



AGENDA

ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF BEDFORD, VA
Bedford County Administration Ground Floor Training Room
122 E Main Street
Bedford, VA 24523
September 3, 2026
5:30 p.m.

- (1) CALL TO ORDER**
- (2) APPROVAL OF AGENDA**
- (3) APPROVAL OF MEETING MINUTES – August 6, 2026**
- (4) ARCHITECTURAL REVIEW AND APPROVAL OF AIR FILTER SYSTEMS BUILDING PLANS**
- (5) SPECIAL PRESENTATION BY DAVENPORT** - Review of the EDA's role in the County's borrowing process
- (6) REPORTS**
 - A. Economic Development Director's Report
 - B. Business Programs Report
 - C. Monthly Financial Report
 - D. Monthly Accounts Payable Report – (see August bills that have been paid)

EDA	
EDA Mileage – August meeting	\$123.93
Bedford Center	
Town of Bedford Power, CVCC – August	\$7,065.43
Peakview Landscaping – lawn maint. + fuel surcharge	\$551.03
BRWA	\$170.11
J&M Security and Lock (CVCC; replace pinion gear, front door, May Inv.)	\$170.00
New London	
Southside Electric	\$689.54
Peakview Landscaping – lawn maint. + fuel surcharge	\$1,679.57
Washington Street	
Peakview Landscaping lawn maint. + fuel surcharge	\$429.19

TOTAL:	\$10,878.80

(7) TOWN OF BEDFORD

(8) BEDFORD CENTER FOR BUSINESS

(9) MONTVALE CENTER FOR COMMERCE

(10) NEW LONDON BUSINESS AND TECHNOLOGY CENTER

(11) WASHINGTON STREET PROPERTY

(12) OLD BUSINESS

A. Discuss options regarding the New London Pump Station capacity

Upcoming dates:

Joint meeting with Board of Supervisors – Tuesday, October 13, 2026

No regular October meeting



MINUTES

ECONOMIC DEVELOPMENT AUTHORITY OF THE COUNTY OF BEDFORD, VA
Bedford County Administration Ground Floor Training Room
122 E Main Street
Bedford, VA 24523
August 6, 2026
5:30 p.m.

Economic Development Authority:

Present: David Wells (*District 1; Vice Chairman*), Vicki Gardner (*District 2*), Wyatt Walton (*District 3; arrived at 5:33*); Matthew Braud (*District 4*), Kristy Milton (*District 5*), Jimmy Robertson (*District 6*), Jim Messier (*District 7; Chairman; arrived at 7:30*)

Staff Present: Pam Armstrong, *Economic Development Director*, Lauren Thurston, *Business Programs Coordinator*, Niki Feazell, *Economic Development Administrative Assistant*, Patrick Skelley, *County Attorney*, Robert Hiss, *County Administrator*

Present Board of Supervisors: Edgar Tuck, *Board of Supervisors, (District 2)*

Absent: Mickey Johnson, *Board of Supervisors, (District 1)*, Charla Bansley, *Board of Supervisors, (District 3)*, Whitney Greenway, *Assistant Finance Director*

(1) CALL TO ORDER

- Vice Chairman Wells called the meeting to order at 5:31 p.m.

(2) APPROVAL OF AGENDA

- Vice Chairman Wells asked for motion to approve agenda as presented. Mr. Matthew Braud moved, seconded by Mr. Jimmy Robertson. *Adopted unanimously by all other board members present.*

(3) APPROVAL OF MEETING MINUTES – June 4, 2026

- Vice Chairman Wells asked for motion to approve June 4, 2026, minutes as presented, Mr. Matthew Braud moved to approve minutes as presented, seconded by Mrs. Kristy Milton. *Adopted unanimously by all other board members present.*

(4) REPORTS

A. Economic Development Director's Report

- Director Pam Armstrong reported an initial meeting with the Roanoke Regional Partnership (RRP) and provided updated information for inclusion on the organization's website and marketing materials. The Virginia Economic Development Partnership (VEDP) property website has also been updated to include RRP information.
- Staff continue outreach efforts with site selectors and economic development partners to increase awareness of Bedford County properties and opportunities. While no current projects have been identified as a fit, these relationship-building efforts are intended to

position Bedford County for future opportunities. Staff noted that some prospects are seeking larger sites or infrastructure not currently available, such as rail and natural gas.

- Pam met with Aisha Johnson, Bedford County's new VEDP business outreach contact, as part of the transition following the move to the RRP. Staff are providing background on the local business community, and Johnson expressed interest in learning more about Bedford County.
- Staff will participate in a familiarization tour with the RRP team on August 11, including visits to the Winoa building and local industrial parks.
- Staff will also meet with the new Georgia Pacific Public Affairs Manager and is coordinating an invitation-only utility roundtable scheduled for November 12 at CERE.

B. Business Programs Report

- Following a successful meeting with local career counselors, staff began scheduling the fall Bedford ONE Tour lineup. Students will visit Terry Subaru, Parkland Direct, Coleman Adams, Bedford Memorial Hospital, and Centra College, with additional tours planned for Liberty High School at Georgia Pacific and Jefferson Forest High School at Innerspec. Staff continue to identify a partner opportunity for Coleman Adams and a tour fit for Staunton River High School students. The Emergency Services Tour has also been scheduled for the new year. Feedback from the fall tours will help determine future preferences for half-day versus full-day experiences.
- Blue Ridge Montessori School completed its playground renovation project prior to the July 1 deadline. Staff updated the Childcare Facilities Grant application to allow year-round submissions and clarified that funding is intended to support projects that expand childcare enrollment capacity.
- Staff visited Brick Dominion to select the brick for the new signage project, matching the materials used at New London.

C. Monthly Financial Report

- *Assistant Finance Director* Whitney Greenway was unable to attend meeting, but delivered update via Pam, nothing out of the ordinary within the month's financial reports.

D. Monthly Accounts Payable Report – (see June/July bills that have been paid)

- Staff discussed concerns regarding unusually high electricity bills for CVCC. Recently power charges have been significantly higher than expected and do not appear to align with normal operations. Staff contacted Bedford Electric and had equipment inspected by Doug and Jeff, with no issues identified that would explain the increased usage. Staff also compared CVCC's usage with another tenant in the same building, East Coast Fabricators, which operates multiple shifts with heavy equipment but has a lower electricity bill. During the review, it was noted that the meter lock had been broken, and a photo was taken for documentation. Staff are awaiting additional information and verification from the utility provider regarding the cause of the increased charges. Board members questioned the significant increase in usage, noting that operations have not changed and campus activity has been limited during the summer months.

Usage comparisons showed a substantial increase from prior years, with questions remaining regarding the source of additional consumption.

EDA	
EDA Mileage – (June) meeting, No July meeting	\$96.78
Bedford Center	
Town of Bedford Power, CVCC – (June + July)	\$13,838.06
Peaksview Landscaping – (June + July); lawn maint. + fuel surcharge	\$1,102.04
BRWA (June + July)	\$317.69
TRANE – CVCC (Quoted Billing Summary-Relocate both WCI's GTU-01 & 04; June)	\$2,226.00
TRANE – CVCC – (Unit Communication issue and fix; July)	\$935.00
New London	
Southside Electric – (June + July)	\$1,379.08
Peaksview Landscaping – (June + July); lawn maint. + fuel surcharge	\$3,359.14
Johnson Controls (July); Back flow repair Belvac	\$3,708.41
Washington Street	
Peaksview Landscaping (June + July); lawn maint. + fuel surcharge	\$858.40
TOTAL:	\$27,820.60

(5) SPECIAL PRESENTATION BY BEDFORD WATER – Brian Key, Executive Director

- Bedford Regional Water Authority provided an overview of current rates, infrastructure capacity, capital improvement needs, and opportunities to support economic development.
- Recent rate adjustments, connection fees, and future rate considerations were discussed, with increases attributed to rising infrastructure, equipment, materials, and construction costs.
- Bedford Water highlighted the need for continued investment in aging infrastructure, including system replacements and reliability improvements.
- Challenges associated with serving a rural county were reviewed, including extensive infrastructure, limited outside funding opportunities, and the need to focus available resources on maintenance and replacement projects.
- Discussion included coordination between Bedford Water and the EDA to support economic development efforts, including infrastructure planning, industrial user rates, and potential incentives for new and existing industry.
- Updates were provided on infrastructure capacity:
 - **Montvale Water:** Bedford Water assumed ownership on June 15, 2026; current capacity is limited due to low-producing wells and requires careful management.

- **New London Business & Technology Center:** Water capacity is available; however, sewer capacity remains limited, with approximately 300,000 gallons per day available and future expansion requiring significant investment.

(6) TOWN OF BEDFORD

- The EDA work group, established following the Joint EDA meeting last spring, met to discuss future opportunities for the Winoa building, including the potential creation of an entity to lease and operate the facility as a workforce center. Jonathan Buttram, David Sensenig, Jimmy Robertson, and Jim Messier participated in the meeting.
- The group also discussed potential uses for the property located behind Elba and received an update on the Business Center Study. Additional discussion will continue during the upcoming work session.
- An update on the Business Center Study will be presented to the community on September 9 at 5:30 p.m. at Clamdiggers.

(7) BEDFORD CENTER FOR BUSINESS

- Nothing new to report.

(8) MONTVALE CENTER FOR COMMERCE

A. Consideration of a resolution to change the Montvale Center for Commerce protective covenants and restrictions for signage updates.

- Staff requested approval to amend the existing Montvale Center for Commerce covenants and restrictions. The current covenants predate zoning requirements and need to be updated to allow approval of a proposed sign project and establish future sign specifications.
- Staff recommended adapting the existing Montvale covenants using the format and language from the Forest Professional Park covenants.
- *A motion was made by board member Mr. Walton to approve the amended covenants and restrictions for Montvale Center for Commerce to accommodate the new sign and future sign specifications. The motion was seconded by board member Mrs. Gardner and approved unanimously.*
- Additional information was discussed regarding parcel I-1 in Montvale. The deed for the Montvale I-1 parcel was recorded on June 23, 2026, transferring the property to Appalachian Power for a sale price of \$395,000. After a \$12,235 commission payment to Divaris, the EDA received net proceeds of \$362,765.

(9) NEW LONDON BUSINESS AND TECHNOLOGY CENTER

A. Resolution to authorize a change order for the removal of rock on Lot 15

- Staff requested formal approval of a decision previously approved by the EDA via email regarding a change in project scope. Due to unexpected rock conditions, the project approach was modified from installing conduit to blasting and removing the rock.
- The rock removal work has been completed, and the requested motion was to formally document the EDA's prior consensus.
- *A motion was made by board member Mr. Braud authorizing the reallocation of the previously approved funding designated for the roadway conduit installation to cover*

the cost of rock removal associated with the current site development project. Seconded by board member Mrs. Gardner and unanimously approved to authorize the project change.

(10) WASHINGTON STREET PROPERTY

- Nothing new to report.

(11) OTHER BUSINESS

A. Reappropriation of Blue Ridge Montessori School Funds for the playground project

- Staff requested approval to reappropriate remaining grant funds from the prior fiscal year. The project has been completed, and staff requested a rollover of \$29,927.02 from the original \$30,000 allocation.
- A motion was made by board member Mr. Walton to approval of the reappropriation of \$29,927.02 from the FY26 budget to the FY27 budget to allow reimbursement of the eligible project costs in accordance with the approved Childcare Facilities Matching Grant, seconded board member Mr. Robertson, and unanimously approved by all board members present to reappropriate the remaining funds into the current fiscal year.

B. Consideration of a Gold Sponsorship request from the Bedford County Fair

- Staff presented a request from the Bedford County Fair for EDA sponsorship support. The proposed Gold Sponsorship level is \$2,500, which includes recognition through print and media materials, social media promotion, logo placement on the fair website and printed materials, and an optional booth space at the event. The Board discussed the difference between gold and silver sponsorship levels. Gold sponsorship (\$2,500) provides broader recognition, including logo placement and recognition throughout fair materials, while silver sponsorship (\$1,000) provides a lower level of sponsorship recognition. Discussion included the value of sponsorship, community outreach, and alignment with EDA goals, including support for tourism and community events. The Board also discussed ensuring sponsorship decisions provide value and considering future opportunities related to other potential fair locations.
- *A motion was made to approve Silver Sponsorship support in the amount of \$1,000 for the Bedford County Fair by board member Mr. Robertson. The motion was seconded by board member Mr. Braud and approved unanimously by all board members present.*

Upcoming dates:

EDA Planning Day – August 14

Motion made to adjourn by Mr. Braud, seconded by Vice Chairman Mr. Wells. Unanimous consent to adjourn.

Adjourned 7:37 p.m.

Chairman

Secretary



BEDFORD COUNTY ECONOMIC DEVELOPMENT AUTHORITY

Agenda Item Summary

AGENDA ITEM: 4A

MEETING DATE: September 3, 2026

MEETING TYPE: Business Meeting

ITEM TITLE: Architectural Review and Approval of Air Filter Systems Building Plans

SUMMARY

Air Filter Systems owns Lot 1-3 in Montvale and has submitted plans for their new ~ 15,000 SF building. The building is metal with glass windows as shown in the drawings provided.

Montvale Covenants state the following:

V. Building Standards/Architectural Review - the exterior construction of buildings shall be of stone, brick, architectural block, split-faced units, glass, Exterior Insulation Finish System (EIFS) such as Dryvit, vinyl, or a combination of these materials. Metal buildings shall be allowed only if the portion of the building seen upon entering the parcel is faced as above. Architectural plans shall be submitted to EDA for consideration and approval prior to permits being issued.

Recommendation:

Approve of the building design as presented.



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MONTVALE, VA 24122

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NEW BUILDING FOR
AIR FILTER SYSTEMS, LLC

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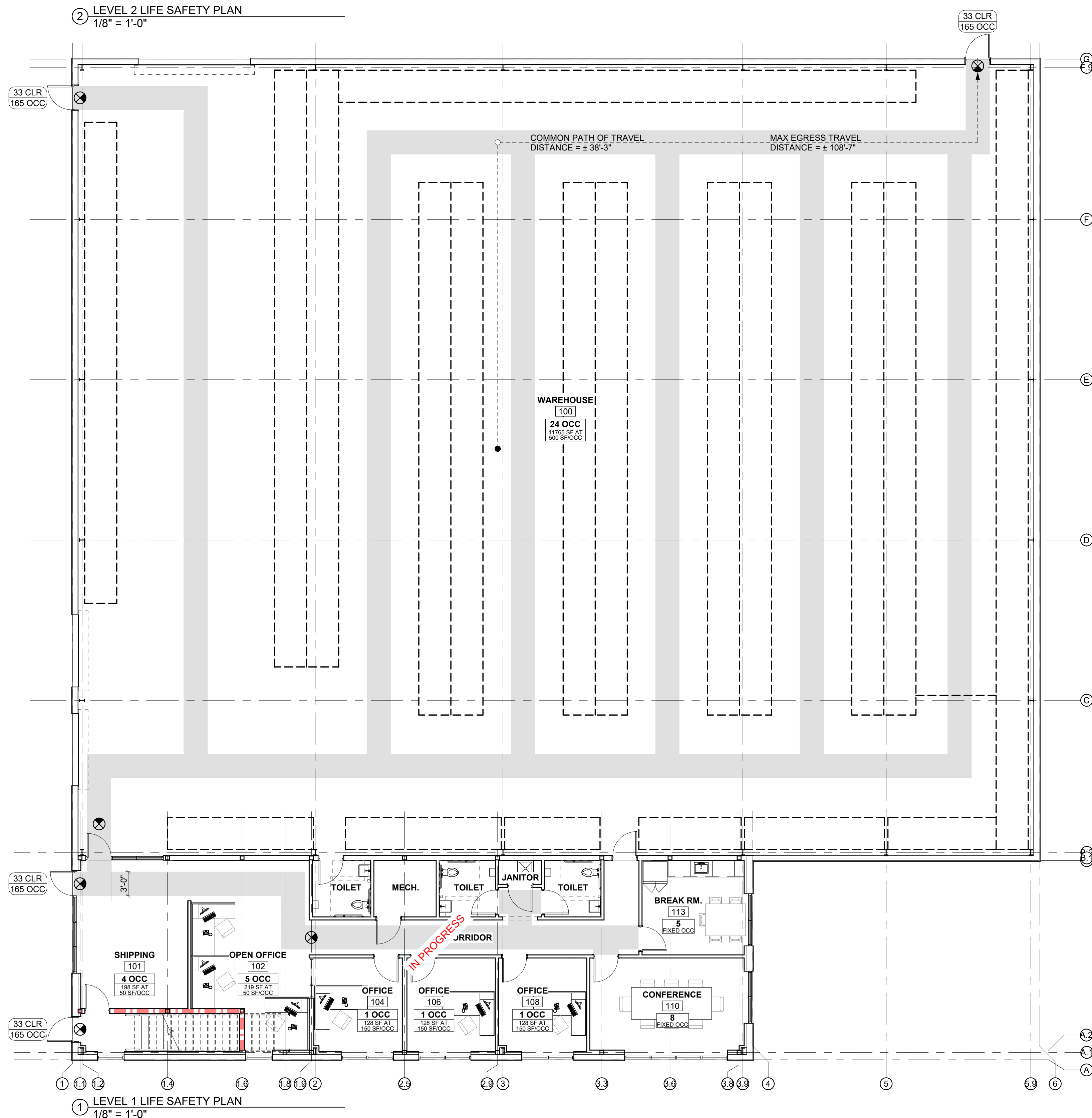
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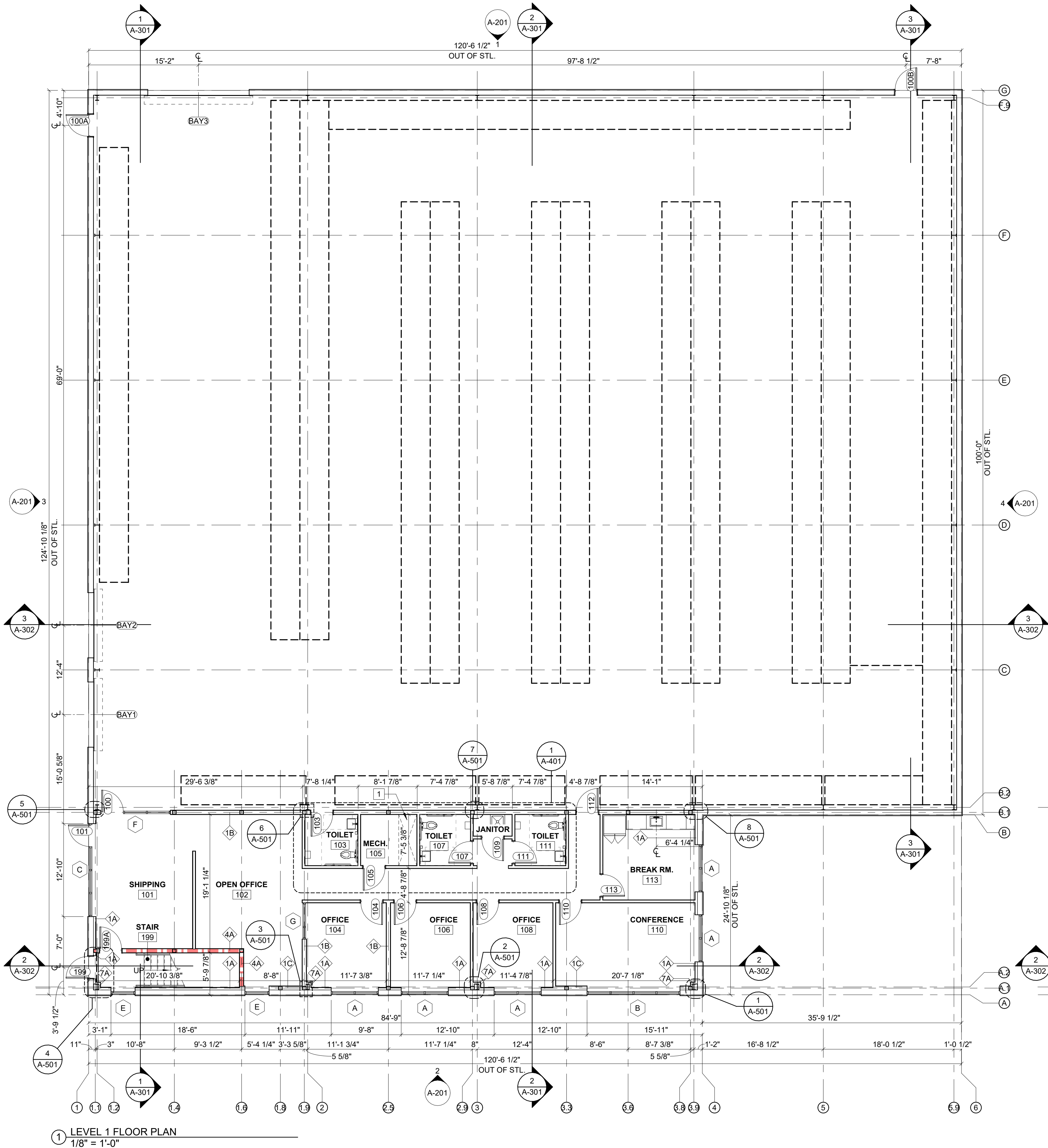
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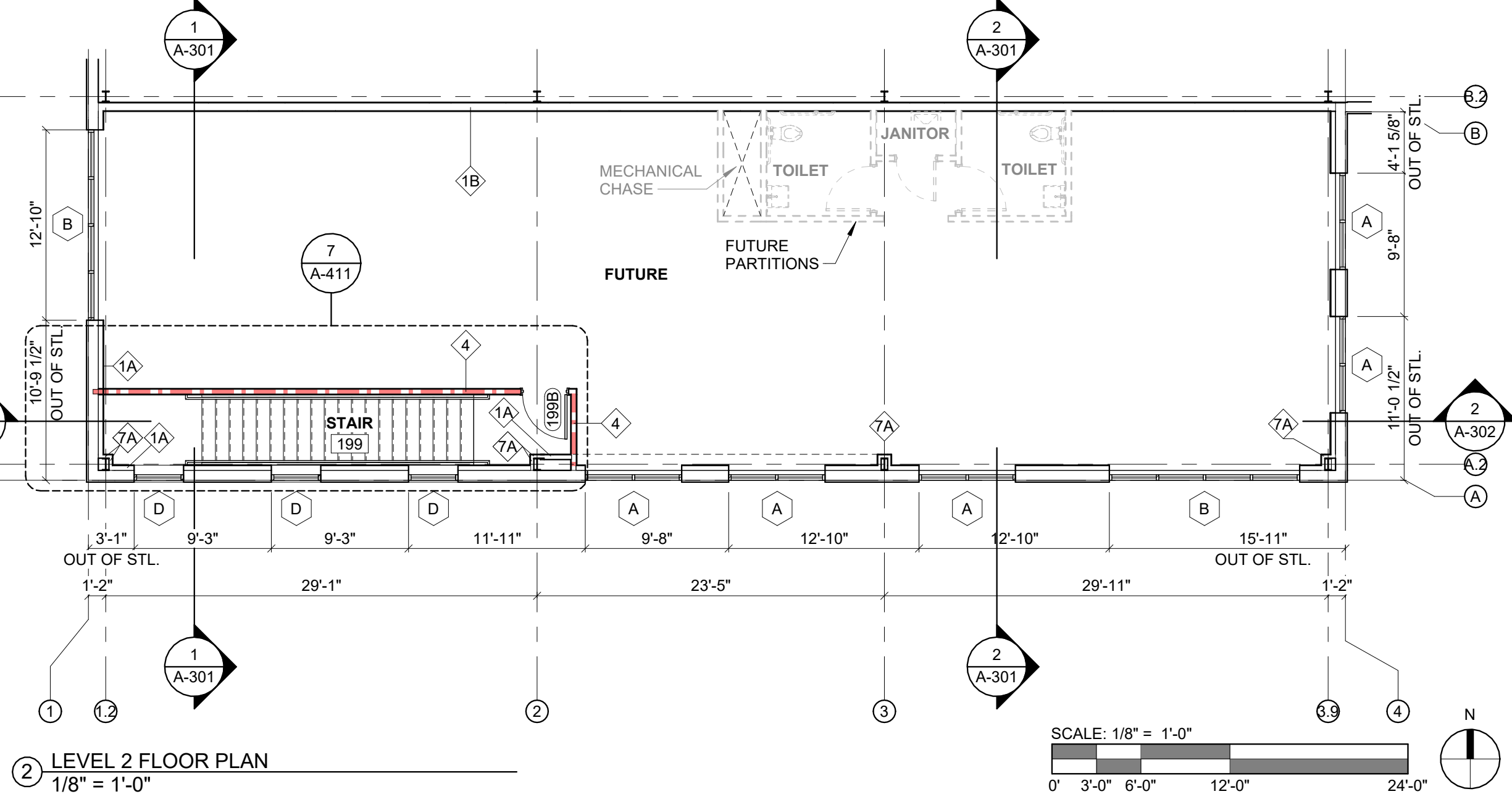


