HOPKINS &
COMPANY

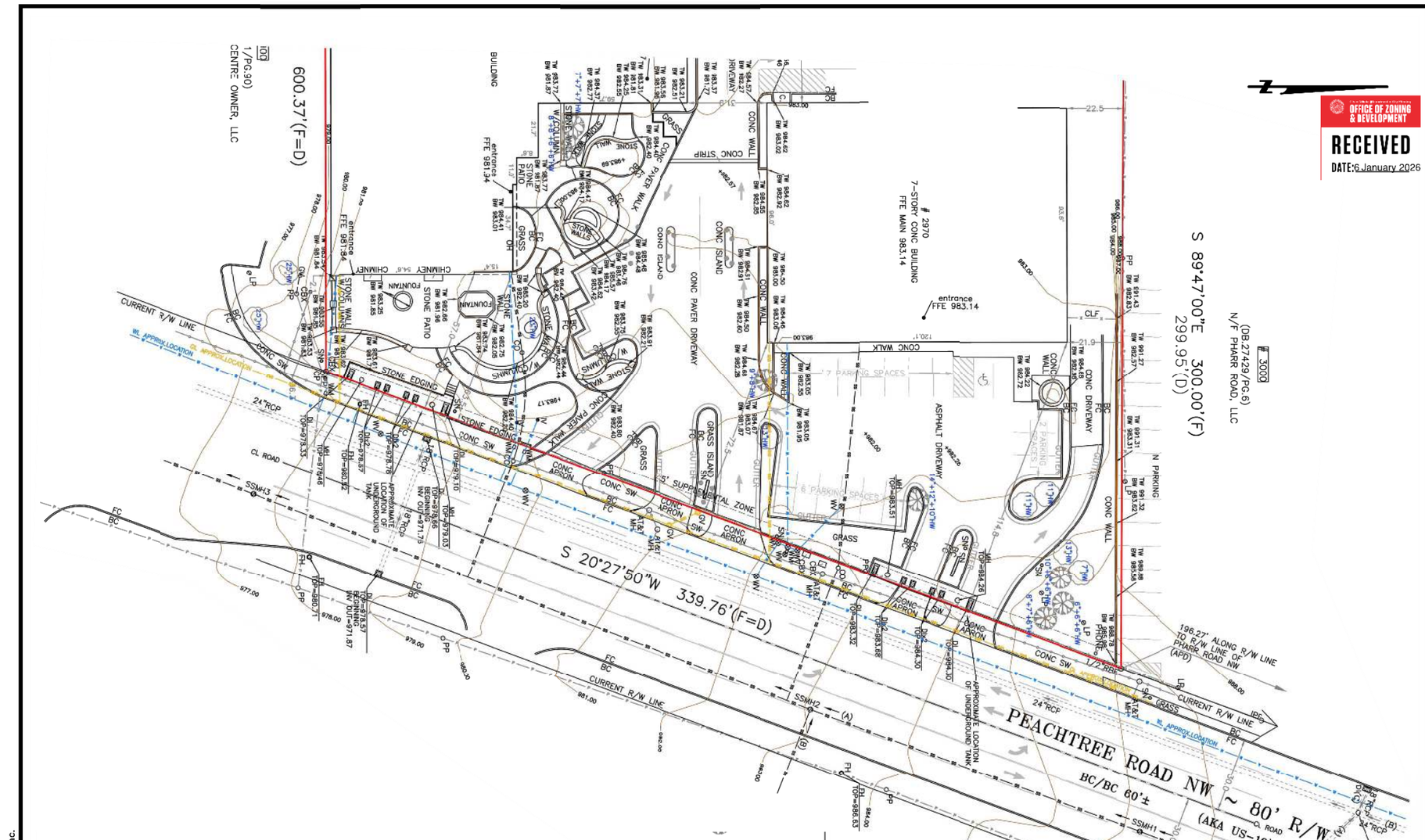
celebrating hospitality with integrity

Linton’s Restaurant & Bar
SAP Application

09.02.2026

PROJECT # 12269.00

55 IVAN ALLEN JR. BLVD, SUITE 100 ATLANTA, GA 30308 **P:** 404.688.3318 **W:** ASDSKY.COM



OFFICE OF ZONING & DEVELOPMENT
RECEIVED
DATE: 6 January 2026

SEAL

Pharr Engineering
5825 LIVE OAK PARKWAY
SUITE 2D
NORCROSS, GEORGIA 30093

BUCKHEAD CENTRE
ENTRANCE DRIVE RECONFIGURATION
CITY OF ATLANTA

BUCKHEAD CENTRE OWNER LLC
2964 PEACHTREE ROAD
ATLANTA, GEORGIA 30305

DRAWING TITLE :

