

- NOTES:
- ALL CURBING TO BE CONCRETE CURB UNLESS OTHERWISE NOTED AS VERTICAL GRANITE CURBING (VGC) AND MOUNTABLE GRANITE CURBING (MGC).
 - ALL CONCRETE CURBING ADJACENT TO SIDEWALKS TO BE MONOLITHIC AND ALL CONCRETE CURBING ADJACENT TO LANDSCAPED AREAS TO BE PRECAST.
 - REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - PROJECT HAS RECEIVED A SPECIAL PERMIT AND SITE PLAN REVIEW APPROVAL BY THE CITY OF SOMERVILLE PLANNING BOARD (CASE # PB 2008-07) AND A SPECIAL PERMIT FORM THE ZONING BOARD OF APPEALS (CASE # ZBA 2008-69).

- NOTES:
- REFER TO SHEET NO. C-1 FOR GENERAL NOTES AND LEGEND.
 - DIMENSIONS ARE TO EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - CONTRACTOR SHALL PROVIDE HANDICAP RAMPS AT ALL PLACES WHERE SIDEWALK TERMINATES INTO PAVEMENT.
 - VERTICAL GRANITE CURB SHALL BE USED ON ALL ISLANDS.
 - ALL STRIPING, PAVEMENT MARKINGS, AND RPM'S SHALL BE IN ACCORDANCE WITH MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

BOUNDARY CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH-BRG.	CH-DIST.
C1	115.04'	3035.460	2.1828	57.83	S29°59'03.64"E	176.83
C2	26.678'	1951.330	0.7833	13.34	N63°00'04.01"W	26.88

MAXPAC SQUARE
SOMERVILLE, MA



CONSULTANT



10 JUNE, 2011
CONFORMED SET

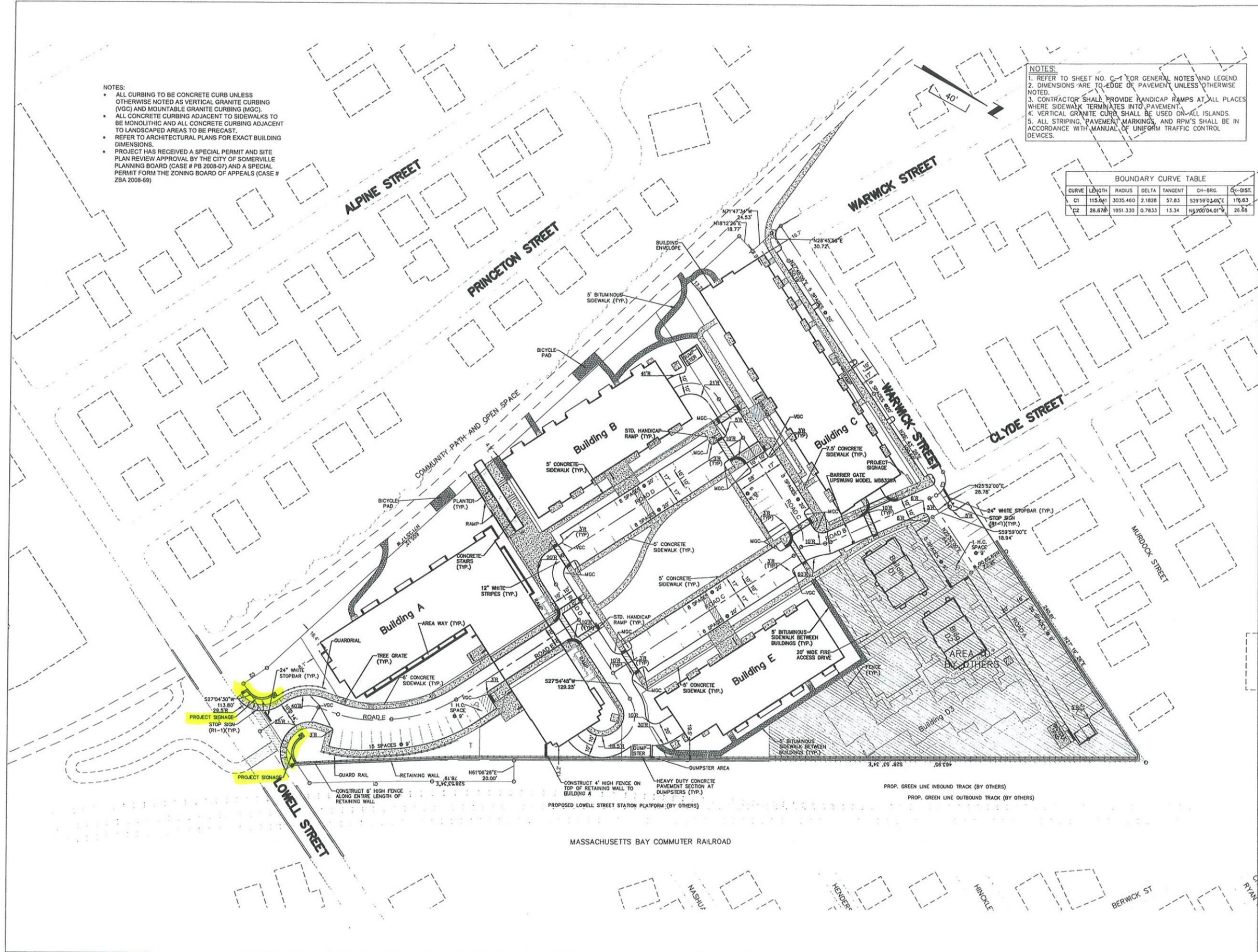
MARK	DATE	DESCRIPTION
	6/10/2011	CONFORMED SET
	3/25/2011	100% CONSTRUCT DOCS
	12/3/2010	Modifications per City
	11/15/2010	ARCH PRICING SET

PROJECT NO.: 201027
DRAWN BY:
CHECKED BY:

