

Library Outdoor Dining Proposal

May 2025



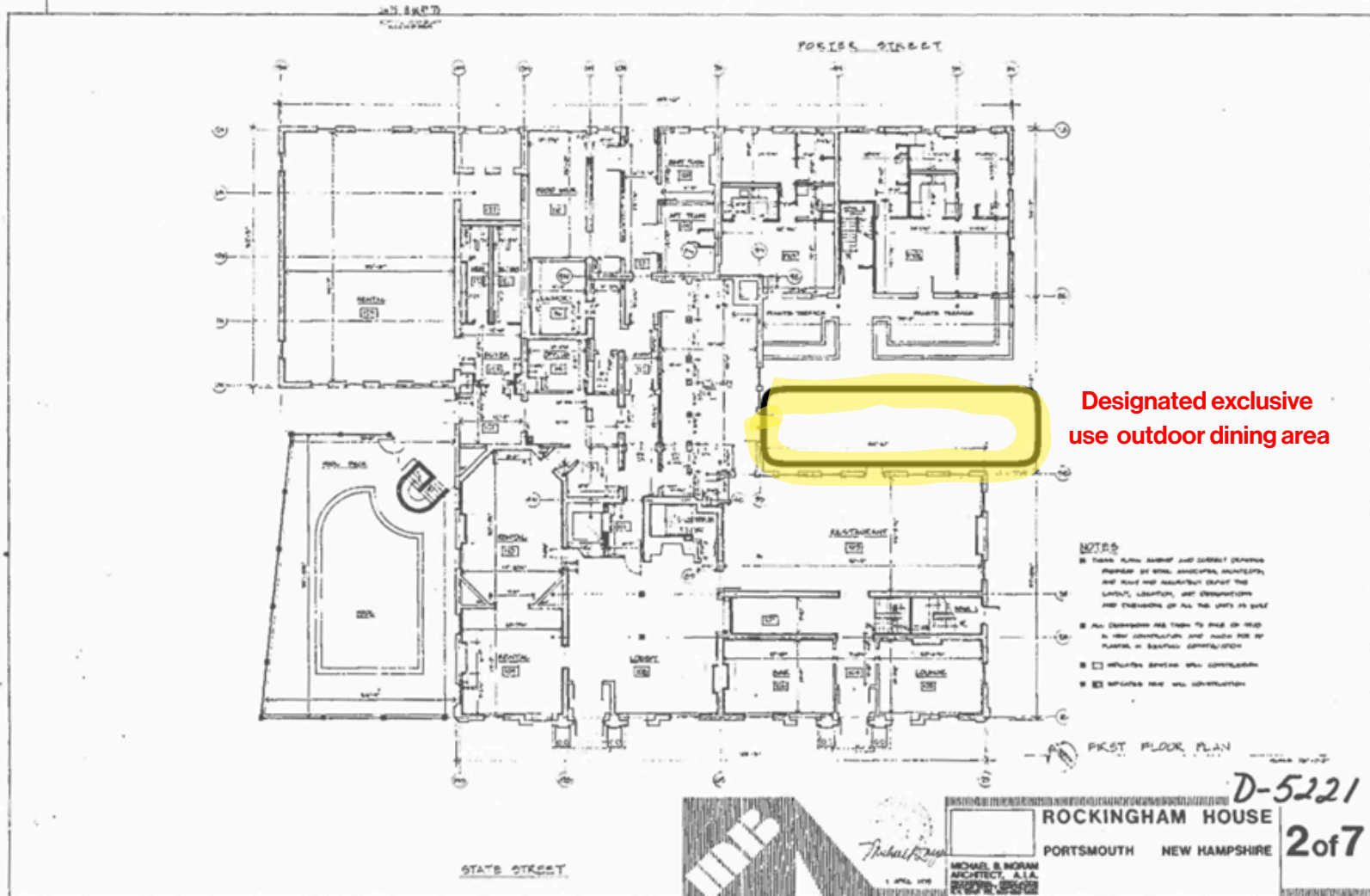
PROPOSAL

The Library would like to open seasonal upscale outdoor dining in the Rockingham courtyard in the area designated as exclusive use outdoor dining starting June, ending mid October, annually.

