

#40
JUL 26 2007



MEMORANDUM

Planning and Development – CC Memo No. 07-170

DATE: JULY 9, 2007

TO: MAYOR AND CITY COUNCIL

THRU: W. MARK PENTZ, CITY MANAGER
DOUG BALLARD, PLANNING AND DEVELOPMENT DIRECTOR
JEFF KURTZ, ASSISTANT PLANNING AND DEVELOPMENT DIRECTOR
BOB WEWORSKI, PLANNING MANAGER

FROM: JODIE M. NOVAK, MEP, SENIOR CITY PLANNER

SUBJECT: UP07-0023 MCDUFFY'S RESTAURANT

Request: Use Permit approval to sell liquor (Series 12 Restaurant License) for on-premise consumption indoors and within an outdoor patio at a new restaurant within the Monterey Vista Village commercial retail center

Location: 980 East Pecos Road, northwest corner of Pecos and McQueen Roads

Applicant: Scott Hopman for McDuffy's

RECOMMENDATION

The applicant requests a Use Permit approval to sell liquor (Series 12 Restaurant License) in a new restaurant located in east Chandler. The restaurant will have indoor and outdoor dining areas with liquor sales. Planning Commission and Staff, finding consistency with the General Plan and PAD zoning, recommend approval.

BACKGROUND

The applicant's request is for Use Permit approval to sell liquor as permitted under a Series 12 Restaurant liquor license within indoor and outdoor dining areas. A Series 12 license, which is considered a "restaurant license," allows the on-site sale of beer, wine, and spirits for on-site consumption. Under a Series 12 license, the establishment derives at least forty (40) percent of its gross revenue from the sale of food.

The restaurant is located within the Monterey Vista Village commercial retail center at the northwest corner of McQueen and Pecos Roads. The application requests Use Permit approval to allow liquor indoors and within an outdoor dining area. The restaurant's hours of operation are seven days a week 11:00 a.m. to closing, which varies between 12 a.m. and 2 a.m. depending on weekends and weekdays. The restaurant has another valley location in Peoria.

The tenant space is approximately 4,146 square feet in size with a patio area of 1,873 square feet in size. The total seating capacity of the restaurant is approximately 120 seats indoors and 120 seats outdoors on the patio. There is no representation of live entertainment, game rooms, pool tables, dance floor, stage, and the like. There are plasma and LCD screen televisions indoors and outside for the patio. The patio includes ceiling fans and strip heaters mounted to the canopy cover.

The proposed patio is located on the suite's south side. The patio is accessed from the restaurant's dining area. A 6'6" sidewalk is maintained adjacent to the patio and the adjacent retail building for pedestrian access. The patio provides appropriate passing space for pedestrians to access the commercial center. The patio is cordoned off with decorative black, wrought iron rail fencing on top of a low wall.

The applicant has conveyed the patio will comply with the Smoke Free Arizona Act. Door and windows adjacent to the patio will be equipped with mechanical devices to prevent smoke going into the restaurant's interior, which is also required when the main entrance is less than 20 feet from the patio.

PUBLIC / NEIGHBORHOOD NOTIFICATION

- The request was noticed in accordance with the requirements of the Chandler Zoning Code.
- A neighborhood meeting was held on June 11, 2007. No one attended other than the applicant.
- The Police Department has been informed of the application and has responded with no issues or concerns.
- Following Planning Commission's meeting, Staff received a phone call from a resident opposed to the Use Permit. The resident lives over 800 feet away from the building in the adjacent single-family subdivision. The resident is concerned with drunk driving and crime related to the approval of liquor stating this is a single-family area with a school and kids, and liquor is not compatible.

PLANNING COMMISSION VOTE REPORT

Motion to Approve. In Favor: 6 Opposed: 0 Absent: 1 (Cason)

Planning Commission added Condition No. 7 for a one-year time limit.

RECOMMENDED ACTION

Planning Commission and Staff, upon finding consistency with the General Plan and PAD zoning, recommend approval of UP07-0023 MCDUFFY'S RESTAURANT Use Permit, subject to the following conditions:

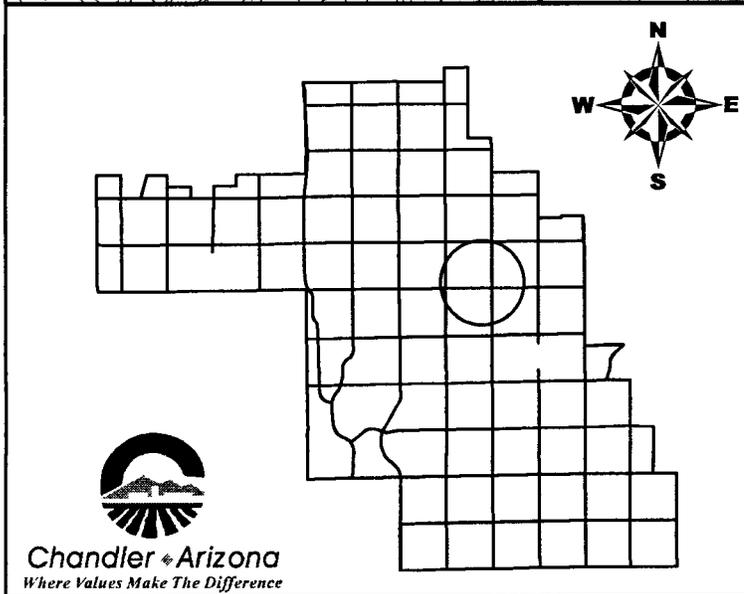
1. Expansion, modification, or relocation beyond the approved exhibits (Site Plan, Floor Plan, and Narrative) shall void the Use Permit and require new Use Permit re-application and approval.
2. Any substantial change in the floor plan to include such items as, but not limited to, a bar serving area or the addition of entertainment related uses shall require new Use Permit reapplication and approval.
3. The Use Permit is granted for a Series 12 license only, and any change of licenses shall require re-application and new Use Permit approval.
4. The Use Permit is non-transferable to other restaurant locations.
5. The landscaping shall be maintained at a level consistent with or better than at the time of planting. The site shall be maintained in a clean and orderly manner.
6. The landscaping in all open-spaces and rights-of-way shall be maintained by the adjacent property owner or property owners' association.
7. The Use Permit shall remain in effect for one (1) year from the effective date of City Council approval. Continuation of the Use Permit beyond the expiration date shall require re-application to and approval by the City of Chandler.

