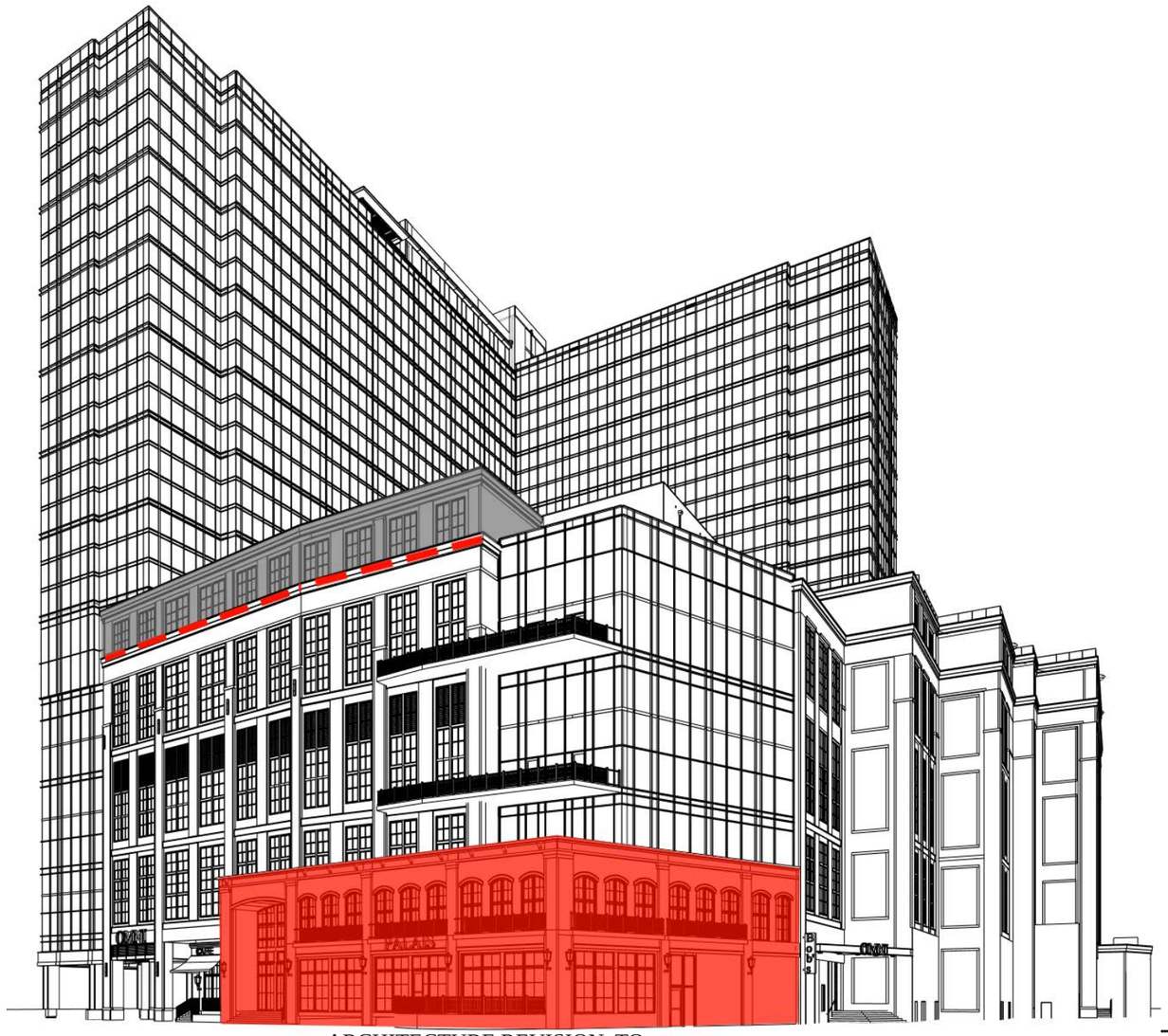
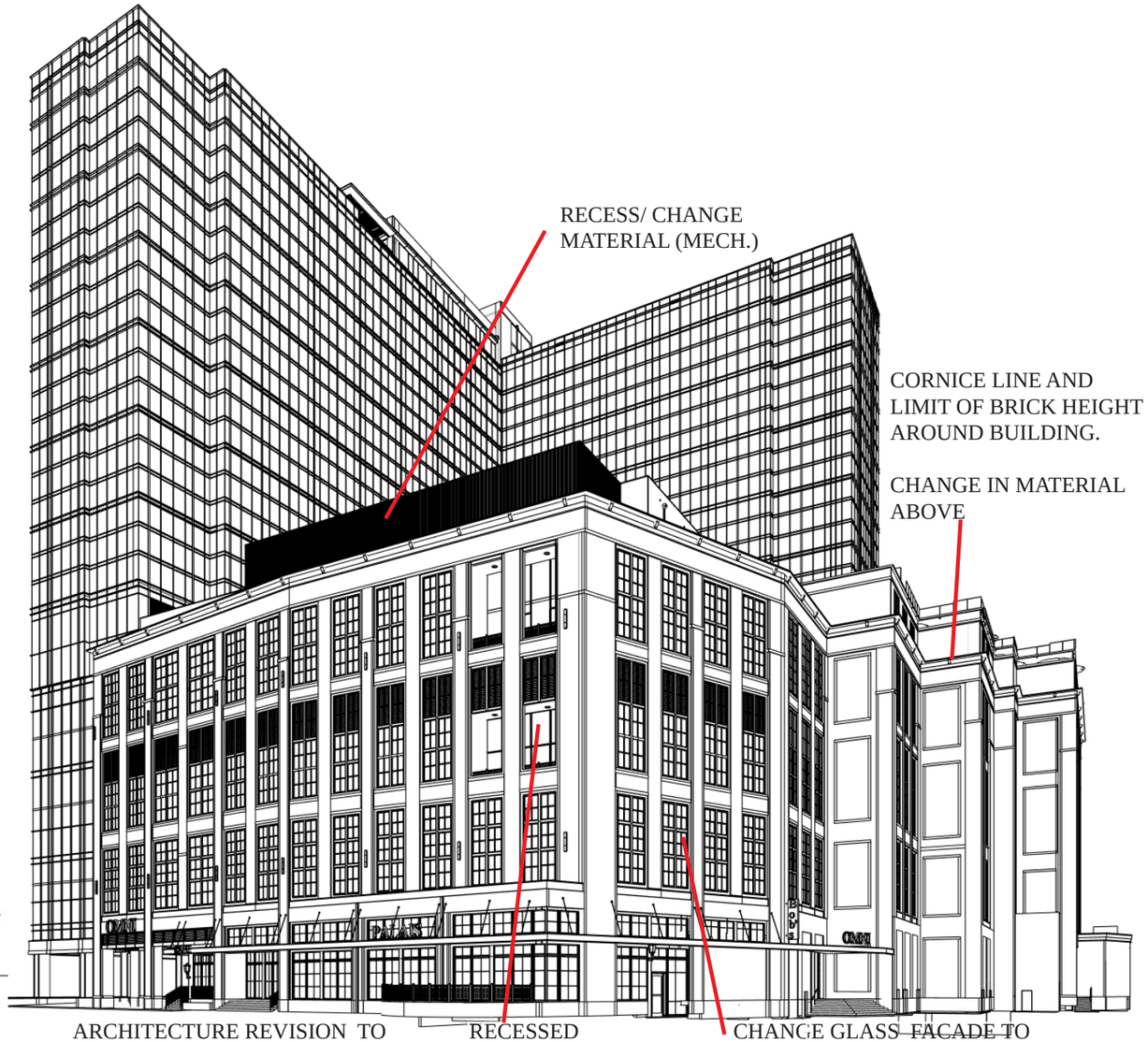
CURRENT DESIGN



ARCHITECTURE REVISION TO MATCH WAREHOUSE DISTRICT AESTHETIC

REDESIGN STRATEGY



ARCHITECTURE REVISION TO MATCH WAREHOUSE DISTRICT AESTHETIC

RECESSED BALCONIES.

CHANGE GLASS FACADE TO BRICK.

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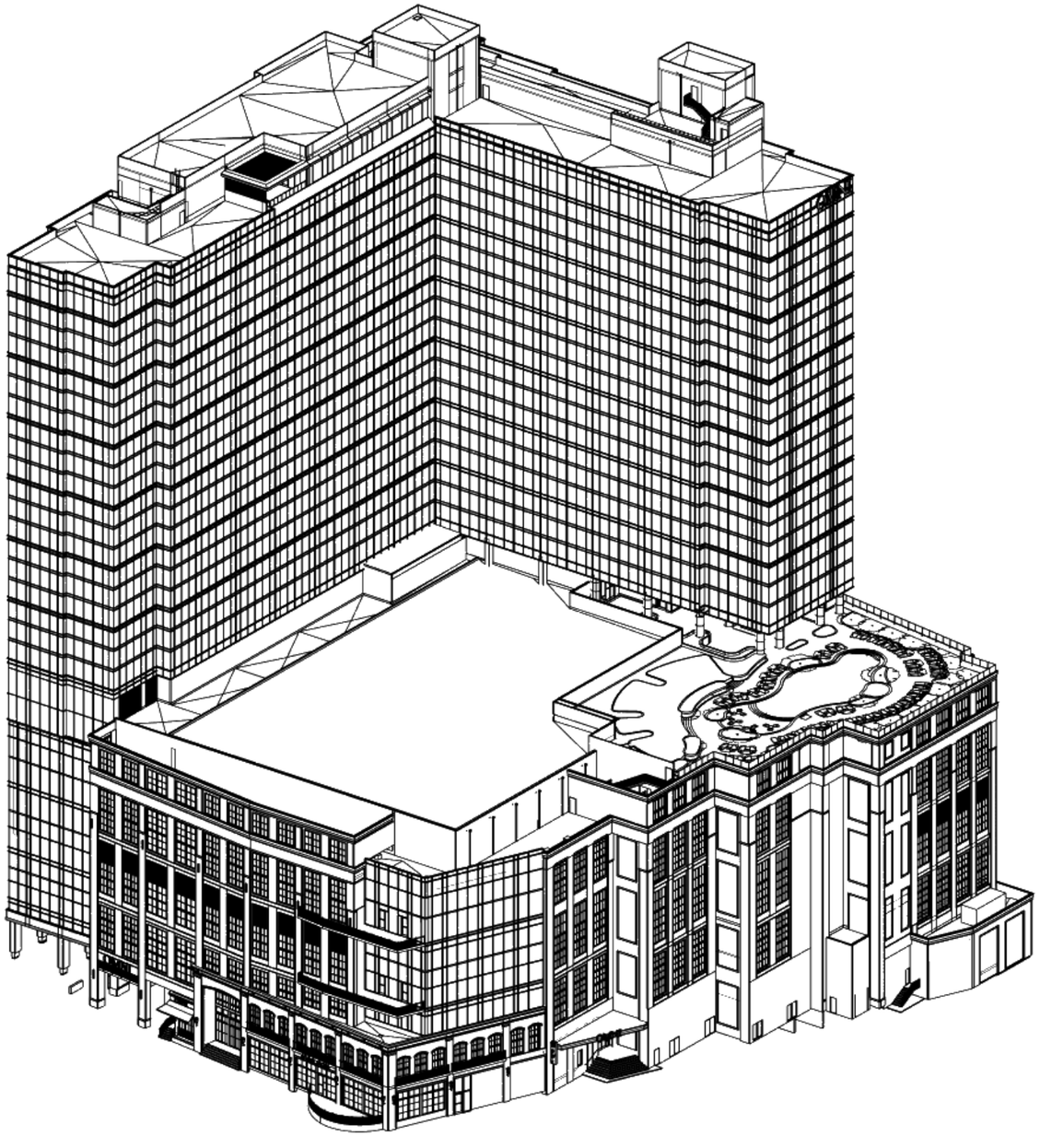
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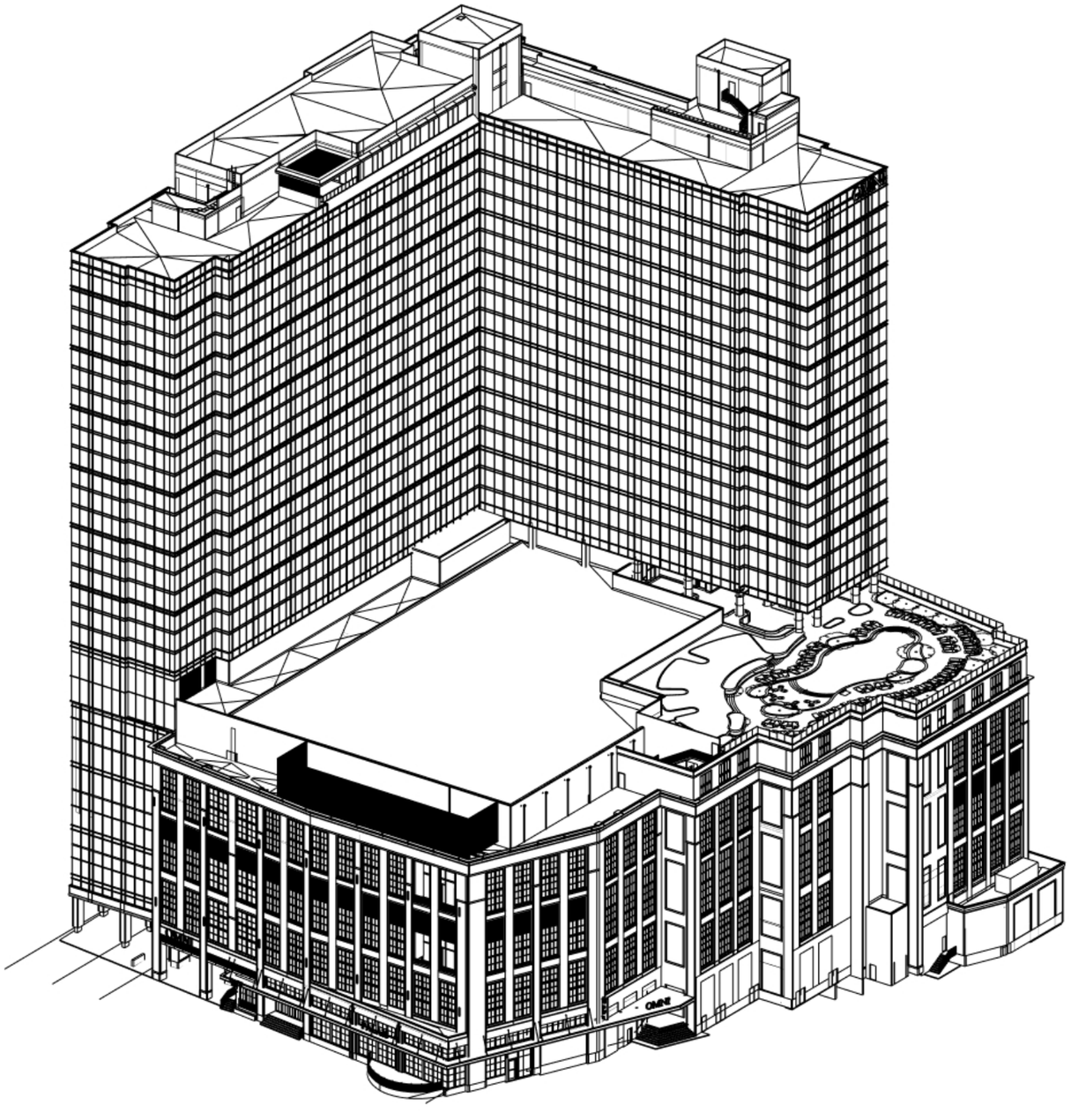
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REDESIGN STRATEGY



MASSING COMPARISON

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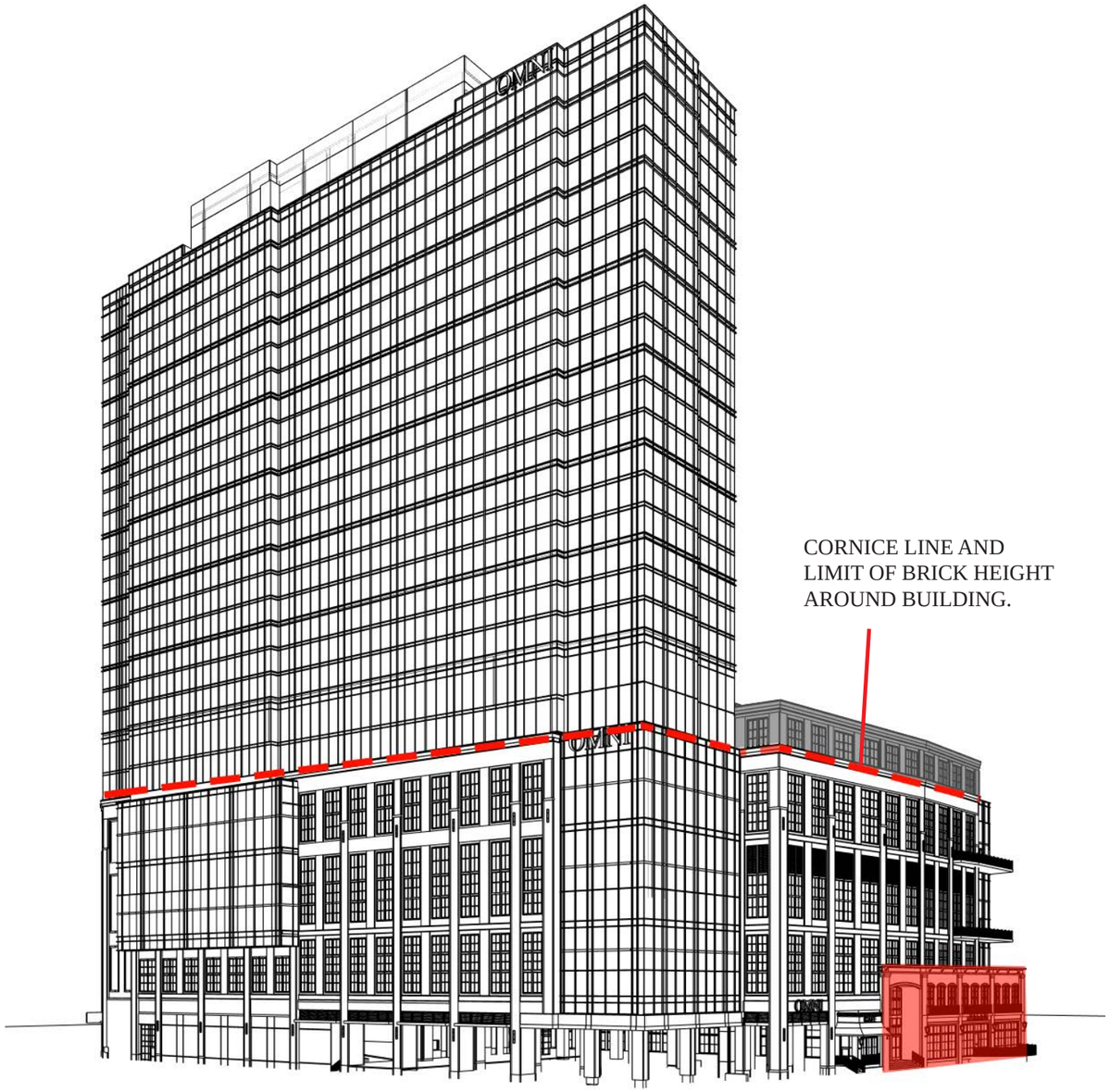
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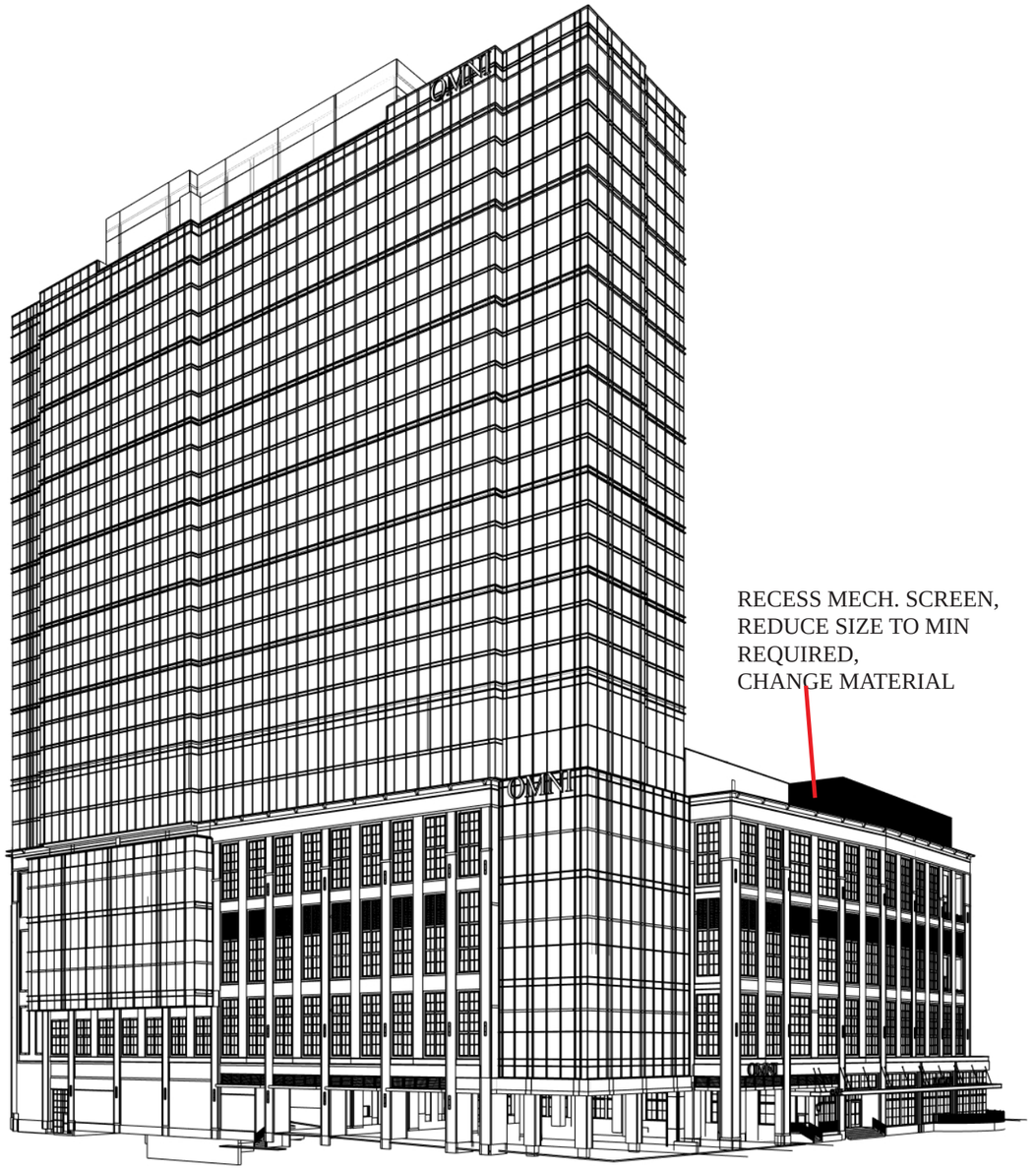
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REDESIGN STRATEGY





WINDOW PATTERN



CORNICE



WINDOW DETAILING



PILASTER DETAILING



INTEGRATED GROUND FLOOR RETAIL

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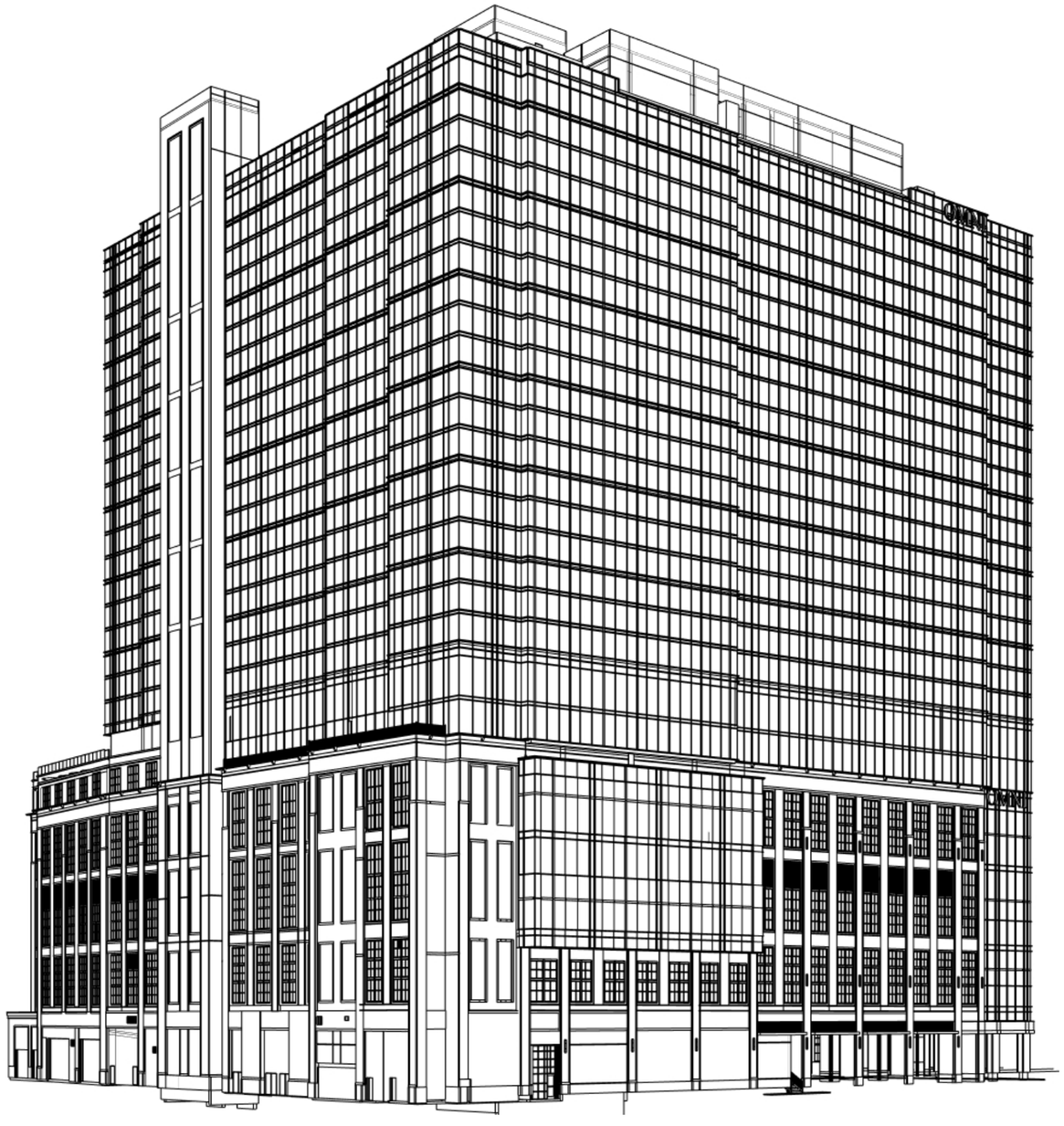
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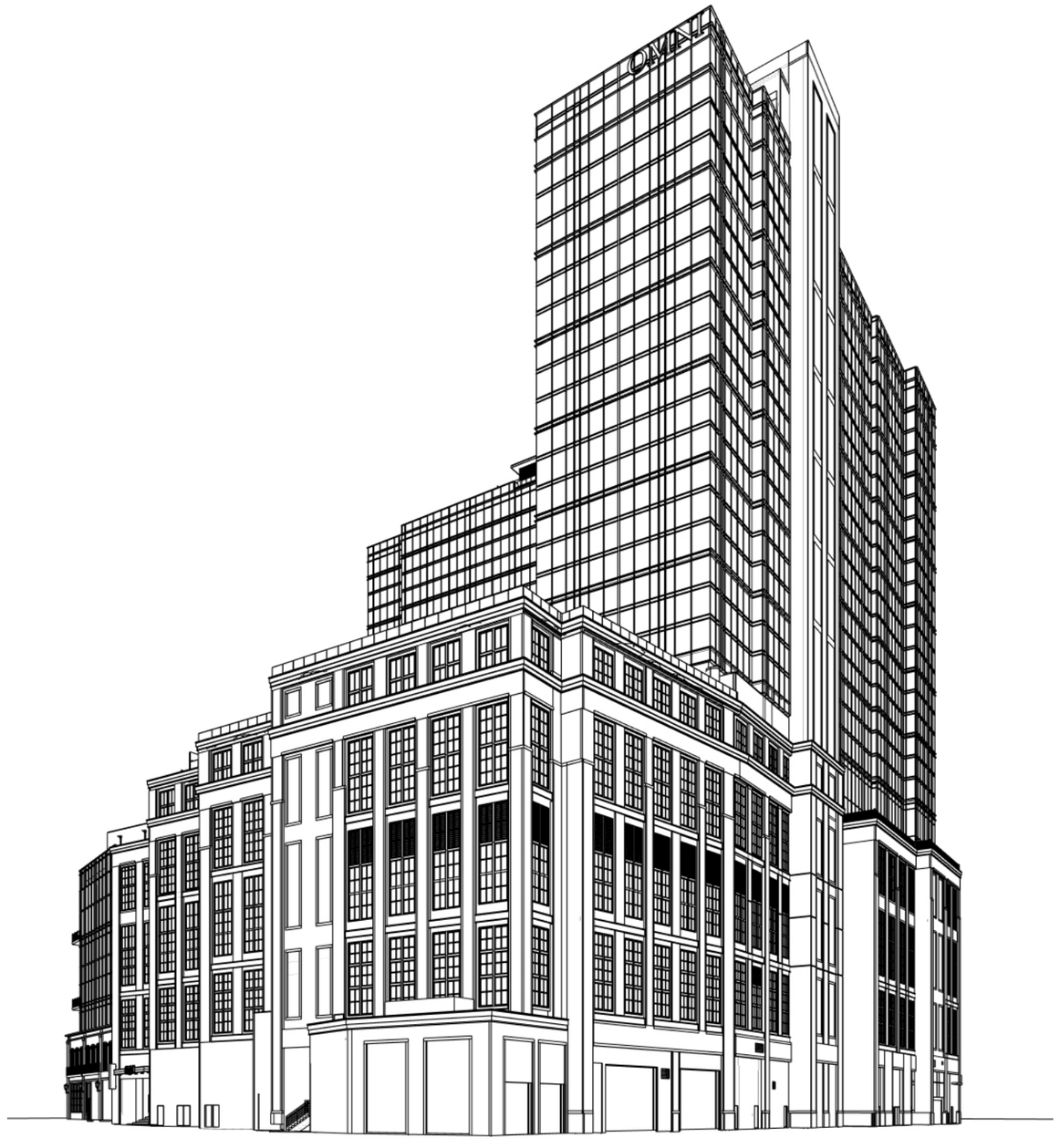
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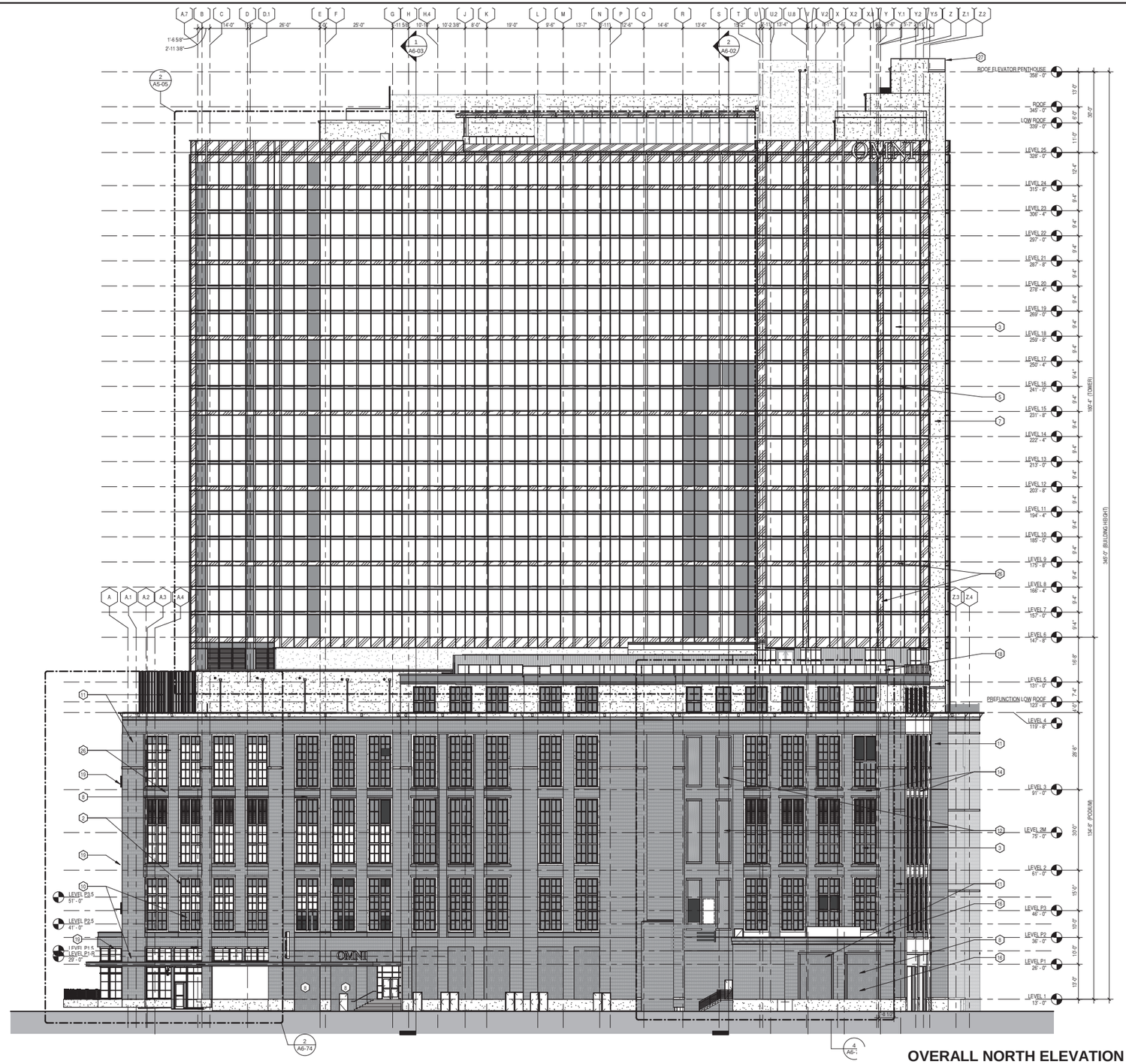
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OVERALL NORTH ELEVATION

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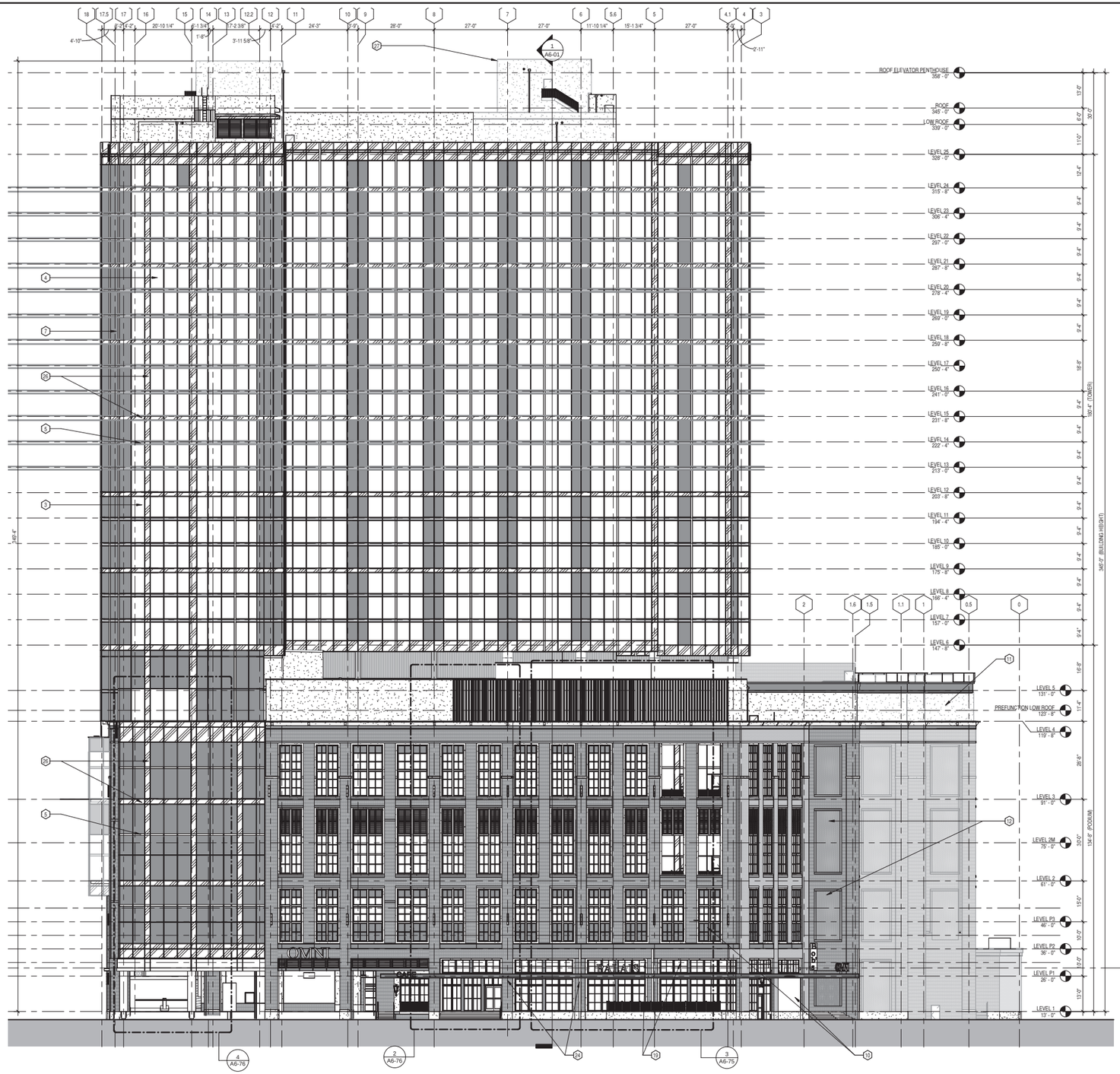
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OVERALL EAST ELEVATION

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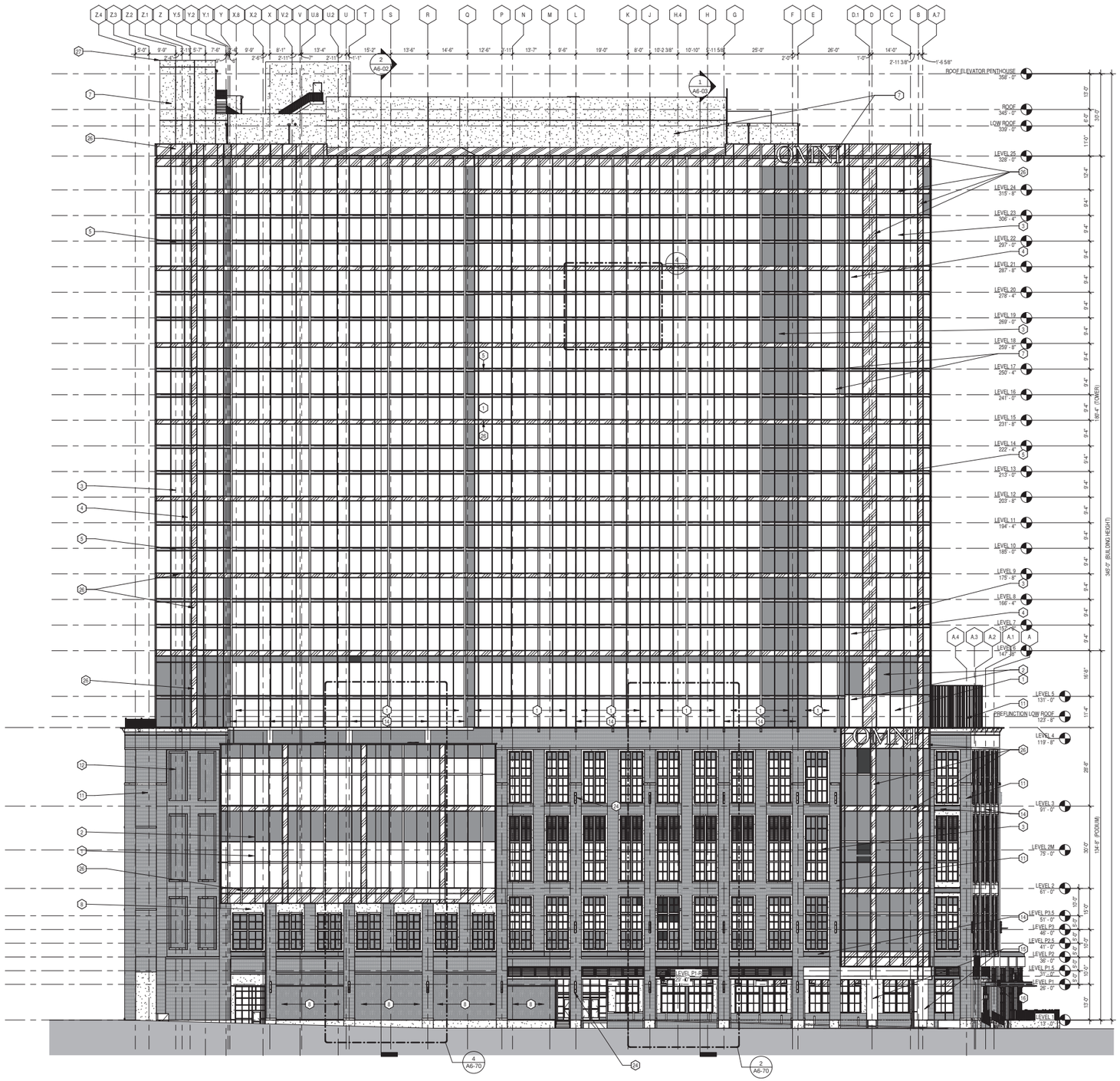
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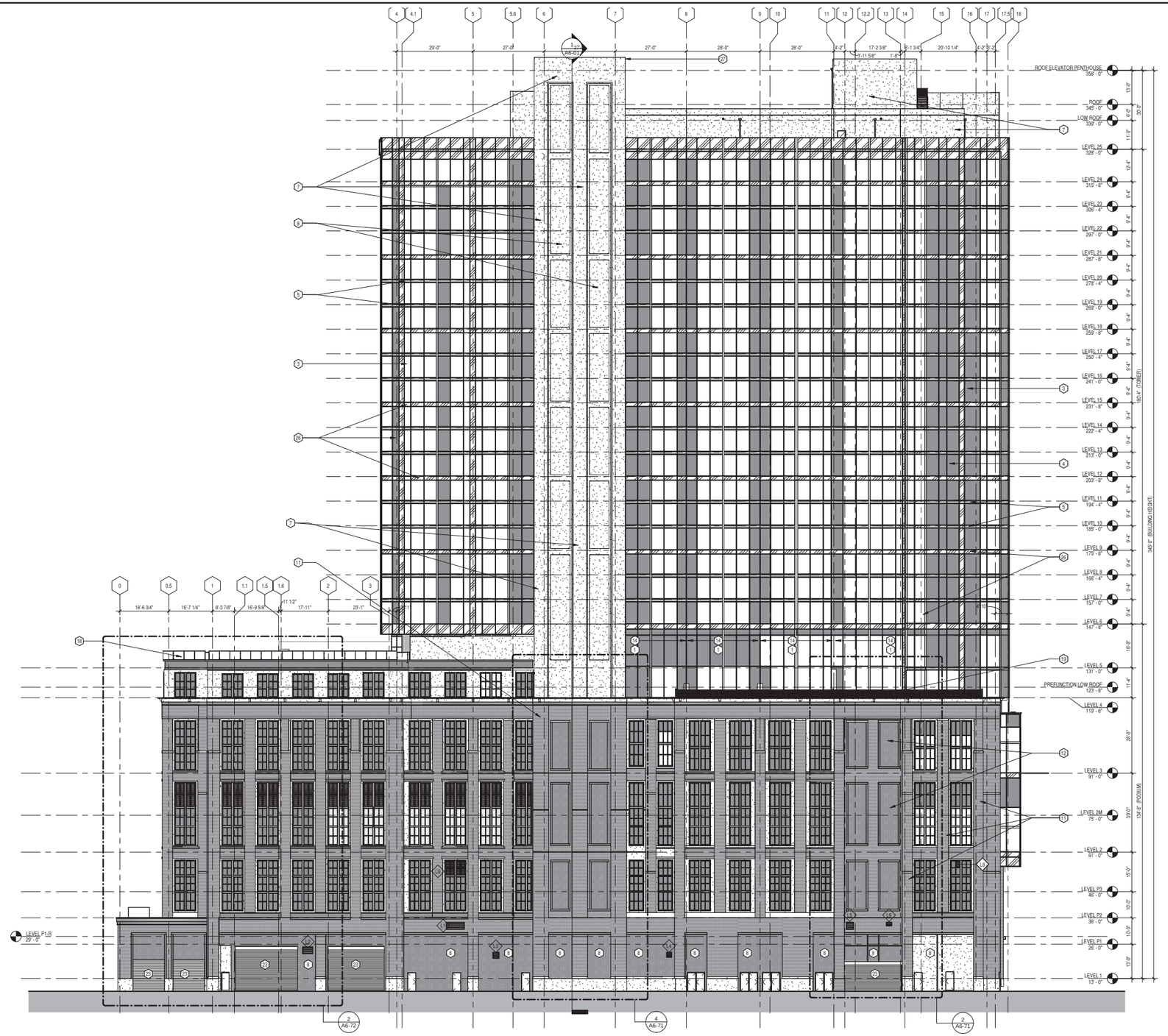
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OMNI NEW ORLEANS HOTEL

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OMNI HOTELS & RESORTS


ROOF ELEVATOR PENTHOUSE 358' - 0"
ROOF 345' - 0"
LOW ROOF 339' - 0"
LEVEL 25 328' - 0"
LEVEL 24 315' - 8"
LEVEL 23 306' - 4"
LEVEL 22 297' - 0"
LEVEL 21 287' - 8"
LEVEL 20 278' - 4"
LEVEL 19 269' - 0"
LEVEL 18 259' - 8"
LEVEL 17 250' - 4"
LEVEL 16 241' - 0"
LEVEL 15 231' - 8"
LEVEL 14 222' - 4"
LEVEL 13 213' - 0"
LEVEL 12 203' - 8"
LEVEL 11 194' - 4"
LEVEL 10 185' - 0"
LEVEL 9 175' - 8"
LEVEL 8 166' - 4"
LEVEL 7 157' - 0"
LEVEL 6 147' - 8"
LEVEL 5 131' - 0"
PREFUNCTION LOW ROOF 129' - 8"
LEVEL 4 119' - 8"
LEVEL 3 91' - 0"
LEVEL 2M 75' - 0"
LEVEL 2 61' - 0"
LEVEL P3.5 51' - 0"
LEVEL P3 46' - 0"
LEVEL P2.5 41' - 0"
LEVEL P2 36' - 0"
LEVEL P1.5 31' - 0"
LEVEL P1 26' - 0"
LEVEL 1 13' - 0"
LEVEL P1.5
LEVEL P1.5
OMNI
OMNI
OMNI



OVERALL WEST ELEVATION

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OMNI NEW ORLEANS HOTEL

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Description: 884,150 sq ft high rise hotel and 135,219 sq ft structured parking for a total of 1,019,369 sq ft.
parcel area: 94,325 sq ft. bounded by Andrew Higgins Drive to the North, Convention Center Boulevard to the East, John Churchill Chase Street/ Mississippi River Heritage Park to the South, and S. Peters Street to the West.

Permitted Land Use hotels are permitted by right in the CCH Overlay and are not subject to the transient lodging interim zoning district

Figure 17-2 Maximum Building Height does not apply to CCH Overlay

Floor Area Ration (FAR) limit of 12. FAR proposed: 10.8 (1,019,369 sq ft/ parcel area: 94,325 sq ft)

Bicycle Parking Requirements in Table 22-1 do not apply in the CCH Overlay. A minium of 20 bicycle parking spaces are required.

Loading Space requirements in Table 22-3 do not apply in the CCH Overlay. No more than 4 loading spaces are required in the CCH Overlay.

Curb cut requirements in Section 22.11.B and Figure 22-9 do not apply in the CCH Overlay. More than one per frontage permitted. 28 ft maximum width. No maximum width for loading and trash areas in the CCH Overlay.

Signage podium, tower, tenant, and ground floor tenant signage allowed in addition to allowances in Article 24.

Exterior lighting in CCH Overlay permits building-mounted fixtures above 18 ft max height

Article 18, Section 18.33 Convention Center Hotel Overlay District pending before Council under Zoning Docket 024/26.

Zoning Analysis

Design Standards from 17.6.D multi-modal/pedestrian corridor are replaced with 18.33.D multi-modal/pedestrian corridor in the CCH Overlay District.

1. Min 14 ft first floor ceiling height
2. Convention Center Blvd facade shall include architectural features (changes in wall plane, texture, masonry patterns, colonnade, columns, or pilasters, repeating at max 25 ft intervals.
3. Functional elements (grates, emergency exits, etc) shall be decorative and part of overall design.
4. Entrance on Convention Center Blvd. Doors to shops, lobby, pedestrian plaza, or cluster of commercial uses open to the public.
5. Safe pedestrian access to the building from the street, parking areas, and adjacent buildings.
6. Accessible primary entry from parking area and pedestrian access points.
7. Parking garage limited to one set of access ramps.

Design Advisory Committee Provisos (May 20, 2026)

1. Improve Andrew Higgins and S Peters ground floor facades (ornamentation, faux windows, articulation, landscape).
2. Improve blank ground floor facade facing the park (green screen, other decorative elements).
3. Relocate the ground-level entrance to the rooftop to the corner of S Peters.
4. DPW right-of-way comments related to the driveway entry to porte cochere, the crosswalk, and the sidewalk cafe.
5. Consult PPW for landscaping of public spaces adjacent to the site.

