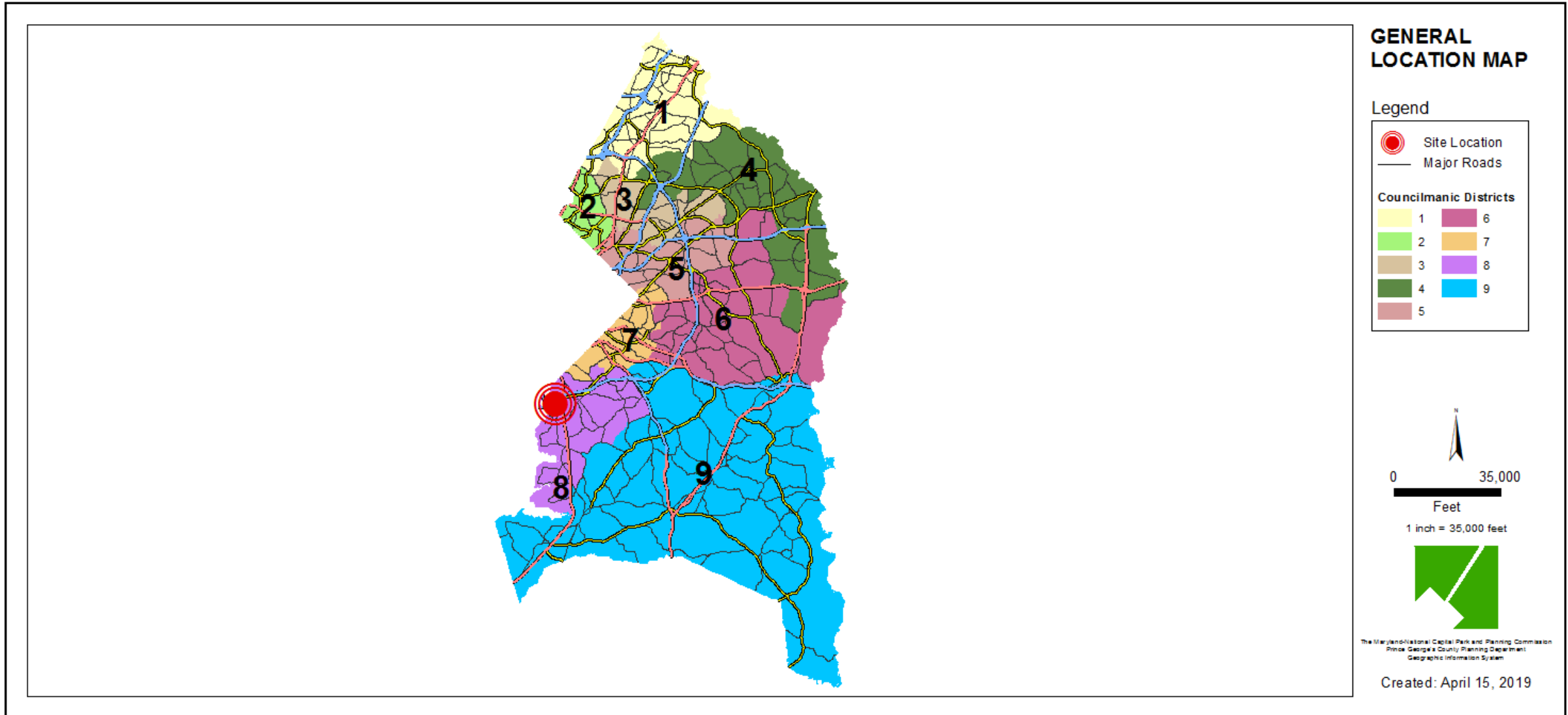


ITEM: 5 & 6

CASE: DSP-07073-12 & DDS-654

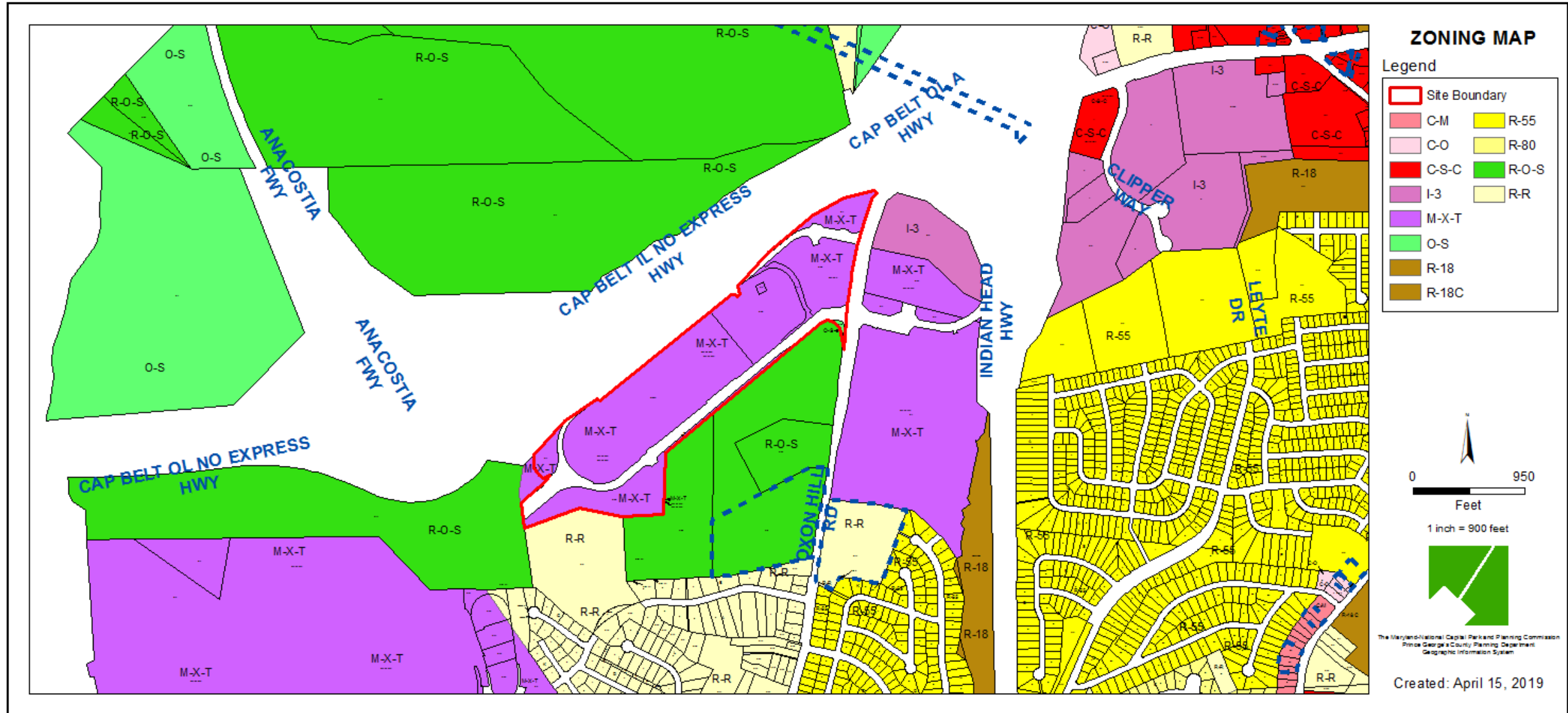
## **NATIONAL HARBOR BELTWAY PARCEL, PARCELS 1-7**