- 24 seats.
- Outdoor dining covered by a pergola (two pergolas side by side) with opening/closing louvres, weather dependent
- Open 2pm, last seating 7pm. Closed by 9pm
- Light background jazz music at standard decibels for light background music

Association By Laws

RESTAURANT. The Restaurant unit is located on a portion of the first floor of both the "M" and "P" Wings and in a portion of the basement of the "M Wing". It consists of first floor rooms and areas designated 103 (Restaurant), 105, 106, 107 (lounge and bar), 104 (entrance foyer), 114 (kitchen), and two non-contiguous rooms designated as 118 (food storage) and 120 (trash room) and basement rooms designated as 008, 009, 010, 011 and 012 all as shown on the said plans by Stahl Associates, Architects, sheets A-1 and A-2 and contains in total approximately 5029 square feet. The Restaurant unit also has the exclusive right to use the outside area designated as "Exterior Dining" located between the Restaurant unit and an imaginary line running parallel to and located four (4) feet southerly of the southern face of the brick planters adjacent to Terraces utilized solely by P101 and P102. The unit also includes an internal stairway leading to the unit basement area. The unit also has the exclusive right to use the front entrance and stairs located at the southeasterly front portion of the "M Wing". It has immediate access to a hallway (designated as room 112 and 117 on said plans) leading past the food storage and trash rooms and onto Porter Street; an entrance / exit from the restaurant / dining area through the exterior dining area; and an immediate access, subject to the reasonable Rules and Regulations of the Association, to the lobby area designated as room 108 between the Langdon and Restaurant units.

