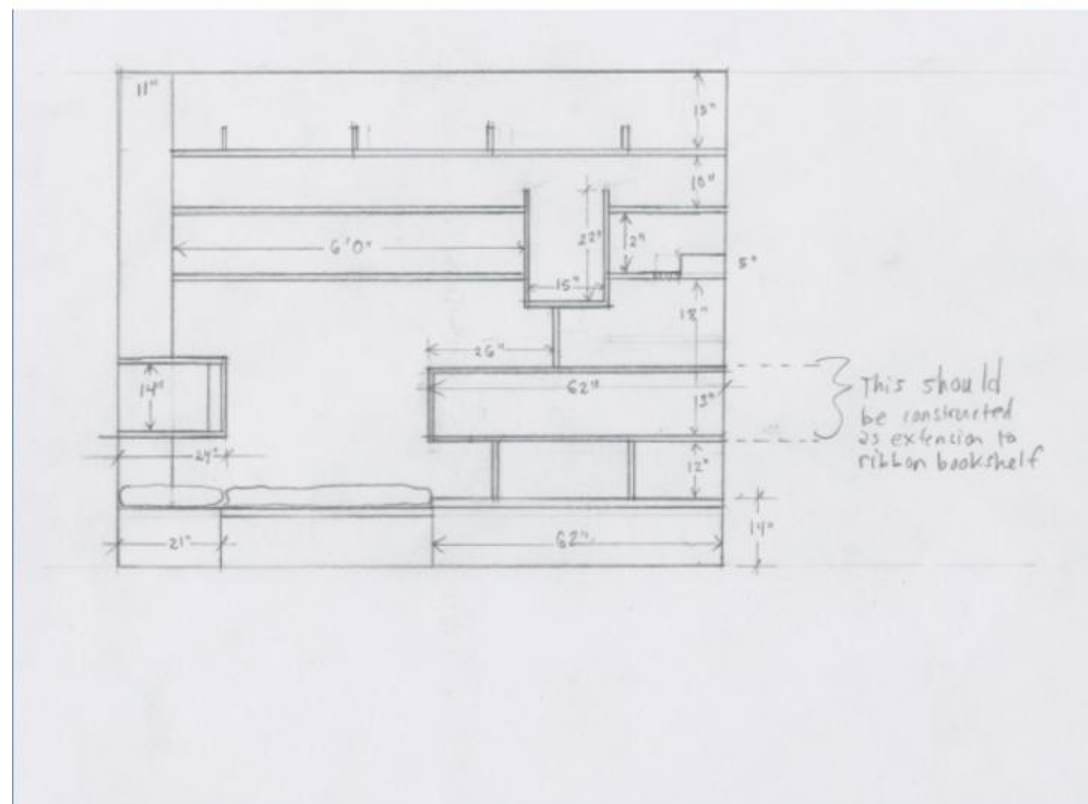
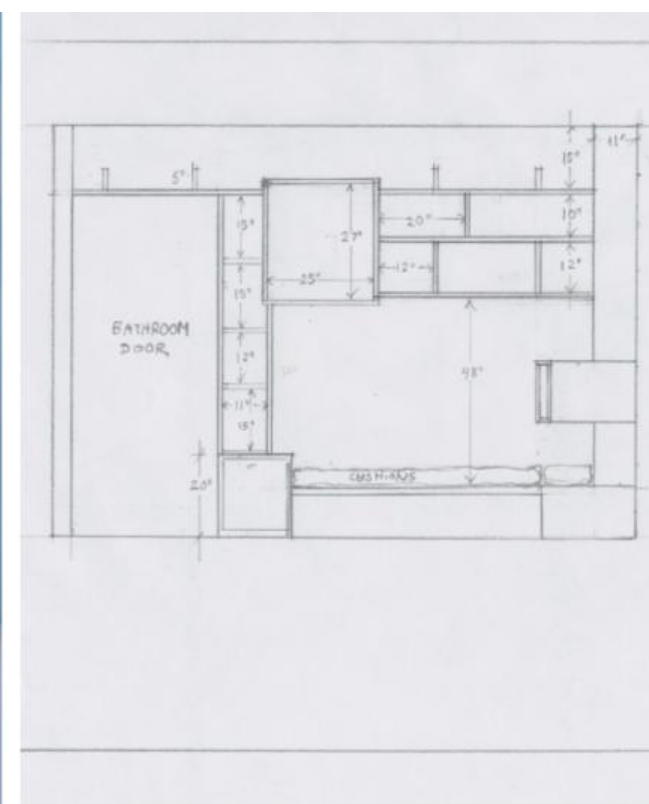
what if the lowered ceiling only came to the point where the ducts go up? then the table could be in the position we originally conceived.....

here's that point

....making this the new lowered ceiling line. It requires re-adjusting the framing but that might not be so difficult. ?





