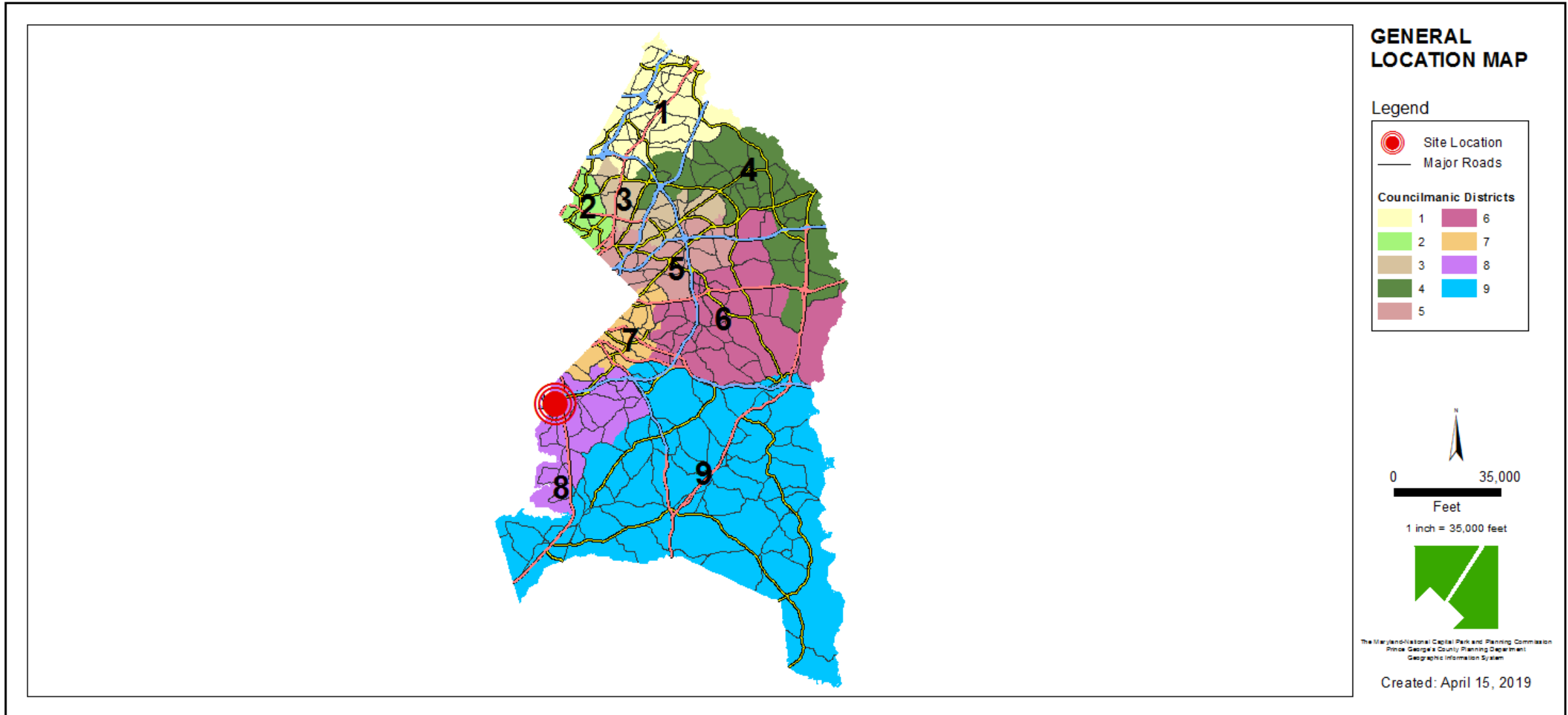


ITEM: 5 & 6

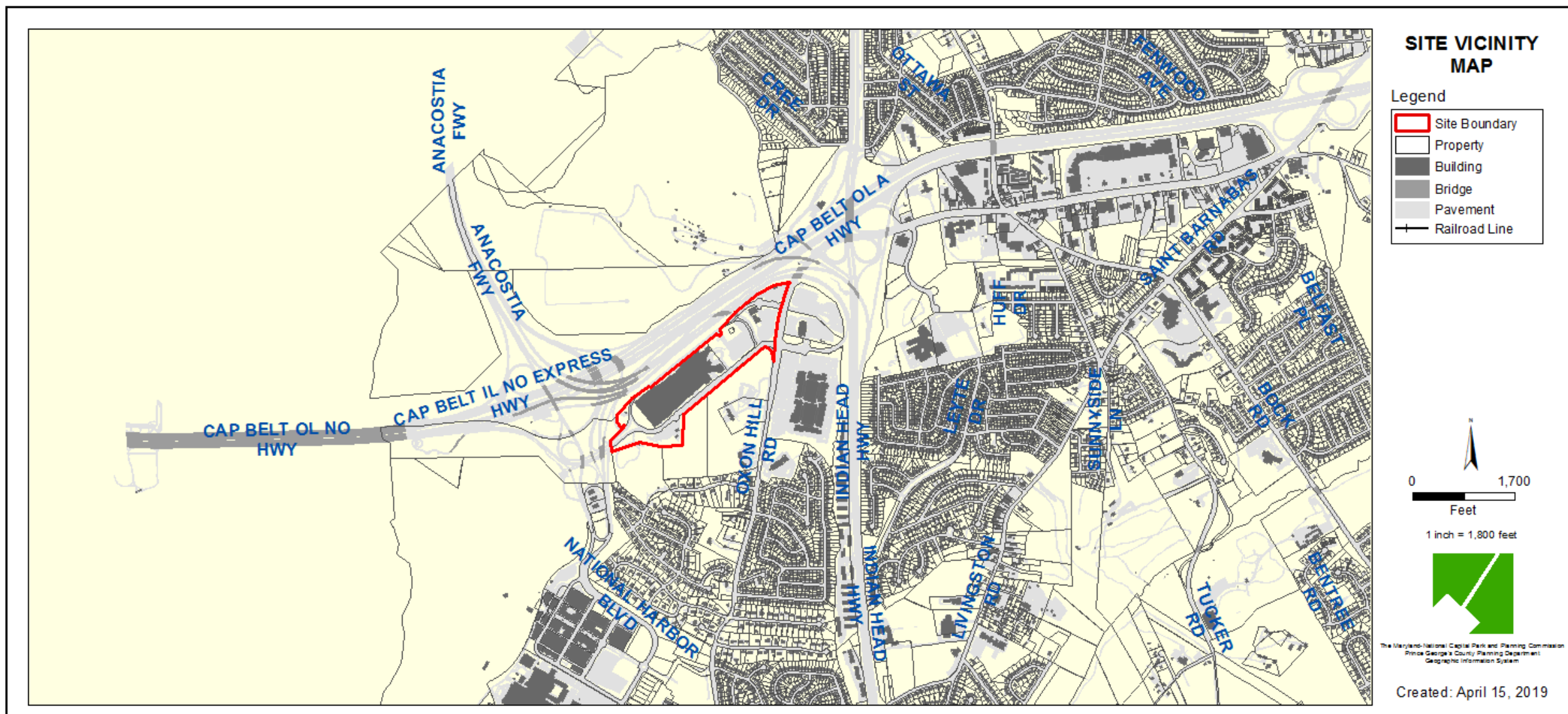
CASE: DSP-07073-12 & DDS-654

NATIONAL HARBOR BELTWAY PARCEL, PARCELS 1-7

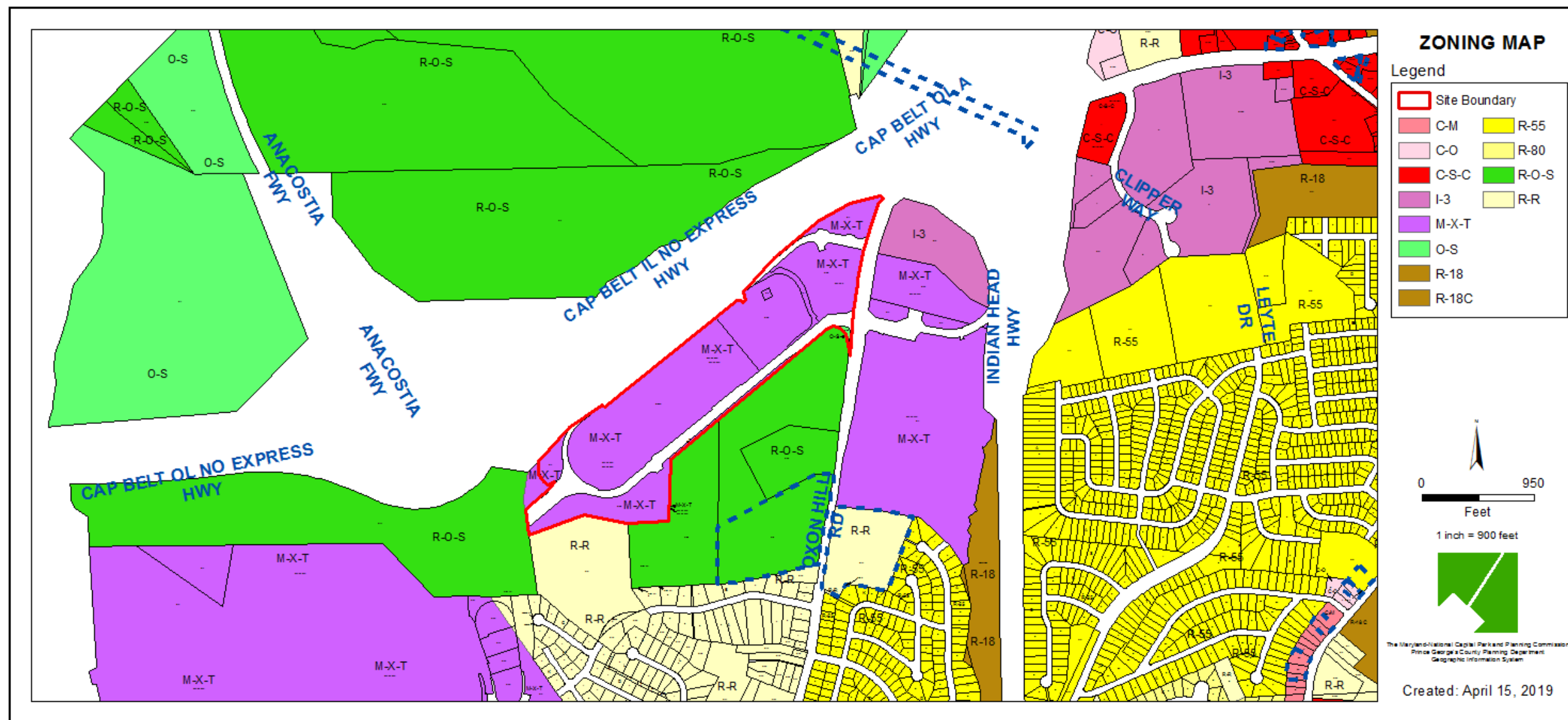
GENERAL LOCATION MAP