STAIRWAY EGRESS CAPACITY			
STAIR #	OCCUPANT LOAD	REQUIRED EXIT WIDTH (SECTION 1005)	PROVIDED EXIT WIDTH
STAIR 1	13 OCCS	13 x 0.15 = 1.95" > 36"	49.5"

03/09/2026 10:40:04 AM LDD\BlueLine\Projects\2026\03-09-2026\A-101\A-101.dwg LDD\BlueLine\Projects\2026\03-09-2026\A-101\A-101.dwg



1 LEVEL 1 FLOOR PLAN
1/8" = 1'-0"



2 LEVEL 2 FLOOR PLAN
1/8" = 1'-0"

PARTITION GENERAL NOTES

1. PROVIDE CONTROL JOINTS AS SPECIFIED.
2. PROVIDE TILE BACKER BOARD AS SPECIFIED BEHIND & ADJACENT TO ALL PLUMBING FIXTURES, BEHIND ALL CERAMIC TILE, AND AT ALL DAMP LOCATIONS
3. PROVIDE SPECIFIED CORNER GUARDS PROTECTORS AT ALL CORRIDOR OUTSIDE CORNERS.
4. PROVIDE DEFLECTION TRACK AT ALL STUD CONNECTIONS TO DECK AS SPECIFIED.
5. REFER TO DRAWINGS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS NOT NOTED ON THIS PAGE.
6. FIREBLOCKING
 - A. MATERIALS
 - a. 2-INCH (NOMINAL) THICKNESS OF LUMBER WITH TIGHT JOINTS, 2 THICKNESSES OF 1-INCH (NOMINAL) LUMBER WITH BROKEN LAP JOINTS, OR 1 THICKNESS OF 23/32-INCH PLYWOOD OR OSB PANEL WITH JOINTS BACKED BY SAME MATERIAL.
 - B. REQUIRED
 - a. IN CONCEALED WALL SPACES AT THE CEILING & FLOOR OR ROOF LEVELS.
 - b. AT CONNECTIONS BETWEEN HORIZONTAL & VERTICAL SPACES, SUCH AS SOFFITS & DROPPED CEILINGS.
 - c. AT OPENINGS AROUND VENTS, PIPES, DUCTS AND OTHER PENETRATIONS THROUGH CEILING AND FLOOR LEVELS.
 - d. WITHIN CONCEALED SPACES OF EXTERIOR WALL FINISH & OTHER EXTERIOR ARCHITECTURAL ELEMENTS AT MAXIMUM INTERVALS OF 20 FEET.
 - e. IN ANY SPACES BEHIND COMBUSTIBLE FINISH & TRIM AT MAXIMUM INTERVALS OF 10 FEET.

PARTITION KEYNOTES

- 1 FLOOR STRUCTURE
- 2 CONTINUOUS METAL TRACK
- 3 5/8" GYPSUM WALL BOARD, U.N.O.
- 3A 5/8" TYPE "X" FIRE RATED GYPSUM WALLBOARD
- 4 SOUND ATTENUATION BATT (SAB) ACOUSTICAL INSULATION
- 5 METAL/WOOD STUDS @ 16" O.C., U.N.O.
- 6 SCHEDULED CEILING; SEE FINISH SCHEDULE & REFLECTED CEILING PLAN
- 7 BRACING @ 48" O.C. ALTERNATING DIRECTIONS @ PARTITIONS OVER 10'-0" LONG WITHOUT INTERSECTIONS
- 8 CONTINUOUS METAL TRACK - DEEP-LEG DEFLECTION TRACK AT TOP TRACK WHEN ATTACHED TO STRUCTURE ABOVE. DO NOT SCREW INTO DEFLECTION TRACK.
- 9 STRUCTURE ABOVE
- 10 SEAL GAPS UNDERSIDE OF DECK W/ ACOUSTICAL INSULATION & PROVIDE CONT. BEAD OF ACOUSTICAL SEALANT ON BOTH SIDES OF PARTITION
- 11 MIN. 25 GA. GALVANIZED STEEL FURRING CHANNEL AT 24" O.C.
- 12 ADJACENT STRUCTURE
- 13 AT TOP OF FIRE-RATED PARTITIONS: FILL ALL VOIDS AT STEEL DECK W/ FIRE SAFING & PROVIDE CONT. BEAD OF FIRE-RESISTANCE RATED SEALANT

PLAN KEYNOTES

(NOT ALL KEYNOTES APPEAR ON EVERY SHEET)

- 1 MECHANICAL CHASE ABOVE.

LEGEND

- 101 DOOR TAG
A WINDOW TAG
1 PARTITION TAG

FLOOR PLAN GENERAL NOTES

- VERIFY ALL INFORMATION WITH CIVIL, STRUCTURAL, MEP AND ALL OTHER CONSTRUCTION DOCUMENTS PRIOR TO START OF CONSTRUCTION - IF ANY DISCREPANCIES EXIST, CONSULT THE ARCHITECT, ENGINEER, AND APPLICABLE CONSULTANTS
- STRUCTURAL COLUMNS ARE SHOWN FOR REFERENCE ONLY. REFER TO STRUCTURAL AND PEMB DRAWINGS FOR DIMENSIONS AND ADDITIONAL INFORMATION
- DIMENSIONS TO EXTERIOR WALLS ARE TO FACE OF SHEATHING, U.N.O.
- INTERIOR DIMENSIONS ARE TO FACE OF STUD AND TO CENTERLINE OF COLUMNS, U.N.O.
- REFER TO ENLARGED PLANS & DETAILS FOR ADDITIONAL INFORMATION AND DIMENSIONS
- ALL EXPOSED STEEL TO BE PAINTED, U.N.O.
- ALL INTERIOR PARTITIONS SHALL BE TYPE '1' U.N.O.

- 7 1 1/2" HAT CHANNEL FURRING 5/8" GWB ONE SIDE ONLY (2 1/8" TOTAL WIDTH)
7A 2 1/2" METAL STUD FURRING 5/8" GWB ONE SIDE ONLY (3 1/8" TOTAL WIDTH)
4 UL L4112: 1-HR FIRE-RATED ASSEMBLY 3 5/8" METAL STUDS 5/8" TYPE 'X' GWB BOTH SIDES (4 7/8" TOTAL WIDTH)
4A UL L4112: 1-HR FIRE-RATED ASSEMBLY 6" METAL STUDS 5/8" TYPE 'X' GWB BOTH SIDES (7 1/4" TOTAL WIDTH)
1 3 5/8" METAL STUDS 5/8" GWB BOTH SIDES (4 7/8" TOTAL WIDTH)
1A 3 5/8" METAL STUDS 5/8" GWB ONE SIDE ONLY (4 1/4" TOTAL WIDTH)
1B 6" METAL STUDS 5/8" GWB BOTH SIDES (7 1/4" TOTAL WIDTH)
1C 6" METAL STUDS 5/8" GWB ONE SIDE ONLY (6 5/8" TOTAL WIDTH)

NEW BUILDING FOR

AIR FILTER SYSTEMS, LLC

COLONIAL FORT DRIVE
MONTVALE, VA 24122

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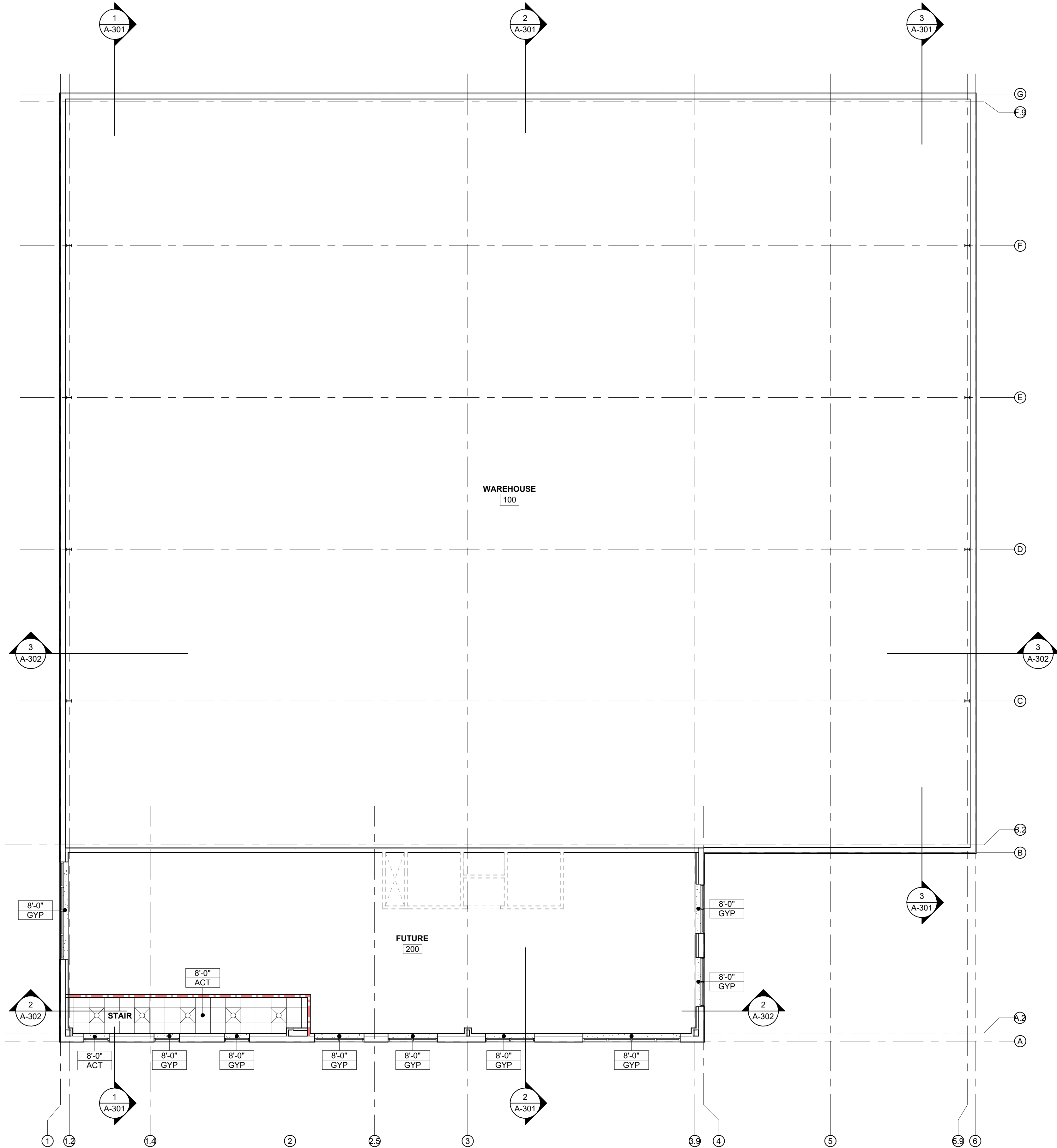
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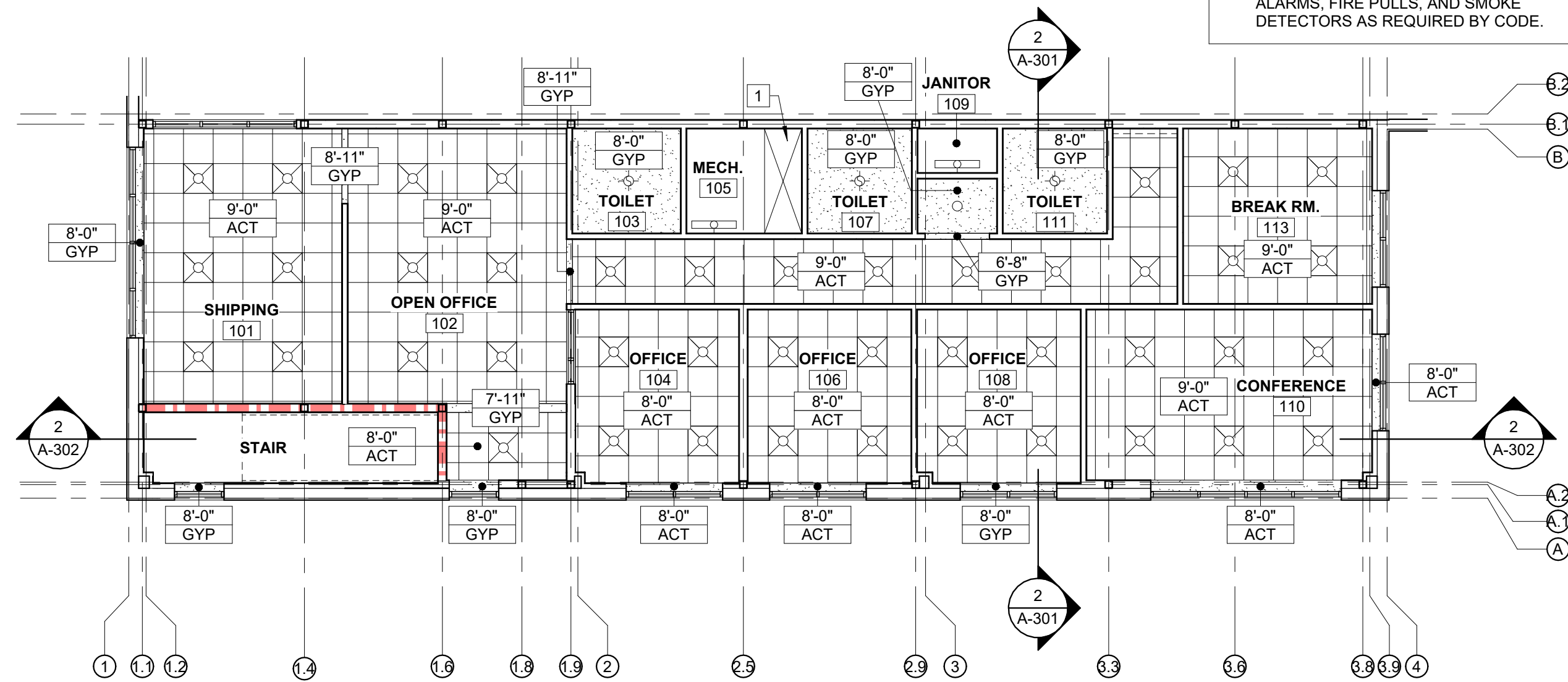
FLOOR PLANS

A-101

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2 LEVEL 2 REFLECTED CEILING PLAN
1/8" = 1'-0"



1 LEVEL 1 REFLECTED CEILING PLAN
1/8" = 1'-0"

RCP KEYNOTES

(NOT ALL KEYNOTES APPEAR ON EVERY SHEET)

- 1 MECHANICAL CHASE ABOVE.

LEGEND

10'-0" MAT	CEILING ELEVATION & MATERIAL
EMERGENCY ILLUMINATED EXIT SIGNAGE	
EMERGENCY LIGHTING	
2' X 2' LAY-IN LED FIXTURE	
SUSPENDED LED FIXTURE	
RECESSED LED DOWNLIGHT	
LED SURFACE MOUNTED CAN LIGHT W/ INTEGRATED EXHAUST FAN	
WALL-MOUNTED LED FIXTURE	
EXHAUST FAN	
SUPPLY AIR DIFFUSER	
RETURN AIR GRILLE	
2'X2' SUSPENDED ACOUSTICAL CEILING TILE & GRID	
PAINTED GYPSUM BOARD CEILING	
EXPOSED CEILING	

RCP GENERAL NOTES

- REFLECTED CEILING PLAN INDICATES LAYOUT & ARRANGEMENT OF MOST MECHANICAL & ELECTRICAL DEVICES ON CEILINGS AS WELL AS OF BASIC CEILING MATERIALS.
- SEE ELECTRICAL & MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION ON CEILING DEVICES & COMPONENTS WHICH MAY NOT BE SHOWN ON REFLECTED CEILING PLAN.
- REVIEW LAYOUT & COORDINATE LOCATION OF ALL EQUIPMENT PRIOR TO STARTING WORK. REPORT ANY DISCREPANCIES TO ARCHITECT & ENGINEER.
- ALL CEILING PENETRATIONS SUCH AS, BUT NOT LIMITED TO LIGHT FIXTURES, SPRINKLER HEADS & EXIT SIGNS SHALL BE CENTERED IN CEILING TILE.
- PROVIDE EMERGENCY LIGHTING, STROBES, ALARMS, FIRE PULLS, AND SMOKE DETECTORS AS REQUIRED BY CODE.

