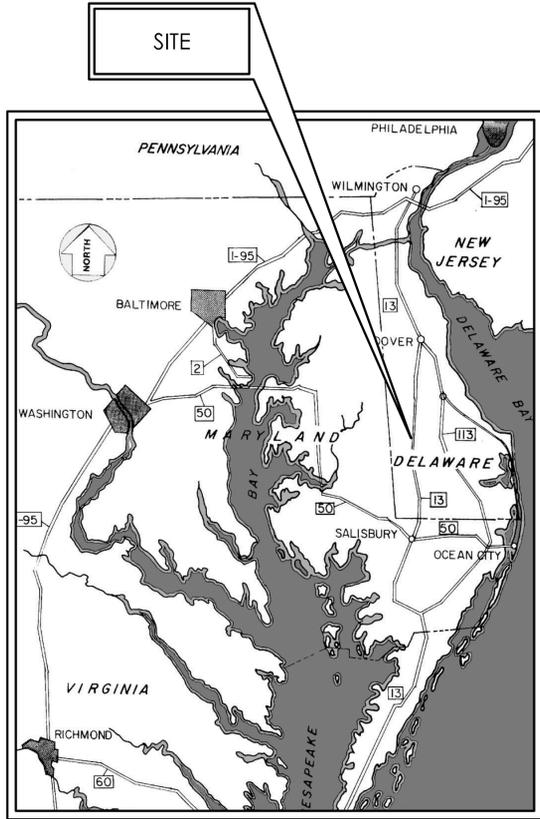


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VICINITY MAP
N.T.S.

BRIDGEVILLE
TOWN HALL



LOCATION MAP
N.T.S.

NEW ADDITION FOR: BRIDGEVILLE TOWN HALL

101 N MAIN STREET
BRIDGEVILLE, DE 19933



CONTACTS:

OWNER REP: TOWN OF BRIDGEVILLE
101 N. MAIN STREET
BRIDGEVILLE, DE 19933

BETHANY DEBUSSY
TOWN MANAGER

ARCHITECT: GEORGE MILES & BUHR, LLC
208 W. MAIN STREET
SALISBURY, MD 21801
410-742-3115

MORGAN HELFRICH, AIA LEED AP

INDEX OF DRAWINGS:

G1.0 COVER PAGE
C1.0 CONCEPTUAL SITE EXHIBIT
A0.1 EXISTING FOUNDATION PLAN
A0.2 EXISTING FIRST FLOOR PLAN
A0.3 EXISTING SECOND FLOOR PLAN
A0.4 EXISTING ELEVATIONS

SCHEME A
A1.1A SCHEME A - FIRST FLOOR PLAN
A2.1A SCHEME A - ELEVATIONS
A2.2A SCHEME A - ELEVATIONS +
CODE

SCHEME B
A1.1B SCHEME B - FIRST FLOOR PLAN
A1.2B SCHEME B - SECOND FLOOR
PLAN
A2.1B SCHEME B - ELEVATIONS
A2.2B SCHEME B - ELEVATIONS +
CODE

GENERAL NOTES:

- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THESE FINAL CONSTRUCTION DOCUMENTS. THE GENERAL CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL FIELD DIMENSIONS, EXISTING CONDITIONS, AND PROJECT CONDITIONS, AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES, CONFLICTS, OR OMISSIONS THAT WOULD INTERFERE WITH THE SATISFACTORY COMPLETION OF THE PROJECT.
- BASE INFORMATION INDICATED ON THESE DRAWINGS WAS DERIVED FROM VISUAL OBSERVATIONS AS WELL AS EXISTING DRAWINGS, AND ALL DIMENSIONS ARE APPROXIMATE. THIS BASE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND IS NOT TO BE CONSTRUED AS A RE-MEASURED OR "AS-BUILT" PLAN BY THE ARCHITECT, BUT RATHER AS REFERENCED DATA WHICH FROM ALL SURFACE APPEARANCES OBSERVED AT THE SITE IS BASICALLY ACCEPTABLE FOR THE PURPOSES OF THIS PROJECT.
- THE CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS, ELEVATIONS, DIMENSIONS, BEFORE EXECUTION OF ANY WORK, AND ANY VARIANCES OR INCONSISTENCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY AND IN WRITTEN FORM EITHER ON THE DRAWINGS OR IN A LETTER.
- THE CONTRACTOR AGREES TO WORK WITH THE ARCHITECT IN RESOLVING CONFLICTS IN A TIMELY MANNER, INCLUDING CONCEALED OR UNANTICIPATED CONDITIONS THAT AFFECT THE WORK OF THIS CONTRACT.
- ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL LOCAL LAWS, ORDINANCES, RULES AND REGULATIONS OF THE GOVERNING AGENCIES HAVING JURISDICTION OVER THE PROJECT.
- THE CONTRACTOR MUST TAKE ADEQUATE CARE TO PROTECT ALL AREAS OF THE BUILDING WHERE THE WORK OF THIS ALTERATION IS LOCATED AS WELL AS AREAS ADJACENT TO THE AREA OF WORK OF THIS PROJECT SO AS TO PREVENT DAMAGE TO LIFE OR PROPERTY AS A RESULT OF THIS ALTERATION AND NEW CONSTRUCTION. PROVIDE ALL NECESSARY SAFEGUARDS, BARRICADES, FENCES, SIGNAGE, ETC. AS REQUIRED TO PROTECT THE OCCUPANTS, PUBLIC AND EMPLOYEES FROM ANY POSSIBLE INJURY RESULTING FROM THE WORK.
- IN ALL CASES, DRAWINGS SHALL NOT BE SCALED FOR INFORMATION. FIGURED DIMENSIONS SHALL GOVERN THE WORK AND ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD.
- THE CONTRACTOR AND EACH SUB-CONTRACTOR SHALL KEEP ACCURATE RECORDS OF ANY MODIFICATION OR DEVIATIONS FROM THE CONTRACT DOCUMENTS. THE CONTRACTOR SHALL DELIVER TO THE ARCHITECT A COMPLETE SET OF "AS-BUILT" DRAWINGS PRIOR TO APPROVAL OF FINAL PAYMENT.
- THE CONTRACTOR SHALL NOT MAKE, CAUSE TO BE MADE, OR PERMIT A SUBCONTRACTOR OR STAFF MEMBER OR LOCAL REPRESENTATIVE OF THE OWNER TO MAKE ANY CHANGES TO WHAT IS SPECIFIED ON THE DRAWINGS WITHOUT SPECIFIC AUTHORIZATION OF THE ARCHITECT.
- REPAIR OR REPLACE ALL AREAS DAMAGED AS A RESULT OF THE WORK TO THE SATISFACTION OF THE OWNER.

