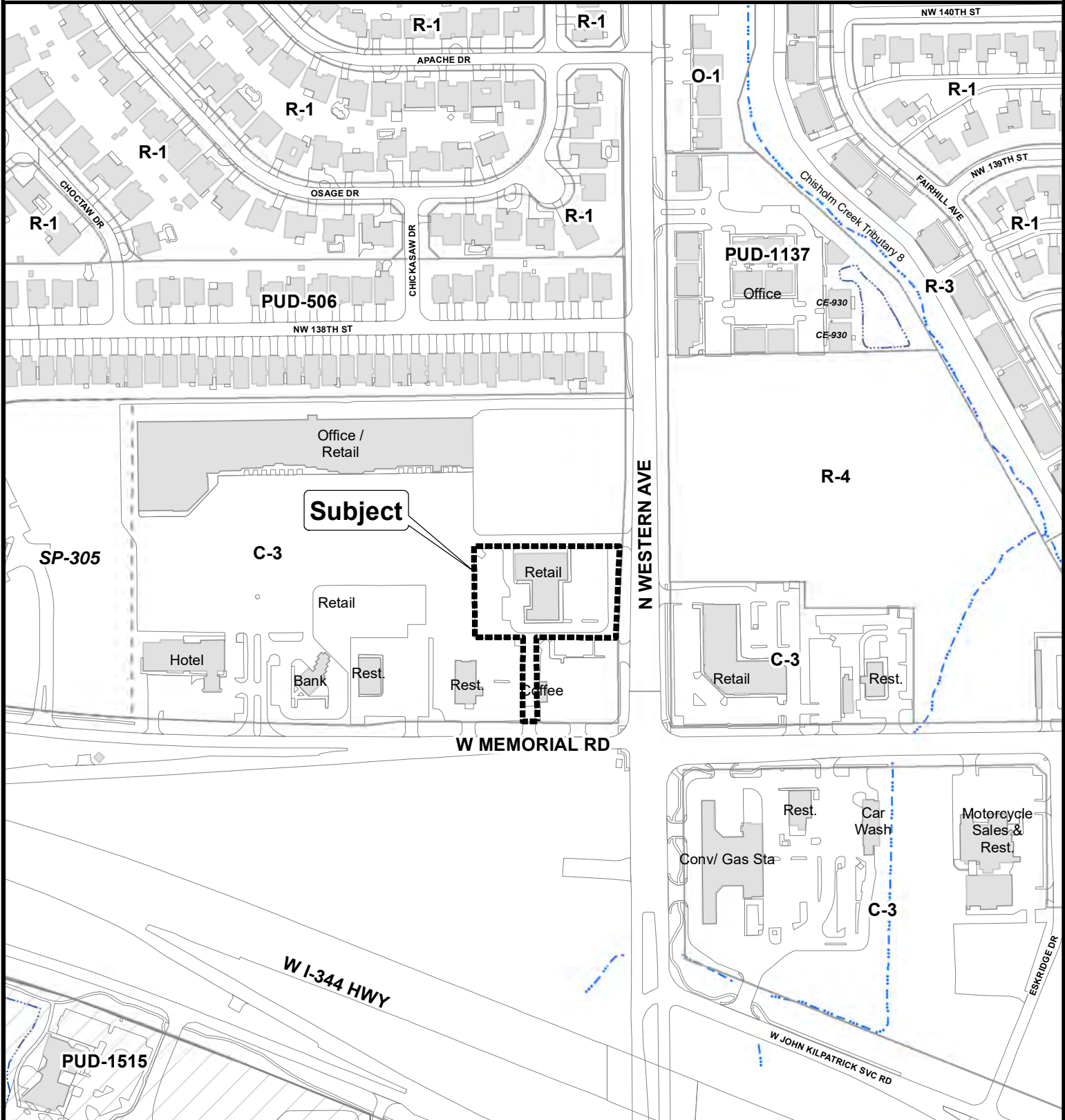


Case No: SP-597 **Applicant: Hibernian Capital, LLC**
Address: 13801 N. Western Ave. Ste. E Present Zoning: C-3
Proposed Use: (8300.33) Drinking establishments: Sitdown, Alcohol Permitted.



The City of
OKLAHOMA CITY

Special Permit Application



0 150 300
Feet



(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.

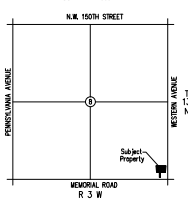
We're dedicated to fostering a sense of community, contributing positively to the local economy, and enhancing nightlife with an inclusive space where everyone feels at home. As a locally owned business, we strive to create job opportunities, collaborate with other local businesses, and provide a gathering 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
- SEWER MANHOLE
- TEL. PEDESTAL
- ELEC. PEDESTAL
- POWER POLE
- WATER VALVE
- DR. SIGN
- GAS METER
- FOUND 1/2" I.P.
- SET 3/8" I.P.
- A/S
- CLEAN OUT
- ELEC. JUNCTION BOX
- FIRE HYDRANT
- FOUND CUT "X"
- FOUND P/K NAIL
- GROUND LIGHT
- ELEC. TRANS.
- TRAFFIC CONTROL BOX
- BOLLARD

VICINITY MAP



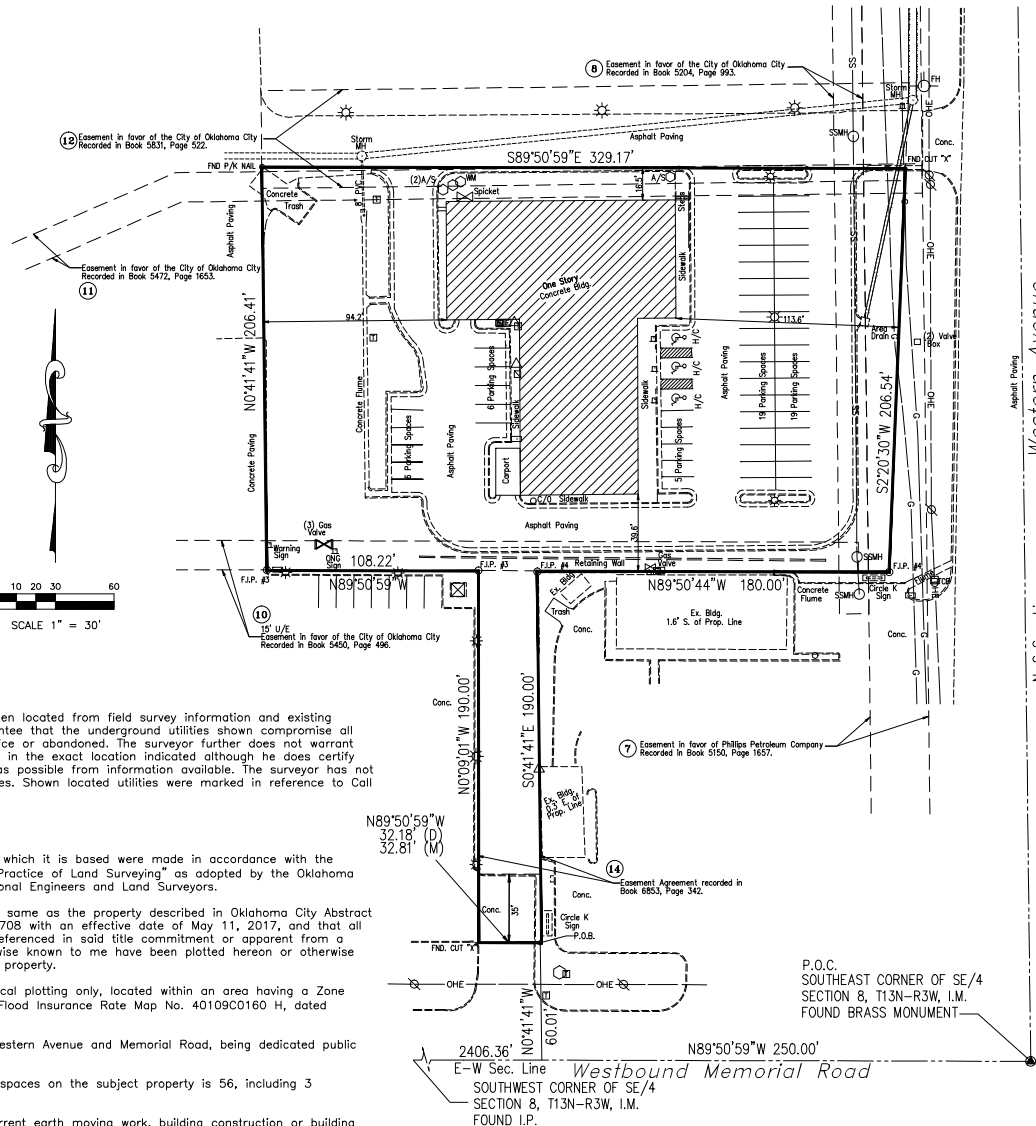
SCALE 1" = 30'

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:

- 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.
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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.