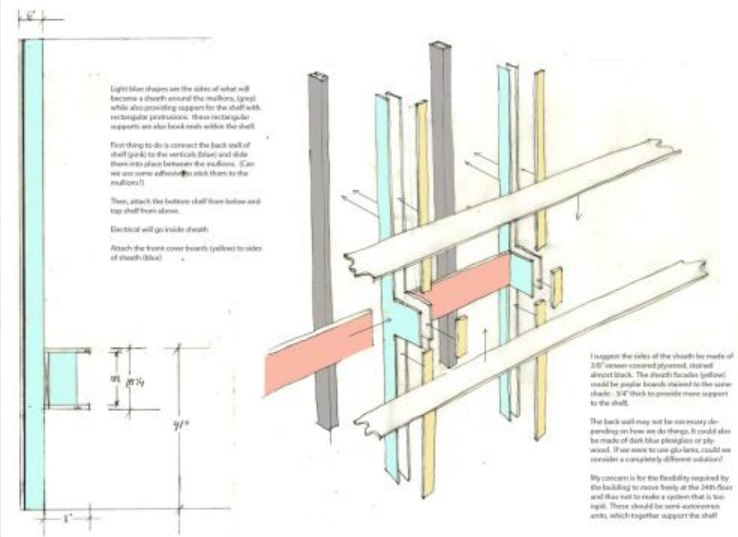
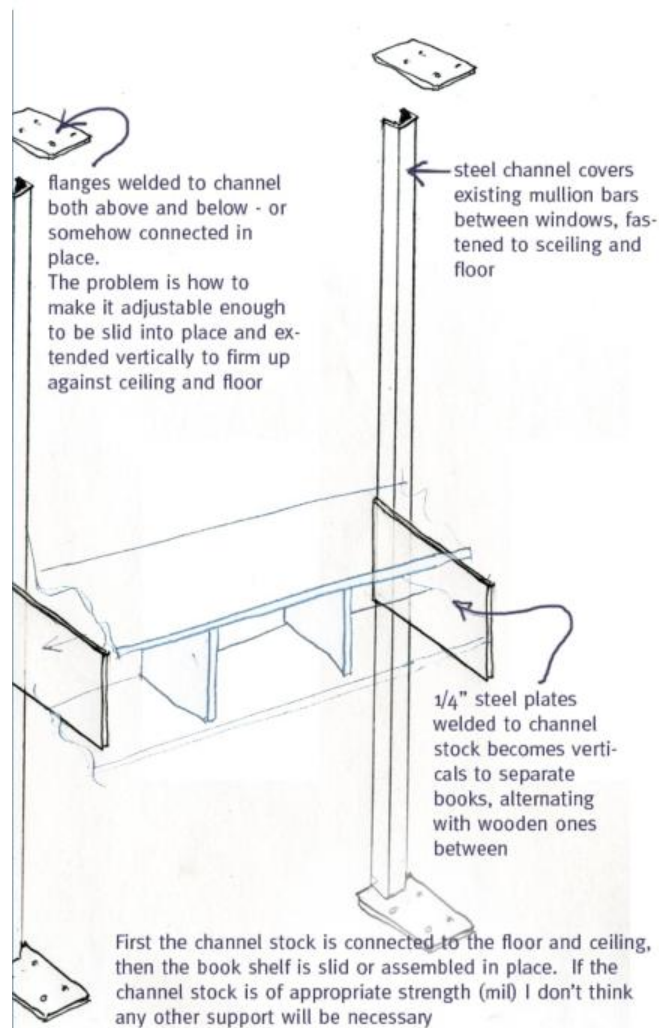


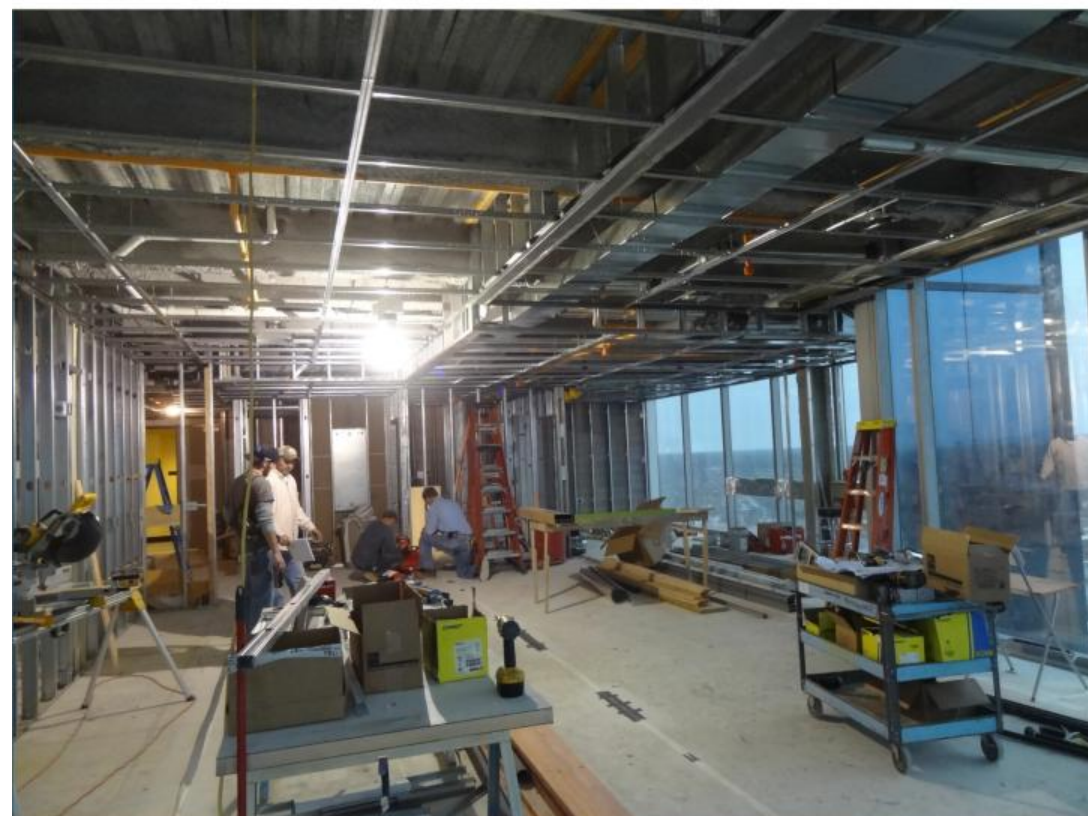
The Library Lounge

Doug Fitch designed RH3301's library lounge as a transforming space with a large barn-door that opens and closes it off from the larger room. Most of the time the door is wide open and the lounge invites visitors in, but when the room is used as a guest bedroom, the door easily closes off the room for privacy. The barn-door has a cut-out space that allows it to close around the ribbon bookshelf. The bookshelves in the library lounge are arranged in a whimsical pattern with upholstered cushioned seats, pillows, and a backrest for a solitary reader, or for a group conversation or breakout meeting. The coffee table transforms into a futon bed with its bedding smartly concealed inside the banquette. The downstairs full bathroom adjoins this room.

