

MONTGOMERY COUNTY HISTORIC PRESERVATION COMMISSION
STAFF REPORT

Address:	8525 Georgia Avenue, Silver Spring	Meeting Date:	2/11/2026
Resource:	Master Plan Site #37/06 Silver Theatre and Shopping Center	Report Date:	2/4/2026
Applicant:	Pali Eats Silver	Public Notice:	1/2/2026
Review:	HAWP	Tax Credit:	No
Permit No.:	1146698	Staff:	Laura DiPasquale
Proposal:	Installation of rooftop mechanical equipment		

STAFF RECOMMENDATION

Staff recommends the HPC **approve** the HAWP application.

ARCHITECTURAL DESCRIPTION

SIGNIFICANCE: Individually Listed Master Plan Site #37/06, *Silver Theatre and Shopping Center*
STYLE: Art Moderne
DATE: 1938

The Silver Theatre and Shopping Center complex, which opened in 1938, is a rare example of an early planned neighborhood shopping center with parking integrated into the complex. The complex was planned to include all the retail uses required by residents of the surrounding neighborhoods, and to accommodate 50,000 patrons. The Silver Theatre had a seating capacity of 1,100. The complex was one of the first in the region to recognize the importance of and to design for the automobile: parking areas were provided at both the front of the complex and at the rear with a connecting underpass for both cars and pedestrians. Many of the stores had double entrances and could be entered from the front or the rear parking areas. The complex originally included a gas station island, no longer standing. Architecturally, it reflects a fine example of streamlined Moderne styling with Art Deco detailing, designed by John Ebersson, a national theater architect who also designed the Bethesda Theatre (1938). Ebersson rejected earlier and more traditional commercial designs in favor of a thoroughly modern style—streamlined Moderne with Art Deco detailing. Early 20th century streamlining was symbolic of the dynamic industrial and technological advances of the period, and was characterized by sleek mechanical curves and allusions to machines, such as trains and ships. The Silver Theatre, in particular, makes reference to nautical design themes. The Silver Theatre and Shopping Center was built at a time when Montgomery County was experiencing unprecedented growth. The complex was built in response to this development trend and vividly symbolizes the forces that changed and shaped 20th century Montgomery County.

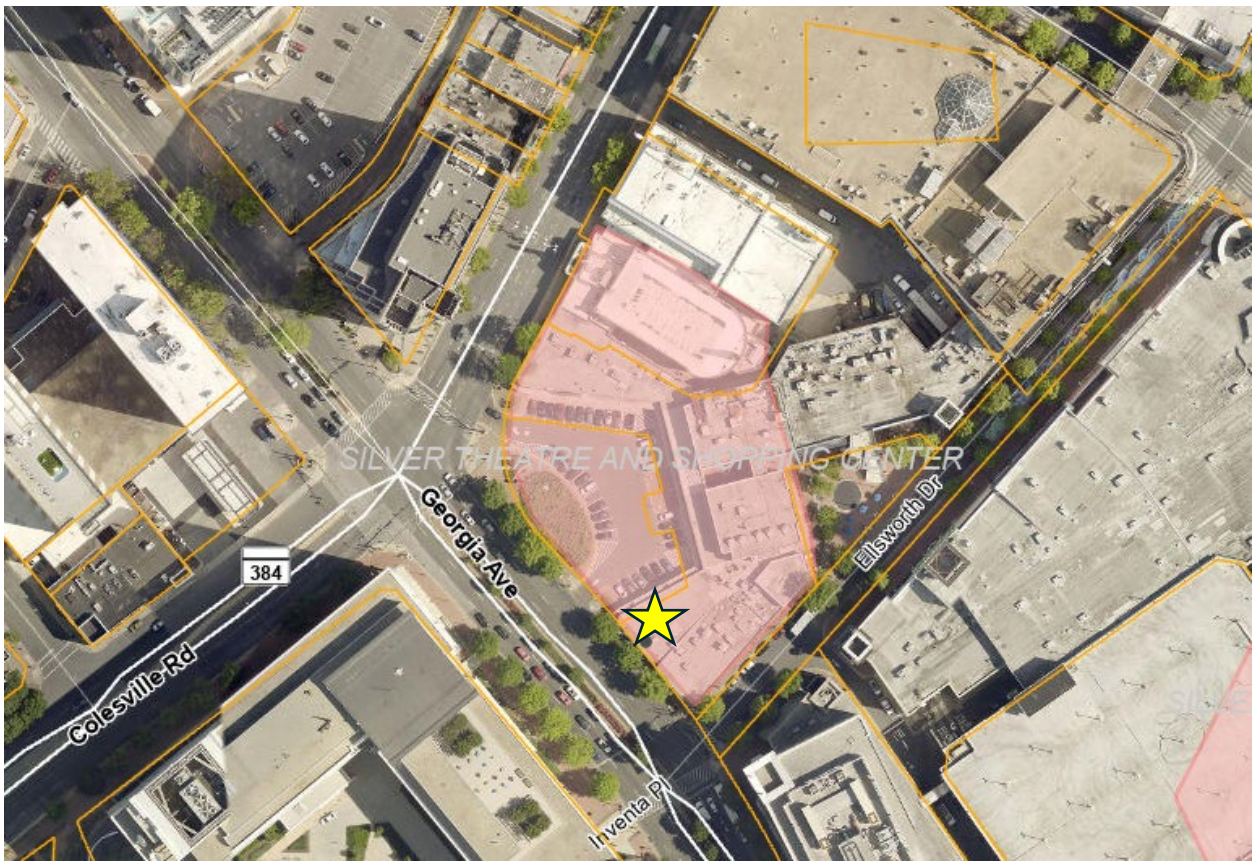


Figure 1: The Silver Theatre and Shopping Center Master Plan Site (shaded in pink) with a yellow star in the location of the subject unit.



Figure 2: Silver Theatre and Shopping Center in 1938. The new tenant unit is to be located in the storefront at the far right of the photograph (The Mitchell Wolfson, Jr. Collection, The Wolfsonian-Florida International University, Miami Beach, Florida).

PROPOSAL

The applicants propose to install rooftop mechanical equipment for a new restaurant tenant in the Silver Spring Shopping Center. The new tenant is to be located in the corner unit at the southern entrance drive of the property.



Figure 3: View of the tenant unit from the southern entrance drive (January 2026, Historic Preservation Division).

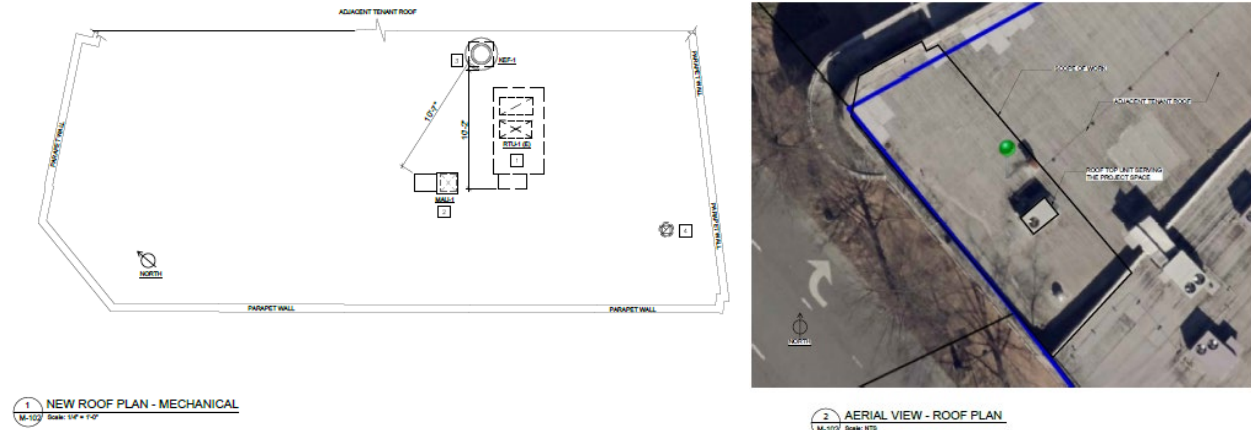


Figure 4: Proposed roof plan showing an existing RTU and proposed kitchen exhaust fan and makeup air units (left) and aerial view of the existing roof (right).

APPLICABLE GUIDELINES

In accordance with section 1.5 of the Historic Preservation Commission Rules, Guidelines, and Procedures (Regulation No. 27-97) (“Regulations”), in developing its decision when reviewing a Historic Area Work Permit application for an undertaking at a Master Plan site the Commission uses section 24A-8 of the Montgomery County Code (“Chapter 24A”), the *Secretary of the Interior’s Standards and Guidelines for Rehabilitation* (“Standards”), and pertinent guidance in applicable master plans. [Note: where guidance in an applicable master plan is inconsistent with the Standards, the master plan guidance shall take precedence (section 1.5(b) of the Regulations).] The pertinent information in these documents, incorporated in their entirety by reference herein, is outline below.

Montgomery County Code Chapter 24A-8

- (b) The commission shall instruct the director to issue a permit, or issue a permit subject to such conditions as are found to be necessary to ensure conformity with the purposes and requirements of this chapter, if it finds that:
 - (1) The proposal will not substantially alter the exterior features of an historic site or historic resource within an historic district; or
 - (2) The proposal is compatible in character and nature with the historical, archeological, architectural or cultural features of the historic site or the historic district in which an historic resource is located and would not be detrimental thereto or to the achievement of the purposes of this chapter.

Secretary of the Interior’s Standards for Rehabilitation

The Secretary of the Interior defines rehabilitation as “the act or process of making possible a compatible use for a property through repair, alterations, and additions while preserving those portions or features, which convey its historical, cultural, or architectural values.” Because the property is a Master Plan Site, the Commission’s focus in reviewing the proposal should be the *Secretary of the Interior’s Standards for Rehabilitation*. The applicable *Standards* are as follows:

- 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportions, and massing to protect the integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

STAFF DISCUSSION

Staff supports the proposed project and recommends approval. Staff finds that the proposed project will not remove or damage any character-defining features of the property, in keeping with *Standards 2 and 9*, and that if removed in the future, will leave the character of the resource unimpaired, per *Standard 10*. Staff finds that, given the one-story height of the subject building and long viewsheds of the property from the neighboring rights-of-way, there may be some visibility of the proposed mechanical equipment, but that presence of perimeter parapets and the setback of the proposed equipment from the building edge will render the equipment inconspicuous from the public right-of-way. Staff finds that this is consistent with the guidance provided by the Secretary of the Interior’s *Guidelines for Preserving, Rehabilitating, Restoring & Reconstructing Historic Buildings*, which extrapolates on the more succinct *Standards*, and specifically recommends “installing mechanical and service equipment on the roof (such as heating and

air-conditioning units, elevator housing, or solar panels) when required for a new use so that they are inconspicuous on the site and from the public right-of-way and do not damage or obscure character-defining historic features.” Staff notes that historic photographs demonstrate that rooftop mechanical equipment has been present and visible on the building since the time of construction, without impairing the character of the resource, and finds that the proposed equipment is similar in height and scale to the historic equipment and other existing rooftop equipment in other units of the resource, and that the new equipment will not substantially alter the exterior features of the historic resource and is compatible in character with the resource, per Chapter 24A-8(b)(1) and (2).