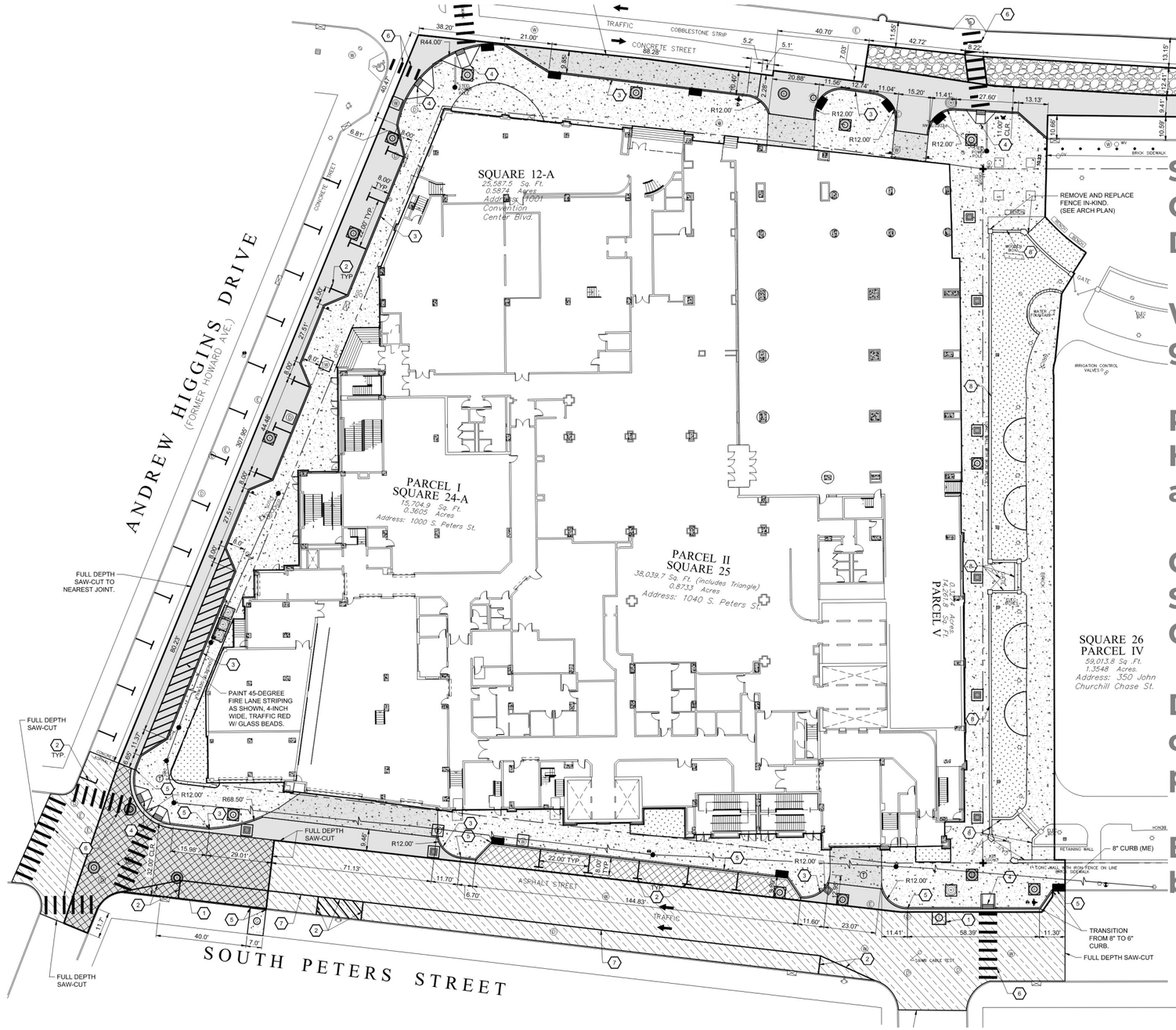
CPC Comments (June 4, 2026)

To supplement the discussion about fine detailing at ground-level, we are providing photos of the Warehouse District architectural character as well as examples of needed drawings (contextual drawing showing the streetscape, site context plan, design precendent images, and architectural and landscape architectural material sheets).

Article 18, Section 18.33 Convention Center Hotel Overlay District pending before Council under Zoning Docket 024/26.

Narrative

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Speed Table at Corner of Convention Center Boulevard and Andrew Higgins Drive.

Widen the sidewalk along Andrew Higgins Drive, minimize passenger zone.

Provide mid block crosswalk on Andrew Higgins Drive to connect with 1984 Howard Avenue pass through to Fulton St.

Coordinate streetscape with Higgins Streetscape project and Convention Center linear park.

Design of park-facing facade to be in conversation with the design of the park.

Eliminate sidewalk and fence between building and park.

Site Plan

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Example architectural features showing historical ornamentation and pedestrian-scale detailing at ground floor facades within the historic warehouse district at 420 Julia, 758 Magazine, 600 Julia, and 748 Camp.

Suggestion: Reinterpret these traditional industrial proportions, rhythmic openings, and expressions through the project's curr-net design approach. The use of site elements combined with the architectural design can accomplish the desired fine details.

Warehouse District Architectural Character

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Suggestion: For the park-facing facade, create small retail niches for commercial activity that support both the users of the anchor hotel to the Convention Center and the park. Eliminate blank wall on park side.

Arts District. The bottom left image at 612 Julia Street shows the small plate ground floor retail uses, such as this gallery that is identified through under-canopy signage and lend to the vibrancy of the arts district.

Warehouse District Architectural Character







Design for vehicular and pedestrian safety. The first two images show spaces designed for vehicles, causing a break in pedestrian passage. The image to the right shows a space designed for pedestrians to enter without conflict.



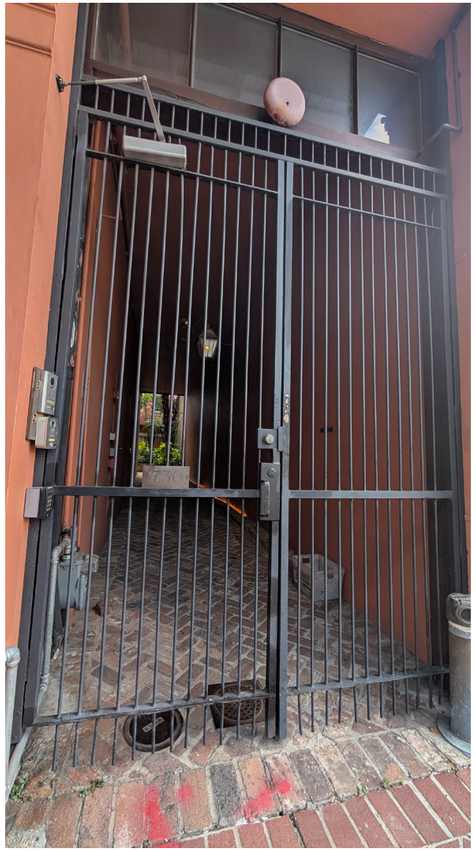
Example passageway at St. Charles Avenue and Natchez Street showing opportunity to activate building with street design, such as shade elements and delineation of expected pedestrian travel. Lacking such features, this reads as an alley. The spacing of the bays along the ground floor facade is typical, however the building lacks features to engage pedestrians.

Suggestion: Consult with DPW for right-of-way improvements such as speed tables, crosswalks, widened sidewalks, as discussed in the Site Plan section.

Pedestrian and Vehicular Circulation







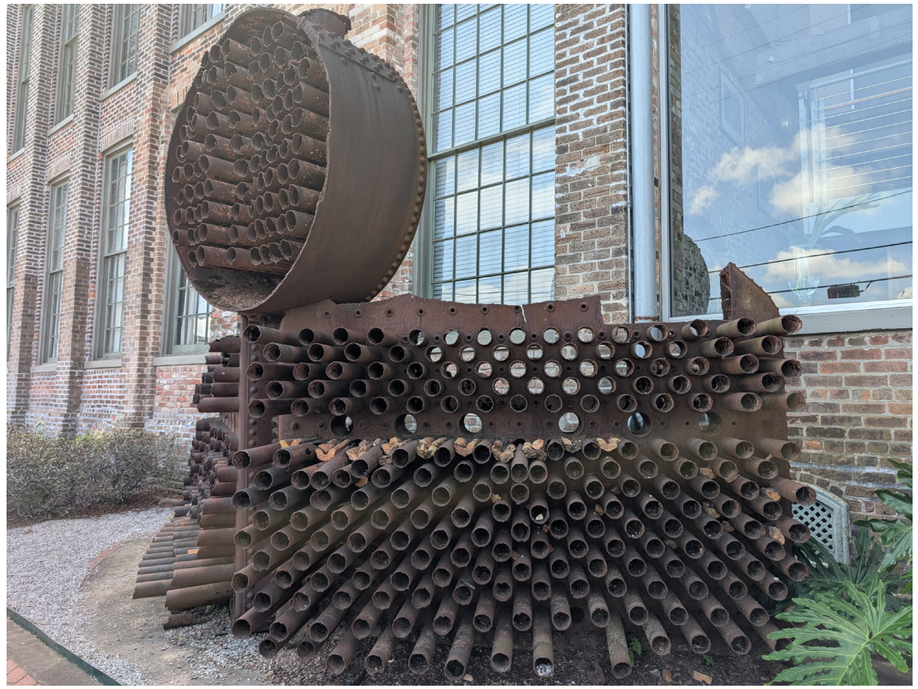


Portals and gateways featuring recessed masonry entryways, traditional arched iron gates, and clear view corridors that bridge the public right-of-way with interior common spaces at 448 Julia Street, 450 Julia Street, and 729 Camp Street.

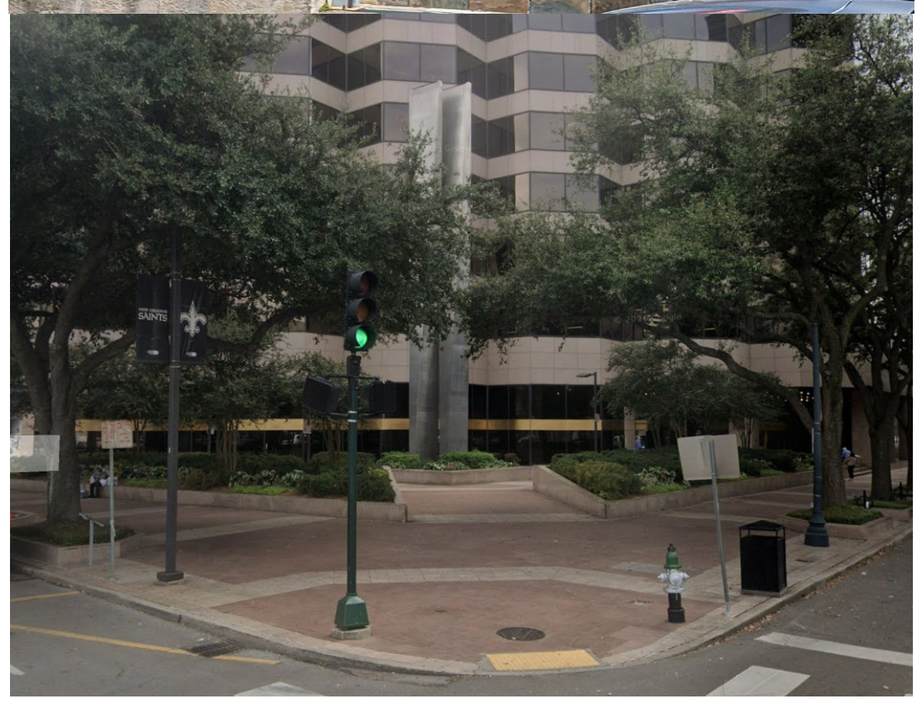
Suggestion: Create prominent spaces at the four entries through the use of monumental architectural detailing complemented by the design of the streetscape and park. As mentionned in the Warehouse District Architectural Character section, the local vernacular should be re-intrepreted using the chosen architectural style.

Exterior Entryways

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Example images of public art with civic iconography and that is site specific, such as from the World's Fair. The art serves to define small niches, create a sense of place and anchor the public realm.

The Entergy Center (to the right) at 1100 Poydras Street features an urban plaza at the corner to mitigate the tall building height. The tall sculpture helps to visually step down the height of the high rise to the ground level.

Site elements can assist with the re-interpretted contemporary expression of local vernicular, in particular when the new construction is comparably much taller.

Site Elements









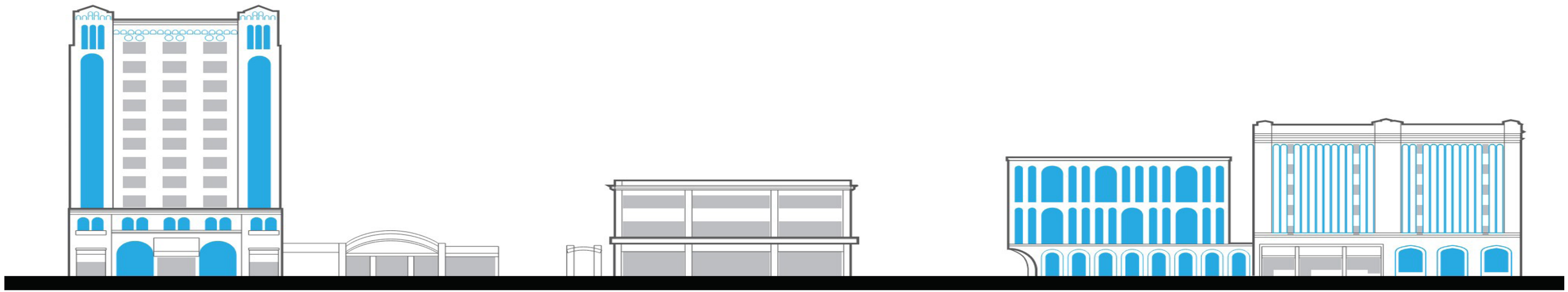


Example landscaped spaces showing the successful treatment of the transitional zone between a building's edge and the green space. The top center image at the Cotton Mill Condominiums at 920 Poeyfarre Street shows fine detailing of a masonry and iron low fence with Katrina knock out roses that provides views in the space. Note the views of the decorative vents as wrought and cast iron details were common.

Suggestion: The park facing facade should not include a narrow sidewalk and fence between the building and the park. Rather, a seamless design should scale down and soften the verticality and blankness of the building where it meets the civic space.

Landscape Materials

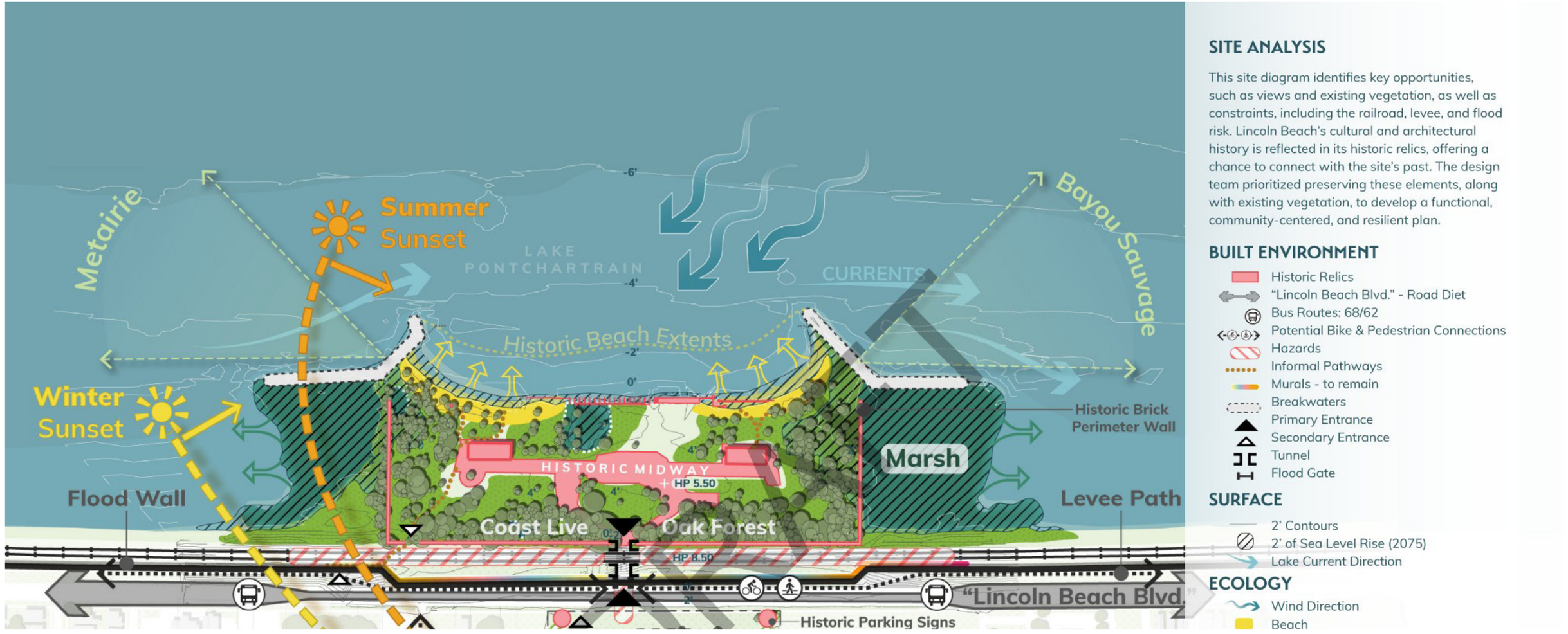
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Example contextual drawing showing the streetscape, including the proposed structure and adjacent structures. The height should be labelled. These sample drawings were prepared by Eskew Dumez Ripple and were submitted under Design Review 037/23.

Context Drawings

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Example site context plan that highlights opportunities and constraints in the built environment such as historic relics, bus routes, potential bike and pedestrian connections, and primary and secondary entrances. As well as ecological factors such as wind and sun paths. These sample drawings were prepared by Sasaki and were submitted for the Lincoln Beach Master Plan.

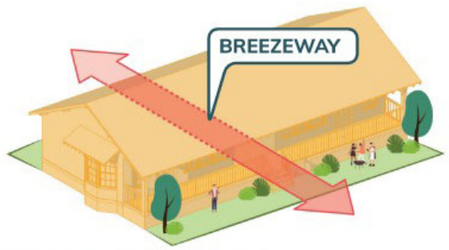
The proposed site context plan should include Convention Center pedestrian access points and path of travel, streetcar stops, surrounding parcels, Heritage Park, multi-modal corridor along Andrew Higgins and Convention Center with small floor plates for office, retail, instiutional,and residential uses. 1984 Howard Avenue pass thru to Fulton Street. Andrew Higgins streetscape project. linear park.

Site Context

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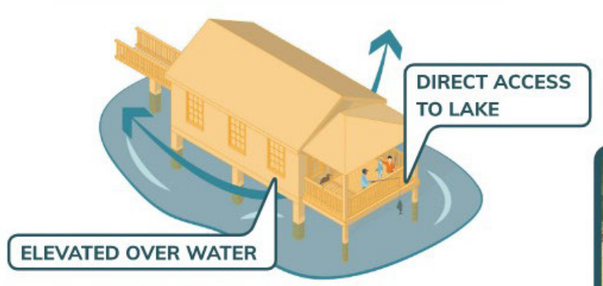
Project Vision

The following diagrams illustrate the rich diversity of local vernacular—both architectural and landscape—that have shaped the forms within the Lincoln Beach Master Plan.



THE DOG TROT HOUSE

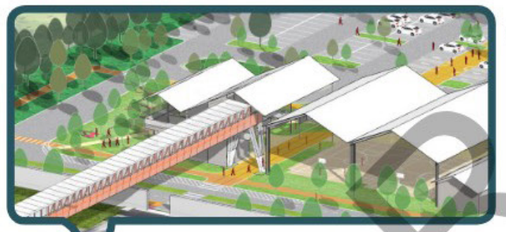
Dog Trot style architecture is a traditional southern style, demarcated with an open breezeway or corridor running through the center of the home to promote cross ventilation in the humid climate.



FISHING CAMPS

Fishing camps were prevalent in New Orleans East, elevating dwellings above the lake to garner direct access to fishing.

The architecture is designed to react to circulation pathways and enhance the pedestrian experience while keeping them protected.



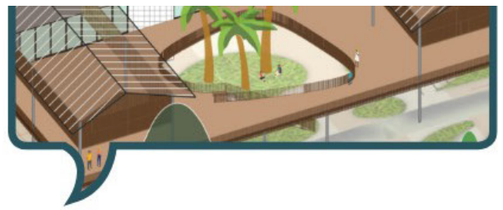
Elevating the architecture on the beach side aids in protection from storm surge.

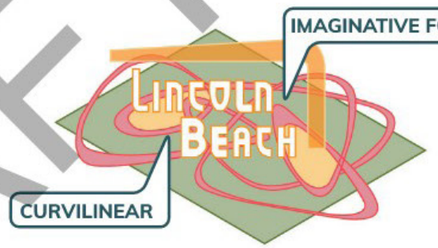




INTERIOR COURTYARD

Interior courtyards are a central feature in the city of New Orleans, providing a serene exterior space surrounded by decorative facades and often lush plantings and fountains to offer a space for repose and congregation.



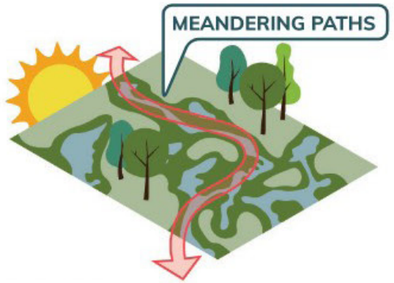


MID CENTURY MODERN

The Mid-Century Modern - specifically Googie - architectural style prevalent at Lincoln Beach is re-imagined through the form of the landscape's planting design and gathering spaces.

Curvilenear pathways that undulate and curve back on themselves navigate around existing trees.

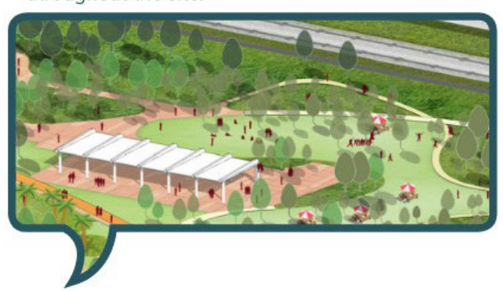




BAYOUS

The curvilinear landscape forms and carefully selected planting palette draw inspiration from the bayous of Louisiana. Their meandering waterways create a serene atmosphere while reflecting the region's rich natural ecology.

Reinterpretation of the slow-moving and meandering pathways are implemented throughout the site.



DRAFT

Example design precent images to show architectural styles or design strategies. These sample drawings were prepared by Sasaki and were submitted for the Lincoln Beach Master Plan.

Design Precedent Images

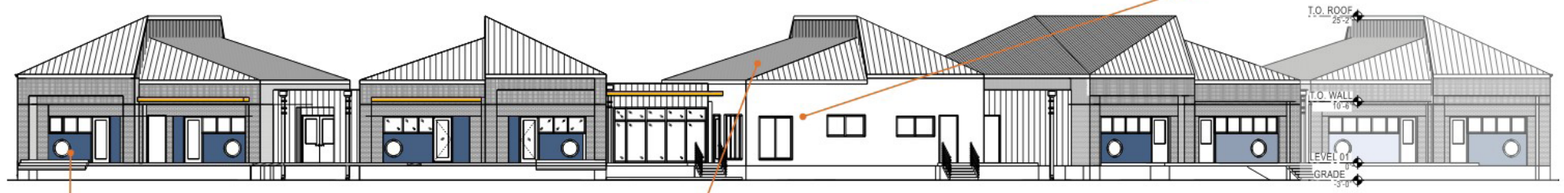
Design Review 010/26 • Omni Hotel - 900 Convention Center Blvd • 20 May 2026 DAC meeting

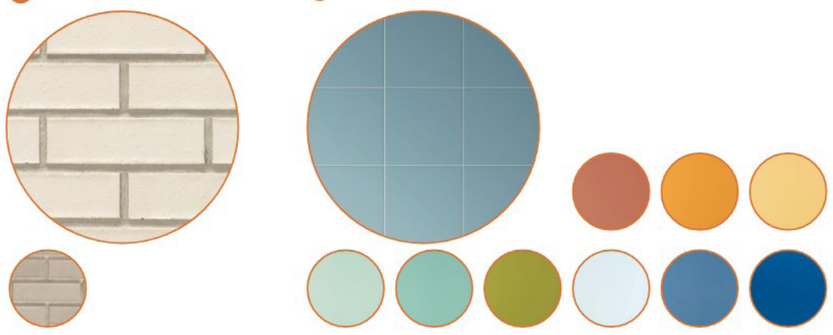














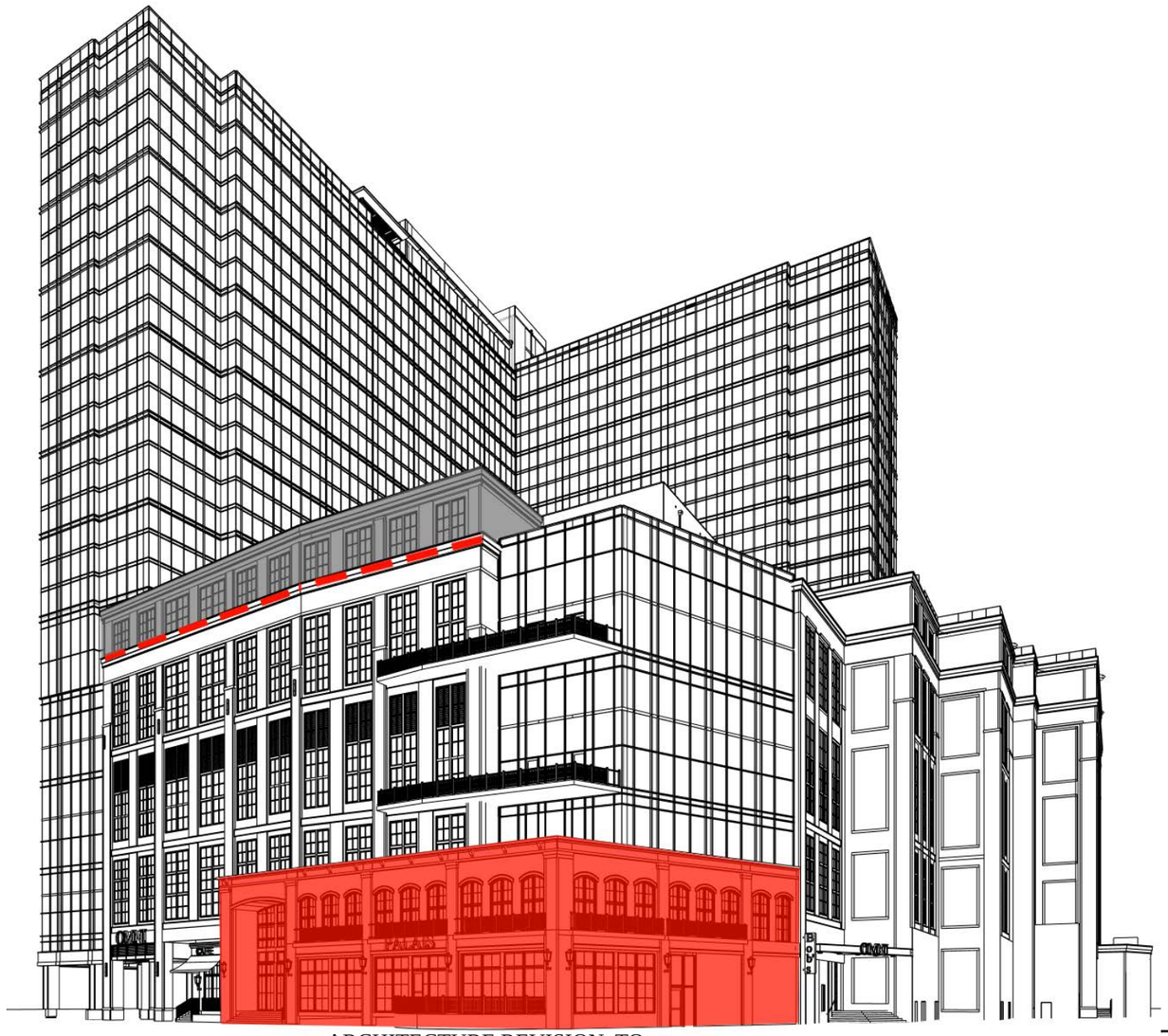


Example architecture materials sheet to show all proposed exterior materials, finishes, and colors. These sample drawings were prepared by TrapolinPeer and were submitted under Design Review 006/26.

Architecture Materials

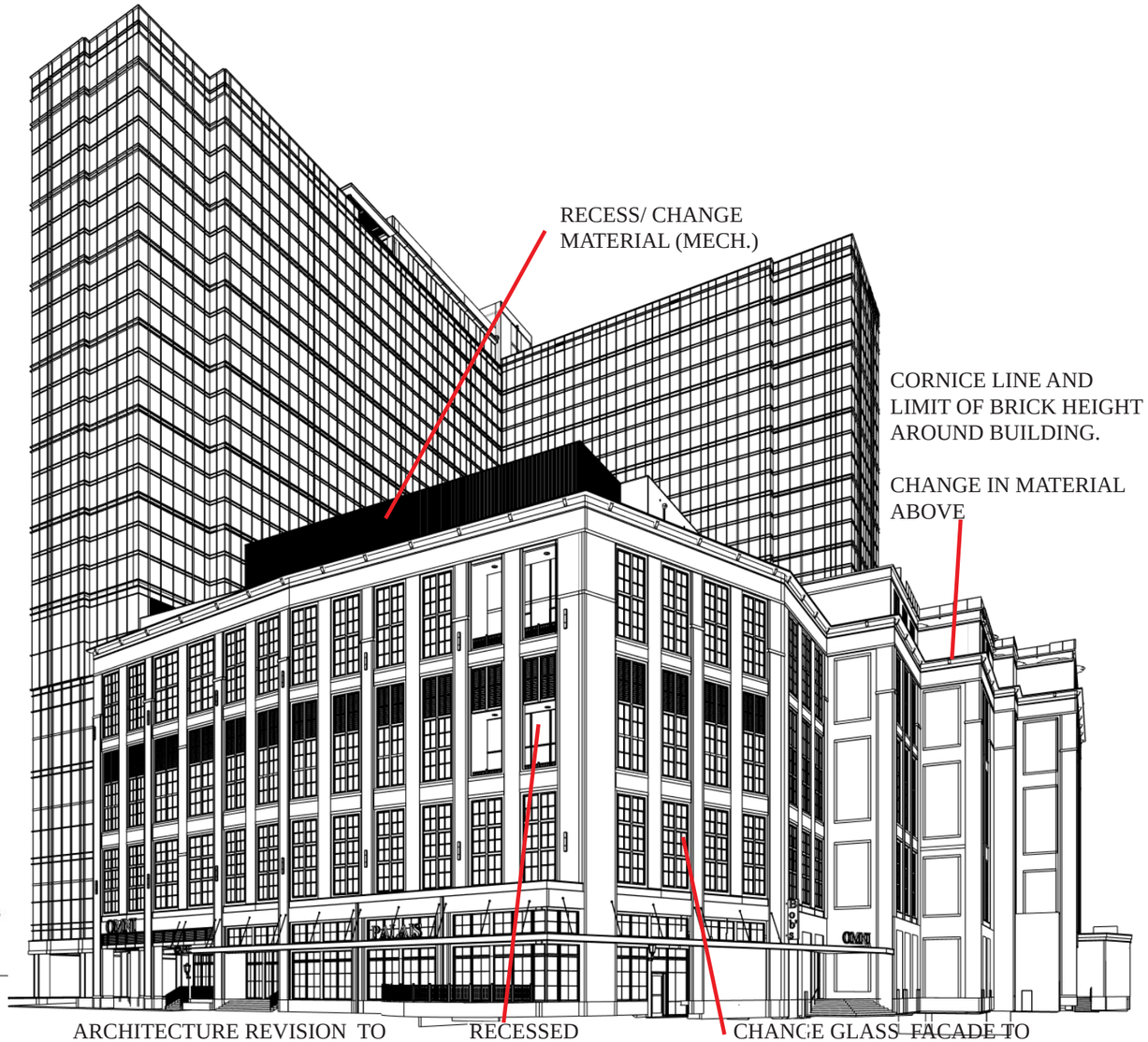
Design Review 010/26 • Omni Hotel - 900 Convention Center Blvd • 20 May 2026 DAC meeting

CURRENT DESIGN



ARCHITECTURE REVISION TO MATCH WAREHOUSE DISTRICT AESTHETIC

REDESIGN STRATEGY



ARCHITECTURE REVISION TO MATCH WAREHOUSE DISTRICT AESTHETIC

RECESSED BALCONIES.

CHANGE GLASS FACADE TO BRICK.

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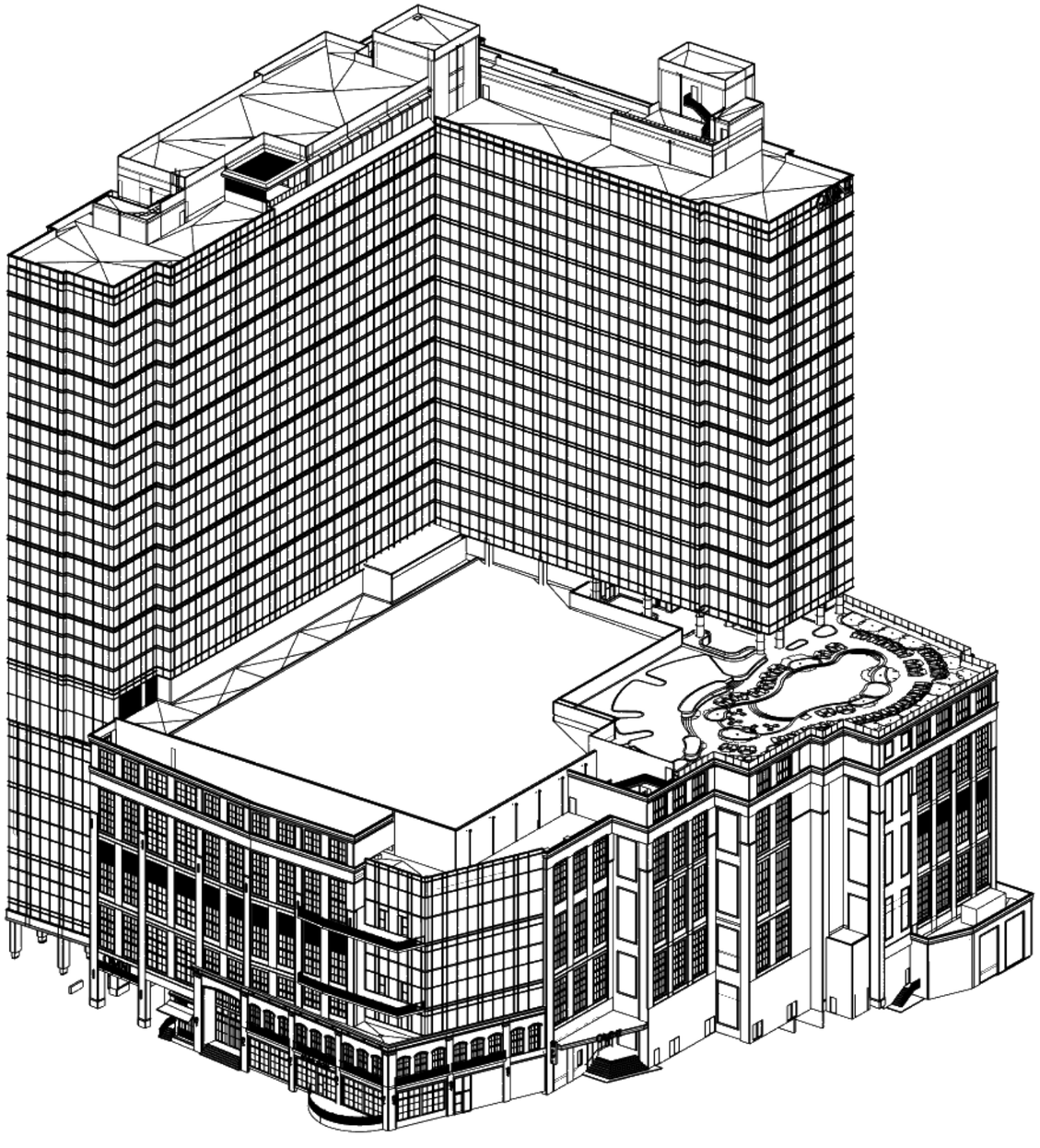
COMMISSION NO. 23-112 MAY 19, 2026
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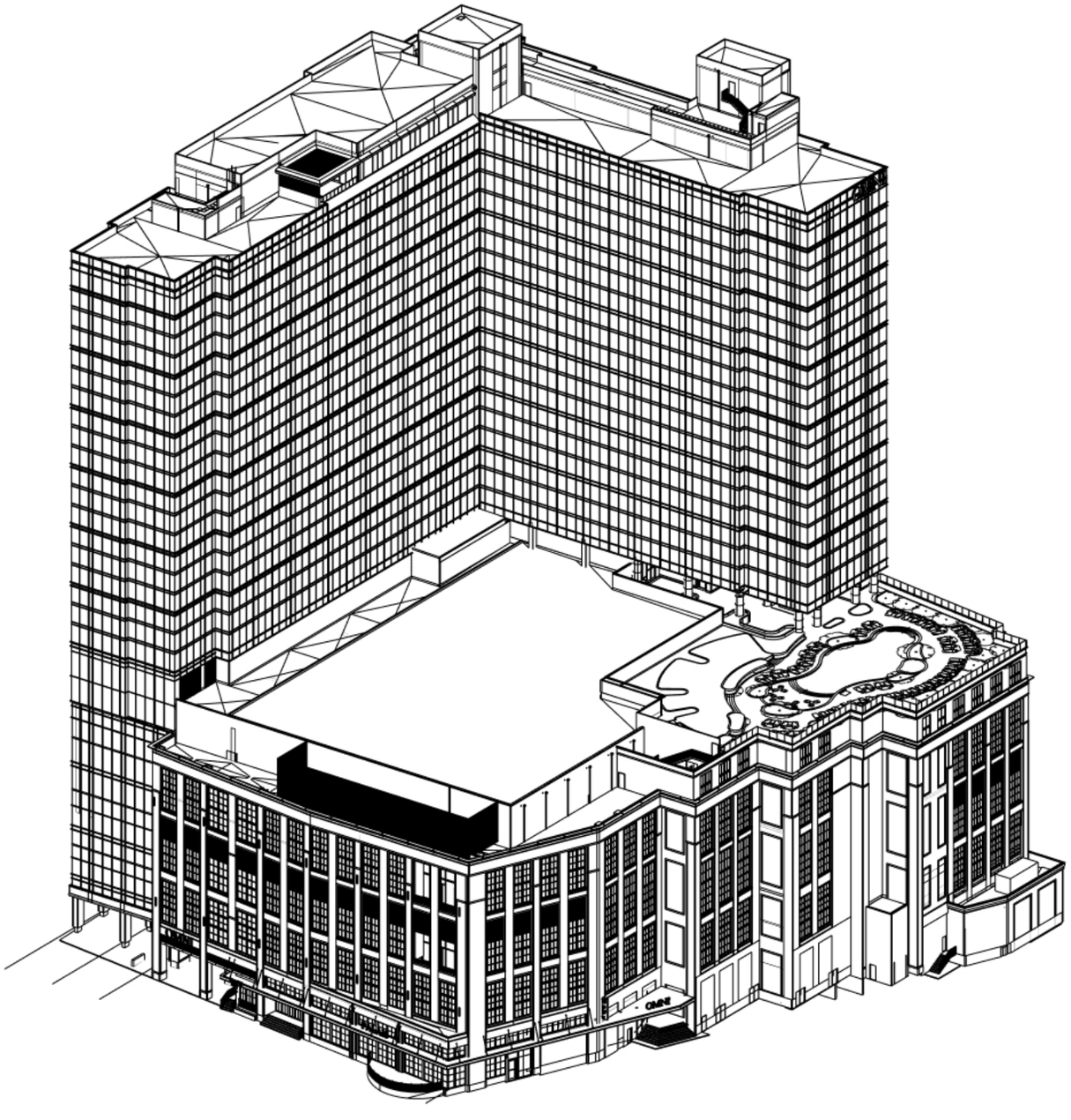
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CURRENT DESIGN



REDESIGN STRATEGY



MASSING COMPARISON

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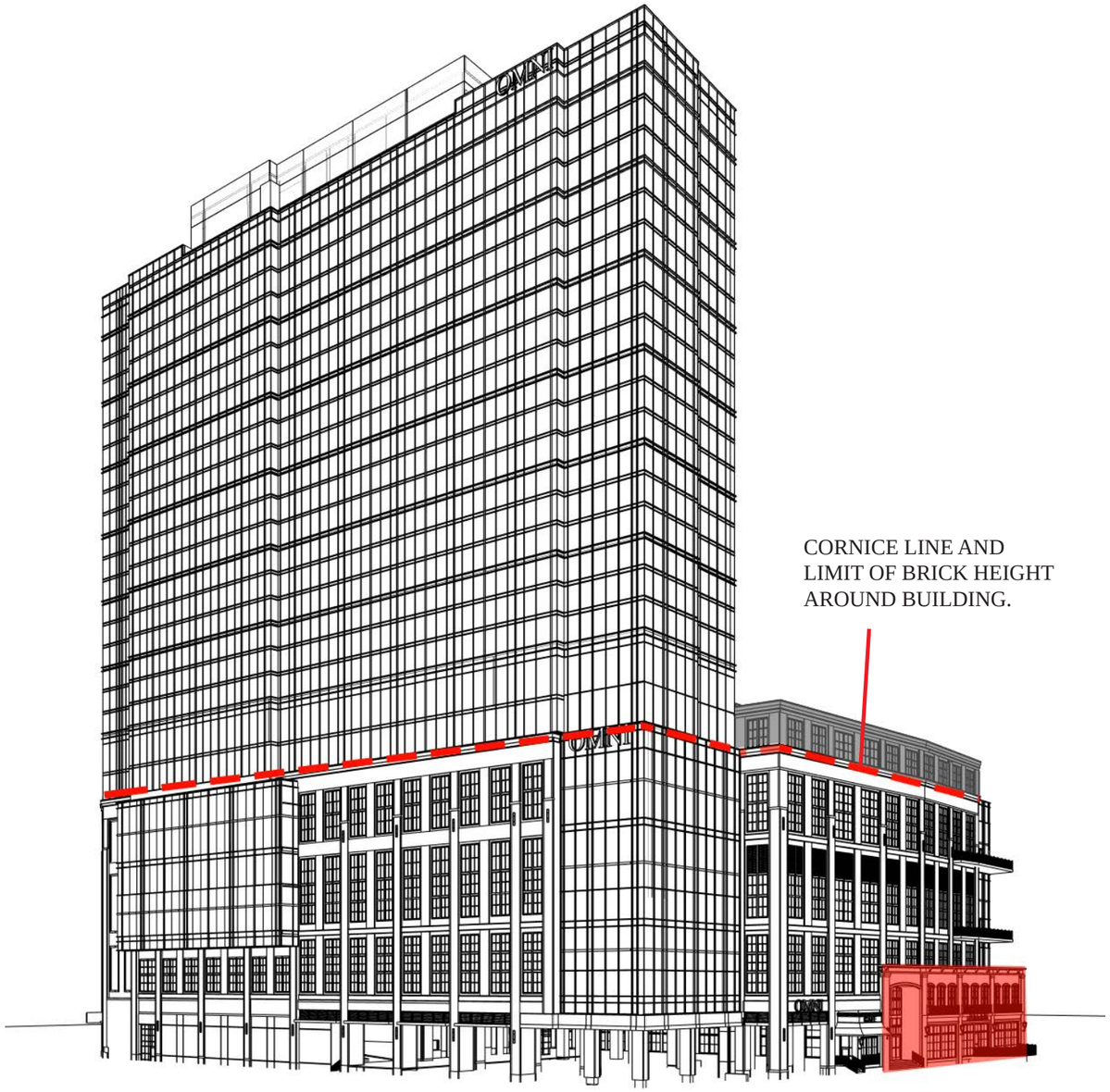
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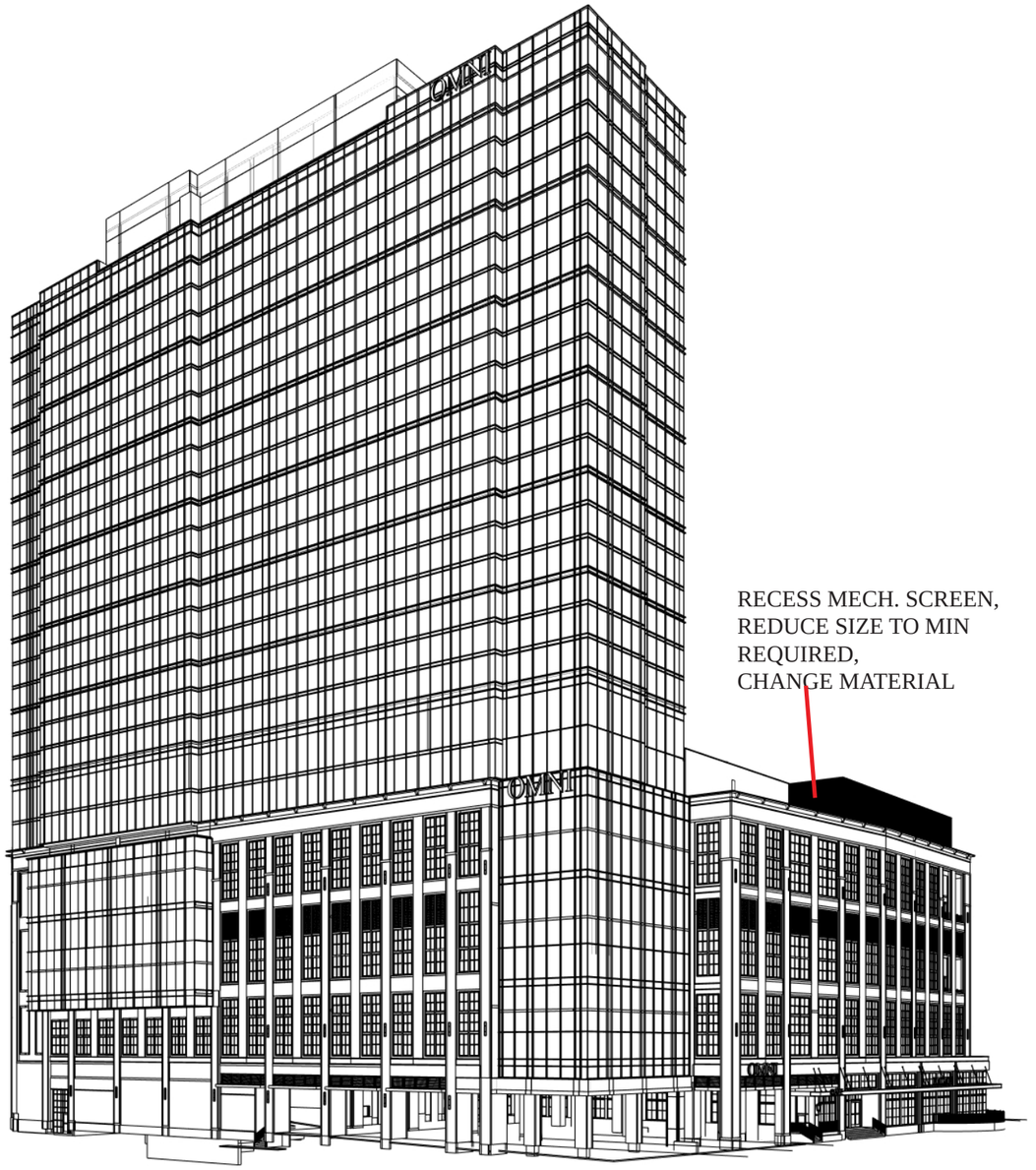
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CURRENT DESIGN



