

Mirror Theater Greensboro, VT

Prepared for/
Greensboro Arts Alliance & Residency
Application for Conditional Use Permit

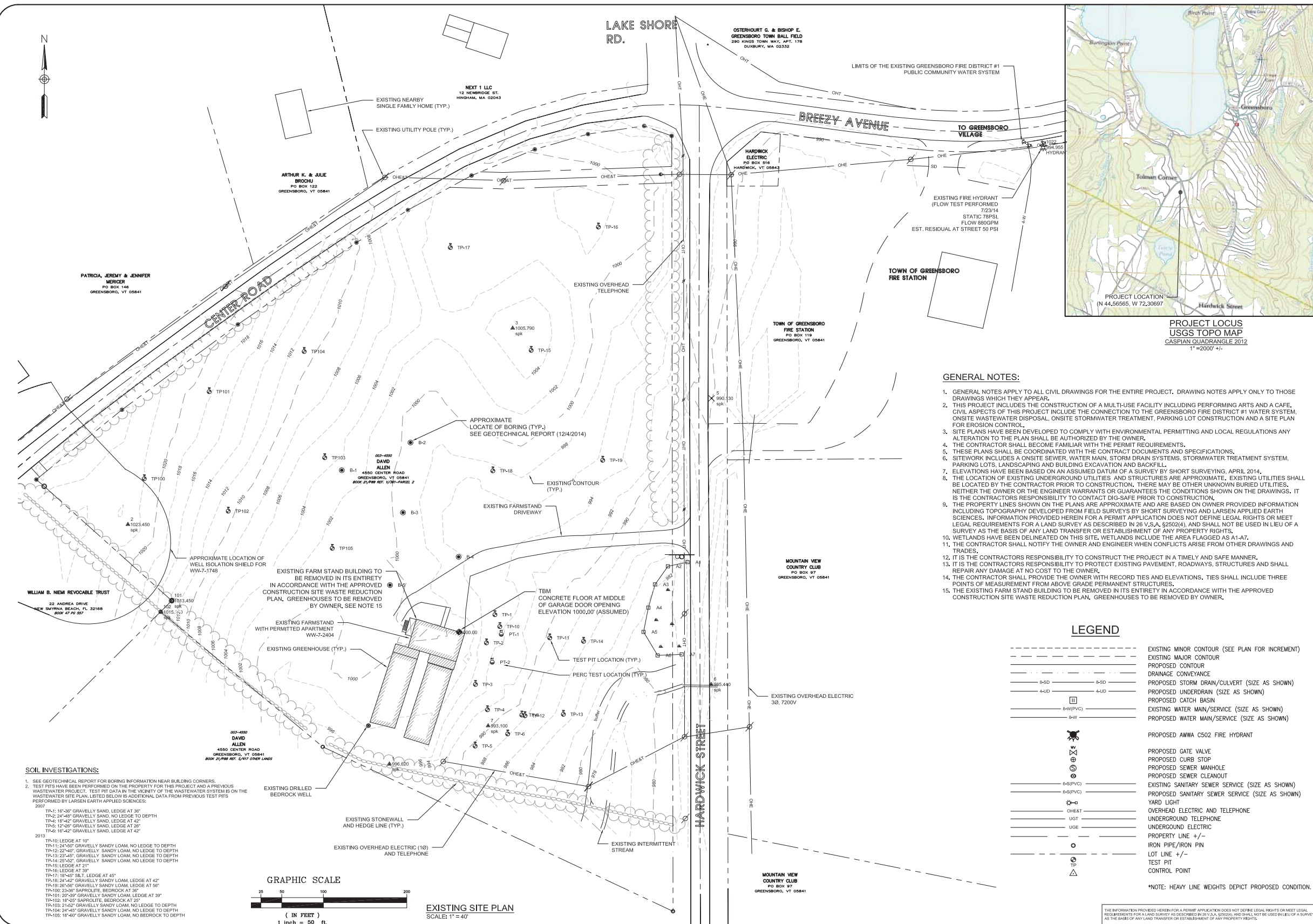
Prepared by / H3 Hardy Collaboration Architecture, LLC
August 07, 2014
Revised / October 23, 2015





H³ Exterior Rendering

Mirror Theater// Greensboro, VT// Application for Conditional Use Permit// October 23, 2015



SOIL INVESTIGATIONS:

1. SEE GEOTECHNICAL REPORT FOR BORING INFORMATION NEAR BUILDING CORNERS.

2. TEST PITS HAVE BEEN PERFORMED ON THE PROPERTY FOR THIS PROJECT AND A PREVIOUS WASTEWATER PROJECT. TEST PIT DATA IN THE VICINITY OF THE WASTEWATER SYSTEM IS ON THE WASTEWATER SITE PLAN. LISTED BELOW IS ADDITIONAL DATA FROM PREVIOUS TEST PITS PERFORMED BY LARSEN EARTH APPLIED SCIENCES: 2007

TP-1: 10'-30" GRAVELLY SAND, LEDGE AT 30"

TP-2: 20'-40" GRAVELLY SAND, NO LEDGE TO DEPTH

TP-3: 10'-20" GRAVELLY SAND, LEDGE AT 42"

TP-4: 10'-20" GRAVELLY SAND, LEDGE AT 42"

TP-5: 10'-20" GRAVELLY SAND, LEDGE AT 42"

TP-6: 10'-20" GRAVELLY SAND, LEDGE AT 42"

TP-7: LEDGE AT 10"

TP-8: 10'-20" GRAVELLY SANDY LOAM, NO LEDGE TO DEPTH

TP-9: 10'-20" GRAVELLY SANDY LOAM, NO LEDGE TO DEPTH

TP-10: 10'-20" GRAVELLY SANDY LOAM, NO LEDGE TO DEPTH

TP-11: 10'-20" GRAVELLY SANDY LOAM, NO LEDGE TO DEPTH

TP-12: 10'-20" GRAVELLY SANDY LOAM, NO LEDGE TO DEPTH

TP-13: 10'-20" GRAVELLY SANDY LOAM, NO LEDGE TO DEPTH

TP-14: 10'-20" GRAVELLY SANDY LOAM, NO LEDGE TO DEPTH

TP-15: LEDGE AT 21"

TP-16: LEDGE AT 39"

TP-17: 10'-20" S.L.T., LEDGE AT 45"

TP-18: 10'-20" GRAVELLY SANDY LOAM, LEDGE AT 42"

TP-19: 10'-20" GRAVELLY SANDY LOAM, LEDGE AT 56"

TP-20: 23'-30" SAPPHIRE, BEDROCK AT 30"

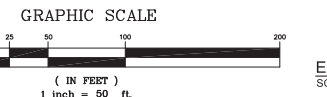
TP-21: 20'-30" GRAVELLY SANDY LOAM, LEDGE AT 39"

TP-22: 10'-20" SAPPHIRE, BEDROCK AT 20"

TP-23: 10'-20" GRAVELLY SANDY LOAM, NO LEDGE TO DEPTH

TP-24: 24'-40" GRAVELLY SANDY LOAM, NO LEDGE TO DEPTH

TP-25: 10'-20" GRAVELLY SANDY LOAM, NO BEDROCK TO DEPTH



EXISTING SITE PLAN
SCALE: 1" = 40'

GENERAL NOTES:

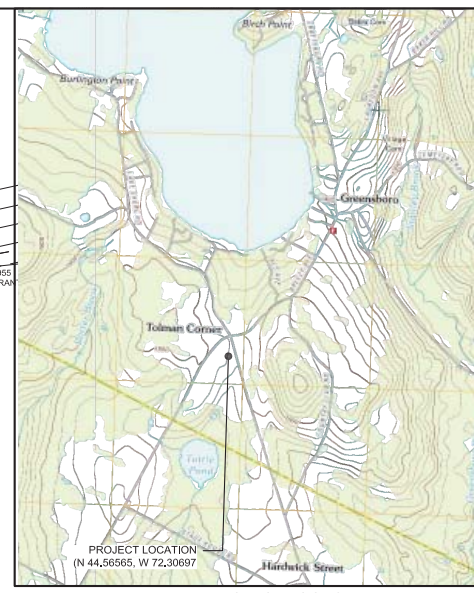
- GENERAL NOTES APPLY TO ALL CIVIL DRAWINGS FOR THE ENTIRE PROJECT. DRAWING NOTES APPLY ONLY TO THOSE DRAWINGS WHICH THEY APPEAR.
- THIS PROJECT INCLUDES THE CONSTRUCTION OF A MULTI-USE FACILITY INCLUDING PERFORMING ARTS AND A CAFE. CIVIL ASPECTS OF THIS PROJECT INCLUDE THE CONNECTION TO THE GREENSBORO FIRE DISTRICT #1 WATER SYSTEM, ON-SITE WASTEWATER DISPOSAL, ON-SITE STORMWATER TREATMENT, PARKING LOT CONSTRUCTION AND A SITE PLAN FOR EROSION CONTROL.
- SITE PLANS HAVE BEEN DEVELOPED TO COMPLY WITH ENVIRONMENTAL PERMITTING AND LOCAL REGULATIONS ANY ALTERATION TO THE PLAN SHALL BE AUTHORIZED BY THE OWNER.
- THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE PERMIT REQUIREMENTS.
- THESE PLANS SHALL BE COORDINATED WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- SITEWORK INCLUDES AN ON-SITE SEWER, WATER MAIN, STORM DRAIN SYSTEMS, STORMWATER TREATMENT SYSTEM, PARKING LOTS, LANDSCAPING AND BUILDING EXCAVATION AND BACKFILL.
- ELEVATIONS HAVE BEEN BASED ON AN ASSUMED DATUM OF A SURVEY BY SHORT SURVEYING, APRIL 2014.
- THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES ARE APPROXIMATE. EXISTING UTILITIES SHALL BE LOCATED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. THERE MAY BE OTHER UNKNOWN BURIED UTILITIES. NEITHER THE OWNER OR THE ENGINEER WARRANTS OR GUARANTEES THE CONDITIONS SHOWN ON THE DRAWINGS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT DIG-SAFE PRIOR TO CONSTRUCTION.
- THE PROPERTY LINES SHOWN ON THE PLANS ARE APPROXIMATE AND ARE BASED ON OWNER PROVIDED INFORMATION INCLUDING TOPOGRAPHY DEVELOPED FROM FIELD SURVEYS BY SHORT SURVEYING AND LARSEN APPLIED EARTH SCIENCES. INFORMATION PROVIDED HEREIN FOR A PERMIT APPLICATION DOES NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. §2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS.
- WETLANDS HAVE BEEN DELINEATED ON THIS SITE. WETLANDS INCLUDE THE AREA FLAGGED AS A1-A7.
- THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER WHEN CONFLICTS ARISE FROM OTHER DRAWINGS AND TRADES.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONSTRUCT THE PROJECT IN A TIMELY AND SAFE MANNER.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROTECT EXISTING PAVEMENT, ROADWAYS, STRUCTURES AND SHALL REPAIR ANY DAMAGE AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL PROVIDE THE OWNER WITH RECORD TIES AND ELEVATIONS. TIES SHALL INCLUDE THREE POINTS OF MEASUREMENT FROM ABOVE GRADE PERMANENT STRUCTURES.
- THE EXISTING FARM STAND BUILDING TO BE REMOVED IN ITS ENTIRETY IN ACCORDANCE WITH THE APPROVED CONSTRUCTION SITE WASTE REDUCTION PLAN, GREENHOUSES TO BE REMOVED BY OWNER.

LEGEND

---	EXISTING MINOR CONTOUR (SEE PLAN FOR INCREMENT)
---	EXISTING MAJOR CONTOUR
---	PROPOSED CONTOUR
---	DRAINAGE CONVEYANCE
---	PROPOSED STORM DRAIN/CULVERT (SIZE AS SHOWN)
---	PROPOSED UNDERDRAIN (SIZE AS SHOWN)
---	PROPOSED CATCH BASIN
---	EXISTING WATER MAIN/SERVICE (SIZE AS SHOWN)
---	PROPOSED WATER MAIN/SERVICE (SIZE AS SHOWN)
---	PROPOSED AWWA C502 FIRE HYDRANT
---	PROPOSED GATE VALVE
---	PROPOSED CURB STOP
---	PROPOSED SEWER MANHOLE
---	PROPOSED SEWER CLEANOUT
---	EXISTING SANITARY SEWER SERVICE (SIZE AS SHOWN)
---	PROPOSED SANITARY SEWER SERVICE (SIZE AS SHOWN)
---	YARD LIGHT
---	OVERHEAD ELECTRIC AND TELEPHONE
---	UNDERGROUND TELEPHONE
---	UNDERGROUND ELECTRIC
---	PROPERTY LINE +/-
---	IRON PIPE/IRON PIN
---	LOT LINE +/-
---	TEST PIT
---	CONTROL POINT

*NOTE: HEAVY LINE WEIGHTS DEPICT PROPOSED CONDITION.

THE INFORMATION PROVIDED HEREIN FOR A PERMIT APPLICATION DOES NOT DEFINE LEGAL RIGHTS OR MEET LEGAL REQUIREMENTS FOR A LAND SURVEY AS DESCRIBED IN 26 V.S.A. §2502(4), AND SHALL NOT BE USED IN LIEU OF A SURVEY AS THE BASIS OF ANY LAND TRANSFER OR ESTABLISHMENT OF ANY PROPERTY RIGHTS.



RUGGLES ENGINEERING SERVICES, INC.
480 Memorial Drive St. Johnsbury, VT 05891
Civil Engineering- Site Permitting
Water, Sewer and Stormwater System Designs
802-748-9898
JOB NO. 14169