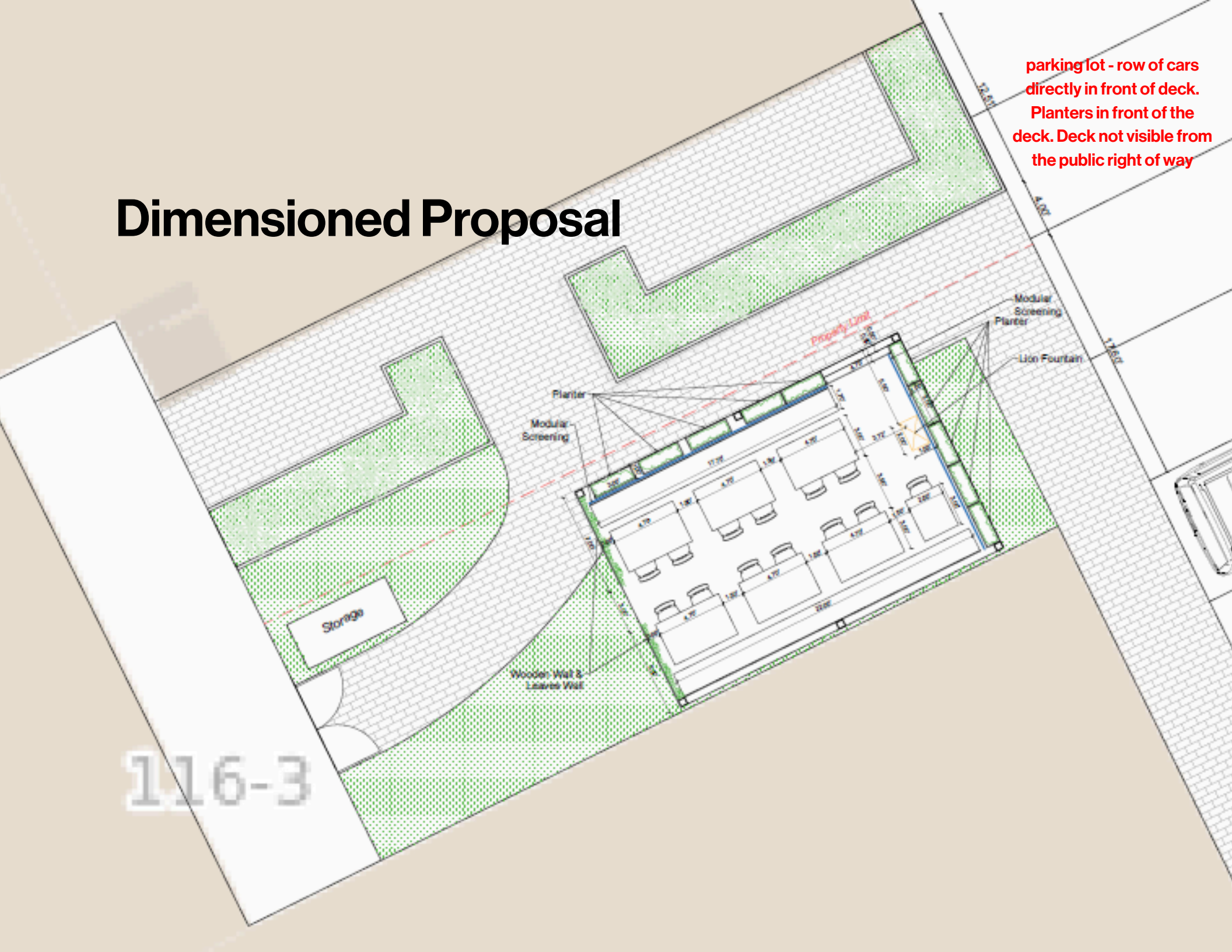


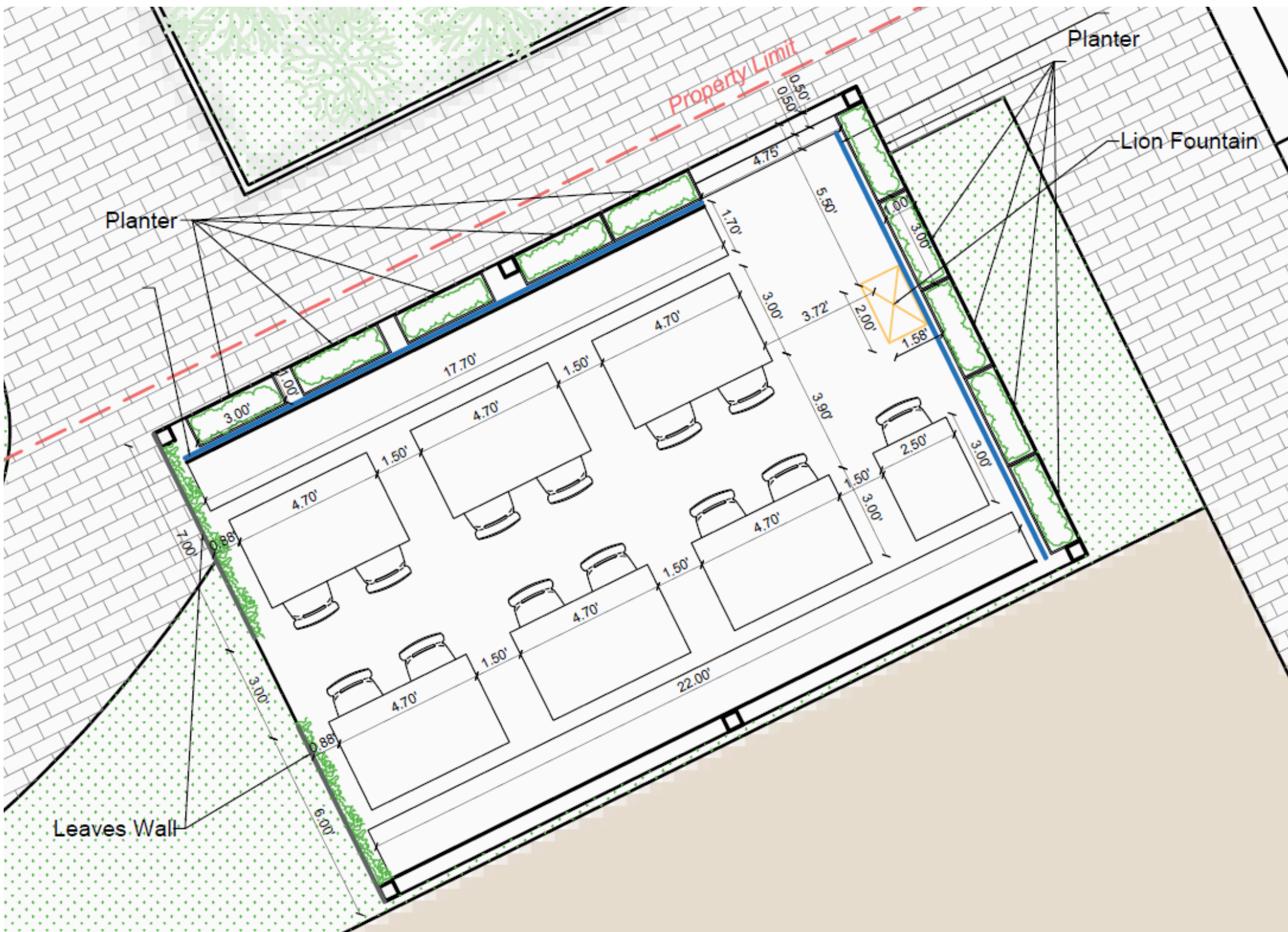


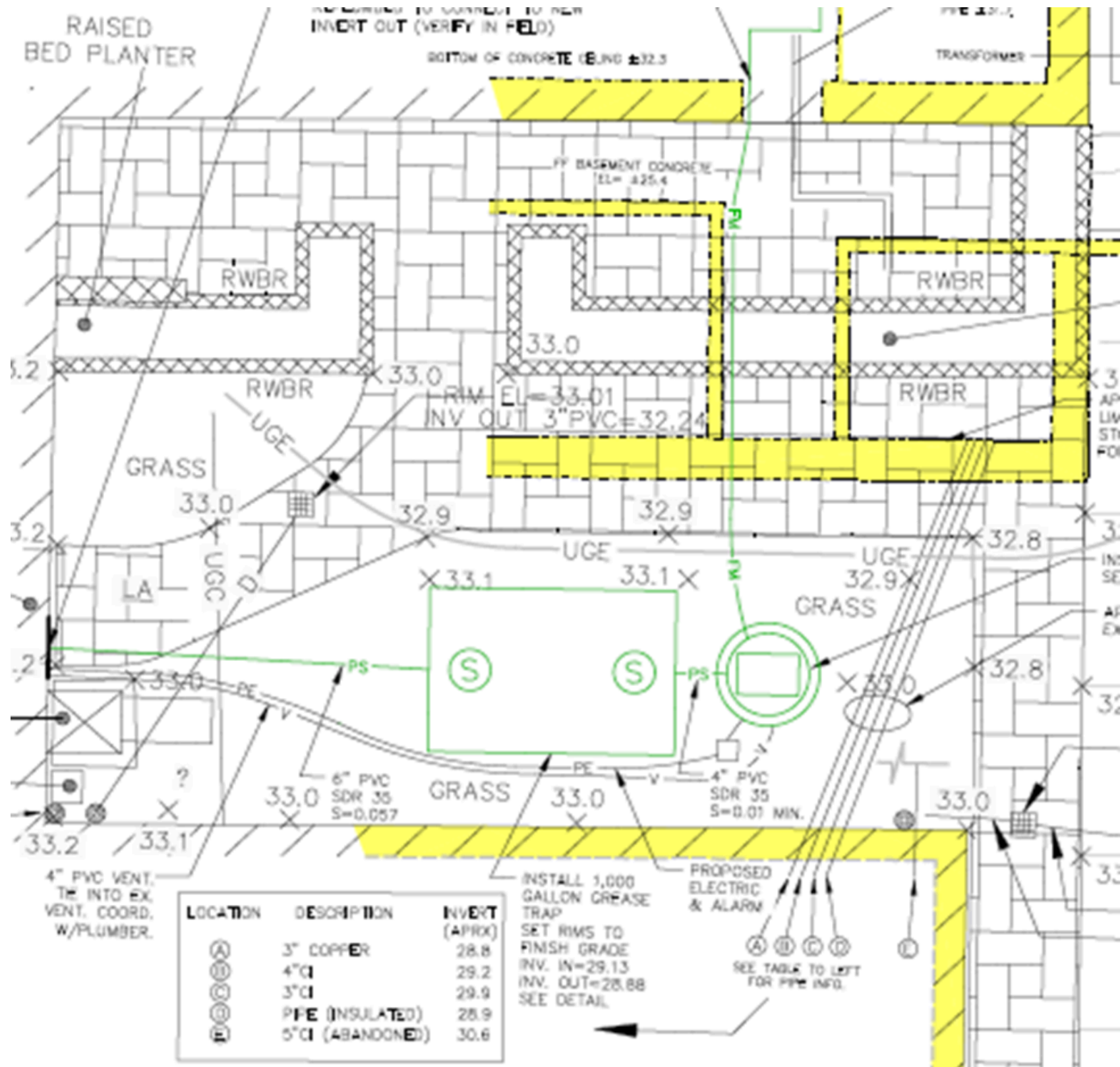
oogole

parking lot - row of cars
directly in front of deck.
Planters in front of the
deck. Deck not visible from
the public right of way