EXISTING CONDITIONS

DATE :	7/15/25
PROJECT :	251536
DRAWING NO. :	C–1
SEQ.	OF
SCALE :	AS SHOWN

15.56 dct cs

LOT	BLOCK	EXISTING CONDITIONS SURVEY PREPARED FOR: *SHEET 1 OF 1*
SUBDIVISION	UNIT SECTION	**WADE HUNNICUTT**
LAND LOT 100	17TH DISTRICT SECTION	
FULTON COUNTY, GEORGIA	DB.65318/PG.1 PB./PG.	PROPERTY ADDRESS: 2964 & 2970 PEACHTREE ROAD NW ATLANTA, GA 30305
FIELD WORK DATE MARCH 28, 2025	PRINTED/SIGNED APRIL 08, 2025	
ALL MATTERS PERTAINING TO TITLE ARE EXCEPTED	PAPER SIZE: 18" x 24"	

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE OF 1 FOOT IN 30,000+ FEET, AN ANGULAR ERROR OF 05 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING THE LEAST SQUARES METHOD. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO BE ACCURATE TO 1 FOOT IN 100,000+ FEET. AN ELECTRONIC TOTAL STATION AND A 100' CHAIN WERE USED TO GATHER THE INFORMATION USED IN THE PREPARATION OF THIS PLAT. NO STATE PLANE COORDINATE MONUMENT FOUND WITHIN 500' OF THIS PROPERTY.

LK
COORD #20172038
DWG #20250475

SURVEY LAND EXPRESS, INC
LAND SURVEYING SERVICES

24 LENOX POINTE
ATLANTA, GA 30324
FAX 404-601-0941
TEL 404-252-5747
INFO@SURVEYLANDEXPRESS.COM

GEORGIA REGISTERED No. 3072 PROFESSIONAL LAND SURVEYOR EUGENE A. STEPANOV
IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

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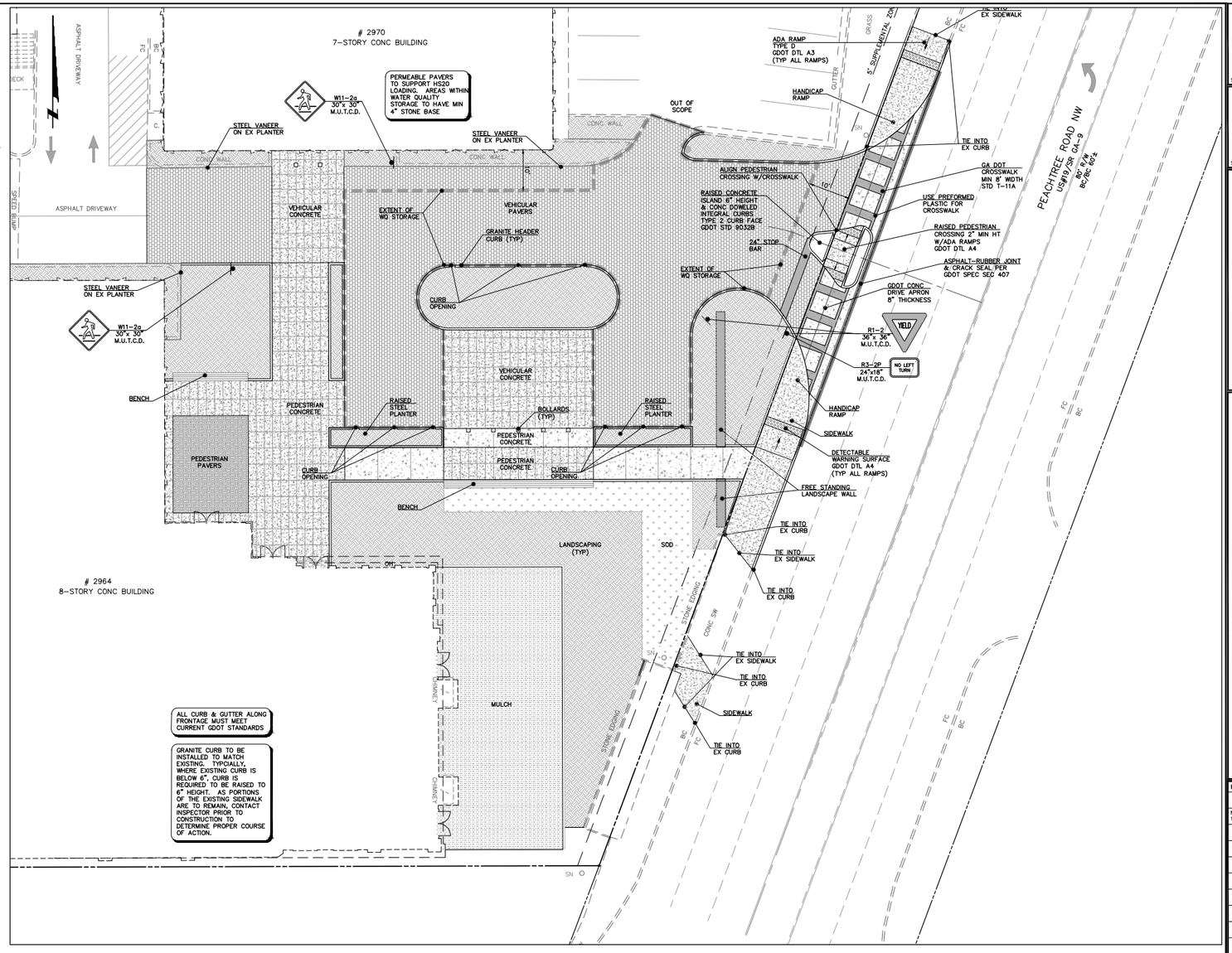
NOTES:

1. EXISTING INFORMATION FROM "EXISTING CONDITIONS SURVEY ... FOR 2964 & 2970 PEACHTREE STREET NE" BY SURVEY LAND EXPRESS, INC. DATED 4/28/25.
2. STREET ADDRESS IS 2964 PEACHTREE STREET NE, ATLANTA, GEORGIA 30305.
3. LAND LOT 100 OF THE 17TH DISTRICT.
4. TOTAL SITE AREA: 1.15 ACRES
   DISTURBED AREA: 0.44 ACRES
5. PROPERTY ZONED SP-9 SA1
6. ALL SIDEWALK & PAVEMENT IS TO BE SAWCUT WHEN REMOVED AND/OR REPLACED WHEN ADJACENT TO ITEMS THAT ARE TO REMAIN.
7. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH GOVERNING MUNICIPALITY'S STANDARDS AND SPECIFICATIONS.
8. ESTIMATED HAUL VOLUMES:
   350 CY – DEMO
   50 CY – SUBGRADE FILL
   50 CY – PLANTING MIX/SOIL FILL

Construction Area Breakdown

Sidewalks	2,630 sf	Pedestrian Concrete
Drive	1,400 sf	Vehicular Concrete
Drive	6,425 sf	Permeable Paving
Landscaping	8,720 sf	New and replanted landscaping
	0.44 ac	total

ALMOST ENTIRETY OF DISTURBED AREA TO BE RECONSTRUCTED. ALL PAVING & SIDWALKS TO BE DEMOED AND RECONSTRUCTED AND ALL LANDSCAPING TO BE NEWLY INSTALLED OR REPLACED.



APPROVED SITE WORK - UNDER CONSTRUCTION
PERMIT #BB-202509740
SAP-25-110

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GEORGIA REGISTERED PROFESSIONAL ENGINEER
SEAL 12/19/25

SEAL

pharr
CIVIL ENGINEERS
3950 DUKE CLINE PARKWAY • SUITE 201
NORCROSS, GEORGIA 30093
TEL 770.840.0400 / 770.840.0401 FAX

BUCKHEAD CENTRE
ENTRY PLAZA IMPROVEMENTS
2964 PEACHTREE ROAD
ATLANTA, GEORGIA 30305
CP GROUP
3475 PEACHTREE STREET NE • SUITE 500 • ATLANTA, GEORGIA 30305

REVISIONS :