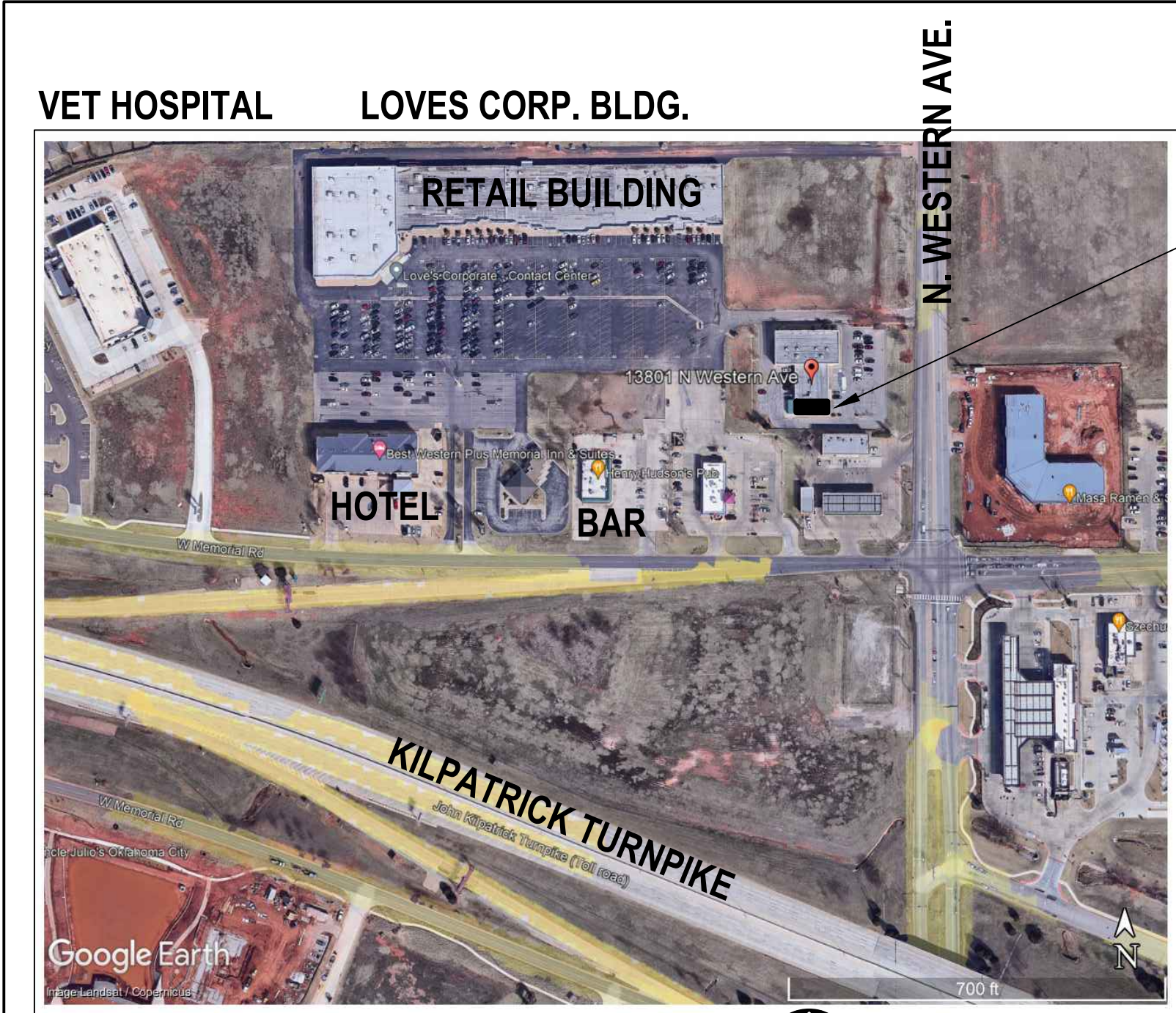


Troy Dec, PLS #1745

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



2

VICINITY MAP

SCALE: NTS

NORTH

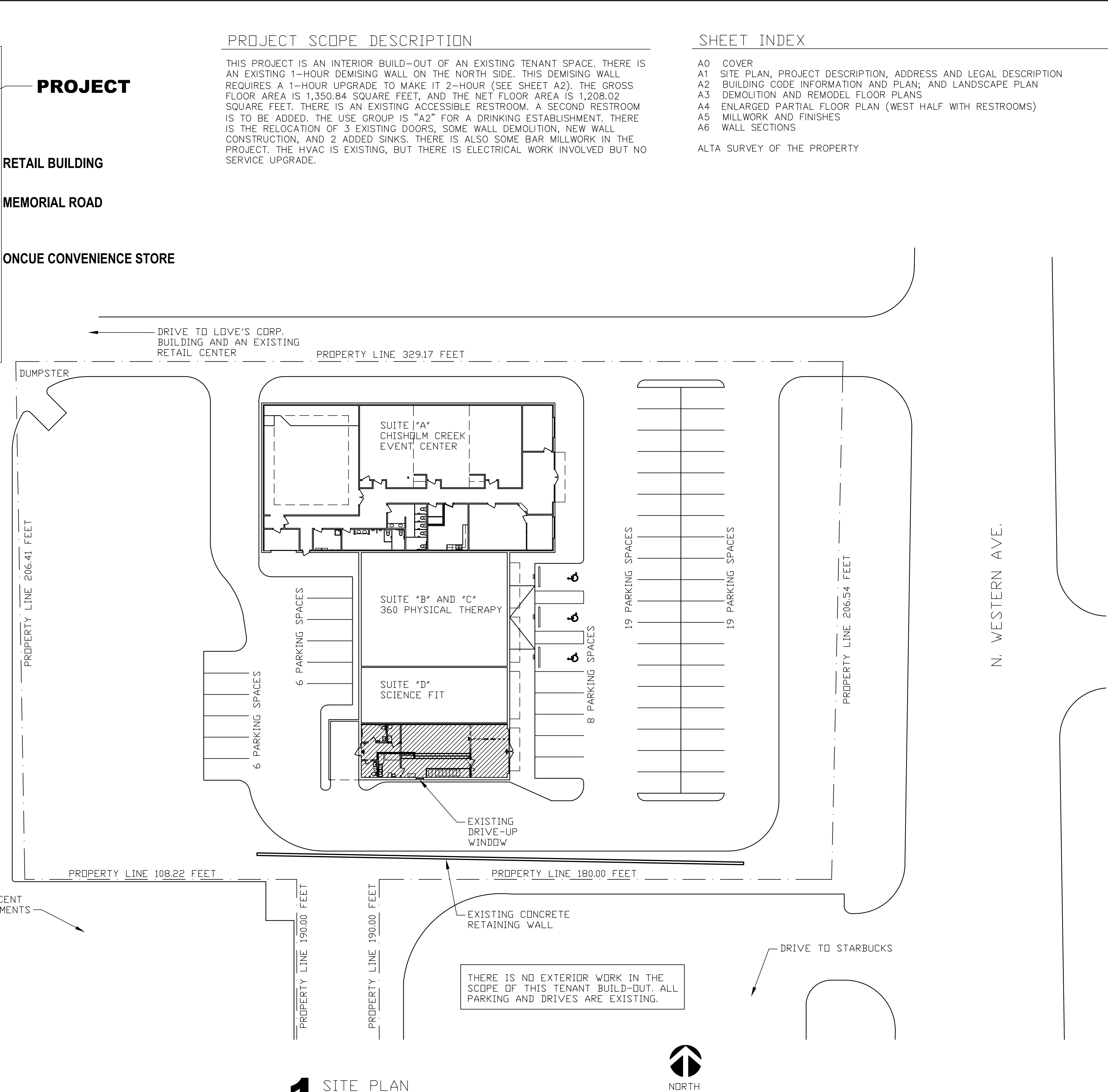
N. WESTERN AVE.