REDESIGN STRATEGY



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REDESIGN STRATEGY





WINDOW PATTERN



CORNICE



WINDOW DETAILING



PILASTER DETAILING



INTEGRATED GROUND FLOOR RETAIL

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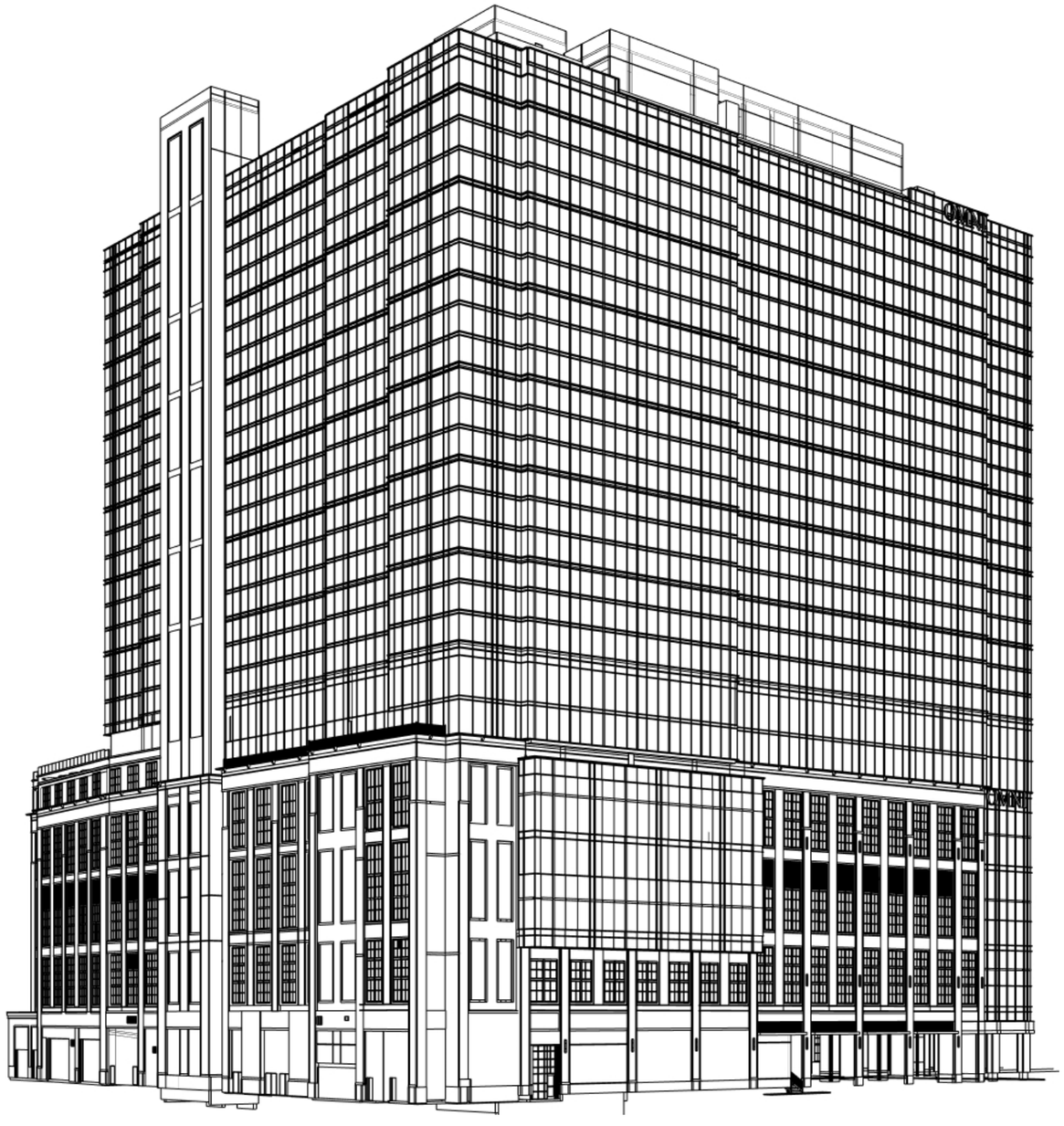
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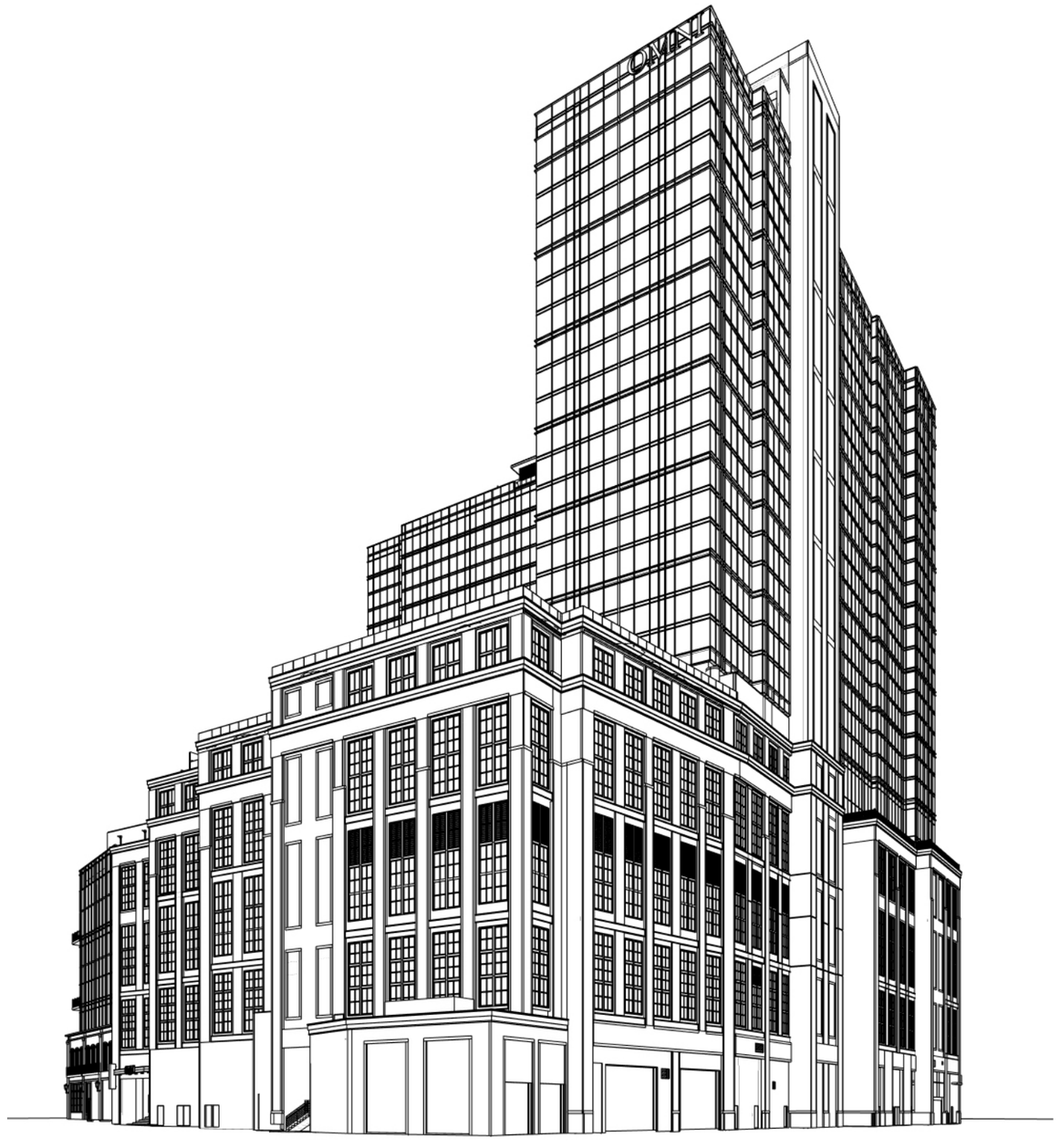
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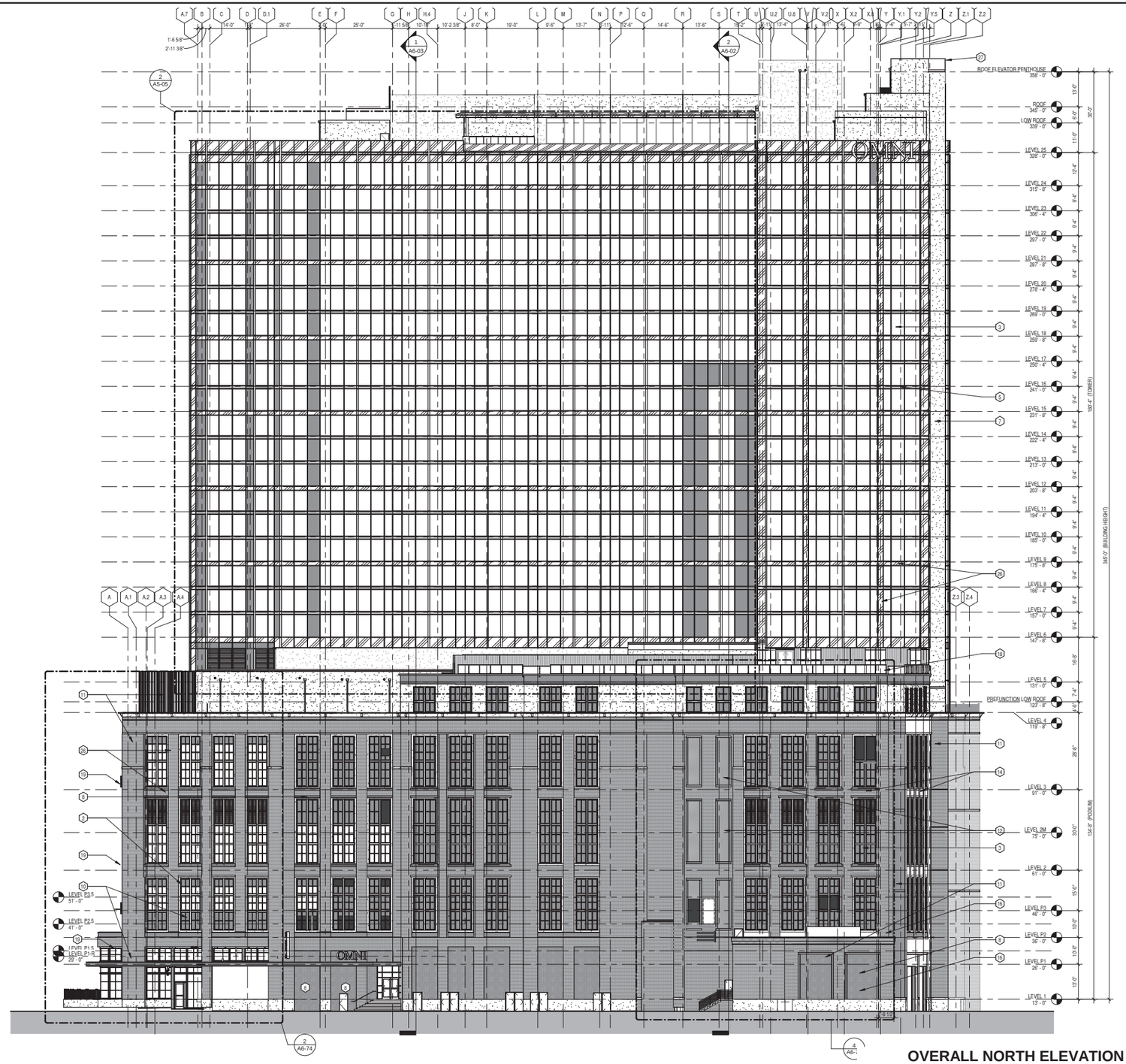
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OVERALL NORTH ELEVATION

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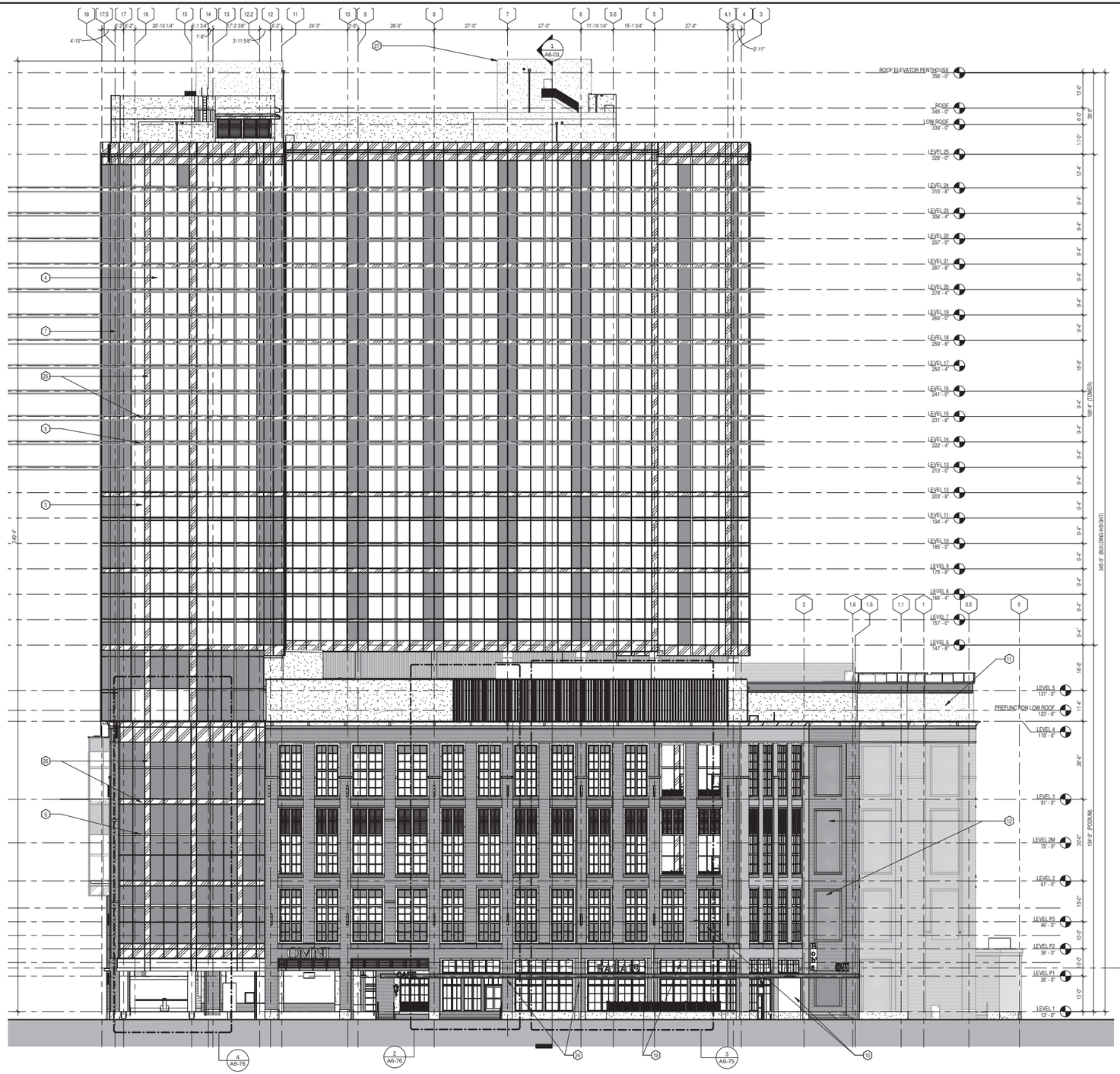
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OVERALL EAST ELEVATION

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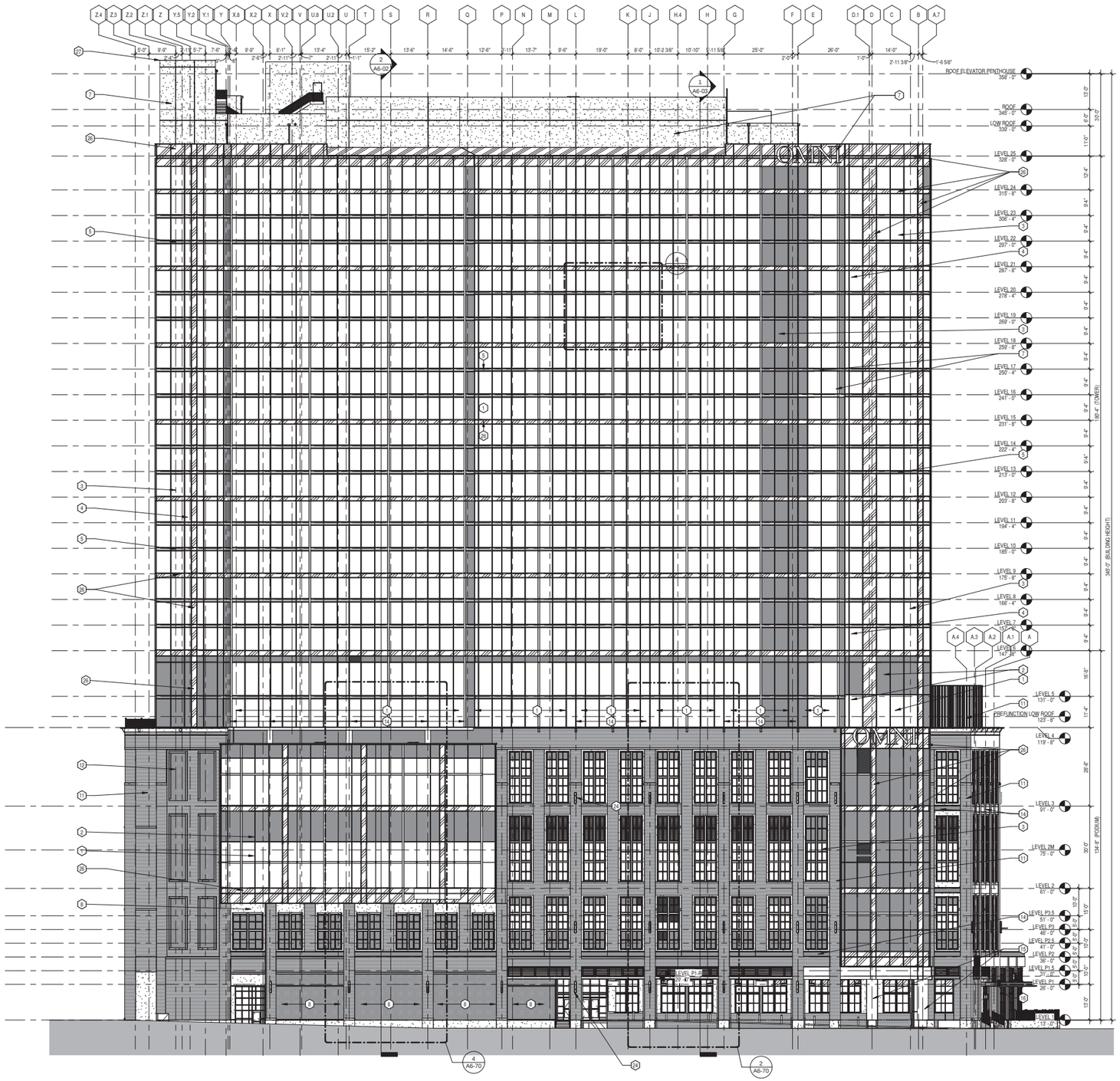
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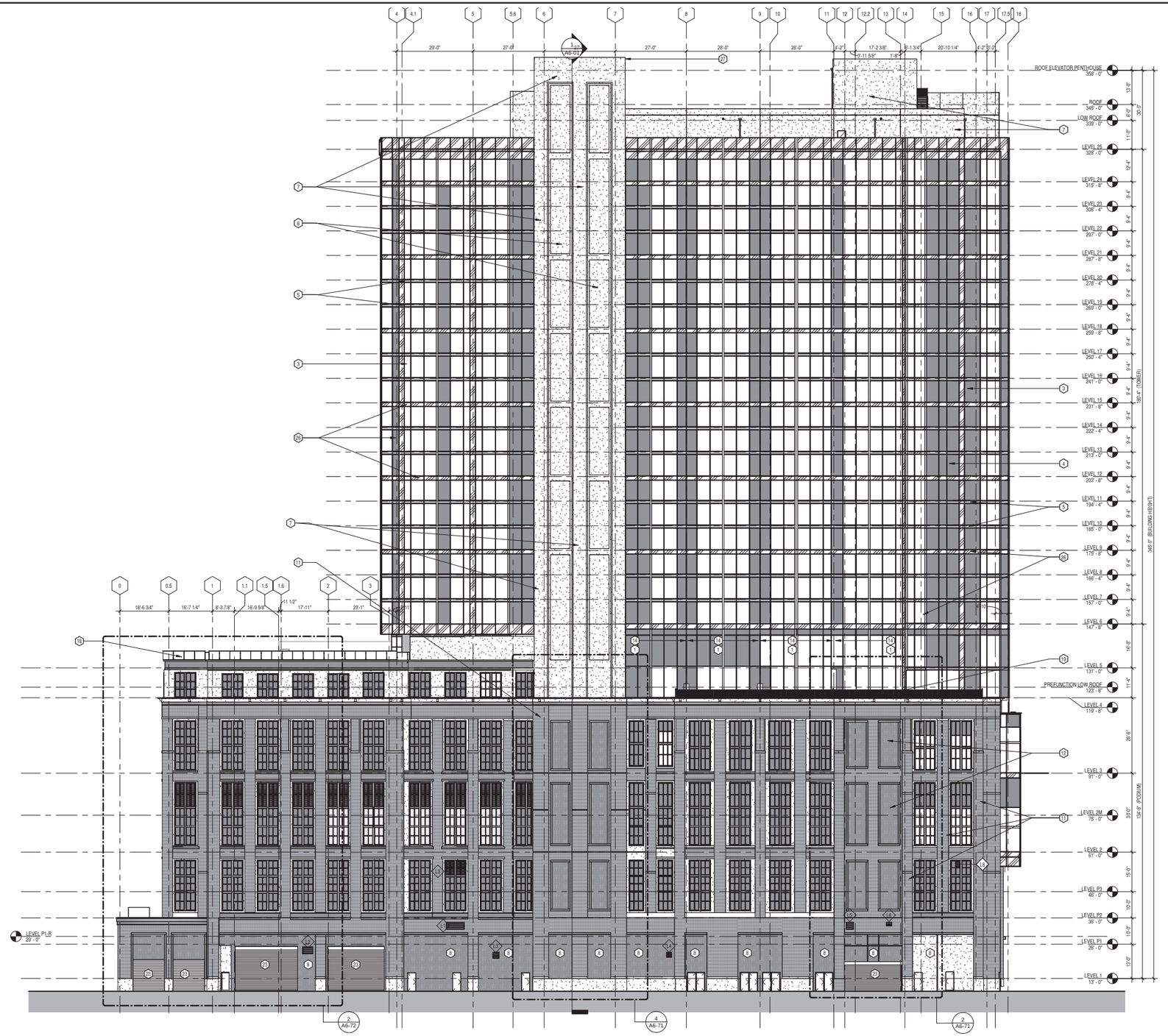
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ROOF ELEVATOR PENTHOUSE 358' - 0"
ROOF 345' - 0"
LOW ROOF 339' - 0"
LEVEL 25 328' - 0"
LEVEL 24 315' - 8"
LEVEL 23 306' - 4"
LEVEL 22 297' - 0"
LEVEL 21 287' - 8"
LEVEL 20 278' - 4"
LEVEL 19 269' - 0"
LEVEL 18 259' - 8"
LEVEL 17 250' - 4"
LEVEL 16 241' - 0"
LEVEL 15 231' - 8"
LEVEL 14 222' - 4"
LEVEL 13 213' - 0"
LEVEL 12 203' - 8"
LEVEL 11 194' - 4"
LEVEL 10 185' - 0"
LEVEL 9 175' - 8"
LEVEL 8 166' - 4"
LEVEL 7 157' - 0"
LEVEL 6 147' - 8"
LEVEL 5 131' - 0"
PREFUNCTION LOW ROOF 129' - 8"
LEVEL 4 119' - 8"
LEVEL 3 91' - 0"
LEVEL 2M 75' - 0"
LEVEL 2 61' - 0"
LEVEL P3.5 51' - 0"
LEVEL P3 46' - 0"
LEVEL P2.5 41' - 0"
LEVEL P2 36' - 0"
LEVEL P1.5 31' - 0"
LEVEL P1 26' - 0"
LEVEL 1 13' - 0"
LEVEL P1.5
LEVEL P1.5
OMNI
OMNI
OMNI



OVERALL WEST ELEVATION

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OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA

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CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Date _____ Received by _____
Tracking Number _____

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7300 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application: ○ Design Review ○ Interim Zoning Districts Appeal ○ Moratorium Appeal

Property Location 1000 S Peters, 1001 Convention Center Blvd, 1040 S Peters, and John Churchill Chase Street between Convention Center Blvd and S. Peters

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ○ Agent

Applicant Name Sherman Strategies

Applicant Address 800 Baronne Street

City New Orleans State LA Zip 70113

Applicant Contact Number 504-799-9335 Email becca@shermanstrategiesllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Ernest N. Morial New Orleans Exhibition Hall Authority

Property Owner Address 900 Convention Center Boulevard

City New Orleans State LA Zip 70130

Property Owner Contact Number 504-566-8628 Email jleyens@bakerdonelson.com

PROJECT DESCRIPTION

This is a new construction hotel that has been designed to reflect the modern elegance of the city's architecture. The hotel is approximately 880,000 gross square feet plus a 300-space parking garage (156,000 square feet), and includes approximately 1,000 guest rooms, restaurants, a coffee shop, and meeting space. See attachments.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review
- ☐ Character Preservation Corridor
- ☐ Riverfront Design Overlay
- ☐ Enhancement Corridor
- ☐ University Area Design Overlay
- ☐ Corridor Transformation
- ☐ Greenway Corridor
- ☐ Others as required

Non-Design Overlay District Review
- ☐ Development over 40,000 sf
- ☐ Public Market
- ☐ CBD FAR Bonus
- ☐ Wireless Antenna/Tower
- ☐ Educational Facility

- ☐ Changes to Approved Plans
- ☐ DAC Review of Public Projects
- ☐ Others as Required

ADDITIONAL INFORMATION

Current Use Event Venue, Vacant, Parking Lot Proposed Use Hotel

Square Number 12-A, 24-A, 25, and Street Lot Number N/A Permeable Open Space (sf) 0

New Development?	Yes ○	No ●	Addition?	Yes ○	No ○	Tenant Width	
Existing Structure(s)?	Yes ○	No ○	Renovations?	Yes ○	No ○	Building Width	224'
Change in Use?	Yes ○	No ○	Existing Signs?	Yes ○	No ○	Lot Width (sf)	231'
New Sign(s)?	Yes ○	No ○	Lot Area (sf)	94,325		BuildingArea (sf)	1,100,000 sf

SHERMAN STRATEGIES LLC

To: City Planning Commission – Design Advisory Committee
Re: Omni Headquarters Hotel Design Narrative
Date: April 22, 2026

The proposed Omni Headquarters Hotel has been carefully designed to meet the intent of the Comprehensive Zoning Ordinance design standards as implemented through the project's text amendment. At the street level, the building establishes a strong pedestrian presence along Convention Center Boulevard, supported by a minimum fourteen-foot ground floor ceiling height and active, publicly accessible uses. The façade incorporates meaningful articulation through changes in wall plane, materials, and architectural elements at regular intervals, creating visual interest and avoiding blank walls.

The project also prioritizes safe, accessible, and intuitive pedestrian movement. Clearly defined entrances front Convention Center Boulevard, reinforcing the building's connection to the public realm, while site design ensures safe access from the street, adjacent properties, and parking areas.

More broadly, the design responds to the character of the Warehouse District. The podium aligns with the scale and rhythm of surrounding buildings, shaping the pedestrian experience, while the tower is intentionally slender and set apart as a lighter, contemporary element. Together, these elements reflect a thoughtful and cohesive approach that supports both the intent of the CZO and the delivery of a high-quality, context-sensitive project.

OMNI HOTEL NEW ORLEANS

Design Review Committee Submittal



Rendering above is included for overall graphic representation only, and may not be accurate in all design aspects

PROJECT DIRECTORY

OWNER/DEVELOPER:
TRT HOLDINGS/OMNI HOTELS & RESORTS
4001 MAPLE AVE.
SUITE 300
DALLAS, TX 75219
(214) 283-8500 (PHONE)
CONTACT: BRETT CIMORELLI, (214) 283-8627

ARCHITECT:
RULE JOY TRAMMELL + RUBIO, LLC.
ARCHITECTURE + INTERIOR DESIGN
300 GALLERIA PKWY.
SUITE 740
ATLANTA, GA 30339
770-661-1492 (PHONE)
CONTACT: DAN JOY

GENERAL CONTRACTOR:
BRASFIELD & GORRIE
2999 CIRCLE 75 PKWY.
ATLANTA, GA 30339
(678) 581-6400 (PHONE)
CONTACT: BRENT CASH (678) 581-6442

MEP ENGINEER:
SALAS O'BRIEN
5215 ESSEN LANE, SUITE 100
BATON ROUGE, LA 70809
(225) 766-8002 (PHONE)
CONTACT: DAVID BONAVENTURE

STRUCTURAL ENGINEER:
BROCKETTE DAVIS DRAKE INC. (BDD)
12377 MERIT DR.
SUITE # 1100
DALLAS, TX 75251
(214) 824-3647 (PHONE)
CONTACT: CODY CAMPBELL (972) 948-0133

CIVIL ENGINEER:
SCHRENCK, ENDOM, &
FLANAGAN, LLC
4227 BIENVILLE ST
NEW ORLEANS, LA
(504) 482-7856 (PHONE)
CONTACT: RYAN FLANAGAN

ASSOCIATE ARCHITECT:
ESKEW DUMEZ RIPPLE
400 LAFAYETTE STREET
SUITE 300
NEW ORLEANS, LA 70130
(504) 561-8686 (PHONE)
CONTACT: JACK SAWYER

ACCESSIBILITY CONSULTANT:
ACCESS BY DESIGN
12720 HILLCREST RD, SUITE 1040
DALLAS, TX 75230
214) 348-7758 (PHONE)
CONTACT: KIMBERLY GOSS

INTERIOR DESIGN:
DESIGN AGENCY
1367 CONNECTICUT AVE., NW, SUITE 300
WASHINGTON, D.C. 20036
(213) 246-2818 (PHONE)
CONTACT: ALEXANDRA COLE

FOODSERVICE:
CROMWELL CONSULTING
27 GLEN ST, SUITE 5
STOUGHTON, MA 02072
(781) 344-7691 (PHONE)
CONTACT: WILL CROMWELL

LANDSCAPE:
SPACKMAN MOSSOP MICHAEL
1824 SOPHIE WRIGHT PLACE
NEW ORLEANS, LA 70130
(504) 218-8991 (PHONE)
CONTACT: WES MICHAELS

LIGHTING DESIGNER:
MARK HARRIS LIGHTING
14 OREGON TRAIL
MEDFORD NJ 08055
609-714-2449 (PHONE)
CONTACT: MARK HARRIS

A/V SECURITY TECHNOLOGY:
MRA
500 VALLEY ROAD SUITE 106
WAYNE, NJ 07470
973-305-0011 (PHONE)
CONTACT: MARK RAISER

ENCLOSURE CONSULTANT:
WISS, JANNEY, ELSTNER
ASSOCIATES
6363 N STATE HIGHWAY 161,
SUITE 300
IRVING, TX 75038
(972) 550-7777 (PHONE)
CONTACT: JO MADRID

ACOUSTICAL CONSULTANTS:
BWS
236 CREEKSTONE RIDGE,
WOODSTOCK, GA 30188
770-517-6464 (PHONE)
CONTACT: SCOTT SMITH

HARDWARE CONSULTANT:
STUDIO 08 CONSULTANTS
10551 BARKLEY, SUITE 502
OVERLAND PARK, KS 66212
(816) 389-8629 (PHONE)
CONTACT: TOM WELSH

ELEVATOR CONSULTANT:
LERCH BATES, INC.
900 CIRCLE 75 PARKWAY, SUITE 1300
ATLANTA, GA 30339
(404) 883-7446 (PHONE)
CONTACT: TIMOTHY MURPHY

CODE CONSULTANT:
SOCOTEC LIFE SAFETY, LLC
1349 W PEACHTREE ST NW SUITE 1010
ATLANTA, GA 30309
(888) 224-9911 (PHONE)
CONTACT: JOHN CALIRI

WIND CONSULTANT:
CPP WIND ENGINEERING CONSULTANTS
7365 GREENDALE RD
WINDSOR, CO 80550
(289) 272-7140 (PHONE)
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COVER SHEET - VOLUME 1

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:

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COMMISSION NO. 23-112 FEBRUARY 26, 2026

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NEW ORLEANS, LA

OMNI HOTELS & RESORTS



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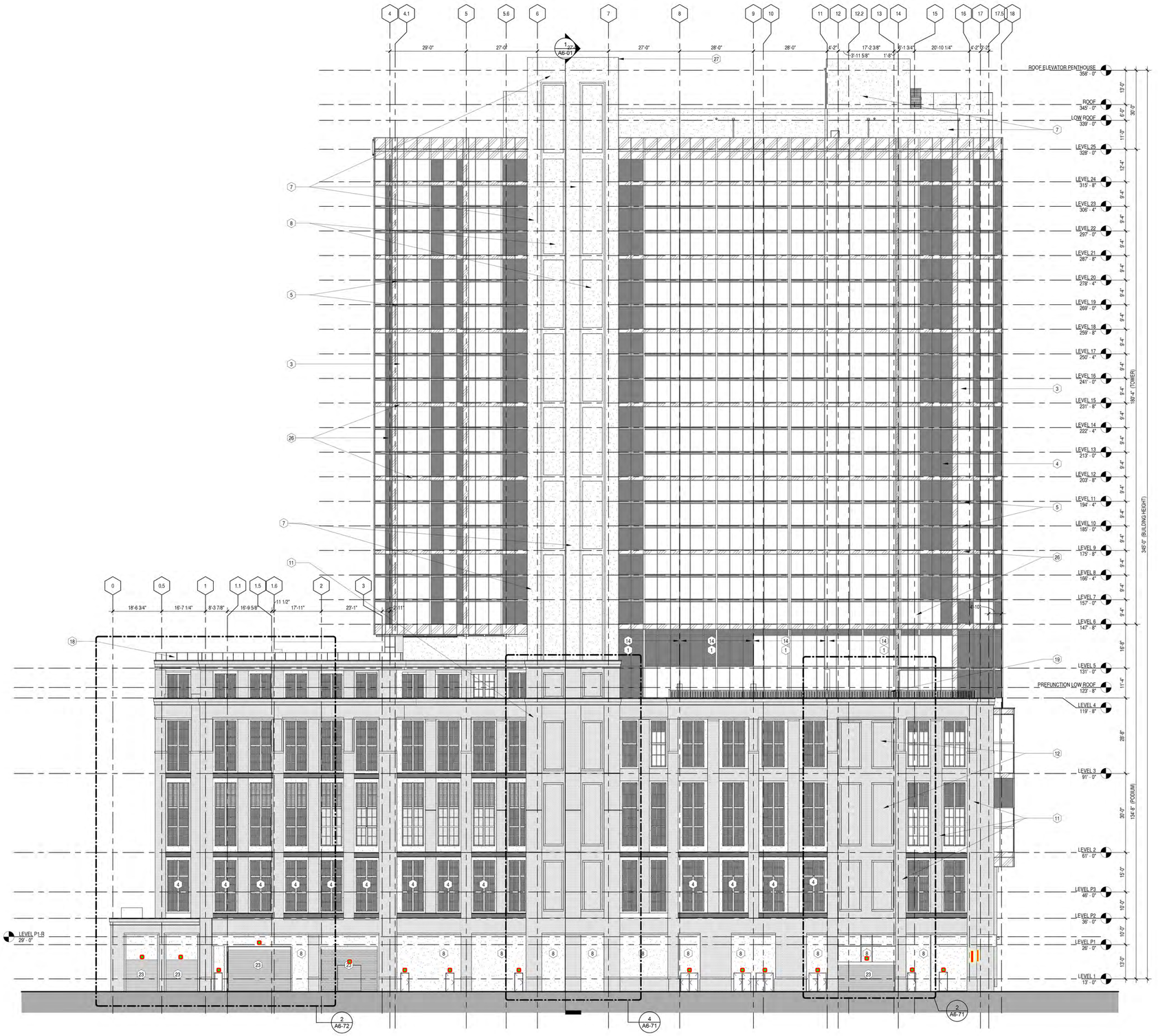
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OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA

OMNI HOTELS & RESORTS



1 **OVERALL WEST ELEVATION**
1/16" = 1'-0"

ELEVATION KEYNOTE LEGEND

1	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM **(BOD: GUARDIAN SNX 70+ ULTRACLEAR)**
2	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM **(BOD: GUARDIAN SNX 70+ ULTRACLEAR SPANDREL**
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5	SLAB EDGE COVER GLASS **(BOD**: VIRACON "VS1-08")
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8	**INTEGRAL COLOR STUCCO SYSTEM -** COLOR 2
9	**NOT USED**
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25	**CANOPY -** PAINTED STEEL - INTERNAL DRAINAGE AND GUTTER WITH INTEGRATED DOWNLIGHTING
26	**METAL PANEL**
27	**FAA CONST. LIGHT (LOCATION TBD PENDING REQUEST SUBMITTAL APPROVAL**

LIGHT SCONCE - WALL PACK

CUSTOM LIGHT SCONCE -

CUSTOM LIGHT SCONCE -

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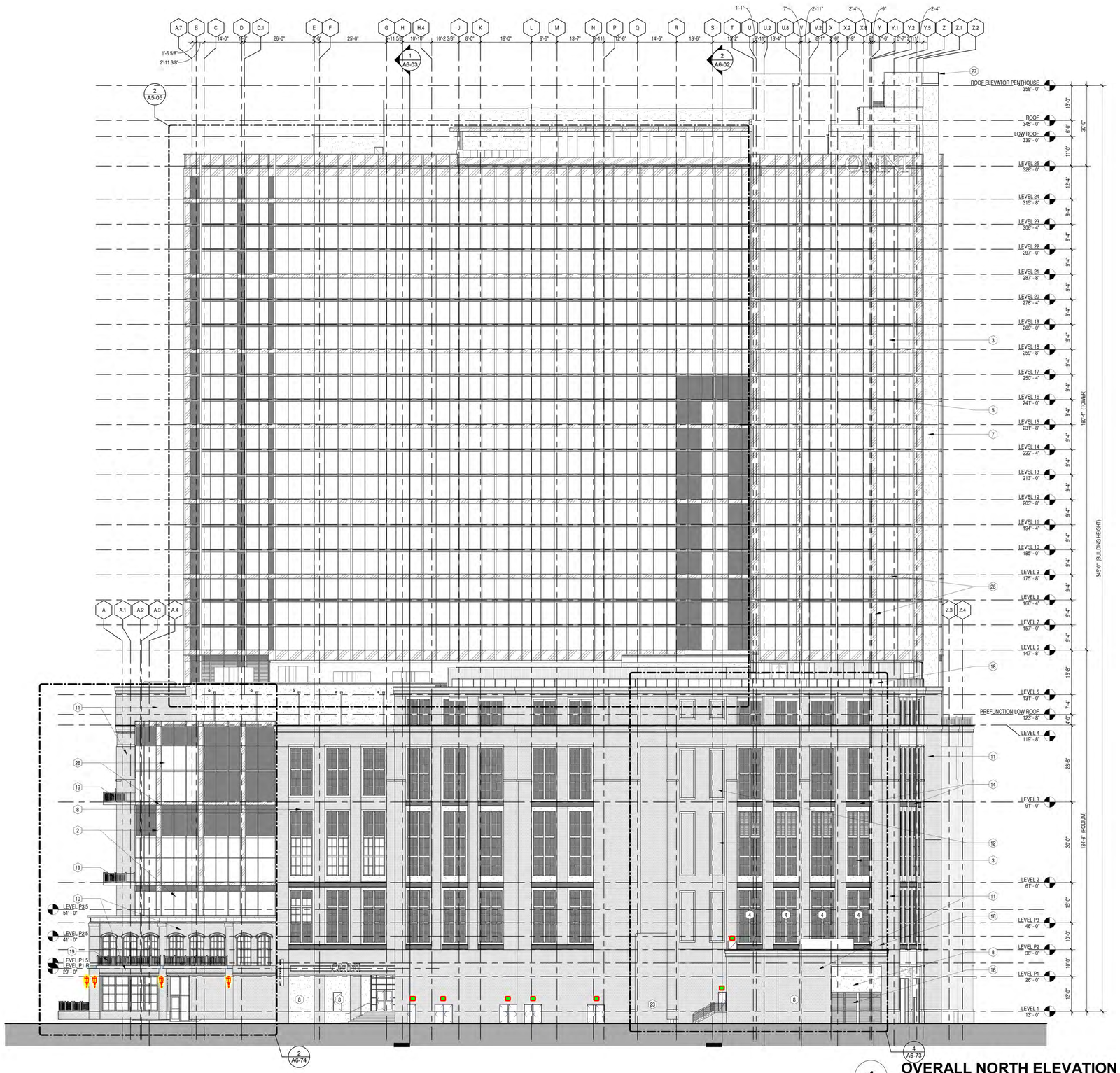
OVERALL WEST ELEVATION

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:

A5-01



1 OVERALL NORTH ELEVATION

1/16" = 1'-0"

ELEVATION KEYNOTE LEGEND

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LIGHT SCONCE - WALL PACK

CUSTOM LIGHT SCONCE -

CUSTOM LIGHT SCONCE -

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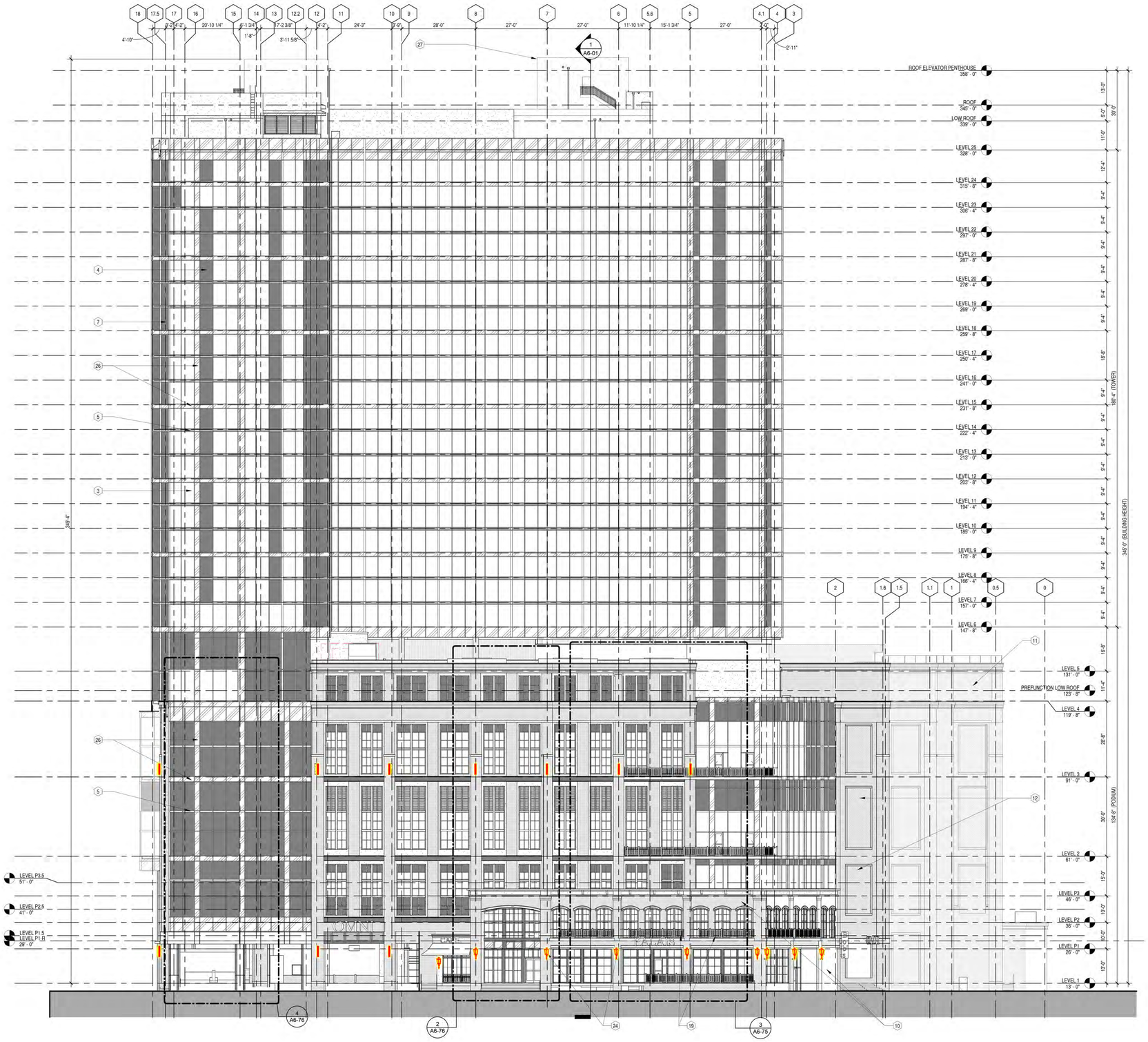
OVERALL NORTH ELEVATION

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:

A5-02



1 OVERALL EAST ELEVATION

1/16" = 1'-0"

ELEVATION KEYNOTE LEGEND

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LIGHT SCONCE - WALL PACK

CUSTOM LIGHT SCONCE -

CUSTOM LIGHT SCONCE -

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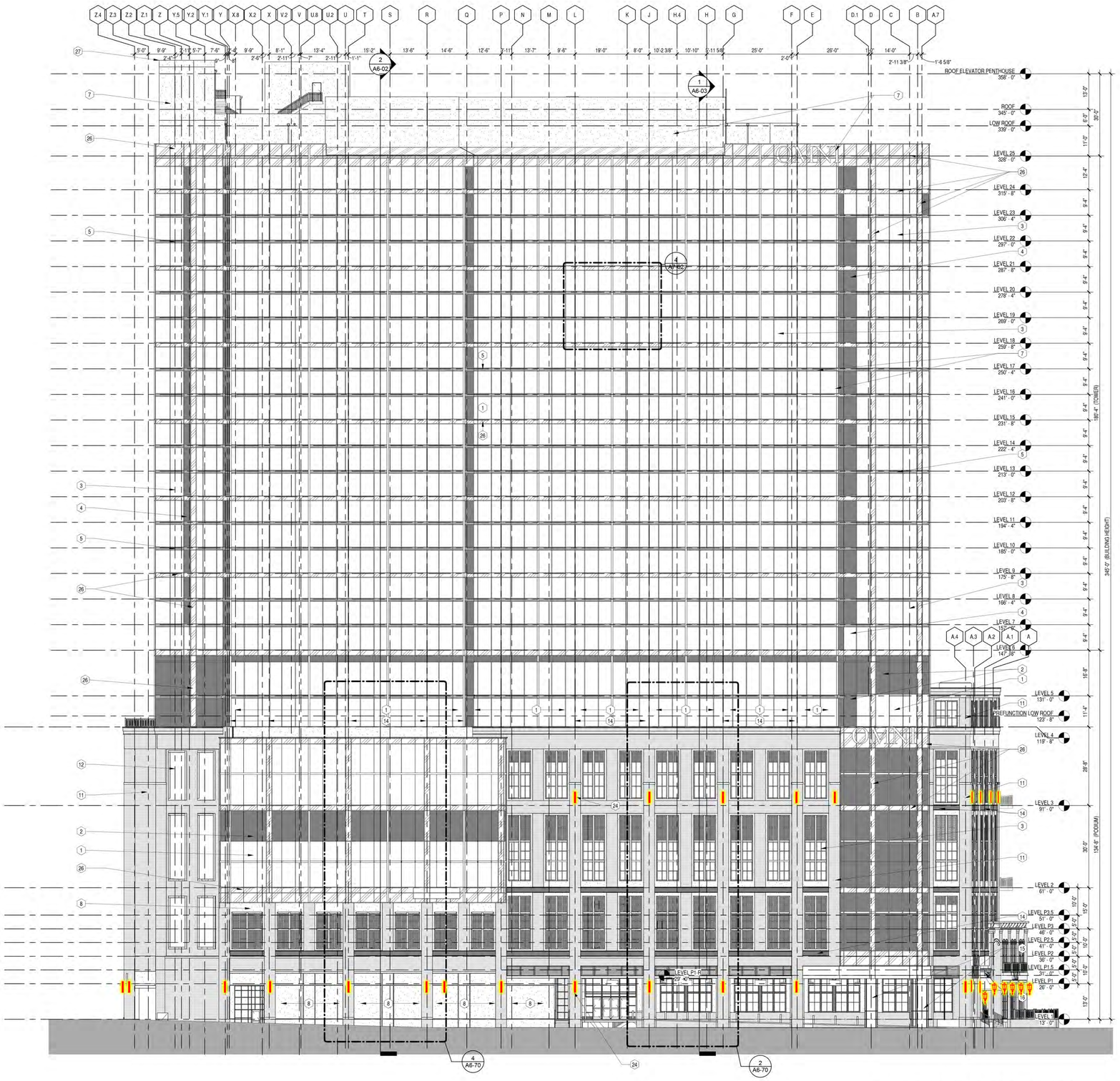
OVERALL EAST ELEVATION

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:

A5-03



1 OVERALL SOUTH ELEVATION

1/16" = 1'-0"

ELEVATION KEYNOTE LEGEND

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LIGHT SCONCE - WALL PACK

CUSTOM LIGHT SCONCE -

CUSTOM LIGHT SCONCE -

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OVERALL SOUTH ELEVATION

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

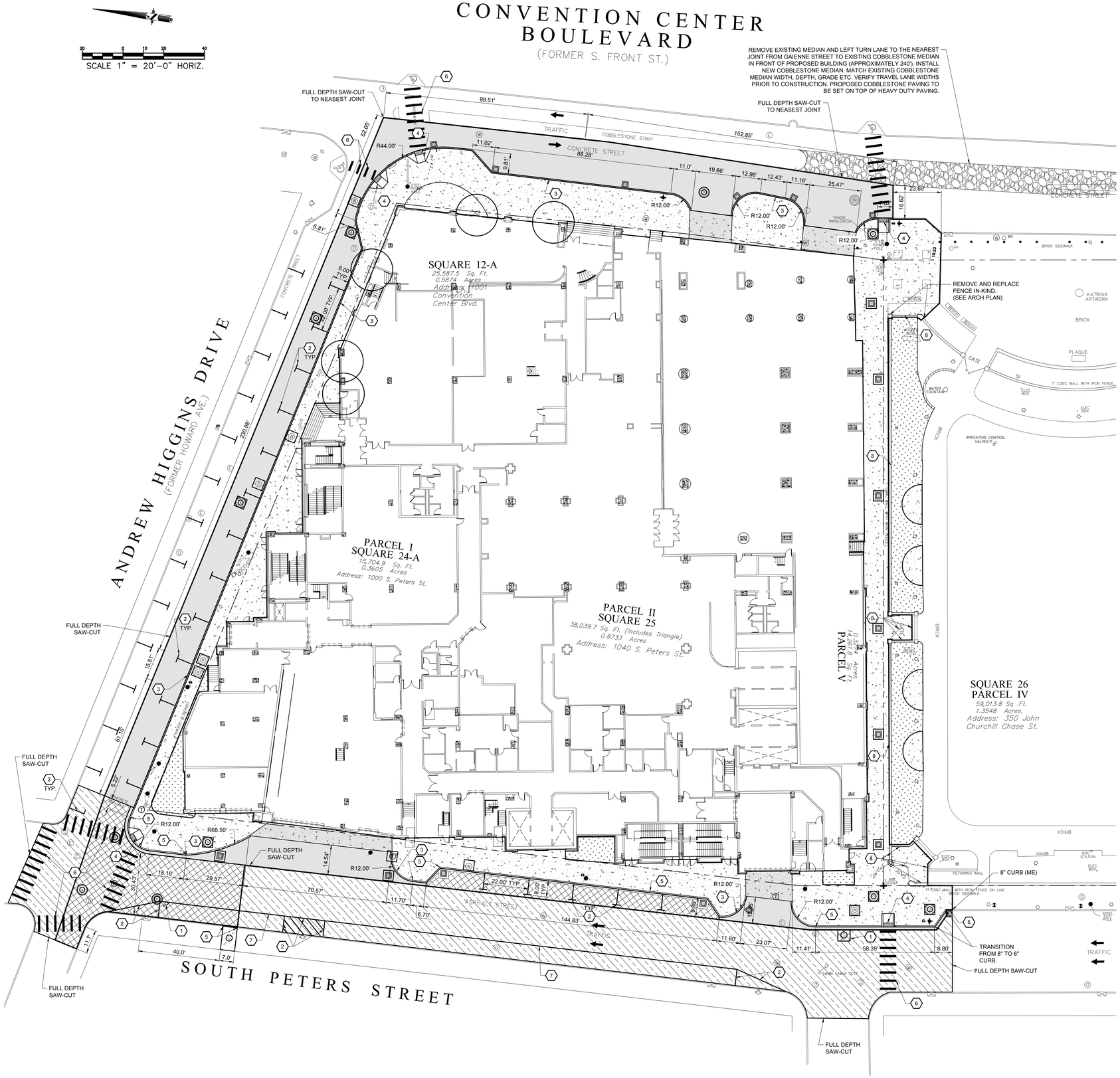
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DRAWING NO:

A5-04

CONVENTION CENTER BOULEVARD
(FORMER S. FRONT ST.)