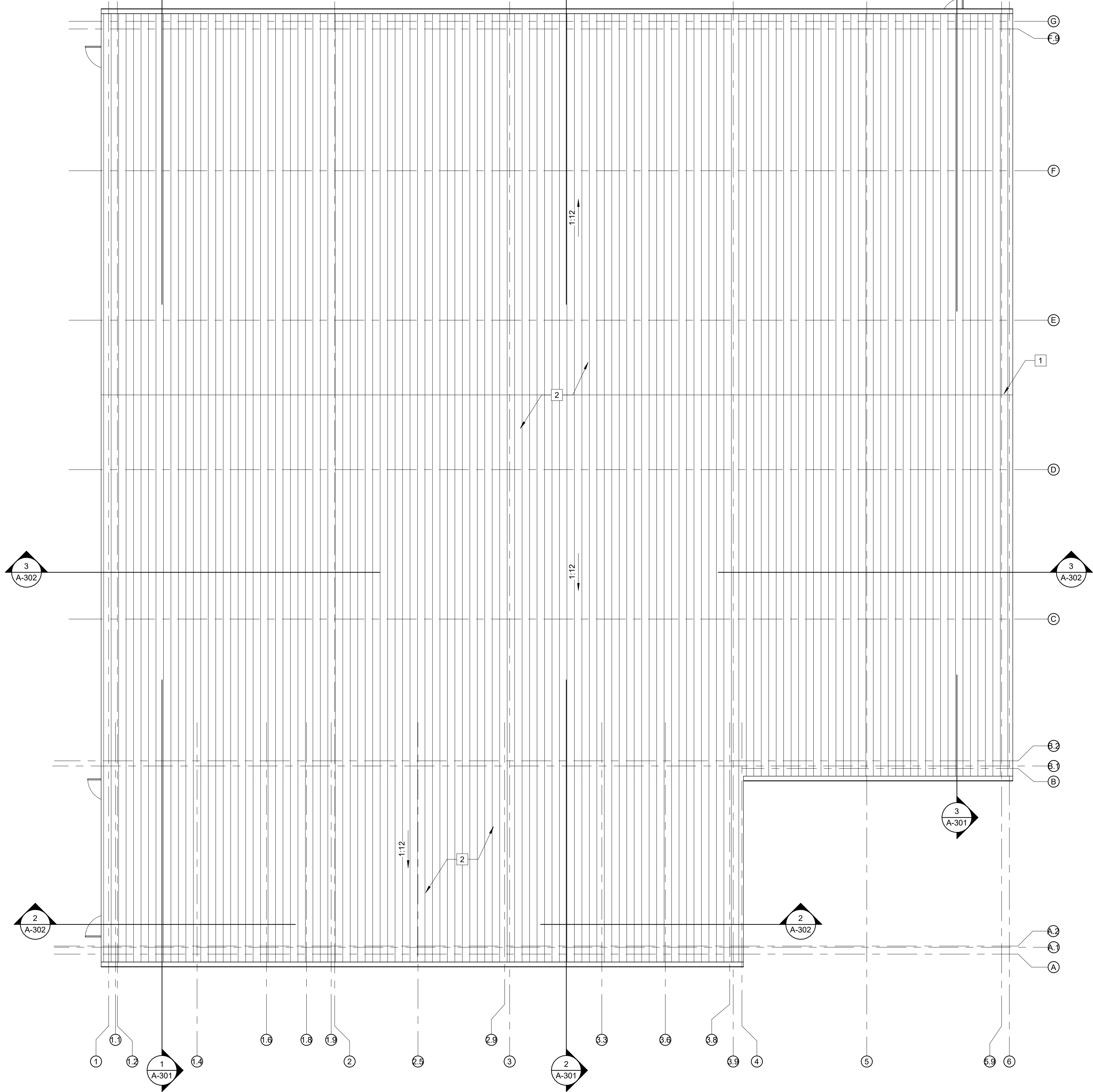
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REFLECTED CEILING PLANS

A-111



1 ROOF PLAN
1/8" = 1'-0"

ROOF KEYNOTES

(NOT ALL KEYNOTES APPEAR ON EVERY SHEET)

- 1 ROOF RIDGE
- 2 STANDING SEAM METAL ROOFING

LEGEND

X:X ROOF SLOPE ARROW

ROOF PLAN GENERAL NOTES

- VERIFY LOCATIONS OF ALL ROOF PENETRATIONS WITH STRUCTURAL, MECHANICAL, AND PLUMBING DRAWINGS
- PROVIDE CRICKETS TO DIVERT WATER FROM ANY ROOFTOP EQUIPMENT
- ALL ROOFS SHALL HAVE A MINIMUM SLOPE OF 1/4" PER FOOT; ALL CRICKETS SHALL HAVE A MINIMUM SLOPE OF 1/2" PER FOOT
- PROVIDE PRE-FINISHED METAL GUTTERS & DOWNSPOUTS IN SIZES AND PROFILES INDICATED
- COORDINATE DOWNSPOUT DRAINAGE, PER LOCATIONS INDICATED, WITH CIVIL DRAWINGS
- ALL WOOD BLOCKING TO BE FIRE RETARDANT TREATED

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ROOF PLAN

A-130

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NEW BUILDING FOR

AIR FILTER SYSTEMS, LLC

COLONIAL FORT DRIVE
MONTVALE, VA 24122

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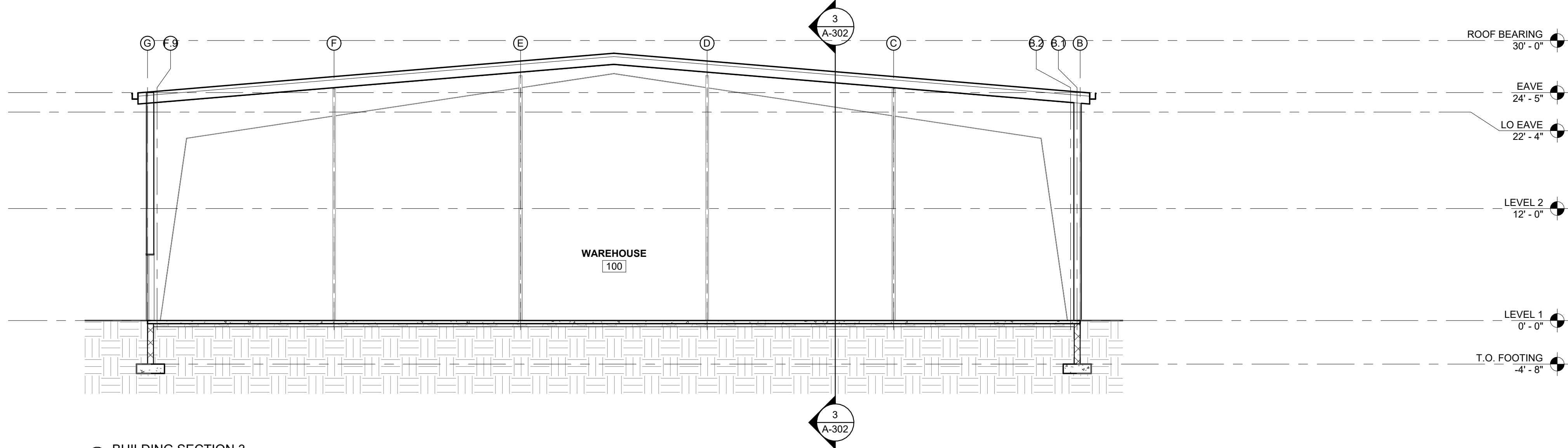
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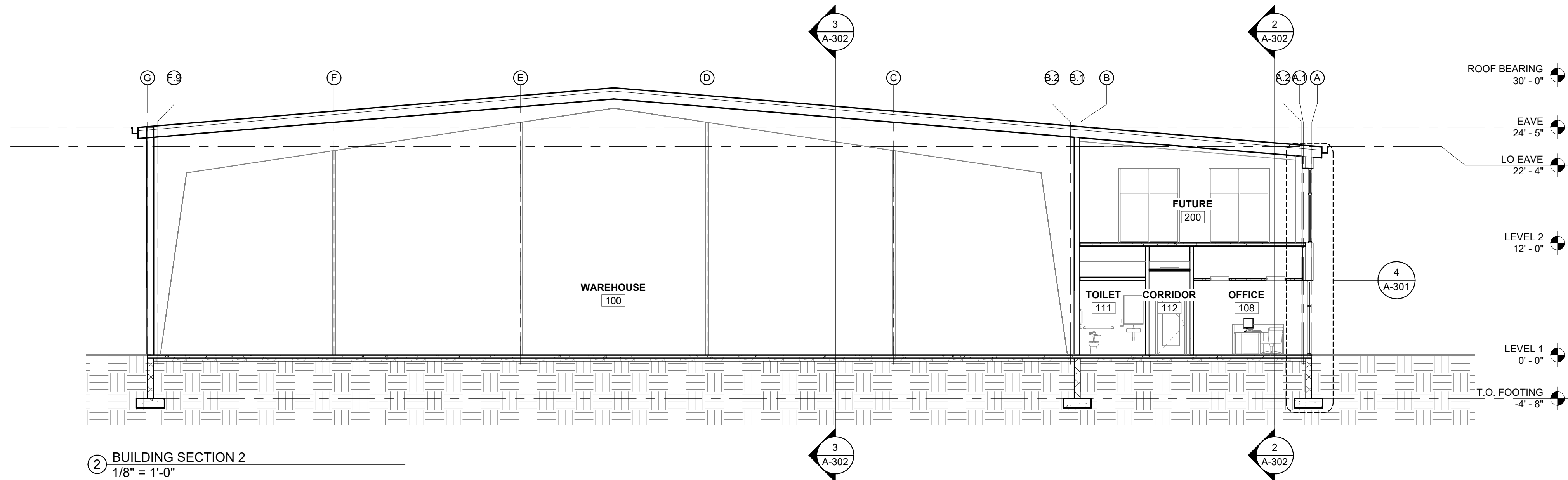
EXTERIOR
ELEVATIONS

A-201

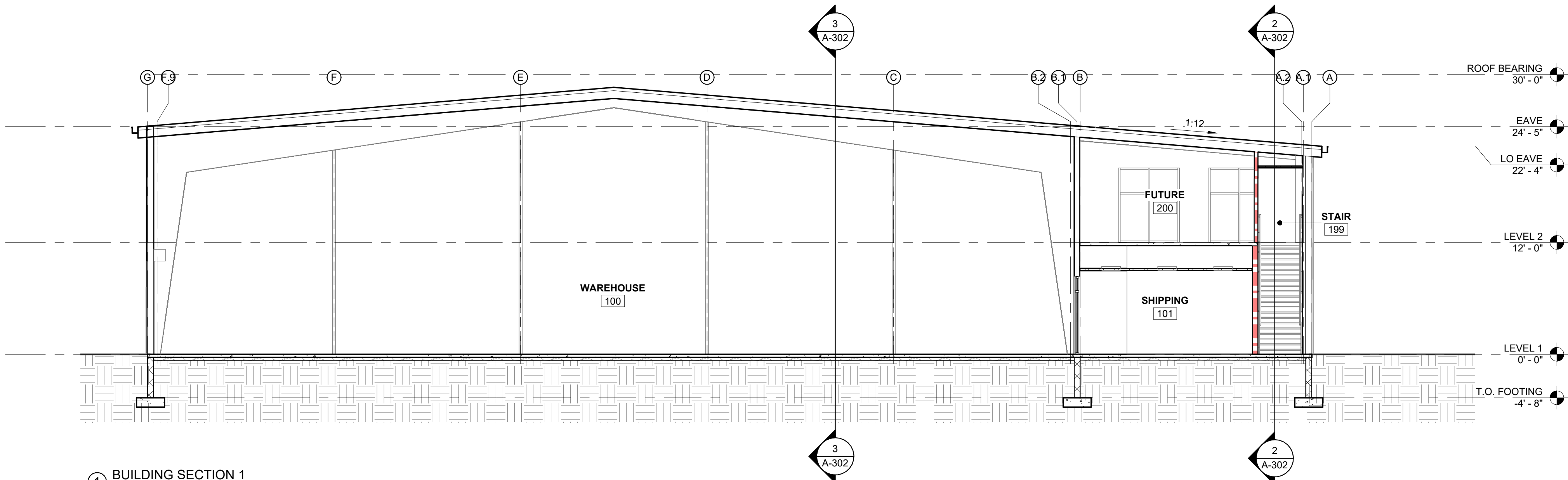
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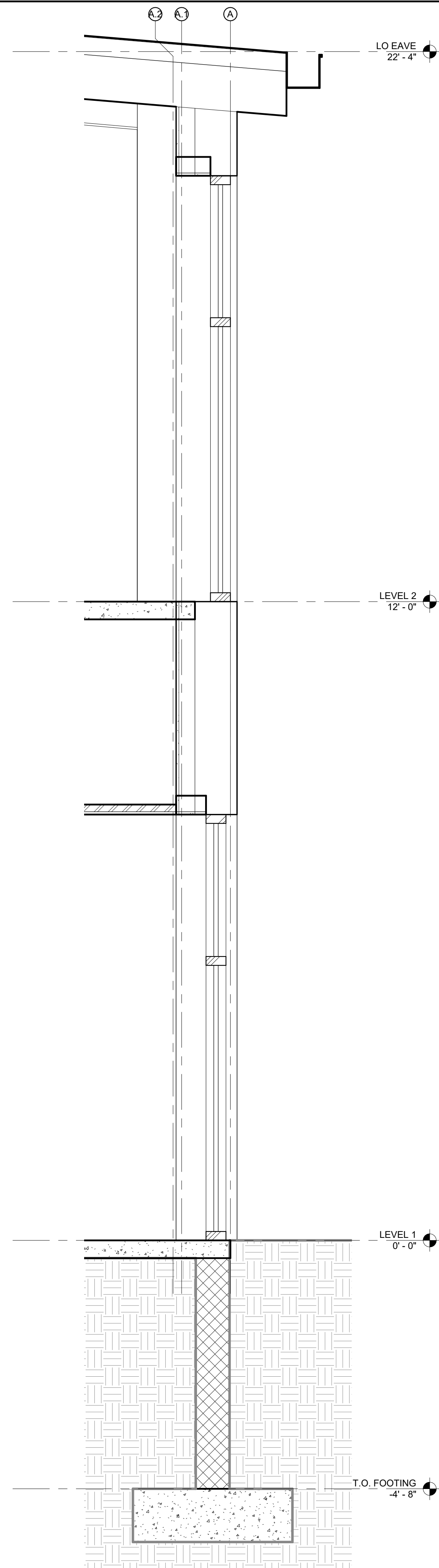
③ BUILDING SECTION 3
1/8" = 1'-0"



② BUILDING SECTION 2
1/8" = 1'-0"



① BUILDING SECTION 1
1/8" = 1'-0"



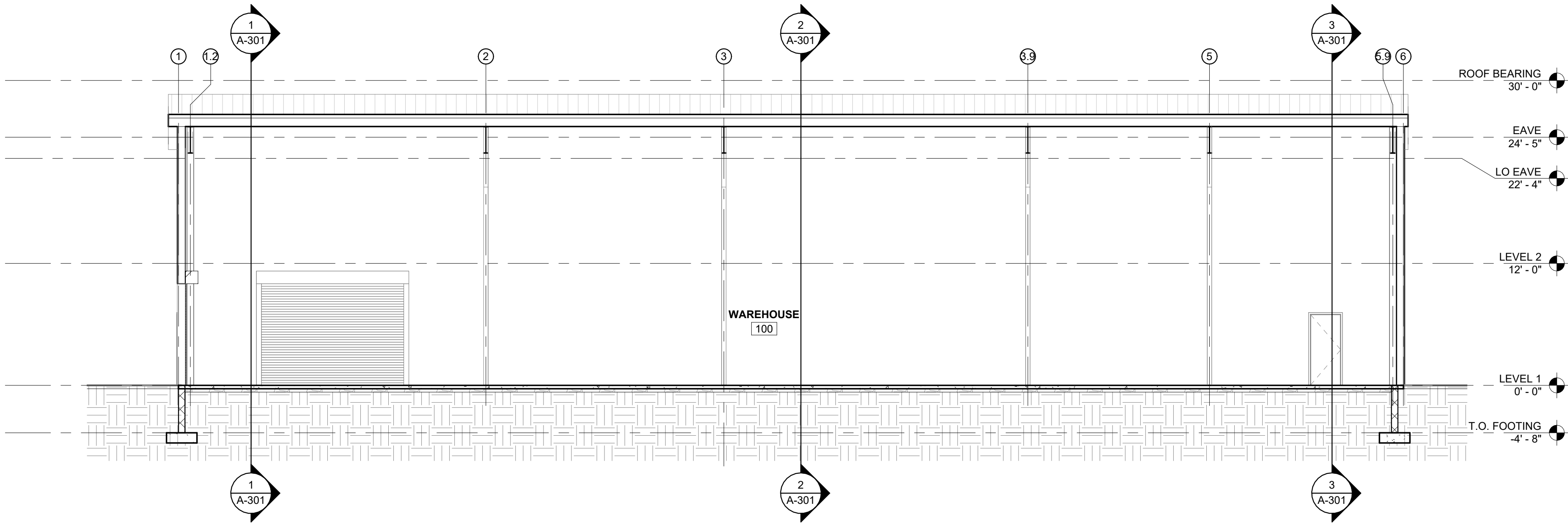
④ WALL SECTION 1
3/4" = 1'-0"

NEW BUILDING FOR
AIR FILTER SYSTEMS, LLC
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MONTVALE, VA 24122
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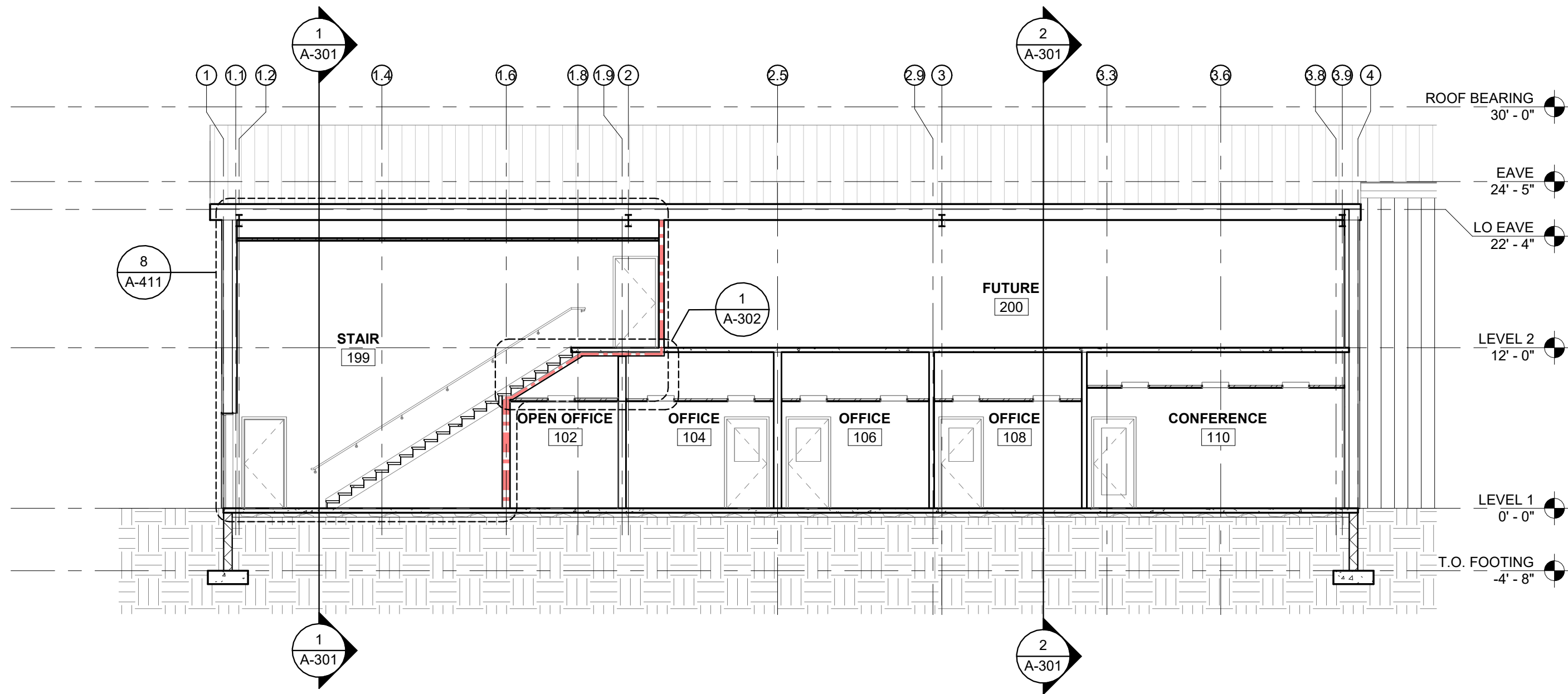
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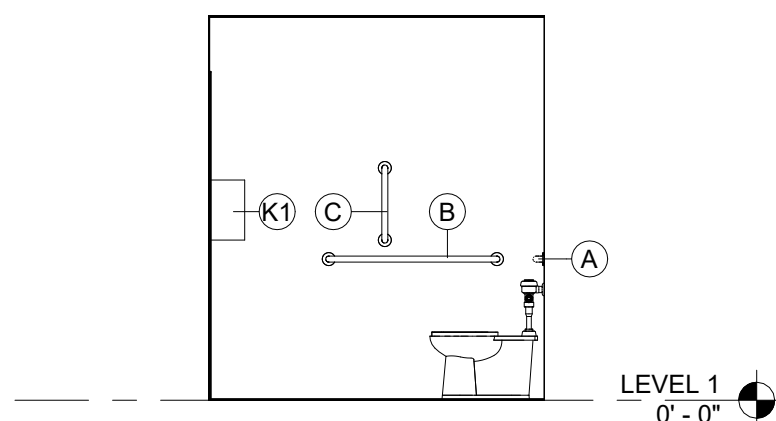


3 BUILDING SECTION 5
1/8" = 1'-0"

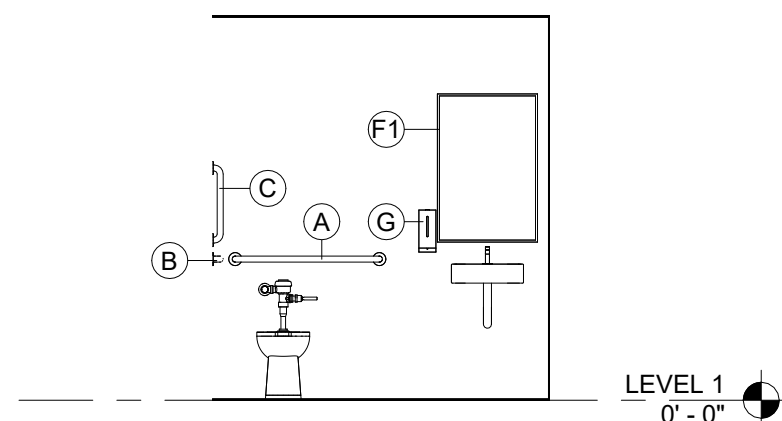




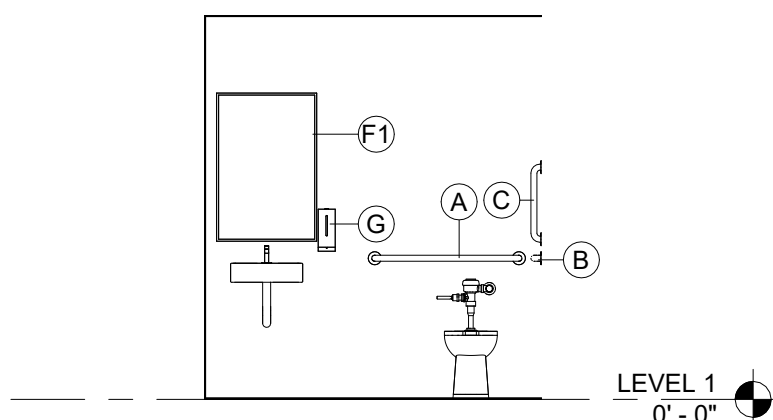
MOP SINK ELEVATION
3/8" = 1'-0"