Figure 5: Approximate location of the proposed kitchen exhaust fan and existing RTU.



Figure 6: Circa 1945 birdseye view of the Silver Theatre and Shopping Center, looking north on Georgia Avenue. Original rooftop mechanical equipment and vents are visible in this image (Source: Montgomery History, <https://montgomeryhistory.catalogaccess.com/photos/15813>).

STAFF RECOMMENDATION

Staff recommends that the Commission **approve** the HAWP application under the Criteria for Issuance in Chapter 24A-8(b)(1) and (2), having found that the proposal will not substantially alter the exterior features of the historic resource and is compatible in character with the purposes of Chapter 24A;

and with the *Secretary of the Interior's Standards for Rehabilitation* # 2, 9, and 10;

and with the general condition that the applicant shall present an electronic set of drawings, if applicable, to HPC staff for review and stamping prior to submission for the Montgomery County Department of Permitting Services (DPS) building permits;

and with the general condition that final project design details, not specifically delineated by the Commission, shall be approved by HPC staff or brought back to the HPC as a revised HAWP application at staff's discretion;

and with the general condition that the applicant shall notify the HPC staff if they propose to make **any alterations** to the approved plans. Once the work is completed the applicant will contact the staff person assigned to this application at 301-495-2167 or laura.dipasquale@montgomeryplanning.org to schedule a follow-up site visit.

Description of Property: Please describe the building and surrounding environment. Include information on significant structures, landscape features, or other significant features of the property:

TENANT IS IN A SHOPPING CENTER - A CORNER UNIT, RENOVATED PER NEW TENANT PLANS, SANDWICH SHOP. THE BUILDING IS ONE STORY FACING MOSTLY ALONG GEORGIA AVE. THERE ARE MATURED STREET TREES WITH FULL CANOPIES ALONG GEORGIA AVE. STOREFRONTS ANIMATES THE STREETScape. EXISTING BUILDING ARCHITECTURAL FEATURES TO REMAIN. THE TALL TREES APPEAR TO COVER AND SIGNIFICANTLY REDUCE THE ROOF VISIBILITY. EXISTING MECHANICAL ROOFTOP UNIT TO REMAIN. THE ROOF PARAPET WALLS SCREEN ROOF EQUIPMENT, THIS WILL NOT BE VISIBLE FROM THE STREET FROM ANY ANGLE. THERE ARE NO OTHER EXTERIOR ALTERATIONS.

Description of Work Proposed: Please give an overview of the work to be undertaken:

DESCRIPTION OF WORK

TENANT ALTERATION CHANGE OF USE, SMALL ASSEMBLY SANDWICH SHOP, HOOD, ADA BATHROOM, EQUIPMENT, COMMERCIAL KITCHEN PER PLAN.

INSTALL ROOF CURB FOR EXHAUST FAN.

Work Item 1: REXHAUST FAN - KEU

Description of Current Condition:
EXISTING ROOF TO REMAIN. SEE
PROPOSED WORK (RIGHT COLUMN)

Proposed Work:
EXISTING ROOF TO RECEIVE ONE EXHAUST
FAN AND CURB TO PROVIDE VENTILATION FOR
THE NEW COMMERCIAL KITCHEN USE.

Work Item 2: _____

Description of Current Condition:

Proposed Work:

Work Item 3: _____

Description of Current Condition:

Proposed Work:

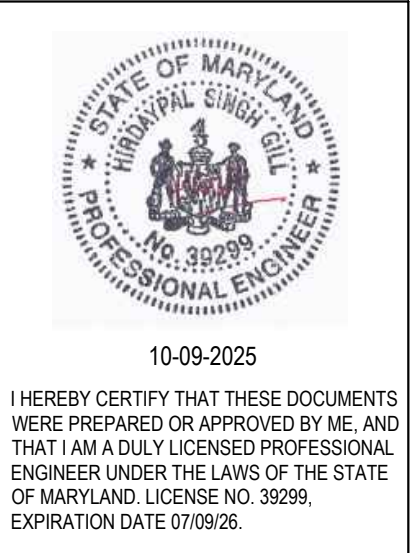
MECHANICAL GENERAL NOTES AND SPECIFICATIONS