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,

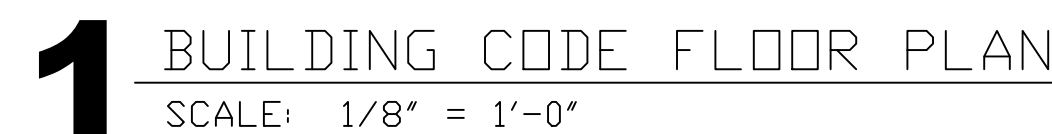


MEP ENGINEERING

HAVEN MANKIN,
ARCHITECT
10909 N. LINN AVENUE
OKLA CITY, OK 73120
405-326-0255
Copyright © 2025 MANKIN

[illegible]

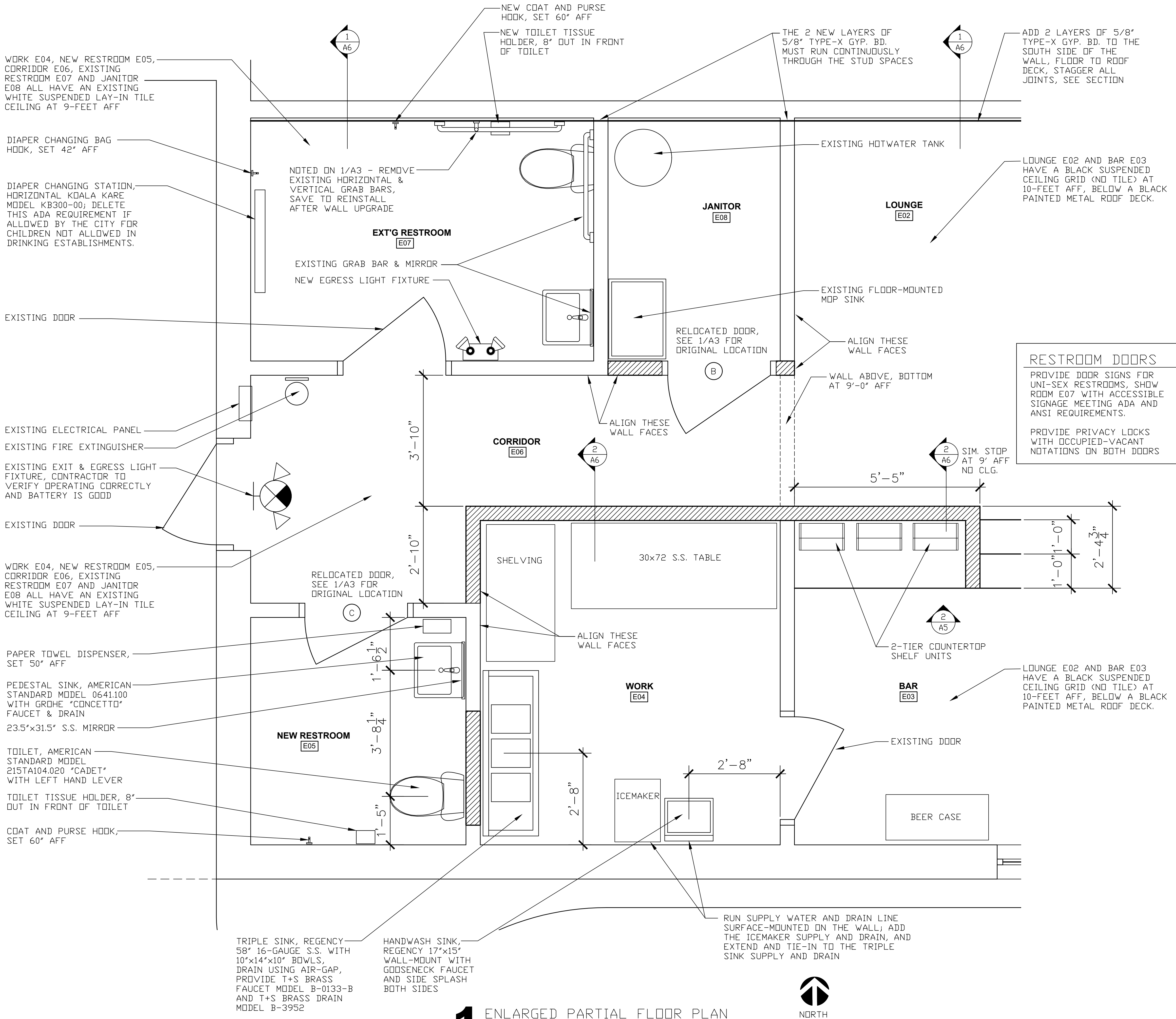
A2



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.

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]



WORK E04, NEW RESTROOM E05, CORRIDOR E06, EXISTING RESTROOM E07 AND JANITOR E08 ALL HAVE AN EXISTING WHITE SUSPENDED LAY-IN TILE CEILING AT 9-FOET AFF

DIAPER CHANGING BAG HOOK, SET 42" AFF

DIAPER CHANGING STATION, HORIZONTAL KDALA KARE MODEL KB300-00; DELETE THIS ADA REQUIREMENT IF ALLOWED BY THE CITY FOR CHILDREN NOT ALLOWED IN DRINKING ESTABLISHMENTS.

EXISTING DOOR

EXISTING ELECTRICAL PANEL
EXISTING FIRE EXTINGUISHER
EXISTING EXIT & EGRESS LIGHT FIXTURE, CONTRACTOR TO VERIFY OPERATING CORRECTLY AND BATTERY IS GOOD

EXISTING DOOR

WORK E04, NEW RESTROOM E05, CORRIDOR E06, EXISTING RESTROOM E07 AND JANITOR E08 ALL HAVE AN EXISTING WHITE SUSPENDED LAY-IN TILE CEILING AT 9-FOET AFF

PAPER TOWEL DISPENSER, SET 50" AFF

PEDESTAL SINK, AMERICAN STANDARD MODEL 0641.100 WITH GROHE "CONCETTO" FAUCET & DRAIN

23.5"x31.5" S.S. MIRROR

TOILET, AMERICAN STANDARD MODEL 215TA104.020 "CADET" WITH LEFT HAND LEVER

TOILET TISSUE HOLDER, 8" OUT IN FRONT OF TOILET

COAT AND PURSE HOOK, SET 60" AFF

NEW RESTROOM E05

EXT'G RESTROOM E07

CORRIDOR E06

JANITOR E08

LOUNGE E02

BAR E03

WORK E04

TRIPLE SINK, REGENCY 58" 16-GAUGE S.S. WITH 10"x14"x10" BOWLS, DRAIN USING AIR-GAP, PROVIDE T+S BRASS FAUCET MODEL B-0133-B AND T+S BRASS DRAIN MODEL B-3952

HANDWASH SINK, REGENCY 17"x15" WALL-MOUNT WITH GOOSENECK FAUCET AND SIDE SPLASH BOTH SIDES

RUN SUPPLY WATER AND DRAIN LINE SURFACE-MOUNTED ON THE WALL; ADD THE ICEMAKER SUPPLY AND DRAIN, AND EXTEND AND TIE-IN TO THE TRIPLE SINK SUPPLY AND DRAIN

RESTROOM DOORS
PROVIDE DOOR SIGNS FOR UNI-SEX RESTROOMS, SHOW ROOM E07 WITH ACCESSIBLE SIGNAGE MEETING ADA AND ANSI REQUIREMENTS.