SCALE 1" = 20'-0" HORIZ.



CONSTRUCTION NOTES

1. CONSTRUCT FULL DEPTH ASPHALT PAVEMENT PER 8/C500.
2. PAINT 90-DEGREE PARKING LOT STRIPING AS SHOWN, 4-INCH WIDE, TRAFFIC YELLOW W/ GLASS BEADS.
3. CONSTRUCT DOWELED BARRIER CURB PER 5/C500
4. CONSTRUCT HANDICAP RAMP PER 9/C500
5. CONSTRUCT BARRIER CURB AND EXTENDED GUTTER BOTTOM PER 6/C500.
6. PAINT PEDESTRIAN STRIPING AS SHOWN, 12 INCH WIDE TRAFFIC WHITE.
7. PAINT PARKING STRIPING. 12-INCH WIDE, TRAFFIC WHITE W/ GLASS BEADS
8. REMOVE AND REPLACE FENCE IN KIND (SEE ARCH).

LEGEND

- PROPOSED BRICK SIDEWALK PER C502. NEW ORLEANS DEPT. OF PUBLIC WORKS DWG. No. STD17. CATEGORY A. SEE ARCH PLANS FOR PATTERN LAYOUT.
- HEAVY DUTY CONCRETE PAVEMENT WITH BRICK TOPPING PER 10/C500.
- HEAVY DUTY CONCRETE PAVEMENT PER 1/C500. FULL DEPTH SAW-CUT TO NEAREST JOINT.
- PROPOSED ASPHALT PAVEMENT PER 8/C500
- PROPOSED LANDSCAPE (SEE LANDSCAPE)
- PROPOSED 2"± MILL AND OVERLAY
- PROPOSED COBBLESTONE MEDIAN (SEE NOTE)

GENERAL NOTE

1. COORDINATE / INSTALL NEW TRASH CANS ON SIDEWALK WITH CITY OF NEW ORLEANS
2. COORDINATE / INSTALL NEW PARKING SIGNS AND PAY STATIONS WITH CITY OF NEW ORLEANS.

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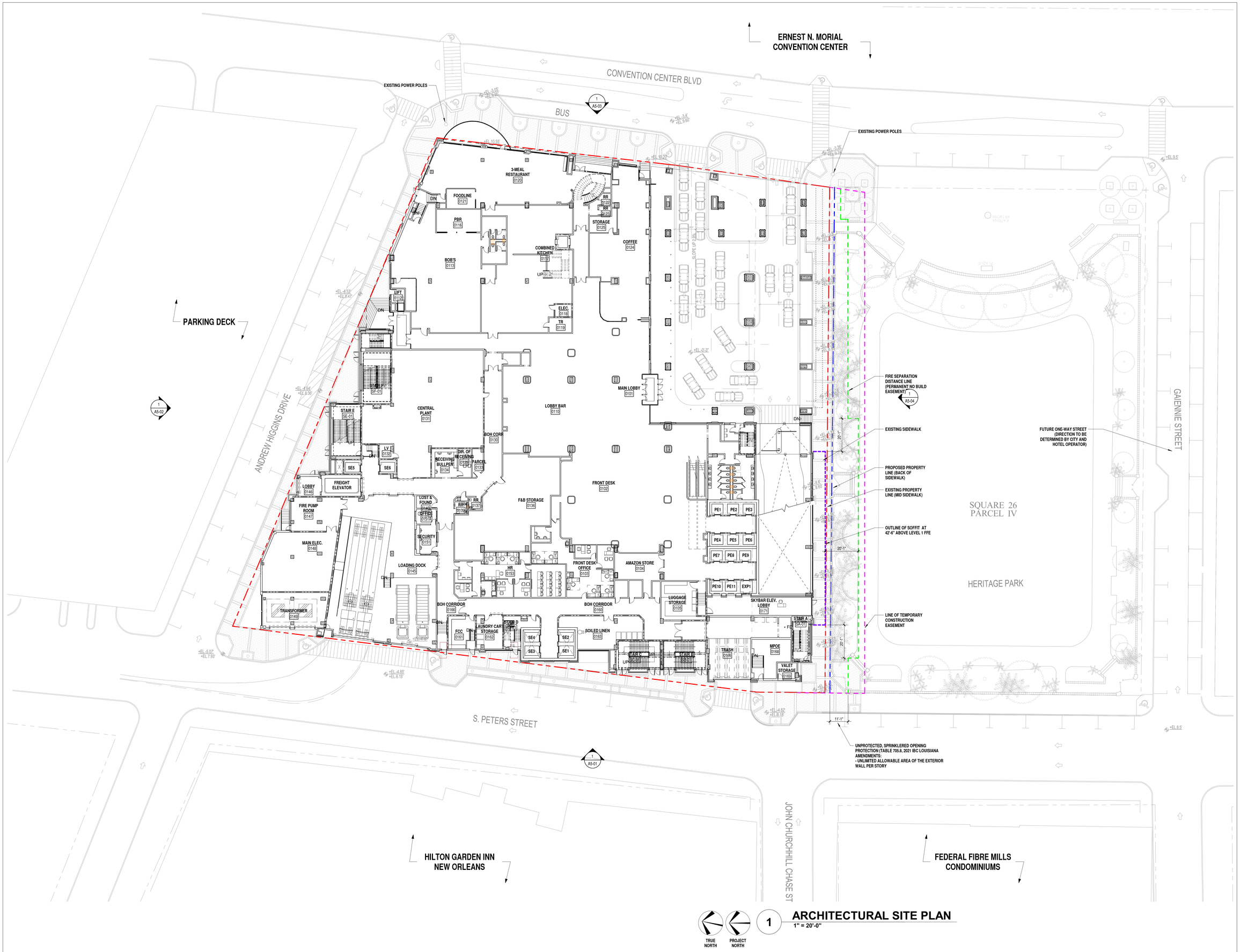
OMNI NEW ORLEANS

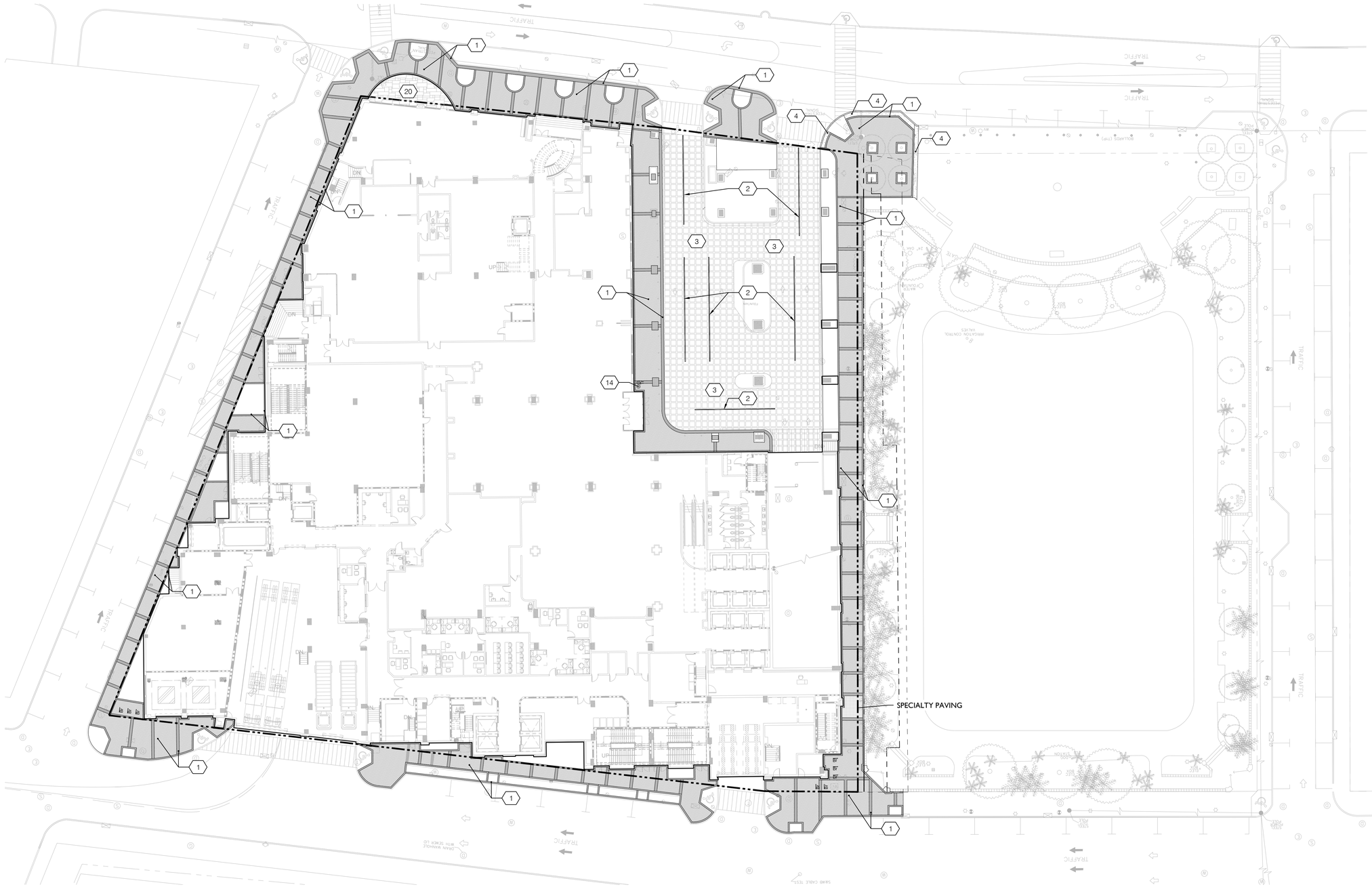
CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

APRIL 17, 2026
COMMISSION NO: 23-112

DRAWING NO:
C-100

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ERNEST N. MORIAL CONVENTION CENTER
CONVENTION CENTER BLVD
BUS
EXISTING POWER POLES
EXISTING POWER POLES
PARKING DECK
ANDREW HIGGINS DRIVE
GAENNIE STREET
3-MEAL RESTAURANT 0120
FOODLINE 0121
PBR 0116
BOB'S 0113
COMBINED KITCHEN 0117
COFFEE 0124
STORAGE 0125
RR 0122
RR 0123
LIFT 0112
ELEC. 0118
TR 0119
STAIR D SF-01
STAIR E SE-01
CENTRAL PLANT 0131
MAIN LOBBY 0101
LOBBY BAR 0110
BOH CORR 0130
LV 0132
SE5
SE6
RECEIVING BULLPEN 0134
DIR. OF RECEIVING 0135
PARCEL CTR 0133
LOBBY 0146
FREIGHT ELEVATOR
FIRE PUMP ROOM 0147
MAIN ELEC. 0148
LOST & FOUND 0140
OFFICE 0157A
SECURITY 0151
RR 0137
RR 0138
F&B STORAGE 0136
FRONT DESK 0102
LOADING DOCK 0145
TRANSFORMER 0149
HR 0153
FRONT DESK OFFICE 0103
AMAZON STORE 0104
BOH CORRIDOR 0166
BOH CORRIDOR 0160
FCC 0161
LAUNDRY CART STORAGE 0162
STAIR C SC-01
SE4
SE3
SE2
SE1
SOILED LINEN 0163
STAIR B SB-01
STAIR B SB-01
LUGGAGE STORAGE 0105
SKYBAR ELEV. LOBBY 0171
TRASH 0166
MPOE 0168
VALET STORAGE 0169
STAIR A SA-01
PE1
PE2
PE3
PE4
PE5
PE6
PE7
PE8
PE9
PE10
PE11
EXP1
FIRE SEPARATION DISTANCE LINE (PERMANENT NO BUILD EASEMENT)
EXISTING SIDEWALK
PROPOSED PROPERTY LINE (BACK OF SIDEWALK)
EXISTING PROPERTY LINE (MID SIDEWALK)
OUTLINE OF SOFFIT AT 42'-6" ABOVE LEVEL 1 FFE
LINE OF TEMPORARY CONSTRUCTION EASEMENT
UNPROTECTED, SPRINKLERED OPENING PROTECTION (TABLE 705.8, 2021 IBC LOUISIANA AMENDMENTS: - UNLIMITED ALLOWABLE AREA OF THE EXTERIOR WALL PER STORY
FUTURE ONE-WAY STREET (DIRECTION TO BE DETERMINED BY CITY AND HOTEL OPERATOR)
SQUARE 26 PARCEL IV
HERITAGE PARK
S. PETERS STREET
JOHN CHURCHHILL CHASE ST
HILTON GARDEN INN NEW ORLEANS
FEDERAL FIBRE MILLS CONDOMINIUMS
20'-1"
20'-1"
11'-1"
+EL 10.55'
+EL 10.21'
+EL 9.5'
+EL 8.5'
+EL -5.07' +EL 7.93'
+EL -4.85' +EL 8.15'
+EL -4.53' +EL 8.47'
+EL -4.04' +EL 8.96'
+EL -4.82' +EL 8.18'
+EL -4.82' +EL 8.18'
+EL -3.05' +EL 9.95'
+EL -3.4' +EL 9.60'
+EL -3.26' +EL 9.74'
+EL -3.26' +EL 9.74'
+EL -3.26' +EL 9.74



LEGEND

- PROPERTY LINE
- EXISTING TREE
- 1 DDD STANDARD BRICK PAVING, SEE 1/L901
- 2 STEEL T BAR BEAM, SEE 2/L901
- 3 COBBLESTONE, SEE 2/L901
- 4 CONCRETE PAVING, TO MATCH EXISTING
- 5 CONCRETE PAVER(COLOR A) OVER PEDESTAL SYSTEM, SEE NOTES
- 6 CONCRETE PAVER(MIXED COLOR) OVER PEDESTAL SYSTEM, SEE NOTES
- 7 POOL COPING, SEE 6/L901
- 8 RAISED PLANTER SEE 4/L901
- 9 CONCRETE STAIRS, SEE ARCH
- BF (8)BOLA BIKE, SEE 2/L911
- 10 FLUSH PLANTER, SEE 5/L901
- 13 (1)ADA POOL LIFT, SEE NOTES
- 14 (1 PAIR)TRASH AND RECEPTACLE, SEE 1/L911
- 15 ADA HANDRAIL TYPE A, SEE 7/L901
- 16 ADA HANDRAIL TYPE B, SEE 8/L901
- 17 EGRESS GATE, SEE 3/L911
- 18 POOL STEPS, SEE 11/L901
- 19 UNDERWATER BENCH, SEE 11/L901
- XX.XX + TERRACE FINISH GRADE, 00.00 TO BE FLUSH WITH THE 6TH FLOOR FINISH ELEVATION
- 20 BLUESTONE, SEE 12/L901

NOTES

1. CONCRETE PAVER: COLOR A: HFT-17. COLOR B: HFT-15. BY WAUSAU TILES, SEE 32 14 00.
2. CONCRETE PAVER: MIXED COLOR SHALL BE 50% COLOR COLOR A + 50% COLOR B IN CHECKERBOARD PATTERN
3. CONCRETE PAVER: SEE 3/L901 FOR PEDESTAL PAVER DETAIL.
4. ADA POOL LIFT: SPLASH POOL LIFT. LIFTING CAPACITY: 400 LBS. MOUNTING: SEE OTHERS. MANUFACTURER: SR SMITH

1 MATERIALS PLAN - GROUND FLOOR
Scale: 1"=20'-0"

Plan N
0 10' 20' 40'
Scale: 1"=20'-0"

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MATERIALS PLAN - GROUND FLOOR

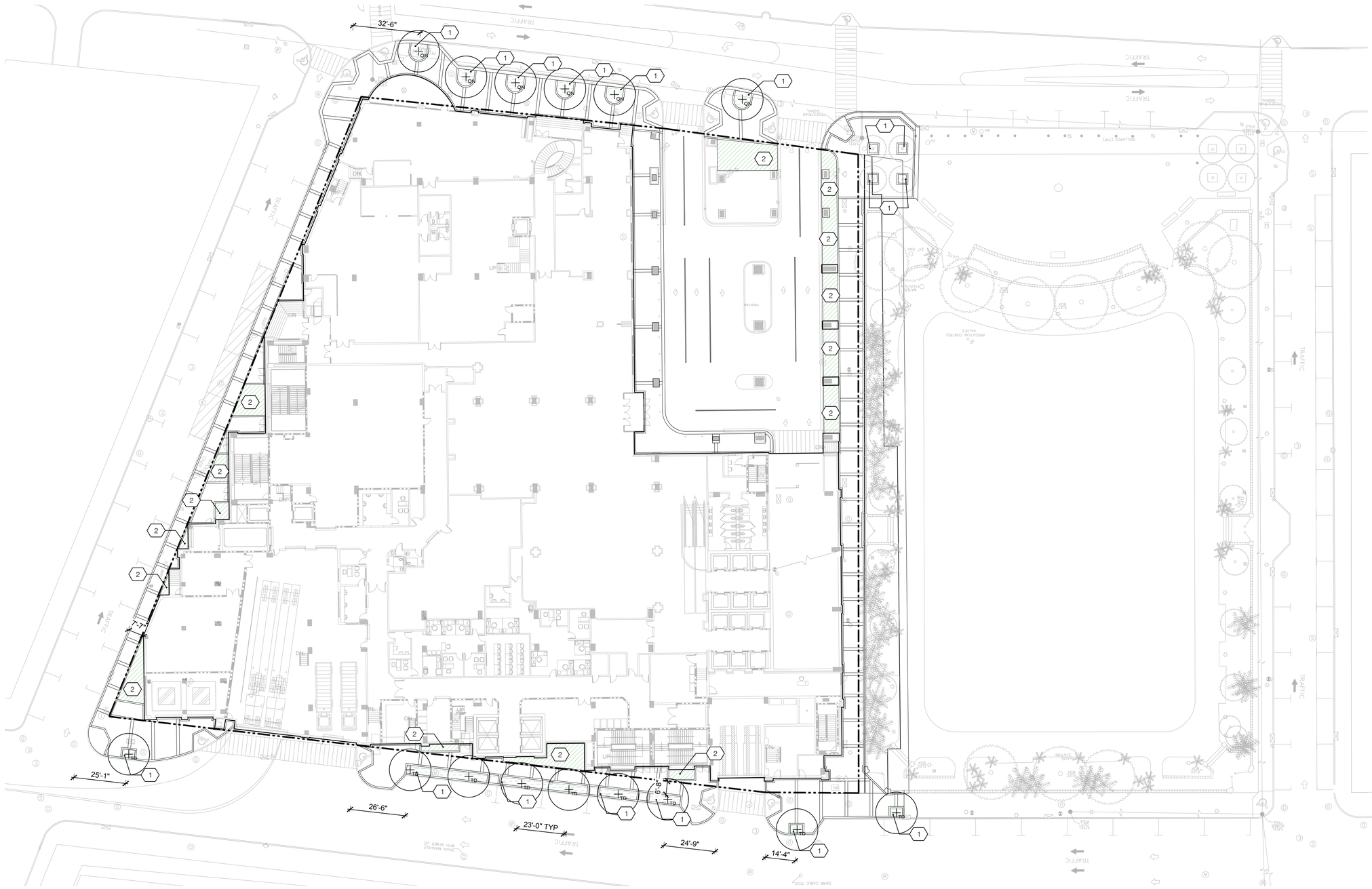
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

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L-201



LEGEND

- PROPERTY LINE
- EXISTING TREE
- STREET TREE
- TERRACE TREE
- 1 STREET PLANTING MIX
- 2 GROUND LEVEL PLANTING MIX
- 3 TERRACE PLANTING MIX

NOTES

1. SEE L550 FOR PLANTING SCHEDULE.
2. ALL PLANTS SHALL BE FULLY IRRIGATED, SEE L51S.
3. SEE L590 FOR PLANTING DETAILS

1 PLANTING PLAN - GROUND FLOOR
Scale: 1"=20'-0"

Plan N
0 10' 20' 40'
Scale: 1"=20'-0"

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PLANTING PLAN - GROUND FLOOR

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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

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L-501

PARKWAY TREES REQUIREMENTS							
	Length (Ft)	Required Number of Shade Trees (40' O.C)	PROPOSED SHADE TREES	TOTAL MITIGATION CALIPER (IN)	TOTAL REQUIRED STREET TREE CALIPER (IN)	MITIGATION CALIPER + REQUIRED STREET TREE CALIPER (IN)	TOTAL CALIPER PROPOSED (IN)
CONVENTION CENTER BLVD	241	6.0	6	21	15	36	24
S PETERS ST	363	9.1	9	0	22.5	22.5	36
TOTAL						58.5	60

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
TREES							
$+_{ML}$	ML	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	65 GAL.	B&B	15		
$+_{MS}$	MS	MAGNOLIA STELLATA / STAR MAGNOLIA	65 GAL.	B&B	6		
$+_{MV}$	MV	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	4" CAL.	B&B	7		
$+_{MS2}$	MS2	MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA	4" CAL.	B&B	9		
$+_{QN}$	QN	QUERCUS NUTTALLII / NUTTALL OAK	4" CAL.	B&B	6		
$+_{TD}$	TD	TAXODIUM DISTICHUM / BALD CYPRESS	4" CAL.	B&B	9		

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
1		STREET PLANTING MIX				938 SF		
	Lc	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL.	POT	50% @ 12" o.c.	489		
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL.	POT	50% @ 12" o.c.	489		
2		GROUND LEVEL PLANTING MIX				2,273 SF		
	Ao	AGAPANTHUS PRAECOX ORIENTALIS / AFRICAN LILY	1 GAL.	POT	10% @ 18" o.c.	105		
	Id	ILEX GLABRA 'GERM BOX' / INKBERRY HOLLY	3 GAL.	POT	20% @ 36" o.c.	51		
	Lc2	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL.	POT	20% @ 12" o.c.	472		
	Rl	RHODODENDRON INDICUM 'MRS. G.G. GERBING' / MRS. G.G. GERBING INDICA AZALEA	7 GAL	POT	30% @ 36" o.c.	80		
	Tc	TAXUS CUSPIDATA / JAPANESE YEW	15 GAL.	POT	20% @ 36" o.c.	51		
3		TERRACE PLANTING MIX				5,245 SF		
	Ca	CRINUM AMERICANUM / SWAMP LILY	1 GAL.	POT	10% @ 18" o.c.	241		
	Fg	FARFUGIUM JAPONICUM GIGANTEUM / GIANT LEOPARD PLANT	3 GAL.	POT	10% @ 18" o.c.	241		
	Gj	GARDENIA JASMINOIDES / GARDENIA	7 GAL	POT	20% @ 36" o.c.	121		
	Lc3	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL.	POT	10% @ 12" o.c.	544		
	Mg	MAGNOLIA FIGO / BANANA SHRUB	7 GAL	POT	12% @ 36" o.c.	72		
	Ps	PHILODENDRON SELLOUM / SELLOUM PHILODENDRON	5 GAL.	POT	10% @ 36" o.c.	61		
	Px	PHILODENDRON X 'XANADU' / XANADU PHILODENDRON	3 GAL.	POT	15% @ 18" o.c.	363		
	Rd	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	1 GAL.	POT	3% @ 18" o.c.	72		
	Zi	ZAMIA INTEGRIFOLIA / COONTIE	7 GAL	POT	10% @ 36" o.c.	61		

MULCH

PINE STRAW MULCH — 3" LAYER IN ALL PLANT BEDS AND 36" RADIUS AROUND TREES

NOTES:

1. UNLESS OTHERWISE NOTED ON THE DRAWINGS, CONTRACTOR SHALL ALWAYS USE THE STRICTER REQUIREMENT WHEN PLACING DIFFERENT SPECIES NEXT TO EACH OTHER.
2. UNLESS OTHERWISE NOTED ON DRAWINGS, ANY PLANT THAT IS LESS THAN 3 GAL SHALL BE PLACED NO FURTHER THAN 6 INCH AWAY FROM THE EDGE OF THE PLANTER/PLANTING BED ON ALL SIDES. ANY PLANT THAT IS EQUAL OR LARGER THAN 3 GAL SHALL BE PLACED NO FURTHER THAN 12 INCH AWAY FROM THE EDGE OF THE PLANTER/PLANTING BED ON ALL SIDES.
3. PLANTS SHALL BE PACED EVENLY PER PLANTING SCHEDULE. ANY INCORRECT SPACING WILL NOT BE ACCEPTED.
4. UNLESS OTHERWISE NOTED ON THE DRAWINGS, PLANTING SOIL FINISH GRADE SHALL BE 3" BELOW THE SURROUNDING PLANTING BED/PLANTER EDGE. MULCH FINISH GRADE SHALL BE FLUSH WITH THE SURROUNDING PLANTING BED/PLANTER EDGE.
5. CONTRACTOR SHALL ARRANGE POTTED PLANTS PER PLANTING PLAN AND NOTIFY LANDSCAPE ARCHITECT 72 HOURS AHEAD TO APPROVE PLANTING LAYOUT ON SITE PRIOR TO PLANTS INSTALLATION.

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PLANTING SCHEDULE

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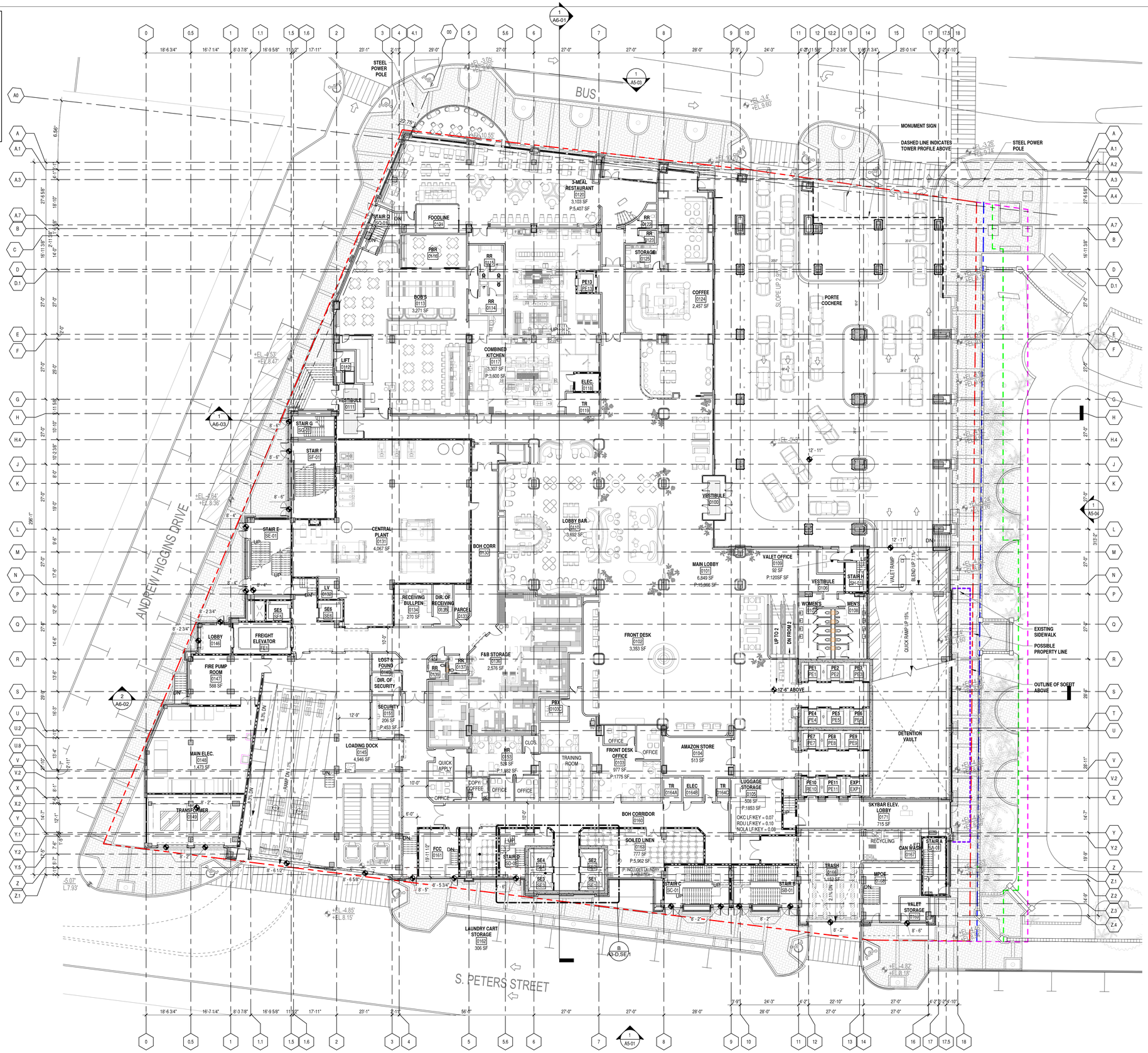
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L-550

PALACE FLOOR AREA:
LEVEL 01 -
CONDITIONED: 3,519SF
UNCONDITIONED: 443SF
TOTAL: 3,962SF
MEZZANINE -
CONDITIONED: 4,705SF
UNCONDITIONED: 733 SF
TOTAL: 5,438SF

TOTAL PALACE: 9,400SF



PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
2. WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
3. ALL MEASURES NECESSARY TO ASSURE SAFE CONSTRUCTION OF THE AREAS INDICATED ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. IN THE EVENT THAT THE CONSTRUCTION WORK IS PERFORMED BY SUBCONTRACTORS, THE GENERAL CONTRACTOR MUST PROVIDE SUPERVISION OVER THE SUB-CONTRACTOR'S WORK.
5. BRACE ALL STRUCTURES OR STRUCTURAL ELEMENTS AS NECESSARY DURING CONSTRUCTION.
6. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY TO A WASTE AREA PROVIDED BY THE CONTRACTOR AND AGREED ON BY OWNER.
7. SEE ***A1-XXX*** FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
8. REFER TO ***A1-XXX*** FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
9. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
10. CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL-MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETRY, COUNTERS, SHELVING-FIXTURES, GRAB BARS AND A/V EQUIPMENT AS REQUIRED, UNO.
11. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY UNO. MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
12. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
13. ALL PARTITIONS ARE DIMENSIONED TO FINISH FACE OF PARTITION, TO CENTERLINE OF COLUMNS, AND TO FACE OF CONCRETE ON MASONRY WALLS, UNO. ALL DIMENSIONS INDICATED ON DRAWINGS SHALL BE CONSIDERED CRITICAL. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DEVIATIONS IN PLACEMENT PRIOR TO INSTALLATION. MAINTAIN DIMENSIONS MARKED " CLEAR" OR " HOLD". ALLOW FOR THICKNESS OF FINISHES.
14. DOOR OPENINGS IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 6" FROM THE ADJACENT WALL, UNO.
15. PROVIDE A 1'-4" WIDE CHASE BEHIND SINGLE SIDED TOILETS, AND A 1'-10" WIDE CHASE BETWEEN BACK TO BACK TOILETS FOR WALL HUNG FIXTURES. FOR FLOOR MOUNTED FIXTURES, PROVIDE A 6" STUD, MINIMUM.

PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

TRUE NORTH / PROJECT NORTH

1 LEVEL 1 - FLOOR PLAN
1/16" = 1'-0"

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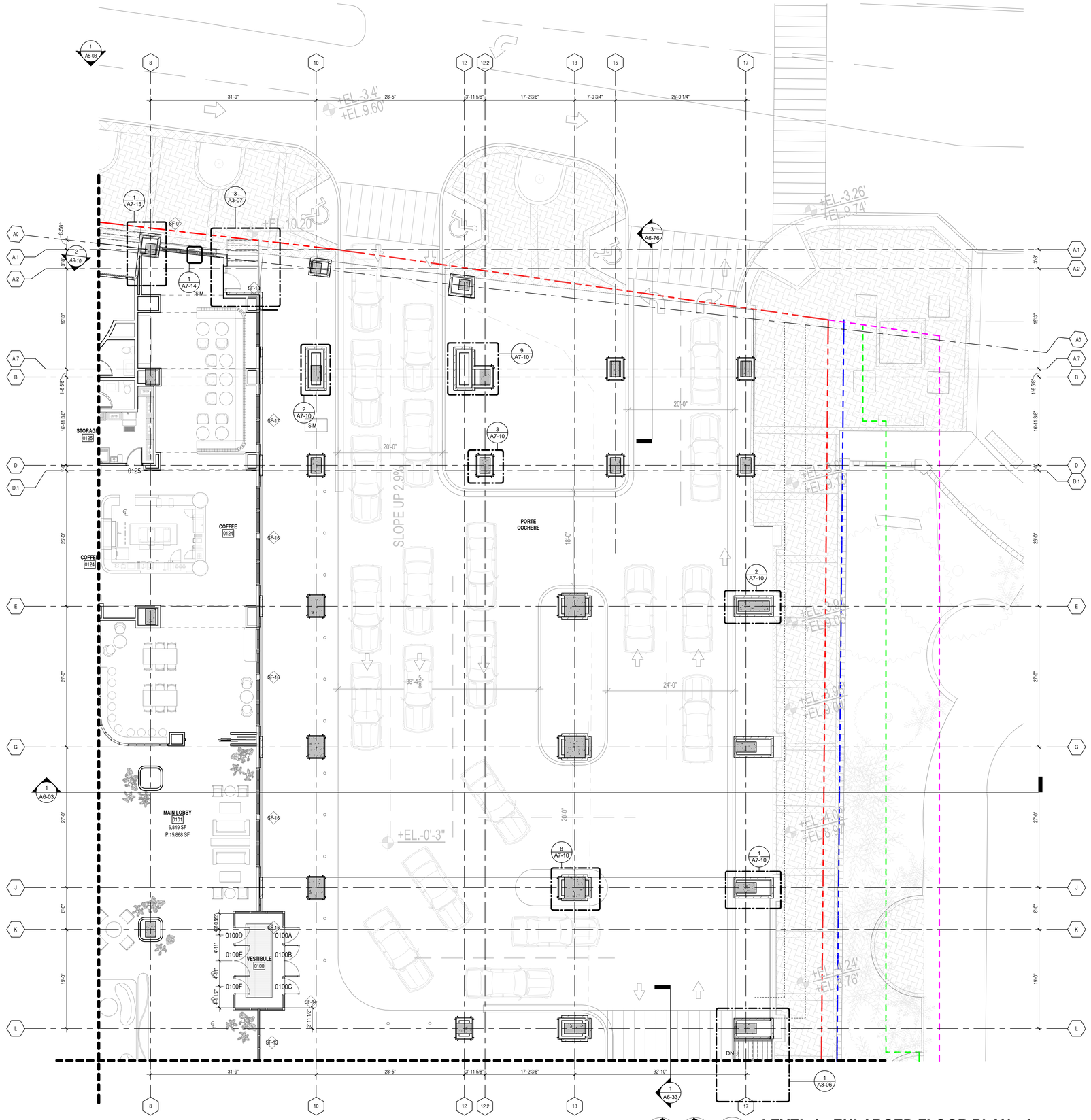
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LEVEL 01 - FLOOR PLAN

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COMMISSION NO: 23-112
DRAWING NO:
A1-01



LEVEL 1 - ENLARGED FLOOR PLAN - A
1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

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9. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
10. CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL-MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETRY, COUNTERS, SHELVING-FIXTURES, GRAB BARS AND A/V EQUIPMENT AS REQUIRED, UNO.
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

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LEVEL 01 - ENLARGED FLOOR PLAN - A

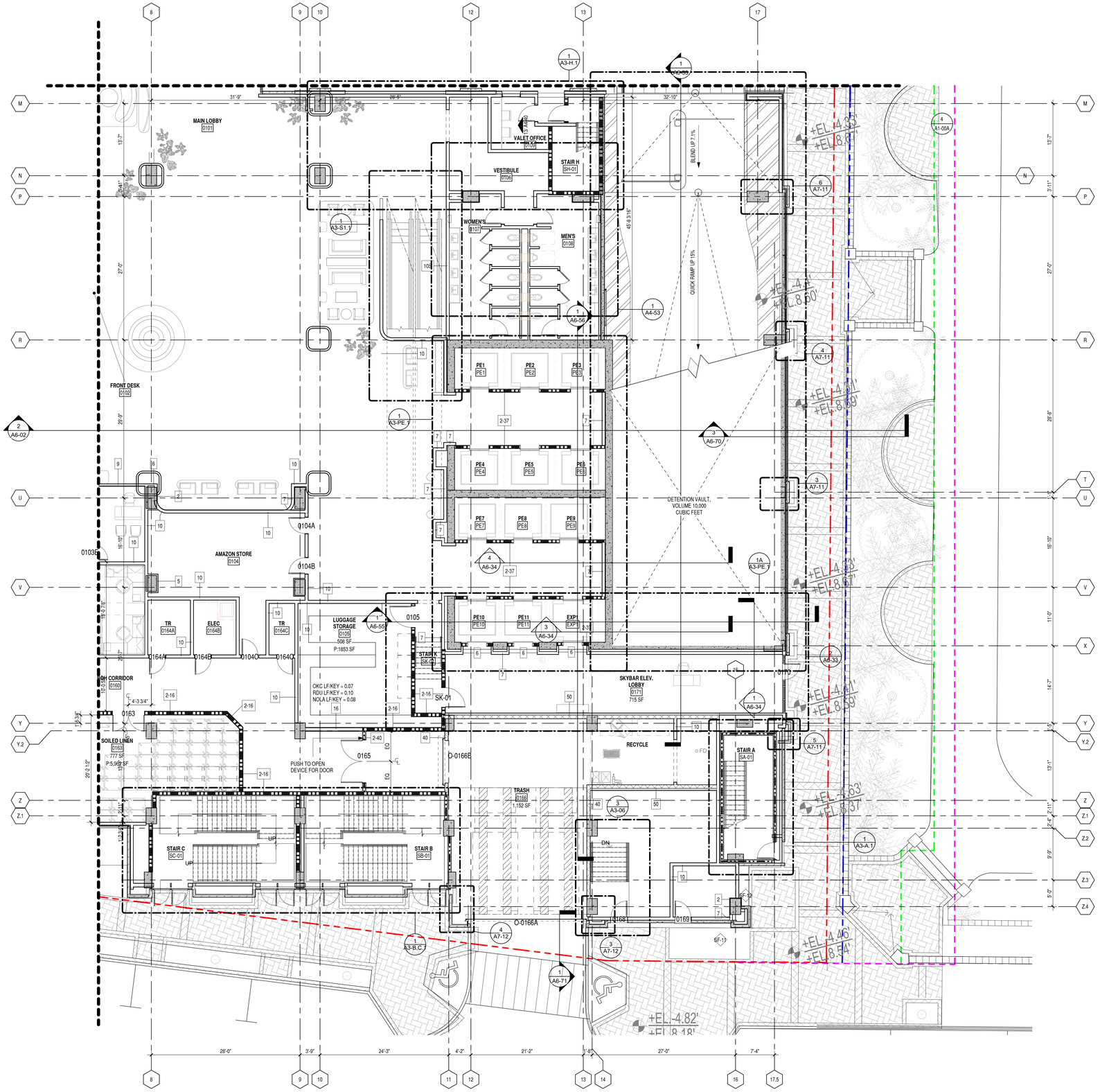
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

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PARTITION LEGEND:

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- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

1 LEVEL 1 - ENLARGED FLOOR PLAN - B

1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

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LEVEL 01 - ENLARGED FLOOR PLAN - B

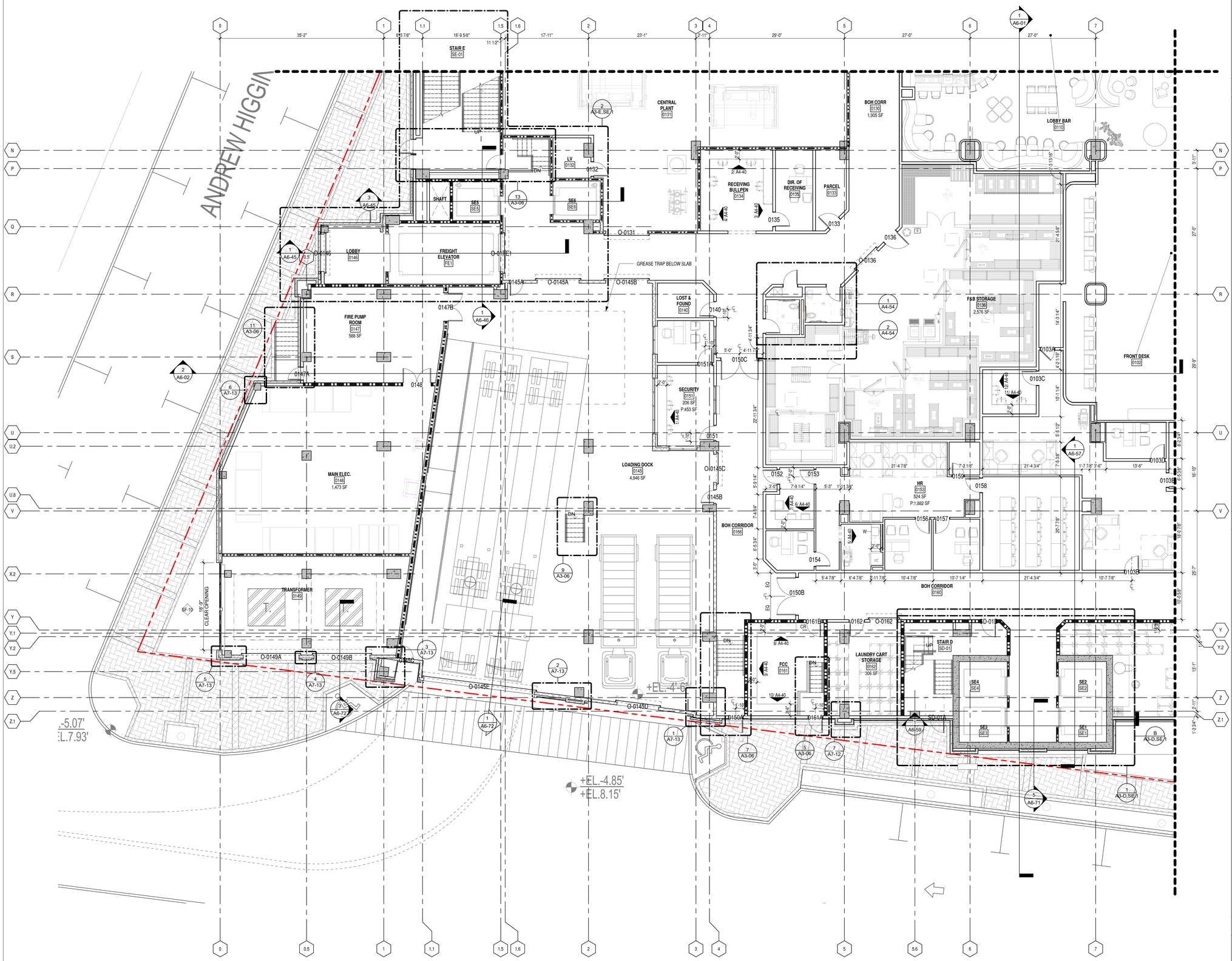
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NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

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PARTITION LEGEND:

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- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

TRUE NORTH / PROJECT NORTH

1 LEVEL 1 - ENLARGED FLOOR PLAN - C
1/8" = 1'-0"

NOT ISSUED FOR CONSTRUCTION

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ARCHITECTURE INTERIOR DESIGN
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LEVEL 01 - ENLARGED FLOOR PLAN - C

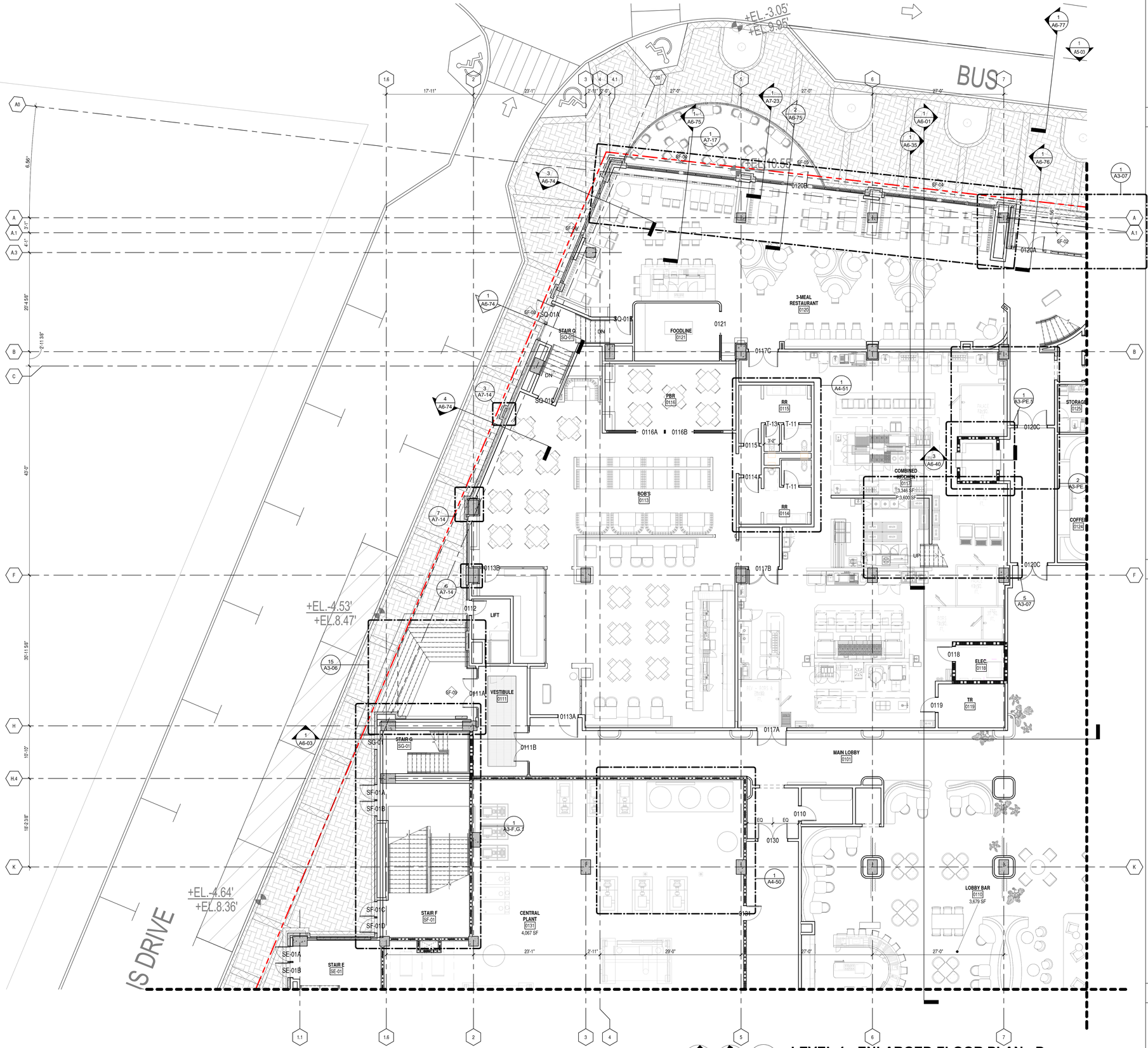
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-01C



1 **LEVEL 1 - ENLARGED FLOOR PLAN - D**
1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

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LEVEL 01 - ENLARGED FLOOR PLAN - D

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NEW ORLEANS, LOUISIANA

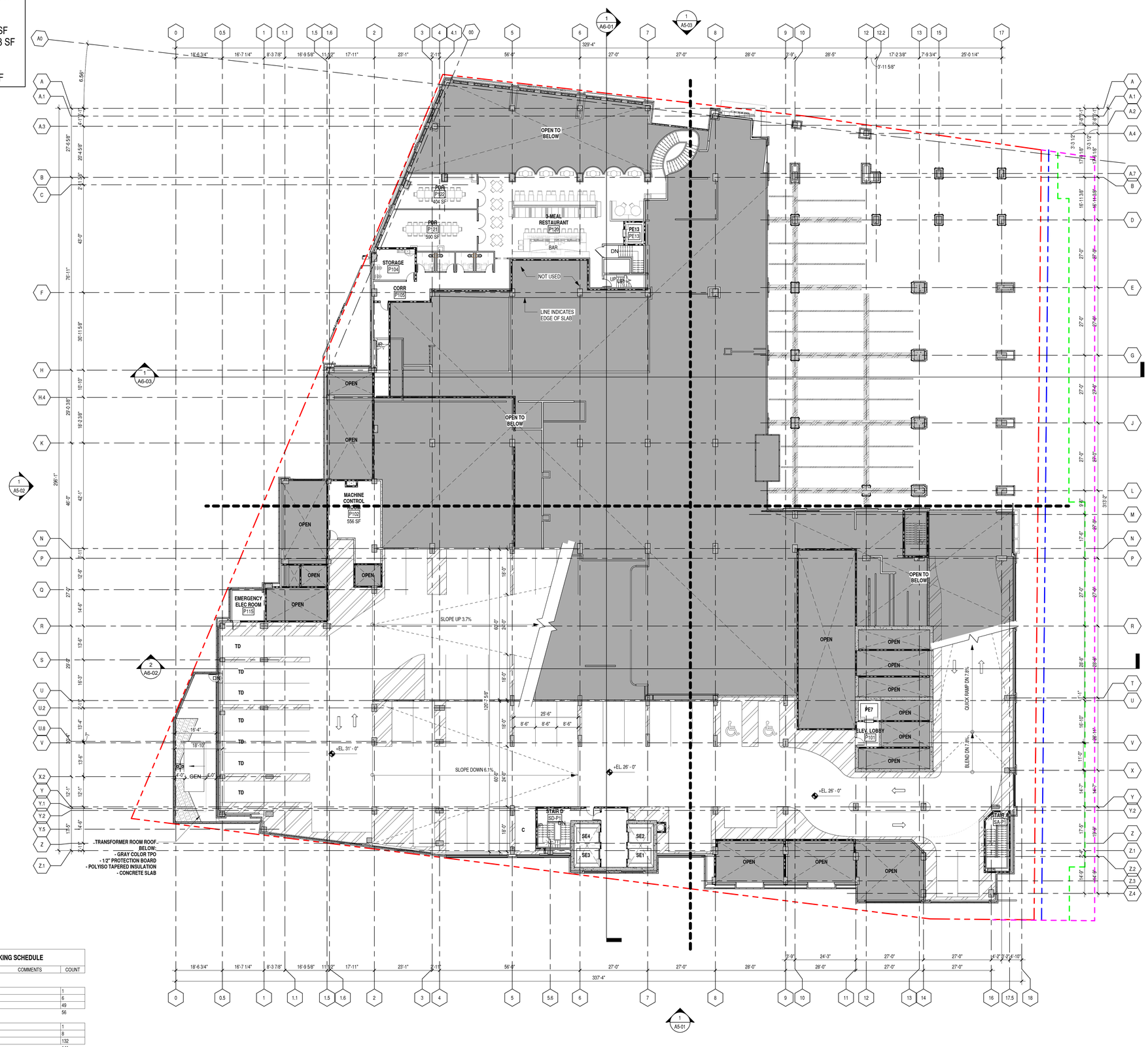
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PALACE FLOOR AREA:
LEVEL 01 -
CONDITIONED: 3,519SF
UNCONDITIONED: 443SF
TOTAL: 3,962SF
MEZZANINE -
CONDITIONED: 4,705SF
UNCONDITIONED: 733 SF
TOTAL: 5,438SF

