



# DEPARTMENT OF PLANNING

## Application / Petition Form & Statement of Financial Interest

### Department Use

Case #	
Meeting Date	
Total Fee	
Received By/Date	24-0528 10/17/2024

**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Site Development Plan Review

**Project Address** (Location) Parcel Number: 139-28-702-001, Phase 1 - NW corner of H Street and McWilliams

**Project Name** Marble Manor Phase 1 **Proposed Use** Mixed use

**Assessor's Parcel #(s)** 139-28-702-001 **Ward #** 5

**General Plan:** Existing \_\_\_\_\_ Proposed \_\_\_\_\_ **Zoning:** Existing T4-N Proposed T4-N

**Additional Information** This is part of the CNI grant for the replacement of Marble Manor. This is Phase 1 of 5 total phases over the span of eight (8) years.

**Property Owner** Southern Nevada Regional Housing Authority

**Contact** Frank Stafford

**Address** 340 N 11th St

**City** Las Vegas **State** NV **Zip** 89101

**E-mail** fstafford@snvrha.org

**Phone** 702-477-3157

**Applicant** KME Architects

**Contact** Eric Gross

**Address** 5195 S. Durango Dr, Suite 103

**City** Las Vegas **State** NV **Zip** 89113

**E-mail** eric@kmearchitects.com

**Phone** 702-888-2088

**Representative** KME Architects

**Contact** Eric Gross

**Address** 5195 S. Durango Dr, Suite 103

**City** Las Vegas **State** NV **Zip** 89113

**E-mail** eric@kmearchitects.com

**Phone** 702-888-2088

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

☐ Yes

☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** \_\_\_\_\_

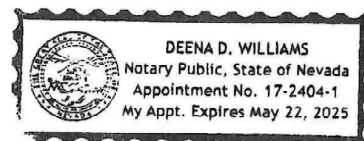
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Lewis Jordan

