



The City of Oklahoma City  
Planning Department, Subdivision and Zoning  
420 West Main Street, Suite 910, Oklahoma City, Oklahoma, 73102  
Phone: (405) 297-2623 – Web: <https://www.okc.gov>

## APPLICATION FOR SPECIAL PERMIT

Daiguin Factory Bar

Project Name

13801 N. Western Ave. Ste. E OKC, OK 73013

Address / Location of Property

Attached

Purpose Statement (provide attachment if necessary)

Staff Use Only	597
Case No.: SP	
File Date:	2-20-25
Ward No.:	W8
Nbhd. Assoc.:	
School District:	Edmond
Extg Zoning:	C-3
Overlay:	

Bar

Proposed Use

### REQUIREMENTS FOR SUBMITTAL:

- ☐ 1.) One (1) Typed Legal Description of Proposed Special Permit area in MS Word file (.doc or .docx) format.
- ☐ 2.) One (1) copy of Recorded Deed(s), with Exhibit(s), listing current Property Owner in .pdf format.
- ☐ 3.) One (1) copy of Letter of Authorization from Property Owner listing Designated Representative if Applicant is not the Property Owner of record.
- ☐ 4.) One (1) copy of Property Owners Report listing all property owners who own property within a 300-foot buffer (600-foot for drinking establishments) area of the property to be considered. The list **MUST** include the mailing address and the legal description of their property and **MUST** be current to within 30 days of the date of submittal of the application. A minimum of 10 separate individual property owners is required. If there are less than 10 individual owners within the 300-foot (or 600-foot) buffer, the radius must be extended by increments of 100 feet until the list contains no less than 10 owners. Provide One (1) PDF (.pdf) file version, AND one (1) MS Excel (.xls or .xlsx) file version.
- ☐ 5.) One (1) Signed and Notarized copy of "Affirmation" that the Property Owners Report listings are true and correct unless the list is prepared by a Certified Abstractor or County official.
- ☐ 6.) Maps, Site Plan and, or Survey Exhibits must be Letter size (8.5" x 11"), 600dpi minimum resolution, and in a .pdf file format. Photographic file formats of drawings, maps, or other documents will not be accepted.
- ☐ 7.) Supporting documents as required by Chapter 59, Article IX, Section 9350, Standards for Specific Uses in a .pdf file format.
- ☐ 8.) A filing fee of \$2700.00 must be remitted within One (1) business day of submittal confirmation. (Online payment available / preferred.) (Make checks payable to "City Treasurer")

#### Property Owner Information (if other than Applicant)

Hibernian Capital, LLC

Name

PO Box 6325

Mailing Address

Moore, Oklahoma, 73153

City, State, Zip Code

(405) 930-8586

Phone

management@onpointbs.biz

Email

Sarai Zindovic

Signature of Applicant

Sarai Zindovic

Applicant's Name (please print)

1025 SW 50th St

Applicant's Mailing Address

Oklahoma City, OK 73109

City, State, Zip Code

(405) 402-8293

Phone

office@daiguinfactorybar.com

Email

Submit your Application by Email to [Subdivisionandzoning@OKC.gov](mailto:Subdivisionandzoning@OKC.gov)  
Compressed files (.zip, etc.) or links to FileShare services (Dropbox, etc.) can not be accepted for security purposes.



**SPECIAL WARRANTY DEED**

2017082801198440  
DEED 08/28/2017  
11:38:42 AM Book:13525  
Page:1928 PageCount:2  
Filing Fee:\$15.00  
Doc. Tax:\$2403.00  
State of Oklahoma  
County of Oklahoma  
Oklahoma County Clerk  
David B. Hooten

THIS SPECIAL WARRANTY DEED is made 25th day of August, 2017 by Western & Memorial, L.L.C., an Oklahoma limited liability company ("Grantor"), to Hibernian Capital, L.L.C. ("Grantees"), whose address is 820 NE 63rd St. Oklahoma City, OK 73105

WITNESS that Grantor, for good and valuable consideration, receipt of which is acknowledged, grants, bargains, sells, and conveys to Grantees all the real property located in Oklahoma County, Oklahoma, more particularly described as:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

TAX ID No.: 140316133

together with all tenements, hereditaments and appurtenances thereto (the "Property"); subject to current real property taxes, zoning and other governmental restrictions, and all covenants, conditions, restrictions, easements, rights-of-way and other matters of record.

This conveyance is made subject and subordinate to all easements, encumbrances and restrictions of record, and subject to all governmental restrictions, zoning laws, Homeowners Association rules, regulations, and bylaws, if applicable, and subject to encroachments, flood plain, flood ways, creeks, rivers, and drainage ways, and topography problems, if any, but only to the extent they affect or relate to the Property, and without limitation or expansion of the scope of the special warranty herein contained and permitted exceptions attached as EXHIBIT B.

Grantor warrants the title to the Property against any and all acts, conveyances, liens and encumbrances affecting the Property made or suffered to be made or done by, through or under Grantor, but not otherwise. No other covenants or warranties of title express or implied are given by this Special Warranty Deed.

IN WITNESS WHEREOF, the Grantor has caused these presents to be signed in its name by its Manager this 25th day of August, 2017.

WESTERN & MEMORIAL, L.L.C.


James E. Williams  
Manager

1703708  
Doc Stamp: \$2,403.00  
CORPORATION OR LLC ACKNOWLEDGMENT

State of Oklahoma  
County of Oklahoma

Before me, the undersigned, a Notary Public in and for said County and State on this 25 day of August, 2017, personally appeared, James E. Williams, to me known to be the identical person who subscribed the name of the maker thereof to the foregoing instrument as its Manager and acknowledged to me that same was executed as the free and voluntary act and deed of such entity for the uses and purposes therein set forth.

Given under my hand and seal the day and year last above written.