NO.	REVISION	DATE

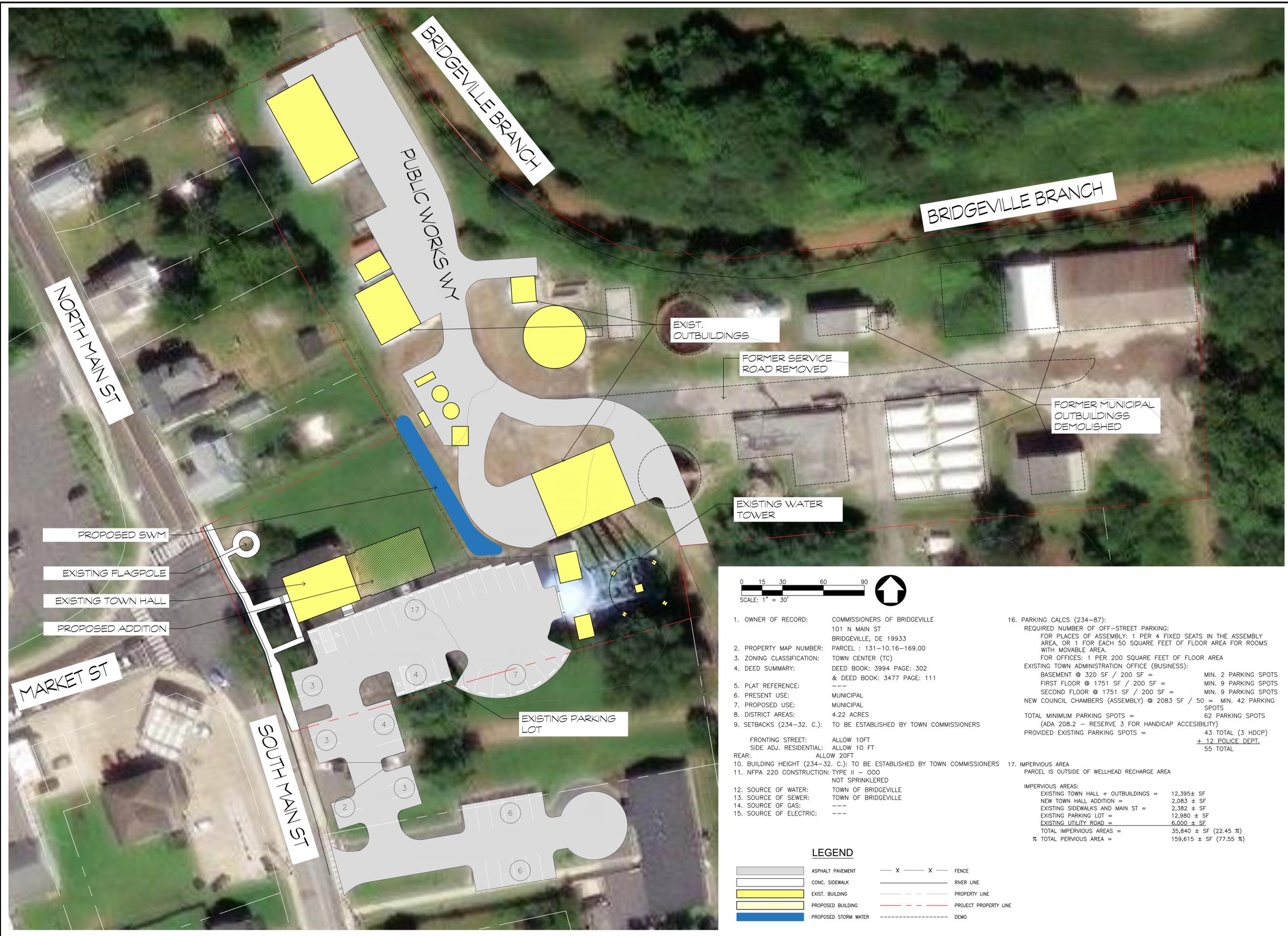
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FEASIBILITY STUDY FOR:
BRIDGEVILLE TOWN HALL
101 N MAIN STREET BRIDGEVILLE, DE 19933

COVER PAGE

SCALE : ---
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CHECKED BY : DLT
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G1.0



- PROPOSED SWM
- EXISTING FLAGPOLE
- EXISTING TOWN HALL
- PROPOSED ADDITION

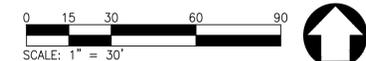
EXIST. OUTBUILDINGS

FORMER SERVICE ROAD REMOVED

FORMER MUNICIPAL OUTBUILDINGS DEMOLISHED

EXISTING WATER TOWER

EXISTING PARKING LOT



1. OWNER OF RECORD: COMMISSIONERS OF BRIDGEVILLE
101 N MAIN ST
BRIDGEVILLE, DE 19933
2. PROPERTY MAP NUMBER: PARCEL : 131-10.16-169.00
3. ZONING CLASSIFICATION: TOWN CENTER (TC)
4. DEED SUMMARY: DEED BOOK: 3994 PAGE: 302 & DEED BOOK: 3477 PAGE: 111
5. PLAT REFERENCE: ---
6. PRESENT USE: MUNICIPAL
7. PROPOSED USE: MUNICIPAL
8. DISTRICT AREAS: 4.22 ACRES
9. SETBACKS (234-32. C.): TO BE ESTABLISHED BY TOWN COMMISSIONERS
- FRONTING STREET: ALLOW 10FT
SIDE ADJ. RESIDENTIAL: ALLOW 10 FT
REAR: ALLOW 20FT
10. BUILDING HEIGHT (234-32. C.): TO BE ESTABLISHED BY TOWN COMMISSIONERS
11. NFPA 220 CONSTRUCTION: TYPE II - 000
NOT SPRINKLERED
12. SOURCE OF WATER: TOWN OF BRIDGEVILLE
13. SOURCE OF SEWER: TOWN OF BRIDGEVILLE
14. SOURCE OF GAS: ---
15. SOURCE OF ELECTRIC: ---

