



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?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Addition?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Tenant Width	_____
Existing Structure(s)?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Renovations?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Building Width	<u>224'</u>
Change in Use?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Existing Signs?	Yes <input type="radio"/> No <input checked="" type="radio"/>	Lot Width (sf)	<u>231'</u>
New Sign(s)?	<input checked="" type="radio"/> Yes <input type="radio"/> No	Lot Area (sf)	<u>94,325</u>	Building Area (sf)	<u>1,100,000 sf</u>

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:

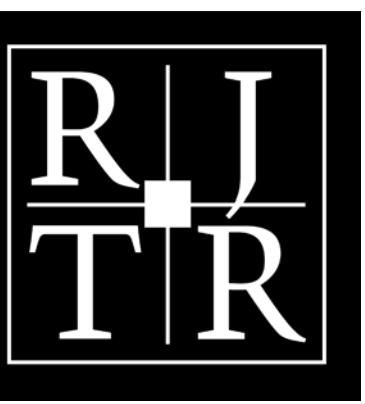
SOCOTEC LIFE SAFETY, LLC
1349 W PEACHTREE ST NW SUITE 1010
ATLANTA, GA 30309
(888) 224-9911 (PHONE)
CONTACT: JOHN CALIRI

WIND CONSULTANT:

CPP WIND ENGINEERING CONSULTANTS
7365 GREENDALE RD
WINDSOR, CO 80550
(289) 272-7140 (PHONE)
CONTACT: ALYSSA HOSEIN

POOL CONSULTANT:

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



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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12/03/25		SCHEMATIC DESIGN
02/13/26		50% DESIGN DEVELOPMENT
04/17/26		100% DD DRAWINGS

NOT ISSUED FOR CONSTRUCTION
COVER SHEET - VOLUME 1

OMNI NEW ORLEANS
CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:

AT-00A



OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA



OMNI NEW ORLEANS HOTEL
NEW ORLEANS, LA



OMNI NEW ORLEANS HOTEL
NEW ORLEANS, LA



OMNI NEW ORLEANS HOTEL

NEW ORLEANS, LA



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OMNI NEW ORLEANS HOTEL

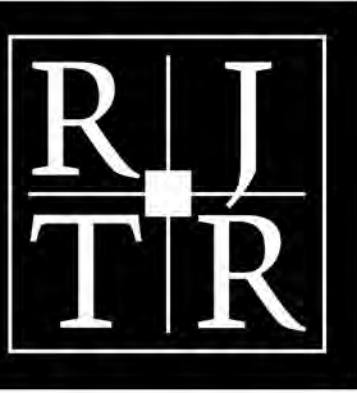
NEW ORLEANS, LA



OMNI NEW ORLEANS HOTEL
NEW ORLEANS, LA



OMNI NEW ORLEANS HOTEL
NEW ORLEANS, LA



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OVERALL EAST ELEVATION
OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

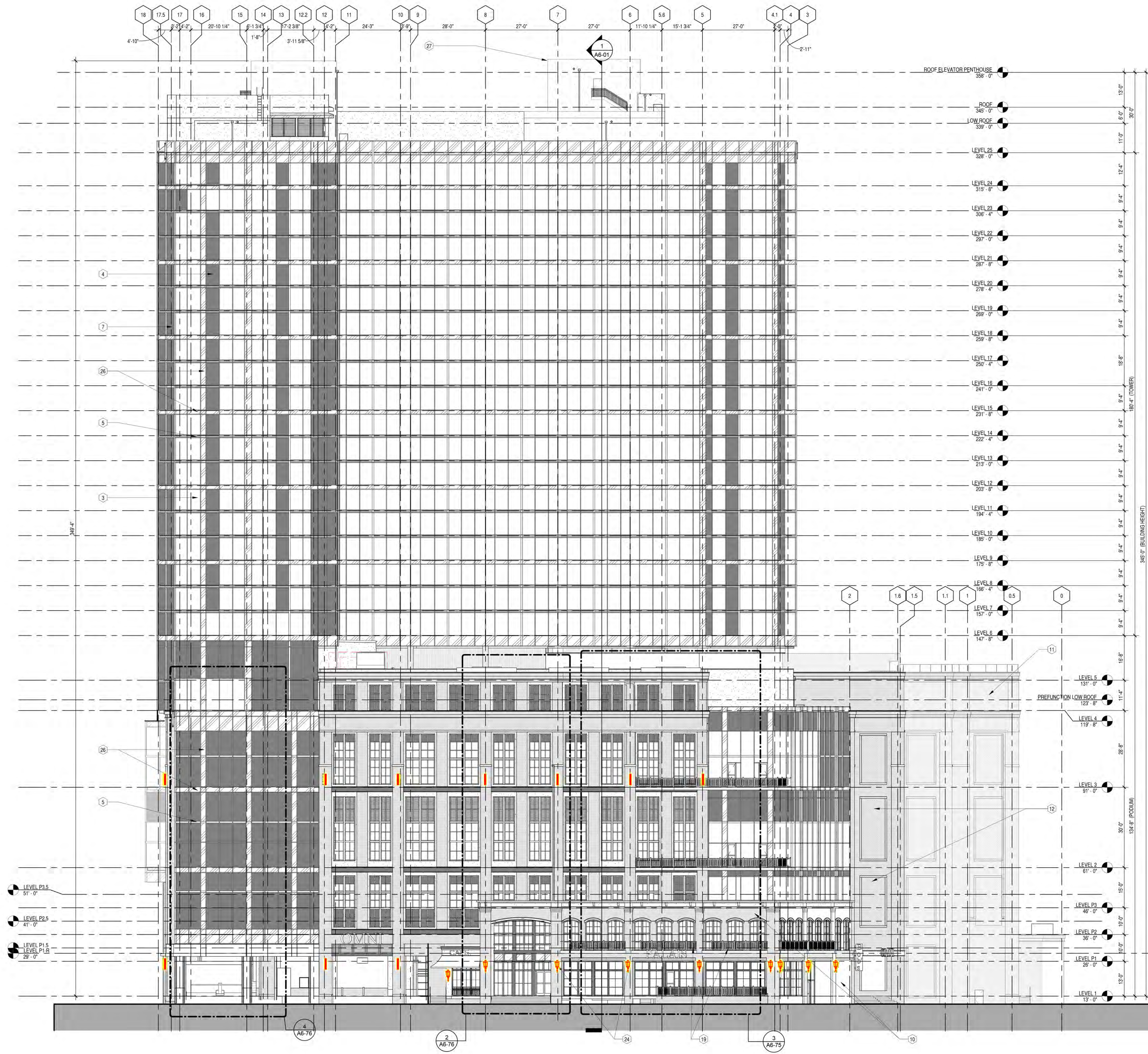
COMMISSION NO: 23-112
 DRAWING NO:

A5-03

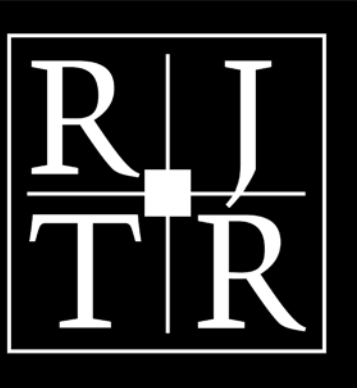
ELEVATION KEYNOTE LEGEND

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 "VSI-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
14	PREFINISHED ALUMINUM PANEL
15	COLUMN COVER - PREFINISHED METAL PANEL. JOINTS TO BE WET-GLAZED
16	PREFINISHED METAL LOUVER
17	GLASS WINDSCREEN - 60"
18	GLASS RAILING. 42" MIN. HEIGHT
19	ALUMINUM PICKET RAILING - 42" MIN. HEIGHT
20	NOT USED
21	GLASS DOOR - PREFINISHED 9' TALL WIDE STYLE ALUMINUM/GLASS DOOR
22	CLAD DOOR - 9' TALL DOOR CLAD WITH PREFINISHED ALUMINUM PANELS
23	DOCK DOOR - PREFINISHED OVERHEAD COILING DOORS
24	CUSTOM LIGHT SCENCE - 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 SCENCE - WALL PACK
-  CUSTOM LIGHT SCENCE -
-  CUSTOM LIGHT SCENCE -



1 OVERALL EAST ELEVATION
 1/16" = 1'-0"



RULE JOY TRAMMELL RUBIO
 ARCHITECTURE INTERIOR DESIGN
 300 Galleria Parkway Suite 740 Atlanta, Georgia 30339
 770-661-1492 (phone) 770-661-1493 (fax)
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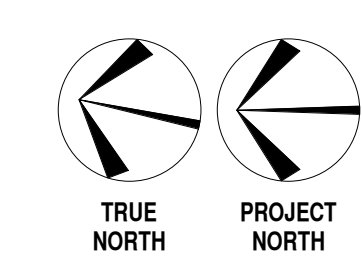
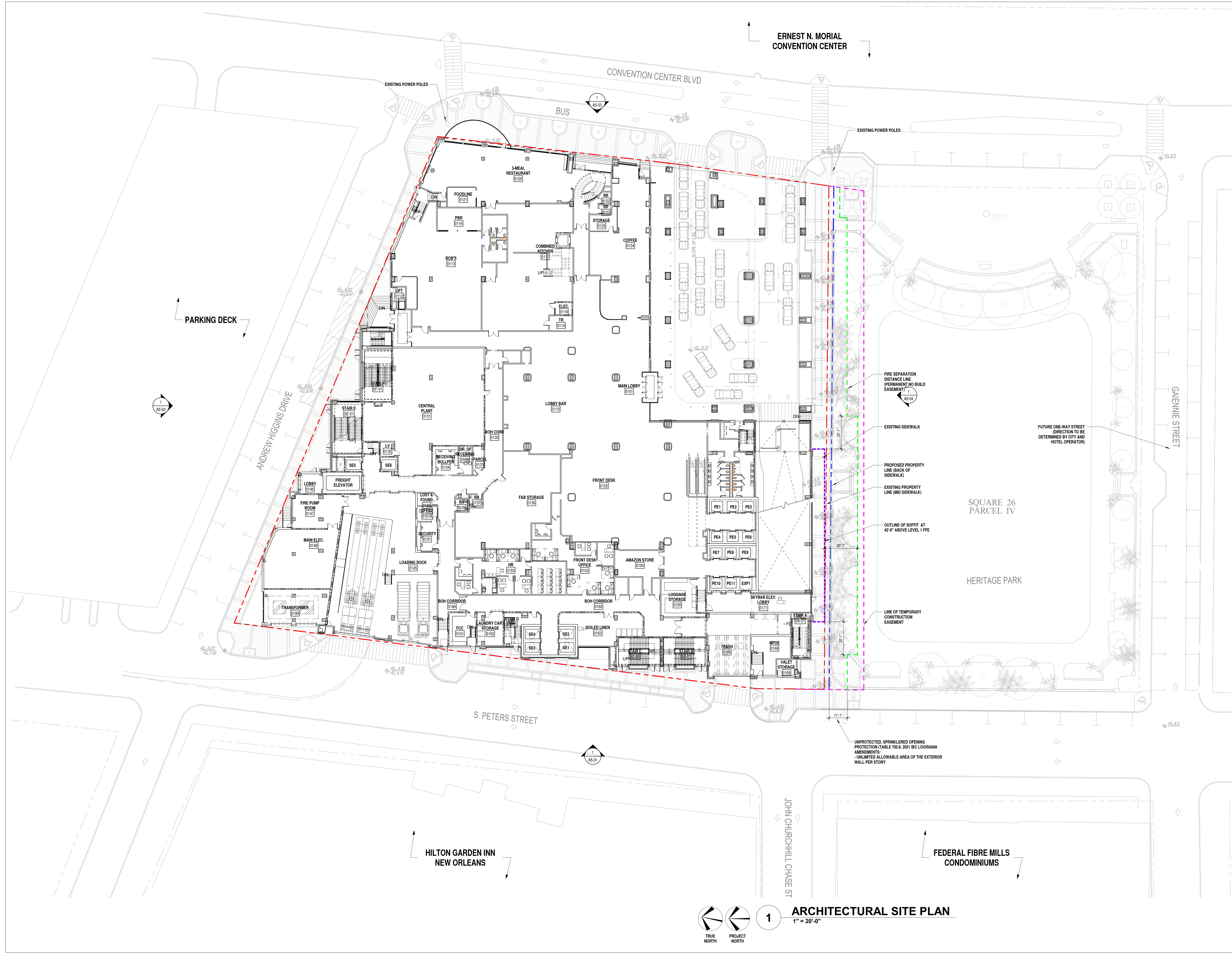
ARCHITECTURAL SITE PLAN

OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

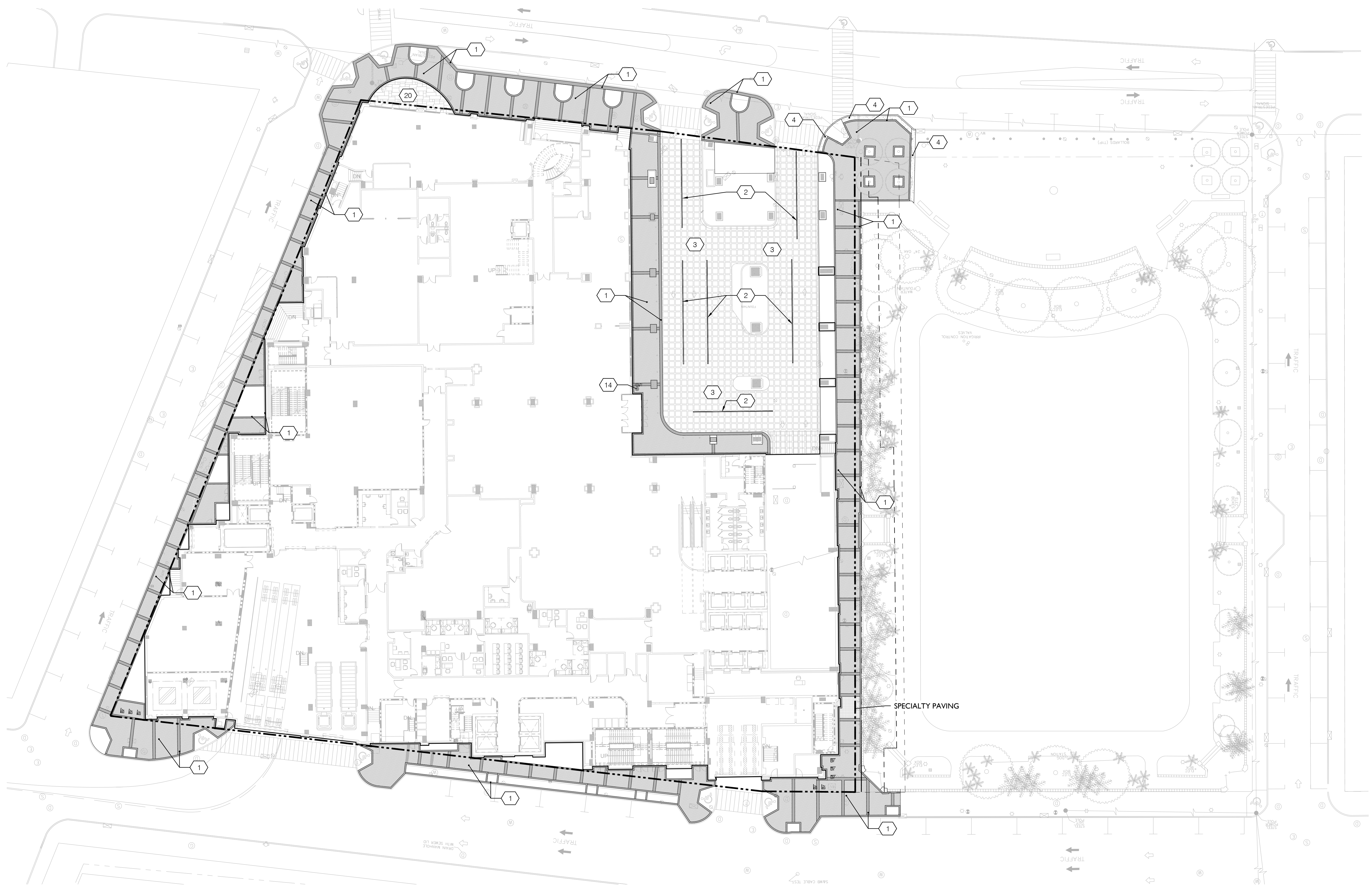
COMMISSION NO: 23-112
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A1-00

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1 ARCHITECTURAL SITE PLAN
 1" = 20'-0"



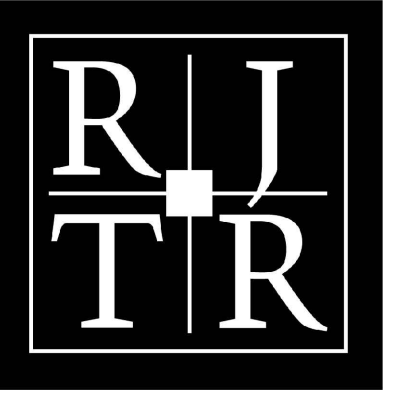
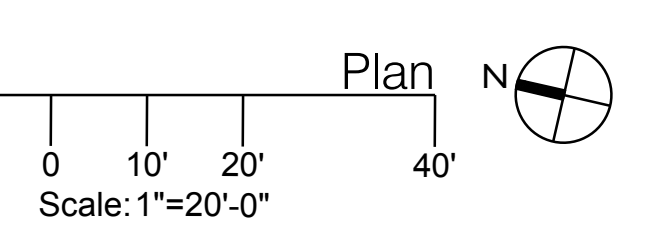
LEGEND

- | | | | | | | | |
|-----|--|----|--|----|--|---------|---|
| --- | PROPERTY LINE | 5 | CONCRETE PAVER (COLOR A) OVER PEDESTAL SYSTEM, SEE NOTES | 10 | FLUSH PLANTER, SEE 5/L/901 | 18 | POOL STEPS, SEE 11/L/901 |
| ○ | EXISTING TREE | 6 | CONCRETE PAVER (MIXED COLOR) OVER PEDESTAL SYSTEM, SEE NOTES | 13 | (1) ADA POOL LIFT, SEE NOTES | 19 | UNDERWATER BENCH, SEE 11/L/901 |
| 1 | DDD STANDARD BRICK PAVING, SEE 1/L/901 | 7 | POOL COPING, SEE 6/L/901 | 14 | (1 PAIR) TRASH AND RECEPTACLE, SEE 1/L/911 | XX.XX + | TERRACE FINISH GRADE, 00.00 TO BE FLUSH WITH THE 6TH FLOOR FINISH ELEVATION |
| 2 | STEEL T BAR BEAM, SEE 2/L/901 | 8 | RAISED PLANTER SEE 4/L/901 | 15 | ADA HANDRAIL TYPE A, SEE 7/L/901 | 20 | BLUESTONE, SEE 12/L/901 |
| 3 | COBBLESTONE, SEE 2/L/901 | 9 | CONCRETE STAIRS, SEE ARCH | 16 | ADA HANDRAIL TYPE B, SEE 8/L/901 | | |
| 4 | CONCRETE PAVING, TO MATCH EXISTING | BT | (8) BOLA BIKE, SEE 2/L/911 | 17 | EGRESS GATE, SEE 3/L/911 | | |

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/L/901 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"



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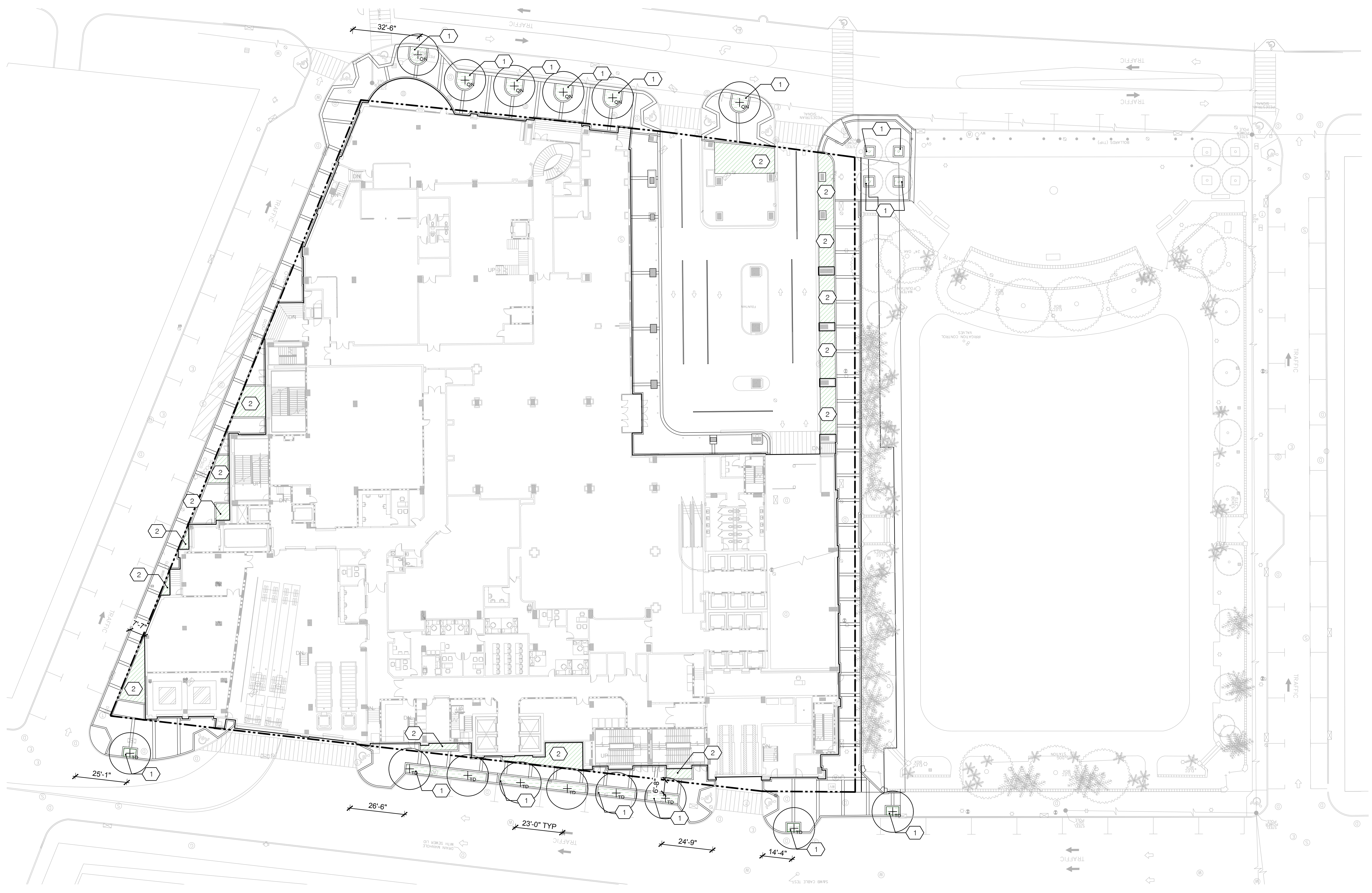
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LANDSCAPE ARCHITECTS
1824 Sophie Wright Place,
New Orleans | LA | 70130

MATERIALS PLAN - GROUND FLOOR
OMNI NEW ORLEANS
CONVENTION CENTER BOULEVARD
NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
DRAWING NO:
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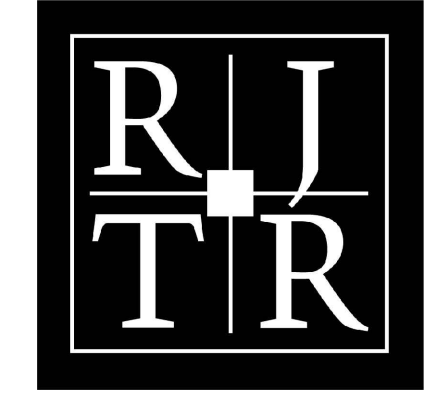
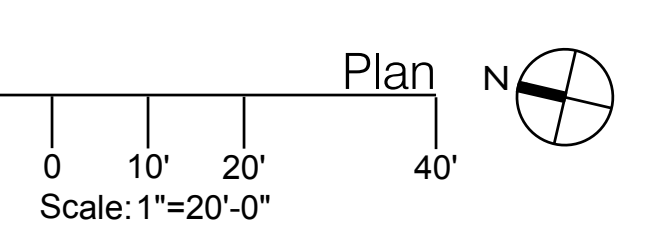
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- LEGEND**
- PROPERTY LINE
 - EXISTING TREE
 - STREET TREE
 - ⊙ TERRACE TREE
 - ① STREET PLANTING MIX
 - ② GROUND LEVEL PLANTING MIX
 - ③ TERRACE PLANTING MIX