NO. & DATE	DESCRIPTION
No. 1 12/19/25	CITY COMMENTS

DRAWING TITLE : SITE PLAN

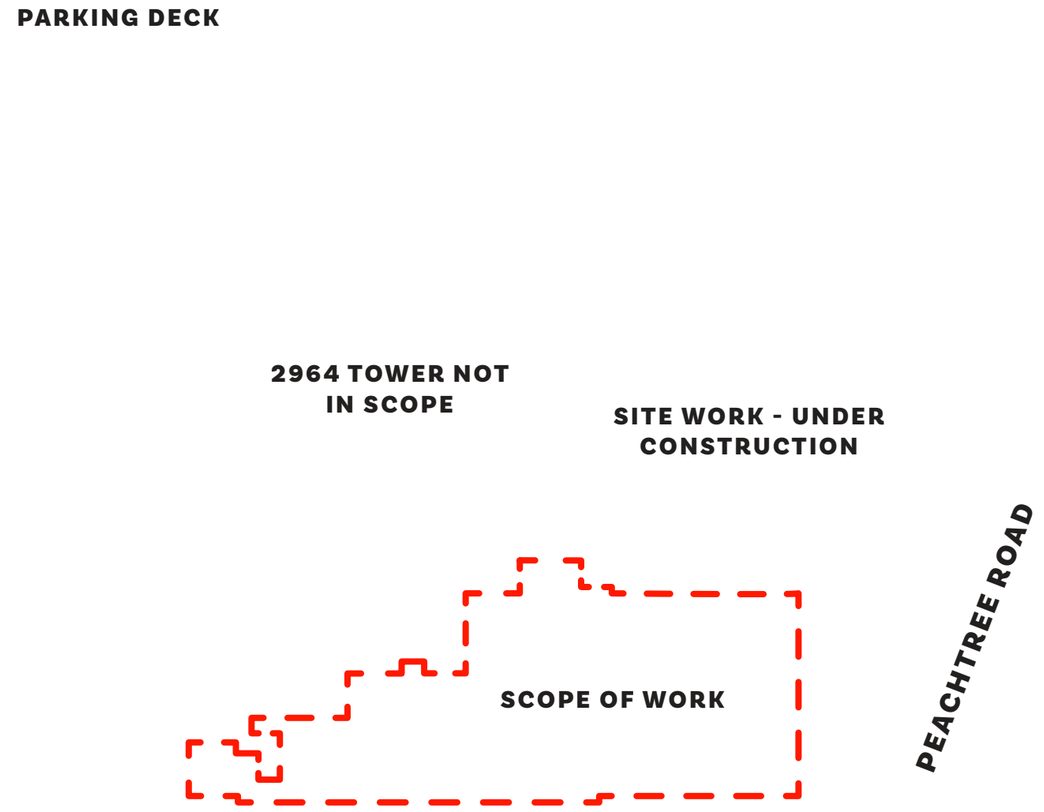
DATE : 10/28/24
PROJECT : 251536
DRAWING NO. : C-4
SEQ. OF
SCALE : 1" = 10'

RELEASED FOR CONSTRUCTION

GRAPHIC SCALE
1 inch = 20 ft.
(IN FEET)