16. PARKING CALCS (234-87):
REQUIRED NUMBER OF OFF-STREET PARKING:
FOR PLACES OF ASSEMBLY: 1 PER 4 FIXED SEATS IN THE ASSEMBLY AREA, OR 1 FOR EACH 50 SQUARE FEET OF FLOOR AREA FOR ROOMS WITH MOVABLE AREA.
FOR OFFICES: 1 PER 200 SQUARE FEET OF FLOOR AREA
- EXISTING TOWN ADMINISTRATION OFFICE (BUSINESS):
BASEMENT @ 320 SF / 200 SF = MIN. 2 PARKING SPOTS
FIRST FLOOR @ 1751 SF / 200 SF = MIN. 9 PARKING SPOTS
SECOND FLOOR @ 1751 SF / 200 SF = MIN. 9 PARKING SPOTS
NEW COUNCIL CHAMBERS (ASSEMBLY) @ 2083 SF / 50 = MIN. 42 PARKING SPOTS
- TOTAL MINIMUM PARKING SPOTS = 62 PARKING SPOTS
(ADA 208.2 - RESERVE 3 FOR HANDICAP ACCESSIBILITY)
- PROVIDED EXISTING PARKING SPOTS = 43 TOTAL (3 HDCP)
+ 12 POLICE DEPT.
55 TOTAL

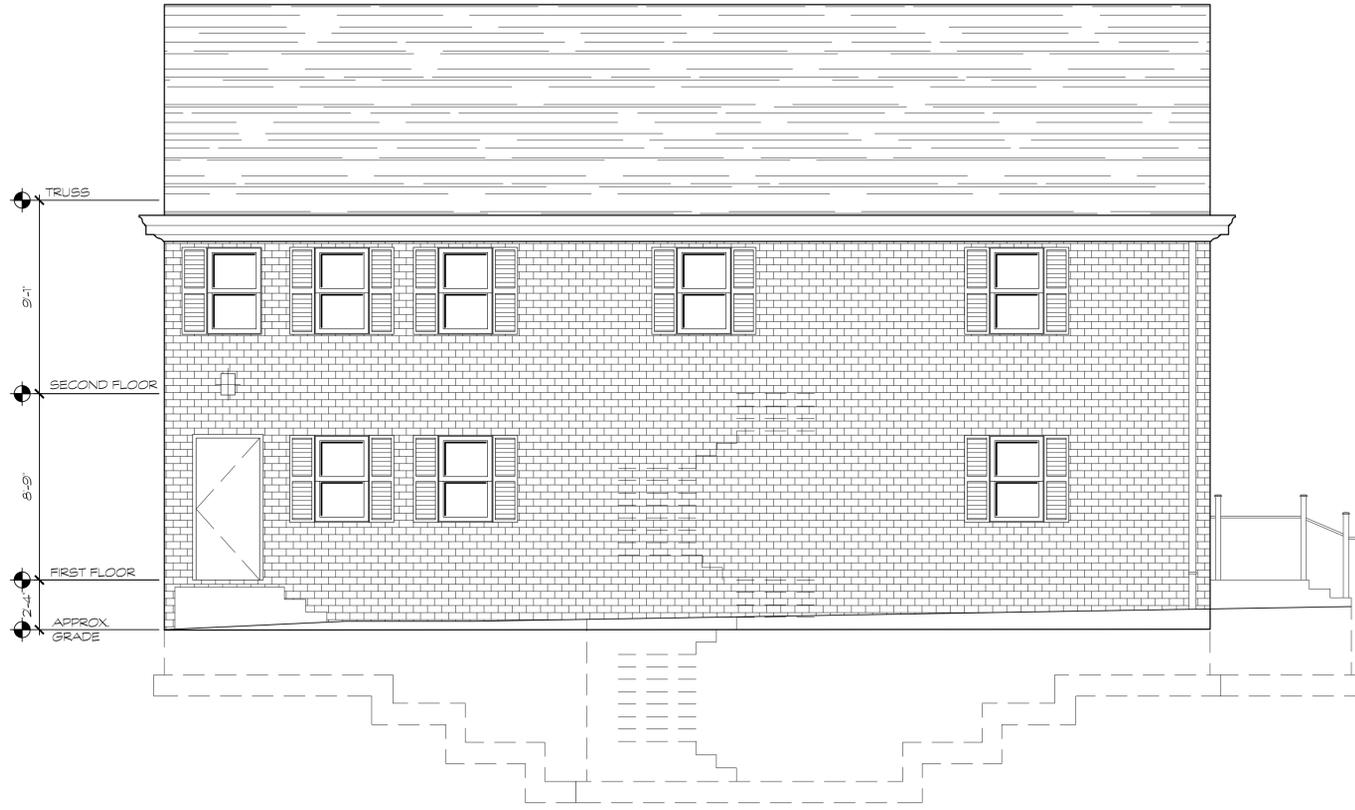
LEGEND

- ASPHALT PAVEMENT
- CONC. SIDEWALK
- EXIST. BUILDING
- PROPOSED BUILDING
- PROPOSED STORM WATER
- X X FENCE
- RIVER LINE
- PROPERTY LINE
- PROJECT PROPERTY LINE
- DEMO