The Ribbon Bookshelf

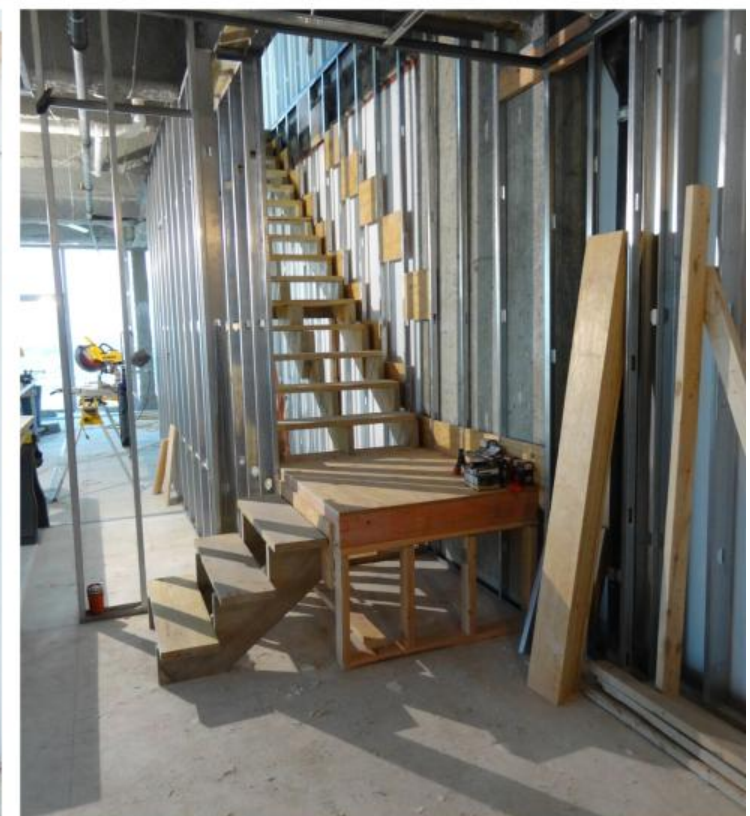
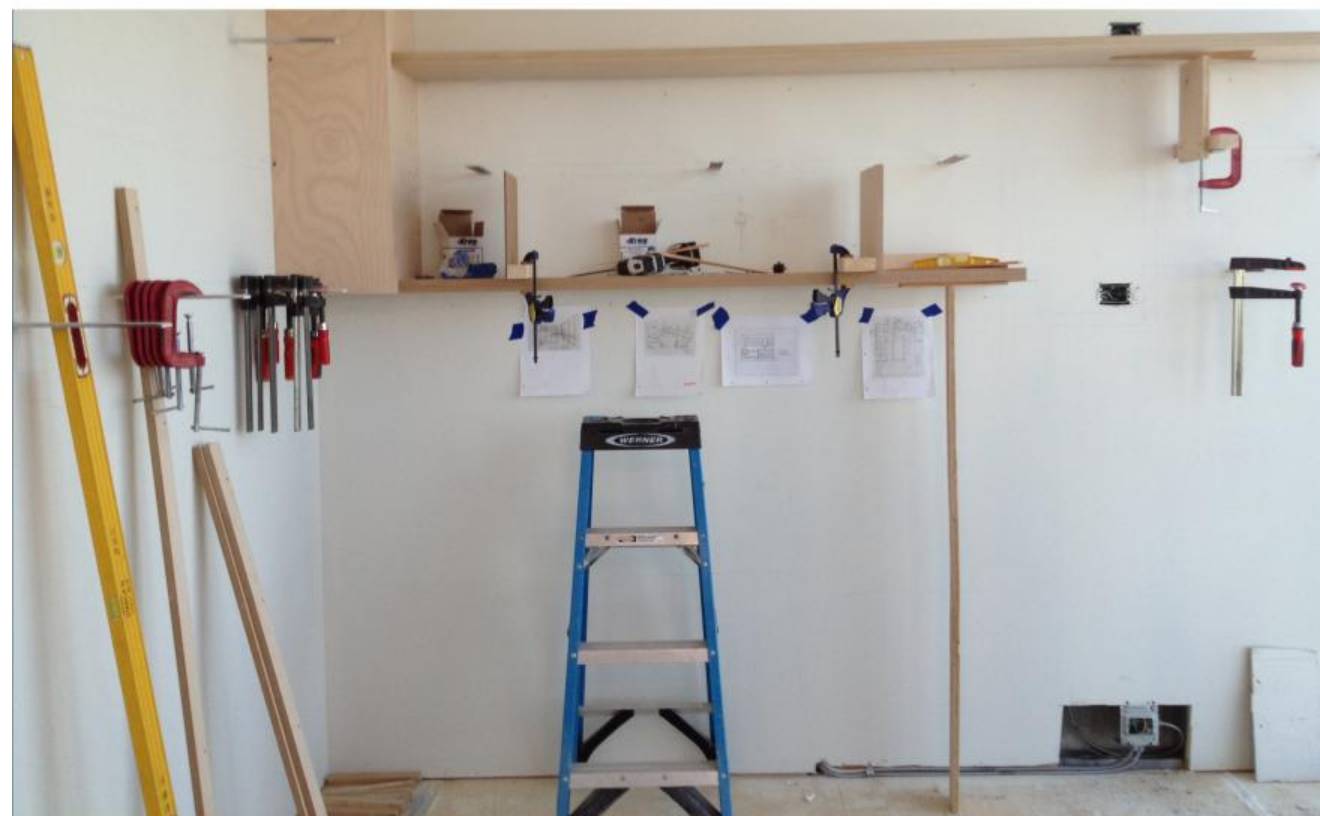
Doug Fitch's floating ribbon bookshelf is a thread that pulls out and connects the Library Lounge to the larger space. It made of steel and wood and appears to float in front of the windows. The floating effect is achieved by anchoring it to narrow vertical steel channel pieces that are hidden in plain sight in front of the window mullions.