<p>1. PROVIDE COMPLETE AND PROPERLY FUNCTIONING HVAC SYSTEMS FOR THIS PROJECT. VISIT THE PROJECT SITE, EXAMINE THESE PLANS AND ALL DRAWINGS RELATING TO THE AREA OF WORK, AND REPORT ANY DISCREPANCIES OR OMISSIONS IN THIS PLAN SET TO THE ENGINEER FOR RESOLUTION AND CLARIFICATION PRIOR TO SUBMISSION OF BIDS. BY SUBMITTING A BID ON THIS PROJECT, THE CONTRACTOR ACCEPTS THESE DOCUMENTS AS AN ADEQUATE DEFINITION OF THE SCOPE OF WORK. CLAIMS FOR ADDITIONAL COSTS TO ACHIEVE THE INTENDED SCOPE OF WORK WILL NOT BE ACCEPTED.</p> <p>2. ALL WORK SHOWN ON THESE DOCUMENTS IS NEW UNLESS SPECIFICALLY IDENTIFIED AS EXISTING OR PROVIDED BY OTHERS.</p> <p>3. INSTALL ALL WORK ON THIS PROJECT IN ACCORDANCE WITH THE 2021 INTERNATIONAL MECHANICAL CODE, 2021 INTERNATIONAL ENERGY CONSERVATION CODE ALONG WITH ALL REFERENCED CODES AND REGULATIONS.</p> <p>4. OBTAIN AND PAY FOR ALL PERMITS ASSOCIATED WITH THIS PROJECT AND ARRANGE ALL REQUIRED INSPECTIONS BY THE APPROPRIATE LOCAL AUTHORITIES.</p> <p>5. THE CONTRACTOR MUST NOTIFY THE BUILDING OWNER IMMEDIATELY OF ANY DAMAGE OR THE DISCOVERY OF ANY EXISTING DAMAGE. THE PROTECTION OF ALL DRAINS IS REQUIRED TO PREVENT CLOGGING AND THE CONTRACTOR IS RESPONSIBLE FOR THE CLEANING OF ALL DRAINS WHICH HAVE BECOME CLOGGED DURING CONSTRUCTION.</p> <p>6. HVAC UNITS WITHIN THE CONSTRUCTION AREA SHALL BE PROTECTED TO PREVENT DUST, DEBRIS OR ODORS FROM ENTERING. SEAL ALL DUCT AND EQUIPMENT OPENINGS WITH PLASTIC. PROVIDE NEW FILTERS FOR ALL HVAC EQUIPMENT PRIOR TO COMPLETION OF PROJECT.</p> <p>7. THOROUGHLY CLEAN THE WORK AREA DAILY OR AS DIRECTED BY THE GENERAL CONTRACTOR OR OWNER. REMOVE ALL TRASH AND DEBRIS FROM THE PROJECT REMOVED FROM THE WORK AREA WHICH IS NOT REUSED BY THE OWNER UNLESS DIRECTED OTHERWISE BY THE OWNER'S REPRESENTATIVE.</p> <p>8. A PRELIMINARY INSPECTION OF THE HVAC WORK IN PROGRESS SHALL BE SCHEDULED THROUGH THE BUILDING OWNER PRIOR TO THE INSTALLATION OR RE-INSTALLATION OF THE CEILING GRID.</p> <p>9. SYMBOLS SHOWN ON SCHEDULES INDICATE THE TYPE OF EQUIPMENT ONLY. REVIEW DRAWINGS TO DETERMINE THE EXACT QUANTITIES REQUIRED FOR EACH EQUIPMENT TYPE.</p> <p>10. THESE DRAWINGS ARE DIAGRAMMATIC AND ARE INTENDED TO DEPICT THE GENERAL LOCATION OF HVAC SYSTEM COMPONENTS. DO NOT SCALE MECHANICAL DRAWINGS. CONSULT ARCHITECTURAL PLANS FOR PROPER DIMENSIONS AND LOCATION OF EQUIPMENT.</p> <p>11. PROVIDE ALL SUPPORT STEEL, HANGERS, VIBRATION ISOLATION AND ACCESSORIES REQUIRED TO INSTALL EQUIPMENT IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. DO NOT SUPPORT CEILINGS, LIGHTING FIXTURES, OR ANY OTHER DEVICES FROM DUCTWORK OR PIPING. UNLESS OTHERWISE NOTED, DO NOT ALLOW DUCTS, PIPES, OR CONDUITS TO DIRECTLY CONTACT THE BUILDING STRUCTURE.</p> <p>12. CONNECT ALL MECHANICAL EQUIPMENT TO DUCTWORK USING RUBBERIZED-CANVAS FLEXIBLE CONNECTIONS. INSTALL ALL MECHANICAL EQUIPMENT WITH VIBRATION ISOLATION DEVICES.</p> <p>13. ANY EQUIPMENT WHICH WILL REQUIRE PERIODIC INSPECTION OR SERVICE, IF LOCATED ABOVE OR BEHIND INACCESSIBLE CONSTRUCTION, SHALL BE PROVIDED WITH AN ACCESS DOOR OF SUFFICIENT SIZE TO PERMIT THE REQUIRED SERVICE. COORDINATE ACCESS PANEL LOCATIONS WITH ASSOCIATED EQUIPMENT LOCATIONS.</p> <p>14. ALL EQUIPMENT SHALL BE INSTALLED PER MANUFACTURER'S INSTRUCTIONS AND/OR RECOMMENDATIONS.</p> <p>15. PROVIDE EQUIPMENT SUITABLE FOR THE INTENDED PURPOSE. ALL MANUFACTURERS SHALL HAVE HAD SIMILAR PRODUCTS IN SATISFACTORY SERVICE FOR A MINIMUM OF 3 YEARS.</p> <p>16. UNOBSTRUCTED ACCESS IS REQUIRED ON ALL SIDES OF ELECTRIC EQUIPMENT. LOCATE ALL SUCH EQUIPMENT WITH ADEQUATE CLEARANCE FOR MAINTENANCE AND TO MEET THE NATIONAL ELECTRICAL CODE'S REQUIRED CLEARANCES.</p> <p>17. PROVIDE ALL NEW EQUIPMENT/MATERIALS WITH A WARRANTY FOR A MINIMUM OF ONE YEAR FROM THE DATE OF LANDLORD/OWNER ACCEPTANCE.</p> <p><u>DUCTWORK:</u></p> <p>18. FABRICATE DUCTWORK FROM GALVANIZED SHEET STEEL WITH G60 COATING IN ACCORDANCE WITH SMACNA DUCT CONSTRUCTION STANDARDS AND THE PRESSURE CLASSES SPECIFIED BELOW:</p> <table style="width: 100%; border: none;"> <tr> <td style="border: none;">PRESSURE CLASS ("W.G.") /SEAL CLASS</td> <td style="border: none;"></td> </tr> <tr> <td style="border: none;">CONSTANT VOLUME RETURN AIR DUCT</td> <td style="border: none; text-align: right;">2.0 / A</td> </tr> <tr> <td style="border: none;">EXHAUST DUCT</td> <td style="border: none; text-align: right;">2.0 / A</td> </tr> <tr> <td style="border: none;">CONSTANT VOLUME SUPPLY AIR DUCT</td> <td style="border: none; text-align: right;">2.0 / A</td> </tr> </table> <p>19. SEAL AND/OR REPAIR ANY DUCTWORK WITH VISUAL OR AUDIBLE SIGNS OF AIR LEAKAGE.</p> <p>20. DUCTWORK SIZES SHOWN ARE INSIDE CLEAR DIMENSIONS.</p> <p>21. USE THERMAFLEX G-KM (U.L. 181 CLASS 1) FACTORY-INSULATED TWO PLY BONDED ALUMINUM FLEXIBLE DUCTWORK. THE INSULATION SHALL INCLUDE A VAPOR BARRIER JACKET. LIMIT FLEXIBLE DUCT TO A MAXIMUM LENGTH OF 14 FEET.</p> <p style="margin-left: 20px;">a. SIZE FLEXIBLE DUCTWORK TO MATCH THE NECK SIZE OF THE DEVICE IT SUPPLIES UNLESS OTHERWISE SCHEDULED.</p> <p style="margin-left: 20px;">b. USE RIGID SPIRAL DUCT TO MAINTAIN FLEXIBLE DUCT LENGTHS UNDER 14 FEET (ROUND DUCT SIZE SHALL MATCH FLEXIBLE DUCT SIZE).</p>	PRESSURE CLASS ("W.G.") /SEAL CLASS		CONSTANT VOLUME RETURN AIR DUCT	2.0 / A	EXHAUST DUCT	2.0 / A	CONSTANT VOLUME SUPPLY AIR DUCT	2.0 / A	<p>c. CONNECT FLEXIBLE, OR RIGID ROUND DUCTWORK, TO THE LOW PRESSURE DUCT USING SPIN-IN COLLARS OR "AIR-TITE" ADHESIVE BACKED FITTINGS SECURED TO THE MAIN DUCT WITH SHEET METAL SCREWS. AT CONNECTIONS TO AIR DEVICES PROVIDE 90° ELBOW. MECHANICALLY FASTEN AND SEAL FLEXIBLE DUCT AIRTIGHT AT CONNECTIONS TO RIGID DUCTWORK.</p> <p>d. SEAL INSULATION JACKET USING INSULATION TAPE OR CEMENT TO MAINTAIN THE VAPOR BARRIER.</p> <p>e. DO NOT ROUTE FLEXIBLE DUCT THROUGH SLAB TO SLAB PARTITIONS. PROVIDE ROUND RIGID DUCT WHERE FLEXIBLE DUCTS ARE SHOWN TO PASS THROUGH SLAB TO SLAB PARTITIONS.</p> <p>f. PROVIDE TRANSITIONS AND ACCESSORIES TO CONNECT FLEXIBLE DUCT TO RIGID DUCT.</p> <p>22. INSTALL DUCTWORK TIGHT TO THE UNDERSIDE OF THE BUILDING STRUCTURE. ADJUST THE DUCT ELEVATION TO MAINTAIN DUCT TIGHT TO BOTTOM OF STRUCTURE WHERE STRUCTURE ELEVATIONS CHANGE.</p> <p>23. PROVIDE ALL NECESSARY TRANSITIONS IN DUCTWORK FOR CONNECTION TO EQUIPMENT AND ACCESSORIES. REDUCE DUCTWORK SIZES ONLY AT THE CONNECTION POINT TO EQUIPMENT.</p> <p>24. SUSPEND DUCTWORK FROM THE BUILDING STRUCTURE IN ACCORDANCE WITH THE SMACNA DUCT CONSTRUCTION STANDARDS. SECURELY ATTACH DUCTWORK SUPPORTS TO THE BUILDING STRUCTURE.</p> <p>25. COORDINATE THE INSTALLATION OF THE DUCTWORK SYSTEM WITH THE BUILDING STRUCTURE AND THE WORK OF ALL OTHER CONTRACTORS. ADJUST DUCTWORK SIZES, LOCATION AND CONFIGURATION, INCLUDING DIFFUSER PLENUMS, AS REQUIRED TO COORDINATE WITH WORK OF THIS AND ALL OTHER TRADES. WHERE NECESSARY TO AVOID OBSTRUCTIONS, RE-SIZE, OFFSET, RAISE, OR LOWER THE DUCTWORK. DO NOT EXCEED THE DESIGN VELOCITIES IN ANY DUCT SECTIONS REQUIRING SIZING REVISIONS. INDICATE ALL COORDINATION ISSUES ON THE SHOP DRAWINGS.</p> <p>26. PROVIDE TURNING VANES IN ALL 90° RECTANGULAR ELBOWS AND SPLITTER VANES IN ALL 90° RECTANGULAR RADIUS ELBOWS.</p> <p>27. ELBOWS CONSTRUCTED USING A SHARP 90° ANGLE ON THE INSIDE OF THE ELBOW AND A RADIUS BEND ON THE OUTSIDE OF THE ELBOW (HARD RADIUS HEEL OR "SLED-BOOT" FITTING) WILL NOT BE ACCEPTED.</p> <p>28. INSTALL VOLUME DAMPERS IN ALL BRANCH DUCTWORK CONNECTIONS AT TAKE-OFF FROM MAIN TRUNK DUCT LEADING TO DIFFUSERS.</p> <p><u>INSULATION:</u></p> <p>29. INSULATE ALL SUPPLY, OUTSIDE AIR AND RETURN AIR DUCTWORK WITH MINIMUM R-3 INSULATION WITH INTEGRAL VAPOR BARRIER WRAP. DUCTS TO BE INSTALLED AT THE EXTERIOR OF THE BUILDING SHALL BE INSULATED WITH MINIMUM R-8 INSULATIONS WITH WET RATED UV RESISTANT JACKET.</p> <p>30. INSTALL ALL INSULATION IN ACCORDANCE WITH ASTM E84. PROVIDE INSULATION WITH A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DEVELOPED RATING OF LESS THAN 50 WHEN TESTED IN ACCORDANCE WITH ASTM E84.</p> <p>31. MAINTAIN VAPOR BARRIER ON ALL INSULATION APPLIED TO ALL EQUIPMENT, PIPING, OR DUCTWORK WHICH CONVEYS LIQUID OR AIR AT A TEMPERATURE OF LESS THAN 70 DEGREES F.</p> <p>32. INSULATE ALL REFRIGERANT PIPING WITH 0.75" THICK CLOSED-CELL ELASTOMERIC PIPE INSULATION.</p> <p>33. INSULATE THE ENTIRE GREASE DUCT WITH 2 HOUR RATED 3M FIRE BARRIER WRAP.</p> <p><u>AIR SYSTEM BALANCING:</u></p> <p>34. INCLUDE THE SERVICES OF A CERTIFIED INDEPENDENT BALANCING CONTRACTOR IN THE SCOPE OF THIS CONTRACT TO PERFORM ALL SYSTEM BALANCING PROCEDURES IN ACCORDANCE WITH NEBB AND AABC REQUIREMENTS.</p> <p>35. PROVIDE ALL NECESSARY ACCESSORIES FOR DUCTWORK TO ALLOW PROPER AIR BALANCING. BALANCE AIR SYSTEMS TO QUANTITIES INDICATED ON THE PLANS UNDER THE SUPERVISION OF A REGISTERED ENGINEER. SUBMIT BALANCING REPORTS ON NEBB OR AABC FORMS APPROVED AND STAMPED BY THE REGISTERED ENGINEER WHO SUPERVISED THE TESTING.</p> <p>36. PERFORM A PRELIMINARY AIR SYSTEM BALANCE ON ALL DEVICES IN AREAS WHERE FINAL CLOSE-IN WOULD MAKE BALANCING MECHANISMS INACCESSIBLE. PRELIMINARY AIR BALANCING IS REQUIRED TO PREVENT THE GENERATION OF OBJECTIONABLE NOISE AT THE AIR DEVICES. SCHEDULE THE WORK SUCH THAT THE FAN SYSTEMS ARE FULLY OPERATIONAL FOR THE PRELIMINARY AIR BALANCE PRIOR TO APPLICATION OF THE FINAL FINISHES. PERFORM THE FINAL BALANCING AT THE AIR DEVICE WITH AN INTEGRAL OPPOSED BLADE DAMPER OR OTHER APPROVED BALANCING MECHANISM. ELIMINATE ANY OBJECTIONABLE NOISE CREATED BY THE BALANCING MECHANISM.</p> <p>37. PERFORM A FINAL SYSTEM BALANCE ONLY WHEN THE SYSTEM IS COMPLETE AND CAPABLE OF OPERATING IN ACCORDANCE WITH THE DESIGN CONTROL SEQUENCES. COORDINATE THE SCHEDULE FOR THE SYSTEM BALANCE WITH ALL APPROPRIATE TRADES TO IDENTIFY AND CORRECT ANY DEFICIENCIES WHICH COULD RESULT IN AN INCOMPLETE BALANCE REPORT. INCOMPLETE BALANCE REPORTS WILL NOT BE ACCEPTED FOR REVIEW. BALANCING WILL ONLY BE CONSIDERED TO BE COMPLETE UPON RECEIPT OF AN APPROVED BALANCE REPORT FROM THE ENGINEER.</p>	<p><u>CONTROLS:</u></p> <p>38. FURNISH ALL LABOR, MATERIALS, EQUIPMENT, AND DESIGN SERVICES REQUIRED TO PROVIDE A COMPLETE CONTROL SYSTEM. THIS WORK SHALL INCLUDE WORK REQUIRED BY ELECTRICAL CONTRACTOR AS WELL. PROVIDE INITIAL SETUP AND PROGRAMMING OF ALL CONTROLS.</p> <p>39. ROOFTOP UNIT SHALL BE CONTROLLED VIA WALL MOUNTED THERMOSTAT. SET THERMOSTAT 75 DEGREE FOR COOLING SEASON AND 70 DEGREE F FOR HEATING SEASON. EACH THERMOSTAT SHALL BE PROGRAMMABLE TYPE WITH NIGHT SETBACK AND DEADBAND OVERLAP CAPABILITIES.</p> <p>40. MOTORIZED DAMPERS/FANS SHALL BE CLOSED/OFF DURING UNOCCUPIED HOURS.</p> <p><u>BUILDING RELATED:</u></p> <p>41. ALL NEW PENETRATIONS MUST BE SEALED AS PER LANDLORD'S SPECIFICATIONS. CONFIRM NEW PENETRATION LOCATIONS WITH LANDLORD BEFORE PERFORMING WORK.</p> <p>42. COORDINATE NEW CONDENSER UNIT LOCATIONS WITH BUILDING ENGINEER.</p> <p>43. THE EXACT SIZES AND LOCATIONS OF ALL EXISTING EQUIPMENT INCLUDING DUCTWORK SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO DEMOLITION OF ANY EXISTING WORK. THE DEMOLITION WORK SHALL BE COORDINATE WITH THE NEW WORK TO ASSURE PROPER LIMITS OF DEMOLITION.</p> <p>44. COORDINATE BASE BUILDING PIPING IN THE AREA WORK. RELOCATION WILL BE REQUIRED. COORDINATE RELOCATION AND OUTAGE WITH LANDLORD.</p> <p><u>GREASE DUCT (FIELD FABRICATED):</u></p> <p>45. GREASE DUCTS SERVING TYPE I HOOD SHALL BE CONSTRUCTED OF STEEL NOT LESS THAN 16 GAGE.</p> <p>46. INSULATION INSTALLED ON MAKE UP AIR DUCTS WITH 18" OF HOOD SHALL BE NON COMBUSTIBLE OR LISTED FOR SUCH APPLICATIONS.</p> <p>47. JOINTS SEAMS AND PENETRATIONS OF GREASE DUCTS SHALL BE MADE OF CONTINUOUS LIQUID TIGHT WELD OR BRAZED ON EXTERNAL SIDE OF THE DUCT.</p> <p>48. DUCT JOINTS SHALL BE BUTT TYPE OF OVERLAPPING DUCT JOINTS OF TELESCOPING OR BELL TYPE. JOINT SHALL BE SUCH IT SHOULD ON OBSTRUCT NATURAL FLOW OF GREASE. THE LENGTH OF OVERLAP OF JOINT SHALL NOT EXCEED 2".</p> <p>49. DUCT JOINTS TO HOOD SHALL BE MADE WITH CONTINUOUS INTERNAL OR EXTERNAL LIQUID TIGHT WELD OR BRAZED JOINT.</p> <p><u>GREASE DUCT (TYPICAL):</u></p> <p>50. DUCT TO EXHAUST FAN/ POLLUTION CONTROL UNIT CONNECTION SHALL BE FLANGED AND GASKETED AT THE CONNECTION POINT.</p> <p>51. PRIOR TO USAGE OR CONCEALMENT OF GREASE DUCT IT SHALL BE LEAK TESTED IN THE PRESENCE OF CODE OFFICIAL.</p> <p>52. GREASE DUCT SUPPORT AND BRACING SHALL BE NON COMBUSTIBLE AND SUPPORTED FROM BUILDING STRUCTURE AND DESIGNED TO CARRY GRAVITY AND SEISMIC LOADS. MAINTAIN ALL MANUFACTURER REQUIRED CLEARANCES.</p> <p>53. GREASE DUCT SHALL BE INSTALLED AT 2% SLOPE TOWARDS HOOD OR APPROVED GREASE RESERVOIR TO PREVENT THE ACCUMULATION OF GREASE IN THE DUCT.</p> <p>54. PROVIDE CLEANOUTS AND DUCT OPENING FOR MAINTENANCE. DUCT DOOR SHALL BE AIR TIGHT AND OF THE SAME MATERIAL OF THE DUCT.</p> <p>55. EXHAUST OUTLETS THAT DISCHARGE ABOVE ROOF SHALL HAVE THE DISCHARGE OUTLET LOCATED NOT LESS THAN 10 FEET ABOVE GRADE.</p> <p>56. EXHAUST AIR OPENING SHALL BE MINIMUM 10'-0" AWAY FROM OR 3'-0" ABOVE ANY FRESH AIR INTAKE SOURCE.</p>
PRESSURE CLASS ("W.G.") /SEAL CLASS										
CONSTANT VOLUME RETURN AIR DUCT	2.0 / A									
EXHAUST DUCT	2.0 / A									
CONSTANT VOLUME SUPPLY AIR DUCT	2.0 / A									