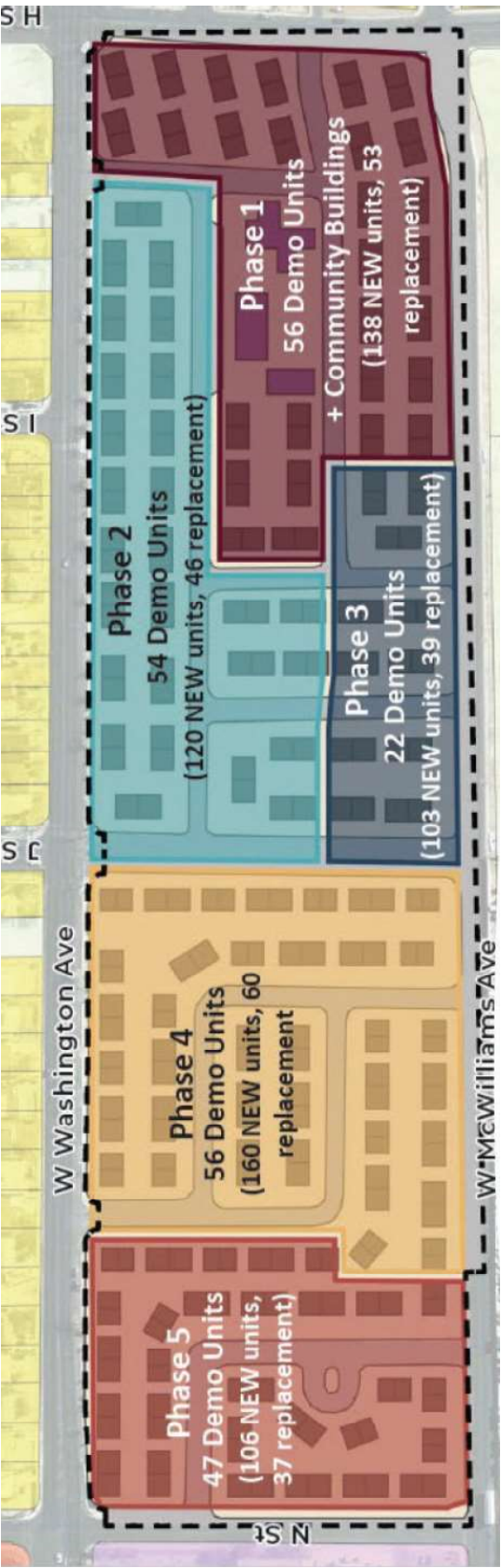
Subscribed and sworn before me

This 14 day of Oct., 2024

Notary Public in and for said County and State

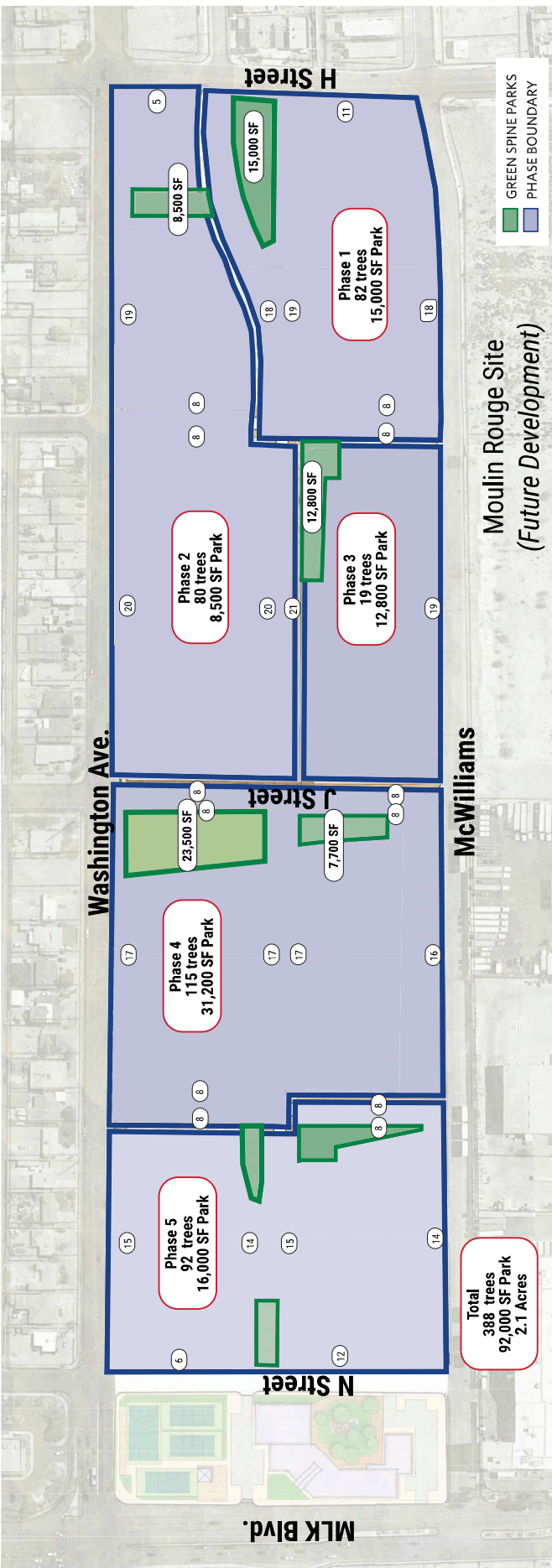


PHASES	Construction Start Date	Construction Completion Date	PH-Only CN Replacement Units	PH-LIHTC CN Replacement Units
DEMOLITION	# Units	Start Date	Finish Date	Phase of Housing *
Phase 1	56	Q2 2025	Q3 2025	Phase 1
Phase 2	54	Q4 2025	Q1 2026	Phase 2
Phase 3	22	Q3 2027	Q4 2027	Phase 3
Phase 4	56	Q4 2028	Q1 2029	Phase 4
Phase 5	47	Q1 2030	Q2 2030	Phase 5
<b>TOTAL UNITS DEMOLISHED</b>	<b>235</b>			



24-0528  
11/19/2024

January 10, 2024



**Outdoor Community Spaces - From the Transformation Plan**

- Amphitheater/Performance Space
- Market Plaza (for festivals, food trucks, farmer's markets, etc.)
- Splash Pad/Water Feature
- Larger playground
- Public art & place-making

**Construction Estimates by Phase**

- Phase 1 2025-2026 \$600,000
- Phase 2 2026-2027 \$400,000
- Phase 3 2027-2029 \$500,000
- Phase 4 2029-2030 \$1,500,000
- Phase 5 2030-2032 \$600,000

24-0528  
11/19/2024

**GREEN SPINE PARKS & AMENITY SPACES | APPROXIMATELY 2 ACRES**

MARBLE MANOR / LAS VEGAS, NEVADA / JANUARY 2024 / BRINSHORE



# CONSTRUCTION PHASING



Fig 4. Sequencing of Phases (Construction)

	Units	Included Amenities
Phase 1	138	On-site Commercial, Green Spine Amenity
Phase 2a	40	Early Learning Center, Green Spine Amenity
Phase 2b	80	Green Spine Amenity
Phase 3	103	The Heart at J Street, On-site Commercial
Phase 4a	103	Green Spine Amenity
Phase 4b	57	Green Spine Amenity
Phase 5	106	Green Spine Amenity
Total	627	

24-0528  
11/19/2024





A1 SITE PLAN  
1"=50'-0"



B1 VICINITY PLAN  
1"=100'-0"

PROJECT SUMMARY

PROPERTY SIZE +/-143,400 SQFT  
LOT COVERAGE +/-39.5%  
DENSITY (UNITS PER ACRE) +/-42 UNITS PER ACRE  
DISCLAIMER: PROPERTY SIZES, AREAS, DIMENSIONS, ETC., ARE APPROXIMATE. THE EXACT SIZES, AREAS, DIMENSIONS, ETC., WILL BE COMPLETED AT A LATER DATE.

PARKING	
SURFACE PARKING:	92
STREET PARKING:	83
STANDARD:	83
PRIVATE STREET PARKING:	34
(1ST STREET & MORGAN AVE)	
ADA PARKING:	2
STANDARD:	32
TOTAL PARKING PROVIDED	126
REQUIRED RANGE	117-204
PUBLIC STREET PARKING	23
(2ND STREET & MCWILLIAMS AVE)	
STANDARD:	21
TOTAL PARKING WITH PUBLIC	149
MULTI-STORY BUILDING - 82 DWELLING UNITS	
1-BED: 31 UNITS	
2-BED: 40 UNITS	
3-BED: 10 UNITS	