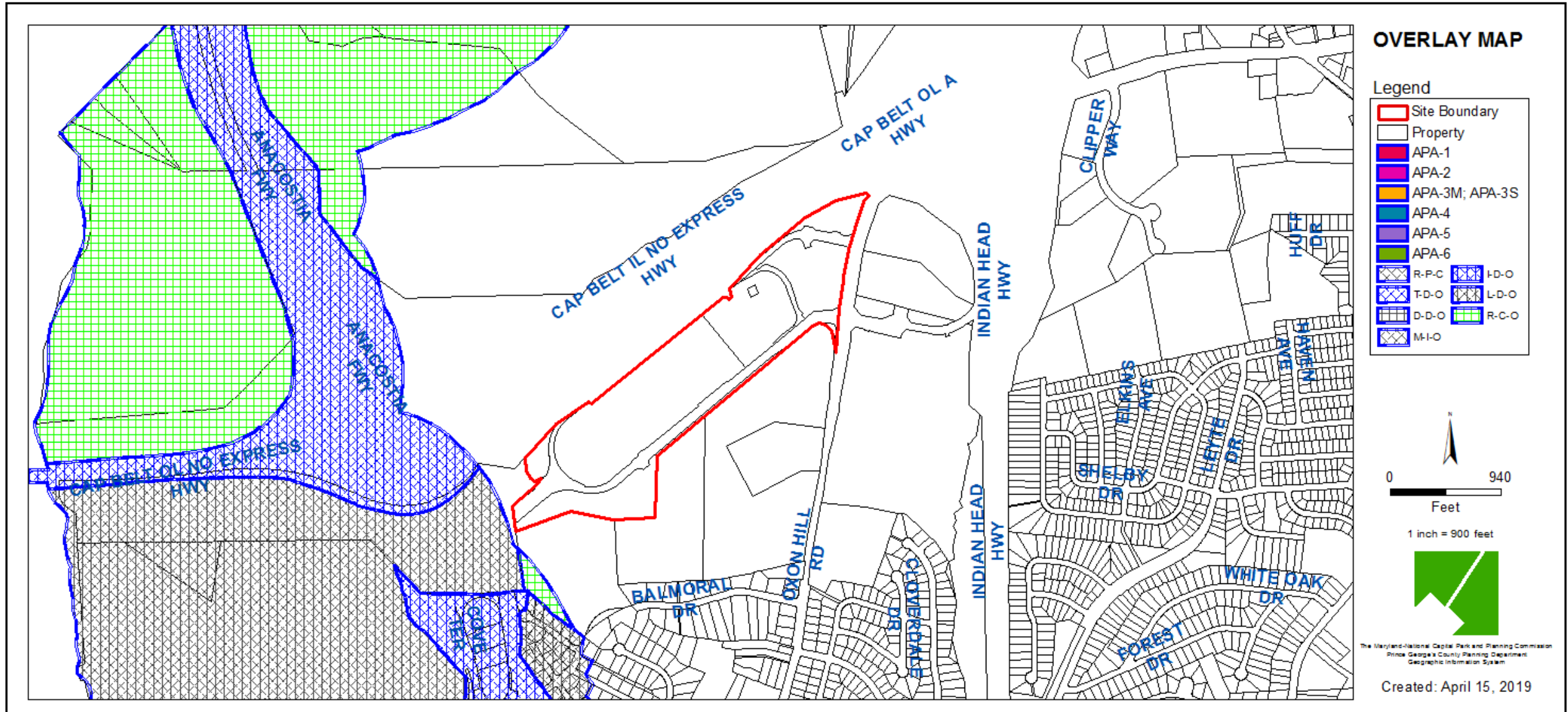
SITE VICINITY



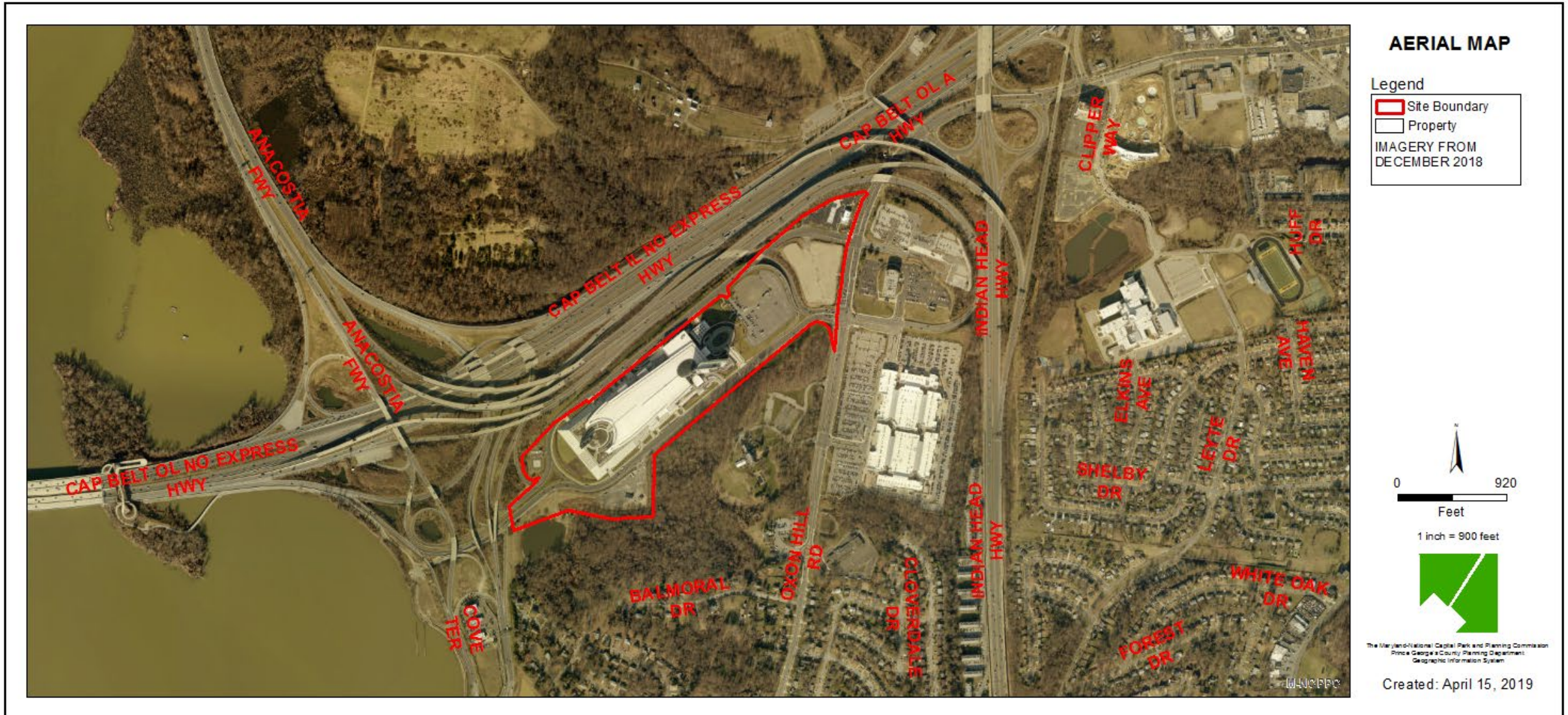
ZONING MAP



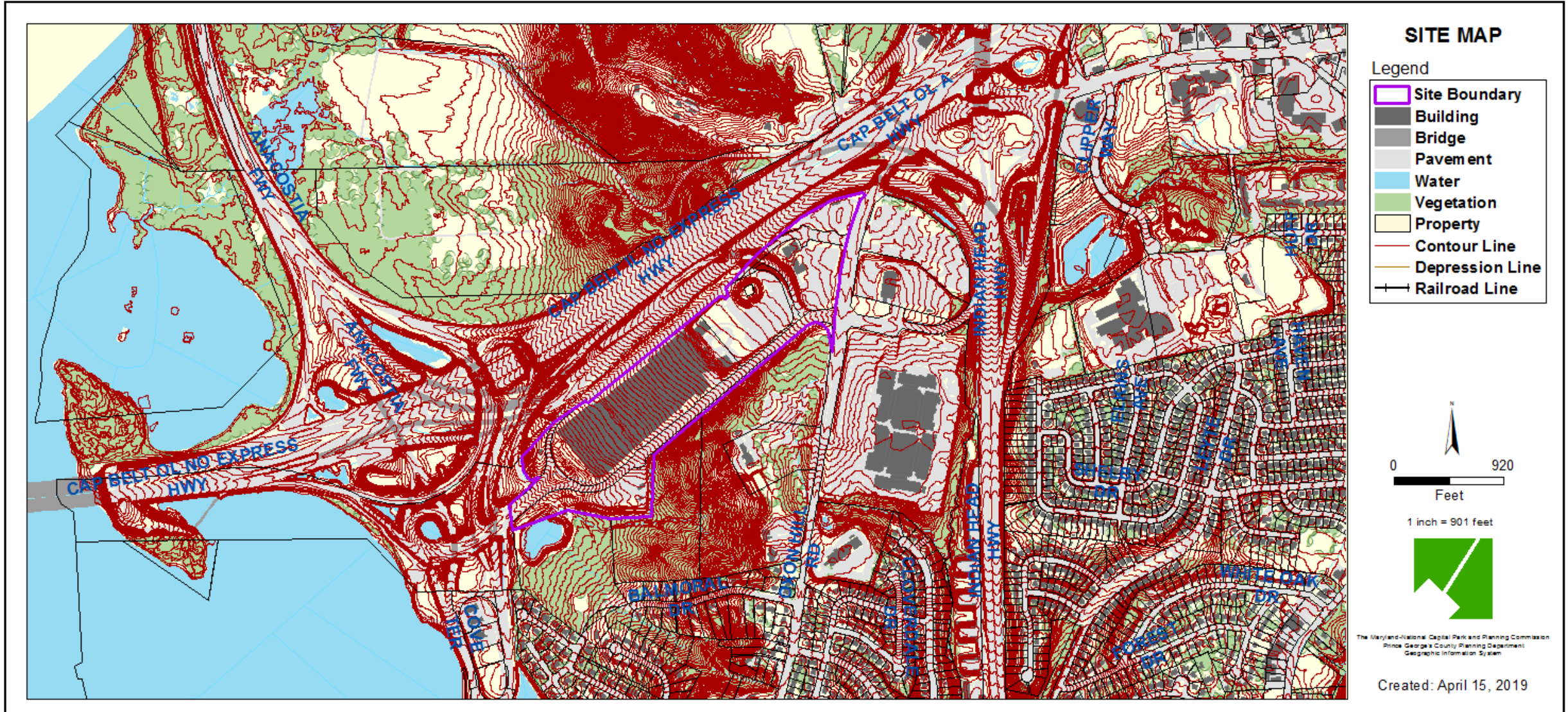
OVERLAY MAP



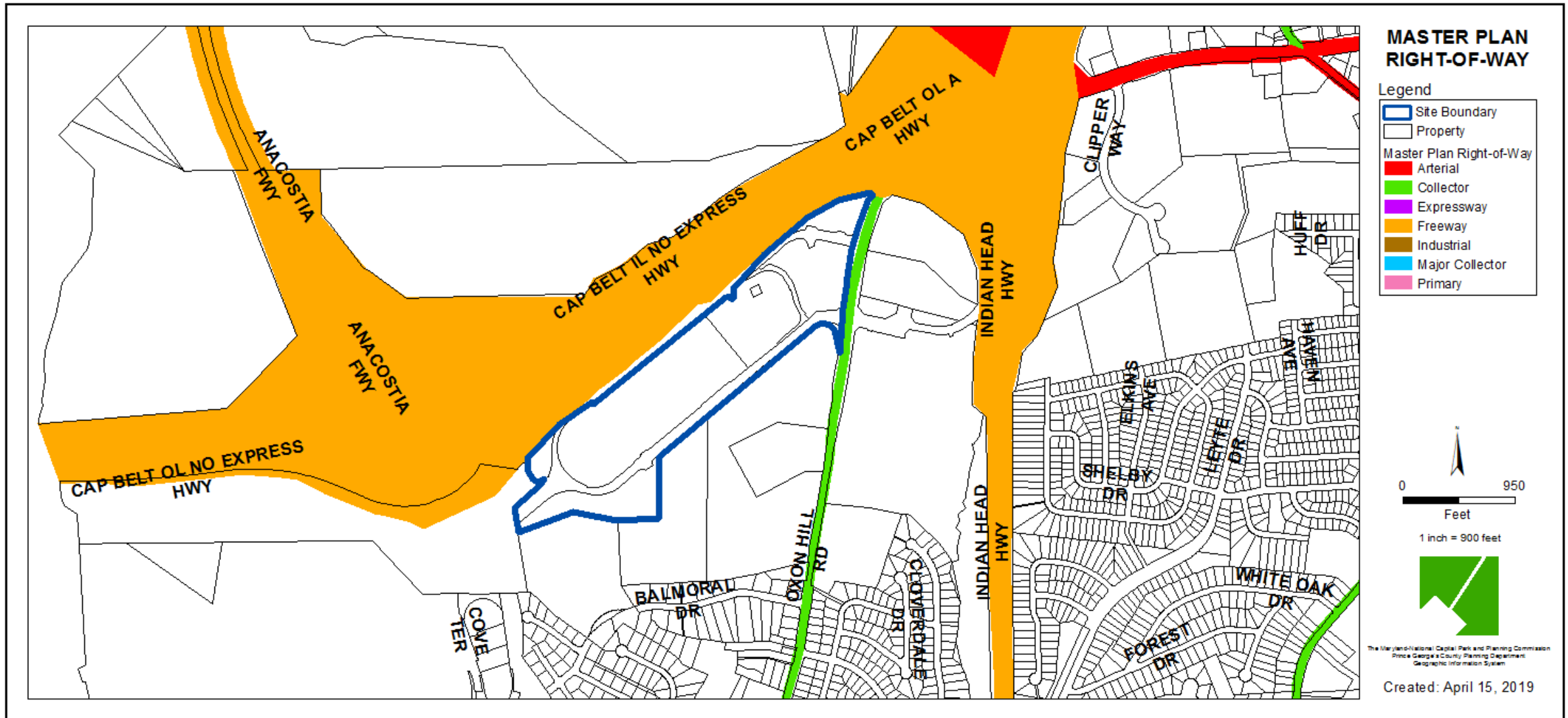
AERIAL MAP