  
LISA SHIPMAN  
Notary Public  
State of Oklahoma  
Commission # 02016641 Expires 10/02/18  
Oklahoma City Abstract & Title Company  
1900 N.W. Expressway, Suite 210  
Oklahoma City, OK 73118

The Oklahoma City Abstract & Title Co.  
1900 N.W. Expressway, #210  
Oklahoma City, OK 73118

**EXHIBIT "A"**  
**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 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 80.01 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°08'01" East a distance of 190.00 feet; thence North 89°50'59" West a distance of 105.22 feet; thence North 00°41'41" West a distance of 205.41 feet; thence South 88°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 205.54 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.

**EXHIBIT B**  
**PERMITTED EXCEPTIONS**

- 1 All interest - in and to all oil, gas and other minerals and all rights pertaining thereto.
- 2 Taxes, charges or assessments for the year 2017 and all subsequent years.
- 3 Easement in favor of Phillips Petroleum Company recorded in Book 5150, Page 1857 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 4 Easement in favor of the City of Oklahoma City recorded in Book 5204, Page 993 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 5 Easements with Covenants and Restrictions Affecting Land recorded in Book 5317, Page 1640, blanket, stated on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 6 Easement in favor of the City of Oklahoma City recorded in Book 5450, Page 495 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 7 Easement in favor of the City of Oklahoma City recorded in Book 5472, Page 1553 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 8 Easement for ingress and egress recorded in Book 5831, Page 522 and Book 5831, Page 527 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 9 First Amendment to Easements and Covenants Affecting Land recorded in Book 5831, Page 540, Second Amendment recorded in Book 6005, Page 1637, blanket, stated on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 10 Easement Agreement recorded in Book 6853, Page 342 shown on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.
- 11 Reciprocal Access Agreement recorded in Book 9479, Page 1711, blanket, stated on survey dated June 2, 2017 by Troy Dee, Registered Professional Land Surveyor #1745 of Golden Land Surveying, Job No. 171144.



UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 250FT W & 60.01FT N OF SE/C SE4 TH W32.18FT (MEASURED 32.81FT BY SURVEY) N190FT W108.22FT N206.41FT E329.17FT SWLY206.54FT W180FT S190FT TO BEG CONT 1.67ACRS MORE OR LESS

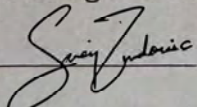
A part of the Southeast Quarter of Section Eight (8), Township Thirteen (13) North, Range Three (3) West of the Indian Meridian, in the City of Oklahoma City, Oklahoma County, Oklahoma. said part being more particularly described as follows: Commencing at the Southeast corner of the Southeast Quarter 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

LETTER OF AUTHORIZATION

I, Brent D Irish, Manager of Hibernian Capital LLC authorize,

Sarai Zindovic

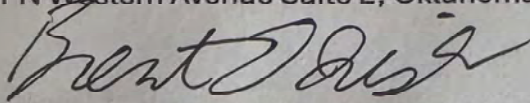


(Designated Representative)

to make application for municipal approvals and do all things necessary for the advancement of such application with respect to the property at the following location:

13801 N Western Avenue Suite E, Oklahoma City, OK. Oklahoma County

By:



Name: Brent D Irish

Title: Manager, Hibernian Capital LLC

Date: 2/13/2025



**AFFIRMATION**

STATE OF OKLAHOMA       )  
  ) §  
COUNTY OF OKLAHOMA    )

I affirm that the ownership list submitted as a part of this application contains the names of all owners of record of property which are within 600 feet (or greater if required) of the property described in the attached exhibit.

Executed at Oklahoma City, Oklahoma, on the 13<sup>th</sup> day of February, 2025

Sarej Zencovic  
Applicant Signature

Subscribed and sworn to before me, a Notary Public, in and for the State of Oklahoma,  
County of Oklahoma, on the 13<sup>th</sup> day of February, 2025.

My Commission Expires:

