

Queenz Asian Cuisine Supplement to Narrative

January 27, 2023

1. Revision to the narrative to address Comprehensive Plan policy 8.4.1.a for both Conditional Use approval criteria

40.15.15.5.C – New Conditional Use (Meeting Facilities)

3. The proposal will comply with the applicable policies of the Comprehensive Plan.

Policy 8.4.1.a. *Noise impacts shall be considered during development review processes.*

Action 1: Adopt and implement appropriate design standards for development permits for all commercial, industrial, high density, mixed use and transportation

projects, and others as appropriate. Development applications should be required to demonstrate compliance with applicable noise level standards. Means of meeting the design standards might include, but are not limited to:

- *Use of year-round landscape elements that absorb parking lot and street noise.*
- *Use of underground parking.*
- *Use of extra-thick windows.*
- *Facades constructed of materials that help to absorb sounds.*
- *Pervious surface landscape and parking lot materials that absorb sounds.*
- *Use of building materials that aid in the reduction of sound traveling through common floors and walls.*
- *Dampers on heating and cooling equipment.*

Response: To reduce noise, Queenz installed 14 acoustic panel 2x4 ft along all wall to damp out sound. Queenz also limit the sound levels inside the restaurant to not exceed 97 dBA and 105 dBC (fast max) base on DEQ Noise Control Regulation and Beaverton Development Code.

40.15.15.5.C – New Conditional Use (Extended Hours of Operations)

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2. Requested Hours of Operation for New Conditional Use (Extended Hours of Operation)

Response:

- Sunday- Thursday, 3pm to 10pm. All music end at 10pm + 1.5 hrs clean up, all activity end at 11:30pm.
- Friday- Saturday, 11am to 12am. All music end at 12am + 1.5 hrs clean up, all activity end at 1:30am.

3. Revision to required vehicle parking spaces:

- a. Gym and dental office require ratio of 3.3 parking spaces per 1,000sf of floor area.

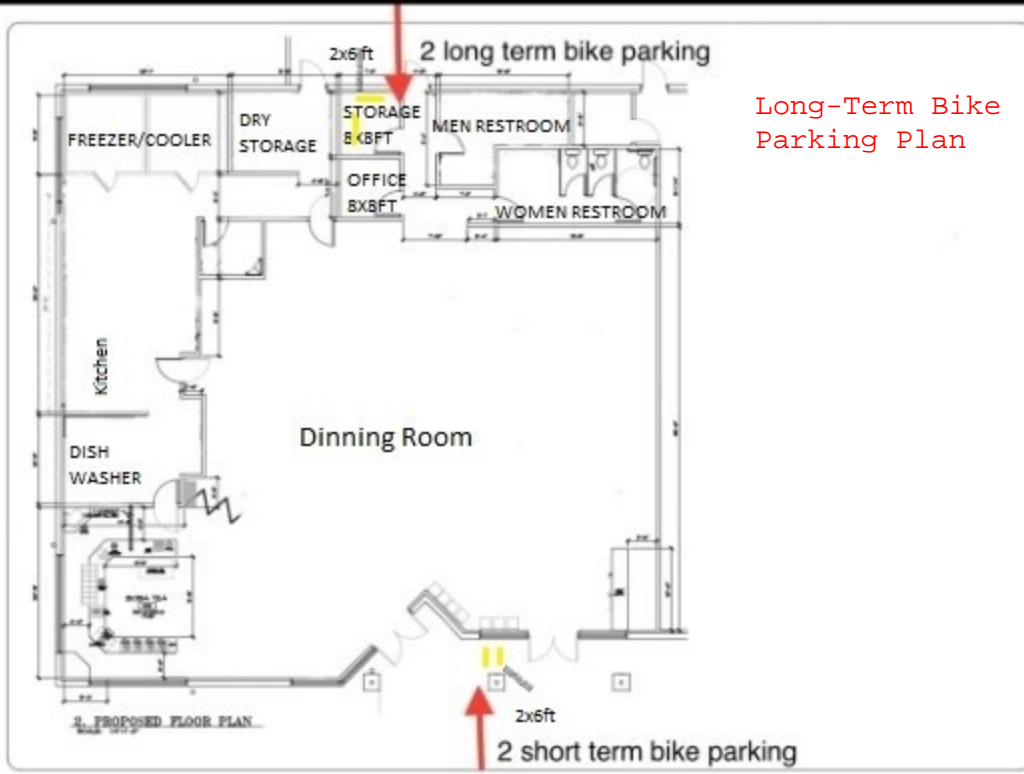
Response: The project site contains 150 parking stalls. With city requirement calculation.
 $25269\text{sf} + 1931\text{sf} = 27200\text{sf} / 1000 = 27.2 \times 3.3 = 89.76$ (90)

- b. Events require 0.25 parking spaces per occupant.

Response: Queenz occupancy is $206 \times 0.25 = 52$ parking space requires.

4. Revision for required bicycle parking spaces:

Response: Queenz will provide 2 long term and 2 short term bike parking spaces. See plans below.