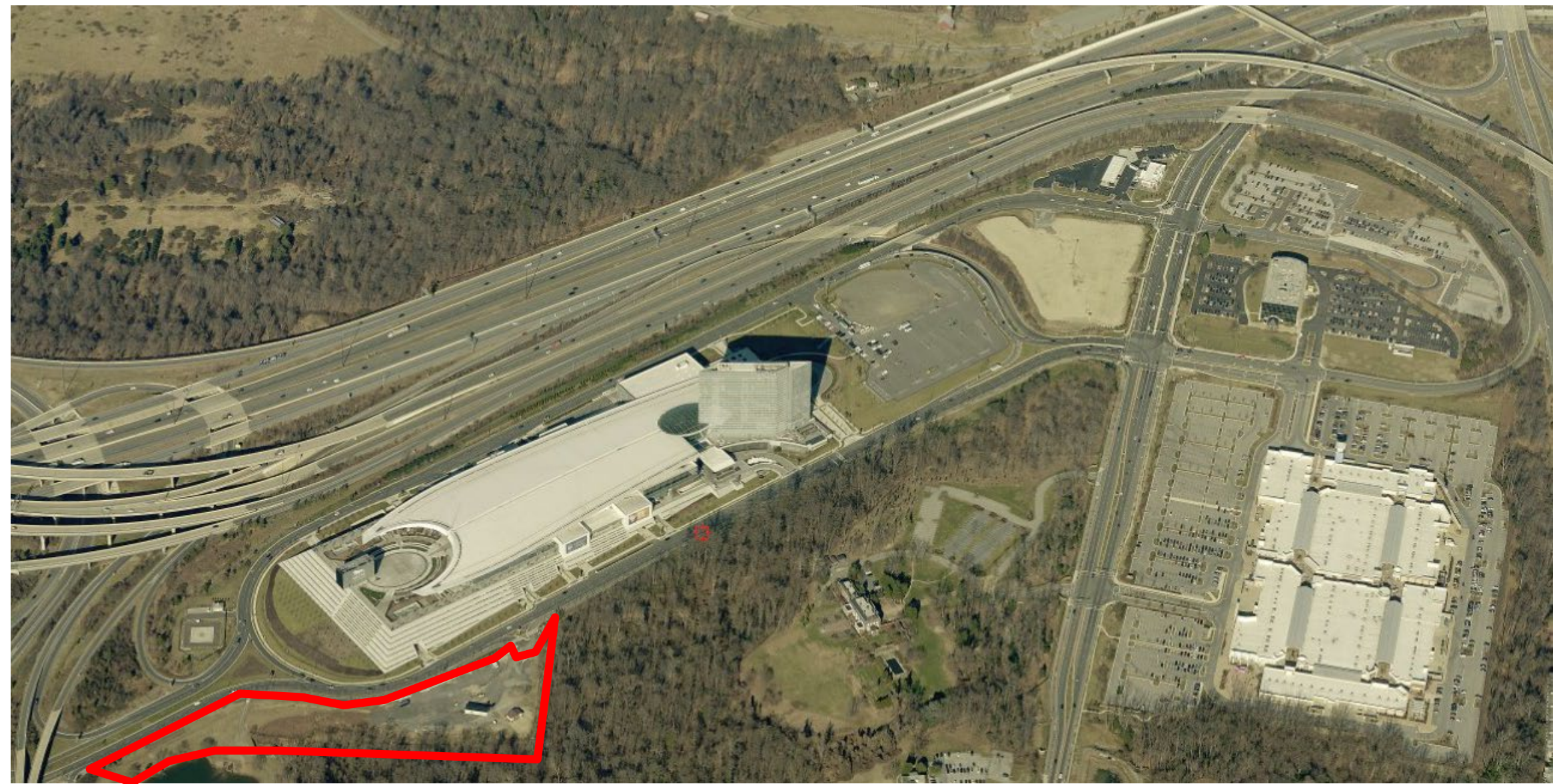
SITE MAP



MASTER PLAN RIGHT-OF-WAY MAP

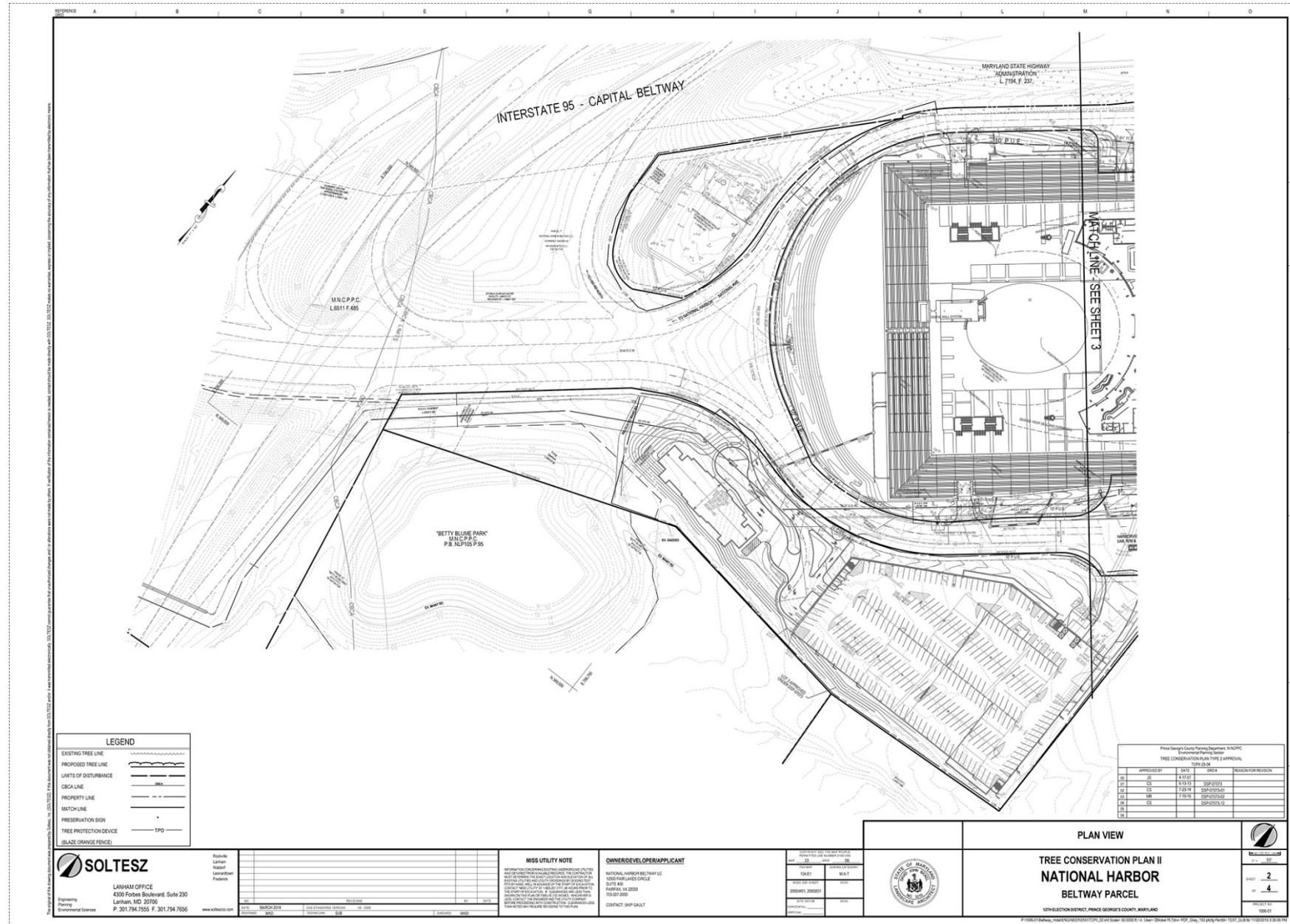


BIRD'S-EYE VIEW WITH PARCEL 7 APPROXIMATE BOUNDARY OUTLINED IN RED





TREE CONSERVATION PLAN