05/24/26

[Signature]  
Notary Public  
Commission # 18005282



name1	mailingaddress1	city	state	zipcode	legal
M&W LANDMARK LLC	4101 NE 119TH ST	OKLAHOMA CITY	OK	73131	SW/C SW4 TH N507.65FT E516.83FT ELY97FT SELY722.22FT W134.41FT S200FT W279.94FT N265FT W246.92FT N60FT W300FT TO BEG CONT 11.50ACRS MORE OR LESS
TANMONGKOLSWAT SOMRUDEE	1236 NW 138TH ST	EDMOND	OK	73013-1650	REDLANDS BKS 17 THROUGH 22 RPL 022 020
WALVOORD LISA	1232 NW 138TH ST	EDMOND	OK	73013	REDLANDS BKS 17 THROUGH 22 RPL 022 019
RUTTAN NICHOLAS	1228 NW 138TH ST	EDMOND	OK	73013	REDLANDS BKS 17 THROUGH 22 RPL 022 018
TRJ PROPERTIES LLC	820 W DANFORTH RD	EDMOND	OK	73003-5006	REDLANDS BKS 17 THROUGH 22 RPL 022 017
VANDIVER SHARON K	1220 NW 138TH ST	EDMOND	OK	73013	REDLANDS BKS 17 THROUGH 22 RPL 022 016
QUINTOS JERRY C & JANEL L	9140 GUNNERA LN	GILROY	CA	95020-8412	REDLANDS BKS 17 THROUGH 22 RPL 022 015
TAO TAO	4285 167TH CT SE	BELLEVUE	WA	98006-8995	REDLANDS BKS 17 THROUGH 22 RPL 022 014
JACKSON DENEISA D	1208 NW 138TH ST	EDMOND	OK	73013-1650	REDLANDS BKS 17 THROUGH 22 RPL 022 013
LOWTHER PATRICIA A	1204 NW 138TH ST	EDMOND	OK	73013-1650	REDLANDS BKS 17 THROUGH 22 RPL 022 012
CHEN JINGRONG REV LIV TRUST	1200 NW 138TH ST	EDMOND	OK	73013	REDLANDS BKS 17 THROUGH 22 RPL 022 011
NICHOLS PATRICIA A	1136 NW 138TH ST	EDMOND	OK	73013-1648	REDLANDS BKS 17 THROUGH 22 RPL 022 010
SUNDAY SALLY KAY	1132 NW 138TH ST	EDMOND	OK	73013-1648	REDLANDS BKS 17 THROUGH 22 RPL 022 009
MUSTIN KERMENT & KATHRYN S	1128 NW 138TH ST	EDMOND	OK	73013-1648	REDLANDS BKS 17 THROUGH 22 RPL 022 008
BANANA STAND INVESTMENTS LLC	15909 JAMES THOMAS CT	EDMOND	OK	73013-9236	REDLANDS BKS 17 THROUGH 22 RPL 022 007
DONEY EDWARD D II	1120 NW 138TH ST	EDMOND	OK	73013-1648	REDLANDS BKS 17 THROUGH 22 RPL 022 000 W10FT OF LOT 5 & ALL OF LOT 6
BOYD CORA T REV TRUST	14804 GLENMARK DR	EDMOND	OK	73013-1821	REDLANDS BKS 17 THROUGH 22 RPL 022 000 W20FT OF LOT 4 & E30FT OF LOT 5
BARNES CAROL J REV TRUST	1108 NW 138TH ST	EDMOND	OK	73013	REDLANDS BKS 17 THROUGH 22 RPL 022 000 W30FT OF LOT 3 & E20FT OF LOT 4
DECKER SARA KATE & GRANT CHARLES	1104 NW 138TH ST	EDMOND	OK	73013-1648	REDLANDS BKS 17 THROUGH 22 RPL 022 000 LOT 2 PLUS E10FT LOT 3
THOMPSON BLAKE E	1100 NW 138TH ST	EDMOND	OK	73013-1648	REDLANDS BKS 17 THROUGH 22 RPL 022 001
SNS PROPERTIES 2 LLC	13816 LOST CREEK DR	EDMOND	OK	73013	GLEN EAGLES OFFICE PARK 000 000 W80FT OF LOT 7
SHRINK WRAPPED LLC	13917 QUAIL POINTE DR	OKLAHOMA CITY	OK	73134	GLEN EAGLES OFFICE PARK 000 000 LOT 7 EX W80FT
SNS PROPERTIES LLC	13816 LOST CREEK DR	EDMOND	OK	73013-7272	GLEN EAGLES OFFICE PARK 000 000 LOTS 5 & 6
RICHARDSON SCOTT D	1209 NW 138TH ST	EDMOND	OK	73013	REDLANDS BKS 17 THROUGH 22 RPL 020 003
WESTBAY HOLDINGS LLC	1004 NW 139TH ST PKWY	EDMOND	OK	73013	GLEN EAGLES OFFICE PARK 000 004
JACKSON CARLA D	1205 NW 138TH ST	EDMOND	OK	73013-1649	REDLANDS BKS 17 THROUGH 22 RPL 020 002
STOUT LYNETTA & WILLIAM R	1201 NW 138TH ST	EDMOND	OK	73013	REDLANDS BKS 17 THROUGH 22 RPL 020 001
GREGORY VIRGINIA KLEEMAN TRS	1129 NW 138TH ST	EDMOND	OK	73013-1647	REDLANDS BKS 17 THROUGH 22 RPL 021 008
HUAQING PROPERTY LLC	1125 NW 138TH ST	EDMOND	OK	73013-1647	REDLANDS BKS 17 THROUGH 22 RPL 021 007
DAY JENNIFER KAY TRS	1121 NW 138TH ST	EDMOND	OK	73013-1647	REDLANDS BKS 17 THROUGH 22 RPL 021 006
CHEN CHUN FENG	15301 KESTRAL LAKE DR	EDMOND	OK	73013	REDLANDS BKS 17 THROUGH 22 RPL 021 005
AKBAR OMAR	1113 NW 138TH ST	EDMOND	OK	73013-1647	REDLANDS BKS 17 THROUGH 22 RPL 021 004
TJ ESTATES LLC	2807 S RANDOLPH RD	EDMOND	OK	73013-6769	REDLANDS BKS 17 THROUGH 22 RPL 021 003
HASKIN MENDY N	1105 NW 138TH ST	EDMOND	OK	73013-1647	REDLANDS BKS 17 THROUGH 22 RPL 021 002
DO ADAM MINH ANH	1101 NW 138TH ST	EDMOND	OK	73013-1647	REDLANDS BKS 17 THROUGH 22 RPL 021 001
REDWOOD TREE PROPERTIES INC	1010 W MEMORIAL RD	OKLAHOMA CITY	OK	73114-2002	UNPLTD PT SEC 16 13N 3W 000 000 PT NW4 SEC 16 13N 3W BEG 250FT E OF NW/C NW4 TH E150FT S50FT E36.63FT S188.38FT W154.77FT N155.48FT W31.86FT N32.08FT N50FT TO BEG CONT .86ACRS MORE OR LESS SUBJ TO ESMTS OF
13600 N WESTERN AVE LLC	916 N MAIN ST	STILLWATER	OK	74075-3621	UNPLTD PT SEC 16 13N 3W 000 000 PT NW4 SEC 16 13N 3W BEG 75FT E & 50FT S OF NW/C NW4 TH E175FT S32.08FT E31.86FT S155.48FT E121.77FT S81.65FT SWLY ON A CURVE 109.73FT SW54.33FT SE25FT E231.16FT S205.41FT NWLY524.62FT N424.98FT TO BEG CONT 3.68ACRS MORE OR LESS
WS CARWASH OKC MEMORIAL LLC	9237 E VIA DE VENTURA, Unit 110	SCOTTSDALE	AZ	85258	UNPLTD PT NW4 SEC 16 13N 3W BEG 75FT E & 50FT S & 175FT E & 32.08FT S & 31.86FT E & 155.48FT S & 121.77FT E OF NW/C NW4 TH E33FT N188.38FT E103.59FT S275FT E20FT S146.09FT W231.16FT NW25FT NE54.33FT NELY ON A CURVE 109.73FT N81.65FT TO BEG CONT 1.36ACRS MORE OR LESS