PROVIDE PRIVACY LOCKS WITH OCCUPIED-VACANT NOTATIONS ON BOTH DOORS

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
405-326-0255
Copyright © 2025 MANKIN

ARCHMANKIN@SBCGLOBAL.NET



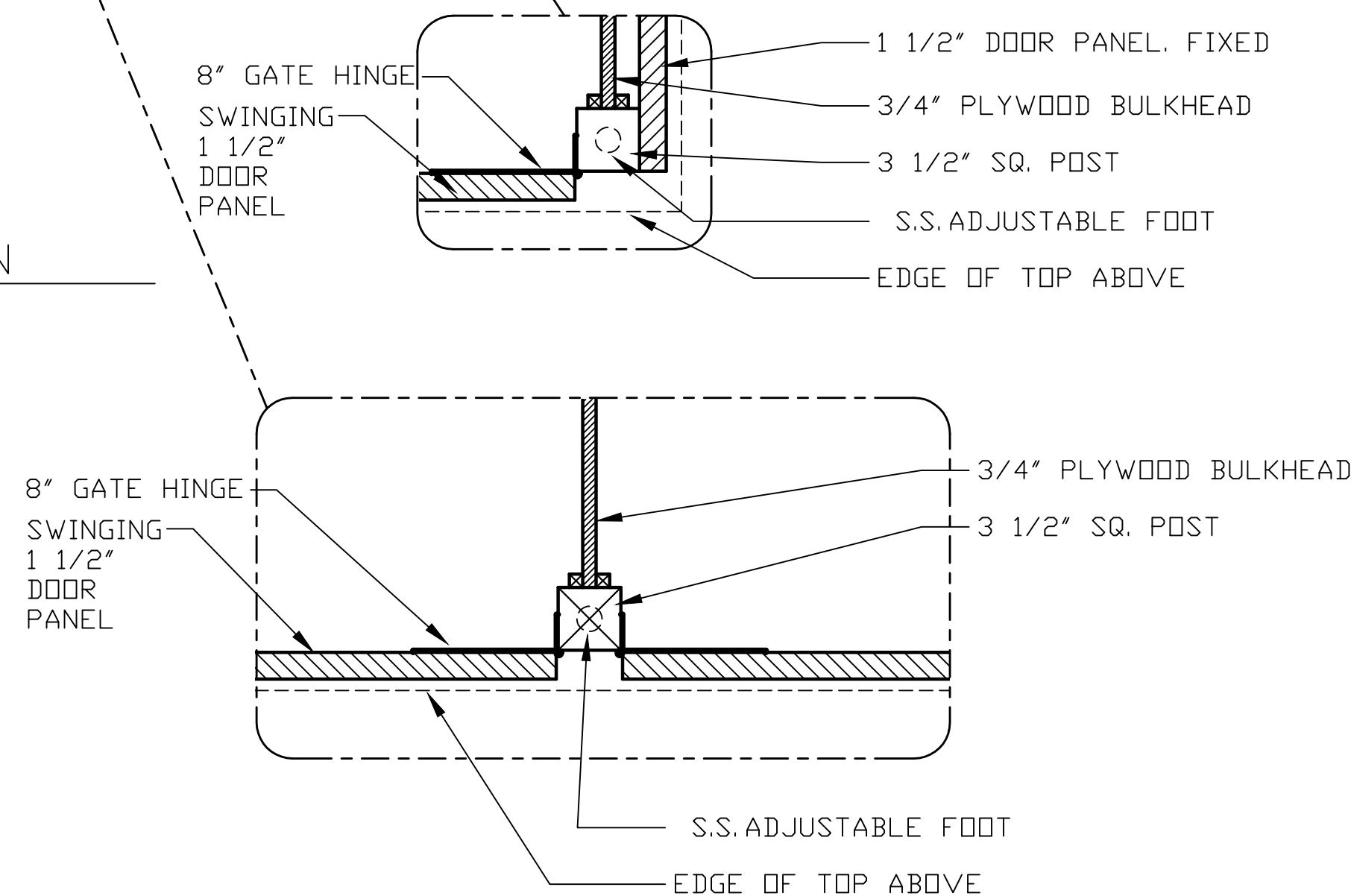
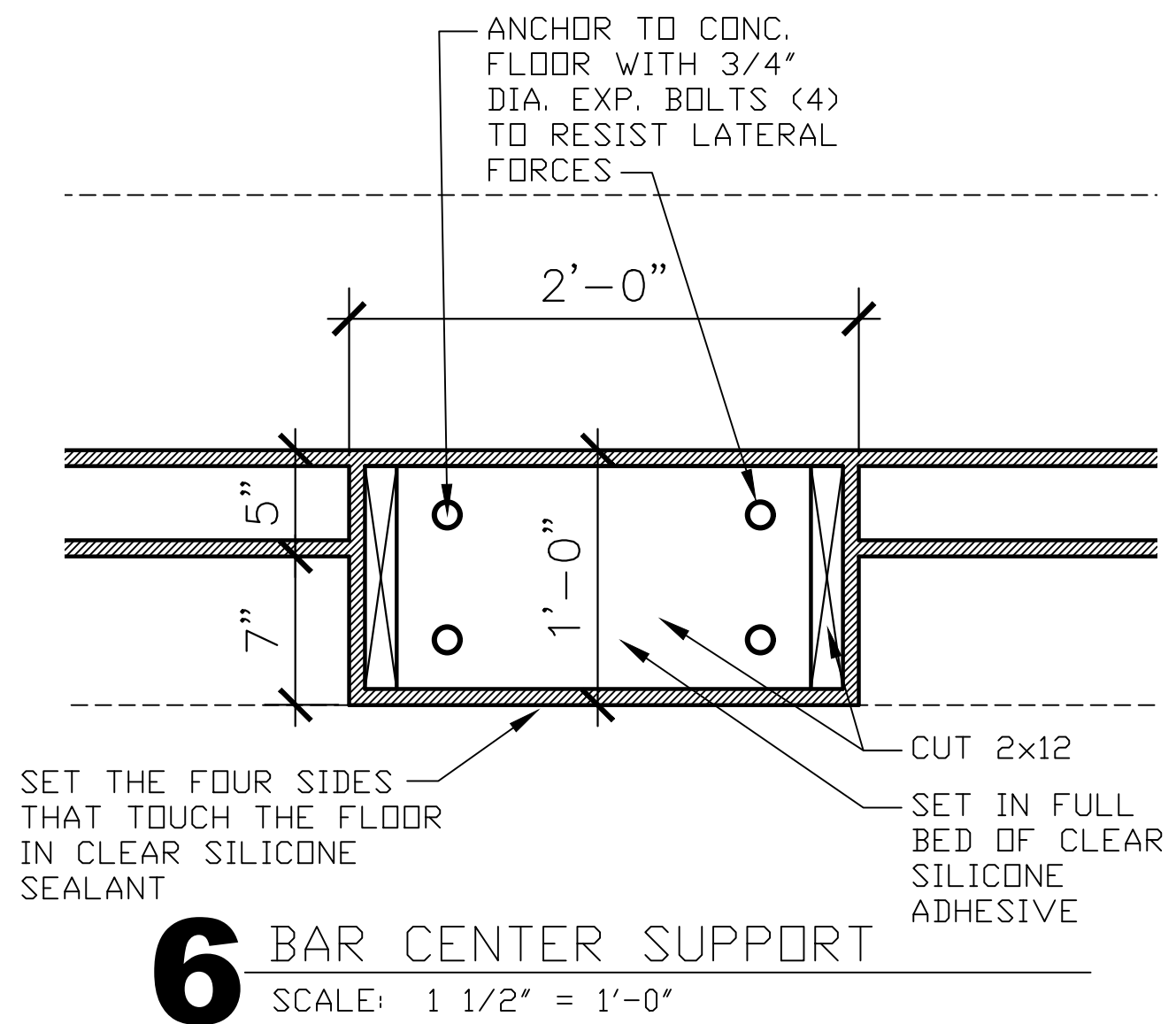
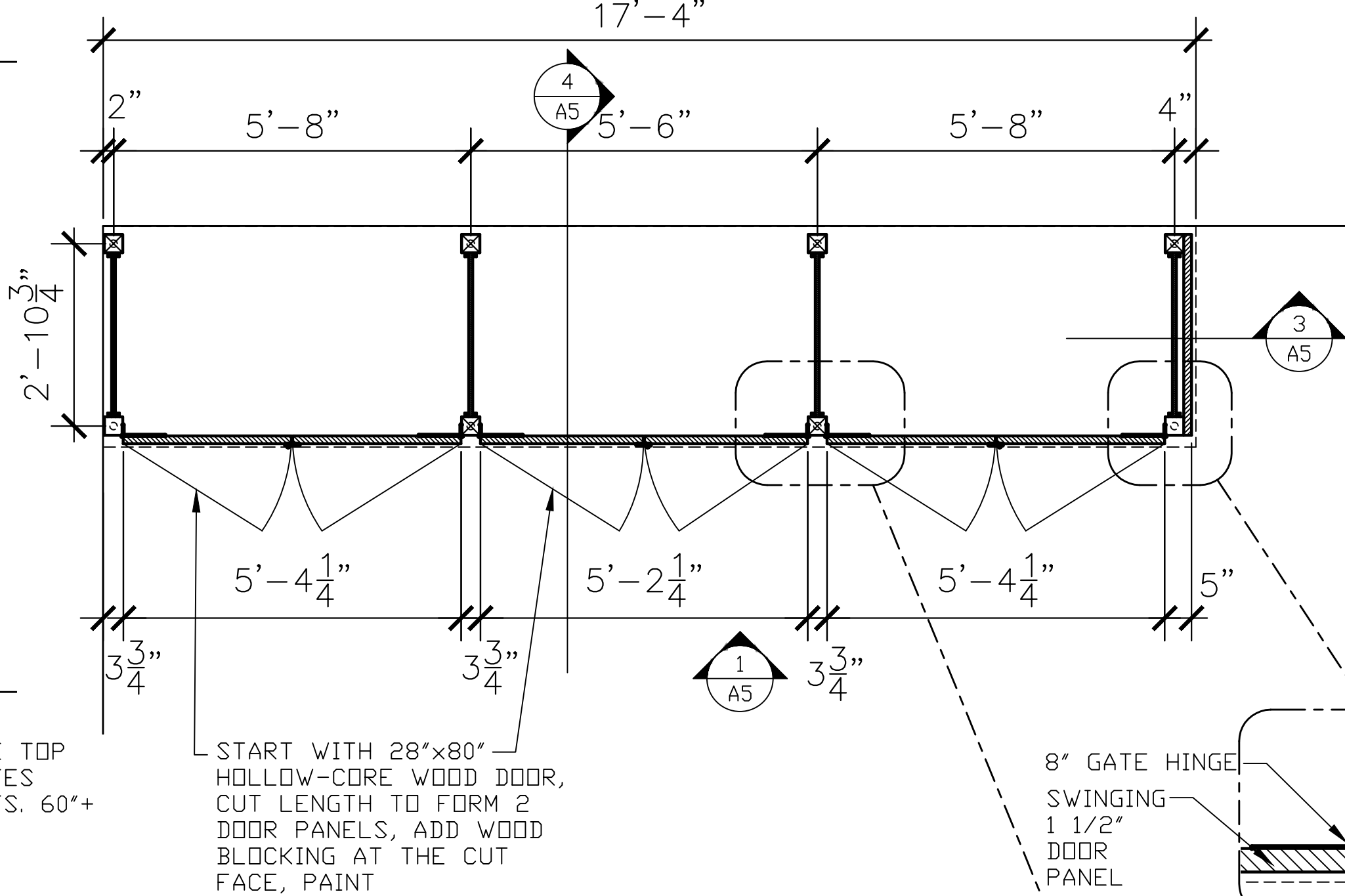
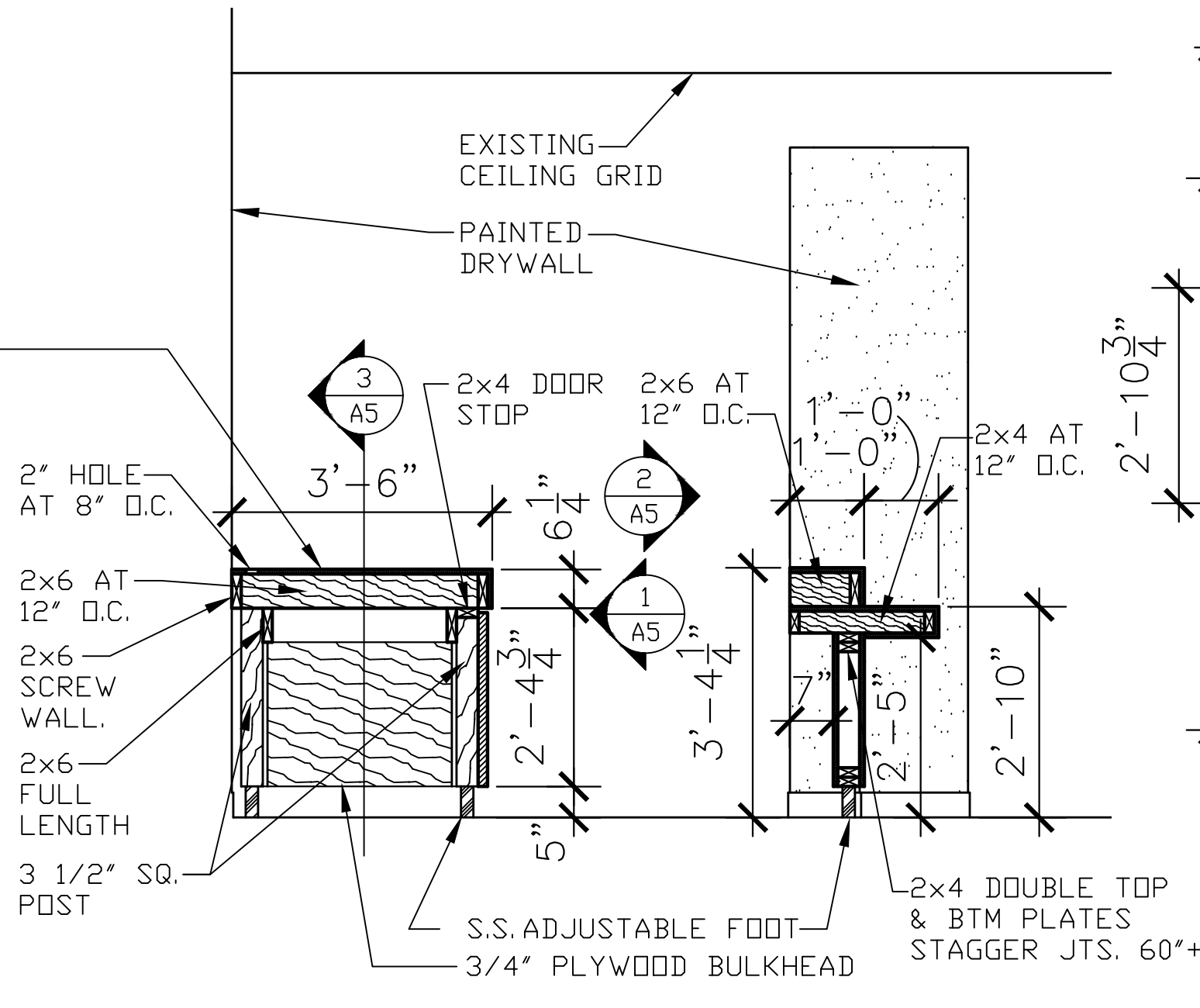