811 Know what's below. Call before you dig.

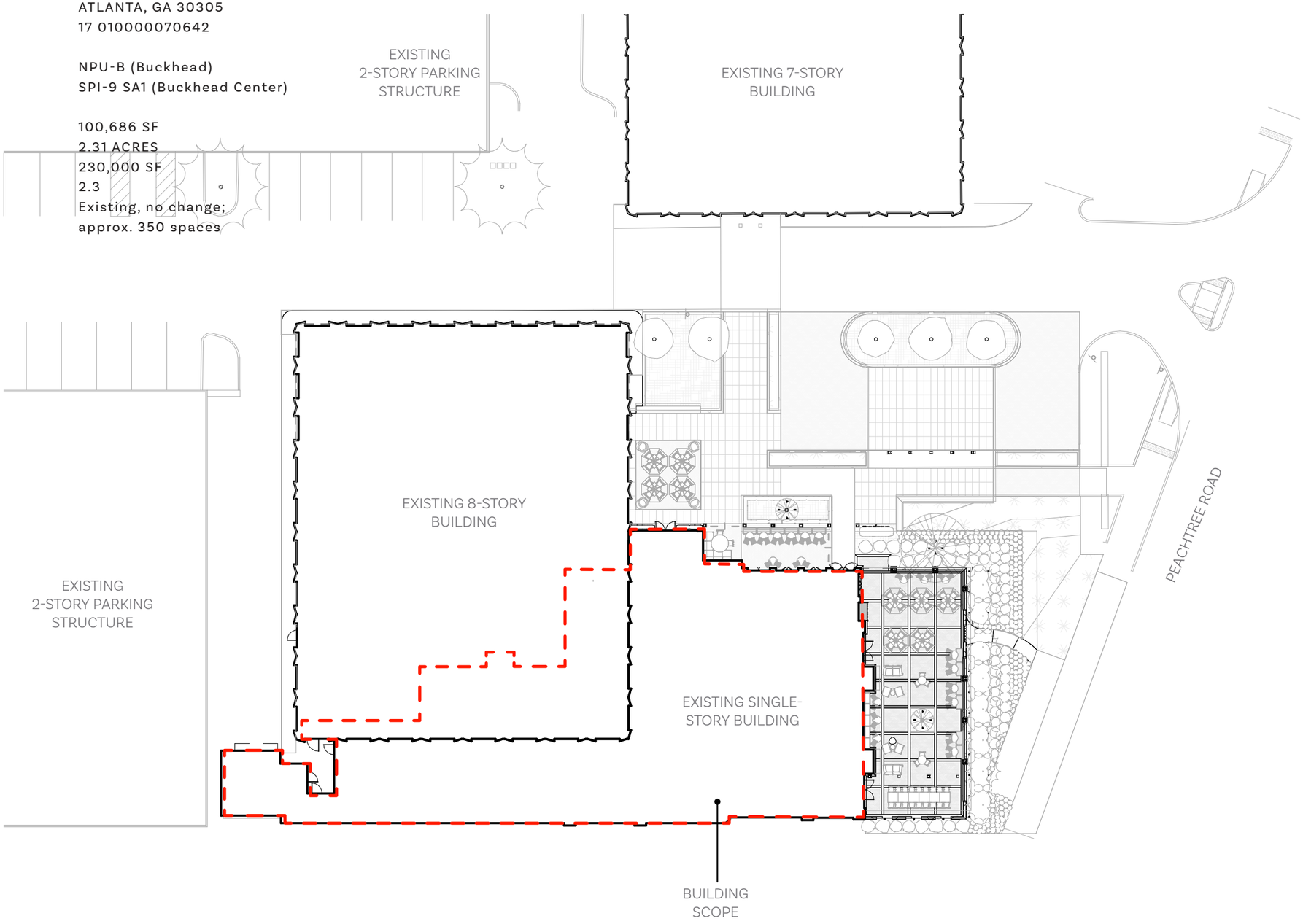
Site Plan


PARKING DECK
2964 TOWER NOT IN SCOPE
SITE WORK - UNDER CONSTRUCTION
PARKING DECK
SCOPE OF WORK
PEACHTREE ROAD

Overall Plan

ZONING SPECIFICATION TABLE

PROPERTY ADDRESS	2964 Peachtree Road NW ATLANTA, GA 30305
PARCEL ID	17 010000070642
ZONING CLASSIFICATION	NPU-B (Buckhead)
ZONING OVERLAY	SPI-9 SA1 (Buckhead Center)
NET LOT AREA	100,686 SF
GROSS LAND AREA	2.31 ACRES
EXISTING BUILDING AREA	230,000 SF
FLOOR AREA RATIO	2.3
PARKING	Existing, no change; approx. 350 spaces