Dimensioned Proposal

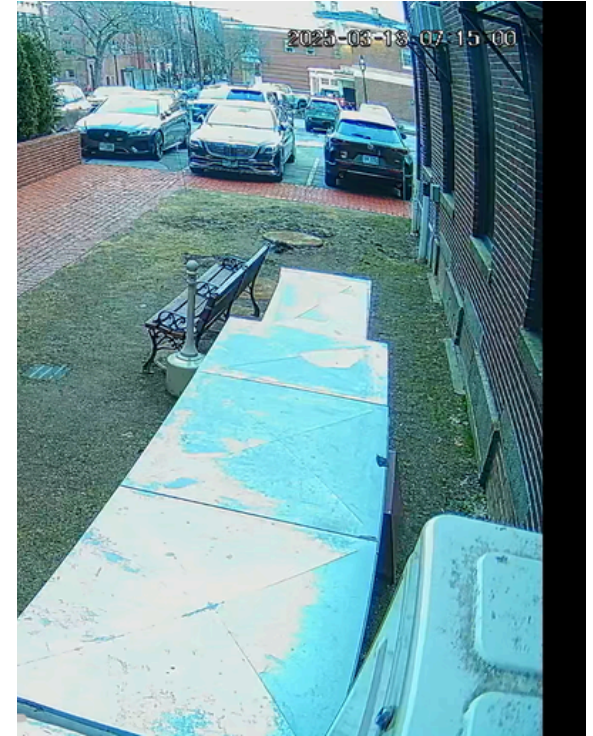






Existing Courtyard

An eyesore and muddy mess



Rockingham Association Board Approval

----- Forwarded message -----

From: **Steven Miller**

<communications@ssmaguire.mailer.appfolio.us>

Date: Wed, Apr 30, 2025 at 9:53 AM

Subject: Outdoor Dining at The Library

To: <staff@libraryrestaurant.com>

The Library Restaurant will offer outdoor dining this Summer in their exclusive use courtyard area. The board has reviewed and endorsed the proposed plan and believe it will create a vibrant, beautiful space during the Summer months.

Adrienne Waterman will invite unit owners to an information session at the restaurant soon to share details of the plan and answer any questions.

The Rockingham Board

Steven A Miller

Property Manager/Principal

S.S. Maguire Management

steve@maguiremanagement.com



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BUILT 1888

Correction to the render for city application:
Sign will be applied for separately
No glass walls will be included - only bushes
/ planters
No wood structure on the back
Back stairs will be a ramp

Proposal





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Parking lot - there is a row of cars directly in front of deck. meaning the deck is not visible from the public right of way
Planters can also be placed in front of deck on the courtyard to fully cover base deck and ensure no one could ever see the deck base

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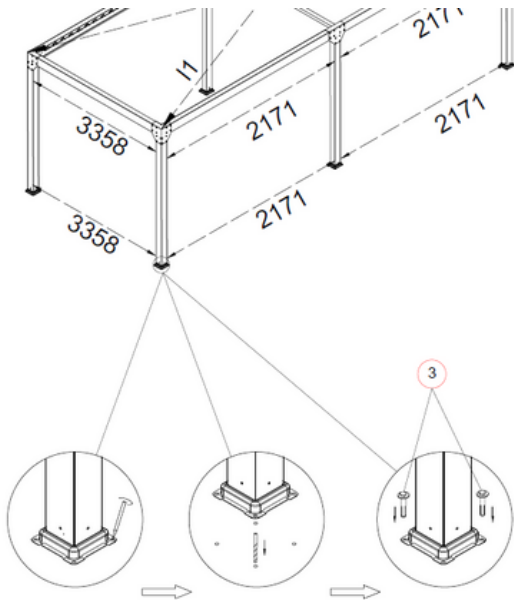


Pergolas

Two Aluminium Pergolas 16x12
each

Constructed on gravel or
wooden deck

Side by side to make 16 x 24



Waterproof Design: pergola roof panels can create a sealed ceiling against rainwater

Heavy Duty Construction: The roof panels for pergolas are made of robust, weather-resistant beams and rafters.