N W R E E I N D E S I G N
 1000 S. UNIVERSITY AVENUE, SUITE 100
 DENVER, CO 80202

Client: [Redacted]

Scale: [Redacted]

Sheet No: A4.1



SITE FURNISHINGS

Bike racks, lockers, benches and architectural site furnishings since 1980.

Tradition & Innovation

PHONE 503.224.8700
FAX 503.274.2055

EMAIL Sales@Huntco.com
WEB Huntco.com
TWITTER @Huntcosupply

MAIL P.O. Box 10385
Portland, Or. 97296-0385



THE CITY OF PORTLAND

The ever-classic "Staple" style bike rack is Portland City Code approved with an internal cable and flat bar for extra security. Lock it up!

CONSTRUCTION/MATERIAL OPTIONS

- 1.5" Sch. 40 Round Steel Pipe
- Steel Flanges
- Steel Flat Bar

DIMENSIONS

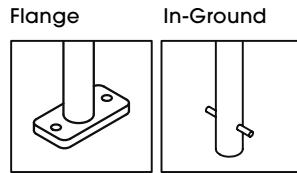
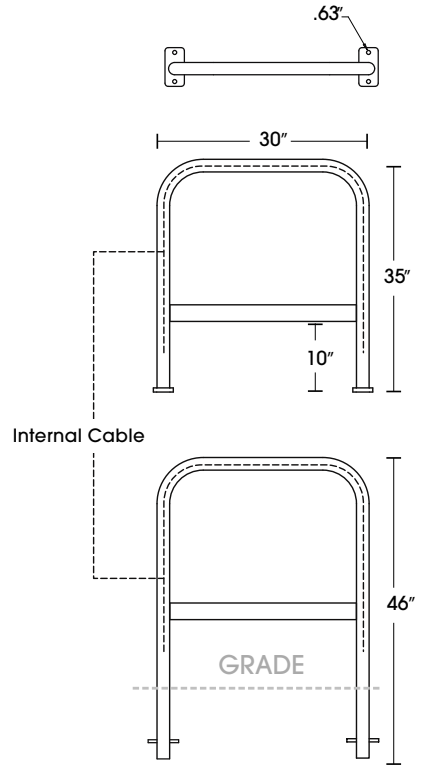
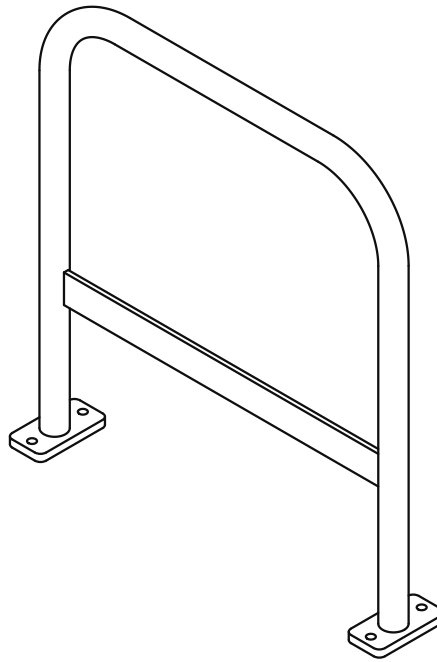
- 30" Length
- 6" Width
- 35" Height
- Custom Size Height/Length

MOUNTING OPTIONS

- Flange Mount (Shown)
- (6) .63" Mounting Holes
- In-Ground
- 11" Leg Extensions

FINISH OPTIONS

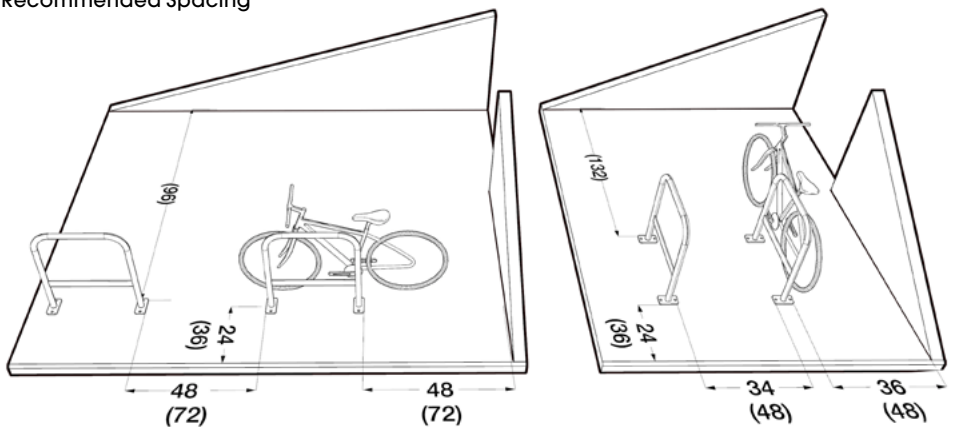
- T304 Stainless Steel #4 Satin Finish
- 316 Stainless Steel #4 Satin Finish (available at additional cost)
- Hot Dipped Galvanized
- Powder Coating
- # _____
- Thermoplastic Coating
- # _____



RECOMMENDED LAYOUT

NOTES:

- "Bike" is 70"
- # Minimum Spacing
- (#) Recommended Spacing



CONTRACTOR: _____

JOB: _____

NOTES: _____