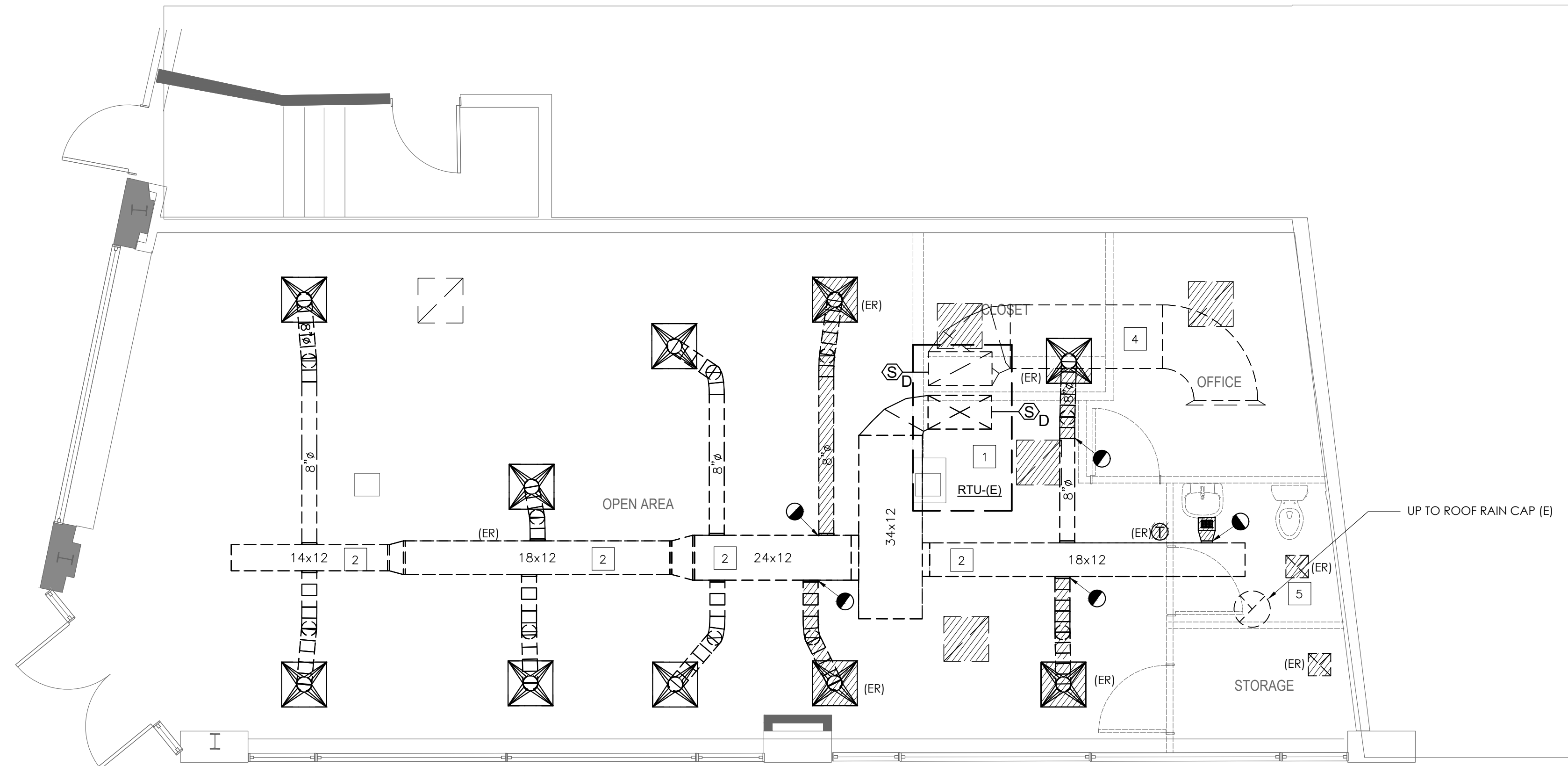
MECHANICAL SYMBOLS	
SYMBOL	DESCRIPTION
	NEW DUCTWORK WITH SIZE INDICATION
N.T.S.	NOT TO SCALE
	THERMOSTAT
	SUPPLY AIR CEILING DIFFUSER
	REFERENCED PLAN NOTE DESIGNATION
	EXHAUST FAN
	AIR FLOW DIRECTION
A/100	NEW DIFFUSER/REGISTER/GRILLE DESIGNATION WITH CFM INDICATION
	RETURN AIR CEILING GRILLE
	SMOKE DETECTOR
	MANUAL PULL STATION