They're designed to withstand strong winds and heavy rain, ensuring long-lasting performance and protection.

Efficient Drainage: The rainwater will be conducted into the built-in gutters and drained through the legs to the ground.



Floor surface

Floor Covering (cosmetic)

New England Plank and White
Checker Laminate Complete
Portable Dance Floor - 4' x 4'
Panels

Material 3/4" Plywood

Commercial-Grade?
Yes

Surface Type
Laminate

Could be on gravel or wooden
deck

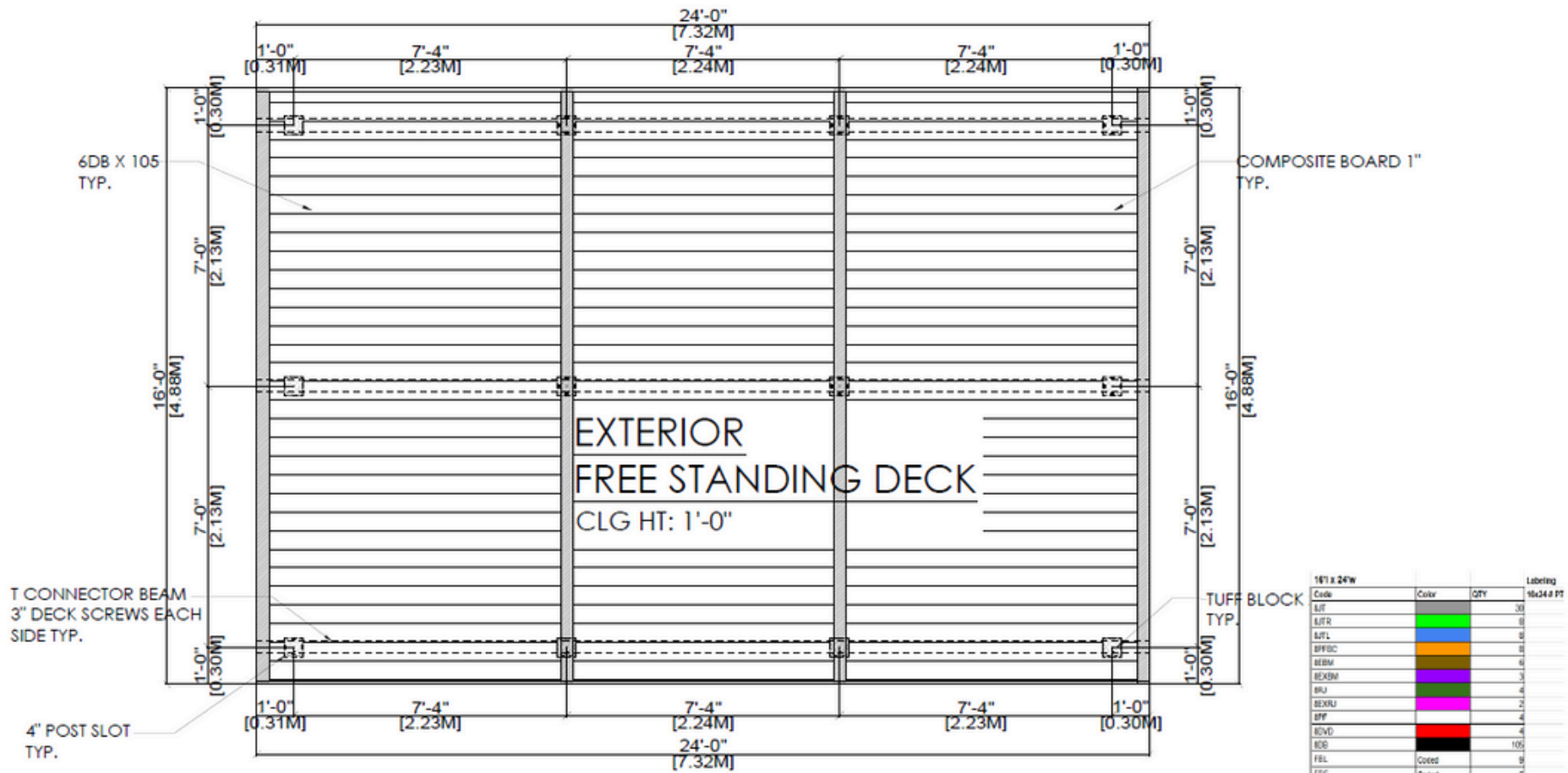


Wooden Deck

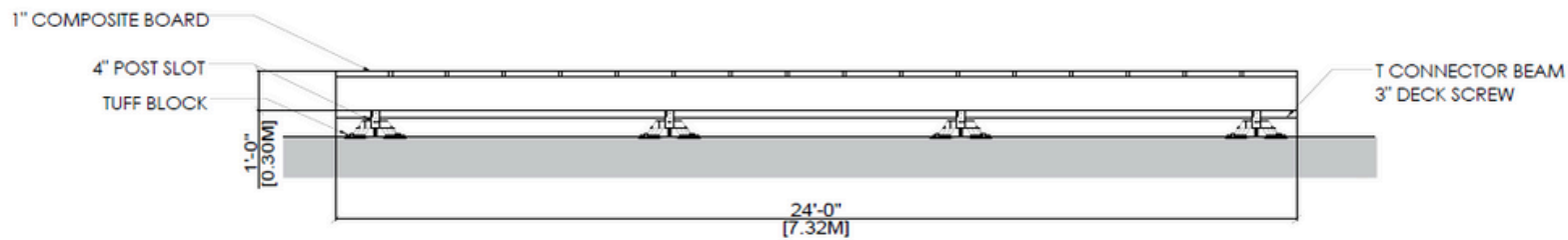
Alternate option to placing the pergolas on the gravel courtyard - a Wooden Deck 16x24

- Kiln Dried Pressure Treated Wood – Resistant to warping, cracking, and moisture damage for a long-lasting, sturdy deck.
- 6 x 6 Beams – Heavy-duty beams provide superior strength and stability.
- 2 x 8 Joists – Strategically spaced 13 to 14 inches on center, meeting standard deck codes for maximum support.
- Pre-Sealed Deck Boards – 5.5-inch wide boards ensure a polished, high-end finish while offering long-term protection from the elements.
- Galvanized Hardware – Corrosion-resistant screws and hardware prevent rust and ensure a secure build.
- Two pergolas sit on top of deck





W O O D D E C K



FRONT ELEVATION (DECK)

Grease Trap access

Four access points

Under pergola. Only in emergency.
Haven't ever had emergency. Deck will
be dismantled in two hours if needed

Under pergola. Only in emergency.
Haven't ever had emergency. Deck will
be dismantled in two hours if needed



Outside of pergola. requires access once
every four months and in emergency.
Haven't ever had emergency

Under pergola. requires access once every