SHEET TITLE

PROPOSED LAYOUT PLAN

C-3

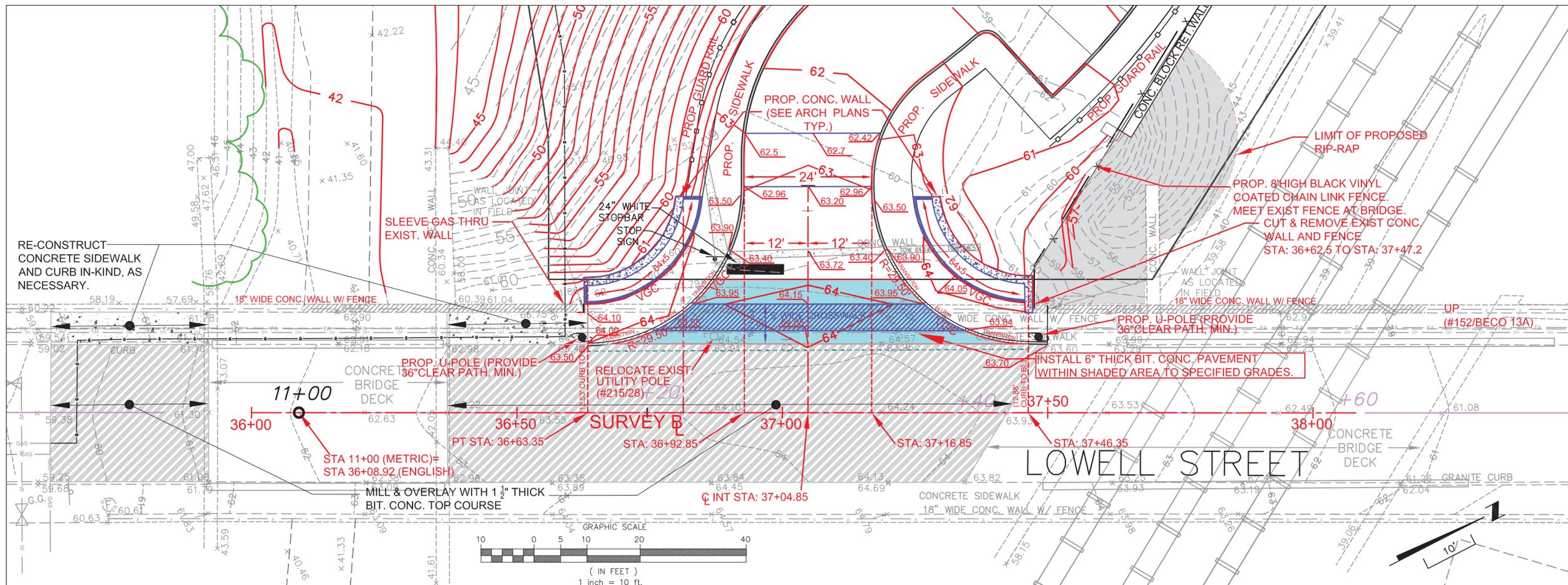


11/8/2010 10:15 PM

MAXPAC SQUARE

SOMERVILLE, MA

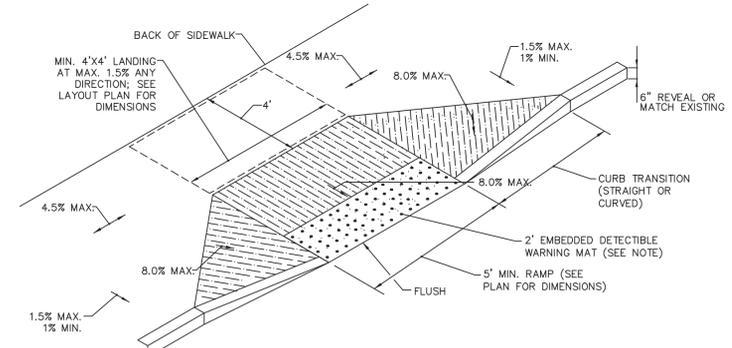
POLARIS
Consultants LLC
www.polariscon.com Quincy, MA



LEGEND

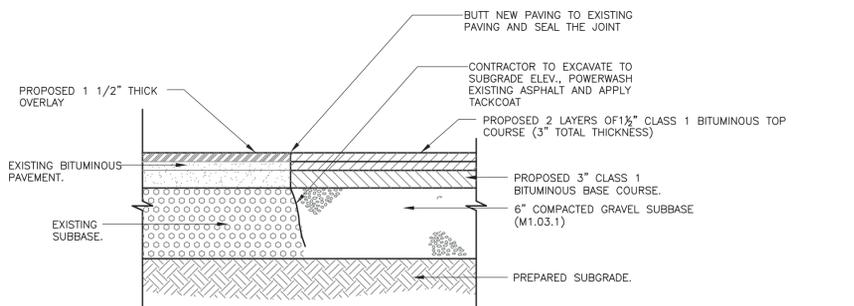
- DRAIN LINE/MANHOLE
- ROOF DRAIN
- CATCH BASIN
- AREA DRAIN
- TRENCH DRAIN
- WATER QUALITY INLET
- CLEANOUT
- SUBSURFACE INFILTRATION CHAMBERS
- HIGH POINT
- LOW POINT
- TOP OF CURB
- TOP OF STEP
- BOTTOM OF STEP
- TOP OF WALL
- BOTTOM OF WALL
- TOP OF FENCE
- PITCH AND % OF SLOPE
- MINOR CONTOUR
- MAJOR CONTOUR
- EXISTING SPOT ELEVATION
- SPOT ELEVATION

- NOTES:**
- SEE PLANS FOR CURB TYPE.
 - THE MAXIMUM ALLOWABLE SIDEWALK AND CURB RAMP CROSS SLOPES SHALL BE 2.0% (1% MIN.).
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE EXCLUDING CURB RAMPS SHALL BE 5.0%.
 - THE MAXIMUM ALLOWABLE SLOPE OF ACCESSIBLE ROUTE CURB RAMPS SHALL BE 7.5%.
 - GRADE BASE OF RAMP TO PREVENT PONDING.
 - OMIT CURBING AT RAMPS WHERE IT ABUTS ACCESS DRIVE.
 - ALL RAMPS SHALL BE CEMENT CONCRETE WITH A TEXTURED AND COLORED NON-SLIP SURFACE (WARNING MAT) CONFORMING TO APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS. ACCESSIBLE RAMP DETECTABLE WARNING MAT SHALL BE AS MANUFACTURED BY "DETECTABLE WARNING SYSTEMS, INC." #866-999-7452, OR APPROVED EQUAL. THE WARNING MAT SYSTEMS SHALL CONFORM TO ALL RELEVANT PROVISIONS OF THE AMERICANS WITH DISABILITIES ACT (ADA) REQUIREMENTS AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD REQUIREMENTS, WHICHEVER IS STRICTER. THE SYSTEMS SHALL BE AN "EMBEDDED" PERMANENT MAT THAT IS APPLIED AT ACCESSIBLE RAMPS TO AID THE BLIND AND VISUALLY IMPAIRED. THE MAT SHALL INCORPORATE TRUNCATED DOMES POSITIONED TO ADA SPECIFICATIONS.



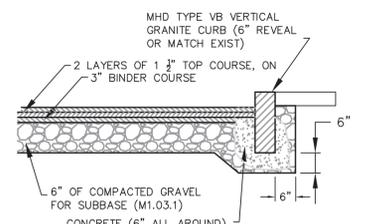
HP RAMP

N.T.S.



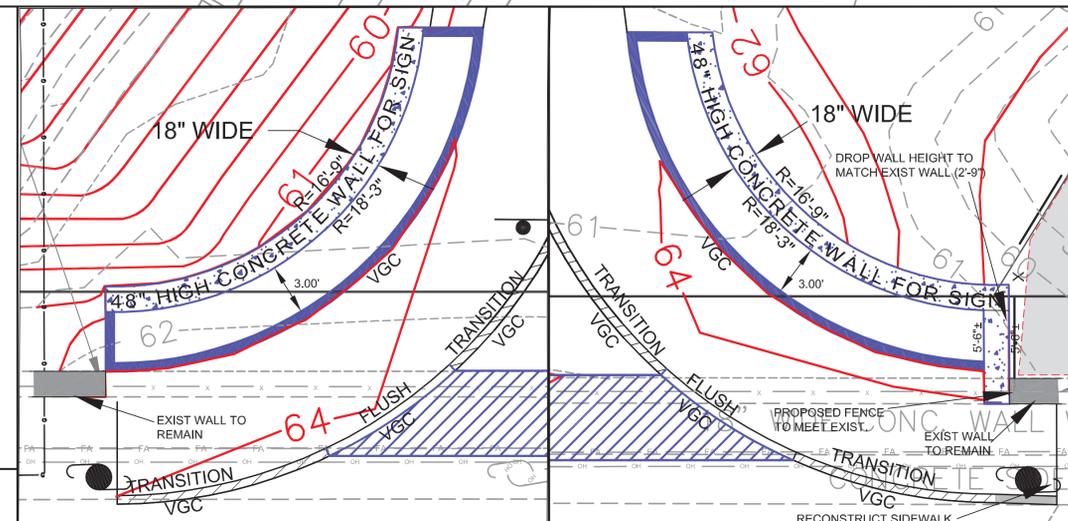
PAVEMENT DETAIL

N.T.S.



GRANITE CURB

N.T.S.



SOUTH SIGN WALL DETAIL

SCALE: 1"=5'

NORTH SIGN WALL DETAIL

SCALE: 1"=5'