- 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"



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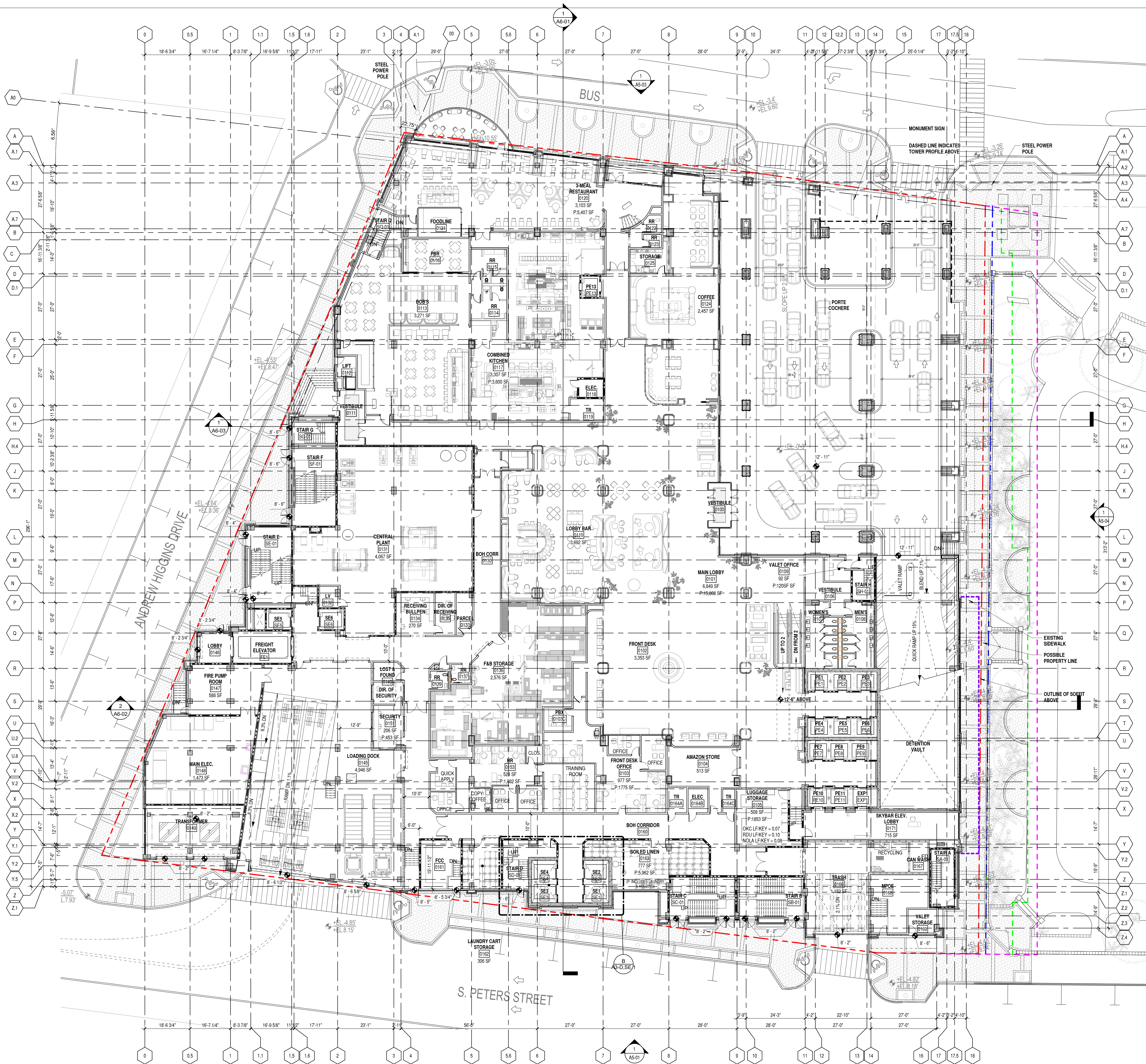
PLANTING PLAN - GROUND FLOOR
OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
 DRAWING NO:
L-501

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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



PARTITION LEGEND:

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

PARTITION GENERAL NOTES:

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

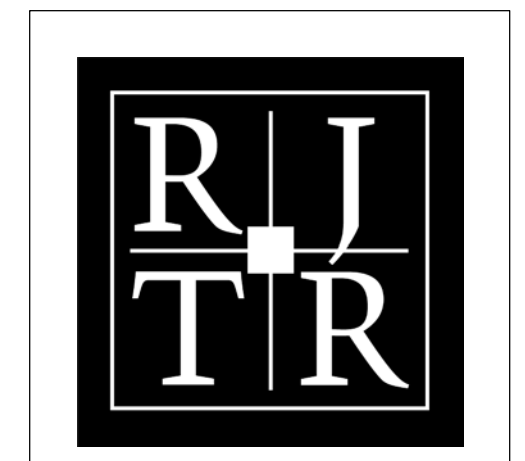
PARTITION PLAN KEY NOTES:

- 1 XXX
- 2 XXX
- 3 XXX

KEY PLAN:

1
1/16" = 1'-0"

TRUE NORTH
PROJECT NORTH



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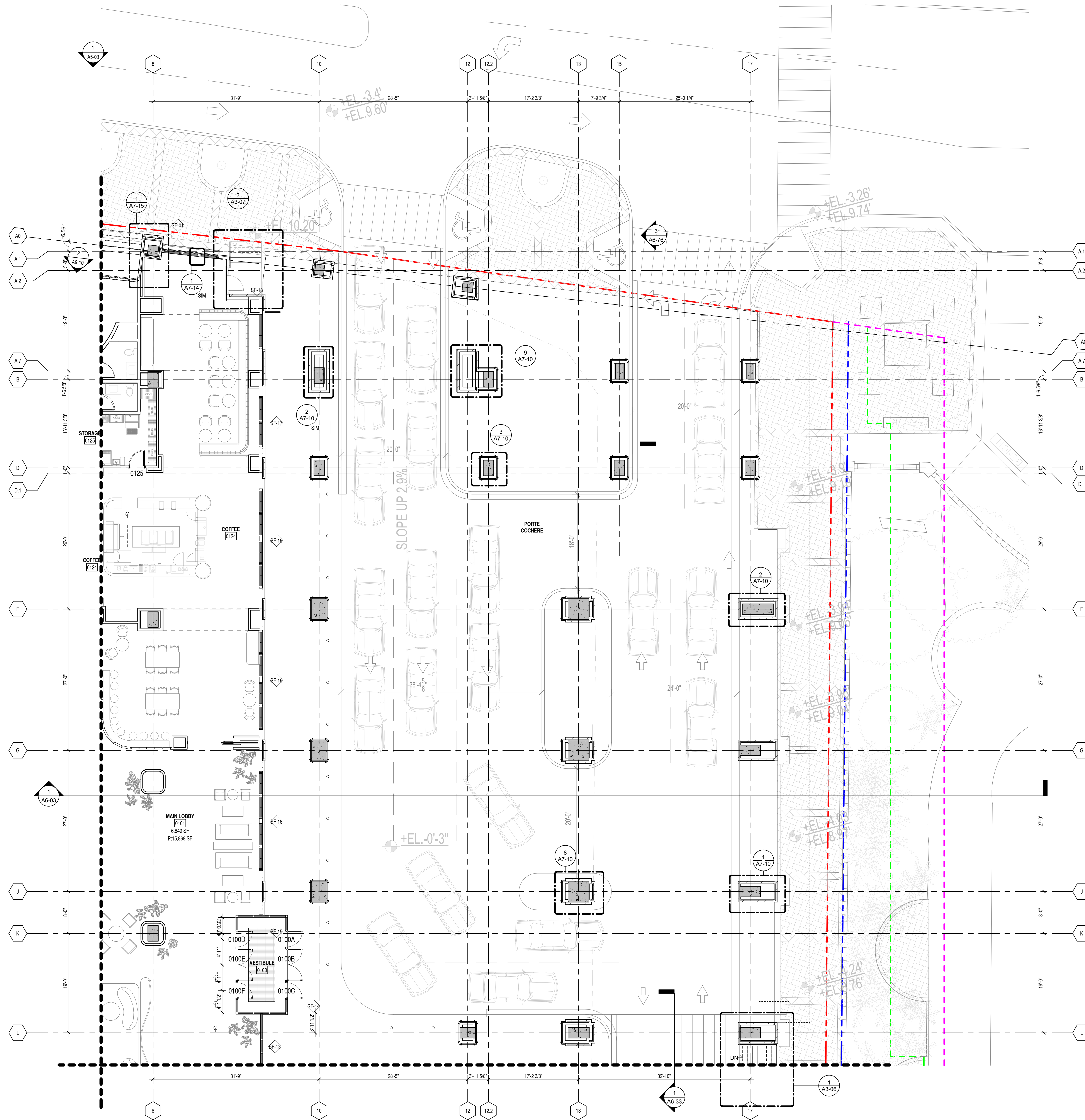
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LEVEL 01 - FLOOR PLAN
OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

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

NOT ISSUED FOR CONSTRUCTION



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

PARTITION LEGEND:

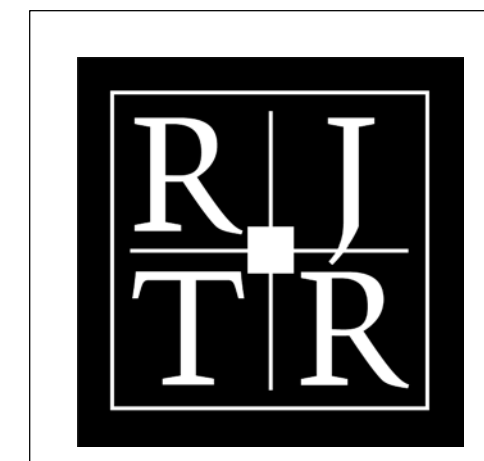
	EXISTING WALL TO REMAIN
	NEW PARTITIONS
	EXISTING DOOR TO REMAIN
	NEW DOOR
	AREA NOT IN SCOPE

- PARTITION GENERAL NOTES:**
- REFER TO SPECIFICATIONS AND SHEET ~~A1-XXX~~ AND ~~A2-XXX~~ FOR ADDITIONAL GENERAL NOTES.
 - WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
 - ALL MEASURES NECESSARY TO ASSURE SAFE CONSTRUCTION OF THE AREAS INDICATED ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. IN THE EVENT THAT THE CONSTRUCTION WORK IS PERFORMED BY SUBCONTRACTORS, THE GENERAL CONTRACTOR MUST PROVIDE SUPERVISION OVER THE SUB-CONTRACTOR'S WORK.
 - BRACE ALL STRUCTURES OR STRUCTURAL ELEMENTS AS NECESSARY DURING CONSTRUCTION.
 - CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY TO A WASTE AREA PROVIDED BY THE CONTRACTOR AND AGREED ON BY OWNER.
 - SEE ~~A1-XXX~~ FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
 - REFER TO ~~A1-XXX~~ FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
 - REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
 - 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 AV EQUIPMENT AS REQUIRED, UNO.
 - ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY UNO. MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
 - DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
 - 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.
 - DOOR OPENINGS IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 6" FROM THE ADJACENT WALL, UNO.
 - PROVIDE A 1/4" WIDE CHASE BEHIND SINGLE SIBED TOILETS, AND A 1/2" 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:

Rev #	Date	Issue/Revision
02/13/26		50% DESIGN DEVELOPMENT
04/17/26		100% DD DRAWINGS