PROPOSED GARAGE AND PEDESTRIAN BRIDGE VIEW FROM MGM NATIONAL AVENUE FROM THE NORTH EAST LOOKING TO THE SOUTH WEST



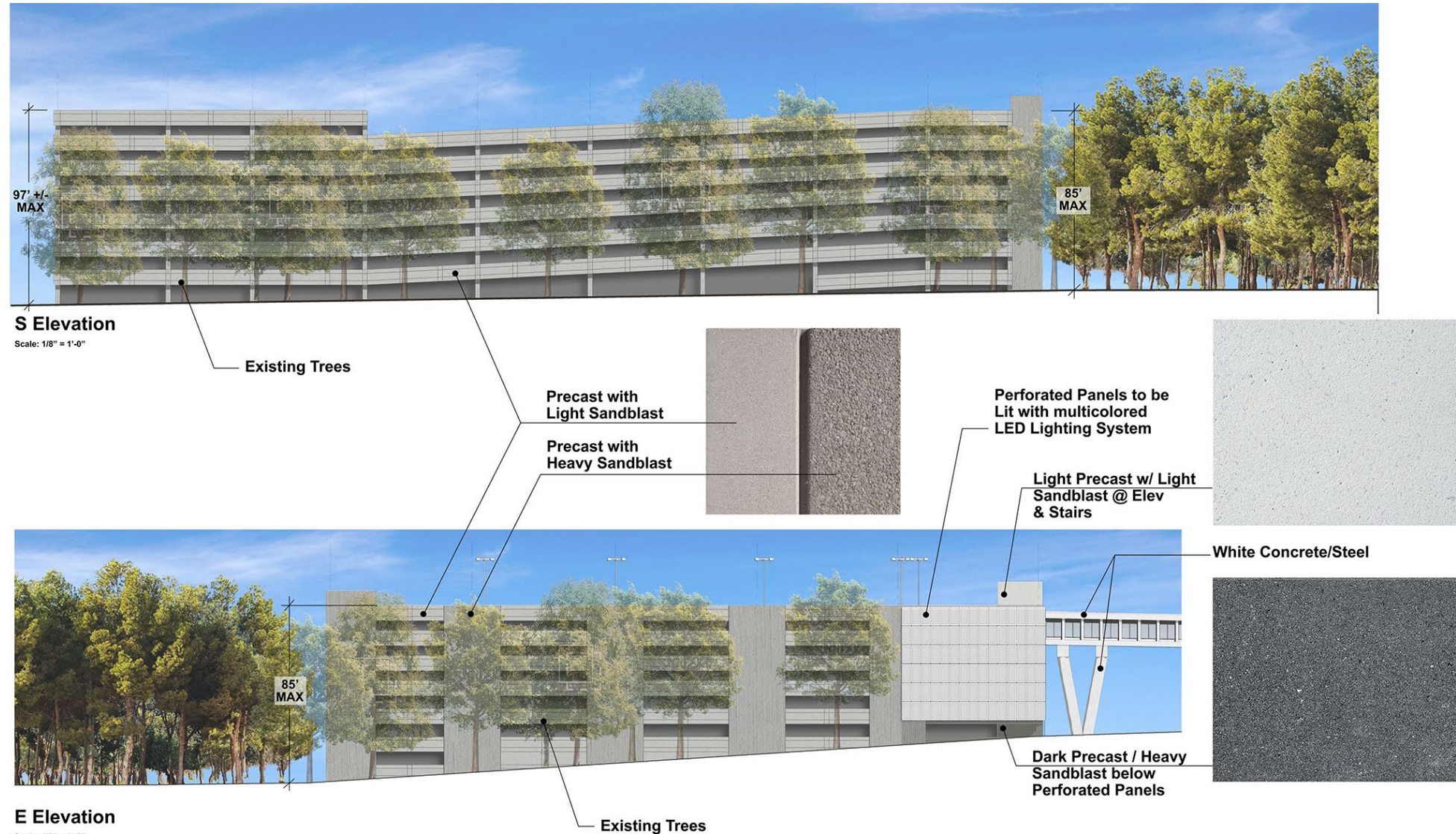
PROPOSED GARAGE AND PEDESTRIAN BRIDGE VIEW FROM EXISTING CASINO TERRACE LOOKING SOUTH/SOUTH EAST