PROPOSED MOTION

Move to approve the Use Permit UP07-0023 MCDUFFY'S RESTAURANT, subject to the conditions recommended by Planning Commission and Staff.

Attachments

1. Vicinity Maps
2. Applicant Narrative
3. Site Plan
4. Floor Plan
5. Building Elevations of patio addition
6. Menu
7. Photos



Vicinity Map

 **UP07-0023**

**McDuffy's Restaurant
Liquor Use Permit**



Project Site

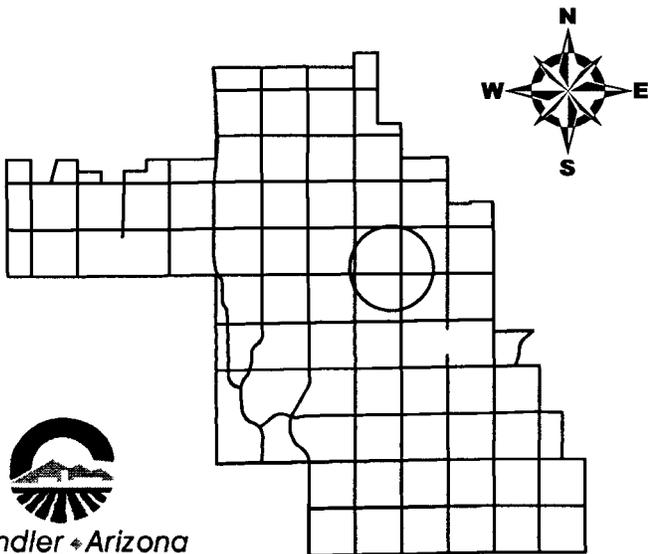
McQueen Rd.

Pecos Rd.

AG-1

COUNTY

Vicinity Map



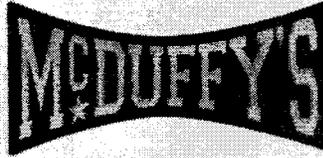
UP07-0023

**McDuffy's Restaurant
Liquor Use Permit**



Chandler ♦ Arizona
Where Values Make The Difference

CITY OF CHANDLER 3/12/2007



March 6, 2007

City of Chandler
Planning & Development Department
215 E. Buffalo St.
Chandler, Az 85225

Re: Project Narrative for "McDuffy's Restaurant", at the NWC of McQueen Rd. & Pecos Rd.

Project Description:

McDuffy's restaurant is a proposed new family restaurant. The restaurant will be a tenant improvement in a new shell space with a patio. It will provide a full service food menu for lunch and dinner. Alcoholic beverages will be served inside and out on the patio. The patio will be fenced off and a new cover added. The low wall, fence and patio cover are designed to blend with the existing structure to provide additional shade and security. The outdoor patio is set in between the two existing buildings and on the opposite, south side away from the residential area to the north.

The restaurant will be open 7 days a week with business hours of 11am until closing which will vary between 12am – 2am depending on weekdays and weekends. McDuffy's is expected to employ between 35 -50 employees. McDuffy's has operated continuously in the valley since 1988. It is a well respected and professionally run restaurant.

Thank you for your prompt attention and consideration, should you have any questions or need additional information please call me or our architect (Steve DeJonge – 480.423.1425 – Black Rock Design, Inc.)

Respectfully submitted,

Scott Hopman
McDuffy's, Inc.



**BLACK ROCK
DESIGN**

7642 N. MOGEL AVE. #C
PEORIA, AZ 85365
Phone (602) 423-1425
Fax (602) 423-1425

WE DESIGN & CONSTRUCT: COMMERCIAL, INDUSTRIAL, RESIDENTIAL, AND SPECIALTY BUILDINGS. WE PROVIDE ARCHITECTURAL, ENGINEERING, AND CONSTRUCTION SERVICES. WE ARE A FULL SERVICE ARCHITECTURAL AND ENGINEERING FIRM. WE ARE A FULL SERVICE ARCHITECTURAL AND ENGINEERING FIRM.

McDUFFY'S RESTAURANT
MONTEREY VISTA VILLAGE
980 E PECOS RD, SUITE #5
CHANDLER, ARIZONA

A NEW TENANT IMPROVEMENT FOR

SITE PLAN



DATE: 12-07

REVISIONS

PROJECT NO. 2007-001
PROJECT NAME: McDUFFY'S RESTAURANT
PROJECT ADDRESS: 980 E PECOS RD, SUITE #5, CHANDLER, AZ 85226

AS NO. 06-037

PROJECT DATA

TELEPHONE CONTACT:
SUN 480-423-1425
MON-FRI 480-423-1425
TUE-SAT 480-423-1425
SUN 480-423-1425

CONSTRUCTION TYPE:
TYPE 1 (UNIMPROVED)

OCCUPANCY GROUP:
C-1

ZONING:
C-1

OWNER:
DIXIE STREET PROPERTIES
2320 PASEO DEL PRADO
CHANDLER, AZ 85226
PHONE: (480) 301-9998

BUILDING AREA:
1,440 SF (EXISTING) (SHELL BUILDING)