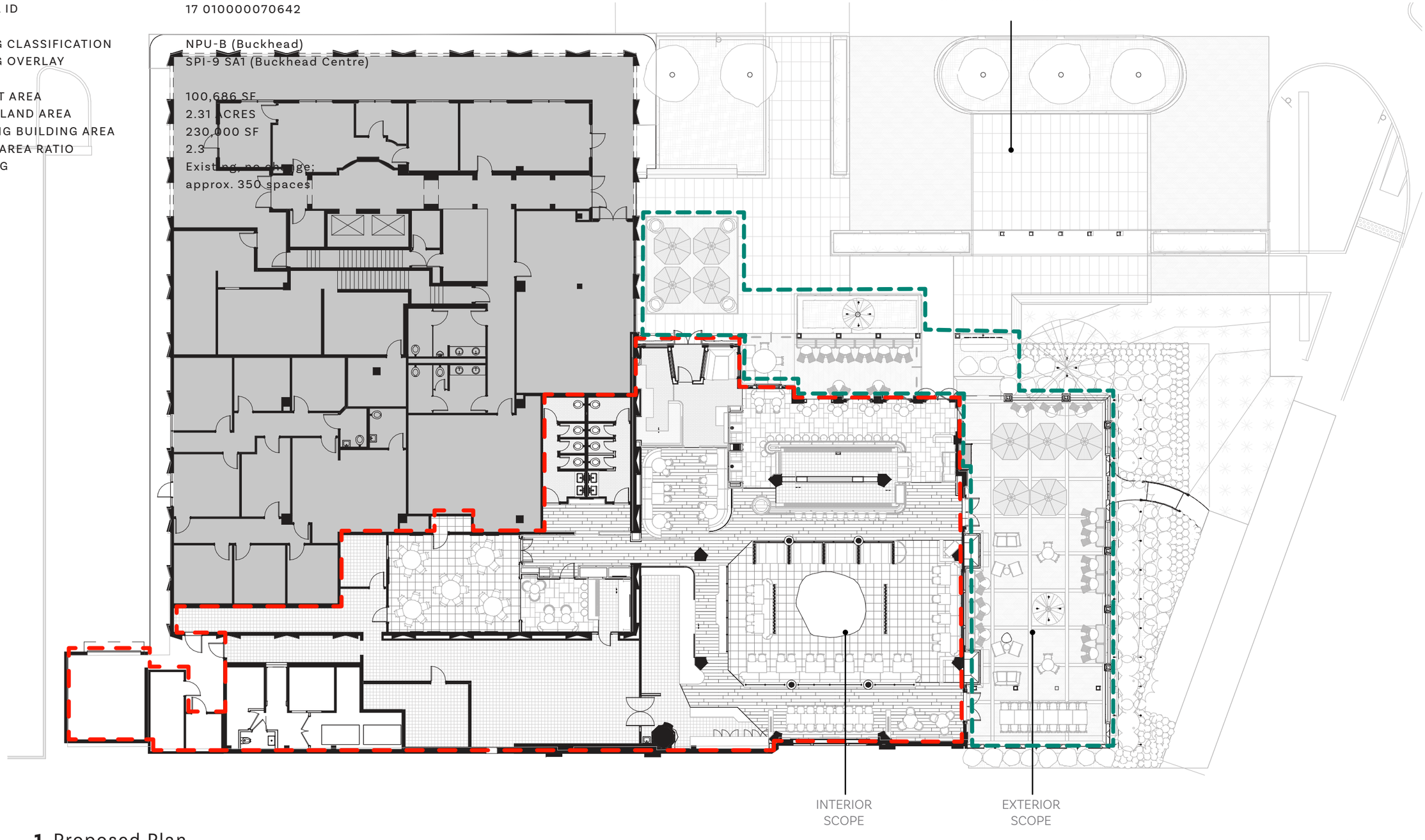
1 Proposed Plan

0' 4' 8' 12' 24'
SCALE: 1/32" = 1'-0"

Floor Plan

ZONING SPECIFICATION TABLE

PROPERTY ADDRESS	2964 Peachtree Road NW ATLANTA, GA 30305
PARCEL ID	17 010000070642
ZONING CLASSIFICATION	NPU-B (Buckhead)
ZONING OVERLAY	SPI-9 SA1 (Buckhead Centre)
NET LOT AREA	100,686 SF
GROSS LAND AREA	2.31 ACRES
EXISTING BUILDING AREA	230,000 SF
FLOOR AREA RATIO	2.3
PARKING	Existing, no change; approx. 350 spaces



1 Proposed Plan

0' 5' 10' 20' 40'
SCALE: 1" = 20'-0"