TOTAL PALACE: 9,400SF



OMNI NOLA PARKING SCHEDULE

LEVEL	SPACE SIZE	COMMENTS	COUNT
LEVEL P1			
LEVEL P1	COMPACT 8'-2" x 16'-0"		1
LEVEL P1	COMPACT 8'-6" x 16'-0"		6
LEVEL P1	STANDARD 8'-6" x 18'-0"		49
			56
LEVEL P2			
LEVEL P2	COMPACT 8'-2" x 16'-0"		1
LEVEL P2	COMPACT 8'-6" x 16'-0"		8
LEVEL P2	STANDARD 8'-6" x 18'-0"		132
			141
LEVEL P3			
LEVEL P3	COMPACT 8'-2" x 16'-0"		1
LEVEL P3	COMPACT 8'-6" x 16'-0"		4
LEVEL P3	STANDARD 8'-6" x 18'-0"		81
			86
			283

TRUE NORTH / PROJECT NORTH

1 LEVEL P1 - FLOOR PLAN
1/16" = 1'-0"

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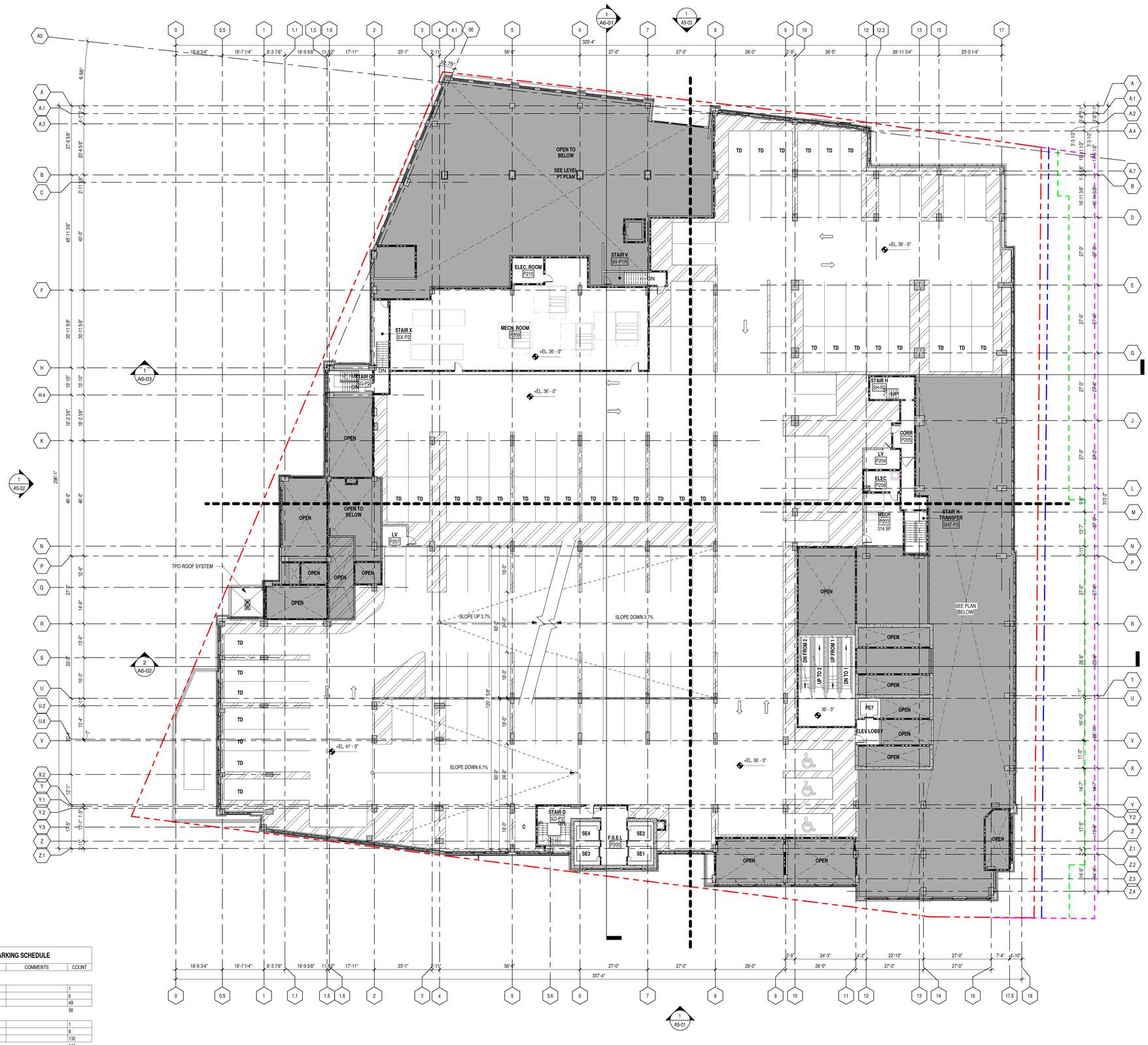
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LEVEL P1 - FLOOR PLAN

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:
A1-P1



OMNI NOLA PARKING SCHEDULE

LEVEL	SPACE SIZE	COMMENTS	COUNT
LEVEL P1			
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LEVEL P1	COMPACT 8'-6" x 16'-0"		6
LEVEL P1	STANDARD 8'-6" x 18'-0"		49
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LEVEL P3	STANDARD 8'-6" x 18'-0"		81
			86
			283

TRUE NORTH / PROJECT NORTH

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LEVEL P2 - FLOOR PLAN

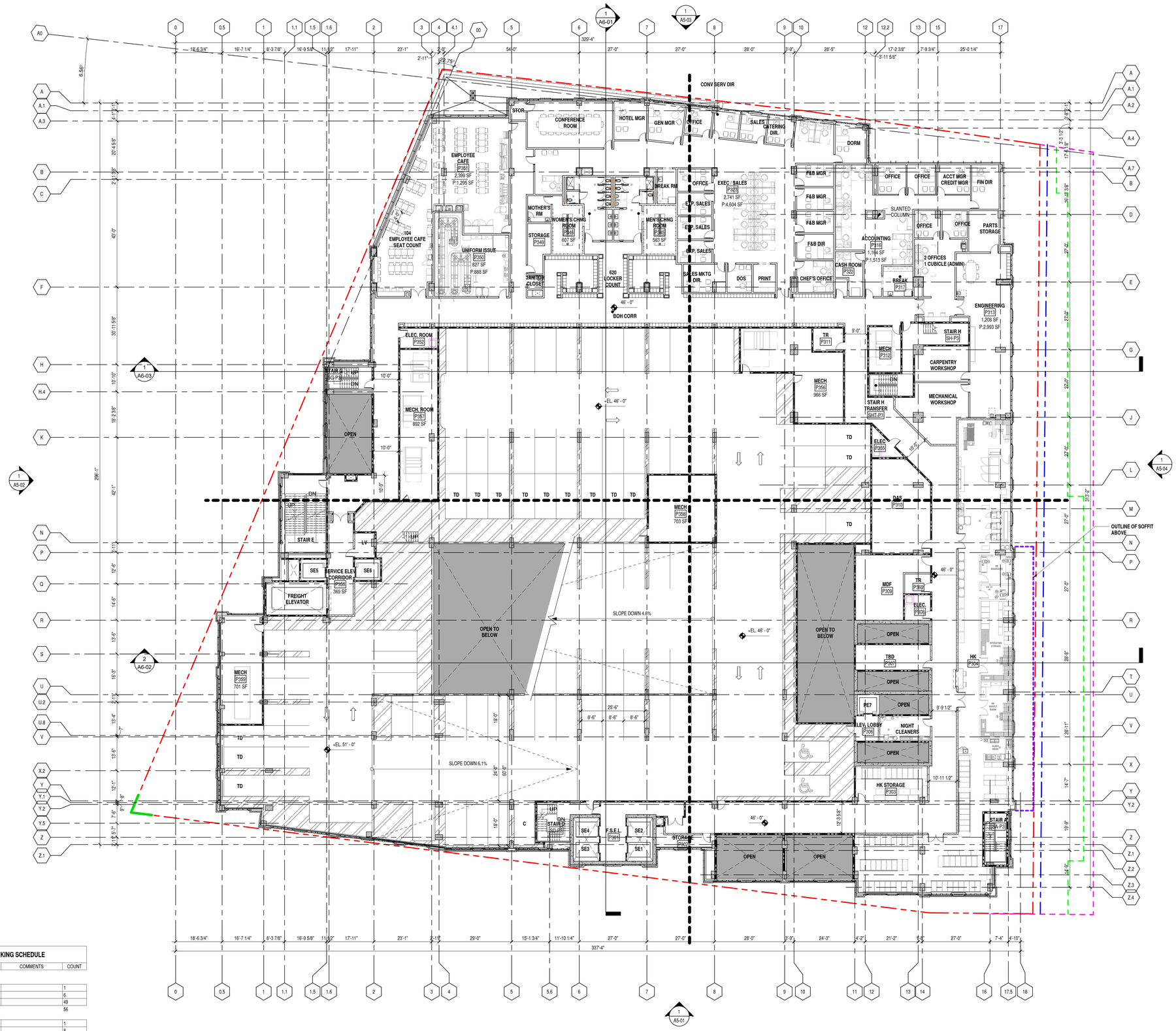
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-P2



OMNI NOLA PARKING SCHEDULE

LEVEL	SPACE SIZE	COMMENTS	COUNT
LEVEL P1			
LEVEL P1	COMPACT 8'-2" x 18'-0"		1
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TRUE NORTH

PROJECT NORTH

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LEVEL P3 - FLOOR PLAN

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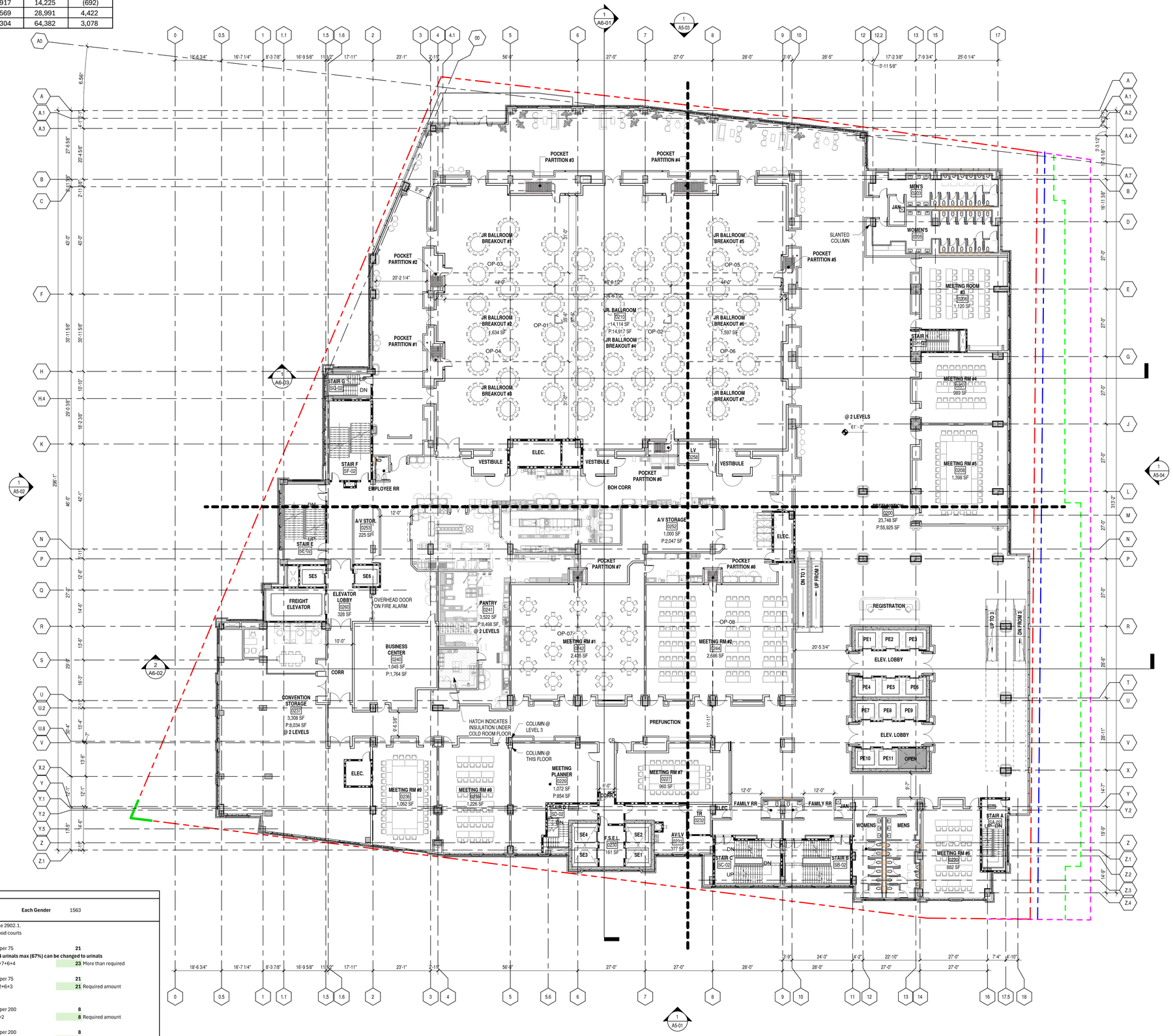
CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-P3

MEETING ROOMS / BALLROOMS			
	PROGRAM (6/26/25)	DESIGN	VARIANCE
MEETING ROOMS	21,818	21,166	(652)
JR BALLROOM	14,917	14,225	(692)
GRAND BALLROOM	24,569	28,991	4,422
TOTAL	61,304	64,382	3,078



Plumbing Fixture Calculation			
Level 4 Total Occupants			
	3125	Each Gender	1563
Code Reference:IBC 2021, Chapter 29, Table 2902.1.			
Category: Restaurants, banquet halls and food courts			
WATER CLOSETS			
Male	1 per 75	21	
Male Urinals	**14 urinals max (67%) can be changed to urinals**		
Male Water Closets Provided	6+7+6+4	23	More than required
Female	1 per 75	21	
Female Water Closets Provided	12+6+3	21	Required amount
LAVATORIES			
Male	1 per 200	8	
Male Lavatories Provided	6+2	8	Required amount
Female	1 per 200	8	
Female Lavatories Provided	6+3	9	More than required
DRINKING FOUNTAINS			
All Gender	1 per 500	4	
Total Male Provided		23	
Total Female Provided		21	

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13. ALL PARTITIONS ARE DIMENSIONED TO FINISH FACE OF PARTITION, TO CENTERLINE OF COLUMNS, AND TO FACE OF CONCRETE ON MASONRY WALLS, UNO. ALL DIMENSIONS INDICATED ON DRAWINGS SHALL BE CONSIDERED CRITICAL. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DEVIATIONS IN PLACEMENT PRIOR TO INSTALLATION. MAINTAIN DIMENSIONS MARKED " CLEAR" OR " HOLD". ALLOW FOR THICKNESS OF FINISHES.
14. DOOR OPENINGS IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 6" FROM THE ADJACENT WALL, UNO.
15. PROVIDE A 1'-4" WIDE CHASE BEHIND SINGLE SIDED TOILETS, AND A 1'-10" WIDE CHASE BETWEEN BACK TO BACK TOILETS FOR WALL HUNG FIXTURES. FOR FLOOR MOUNTED FIXTURES, PROVIDE A 6" STUD, MINIMUM.

PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

TRUE NORTH / PROJECT NORTH

1 LEVEL 2 - FLOOR PLAN

1/16" = 1'-0"

RULE JOY TRAMMELL RUBIO LLC
ARCHITECTURE INTERIOR DESIGN
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770-661-1492 (phone) 770-661-1493 (fax)
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LEVEL 02 - FLOOR PLAN

OMNI NEW ORLEANS

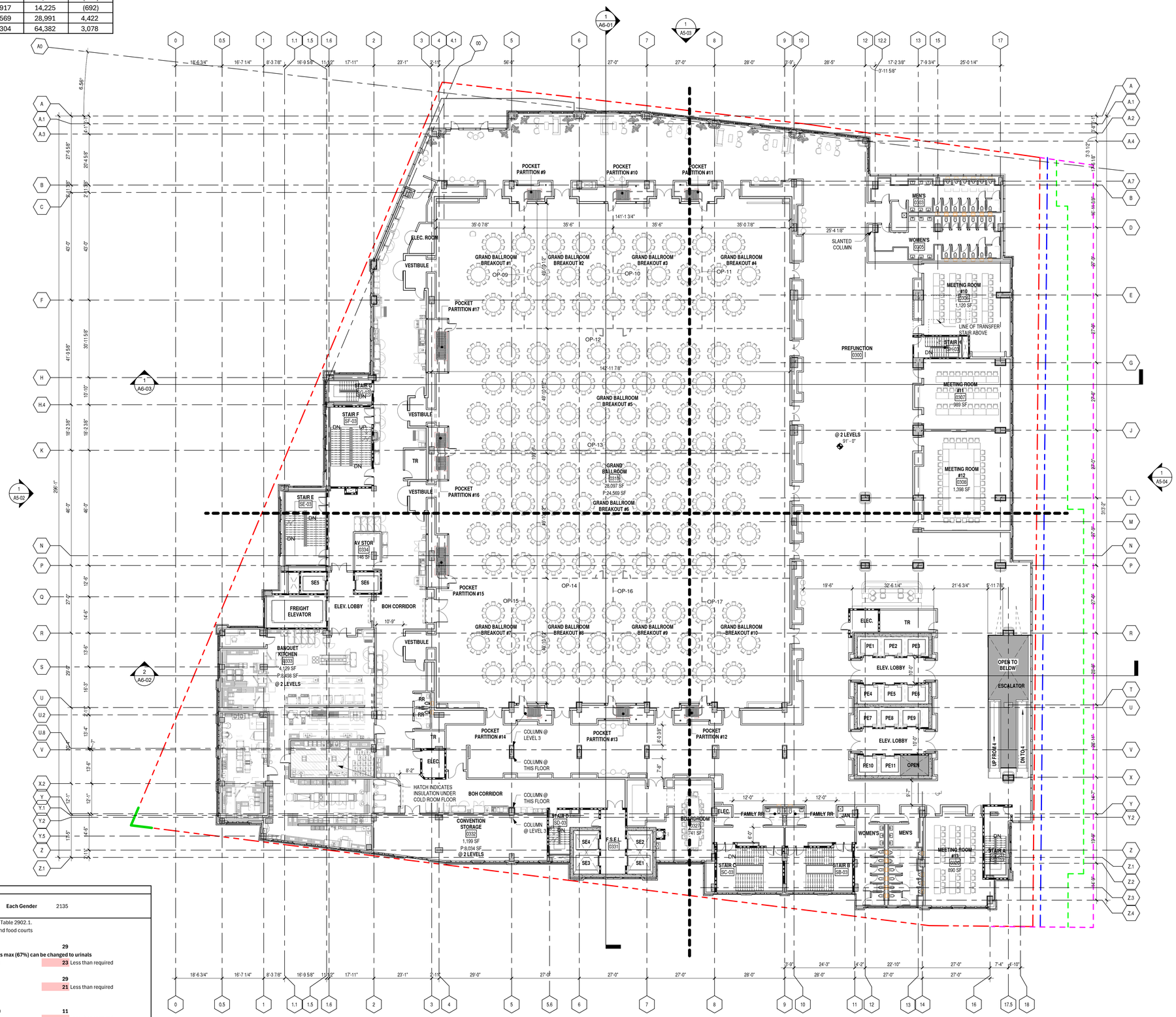
CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-02

MEETING ROOMS / BALLROOMS			
	PROGRAM (6/26/25)	DESIGN	VARIANCE
MEETING ROOMS	21,818	21,166	(652)
JR BALLROOM	14,917	14,225	(692)
GRAND BALLROOM	24,569	28,991	4,422
TOTAL	61,304	64,382	3,078



Plumbing Fixture Calculation			
Level 5 Total Occupants			
4269	Each Gender	2135	
Code Reference:IBC 2021, Chapter 29, Table 2902.1.			
Category: Restaurants, banquet halls and food courts			
WATER CLOSETS			
Male	1 per 75	**29**	
Male Urinals	**19 urinals max (67%) can be changed to urinals**		
Male Closets Provided	6+7+6+4	**23**	Less than required
Female	1 per 75	**29**	
Female Closets Provided	12+6+3	**21**	Less than required
LAVATORIES			
Male	1 per 200	**11**	
Male Lavatories Provided	6+2	**8**	Less than required
Female	1 per 200	**11**	
Female Lavatories Provided	6+3	**9**	Less than required
DRINKING FOUNTAINS			
All Gender	1 per 500	**5**	
Total Male Provided		**23**	
Total Female Provided		**21**	

1 **LEVEL 3 - FLOOR PLAN**
1/16" = 1'-0"

TRUE NORTH
PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
2. WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
3. ALL MEASURES NECESSARY TO ASSURE SAFE CONSTRUCTION OF THE AREAS INDICATED ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. IN THE EVENT THAT THE CONSTRUCTION WORK IS PERFORMED BY SUBCONTRACTORS, THE GENERAL CONTRACTOR MUST PROVIDE SUPERVISION OVER THE SUB-CONTRACTOR'S WORK.
5. BRACE ALL STRUCTURES OR STRUCTURAL ELEMENTS AS NECESSARY DURING CONSTRUCTION.
6. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY TO A WASTE AREA PROVIDED BY THE CONTRACTOR AND AGREED ON BY OWNER.
7. SEE ***A1-XXX*** FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
8. REFER TO ***A1-XXX*** FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
9. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
10. CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL-MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETRY, COUNTERS, SHELVING-FIXTURES, GRAB BARS AND A/V EQUIPMENT AS REQUIRED, UNO.
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

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LEVEL 03 - FLOOR PLAN

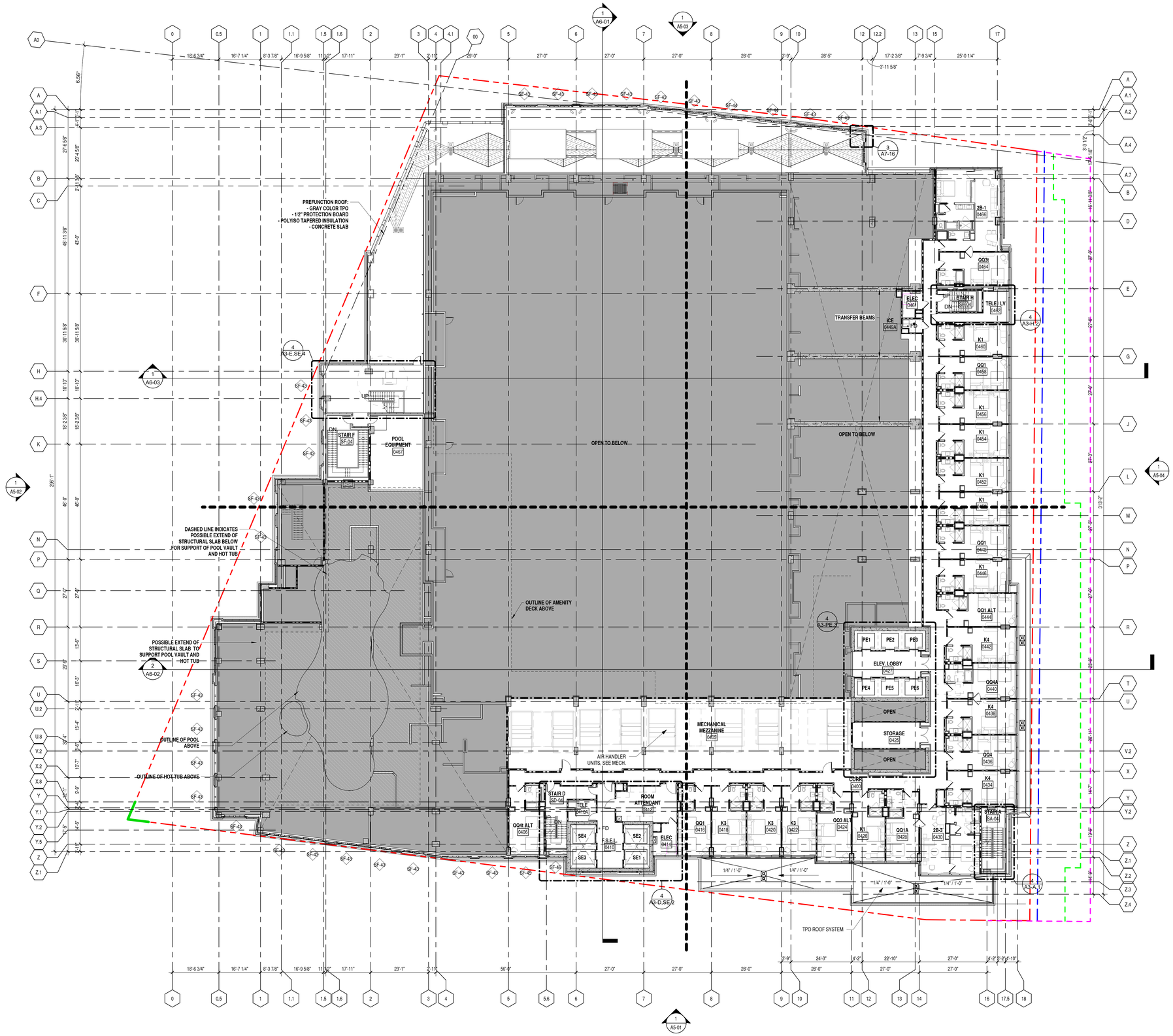
OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-03



1 **LEVEL 4 -FLOOR PLAN**
1/16" = 1'-0"

TRUE NORTH | PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
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10. CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL-MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETRY, COUNTERS, SHELVING-FIXTURES, GRAB BARS AND A/V EQUIPMENT AS REQUIRED, UNO.
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

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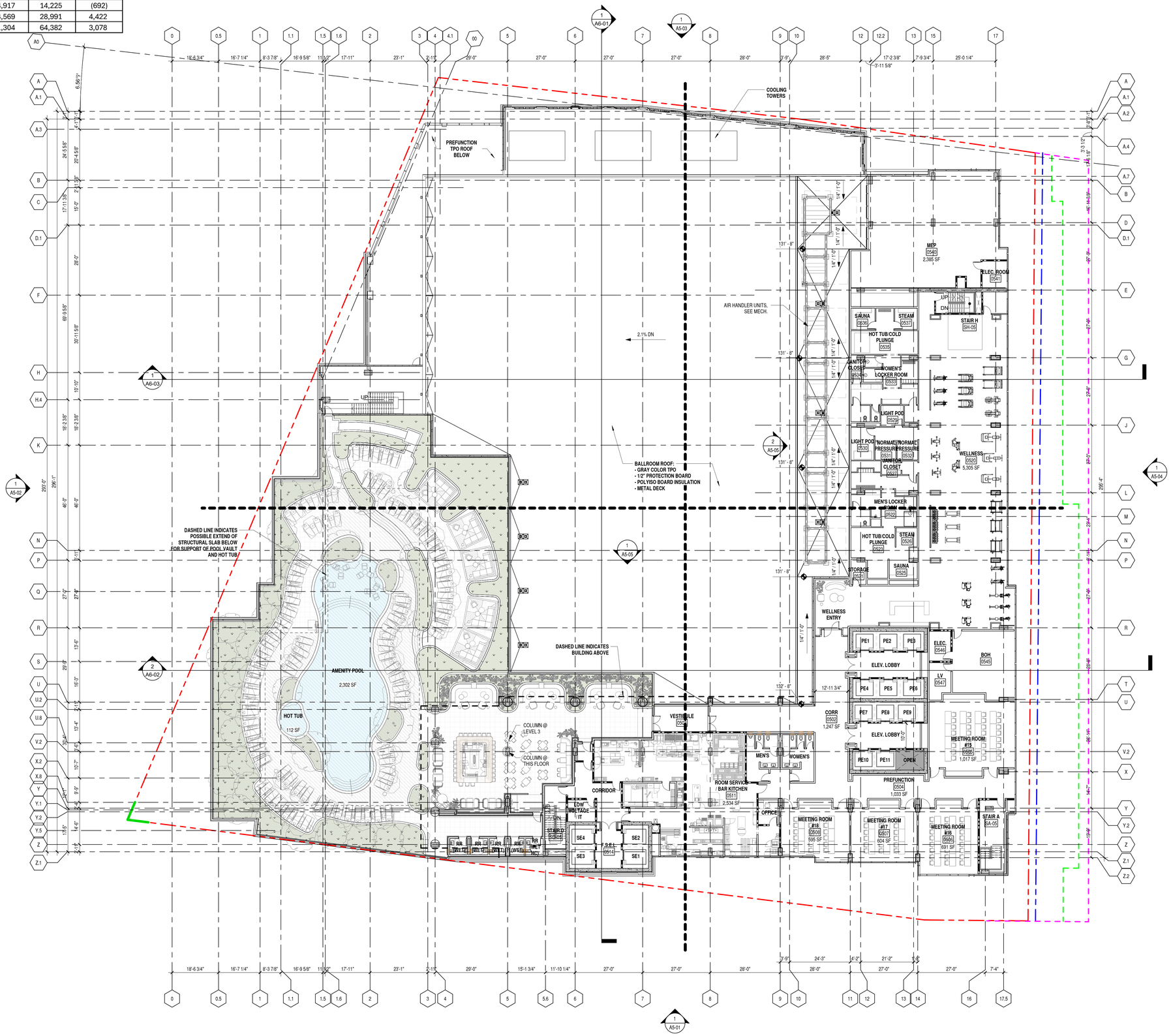
LEVEL 04 - FLOOR PLAN

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:
A1-04

MEETING ROOMS / BALLROOMS			
	PROGRAM (6/26/25)	DESIGN	VARIANCE
MEETING ROOMS	21,818	21,166	(652)
JR BALLROOM	14,917	14,225	(692)
GRAND BALLROOM	24,569	28,991	4,422
TOTAL	61,304	64,382	3,078



Pool Size / Key Comparison

Project	Pool Surface Area (SF)	Keys	Pool SF/Keys Ratio	Deck Surface Area (SF)	Deck SF/ Keys Ratio	Chaise Lounges	Lounges/Keys Ratio	Vegetation Surface Area (SF)	Vegetation SF / Keys Ratio
Omni Raleigh	1,536	600	2.6	9,573	16.0	94	0.16	1,106	1.8
Omni OKC	1,551	605	2.6	16,891	27.9	87	0.14	4,760	7.9
Omni Nola	3,042	1000	3.0	18,335	18.3	104	0.10	7,542	7.5

TRUE NORTH · PROJECT NORTH

1 LEVEL 5 - FLOOR PLAN
1/16" = 1'-0"

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

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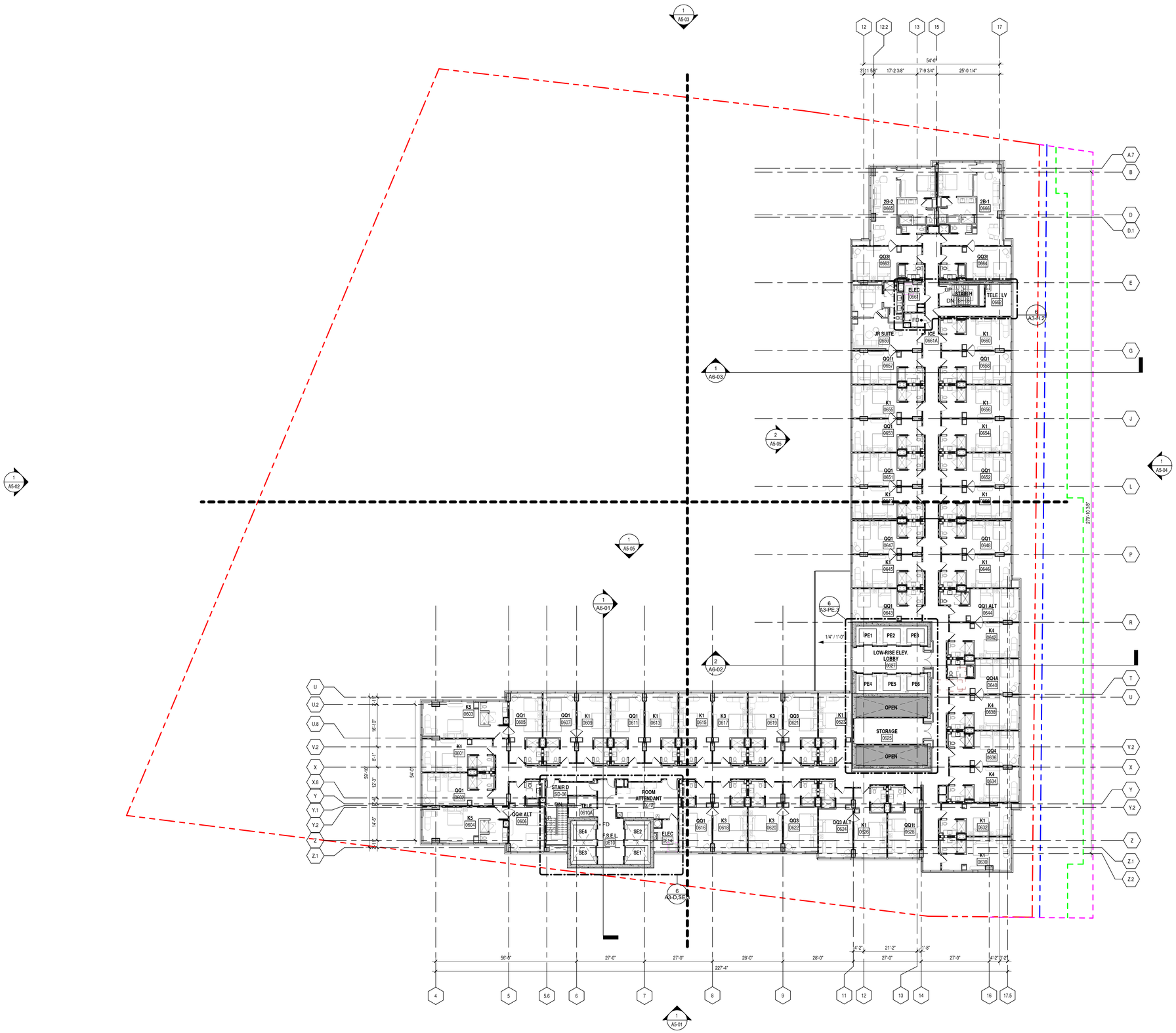
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LEVEL 05 - FLOOR PLAN

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:
A1-05



TRUE NORTH

PROJECT NORTH

1 LEVEL 6 - FLOOR PLAN
1/16" = 1'-0"

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

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LEVEL 06 - FLOOR PLAN

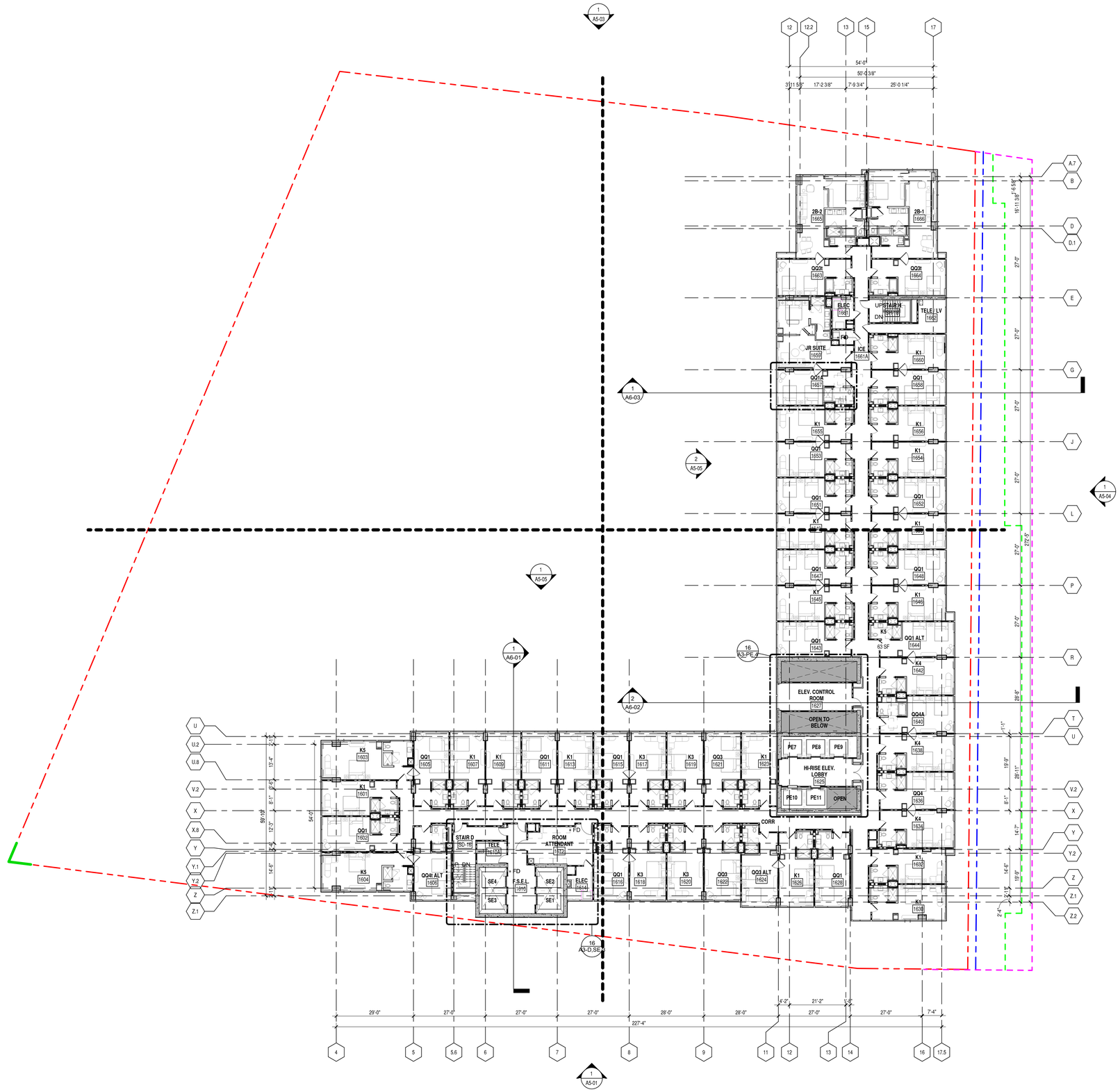
OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-06



TRUE NORTH PROJECT NORTH

1 LEVEL 16 - FLOOR PLAN
1/16" = 1'-0"

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
2. WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

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NOT ISSUED FOR CONSTRUCTION

LEVEL 16 - FLOOR PLAN

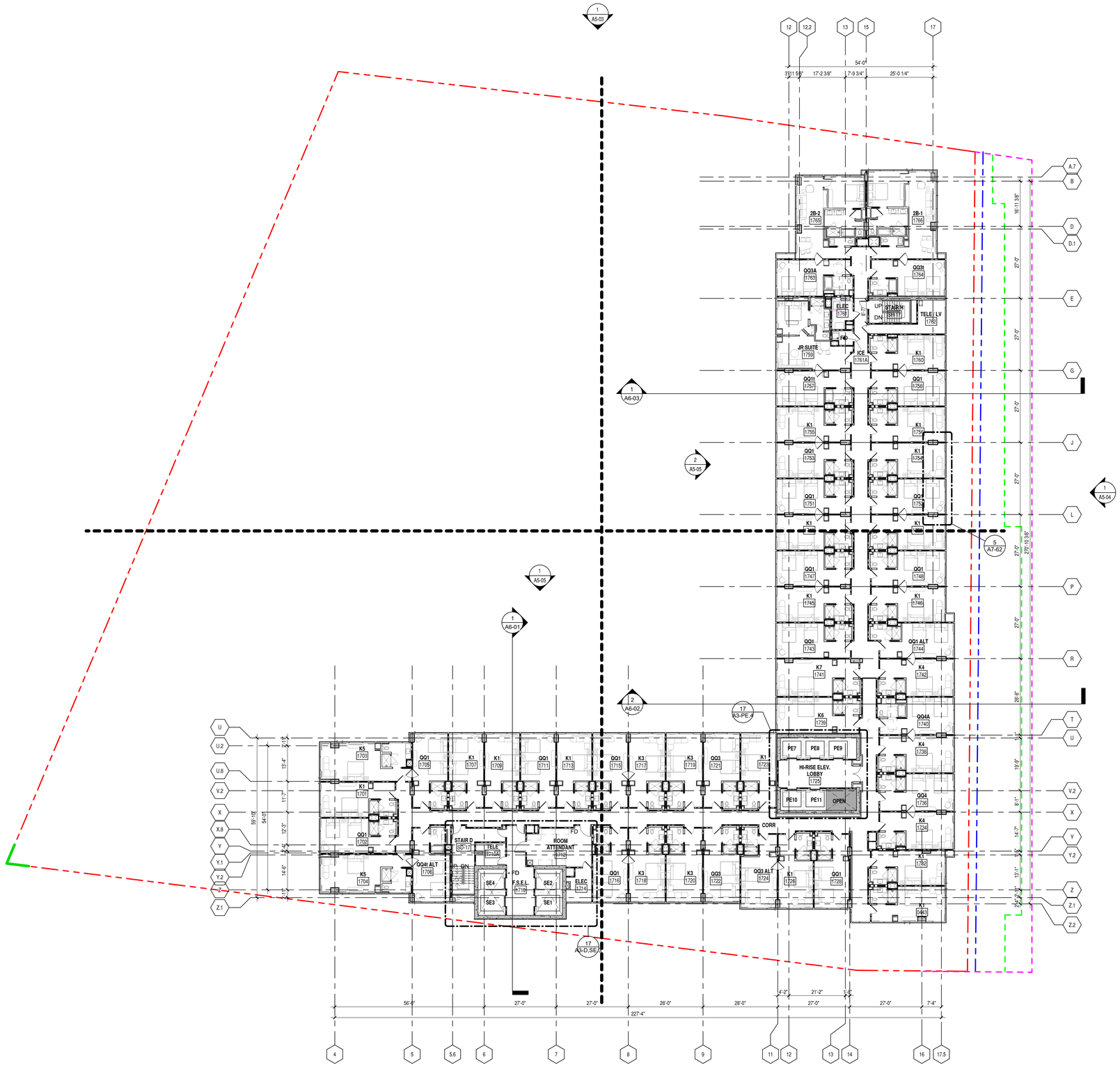
OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-16



TRUE NORTH

PROJECT NORTH

1 **LEVEL 17 - FLOOR PLAN**

1/16" = 1'-0"

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
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4. IN THE EVENT THAT THE CONSTRUCTION WORK IS PERFORMED BY SUBCONTRACTORS, THE GENERAL CONTRACTOR MUST PROVIDE SUPERVISION OVER THE SUB-CONTRACTOR'S WORK.
5. BRACE ALL STRUCTURES OR STRUCTURAL ELEMENTS AS NECESSARY DURING CONSTRUCTION.
6. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY TO A WASTE AREA PROVIDED BY THE CONTRACTOR AND AGREED ON BY OWNER.
7. SEE ***A7-XXX*** FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
8. REFER TO ***A7-XXX*** FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
9. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
10. CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETRY, COUNTERS, SHELVING-FIXTURES, GRAB BARS AND A/V EQUIPMENT AS REQUIRED, UNO.
11. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY UNO. MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
12. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
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14. DOOR OPENINGS IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 6" FROM THE ADJACENT WALL, UNO.
15. PROVIDE A 1'-4" WIDE CHASE BEHIND SINGLE SIDED TOILETS, AND A 1'-10" WIDE CHASE BETWEEN BACK TO BACK TOILETS FOR WALL HUNG FIXTURES. FOR FLOOR MOUNTED FIXTURES, PROVIDE A 6" STUD, MINIMUM.

PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

NOT ISSUED FOR CONSTRUCTION

RULE JOY TRAMMELL RUBIO LLC
ARCHITECTURE INTERIOR DESIGN
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339
770-661-1492 (phone) 770-661-1493 (fax)
www.rjtrdesign.com

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LEVEL 17 - FLOOR PLAN

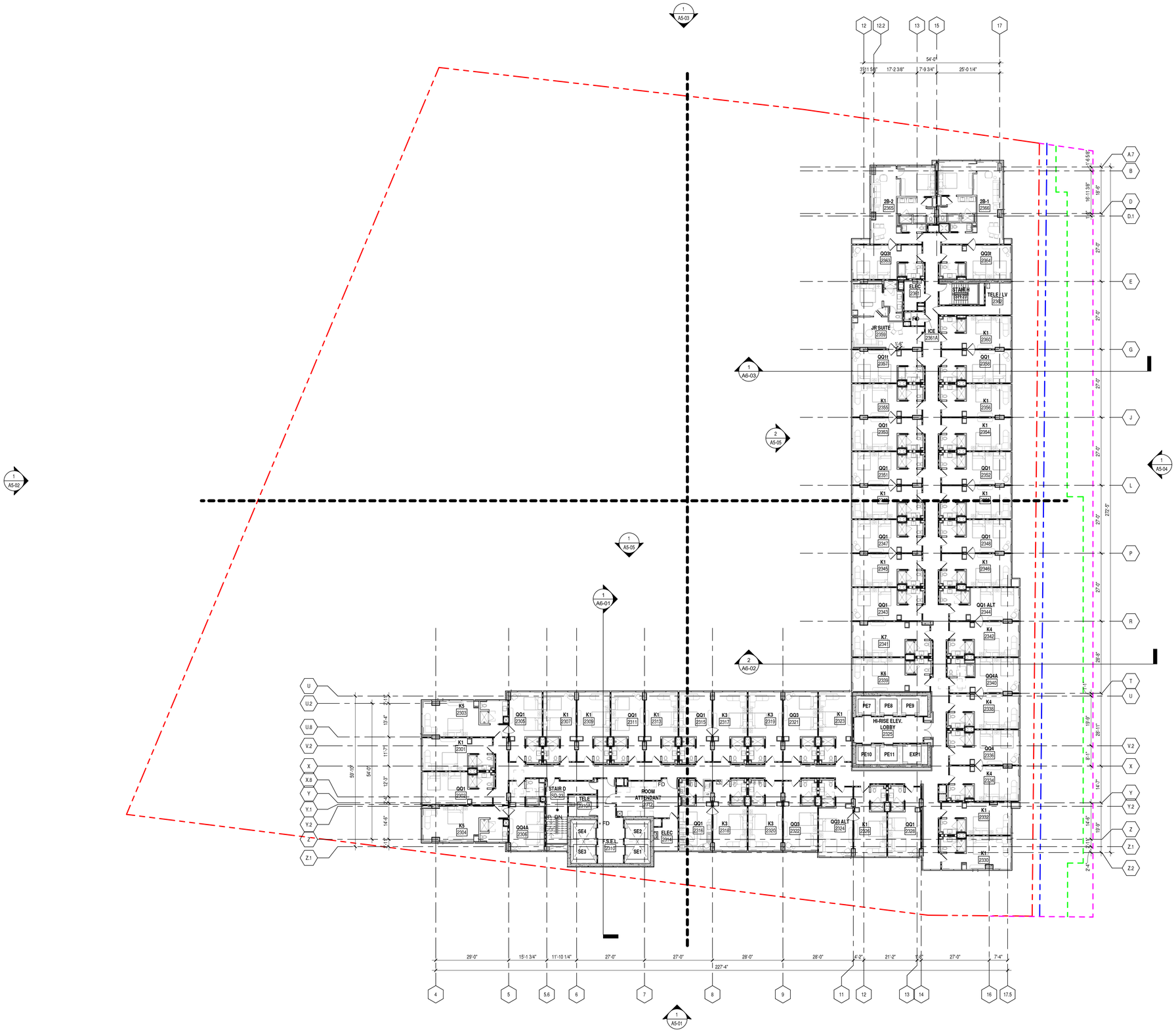
OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-17



1 **LEVEL 23 - FLOOR PLAN**
1/16" = 1'-0"

TRUE NORTH

PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
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PARTITION PLAN KEY NOTES:

1. XXX
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KEY PLAN:

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LEVEL 23 - FLOOR PLAN

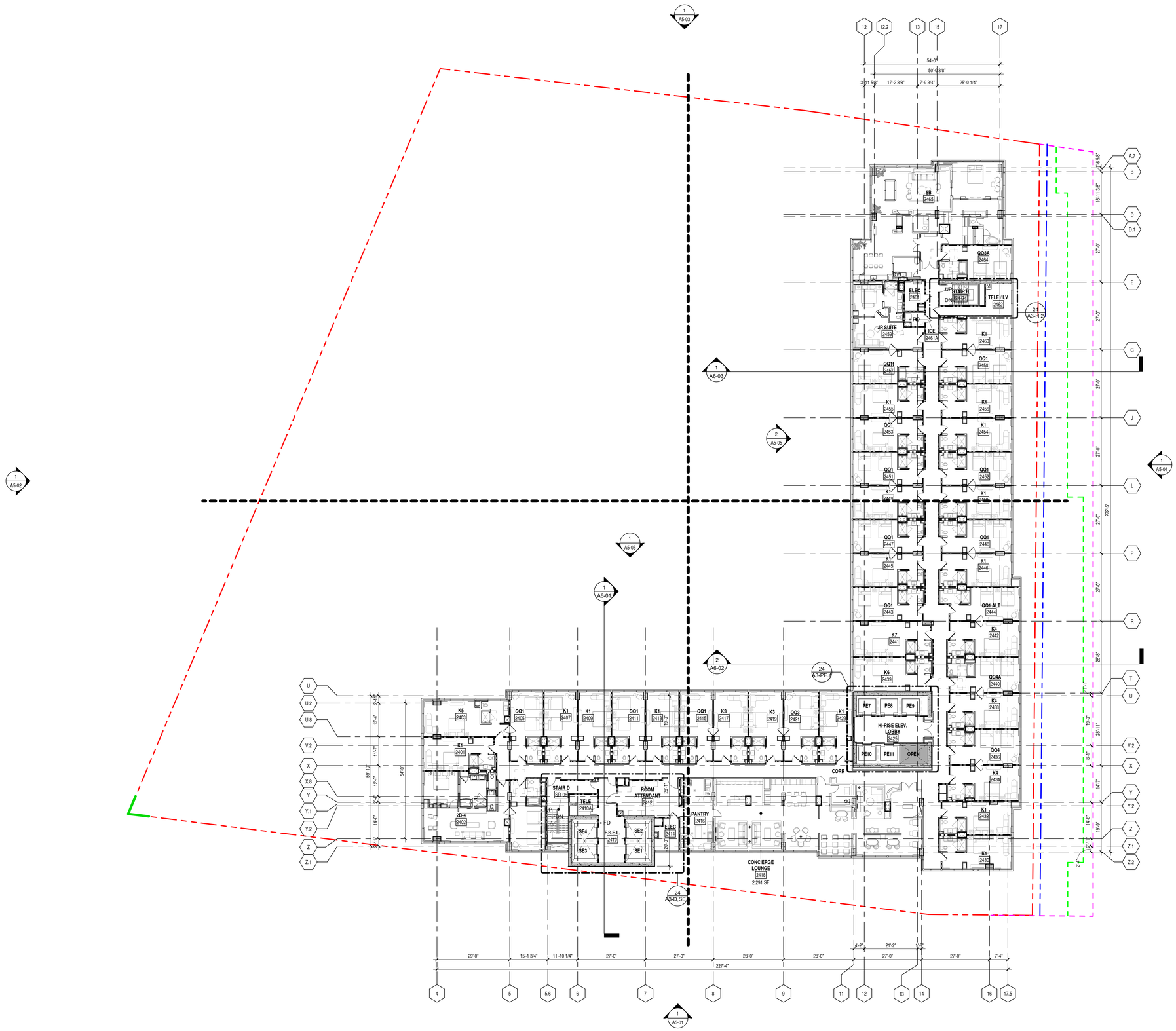
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-23



TRUE NORTH PROJECT NORTH

1 LEVEL 24 - FLOOR PLAN
1/16" = 1'-0"

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
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PARTITION PLAN KEY NOTES:

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LEVEL 24 - FLOOR PLAN

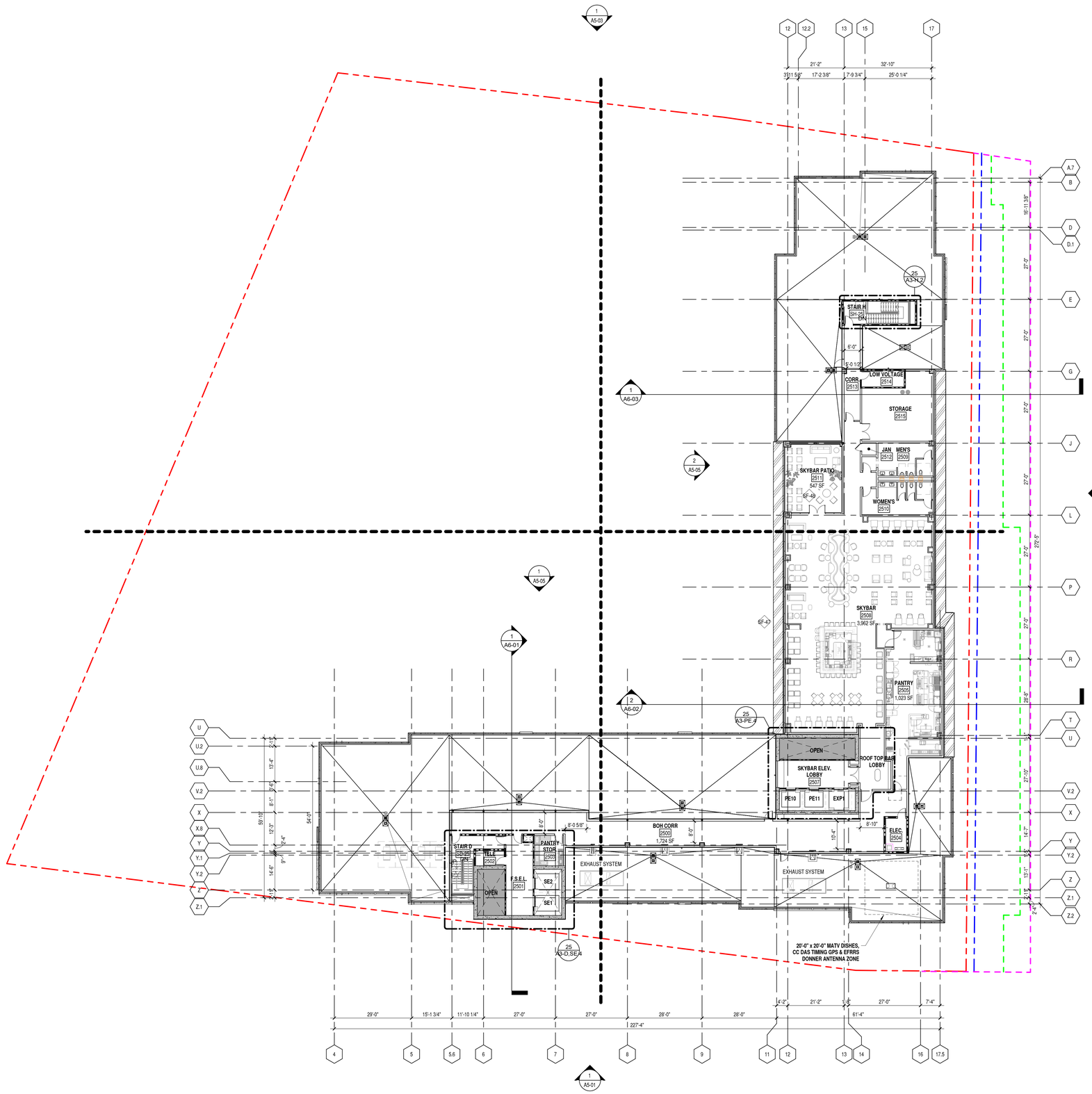
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-24

02/13/2026 CURRENT AREA SUMMARY	
LEVELS	GSF
LEVEL 27*	
TOTAL	9,875
*Level 27 includes 576 sf Outdoor Patio. interior space only = 9,299 GSF)	
12/03/2025 PREVIOUS DESIGN	
	GSF
TOTAL	11,718
VARIANCE ANALYSIS	
	GSF
VARIANCE	-1,843



1 **LEVEL 25 - FLOOR PLAN**
1/16" = 1'-0"

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

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TOWER - LEVEL 25 FLOOR PLAN

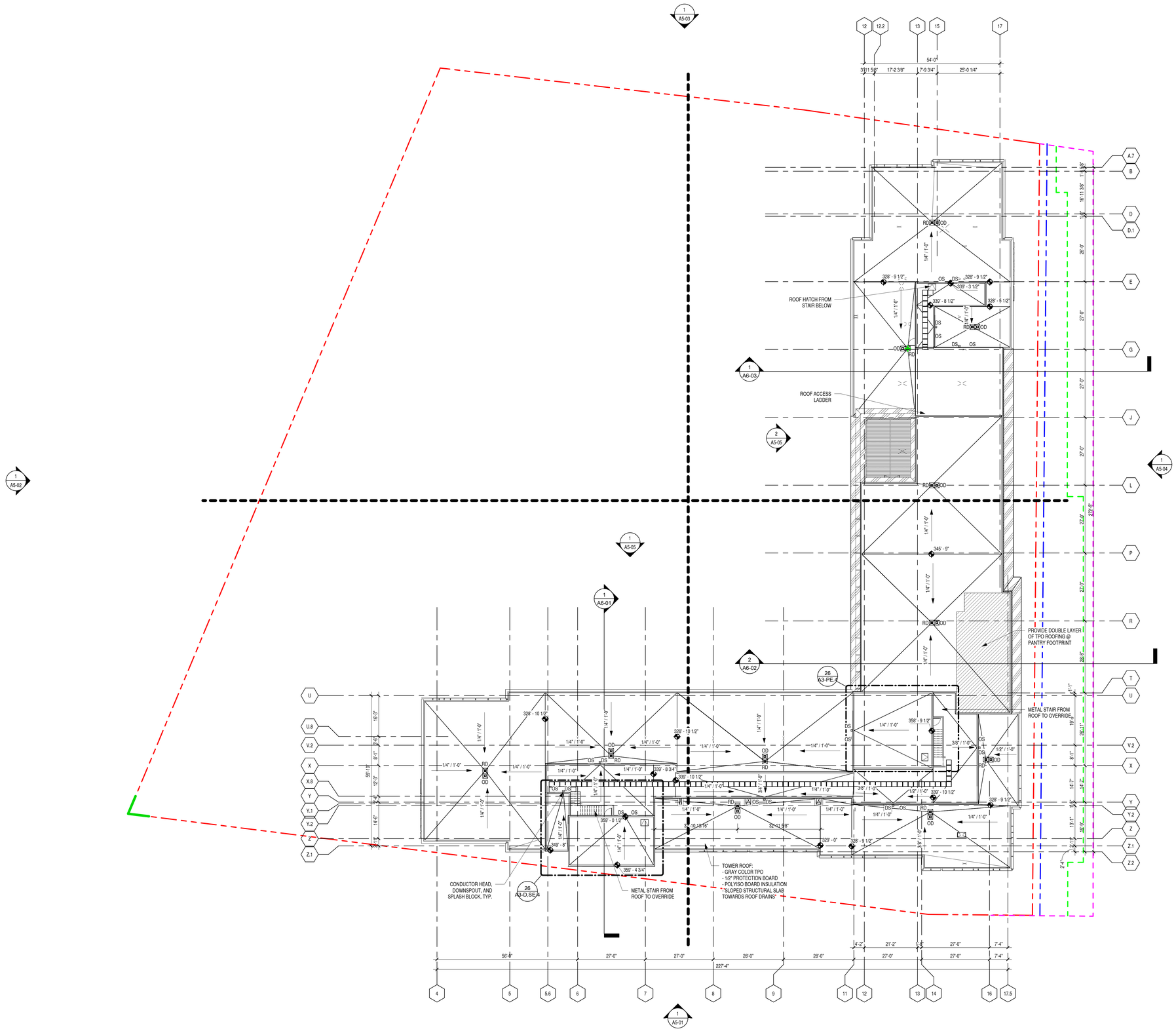
OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-25



1 **TOWER - HIGHER ROOF PLAN**
1/16" = 1'-0"

TRUE NORTH
PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
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TOWER - HIGHER ROOF PLAN

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:
A1-26



From John Churchill Chase



From Convention Center Blvd



From Andrew Higgins



From South Peters

OMNI HOTEL NEW ORLEANS

Design Review Committee Submittal



Rendering above is included for overall graphic representation only, and may not be accurate in all design aspects

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CONTACT: BRETT CIMORELLI, (214) 283-8627

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FOODSERVICE:
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CONTACT: WES MICHAELS

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WOODSTOCK, GA 30188
770-517-6464 (PHONE)
CONTACT: SCOTT SMITH

HARDWARE CONSULTANT:
STUDIO 08 CONSULTANTS
10551 BARKLEY, SUITE 502
OVERLAND PARK, KS 66212
(816) 389-8629 (PHONE)
CONTACT: TOM WELSH

ELEVATOR CONSULTANT:
LERCH BATES, INC.
900 CIRCLE 75 PARKWAY, SUITE 1300
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(404) 883-7446 (PHONE)
CONTACT: TIMOTHY MURPHY

CODE CONSULTANT:
SOCOTEC LIFE SAFETY, LLC
1349 W PEACHTREE ST NW SUITE 1010
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(888) 224-9911 (PHONE)
CONTACT: JOHN CALIRI

WIND CONSULTANT:
CPP WIND ENGINEERING CONSULTANTS
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WINDSOR, CO 80550
(289) 272-7140 (PHONE)
CONTACT: ALYSSA HOSEIN

POOL CONSULTANT:
AQUEOUS ENGINEERING
1828 E SE LOOP 323 R-2A
TYLER, TX 75701
(903) 266-9089 (PHONE)
CONTACT: BRYAN ZIEGLER

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COVER SHEET - VOLUME 1

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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:

AT-00A



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COMMISSION NO. 23-112 FEBRUARY 26, 2026

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OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA

OMNI HOTELS & RESORTS



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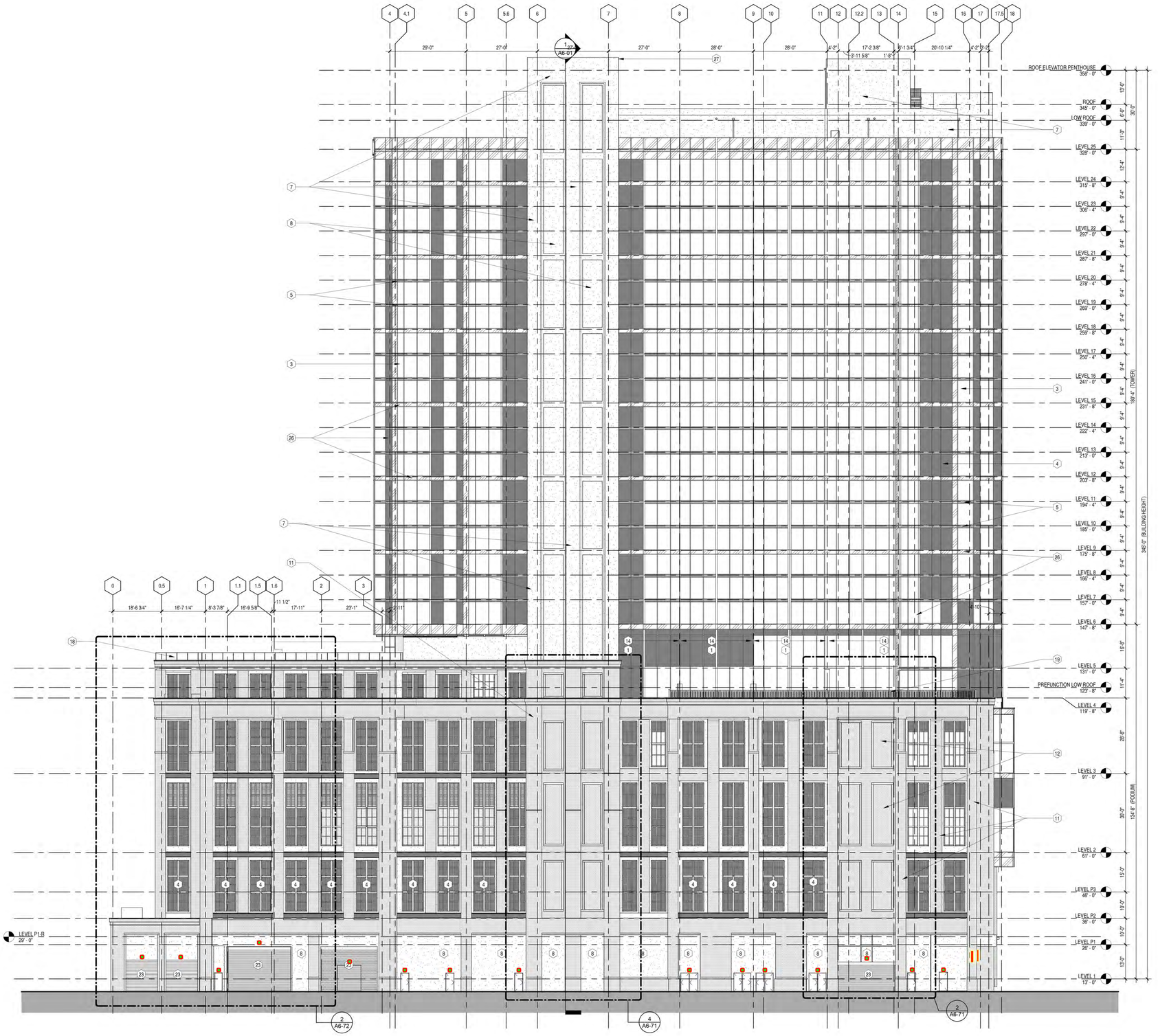
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OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA

OMNI HOTELS & RESORTS



1 **OVERALL WEST ELEVATION**
1/16" = 1'-0"

ELEVATION KEYNOTE LEGEND

1	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM **(BOD: GUARDIAN SNX 70+ ULTRACLEAR)**
2	PREFINISHED ALUMINUM CURTAIN WALL SYSTEM **(BOD: GUARDIAN SNX 70+ ULTRACLEAR SPANDREL**
3	PREFINISHED ALUMINUM WINDOW WALL SYSTEM **(BOD: GUARDIAN SNR 43 CLEAR)**
4	PREFINISHED ALUMINUM WINDOW WALL SYSTEM **(BOD: GUARDIAN SNR 43 CLEAR SPANDREL)**
5	SLAB EDGE COVER GLASS **(BOD**: VIRACON "VS1-08")
6	PREFIN ALUM INTEGRAL LOUVER IN MULLION SYSTEM (BOD: CONST SPECIALTIES LOUVERS IN COLOR TO MATCH MULLION SYSTEM
7	INTEGRAL COLOR EXT. INSULATION AND FINISH SYSTEM (EIFS) **-** COLOR 1
8	**INTEGRAL COLOR STUCCO SYSTEM -** COLOR 2
9	**NOT USED**
10	**FULL QUEEN BRICK -** COLOR - 3
11	**FULL QUEEN BRICK -** COLOR - 1
12	**FULL QUEEN BRICK -** COLOR - 2 (HERRINGBONE PATTERN)
13	**COPING -** PREFINISHED ALUMINUM COPING. COLOR MATCHING ADJACENT GLAZING SYSTEM
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15	**COLUMN COVER -** PREFINISHED METAL PANEL. JOINTS TO BE WET-GLAZED
16	**PREFINISHED METAL LOUVER**
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18	**GLASS RAILING.** 42" MIN. HEIGHT
19	**ALUMINUM PICKET RAILING** - 42" MIN. HEIGHT
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21	**GLASS DOOR -** PREFINISHED 9' TALL WIDE STYLE ALUMINUM/GLASS DOOR
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24	**CUSTOM LIGHT SCONCE -** BRONZE
25	**CANOPY -** PAINTED STEEL - INTERNAL DRAINAGE AND GUTTER WITH INTEGRATED DOWNLIGHTING
26	**METAL PANEL**
27	**FAA CONST. LIGHT (LOCATION TBD PENDING REQUEST SUBMITTAL APPROVAL**

LIGHT SCONCE - WALL PACK

CUSTOM LIGHT SCONCE -

CUSTOM LIGHT SCONCE -

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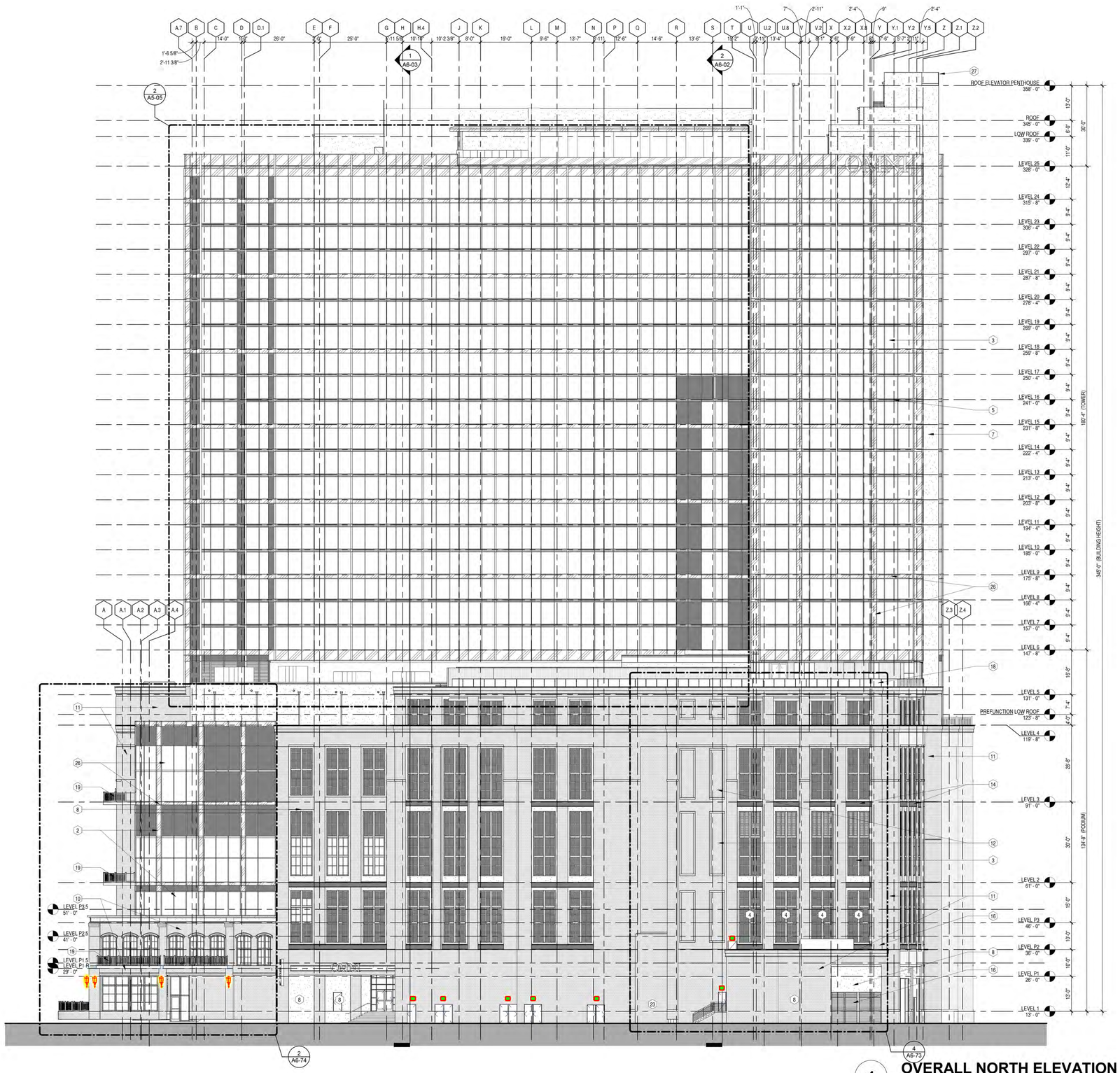
OVERALL WEST ELEVATION

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:

A5-01



1 OVERALL NORTH ELEVATION

1/16" = 1'-0"

ELEVATION KEYNOTE LEGEND

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LIGHT SCONCE - WALL PACK

CUSTOM LIGHT SCONCE -

CUSTOM LIGHT SCONCE -

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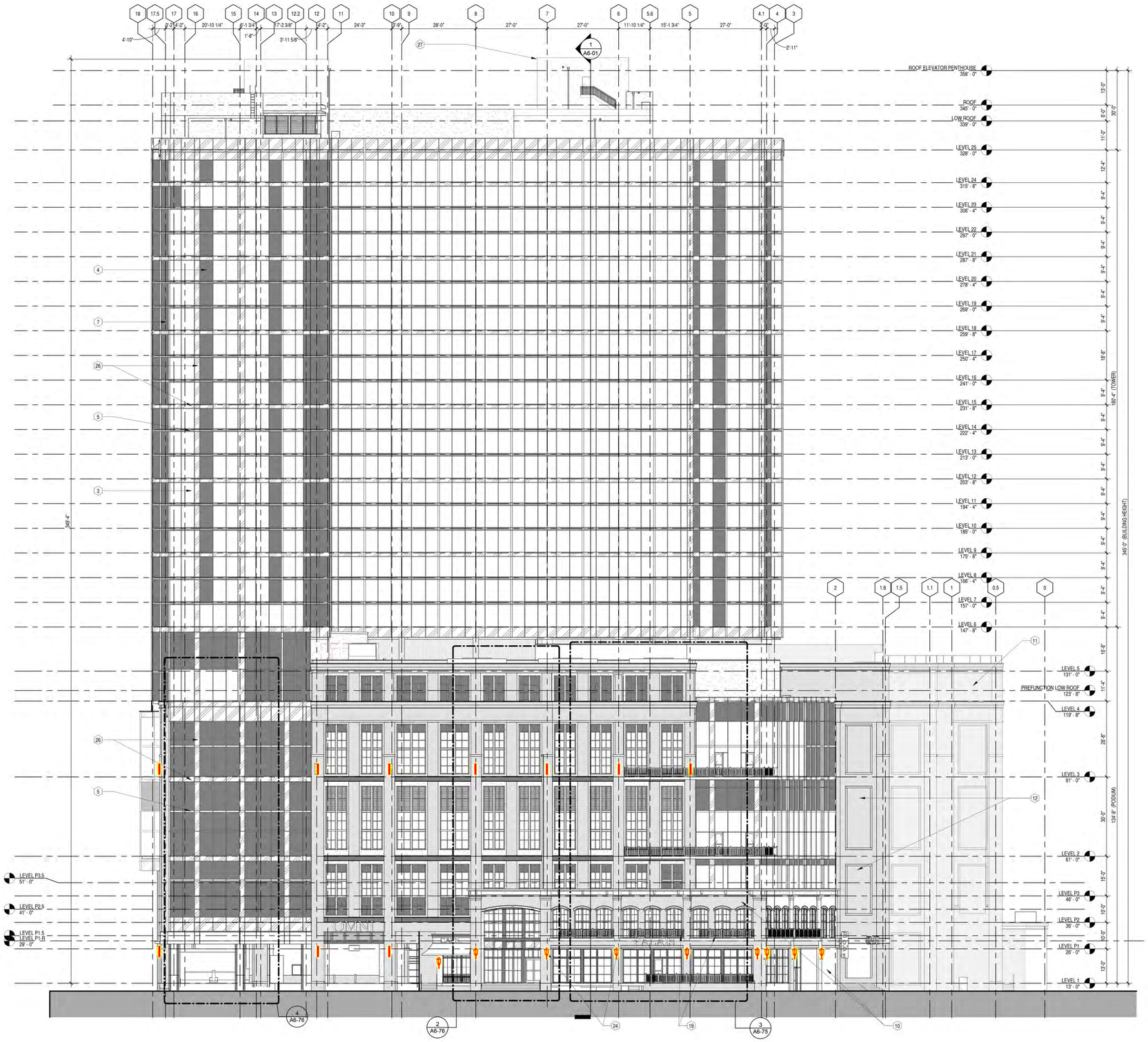
OVERALL NORTH ELEVATION

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:

A5-02



1 OVERALL EAST ELEVATION

1/16" = 1'-0"

ELEVATION KEYNOTE LEGEND

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LIGHT SCONCE - WALL PACK

CUSTOM LIGHT SCONCE -

CUSTOM LIGHT SCONCE -

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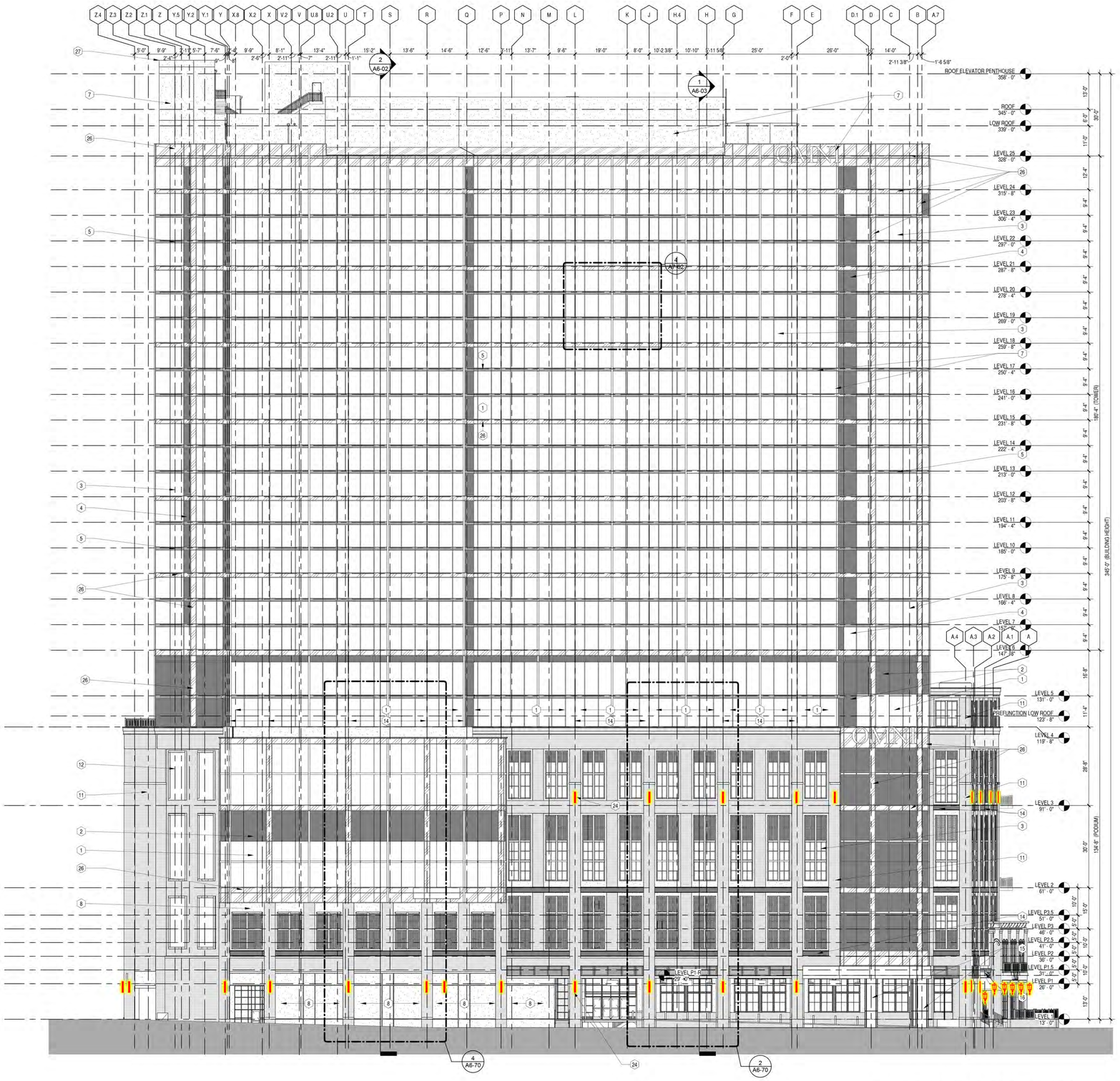
OVERALL EAST ELEVATION

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:

A5-03



1 OVERALL SOUTH ELEVATION

1/16" = 1'-0"

ELEVATION KEYNOTE LEGEND

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LIGHT SCONCE - WALL PACK

CUSTOM LIGHT SCONCE -

CUSTOM LIGHT SCONCE -

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OVERALL SOUTH ELEVATION

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

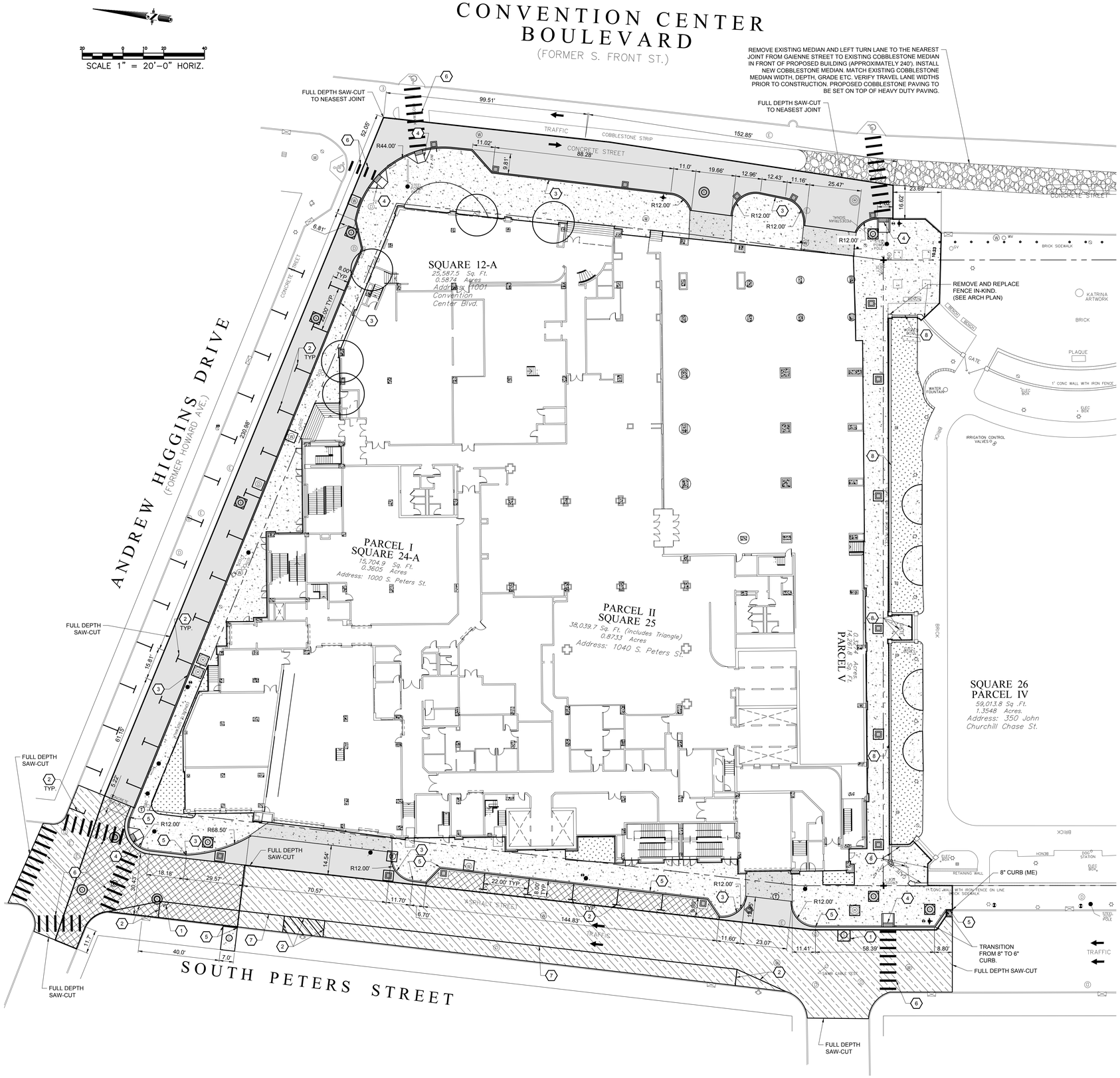
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CONVENTION CENTER BOULEVARD
(FORMER S. FRONT ST.)

SCALE 1" = 20'-0" HORIZ.



CONSTRUCTION NOTES

1. CONSTRUCT FULL DEPTH ASPHALT PAVEMENT PER 8/C500.
2. PAINT 90-DEGREE PARKING LOT STRIPING AS SHOWN, 4-INCH WIDE, TRAFFIC YELLOW W/ GLASS BEADS.
3. CONSTRUCT DOWELED BARRIER CURB PER 5/C500
4. CONSTRUCT HANDICAP RAMP PER 9/C500
5. CONSTRUCT BARRIER CURB AND EXTENDED GUTTER BOTTOM PER 6/C500.
6. PAINT PEDESTRIAN STRIPING AS SHOWN, 12 INCH WIDE TRAFFIC WHITE.
7. PAINT PARKING STRIPING. 12-INCH WIDE, TRAFFIC WHITE W/ GLASS BEADS
8. REMOVE AND REPLACE FENCE IN KIND (SEE ARCH).

LEGEND

- PROPOSED BRICK SIDEWALK PER C502. NEW ORLEANS DEPT. OF PUBLIC WORKS DWG. No. STD17. CATEGORY A. SEE ARCH PLANS FOR PATTERN LAYOUT.
- HEAVY DUTY CONCRETE PAVEMENT WITH BRICK TOPPING PER 10/C500.
- HEAVY DUTY CONCRETE PAVEMENT PER 1/C500. FULL DEPTH SAW-CUT TO NEAREST JOINT.
- PROPOSED ASPHALT PAVEMENT PER 8/C500
- PROPOSED LANDSCAPE (SEE LANDSCAPE)
- PROPOSED 2"± MILL AND OVERLAY
- PROPOSED COBBLESTONE MEDIAN (SEE NOTE)

GENERAL NOTE

1. COORDINATE / INSTALL NEW TRASH CANS ON SIDEWALK WITH CITY OF NEW ORLEANS
2. COORDINATE / INSTALL NEW PARKING SIGNS AND PAY STATIONS WITH CITY OF NEW ORLEANS.

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CIVIL SITE PLAN

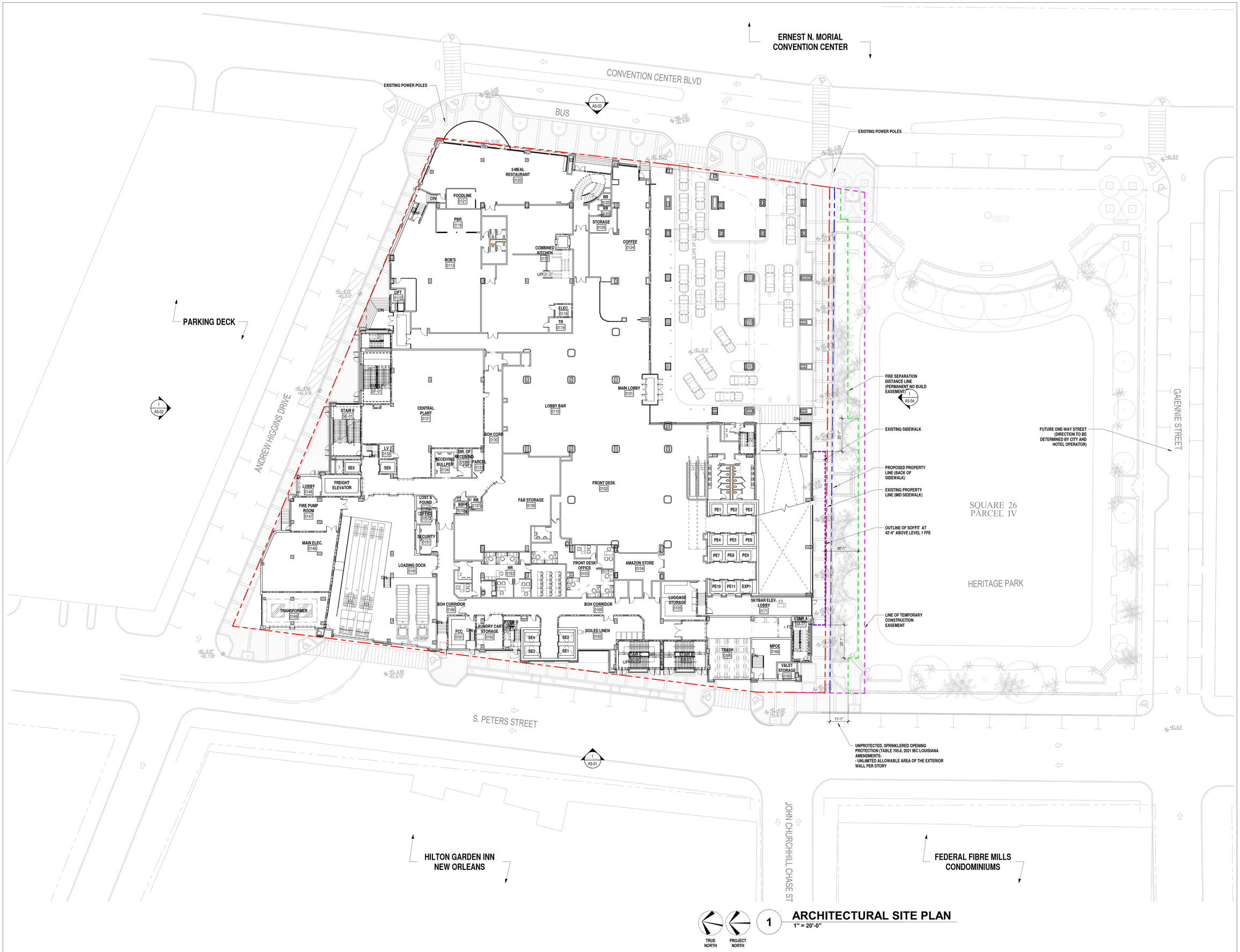
OMNI NEW ORLEANS

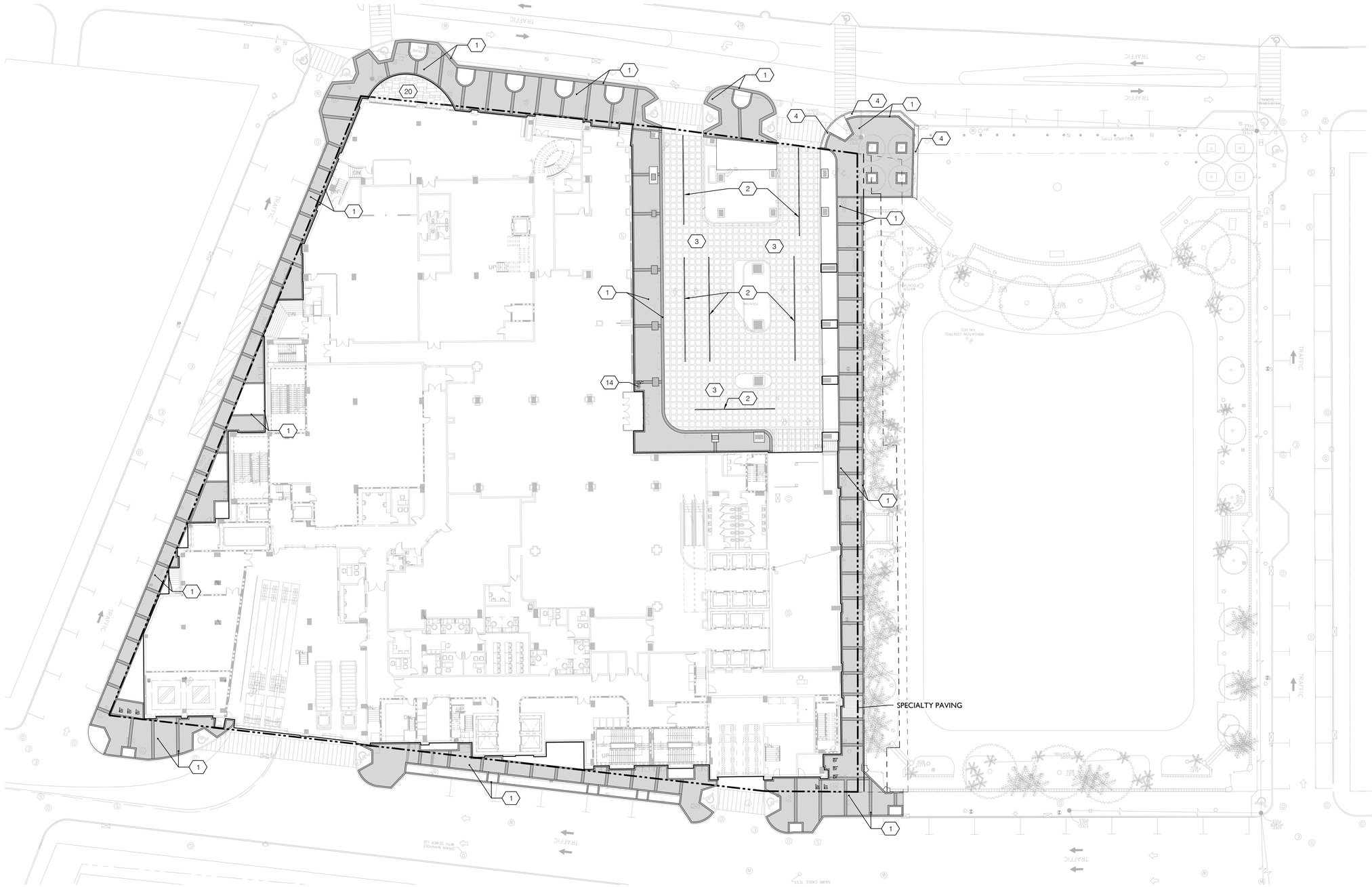
CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

APRIL 17, 2026
COMMISSION NO: 23-112

DRAWING NO:
C-100

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ERNEST N. MORIAL CONVENTION CENTER
CONVENTION CENTER BLVD
BUS
EXISTING POWER POLES
EXISTING POWER POLES
PARKING DECK
ANDREW HIGGINS DRIVE
GAENNIE STREET
3-MEAL RESTAURANT 0120
FOODLINE 0121
PBR 0116
BOB'S 0113
COMBINED KITCHEN 0117
COFFEE 0124
STORAGE 0125
RR 0122
RR 0123
LIFT 0112
ELEC. 0118
TR 0119
STAIR D SF-01
STAIR E SE-01
CENTRAL PLANT 0131
MAIN LOBBY 0101
LOBBY BAR 0110
BOH CORR 0130
LV 0132
SE5
SE6
RECEIVING BULLPEN 0134
DIR. OF RECEIVING 0135
PARCEL CTR 0133
LOBBY 0146
FREIGHT ELEVATOR
FIRE PUMP ROOM 0147
MAIN ELEC. 0148
LOST & FOUND 0140
OFFICE 0157A
SECURITY 0151
RR 0137
RR 0138
F&B STORAGE 0136
FRONT DESK 0102
LOADING DOCK 0145
TRANSFORMER 0149
HR 0153
FRONT DESK OFFICE 0103
AMAZON STORE 0104
BOH CORRIDOR 0166
BOH CORRIDOR 0160
FCC 0161
LAUNDRY CART STORAGE 0162
STAIR C SC-01
SE4
SE3
SE2
SE1
SOILED LINEN 0163
STAIR B SB-01
STAIR B SB-01
LUGGAGE STORAGE 0105
SKYBAR ELEV. LOBBY 0171
TRASH 0166
MPOE 0168
VALET STORAGE 0169
STAIR A SA-01
PE1
PE2
PE3
PE4
PE5
PE6
PE7
PE8
PE9
PE10
PE11
EXP1
FIRE SEPARATION DISTANCE LINE (PERMANENT NO BUILD EASEMENT)
EXISTING SIDEWALK
PROPOSED PROPERTY LINE (BACK OF SIDEWALK)
EXISTING PROPERTY LINE (MID SIDEWALK)
OUTLINE OF SOFFIT AT 42'-6" ABOVE LEVEL 1 FFE
LINE OF TEMPORARY CONSTRUCTION EASEMENT
UNPROTECTED, SPRINKLERED OPENING PROTECTION (TABLE 705.8, 2021 IBC LOUISIANA AMENDMENTS: - UNLIMITED ALLOWABLE AREA OF THE EXTERIOR WALL PER STORY
FUTURE ONE-WAY STREET (DIRECTION TO BE DETERMINED BY CITY AND HOTEL OPERATOR)
SQUARE 26 PARCEL IV
HERITAGE PARK
S. PETERS STREET
JOHN CHURCHHILL CHASE ST
HILTON GARDEN INN NEW ORLEANS
FEDERAL FIBRE MILLS CONDOMINIUMS
20'-1"
20'-1"
11'-1"
+EL 10.55'
+EL 10.21'
+EL 9.5'
+EL 8.5'
+EL -5.07' +EL 7.93'
+EL -4.85' +EL 8.15'
+EL -4.53' +EL 8.47'
+EL -4.04' +EL 8.96'
+EL -4.82' +EL 8.18'
+EL -4.82' +EL 8.18'
+EL -3.05' +EL 9.95'
+EL -3.4' +EL 9.60'
+EL -3.26' +EL 9.74'
+EL -3.26' +EL 9.74'
+EL -3.26' +EL 9.74



LEGEND

- PROPERTY LINE
- EXISTING TREE
- 1 DDD STANDARD BRICK PAVING, SEE 1/L901
- 2 STEEL T BAR BEAM, SEE 2/L901
- 3 COBBLESTONE, SEE 2/L901
- 4 CONCRETE PAVING, TO MATCH EXISTING
- 5 CONCRETE PAVER(COLOR A) OVER PEDESTAL SYSTEM, SEE NOTES
- 6 CONCRETE PAVER(MIXED COLOR) OVER PEDESTAL SYSTEM, SEE NOTES
- 7 POOL COPING, SEE 6/L901
- 8 RAISED PLANTER SEE 4/L901
- 9 CONCRETE STAIRS, SEE ARCH
- BF (8)BOLA BIKE, SEE 2/L911
- 10 FLUSH PLANTER, SEE 5/L901
- 13 (1)ADA POOL LIFT, SEE NOTES
- 14 (1 PAIR)TRASH AND RECEPTACLE, SEE 1/L911
- 15 ADA HANDRAIL TYPE A, SEE 7/L901
- 16 ADA HANDRAIL TYPE B, SEE 8/L901
- 17 EGRESS GATE, SEE 3/L911
- 18 POOL STEPS, SEE 11/L901
- 19 UNDERWATER BENCH, SEE 11/L901
- XX.XX + TERRACE FINISH GRADE, 00.00 TO BE FLUSH WITH THE 6TH FLOOR FINISH ELEVATION
- 20 BLUESTONE, SEE 12/L901

NOTES

1. CONCRETE PAVER: COLOR A: HFT-17. COLOR B: HFT-15. BY WAUSAU TILES, SEE 32 14 00.
2. CONCRETE PAVER: MIXED COLOR SHALL BE 50% COLOR COLOR A + 50% COLOR B IN CHECKERBOARD PATTERN
3. CONCRETE PAVER: SEE 3/L901 FOR PEDESTAL PAVER DETAIL.
4. ADA POOL LIFT: SPLASH POOL LIFT. LIFTING CAPACITY: 400 LBS. MOUNTING: SEE OTHERS. MANUFACTURER: SR SMITH

1 MATERIALS PLAN - GROUND FLOOR
Scale: 1"=20'-0"

Plan N
0 10' 20' 40'
Scale: 1"=20'-0"

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MATERIALS PLAN - GROUND FLOOR