PATIO AREA:
1,440 SF

REMAINING PARKING REQUIRED:
TOTAL REQUIRED: 348
REMAINING: 119

PARKING ANALYSIS:
PARKING PROVIDED = 454 SPACE (EXISTING)

REMAINING PARKING REQUIRED:
TOTAL REQUIRED: 348
REMAINING: 119

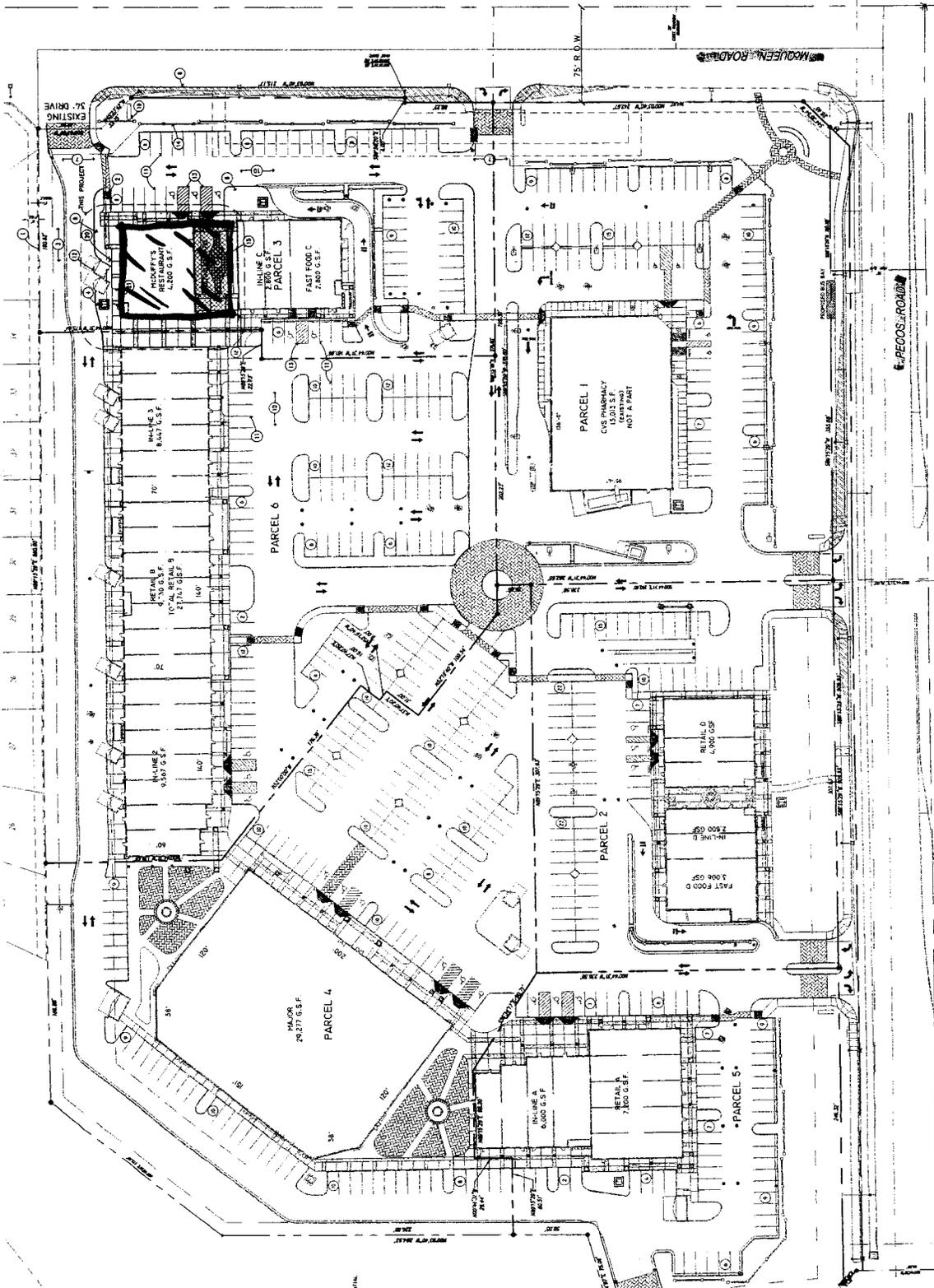
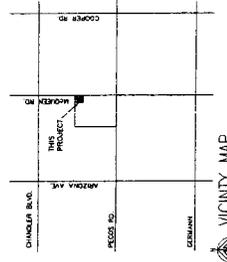
RETAIL A: 2,000 G.S.F.
RETAIL B: 4,700 G.S.F.
RETAIL C: 1,000 G.S.F.
RETAIL D: 4,000 G.S.F.
RETAIL E: 2,000 G.S.F.
RETAIL F: 3,000 G.S.F.
RETAIL G: 2,000 G.S.F.
RETAIL H: 2,000 G.S.F.
RETAIL I: 2,000 G.S.F.
RETAIL J: 2,000 G.S.F.
RETAIL K: 2,000 G.S.F.
RETAIL L: 2,000 G.S.F.
RETAIL M: 2,000 G.S.F.
RETAIL N: 2,000 G.S.F.
RETAIL O: 2,000 G.S.F.
RETAIL P: 2,000 G.S.F.
RETAIL Q: 2,000 G.S.F.
RETAIL R: 2,000 G.S.F.
RETAIL S: 2,000 G.S.F.
RETAIL T: 2,000 G.S.F.
RETAIL U: 2,000 G.S.F.
RETAIL V: 2,000 G.S.F.
RETAIL W: 2,000 G.S.F.
RETAIL X: 2,000 G.S.F.
RETAIL Y: 2,000 G.S.F.
RETAIL Z: 2,000 G.S.F.