- NOTES:**
- CONSTRUCTION OF ACCESS FROM LOWELL STREET SHALL BE IN STRICT CONFORMANCE WITH MASSHIGHWAY PERMIT #4-2006-0302.
 - REFER TO PLANS ENTITLED "MAXPAC SQUARE 56 & 61 CLYDE STREET SOMERVILLE, MA CONFORMED SET" DATED JUNE 10, 2011 FOR COMPLETE DETAILS AND ADDITIONAL INFORMATION.
 - STATIONING IS SHOWN IN ENGLISH UNITS FOR CONSTRUCTION AND HAS BEEN CONVERTED FROM METRIC UNITS. REFER TO PLANS ON FILE AT THE MASSACHUSETTS HIGHWAY DEPT. DISTRICT 4.
 - PROVISIONS SHALL BE MADE FOR THE SAFETY AND PROTECTION OF PEDESTRIAN TRAFFIC DURING THE CONSTRUCTION PERIOD.
 - THE MASS DOT DISTRICT PERMIT ENGINEER OR AN AUTHORIZED REPRESENTATIVE SHALL BE NOTIFIED TWO WORKING DAYS PRIOR TO THE START OF WORK. NO WORK SHALL BE AUTHORIZED WITHOUT SAID NOTIFICATION.
 - THE "AREA CONTACT PERSON" SHALL BE NOTIFIED FORTY-EIGHT HOURS PRIOR TO THE START OF CONSTRUCTION (NOTIFY M-F, 7:30AM TO 4:00PM AT 617-892-3641).
 - THE DRIVE SHALL BE GRADED SO THAT NO WATER SHALL ENTER THE STATE HIGHWAY LAYOUT NOR POND OR COLLECT THEREON, INCLUDING THE ROADWAY.
 - THE CURB SHALL BE PLACED IN CONJUNCTION WITH OR IMMEDIATELY BEFORE THE COMPLETION OF THE DRIVEWAY SURFACING.
 - SIDEWALKS AND WHEELCHAIR RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH 521 CMR RULES AND REGULATIONS OF THE ARCHITECTURAL ACCESS BOARD (AAB) AND AMERICANS WITH DISABILITIES ACT (ADA), (SECTIONS 20.2 AND 21.1), AND THE MASSHIGHWAY WHEELCHAIR RAMP STANDARDS BOOKLET EFFECTIVE 10/8/97, AND THE CONSTRUCTION AND TRAFFIC STANDARDS DETAILS, 1996 METRIC EDITION AS REVISED.
 - ALL WORK SHALL BE IN COMPLIANCE WITH THE 1988 EDITION OF THE "MASSACHUSETTS HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS FOR HIGHWAYS AND BRIDGES", AND SUPPLEMENTAL SPECIFICATIONS DATED DECEMBER 11, 2002.
 - NO EQUIPMENT, TRUCKS, ETC. SHALL OCCUPY ANY PART OF THE TRAVELED WAY EXCEPT BETWEEN THE HOURS OF 9:00AM AND 3:00PM.
 - NO WORK SHALL BE DONE ON SATURDAYS, SUNDAYS OR HOLIDAYS.
 - UNIFORMED POLICE OFFICERS SHALL BE IN ATTENDANCE AT ALL TIMES WORK IS BEING PERFORMED UNDER THE MHD PERMIT.

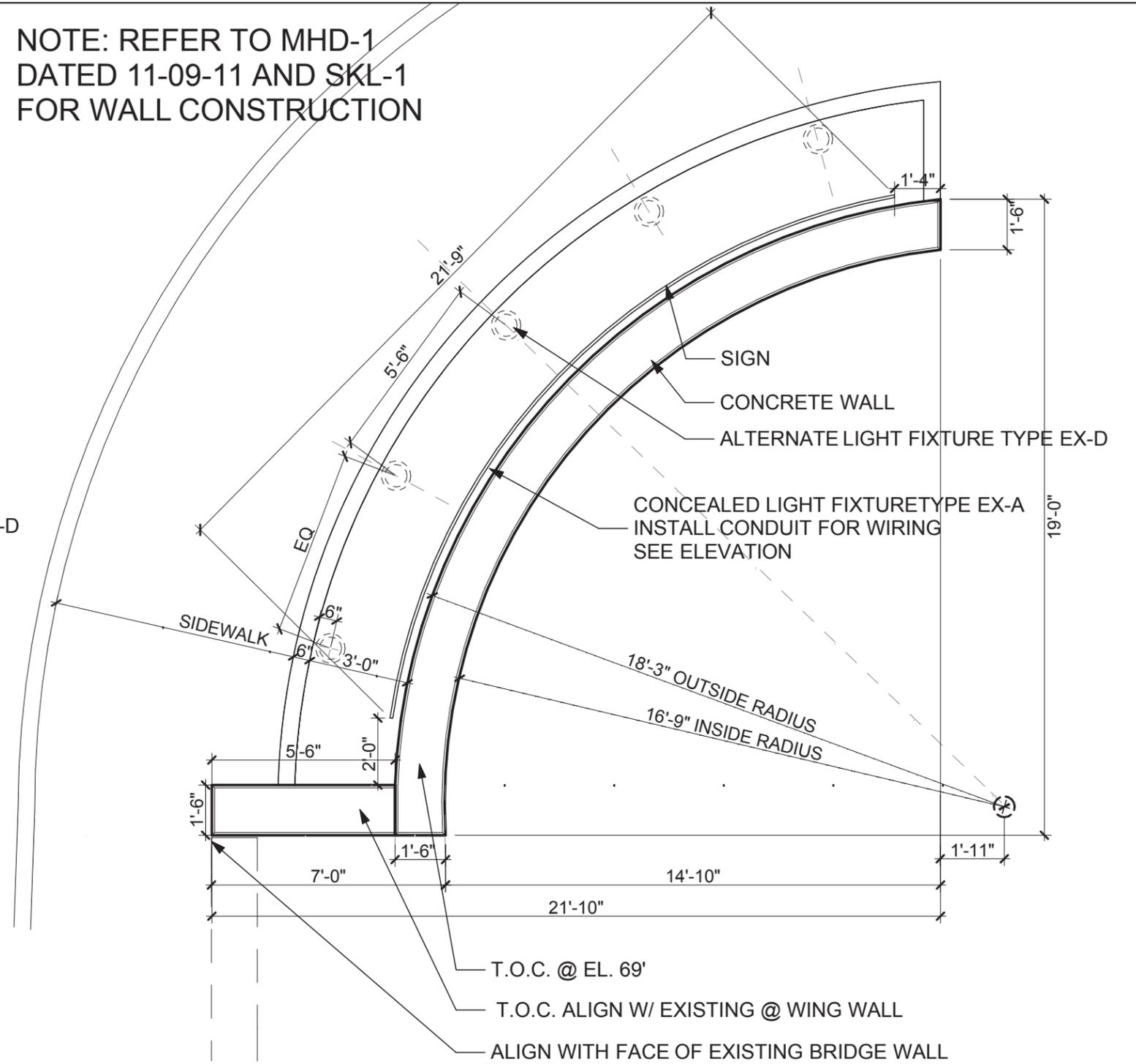
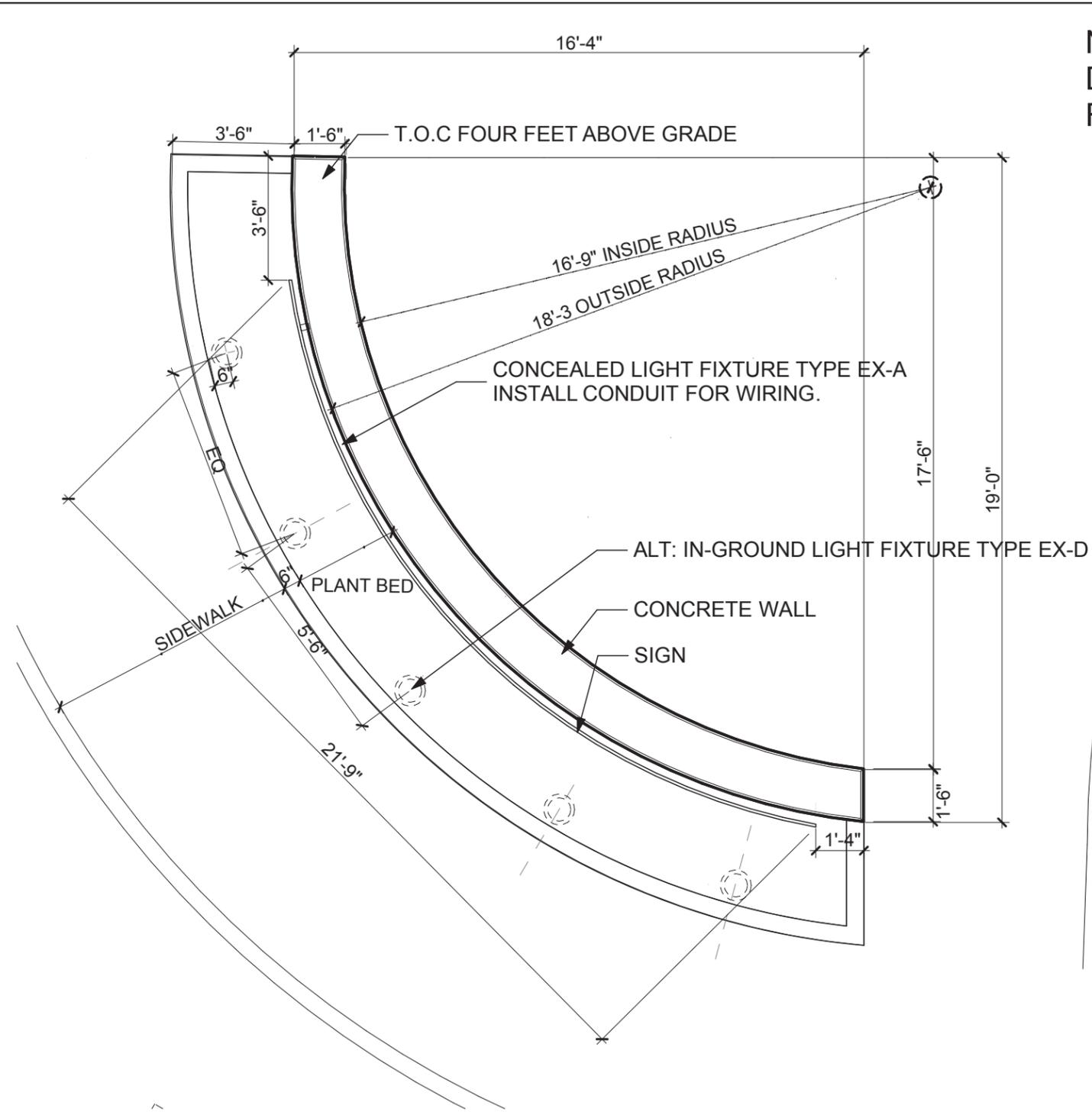
MARK	DATE	DESCRIPTION