PALI EATS SILVER TI - SANDWICH SHOP

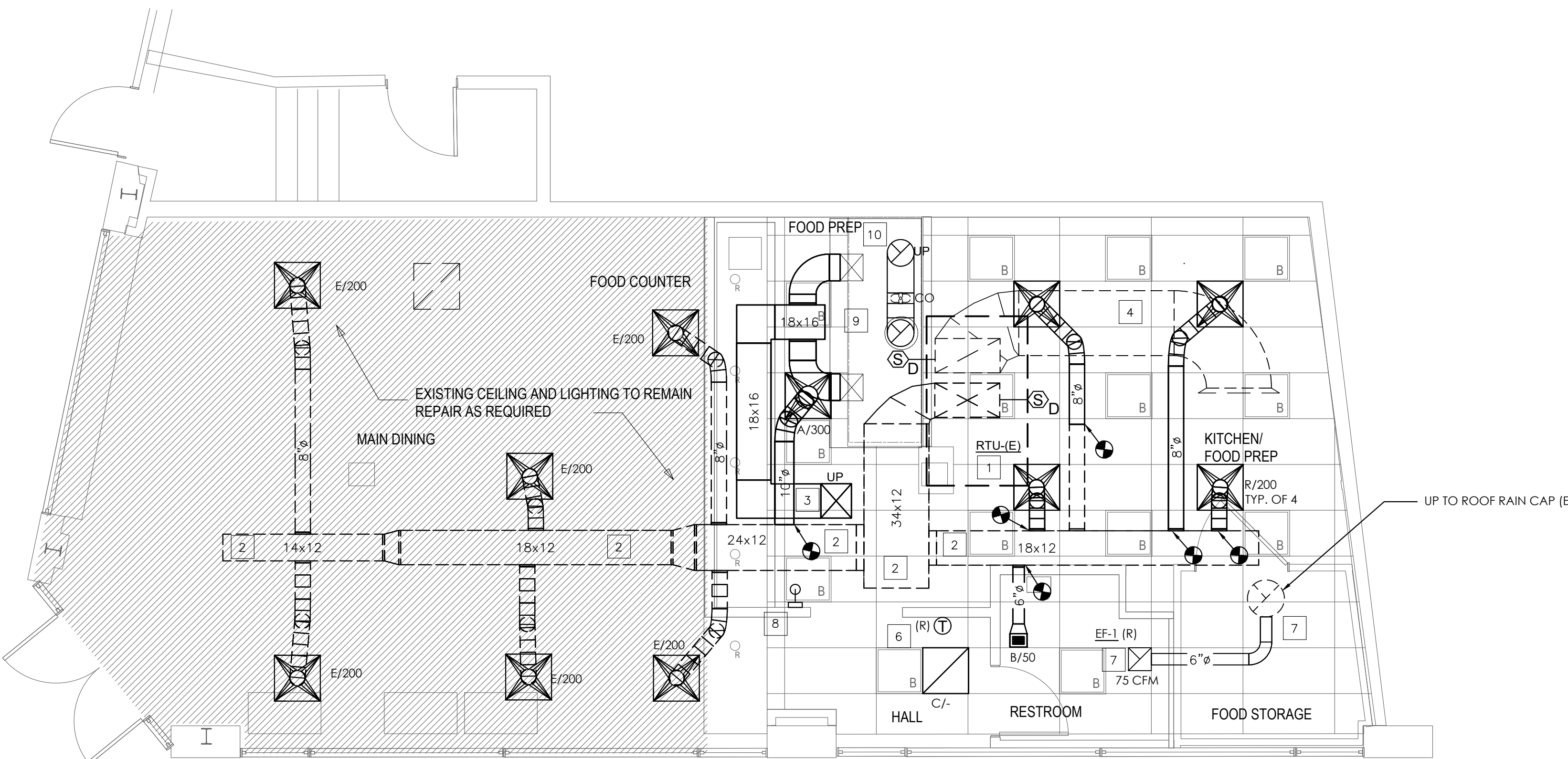
8525 GEORGIA AVE., UNIT C2A, SILVERSPRING, MD



NOTES AND SYMBOLS
-MECHANICAL



1 DEMOLITION FLOOR PLAN - MECHANICAL
 M-101 Scale: 1/4" = 1'-0"



2 NEW FLOOR PLAN-MECHANICAL
 M-101 Scale: 1/4" = 1'-0"

LEGEND

- RTU ROOFTOP UNIT
- (E) EXISTING TO REMAIN
- EF EXHAUST FAN
- (ER) EXISTING TO BE RELOCATED
- (R) RELOCATED
- T THERMOSTAT
- CO CLEAN OUT
- FCU FAN COIL UNIT
- R REFRIGERANT PIPING
- CD CONDENSATE DRAIN PIPING

REFERENCED PLAN NOTES
 Applicable to this drawing only

- 1 EXISTING TO REMAIN ROOFTOP UNIT ON TOP. CHECK UNIT FOR WORK ORDER, INFORM LANDLORD/TENANT OF ANY DEFICIENCIES. FIELD COORDINATE LOCATION.
- 2 EXISTING TO REMAIN SUPPLY AIR DUCT IN CEILING SPACE. FIELD COORDINATE LOCATION.
- 3 NEW MAKEUP AIR SUPPLY DUCT IN CEILING SPACE. FIELD COORDINATE INSTALLATION.
- 4 EXISTING TO REMAIN RETURN DUCT IN CEILING SPACE. FIELD COORDINATE LOCATION.
- 5 RELOCATE BATHROOM EXHAUST FAN. FIELD COORDINATE DEMOLITION WORK.
- 6 RELOCATE THERMOSTAT TO NEW LOCATION. FIELD COORDINATE LOCATION.
- 7 NEW BATHROOM EXHAUST FAN LOCATION. EXHAUST DUCT GOES UP THROUGH ROOF. TERMINATE IN RAIN CAP. SEE ROOF PLAN AND DETAIL FOR MORE INFORMATION. FIELD COORDINATE INSTALLATION.
- 8 NEW MANUAL PULL STATION FOR KITCHEN FIRE SUPPRESSION SYSTEM.
- 9 TYPE 1 HOOD WITH FIRE SUPPRESSION SYSTEM. PROVIDED AND INSTALLED BY MECHANICAL CONTRACTOR. REFER TO HOOD DETAIL AND SHOP DRAWINGS FOR MORE INFORMATION. MAINTAIN ALL MANUFACTURER RECOMMENDED CLEARANCES. FIELD COORDINATE INSTALLATION.
- 10 KITCHEN EXHAUST DUCT CONNECTED TO ROOF MOUNTED EXHAUST FAN. REFER TO DETAILS FOR MORE INFORMATION. MAINTAIN ALL MANUFACTURER REQUIRED CLEARANCE.

DIFFUSER, GRILLE AND REGISTER SCHEDULE

DESIGNATION	CFM RANGE	NECK SIZE (INCHES)	THROW (FEET)	MANUFACTURER AND MODEL	DESCRIPTION
A	0-100	6	-	TITUS TMS	24"x24" SQUARE LOUVERED FACE SUPPLY AIR DIFFUSER
	101-200	8	-		
	201-300	10	-		
	301-400	12	-		
B	0-70	8x4	-	TITUS 300RS	SUPPLY AIR REGISTER DOUBLE DEFLECTION
	71-125	10x6	-		
	126-175	12x6	-		
	175-225	12x8	-		
	226-385	14x6	-		
C	0-1000	-	-	TITUS PXP	24"x24" SQUARE PERFORATED FACE RETURN AIR GRILLE
	1001-3000	-	-		24"x48" SQUARE PERFORATED
E	AS SHOWN	-	-	BLDG. STD.	EXISTING TO REMAIN
R	AS SHOWN	-	-	BLDG. STD.	RELOCATED

SCHEDULE NOTES:

- 1 MAXIMUM NC LEVEL OF ALL DIFFUSERS SHALL BE NC35 UNLESS OTHERWISE NOTED.
- 2 ALL CEILING DIFFUSERS SHALL BE 4-WAY BLOW UNLESS OTHERWISE INDICATED WITH DIRECTION ARROWS ON DRAWINGS.
- 3 ALL CEILING DIFFUSERS SHALL BE PROVIDED WITH FRAME AND BORDER SUITABLE FOR THE CEILING TYPE AS SPECIFIED ON THE ARCHITECTURAL DOCUMENTS. PROVIDE ENAMEL FINISH.
- 4 MAXIMUM PRESSURE DROP ACROSS DIFFUSER SHALL NOT EXCEED 0.02 IN W.G., UNLESS OTHERWISE NOTED.
- 5 ALL AIR DEVICES SHALL BE STEEL, UNLESS OTHERWISE NOTED.
- 6 PROVIDE ALL NEW LINEAR SLOT DIFFUSERS WITH FACTORY SUPPLIED INSULATED SHEET METAL PLENUM.
- 7 ALL AIR DEVICES IN DAMP ENVIRONMENTS SHALL BE ALUMINUM.
- 8 PROVIDE WIRE OPERATED BALANCING DAMPER IN THE NECK OF THE DIFFUSER FOR ALL DIFFUSERS INSTALLED IN DRYWALL CEILINGS.

GILL ENGINEERING GROUP

09/09/2025 PERMIT SET

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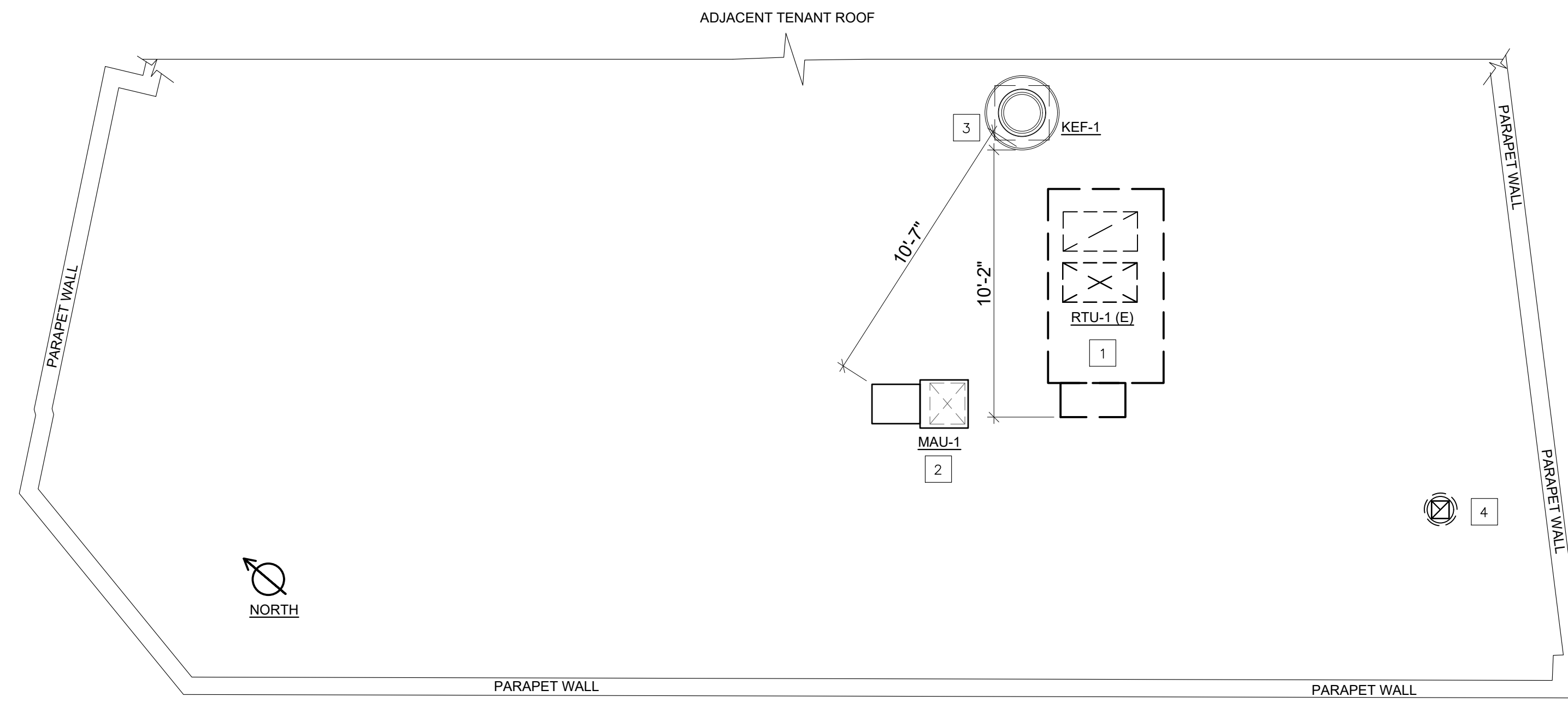
DEMOLITION AND NEW FLOOR PLANS - MECHANICAL