SITE PROJECT DATA

RETAIL A: 2,000 G.S.F.
RETAIL B: 4,700 G.S.F.
RETAIL C: 1,000 G.S.F.
RETAIL D: 4,000 G.S.F.
RETAIL E: 2,000 G.S.F.
RETAIL F: 3,000 G.S.F.
RETAIL G: 2,000 G.S.F.
RETAIL H: 2,000 G.S.F.
RETAIL I: 2,000 G.S.F.
RETAIL J: 2,000 G.S.F.
RETAIL K: 2,000 G.S.F.
RETAIL L: 2,000 G.S.F.
RETAIL M: 2,000 G.S.F.
RETAIL N: 2,000 G.S.F.
RETAIL O: 2,000 G.S.F.
RETAIL P: 2,000 G.S.F.
RETAIL Q: 2,000 G.S.F.
RETAIL R: 2,000 G.S.F.
RETAIL S: 2,000 G.S.F.
RETAIL T: 2,000 G.S.F.
RETAIL U: 2,000 G.S.F.
RETAIL V: 2,000 G.S.F.
RETAIL W: 2,000 G.S.F.
RETAIL X: 2,000 G.S.F.
RETAIL Y: 2,000 G.S.F.
RETAIL Z: 2,000 G.S.F.

○ SITE PLAN KEY NOTES

- EXISTING PROPERTY LINE
- EXISTING DRIVEWAY
- EXISTING RETENTION AREA TO REMAIN (NOT A-100)
- EXISTING ELECTRICAL TRANSFORMER
- EXISTING SITE LIGHT TO REMAIN
- EXISTING CONCRETE STREET CURB TO REMAIN
- EXISTING SIDEWALK TO REMAIN
- EXISTING DRIVEWAY TO REMAIN
- NOT USED
- EXISTING PAVED ASPHALT PARKING LOT AREA, NO NEW WORK
- EXISTING PARKING LOT STRIPING, 4" WIDE WHITE
- EXISTING DRIVEWAY TO REMAIN
- EXISTING ACCESSIBLE PARKING STALLS AND STRIPED PARKING
- EXISTING LANDSCAPE/PARKING LOT SCREEN WALL TO REMAIN
- EXISTING DRIVEWAY TO REMAIN
- EXISTING FIRE HYDRANT LOCATION, PER CITY FIRE DEPT. STDS.
- NOT USED
- EXISTING MONUMENT SIGN TO REMAIN
- EXISTING SIGNAGE TO REMAIN
- EXISTING BLUE S.E.L.S., SEE SELECT DRAWING TO REMAIN



Restaurant & Patio (highlighted)

PARKING SITE PLAN
SCALE: 1" = 4'

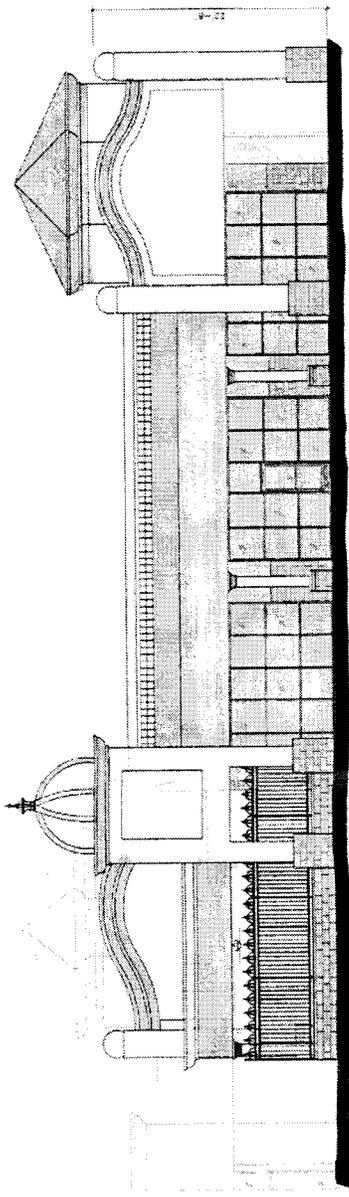


**BLACK ROCK
DESIGN**
 7401 N KOEHL AVE. 3/C
 PHOENIX, AZ 85045
 Phone: 480 433 1085
 Fax: 480 433 1085

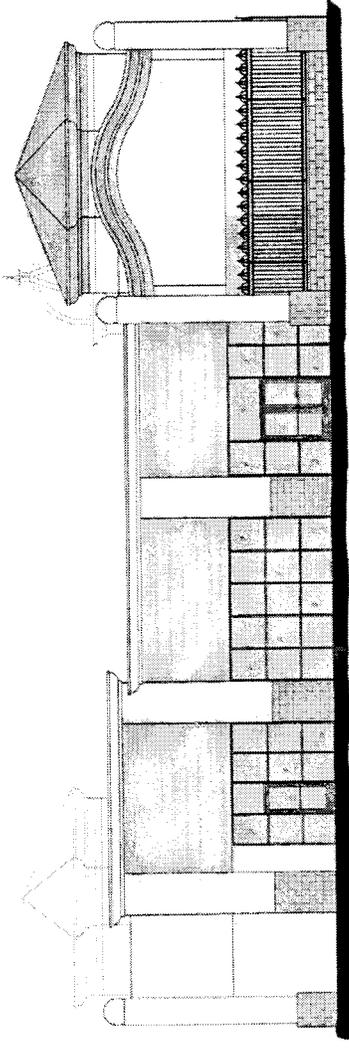
A NEW RESTAURANT IMPROVEMENT FOR
MC DUFFY'S RESTAURANT
 PECOS RD. + MCQUEEN RD. BLDG. D-1-SUITE 108
 CHANDLER, ARIZONA