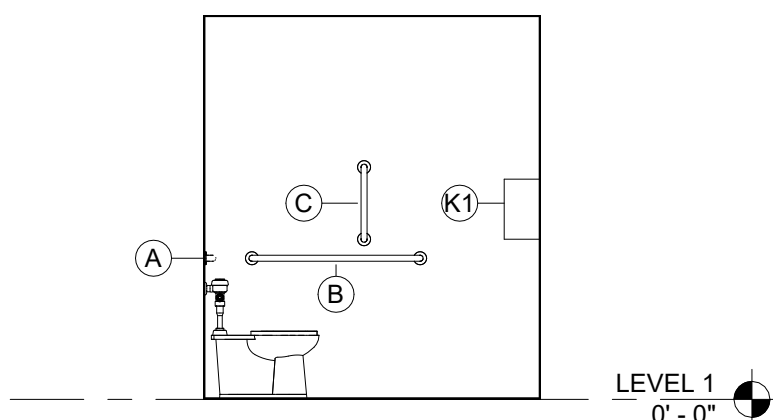
7 TOILET 111 - SOUTH ELEVATION
1/4" = 1'-0"



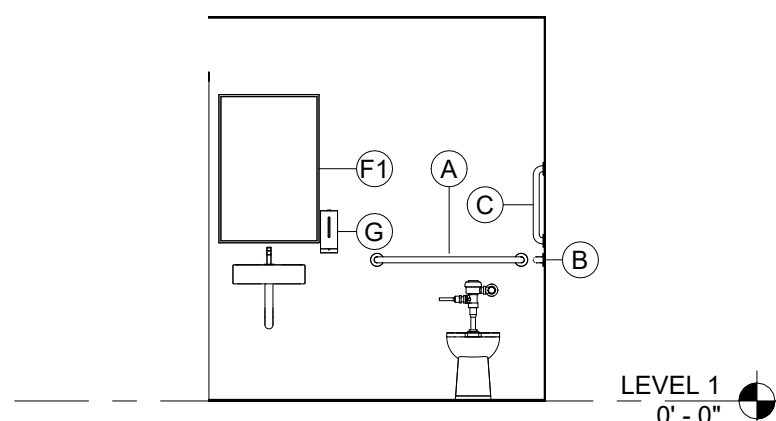
⑥ TOILET 111 - EAST ELEVATION
1/4" = 1'-0"



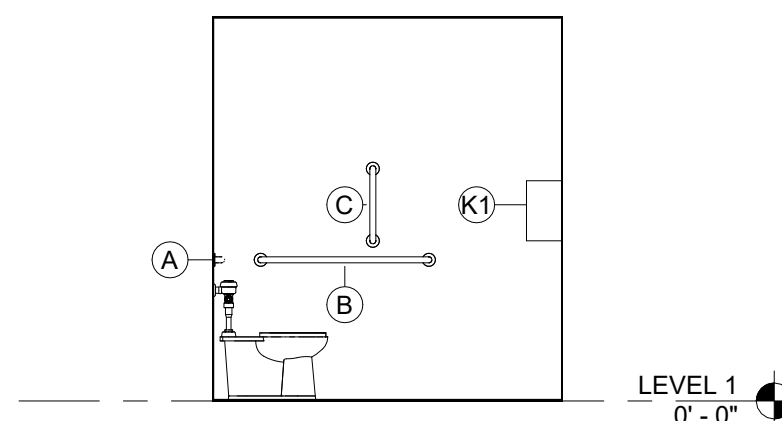
5 TOILET 107 - EAST ELEVATION
1/4" = 1'-0"



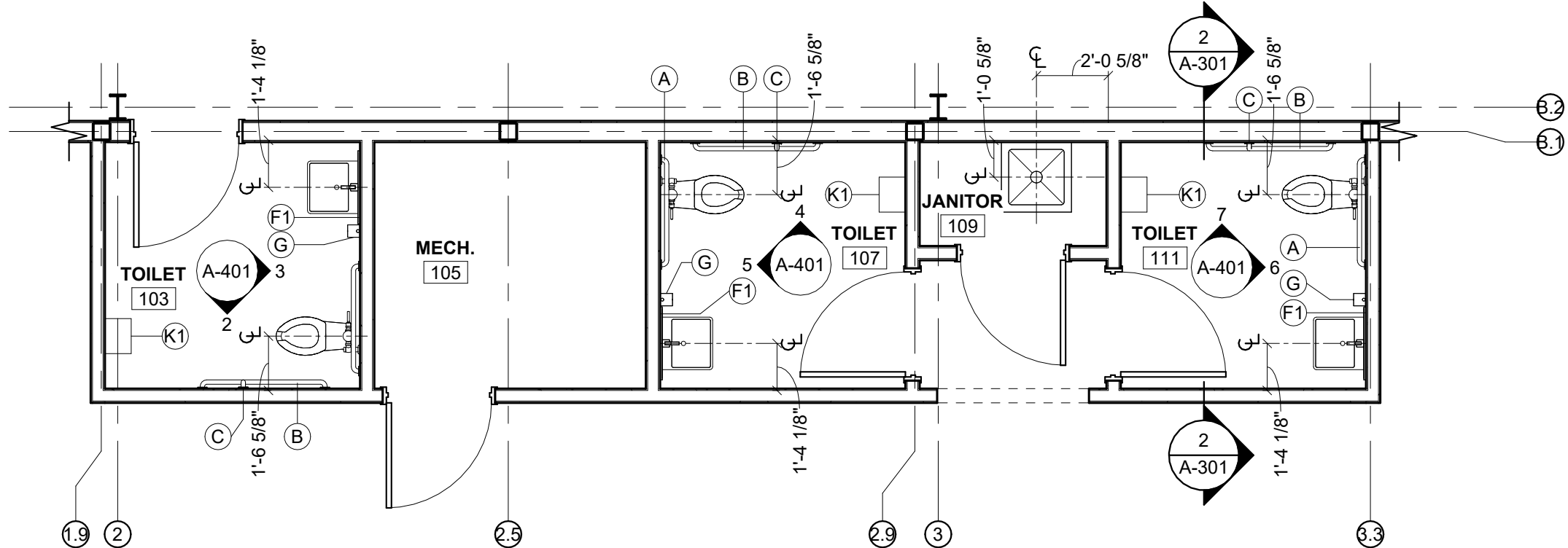
4 TOILET 107 - SOUTH ELEVATION
1/4" = 1'-0"



③ TOILET 103 - WEST ELEVATION
1/4" = 1'-0"



② TOILET 103 - SOUTH ELEVATION
1/4" = 1'-0"



1 ENLARGED PLAN - RESTROOMS & MECHANICAL CLOSET
1/4" = 1'-0"

GENERAL:
ANY ADDITIONAL TEXT REQUIRED DUE TO
LOCAL ORDINANCES (FINES FOR PARKING IN
ACCESSIBLE SPACES, ETC.) SHALL COMPLY
WITH THE SIGNAGE REQUIREMENTS BELOW.

CHARACTER PROPORTIONS:
LETTERS AND NUMBERS ON SIGNS SHALL HAVE
A WIDTH-TO-HEIGHT RATIO BETWEEN 3:5 AND
1:1 AND A STROKE-WIDTH-TO-HEIGHT RATIO
BETWEEN 1:5 AND 1:10, UTILIZING AN
UPPERCASE 'X' FOR MEASUREMENT.

CHARACTER HEIGHT:
WHERE THE HEIGHT ABOVE FLOOR OR
GROUND LEVEL IS MORE THAN 120", THE
MINIMUM CHARACTER HEIGHT SHALL BE 3".
WHERE HEIGHT ABOVE FLOOR OR GROUND IS
MORE THAN 70" BUT NOT MORE THAN 120", THE
MINIMUM CHARACTER HEIGHT SHALL BE 2".
WHERE HEIGHT ABOVE FLOOR OR GROUND IS
MORE THAN 40" BUT NOT MORE THAN 70", THE
MINIMUM CHARACTER HEIGHT SHALL BE 5/8".
EXCEPTION: CHARACTER HEIGHT SHALL BE 5/8"
HIGH MINIMUM FOR BUILDING DIRECTORIES

PICTOGRAMS:
WHERE PICTOGRAMS ARE REQUIRED, THEY SHALL HAVE A 6" MINIMUM SIZE MEASURED AT THE BORDER. WHERE TEXT DESCRIPTORS FOR PICTOGRAMS ARE REQUIRED, THEY SHALL COMPLY WITH THE TACTILE CHARACTER PROVISIONS OF RAISED CHARACTERS AND SYMBOLS, BRAILLE, AND LOCATION OF TACTILE SIGNAGE PORTIONS BELOW.

FINISH AND CONTRAST:
THE CHARACTERS, SYMBOLS, AND
BACKGROUND OF SIGNS SHALL BE EGGSHELL,
MATTE, OR OTHER NON-GLARE FINISH.
CHARACTERS AND SYMBOLS SHALL CONTRAST
WITH THEIR BACKGROUND, WITH EITHER LIGHT
CHARACTERS ON A DARK BACKGROUND OR
DARK CHARACTERS ON A LIGHT BACKGROUND.

RAISED CHARACTERS AND SYMBOLS:
CHARACTERS AND SYMBOLS ON TACTILE
SIGNS SHALL BE RAISED 1/32" MINIMUM, SHALL
BE IN UPPERCASE CHARACTERS, SHALL BE 5/8"
HIGH MINIMUM AND 2" MAXIMUM, AND SHALL BE
ACCOMPANIED BY BRAILLE IN ACCORDANCE
WITH THE PROVISIONS OUTLINED BELOW.

BRaille:
BRaille SHALL BE SEPARATED 1/2" MINIMUM
FROM THE CORRESPONDING RAISED
CHARACTERS OR SYMBOLS. BRaille
PROVIDED IN ACCORDANCE WITH THE
REQUIREMENTS FOR ELEVATOR CONTROLS
SHALL BE PLACED 3/16" MINIMUM BELOW THE
CORRESPONDING CHARACTERS OR SYMBOLS.
BRaille SHALL BE GRADE II AND SHALL
CONFORM TO SPECIFICATION #800, NATIONAL
LIBRARY SERVICE, LIBRARY OF CONGRESS.

LOCATION OF TACTILE SIGNAGE:
TACTILE SIGNAGE SHALL BE LOCATED ALONGSIDE THE DOOR ON THE LATCH SIDE AND SHALL BE MOUNTED AS SHOWN IN DIAGRAM. IN LOCATIONS HAVING DOUBLE DOORS, TACTILE SIGNS SHALL BE MOUNTED TO THE DOOR HAND DOOR, WHERE THERE IS NO WALL SPACE ON THE LATCH SIDE OF THE DOOR, INCLUDING DOUBLE LEAF DOORS, SIGNS SHALL BE PLACED ON THE NEAREST ADJACENT WALL. SIGNS CONTAINING TACTILE CHARACTERS SHALL BE LOCATED SO THAT A CLEAR FLOOR SPACE OF 18 INCHES MINIMUM BY 18 INCHES MINIMUM, CENTERED UNDER THE TACTILE CHARACTER, IS PROVIDED BEYOND THE ARC OF ANY DOOR SWING BETWEEN THE CLOSED POSITION AND 45 DEGREE OPEN POSITION.

A	36" GRAB BAR
B	42" GRAB BAR
C	18" GRAB BAR
F1	SINGLE MIRROR
G	SOAP DISPENSER - WALL-MOUNT
K1	PAPER TOWEL DISPENSER

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NEW BUILDING FOR
AIR FILTER SYSTEMS, LLC

COLONIAL FORT DRIVE
MONTVALE, VA 24122

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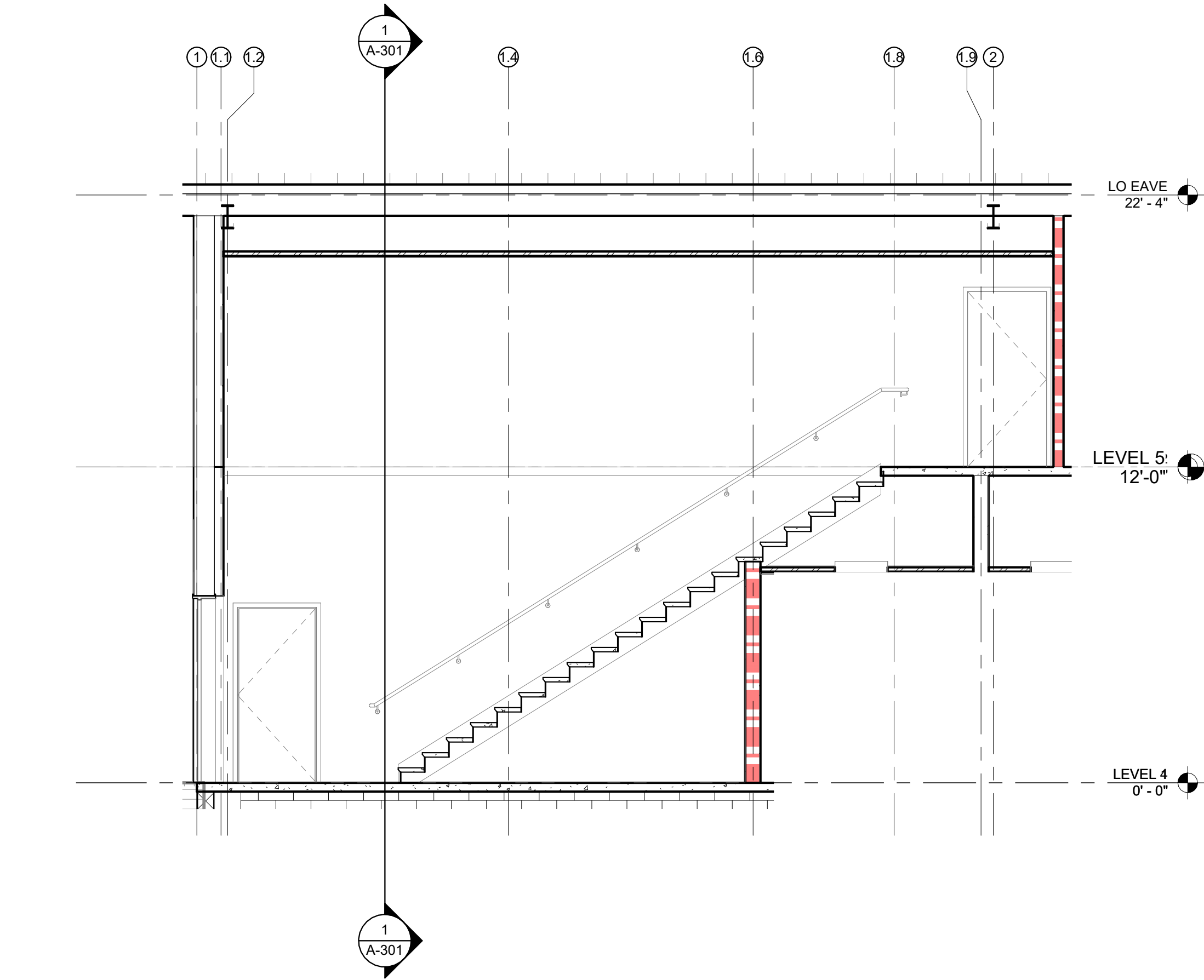
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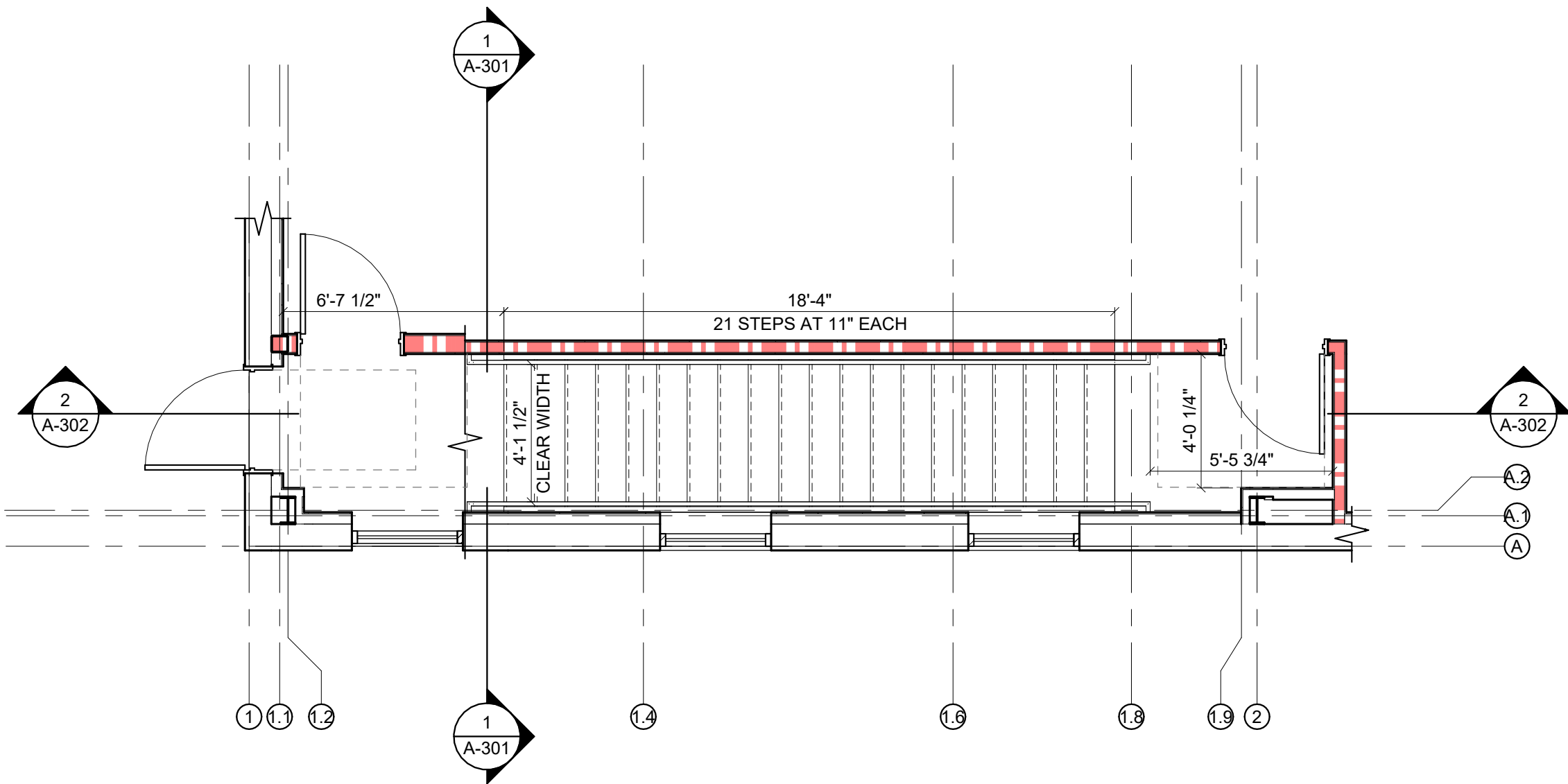
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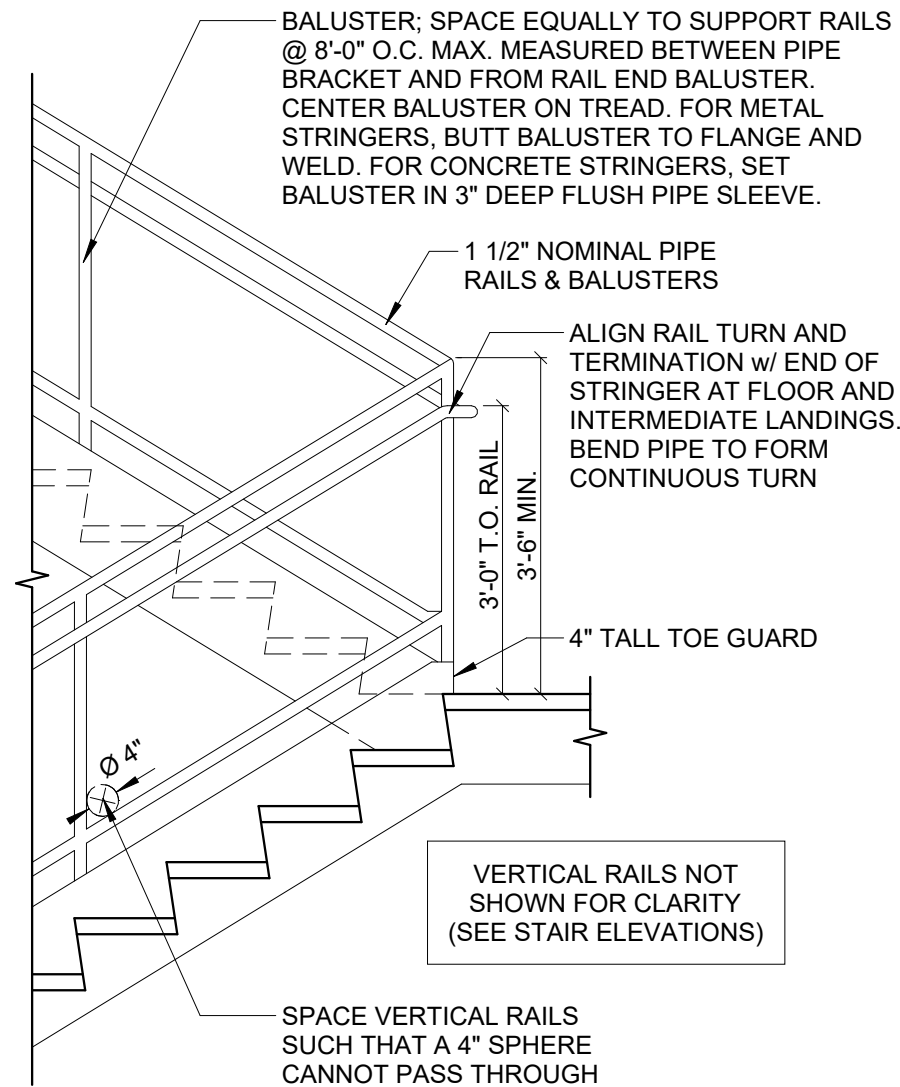
ENLARGED PLANS
& RESTROOM
ELEVATIONS
A-401