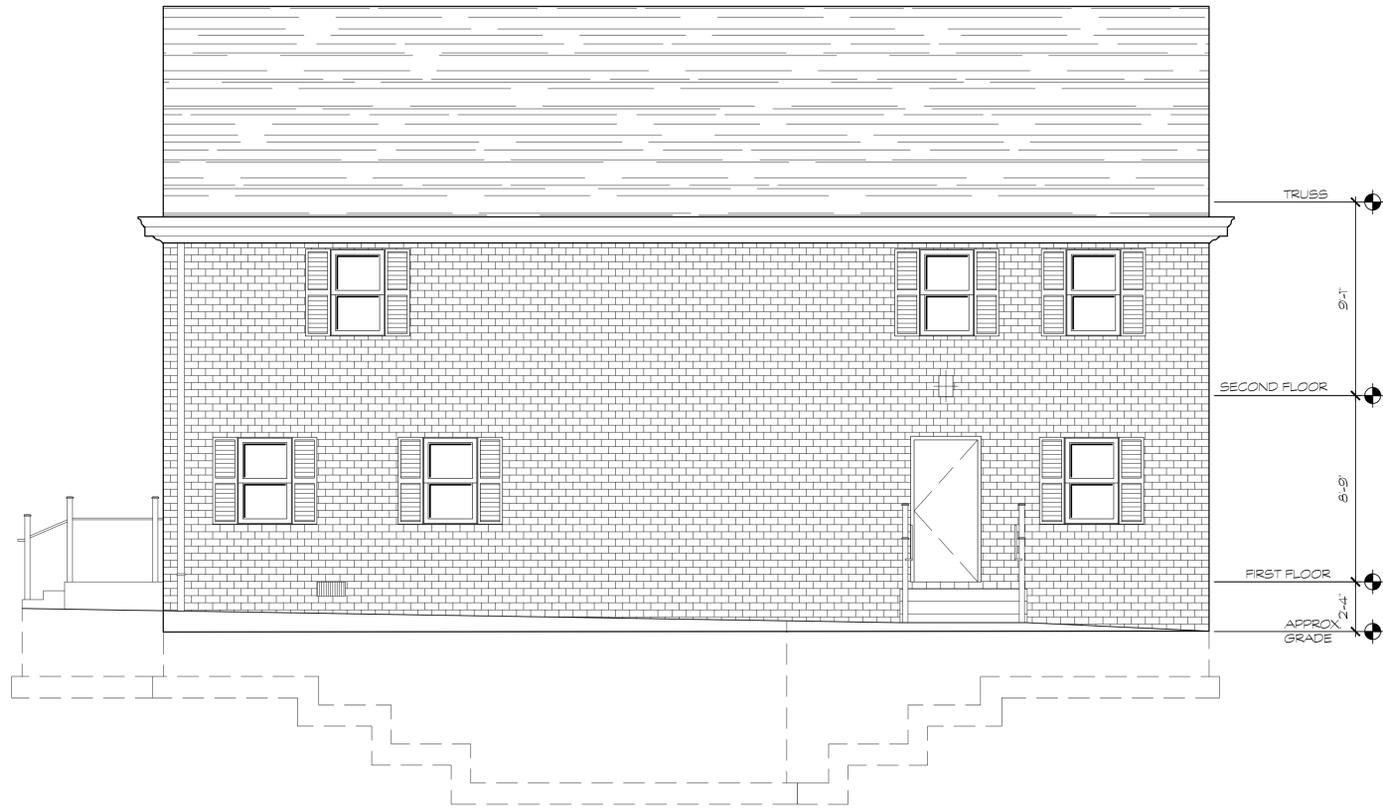
17. IMPERVIOUS AREA
PARCEL IS OUTSIDE OF WELLHEAD RECHARGE AREA
- IMPERVIOUS AREAS:
EXISTING TOWN HALL + OUTBUILDINGS = 12,395 ± SF
NEW TOWN HALL ADDITION = 2,083 ± SF
EXISTING SIDEWALKS AND MAIN ST = 2,382 ± SF
EXISTING PARKING LOT = 12,980 ± SF
EXISTING UTILITY ROAD = 6,000 ± SF
TOTAL IMPERVIOUS AREAS = 35,840 ± SF (22.45 %)
% TOTAL PERVIOUS AREA = 159,615 ± SF (77.55 %)

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NO.	REVISION	DATE					
<p>FEASIBILITY STUDY FOR: BRIDGEVILLE TOWN HALL 101 N MAIN STREET BRIDGEVILLE, DE 19933</p>							
<p>CONCEPTUAL SITE EXHIBIT</p>							
<p>SCALE : 1/4" = 1'-0" DESIGN BY : MHH DRAWN BY : JDM CHECKED BY : MHH GMB FILE : 250281 DATE : 1/13/2026</p>							
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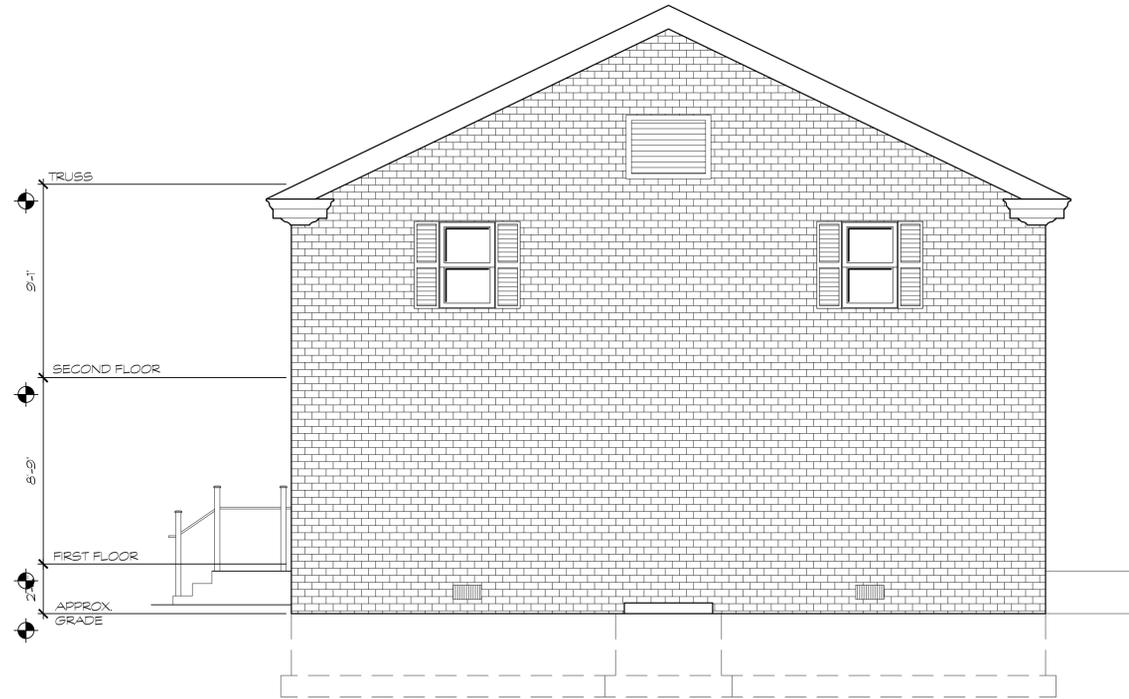
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1 NORTH ELEVATION
1/4" = 1'-0"