GLEN EAGLES OFFICE PARK LLC	PO BOX 20706	OKLAHOMA CITY	OK	73156-0706	GLEN EAGLES OFFICE PARK 000 000 COMMON AREAS A & B EX THAT PT BEING THE PRIVATE STORAGE & MAINTENANCE BUILDING AREA OF GLEN EAGLES OFFICE PARK BEG AT SW/C OF SD AREA TH N70.89FT SE78.98FT SW23.48FT W42FT TO BEG CONT .06ACRS MORE OR LESS UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG SE/C SE4 TH W250FT N250FT E250FT S250FT TO BEG EX BEG SE/C SE4 TH W250FT N60FT E180.02FT N190.02FT E70FT S250FT TO BEG CONT 34200 SQ FT MORE OR LESS SUBJ TO ESMTS OF RECORD
REALTY INCOME CK1 LLC	600 LA TERRAZA BLVD	ESCONDIDO	CA	92025	UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 283.69FT W OF SE/C SE4 TH W205FT N250FT E205FT S250FT TO BEG CONT 1.17ACRS MORE OR LESS SUBJ TOESMTS OF RECORD AKA PT TR A
RETAIL BUILDINGS INC	PO BOX 702377	TULSA	OK	74170	
STORE MASTER FUNDING III LLC	14504 HERTZ QUAIL SPRINGS PKWY	OKLAHOMA CITY	OK	73134-2629	UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 488.69FT W & 60FT N OF SE/C SE4 TH W72.28FT SW100.50FT W12.72FT N200FT E185FT S190FT TO BEG UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 488.69FT W & 60FT N & 72.28FT W & 100.50FT SW & 12.72FT W OF SE/C SE4 TH W166.63FT WLY43.37FT N200FT E210FT S200FT TO BEG
UNION BANK & TRUST COMPANY	2424 RIDGE RD	ROCKWALL	TX	75087	UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 350FT E & 50FT N OF SW/C SW4 TH N200FT E120FT S200FT W120FT TO BEG CONT .55ACRS MORE OR LESS
WAFFLE HOUSE INC	PO BOX 6450	NORCROSS	GA	30091-6450	UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 1156.89FT W & 61.07FT N OF SE/C SE4 TH N188.93FT E243.20FT S199.4FT WLY243.4FT TO BEG CONT 1.0901ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD
LMP HOSPITALITY LLC	321 S ROCKWELL AVE	OKLAHOMA CITY	OK	73128-2221	UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 470FT E OF & 50FT N OF SW/C SW4 TH N200FT W120FT N65FT E246.92FT S265FT W126.92FT TO BEG UNPLTD PT SEC 09 13N 3W 000 000 PT SW4 SEC 9 13N 3W BEG 265.19FT N & 50FT E OF SW/C SW4 TH N109.81FT TO NW/C OF S 1/2 NW136 ST NOW VACATED TH E300FT S325FT W125.97FT N206.77FT TH ALONG A CURVE TO THE LEFT 11.42FT W61.76FT N1.71FT W103.28FT TO BEG FORMERLY W10FT LT 3 ALL LT 4 & PT LTS 5 6 7 & ALL LT 8 BLK 19 FAIR HILL ADDN NOW VACATED & A TR BEG 50FT N & 50FT E OF SW/C SW4 TH N215.19FT E103.28FT S1.71FT E61.76FT TH ALONG A CURVE 11.42FT S206.77FT W174.03FT TO BEG EX W10FT FORMERLY PT OF LOTS 5 6 & 7 BLK 19 FAIR HILL ADDN NOW VAC
TABU PROPERTIES IV LLC	4515 LYNDON B JOHNSON FWY	DALLAS	TX	75244	UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 250FT W & 60.01FT N OF SE/C SE4 TH W32.18FT (MEASURED 32.81FT BY SURVEY) N190FT W108.22FT N206.41FT E329.17FT SWLY206.54FT W180FT S190FT TO BEG CONT 1.67ACRS MORE OR LESS
SAAD ENTERPRISES LLC	4816 N CLASSEN BLVD	OKLAHOMA CITY	OK	73118-4617	UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 802.21FT N & 388.18FT W OF SE/C SE4 TH S546.46FT W764.98FT N535.24FT E757FT TO BEG PLUS A TR BEG 883.69FT W & 50.21FT N OF SE/C SE4 TH WLY ON A CURVE 30FT N199.40FT E30FT S199.79FT TO BEG
HIBERNIAN CAPITAL LLC	820 NE 63RD ST	OKLAHOMA CITY	OK	73105-6441	UNPLTD PT SEC 08 13N 3W 000 000 PT SE4 SEC 8 13N 3W BEG 250FT W & 60.01FT N & 32.18FT W & 190FT N & 108.22FT W & 206.41FT N OF SE/C SE4 TH N340.05FT E338.18FT TO W R/W OF WESTERN AVE S174.36FT SWLY170.81FT W329.17FT TO BEG CONT 2.6424ACRS MORE OR LESS SUBJ TO ESMTS OF RECORD
CHISHOLM CREEK INVESTMENTS LLC	11217 N MAY AVE	OKLAHOMA CITY	OK	73120	
CHISHOLM CREEK INVESTMENTS LLC	11217 N MAY AVE	OKLAHOMA CITY	OK	73120	



