

## Baltimore Eagle Restaurant & Bar

One of our more challenging projects required A. R. Marani, Inc. to carefully demolish approximately 70% of the structure of two mid-group 1920's row houses in midtown Baltimore and reconstruct them to be one building for commercial use.

Demolition, included removing the entire front wall of the building, removing most of the first floor framing and partially removing the second floor framing and part of the roof structure. This removal work was coordinated with the reconstruction. This was necessary so that the new framing was installed strategically as the demolition proceeded so that the adjacent buildings and remaining structure were not weakened to be in danger of collapsing.

Once the upper floors, roof and front wall were reconstructed then the basement was excavated to lower it by three feet to provide clearance to use it for restaurant/bar operations, storage and beer distribution. The perimeter walls were underpinned, new basement slab poured and a new first floor was installed using steel framing, metal deck and concrete.

New electrical, water, gas, sewer and fire services were brought into the building. None of the original service were able to be reused. The interior build out included all new mechanical and electrical systems. The building was also fully sprinklered. The original row houses were approximately 7,000 s. f. The finished building is over 10,000 s.f.

The two row house properties were consolidated to become one building. Reconstruction, encompassing 12 months, converted the building into a restaurant/bar on the first floor which included an upscale liquor store/wine shop and banquet facilities with a stage on the second floor.

The first floor included two full bars and a commercial kitchen along with an outdoor patio. The second floor included offices, retail store, stage green room, warming kitchen and a bar for the banquet room. A third floor mezzanine provided offices overlooking the retail store.