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M-101

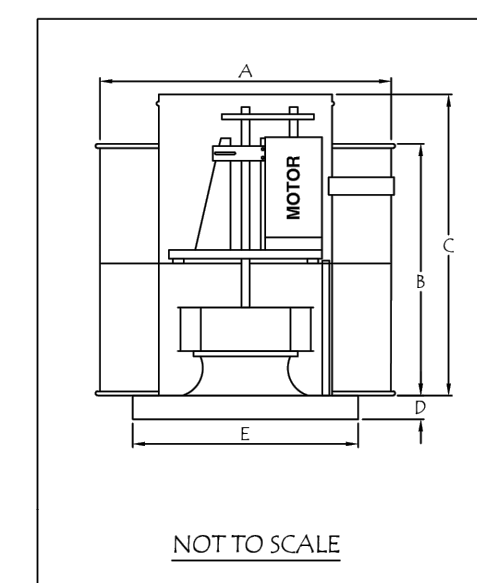
LEGEND	
RTU	ROOFTOP UNIT
(E)	EXISTING TO REMAIN
EF	EXHAUST FAN
MAU	MAKEUP AIR UNIT
KEF	KITCHEN EXHAUST FAN
HP	HEAT PUMP
CD	CONDENSATE PIPING
R	REFRIGERANT PIPING

REFERENCED PLAN NOTES Applicable to this drawing only	
1	EXISTING TO REMAIN ROOFTOP UNIT ON TOP. CHECK UNIT FOR WORK ORDER, INFORM LANDLORD/TENANT OF ANY DEFICIENCIES. FIELD COORDINATE LOCATION.
2	NEW MAKEUP AIR UNIT ON THE ROOF. REFER TO MAKEUP AIR UNIT SCHEDULE AND CAPTIVEAIRE DRAWINGS FOR MORE INFORMATION. FIELD COORDINATE INSTALLATION.
3	NEW KITCHEN EXHAUST FAN. SEE DETAILS FOR MORE INFORMATION. EXHAUST FAN MUST BE MINIMUM 10' HORIZONTAL DISTANCE OUTSIDE AIR OPENINGS. SEAL PENETRATION WATER TIGHT. FIELD COORDINATE INSTALLATION.
4	EXISTING TO REMAIN RESTROOMS EXHAUST DUCT UP THRU ROOF. TERMINATE 36" ABOVE ROOF AND PROVIDE RAIN CAP. FIELD COORDINATE LOCATION. SEAL PENETRATION WATER TIGHT. FIELD COORDINATE INSTALLATION.



1 NEW ROOF PLAN - MECHANICAL
M-102 Scale: 1/4" = 1'-0"

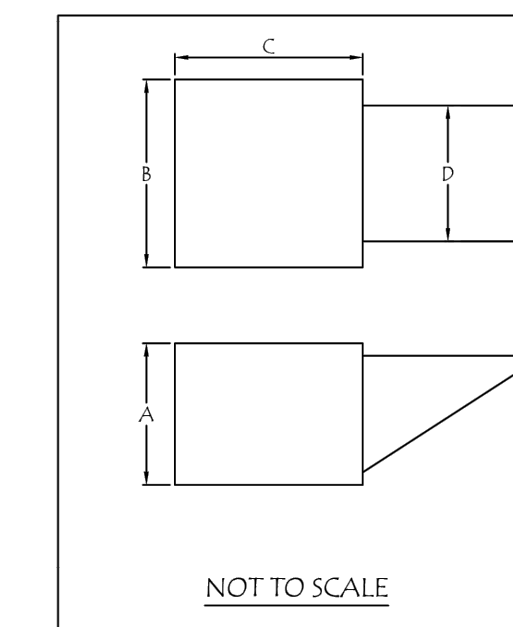
2 AERIAL VIEW - ROOF PLAN
M-102 Scale: NTS



FAN MODEL	A	B	C	D	E	WT. LBS.
288	33 1/2"	22 3/4"	27 1/2"	2"	24" SQ.	155 LBS.

FAN UNIT NO.	FAN UNIT MODEL#	EXHAUST FAN								
		MODEL	TAG	CFM	S.P.	RPM	H.P.	Ø	VOLTS	FLA
1	288 EF-1	288	EF-1	2400	0.5"	2055	3/4	1	115/230	11.0/5.5

3 KITCHEN EXHAUST FAN SCHEDULE
M-102 Scale: NTS



FAN MODEL	A	B	C	D	WT. LBS.
SF7	24"	22"	22"	19 3/8"	122 LBS.

FAN UNIT NO.	FAN UNIT MODEL#	SUPPLY FAN								
		MODEL	TAG	CFM	S.P.	RPM	H.P.	Ø	VOLTS	FLA
1	SF7 SF-1	SF7	SF-1	2000	0.25"	811	3/4	1	115/230	-

4 MAKE UP AIR UNIT SCHEDULE
M-102 Scale: NTS

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ROOF PLANS - MECHANICAL

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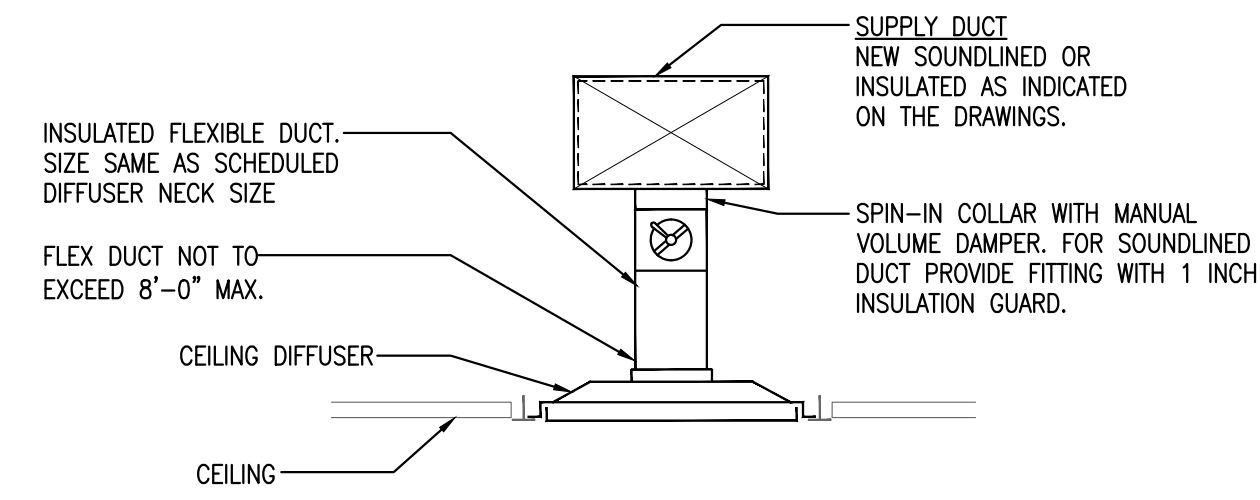
M-102

AIR BALANCE SCHEDULE				
EQUIPMENT	AREA SERVED	OUTSIDE AIR	EXHAUST AIR	PRESSURE
KEF-1	Kitchen		2400	-2400
MAU-1	Kitchen	2000		2000
RTU-1	Kitchen	500		500
TOTAL		2500	2400	100