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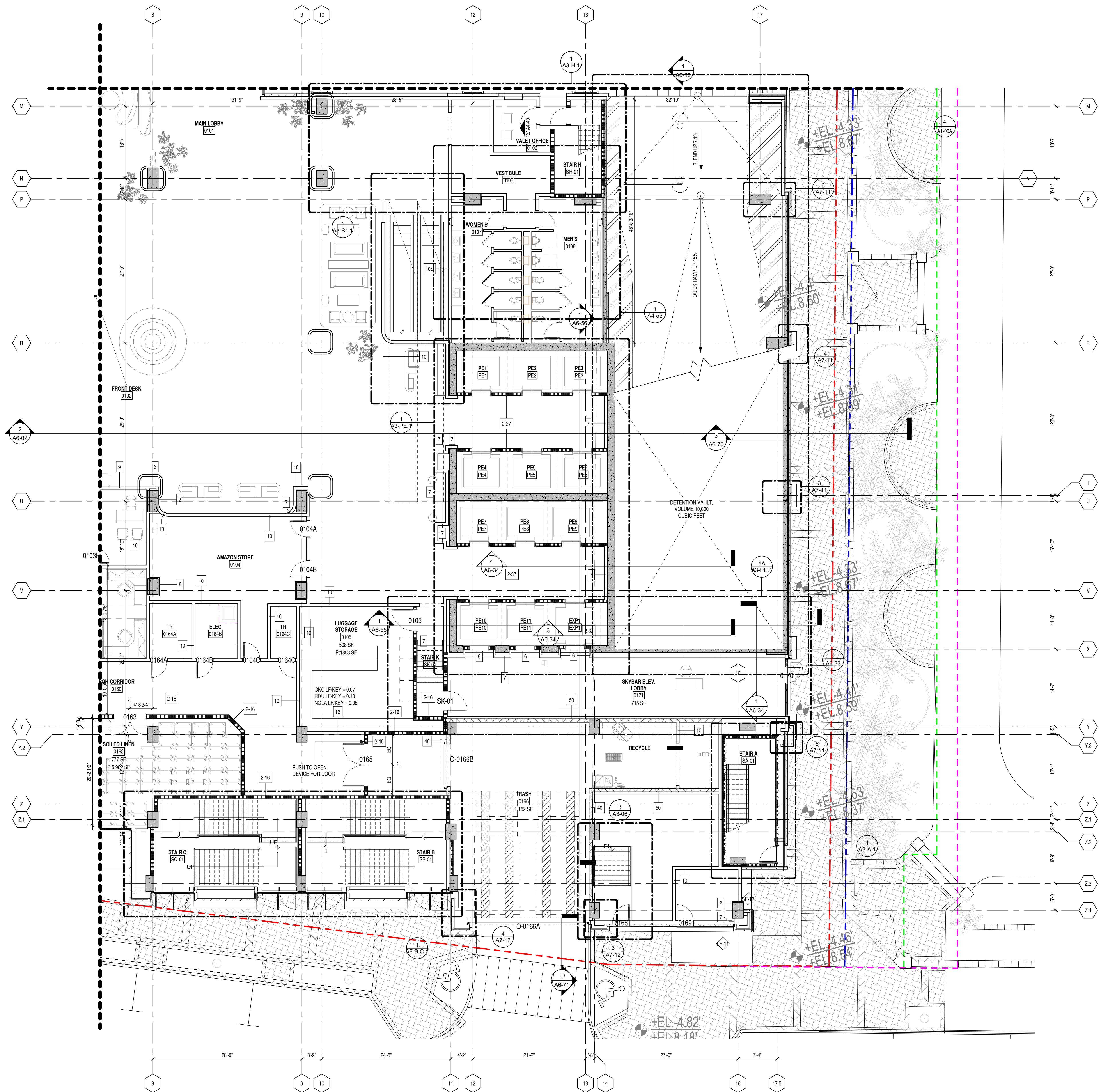
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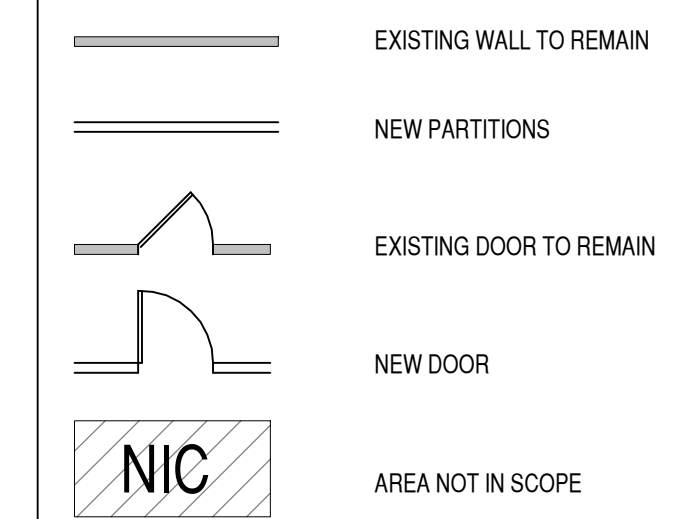
LEVEL 01 - ENLARGED FLOOR PLAN - A
OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA
 COMMISSION NO: 23-112
 DRAWING NO:
A1-01A

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

PARTITION LEGEND:



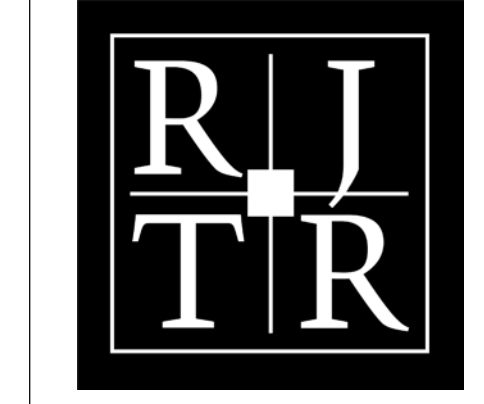
PARTITION GENERAL NOTES:

- REFER TO SPECIFICATIONS AND SHEET ~~A1-001~~ AND ~~A1-002~~ FOR ADDITIONAL GENERAL NOTES.
- WORK SHALL BE EXECUTED IN CONFORMANCE WITH ALL CODES AND AS SET FORTH BY ALL GOVERNING AUTHORITIES AND OWNER'S INSTRUCTIONS.
- ALL MEASURES NECESSARY TO ASSURE SAFE CONSTRUCTION OF THE AREAS INDICATED ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. 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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- SEE ~~A1-003~~ FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
- REFER TO ~~A1-004~~ FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
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- CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL-MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETS, COUNTERS, SHELVING-FIXTURES, GRAB BARS AND AV EQUIPMENT AS REQUIRED, UNO.
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- DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
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- DOOR OPENINGS IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 6" FROM THE ADJACENT WALL, UNO.
- PROVIDE A 1/4" WIDE CHASE BEHIND SINGLE SIBER TOILETS, AND A 1/2" 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
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 300 Galleria Parkway Suite 740 Atlanta, Georgia 30339
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04/17/26		100% DD DRAWINGS

LEVEL 01 - ENLARGED FLOOR PLAN - B
OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
 DRAWING NO:

A1-01B

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04/17/26		100% DD DRAWINGS

LEVEL 01 - ENLARGED FLOOR PLAN - C
OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
 DRAWING NO:

A1-01C

PARTITION LEGEND:

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

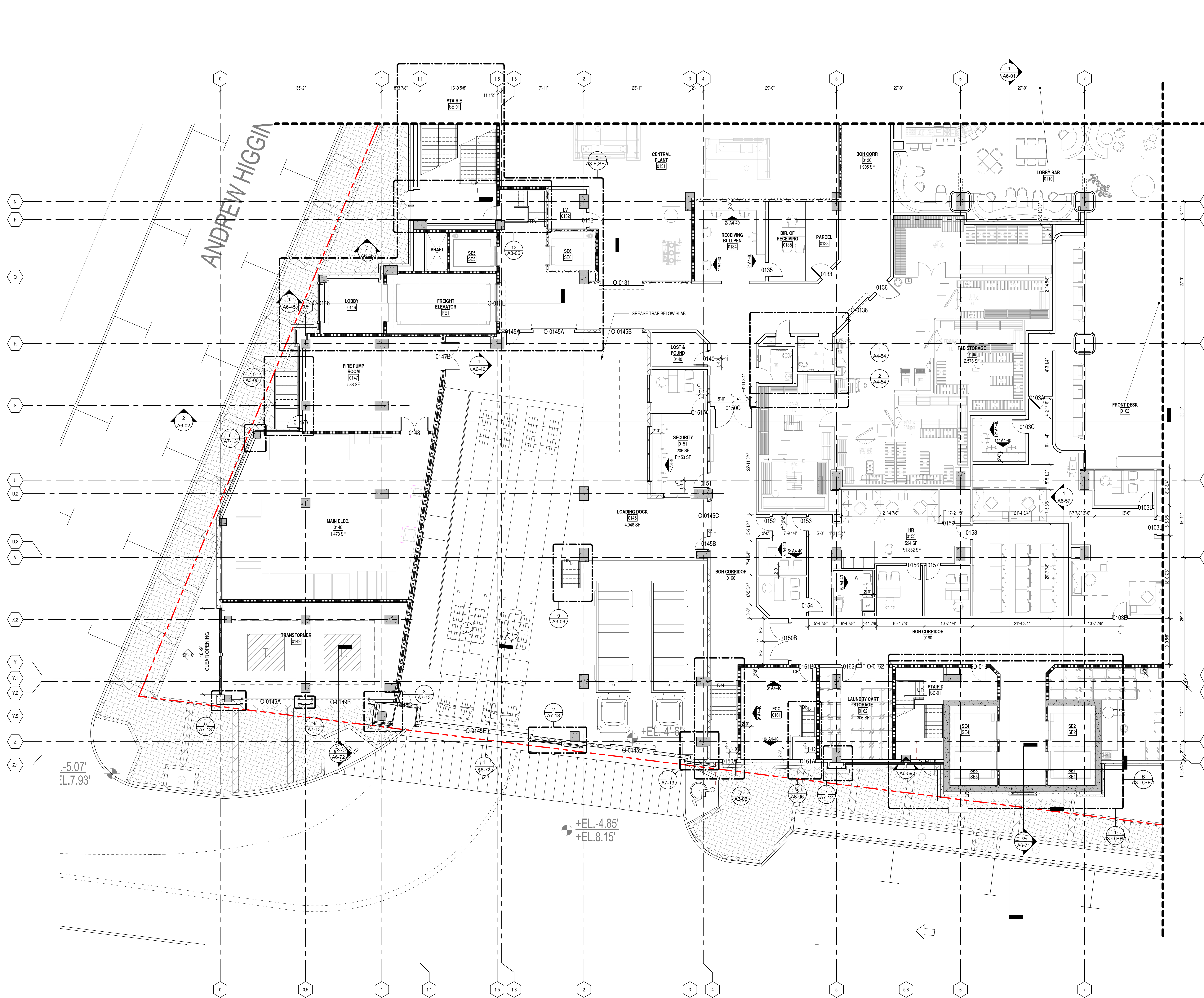
PARTITION GENERAL NOTES:

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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7. REFER TO A1-XXX FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
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PARTITION PLAN KEY NOTES:

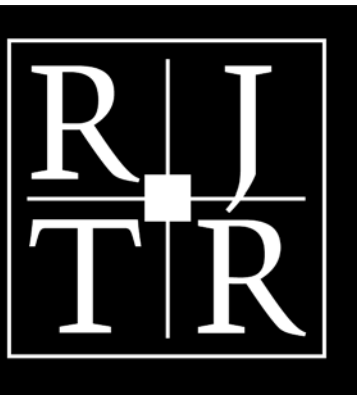
- 1 XXX
- 2 XXX
- 3 XXX

KEY PLAN:



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

NOT ISSUED FOR CONSTRUCTION



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2	02/13/26	50% DESIGN DEVELOPMENT
3	04/17/26	100% DD DRAWINGS

1	xxx
2	xxx
3	xxx

OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
 DRAWING NO:

A1-P2

PARTITION LEGEND:

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

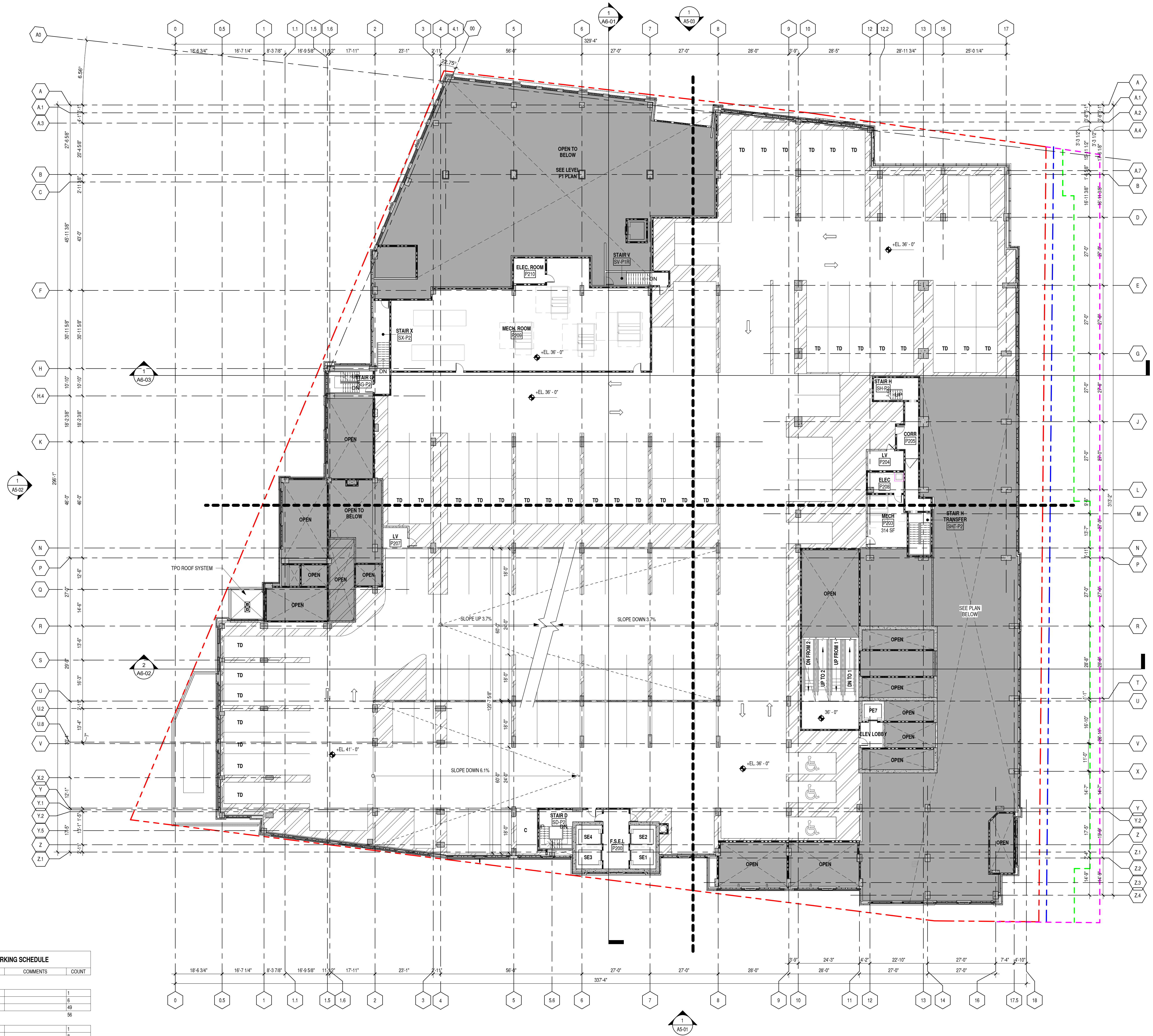
PARTITION GENERAL NOTES:

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:



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

1 LEVEL P2 - FLOOR PLAN
 1/16" = 1'-0"
 TRUE NORTH PROJECT NORTH

NOT ISSUED FOR CONSTRUCTION

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

PARTITION LEGEND:

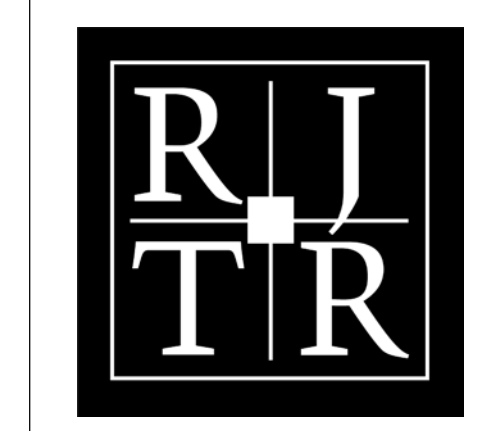
- EXISTING WALL TO REMAIN
- NEW PARTITIONS
- EXISTING DOOR TO REMAIN
- NEW DOOR
- NIC AREA NOT IN SCOPE

- PARTITION GENERAL NOTES:**
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 - REFER TO A1-XXX FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
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- PARTITION PLAN KEY NOTES:**
- XXX
 - XXX
 - XXX

KEY PLAN:

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



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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

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

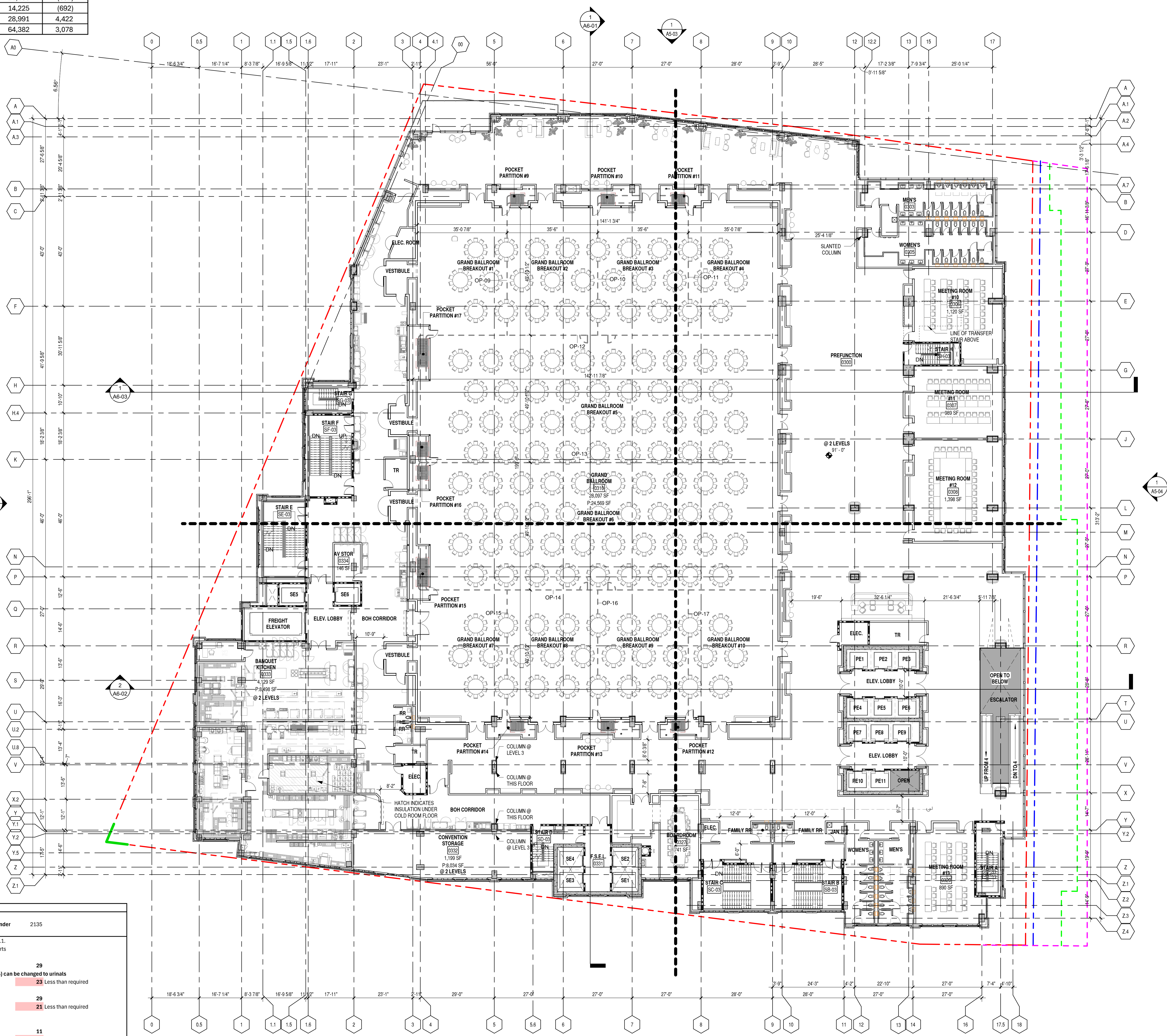
LAVATORIES

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

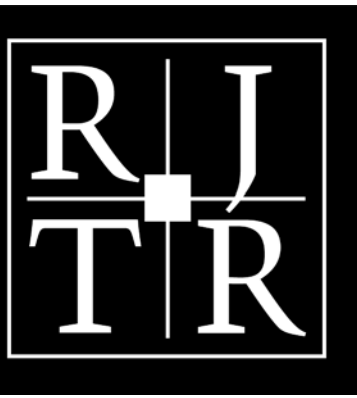
All Gender	1 per 500	5	
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Total Male Provided: 23
Total Female Provided: 21



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

TRUE NORTH PROJECT NORTH



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3	04/17/26	100% DD DRAWINGS

OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
 DRAWING NO:

A1-04

PARTITION LEGEND:

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

PARTITION GENERAL NOTES:

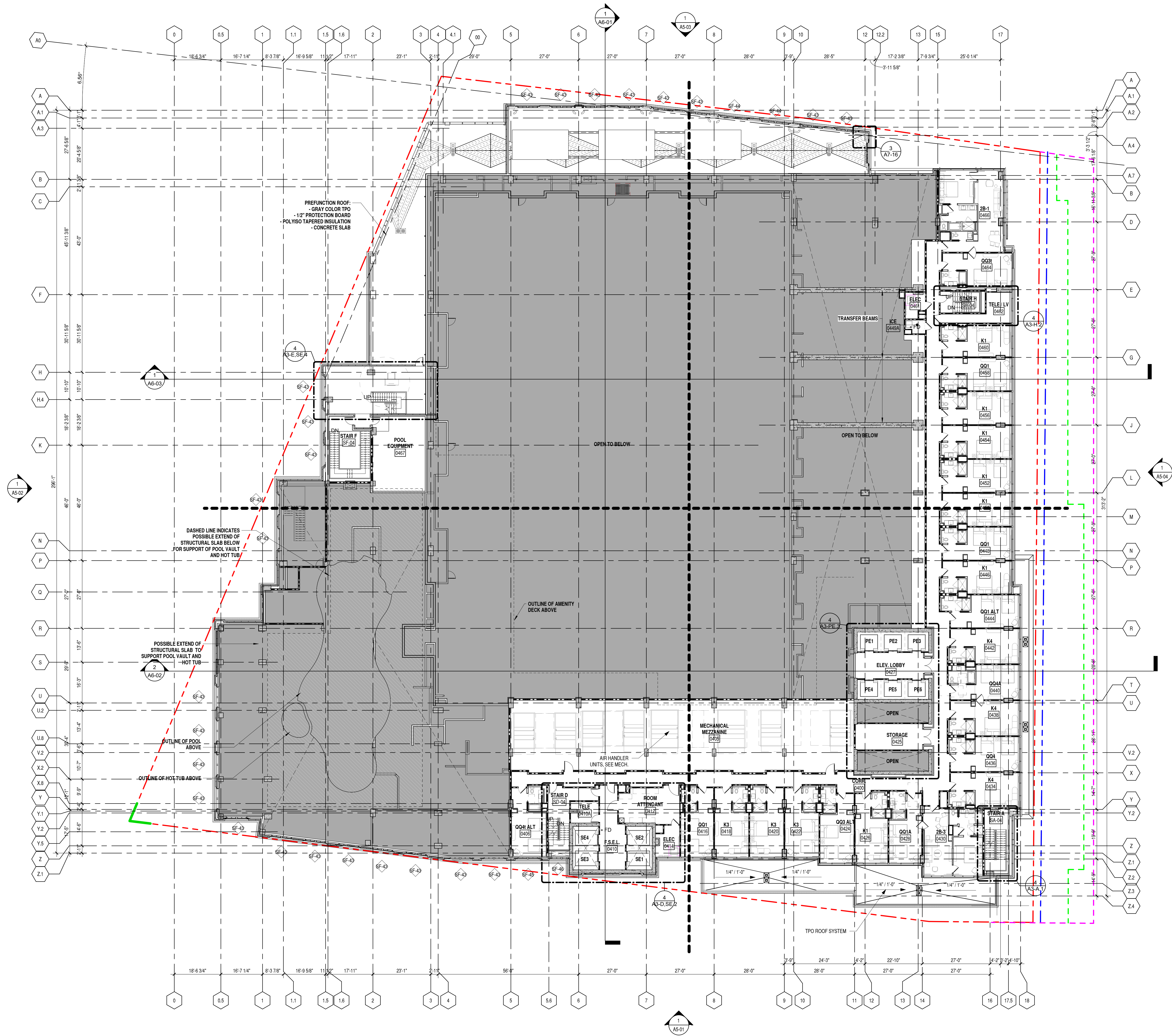
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- PROVIDE A 1/4" WIDE CHASE BEHIND SINGLE SIBET TOILETS, AND A 1-1/2" WIDE CHASE BETWEEN BACK TO BACK TOILETS FOR WALL HUNG FIXTURES. FOR FLOOR MOUNTED FIXTURES, PROVIDE A 6" STUD, MINIMUM.