GREENSBORO ARTS ALLIANCE AND RESIDENCY
GREENSBORO, VT 05841

EXISTING SITE AND LOCATION PLAN FOR VT ENVIRONMENTAL PERMITTING

REVISIONS	Description	Date
1	BID SET	6/10/15

Prepared For: Address: No. 1
Date: 02/10/2015

Designed: N.P.S.
Drawn: N.P.S.
Checked: T.J.R.
DATE: 02/10/2015

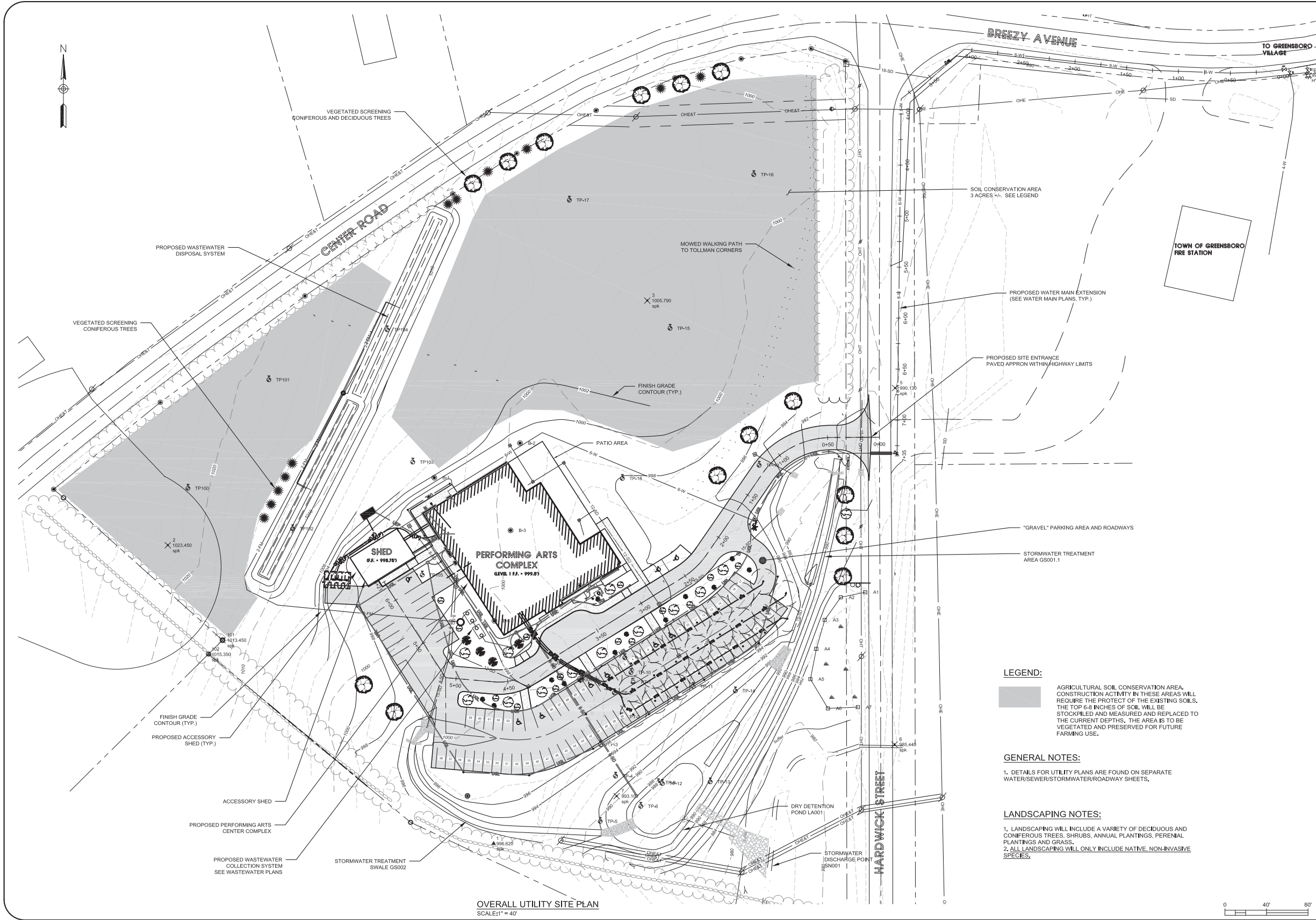
C-101
Sheet of



Existing Site Plan

Mirror Theater// Greensboro, VT// Application for Conditional Use Permit// October 23, 2015

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LEGEND:

AGRICULTURAL SOIL CONSERVATION AREA. CONSTRUCTION ACTIVITY IN THESE AREAS WILL REQUIRE THE PROTECT OF THE EXISTING SOILS. THE TOP 6-8 INCHES OF SOIL WILL BE STOCKPILED AND MEASURED AND REPLACED TO THE CURRENT DEPTHS. THE AREA IS TO BE VEGETATED AND PRESERVED FOR FUTURE FARMING USE.

GENERAL NOTES:

1. DETAILS FOR UTILITY PLANS ARE FOUND ON SEPARATE WATER/SEWER/STORMWATER/ROADWAY SHEETS.

LANDSCAPING NOTES:

1. LANDSCAPING WILL INCLUDE A VARIETY OF DECIDUOUS AND CONIFEROUS TREES, SHRUBS, ANNUAL PLANTINGS, PERENIAL PLANTINGS AND GRASS.
 2. ALL LANDSCAPING WILL ONLY INCLUDE NATIVE, NON-INVASIVE SPECIES.

OVERALL UTILITY SITE PLAN
SCALE: 1" = 40'



RUGGLES ENGINEERING SERVICES, INC.
 4860 MARCHAL DRIVE ST. JOHNSBORO, VT 05897
 Civil Engineering/ Site Permitting
 Water, Sewer and Stormwater System Designs
 JOB NO. 14048

PREPARED FOR: GREENSBORO ART ALLIANCE AND RESIDENCY
 P.O. BOX 304, GREENSBORO, VT 05841

**OVERALL SITE AND UTILITY PLAN
 FOR ENVIRONMENTAL PERMITTING**

REVISIONS		Date
No.	Description	
1	BID SET	5/29/15
2	REV. WATER ENTRANCE	7/6/15
3	ADD. #5 (GENERAL REVISIONS. SEE SITE SPECIFIC PLANS)	9/11/15
4	ADD. #6 (GENERAL REVISIONS. SEE SITE SPECIFIC PLANS)	9/17/15

Designed: NPS
 Drawn: NPS
 Checked:
 DATE: 06/10/15

C-102

Sheet of



- Wastewater Disposal System
- Production Shed
- Theater Building
- Staff Parking and Deliveries
- Bollard Mounted Outdoor Light Fixture
- Pole Mounted Outdoor Light Fixture
- Staff Parking and Deliveries Sign
- Handicap Parking Sign
(Typical At All Handicap
Parking Spaces)

- Mowed Walking Path
- Seasonal Tent 40' x 80'
- New Trees - Edible Planting
(All Red Trees)
- Single Faced Entry Sign
- Traffic Direction
- Site Boundary Line
- Pedestrian Paths (Paved)
- Dry Detention Pond

PROJECT: **Mirror Theater**
 Greensboro Performing Arts Center Trust -
 Greensboro, Vermont

GREENSBORO, VT: CONSULTING ENGINEERS, P.O. BOX 16, BURLINGTON, VT 05402
 WATER & ACUSTICAL ENG. SYSTEMS CONSULTANTS, 3304 DOWNEY AVENUE, HIGHTSTOWN, NJ 08520
 COST ESTIMATOR: FENNELLY CONSULTING SERVICES - 27 Glen St. #8C, Stoughton, MA 02072

P.O. BOX 304, Greensboro, VT 05743
 ARCHITECT: H3, 141 E. 13th Street, Burlington, NY 10010
 STRUCTURAL ENG.: Engineering Ventures - 208 Flynn Ave. #2A, Burlington, VT 05401
 MECHANICAL ENG.: BEFS Engineering, P.C. - 71 Water St., Lacona, NH 03246

REV	DESCRIPTION	MM/DD/YY

SEAL & SIGNATURE

ISSUE

Site Plan

DATE:	10.15.2015
PROJECT No:	6083.00
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-101

PLACE BLDG DEPT STICKER HERE



Site Plan

REV	DESCRIPTION	MM/DD/YY
2	Addendum 2	06/07/2015
7	Addendum 7	09/30/2015
10	Addendum 10	10/15/2015