EXTERIOR ELEVATION
 9.8.06
 REVISIONS

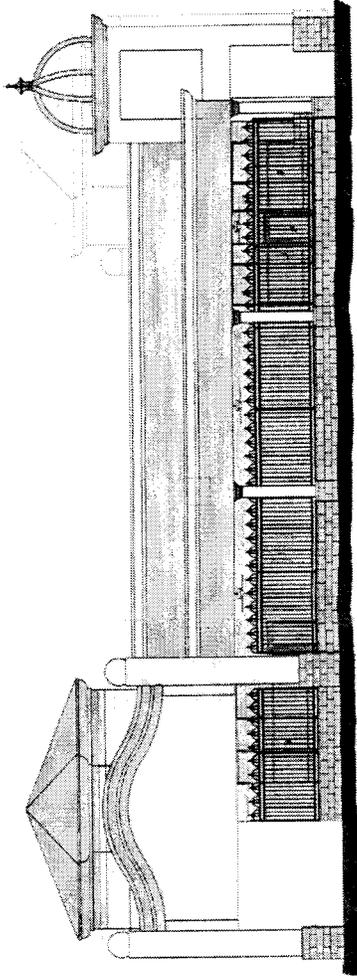
JOB NO. 06-032
 A-6



① EAST ELEVATION
 SCALE: 3/8" = 1'-0"



② WEST ELEVATION
 SCALE: 3/8" = 1'-0"



③ SOUTH ELEVATION
 SCALE: 3/8" = 1'-0"

Appetizers

McDuffy's Homemade Chicken Tenders 7.95

Freshly battered and breaded chicken tenders. Served with choice of ranch, honey mustard or barbecue dipping sauce.

Tossed in mild, medium or hot sauce add ... \$.95 With French fries add ... \$1.25

Large Cheese Crisp With Salsa

Plain..... 5.95

Loaded..... 6.95

Mini-Chicken Chimichangas 6.95

Small handrolled chimis filled with shredded chicken, cream cheese and jalapenos.

Butterflied Party Shrimp 7.95

Homemade mouthwatering beer battered and breaded shrimp. Served with cocktail sauce.

McDuffy's Sliders 8.45

Burger sliders topped with grilled onions. With cheese add... \$.75

Sweet Onion Rings 6.95

Huge stack of homemade, battered and breaded onion rings served with ranch dressing.

Spinach & Artichoke Dip 7.95

A delicious hot blend of spinach, artichoke hearts, cheeses and sour cream.

Served with crisp tortilla chips.

McDuffy's Award Winning Buffalo Wings

Buffalo Wings • Teriyaki Wings • Honey Barbecue Wings

Mild, medium or hot sauce.

Served with celery and ranch dressing. Order by the dozen 7.95

Mozzarella Cheese Sticks 6.95

Battered mozzarella cheese fried to a golden brown. Served with marinara sauce.

Crisp Potato Skins 6.95

Potato skins topped with melted cheddar cheese, crumbled bacon and green onions. Served with ranch dressing.

McDuffy's All Pro Potato Chips 4.95

Fresh, flash fried sliced potatoes. Irresistable. Served with ranch dressing. With cheese sauce add ... \$1.25

Golden French Fries 3.95

McDuffy's famous krinkle cut, golden brown fries.

With cheese sauce add ... \$1.25

Nachos 7.45

Crisp tortilla chips loaded with tomatoes, black olives and jalapenos, covered with cheese sauce. Served with salsa and sour cream.

With seasoned chicken add ... \$1.50

McDuffy's Chicken Quesadilla 7.95

Flour tortilla filled with seasoned chicken, cheese, diced tomatoes, black olives, jalapenos and green onions. Served with fresh salsa and sour cream.

McDuffy's Combo Appetizer #1 10.95

Buffalo wings (6), cheese sticks (3), potato skins (3), and onion rings.

Served with ranch dressing.

McDuffy's Combo Appetizer #2 10.95

Mini-chimichangas (4), small cheese crisp, spinach-artichoke dip and chips. Served with salsa.

McDUFFY'S

Wide World of Entertainment

Our entire team sincerely appreciates your patronage. We strive to make McDuffy's a fun, active place that you and your friends will want to call your "Home Field."

Thanks for choosing McDuffy's.

Circle Nicastro,
General Manager

Tony Greganti,
Assistant General Manager

Soups & Chili

Clam Chowder Bowl 3.95

Onion Soup Au Gratin Bowl 4.95

Soup or Chowder & Salad 6.45

Soup or Chowder & 1/2 Sandwich 6.95

Bowl of Chili 5.95

Specialty Sandwiches

Specialty sandwiches served with choice of french fries, cole slaw or cottage cheese

Beef Philly	8.95
Mounds of thinly sliced roast beef smothered with grilled onions, fresh mushrooms and bell peppers. Topped with melted mozzarella and provolone cheese on a hoagie roll.	
Chicken Philly	8.95
Sliced charbroiled chicken breast smothered with grilled onions, fresh mushrooms and bell peppers. Topped with melted mozzarella and provolone cheese on a hoagie roll.	
French Dip	8.95
Thinly sliced roast beef piled high on a hoagie roll with au jus. Horseradish on request. With mozzarella and provolone cheese add ... \$.75	
Patty Melt	8.95
Half-pound Black Angus beef patty smothered in grilled onions and melted swiss cheese. Served on rye bread.	
Grilled Reuben	8.95
Thinly-sliced delicious corned beef topped with sauerkraut, dressing and swiss cheese on rye bread.	
The Clubhouse	9.95
Mounds of smoked turkey, ham, bacon, american cheese, swiss cheese, lettuce, roma tomatoes and mayonnaise. Served on toasted sourdough or wheat bread.	
Smoked Turkey & Avocado Sandwich	8.45
Thinly sliced smoked turkey, avocado, roma tomatoes, mayonnaise and swiss cheese. Served on sourdough or wheat bread.	
Bacon-Lettuce-Tomato (BLT)	6.95
Served on sourdough or wheat bread. With avocado add ... \$1.25	
Grilled Ham & Cheese	6.95
Layers of american & swiss cheeses covered with ham and tomatoes. Served on sourdough or wheat bread.	
Crispy Chicken Wrap	6.95
Breaded chicken, diced and mixed with lettuce, roma tomatoes and your choice of dressing. Wrapped in a flour tortilla.	
Tuna Salad Sandwich	6.95
McDuffy's tuna salad, roma tomatoes and lettuce. Served on sourdough or wheat bread. With avocado add ... \$1.25	
Half Sandwich and Soup	6.95
Choice of turkey, tuna or grilled ham & cheese and a bowl of soup or chowder.	