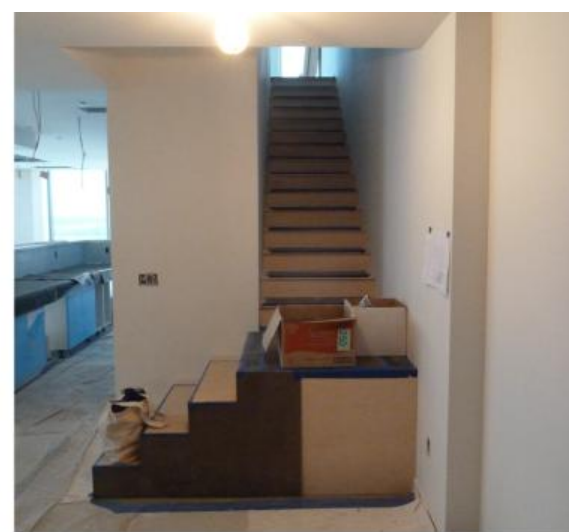


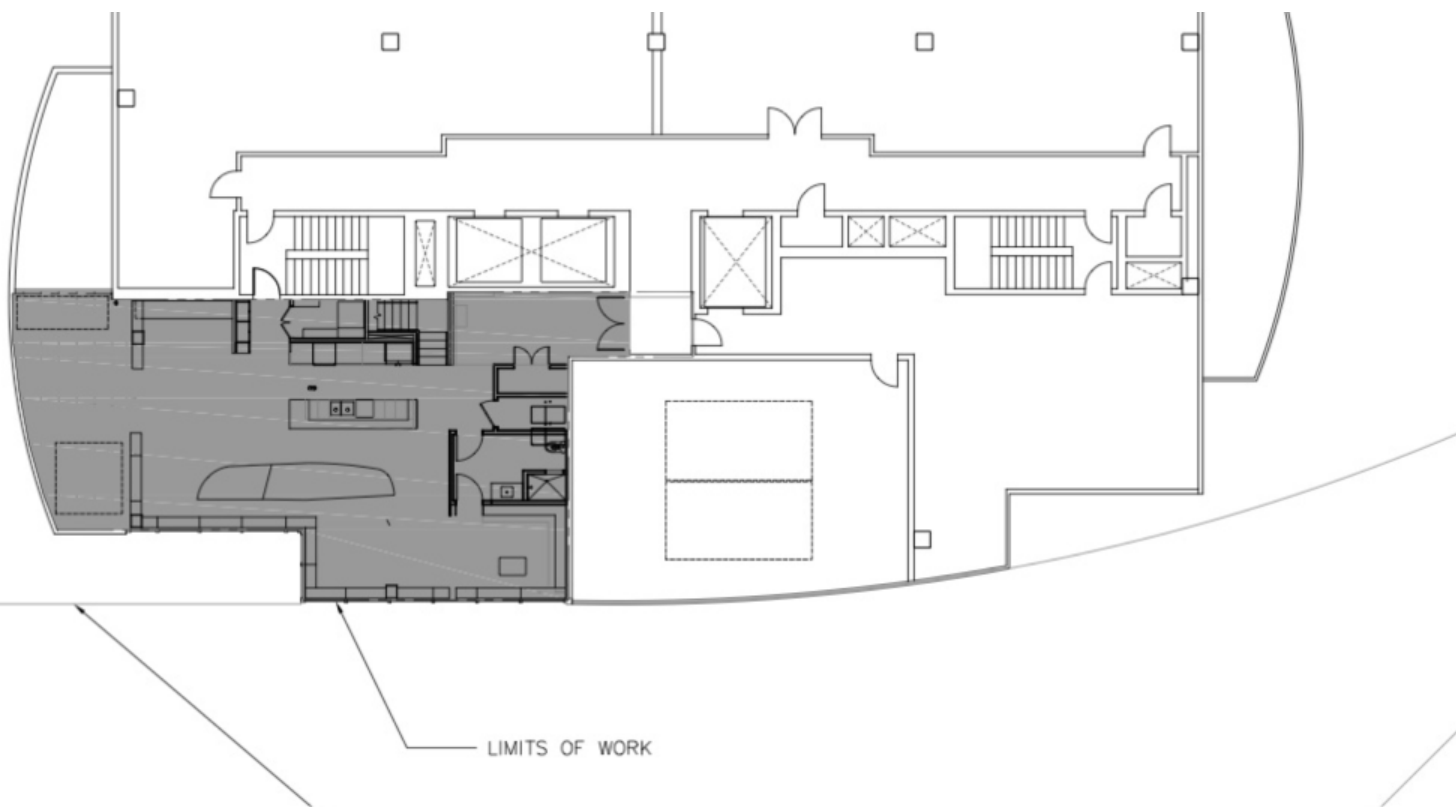


THE BUILD-OUT BY BRUCE HEYS BUILDERS

Bruce Heys Builders had built out other River House penthouse condos and their experience allowed our RH3301 project to proceed smoothly. The concrete floors were polished and protected with heavy paper. Then the metal stud walls were erected with plumbing, electrical, and air conditioning systems enclosed. For about eight months, RH3301 was a hive of construction activity that also happened to have a great view. We often invited friends over for dinner parties that started with a wine and cheese tour of the RH3301 construction site, then moved over for a meal at our rental apartment on the 12th floor of 10 Commerce Ave. Around Thanksgiving 2012 we held a large drop-in RH3301 open-house cocktail party before dry wall was installed. We saved money by using IKEA cabinets. Many people saw RH3301 at various stages, and they help us to remember the transformation process.







