

Planning Commission Minutes
April 10, 2025

(The agenda was filed with the City Clerk of The City of Oklahoma City at 7:58 a.m. on April 7, 2025)

8. (SP-597) Application by Hibernian Capital, LLC for a Special Permit to operate Use Unit 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted (Bar) in the C-3 Community Commercial District at 13801 North Western Avenue, Suite E. Ward 8.

The applicant was present. There were no protesters present.

RECOMMENDED APPROVAL.

MOVED BY NOBLE, SECONDED BY PENNINGTON

AYES: CLAIR, POWERS, MEEK, PRIVETT, NEWMAN, GOVIN, PENNINGTON,
NOBLE

ABSENT: LAFORGE



STAFF REPORT
The City of Oklahoma City
Planning Commission
April 10, 2025

Item No. IV. 8.

(SP-597) Application by Hibernian Capital, LLC for a Special Permit to operate Use Unit 8300.33 Drinking Establishments: Sitdown, Alcohol Permitted (Bar) in the C-3 Community Commercial District at 13801 North Western Avenue, Suite E. Ward 8.

I. GENERAL INFORMATION

A. Contacts

Applicant's Representative

Sarai Zindovic
Daiquiri Factory Bar
405-402-8293
office@daiquirifactorybar.com

B. Case History

This is a new application.

C. Reason for Request

The purpose of this request is to allow a drinking establishment / bar.

D. Existing Conditions

1. Size of Site: 1.669 Acres

2. Zoning and Land Use

	Subject Site	North	East	South	West
Zoning	C-3	C-3	C-3/R-4	C-3	C-3
Land Use	Commercial	Commercial	Comm/Undev	Restaurant	Parking Lot

3. Comprehensive Plan Land Use Typology Area: Urban – Low Intensity (UL)

UL applies to the least intensively developed areas of the city that still receive urban water, sewer, police, park and fire services. Development in this area should provide horizontal integration of land uses, connectivity within and between individual developments, and design that facilitates pedestrian and bicycle transportation.

Comprehensive Plan Land Use Typology Layer: Regional District (RD)

The RD layer designates areas that strategically prioritize the location and concentration of regionally serving retail and entertainment uses. This includes major

national retailers that have a regional draw, as well as concentrations of retail that draw visitors from outside of the city. Uses that generate sales-tax are a priority within RD areas. Complementary uses such as office, entertainment, high density housing, and services may be appropriate as limited secondary uses, provided they are inter-connected to create mixed use urban centers.

II. APPLICANT'S PROGRAM DESCRIPTION

At Daiquiri Factory, our mission is to provide a vibrant and welcoming space for Oklahoma City residents and visitors to enjoy handcrafted daiquiris in a fun, inclusive, and safe environment. We are committed to enhancing the local nightlife by offering a unique experience that blends high-quality beverages, exceptional customer service, and a sense of community.

To accommodate a variety of lifestyles and preferences, Daiquiri Factory features an innovative drive-through service, allowing customers to conveniently pick up our specialty drinks to enjoy in the comfort of their own homes, with friends, or at events. Offering a convenient way for guests to enjoy our offerings on the go, our drive-through option has quickly become a staple in households across the city, bringing the Daiquiri Factory experience beyond our physical space while ensuring compliance with all local and state regulations.

We're dedicated to fostering a sense of community, contributing positively to the local economy, and enhancing nightlife with an inclusive space where everyone feels at home. As a locally owned business, we strive to create job opportunities, collaborate with other local businesses, and provide a gathering place that brings people together. Our goal is to be more than just a bar; we aim to be a community-driven establishment that adds value to Oklahoma City's dynamic social scene.

III. GENERAL STANDARDS

All special permit uses shall satisfy the following general standards:

- 1) The proposed use shall conform to the policies of the adopted Comprehensive Plan.
- 2) The proposed use shall not adversely affect the use of the neighboring properties.
- 3) Pedestrian and vehicle traffic generated will not be hazardous or in conflict with the existing and anticipated traffic in the neighborhood.
- 4) Adequate utility, drainage, parking, loading, signs, access, and other necessary public facilities to serve the proposed use shall meet the adopted codes of the City.

- 5) The site shall front or have direct access to a street having adequate right-of-way and improvements to support the traffic generated by the proposed use.
- 6) The City Council may impose specific conditions regarding location, design, and operation to assure safety, to prevent a nuisance, and to control the noxious effects of excessive sound, light, odor, dust, or similar conditions. Such conditions may include:
 - a. A requirement that all machinery and facilities be located within an enclosed building; or
 - b. A requirement that certain areas be screened from view of surrounding neighborhoods; or
 - c. A limitation on intensity of lights or hours of operation; or
 - d. Similar measures designed to protect the public interest.

IV. ADDITIONAL SPECIFIC STANDARDS

- A. Each use shall comply with all standards and provisions of the zoning district, unless specifically modified by this section.
- B. Any Drinking Establishment: Sitdown Alcohol Permitted use within the O-2 General Office District must meet the specific use standards for an eating establishment set forth in 9350.26.

Not Applicable

C. *Location Requirements.*

- (1) No drinking establishment use shall be allowed to locate within 300 feet of any church property primarily and regularly used for worship services and religious activities, or any public or private school of the type which offers a compulsory education curriculum; however, a college or university located within an improvement district created pursuant to Section 39-103.1 of Title 11 of the Oklahoma Statutes may waive the 300-foot requirement pursuant to 37A O.S. § 2-139. Distances shall be measured from the nearest property line of the public or private school, or church to the nearest perimeter wall of any such drinking establishment.

There are no schools or religious facilities within 300 feet of this location.

- (2) If food or beverages are consumed in an outdoor seating/activity area at any time between the hours of 11:00 p.m. and 8:00 a.m., the outdoor seating/activity area shall be separated by a distance of at least 100 feet from the nearest abutting property line of a residential use. Distances shall be measured from the closest edge of the outdoor seating/activity area to the nearest property line of the residential use.