four months and in emergency. Hatch
access will be built



Shed

6 x 6 shed will be to the left of the kitchen and hidden by bushes



Impact on Rockingham

Human Traffic

Summer is our quiet season, July the quietest month of the year. We don't expect summer customer volume to increase to winter levels (when we are most busy, high volume trash). Outdoor dining will improve our customer levels on warm summer days when people are looking to eat outdoors.

Customers will use the indoor toilets at the Library

Installation

Estimating 4 to six days of work for wood platforms and installing pergolas. We would work with Brandon to communicate timing. It would be done between 8 and 4pm week days .

Pros

- A more attractive courtyard creating value for the building
- Two gardens in planters in Apt P101 and P102, at Library cost
- No ugly sewer caps
- Airhandler hidden

Cons

- In winter the furniture would be put into storage, but the pergolas would remain. Theoretically we can take them down and put them up each season, but its difficult to see the sense in that
- Some anchor holes drilled into the courtyard for the poles, nothing will be attached to the walls
- Noise and traffic in the courtyard. Mitigated by opening until latest 9pm. No customers in Courtyard beyond 9pm
- When we remove the wood platform after season 2025, the grass will be a mess. We could leave it in place for the winter if the proof of concept fails, and replant grass the following spring. If the POC is successful then we can possibly go ahead with brickwork at the end of the season
- P102 right in front of the dining area. Mitigated by P102 new planting and a second line of planters, resident in P102 fully approved the proposal.