- 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.
- 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.
  - (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.
- 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.
- 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.
- F. *Revocation of Special Permit for Drinking Establishments: Sitdown, Alcohol Permitted (8300.33).* A Special Permit may be revoked as specified in 59-4250.2.F.
- G. *Expiration of Special Permit for Drinking Establishments: Sitdown, Alcohol Permitted (8300.33).* In addition to the conditions for expiration of a Special Permit as specified in 59-4250.2.F., a Special Permit for the use Drinking Establishments: Sitdown, Alcohol Permitted (8300.33) will expire if:
  - (1) For a period of 12 months or more any of the following occurs:
    - (a) The City license for the sale of alcoholic beverages is not renewed when due.
    - (b) The occupation tax relating to the sale of alcoholic beverages is not paid when due.
    - (c) The sale or consumption of alcoholic beverages on the premises ceases.
  - (2) The State revokes or does not renew the operator's license.
- H. *Nonconforming Uses.*
  - (1) All establishments legally established under an Alcoholic Beverage Consumption Overlay District (ABC-3) shall continue to operate in accordance with the zoning overlay unless an application to remove the overlay is approved by the City Council.
  - (2) All establishments legally established prior to May 9, 1985 shall be considered legal nonconforming. If such a use was approved as a special permit or special exception, and fails to continue operating in accordance with that approval, then the use will be considered illegal.
    - (a) Legal nonconformities will cease if:
      - (1) For a period of six months or more, any of the following occurs:
        - i. The City license for the sale of alcoholic beverages is not renewed when due.
        - ii. The occupation tax relating to the sale of alcoholic beverages is not paid when due.
        - iii. The sale and consumption of alcoholic beverages on the premises ceases.
      - (2) The use of the premises is changed to a use other than one relating to or authorizing the on-site consumption of alcoholic beverages.
      - (3) The original special permit or special exception is revoked.
      - (4) The State revokes or does not renew the operator's license.



(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.

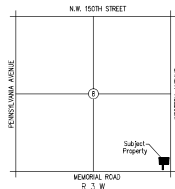
**Daiquiri Factory Bar**



# LEGEND

- 1250 INDEX CONTOUR
- 1250 INTERMITTENT CONTOUR
- OVERHEAD ELECTRIC
- WATER LINE
- UNDERGROUND TELEPHONE
- SANITARY SEWER LINE
- UNDERGROUND ELECTRIC
- NATURAL GAS LINE
- UNDERGROUND TELEVISION
- OVERHEAD TELEPHONE
- FIBER OPTIC LINE
- FENCE LINE
- TRAFFIC SIGNAL
- LIGHT POLE
- WATER METER
- SAN. SEWER MANHOLE
- TEL. PEDESTAL
- ELEC. PEDESTAL
- POWER POLE
- WATER VALVE
- WATER METER
- FOUND 1/2" I.P.
- SET 3/8" I.P.
- AUTO-SPRINKLER
- CLEAN OUT
- ELEC. JUNCTION BOX
- FIRE HYDRANT
- FOUND CUT "X"
- FOUND P/K NAIL
- GROUND LIGHT
- ELEC. TRANS.
- TRAFFIC CONTROL BOX
- BOLLARD

VICINITY MAP  
SCALE 1" = 200'



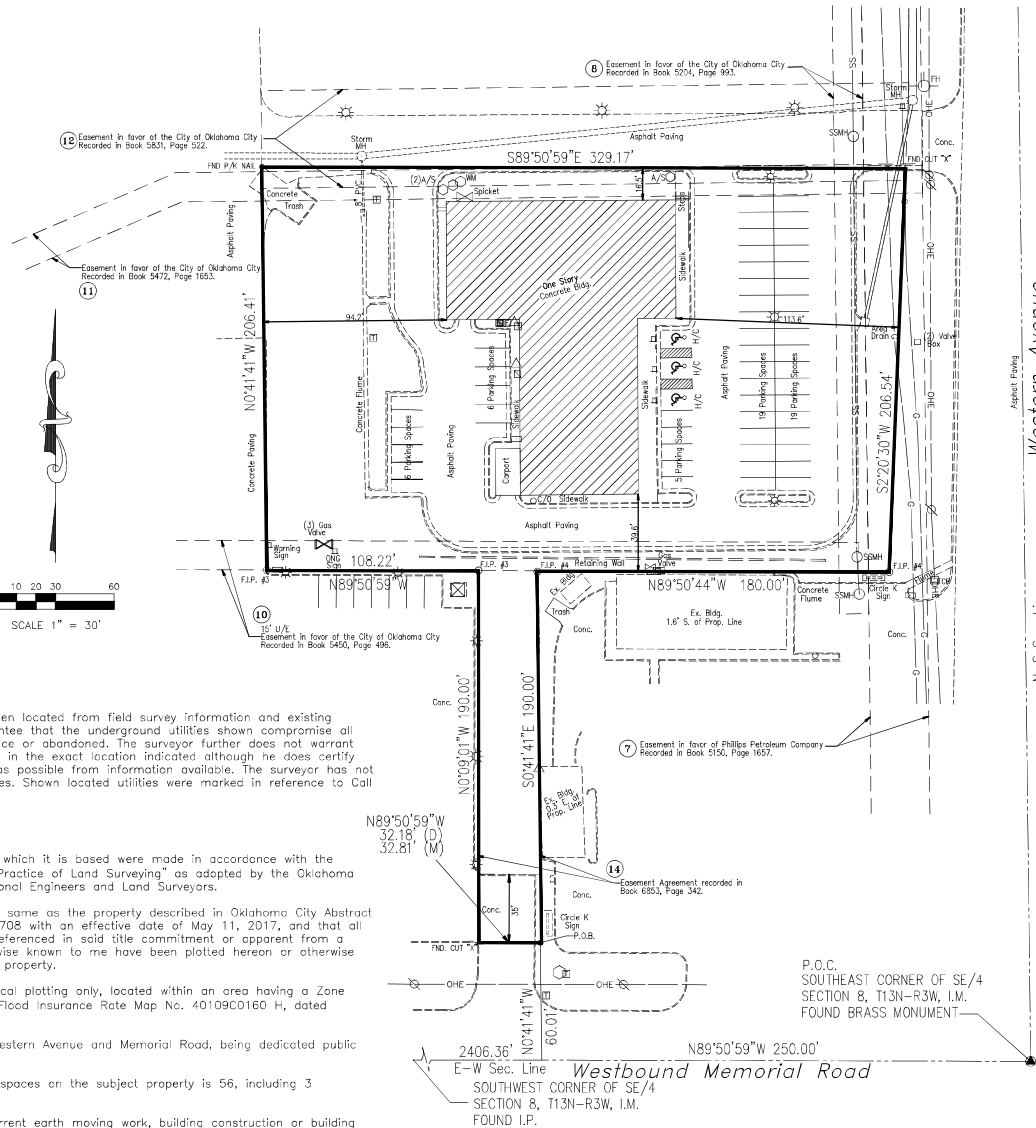
SCALE 1" = 30'