2/2.5-STORY FLEX-LOW-RISE BUILDINGS - 24 DWELLING UNITS

1-BED: 12 UNITS
2-BED: 8 UNITS
3-BED: 4 UNITS

2/2.5-STORY FLEX-LOW-RISE BUILDINGS - 3 DWELLING UNITS

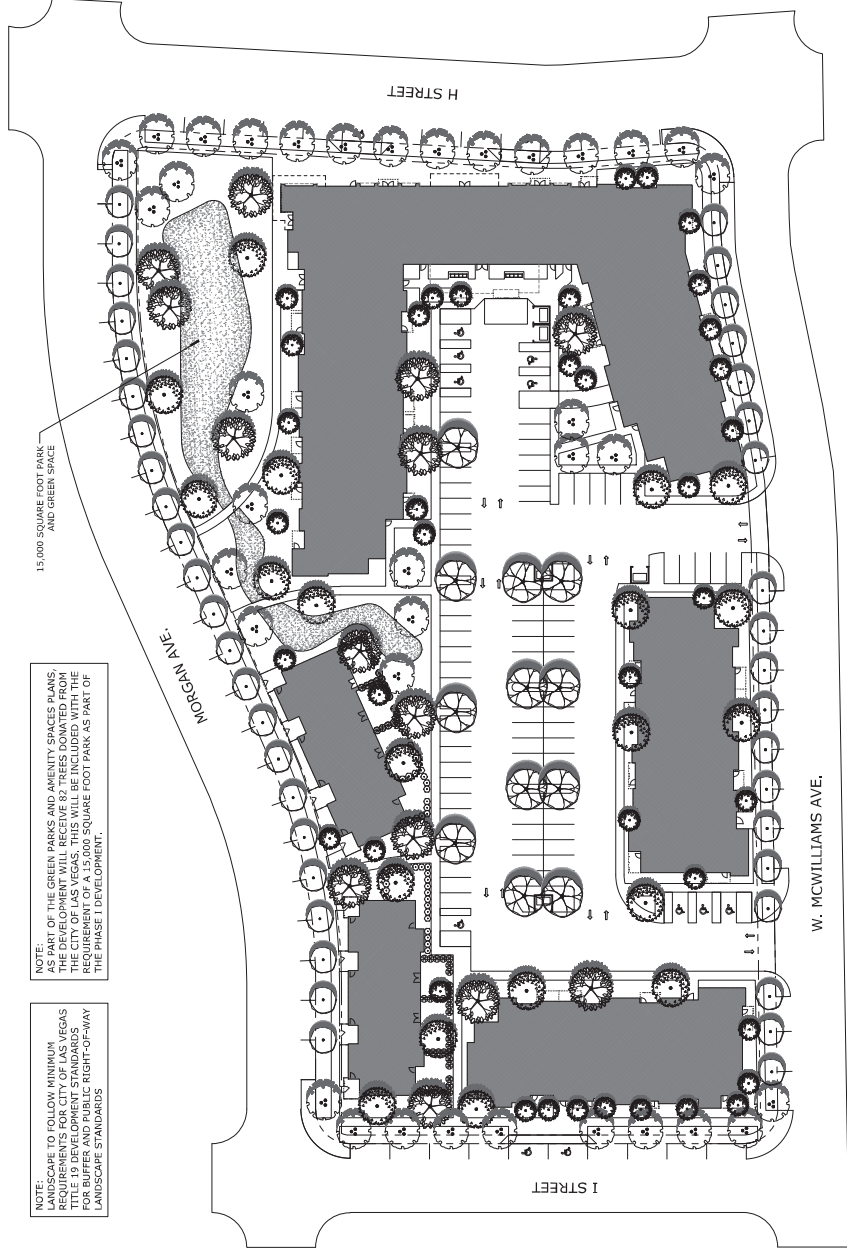
3-BED: 4 UNIT
4-BED: 3 UNIT
5-BED: 1 UNIT

RE: LANDSCAPE PLAN FOR CITY REQUIRED LANDSCAPE

NOTE:  
LANDSCAPE TO FOLLOW MINIMUM  
REQUIREMENTS FOR CITY OF LAS VEGAS  
LANDSCAPE STANDARDS. THE DEVELOPMENT  
WILL RECEIVE 82 TREES DONATED FROM  
THE CITY OF LAS VEGAS AS PART OF THE  
REQUIREMENT OF A 15,000 SQUARE FOOT PARK AS PART OF  
THE PHASE I DEVELOPMENT.

NOTE:  
AS PART OF THE GREEN PARKS AND AMENITY SPACES PLANS,  
THE DEVELOPMENT WILL RECEIVE 82 TREES DONATED FROM  
THE CITY OF LAS VEGAS AS PART OF THE REQUIREMENT OF A  
15,000 SQUARE FOOT PARK AS PART OF THE PHASE I DEVELOPMENT.

15,000 SQUARE FOOT PARK  
AND GREEN SPACE



#### PLANTING NOTES

- CONTRACTOR IS RESPONSIBLE TO VERIFY ALL NEW AND SALVAGED PLANT QUANTITIES. THE PLANT SCHEDULE IS INTENDED AS A REFERENCE ONLY.
- LANDSCAPE ARCHITECT IS TO APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION WITH PRIOR NOTICE OF 48 HOURS.
- PLANT MATERIAL IS TO HAVE IDENTIFICATION TAGS ON 10% OF THE TOTAL QUANTITY OF EACH SPECIES, SHOWING GENUS, SPECIES, VARIETY, ETC.
- CONTRACTOR TO PROVIDE MATCHING SIZES AND FORMS OF LIME SHRUB SPECIES AS SHOWN ON DRAWINGS.
- CONTRACTOR TO PROVIDE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES, WALLS AND ON ALL SIDEWALKS ACCORDING TO ALL CODES, REGULATIONS, AND
- CONTRACTOR TO INSTALL ROOT GUARD AT THE PERIMETER EDGE OF WALL, PAVEMENT AND ANY OTHER PLANTING AREAS NOTED ON THE PLANTING PLAN WHERE PLANTS COULD BE WITHIN AN 8' DISTANCE AWAY. CONTRACTOR TO INSTALL ROOT GUARD PER MANUFACTURER'S SPECIFICATIONS AND RECOMMENDATIONS.