PROPOSED GARAGE AND PEDESTRIAN BRIDGE VIEW OF CASINO AND GARAGE FROM MGM NATIONAL AVENUE FROM WEST

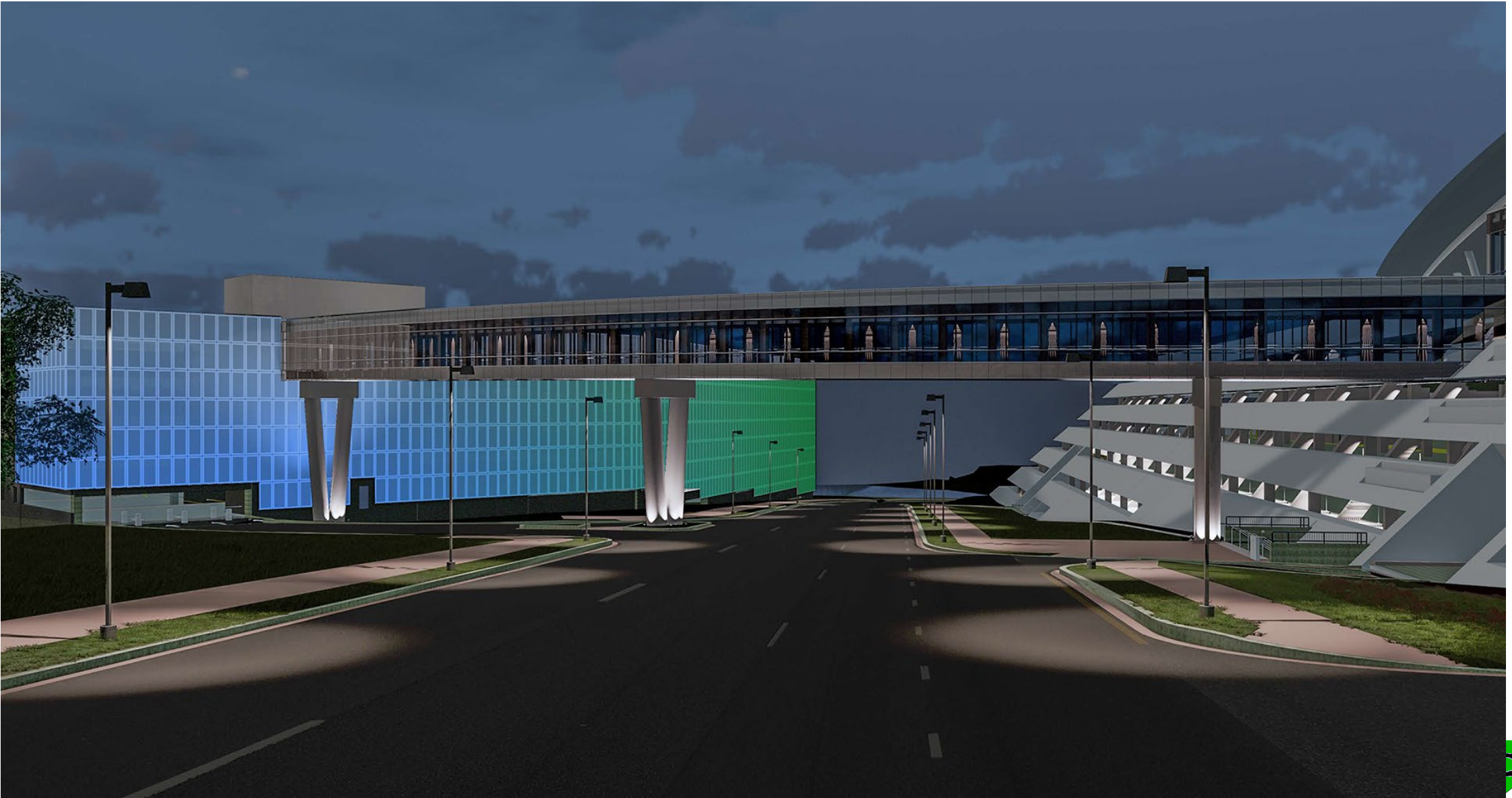


PROPOSED GARAGE AND PEDESTRIAN BRIDGE SOUTH AND EAST ELEVATIONS

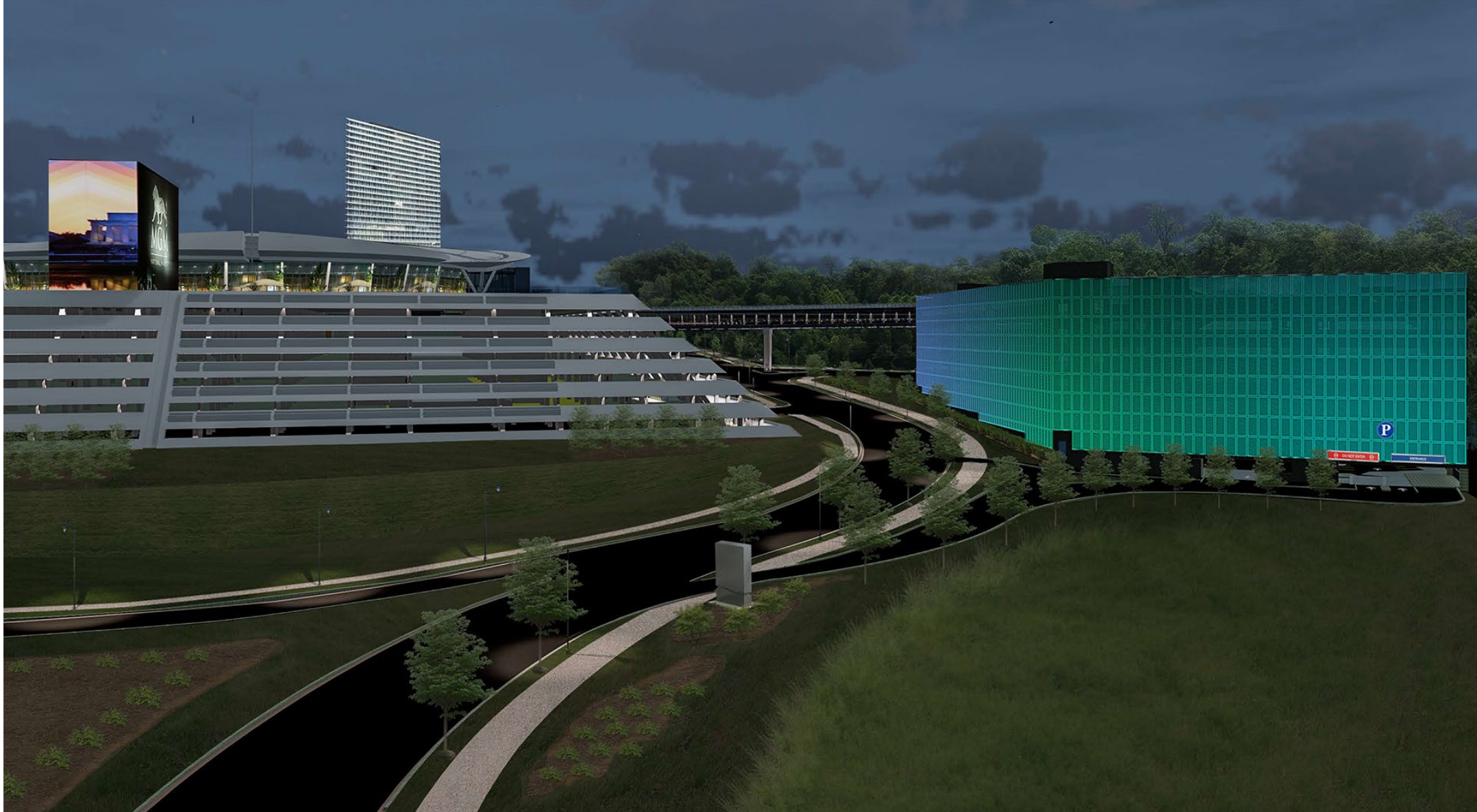


Views from adjacent wooded park land

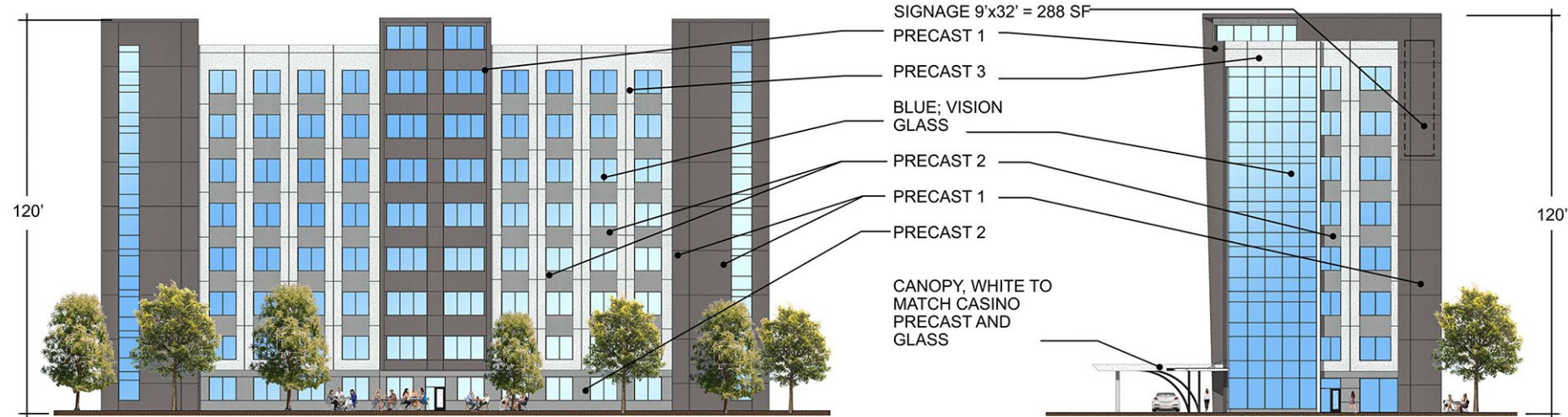
NIGHT RENDERING OF PROPOSED GARAGE AND PEDESTRIAN BRIDGE VIEW LOOKING WEST ON MGM NATIONAL AVENUE



NIGHT RENDERING OF PROPOSED GARAGE VIEW APPROACHING FROM THE WEST ON MGM NATIONAL AVENUE



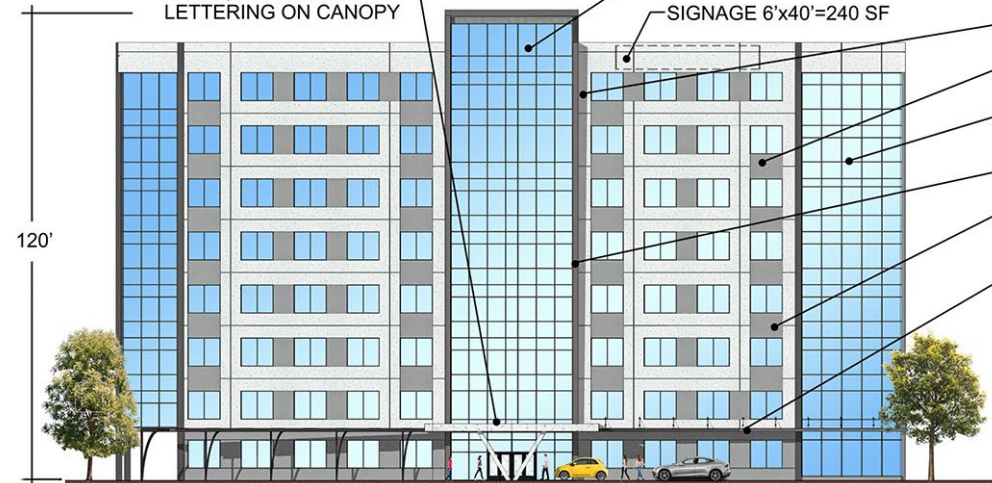
PROPOSED HOTEL ELEVATIONS



S Elevation

Scale: 3/32" = 1'-0"

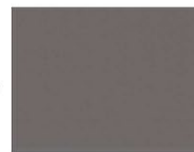
SIGNAGE 3'x35' =
105 SF, PIN MOUNTED
LETTERING ON CANOPY



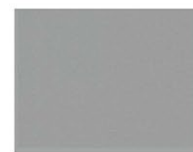
N Elevation

Scale: 3/32" = 1'-0"

Dewberry
Dewberry Architects Inc.
8401 Arlington Boulevard
Fairfax, VA 22031-4666



PRECAST 1



PRECAST 2



PRECAST 3

VISION GLASS
PPG GLASSCOAT
VISTACOL 21, PACIFICA
GLASS, OR EQUAL



W Elevation

Scale: 3/32" = 1'-0"



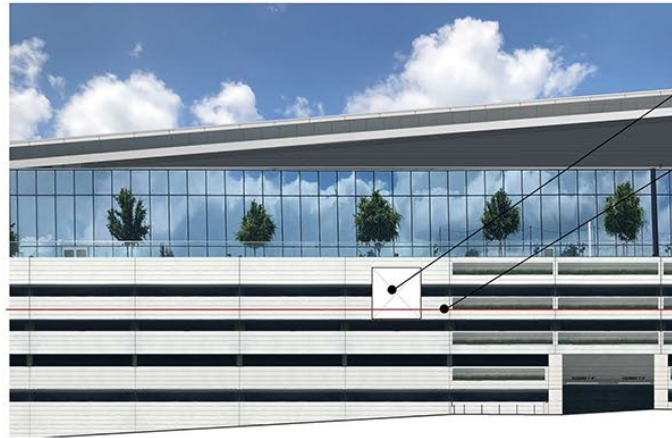
E Elevation

Scale: 3/32" = 1'-0"