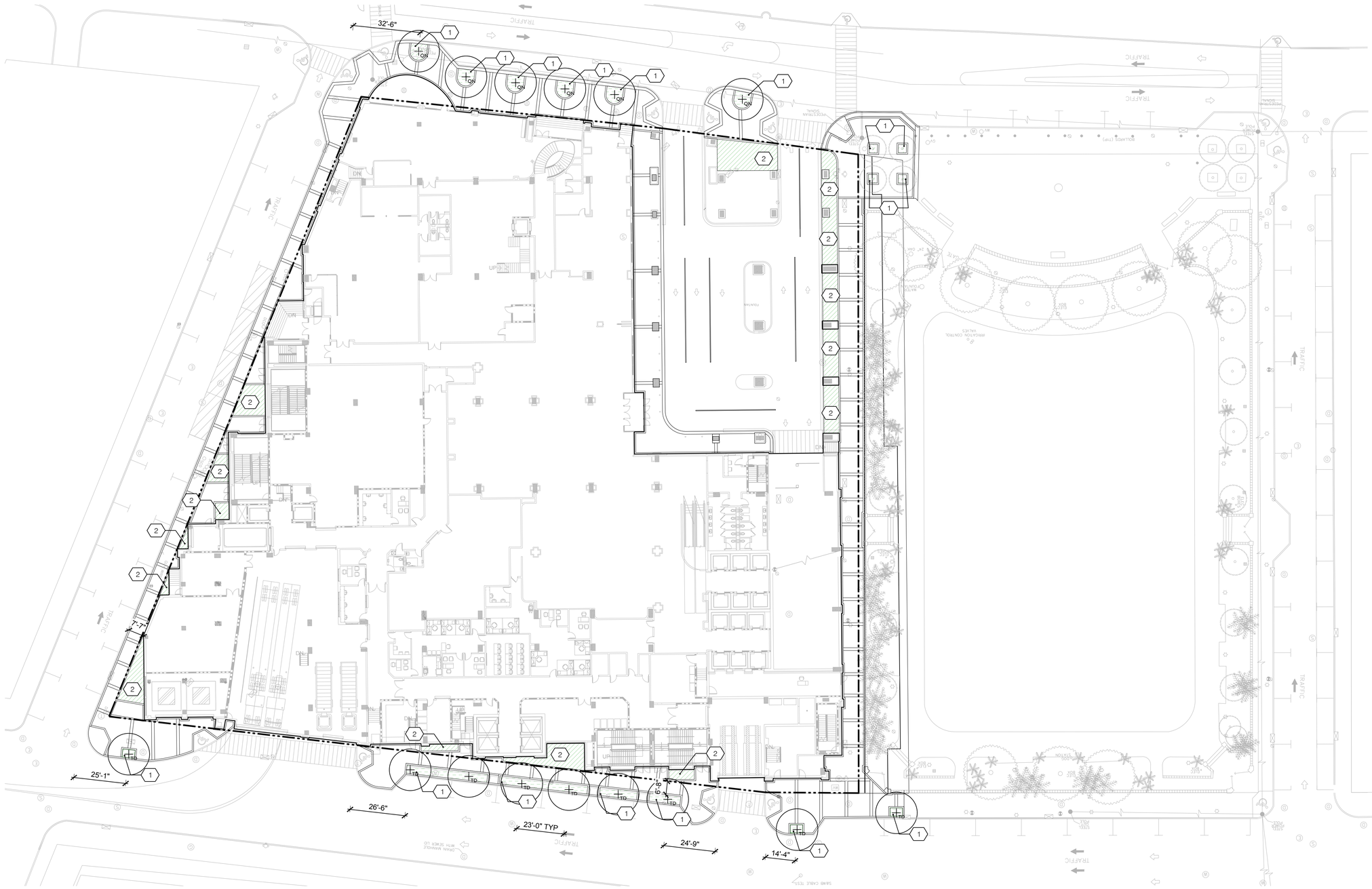
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

L-201



LEGEND

- PROPERTY LINE
- EXISTING TREE
- STREET TREE
- TERRACE TREE
- 1 STREET PLANTING MIX
- 2 GROUND LEVEL PLANTING MIX
- 3 TERRACE PLANTING MIX

NOTES

1. SEE L550 FOR PLANTING SCHEDULE.
2. ALL PLANTS SHALL BE FULLY IRRIGATED, SEE L51S.
3. SEE L590 FOR PLANTING DETAILS

1 PLANTING PLAN - GROUND FLOOR
Scale: 1"=20'-0"

Plan N
0 10' 20' 40'
Scale: 1"=20'-0"

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PLANTING PLAN - GROUND FLOOR

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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

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L-501

PARKWAY TREES REQUIREMENTS							
	Length (Ft)	Required Number of Shade Trees (40' O.C)	PROPOSED SHADE TREES	TOTAL MITIGATION CALIPER (IN)	TOTAL REQUIRED STREET TREE CALIPER (IN)	MITIGATION CALIPER + REQUIRED STREET TREE CALIPER (IN)	TOTAL CALIPER PROPOSED (IN)
CONVENTION CENTER BLVD	241	6.0	6	21	15	36	24
S PETERS ST	363	9.1	9	0	22.5	22.5	36
TOTAL						58.5	60

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	QTY	DETAIL	REMARKS
TREES							
$+_{ML}$	ML	MAGNOLIA GRANDIFLORA 'LITTLE GEM' / LITTLE GEM DWARF SOUTHERN MAGNOLIA	65 GAL.	B&B	15		
$+_{MS}$	MS	MAGNOLIA STELLATA / STAR MAGNOLIA	65 GAL.	B&B	6		
$+_{MV}$	MV	MAGNOLIA VIRGINIANA / SWEETBAY MAGNOLIA	4" CAL.	B&B	7		
$+_{MS2}$	MS2	MAGNOLIA X SOULANGEANA / SAUCER MAGNOLIA	4" CAL.	B&B	9		
$+_{QN}$	QN	QUERCUS NUTTALLII / NUTTALL OAK	4" CAL.	B&B	6		
$+_{TD}$	TD	TAXODIUM DISTICHUM / BALD CYPRESS	4" CAL.	B&B	9		

SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	CONTAINER	SPACING	QTY	DETAIL	REMARKS
GROUND COVERS								
1		STREET PLANTING MIX				938 SF		
	Lc	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL.	POT	50% @ 12" o.c.	489		
	Ta	TRACHELOSPERMUM ASIATICUM / ASIATIC JASMINE	1 GAL.	POT	50% @ 12" o.c.	489		
2		GROUND LEVEL PLANTING MIX				2,273 SF		
	Ao	AGAPANTHUS PRAECOX ORIENTALIS / AFRICAN LILY	1 GAL.	POT	10% @ 18" o.c.	105		
	Id	ILEX GLABRA 'GERM BOX' / INKBERRY HOLLY	3 GAL.	POT	20% @ 36" o.c.	51		
	Lc2	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL.	POT	20% @ 12" o.c.	472		
	Rl	RHODODENDRON INDICUM 'MRS. G.G. GERBING' / MRS. G.G. GERBING INDICA AZALEA	7 GAL	POT	30% @ 36" o.c.	80		
	Tc	TAXUS CUSPIDATA / JAPANESE YEW	15 GAL.	POT	20% @ 36" o.c.	51		
3		TERRACE PLANTING MIX				5,245 SF		
	Ca	CRINUM AMERICANUM / SWAMP LILY	1 GAL.	POT	10% @ 18" o.c.	241		
	Fg	FARFUGIUM JAPONICUM GIGANTEUM / GIANT LEOPARD PLANT	3 GAL.	POT	10% @ 18" o.c.	241		
	Gj	GARDENIA JASMINOIDES / GARDENIA	7 GAL	POT	20% @ 36" o.c.	121		
	Lc3	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL.	POT	10% @ 12" o.c.	544		
	Mg	MAGNOLIA FIGO / BANANA SHRUB	7 GAL	POT	12% @ 36" o.c.	72		
	Ps	PHILODENDRON SELLOUM / SELLOUM PHILODENDRON	5 GAL.	POT	10% @ 36" o.c.	61		
	Px	PHILODENDRON X 'XANADU' / XANADU PHILODENDRON	3 GAL.	POT	15% @ 18" o.c.	363		
	Rd	ROSMARINUS OFFICINALIS 'PROSTRATUS' / DWARF ROSEMARY	1 GAL.	POT	3% @ 18" o.c.	72		
	Zi	ZAMIA INTEGRIFOLIA / COONTIE	7 GAL	POT	10% @ 36" o.c.	61		

MULCH

PINE STRAW MULCH — 3" LAYER IN ALL PLANT BEDS AND 36" RADIUS AROUND TREES

NOTES:

1. UNLESS OTHERWISE NOTED ON THE DRAWINGS, CONTRACTOR SHALL ALWAYS USE THE STRICTER REQUIREMENT WHEN PLACING DIFFERENT SPECIES NEXT TO EACH OTHER.
2. UNLESS OTHERWISE NOTED ON DRAWINGS, ANY PLANT THAT IS LESS THAN 3 GAL SHALL BE PLACED NO FURTHER THAN 6 INCH AWAY FROM THE EDGE OF THE PLANTER/PLANTING BED ON ALL SIDES. ANY PLANT THAT IS EQUAL OR LARGER THAN 3 GAL SHALL BE PLACED NO FURTHER THAN 12 INCH AWAY FROM THE EDGE OF THE PLANTER/PLANTING BED ON ALL SIDES.
3. PLANTS SHALL BE PACED EVENLY PER PLANTING SCHEDULE. ANY INCORRECT SPACING WILL NOT BE ACCEPTED.
4. UNLESS OTHERWISE NOTED ON THE DRAWINGS, PLANTING SOIL FINISH GRADE SHALL BE 3" BELOW THE SURROUNDING PLANTING BED/PLANTER EDGE. MULCH FINISH GRADE SHALL BE FLUSH WITH THE SURROUNDING PLANTING BED/PLANTER EDGE.
5. CONTRACTOR SHALL ARRANGE POTTED PLANTS PER PLANTING PLAN AND NOTIFY LANDSCAPE ARCHITECT 72 HOURS AHEAD TO APPROVE PLANTING LAYOUT ON SITE PRIOR TO PLANTS INSTALLATION.

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PLANTING SCHEDULE

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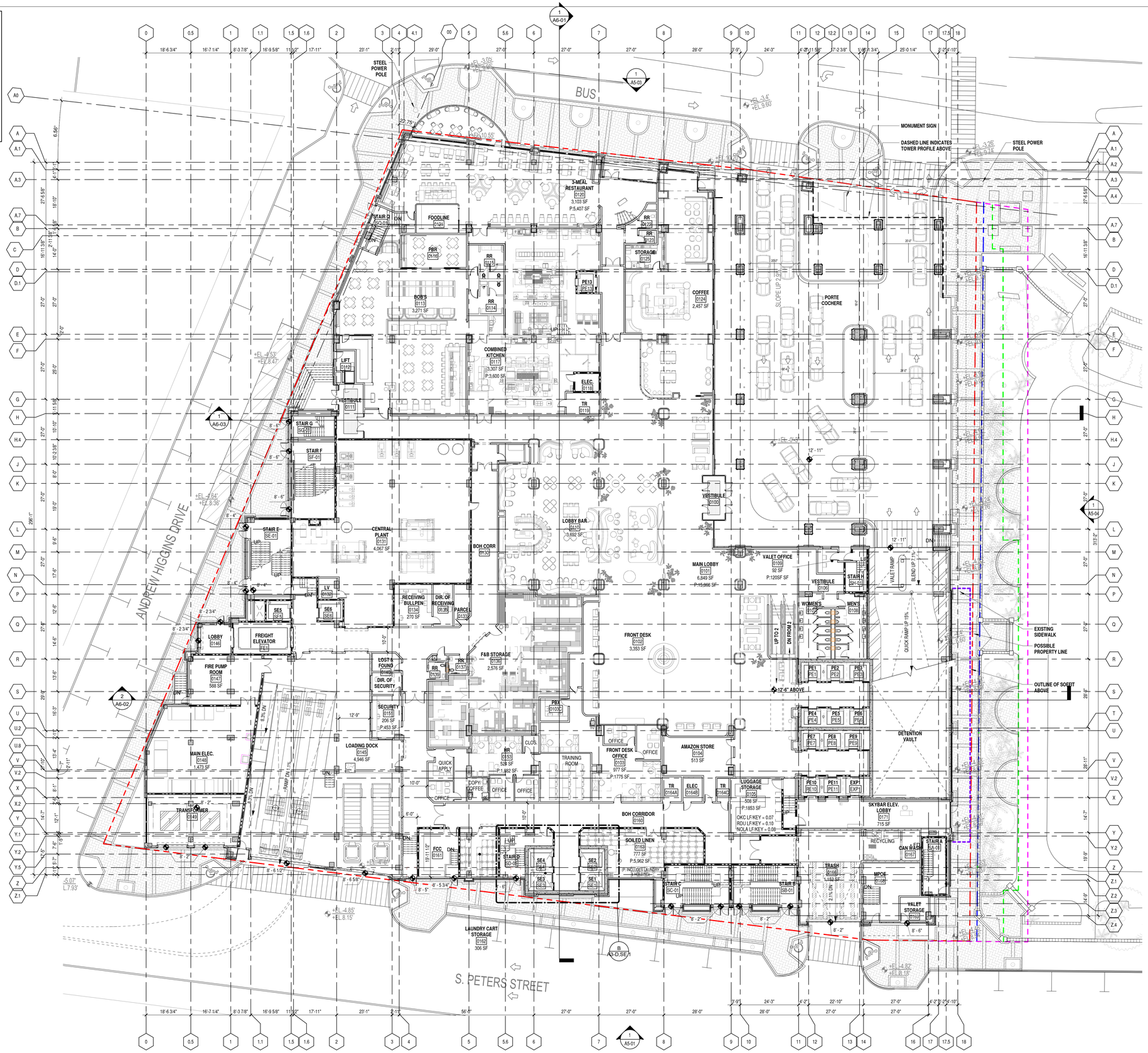
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L-550

PALACE FLOOR AREA:
LEVEL 01 -
CONDITIONED: 3,519SF
UNCONDITIONED: 443SF
TOTAL: 3,962SF
MEZZANINE -
CONDITIONED: 4,705SF
UNCONDITIONED: 733 SF
TOTAL: 5,438SF

TOTAL PALACE: 9,400SF



PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
2. WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
3. ALL MEASURES NECESSARY TO ASSURE SAFE CONSTRUCTION OF THE AREAS INDICATED ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. IN THE EVENT THAT THE CONSTRUCTION WORK IS PERFORMED BY SUBCONTRACTORS, THE GENERAL CONTRACTOR MUST PROVIDE SUPERVISION OVER THE SUB-CONTRACTOR'S WORK.
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6. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY TO A WASTE AREA PROVIDED BY THE CONTRACTOR AND AGREED ON BY OWNER.
7. SEE ***A1-XXX*** FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
8. REFER TO ***A1-XXX*** FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
9. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
10. CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL-MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETRY, COUNTERS, SHELVING-FIXTURES, GRAB BARS AND A/V EQUIPMENT AS REQUIRED, UNO.
11. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY UNO. MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
12. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN.
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14. DOOR OPENINGS IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 6" FROM THE ADJACENT WALL, UNO.
15. PROVIDE A 1'-4" WIDE CHASE BEHIND SINGLE SIDED TOILETS, AND A 1'-10" WIDE CHASE BETWEEN BACK TO BACK TOILETS FOR WALL HUNG FIXTURES. FOR FLOOR MOUNTED FIXTURES, PROVIDE A 6" STUD, MINIMUM.

PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

TRUE NORTH / PROJECT NORTH

1 LEVEL 1 - FLOOR PLAN
1/16" = 1'-0"

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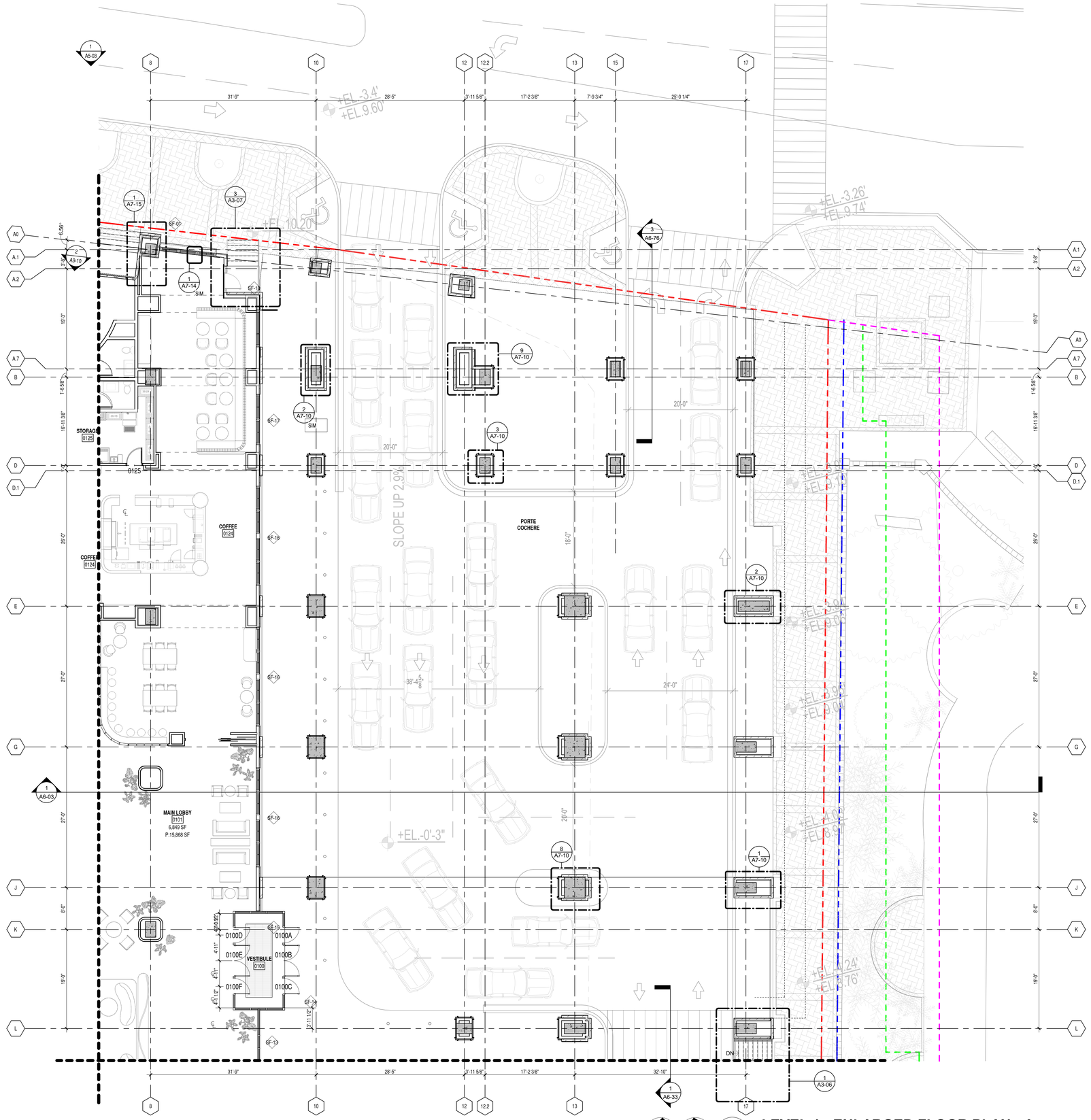
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LEVEL 01 - FLOOR PLAN

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NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:
A1-01



LEVEL 1 - ENLARGED FLOOR PLAN - A
1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

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LEVEL 01 - ENLARGED FLOOR PLAN - A

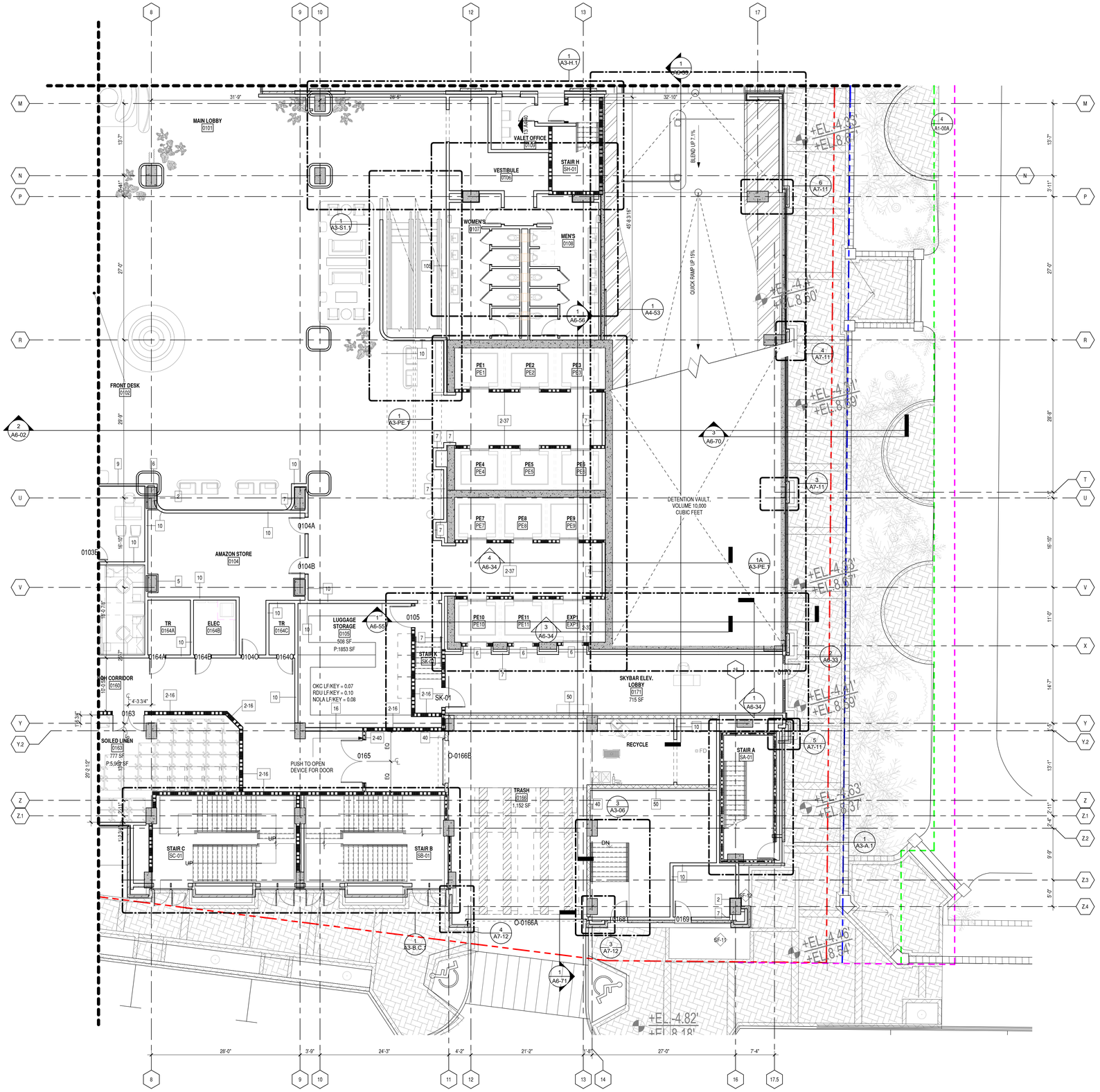
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NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

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A1-01A



PARTITION LEGEND:

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- NEW PARTITIONS
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

1 LEVEL 1 - ENLARGED FLOOR PLAN - B

1/8" = 1'-0"

TRUE NORTH

PROJECT NORTH

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LEVEL 01 - ENLARGED FLOOR PLAN - B

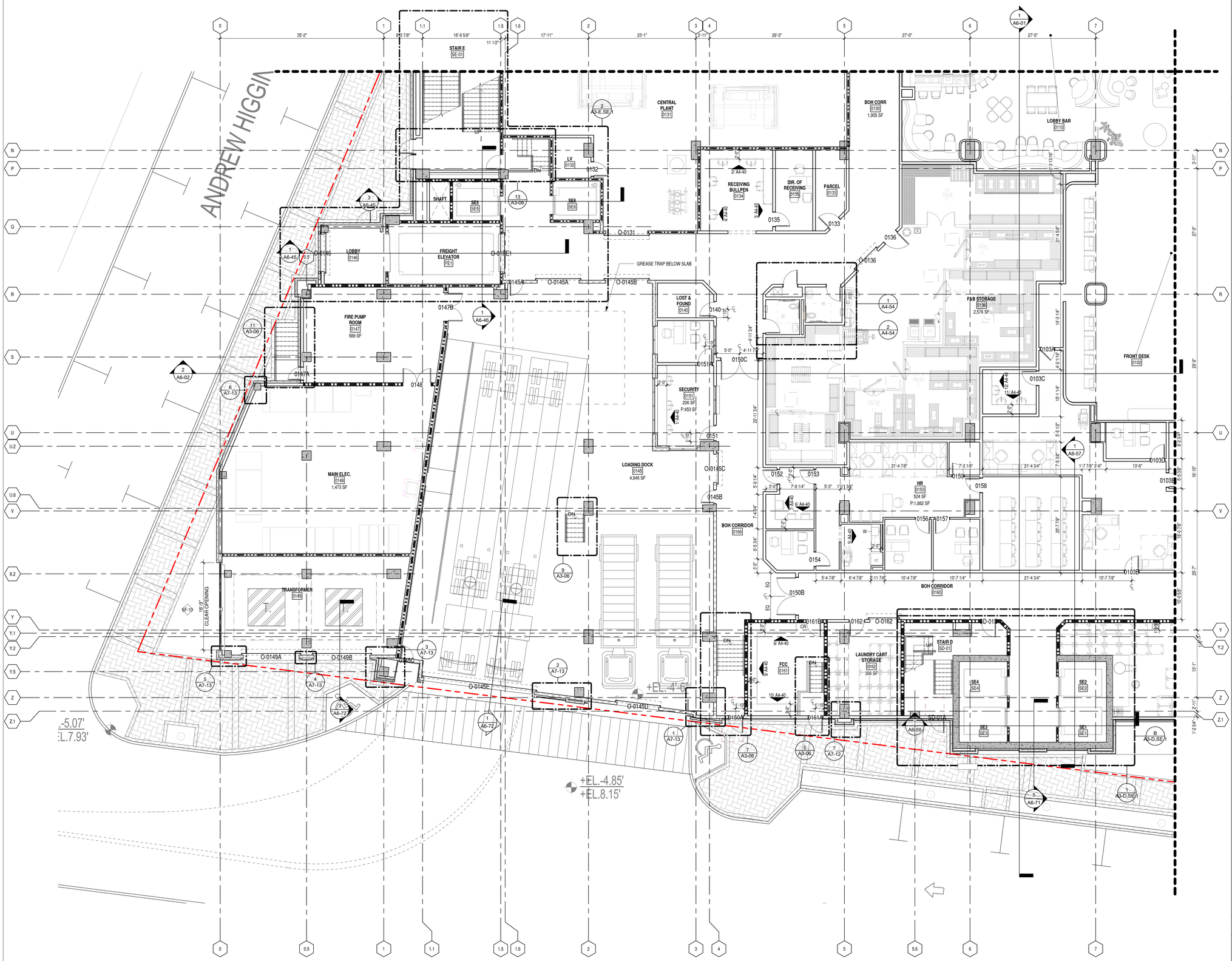
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

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PARTITION LEGEND:

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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

TRUE NORTH / PROJECT NORTH

1 LEVEL 1 - ENLARGED FLOOR PLAN - C
1/8" = 1'-0"

NOT ISSUED FOR CONSTRUCTION

RULE JOY TRAMMELL + RUBIO LLC
ARCHITECTURE INTERIOR DESIGN
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339
770-661-1492 (phone) 770-661-1493 (fax)
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LEVEL 01 - ENLARGED FLOOR PLAN - C

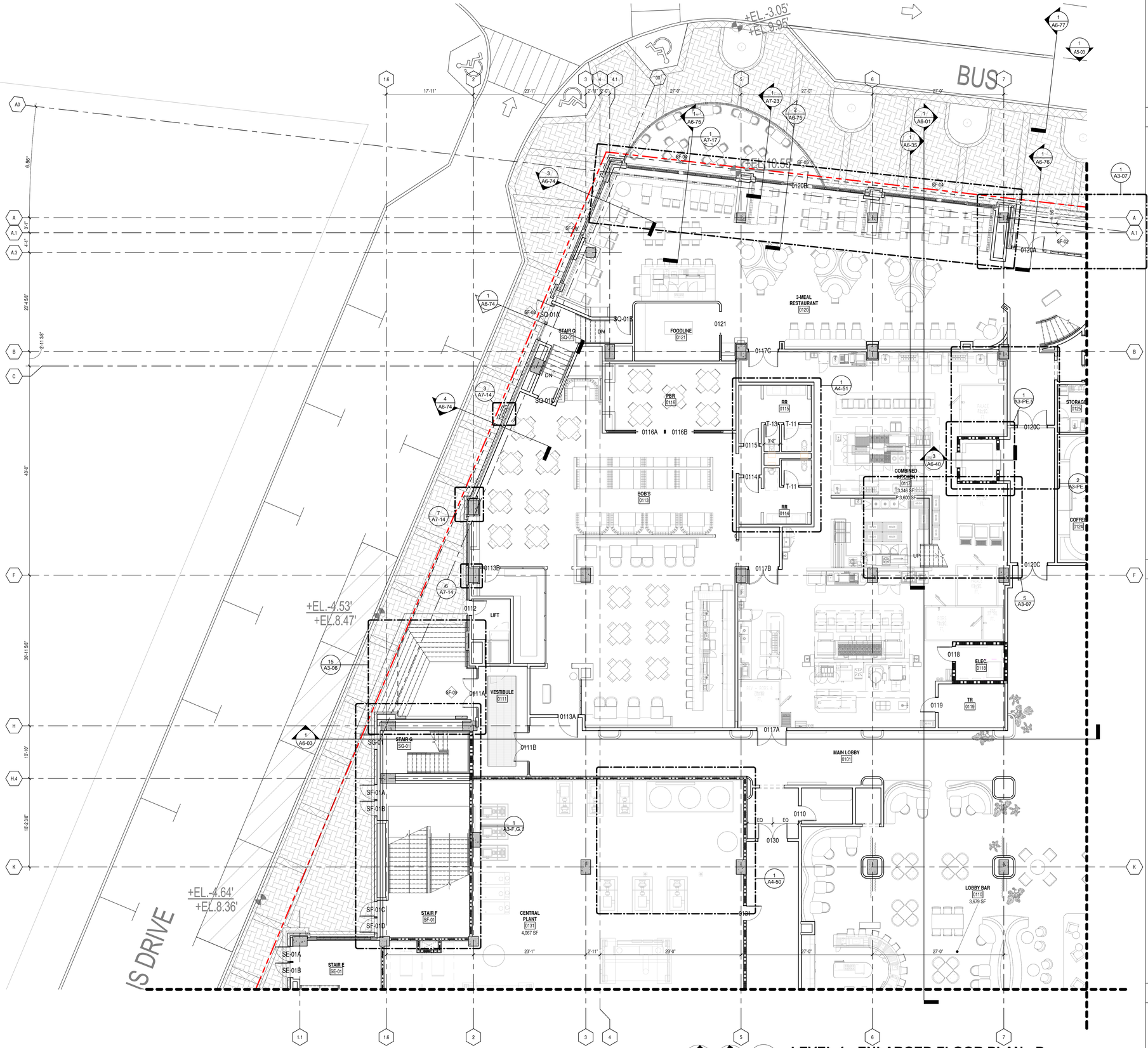
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-01C



1 **LEVEL 1 - ENLARGED FLOOR PLAN - D**
1/8" = 1'-0"

TRUE NORTH
PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

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LEVEL 01 - ENLARGED FLOOR PLAN - D

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NEW ORLEANS, LOUISIANA

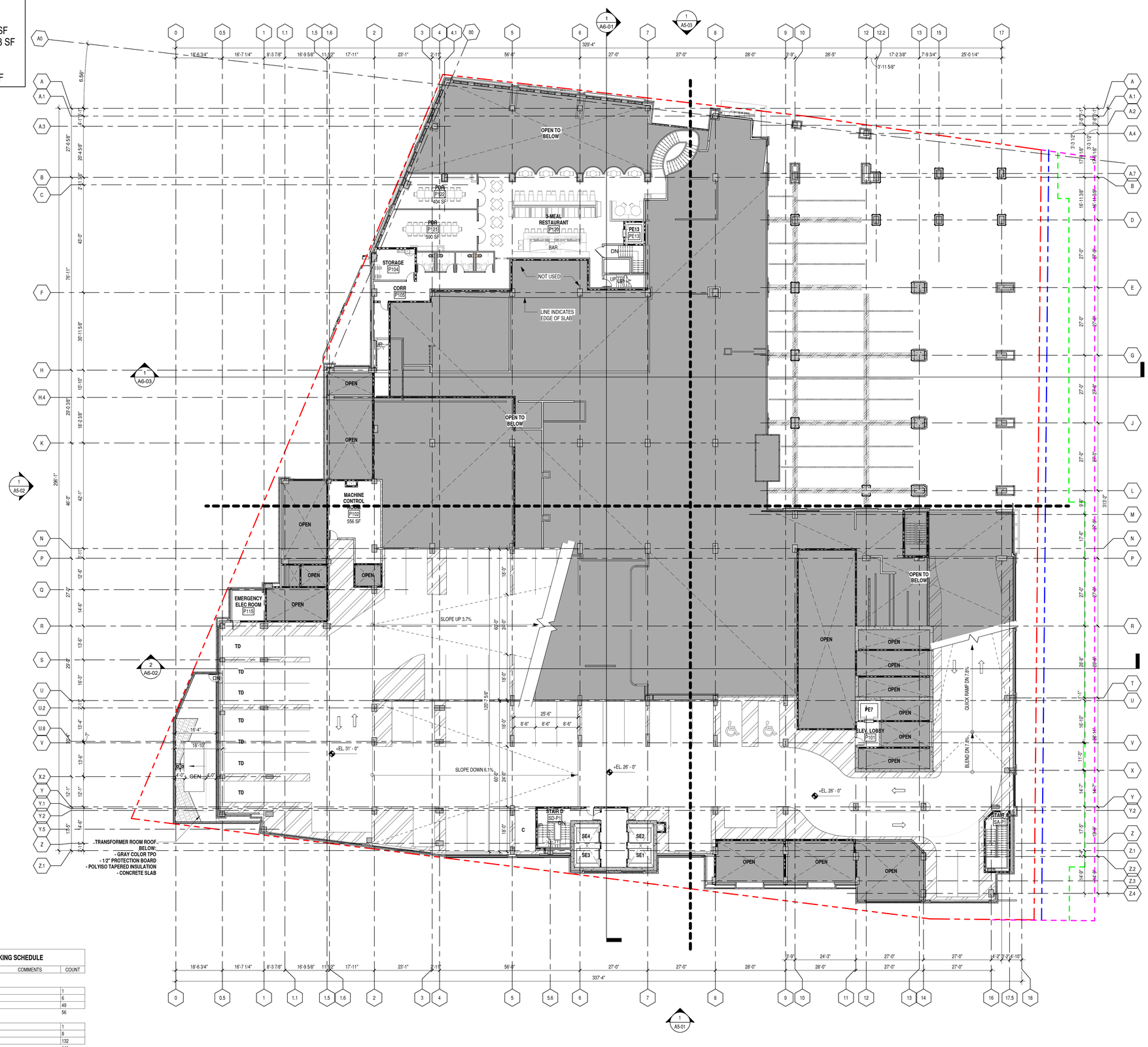
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DRAWING NO:

A1-01D

PALACE FLOOR AREA:
LEVEL 01 -
CONDITIONED: 3,519SF
UNCONDITIONED: 443SF
TOTAL: 3,962SF
MEZZANINE -
CONDITIONED: 4,705SF
UNCONDITIONED: 733 SF
TOTAL: 5,438SF

TOTAL PALACE: 9,400SF



OMNI NOLA PARKING SCHEDULE

LEVEL	SPACE SIZE	COMMENTS	COUNT
LEVEL P1			
LEVEL P1	COMPACT 8'-2" x 16'-0"		1
LEVEL P1	COMPACT 8'-6" x 16'-0"		6
LEVEL P1	STANDARD 8'-6" x 18'-0"		49
			56
LEVEL P2			
LEVEL P2	COMPACT 8'-2" x 16'-0"		1
LEVEL P2	COMPACT 8'-6" x 16'-0"		8
LEVEL P2	STANDARD 8'-6" x 18'-0"		132
			141
LEVEL P3			
LEVEL P3	COMPACT 8'-2" x 16'-0"		1
LEVEL P3	COMPACT 8'-6" x 16'-0"		4
LEVEL P3	STANDARD 8'-6" x 18'-0"		81
			86
			283

TRUE NORTH / PROJECT NORTH

1 LEVEL P1 - FLOOR PLAN
1/16" = 1'-0"

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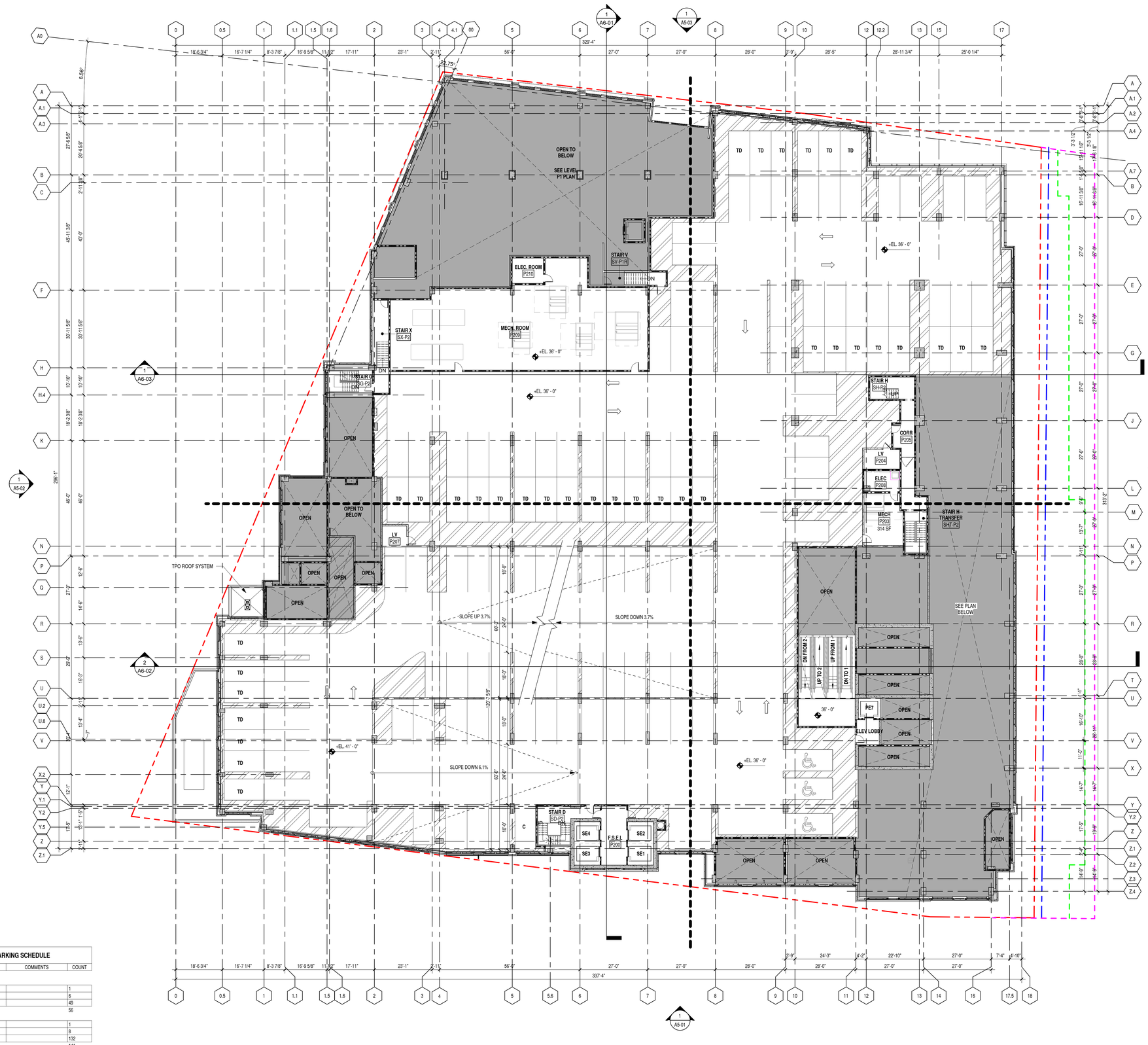
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LEVEL P1 - FLOOR PLAN

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:
A1-P1



OMNI NOLA PARKING SCHEDULE

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LEVEL P1	COMPACT 8'-6" x 16'-0"		6
LEVEL P1	STANDARD 8'-6" x 18'-0"		49
			56
LEVEL P2			
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LEVEL P2	STANDARD 8'-6" x 18'-0"		132
			141
LEVEL P3			
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LEVEL P3	COMPACT 8'-6" x 16'-0"		4
LEVEL P3	STANDARD 8'-6" x 18'-0"		81
			86
			283

TRUE NORTH / PROJECT NORTH

1 LEVEL P2 - FLOOR PLAN

1/16" = 1'-0"

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LEVEL P2 - FLOOR PLAN

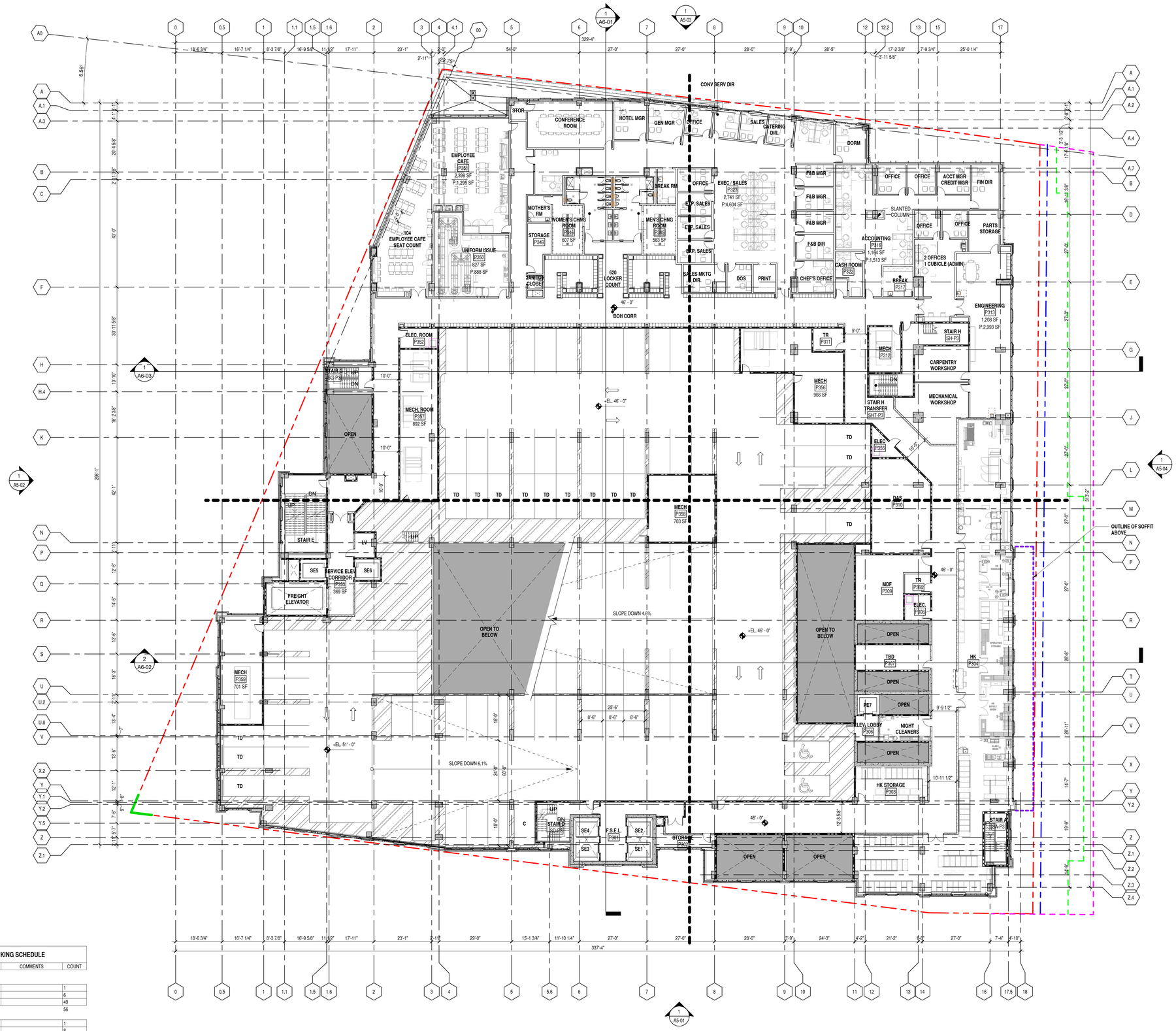
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-P2



OMNI NOLA PARKING SCHEDULE

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LEVEL P1			
LEVEL P1	COMPACT 8'-2" x 18'-0"		1
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TRUE NORTH

PROJECT NORTH

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LEVEL P3 - FLOOR PLAN

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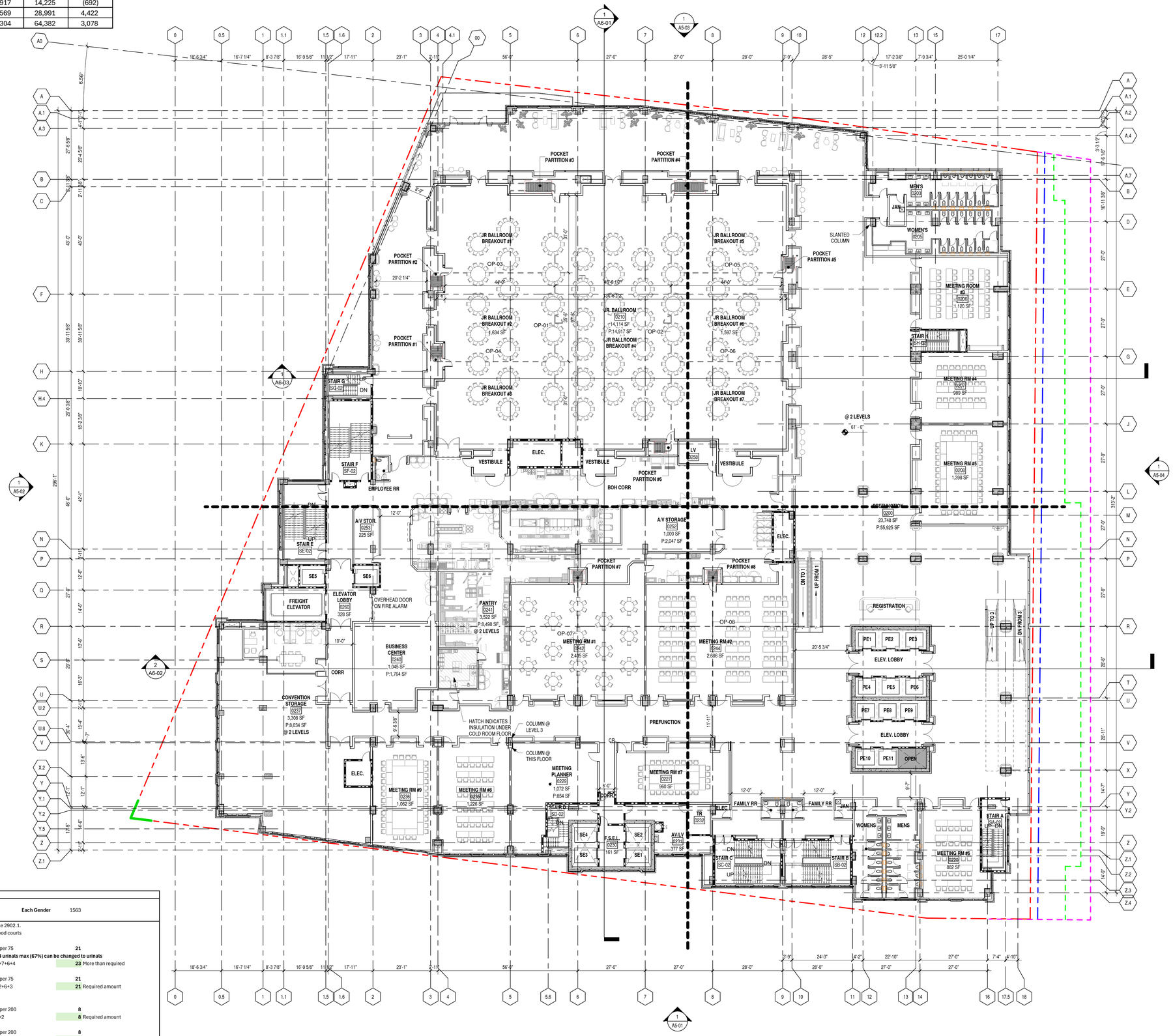
CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-P3

MEETING ROOMS / BALLROOMS			
	PROGRAM (6/26/25)	DESIGN	VARIANCE
MEETING ROOMS	21,818	21,166	(652)
JR BALLROOM	14,917	14,225	(692)
GRAND BALLROOM	24,569	28,991	4,422
TOTAL	61,304	64,382	3,078



Plumbing Fixture Calculation			
Level 4 Total Occupants			
	3125	Each Gender	1563
Code Reference:IBC 2021, Chapter 29, Table 2902.1.			
Category: Restaurants, banquet halls and food courts			
WATER CLOSETS			
Male	1 per 75	21	
Male Urinals	**14 urinals max (67%) can be changed to urinals**		
Male Water Closets Provided	6+7+6+4	23	More than required
Female	1 per 75	21	
Female Water Closets Provided	12+6+3	21	Required amount
LAVATORIES			
Male	1 per 200	8	
Male Lavatories Provided	6+2	8	Required amount
Female	1 per 200	8	
Female Lavatories Provided	6+3	9	More than required
DRINKING FOUNTAINS			
All Gender	1 per 500	4	
Total Male Provided		23	
Total Female Provided		21	

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LEVEL 02 - FLOOR PLAN

OMNI NEW ORLEANS

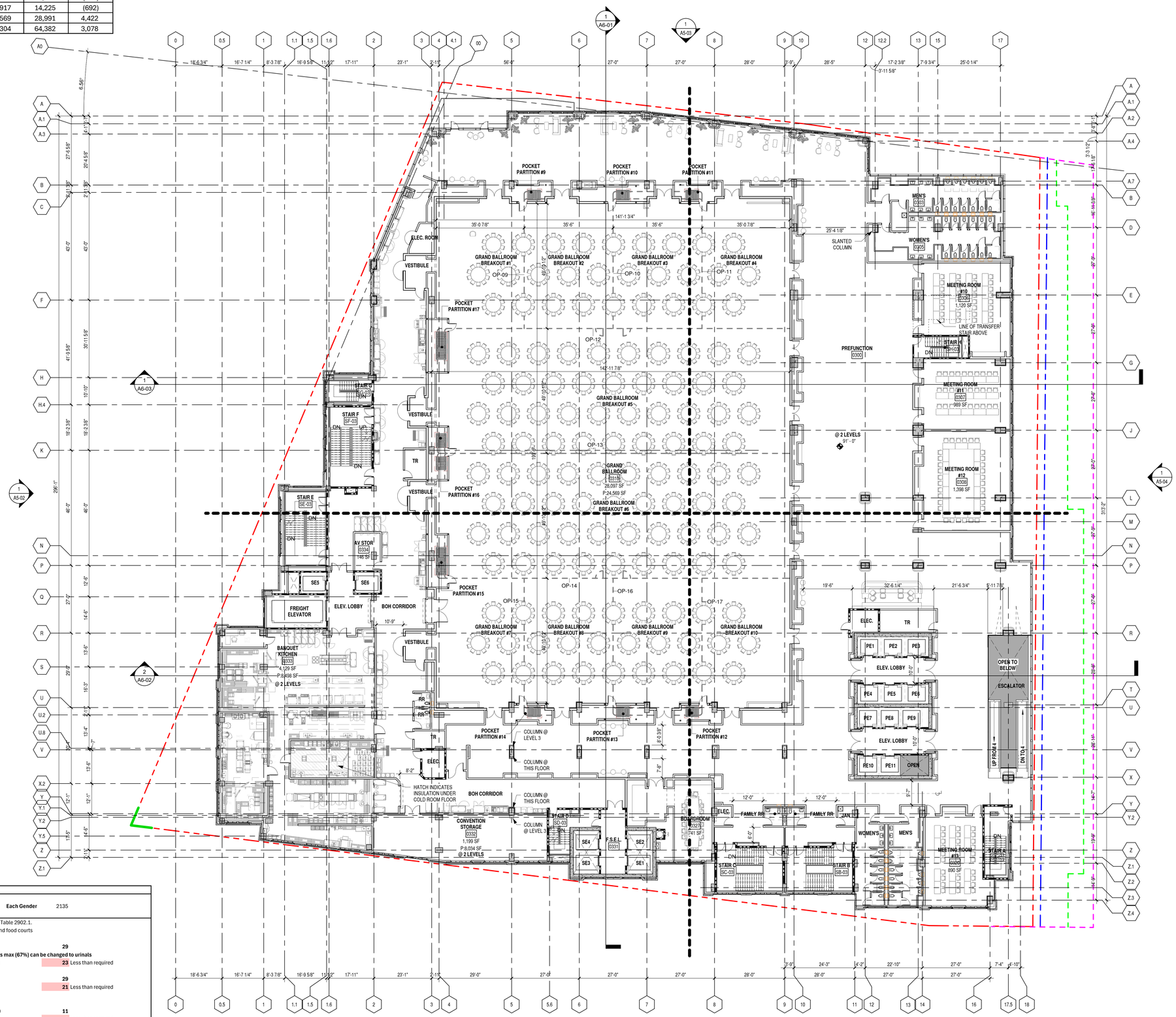
CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-02

MEETING ROOMS / BALLROOMS			
	PROGRAM (6/26/25)	DESIGN	VARIANCE
MEETING ROOMS	21,818	21,166	(652)
JR BALLROOM	14,917	14,225	(692)
GRAND BALLROOM	24,569	28,991	4,422
TOTAL	61,304	64,382	3,078



Plumbing Fixture Calculation			
Level 5 Total Occupants			
4269	Each Gender	2135	
Code Reference:IBC 2021, Chapter 29, Table 2902.1.			
Category: Restaurants, banquet halls and food courts			
WATER CLOSETS			
Male	1 per 75	**29**	
Male Urinals	**19 urinals max (67%) can be changed to urinals**		
Male Closets Provided	6+7+6+4	**23**	Less than required
Female	1 per 75	**29**	
Female Closets Provided	12+6+3	**21**	Less than required
LAVATORIES			
Male	1 per 200	**11**	
Male Lavatories Provided	6+2	**8**	Less than required
Female	1 per 200	**11**	
Female Lavatories Provided	6+3	**9**	Less than required
DRINKING FOUNTAINS			
All Gender	1 per 500	**5**	
Total Male Provided		**23**	
Total Female Provided		**21**	

1 **LEVEL 3 - FLOOR PLAN**
1/16" = 1'-0"

TRUE NORTH
PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
2. WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
3. ALL MEASURES NECESSARY TO ASSURE SAFE CONSTRUCTION OF THE AREAS INDICATED ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
4. IN THE EVENT THAT THE CONSTRUCTION WORK IS PERFORMED BY SUBCONTRACTORS, THE GENERAL CONTRACTOR MUST PROVIDE SUPERVISION OVER THE SUB-CONTRACTOR'S WORK.
5. BRACE ALL STRUCTURES OR STRUCTURAL ELEMENTS AS NECESSARY DURING CONSTRUCTION.
6. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY TO A WASTE AREA PROVIDED BY THE CONTRACTOR AND AGREED ON BY OWNER.
7. SEE ***A1-XXX*** FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
8. REFER TO ***A1-XXX*** FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
9. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
10. CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL-MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETRY, COUNTERS, SHELVING-FIXTURES, GRAB BARS AND A/V EQUIPMENT AS REQUIRED, UNO.
11. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY UNO. MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
12. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
13. ALL PARTITIONS ARE DIMENSIONED TO FINISH FACE OF PARTITION, TO CENTERLINE OF COLUMNS, AND TO FACE OF CONCRETE ON MASONRY WALLS, UNO. ALL DIMENSIONS INDICATED ON DRAWINGS SHALL BE CONSIDERED CRITICAL. CONTRACTOR SHALL NOTIFY THE ARCHITECT OF ANY DEVIATIONS IN PLACEMENT PRIOR TO INSTALLATION. MAINTAIN DIMENSIONS MARKED " CLEAR" OR " HOLD". ALLOW FOR THICKNESS OF FINISHES.
14. DOOR OPENINGS IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 6" FROM THE ADJACENT WALL, UNO.
15. PROVIDE A 1'-4" WIDE CHASE BEHIND SINGLE SIDED TOILETS, AND A 1'-10" WIDE CHASE BETWEEN BACK TO BACK TOILETS FOR WALL HUNG FIXTURES. FOR FLOOR MOUNTED FIXTURES, PROVIDE A 6" STUD, MINIMUM.

PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

RULE JOY TRAMMELL + RUBIO LLC
ARCHITECTURE + INTERIOR DESIGN
300 Galleria Parkway Suite 740 Atlanta, Georgia 30339
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LEVEL 03 - FLOOR PLAN

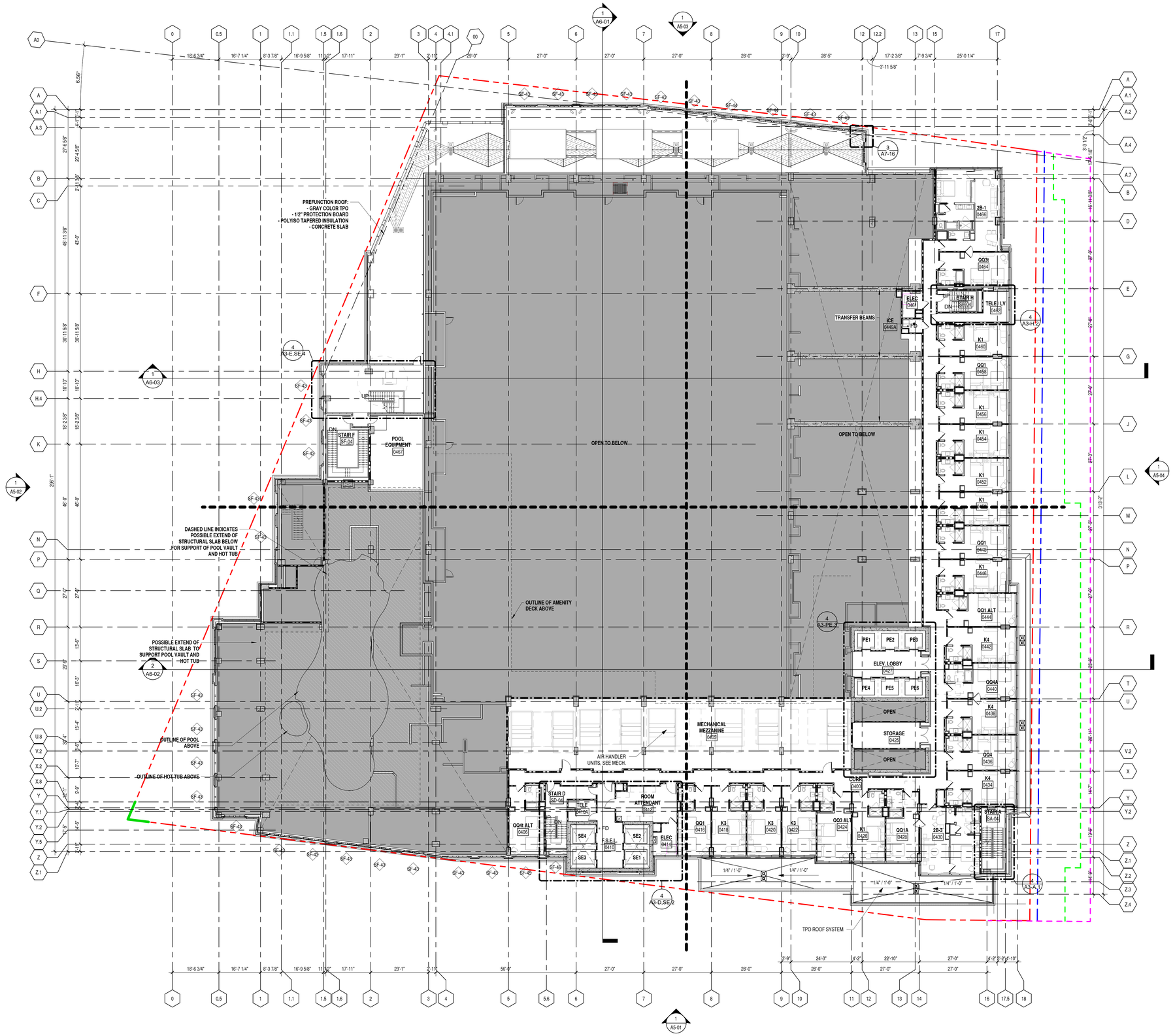
OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-03



1 **LEVEL 4 -FLOOR PLAN**
1/16" = 1'-0"

TRUE NORTH | PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
2. WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
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5. BRACE ALL STRUCTURES OR STRUCTURAL ELEMENTS AS NECESSARY DURING CONSTRUCTION.
6. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY TO A WASTE AREA PROVIDED BY THE CONTRACTOR AND AGREED ON BY OWNER.
7. SEE ***A1-XXX*** FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
8. REFER TO ***A1-XXX*** FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
9. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
10. CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL-MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETRY, COUNTERS, SHELVING-FIXTURES, GRAB BARS AND A/V EQUIPMENT AS REQUIRED, UNO.
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12. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
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14. DOOR OPENINGS IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 6" FROM THE ADJACENT WALL, UNO.
15. PROVIDE A 1'-4" WIDE CHASE BEHIND SINGLE SIDED TOILETS, AND A 1'-10" WIDE CHASE BETWEEN BACK TO BACK TOILETS FOR WALL HUNG FIXTURES. FOR FLOOR MOUNTED FIXTURES, PROVIDE A 6" STUD, MINIMUM.

PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

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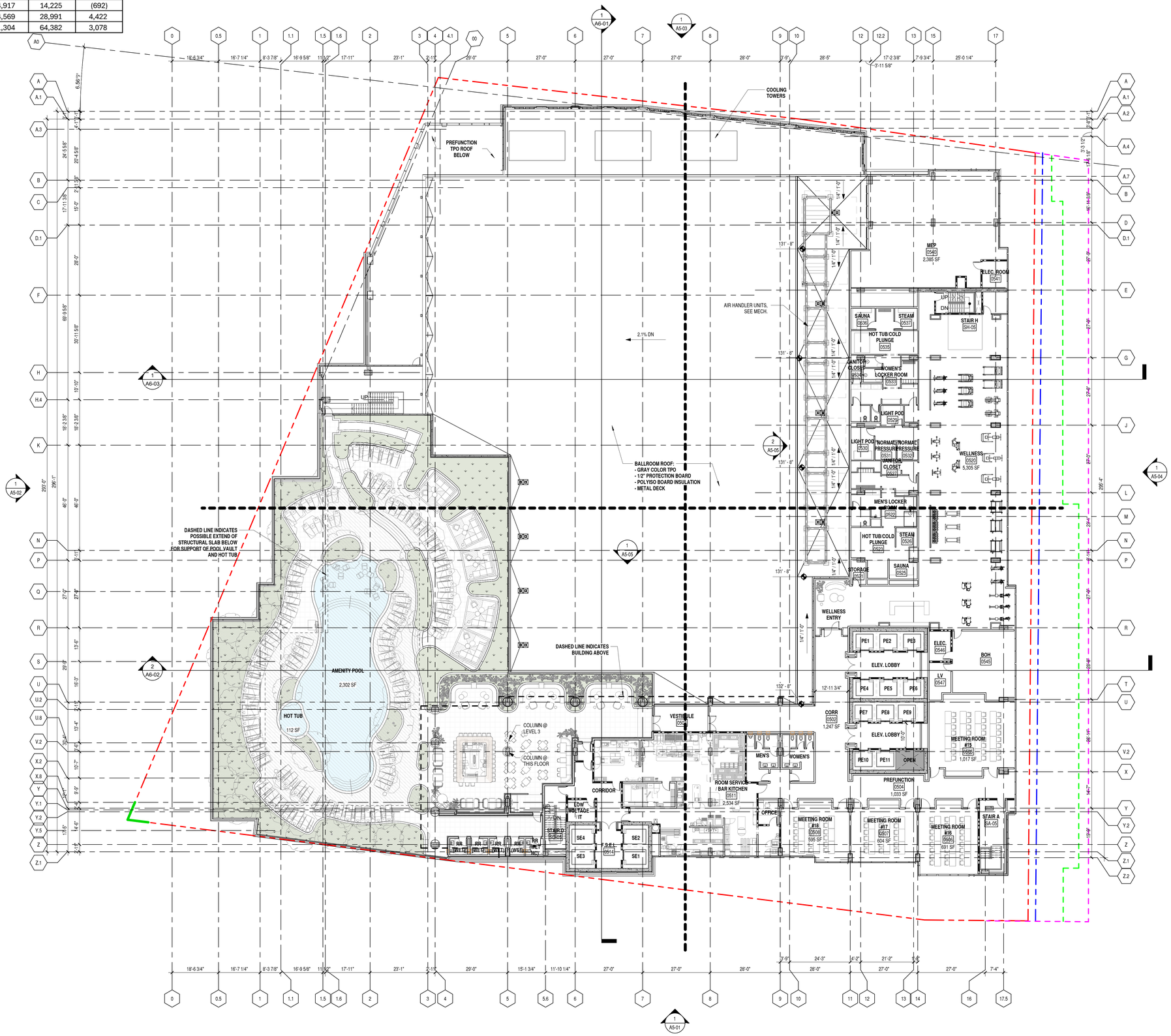
LEVEL 04 - FLOOR PLAN

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:
A1-04

MEETING ROOMS / BALLROOMS			
	PROGRAM (6/26/25)	DESIGN	VARIANCE
MEETING ROOMS	21,818	21,166	(652)
JR BALLROOM	14,917	14,225	(692)
GRAND BALLROOM	24,569	28,991	4,422
TOTAL	61,304	64,382	3,078



Pool Size / Key Comparison

Project	Pool Surface Area (SF)	Keys	Pool SF/Keys Ratio	Deck Surface Area (SF)	Deck SF/ Keys Ratio	Chaise Lounges	Lounges/Keys Ratio	Vegetation Surface Area (SF)	Vegetation SF / Keys Ratio
Omni Raleigh	1,536	600	2.6	9,573	16.0	94	0.16	1,106	1.8
Omni OKC	1,551	605	2.6	16,891	27.9	87	0.14	4,760	7.9
Omni Nola	3,042	1000	3.0	18,335	18.3	104	0.10	7,542	7.5

TRUE NORTH · PROJECT NORTH

1 LEVEL 5 - FLOOR PLAN
1/16" = 1'-0"

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
2. WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
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6. CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY TO A WASTE AREA PROVIDED BY THE CONTRACTOR AND AGREED ON BY OWNER.
7. SEE ***A1-XXX*** FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
8. REFER TO ***A1-XXX*** FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
9. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
10. CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL-MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETRY, COUNTERS, SHELVING-FIXTURES, GRAB BARS AND A/V EQUIPMENT AS REQUIRED, UNO.
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12. DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
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15. PROVIDE A 1'-4" WIDE CHASE BEHIND SINGLE SIDED TOILETS, AND A 1'-10" WIDE CHASE BETWEEN BACK TO BACK TOILETS FOR WALL HUNG FIXTURES. FOR FLOOR MOUNTED FIXTURES, PROVIDE A 6" STUD, MINIMUM.

PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

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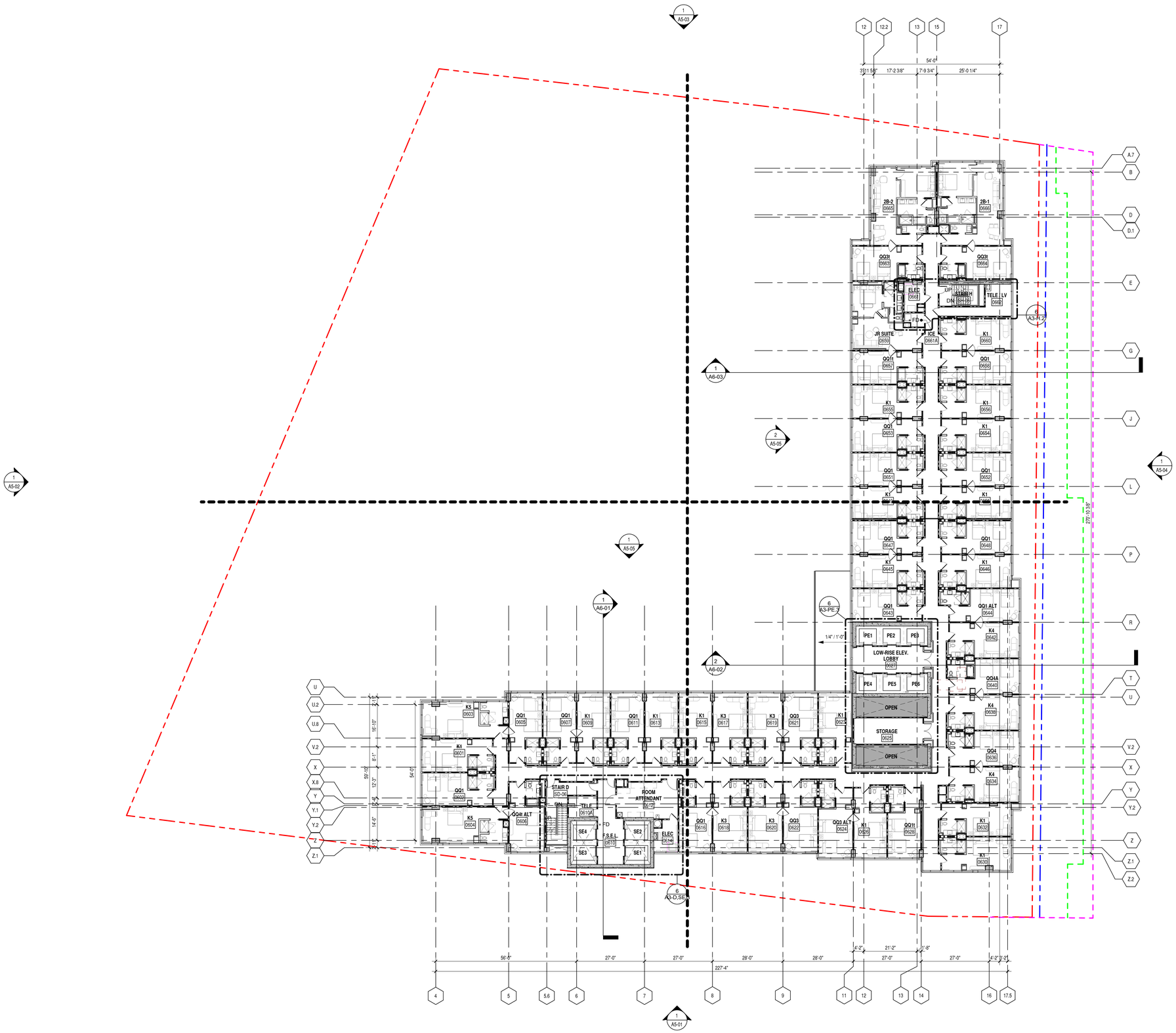
Rev #	Date	Issue/Revision
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	04/17/26	100% DD DRAWINGS

LEVEL 05 - FLOOR PLAN

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:
A1-05



TRUE NORTH

PROJECT NORTH

1 LEVEL 6 - FLOOR PLAN
1/16" = 1'-0"

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
2. WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
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8. REFER TO ***A1-XXX*** FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
9. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

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LEVEL 06 - FLOOR PLAN

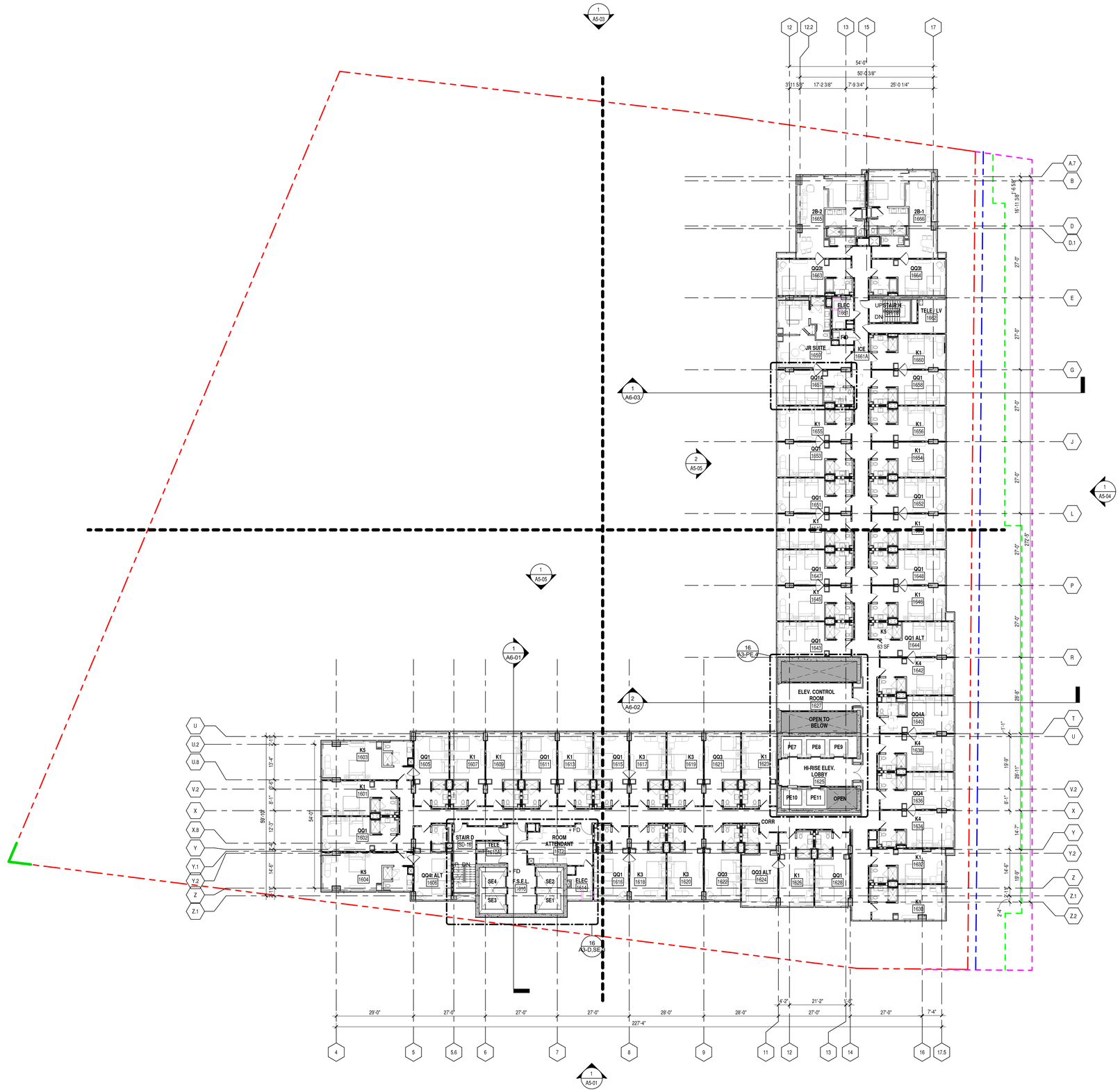
OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-06



TRUE NORTH PROJECT NORTH

1 LEVEL 16 - FLOOR PLAN
1/16" = 1'-0"

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
2. WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
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9. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

RULE JOY TRAMMELL + RUBIO LLC
ARCHITECTURE + INTERIOR DESIGN
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	04/17/26	100% DD DRAWINGS

NOT ISSUED FOR CONSTRUCTION

LEVEL 16 - FLOOR PLAN

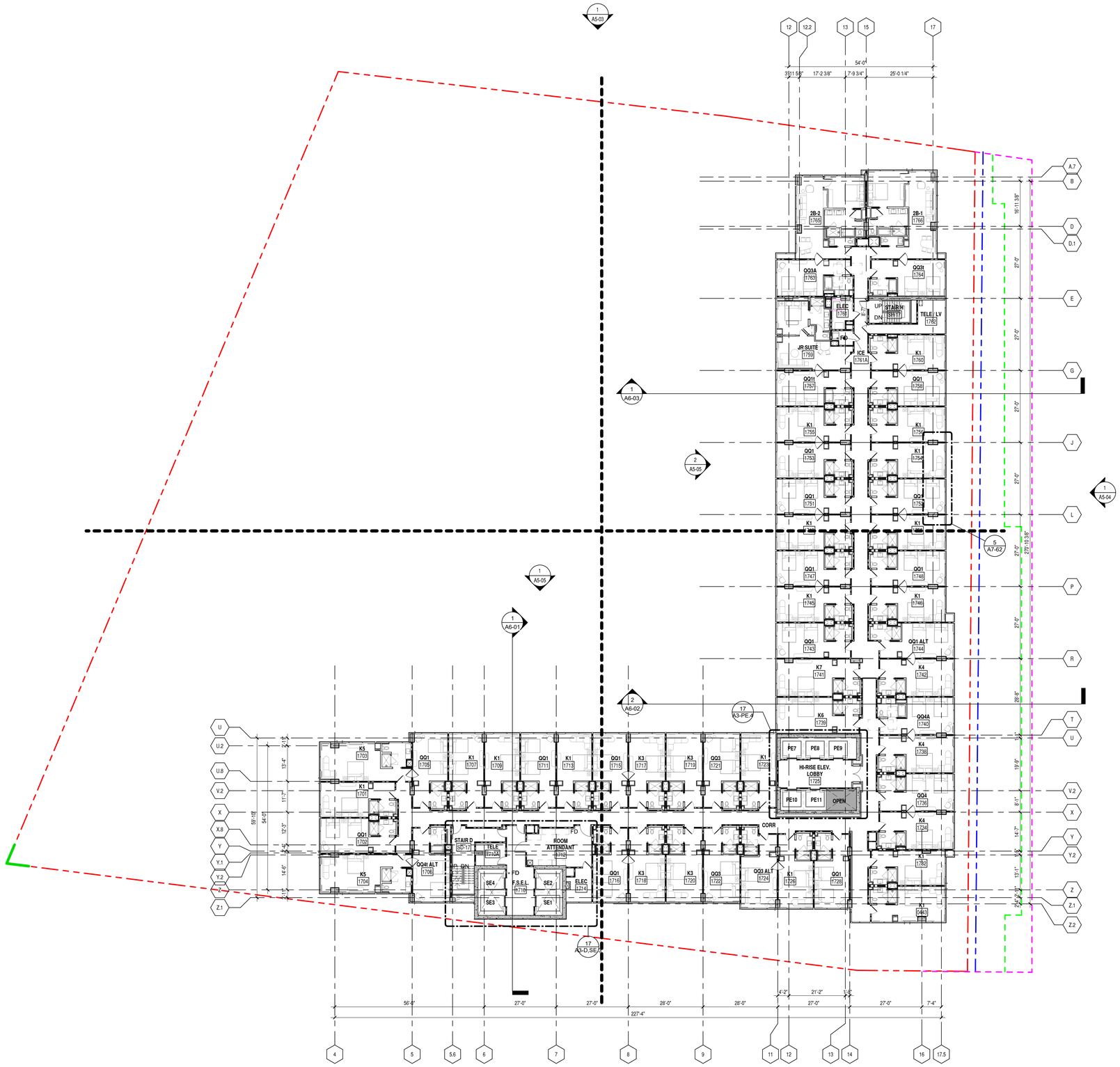
OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-16



TRUE NORTH

PROJECT NORTH

1 **LEVEL 17 - FLOOR PLAN**

1/16" = 1'-0"

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

1. REFER TO SPECIFICATIONS AND SHEET ***A1-XXX*** AND ***A1-XXX*** FOR ADDITIONAL GENERAL NOTES.
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7. SEE ***A7-XXX*** FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
8. REFER TO ***A7-XXX*** FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
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PARTITION PLAN KEY NOTES:

1. XXX
2. XXX
3. XXX

KEY PLAN:

NOT ISSUED FOR CONSTRUCTION

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LEVEL 17 - FLOOR PLAN

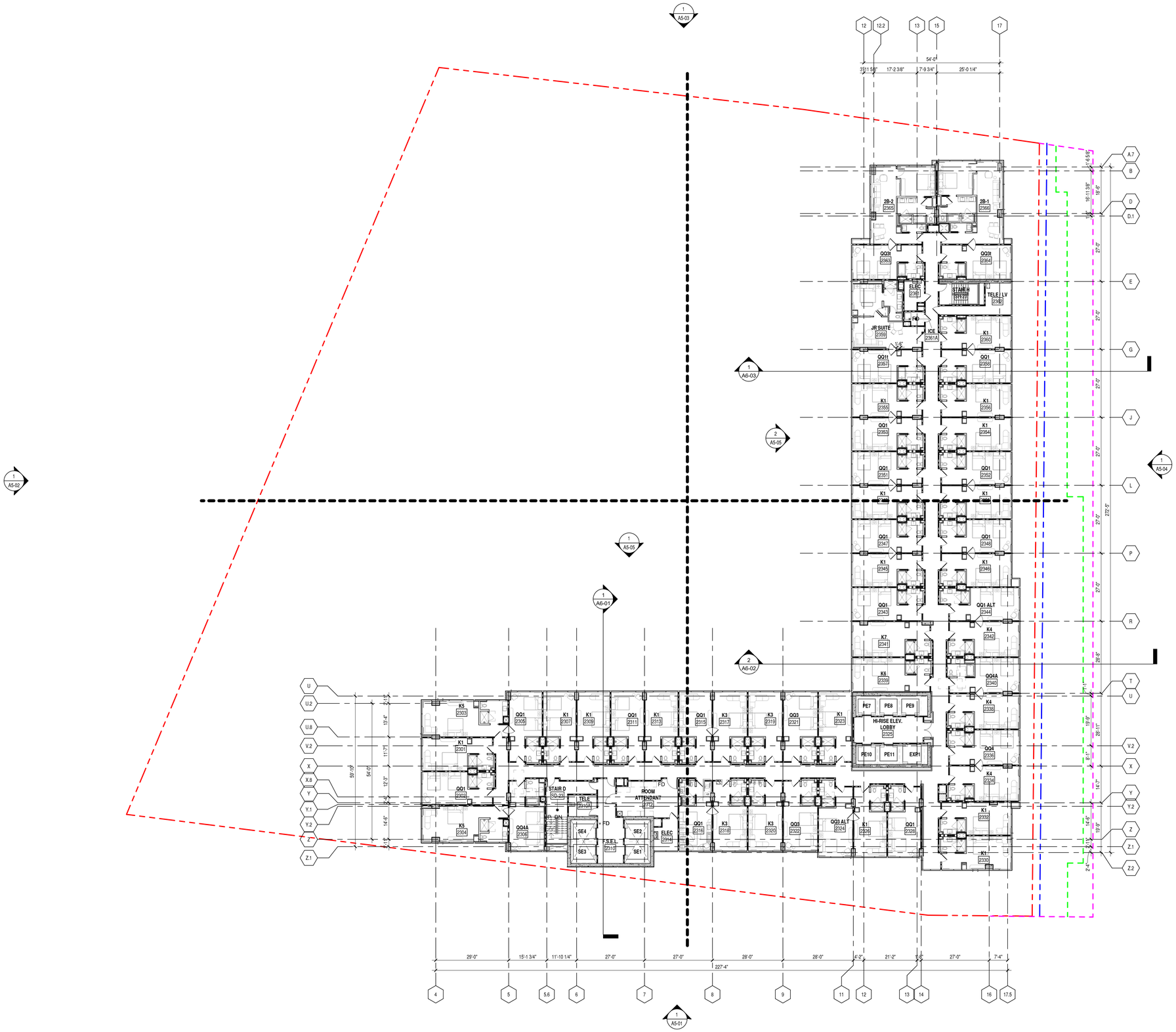
OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-17



1 **LEVEL 23 - FLOOR PLAN**
1/16" = 1'-0"

TRUE NORTH

PROJECT NORTH

PARTITION LEGEND:

- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC — AREA NOT IN SCOPE

PARTITION GENERAL NOTES:

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LEVEL 23 - FLOOR PLAN

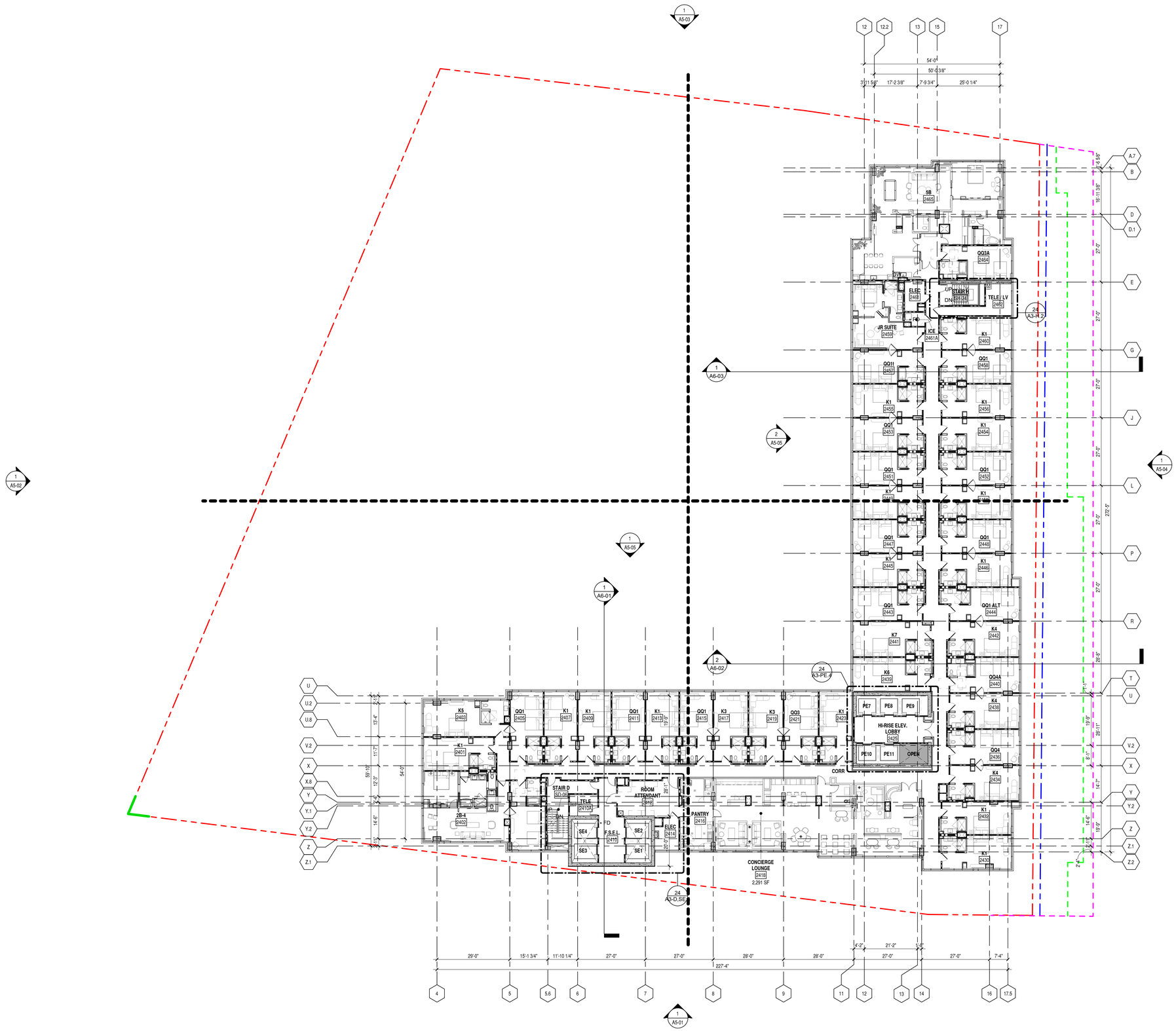
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-23



TRUE NORTH PROJECT NORTH

1 LEVEL 24 - FLOOR PLAN
1/16" = 1'-0"

PARTITION LEGEND:

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- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
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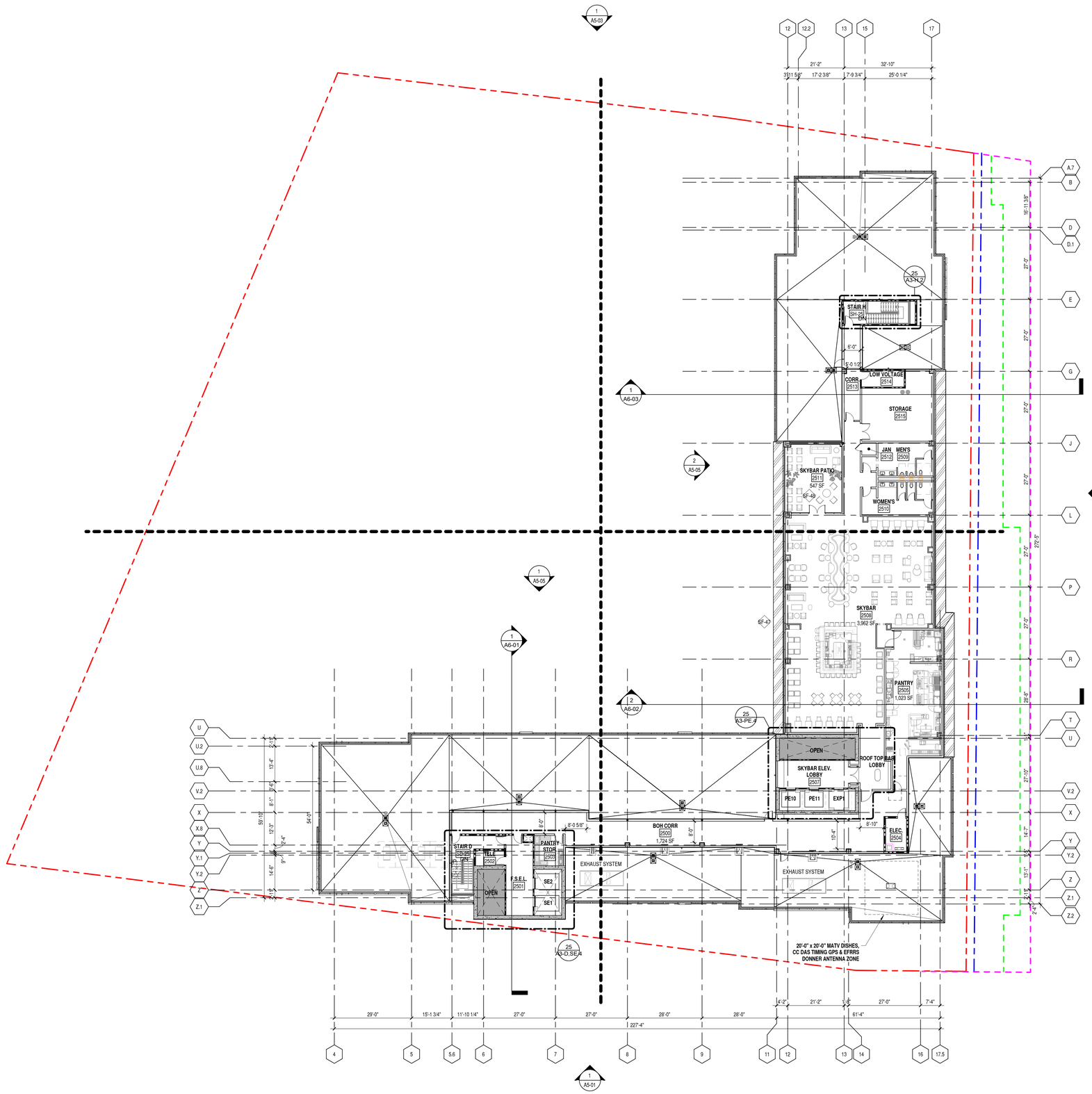
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-24

02/13/2026 CURRENT AREA SUMMARY	
LEVELS	GSF
LEVEL 27*	
TOTAL	9,875
*Level 27 includes 576 sf Outdoor Patio. interior space only = 9,299 GSF)	
12/03/2025 PREVIOUS DESIGN	
	GSF
TOTAL	11,718
VARIANCE ANALYSIS	
	GSF
VARIANCE	-1,843



1 **LEVEL 25 - FLOOR PLAN**
1/16" = 1'-0"

PARTITION LEGEND:

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- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
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TOWER - LEVEL 25 FLOOR PLAN

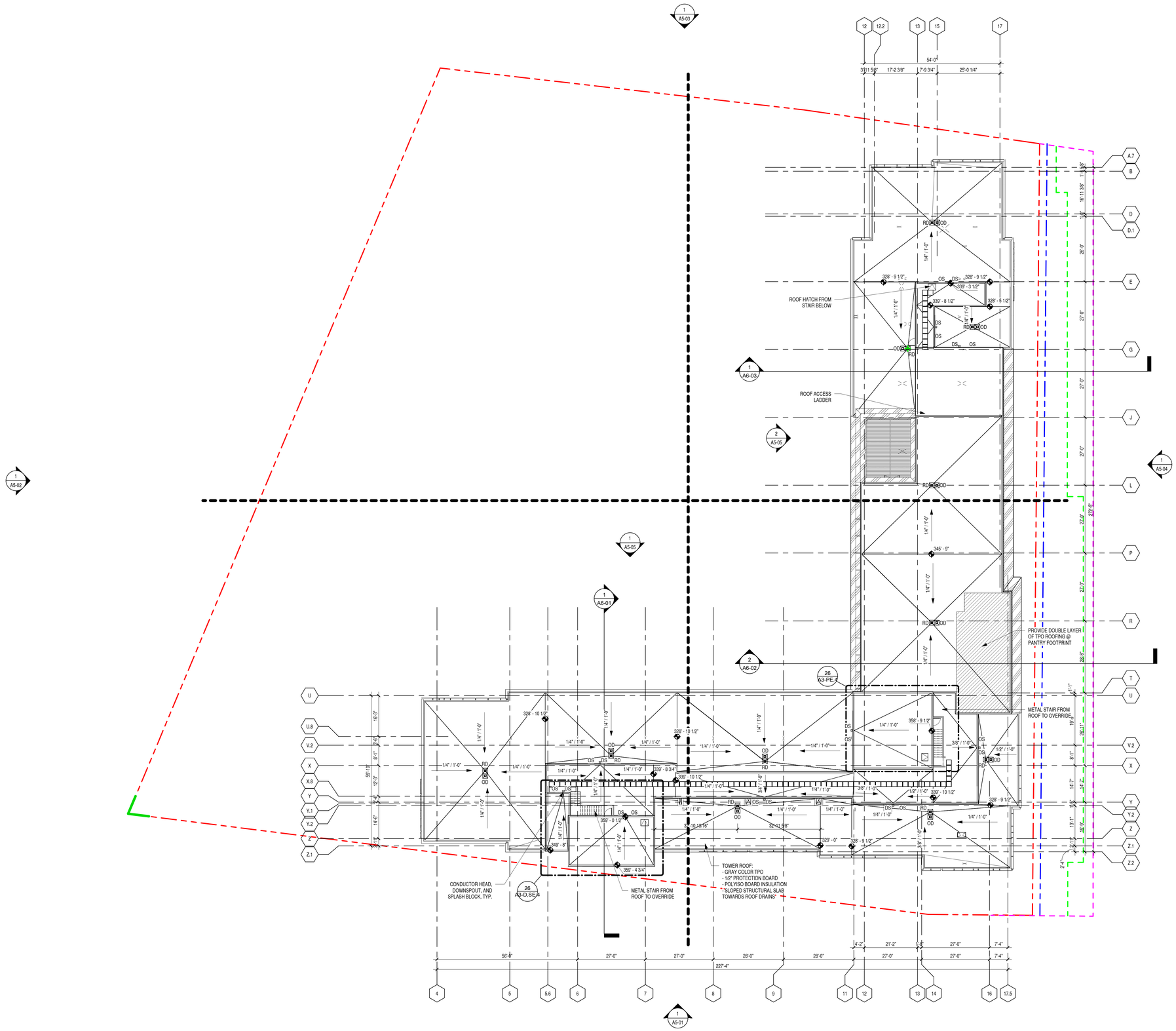
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CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112

DRAWING NO:

A1-25



1 **TOWER - HIGHER ROOF PLAN**
1/16" = 1'-0"

TRUE NORTH
PROJECT NORTH

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TOWER - HIGHER ROOF PLAN

OMNI NEW ORLEANS

CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:
A1-26



From John Churchill Chase



From Convention Center Blvd



From Andrew Higgins



From South Peters

CITY OF NEW ORLEANS
ONE STOP
PERMITS & LICENSES

Building/Construction Related Permit

Date _____ Received by _____
Tracking Number _____

DEVELOPMENT PLAN AND DESIGN REVIEW APPLICATION

Please submit complete applications via email to CPCinfo@nola.gov. Applicants without the ability to submit via email should contact (504) 658-7300 to make alternative arrangements. Incomplete applications will not be accepted and will be returned to the applicant. Review time depends on the complexity of the project and can take up to 90 days.

Type of application: ○ Design Review ○ Interim Zoning Districts Appeal ○ Moratorium Appeal

Property Location 1000 S Peters, 1001 Convention Center Blvd, 1040 S Peters, and John Churchill Chase Street between Convention Center Blvd and S. Peters

APPLICANT INFORMATION

Applicant Identity: ○ Property Owner ○ Agent

Applicant Name Sherman Strategies

Applicant Address 800 Baronne Street

City New Orleans State LA Zip 70113

Applicant Contact Number 504-799-9335 Email becca@shermanstrategiesllc.com

PROPERTY OWNER INFORMATION

SAME AS ABOVE ☐

Property Owner Name Ernest N. Morial New Orleans Exhibition Hall Authority

Property Owner Address 900 Convention Center Boulevard

City New Orleans State LA Zip 70130

Property Owner Contact Number 504-566-8628 Email jleyens@bakerdonelson.com

PROJECT DESCRIPTION

This is a new construction hotel that has been designed to reflect the modern elegance of the city's architecture. The hotel is approximately 880,000 gross square feet plus a 300-space parking garage (156,000 square feet), and includes approximately 1,000 guest rooms, restaurants, a coffee shop, and meeting space. See attachments.

REASON FOR REVIEW (REQUIRED FOR DESIGN REVIEW)

Design Overlay District Review
- ☐ Character Preservation Corridor
- ☐ Riverfront Design Overlay
- ☐ Enhancement Corridor
- ☐ University Area Design Overlay
- ☐ Corridor Transformation
- ☐ Greenway Corridor
- ☐ Others as required

Non-Design Overlay District Review
- ☐ Development over 40,000 sf
- ☐ Public Market
- ☐ CBD FAR Bonus
- ☐ Wireless Antenna/Tower
- ☐ Educational Facility

- ☐ Changes to Approved Plans
- ☐ DAC Review of Public Projects
- ☐ Others as Required

ADDITIONAL INFORMATION

Current Use Event Venue, Vacant, Parking Lot Proposed Use Hotel

Square Number 12-A, 24-A, 25, and Street Lot Number N/A Permeable Open Space (sf) 0

New Development?	Yes ○	No ●	Addition?	Yes ○	No ○	Tenant Width	
Existing Structure(s)?	Yes ○	No ○	Renovations?	Yes ○	No ○	Building Width	224'
Change in Use?	Yes ○	No ○	Existing Signs?	Yes ○	No ○	Lot Width (sf)	231'
New Sign(s)?	Yes ○	No ○	Lot Area (sf)	94,325		BuildingArea (sf)	1,100,000 sf

SHERMAN STRATEGIES LLC

To: City Planning Commission – Design Advisory Committee
Re: Omni Headquarters Hotel Design Narrative
Date: April 22, 2026

The proposed Omni Headquarters Hotel has been carefully designed to meet the intent of the Comprehensive Zoning Ordinance design standards as implemented through the project's text amendment. At the street level, the building establishes a strong pedestrian presence along Convention Center Boulevard, supported by a minimum fourteen-foot ground floor ceiling height and active, publicly accessible uses. The façade incorporates meaningful articulation through changes in wall plane, materials, and architectural elements at regular intervals, creating visual interest and avoiding blank walls.

The project also prioritizes safe, accessible, and intuitive pedestrian movement. Clearly defined entrances front Convention Center Boulevard, reinforcing the building's connection to the public realm, while site design ensures safe access from the street, adjacent properties, and parking areas.

More broadly, the design responds to the character of the Warehouse District. The podium aligns with the scale and rhythm of surrounding buildings, shaping the pedestrian experience, while the tower is intentionally slender and set apart as a lighter, contemporary element. Together, these elements reflect a thoughtful and cohesive approach that supports both the intent of the CZO and the delivery of a high-quality, context-sensitive project.