#### GROUND COVER NOTES

- DECOMPOSED GRANITE, 4" MINUS MATERIAL, COLOR "TODAYE GOLD", 4" MINIMUM DEPTH FOR MINUS MATERIAL. AREAS LOCATED ON PLAN. PERCENTAGES FOR ROCK INCLUDE: 10% 4" ROCK, 20% 3" ROCK, 20% 2 1/4" ROCK, 40% 1 1/4" MINUS ROCK MATERIAL. CONTRACTOR TO RECEIVE VERIFICATION FROM ROCK SUPPLIER AND PRESENT VERIFICATION TO THE OWNER PRIOR TO ANY CONSTRUCTION.  
WOODSIDE DESIGN:  
TELEPHONE: 724-724-4242  
CONTACT: PETE BATTISTI
- LANDSCAPE BENT BOLLERS, RETAINING WALL BOLLERS AND LANDSCAPE BOLLERS ARE TO BE CALICHE AND BOUND IN SHAPE. COLOR TO MATCH OR COMPLEMENT ROCK GROUND COVER. CONTRACTOR TO SET 1.5' OF ROCK QUARTER INTO FINISH GRADE. BOLLERS TO BE 2' TO 4' IN DIAMETER, SIZED ACCORDING TO THE FOLLOWING:

#### PLANT SCHEDULE

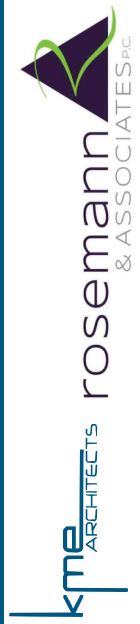
SYMBOL	SCIENTIFIC COMMON NAME	SIZE
	YUCCA AMURENSIS	3" GAL
	YUCCA ALOECOLORATA	3" GAL
	YUCCA ELATA	3" GAL
	YUCCA FILIFERA	3" GAL
	YUCCA GLAUCA	3" GAL
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	YUCCA SCHOTTLANDII	3"

PROJECT SUMMARY	
FLEX LOW-RISE BUILDING - 30 DWELLING UNITS	
1-BED: 31 UNITS	
2-BED: 13 UNITS	
3-BED: 13 UNITS	
FIRST FLOOR - RESIDENTIAL & COMMERCIAL	
1-BED: 6 UNITS	
2-BED: 7 UNITS	
3-BED: 3 UNITS	
TOTAL: 16 UNITS	
4707 SQ. FT. COMMERCIAL SPACE	



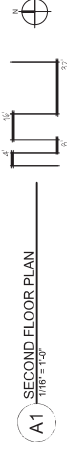
24-0528  
10/17/2024

**MARBLE MANOR**  
MULTI-STORY FIRST FLOOR PLAN



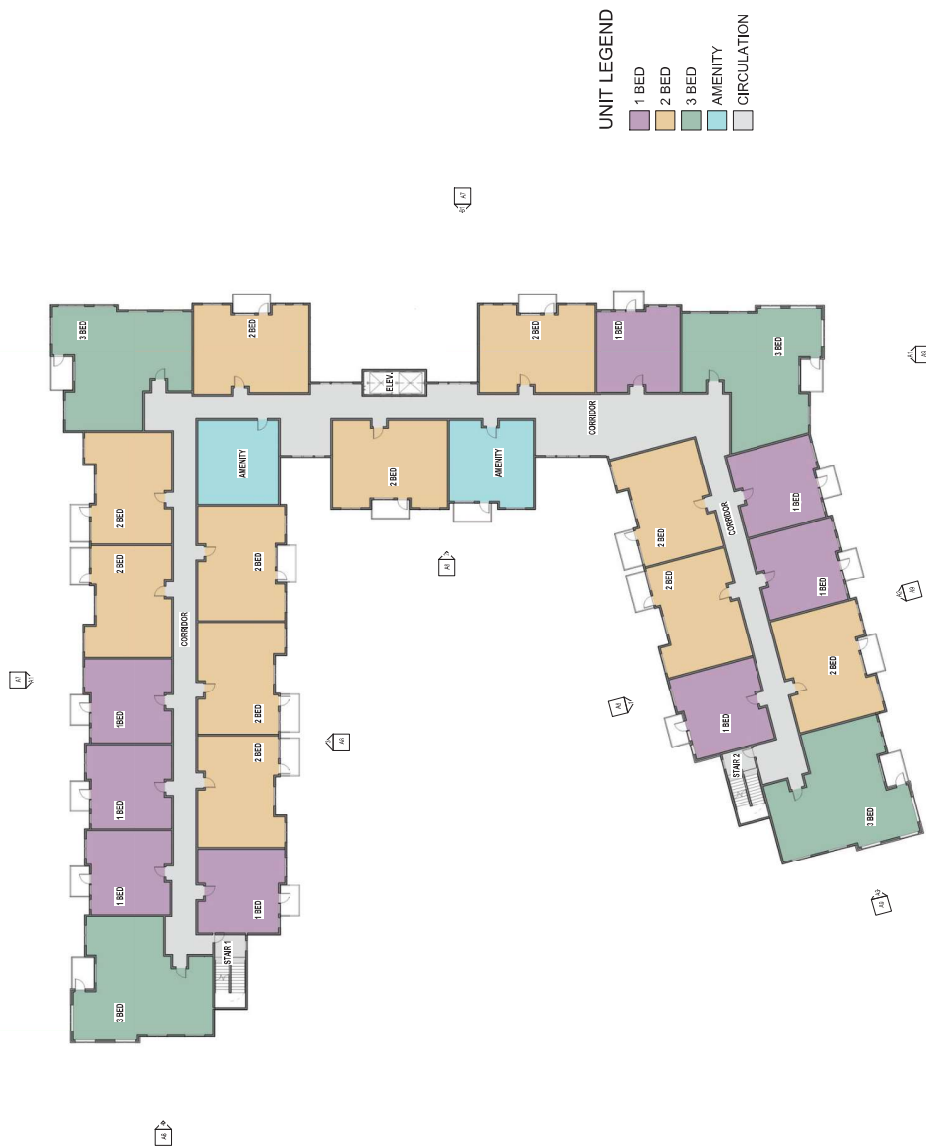


<b>FLEX-LOW-RISE BUILDING - 82 DWELLING UNITS</b>	
1-BED: 31 UNITS	
2-BED: 35 UNITS	
3-BED: 15 UNITS	
<b>SECOND FLOOR - RESIDENTIAL</b>	
1-BED: 9 UNITS	
2-BED: 19 UNITS	
3-BED: 3 UNITS	
<b>TOTAL:</b>	<b>22 UNITS</b>