**8 STORIES
150 ROOM HOTEL**

1/9/2020

SECTIONAL VIEW FROM OXON HILL MANOR

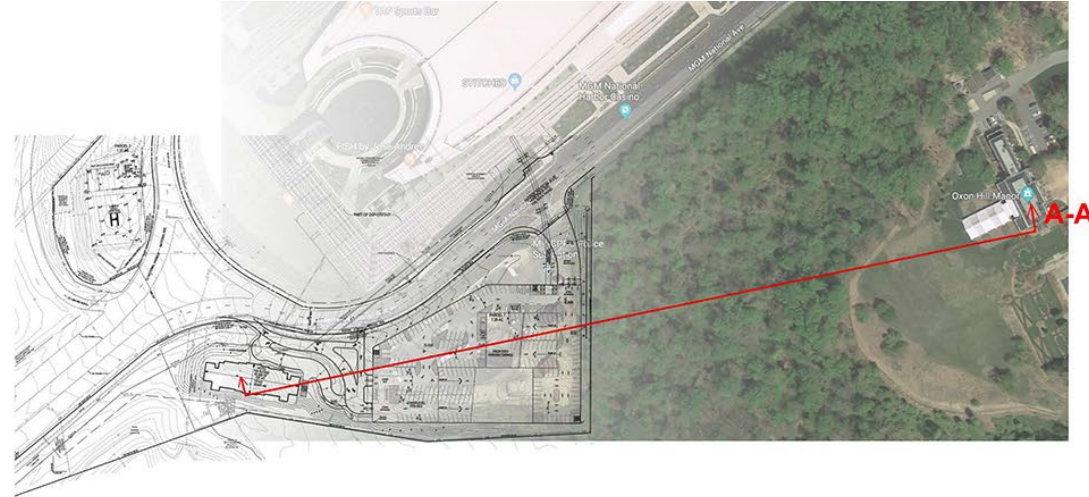
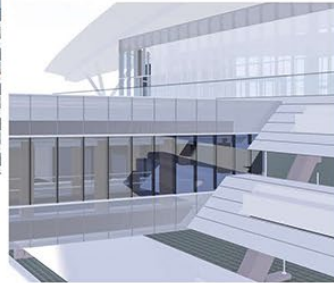


Proposed Casino Elevation Revision

Scale: 1/16" = 1'-0"

Connection of Future
Pedestrian Bridge to/from
new garage on Parcel 7

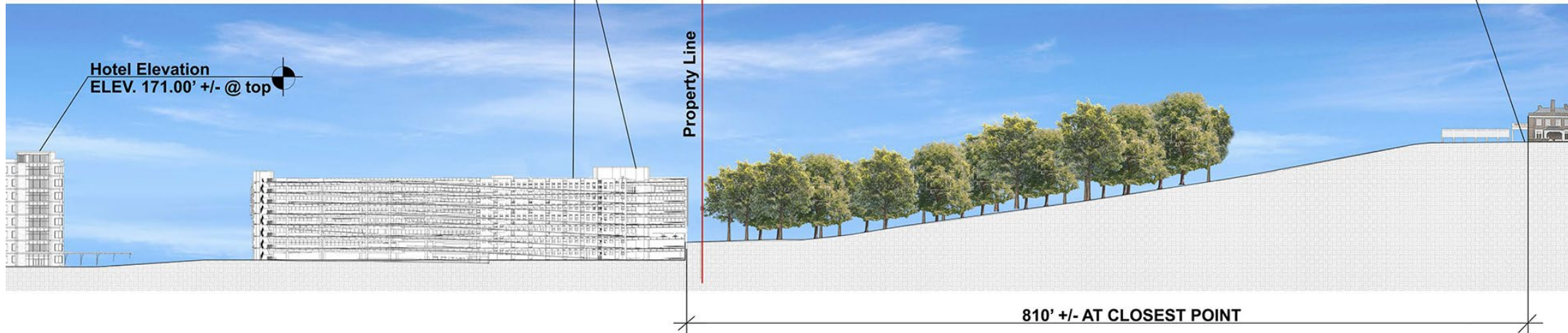
Casino Garage Level



Garage Elevation
ELEV. 148.67' +/- @ top of Stair/Elevator enclosure
ELEV. 138.15' +/- @ top of Precast Parapet @ level P-8

Oxon Hill Manor
ELEV. 176'

Hotel Elevation
ELEV. 171.00' +/- @ top



Sectional View A-A from Oxon Hill Manor

VIEWS FROM OXON HILL MANOR



VIEW 1 FROM MANOR FRONT OF TENT



Outline of **proposed Hotel** beyond, approx. 1300 feet away. (Hidden by Trees, existing vegetation, and proposed garage.)



KEY PLAN

Outline of **proposed pedestrian bridge**, beyond, approximately 865 feet away at closest point. (Hidden by Trees and existing vegetation.)

Outline of **proposed Garage** beyond, approximately 800+ feet away. (Hidden by Trees and existing vegetation.)



VIEW 2 FROM MANOR BALCONY



Outline of **proposed Hotel** beyond, approx. 1300 feet away. (Hidden by Trees, existing vegetation, and proposed garage.)



KEY PLAN

Outline of **proposed pedestrian bridge**, beyond, approximately 865 feet away at closest point. (Hidden by Trees and existing vegetation.)

Outline of **proposed Garage** beyond, approximately 800+ feet away. (Hidden by Trees and existing vegetation.)

NOTES:

- The **Proposed Garage** is actually in the distance, beyond the trees, approximately 800+ feet away.
- The **Proposed Hotel** is actually in the distance, beyond the trees and beyond the garage, approximately 1300+ feet away.
- The **TREES** are actually in the foreground, starting 200-250 feet from the edge of the Oxon Hill Manor building.

VIEWS FROM OXON HILL MANOR BALLOON TESTS



IMAGE 1



IMAGE 2



Views of balloons; (Pictures taken Nov. 13, 2019 between 11:45 AM and 2:00 PM):

IMAGE 1: Picture of balloons at center of **proposed garage** taken from Casino patio (at approx. el. 136 +3' = 139): Ground staked at El. 74.47 + 75-foot string = balloons at Approx. 149.47. Balloons are four, green, 24", helium-filled balloons. Top of proposed garage stair tower/elevator enclosure is approx. 148.67.

IMAGE 2: Picture of balloons at center of **proposed hotel** taken from Casino patio (at approx. el. 136 +3' = 139): Ground staked at El. 40.63 + 131-foot string = balloons at Approx. 171+. Balloons are four, green, 24", helium-filled balloons. Top of stair tower/elevator enclosure for proposed hotel is at el. 171.00.

IMAGE 3: View looking toward proposed garage and hotel from Oxon Hill Manor patio. Balloons for proposed garage or hotel are not visible.

IMAGE 4: View looking toward proposed garage and hotel from window of Oxon Hill Manor 2nd floor balcony. Balloons for proposed garage or hotel are not visible.