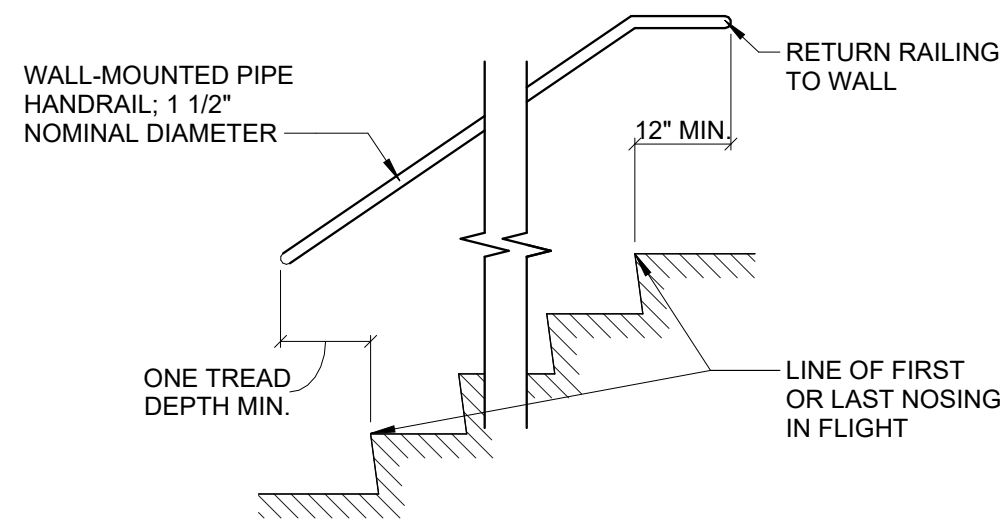
8 STAIR SECTION
1/4" = 1'-0"



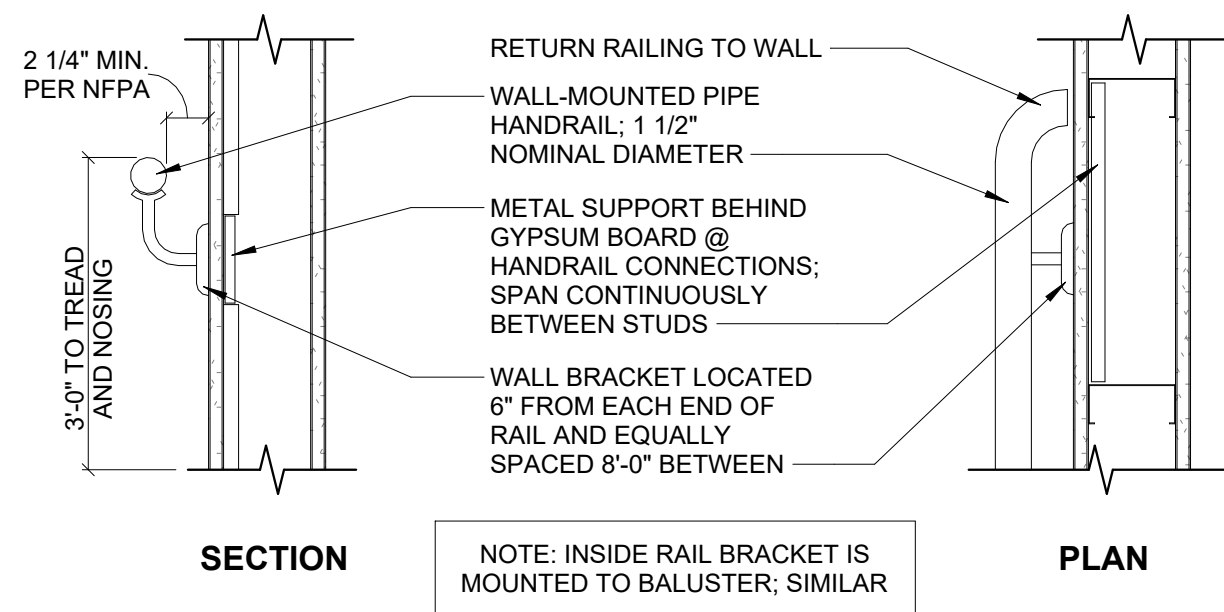
7 ENLARGED PLAN - STAIR
1/4" = 1'-0"



6 GUARDRAIL DETAILS
1/2" = 1'-0"



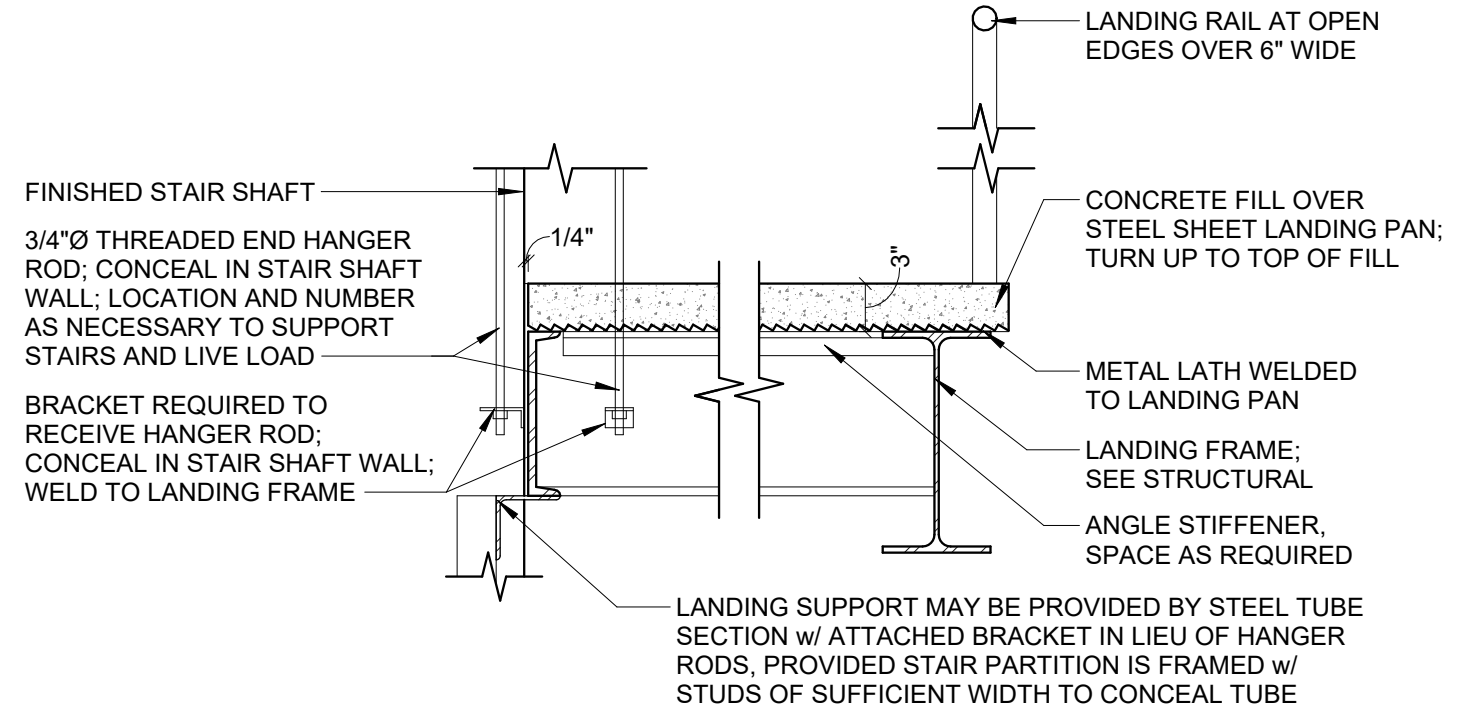
ELEVATION



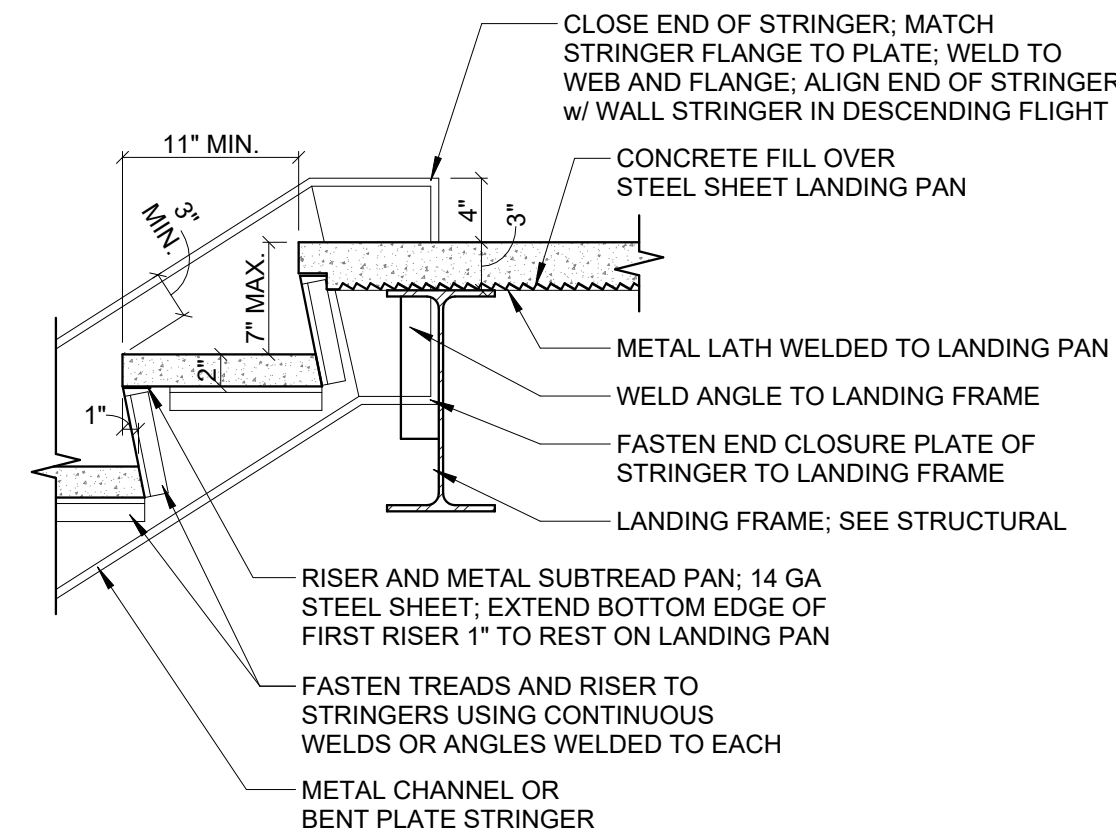
SECTION

PLAN

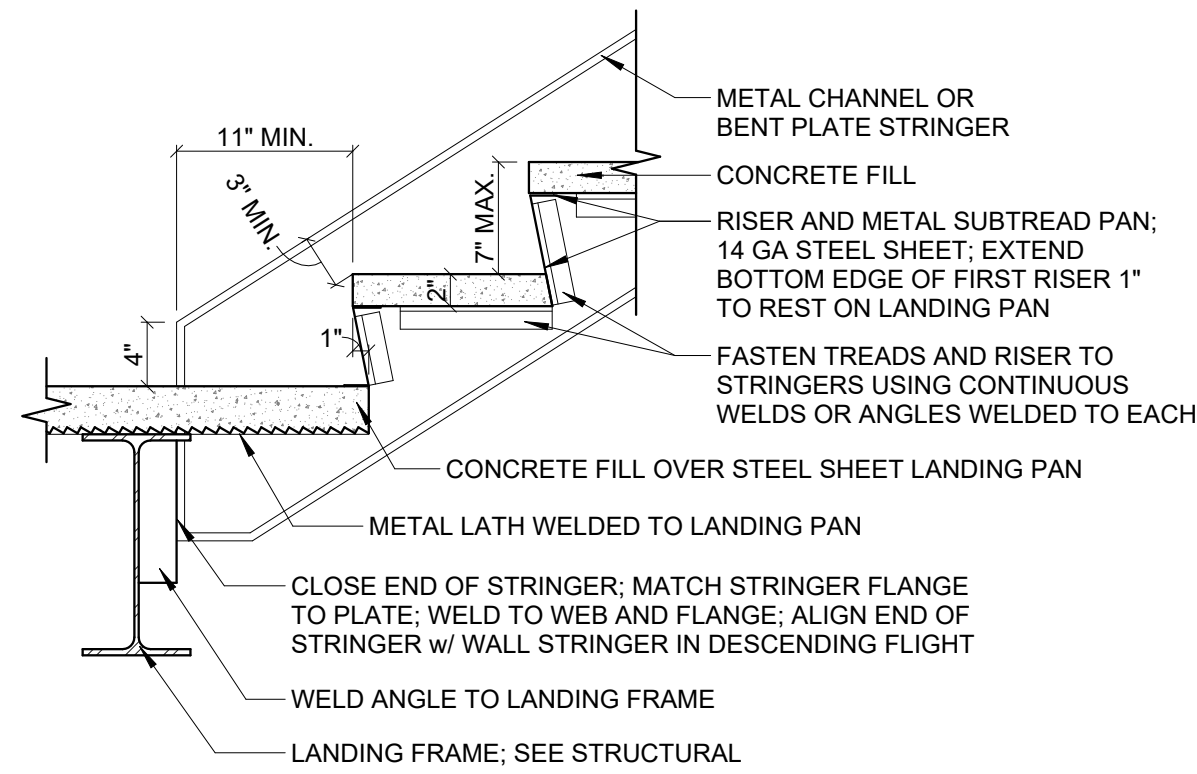
5 HANDRAIL DETAILS
1 1/2" = 1'-0"



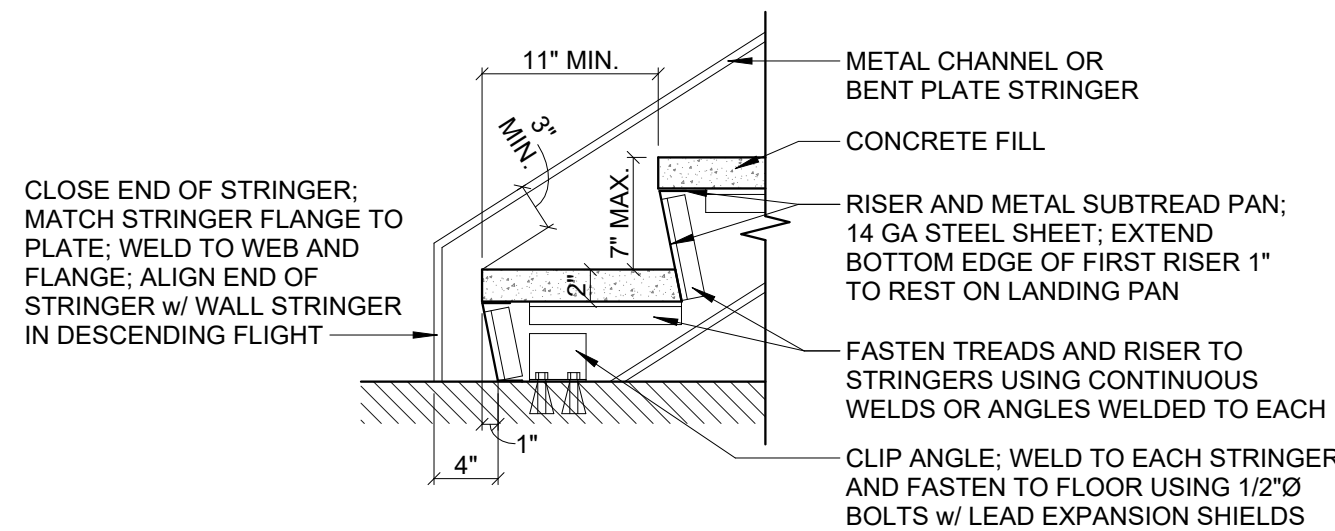
4 STAIR LANDING LATERAL SECTION
1" = 1'-0"