# GENERAL LOCATION MAP

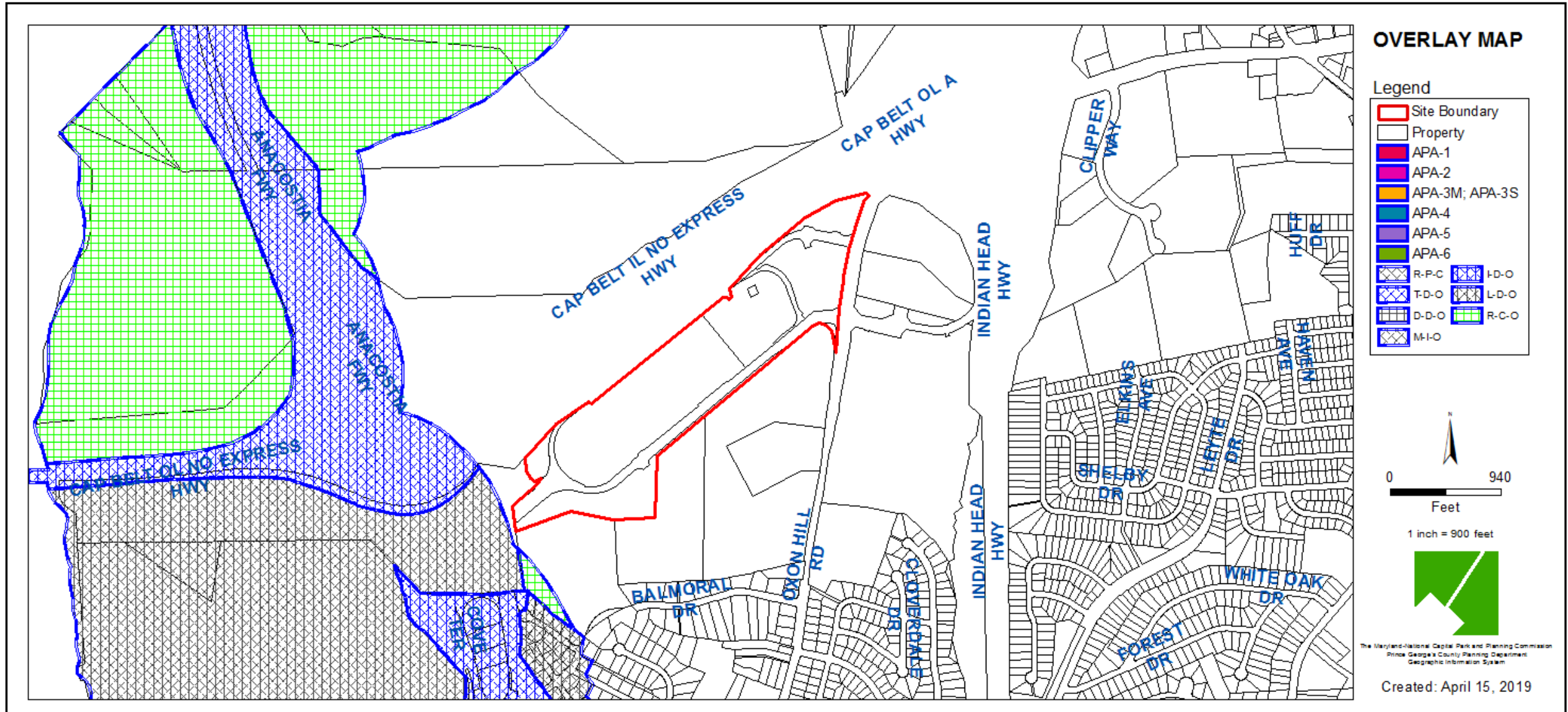




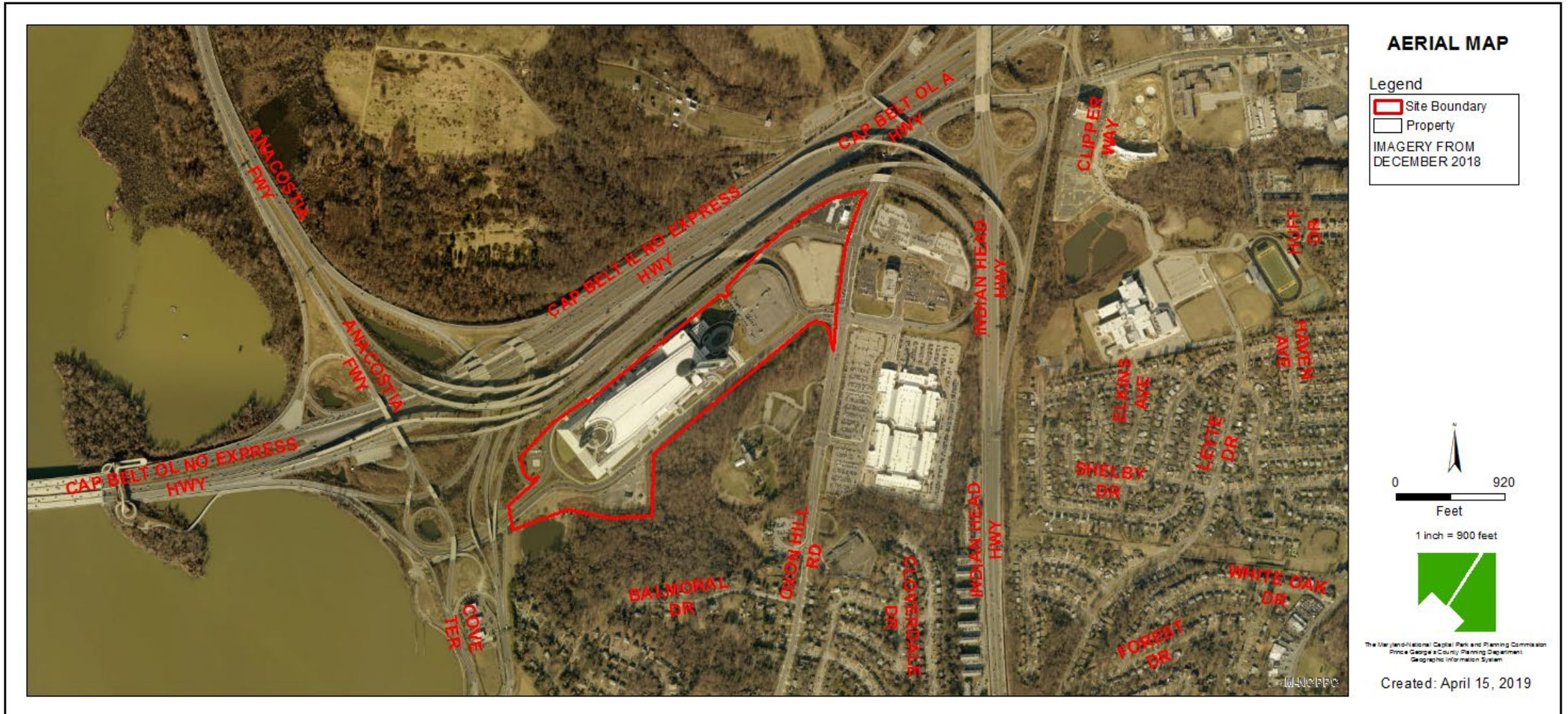
# ZONING MAP



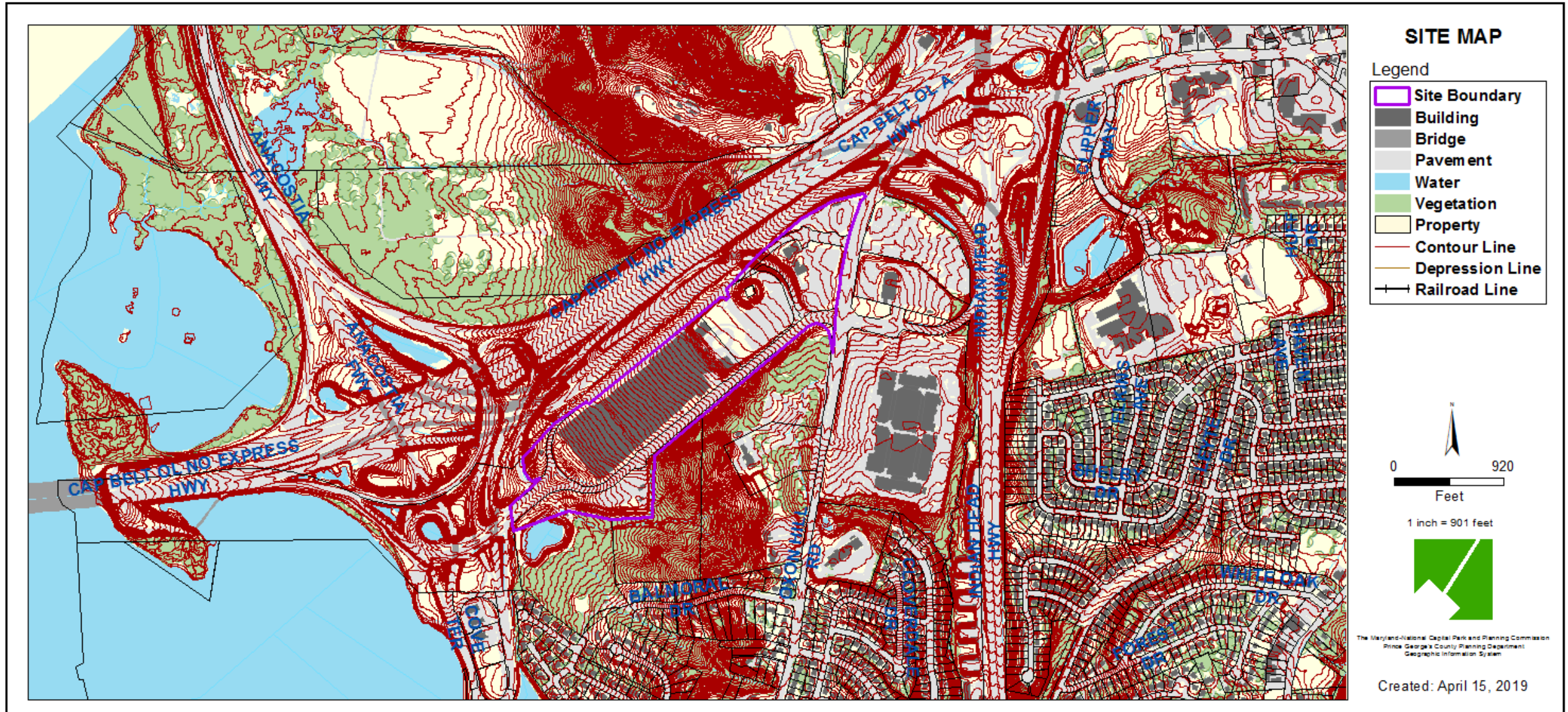
# OVERLAY MAP



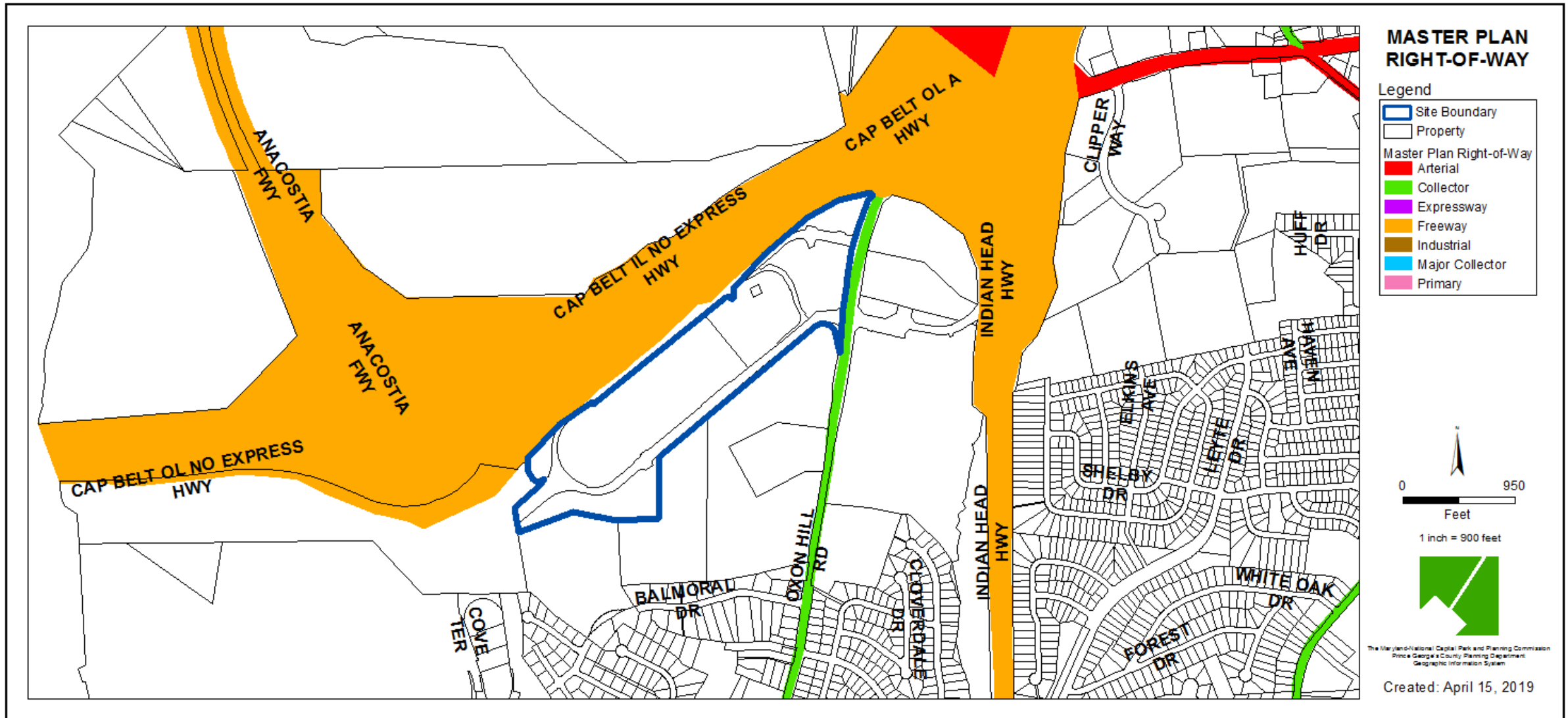
# AERIAL MAP



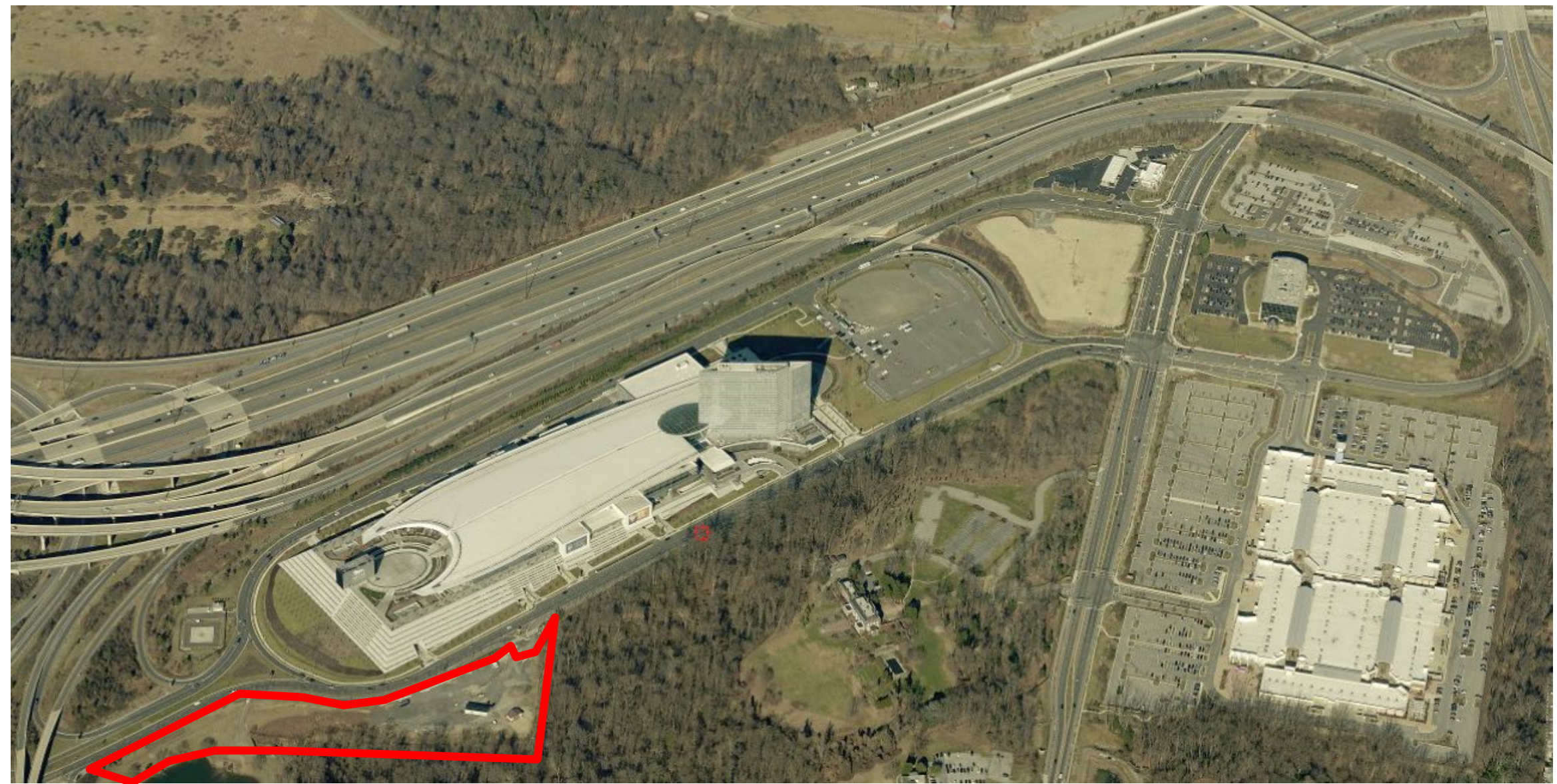