3 SOUTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

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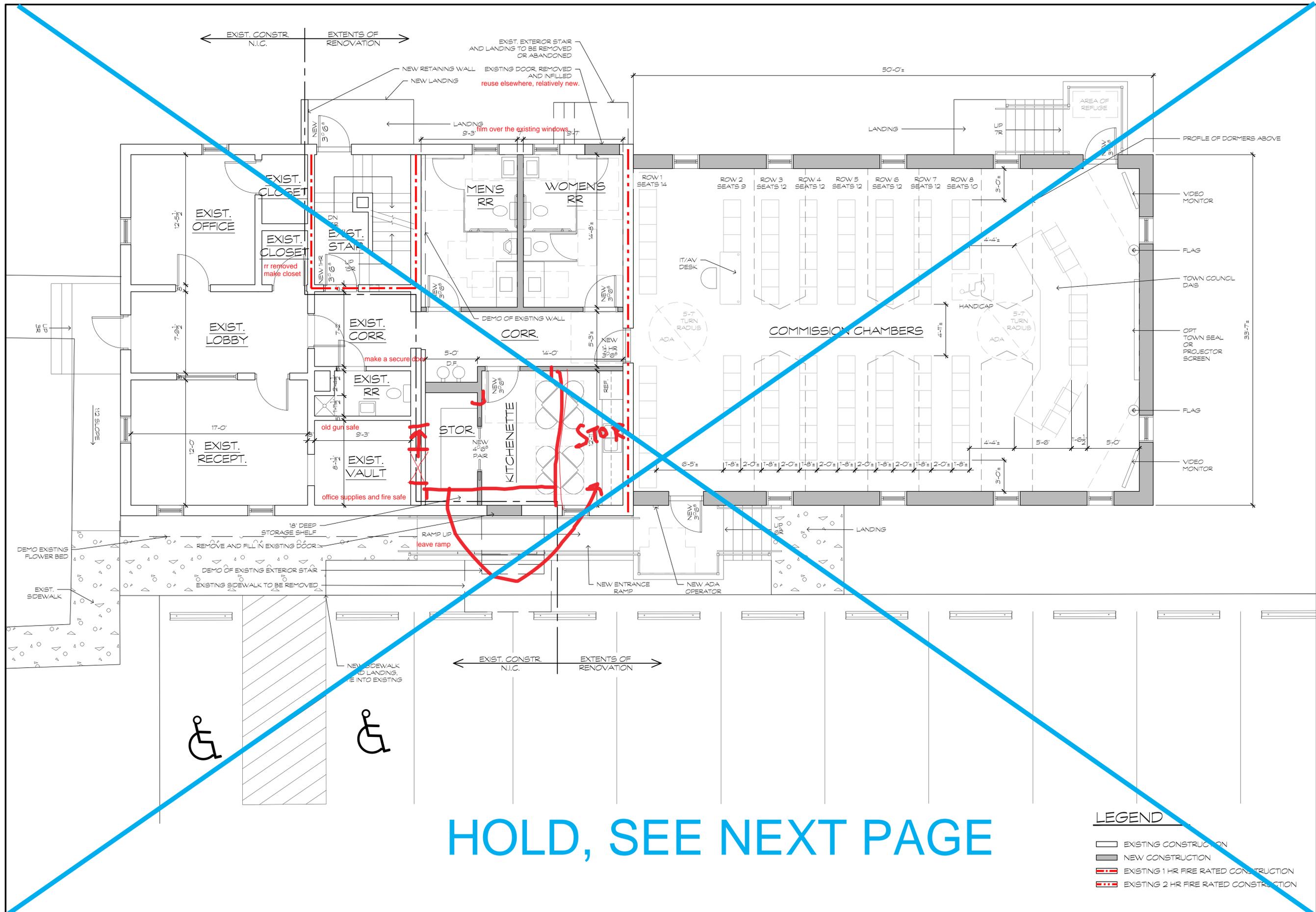
FEASIBILITY STUDY FOR
 BRIDGEVILLE TOWN HALL
 101 N MAIN STREET BRIDGEVILLE, DE 19933

EXISTING
 ELEVATIONS

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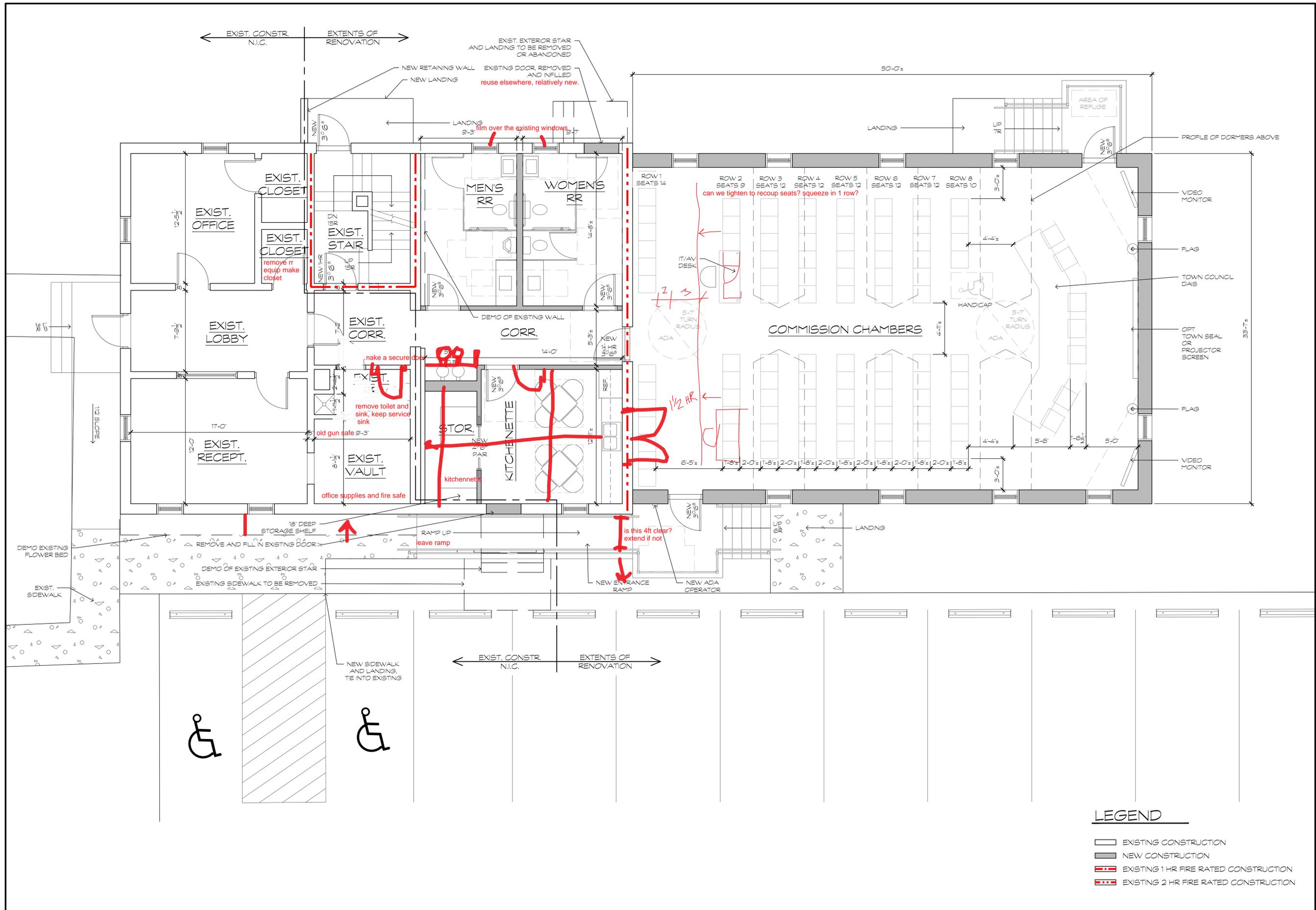
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- LEGEND**
- EXISTING CONSTRUCTION
 - NEW CONSTRUCTION
 - EXISTING 1 HR FIRE RATED CONSTRUCTION
 - EXISTING 2 HR FIRE RATED CONSTRUCTION