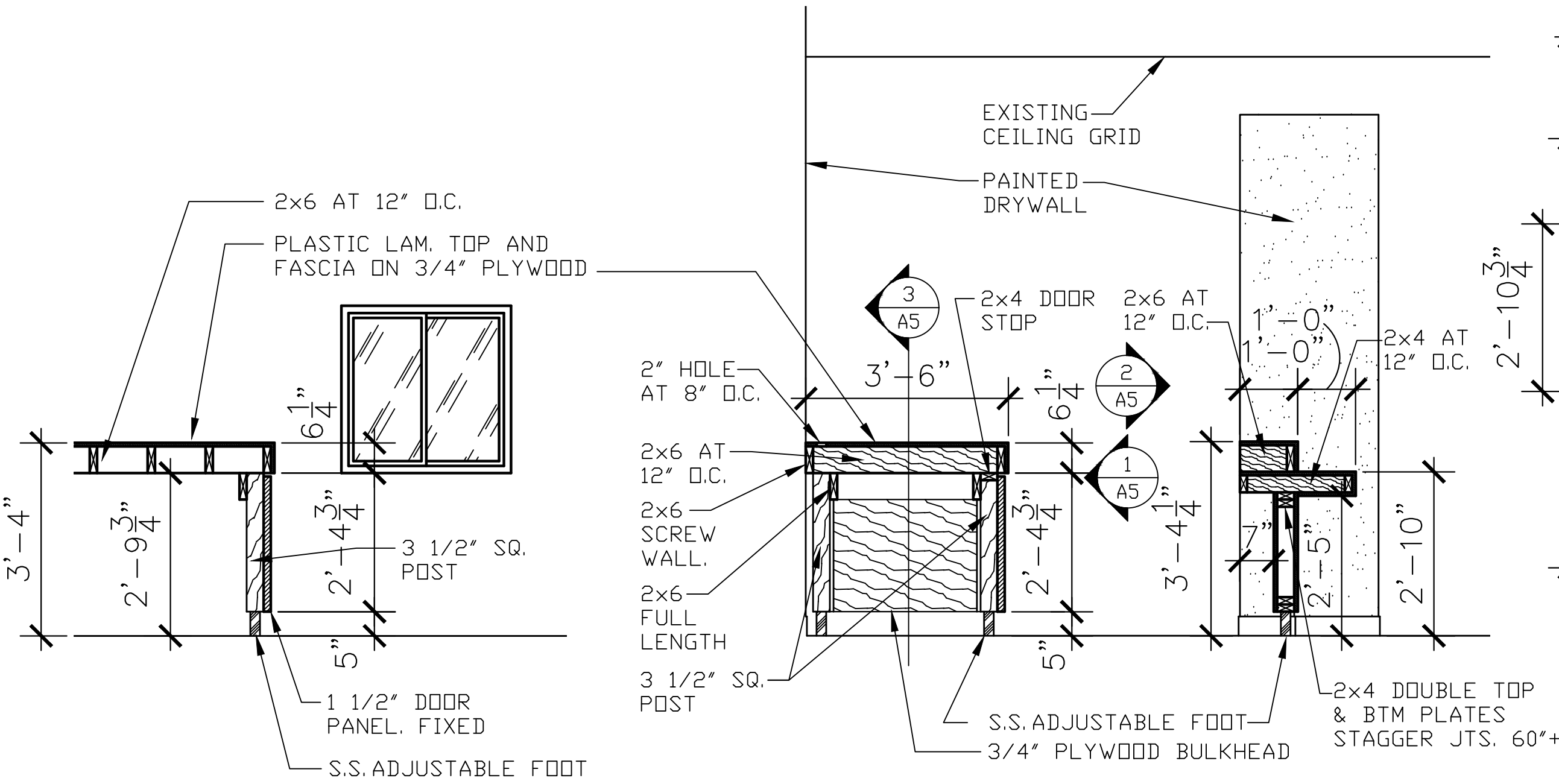
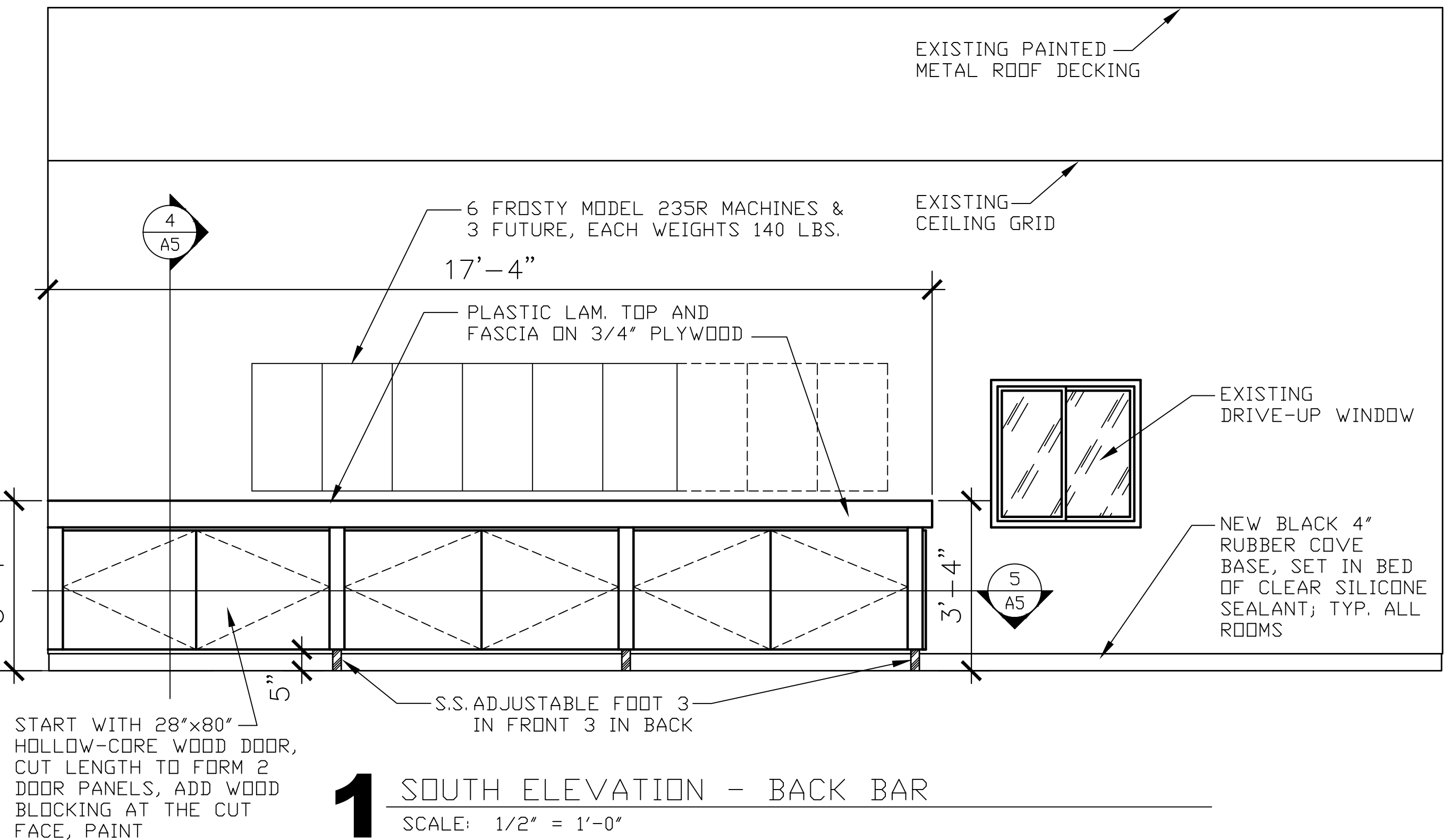
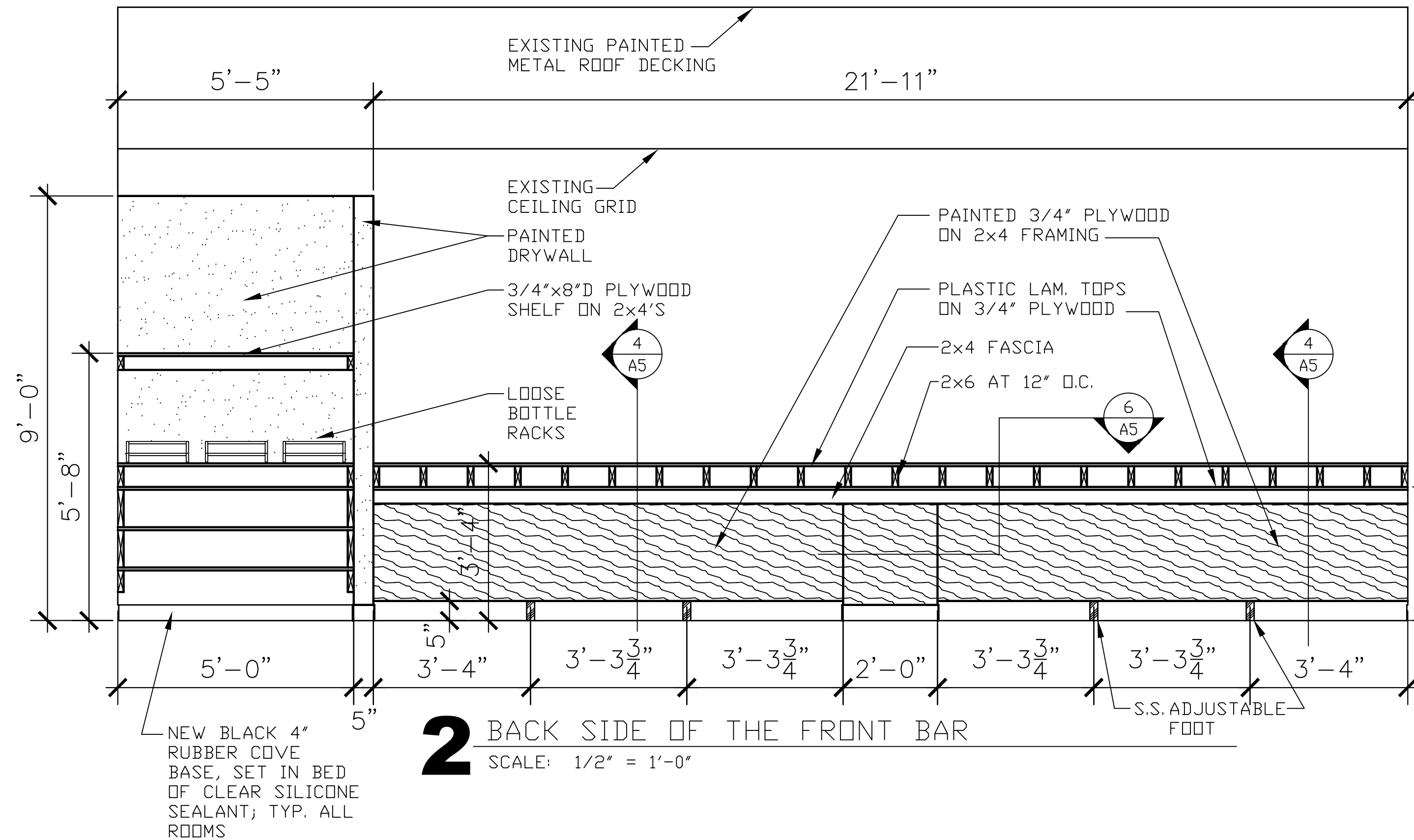
REVISIONS		
NO.	DATE	DESCRIPTION