# SITE MAP



# MASTER PLAN RIGHT-OF-WAY MAP

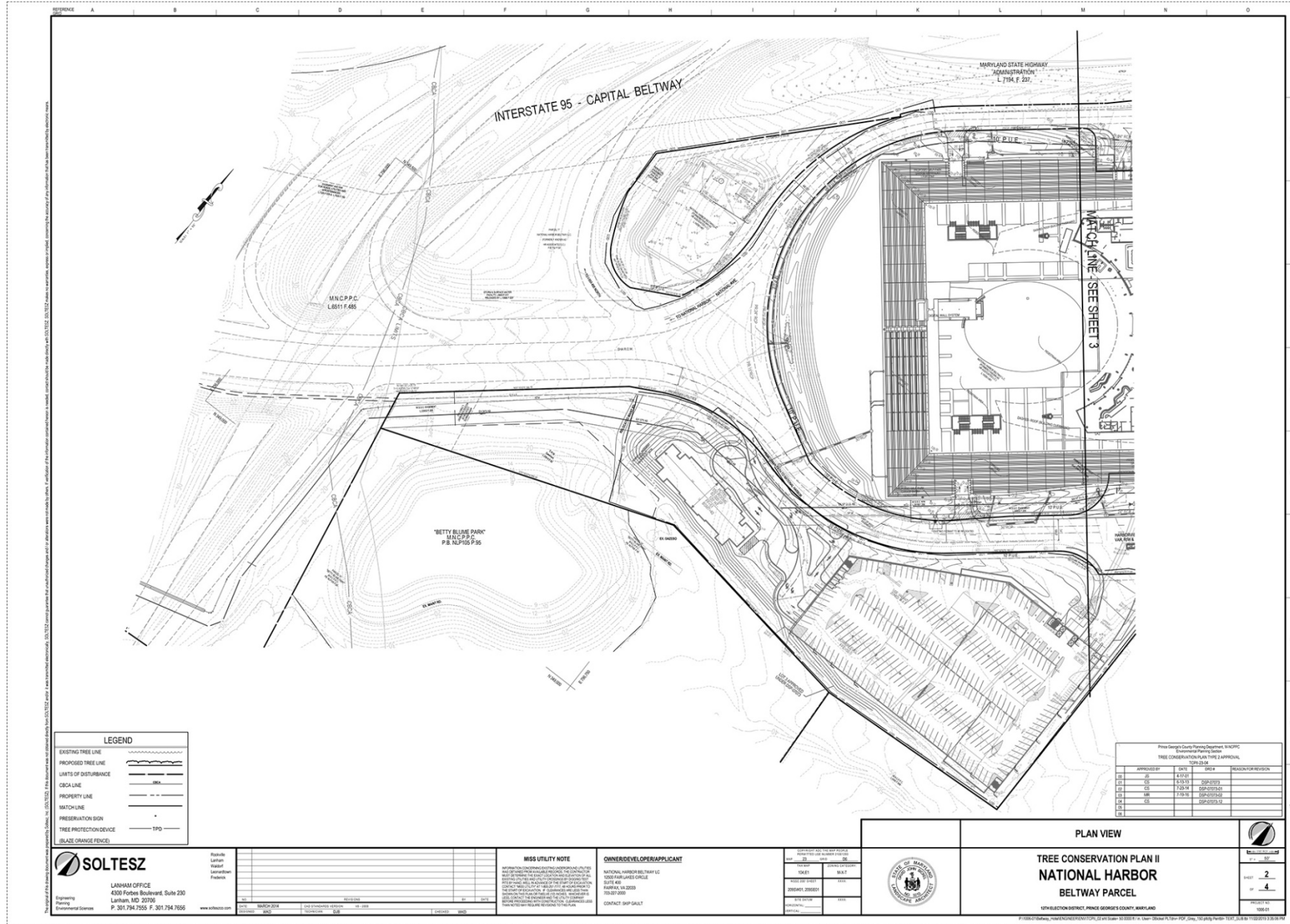


# BIRD'S-EYE VIEW WITH PARCEL 7 APPROXIMATE BOUNDARY OUTLINED IN RED





# TREE CONSERVATION PLAN



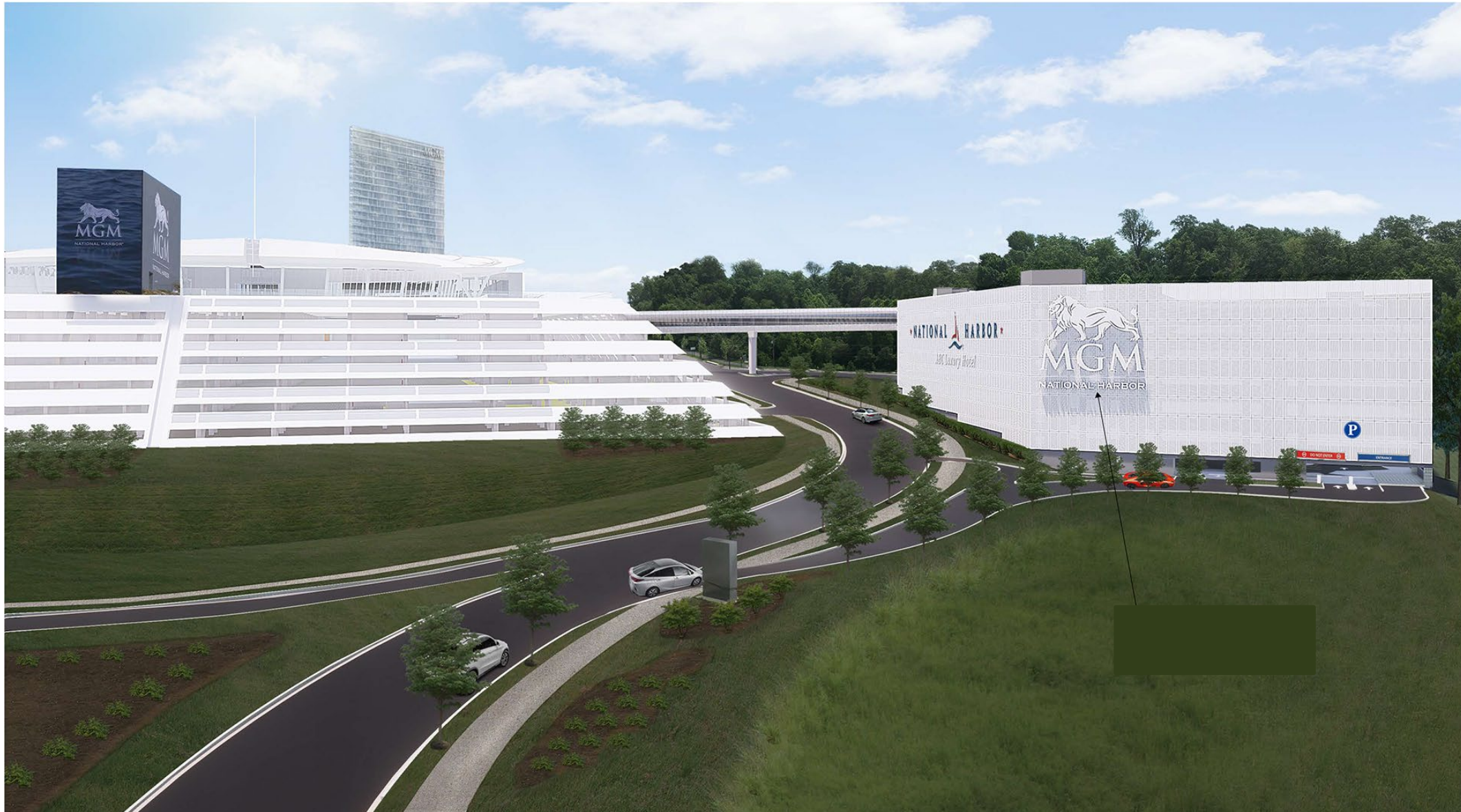