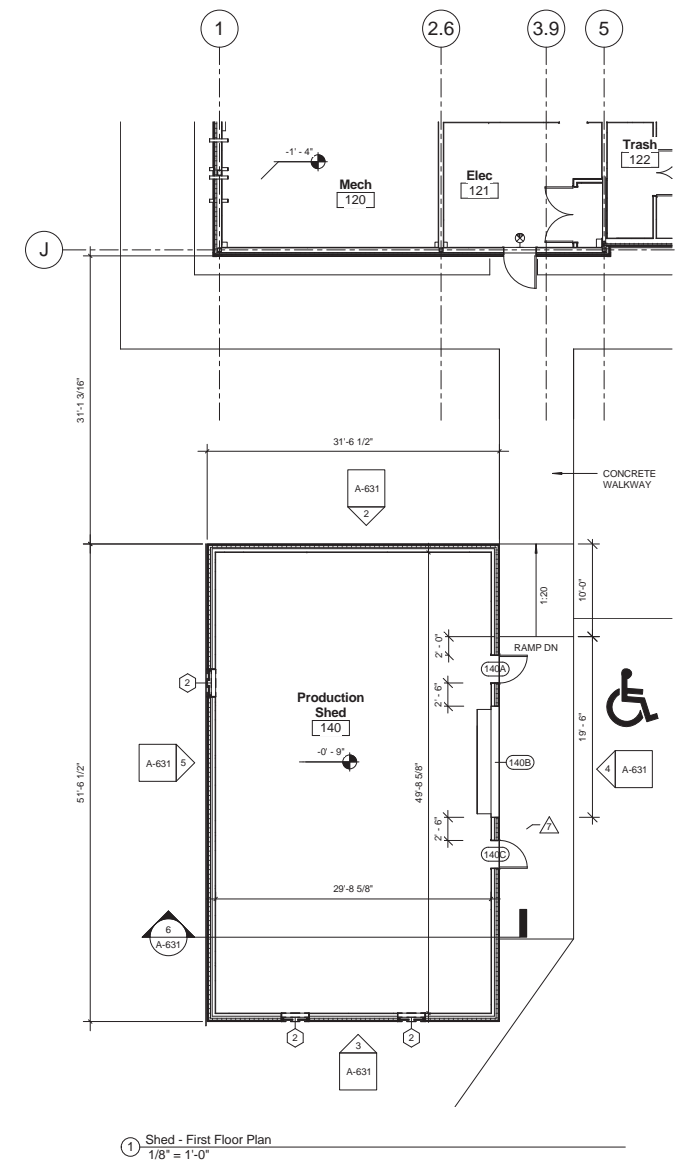
SEAL & SIGNATURE

ISSUE
 CONSTRUCTION DOCUMENTS

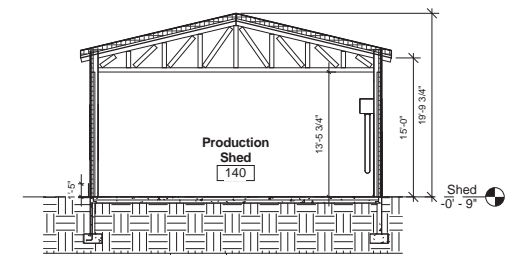
Shed Plan & Elevations

DATE:	10.15.2015
PROJECT No:	6083.00
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	A-631

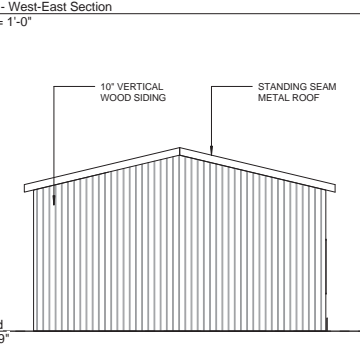
PLACE BLDG DEPT STICKER HERE



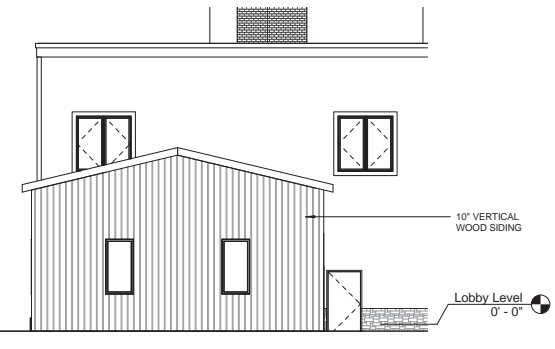
1 Shed - First Floor Plan
 1/8" = 1'-0"



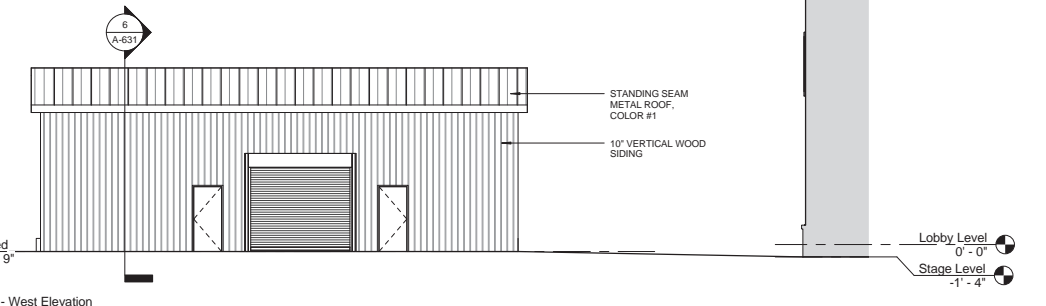
6 Shed - West-East Section
 1/8" = 1'-0"



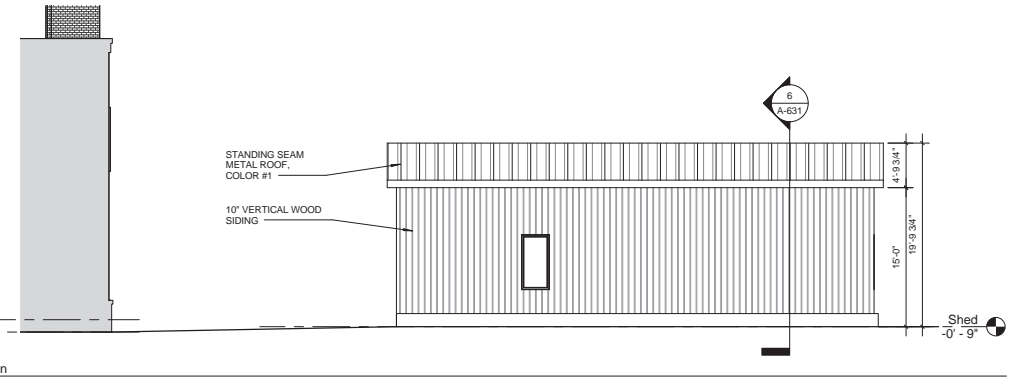
2 Shed - North Elevation
 1/8" = 1'-0"