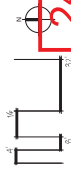
10/17/2024

PROJECT SUMMARY	
FLUXUS ONE BUILDING - 32 DWELLING UNITS	
1-BED: 31 UNITS	
2-BED: 11 UNITS	
3-BED: 13 UNITS	
THIRD FLOOR - RESIDENTIAL	
1-BED: 8 UNITS	
2-BED: 11 UNITS	
3-BED: 1 UNITS	
TOTAL: 22 UNITS	



- UNIT LEGEND
- 1 BED
  - 2 BED
  - 3 BED
  - AMENITY
  - CIRCULATION

24-0528  
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A1 THIRD FLOOR PLAN  
1/8" = 1'-0"

**MARBLE MANOR**  
MULTI-STORY THIRD FLOOR PLAN



PROJECT SUMMARY	
FLUXLOW/STRE BUILDING - 45 DWELLING UNITS	
1-BED: 31 UNITS	
2-BED: 10 UNITS	
3-BED: 13 UNITS	
FOURTH FLOOR - RESIDENTIAL	
1-BED: 8 UNITS	
2-BED: 10 UNITS	
3-BED: 13 UNITS	
TOTAL:	21 UNITS



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A1 FOURTH FLOOR PLAN



**PROJECT SUMMARY**  
3-STORY FLEX-LOW-RISE BUILDINGS -  
24 DWELLING UNITS  
1-BED: 6 UNITS  
2-BED: 12 UNITS  
3-BED: 4 UNITS  
4-BED: 2 UNITS  
THIRD FLOOR - RESIDENTIAL  
1-BED: 2 UNITS  
2-BED: 2 UNITS  
3-BED: 2 UNITS



**UNIT LEGEND**  
1-BED  
2-BED  
3-BED  
4-BED  
CIRCULATION

B2 THIRD FLOOR PLAN  
1/16" = 1'-0"

**PROJECT SUMMARY**  
3-STORY FLEX-LOW-RISE BUILDINGS -  
24 DWELLING UNITS  
1-BED: 6 UNITS  
2-BED: 12 UNITS  
3-BED: 4 UNITS  
4-BED: 2 UNITS  
SECOND FLOOR - RESIDENTIAL  
1-BED: 2 UNITS  
2-BED: 2 UNITS  
3-BED: 2 UNITS  
4-BED: 2 UNITS



**UNIT LEGEND**  
1-BED  
2-BED  
3-BED  
4-BED  
CIRCULATION

B1 SECOND FLOOR PLAN  
1/16" = 1'-0"

**PROJECT SUMMARY**  
3-STORY FLEX-LOW-RISE BUILDINGS -  
24 DWELLING UNITS  
1-BED: 6 UNITS  
2-BED: 12 UNITS  
3-BED: 4 UNITS  
4-BED: 2 UNITS  
FIRST FLOOR - RESIDENTIAL  
1-BED: 2 UNITS  
2-BED: 4 UNITS  
3-BED: 1 UNITS  
4-BED: 1 UNITS



**UNIT LEGEND**  
1-BED  
2-BED  
3-BED  
4-BED  
CIRCULATION

A1 FIRST FLOOR PLAN  
1/16" = 1'-0"

24-0328  
10/17/2024

# MARBLE MANOR - WALK UPS

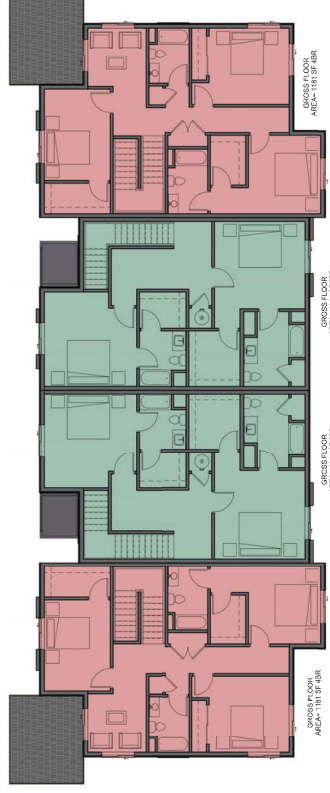
3-STORY FLEX LOW-RISE BUILDING FLOOR PLANS

2 STORY FLEX-LOW  
RISE LEGEND

3 BEDROOM	2400 SF
4 BEDROOM	2356 SF
5 BEDROOM	2400 SF



1 OVERALL FLOOR PLAN - FIRST FLOOR T1  
SCALE: 1/8" = 1'-0"



2 OVERALL FLOOR PLAN - SECOND FLOOR T1  
SCALE: 1/8" = 1'-0"

24-0528  
10/17/2024

# MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

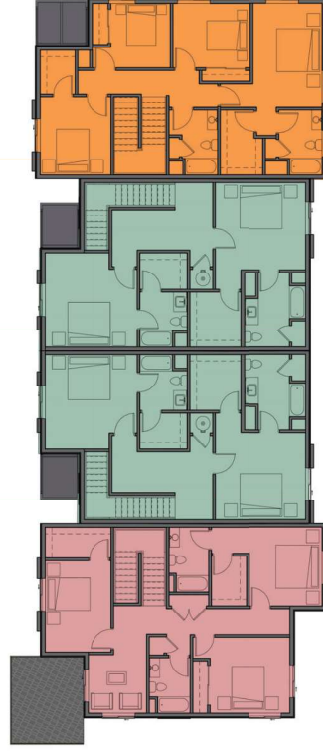
OVERALL FLOOR PLAN - T1

2 STORY FLEX-LOW  
RISE LEGEND

1 BEDROOM	2000 SF
4 BEDROOM	2356 SF
5 BEDROOM	2400 SF



1 OVERALL FLOOR PLAN - FIRST FLOOR T2  
SCALE: 1/8" = 1'-0"



2 OVERALL FLOOR PLAN - SECOND FLOOR T2  
SCALE: 1/8" = 1'-0"

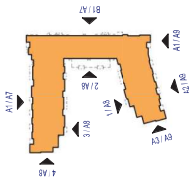
# MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