No outdoor seating or activity areas have been proposed. The nearest residential use is over 400 feet away

- D. Site Plan Requirements.* In addition to the Special Permit site plan requirements as specified in 59-4250.2.D., the location and dimensions of the area(s) designated for the sales and consumption of alcoholic beverages shall be shown on the site plan.

See Exhibit B – ALTA and Exhibit C – Floor Plan

- E. Notification Requirements.* Applications for a Special Permit allowing the Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) use shall be accompanied by a list of all owners of property within 600 feet of the exterior boundary of the subject property upon which the special permit is requested. In addition, the 600-foot radius shall be extended by increments of 100 lineal feet until the list contains a minimum of ten individual property owners of ten separate parcels.

Property Owners within 600 feet of the proposed location have been issued Public Notice.

V. REVIEW COMMENTS

This application was submitted to the following agencies, departments, and/or divisions for review and comment. An asterisk * indicates that the agency, department, and/or division responded with no adverse comments.

A. Outside Agencies

- 1. Oklahoma City-County Health Department (OCCHD)**
- 2. Oklahoma City Urban Renewal Authority (OCURA)**
- 3. Oklahoma Gas and Electric (OGE)**
- 4. Oklahoma Water Resources Board (OWRB)**

5. School District: Edmond

6. Oklahoma Department of Transportation (ODOT)

B. City Departments

1. Airports

2. Central Oklahoma Transportation and Parking Authority (COTPA)

3. Fire (OCFD)

4. Information Technology/Geographic Support (IT/GIS)

5. Parks and Recreation

6. Police (OCPD)

7. Public Works

a. Engineering - Storm Sewer Availability*

8. Streets, Traffic and Drainage Maintenance

9. Stormwater Quality Management

10. Traffic Services*

11. Utilities

a. Solid Waste Management *

b. Water Availability *

c. Wastewater Availability *

12. Planning

a. Comprehensive Plan Considerations

The site is within the Urban Low (UL) LUTA and in an area where the Regional District (RD) Layer applies. Policies for each are listed below:

1. LUTA Development Policies:

Site Design:

- Utilize Best Management Practices (BMP) for stormwater whenever possible. (UL)
- Developments should be served by urban water and sewer utility systems. (UL)

National, state, and local permitting require basic best management practices for stormwater management. Public water and sewer are available. The purpose of this Special Permit is to allow a drinking establishment within an existing retail center.

Location:

- Locate uses that generate high traffic volumes along arterial streets, frontage roads, and interstates. (UL)

The subject site is located along North Western Avenue. The site is accessed via a shared-access drive connecting development to the west and North Western Avenue. Access would be per Code regulations.

- 2. Compatibility:** The comprehensive plan includes a land use compatibility matrix used to identify potential conflicts between major land use categories. When locating the proposed use adjacent to existing office and retail uses, there are no potential compatibility issues identified by the comprehensive plan. *The subject site is currently zoned C-3. The purpose of the Special Permit application is to allow a drinking establishment within an existing retail center. The intended user occupies the Tenant Space "E" with an event center, physical therapy, and personal fitness training also occupying the building. Tenant Space "E" is located at the southern extend of the structure, with an existing drive-up window on the southern façade. No outside seating/activity is proposed.*
- 3. Service Efficiency:**
 - Water: *Served*
 - Sewer: *Fully Served*
 - Fire Service: *Urban Response*
- 4. Environmentally Sensitive Areas:** No ESAs were identified on the site.
- 5. Transportation System:** This site is located along the west side of North Western Avenue, a Major Arterial Street in the Urban Low LUTA. The nearest transit (bus) service is located west of the site, along North Pennsylvania Avenue.

b. Plan Conformance Considerations

The purpose of this Special Permit is to allow a drinking establishment (Daiquiri Factory) within an existing retail center near the northwest corner of North Western Avenue and West Memorial Road. The subject site, along with land to the north, south, and west, is zoned C-3. The intended user occupies the Tenant

Space “E” with an event center, physical therapy, and personal fitness training also occupying the building. Tenant Space “E” is located at the southern extend of the structure, with an existing drive-up window on the southern façade. No outside seating/activity is proposed. Abutting land to the north is undeveloped. To the east across North Western Ave is a commercial center zoned C-3 and undeveloped, R-4 zoned land. To the south is the right-of-way for West Memorial Road and on-ramp to Interstate 344 (John Kilpatrick Turnpike). The site and application can meet the specific standards for the *Drinking Establishments: Sitdown, Alcohol Permitted* use.

IV. STAFF RECOMMENDATION

Staff recommendations are advisory only and do not constitute Planning Commission decisions. Staff recommendations are based on a technical evaluation of information submitted at the time of review. Planning Commission decisions require a vote of five members to approve or deny an item. The Planning Commission may consider in its decision-making process any additional relevant information presented at the public hearing by the public, applicant, and/or City departments.

Approval of the application.