3 Shed - South Elevation
 1/8" = 1'-0"

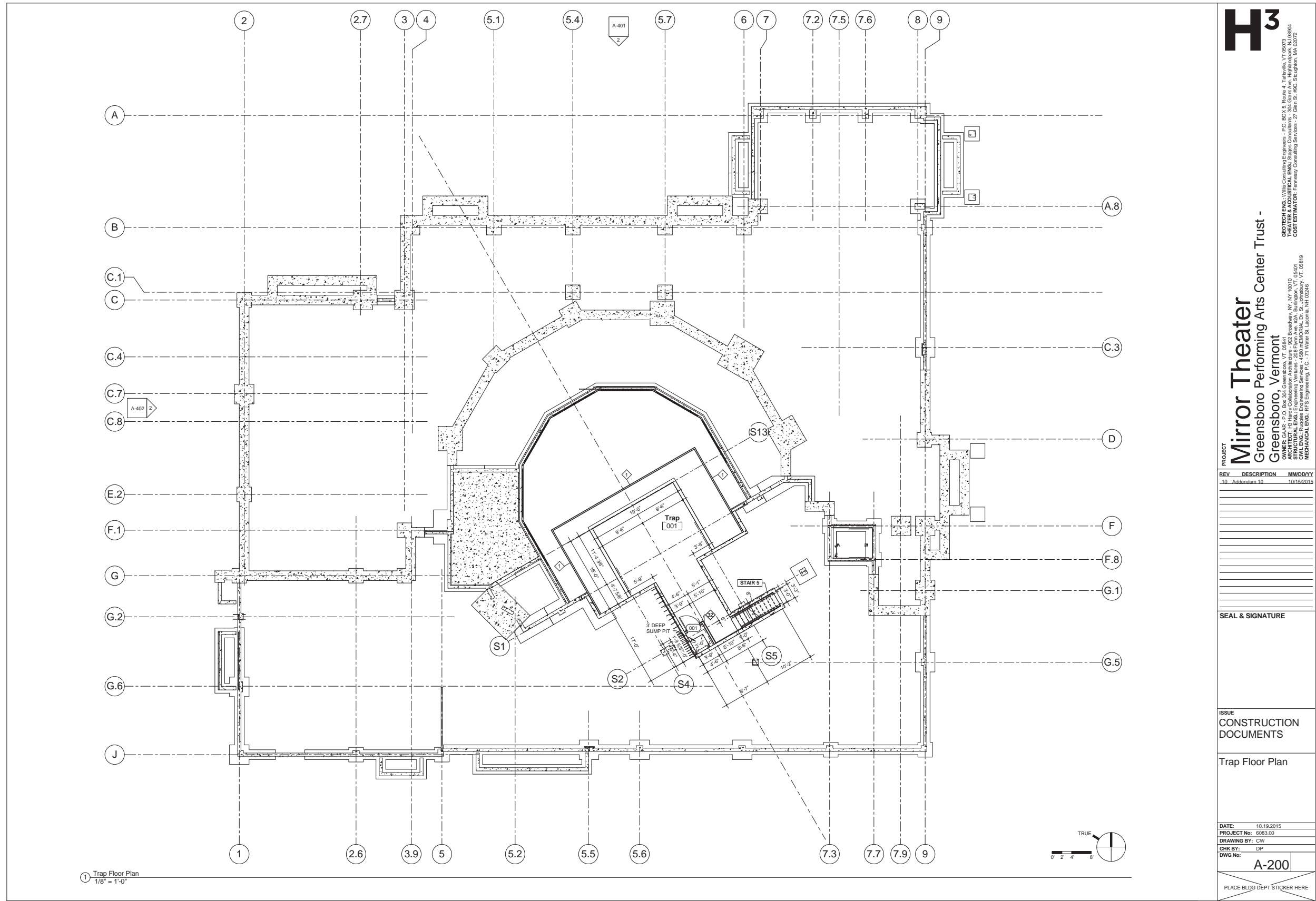


4 Shed - West Elevation
 1/8" = 1'-0"



5 Shed - East Elevation
 1/8" = 1'-0"

PLOTED: 10/23/2015 14:14 AM



Floor Plan - Trap Level - Theater

Mirror Theater// Greensboro, VT// Application for Conditional Use Permit// October 23, 2015

Mirror Theater
 Greensboro Performing Arts Center Trust -
 Greensboro, Vermont

OWNER: G.A.M. P.O. Box 34, Greensboro, VT 05041
 ARCHITECT: H3 Harco Collaborative Architecture - 902 Broadway, NY 10010
 CIVIL ENGR: Ferrissey Consulting Services - 27 Glen St. Stoughton, VT 05019
 MECHANICAL ENGR: RFS Engineering, P.C. - 71 Water St. Lebanon, NH 03056

REV	DESCRIPTION	MM/DD/YY
2	Addendum 2	06/07/2015
10	Addendum 10	10/15/2015

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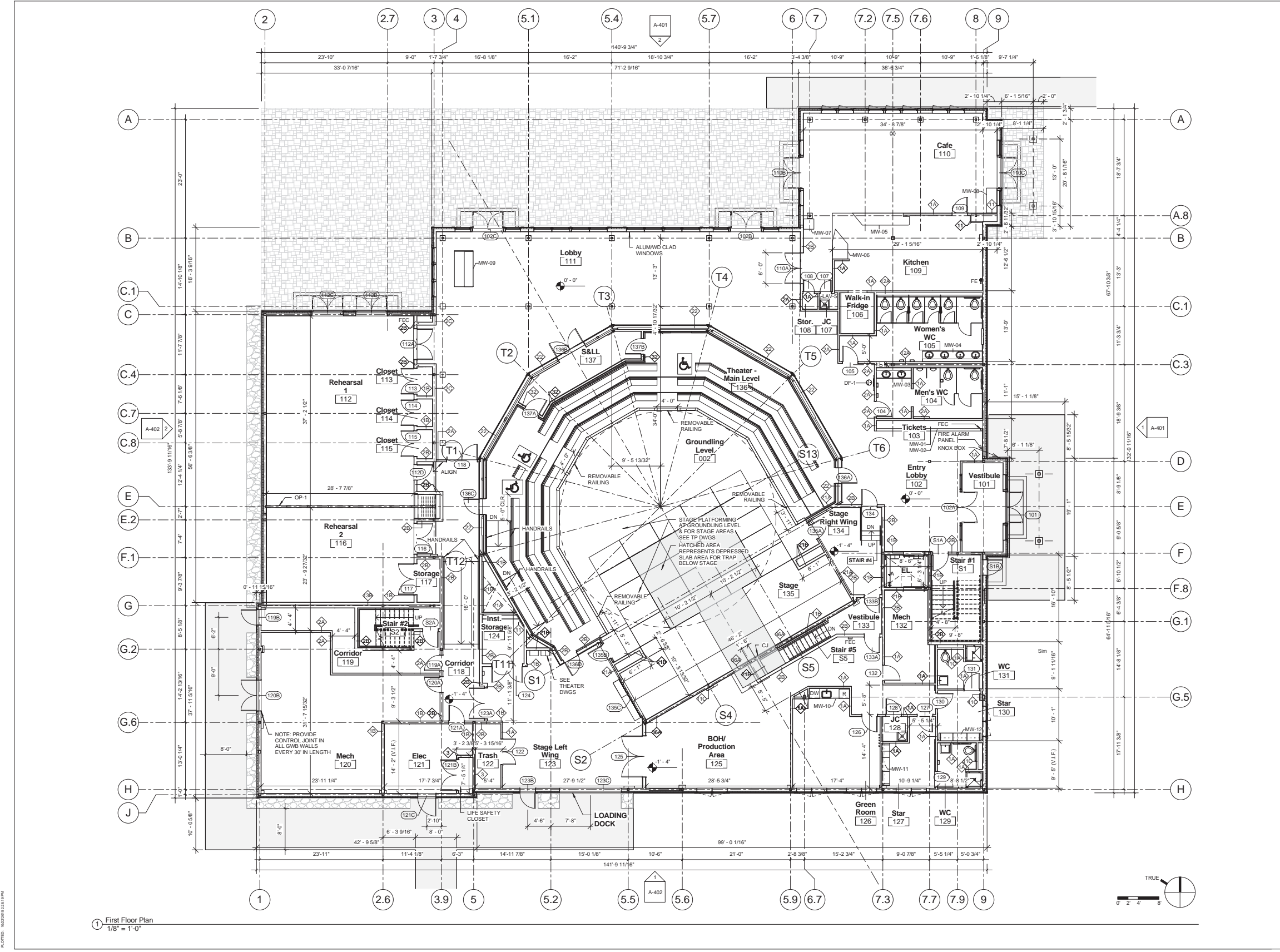
ISSUE
 CONSTRUCTION
 DOCUMENTS

First Floor Plan

DATE: 10.19.2015
 PROJECT No: 6083.00
 DRAWING BY: KC
 CHK BY: DP
 DWG No:

A-201

PLACE BLDG DEPT STICKER HERE



PLOTED: 08/26/15 12:15 PM

1 First Floor Plan
 1/8" = 1'-0"



Mirror Theater
Greensboro Performing Arts Center Trust -
Greensboro, Vermont

GEOTECH ENGR.: Willis Consulting Engineers, P.O. BOX 5, Route 4, Tisbury, VT 05073
OWNER: G.A.H. P.O. Box 34, Greensboro, VT 05041
ARCHITECT: H3 Harco, Collaboration Architecture, 902 Broadway, NY 10019
MECHANICAL ENGR.: H3 Harco, Collaboration Architecture, 902 Broadway, NY 10019
CIVIL ENGR.: H3 Harco, Collaboration Architecture, 902 Broadway, NY 10019
MECHANICAL ENGR.: RFS Engineering, P.C., 71 Water St., Lebanon, NH 03046