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:

- 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.
- 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.
- Said 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.
- The Property has direct access to Western Avenue and Memorial Road, being dedicated public streets.
- The total number of striped parking spaces on the subject property is 56, including 3 designated handicap spaces.
- There is no observed evidence of current earth moving work, building construction or building additions.
- 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.
- There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.
- 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.
- 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 Dee, 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.



## PROJECT

RETAIL BUILDING

MEMORIAL ROAD

ONCUE CONVENIENCE STORE

2 VICINITY MAP  
SCALE: 1" = 1 MILE



NORTH

N. WESTERN AVE.

## ADDRESS

13801 N. WESTERN AVENUE, SUITE "E", OKLAHOMA CITY, OKLAHOMA 73113

## 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,

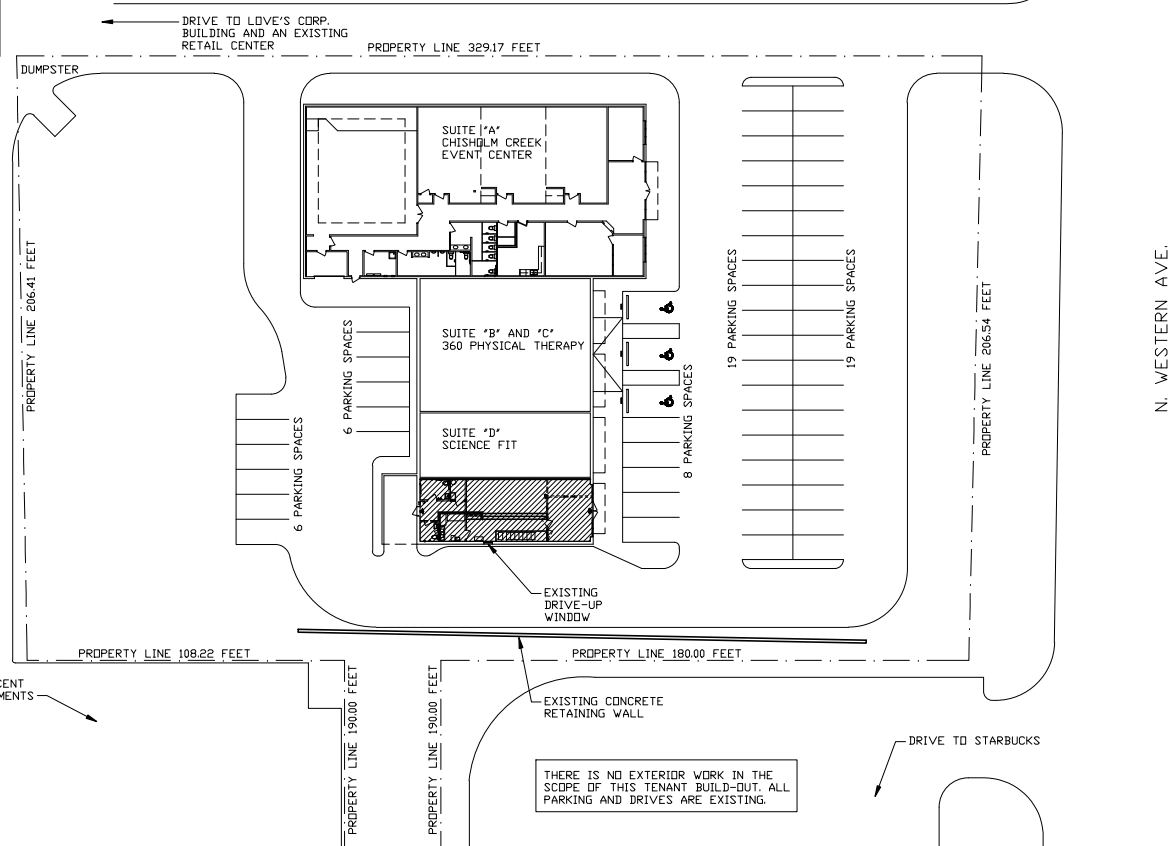
## PROJECT SCOPE DESCRIPTION

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"



NORTH

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  
405-326-0255  
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REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING TITLE

SITE PLAN

DATE  
FEBRUARY 10, 2025

DRAWING NO.

A1



### BUILDING CODE - ZONING

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.

### IBC CODE ITEMS:

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.