taj

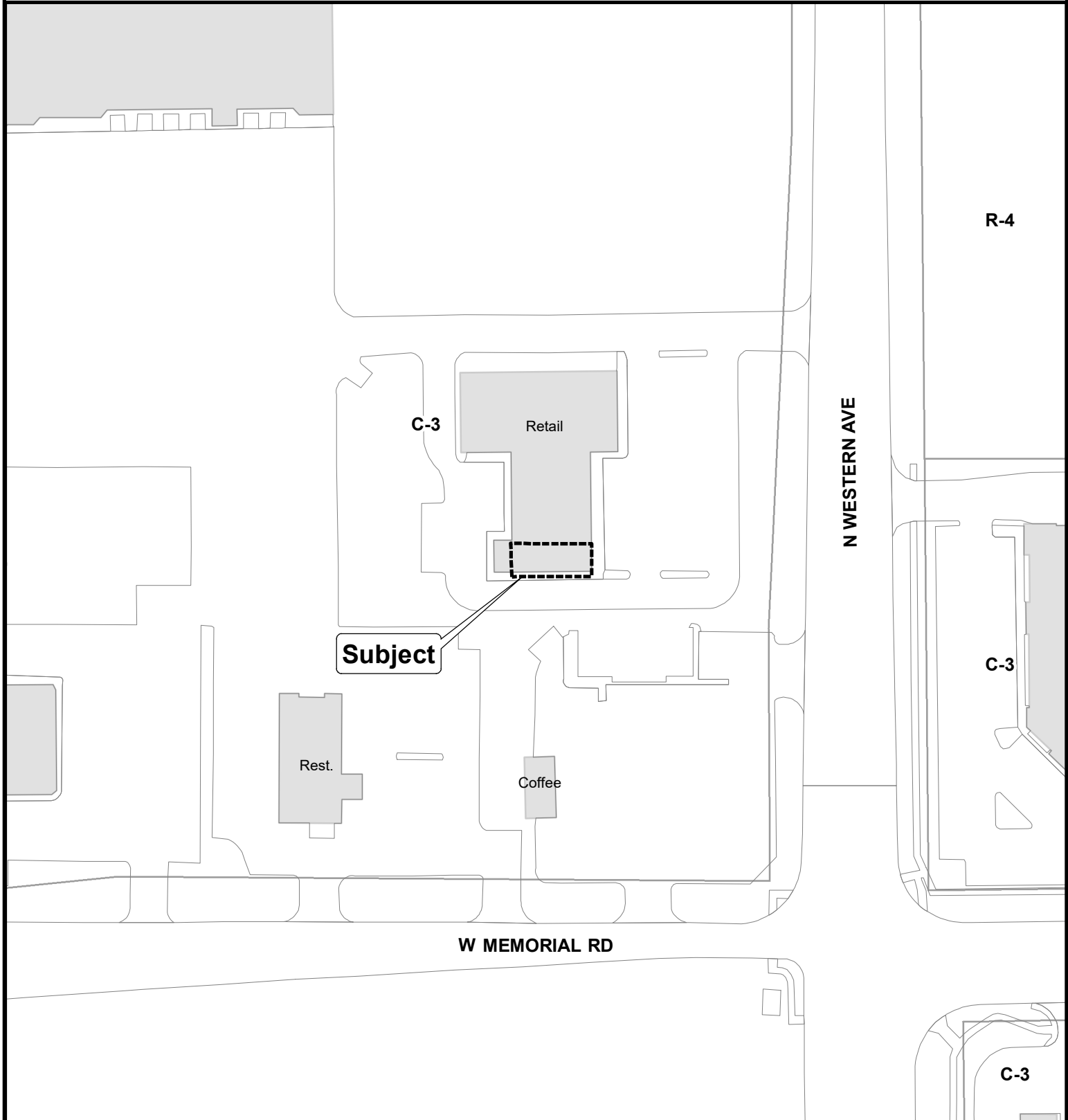
Case No: SP-597

Applicant: Hibernian Capital, LLC

Address: 13801 N. Western Ave. Ste. E

Present Zoning: C-3

Proposed Use: (8300.33) Drinking establishments: Sitdown, Alcohol Permitted.