# PROPOSED GARAGE AND PEDESTRIAN BRIDGE VIEW FROM MGM NATIONAL AVENUE FROM THE NORTH EAST LOOKING TO THE SOUTH WEST



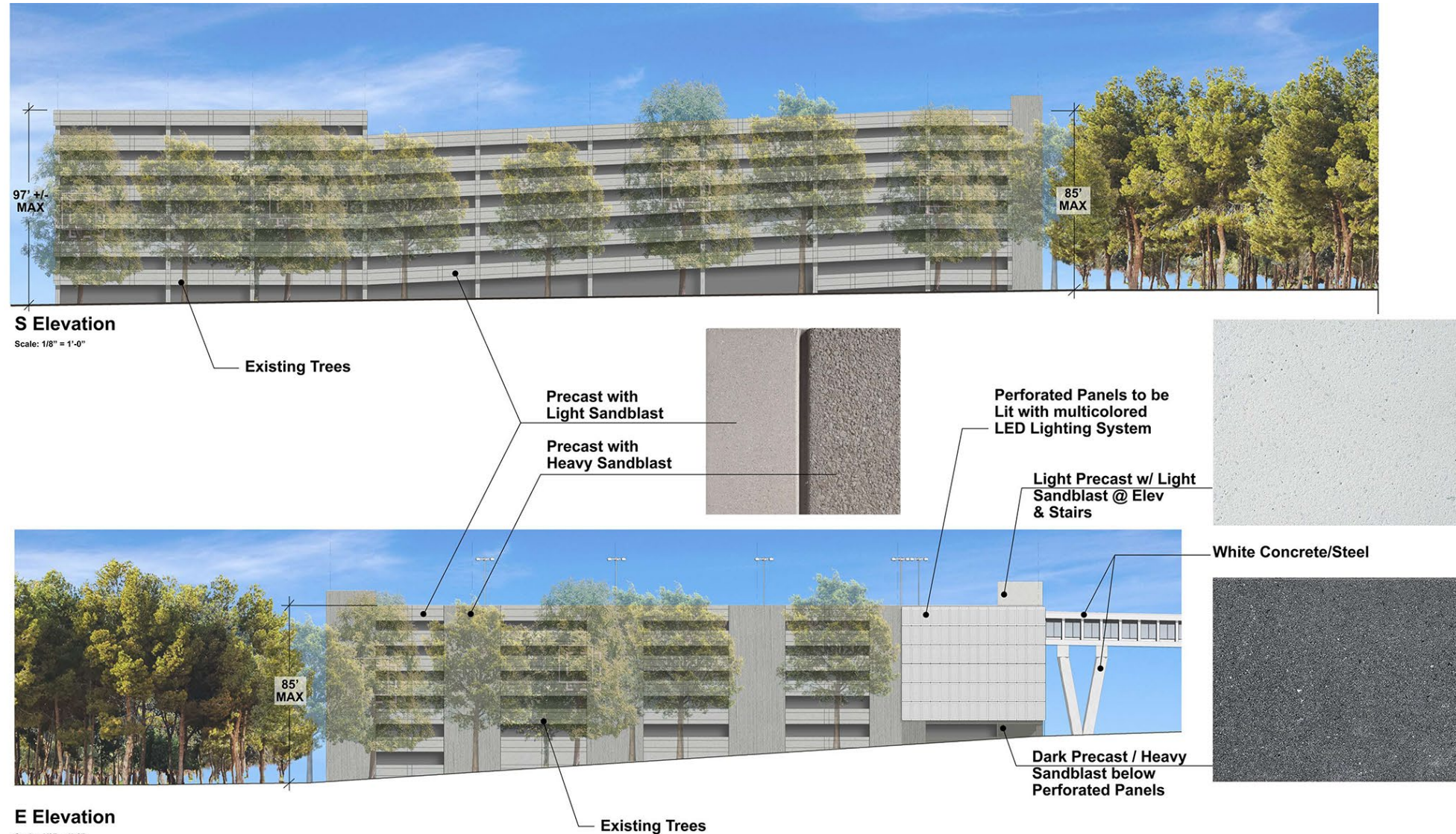
# PROPOSED GARAGE AND PEDESTRIAN BRIDGE VIEW FROM EXISTING CASINO TERRACE LOOKING SOUTH/SOUTH EAST