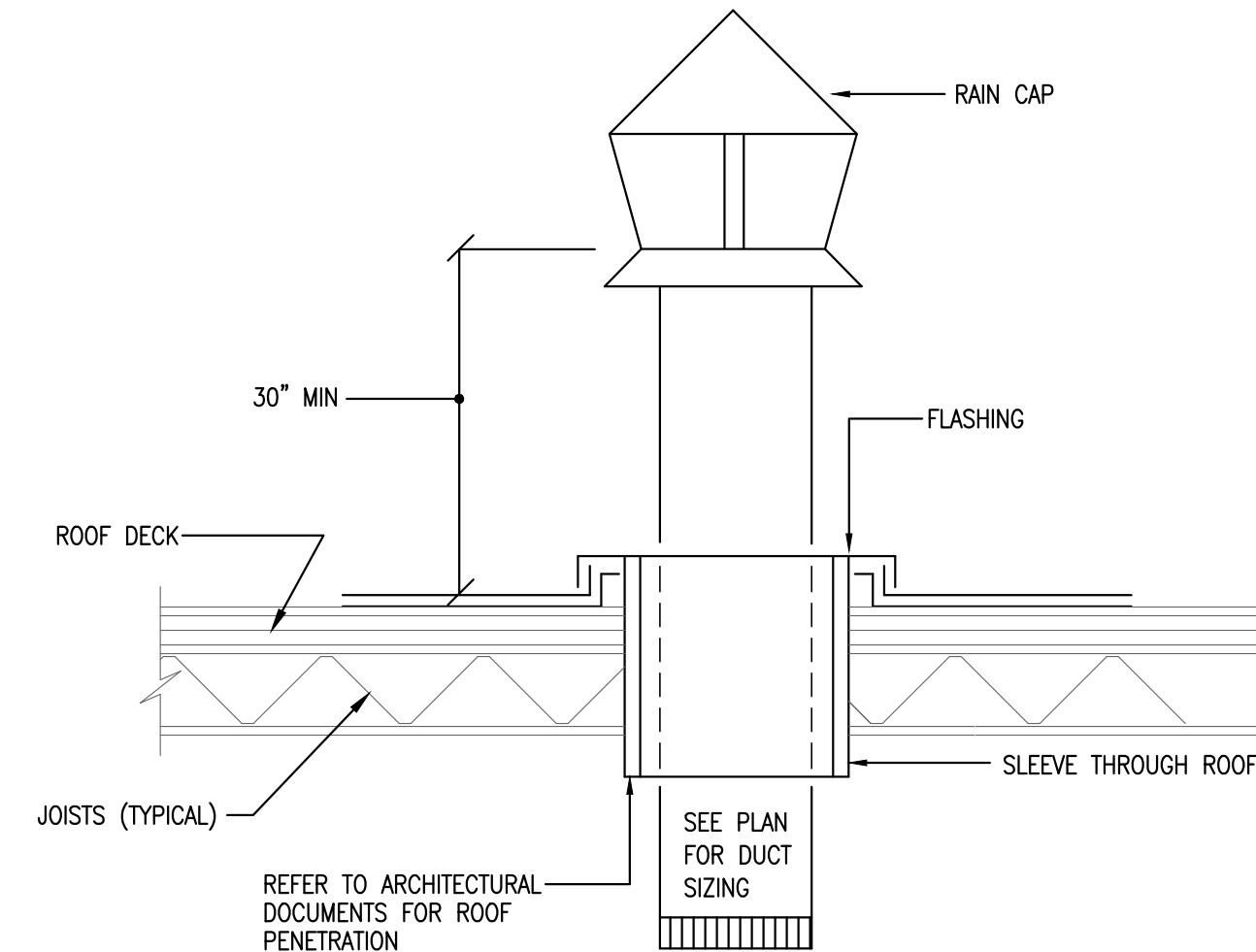
Project Name: Pali Eats Amazon	Unit Total Supply Air: 2350
Date: 09/09/2025	Unit Total Outdoor Air: 500
Unit Designation: RTU-1	

A	B	C	D	E	F	G	H	I	J	K	L	M	N	O
Room Number	Description	Area (ft²) (Az)	Area Outdoor Air Rate per IMC 2021 Table 403.3 (Ra)	Area Outdoor Air (RaAz)	Occupant Load Rate per IMC 2021 Table 403.3 (People/1000 ft²)	Occupancy C x F/1000 (Pz)	Occupant Outdoor Air Rate per IMC 2021 Table 403.3 (Rp)	Occupant Outdoor Air (RpPz)	Breathing Zone Outdoor Air (Vbz = RpPz + RaAz)	Zone Air Distribution Effectiveness (Ez)	Zone Outdoor Air (Voz = Vbz / Ez)	Supply Air Design (Vpz)	Secondary Recirculated Air	Outdoor Air Fraction (Zp = Voz / Vpz)
MAIN DINING	DINING	519	0.18	93	70	37	7.5	277.5	370.5	1.8	206	1000		0.000
FOOD COUNTER	RECEPTION	98	0.06	6	30	3	5	15	21	0.8	27	200		0.135
HALL	CORRIDOR	80	0.06	5	0	0	0	0	5	0.8	7	200		0.035
				0	0	0	0	0	0	0.8	0			0.000
KITCHEN	KITCHEN	270	0.12	32	20	5	7.5	37.5	69.5	0.8	87	800		0.109
				0	0	0	0	0	0	0.8	0			0.000
RESTROOM	RESTROOM	50	0	0	0	0	0	0	0	1.8	0	50		0.000
FOOD STORAGE	STORAGE	55	0	0	0	0	0	0	0	2.8	0	100		0.000
				0	0	0	0	0	0	3.8	0			0.000
				0	0	0	0	0	0	4.8	0			0.000
Totals		1072		136		45		330	466		327	2350	0	0.206

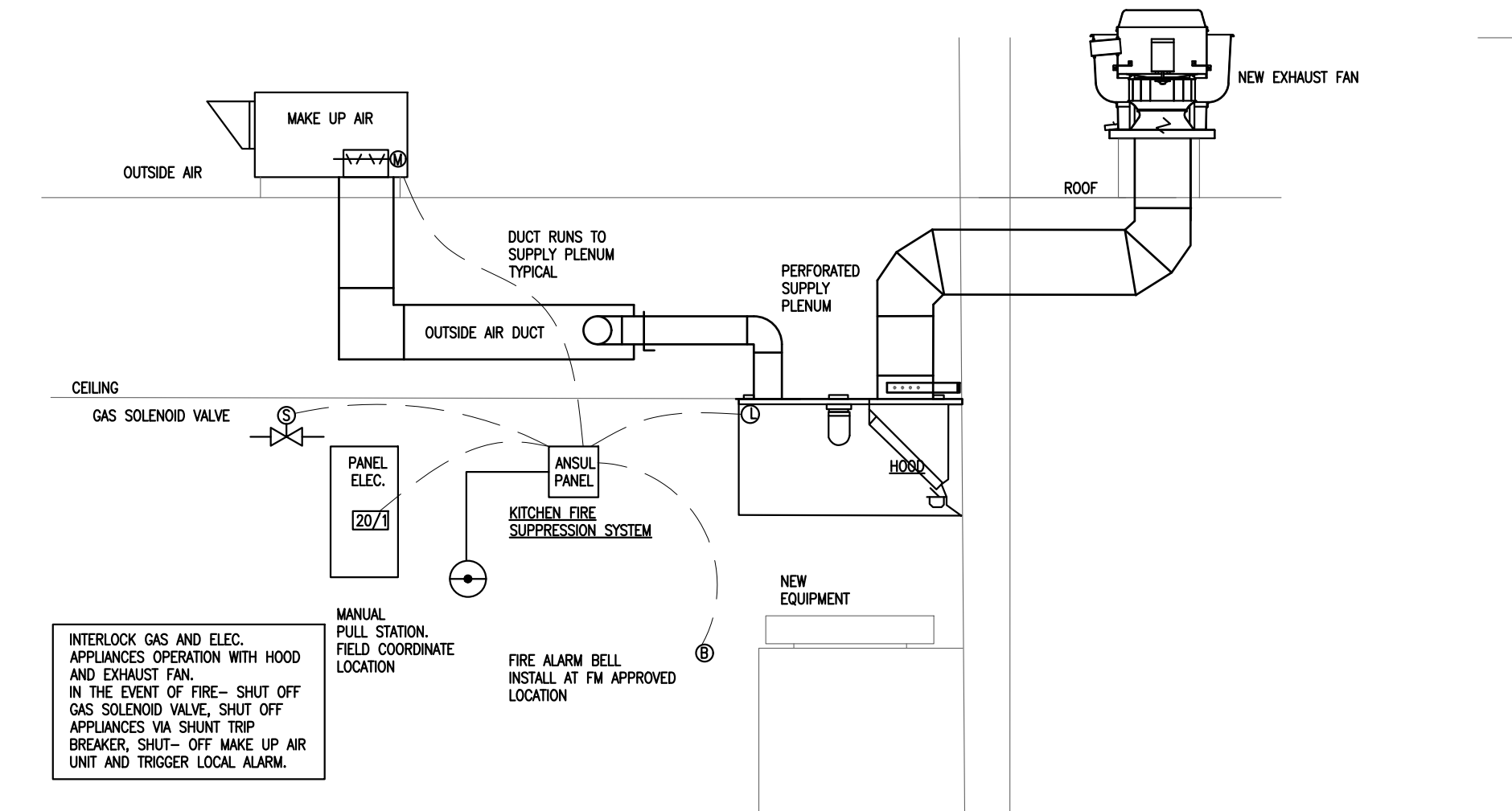
Do not utilize Occupant Diversity without specific approval from the Authority Having Jurisdiction		Occupant Diversity $D = Pz / \sum \text{all zones } Pz$		Total Required Outdoor Air	
System Population (Ps)		1,000		496	
Diversity → 45		Uncorrected O.A. $Vou = D \sum \text{all zones } RpPz + \sum \text{all zones } RaAz$		Percentage of Outdoor Air	
		466		21%	
				Method IMC Chart	



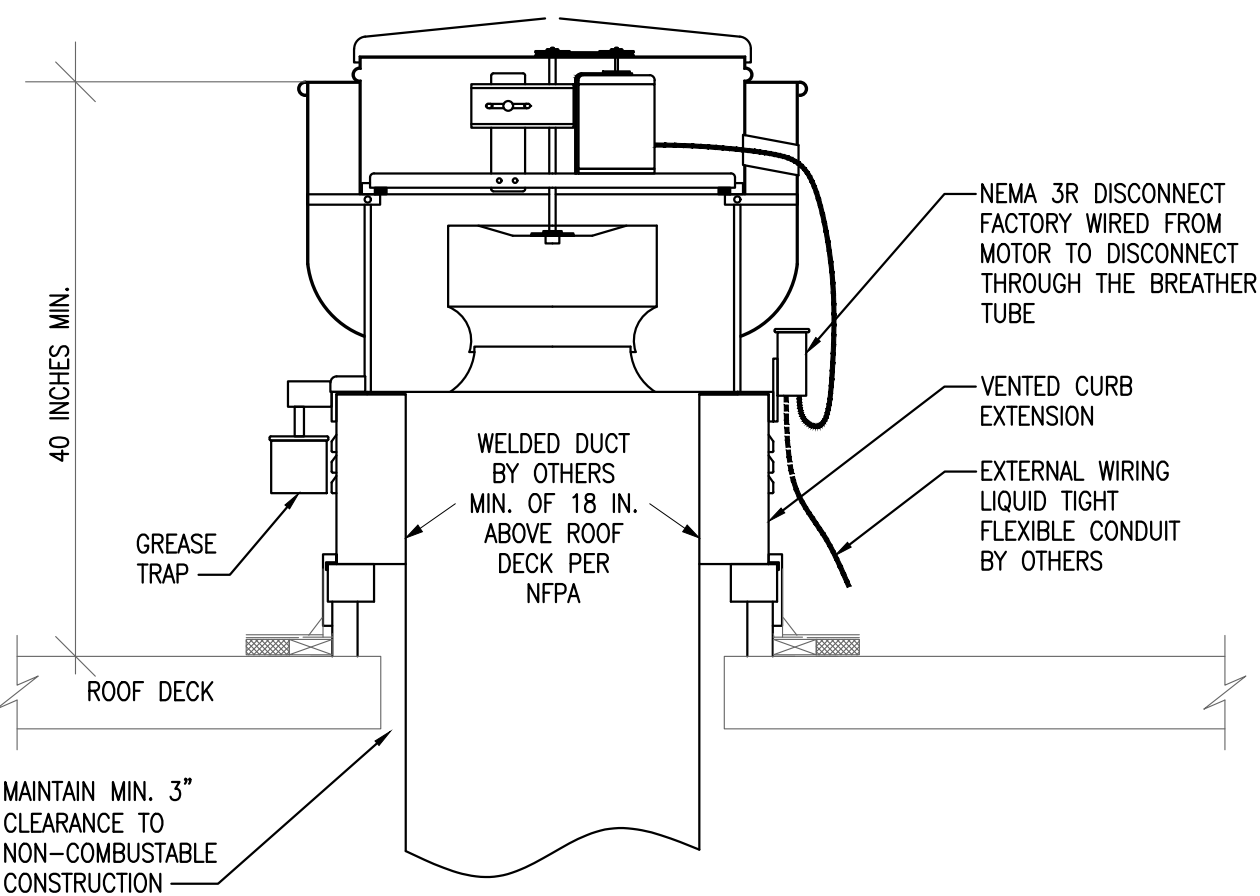
1 DIFFUSER INSTALLATION DETAIL
M-103 Scale: N.T.S