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Sign will be applied for
separately to not hold up
the plan

From: watermp1@gmail.com
To: "[Adrienne Waterman](#)"
Subject: FW: Outdoor Dining at The Library
Date: Thursday, May 29, 2025 6:37:07 PM

From: Steven Miller <communications@ssmaguire.mailer.appfolio.us>
Sent: Wednesday, April 30, 2025 9:54 AM
To: watermp1@gmail.com
Subject: Outdoor Dining at The Library

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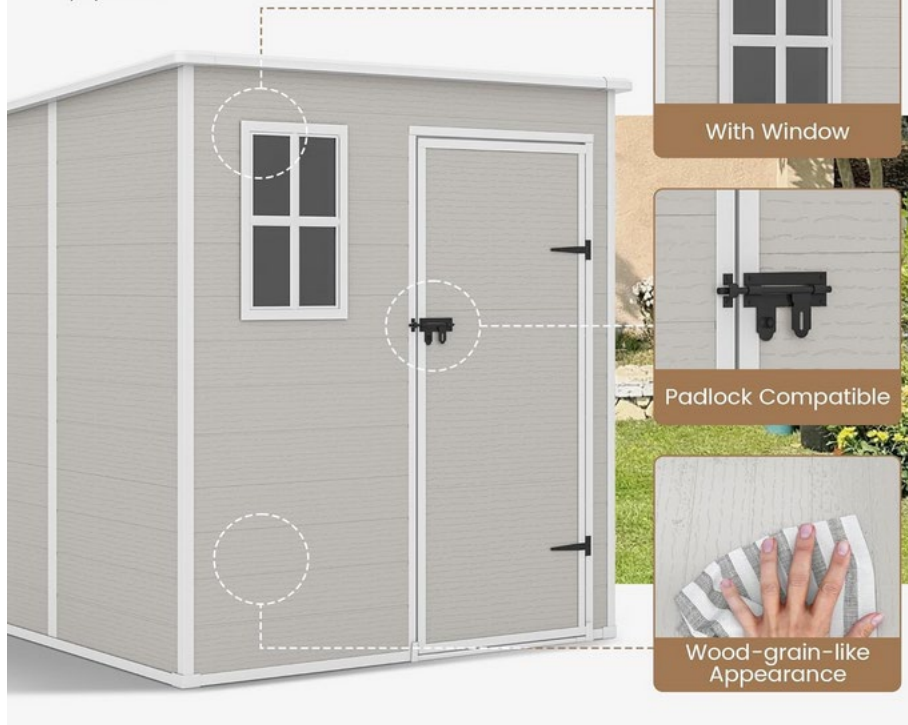
Information regarding the outdoor shed for The Library Restaurant





AMPLE STORAGE CAPACITY

► Offering ample room for all your tools and equipment



Brand	VONZOY
Color	Sandstone
Style	Contemporary
Base Material	Resin
Top Material Type	Resin

About this item

- [6'x6' RESIN OUTDOOR STORAGE SHED]: Product dimension: 70.8"(L) x 71.6"(W) x 76.7"(H). VONZOY Resin Shed is available in variety sizes for multipurpose use, perfect for outdoor backyard, garden, patio, utility room. The plastic shed can also be used as a pet house to provide a warm and safe room for your pet.
- [DOUBLE-WALL & STABLE STORAGE SHED]: Tough, double-wall resin construction and an impact-resistant floor are designed for long-term durability. The overlapping wall panels are water and moisture resistant for worry-free use in all weather conditions, Weather-resistant, waterproof and UV protected - will not peel, rot or rust.
- [ROOF SLOPE DESIGN & LOCKABLE DOOR]: This outdoor storage shed has a sloped roof that adds extra storage space while preventing rusting caused by rainwater gathering. The lockable door improves security and prevents small animals from

accidentally entering. Safely store long garden tools, brooms, ladders, storage totes, bags of fertilizer, gas cans and more.

- [ENVIRONMENTALLY FRIENDLY MATERIALS]: Recyclable polypropylene resin plastic is used to ensure a green environment. This storage shed exterior features a WOOD LOOK design that complements your patio. Not only provides an extra storage space to place your garden equipment but also can decorate your yard.