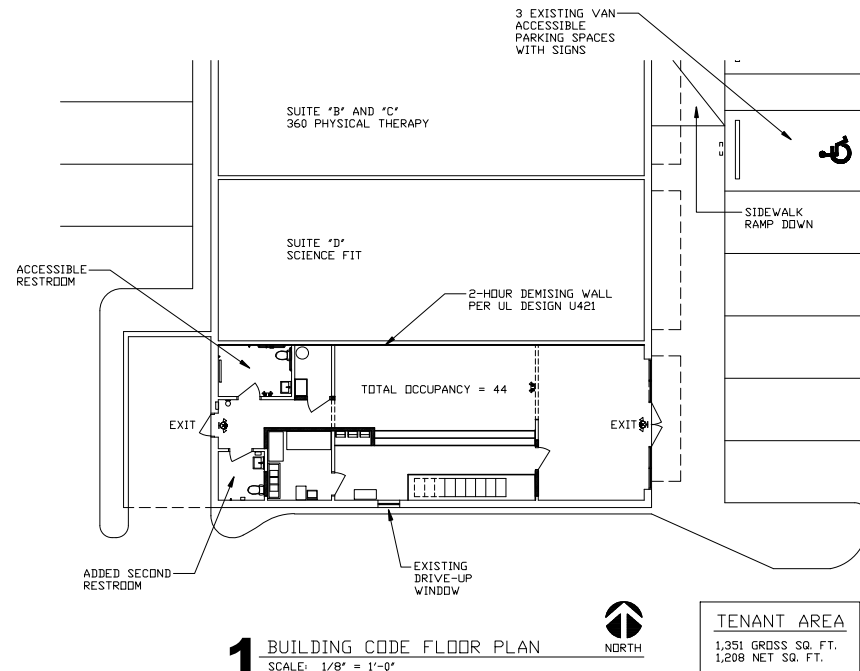
TABLE 1017.2 EXIT TRAVEL DISTANCE TO THE EXTERIOR WITHOUT SPRINKLERS IN A-2 OCCUPANCY IS 200 FEET. THIS PROJECT HAS TWO EXTERIOR EXITS 60 FEET APART.

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.



**1** BUILDING CODE FLOOR PLAN  
SCALE: 1/8" = 1'-0"

### IEBC CODE ITEMS:

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.

### IPC - PLUMBING FIXTURES:

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.

**HAVEN MANKIN ARCHITECT**

CIVIL ENGINEERING

STRUCTURAL ENG.

MEP ENGINEERING

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

HAVEN MANKIN, ARCHITECT  
10909 N. LINN AVENUE  
OKLA CITY, OK 73120  
405-326-0255  
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**CODE PLAN & NARRATIVE**

DATE  
FEBRUARY 10, 2025

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**A2**

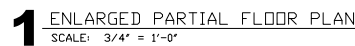
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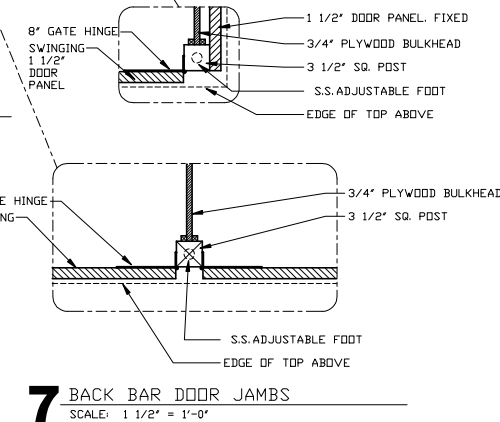
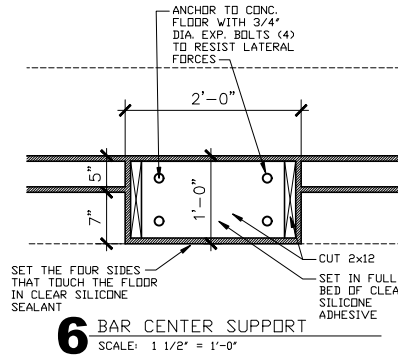
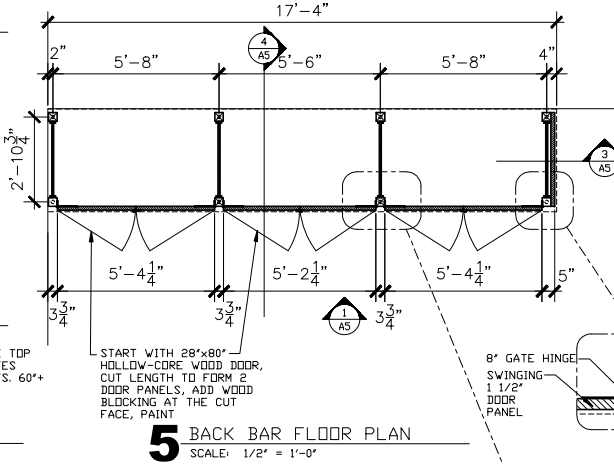
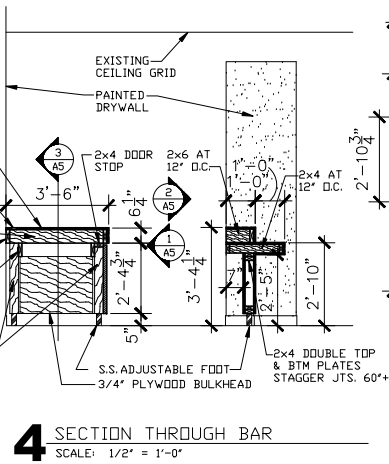
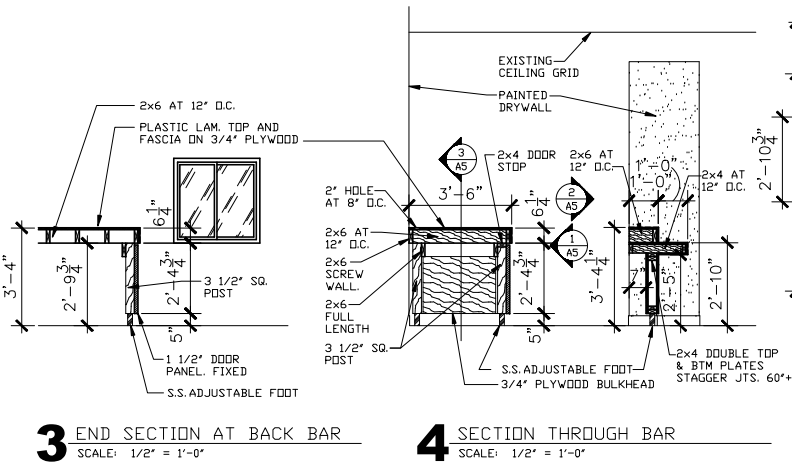
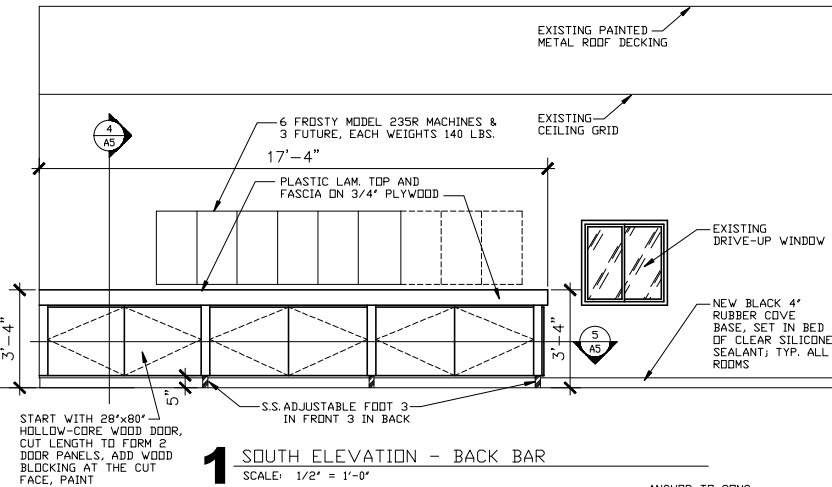
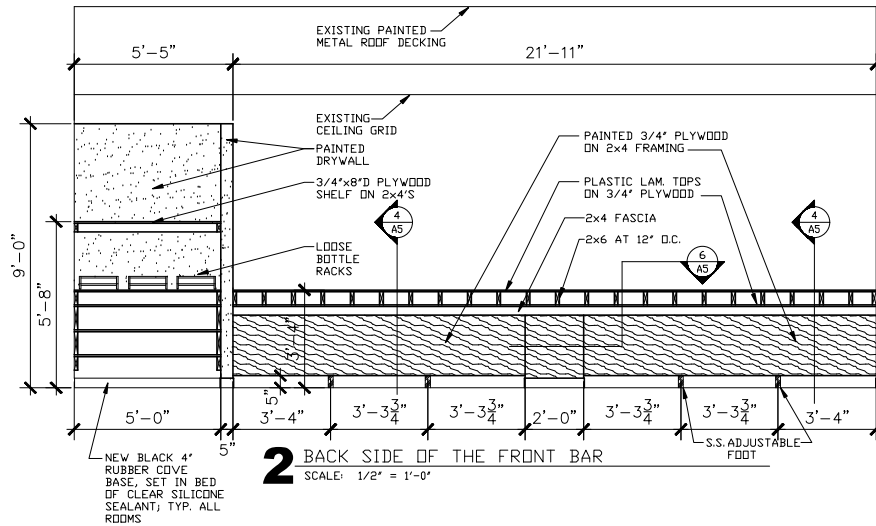