OVERALL FLOOR PLAN - T2

24-0528  
10/17/2024



MATERIAL LEGEND	
	HORIZONTAL FIBER CEMENT SIDING
	VERTICAL FIBER CEMENT SIDING
	FIBER CEMENT PANEL SIDING
	STUCCO COLOR 1 - HARVEST GOLD
	STUCCO COLOR 2 - WHITE SNOW
	STUCCO COLOR 3 - CARRIAGE GRAY
	BRICK VENEER
	PREFINISHED FIBER TRIM
	PREFINISHED METAL WINDOW



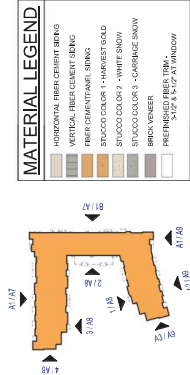
**B1** East Elevation  
3/22' = 1" = 0



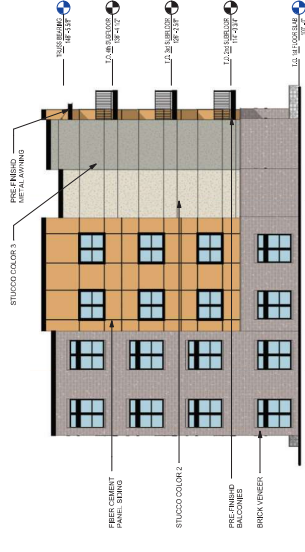
**A1** North Elevation  
3/22' = 1" = 0

**24-0528**  
10/17/2024

**MARBLE MANOR**  
MULTI-STORY ELEVATIONS



MATERIAL LEGEND	
	HORIZONTAL FIBER CEMENT SIDING
	VERTICAL FIBER CEMENT SIDING
	FIBER CEMENT PANEL SIDING
	STUCCO COLOR 1 - HARVEST GOLD
	STUCCO COLOR 2 - WHITE SNOW
	STUCCO COLOR 3 - CARRIAGE GRAY
	BRICK VENEER
	PREFINISHED FIBER TRIM
	PREFINISHED METAL AWNING



4 West Elevation  
33'2" = 1" = 4"



3 South Courtyard Elevation  
33'2" = 1" = 4"



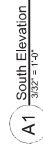
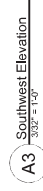
2 West Courtyard Elevation  
33'2" = 1" = 4"



1 Northwest Courtyard Elevation  
33'2" = 1" = 4"

24-0528  
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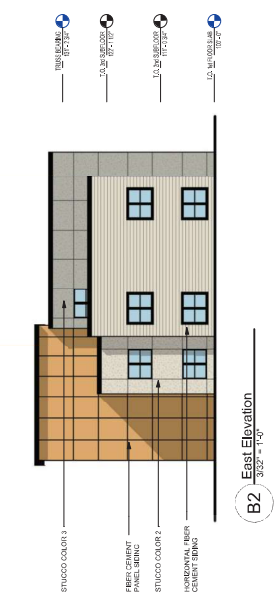
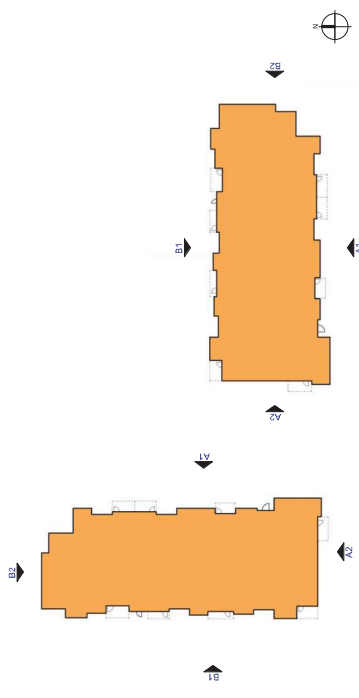
**MARBLE MANOR**  
MULTI-STORY ELEVATIONS



**MARBLE MANOR**  
MULTI-STORY ELEVATIONS



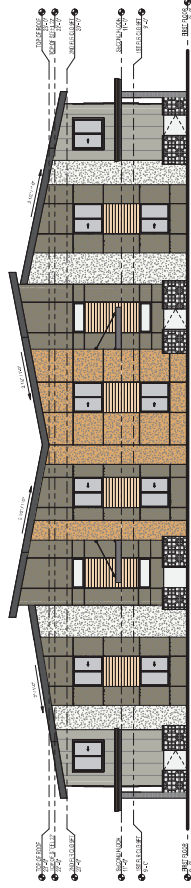
MATERIAL LEGEND	
	HORIZONTAL FIBER CEMENT SIDING
	VERTICAL FIBER CEMENT SIDING
	FIBER CEMENT PANEL SIDING
	STUCCO COLOR 1 - HARVEST GOLD
	STUCCO COLOR 2 - WHITE SNOW
	STUCCO COLOR 3 - CAMBRAGE SNOW
	BRICK VENEER
	PREFINISHED FIBER TRIM - 3/4\"/>



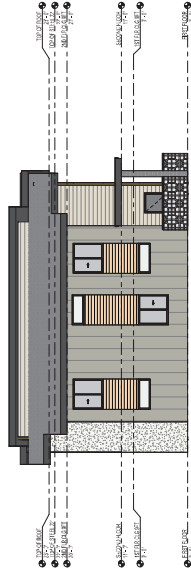
24-0528  
10/17/2024

# MARBLE MANOR - WALK UPS

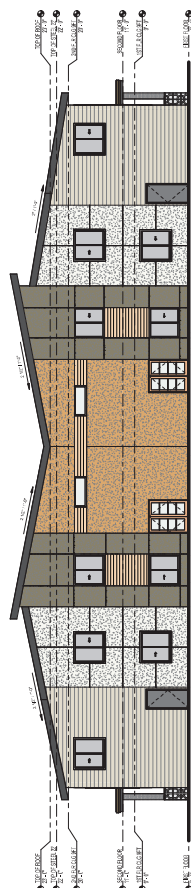
## 3-STORY FLEX LOW-RISE BUILDING ELEVATIONS