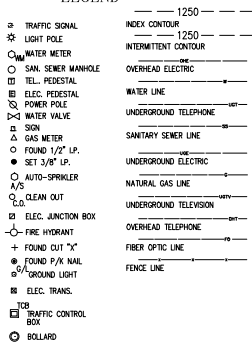
The City of
OKLAHOMA CITY

Special Permit Application

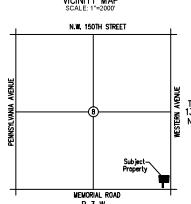


0 40 80
Feet

LEGEND



VICINITY MAP

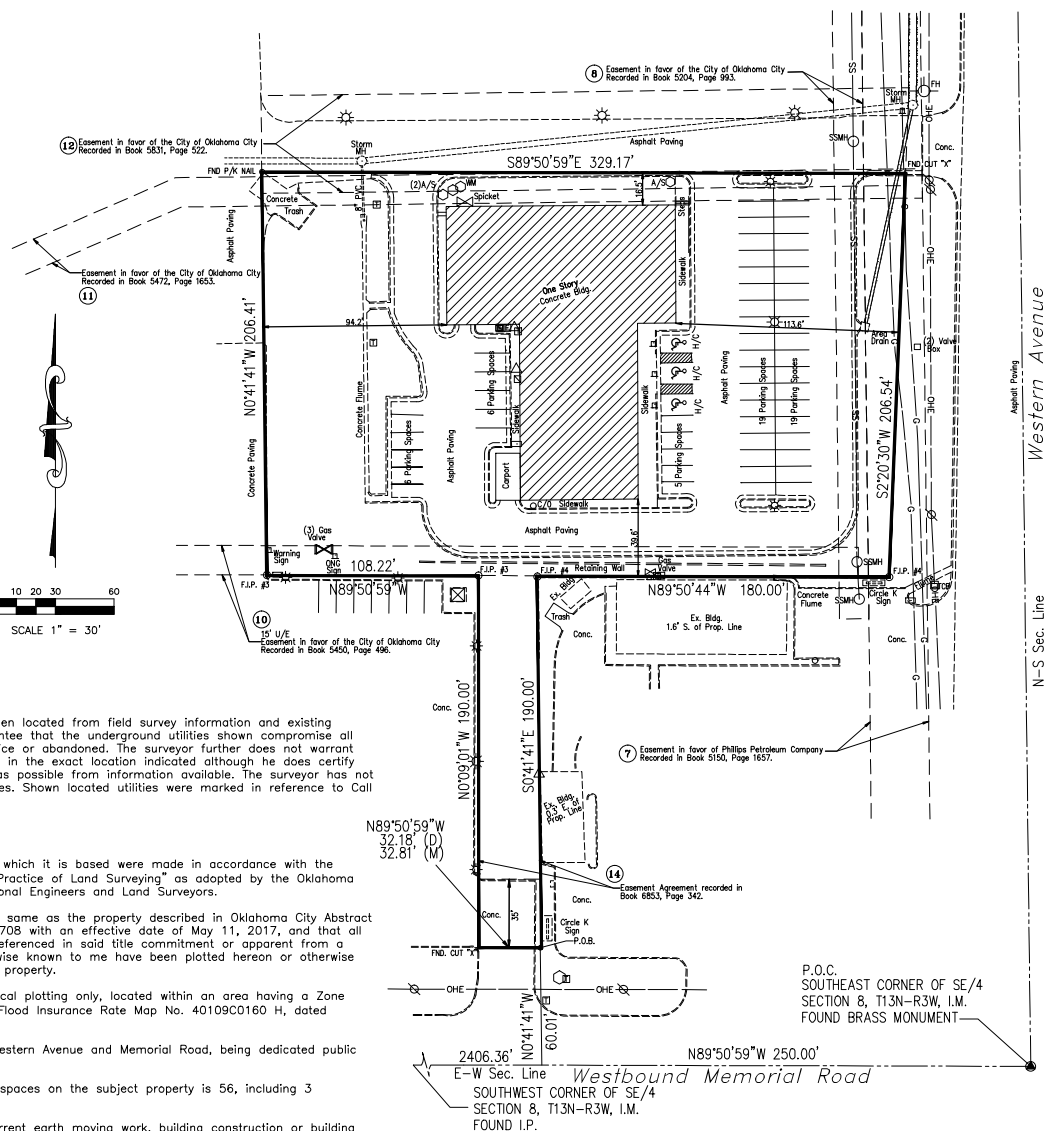


The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown compromise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that utilities are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Shown located utilities were marked in reference to Call OKIE #16111415563032.

GENERAL SURVEY NOTES:

- 1: This plat or map and the survey on which it is based were made in accordance with the "Oklahoma Minimum Standards for the Practice of Land Surveying" as adopted by the Oklahoma State Board of Registration for Professional Engineers and Land Surveyors.
- 2: The property described hereon is the same as the property described in Oklahoma City Abstract & Title Company Commitment No. 1703708 with an effective date of May 11, 2017, and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- 3: Solid described property in, by graphical plotting only, located within an area having a Zone Designation "X" unshaded by FEMA, on Flood Insurance Rate Map No. 40109C0160 H, dated December 18, 2009.
- 4: The Property has direct access to Western Avenue and Memorial Road, being dedicated public streets.
- 5: The total number of striped parking spaces on the subject property is 56, including 3 designated handicap spaces.
- 6: There is no observed evidence of current earth moving work, building construction or building additions.
- 7: There are no proposed changes in street right of way lines, to the best of my knowledge. There is no observed evidence of recent street or sidewalk construction or repairs.
- 8: There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 9: An assumed bearing of North 89°50'59" West as the South line of the SE/4 was used as the basis of bearing for this survey, per deed and previous survey by James Reddin.
- 10: Zoning classification have not been provided by the insurer and therefore are not shown on this survey.

ALTA/NSPS LAND TITLE SURVEY



EXCEPTIONS:

- #7: Easement in favor of Phillips Petroleum Company recorded in Book 5150, Page 1657 shown on survey dated November 17, 2008, last revised November 24, 2008, by James J. Reddin, Registered Professional Land Surveyor #1510 of Crafton Tull Sparks, Project No: 086150-00. Affects as shown.
- #8: Easement in favor of the City of Oklahoma City recorded in Book 5204, Page 993 shown on survey dated November 17, 2008, last revised November 24, 2008, by James J. Reddin, Registered Professional Land Surveyor #1510 of Crafton Tull Sparks, Project No: 086150-00. Affects as shown.
- #9: Easements with Covenants and Restrictions Affecting Land recorded in Book 5317, Page 1640, blanket, stated on survey dated November 17, 2008, last revised November 24, 2008, by James J. Reddin, Registered Professional Land Surveyor #1510 of Crafton Tull Sparks, Project No: 086150-00. Affects, but blanket in nature.
- #10: Easement in favor of the City of Oklahoma City recorded in Book 5450, Page 496 shown on survey dated November 17, 2008, last revised November 24, 2008, by James J. Reddin, Registered Professional Land Surveyor #1510 of Crafton Tull Sparks, Project No: 086150-00. Affects as shown.
- #11: Easement in favor of the City of Oklahoma City recorded in Book 5472, Page 1653 shown on survey dated November 17, 2008, last revised November 24, 2008, by James J. Reddin, Registered Professional Land Surveyor #1510 of Crafton Tull Sparks, Project No: 086150-00. Affects as shown.
- #12: Easement for ingress and egress recorded in Book 5831, Page 522 and Book 5831, Page 527 shown on survey dated November 17, 2008, last revised November 24, 2008, by James J. Reddin, Registered Professional Land Surveyor #1510 of Crafton Tull Sparks, Project No: 086150-00. Affects as shown.
- #13: First Amendment to Easements and Covenants Affecting Land recorded in Book 5831, Page 540, Second Amendment recorded in Book 6006, Page 1637, blanket, stated on survey dated November 17, 2008, last revised November 24, 2008, by James J. Reddin, Registered Professional Land Surveyor #1510 of Crafton Tull Sparks, Project No: 086150-00. Affects, blanket in nature.
- #14: Easement Agreement recorded in Book 6853, Page 342 shown on survey dated November 17, 2008, last revised November 24, 2008, by James J. Reddin, Registered Professional Land Surveyor #1510 of Crafton Tull Sparks, Project No: 086150-00. Affects as shown.
- #15: Reciprocal Access Agreement recorded in Book 9479, Page 1711, blanket, stated on survey dated November 17, 2008, last revised November 24, 2008, by James J. Reddin, Registered Professional Land Surveyor #1510 of Crafton Tull Sparks, Project No: 086150-00. Affects, blanket in nature.