TENANT AREA
1,351 GROSS SQ. FT.
1,208 NET SQ. FT.



**A4**





#### PROJECT FINISHES NOTE:

- ALL ROOMS SHALL HAVE NEW 4" BLACK RUBBER COVE BASE SET IN CLEAR SILICONE SEALANT.
- BOTH RESTROOMS SHALL HAVE NEW SHEET VINYL FLOORING. SUGGEST SHAW "SERENDIPITY" 12-FOOT WIDE VINYL SHEET IN "HYDRA" COLOR.
- THE EXISTING STAINED AND SEALED CONCRETE FLOORING SHALL REMAIN AND BE CLEANED.
- ALL DRYWALL WALLS, NEW AND EXISTING SHALL BE PRIMED AND PAINTED, COLOR BY OWNER. REPAIR ANY DAMAGED AREAS.
- THE EXISTING 9-FOOT WHITE CEILINGS SHALL REMAIN. MAKE ANY REPAIRS AND REPLACE ANY DAMAGED TILES.
- THE MILLWORK FOR THE BACK BAR AND THE FRONT BAR SHALL BE SANDED SMOOTH, PRIMED AND PAINTED BLACK.
- THE PLASTIC LAMINATE FOR THE BAR MILLWORK IS SUGGESTED TO BE FORMICA'S "NERO TERRAZZO MATRIX" NUMBER 621.

#### MILLWORK HARDWARE NOTE:

- BACK BAR DOORS FOR PLUMBING ACCESS SHALL HAVE 8" GATE TYPE HINGES. USE NATIONAL HARDWARE ORNAMENTAL 8" BLACK GATE HINGE MODEL #N09-037 AVAILABLE AT LOWE'S (2 REQUIRED).
- BACK BAR DOORS SHALL HAVE FRANKLIN BRASS 30.3mm BLACK CABINET LATCHES MODEL #BCCAL-MB-D, AVAILABLE AT LOWE'S (3 REQUIRED).
- MILLWORK LEGS TO CREATE SPACE FOR CLEANING AND THE KICK SHALL BE AVANTICO #17817559LEGS, AVAILABLE FROM WEBSTAIRSTORE.COM 2 SETS OF 5 ARE REQUIRED.

**HAVEN MANKIN ARCHITECT**

CIVIL ENGINEERING

STRUCTURAL ENG.

MEP ENGINEERING

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

HAVEN MANKIN, ARCHITECT  
10909 N. LINN AVENUE  
OKLA CITY, OK 73120  
405-326-0255  
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MILLWORK  
AND  
FINISHES

**DATE**  
FEBRUARY 10, 2025  
**DRAWING NO.**

**A5**

## ARCHMANKIN@SBCGLOBAL.NET



DRAWING TITLE

## DRAWING NO.

# 1 DEMISING WALL SECTION

SCALE: 1" = 1'-0"