1 FIRST FLOOR PLAN (EXIST. 1751 SF + NEW 1695 SF ADDITION; TOTAL 3,446 SF FOOTPRINT); SEATS 93 GUESTS
 1/4" = 1'-0"

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<p>SCHEME A - FIRST FLOOR PLAN</p>	<p>SCALE : AS NOTED DESIGN BY : MHH DRAWN BY : JDM CHECKED BY : DLT GMB FILE : 250281 DATE : 1/13/2026</p>
<p>A1.1A</p>	<p>DATE</p> <p>REVISION</p> <p>NO.</p>

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- LEGEND**
- EXISTING CONSTRUCTION
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SCHEME A - FIRST FLOOR PLAN	
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1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
1/4" = 1'-0"

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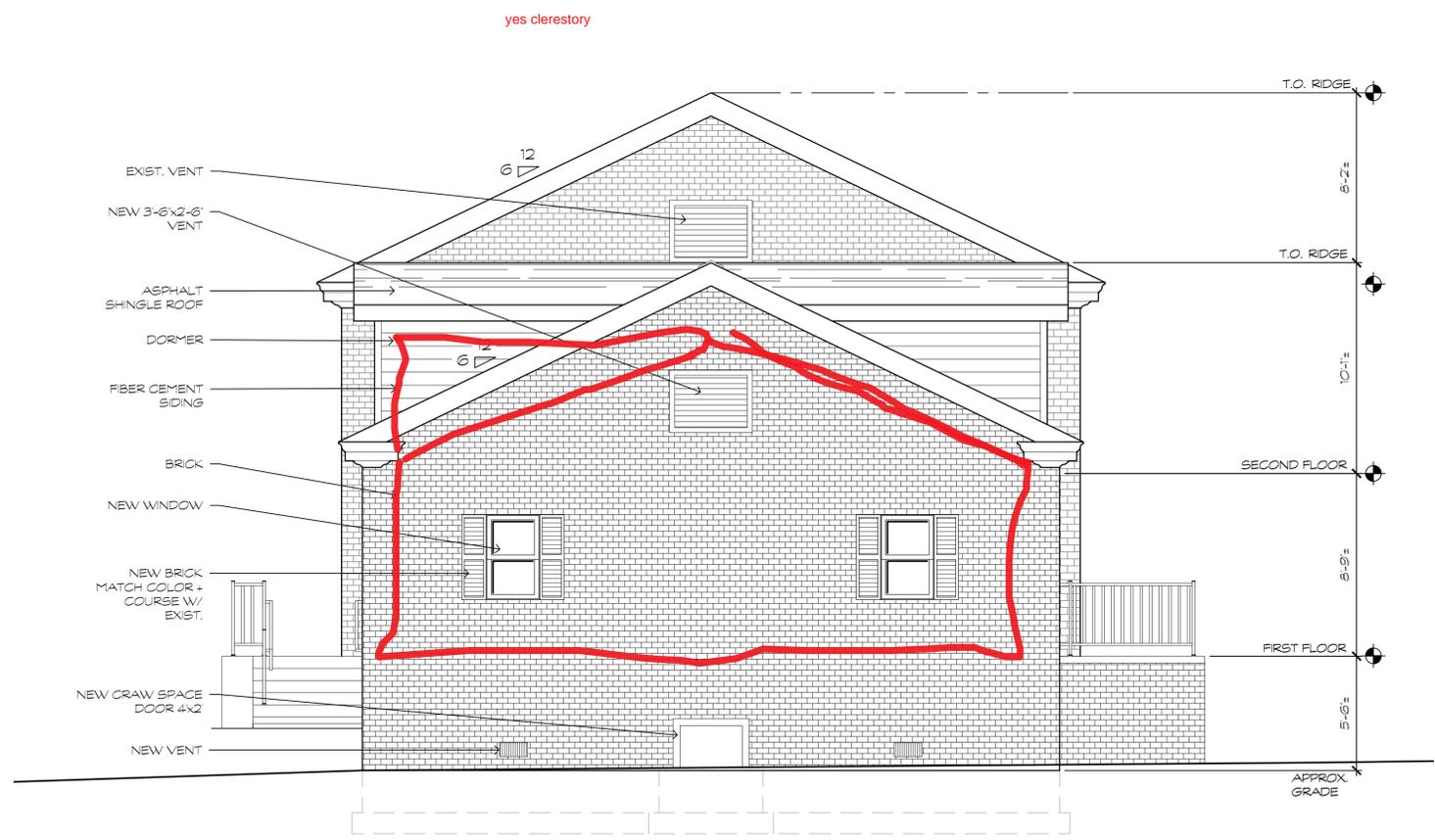
FEASIBILITY STUDY FOR:
BRIDGEVILLE TOWN HALL
101 N MAIN STREET BRIDGEVILLE, DE 19933

**SCHEME A -
ELEVATIONS**

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1 EAST ELEVATION
1/4" = 1'-0"