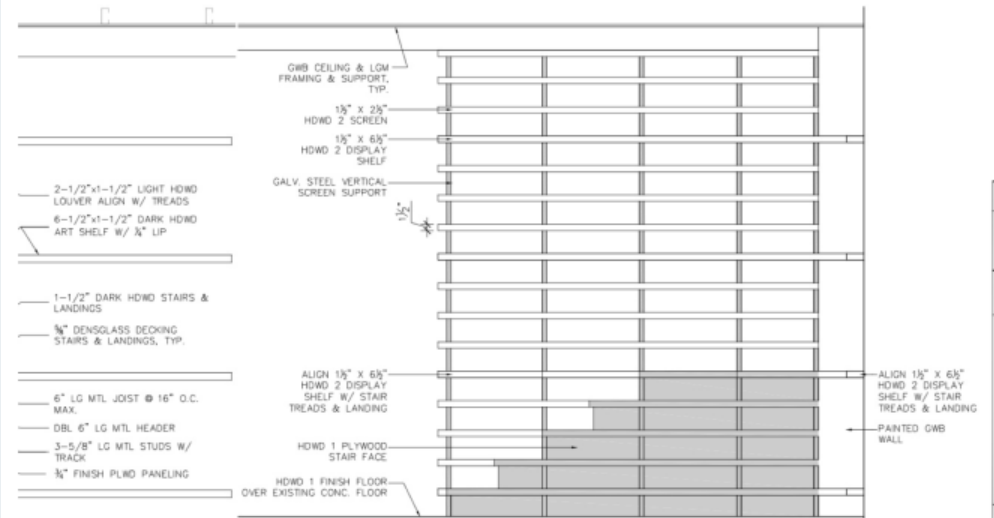
LIMITS OF WORK

DRAWING ISSUED FOR CONSTRUCTION	DATE	9/04/2012
	DRAWN BY: CR	DATE:

ISH-OUT HOUSE

ARCHITECTURE COLLABORATION BETWEEN TEXAS AND MICHIGAN

We decided to work with Cotera+Reed based in Austin, TX because we have been friends with Kate and Matt Catterall over many years and they had designed our condo at 706A West Ave. We have learned how to communicate well; they can read our minds. Cotera +Reed also allowed us to include Efrain Velez on our team. We first met Efrain around our first ArtPrize Art Adventure tour, September 2011, via his chance encounter with our mutual old friend Rino Pizzi whose "Mona Lisa Project" was installed at the Grand Rapids Art Museum. Efrain studied and worked in design and architecture with both Kate and Matt, and had recently moved to Kalamazoo to work as a furniture designer at Landscape Forms. Efrain agreed to become part of the Cotera+Reed team and was instrumental in bridging us, Kate, Matt, Doug, and Bruce as a highly collaborative communicator, gifted designer, and inventive problem solver.



JKR SCREEN & SHELVES

02 MILLWORK SCREEN & SHELVES
1/4" - 1/4"

PROJECT NO.	12-001
DATE	9/04/12
PROJECT NAME	ISH-OUT HOUSE
LOCATION	GRAND RAPIDS, MI

WOOD SCREEN WALL
A2.22

3301 RIVERHOUSE

FLOORS 33 + 34

335 BRIDGE STREET NORTHWEST
GRAND RAPIDS, MICHIGAN 49504



FOR CONSTRUCTION

ISSUE DATE: SEPTEMBER 4, 2012

INDEX OF DRAWINGS

ARCHITECTURAL

- G0.00 - COVER
- A1.00 - SITE PLAN
- A1.01 - OVERALL PLAN
- A1.02 - 33RD FLOOR PLAN
- A1.03 - 34TH FLOOR PLAN
- A1.04 - BALCONY PLAN
- A1.05 - 33RD FLOOR DIMS. PLAN
- A1.06 - 34TH FLOOR DIMS. PLAN
- A1.07 - 33RD FLOOR RCP
- A1.08 - 34TH FLOOR RCP
- A1.09 - 33RD FLOOR ELEC. PLAN
- A1.10 - 34TH FLOOR ELEC. PLAN
- A2.01 - INTERIOR ELEVATIONS
- A2.02 - INTERIOR ELEVATIONS
- A2.03 - STAIR ELEVATIONS
- A2.04 - OMITTED
- A2.05 - STAIR SECTION
- A2.06 - BAR ELEVATIONS
- A2.07 - KITCHEN/BAR
- A2.08 - KITCHEN ELEVATION
- A2.09 - KITCHEN SECTIONS
- A2.10 - KITCHENETTE
- A2.11 - LIBRARY/LOUNGE
- A2.12 - OMITTED
- A2.13 - OMITTED
- A2.14 - WINDOW BARSHelves
- A2.15 - BATHROOM 106
- A2.16 - BATHROOM
- A2.17 - BATHROOM
- A2.18 - MILLWORK 109/110
- A2.19 - MILLWORK 109/110
- A2.21 - MILLWORK 201
- A2.22 - WOOD SCREEN WALL
- A3.01 - OMITTED

OWNER

MARK HOLZBACH + DANA FRIIS-HANSEN



CONTRACTOR

BRUCE HEYS BUILDERS, INC.