POSSIBLE ENCROACHMENTS:

—None

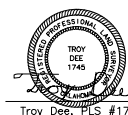
A part of the Southeast Quarter of Section Eight (8), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in the City of Oklahoma City, Oklahoma County, Oklahoma, said part being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence North 89°50'59" West along the South line of said Southeast Quarter a distance of 250.00 feet; thence North 00°41'41" West a distance of 60.01 feet to a point lying on the Northerly right-of-way line of Memorial Road, said point being the point of beginning; thence North 89°50'59" West along said right-of-way line a distance of 32.18 feet (measured 32.81 feet by survey); thence North 00°09'01" East a distance of 190.00 feet; thence North 89°50'59" West a distance of 108.22 feet; thence North 00°41'41" West a distance of 206.41 feet; thence South 89°50'59" East a distance of 329.17 feet to a point on the West right-of-way line of Western Avenue; Thence South 02°20'30" West along said right-of-way a distance of 206.54 feet; thence North 89°50'44" West a distance of 180.00 feet; thence South 00°41'41" East a distance of 190.00 feet to the point of beginning.

Said tracts of land contains an area of 72,714.28 square feet or 1.669 acres, more or less,

CERTIFICATION

To: Hibernian Capital LLC and Oklahoma City Abstract & Title Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes no items as set forth in Table A thereof. The field work was completed on June 01, 2017.



Troy Dec, PLS #1745

Date of Plat or Map: 6/02/2017

**13801 N. Western Ave.
Golden Land Surveying**

920 N.W. 139th St. Pkwy, Oklahoma City, Oklahoma 73013
C.A.# 7263 / Exp. Date =6/30/2018
Telephone: (405) 802-7883 Job No:171144
troy@goldenls.com

VET HOSPITAL LOVES CORP. BLDG.



2 VICINITY MAP
SCALE: 1" = 200'



N. WESTERN AVE.

ADDRESS

13801 N. WESTERN AVENUE, SUITE "E", OKLAHOMA CITY, OKLAHOMA 73013

LEGAL DESCRIPTION

A part of the Southeast Quarter of Section Eight (8), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in the City of Oklahoma City, Oklahoma, Oklahoma County, Oklahoma. Said part being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter of said Section 8; thence North 89deg50'59" West along the South line of said Southeast Quarter a distance of 250.00 feet; thence North 00deg41'41" West a distance of 60.01 feet to a point lying on the Northerly Right-of-way line of Memorial Road, said point being the point of beginning; thence North 89deg50'59" West along said right-of-way line a distance of 32.18 feet (measured 32.81 feet by survey); thence North 00deg09'0" East a distance of 190.00 feet; thence North 89deg50'59" West a distance of 108.22 feet; thence North 00deg41'41" West a distance of 206.4 feet; thence South 89deg50'59" East a distance of 329.17 feet to a point on the West right-of-way line of Western Avenue; Thence South 02deg20'30" West along said right-of-way a distance of 206.54 feet; thence North 89deg50'44" West a distance of 180.00 feet; thence South 00deg41'41" East a distance of 190.00 feet to the point of beginning. Said tracts of land contains an area of 72,714.28 square feet or 1.669 acres, more or less.