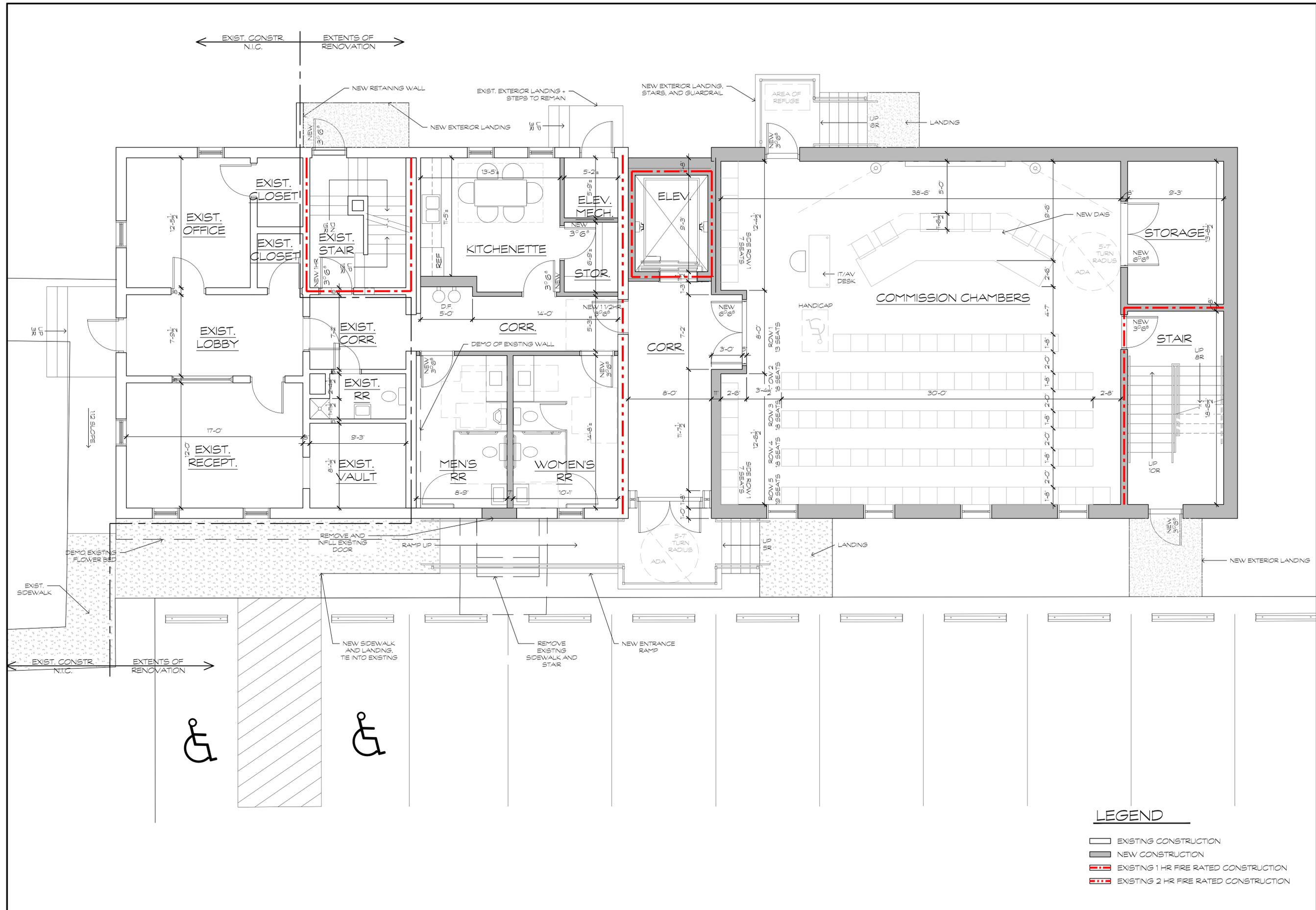
BRIDGEVILLE TOWN HALL
International Building Code 2021
International Existing Building Code 2021
NFPA 101 - Life Safety Code 2021
Delaware Regulations: 702 Fire Protection in Building Construction