PARTITION PLAN KEY NOTES:

- 1 XXX
- 2 XXX
- 3 XXX

KEY PLAN:

NOT ISSUED FOR CONSTRUCTION



1 LEVEL 4 - FLOOR PLAN
 1/16" = 1'-0"
 TRUE NORTH PROJECT NORTH

NOT ISSUED FOR CONSTRUCTION

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

PARTITION LEGEND:

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

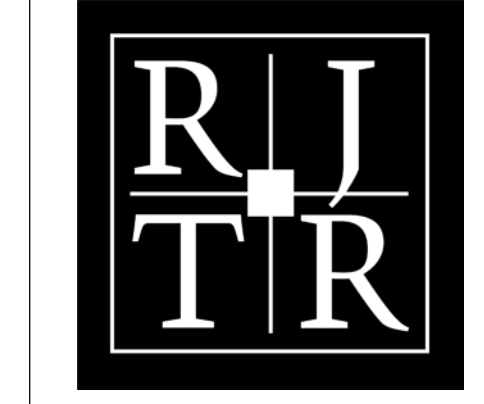
PARTITION GENERAL NOTES:

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- BRACE ALL STRUCTURES OR STRUCTURAL ELEMENTS AS NECESSARY DURING CONSTRUCTION.
- CONSTRUCTION DEBRIS SHALL BE REMOVED FROM THE CONSTRUCTION SITE DAILY TO A WASTE AREA PROVIDED BY THE CONTRACTOR AND AGREED ON BY OWNER.
- SEE ~~AT-XXX~~ FOR TYPICAL MOUNTING HEIGHTS OF PLUMBING FIXTURES, TOILET ACCESSORIES, DRINKING FOUNTAINS, AND OTHER DEVICES.
- REFER TO ~~AT-XXX~~ FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
- 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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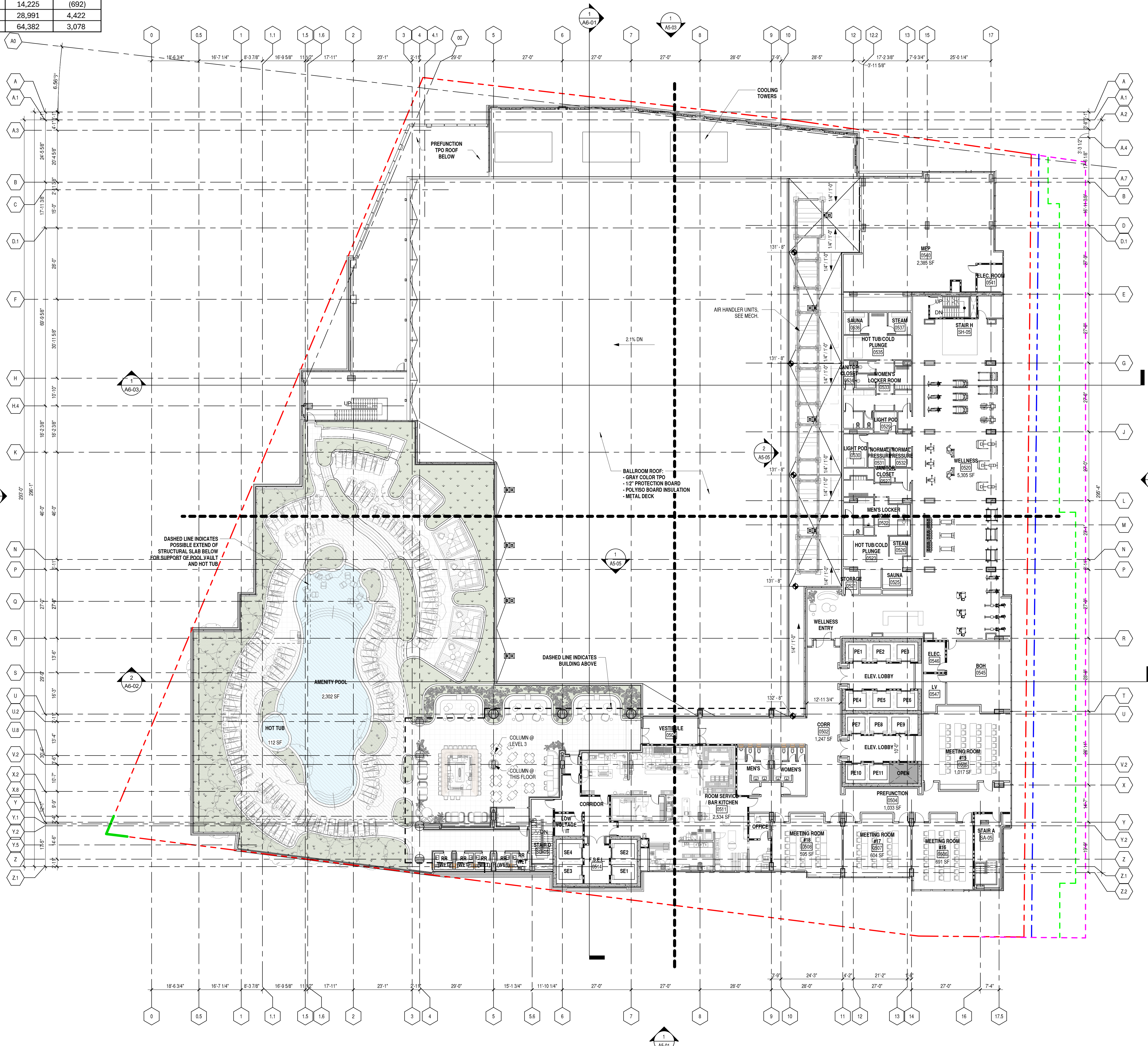
Rev #	Date	Issue/Revision
12/03/25		SCHEMATIC DESIGN
02/13/26		50% DESIGN DEVELOPMENT
04/17/26		100% DD DRAWINGS

LEVEL 05 - FLOOR PLAN
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 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
 DRAWING NO:

A1-05

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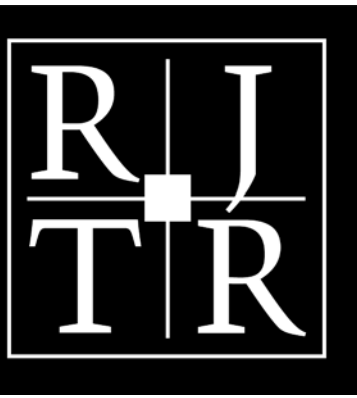


Pool Size / Key Comparison

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	7,842	7.5

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

TRUE NORTH PROJECT NORTH



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2	02/13/26	50% DESIGN DEVELOPMENT
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PARTITION LEGEND:

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

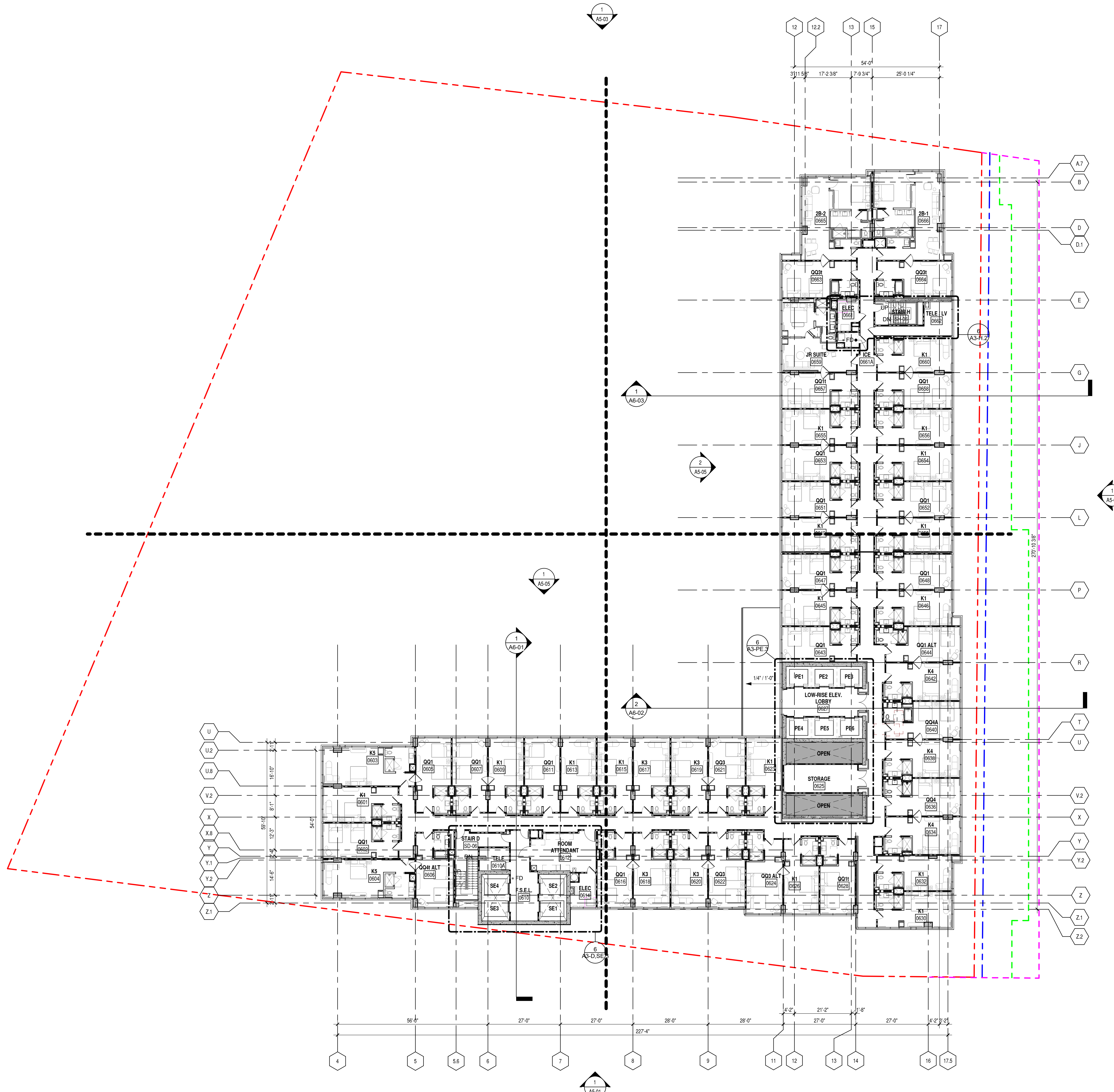
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PARTITION PLAN KEY NOTES:

- ① xxx
- ② xxx
- ③ xxx

KEY PLAN:



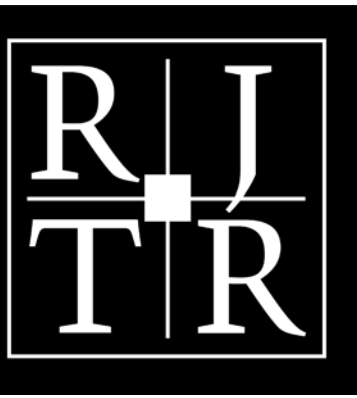
1 LEVEL 06 - FLOOR PLAN
 1/16" = 1'-0"
 TRUE NORTH PROJECT NORTH

NOT ISSUED FOR CONSTRUCTION

LEVEL 06 - FLOOR PLAN
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 DRAWING NO:

A1-06



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2	02/13/26	50% DESIGN DEVELOPMENT
3	04/17/26	100% DD DRAWINGS

LEVEL 16 - FLOOR PLAN
OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
 DRAWING NO:

A1-16

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PARTITION LEGEND:

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

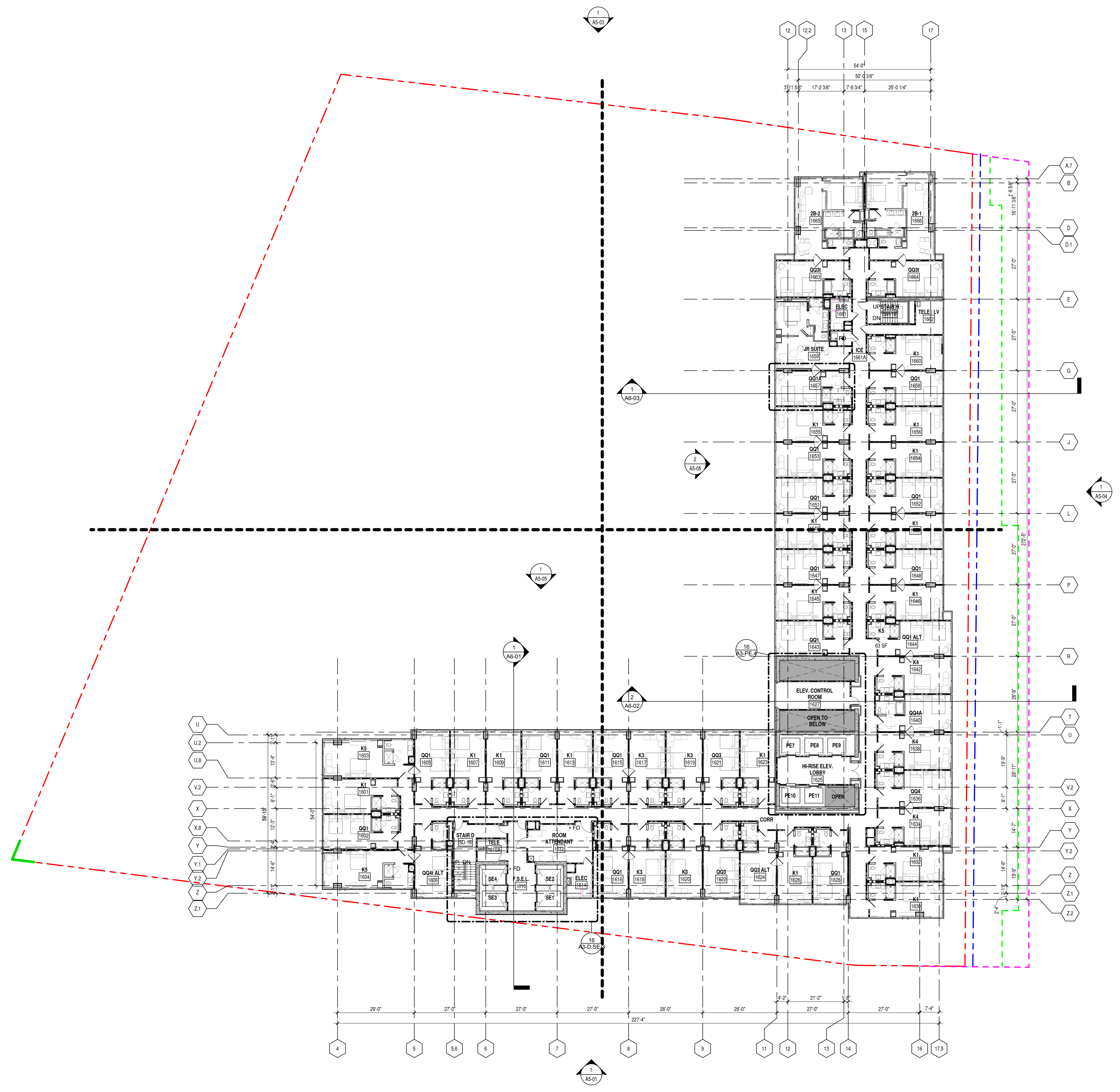
PARTITION GENERAL NOTES:

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7. REFER TO ~~A1-XXX~~ FOR TYPICAL PARTITION TYPES, HEIGHTS, SOUND ATTENUATION AND THICKNESS.
8. REFER TO "LIFE SAFETY" SHEETS FOR GRAPHIC EXTENT OF FIRE RATED PARTITIONS.
9. CONTRACTOR SHALL FURNISH AND INSTALL FIRE-TREATED WOOD BLOCKING CONCEALED IN WALLS FOR ALL WALL-MOUNTED FIXTURES INCLUDING BUT NOT LIMITED TO MILLWORK, CABINETS, COUNTERTOPS, SHELVING-FIXTURES, GRAB BARS AND AV EQUIPMENT AS REQUIRED, UNO.
10. ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY UNO. MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
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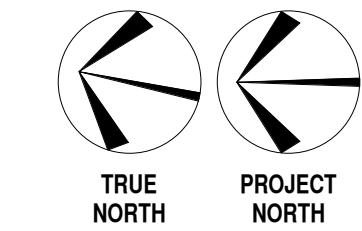
PARTITION PLAN KEY NOTES:

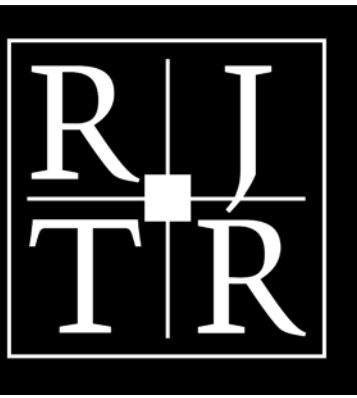
- 1 XXX
- 2 XXX
- 3 XXX

KEY PLAN:



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





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3	04/17/26	100% DD DRAWINGS

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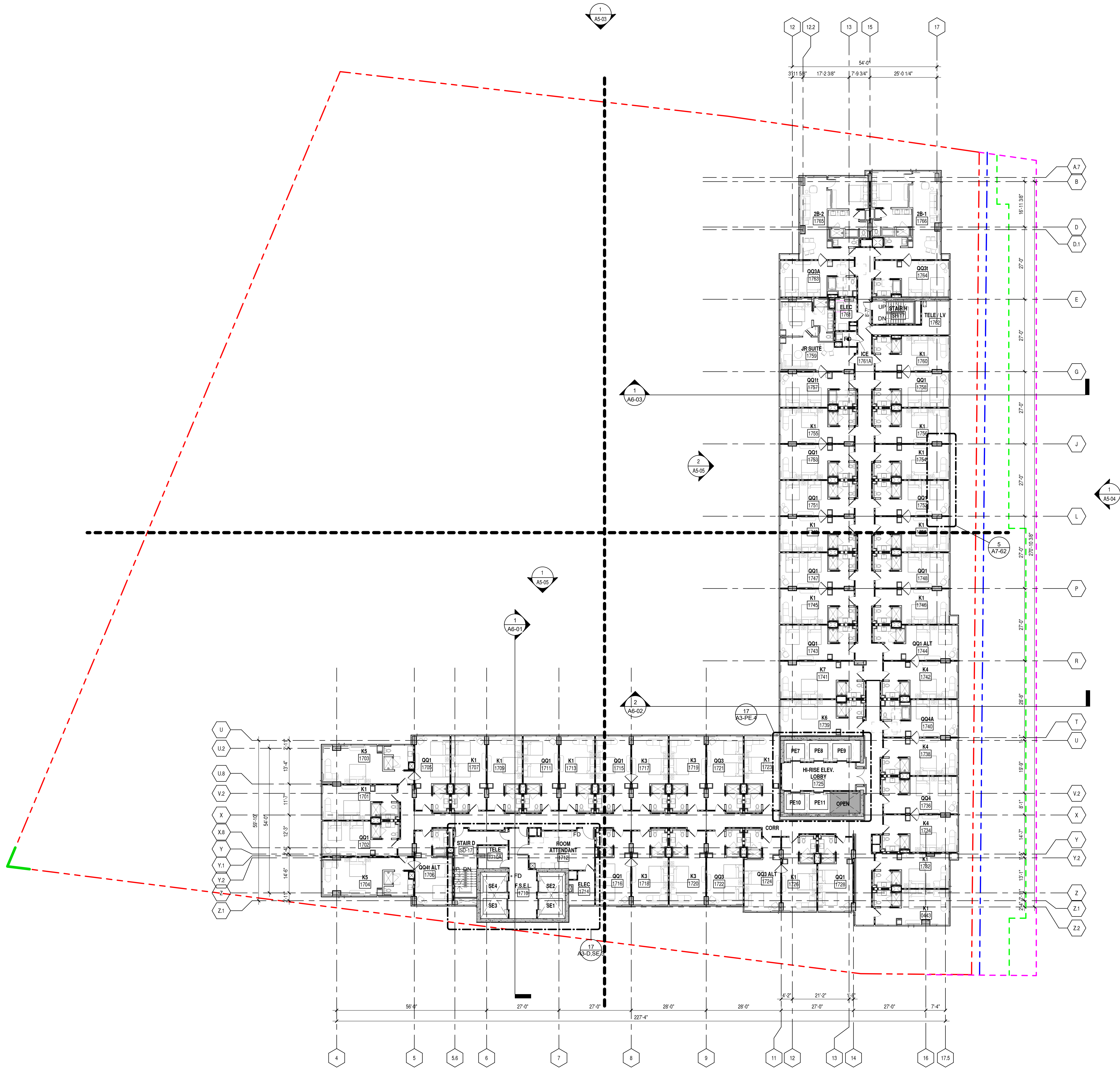
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PARTITION PLAN KEY NOTES:

- ① xxx
- ② xxx
- ③ xxx

KEY PLAN:

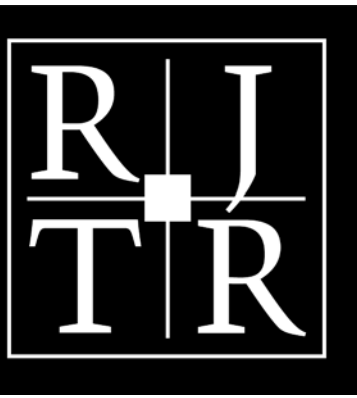


LEVEL 17 - FLOOR PLAN
 1/16" = 1'-0"
 TRUE NORTH PROJECT NORTH

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LEVEL 17 - FLOOR PLAN
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02/13/26		50% DESIGN DEVELOPMENT
04/17/26		100% DD DRAWINGS

LEVEL 23 - FLOOR PLAN
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 NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
 DRAWING NO:

A1-23

NOT ISSUED FOR CONSTRUCTION

PARTITION LEGEND:

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

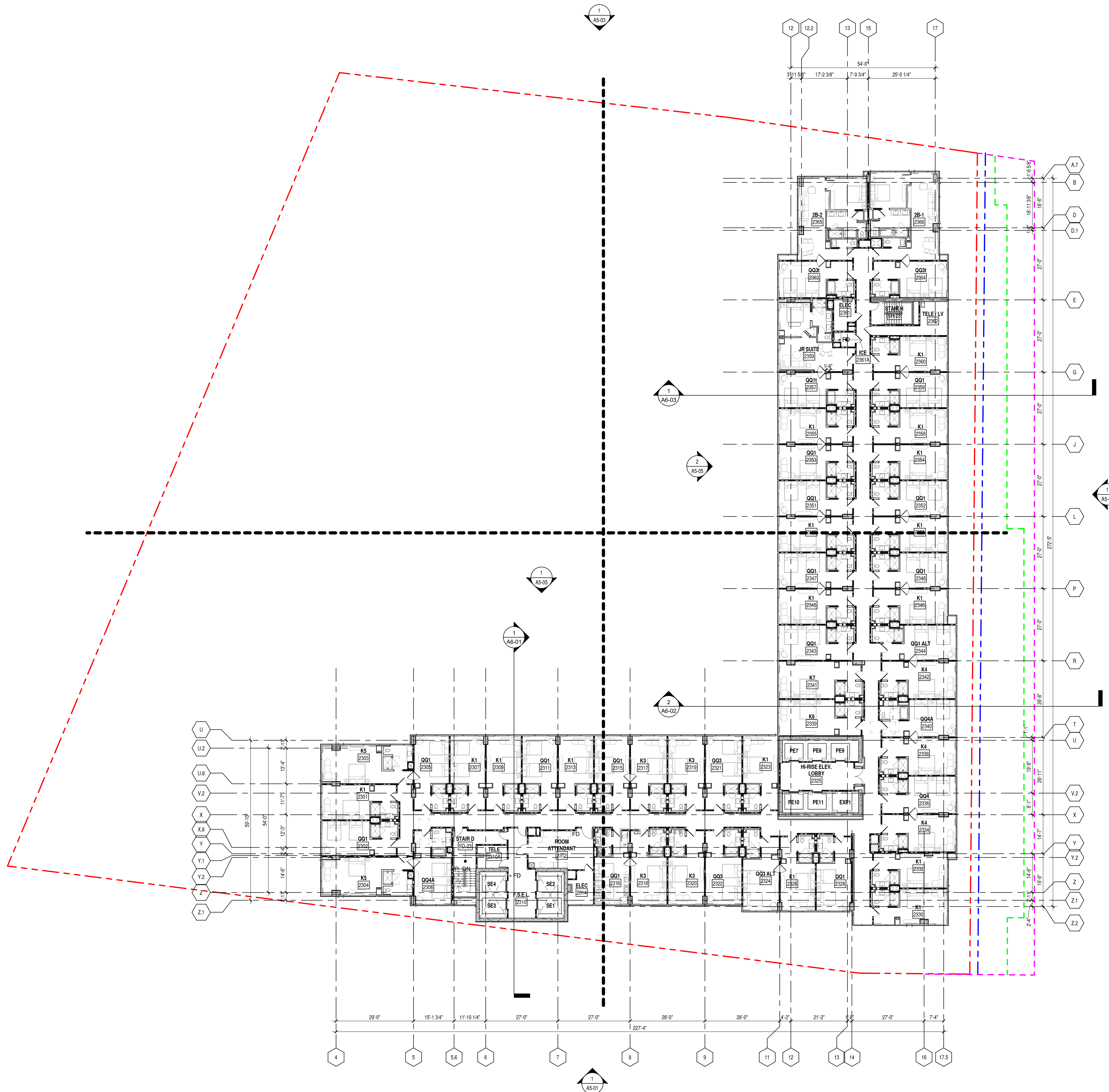
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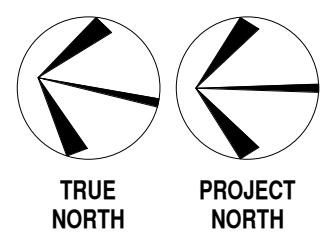
PARTITION PLAN KEY NOTES:

- ① xxx
- ② xxx
- ③ xxx

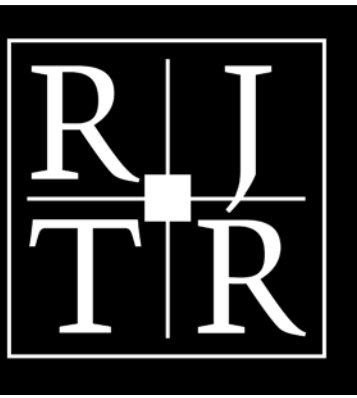
KEY PLAN:



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



1



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3	04/17/26	100% DD DRAWINGS

OMNI NEW ORLEANS
 CONVENTION CENTER BOULEVARD
 NEW ORLEANS, LOUISIANA

COMMISSION NO: 23-112
 DRAWING NO:

A1-24

PARTITION LEGEND:

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

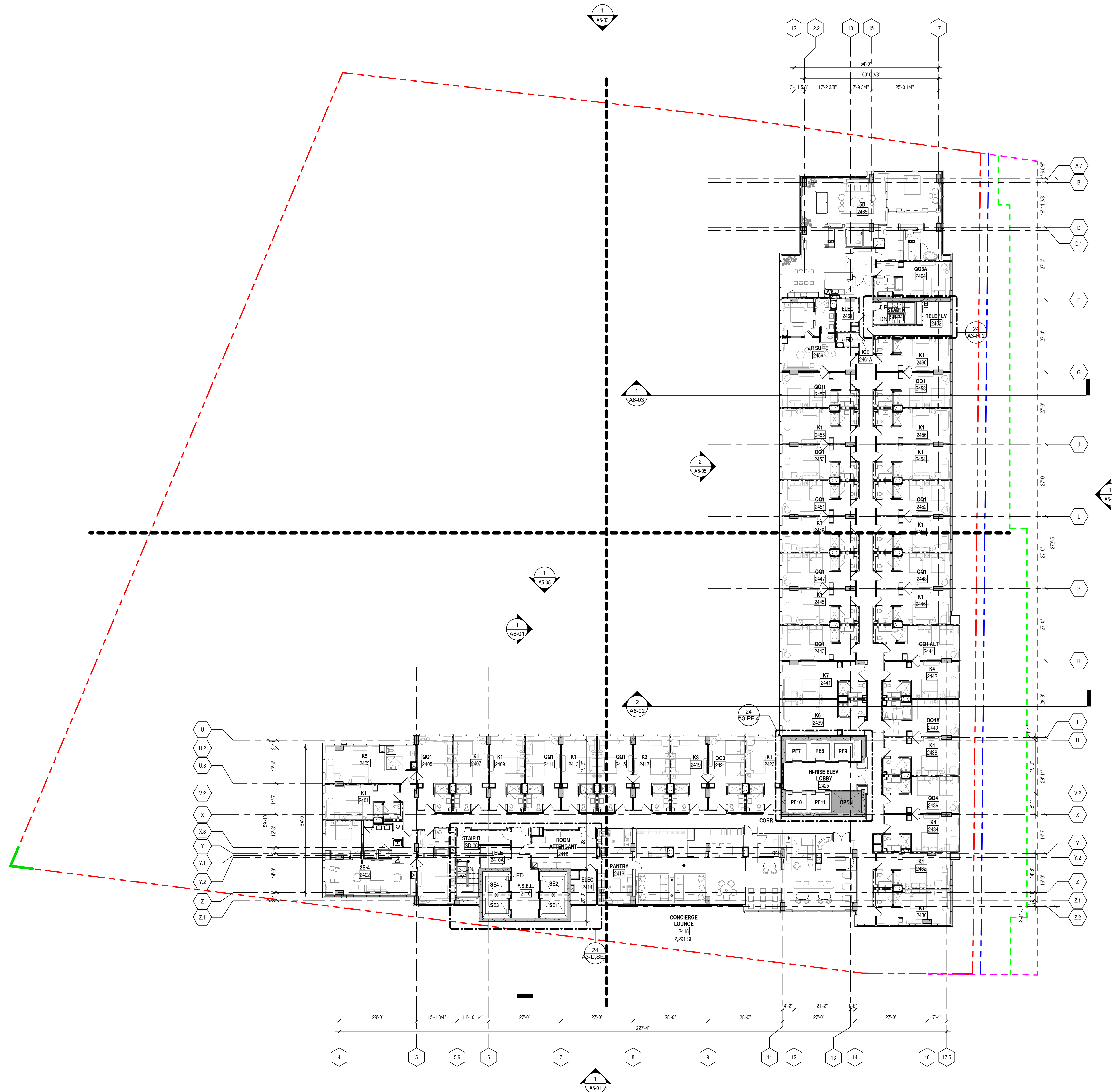
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- ALL MATERIALS SHALL BE NEW, UNUSED, AND OF THE HIGHEST QUALITY UNO. MATERIALS AND EQUIPMENT SHALL BE INSTALLED AS PER MANUFACTURER'S SPECIFICATIONS.
- DO NOT SCALE DRAWINGS - DIMENSIONS GOVERN.
- ALL PARTITIONS ARE DIMENSIONED TO FINISH FACE OF PARTITION, 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.
- DOOR OPENINGS IF NOT DIMENSIONED, THE HINGE SIDE OF DOOR JAMBS SHALL BE SPACED 6" FROM THE ADJACENT WALL, UNO.
- PROVIDE A 1/4" WIDE CHASE BEHIND SINGLE SIBET TOILETS, AND A 1/2" WIDE CHASE BETWEEN BACK TO BACK TOILETS FOR WALL HUNG FIXTURES. FOR FLOOR MOUNTED FIXTURES, PROVIDE A 6" STUD, MINIMUM.

PARTITION PLAN KEY NOTES:

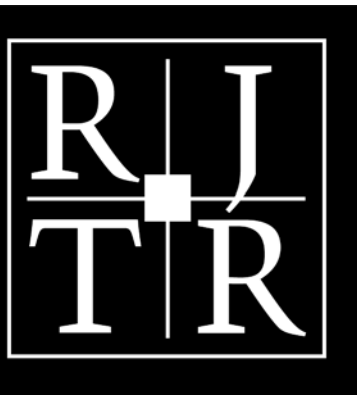
- 1 XXX
- 2 XXX
- 3 XXX

KEY PLAN:



1 LEVEL 24 - FLOOR PLAN
 1/16" = 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)
 www.rjtrdesign.com

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Rev #	Date	Issue/Revision
1	12/03/25	SCHEMATIC DESIGN
2	02/13/26	50% DESIGN DEVELOPMENT
3	04/17/26	100% DD DRAWINGS

PARTITION LEGEND:

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

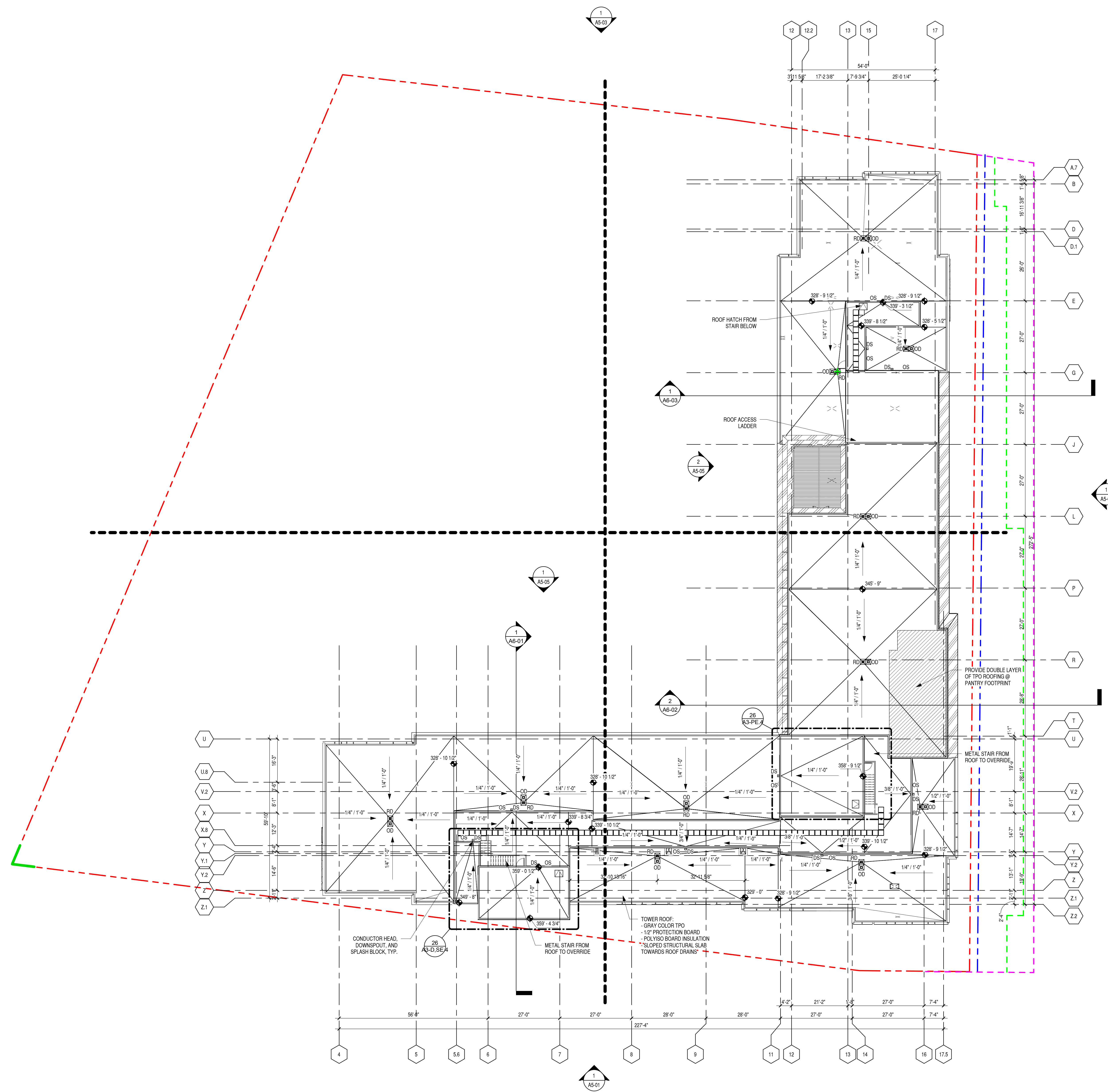
PARTITION GENERAL NOTES:

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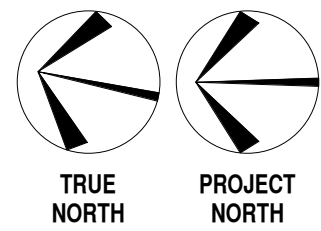
PARTITION PLAN KEY NOTES:

- 1 XXX
- 2 XXX
- 3 XXX

KEY PLAN:



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



NOT ISSUED FOR CONSTRUCTION

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