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

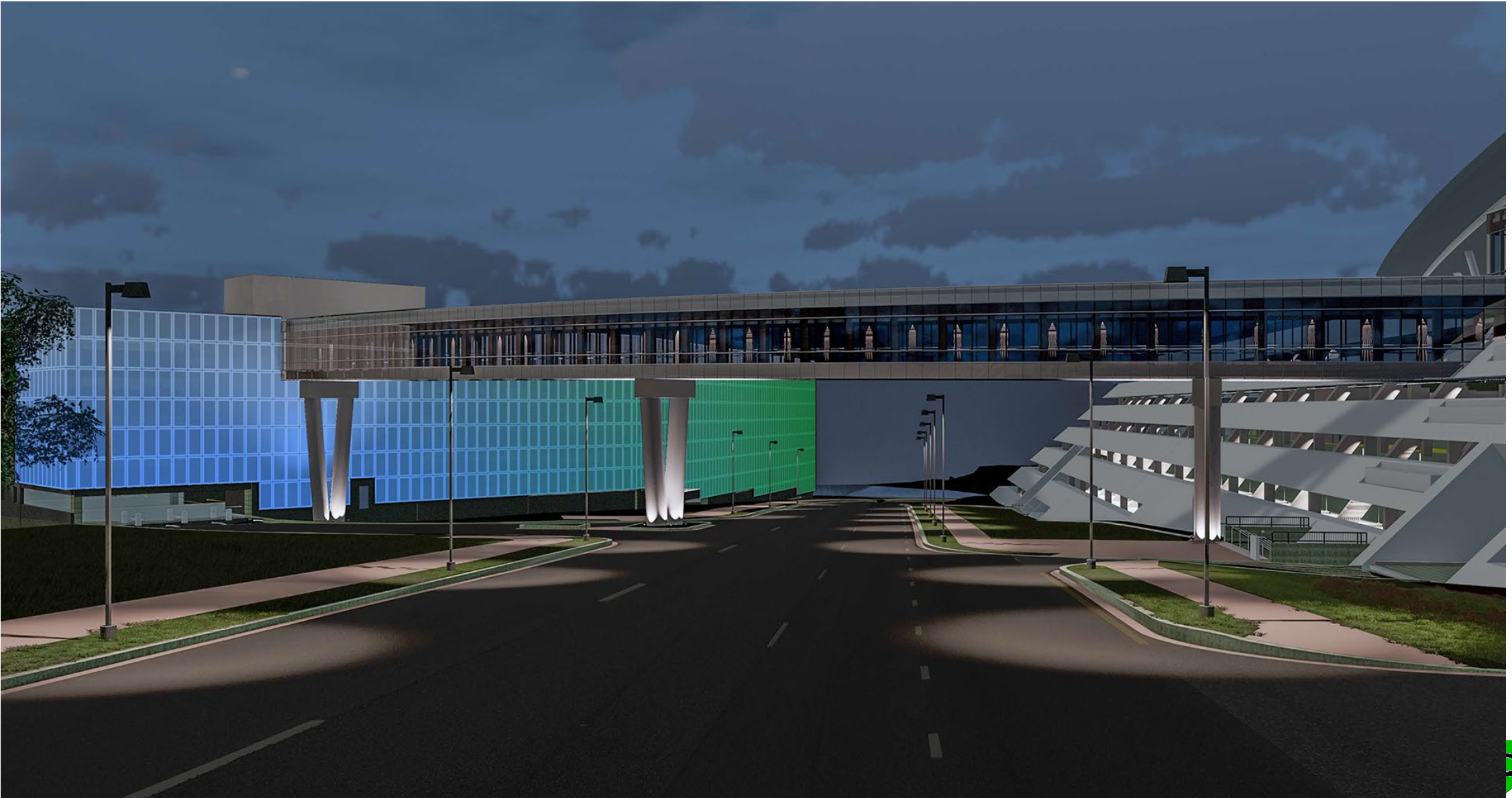


# PROPOSED GARAGE AND PEDESTRIAN BRIDGE SOUTH AND EAST ELEVATIONS

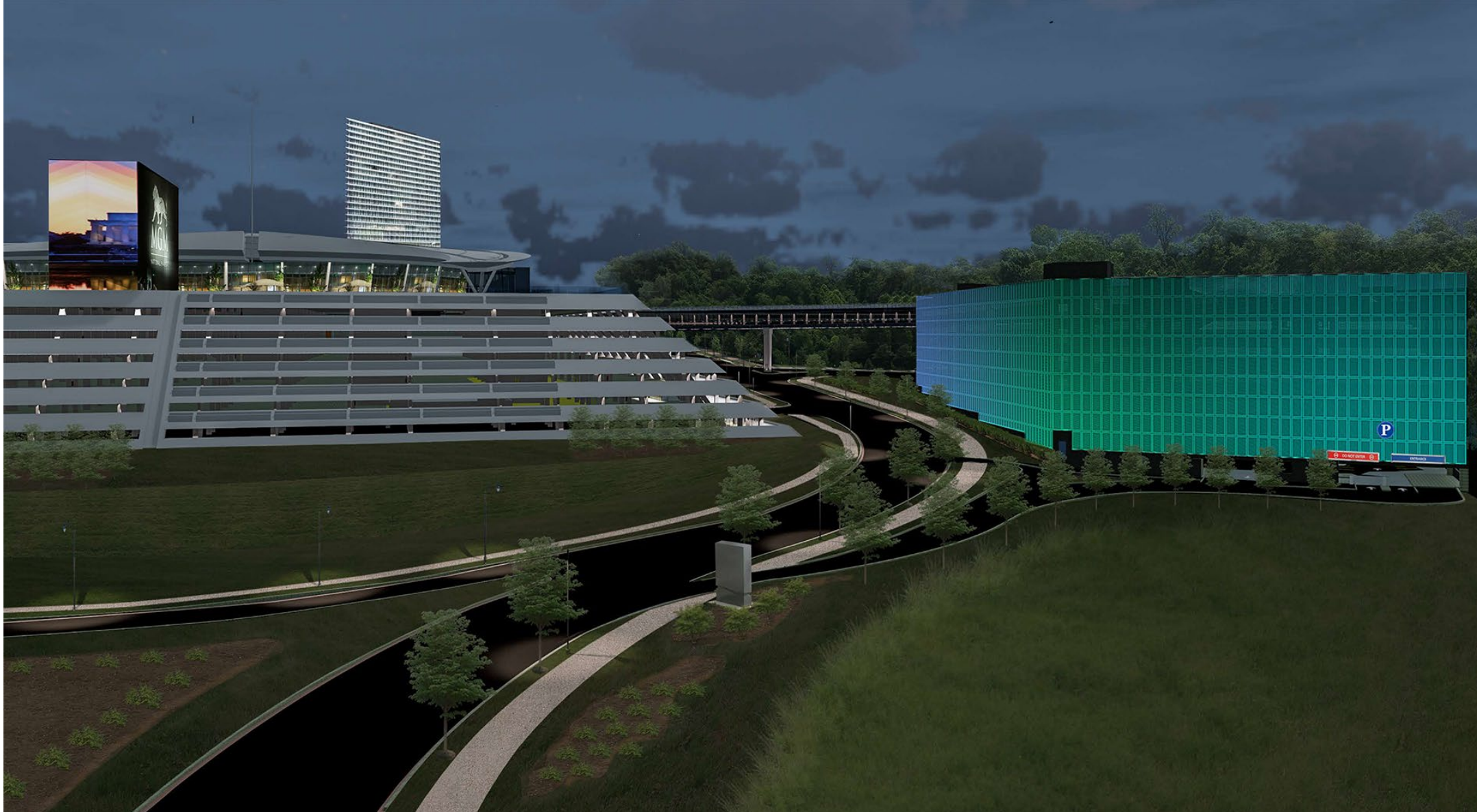


Views from adjacent wooded park land

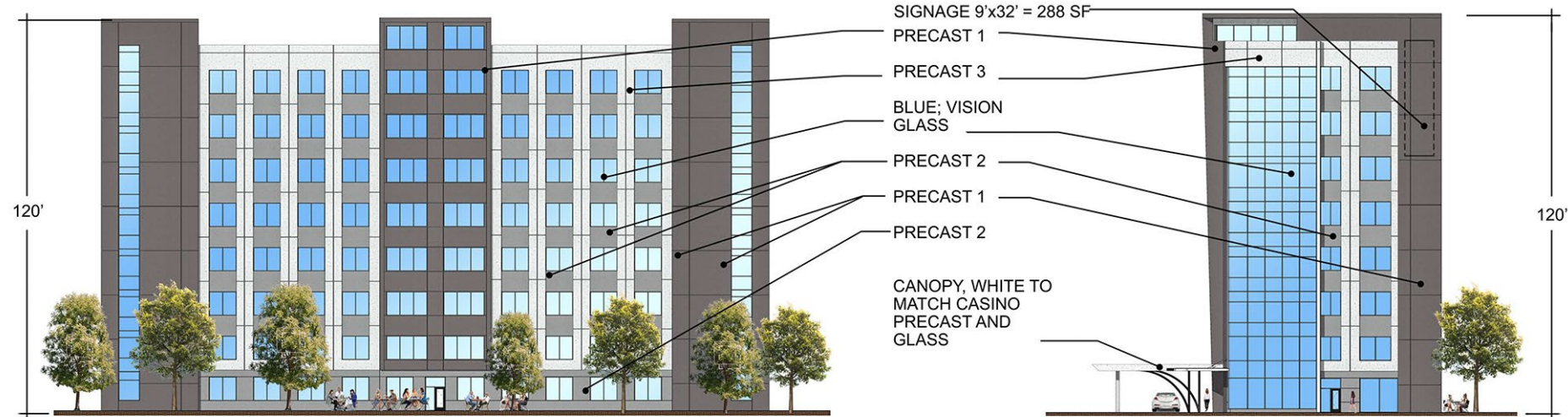
# NIGHT RENDERING OF PROPOSED GARAGE AND PEDESTRIAN BRIDGE VIEW LOOKING WEST ON MGM NATIONAL AVENUE

**ORD**THE  
DEVELOPMENT  
REVIEW  
DIVISION

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



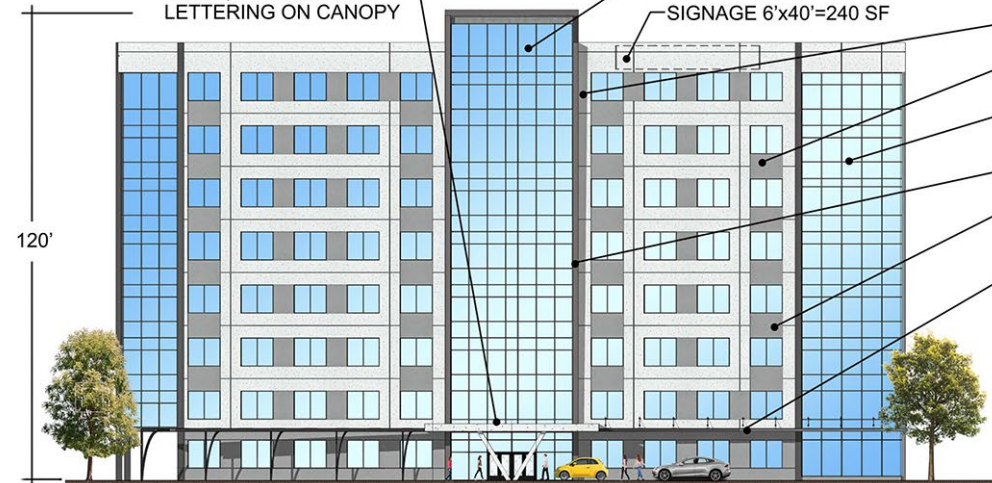
# PROPOSED HOTEL ELEVATIONS



**S Elevation**

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

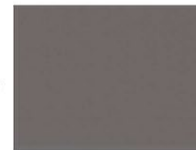
SIGNAGE 3'x35' =  
105 SF, PIN MOUNTED  
LETTERING ON CANOPY