PROJECT NO.: 201027
DRAWN BY: CAH
CHECKED BY: PAM
DATE: 11-09-11

SHEET TITLE
LOWELL STREET DRIVEWAY ACCESS PLAN

MHD-1

NOTE: REFER TO MHD-1
DATED 11-09-11 AND SKL-1
FOR WALL CONSTRUCTION



2 SITE SIGN SOUTH - PLAN
SCALE: 1/4" = 1'-0"

1 SITE SIGN NORTH - PLAN
SCALE: 1/4" = 1'-0"

SITE ENTRY SIGNAGE

Maxwell's Green
Somerville, MA

Reference Drawing:

C-3, C-6.1

Attachment To:

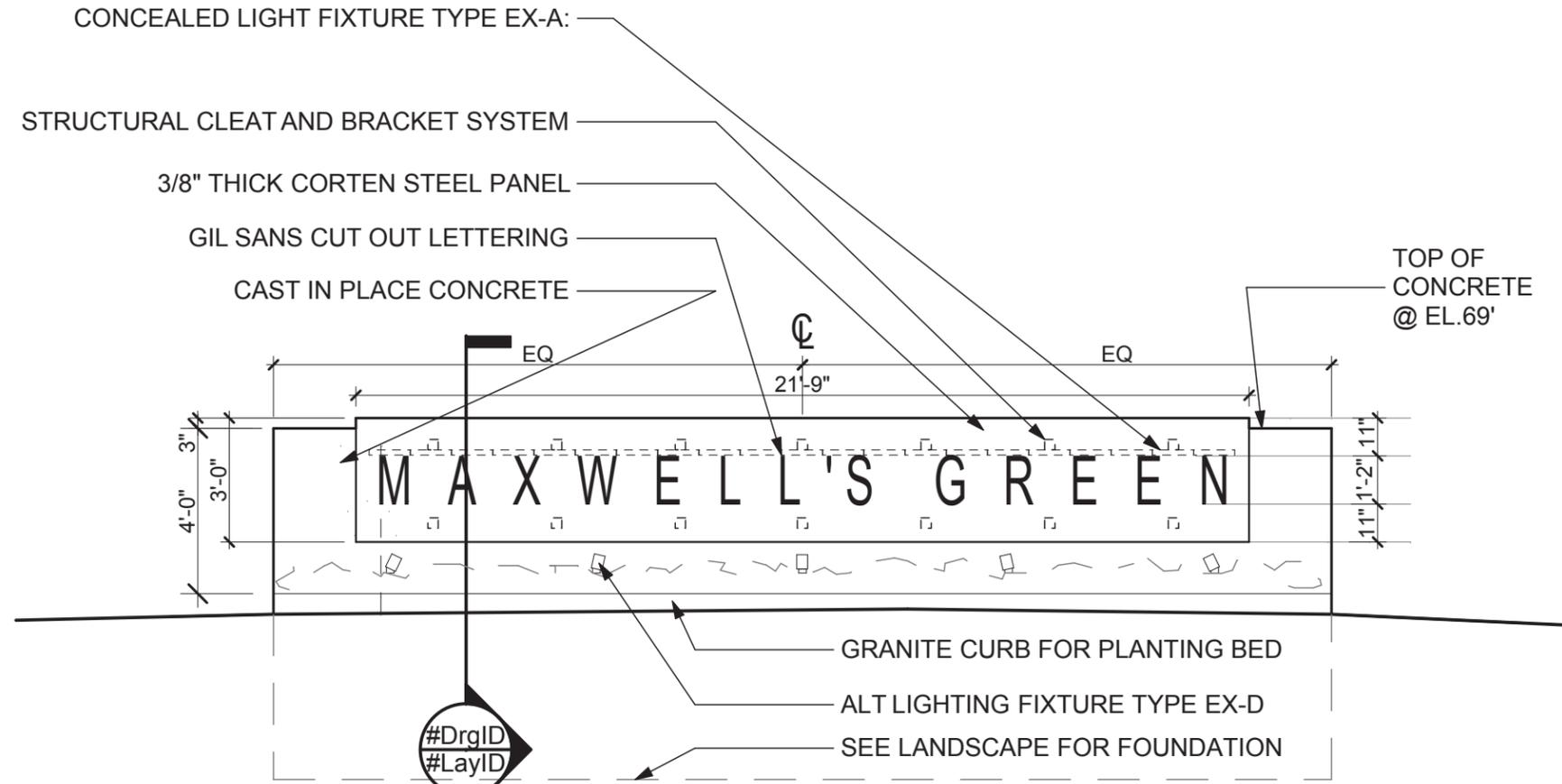


Architecture
Urban Design
Environments
Planning
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Boston, MA 02111
617-451-3333
www.iconarch.com

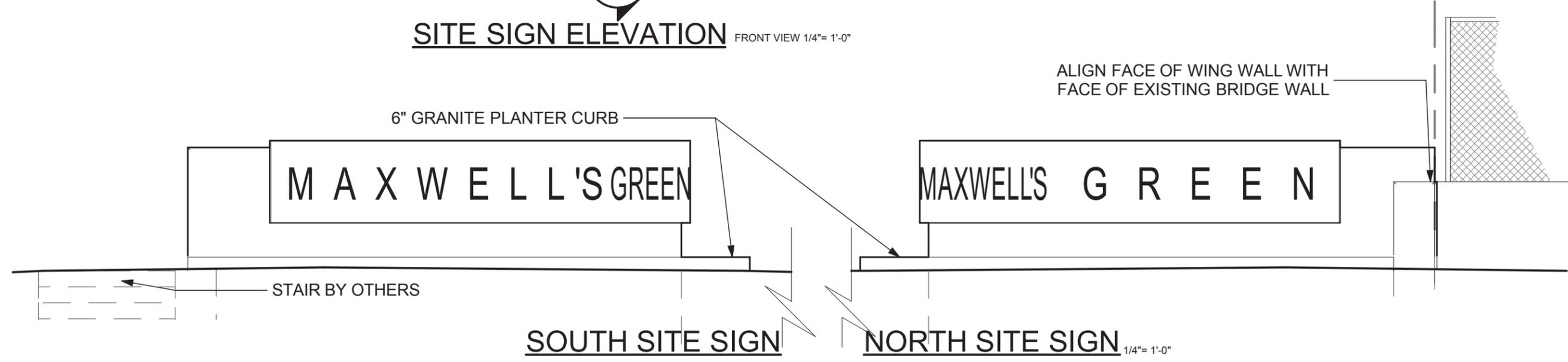
Project No.: 21027
Scale: AS NOTED
Date: 01/23/2012
Drawn by: KH
Checked by: DM
Stage: CA

Sketch Number:

SKA-92



SITE SIGN ELEVATION FRONT VIEW 1/4" = 1'-0"