REV	DESCRIPTION	MMDDYY
2	Addendum 2	06/07/2015
10	Addendum 10	10/15/2015

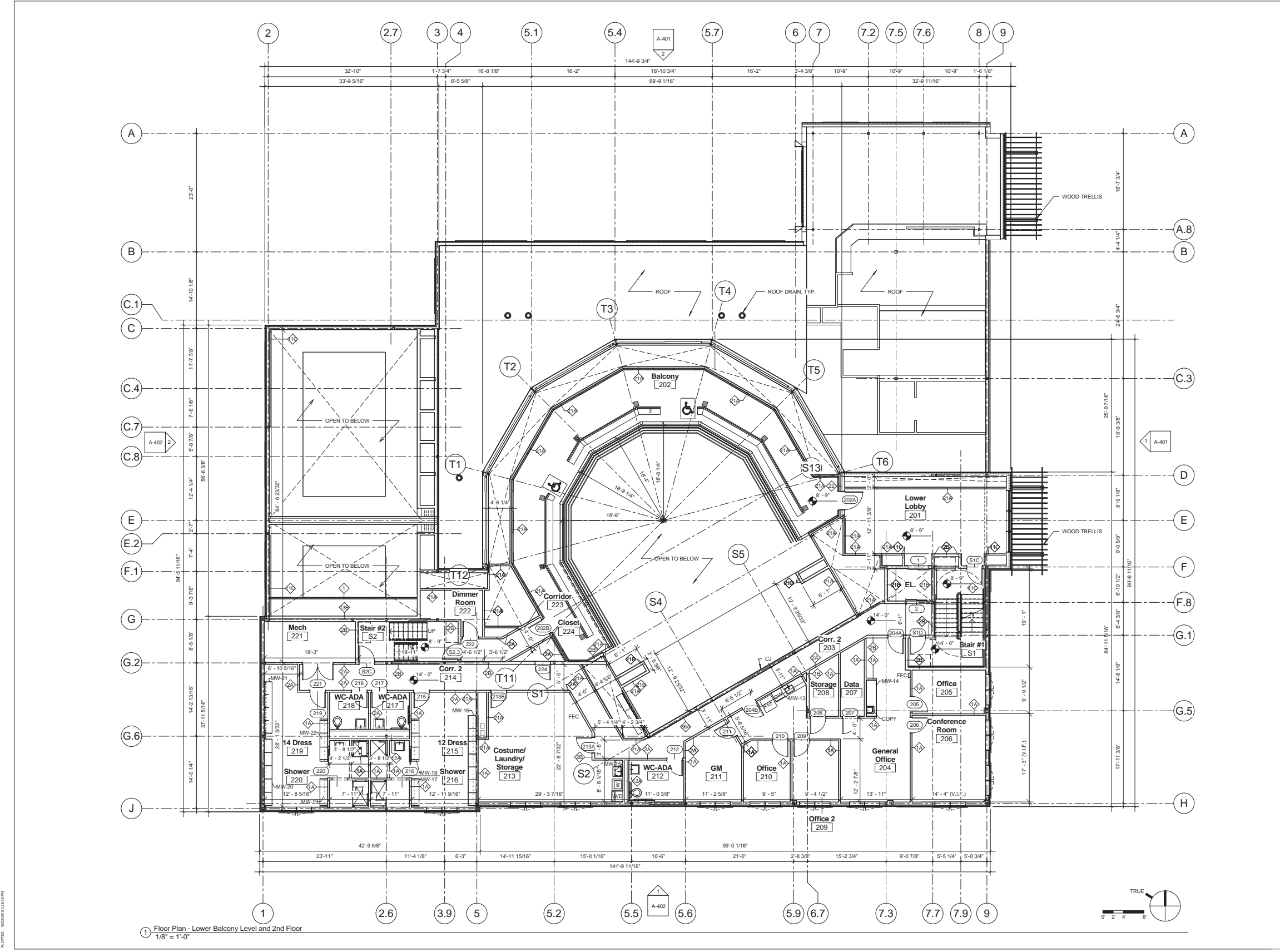
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CONSTRUCTION DOCUMENTS

Lower Balcony Level and 2nd Floor Plan

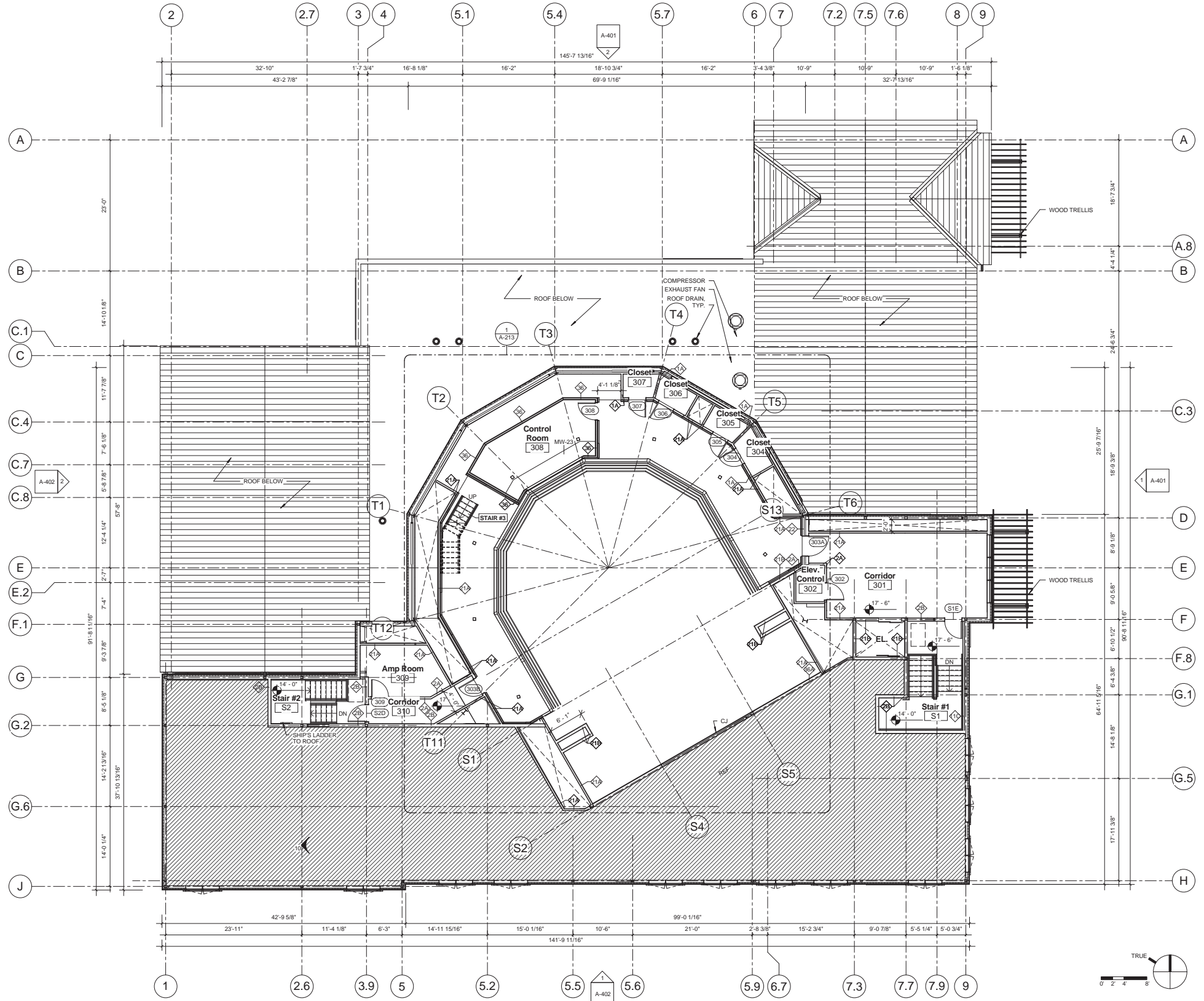
DATE: 10.19.2015
PROJECT No: 6083.00
DRAWING BY: KC
CHK BY: DP
DWG No: A-202

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Floor Plan - Lower Balcony Level and Second Level - Theater

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② Floor Plan - Upper Balcony Level
1/8" = 1'-0"



Mirror Theater
Greensboro Performing Arts Center Trust -
Greensboro, Vermont

PROJECT
 GEOTECH ENGR.: Willis Consulting Engineers - P.O. BOX 5, Route 4, Tisbury, VT 05073
 THEATER & ACoustICAL ENGR.: Stage Consultants - 304 Grant Ave. Highland Park, NJ 08044
 COST ESTIMATOR: Fennelly Consulting Services - 27 Glen St. NYC, Stoughton, MA 02072
 OWNER: G.A.M. P.O. Box 34, Greensboro, VT 05041
 ARCHITECT: H3 Harco Collaborative Architecture - 902 Broadway, NY 10010
 CIVIL ENGR.: Truitt Engineering Services - 4000 mCORMACK Dr., Johnson, VT 05019
 MECHANICAL ENGR.: RFS Engineering, P.C. - 71 Water St., Lebanon, NH 03066