TOPIC	DESCRIPTION	CODE REFERENCE
OCCUPANCY GROUP (NO CHANGE)	EXISTING TOWN HALL ADMIN - BUSINESS (B) NEW COMMUNITY HALL - ASSEMBLY (A-3)	IBC 304.1 IBC 303.4 NFPA 6.1.2 and 6.1.11
ALTERATION CLASSIFICATION	LEVEL 2: WORK AREA LESS THAN 50% OF THE EXISTING BUILDING AREA RECONFIGURATION OF EXISTING SPACE FOR STORAGE, RESTROOMS, AND INCIDENTAL SPACES ADDITION: NEW 1520 SF COMMUNITY HALL	IEBC 604 IEBC 606
CONSTRUCTION CLASSIFICATION (NO CHANGE)	TYPE V-B, NONSPRINKLERED NFPA TYPE V 000	IBC TABLE 601 NFPA TABLE A.8.2.1.2
ALLOWABLE AREAS	MAX. ALLOWABLE AREA NONSPRINKLERED: 10,000 S.F. EXISTING ADMIN. BUILDING, BASMENT: 320 S.F. EXISTING ADMIN. BUILDING, 1ST FLOOR: 1,751 S.F. EXISTING ADMIN. BUILDING, 2ND FLOOR: 1,751 S.F. NEW COUNCIL CHAMBER ADDITION: 1,520 S.F. TOTAL BUILDING AREA: 5,342 S.F.	DE 702 1.1.4
FIRE RESISTANCE BUILDING ELEMENTS	STRUCTURAL FRAME: 0 HRS. EXTERIOR BEARING WALLS: 0 HRS. INTERIOR BEARING WALLS: 0 HRS. NON-BEARING EXTERIOR WALLS: 0 HRS. NON-BEARING INTERIOR WALLS: 0 HRS. FLOORS: 0 HRS. ROOFS: 0 HRS.	IBC TABLE 601 NFPA TABLE A.8.2.1.2
SEPARATED OCCUPANCIES	SEPARATION B/W BUSINESS (B) AND ASSEMBLY (A-3): 2 HOURS NONSPRINKLERED MIN. OPENING PROTECTIVES: DOORS: 1 1/2 HOURS WINDOWS: 2 HOURS	IBC 508.4 NFPA TABLE 6.1.14.4.1 IBC TABLE 716.1 NFPA TABLE 8.3.3.2.2
ENCLOSURE PROTECTION	STAIRWAYS TO PROVIDE MIN. ENCLOSURE OF 1 HOUR RATING WITH LESS THAN 4 STORIES IN HEIGHT. OPENINGS WITH MIN. 1 HR RATING. ELEVATORS TO PROVIDE A MIN. ENCLOSURE OF 1 HOUR RATING WITH LESS THAN 4 STORIES IN HEIGHT. OPENINGS WITH MIN. 1 HR	IBC 1023.2 IBC TABLE 716.1(2) NFPA 8.6.5 IBC 713.4
AUTOMATIC SPRINKLERS	SINGLE OCCUPANT, MIXED USE BUILDING. RECONFIGURATION OF EXIST. LESS THAN 50%, AND UNDER 10,000 SF. SPRINKLERS NOT REQD.	IEBC 803.2.2 DE 702, CH 4-1.2
MAX. AREA UNPROTECTED OPENING	EXTERIOR WALLS > 30 FT. = NOT REQD NEW OPENINGS NOT PROTECTED (EXISTING OPENINGS NOT PROTECTED)	IBC TABLE 705.8
WALL AND CEILING FINISH	BUILDING EXIT ENCLOSURE: CLASS A ROOMS: CLASS A CORRIDORS: CLASS C	IBC TABLE 803.13 NFPA 38.3.3.2
OCCUPANT LOAD	EXIST. ADMIN - BASEMENT (GROSS): 320 S.F. / 150 = 2 OCC. EXIST. ADMIN - 1ST (GROSS): 1,751 S.F. / 150 = 12 OCC. EXIST. ADMIN - 2ND (GROSS): 1,751 S.F. / 150 = 12 OCC. NEW COUNCIL CHAMBERS (NET): 1,520 S.F. / 15 = 101 OCC. TOTAL ADMIN. BUILDING PERSONS: 127 OCC.	IBC TABLE 1004 NFPA 7.3.1.2
EGRESS WIDTH	EXITS: 0.2 x 192 = 38.4 INCHES PROVIDED: EXIST. 3, 36 INCHES = 108"	IBC 1005.3.2 NFPA TABLE 7.3.3.1
EXIT ACCESS TRAVEL DISTANCE	ASSEMBLY (A) + BUSINESS (B) = 200 FT. NONSPRINKLERED COMMON PATH (B, < 30 OCCUPANTS) = 75 FT. NONSPRINKLERED COMMON PATH (A, > 50 OCCUPANTS) = 20 FT. NONSPRINKLERED	IBC TABLE 1017.2 NFPA TABLE A.7.6 IBC TABLE 1006.2.1
CORRIDOR REQUIREMENTS	CORRIDOR WALLS AND OPENINGS (> 30 OCCUPANTS): 1 HR. DEAD END CORRIDOR LENGTH: 20 FT. MAX.	IBC 1020.2 NFPA 12.3.6 + 38.3.6 NFPA A.7.6
STAIRWAY ENCLOSURE	EXISTING STAIRS TO BE ENCLOSED. ENCLOSURE TO OFFER MIN. 1 HOUR RATING WITH MIN. 1 HOUR RATED OPENINGS	IBC 802.2.3 NFPA 7.2.2.5.1.3 NFPA 7.1.3.2.1(1)
ELEVATOR REQUIREMENTS	ELEVATOR NOT REQUIRED. RECONFIGURATION OF EXISTING THREE STORY STRUCTURE LESS THAN 50% OF AREA AND LIMITED TO SINGLE FLOOR	IBC 1104.4, EXC. 1.4 DE AAB 4.1.6 (1)(c)
PLUMBING FIXTURES	EXIST. ADMIN. BUILDING: 26 B OCCUPANTS / 2 = 13 M & 13 F WATER CLOSETS: 1 PER 25 FOR FIRST 50, AND 1 PER 50 THEREAFTER REQUIRED = 13 / 25 = 1 M & 1 F PROVIDED = 2 M & 2 F + 1 EXIST. UNISEX LAVATORIES: 1 PER 40 FOR THE FIRST 80, AND 1 PER 80 THEREAFTER REQUIRED = 13 / 40 = 1 M & 1 F PROVIDED = 1 M & 1 F, + 1 UNISEX NEW COUNCIL CHAMBER ADDITION: 101 A-3 OCC. / 2 = 51 M & 51 F WATER CLOSETS: 1 PER 125 M, 1 PER 65 F REQUIRED = 84 / 125 = 1 M; and 84 / 65 = 2 F PROVIDED = 2 M & 2 F + 1 UNISEX LAVATORIES: 1 PER 200 REQUIRED = 84 / 200 = 1 M & 1 F PROVIDED = 1 M & 1 F + 1 UNISEX 1 WATER COOLER, 1 NEW D.F. PROVIDED 1 SERVICE SINK, EXISTING	IBC TABLE 2902.1
THERMAL PERFORMANCE REQUIREMENTS	ZONE 4, EXCEPT MARINE ROOF: ATTIC AND OTHER: R-49 WALL: MASS: R-9.5 CI WALL: WOOD FRAMED: R-20 FLOOR - JOIST FRAMED: R-30 FIXED FENESTRATION: U-0.36 OPERABLE FENESTRATION: U-0.45 ENTRANCE DOORS: U-0.68	IECC C402.1.3

<p>FEASIBILITY STUDY FOR:</p> <p>BRIDGEVILLE TOWN HALL</p> <p>101 N MAIN STREET BRIDGEVILLE, DE 19933</p>	<p>SCHEME A -</p> <p>ELEVATIONS +</p> <p>CODE</p>
<p>SCALE :</p> <p>DESIGN BY :</p> <p>DRAWN BY :</p> <p>CHECKED BY :</p> <p>GMB FILE : 250281</p> <p>DATE :</p>	<p>A2.2A</p>

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LEGEND

- EXISTING CONSTRUCTION
- NEW CONSTRUCTION
- EXISTING 1 HR FIRE RATED CONSTRUCTION
- EXISTING 2 HR FIRE RATED CONSTRUCTION

1 FIRST FLOOR PLAN (EXIST. 1751 SF + NEW 2083 SF ADDITION; TOTAL 3,834 SF FOOTPRINT); SEATS 100 GUESTS.
1/4" = 1'-0"



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SCHEME B - FIRST FLOOR PLAN		
SCALE : AS NOTED DESIGN BY : MHH DRAWN BY : JDM CHECKED BY : DLT GMB FILE : 250281 DATE : 1/13/2026		
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1 NORTH ELEVATION
1/4" = 1'-0"



2 SOUTH ELEVATION
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**SCHEME B -
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