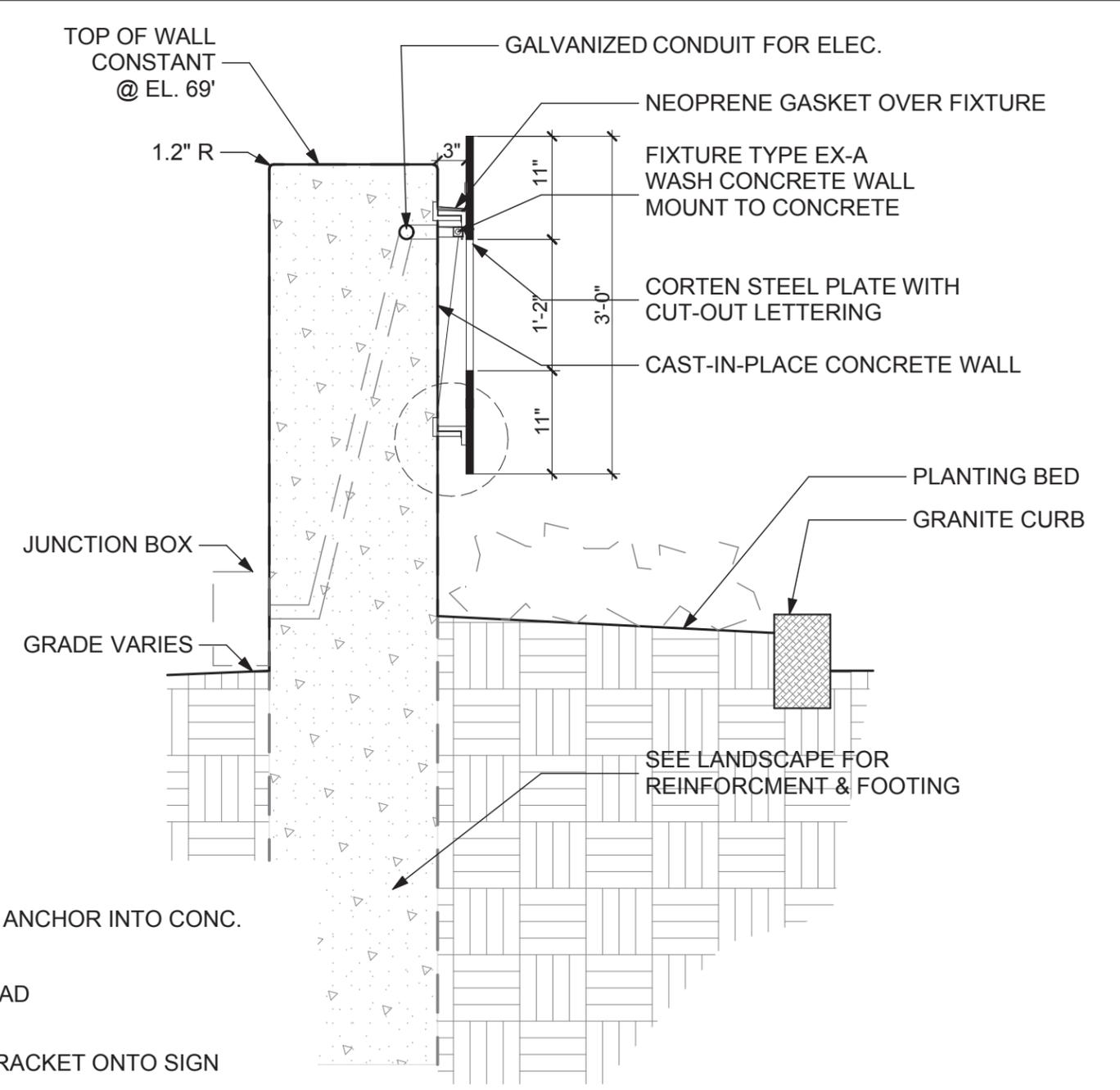
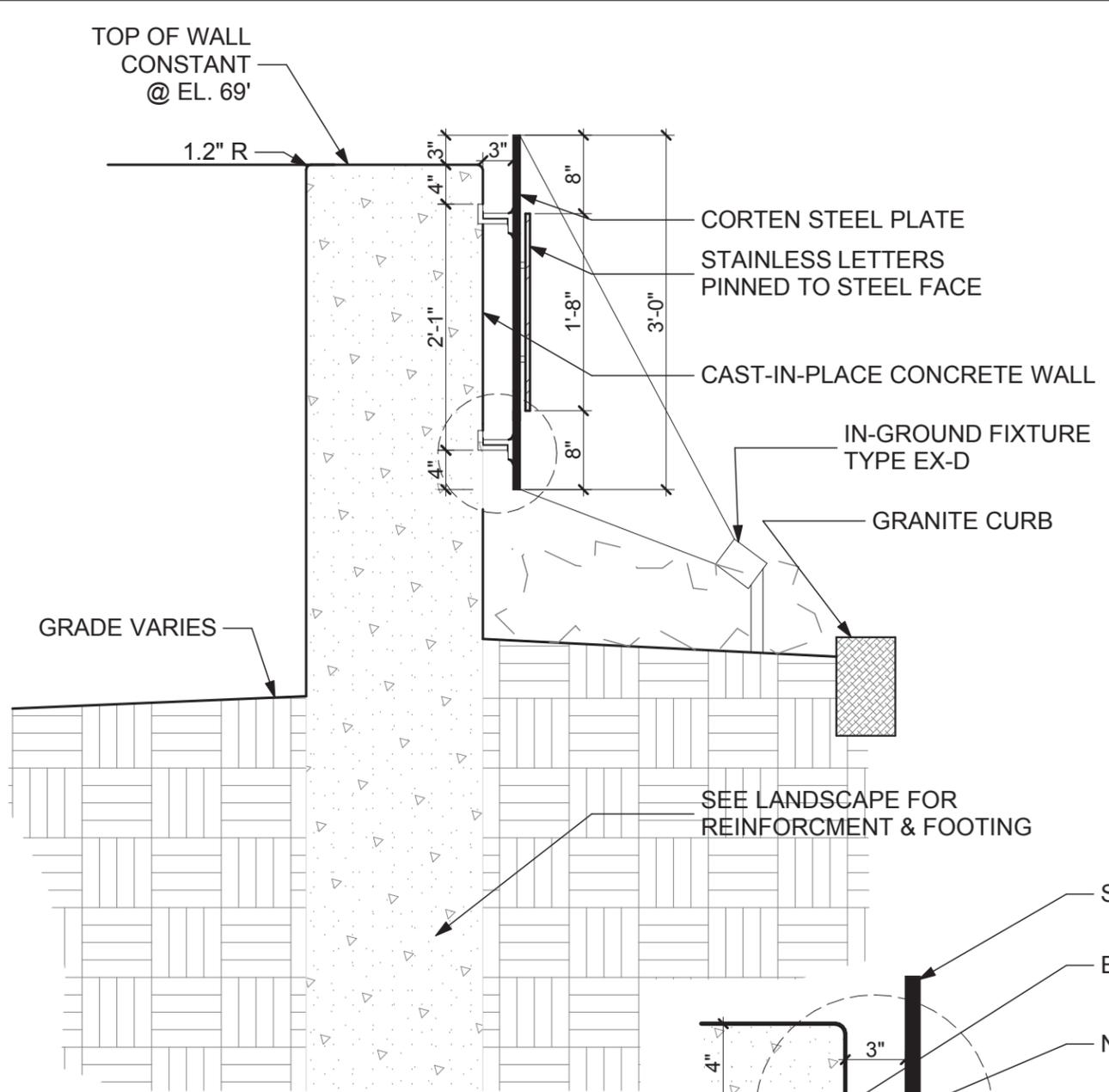


SOUTH SITE SIGN **NORTH SITE SIGN** 1/4" = 1'-0"