3 STAIR CONDITION @ TOP LANDING
1" = 1'-0"



2 STAIR CONDITION @ INTERMEDIATE LANDING ASCENDING
1" = 1'-0"

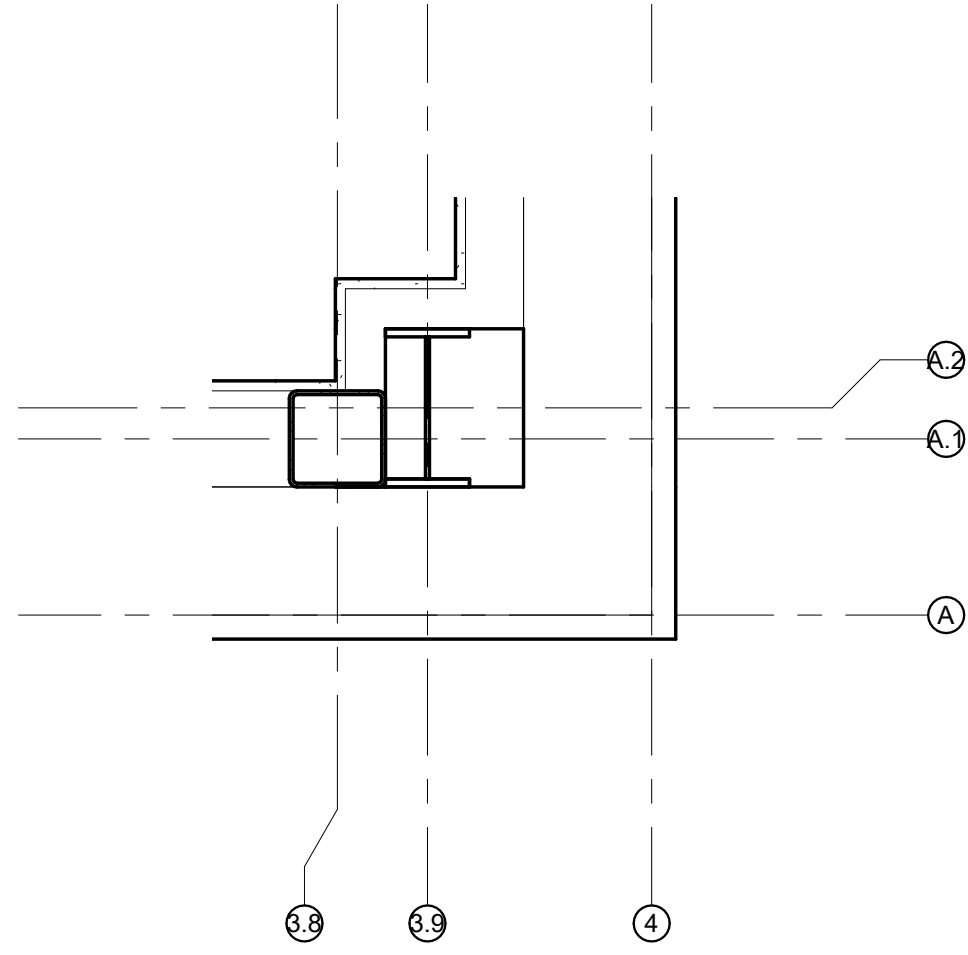


1 STAIR CONDITION @ BOTTOM LANDING
1" = 1'-0"

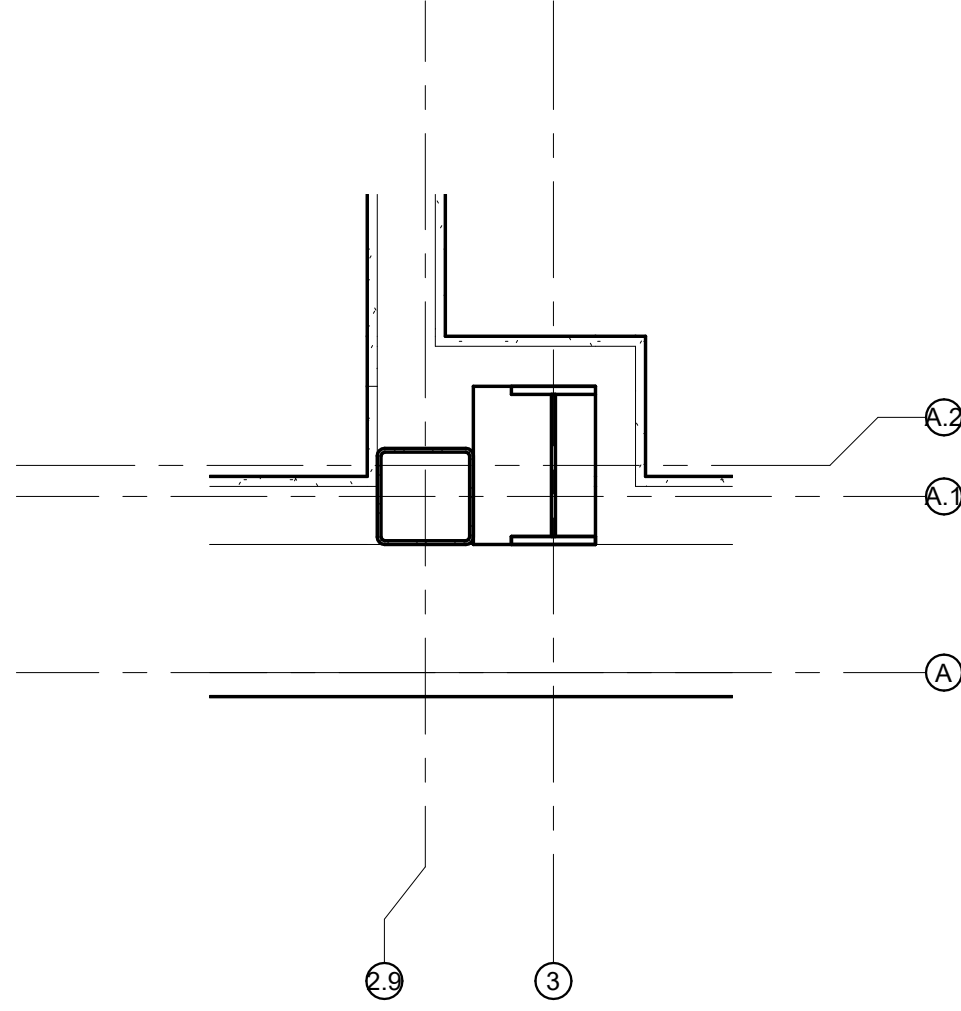
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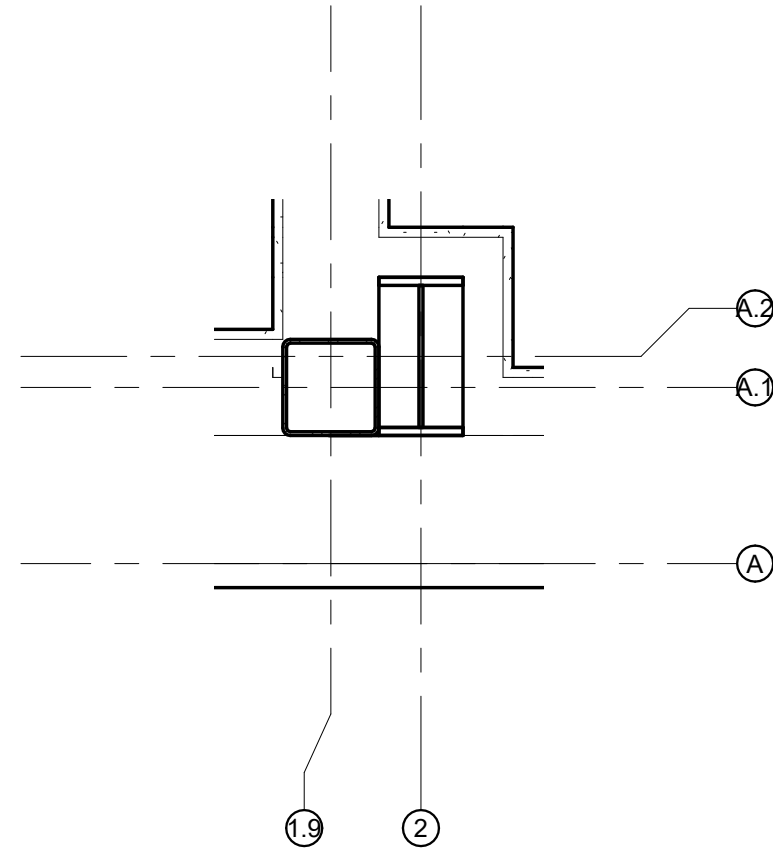
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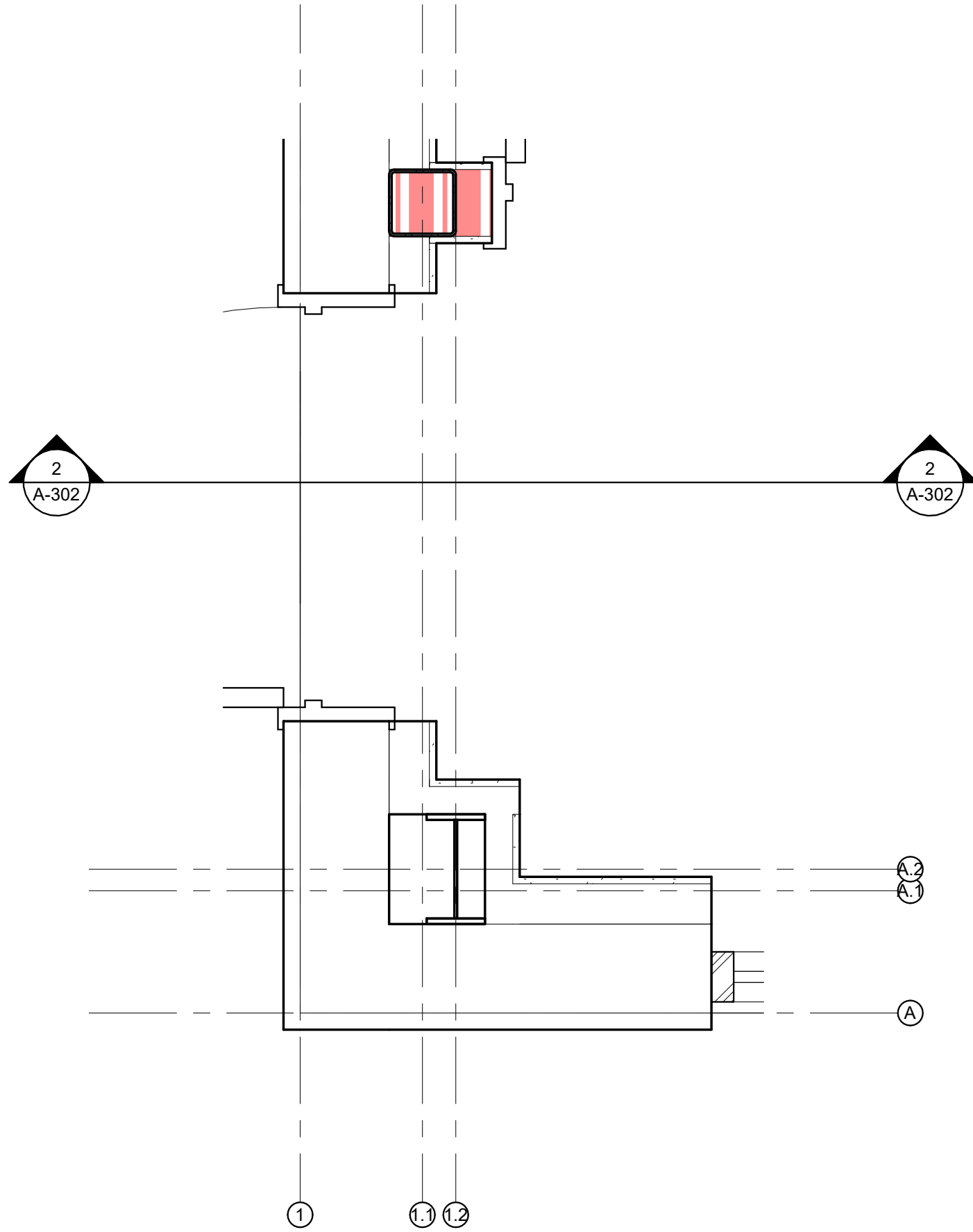
① LEVEL 1 FLOOR PLAN - Callout 1
1" = 1'-0"



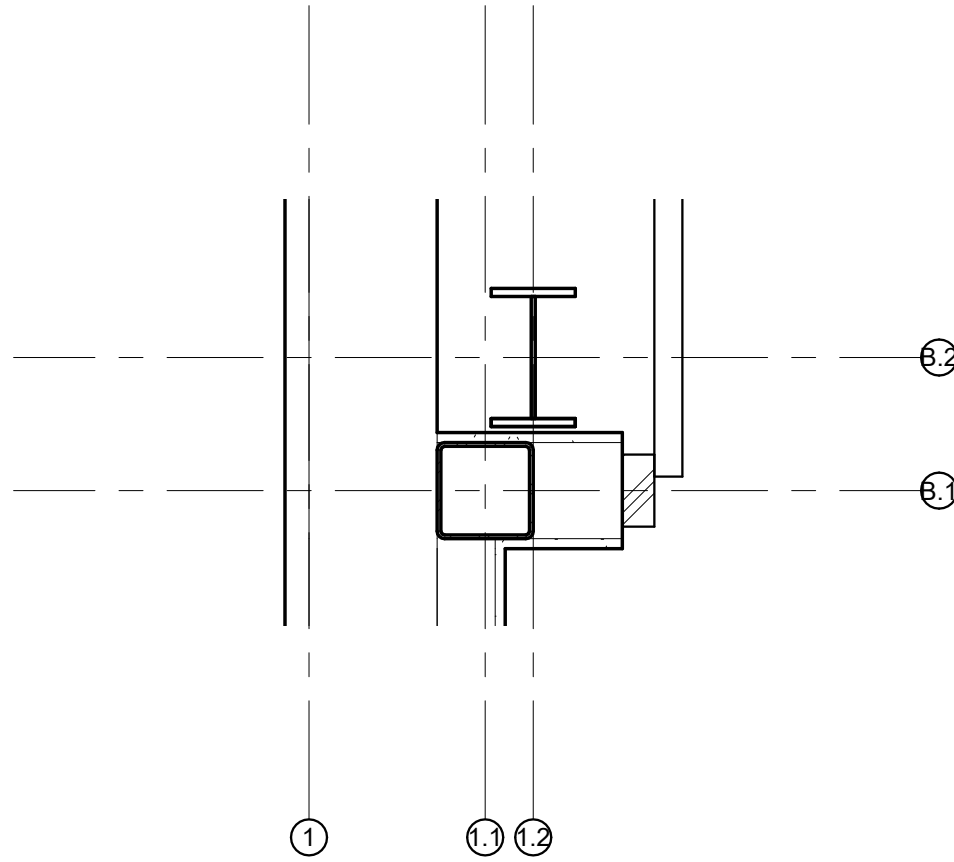
② LEVEL 1 FLOOR PLAN - Callout 2
1" = 1'-0"



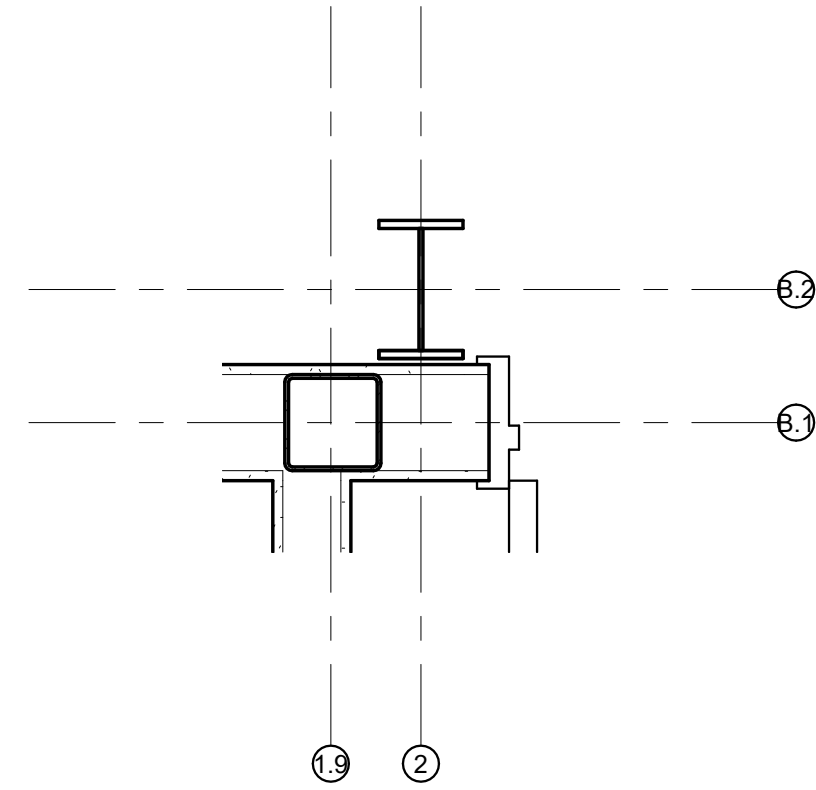
③ LEVEL 1 FLOOR PLAN - Callout 3
1" = 1'-0"



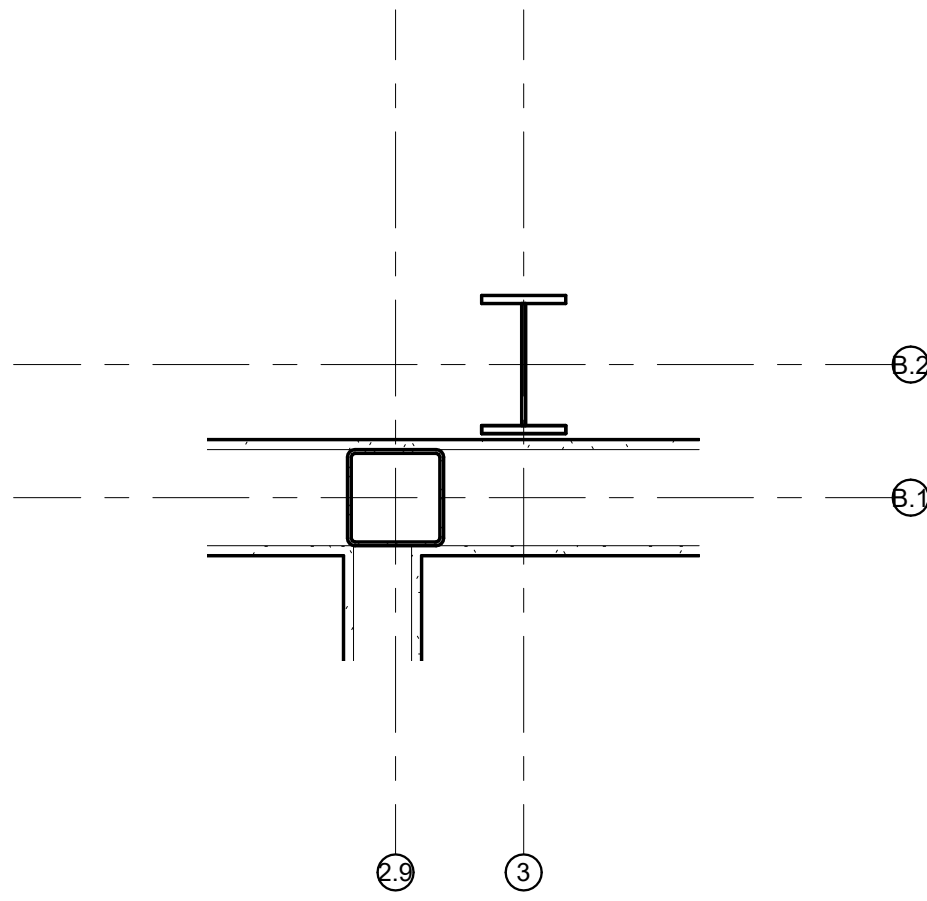
④ LEVEL 1 FLOOR PLAN - Callout 4
1" = 1'-0"



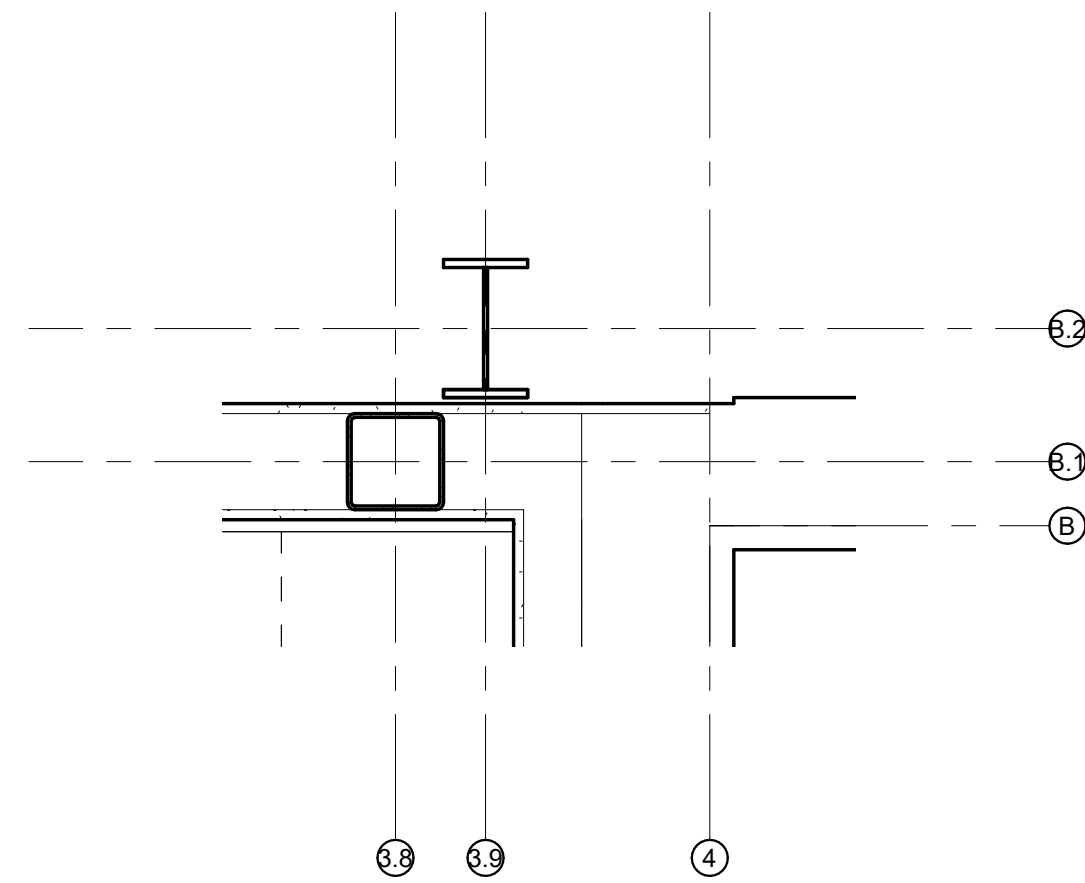
⑤ LEVEL 1 FLOOR PLAN - Callout 5
1" = 1'-0"



⑥ LEVEL 1 FLOOR PLAN - Callout 6
1" = 1'-0"



⑦ LEVEL 1 FLOOR PLAN - Callout 7
1" = 1'-0"



⑧ LEVEL 1 FLOOR PLAN - Callout 8
1" = 1'-0"

NEW BUILDING FOR

AIR FILTER SYSTEMS, LLC

COLONIAL FORT DRIVE
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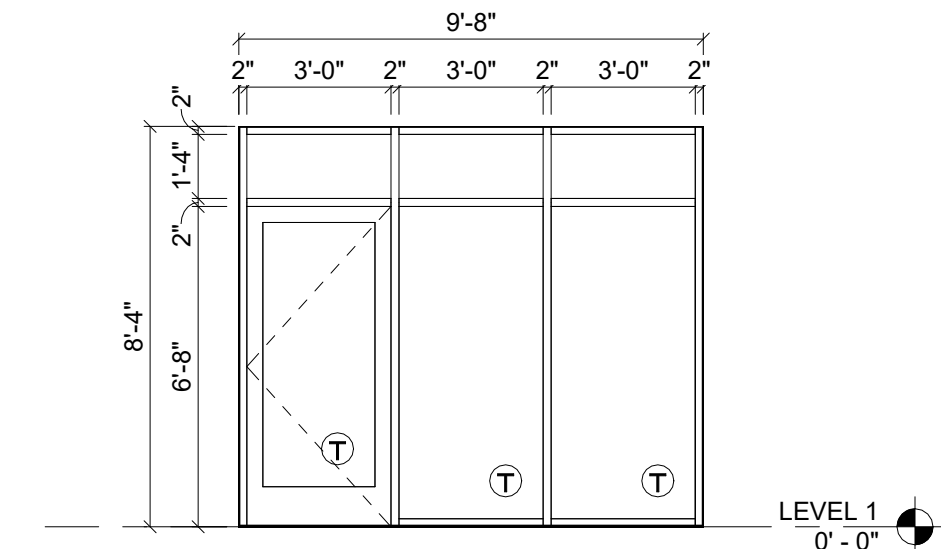
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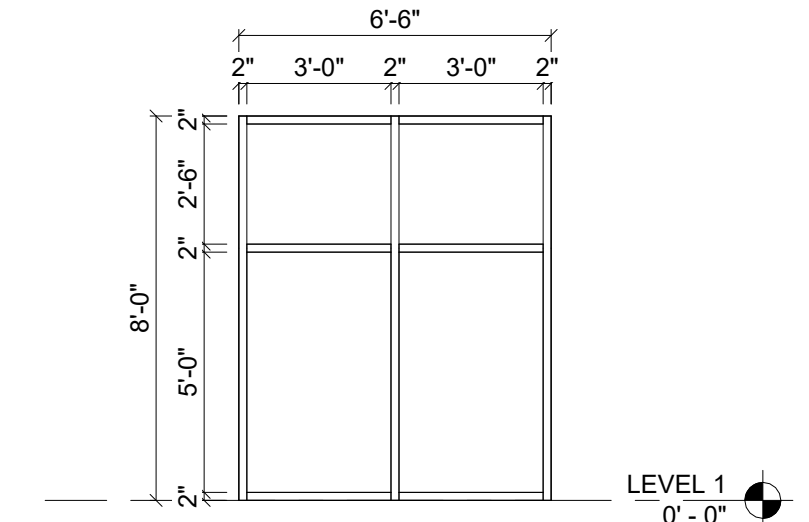
PLAN DETAILS