Existing Conditions













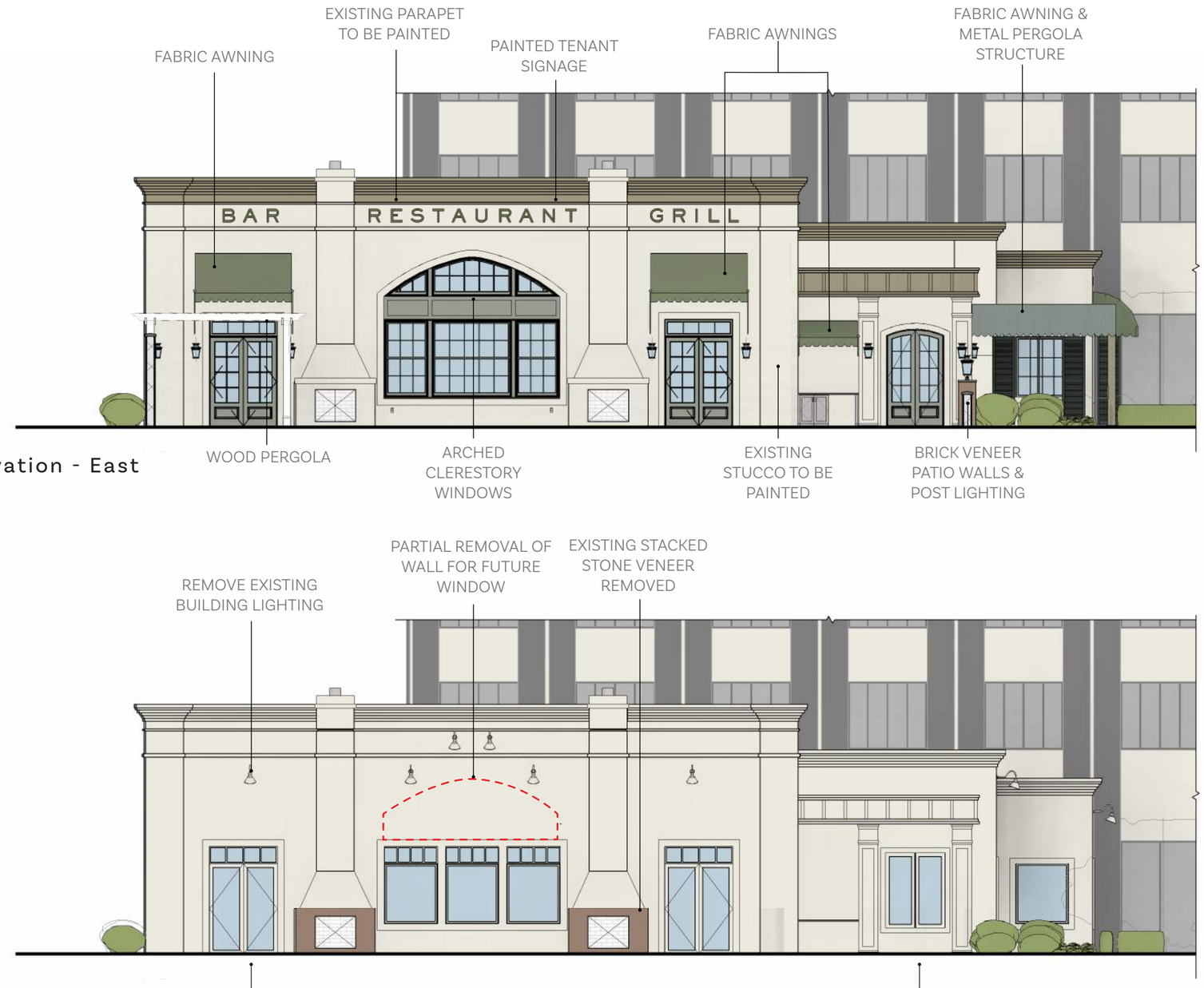




2 Proposed Elevation - North

1 Existing Elevation - North

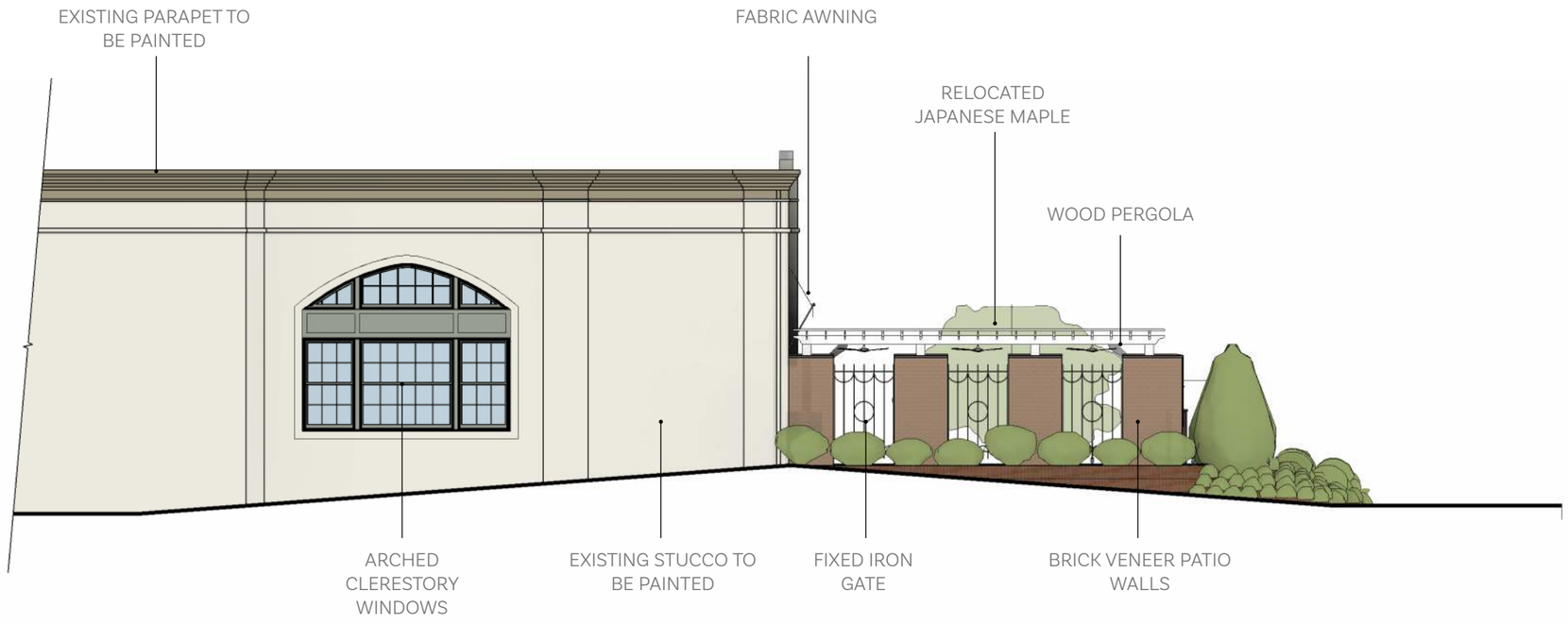
0' 2' 4' 8' 12'
SCALE: 3/32" = 1'-0"