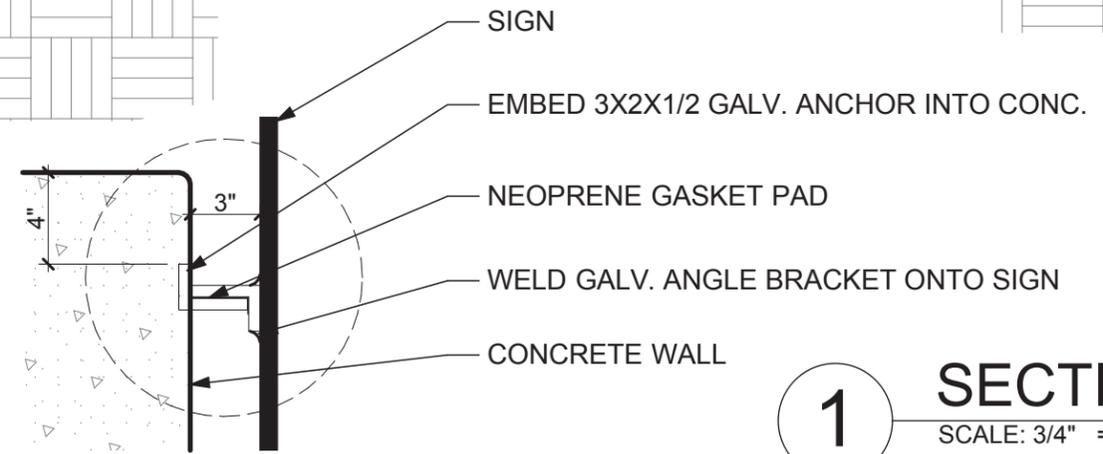
SITE SIGN ELEVATIONS

Maxwell's Green
Somerville, MA

Reference Drawing:	C-3, C-6.1	Attachment To:	
 <p>Architecture Urban Design Environments Planning</p> <p>ICON architecture, inc. 38 Chauncy Street Boston, MA 02111 617-451-3333 www.iconarch.com</p>	Project No.: 21027	Sketch Number:	SKA-93
	Scale: AS NOTED		
	Date: 01/23/2012		
	Drawn by: KH		
	Checked by: DM		
Stage: CA			



ALTERNATE SITE SIGN :
EXTERNALLY LIT WITH PINNED LETTERS



2 **DETAIL AT SITE SIGN**
 SCALE: 1 1/2" = 1'-0"

1 **SECTION AT SITE SIGN**
 SCALE: 3/4" = 1'-0"

SECTION THROUGH SITE SIGN

Maxwell's Green
 Somerville, MA

Reference Drawing:	C-3, C-6.1	Attachment To:	
 Architecture Urban Design Environments Planning ICON architecture, inc. 38 Chauncy Street Boston, MA 02111 617-451-3333 www.iconarch.com	Project No.: 21027	Sketch Number:	SKA-94
	Scale: AS NOTED		
	Date: 01/23/2012		
	Drawn by: KH		
	Checked by: DM		
	Stage: CA		

MAXWELL'S GREEN

The Agar Manufacturing Company of Whippany, New Jersey, developed the Maxwell's Green site in 1927 as the northeast location for its corrugated box production business. This Somerville parcel was valued for its proximity to the Lexington & Arlington branch of the Boston & Maine Railroad; a rail spur connected the factory to B & M's extensive northeast freight network.



The grandest structure was the tall shed with shallow gable roofline and operable industrial windows.

The Agar box factory exemplified the contemporary industrial building style of its time, creating a soaring aesthetic effect with its steel structure, glass curtain walls, and low brick bases. Similar wide span structures transformed mundane industrial sheds into gravity defying temples. German-born architect Albert Kahn perfected this industrial building type in his works throughout the U.S., from New York to California; his best known example is the Ford Motor Company's Crane Pavilion, built in 1930 in Richmond, CA.



The masonry office block displayed details which include a stepped parapet, entrance portico, cast stone window sills, corner quoins, and soldier coursed brick lintels.



Also called "paratrooper rations", K-rations typically included hard biscuits, canned meat, and hard candy.

Although the Somerville factory changed ownership several times over the decades, it steadily produced quality corrugated boxes and sheets. In 1941, under International Paper management, the factory was enlisted to help in the war effort. Of note, the factory produced packaging for the Army's K-Ration, an individual, easy-to-carry ration used by troops during short combat operations -- the K-Ration accompanied regiments across the European and Pacific theaters between 1942 and 1945 (Footnote 1).

Footnote 1: "Army Operational Rations - Historical Background," Office of the Quartermaster General, Washington, D.C., 1958.

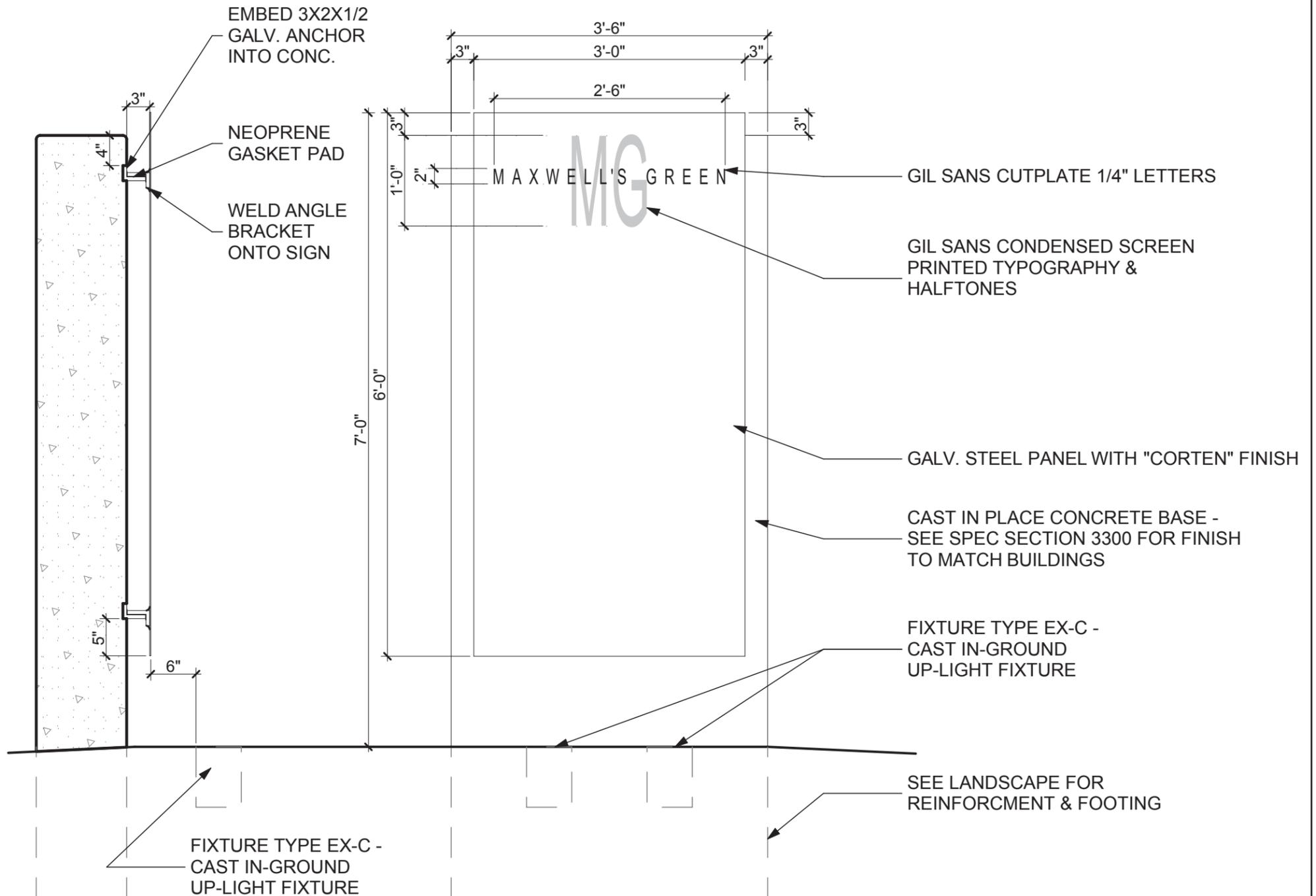


The expanse of windows is reminiscent of the great train stations of the early twentieth century.

2

CONTENT

NOT TO SCALE



1

HISTORIC PANEL ELEVATION



HISTORIC PANEL

Maxwell's Green
Somerville, MA

Reference Drawing:



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Project No.: 21027
Scale: AS NOTED
Date: 01/23/2012
Drawn by: KH
Checked by: DM
Stage: CA

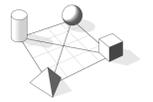
Attachment To:

Sketch Number:

SKA-97

**MAXPAC
SQUARE**

Somerville, MA



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Boston, MA 02111
617-451-3333
www.iconarch.com

CONSULTANT

STAMP

KEY PLAN

12/02/2011 BULLETIN 001

MARK	DATE	DESCRIPTION
△	06/10/2011	CONFORMED SET
	03/25/2011	100% CONSTRUCTION DOCS.