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ARCHITECTS + DESIGN TEAM

COTERA+REED ARCHITECTS

PROJECT MANAGER: MATT CATTERALL

812 San Antonio St., Ste. 406, Austin, TX 78701

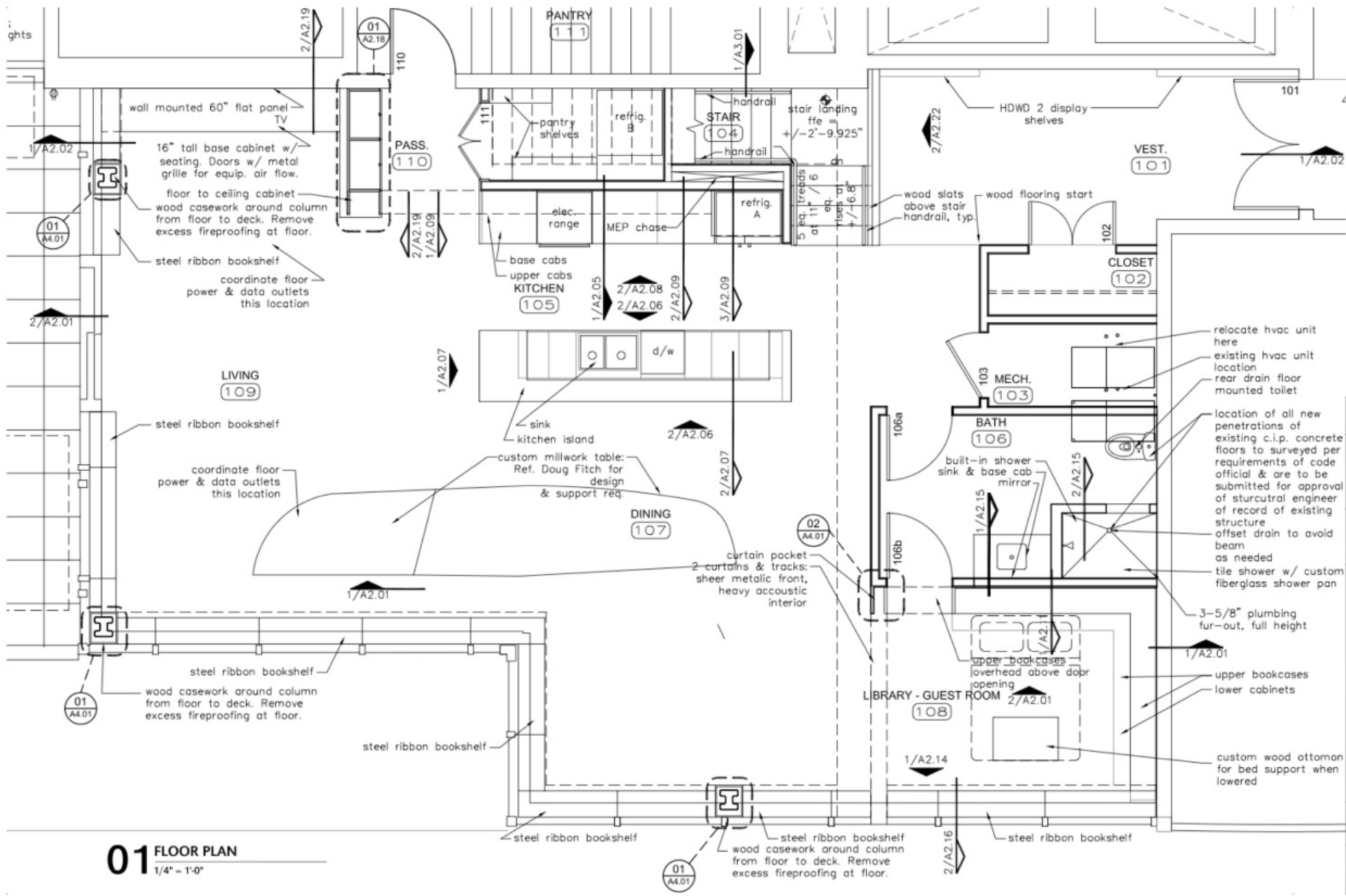
T: 512.472.3300

COTERA+REED ARCHITECTS

PROJECT MANAGER: KATE CATTERALL

STUDIOEFRA

PROJECT MANAGER: EFRAIN VELEZ



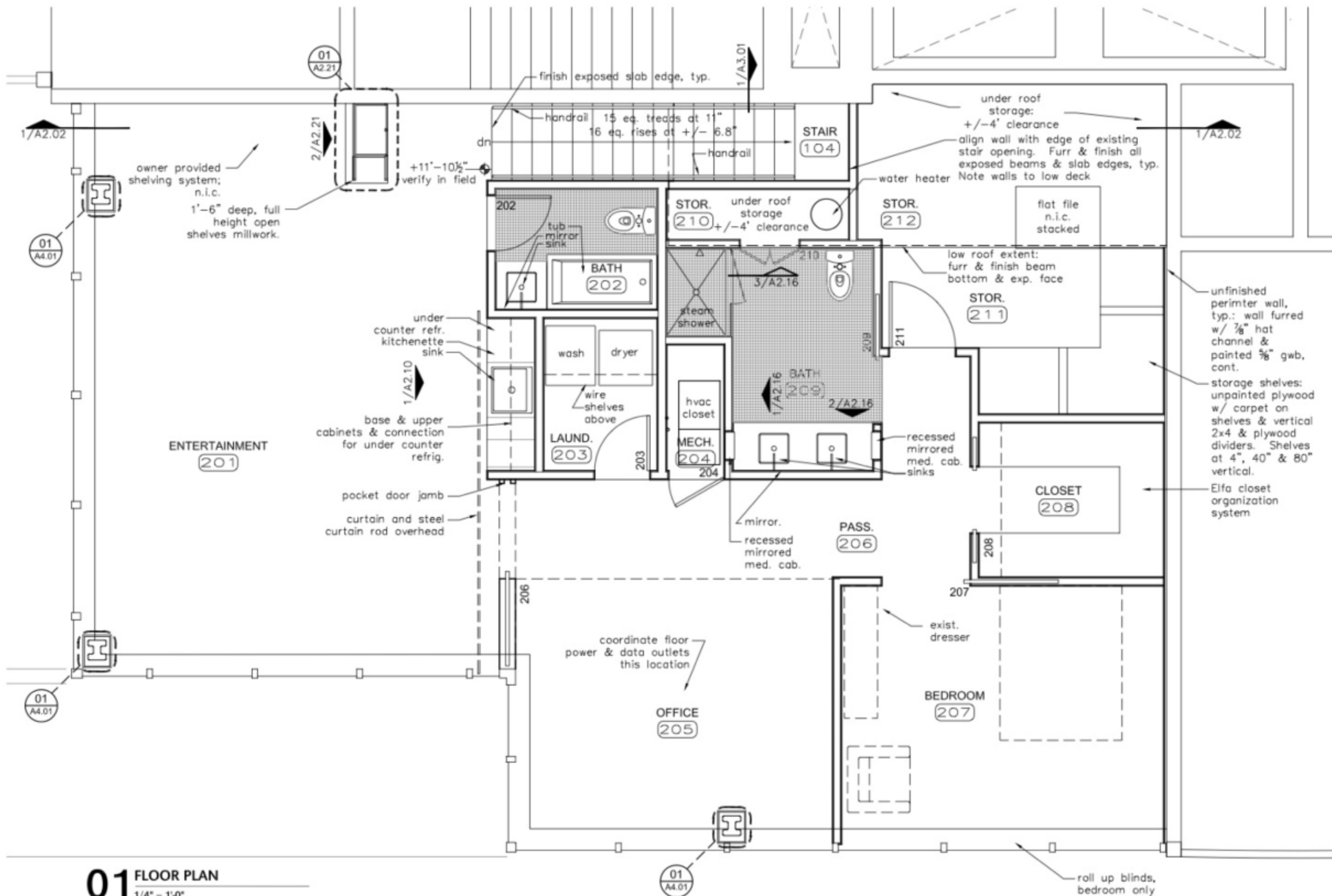
COTERA+REED ARCHITECTS
812 SAN ANTONIO ST. SUITE 406 AUSTIN TX 78701
T: 512.472.3300 F: 512.472.3611