1 T1 NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 T1 EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 T1 SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

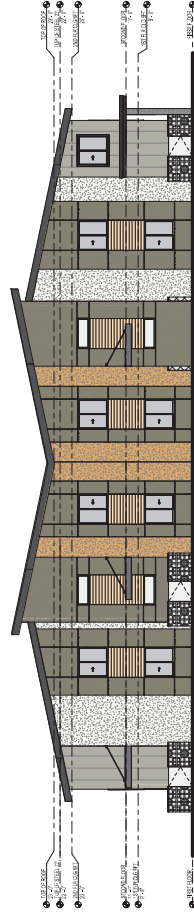


4 T1 WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

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## MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

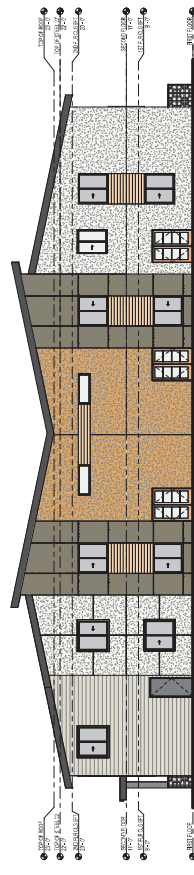
T1 EXTERIOR ELEVATIONS



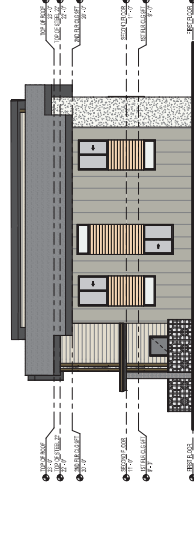
1 T2 NORTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



3 T2 EAST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



2 T2 SOUTH EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"



4 T2 WEST EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

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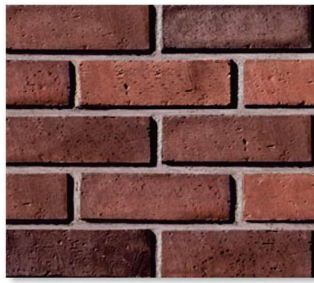
## MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

### T2 EXTERIOR ELEVATIONS

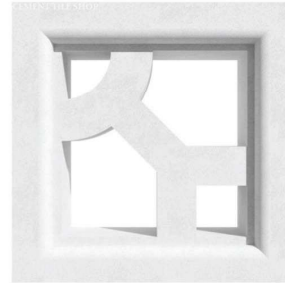
**BRICK VENEER**  
BELDEN BRICK COMPANY  
280-284 SMOOTH - CREAM



**BRICK VENEER ALTERNATE**  
ARIZONA STONE  
WIRECUT BRICK - LA JOLLA BLEND



**CONCRETE BREEZE BLOCK**  
CEMENT TILE SHOP  
BB08-01



**PVC ROOF**  
SARNAFIL  
S327



**ROOF TILES**  
SAXONY 900 SLATE  
STONE MOUNTAIN BLEND



**ROOF TILES ALTERNATE**  
ENVIROSHAKE  
MULTI-TONE CS



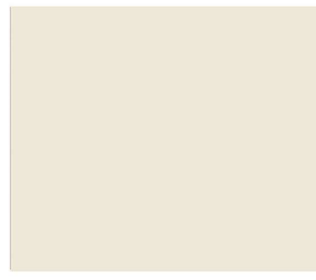
**STUCCO SYSTEM**  
SHERWIN WILLIAMS  
SW-9148 - SMOKY AZURITE



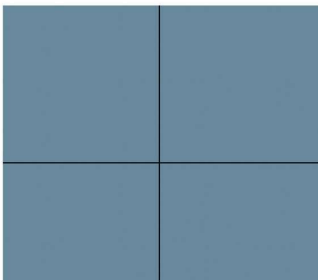
**STUCCO SYSTEM**  
SHERWIN WILLIAMS  
SW-6485 - RAINDROP



**STUCCO SYSTEM**  
SHERWIN WILLIAMS  
SW-6385 - DOVER WHITE



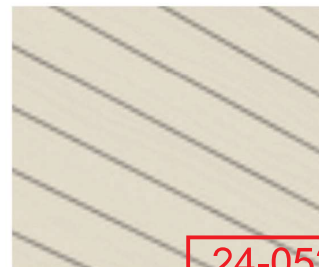
**HARDIE BOARD**  
HARDIE ARCHITECTURAL PANEL  
FINE SAND, PAINTED  
SHERWIN WILLIAMS  
SW-9148 - SMOKY AZURITE



**HARDIE BOARD**  
HARDIE PANEL SIDING  
SMOOTH, MAGNOLIA HOME  
IT'S ABOUT THYME



**HARDIE BOARD**  
PLANKLAP,  
SELECT CEDARMILL, MAGNOLIA HOME  
WEATHERED CLIFFS



24-0528

ALL ITEMS SUBJECT TO AVAILABILITY PRODUCT OR  
MANUFACTURER SUBSTITUTIONS FOR SIMILAR VISUAL,  
TEXTURE AND PERFORMANCE MAY BE USED.