PROJECT NO.: 21027
DRAWN BY:
CHECKED BY:

SHEET TITLE

SIGNAGE

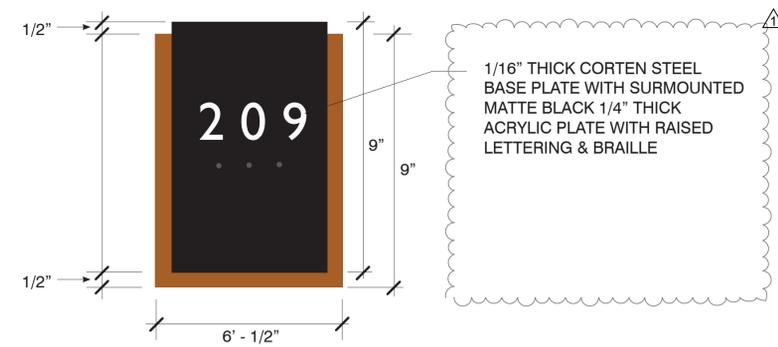
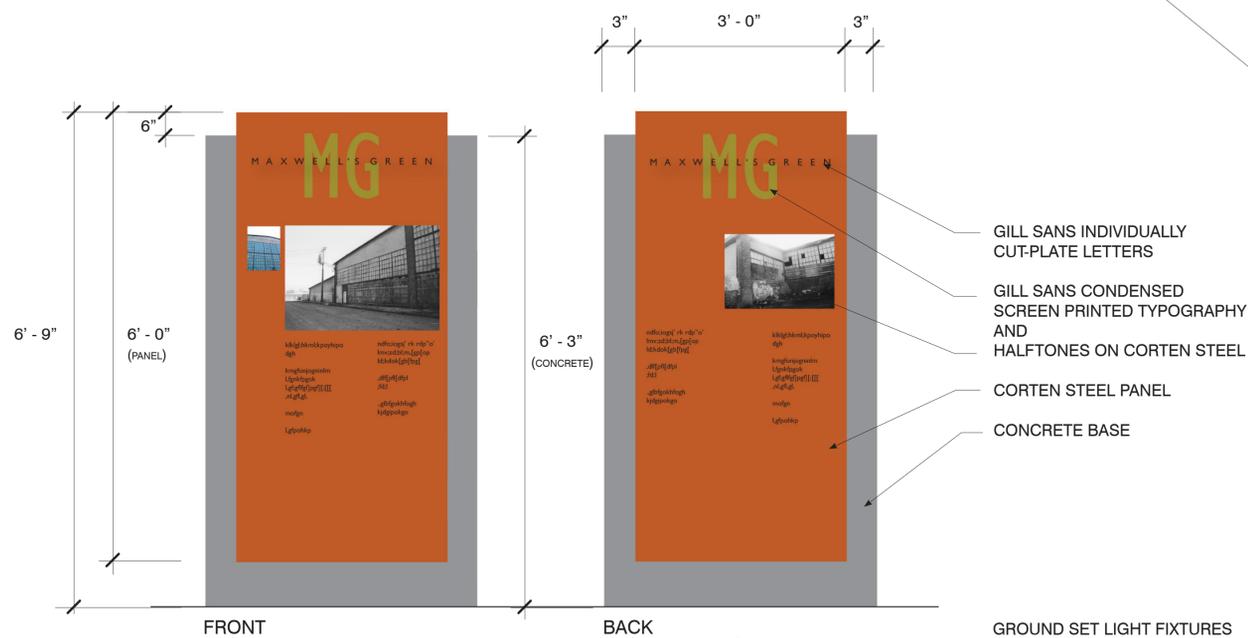
A-523



① CURVED SURFACE: SEE LANDSCAPE DWGS. C-6.1 AND C-7 RESPECTIVELY TO VERIFY LENGTH

1 SIGN TYPE 1: MAIN ENTRANCE SIGN

(1) Location SCALE 1/2" = 1'

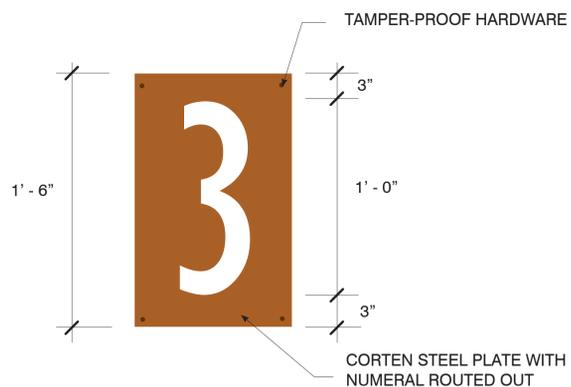


5 SIGN TYPE 5: INTERIOR UNIT IDENTIFICATION SIGN

(184) Location SCALE 1" = 3'

2 SIGN TYPE 2: KIOSK

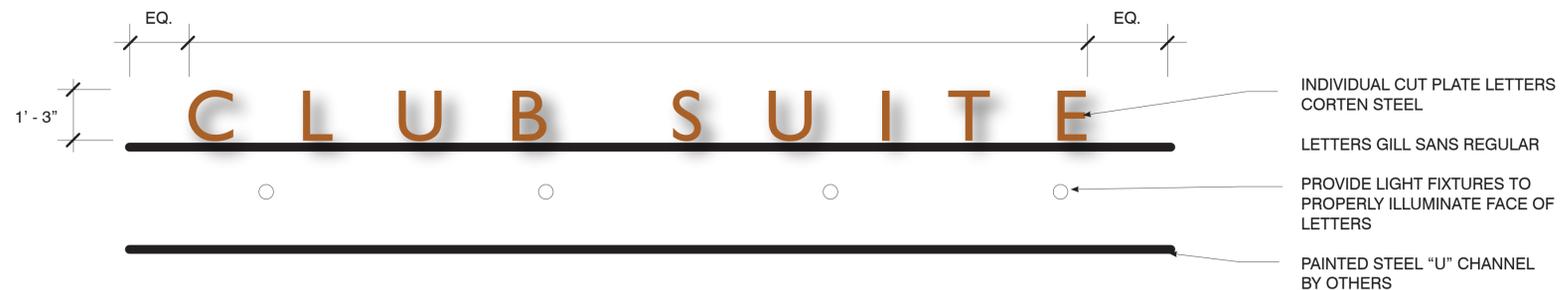
(1) Location - Double Sided SCALE 1/2" = 1'



SCALE 1/2" = 1'-0"

3 SIGN TYPE 3: BUILDING ID SIGN

(4) Location SCALE 1" = 6'

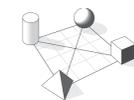


4 SIGN TYPE 4: CLUB SUITE ID SIGN

(2) Location SCALE 1/2" = 1'