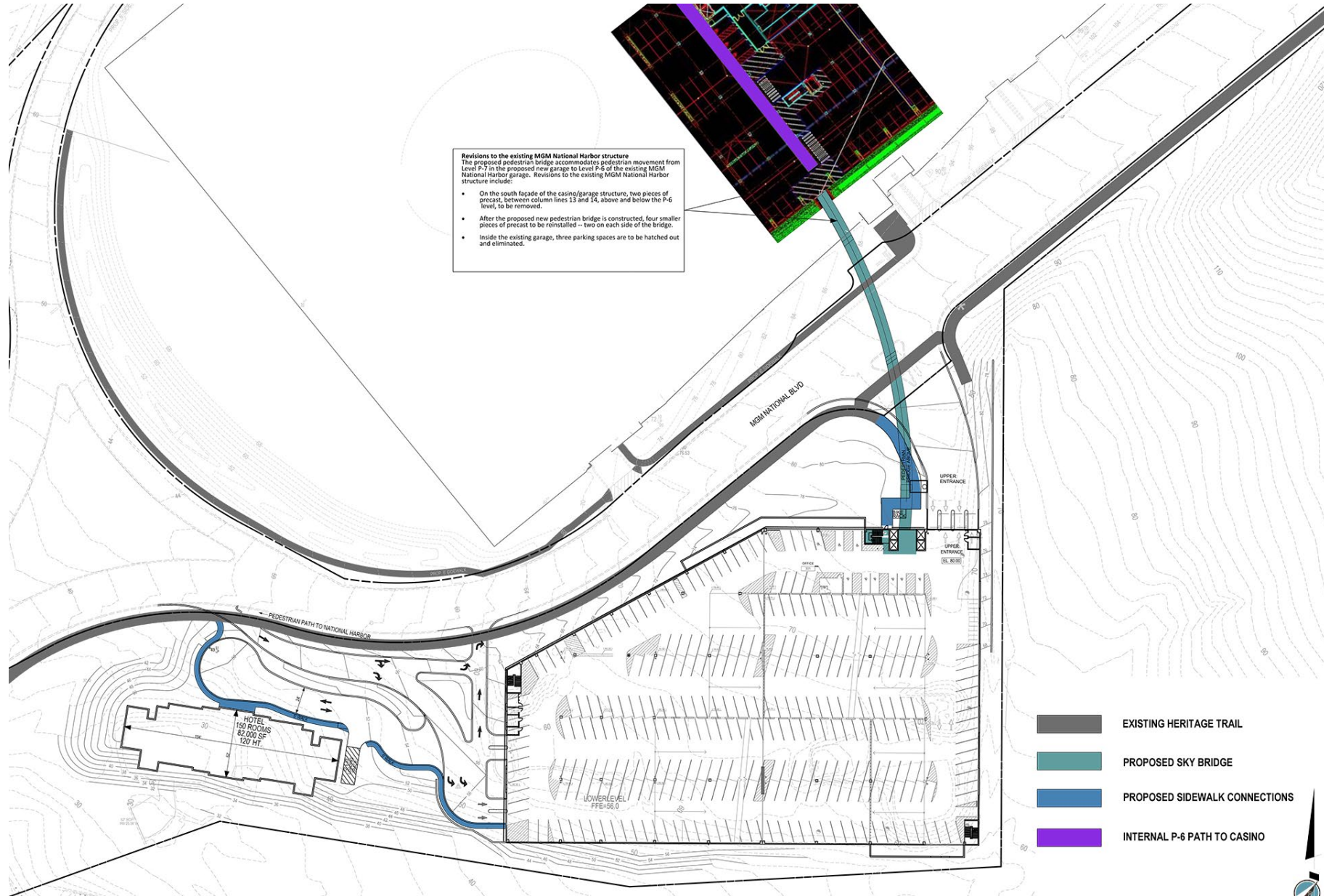


IMAGE 3

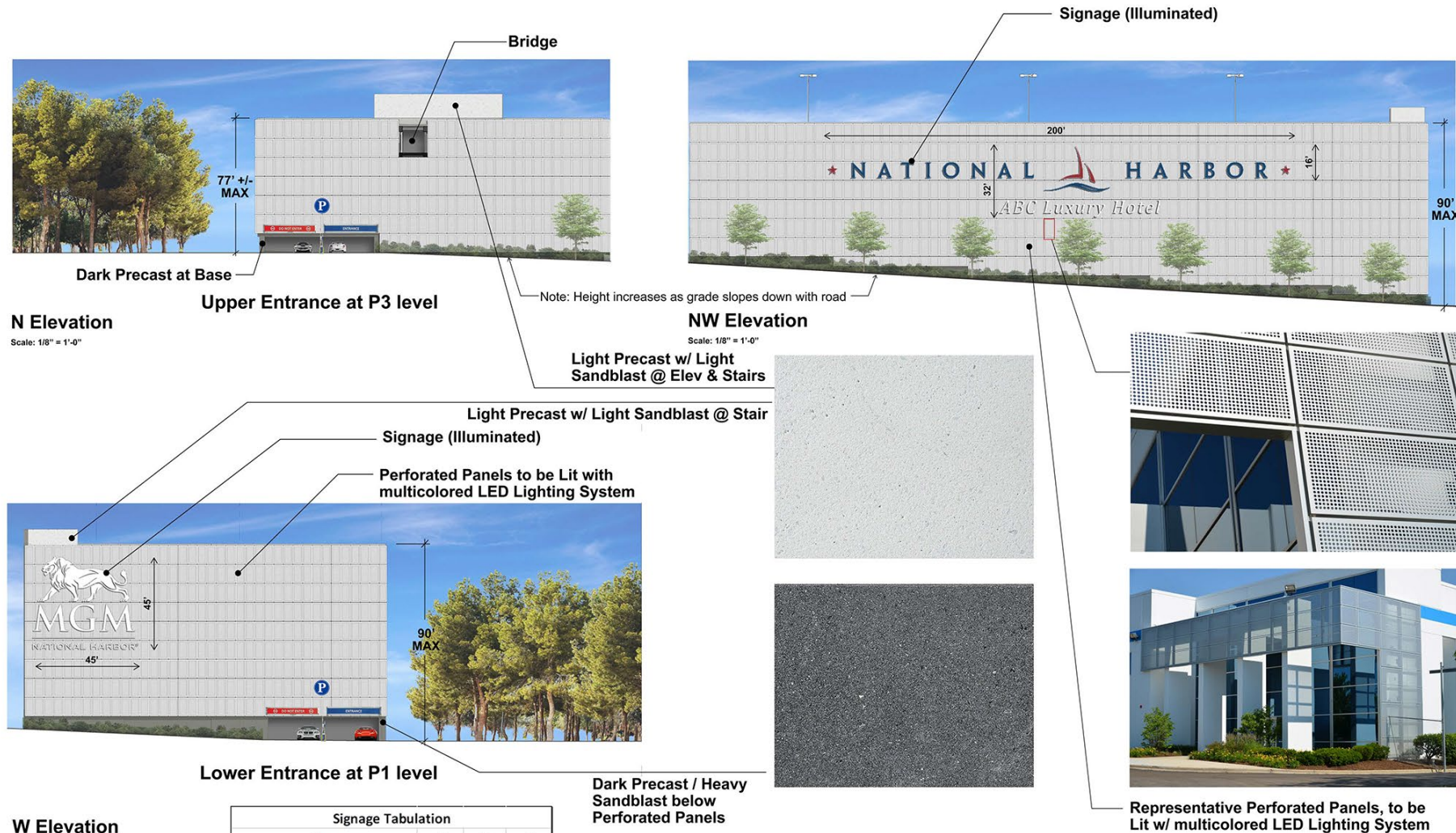


IMAGE 4

PEDESTRIAN ACCESS EXHIBIT

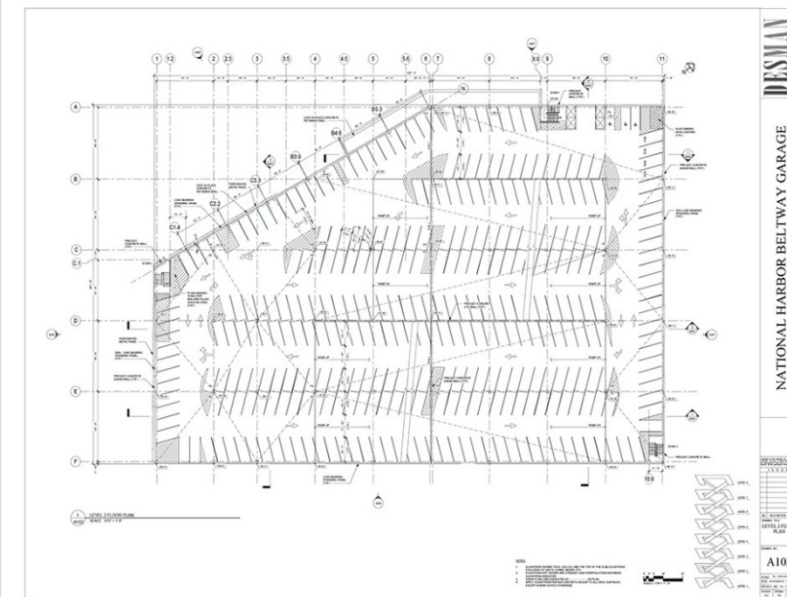
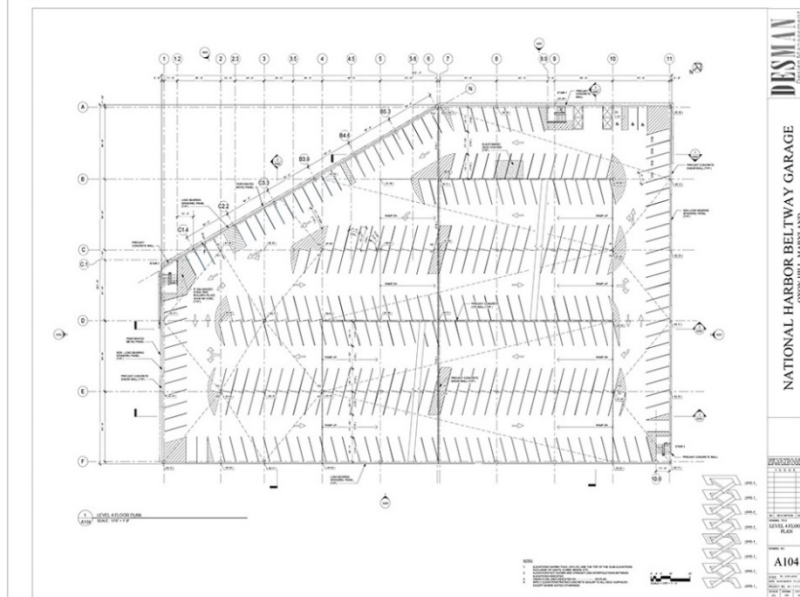
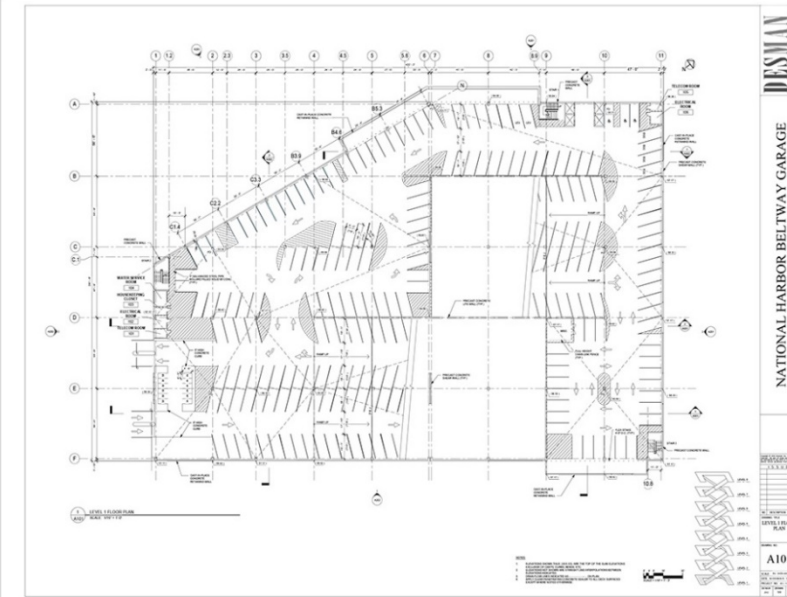
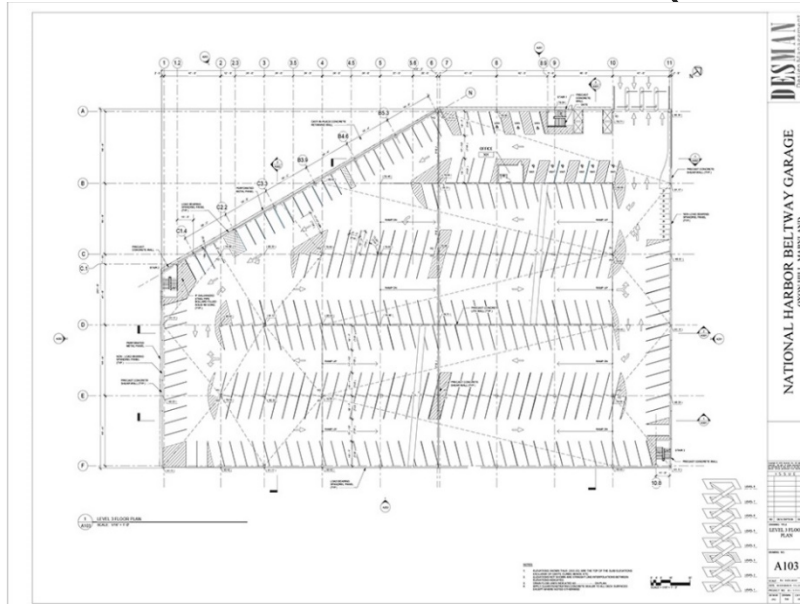