Marble Manor  
Phase 1 Color Palette



STUCCO SYSTEM  
SHERWIN WILLIAMS  
SW-2822 - DOWNING SAND



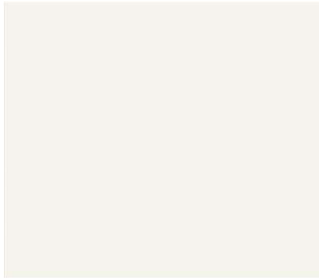
STUCCO SYSTEM  
SHERWIN WILLIAMS  
SW-6621 - EMOTIONAL



STUCCO SYSTEM  
SHERWIN WILLIAMS  
SW-7674 - PEPPERCORN



STUCCO SYSTEM  
SHERWIN WILLIAMS  
SW-9541 - WHITE SNOW



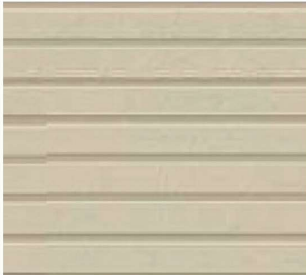
STUCCO SYSTEM  
SHERWIN WILLIAMS  
SW-020 - PEACOCK PLUME



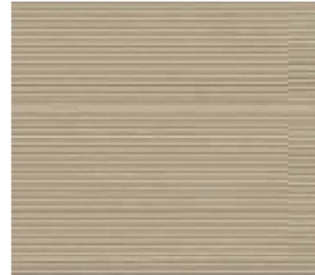
STUCCO SYSTEM  
SHERWIN WILLIAMS  
SW-0075 - HOLIDAY TURQUOISE



HARDIE BOARD  
FIBER CEMENT SIDING  
LIGHT BEIGE



HARDIE BOARD  
FIBER CEMENT SIDING  
LIGHT BROWN



## Marble Manor Phase 1 Color Palette



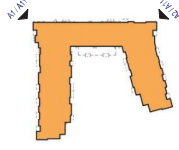
rosemann  
& ASSOCIATES P.C.



ALL ITEMS SUBJECT TO AVAILABILITY, PRODUCT OR  
MANUFACTURER SUBSTITUTIONS FOR SIMILAR VISUAL,  
TEXTURE AND PERFORMANCE MAY BE USED

24-0528





A2 SE CORNER



A1 NE CORNER

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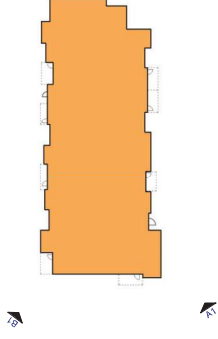
**MARBLE MANOR**  
MULTI-STORY PERSPECTIVES



B1 3-STORY FLEX LOW-RISE NORTHWEST PERSPECTIVE



A1 3-STORY FLEX LOW-RISE SOUTHWEST PERSPECTIVE



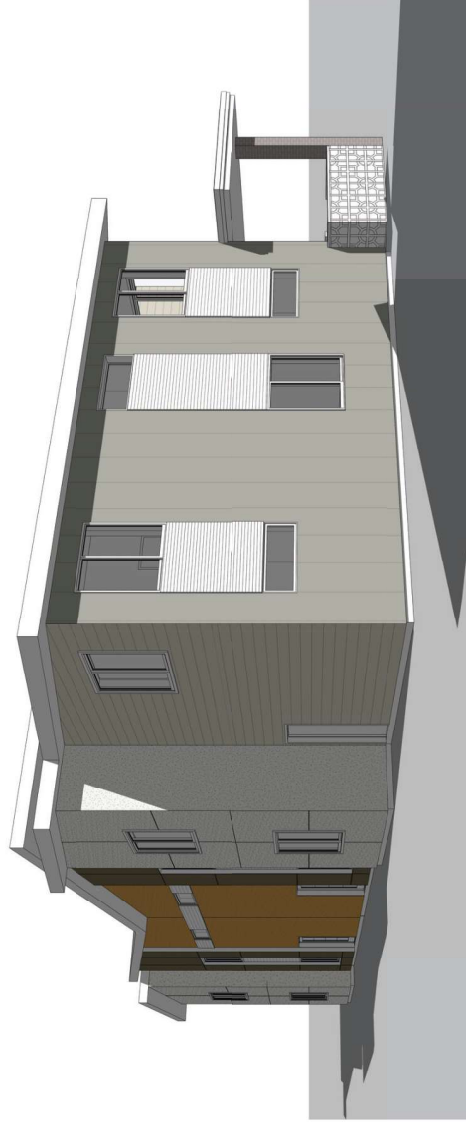
24-0528  
10/17/2024

## MARBLE MANOR - WALK UPS

3-STORY FLEX LOW-RISE BUILDING PERSPECTIVES



② T1 NORTH EAST  
SCALE

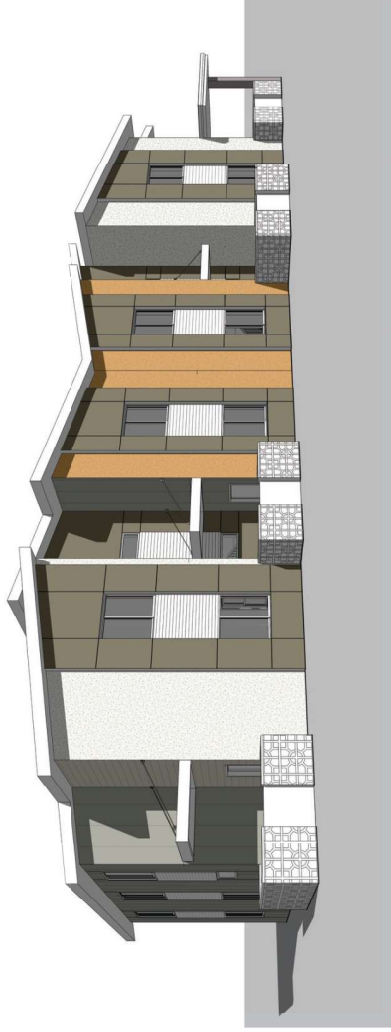


① T1 SOUTHEAST  
SCALE

24-0528  
10/17/2024

## MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

3D VIEWS T1



2 T2 NORTH EAST  
SCALE:



1 T2 SOUTH WEST  
SCALE:

24-0528  
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## MABLE MANOR TWO 2-STORY FLEX-LOW RISE BUILDING

3D VIEWS T2