REV	DESCRIPTION	MM/DD/YY
2	Addendum 2	06/07/2015
10	Addendum 10	10/15/2015

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ISSUE
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Technical Gallery
 Floor Plan

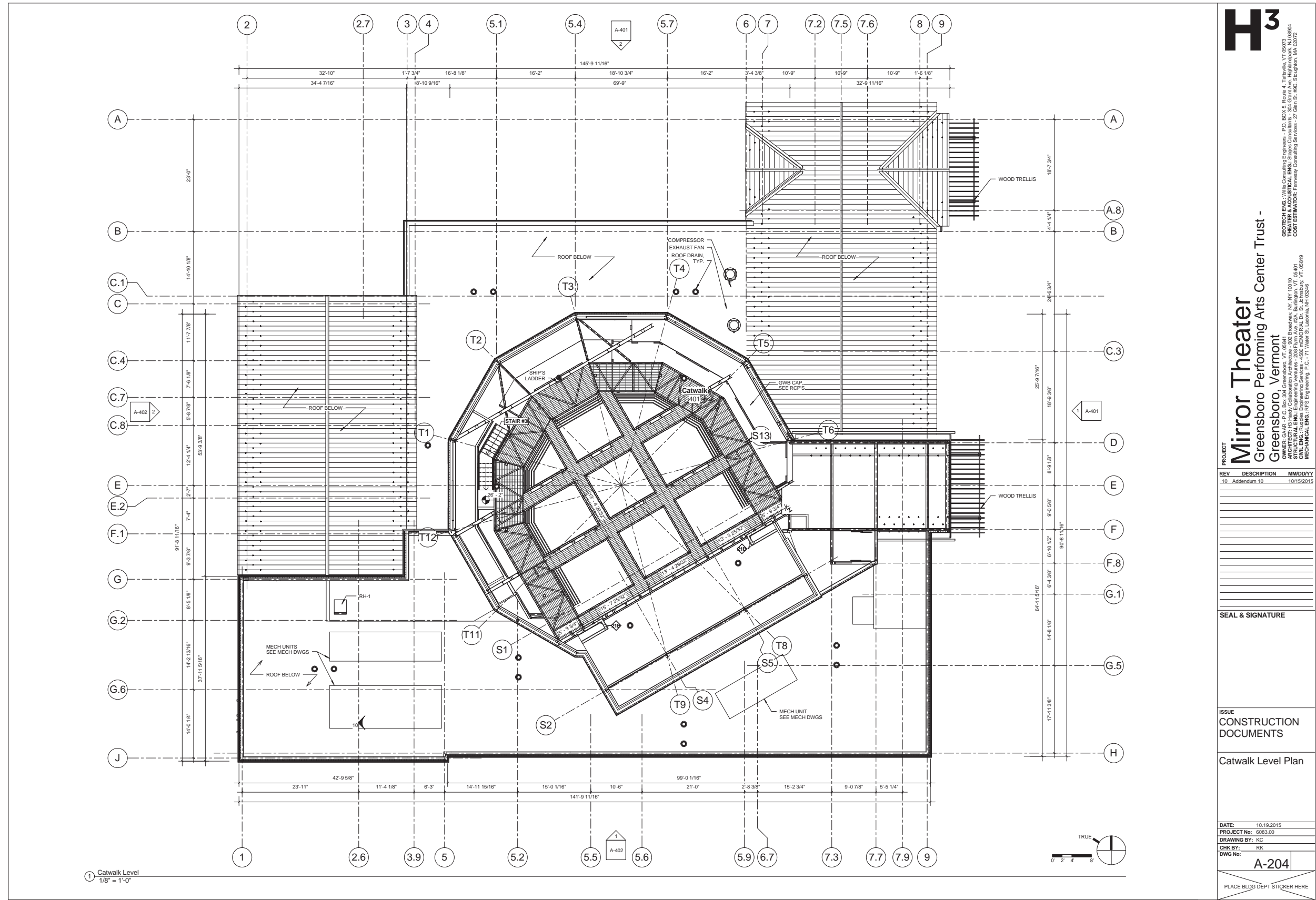
DATE: 10.19.2015
 PROJECT No: 6083.00
 DRAWING BY: KC
 CHK BY: DP
 DWG No: A-203

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Floor Plan - Technical Gallery Level - Theater

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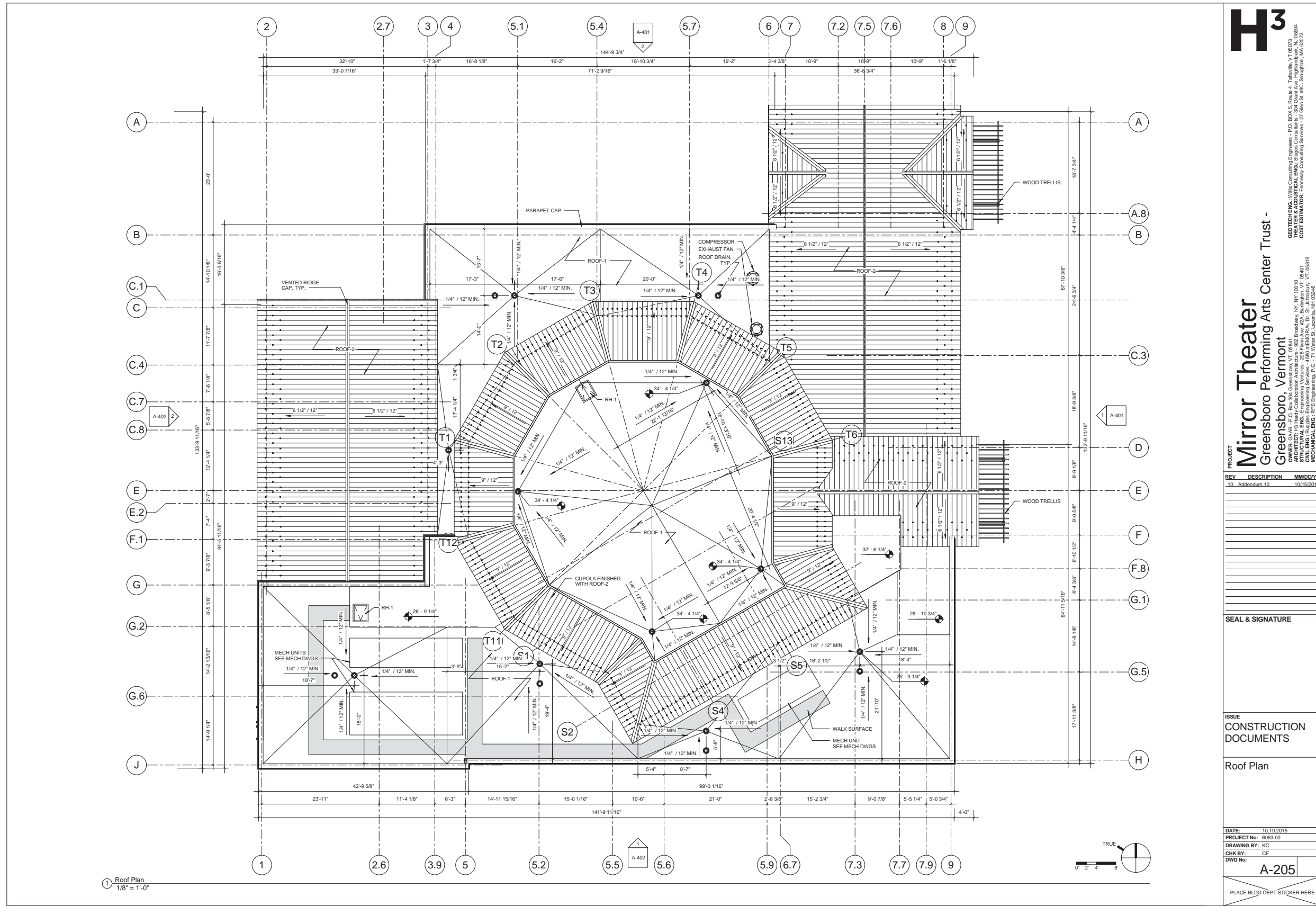
PROJECT
 Mirror Theater
 Greensboro Performing Arts Center Trust -
 Greensboro, Vermont