PROJECT

RETAIL BUILDING

MEMORIAL ROAD

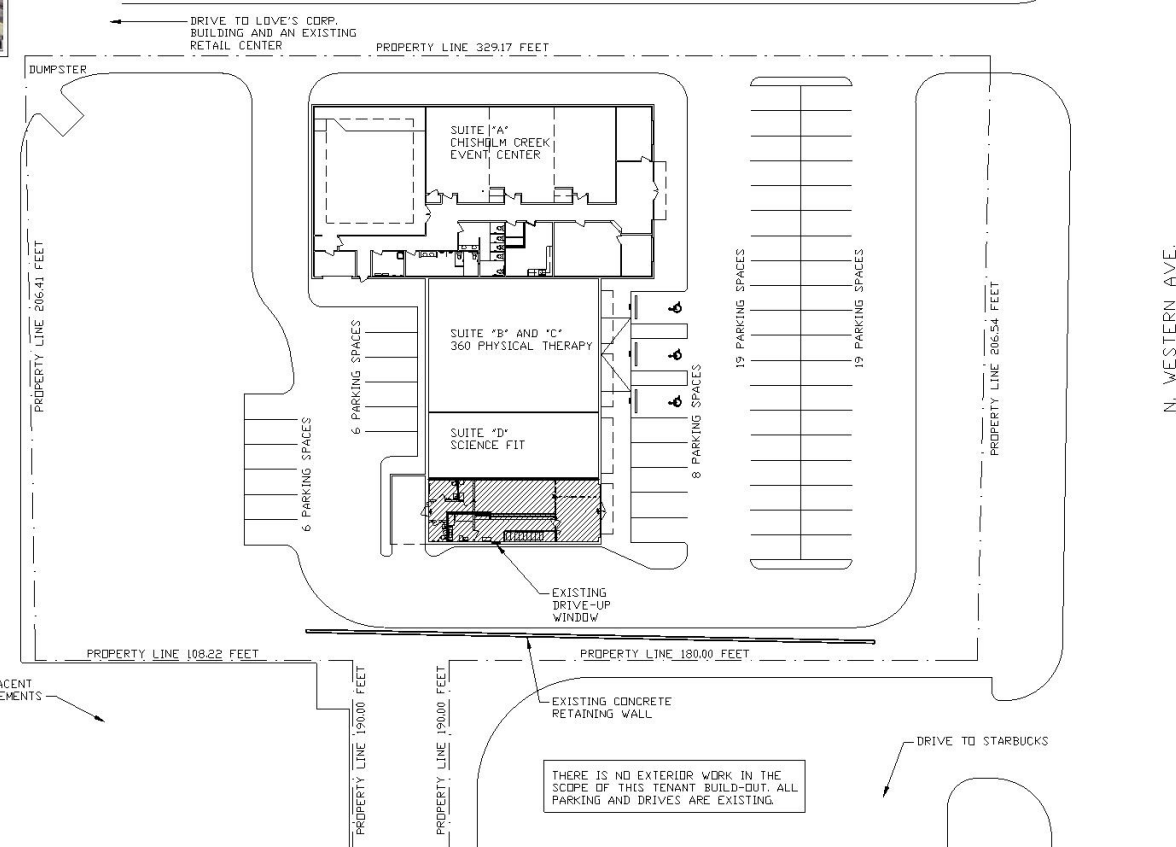
ONCUE CONVENIENCE STORE

PROJECT SCOPE DESCRIPTION

THIS PROJECT IS AN INTERIOR BUILD-OUT OF AN EXISTING TENANT SPACE. THERE IS AN EXISTING 1-HOUR DEMISING WALL ON THE NORTH SIDE. THIS DEMISING WALL REQUIRES A 1-HOUR UPGRADE TO MAKE IT 2-HOUR (SEE SHEET A2). THE GROSS FLOOR AREA IS 1,350.84 SQUARE FEET, AND THE NET FLOOR AREA IS 1,208.02 SQUARE FEET. THERE IS AN EXISTING ACCESSIBLE RESTROOM. A SECOND RESTROOM IS TO BE ADDED. THE USE GROUP IS "A2" FOR A DRINKING ESTABLISHMENT. THERE IS THE RELOCATION OF 3 EXISTING DOORS, SOME WALL DEMOLITION, NEW WALL CONSTRUCTION, AND 2 ADDED SINKS. THERE IS ALSO SOME BAR MILLWORK IN THE PROJECT. THE HVAC IS EXISTING, BUT THERE IS ELECTRICAL WORK INVOLVED BUT NO SERVICE UPGRADE.

SHEET INDEX

- A0 COVER
 - A1 SITE PLAN, PROJECT DESCRIPTION, ADDRESS AND LEGAL DESCRIPTION
 - A2 BUILDING CODE INFORMATION AND PLAN, AND LANDSCAPE PLAN
 - A3 DEMOLITION AND REMODEL FLOOR PLANS
 - A4 ENLARGED PARTIAL FLOOR PLAN (WEST HALF WITH RESTROOMS)
 - A5 MILLWORK AND FINISHES
 - A6 WALL SECTIONS
- ALTA SURVEY OF THE PROPERTY



1 SITE PLAN
SCALE: 1" = 20'-0"



HAVEN MANKIN ARCHITECT

CIVIL ENGINEERING

STRUCTURAL ENG.

MEP ENGINEERING

DAQUIRI FACTORY BAR
TENANT SPACE "E"
13801 N. WESTERN AVE.
OKLAHOMA CITY, OKLA.

HAVEN MANKIN, ARCHITECT
10909 N. LINN AVENUE
OKLA CITY, OK 73120
405-328-0255
Copyright © 2025 HAVEN MANKIN ARCHITECT

ARCHITECT REG. NO. 1000000000



REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING TITLE

SITE PLAN

DATE

FEBRUARY 10, 2025

DRAWING NO.

A1

IBC BUILDING CODE, 2018 APPROVED EDITION
IMC MECHANICAL CODE, 2018 APPROVED EDITION
IPC PLUMBING CODE, 2018 APPROVED EDITION
NEC ELECTRICAL CODE, 2017 APPROVED EDITION
IFC FIRE CODE, 2018 APPROVED EDITION
IEBC EXISTING BUILDING CODE, 2018 APPROVED EDITION
IEC ENERGY CODE, 2009 APPROVED EDITION

THIS PROJECT IS AN INTERIOR BUILD-OUT OF AN EXISTING TENANT SPACE. THERE IS AN EXISTING 1-HOUR DEMISING WALL ON THE NORTH SIDE. THIS DEMISING WALL REQUIRES A 1-HOUR UPGRADE TO MAKE IT 2-HOUR. THE GROSS FLOOR AREA IS 1,351 SQUARE FEET, AND THE NET FLOOR AREA IS 1,208 SQUARE FEET. THERE IS AN EXISTING ACCESSIBLE RESTROOM. A SECOND RESTROOM IS TO BE ADDED. THE USE GROUP IS "A2" FOR A DRINKING ESTABLISHMENT. THE HVAC IS EXISTING. THERE IS SOME MINOR ELECTRICAL WORK REQUIRED WITH NO SERVICE UPGRADE.

THE PROPERTY IS ZONED C-3 COMMUNITY COMMERCIAL DISTRICT. THERE IS C-3 ON WEST, SOUTH AND NORTH SIDES. ACROSS NORTH WESTERN AVENUE TO THE EAST IS C-3 AND R-4. THIS PROJECT IS USE 8300.33 AND REQUIRES A SPECIAL PERMIT.

THE BUILDING STRUCTURE IS CLASSIFIED AS UNPROTECTED NONCOMBUSTIBLE, TYPE 2B AND DOES NOT HAVE AN AUTOMATIC FIRE SPRINKLER SYSTEM.

SECTION 505.2 MEZZANINES: THERE ARE NO MEZZANINES OR ELEVATED FLOOR AREAS WITHIN THIS BUILDING.

OCCUPANCY CLASSIFICATION IS ASSEMBLY, "A-2" FOR A DRINKING ESTABLISHMENT.

TABLE 508.4 - REQUIRED SEPARATION OF OCCUPANCIES, THE NEIGHBORING TENANT TO THE NORTH IS CLASSIFIED "M" MERCANTILE. THIS TABLE REQUIRES A SEPARATION BETWEEN THIS PROJECT AND THE NEIGHBORING TENANT OF A 2-HOUR FIRE BARRIER WALL. THE EXISTING TENANT DEMISING WALL IS RATED AT 1-HOUR; THEREFORE, THE EXISTING DEMISING WALL MUST BE UPGRADED. THIS WILL BE ACCOMPLISHED BY FOLLOWING UL DESIGN U421.

TABLE 601 - 2B CONSTRUCTION DOES NOT REQUIRE ANY FIRE RESISTANCE RATINGS.

SECTION 906 REQUIRES FIRE EXTINGUISHERS IN AN "A" OCCUPANCY. THIS PROJECT HAS THE REQUIRED FIRE EXTINGUISHERS.

TABLE 1004.5 PROJECT OCCUPANT LOAD = 44 OCCUPANTS
 "KITCHENS" IS BASED ON 200 SF PER PERSON \times 228 SF = 2.
 "ASSEMBLY, UNCONCENTRATED" IS BASED ON 15 SF PER PERSON \times 629 SF = 42.