Salads

Green Salad	3.95
Mixed greens, red onions, roma tomatoes & cucumbers. Your choice of dressing.	
Southwest Salad	8.45
Tortilla shell overflowing with seasoned chicken or beef, mixed greens, grated cheeses, tomatoes, green onions and black olives. Served with fresh salsa and your choice of dressing. With avocado add... \$1.25	
Grilled Chicken Salad	8.45
Sliced charbroiled chicken breast over crisp mixed greens, roma tomatoes, bell peppers, fresh mushrooms and provolone cheese. Your choice of dressing.	
Caesar Salad	7.45
Crisp romaine lettuce tossed in our Caesar dressing with fresh baked croutons and parmesan cheese. With charbroiled chicken breast add..... \$3.45	
McDuffy's Chicken Salad	8.45
Sliced chicken tenders on crisp mixed greens, roma tomatoes, bell peppers, fresh mushrooms, crumbled bacon and mozzarella cheese. Served with choice of dressing.	
Asian Grilled Chicken Salad	8.45
Mixed lettuces tossed with red bell pepper, red cabbage, green onions, shredded carrots and water chestnuts with grilled chicken breast. Tossed in a tangy Asian dressing and drizzled with a peanut sauce, topped with crunchy noodles.	
Choice of dressings - Ranch, Bleu Cheese, Italian Vinaigrette, Fat Free Tomato-Basil, Honey Mustard & Thousand Island.	

Burgers, Chicken & Brats

All burgers are made of half pound Black Angus beef.
Served with your choice of french fries, cole slaw or cottage cheese.

Charbroiled Classic Burger	7.95
With cheese (american, cheddar, swiss) add... \$.75	
With melted cheese, grilled onions and fresh mushrooms add... \$1.50	
With chili add... \$1.45	
Bacon Cheddar Burger	8.95
Black Angus beef with bacon strips and cheddar cheese. With barbecue sauce add... \$.50	
Southwestern Burger	8.95
Black Angus beef topped with Ortega chilies, avocado and jack cheese with fresh salsa.	
Bleu Cheese Burger	8.95
Black Angus beef covered with steak sauce and smothered with bleu cheese.	
Hawaiian Burger	8.95
Black Angus beef covered with jack cheese, teriyaki sauce and topped with pineapple.	
Grilled Chicken Breast	7.95
Charbroiled chicken burger.	
With cheese (american, cheddar, swiss) add... \$.75	
With melted cheese, grilled onions and fresh mushrooms add... \$1.50	
Charbroiled Chicken Avocado Sandwich	8.95
Chicken breast, swiss cheese, avocado, roma tomatoes & red onions. Served on a bun.	
Hawaiian Chicken Sandwich	8.95
Teriyaki marinated chicken breast covered with jack cheese and pineapple. Served on a bun.	
McDuffy's Cajun Chicken Sandwich	8.95
Breaded fried chicken tossed in spicy cajun sauce with crisp lettuce and roma tomatoes. Served on a bun.	
Bratwurst	6.95
Mouth-watering Johnsonville Sheboygen Bratwurst on a Hoagie roll.	
With grilled onions, mushrooms and bell peppers add... \$1.25 With sauerkraut add... \$.95	
McDuffy's Low Carb Special	7.95
Your choice of grilled chicken breast or charbroiled hamburger patty. Served with cottage cheese, green salad and your choice of dressing. With cheese (american, cheddar, swiss) add... \$.75 Add a second hamburger patty or chicken breast for... \$3.45	

The Maricopa County Health Department requires we include a disclaimer to inform the consumer that serving raw or undercooked meat, poultry, seafood, eggs, etc. may be dangerous to your health. Don't even think of playing sports, serving in the military or Peace Corps, driving a car, rafting the Salt River, crossing a road or just having fun. We will cook the food to your specs. Enjoy.

Specialties of the House

McDuffy's 16oz. T-Bone Steak	19.95
The king of flavor. This champion of steaks will be prepared to perfection, served with vegetables and mashed potatoes or french fries.	
Coconut Shrimp	11.45
Beautifully butterflied shrimp, battered and covered with a coconut breading. Served with homemade onion rings and a sweet & sour dipping sauce with fresh vegetables.	
Cheese Stuffed Ravioli	9.95
Served with your choice of alfredo or marinara sauce and garlic bread.	
Chicken Fried Steak	9.95
Freshly battered and breaded sirloin steak made per order. Served with mashed potatoes, fresh vegetables and a side of country gravy.	
BBQ Rib Platter	11.95
A mound of delicious BBQ spareribs served with french fries and cole slaw.	
Meatloaf	9.95
McDuffy's own recipe. Served with fresh vegetables, mashed potatoes and gravy.	
Fish & Chips	9.95
Beer battered Atlantic Cod served with french fries, cole slaw and a side of tartar sauce.	
Chicken Parmesan	10.95
Italian breaded chicken breast topped with marinara and smothered in mozzarella cheese. Served with spaghetti marinara and garlic toast.	