DATE:	9/04/2012
FOR CONSTRUCTION:	
DATE:	9/04/2012
DRAMAN BY:	
CK:	

UNIT 3301 TENANT FINISH-OUT
FLOORS 33 + 34 RIVERHOUSE
GRAND RAPIDS, MI

33rd floor PLAN

A1.02



COTERA+REED ARCHITECTS
 812 SAN ANTONIO ST. SUITE 406 AUSTIN TX 78701
 T: 512.472.3300 F: 512.472.3611

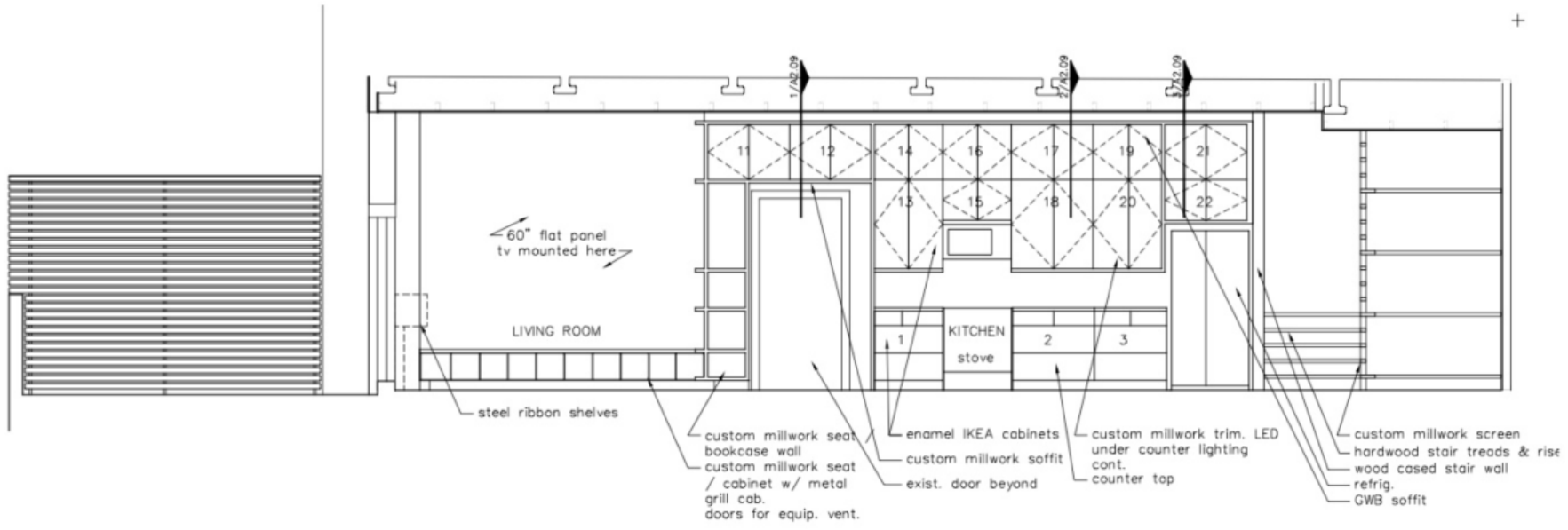
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DRAWINGS ISSUED FOR CONSTRUCTION:	

DATE:	9/04/2012
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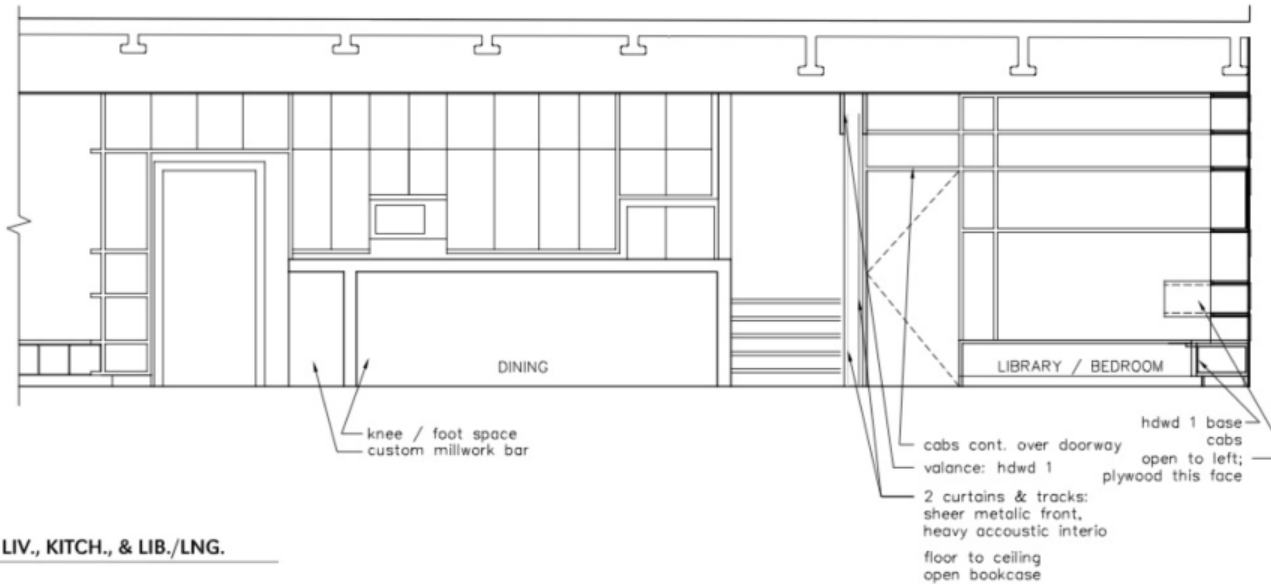
UNIT 3301 TENANT FINISH-OUT
FLOORS 33 + 34 RIVERHOUSE
 GRAND RAPIDS, MI