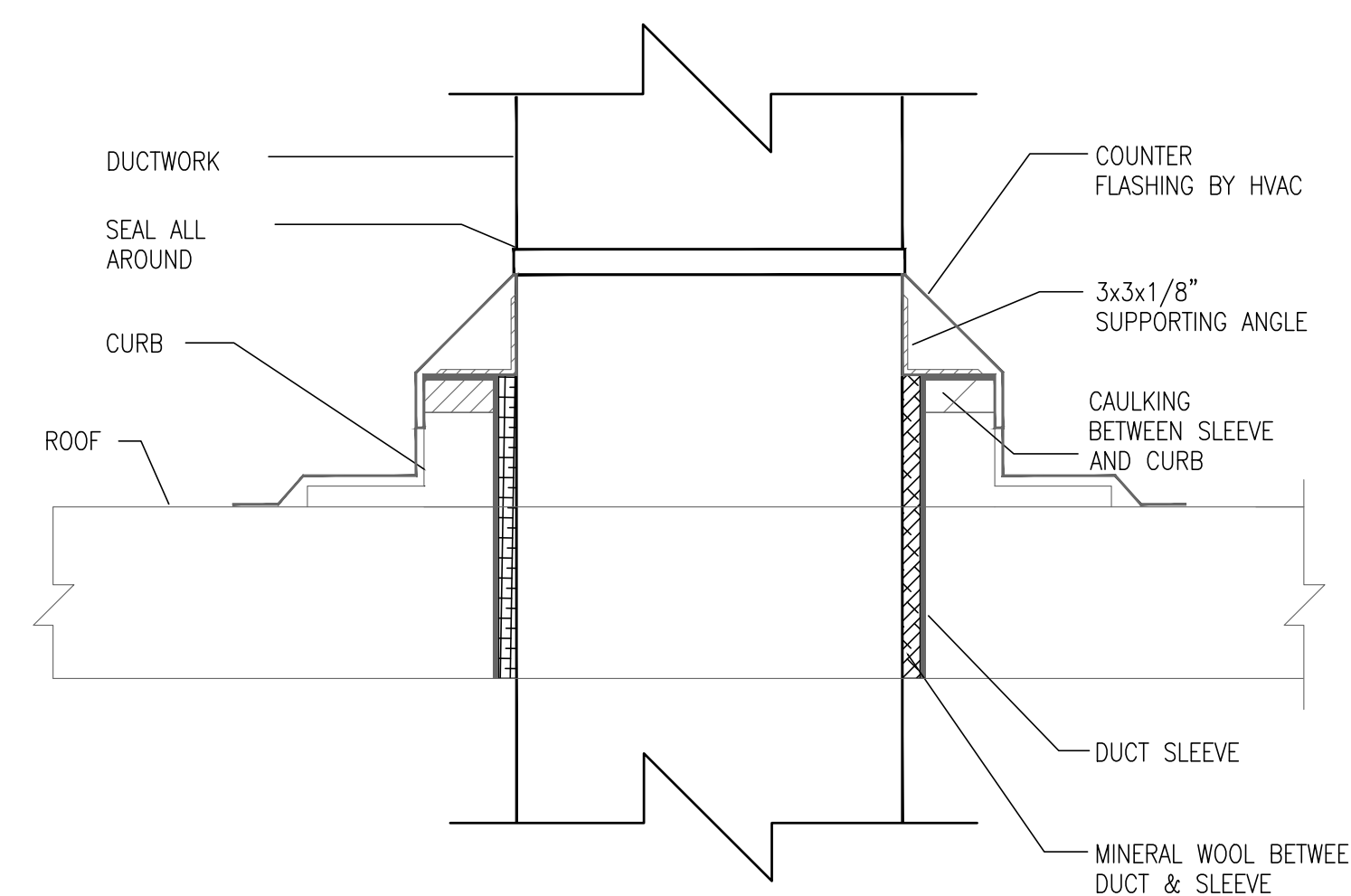
2 RAIN CAP INSTALLATION DETAIL
M-103 Scale: N.T.S



3 KITCHEN HOOD DETAIL - MECHANICAL
M-103 Scale: NTS



4 KITCHEN EXHAUST FAN DETAIL
M-103 Scale: N.T.S

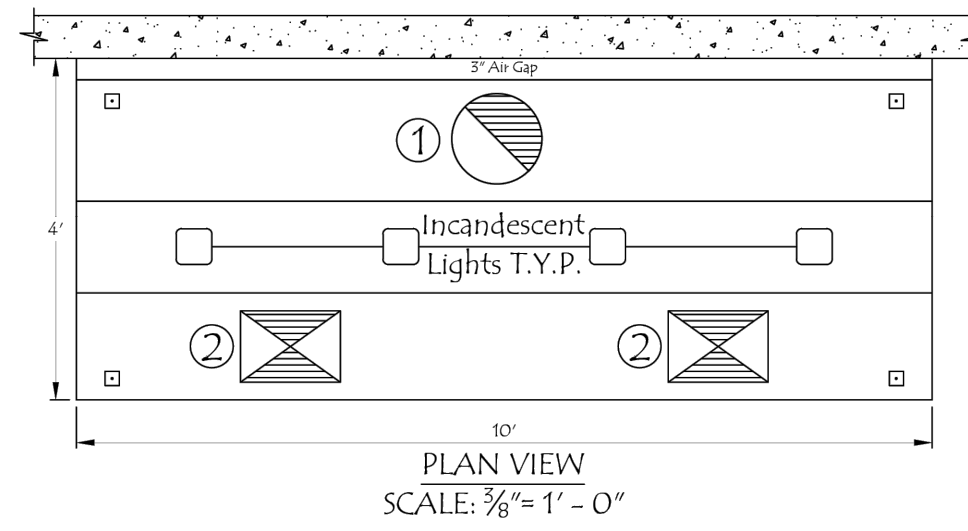


5 ROOF PENETRATION DETAIL
M-103 Scale: N.T.S

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HOOD NO.	MODEL	LENGTH	MAX. COOKING TEMP.	EXHAUST PLENUM				SUPPLY PLENUM				HOOD CONSTRUCTION			
				TOTAL EXH. CFM	DIA.	QTY.	S.P.	TOTAL SUP. CFM	WIDTH	LENG.	QTY.		S.P.		
1	MUA	120" NOM 120" OD	700 Deg.	2400	14"	1	2400	0.5"	2000	12"	14"	2	1000	0.25"	STAINLESS/ALUMINIZED

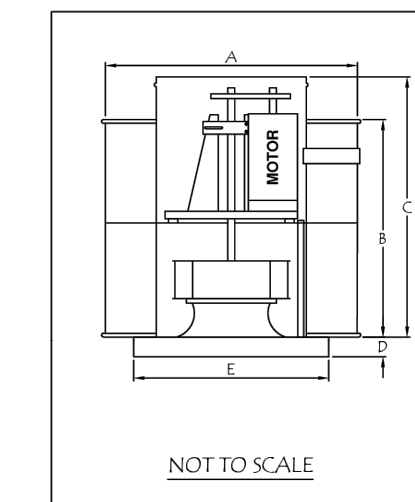
DUCT OPENING ARE
RECOMMENDED
SIZES
OPENINGS TO BE PUT
IN FIELD



FOR INFORMATION PURPOSES ONLY
CONTRACTOR SHALL CONFIRM THE SIZE
AND DIMENSIONS PRIOR TO ORDERING



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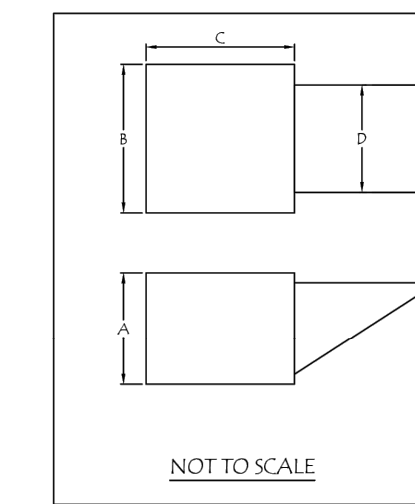
FAN MODEL	A	B	C	D	E	WVT LBS.
288	35 1/2"	22 1/2"	27 1/2"	2"	24" SC	155 LBS.

FAN UNIT NO.	FAN UNIT MODEL#	EXHAUST FAN								
		MODEL	TAG	CFM	S.P.	RPM	H.P.	Ø	VOLTS	FLA
1	288 EF-1	288	EF-1	2400	0.5"	2055	3/4	1	115/250	11.0/5.5

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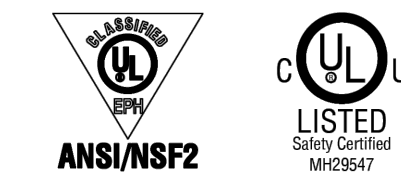
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FAN MODEL	A	B	C	D	WVT LBS.
SF7	24"	22"	22"	19 1/2"	122 LBS.

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		MODEL	TAG	CFM	S.P.	RPM	H.P.	Ø	VOLTS	FLA
1	SF7 SF-1	SF7	SF-1	2000	0.25"	811	3/4	1	115/250	-

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DETAILS - MECHANICAL

36" above roof line