DRAWING TITLE
ENLARGED PARTIAL FL. PLAN

DATE
FEBRUARY 10, 2025

DRAWING NO.
A4

NO.	DATE	DESCRIPTION



PROJECT FINISHES NOTE:

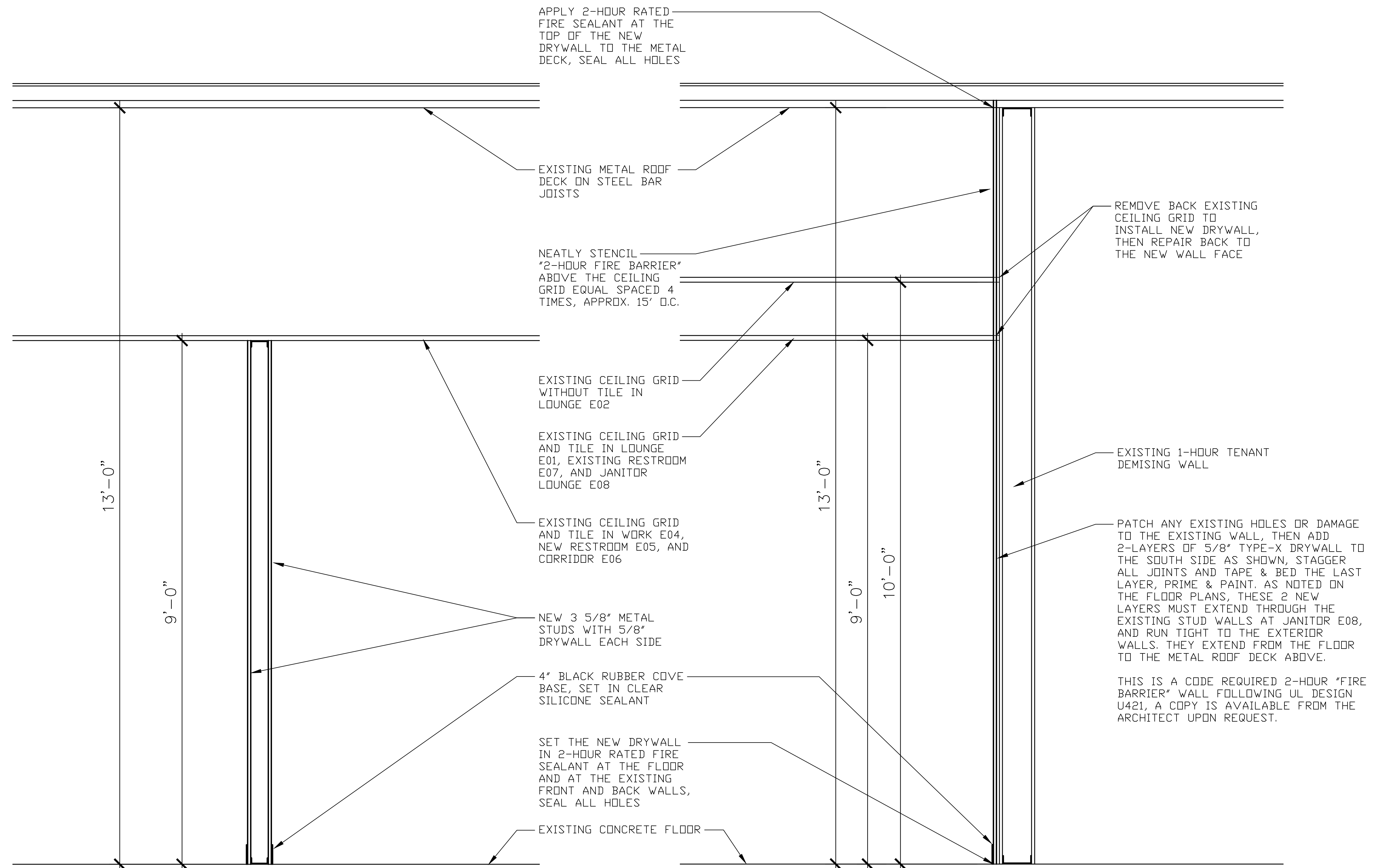
- 1) ALL ROOMS SHALL HAVE NEW 4" BLACK RUBBER COVE BASE SET IN CLEAR SILICONE SEALANT.
- 2) BOTH RESTROOMS SHALL HAVE NEW SHEET VINYL FLOORING. SUGGEST SHAW "SERENDIPITY" 12-FOOT WIDE VINYL SHEET IN "HYDRA" COLOR.
- 3) THE EXISTING STAINED AND SEALED CONCRETE FLOORING SHALL REMAIN AND BE CLEANED.
- 4)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