34th floor PLAN

A1.03



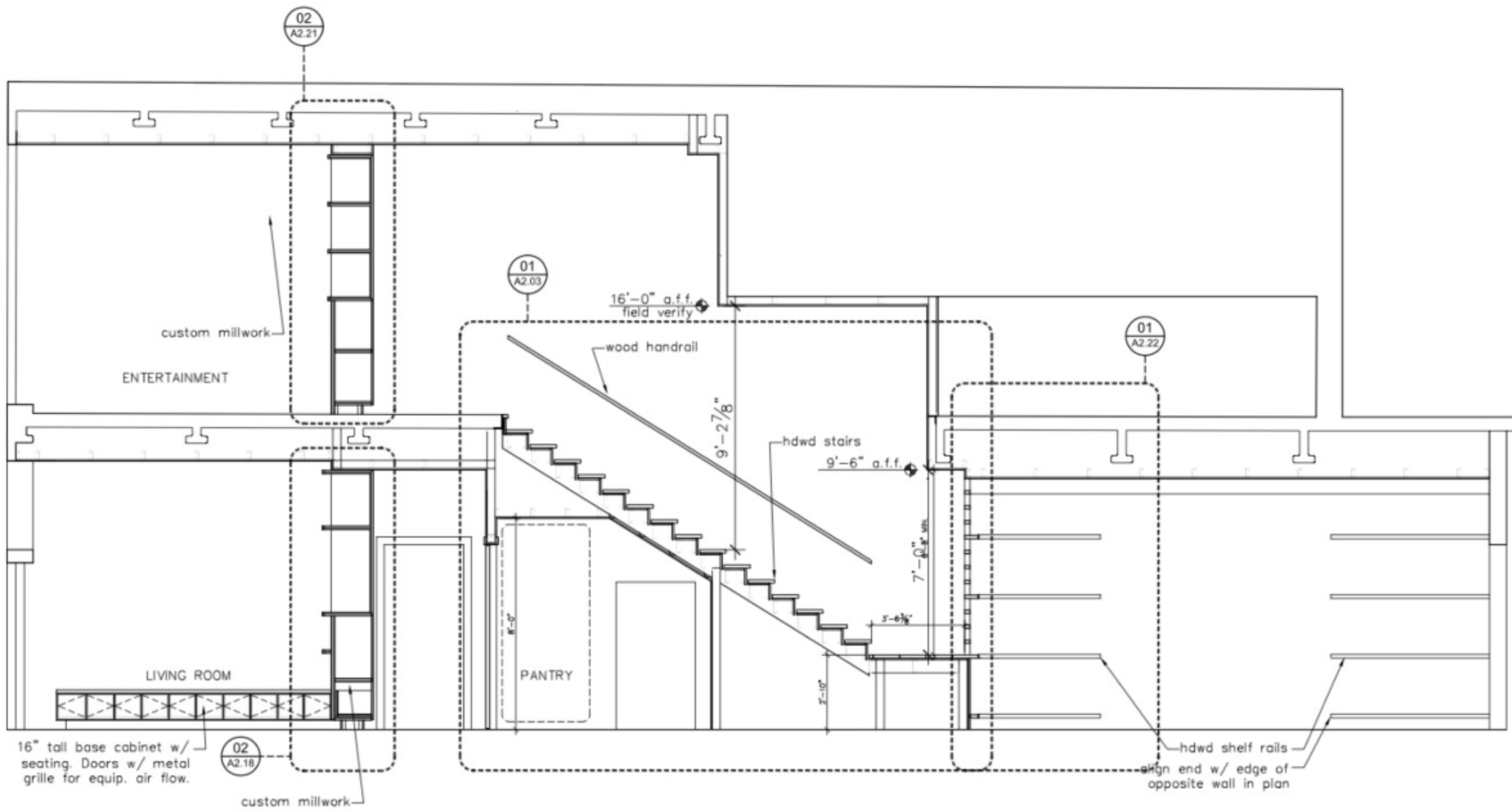
02 SOUTH INT. ELEV @ LIV., KITCH., & LIB./LNG.
1/4" = 1'-0"



01 SOUTH INT. ELEV @ LIV., KITCH., & LIB./LNG.
1/4" = 1'-0"

COTERA+REED ARCHITECTS
 812 SAN ANTONIO ST. SUITE 406 AUSTIN TX 78701
 T: 512.472.3300 F: 512.472.3611

DRAWING REVISION DATE FOR CONSTRUCTION 5/16/2012
DRAWING BY CR DATE 8/14/2012
UNIT 3301 TENANT FINISH-OUT FLOORS 33 + 34 RIVERHOUSE GRAND RAPIDS, MI
INTERIOR ELEVATIONS
A2.01



01 SECTION THROUGH STAIR
1/4" = 1'-0"

DRAWINGS ISSUED	DATE
FOR CONSTRUCTION	8/14/2012
DRAWN BY:	DATE:
CK	8/14/2012
UNIT 3301 TENANT FINISH-OUT	
FLOORS 33 + 34 RIVERHOUSE	
GRAND RAPIDS, MI	
INTERIOR ELEVATIONS	
A2.02	







A Different View of Grand Rapids

After less than a year in RH3301, we are excited by the many ways we have been able to share this special place with locals and visitors, with community groups, non-profits, friends, and family. We hope to make Grand Rapids a better place by recruiting, retaining and refreshing the creative community and create a platform for positive, future-focused dialogue and action.