GEOTECH ENGR: Willis Consulting Engineers, P.O. BOX 5, Route 4, Ferrisburgh, VT 05753
 THEATER & ACoustICAL ENGR: Stage Consultants - 304 Grant Ave. Highland Park, NJ 08044
 COST ESTIMATOR: Ferrisburgh Consulting Services - 27 Glen St. Ferrisburgh, VT 05753
 OWNER: Greensboro Performing Arts Center Trust, 304 Grant Ave. Highland Park, NJ 08044
 ARCHITECT: H3 Harco Collaborative Architecture - 902 Broadway, NY 10010
 CIVIL ENGR: Harco Collaborative Architecture - 902 Broadway, NY 10010
 MECHANICAL ENGR: RFS Engineering, P.C. - 71 Water St. Lebanon, NH 03056



Floor Plan - Catwalk - Theater

Mirror Theater// Greensboro, VT// Application for Conditional Use Permit// October 23, 2015



H³

Mirror Theater
Greensboro Performing Arts Center Trust -
Greensboro, Vermont

GEOTECH ENGR: Willis Consulting Engineers, P.O. BOX 5, Route 4, Tullyville, VT 05073
THEATER & ACoustICAL ENGR: Stage Consultants - 304 Grant Ave. Highland Park, NJ 08804
COST ESTIMATOR: Ferris Consulting Services - 27 Glen St. #6C, Stoughton, MA 02072

OWNER: Greensboro Performing Arts Center Trust, 902 Broadway, N.Y. 10010
ARCHITECT: HS Harco Collaborative Architecture - 902 Broadway, N.Y. 10010
MECHANICAL ENGR: RFS Engineering, P.C. - 71 Water St. Lebanon, NH 03366
CIVIL ENGR: Stables Engineering Services - 4505 McCOMRAL Dr. St. Albans, VT 05519

REV	DESCRIPTION	MM/DD/YY
10	Addendum 10	10/15/2015

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Roof Plan



Floor Plan - Roof Level - Theater

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10	Addendum 10	10/15/2015

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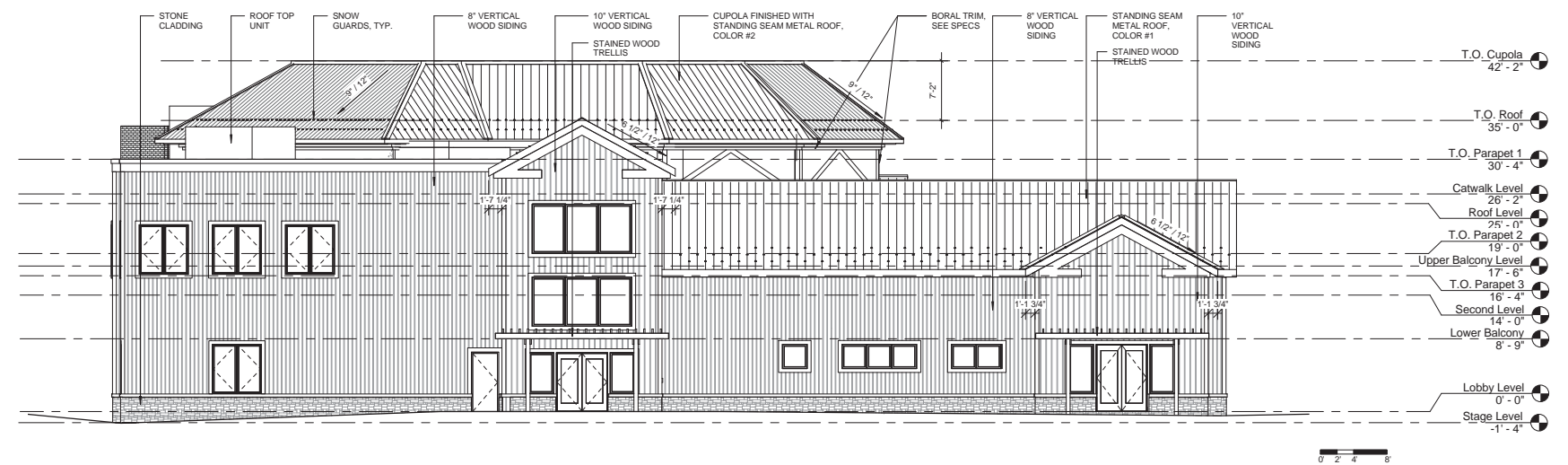
ISSUE
CONSTRUCTION DOCUMENTS

Building Elevations

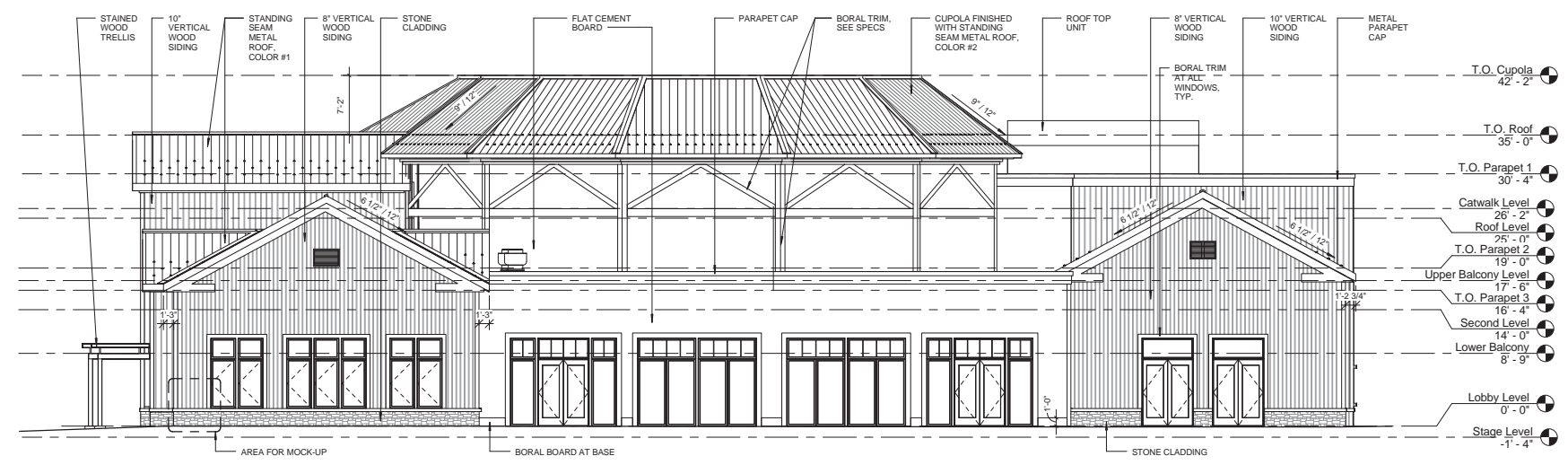
DATE: 10.15.2015
 PROJECT No: 6083.00
 DRAWING BY: KC
 CHK BY: DP
 DWG No:

A-401

PLACE BLDG DEPT STICKER HERE



① Building Elevation - East Elevation
 1/8" = 1'-0"



② Building Elevation - North Elevation
 1/8" = 1'-0"

NOTES:
 VERTICAL WOOD SIDING TO BE RED CEDAR VERTICAL LAP SIDING
 FLAT CEMENT BOARD TO BE JAMES HARDIE HARDIEPANEL
 TRIM TO BE TruEXTERIOR TRIM BY BORAL
 STAIN COLOR: TBD
 COLOR: ARCTIC WHITE
 COLOR: TBD