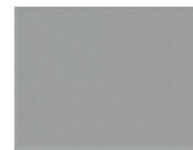
**N Elevation**

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"

PRECAST 3  
PRECAST 2  
BLUE; VISION  
GLASS  
PRECAST 1  
PRECAST 2

CANOPY, WHITE TO  
MATCH CASINO  
PRECAST AND  
GLASS



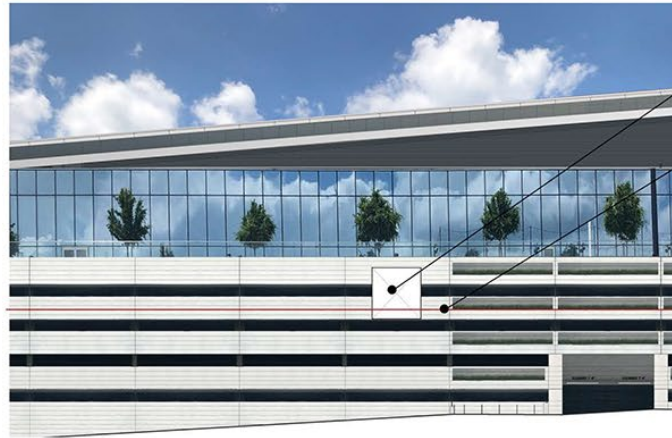
**E Elevation**

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

**8 STORIES  
150 ROOM HOTEL**

1/9/2020

# SECTIONAL VIEW FROM OXON HILL MANOR

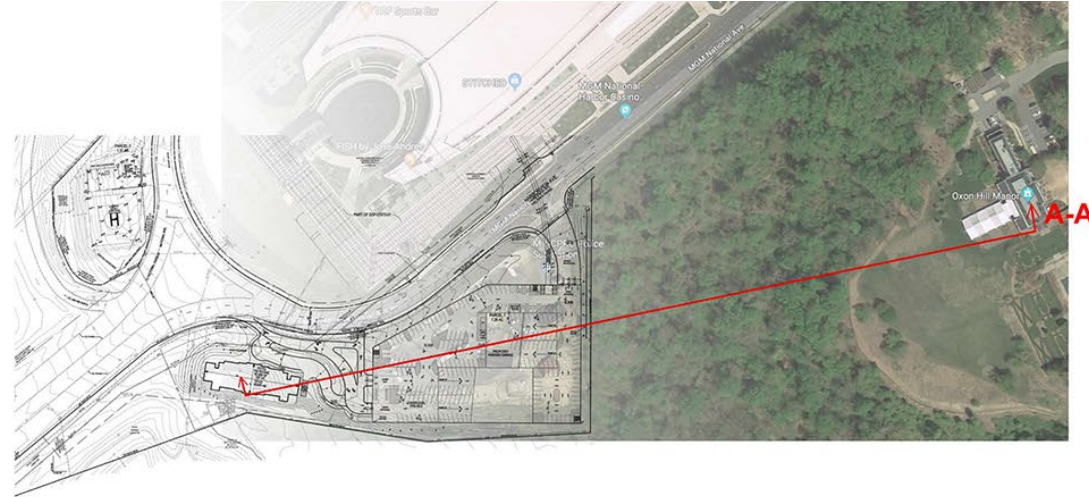
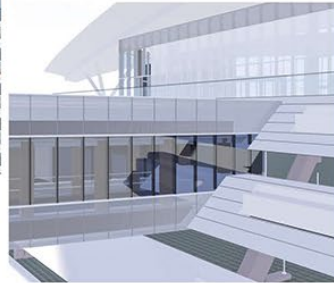