Handcrafted Pizzas

10 Inch individual pizzas.

House Specialty Pizza Bianco Deluxe	9.45
Artichoke, spinach, fresh roma tomatoes, garlic, mozzarella and provolone cheese.	
Margherita	8.95
Garlic brushed crust layered with mozzarella cheese and topped with fresh sliced roma tomatoes and basil.	
BBQ Chicken	9.45
Sweet BBQ chicken, roma tomatoes, red onions and mozzarella cheese.	
Hawaiian	8.95
Ham, pineapple and cheeses.	
Veggie	8.95
Roma tomatoes, black olives, bell peppers, fresh mushrooms and cheeses.	
Hand Grated Cheese	7.45
Mozzarella & Provolone.	
Pepperoni or Sausage	8.45
Pepperoni, Sausage & Fresh Mushrooms	9.45
Build your own Pizza	7.45
Each Additional Item...\$.95	
Choose from pepperoni, sausage, ham, spiced chicken, black olives, roma tomatoes, fresh mushrooms, bell peppers, onions, spinach, artichoke hearts, jalapenos, pineapple, or cheddar cheese.	

Desserts

Deep Dish Apple Cinnamon Pie	4.95
Delicious mix of hot steaming apples, brown sugar and cinnamon crust topped with vanilla ice cream and whipped cream.	
Monster Mocha Brownie	4.95
Our homemade rich chocolate hazelnut brownies layered in chocolate and caramel sauce. Topped with vanilla ice cream and whipped cream.	
Vanilla Ice Cream	3.45
With chocolate or caramel sauce add..... \$.95	

Libations

Soft Drinks by Pepsi

Pepsi, Diet Pepsi, Dr. Pepper, Sierra Mist, Mountain Dew
Mug Root Beer, Raspberry Ice Tea, Lemonade

Coffee by Boyds

Island Mist Ice Tea

Lemonade

Juices

Orange, Cranberry, Apple, Grapefruit, or Pineapple

Energy Drinks

Bottled Water

Draft Beer

Bass
 Budweiser
 Bud Light
 Coors Light
 Fat Tire
 Four Peaks Kilclifter
 Guinness
 Killian's Red
 Miller Lite
 Michelob Amber Bock
 Michelob Ultra
 Red Hook ESB

Widmer Hefeweizen
 Woodchuck Pear Cider
 Harp

McDuffys beer selection continually changes with new product offerings, and seasonal choices.

Bottled Beer

Amstel Light
 Becks
 Becks Dark
 Becks Light
 Budweiser
 Bud Light
 Coors
 Coors Light
 Corona
 Corona Light
 Dos Equis Lager
 Fosters
 Heineken
 MGD
 Michelob
 Michelob Light
 Michelob Ultra
 Miller Lite

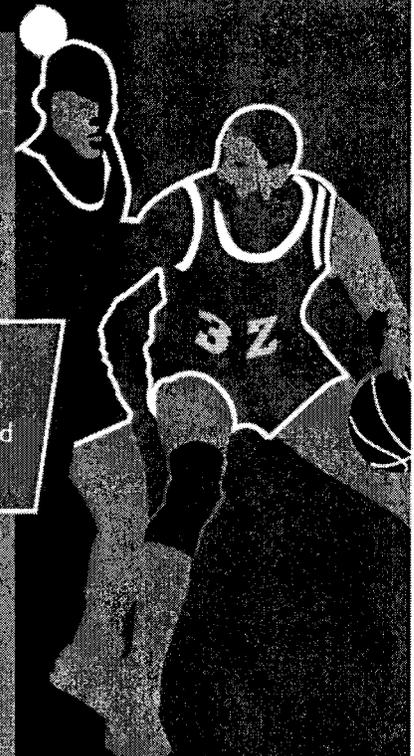
Molson Canadian
 Newcastle
 O'Douls
 O'Douls Amber
 Pacifico
 Rolling Rock
 Sam Adams
 Sam Adams Light
 Sierra Nevada
 Smirnoff Ice
 Smirnoff Apple Twist
 Smirnoff Grape Twist
 Smirnoff Orange Twist
 Smirnoff Raspberry Twist
 Tecate

Wine Selection

	Glass	Bottle
CK Mondavi		
Chardonnay	5.50	20.00
White Zinfandel	5.50	20.00
Cabernet Sauvignon	5.50	20.00
Merlot	5.50	20.00
Beringer White Zinfandel	5.75	23.00
Kendall Jackson Chardonnay	7.75	29.00
Chateau St. Michelle		
Johannisberg Reisling	6.50	24.00
Torresella Pinot Grigio	6.50	24.00
Kendell Jackson Cabernet Sauvignon		34.00

Champagne

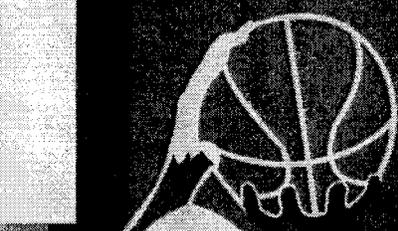
La Domaine Champagne - Split	8.25
Mumm's Cuvee Napa	35.00
Cristal	300.00
Dom Perignon	200.00