A-501

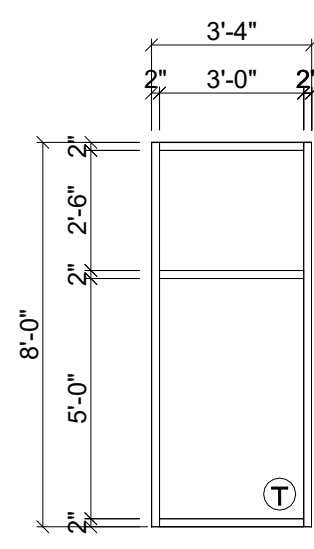
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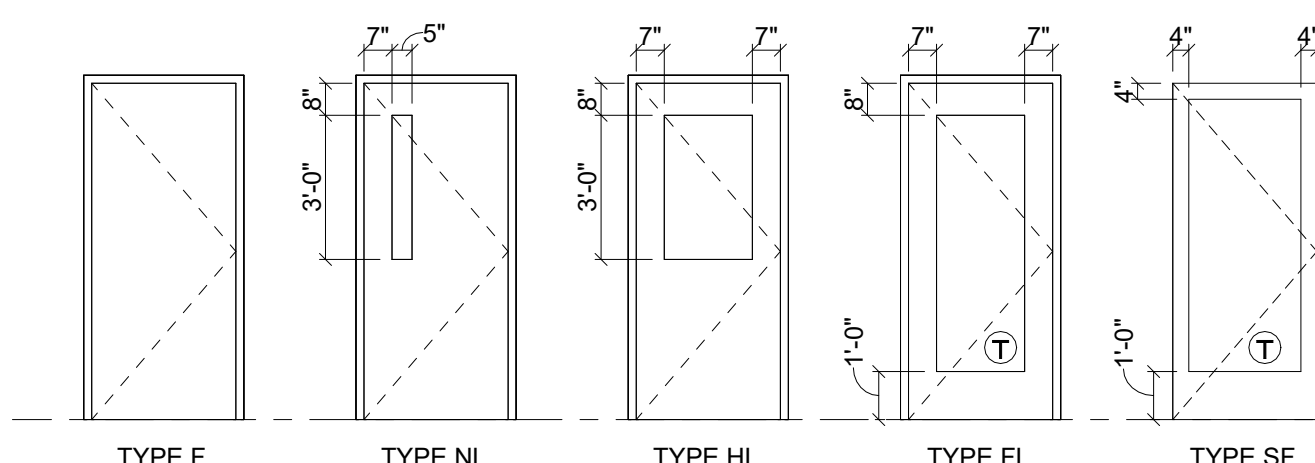
8 ELEVATION - STOREFRONT F
1/4" = 1'-0"



7 ELEVATION - STOREFRONT A
1/4" = 1'-0"

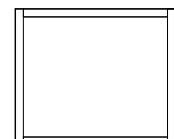


3 ELEVATION - STOREFRONT E
1/4" = 1'-0"

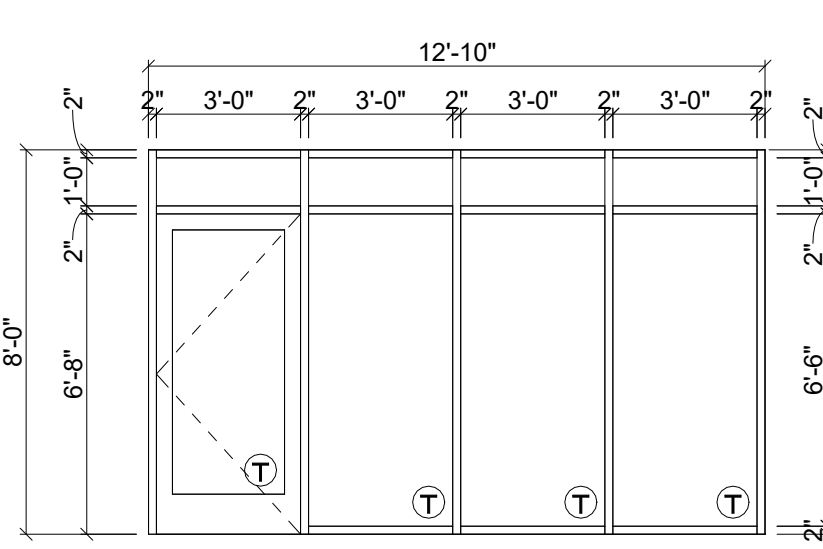


DOOR TYPES
1/4" = 1'-0"

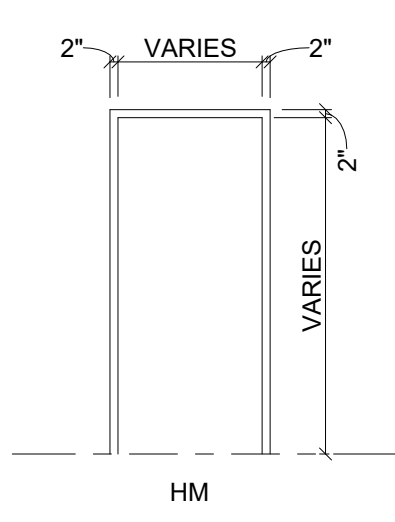
T INDICATES TEMPERED GLAZING REQUIRED



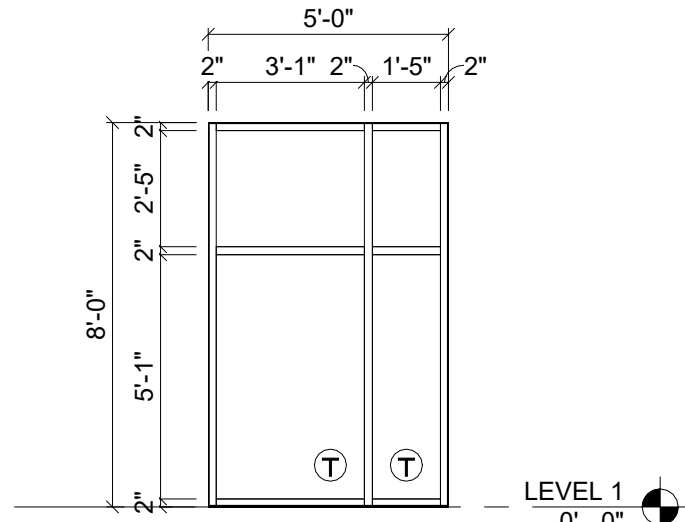
5 ELEVATION - STOREFRONT D
1/4" = 1'-0"



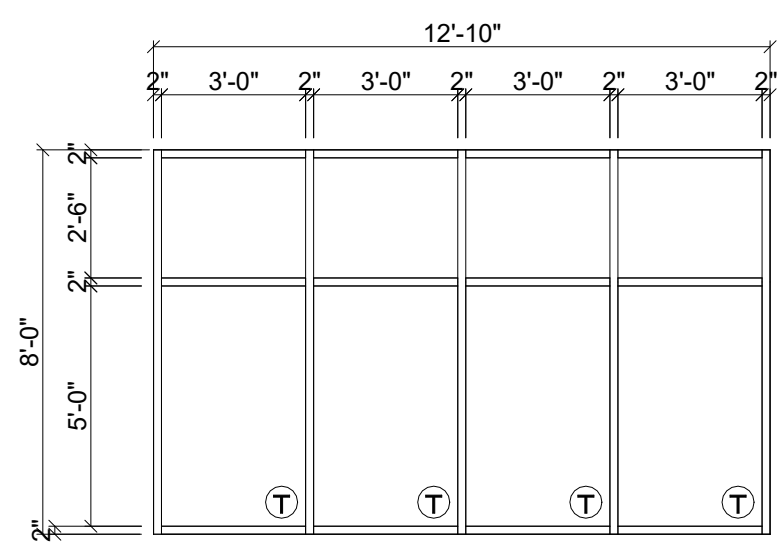
6 ELEVATION - STOREFRONT C
1/4" = 1'-0"



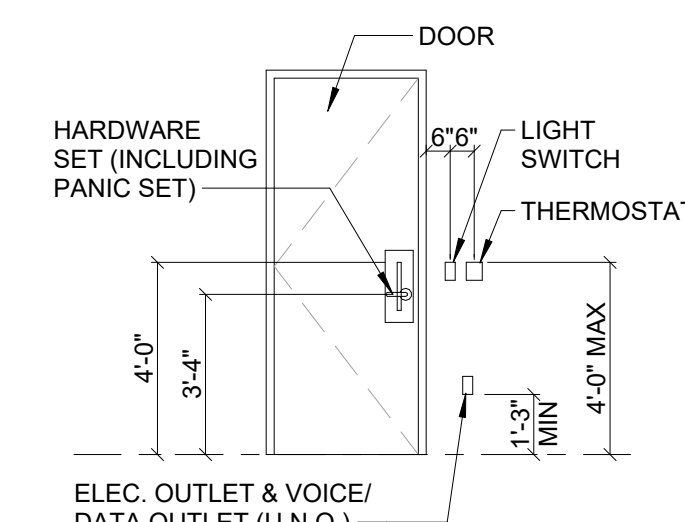
DOOR FRAME TYPES
1/4" = 1'-0"



9 ELEVATION - STOREFRONT G
1/4" = 1'-0"



4 ELEVATION - STOREFRONT B
1/4" = 1'-0"



DOOR HARDWARE MOUNTING
1/4" = 1'-0"

DOOR SCHEDULE

NO.	ROOM	SIZE		DOOR		FRAME		FIRE RATING	DETAIL			HARDWARE				REMARKS	NO.
		WIDTH	HEIGHT	TYPE	MAT.	FIN.	TYPE	FIN.	HEAD	JAMB	SILL	TYPE	ACCESS CTRL	PANIC	CLOSER		
100	WAREHOUSE	3'-0"	6'-8"	SF	AL	AN	AL	AN						X	X		100
100A	WAREHOUSE	3'-0"	7'-0"	F	HM	PT	HM	PT						X	X		100A
100B	WAREHOUSE	3'-0"	7'-0"	F	HM	PT	HM	PT						X	X		100B
101	SHIPPING	3'-0"	6'-8"	SF	AL	AN	AL	AN						X	X		101
103	TOILET	3'-0"	6'-8"	F	HM	PT	HM	PT				F76		-	-		103
104	OFFICE	3'-0"	6'-8"	HL	WD	ST	HM	PT				F82		-	-		104
105	MECH.	3'-0"	6'-8"	F	WD	ST	HM	PT				F86		-	-		105
106	OFFICE	3'-0"	6'-8"	HL	WD	ST	HM	PT				F82		-	-		106
107	TOILET	3'-0"	6'-8"	F	WD	ST	HM	PT				F76		-	-		107
108	OFFICE	3'-0"	6'-8"	HL	WD	ST	HM	PT				F82		-	-		108
109	JANITOR	3'-0"	6'-8"	F	WD	ST	HM	PT				F86		-	-		109
110	CONFERENCE	3'-0"	6'-8"	FL	WD	ST	HM	PT				F82		-	-		110
111	TOILET	3'-0"	6'-8"	F	WD	ST	HM	PT				F76		-	-		111
112	WAREHOUSE	3'-0"	6'-8"	NL	HM	PT	HM	PT				F86		-	X		112
113	BREAK RM.	3'-0"	6'-8"	FL	WD	ST	HM	PT				F75		-	-		113
199	STAIR	3'-0"	7'-0"	F	HM	PT	HM	PT						X	X		199
199A	STAIR	3'-0"	6'-8"	F	WD	ST	HM	PT	1-HR					X	X		199A
199B	FUTURE	3'-0"	6'-8"	F	WD	ST	HM	PT	1-HR					X	X		199B
BAY1	WAREHOUSE	9'-0"	10'-0"	OC	AL	AN	AL							-	-		BAY1
BAY2	WAREHOUSE	9'-0"	10'-0"	OC	AL	AN	AL							-	-		BAY2
BAY3	WAREHOUSE	14'-0"	10'-0"	OC	AL	AN	AL							-	-		BAY3

IN PROGRESS

GLAZING SCHEDULE

(EDIT PER PROJECT)

- A 1" INSULATED GRAY TINTED LOW-E, TEMPERED SAFETY GLASS
- B 1" INSULATED GRAY TINTED LOW-E GLASS
- C 1" INSULATED TEMPERED SAFETY SPANDREL (COLOR: WARM GRAY) GLASS
- D 1/4" CLEAR TEMPERED SAFETY GLASS (INTERIOR DOOR LITES)

WINDOW GENERAL NOTES

(EDIT PER PROJECT)

- OVERALL DIMENSIONS INDICATE ROUGH OPENINGS. ACTUAL WINDOW UNIT SIZE SHALL BE 3/4" LESS ON ALL SIDES TO ACCOMMODATE THE CONTINUOUS BACKER ROD AND SEALANT JOINTS.
- FIELD VERIFY ALL OPENINGS PRIOR TO ORDERING.
- INCLUDE LOCATIONS OF TEMPERED GLAZING ON SHOP DRAWINGS.
- ALL STOREFRONT FRAMING TO HAVE CLOSURE PANELS.
- ALL STOREFRONT TO HAVE HIGH PERFORMANCE SILL FLASHING WITH END DAMS.
- DO NOT ATTACH ANY ITEM TO STOREFRONT MULLIONS WITHOUT WRITTEN PERMISSION FROM THE STOREFRONT MANUFACTURER.

TEMPERED GLAZING GENERAL NOTES

IN ACCORDANCE WITH VCC 2406.4, TEMPERED GLAZING SHALL BE PROVIDED IN:

- ALL FIXED (EDIT PER PROJECT) R PANELS
- INDIVIDUAL FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST VERTICAL EDGE OF THE GLAZING IS WITHIN A 24-INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE
- INDIVIDUAL FIXED OR OPERABLE WINDOW PANELS THAT MEET ALL OF THE FOLLOWING CONDITIONS:
 - THE EXPOSED AREA OF AN INDIVIDUAL PANE IS GREATER THAN 9 SQUARE FEET;
 - THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES ABOVE THE FLOOR;
 - THE TOP EDGE OF THE GLAZING IS GREATER THAN 36 INCHES ABOVE THE FLOOR; AND
 - ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36 INCHES, MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING.
- GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS, LANDINGS BETWEEN FLIGHTS OF STAIRS, AND RAMPS.
- GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES ABOVE THE LANDING AND WITHIN 60 INCHES HORIZONTALLY OF THE BOTTOM TREAD.

DOOR SCHEDULE ABBREVIATIONS

AL - ALUMINUM	HM - HOLLOW METAL
AN - ANODIZED	LV - LOUVERED
AP - ACCESS PANEL	NL - NARROW LITE
BA - BARN	OC - OHD COILING
BI - BIFOLD	OS - OHD SECTIONAL
CL - CHAIN LINK	P - POCKET
CO - CASSED OPENING	PF - PREFINISHED
D - DUTCH	PN - paneled
DA - DOUBLE-ACTING	PT - PAINTED
DE - DOUBLE EGRESS	SF - STOREFRONT
DG - DUMPSTER GATE	SL - SLIDING
F - FLUSH	SN - STAINED
FL - FULL LITE	ST - STEEL
HL - HALF LITE	WD - WOOD

DOOR SCHEDULE REMARKS

(EDIT PER PROJECT)

- PREPARE FRAME FOR ELECTRONIC STRIKE BY OWNER'S SECURITY CONTRACTOR. PROVIDE POWER FOR OWNER'S ACCESS CONTROL SYSTEM
- PREPARE FRAME FOR ELECTRONIC STRIKE. POWER TRANSFER THROUGH DOOR
- DOOR TO BE USED AS EXIT ONLY; PROVIDE HARDWARE BLANK AND TAMPERPROOF STRIKE ON EXTERIOR
- PROVIDE "REQUEST TO EXIT" FEATURE
- ONE LEAF TO BE PROVIDED WITH AUTOMATIC OPENER; SEE HARDWARE SET
- ONE LEAF INACTIVE; PROVIDE HEAD AND FLOOR FLUSHBOLTS
- PROVIDE MAGNETIC HOLD-OPEN
- PROVIDE FILM OVER GLAZING

DOOR SCHEDULE HARDWARE FUNCTIONS

(EDIT PER PROJECT)

- | | |
|-----------|--|
| F01 / F75 | PASSAGE: LATCH RETRACTED BY LEVER AT ALL TIMES |
| F02 / F76 | PRIVACY LOCK: OUTSIDE LEVER LOCKED BY PUSH-BUTTON ON INSIDE LEVER. TURNING INSIDE LEVER RELEASES/ UNLOCKS BUTTON. INSIDE LEVER ALWAYS FREE FOR IMMEDIATE EGRESS. |
| F04 / F82 | ENTRY/OFFICE LOCK: OUTSIDE LEVER LOCKED BY PUSH-BUTTON ON INSIDE LEVER UNTIL IT IS UNLOCKED BY KEY OR BY TURNING INSIDE LEVER. INSIDE LEVER ALWAYS FREE FOR IMMEDIATE EGRESS. DEADLOCKING LATCHBOLT. |
| F05 / F84 | CLASSROOM LOCK: OUTSIDE LEVER LOCKED/UNLOCKED BY KEY IN OUTSIDE LEVER. INSIDE LEVER ALWAYS FREE FOR IMMEDIATE EGRESS. |
| F07 / F86 | STOREROOM LOCK: OUTSIDE LEVER ALWAYS LOCKED. LATCH RETRACTED BY KEY IN OUTSIDE LEVER OR BY TURNING INSIDE LEVER. INSIDE LEVER ALWAYS FREE FOR IMMEDIATE EGRESS. DEADLOCKING LATCHBOLT. |

DOOR SCHEDULE GENERAL NOTES

(EDIT PER PROJECT)

- GENERAL CONTRACTOR TO COORDINATE ALL JAMB DEPTHS, SWING HANDING, AND QUANTITIES
- ALL EXTERIOR FRAMES TO BE SEALED WITH BACKER ROD AND SEALANT
- SEE CODE COMPLIANCE SECTION FOR U-FACTOR AND SHGC REQUIREMENTS FOR EXTERIOR DOORS
- ALL GLAZING IN EXTERIOR DOORS TO BE INSULATED
- GLAZING IN ALL DOORS TO BE TEMPERED
- GENERAL CONTRACTOR TO COORDINATE KEYING SYSTEM WITH OWNER
- PROVIDE SOLID BLOCKING AT ALL WALL STOPS. USE FIRE RETARDANT TREATED WOOD WHERE REQUIRED
- STOREFRONT CONTRACTOR TO PROVIDE HARDWARE FOR STOREFRONT DOORS U.N.O.
- ALL HOLLOW METAL FRAMES TO BE FACE WELDED, RE: SPECS
- SEE HARDWARE SET AND SPECIFICATIONS FOR SPECIFIC DOOR AND HARDWARE PRODUCTS
- DOOR HARDWARE TO COMPLY WITH GRASPABILITY AND MOUNTING REQUIREMENTS OF IFBC SECTION 1010

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	03/09/2026	SCHEMATIC DESIGN

PROJECT NO.: 0226016
DRAWN BY: XXX QC: XXX

DOORS & WINDOWS

A-601

ECONOMIC DEVELOPMENT AUTHORITY
YTD BUDGET REPORT
SUMMARY PAGE
FOR THE MONTH ENDED JULY 31, 2026

	REVISED BUDGET	YTD ACTUAL	BUDGET SURPLUS/(DEFICIT)
REVENUES			
INTEREST ON BANK DEPOSITS	3,000.00	-	3,000.00
BRWA CELL TOWER INCOME	39,326.00	3,277.16	36,048.84
INTEREST ON INVESTMENTS	70,000.00	-	70,000.00
RECOVERED COSTS - BELVAC	2,046.00	-	2,046.00
RECOVERED COSTS - DAMAGE PREVE	552.00	-	552.00
RECOVERED COSTS - LIBERTY UNIV	3,669.00	-	3,669.00
RECOVERED COSTS - RA TOOLS	556.00	-	556.00
SMPLM -RECOVERED COSTS - OTHER	1,499.00	-	1,499.00
TRANSFER FROM GENERAL FD	43,055.00	-	43,055.00
TRANSFER FROM GENERAL FD	120,000.00	-	120,000.00
PROPERTY RENTALS-CVCC	168,620.00	168,606.00	14.00
PROPERTY RENTALS-EAST COAST	143,685.00	11,625.00	132,060.00
PROPERTY RENTALS-MBC	4,800.00	400.00	4,400.00
SALE OF LAND BLDGS & IMPROVE	-	395,000.00	(395,000.00)
PROPERTY RENTALS	30,600.00	2,550.00	28,050.00
PROPERTY RENTALS - BELVAC	273,000.00	22,750.00	250,250.00
TOTAL REVENUES	<u>\$ 904,408.00</u>	<u>\$ 604,208.16</u>	<u>\$ 300,199.84</u>
EXPENDITURES			
ACCOUNTING & AUDITING SERVICES	8,800.00	-	8,800.00
ADVERTISING SERVICES	8,000.00	-	8,000.00
ATTORNEY AND LEGAL SERVICES	2,500.00	-	2,500.00
OTHER PROFESSIONAL SERVICES	7,000.00	2,800.00	4,200.00
SKILLED SERVICES	2,000.00	-	2,000.00
CONFERENCE & EDUCATION	1,000.00	-	1,000.00
TRAVEL MILEAGE	1,600.00	-	1,600.00
CONTRIBUTIONS TO CULTURAL ORGS	89,100.00	89,080.50	19.50
CONTRIBTNS TO CD & ED AGENCIES	2,500.00	-	2,500.00
GENERAL LIABILITY INSURANCE	654.00	654.00	-
AUTOMOBILE LIABILITY INSURANCE	150.00	150.00	-
PROPERTY INSURANCE	12,000.00	11,652.00	348.00
BOILER AND MACHINERY INSURANCE	1,600.00	1,543.00	57.00
OTHER FINANCIAL INSURANCES	675.00	675.00	-
PUBLIC OFFICIALS INSURANCE	185.00	182.00	3.00
CYBER RISK INSURANCE	100.00	100.00	-
FOOD & MEALS NON-TRAVEL	3,000.00	-	3,000.00
SIGNAGE	75,000.00	49,226.10	25,773.90
CONTINGENCY FUNDS	150,000.00	-	150,000.00
BDONE-FOOD MEALS NON TRAVEL	3,500.00	-	3,500.00
BSAPP-FOOD MEALS NON TRAVEL	2,500.00	-	2,500.00
ADMIN SALARY -SKILLED SERVICES	30,000.00	-	30,000.00
PERFORMANCE INCENTIVES	75,000.00	-	75,000.00
CNTBNS CD & ED AGENCIES-BRMS	7,500.00	-	7,500.00
PERFORMANCE INCENTIVES - CHILD	-	29,927.02	(29,927.02)
CONTRIBTNS TO CD & ED AGENCIES	10,000.00	-	10,000.00
NEW LONDON PHASE 2 PROJECT	-	342,146.00	(342,146.00)