MILLWORK HARDWARE NOTE:

- 1) BACK BAR DOORS FOR PLUMBING ACCESS SHALL HAVE 8" GATE TYPE HINGES. USE NATIONAL HARDWARE ORNAMENTAL 8" BLACK GATE HINGE MODEL #N109-037 AVAILABLE AT LOWES (12 REQUIRED).
- 2) BACK BAR DOORS SHALL HAVE FRANKLIN BRASS 30.3mm BLACK CABINET LATCHES MODEL #DCCAL-MB-D, AVAILABLE AT LOWES (3 REQUIRED).
- 3) MILLWORK LEGS TO CREATE SPACE FOR CLEANING AND TDE KICK SHALL BE AVANTCO #17817559LEGS, AVAILABLE FROM WEBSTAUANTSTORE.COM 2 SETS OF 5 ARE REQUIRED.

[illegible]

A6

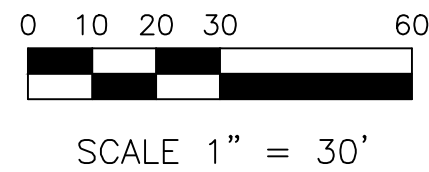
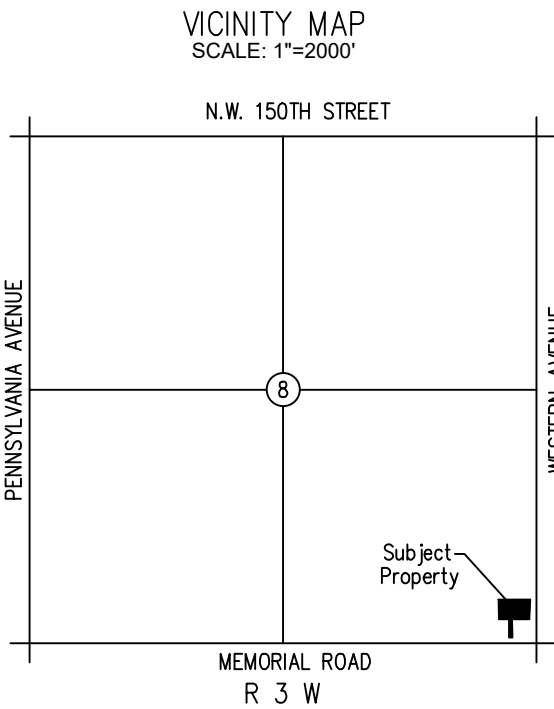


SCALE: 1" = 1'-0"

SCALE: $1'' = 1' - 0''$

LEGEND

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



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3: 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.

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6: There is no observed evidence of current earth moving work, building construction or building additions.

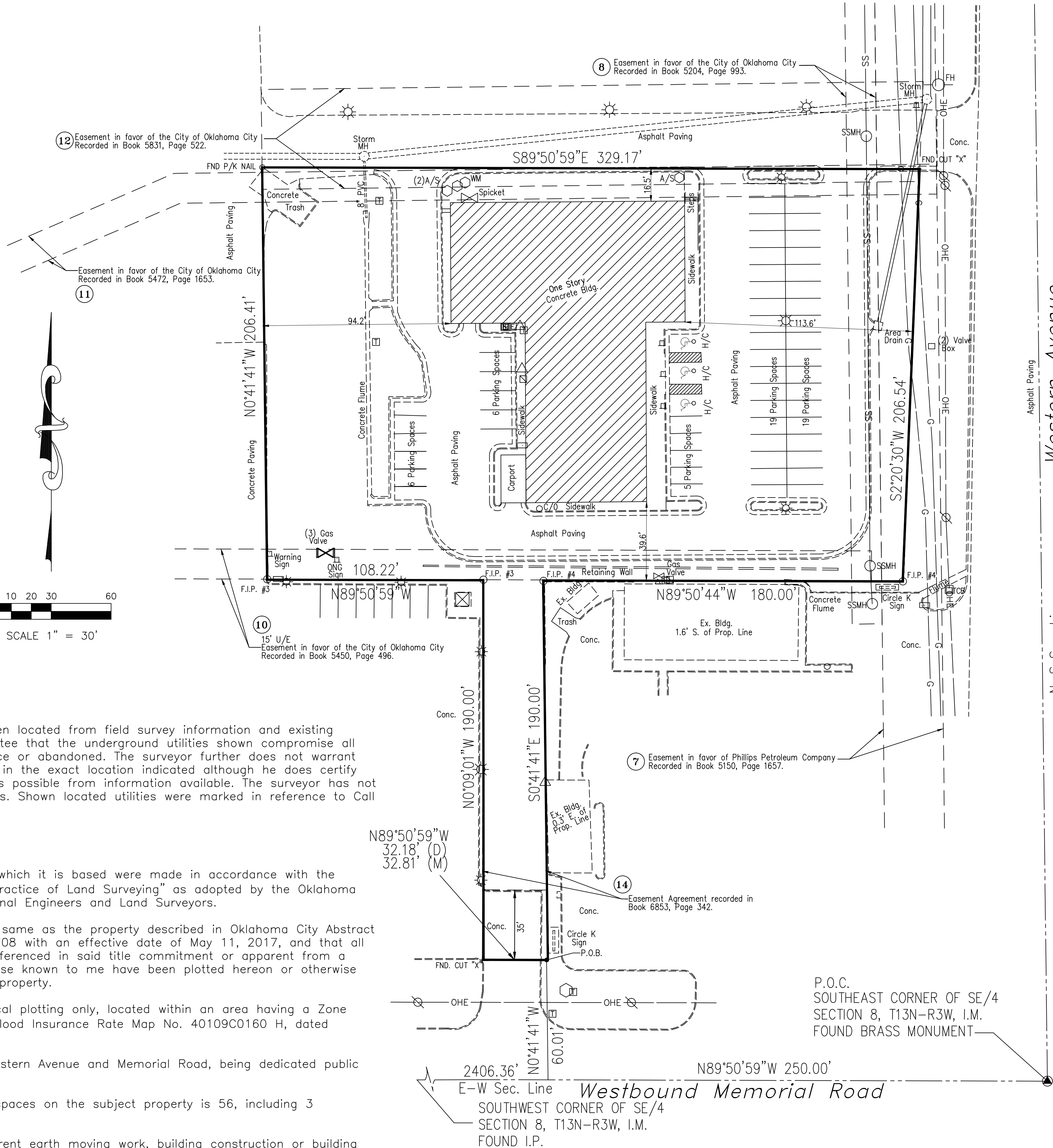
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8: There is no observed evidence of site use as a solid waste dump, sump or sanitary landfill.

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:

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POSSIBLE ENCROACHMENTS:

-None

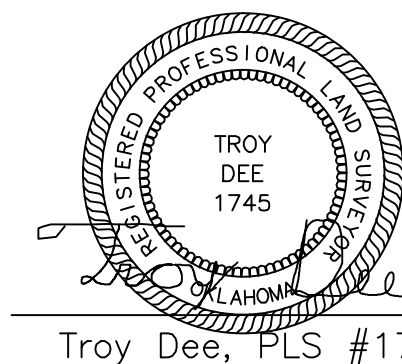
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Said tracts of land contains an area of 72,714.28 square feet or 1.669 acres, more or less,

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
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