**Proposed Casino Elevation Revision**

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

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

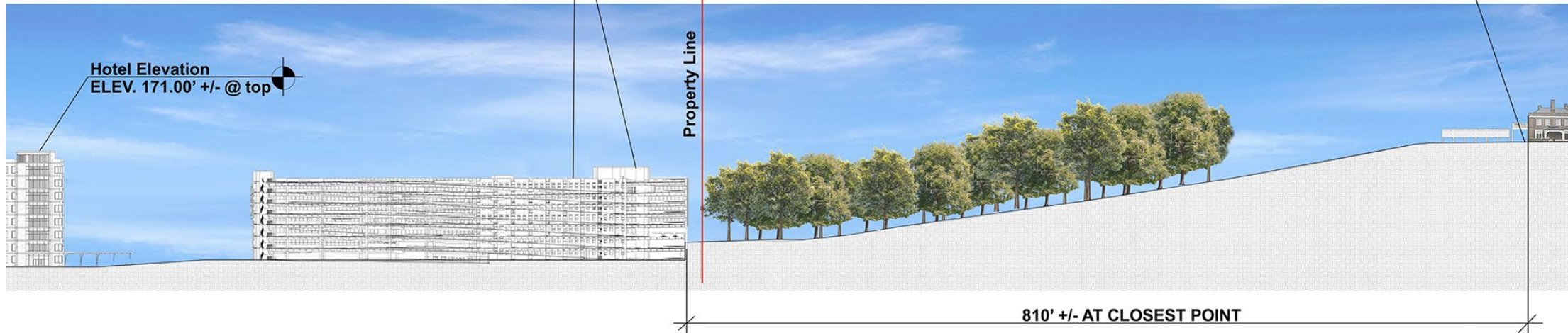
Casino Garage Level



**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.

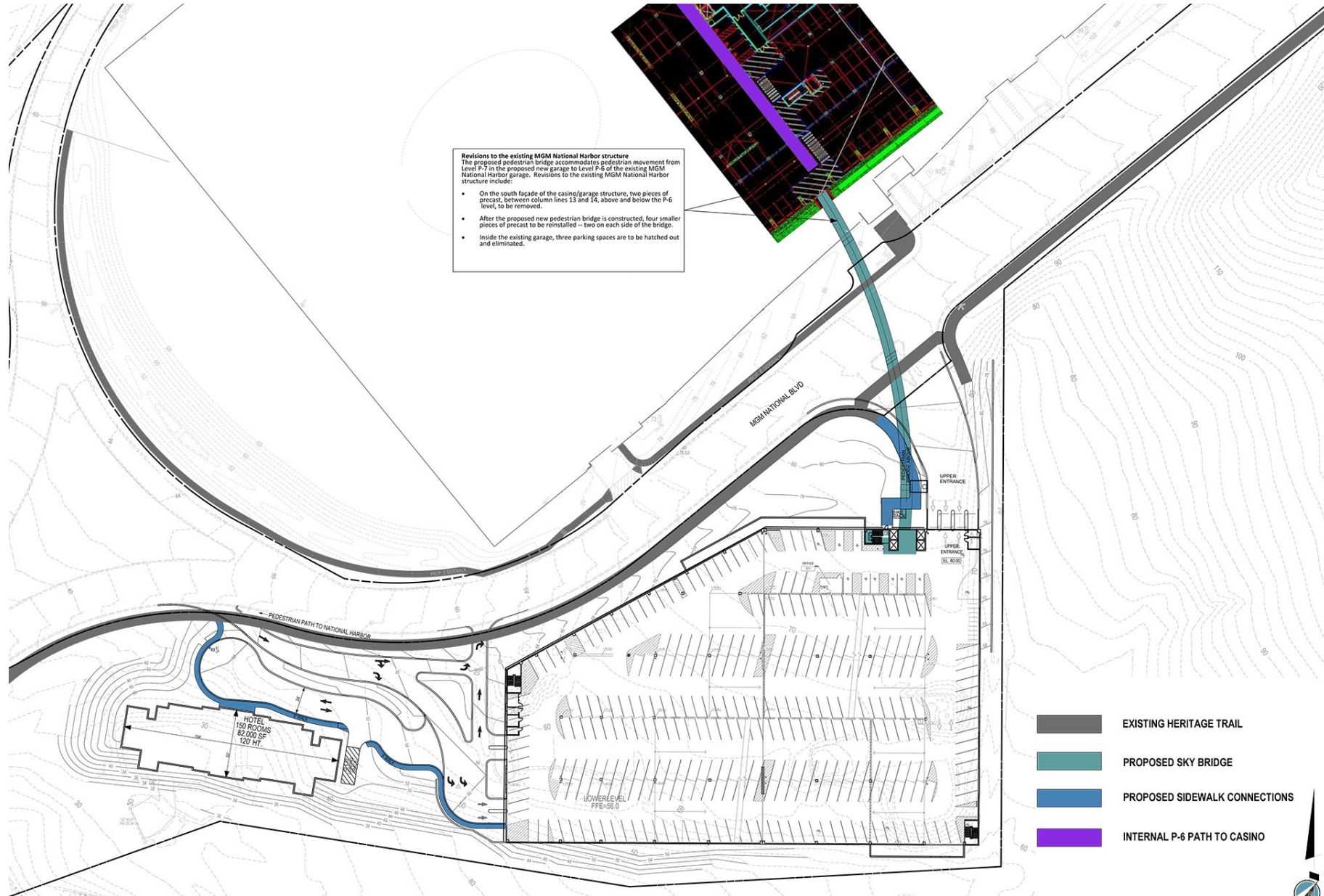


IMAGE 3

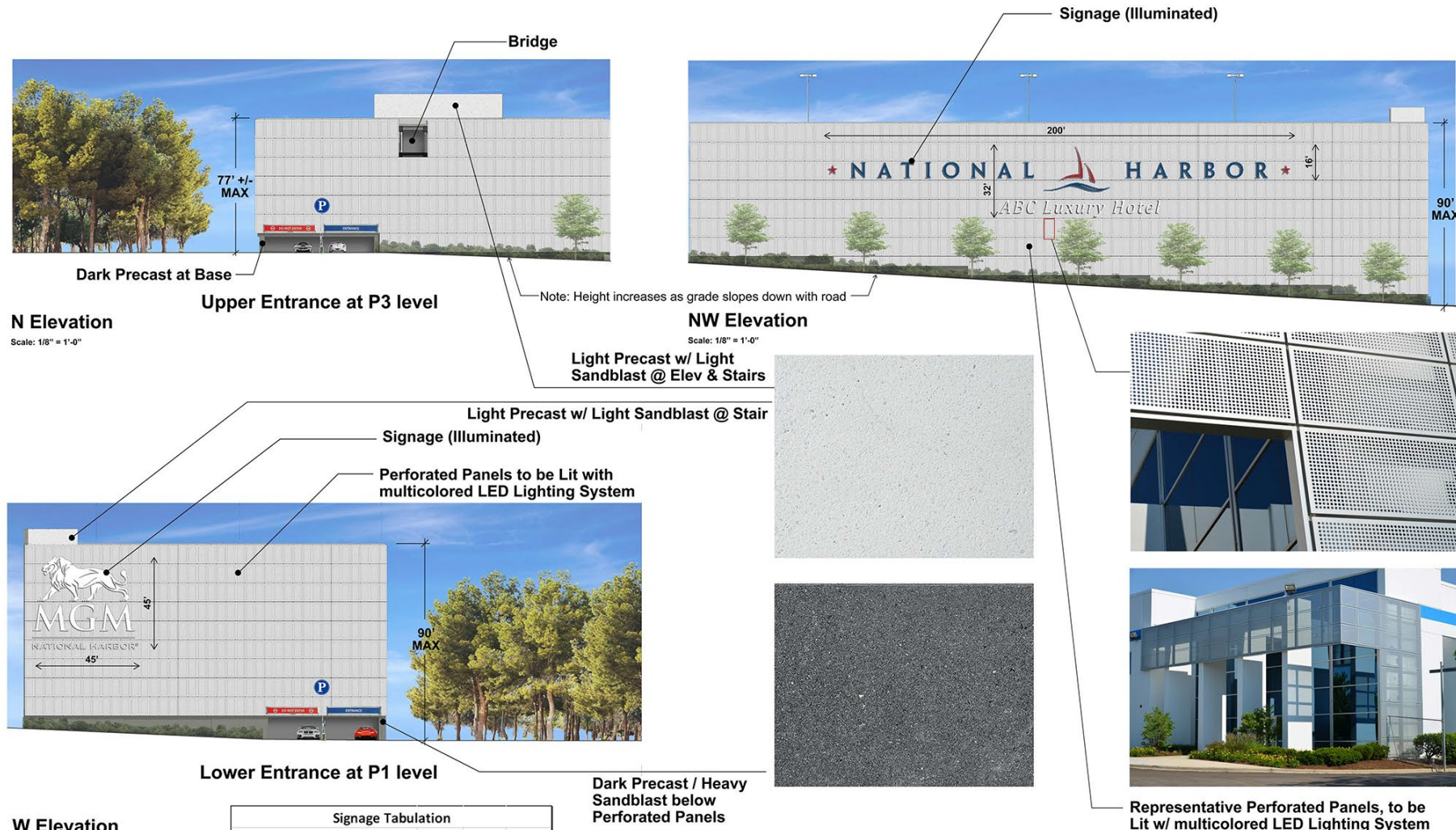


IMAGE 4

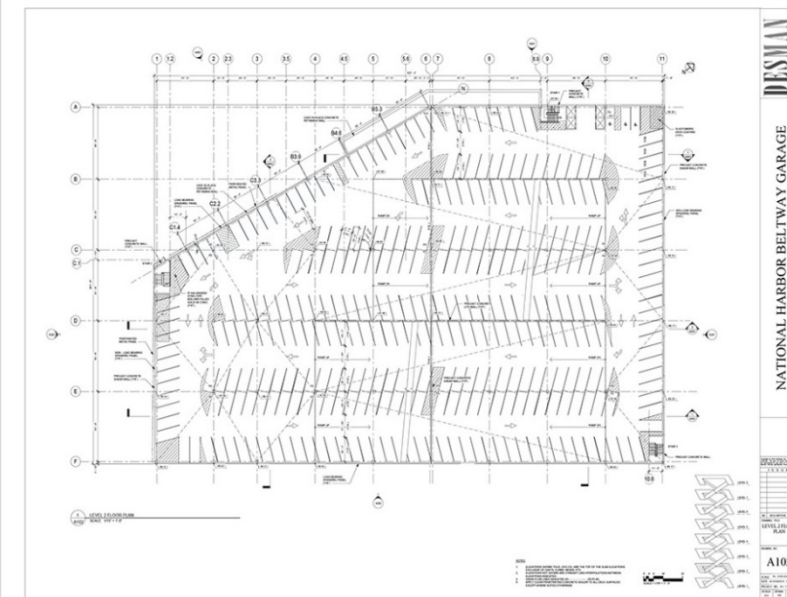
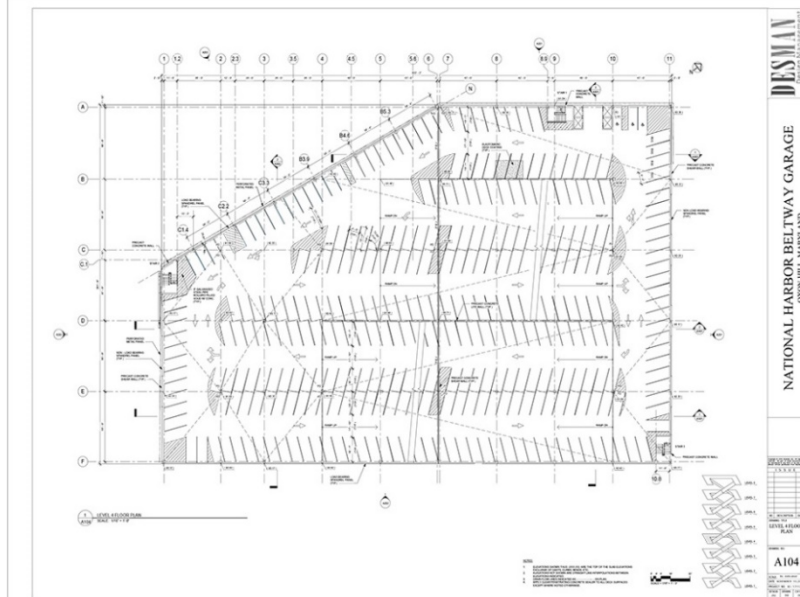
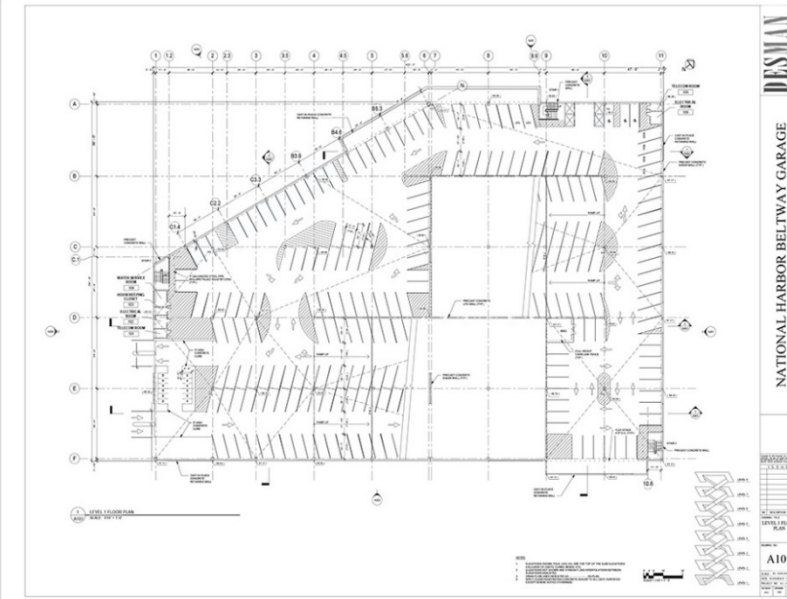
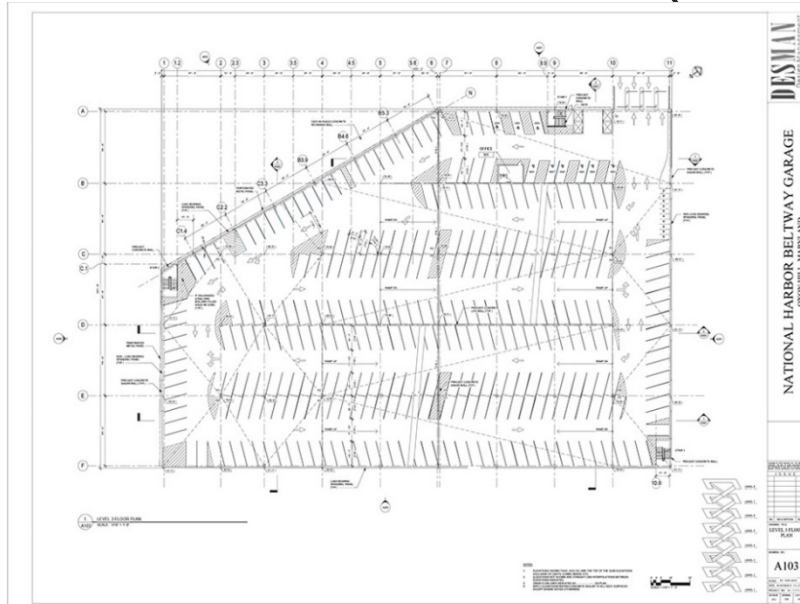
# PEDESTRIAN ACCESS EXHIBIT