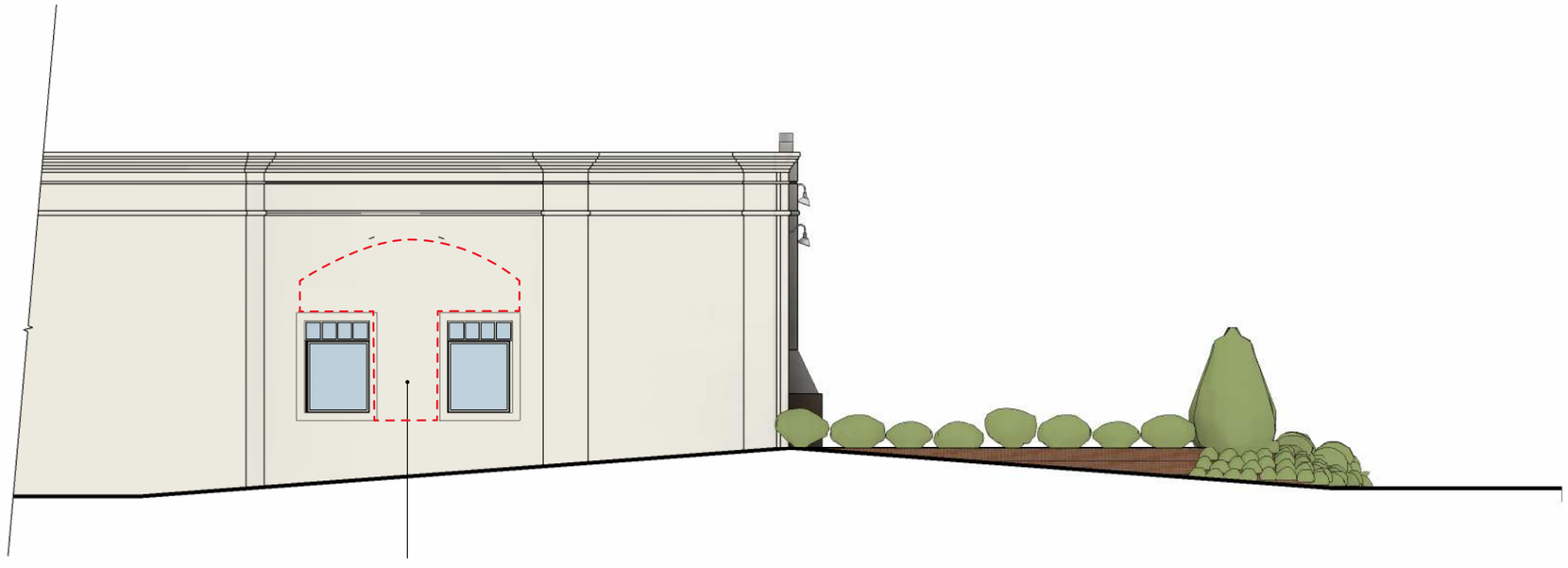
2 Proposed Elevation - East

1 Existing Elevation - East

0' 2' 4' 8' 12'
SCALE: 3/32" = 1'-0"



2 Proposed Elevation - South



1 Existing Elevation - South

0' 2' 4' 8' 12'
SCALE: 3/32" = 1'-0"

Proposed Exterior



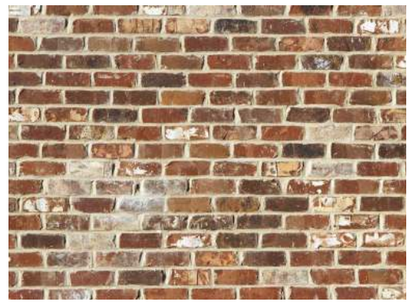
2 Existing Conditions

3 Key Plan



1 Proposed Conditions







Proposed Exterior

7



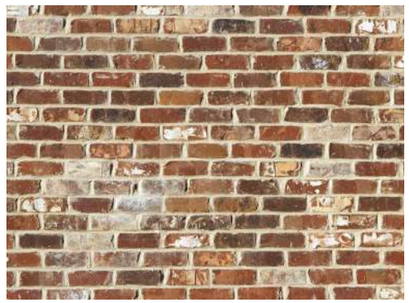
2 Existing Conditions

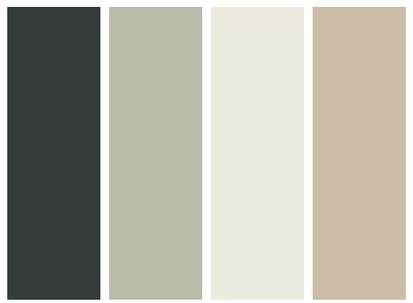
3 Key Plan



1 Proposed Conditions









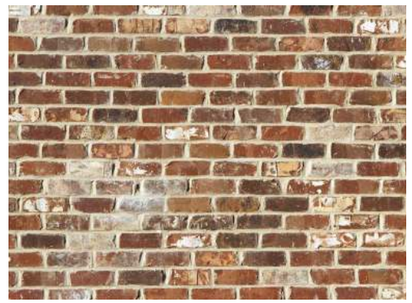
2 Existing Conditions

3 Key Plan



1 Proposed Exterior







THANK YOU