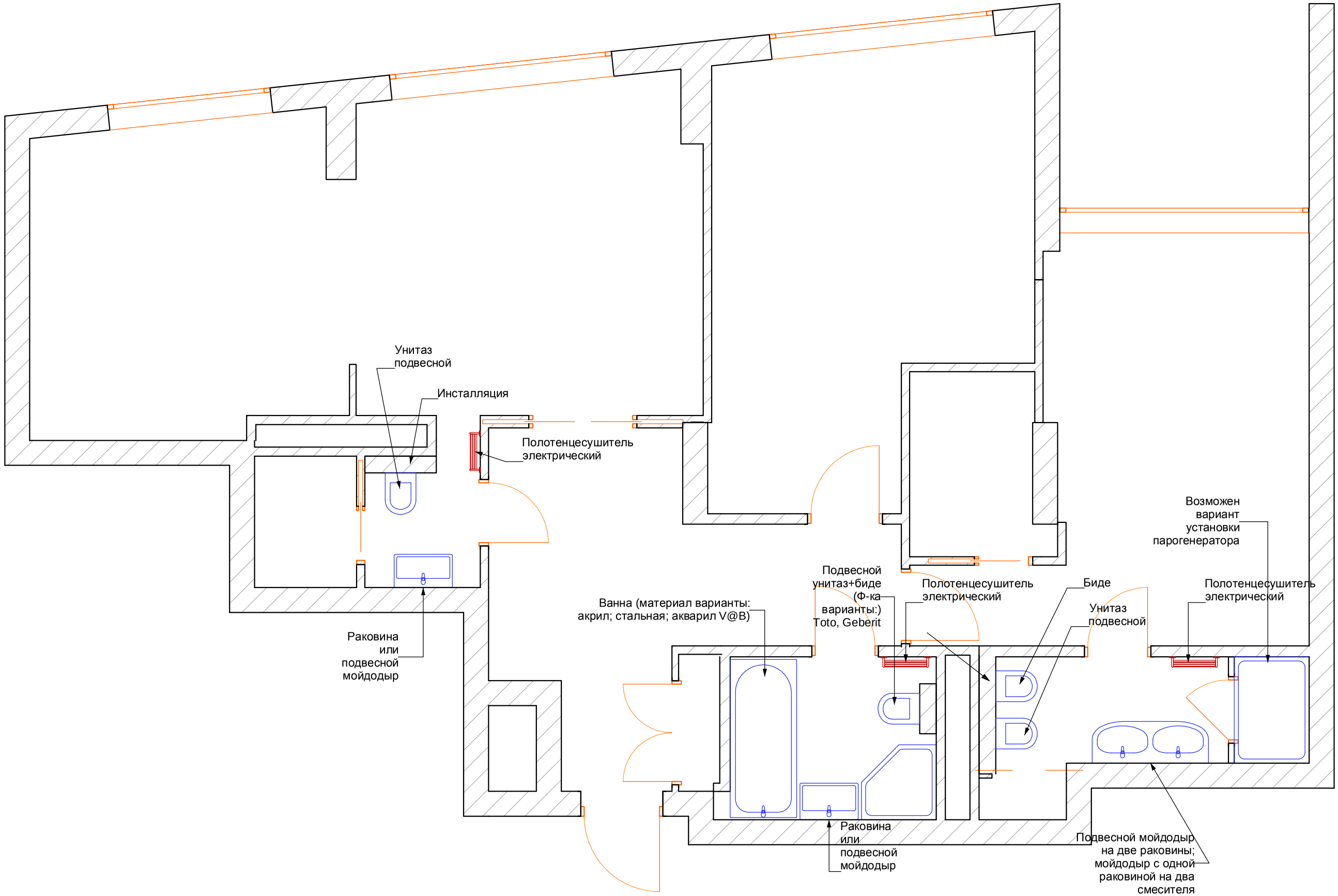план сантехники