TABLE 1006.2.1 AND TABLE 1006.3.3(2) EVEN THOUGH OCCUPANT LOAD IS BELOW 49 AND THE TENANT SPACE LENGTH IS 60 FEET, PROBABLY COMPLYING FOR ONE EXIT, HOWEVER THIS PROJECT HAS 2 EXITS.

SECTION 1011 STAIRWAYS - THERE ARE NO STAIRS WITHIN THIS BUILDING

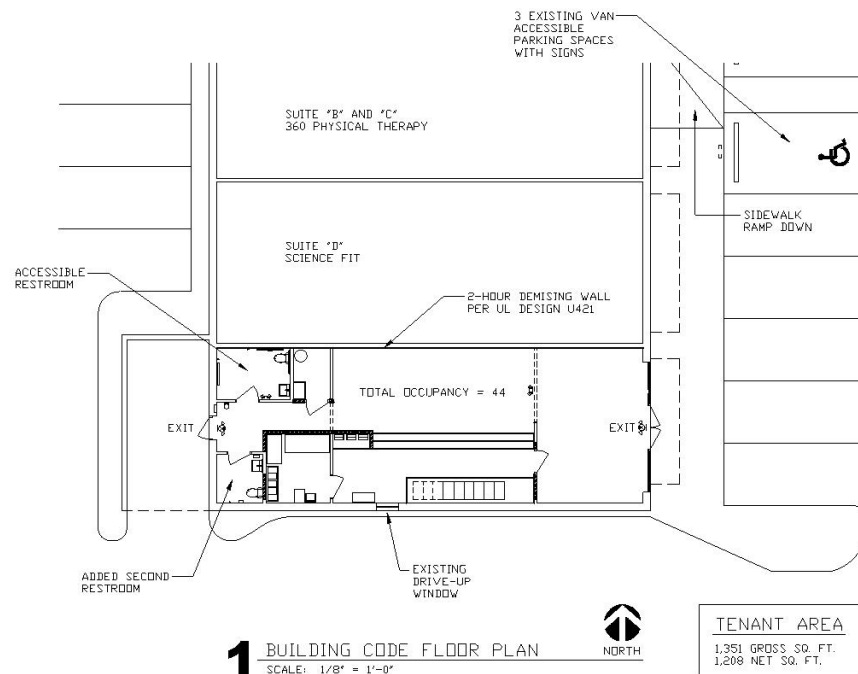
TABLE 1017.2 EXIT TRAVEL DISTANCE TO THE EXTERIOR WITHOUT SPRINKLERS IN A-2 OCCUPANCY IS 200 FEET. THIS PROJECT HAS TWO EXTERIOR EXITS 60 FEET APART.

SECTION 1109.2 EACH TOILET ROOM SHALL BE ACCESSIBLE; THIS PROJECT FOLLOWS EXCEPTION #3 FOR MULTIPLE SINGLE USER RESTROOMS. 50% MUST BE ACCESSIBLE. THIS PROJECT HAS 2 RESTROOMS AND ONE IS ACCESSIBLE. SO IT COMPLIES.

SECTION 1109.5 DRINKING FOUNTAINS, SEE IPC NOTES BELOW

1109.11 TABLES & COUNTERS (SAME AS ADA 226.1) AT LEAST 5% TO BE ACCESSIBLE. THE ENTIRE BAR IS ACCESSIBLE AND THE LOUNGE HAS COUCHES AND CHAIRS WITH LOW TABLES. IT IS ACCESSIBLE SEATING.

1209.2.2 THE SERVICE SINK BEING WITHIN 2 FEET OF WALL MUST HAVE A NONABSORBENT SURFACE TO AT LEAST 4 FEET ABOVE THE FLOOR.



SECTION 603 - ALTERATION LEVEL 2. THE SPACE IS RECONFIGURED, AND 3 DOORS ARE RELOCATED. THERE ARE NO ALTERATIONS TO ANY EXTERIOR WALL, EXISTING STOREFRONT OR WINDOWS.

SECTION 805.4 EGRESS DOORWAYS - COMPLY WITH 805.4.1 AND 805.4.1.1 - TWO EGRESS DOORWAYS REQUIRED. THIS PROJECT COMPLIES WITH THE EGRESS DOORWAYS.

SECTION 805.6 DEADEND CORRIDORS - THERE ARE NO DEADENDED CORRIDORS IN THIS BUILDING.

SECTION 805.7 MEANS OF EGRESS LIGHTING - INTERIOR AND EXTERIOR EGRESS LIGHTING IS BEING PROVIDED.

1011.5.3 FIRE BARRIERS TO A HIGHER HAZARD, FOLLOW TABLE 1011.5 SEPARATING OCCUPANCIES, FOLLOW IBC REQUIREMENTS. "A-2" IS RELATIVE HAZARD #2, WHERE THE NEIGHBORING TENANT IS "M" RELATIVE HAZARD #3. THIS PROJECT IS PROVIDING A 2-HOUR TENANT DEMISING WALL PER IBC.

TOTAL BUILDING OCCUPANCY = 44 PERSONS.