GROUND'S REPAIR & MAINT SVCS	7,000.00	551.02	6,448.98
INTERNET SERVICE CHARGES	-	150.00	(150.00)
CVCC-BLDG REPAIR & MAINT SVCS	5,000.00	-	5,000.00
CVCC - EQUIP REP& MAINT SVCS	10,000.00	935.00	9,065.00
CVCC-ELECTRICAL SVC CHARGES	50,000.00	7,366.35	42,633.65
CVCC-WATER & SEWER CHARGES	2,100.00	162.51	1,937.49
CVCC-BUILDING MATERIALS	200.00	-	200.00
CAPITAL RESERVE-CVCC	33,485.00	-	33,485.00
Ecost - EQUIP REP & MAINT SVCS	1,000.00	-	1,000.00
CAPITAL RESERVE	35,000.00	-	35,000.00
OTHER PROFESSIONAL SERVICES	-	11,850.00	(11,850.00)
GROUND'S REPAIR & MAINT SVCS	1,600.00	-	1,600.00
OTHER SERVICE CHARGES	-	385.00	(385.00)
BUILDING REPAIR & MAINT SVCS	5,000.00	-	5,000.00
GROUND'S REPAIR & MAINT SVCS	6,000.00	429.20	5,570.80
REAL PROPERTY TAXES	300.00	-	300.00
A & E SERVICES	1,500.00	-	1,500.00
BUILDING REPAIR & MAINT SVCS	-	29.41	(29.41)
GROUND'S REPAIR & MAINT SVCS	28,000.00	1,679.57	26,320.43
EQUIPMENT REPAIR & MAINT SVCS	-	3,708.41	(3,708.41)
ELECTRICAL SERVICE CHARGES	7,600.00	689.54	6,910.46
BUILDING REPAIR & MNT SVC-BLVC	3,000.00	-	3,000.00
SHELL BLDG - DEBT PRINCIPAL	114,745.00	-	114,745.00
SHELL BLDG - DEBT INTEREST	39,000.00	-	39,000.00
TOTAL EXPENDITURES	\$ 844,894.00	\$ 556,071.63	\$ 288,822.37
NET GAIN (LOSS)	\$ 59,514.00	\$ 48,136.53	\$ 11,377.47

**ECONOMIC DEVELOPMENT AUTHORITY
YTD BUDGET REPORT
ADMINISTRATION
FOR THE MONTH ENDED JULY 31, 2026**

	REVISED BUDGET	YTD ACTUAL	BUDGET SURPLUS/(DEFICIT)
REVENUES			
INTEREST ON BANK DEPOSITS	3,000.00	-	3,000.00
BRWA CELL TOWER INCOME	39,326.00	3,277.16	36,048.84
INTEREST ON INVESTMENTS	70,000.00	-	70,000.00
RECOVERED COSTS - BELVAC	2,046.00	-	2,046.00
RECOVERED COSTS - DAMAGE PREVE	552.00	-	552.00
RECOVERED COSTS - LIBERTY UNIV	3,669.00	-	3,669.00
RECOVERED COSTS - RA TOOLS	556.00	-	556.00
SMPLM -RECOVERED COSTS - OTHER	1,499.00	-	1,499.00
TRANSFER FROM GENERAL FD	43,055.00	-	43,055.00
TOTAL REVENUES	<u>\$ 163,703.00</u>	<u>\$ 3,277.16</u>	<u>\$ 160,425.84</u>
EXPENDITURES			
ACCOUNTING & AUDITING SERVICES	8,800.00	-	8,800.00
ADVERTISING SERVICES	8,000.00	-	8,000.00
ATTORNEY AND LEGAL SERVICES	2,500.00	-	2,500.00
OTHER PROFESSIONAL SERVICES	7,000.00	2,800.00	4,200.00
SKILLED SERVICES	2,000.00	-	2,000.00
CONFERENCE & EDUCATION	1,000.00	-	1,000.00
TRAVEL MILEAGE	1,600.00	-	1,600.00
CONTRIBUTIONS TO CULTURAL ORGS	89,100.00	89,080.50	19.50
CONTRIBTNS TO CD & ED AGENCIES	2,500.00	-	2,500.00
GENERAL LIABILITY INSURANCE	654.00	654.00	-
AUTOMOBILE LIABILITY INSURANCE	150.00	150.00	-
PROPERTY INSURANCE	12,000.00	11,652.00	348.00
BOILER AND MACHINERY INSURANCE	1,600.00	1,543.00	57.00
OTHER FINANCIAL INSURANCES	675.00	675.00	-
PUBLIC OFFICIALS INSURANCE	185.00	182.00	3.00
CYBER RISK INSURANCE	100.00	100.00	-
FOOD & MEALS NON-TRAVEL	3,000.00	-	3,000.00
SIGNAGE	75,000.00	49,226.10	25,773.90
CONTINGENCY FUNDS	150,000.00	-	150,000.00
BDONE-FOOD MEALS NON TRAVEL	3,500.00	-	3,500.00
BSAPP-FOOD MEALS NON TRAVEL	2,500.00	-	2,500.00
ADMIN SALARY -SKILLED SERVICES	30,000.00	-	30,000.00
TOTAL EXPENDITURES	<u>\$ 401,864.00</u>	<u>\$ 156,062.60</u>	<u>\$ 245,801.40</u>
NET GAIN (LOSS)	<u>\$ (238,161.00)</u>	<u>\$ (152,785.44)</u>	<u>\$ (85,375.56)</u>

**ECONOMIC DEVELOPMENT AUTHORITY
YTD BUDGET REPORT
EDA GRANTS
FOR THE MONTH ENDED JULY 31, 2026**

	REVISED BUDGET	YTD ACTUAL	BUDGET SURPLUS/(DEFICIT)
REVENUES			
TOTAL REVENUES	\$ -	\$ -	\$ -
EXPENDITURES			
NEW LONDON PHASE 2 PROJECT	-	342,146.00	(342,146.00)
TOTAL EXPENDITURES	\$ -	\$ 342,146.00	\$ (342,146.00)
NET GAIN (LOSS)	\$ -	\$ (342,146.00)	\$ (342,146.00)

**ECONOMIC DEVELOPMENT AUTHORITY
YTD BUDGET REPORT
BEDFORD CENTER FOR BUSINESS
FOR THE MONTH ENDED JULY 31, 2026**

	REVISED BUDGET	YTD ACTUAL	BUDGET SURPLUS/(DEFICIT)
REVENUES			
PROPERTY RENTALS-CVCC	168,620.00	168,606.00	14.00
PROPERTY RENTALS-EAST COAST	143,685.00	11,625.00	132,060.00
PROPERTY RENTALS-MBC	4,800.00	400.00	4,400.00
TOTAL REVENUES	<u>\$ 317,105.00</u>	<u>\$ 180,631.00</u>	<u>\$ 136,474.00</u>
EXPENDITURES			
GROUPS REPAIR & MAINT SVCS	7,000.00	551.02	6,448.98
INTERNET SERVICE CHARGES	-	150.00	(150.00)
CVCC-BLDG REPAIR & MAINT SVCS	5,000.00	-	5,000.00
CVCC - EQUIP REP& MAINT SVCS	10,000.00	935.00	9,065.00
CVCC-ELECTRICAL SVC CHARGES	50,000.00	7,366.35	42,633.65
CVCC-WATER & SEWER CHARGES	2,100.00	162.51	1,937.49
CVCC-BUILDING MATERIALS	200.00	-	200.00
CAPITAL RESERVE-CVCC	33,485.00	-	33,485.00
ECOST - EQUIP REP & MAINT SVCS	1,000.00	-	1,000.00
CAPITAL RESERVE	35,000.00	-	35,000.00
TOTAL EXPENDITURES	<u>\$ 143,785.00</u>	<u>\$ 9,164.88</u>	<u>\$ 134,620.12</u>
NET GAIN (LOSS)	<u><u>\$ 173,320.00</u></u>	<u><u>\$ 171,466.12</u></u>	<u><u>\$ 1,853.88</u></u>

**ECONOMIC DEVELOPMENT AUTHORITY
YTD BUDGET REPORT
MONTVALE CENTER FOR COMMERCE
FOR THE MONTH ENDED JULY 31, 2026**

	REVISED BUDGET	YTD ACTUAL	BUDGET SURPLUS/(DEFICIT)
REVENUES			
SALE OF LAND BLDGS & IMPROVE	-	395,000.00	(395,000.00)
TOTAL REVENUES	\$ -	\$ 395,000.00	(395,000.00)
EXPENDITURES			
OTHER PROFESSIONAL SERVICES	-	11,850.00	(11,850.00)
GROUNDS REPAIR & MAINT SVCS	1,600.00	-	1,600.00
OTHER SERVICE CHARGES	-	385.00	(385.00)
TOTAL EXPENDITURES	\$ 1,600.00	\$ 12,235.00	\$ (10,635.00)
NET GAIN (LOSS)	\$ (1,600.00)	\$ 382,765.00	\$ (384,365.00)

**ECONOMIC DEVELOPMENT AUTHORITY
YTD BUDGET REPORT
WASHINGTON STREET
FOR THE MONTH ENDED JULY 31, 2026**

	REVISED BUDGET	YTD ACTUAL	BUDGET SURPLUS/(DEFICIT)
REVENUES			
PROPERTY RENTALS	30,600.00	2,550.00	28,050.00
TOTAL REVENUES	<u>\$ 30,600.00</u>	<u>\$ 2,550.00</u>	<u>28,050.00</u>
EXPENDITURES			
BUILDING REPAIR & MAINT SVCS	5,000.00	-	5,000.00
GROUNDS REPAIR & MAINT SVCS	6,000.00	429.20	5,570.80
REAL PROPERTY TAXES	300.00	-	300.00
TOTAL EXPENDITURES	<u>\$ 11,300.00</u>	<u>\$ 429.20</u>	<u>\$ 10,870.80</u>
NET GAIN (LOSS)	<u><u>\$ 19,300.00</u></u>	<u><u>\$ 2,120.80</u></u>	<u><u>\$ 17,179.20</u></u>

**ECONOMIC DEVELOPMENT AUTHORITY
YTD BUDGET REPORT
NEW LONDON
FOR THE MONTH ENDED JULY 31, 2026**

	REVISED BUDGET	YTD ACTUAL	BUDGET SURPLUS/(DEFICIT)
REVENUES			
PROPERTY RENTALS - BELVAC	273,000.00	22,750.00	250,250.00
TOTAL REVENUES	\$ 273,000.00	\$ 22,750.00	\$ 250,250.00
EXPENDITURES			
A & E SERVICES	1,500.00	-	1,500.00
BUILDING REPAIR & MAINT SVCS	-	29.41	(29.41)
GROUNDS REPAIR & MAINT SVCS	28,000.00	1,679.57	26,320.43
EQUIPMENT REPAIR & MAINT SVCS	-	3,708.41	(3,708.41)
ELECTRICAL SERVICE CHARGES	7,600.00	689.54	6,910.46
BUILDING REPAIR & MNT SVC-BLVC	3,000.00	-	3,000.00
SHELL BLDG - DEBT PRINCIPAL	114,745.00	-	114,745.00
SHELL BLDG - DEBT INTEREST	39,000.00	-	39,000.00
TOTAL EXPENDITURES	\$ 193,845.00	\$ 6,106.93	\$ 187,738.07
NET GAIN (LOSS)	\$ 79,155.00	\$ 16,643.07	\$ 62,511.93

**ECONOMIC DEVELOPMENT AUTHORITY
INCOME STATEMENT
SUMMARY PAGE
FOR THE MONTH ENDED JULY 31, 2026**

	MTD ACTUAL	YTD ACTUAL
REVENUES		
BRWA - CELL TOWER INCOME	\$ 3,277.16	\$ 3,277.16
PROPERTY RENTALS-CVCC	168,606.00	168,606.00
PROPERTY RENTALS-EAST COAST	11,625.00	11,625.00
PROPERTY RENTALS - MBC	400.00	400.00
SALE OF LAND BLDGS & IMPROVE	395,000.00	395,000.00
PROPERTY RENTALS	2,550.00	2,550.00
PROPERTY RENTALS - BELVAC	22,750.00	22,750.00
TOTAL REVENUES	<u>\$ 604,208.16</u>	<u>\$ 604,208.16</u>
EXPENDITURES		
OTHER PROFESSIONAL SERVICES	\$ 2,800.00	\$ 2,800.00
CONTRIBUTIONS TO CULTURAL ORGS	89,080.50	89,080.50
GENERAL LIABILITY INSURANCE	654.00	654.00
AUTOMOBILE LIABILITY INSURANCE	150.00	150.00
PROPERTY INSURANCE	11,652.00	11,652.00
BOILER AND MACHINERY INSURANCE	1,543.00	1,543.00
OTHER FINANCIAL INSURANCES	675.00	675.00
PUBLIC OFFICIALS INSURANCE	182.00	182.00
CYBER RISK INSURANCE	100.00	100.00
SIGNAGE	49,226.10	49,226.10
PERFORMANCE INCENTIVES - CHILD	29,927.02	29,927.02
NEW LONDON PHASE 2 PROJECT	342,146.00	342,146.00
GROUNDS REPAIR & MAINT SVCS	551.02	551.02
INTERNET SERVICE CHARGES	150.00	150.00
CVCC - EQUIPMENT REPAIR & MAINT SERV	935.00	935.00
CVCC - ELECTRICAL SERVICE CHARGES	7,366.35	7,366.35
CVCC - WATER & SEWER CHARGES	162.51	162.51
OTHER PROFESSIONAL SERVICES	11,850.00	11,850.00
OTHER SERVICE CHARGES	385.00	385.00
GROUNDS REPAIR & MAINT SVCS	429.20	429.20
BUILDING REPAIR & MAINT SVCS	29.41	29.41
GROUNDS REPAIR & MAINT SVCS	1,679.57	1,679.57
EQUIPMENT REPAIR & MAINT SVCS	3,708.41	3,708.41
ELECTRICAL SERVICE CHARGES	689.54	689.54
TOTAL EXPENDITURES	<u>\$ 556,071.63</u>	<u>\$ 556,071.63</u>
NET GAIN (LOSS)	<u><u>\$ 48,136.53</u></u>	<u><u>\$ 48,136.53</u></u>

	OPERATING	INVESTMENT	TOTAL
BEGINNING CASH BALANCE	\$ 1,243,806.14	\$ 1,254,865.96	\$ 2,498,672.10
CASH TRANSFER TO GF	-	-	-
CASH TRANSFER FROM CHECKING TO INVEST.			
NET GAIN (LOSS)	48,136.53	-	48,136.53
PLUS: PREPAID RENT - CVCC		-	-
PLUS: UNPOSTED PAYMENTS			
TRRC GRANT REVENUE			
LEASE REVENUE - BELVAC			
LESS: ACCOUNTS PAYABLE	93,438.05	-	93,438.05
LESS: PERFORMANCE INCENTIVES		-	-
LESS ENCUMBERED AMT		-	-
LESS: CELL TOWER RENT REC'D IN JUNE	(3,277.16)	-	(3,277.16)
ENDING CASH BALANCE	<u>\$ 1,382,103.56</u>	<u>\$ 1,254,865.96</u>	<u>\$ 2,636,969.52</u>

**ECONOMIC DEVELOPMENT AUTHORITY
INCOME STATEMENT
ADMINISTRATION
FOR THE MONTH ENDED JULY 31, 2026**

	MTD ACTUAL	YTD ACTUAL
REVENUES		
BRWA - CELL TOWER INCOME	\$ 3,277.16	\$ 3,277.16
TOTAL REVENUES	\$ 3,277.16	\$ 3,277.16
EXPENDITURES		
OTHER PROFESSIONAL SERVICES	\$ 2,800.00	\$ 2,800.00
CONTRIBUTIONS TO CULTURAL ORGS	89,080.50	89,080.50
GENERAL LIABILITY INSURANCE	654.00	654.00
AUTOMOBILE LIABILITY INSURANCE	150.00	150.00
PROPERTY INSURANCE	11,652.00	11,652.00
BOILER AND MACHINERY INSURANCE	1,543.00	1,543.00
OTHER FINANCIAL INSURANCES	675.00	675.00
PUBLIC OFFICIALS INSURANCE	182.00	182.00
CYBER RISK INSURANCE	100.00	100.00
SIGNAGE	49,226.10	49,226.10
TOTAL EXPENDITURES	\$ 156,062.60	\$ 156,062.60
NET GAIN (LOSS)	\$ (152,785.44)	\$ (152,785.44)

**ECONOMIC DEVELOPMENT AUTHORITY
INCOME STATEMENT
EDA GRANTS
FOR THE MONTH ENDED JULY 31, 2026**

	MTD ACTUAL	YTD ACTUAL
REVENUES		
TOTAL REVENUES	\$ -	\$ -
EXPENDITURES		
NEW LONDON PHASE 2 PROJECT	\$ 342,146.00	\$ 342,146.00
TOTAL EXPENDITURES	\$ 342,146.00	\$ 342,146.00
NET GAIN (LOSS)	\$ (342,146.00)	\$ (342,146.00)

**ECONOMIC DEVELOPMENT AUTHORITY
INCOME STATEMENT
BEDFORD CENTER FOR BUSINESS
FOR THE MONTH ENDED JULY 31, 2026**

	MTD ACTUAL	YTD ACTUAL
REVENUES		
PROPERTY RENTALS-CVCC	\$ 168,606.00	\$ 168,606.00
PROPERTY RENTALS-EAST COAST	11,625.00	11,625.00
PROPERTY RENTALS - MBC	400.00	400.00
TOTAL REVENUES	<u>\$ 180,631.00</u>	<u>\$ 180,631.00</u>
EXPENDITURES		
GROUND'S REPAIR & MAINT SVCS	\$ 551.02	\$ 551.02
INTERNET SERVICE CHARGES	150.00	150.00
CVCC - EQUIPMENT REPAIR & MAINT SERV	935.00	935.00
CVCC - ELECTRICAL SERVICE CHARGES	7,366.35	7,366.35
CVCC - WATER & SEWER CHARGES	162.51	162.51
TOTAL EXPENDITURES	<u>\$ 9,164.88</u>	<u>\$ 9,164.88</u>
NET GAIN (LOSS)	<u><u>\$ 171,466.12</u></u>	<u><u>\$ 171,466.12</u></u>

**ECONOMIC DEVELOPMENT AUTHORITY
INCOME STATEMENT
MONTVALE CENTER FOR COMMERCE
FOR THE MONTH ENDED JULY 31, 2026**

	MTD ACTUAL	YTD ACTUAL
REVENUES		
SALE OF LAND BLDGS & IMPROVE	\$ 395,000.00	\$ 395,000.00
TOTAL REVENUES	\$ 395,000.00	\$ 395,000.00
EXPENDITURES		
OTHER PROFESSIONAL SERVICES	\$ 11,850.00	\$ 11,850.00
OTHER SERVICE CHARGES	385.00	385.00
TOTAL EXPENDITURES	\$ 12,235.00	\$ 12,235.00
NET GAIN (LOSS)	\$ 382,765.00	\$ 382,765.00

**ECONOMIC DEVELOPMENT AUTHORITY
INCOME STATEMENT
WASHINGTON STREET
FOR THE MONTH ENDED JULY 31, 2026**

	MTD ACTUAL	YTD ACTUAL
REVENUES		
PROPERTY RENTALS	\$ 2,550.00	\$ 2,550.00
TOTAL REVENUES	\$ 2,550.00	\$ 2,550.00
EXPENDITURES		
GROUNDS REPAIR & MAINT SVCS	\$ 429.20	\$ 429.20
TOTAL EXPENDITURES	\$ 429.20	\$ 429.20
NET GAIN (LOSS)	\$ 2,120.80	\$ 2,120.80

**ECONOMIC DEVELOPMENT AUTHORITY
INCOME STATEMENT
NEW LONDON
FOR THE MONTH ENDED JULY 31, 2026**

	MTD ACTUAL	YTD ACTUAL
REVENUES		
PROPERTY RENTALS - BELVAC	\$ 22,750.00	\$ 22,750.00
TOTAL REVENUES	<u>\$ 22,750.00</u>	<u>\$ 22,750.00</u>
EXPENDITURES		
BUILDING REPAIR & MAINT SVCS	\$ 29.41	\$ 29.41
GROUNDS REPAIR & MAINT SVCS	1,679.57	1,679.57
EQUIPMENT REPAIR & MAINT SVCS	3,708.41	3,708.41
ELECTRICAL SERVICE CHARGES	689.54	689.54
TOTAL EXPENDITURES	<u>\$ 6,106.93</u>	<u>\$ 6,106.93</u>
NET GAIN (LOSS)	<u><u>\$ 16,643.07</u></u>	<u><u>\$ 16,643.07</u></u>