PROPOSED SIGNAGE

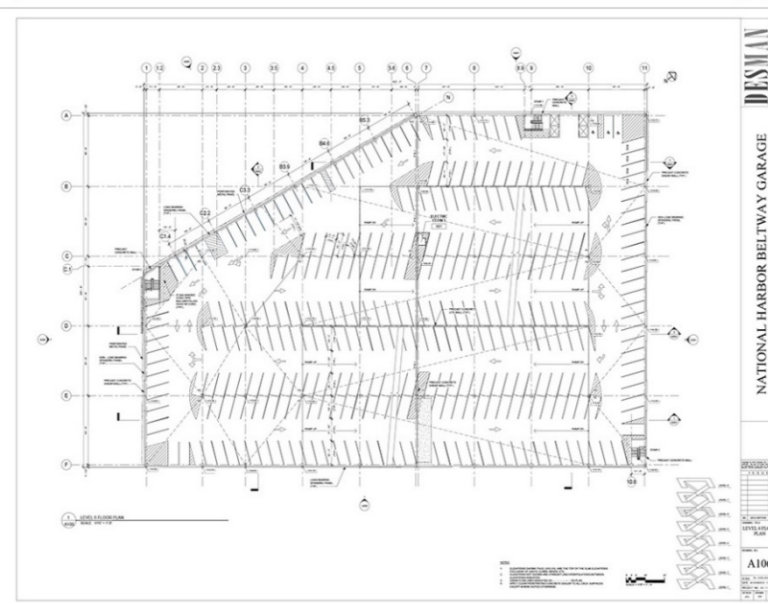
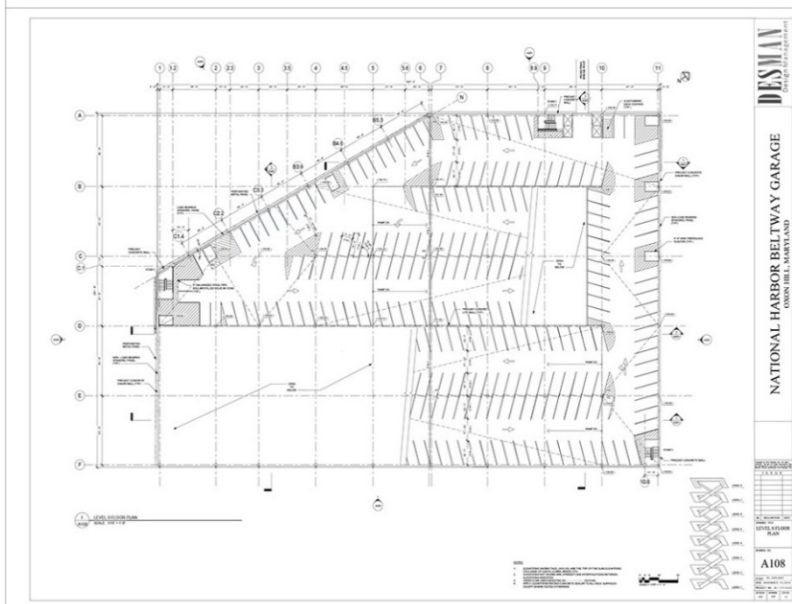
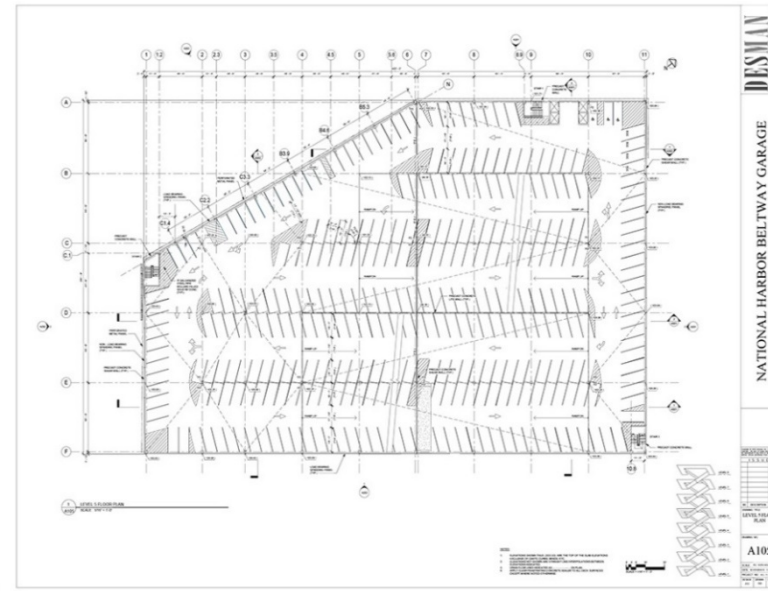
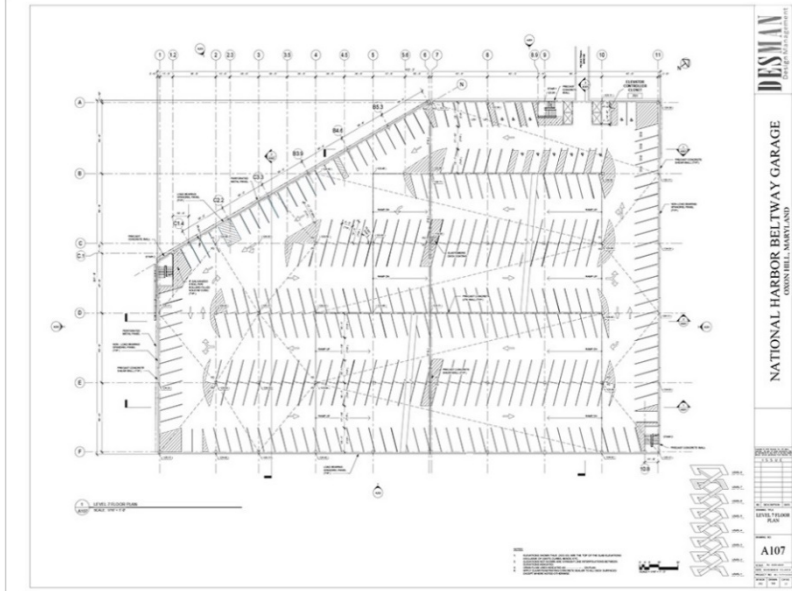


Views from MGM National Avenue

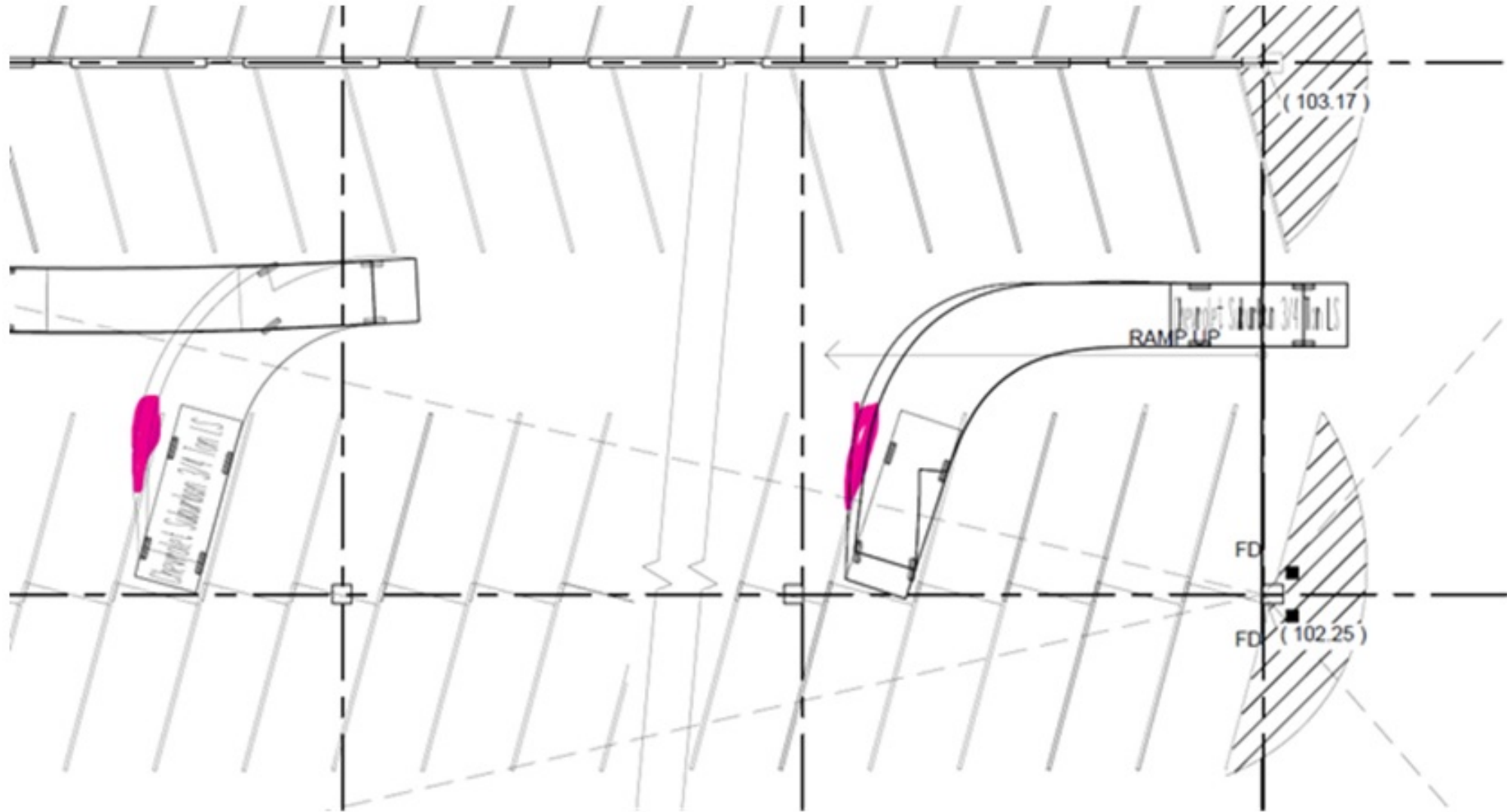
PARKING CONFIGURATION (LEVELS 1-4)



PARKING CONFIGURATION (LEVELS 5-8)



DRIVEWAY - TURNING EXHIBIT



PHOTOMETRIC PLAN