TOILETS AT 1 PER 40 = 2 REQUIRED 2 TOILETS ARE PROVIDED

LAVATORIES AT 1 PER 75 = 1 REQUIRED 2 LAVATORIES ARE PROVIDED

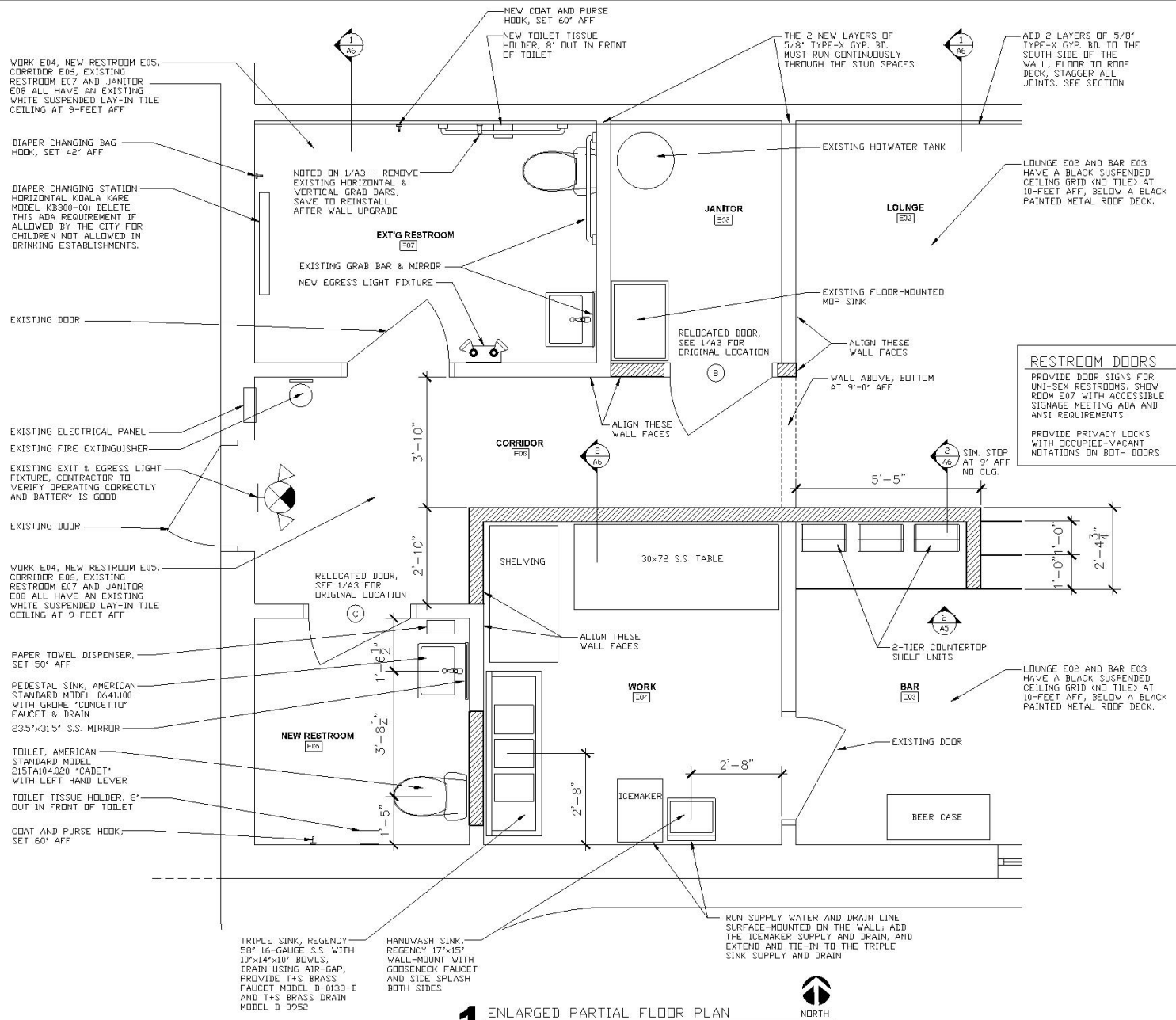
SERVICE SINK = 1 REQUIRED 1 SERVICE SINK IS PROVIDED

DRINKING FOUNTAIN = 1 PER 500

FOLLOWING 410.4 SUBSTITUTION- FREE WATER WILL BE PROVIDED IN THIS DRINKING ESTABLISHMENT, SO NO WATER FOUNTAIN IS REQUIRED.

[illegible]

A3



1 ENLARGED PARTIAL FLOOR PLAN
SCALE: 3/4" = 1'-0"



HAVEN MANKIN ARCHITECT

CIVIL ENGINEERING

STRUCTURAL ENG.

MEP ENGINEERING

DAIQUIRI FACTORY BAR
TENANT SPACE "E"
13801 N. WESTERN AVE.
OKLAHOMA CITY, OKLA.

HAVEN MANKIN, ARCHITECT
10909 N. LINN AVENUE
OKLA CITY, OK 73120
405-328-0255
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ARC-MANKIN@GMAIL.COM



REVISIONS	
NO.	DESCRIPTION

DRAWING TITLE
ENLARGED PARTIAL FL. PLAN

DATE
FEBRUARY 10, 2025

DRAWING No.
A4



(405)402-8293

office@daiquirifactorybar.com

1309 S. Meridian Ave Oklahoma City, OK
73108

Daiquiri Factory Purpose Statement

To whom it may concern:

13801 N. Western Ave Ste. E
Oklahoma City, OK 73013

Date : February 13th, 2025

At Daiquiri Factory, our mission is to provide a vibrant and welcoming space for Oklahoma City residents and visitors to enjoy handcrafted daiquiris in a fun, inclusive, and safe environment. We are committed to enhancing the local nightlife by offering a unique experience that blends high-quality beverages, exceptional customer service, and a sense of community.

To accommodate a variety of lifestyles and preferences, Daiquiri Factory features an innovative drive-through service, allowing customers to conveniently pick up our specialty drinks to enjoy in the comfort of their own homes, with friends, or at events. Offering a convenient way for guests to enjoy our offerings on the go, our drive-through option has quickly become a staple in households across the city, bringing the Daiquiri Factory experience beyond our physical space while ensuring compliance with all local and state regulations.

We're dedicated to fostering a sense of community, contributing positively to the local economy, and enhancing nightlife with an inclusive space where everyone feels at home. As a locally owned business, we strive to create job opportunities, collaborate with other local businesses, and provide a gathering place that brings people together. Our goal is to be more than just a bar; we aim to be a community-driven establishment that adds value to Oklahoma City's dynamic social scene.

Daiquiri Factory Bar

Case No: SP-597

Applicant: Hibernian Capital, LLC

Address: 13801 N. Western Ave. Ste. E

Present Zoning: C-3

Proposed Use: (8300.33) Drinking establishments: Sitdown, Alcohol Permitted.



Aerial Photo from 2/2022



The City of
OKLAHOMA CITY

Special Permit Application



0 40 80
Feet