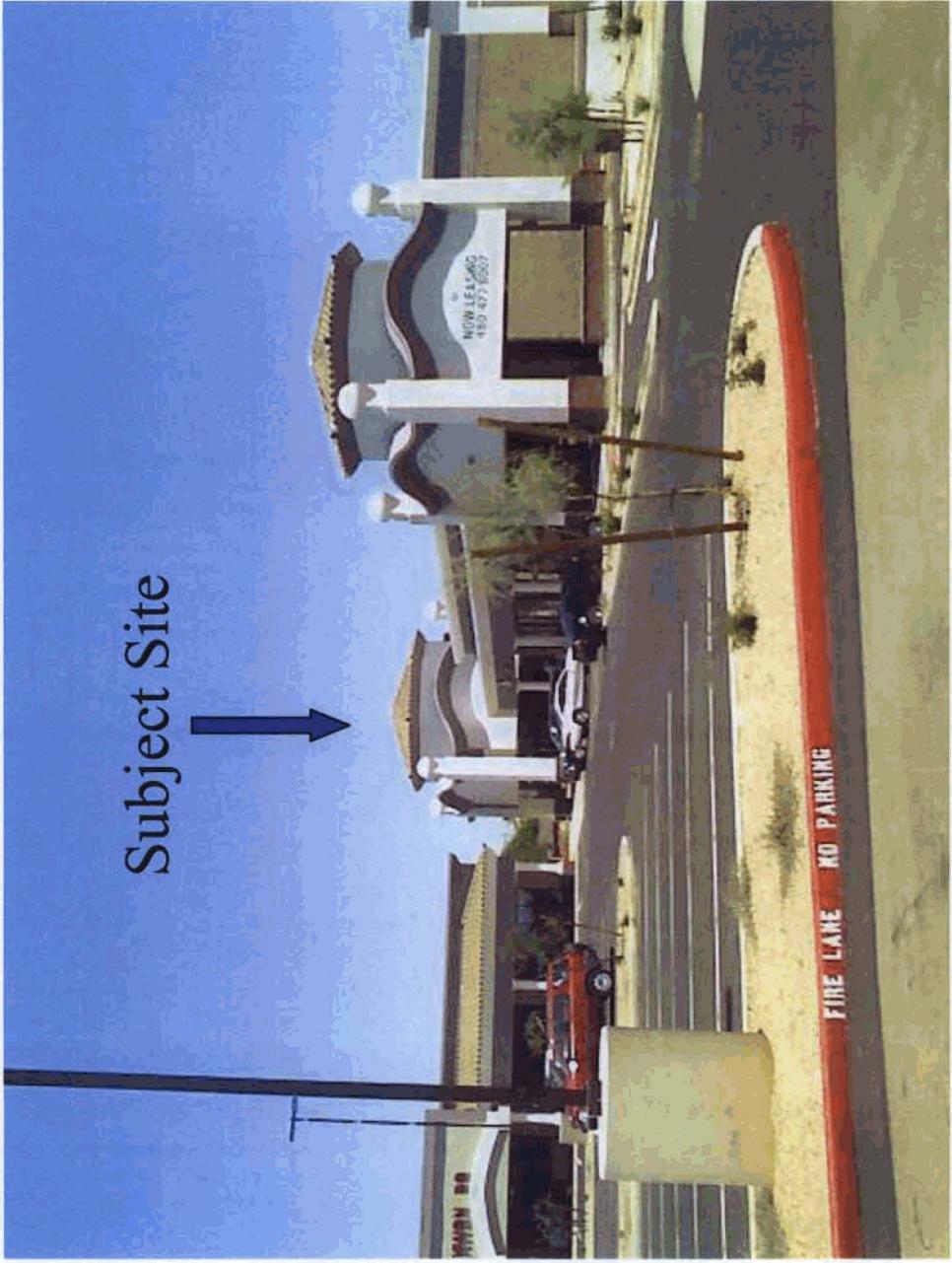
www.mcduffys.com

We accept Cash, Visa, MasterCard and American Express. There is also an ATM on premise. An 18% gratuity will be added to the check for parties of 7 or more.

Gift certificates available for purchase.

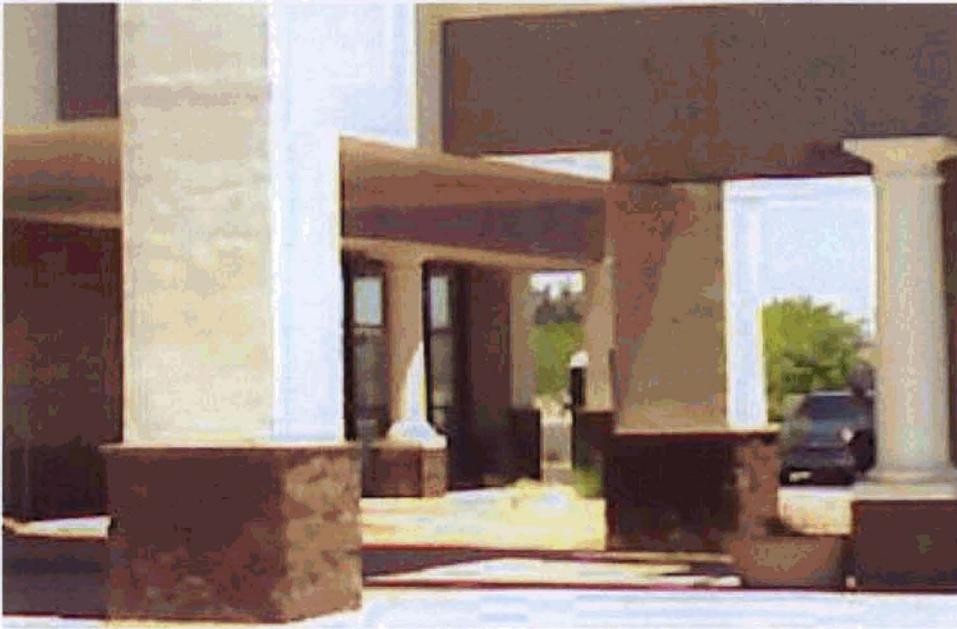


Subject Site





Subject Site



Colonnade leading to patio, building's south side

Building's southeast side



South side of building looking west from McQueen Rd. Existing landscape area to become the proposed covered patio area.

Existing sidewalk area next to planned patio to remain



Pedestrian walkway/common area on building's northwest side