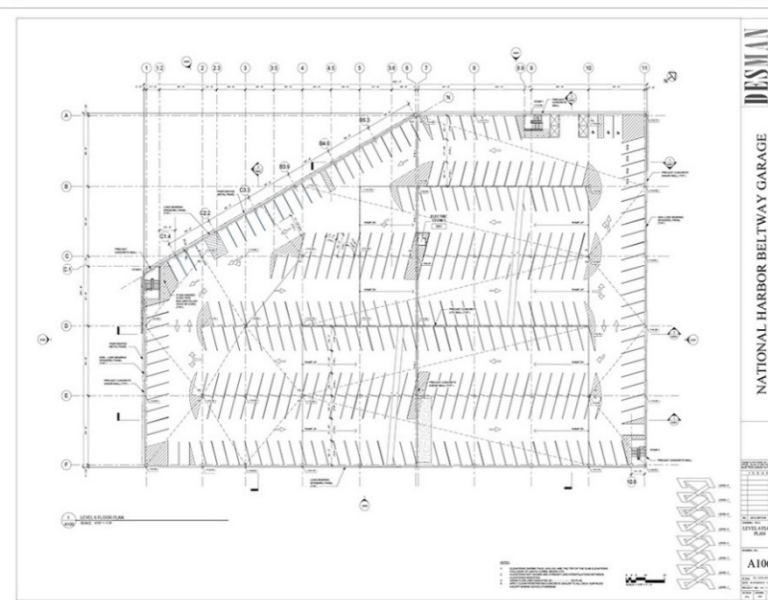
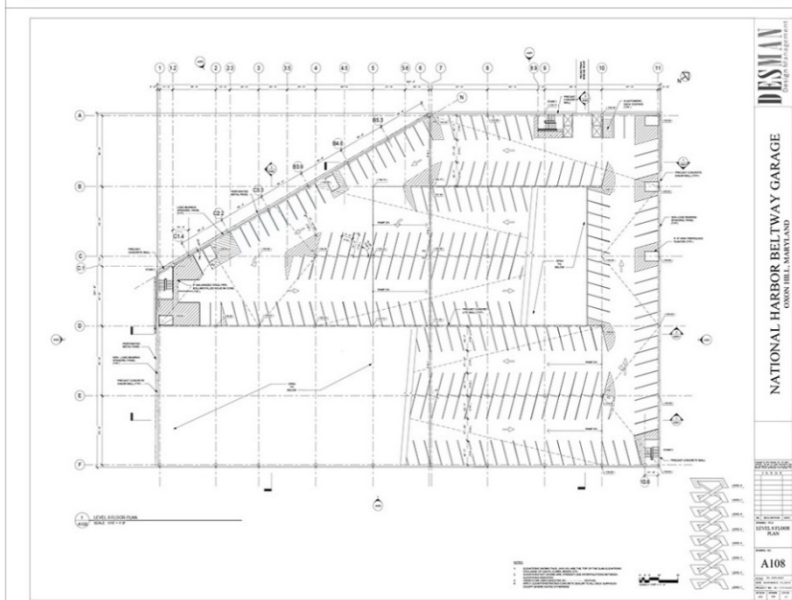
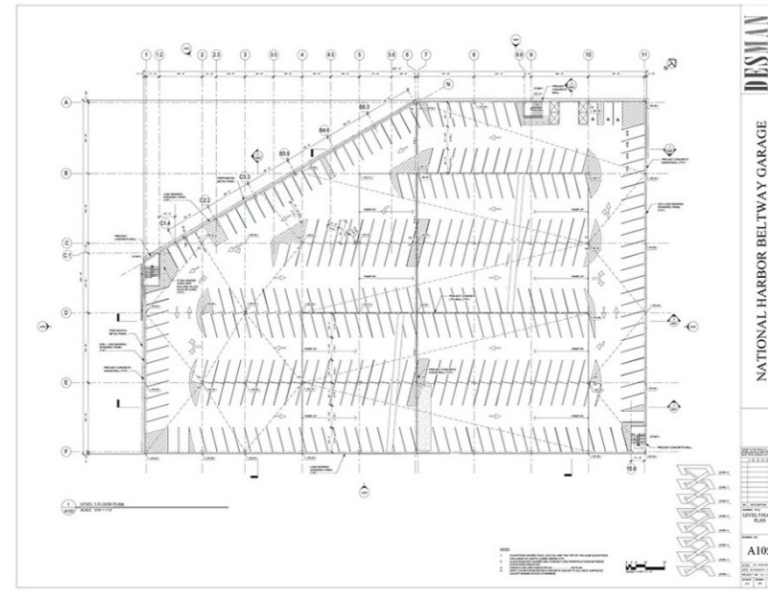
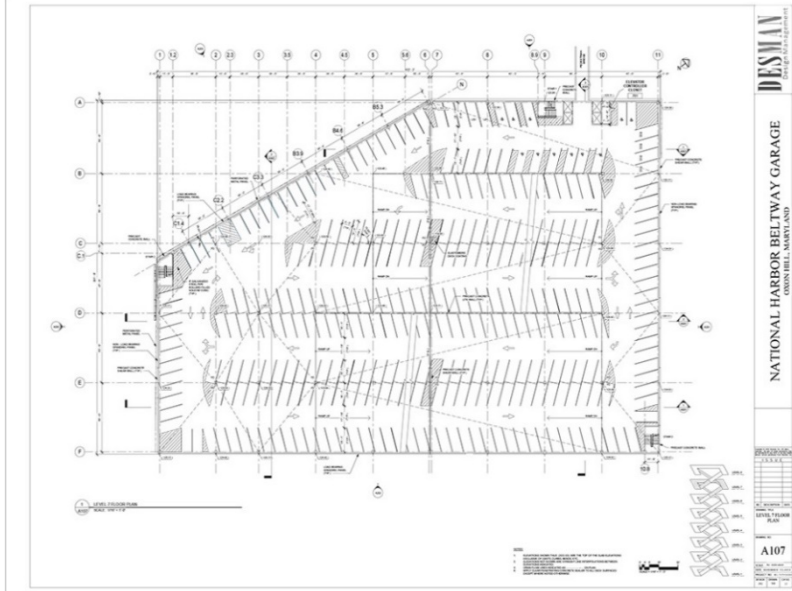
# PROPOSED SIGNAGE



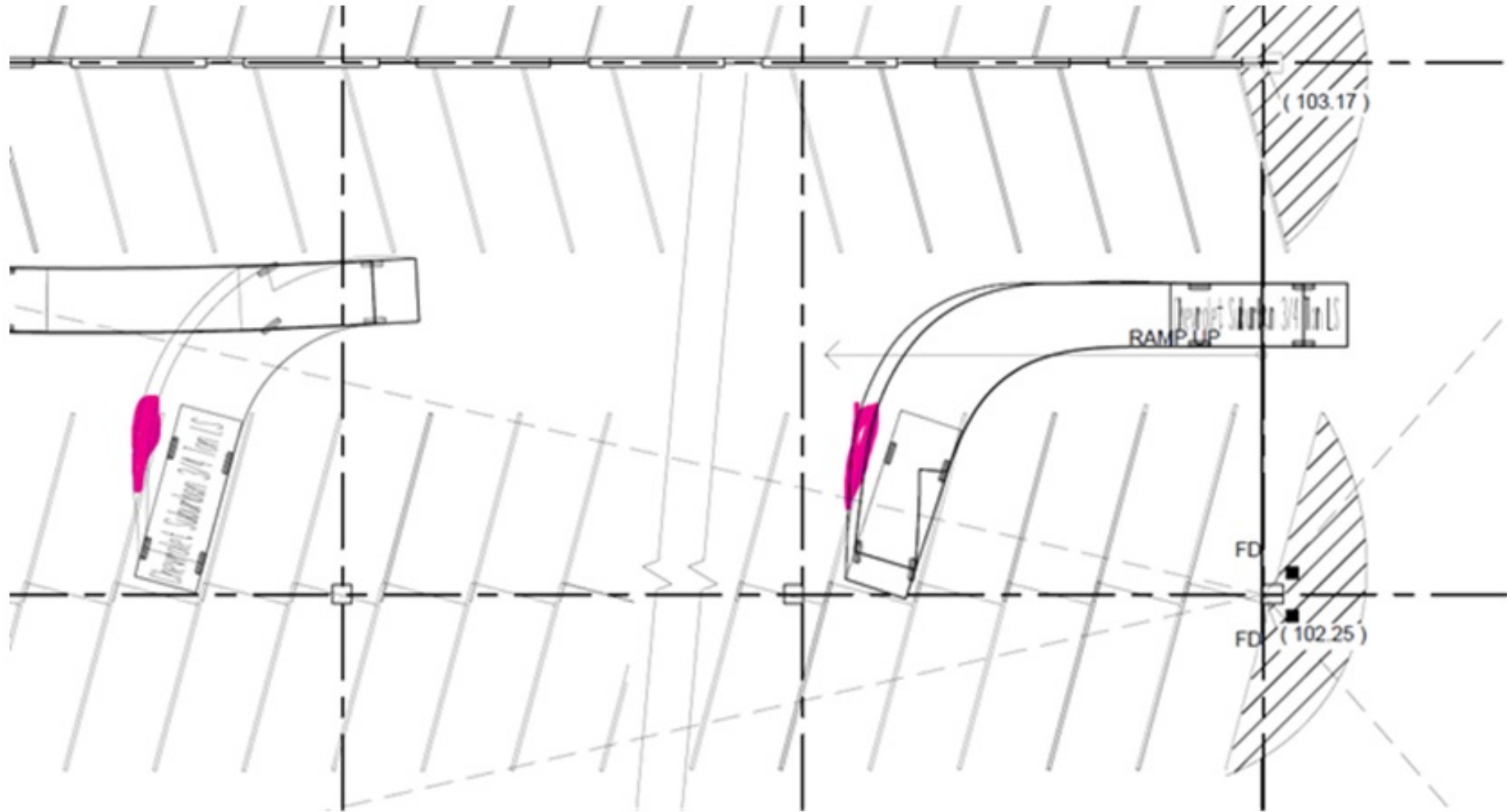
# PARKING CONFIGURATION (LEVELS 1-4)



# PARKING CONFIGURATION (LEVELS 5-8)



# DRIVEWAY - TURNING EXHIBIT



# PHOTOMETRIC PLAN