MAXWELLS GREEN

SOMERVILLE, MA



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JANUARY 18, 2012

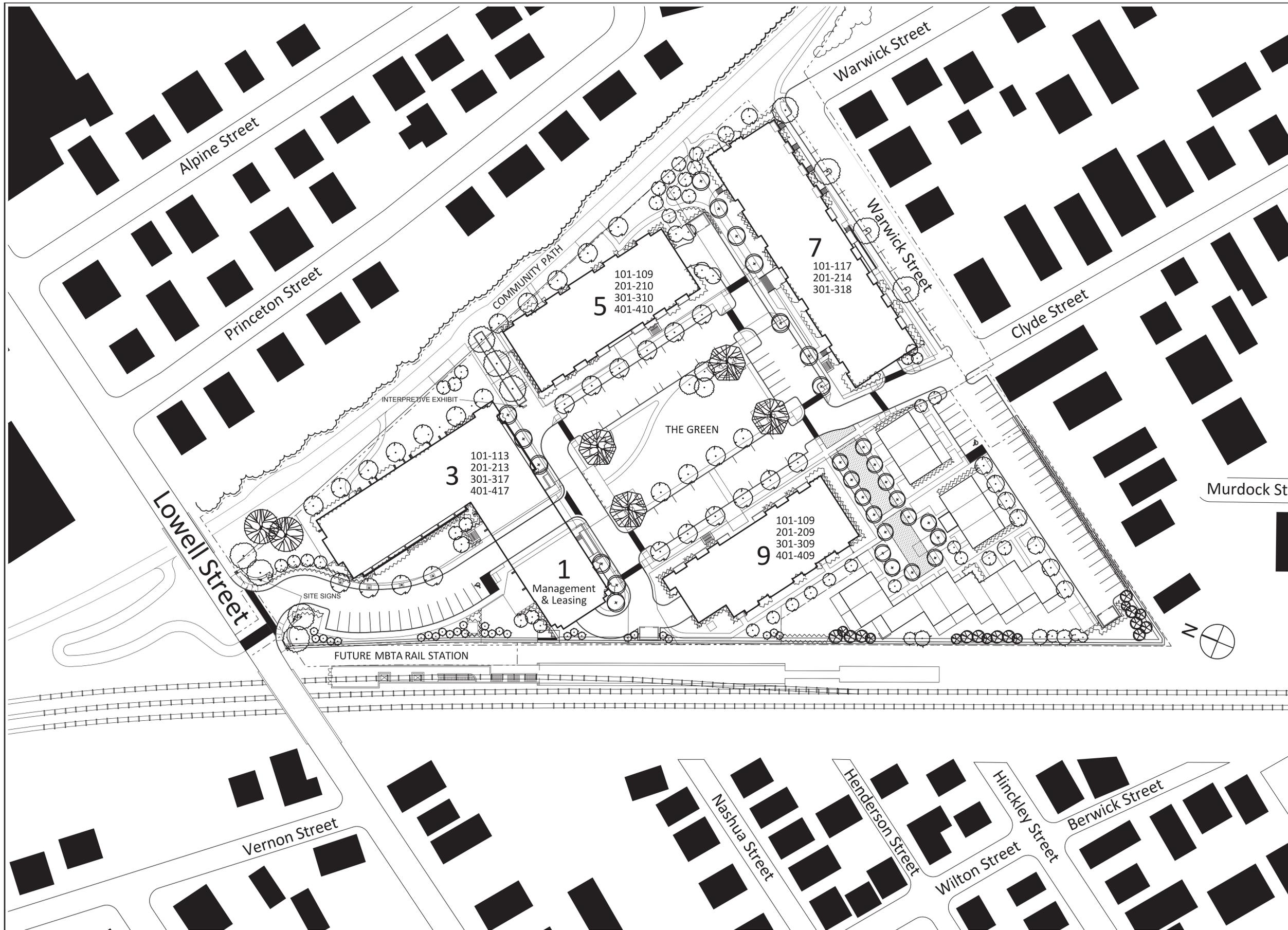
MARK	DATE	DESCRIPTION
	01/23/12	ASI-033
	06/10/11	CONFORMED SET
	03/25/11	100% CONSTRUCT. DOCS.

PROJECT NO.: 21027
DRAWN BY: KH
CHECKED BY: DM

SHEET TITLE

SITE PLAN

SKA-98



101-109
201-210
301-310
401-410

101-117
201-214
301-318

101-113
201-213
301-317
401-417

101-109
201-209
301-309
401-409

Management & Leasing



LINEAR FLEX ULTRA BRIGHT

7252001/C02
7252001/C22

LED white color
LED warm white color

24= Ultra Bright LED Flexible LED Strip

dimensions

L: 9.8 ft **W:** 0.6" H: Ø: **remarks:**

accessories:

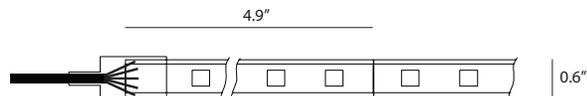
M050330
M050336
6.6ft cable lead (incl.)

description:

3.3ft cable + 2 end caps + glue
Double sided adhesive tape

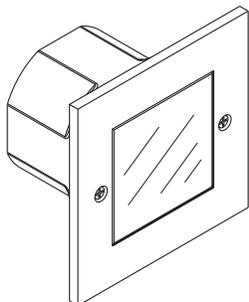
24=	34.56 W	60 LEDs	LEDs U.B.	12.2 LEDs per/ft	120°	4.9"	Ø 3.0"	clips incl.	lb 0.8
dim-able	transf. excl.							IP65	

dimensions (inches)





LED
LUMINAIRE
COLLECTION



Data and specifications subject to change without notice

Project name	MAXWELL'S GREEN	Type	EX-B
Order number			
Date			

STAINLESS STEEL WALL LIGHT LED

5W LED

SPECIFICATIONS

Performance:

- ◆ Wet location listed
- ◆ 320Lm LED output, 4.5W power consumption on LED
- ◆ 3000K color temperature as standard, other color temperature available
- ◆ L70 = 50,000 hours
- ◆ Electronic low voltage (ELV) dimmer recommended for all dimmable LED drivers, refer to dimmer manufacturer spec sheet for load requirement

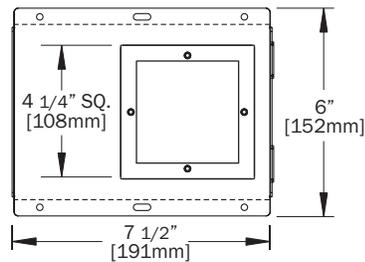
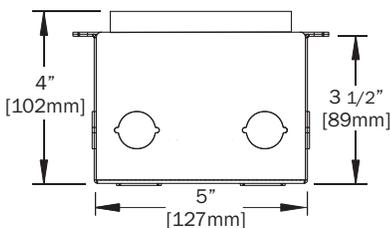
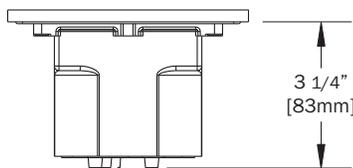
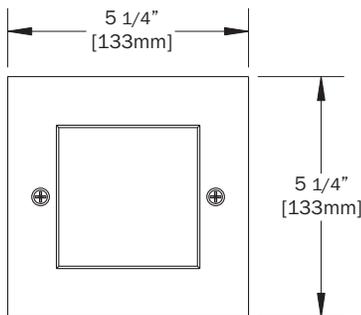
Remote Installation:

- ◆ For non-insulated walls only, remote 350mA LED driver, sold separately

Installation with Housing:

- ◆ Approved for non-insulated and insulated walls, as well as concrete wall

Application: Stainless Steel Wall Light LED can be used for showers, step lights, wall markers, or where pathway light may be required.



Insulated / Non I/C Housing
or Concrete Wall Housing

ORDER GUIDE

HOUSING	VOLTAGE	DIMMING	TRIM ²	FINISH	COLOR TEMPERATURE	REMOTE DRIVER	VOLTAGE
2-076-W/L 2-076-W/L-C/H ²	120	(BLANK) - Non Dimmable 3S - ELV Dimmable	2-400	38 - Stainless Steel	CRE-2700K CRE-3000K CRE-4000K	D10W ³ D5W-DIM ⁴ D10W-DIM ⁵ D15W-DIM ⁶	120

Note:

- 1) Integral LED driver
- 2) Hole cutout size 4 1/4" (108mm)
- 3) 10W hard-wired LED driver, non-dimmable, powers 1 to 2 fixtures
- 4) 5W hard-wired LED driver, dimmable down to 10%, **powers 1 fixture only**
- 5) 10W hard wired LED driver, dimmable down to 10%, **powers 2 fixtures only**
- 6) 15W hard wired LED driver, dimmable down to 20%, **powers 3 fixtures only**
- 7) Concrete Housing Version has alternate face plate & additional mounting hardware included.

DASAL TO CUSTOMIZE TO 8" X10" LED



GIRA SOLE MINI
GSMLED

LIGHT EMITTING DIODE



In-Grade Luminaire

Application: The GIRA SOLE MINI (GSMINI) series is an in-grade luminaire, built to perform with efficiency and reliability. The Beghelli LUCE LED light engine is up to five times more efficient than conventional lamps and capable of retaining up to 70% of its initial light output with an estimated life of 50,000 hours. GSMINI is available with white, RGB color mixing or custom color LED light engines. The GSMINI housing is fabricated from high-strength aluminum alloy with an anodized or hard anodized finish. The in-grade design is perfect for use in landscape applications, walkways, corridors, stairwells, restaurants and retail.



Type: EX-C

Project: MAXWELL'S GREEN

CONFIGURE:

a	b	c	d	e	f
MODEL	LED / PERFORMANCE	LENS ANGLE	INPUT	MOUNTING	FINISH
GSMLED GIRA SOLE MINI	WT32 3200K WT45 4500K WT65 6500K RGB color mixing SCL single color LED <small>NOTE: single color LED available, contact factory.</small>	NBD narrow distribution MBD medium distribution	120V 277V 120/277V <small>NOTE: consult factory for 347V</small>	IG in-grade	HAB hard ano. black HAT hard ano. titanium
MODEL a	LED / PERFORMANCE b	LENS ANGLE c	INPUT d	MOUNTING e	FINISH f
GSMLED	WT45	MBD	120/277	IG	HAB

HOUSING: GSMINI is constructed from machined aluminum alloy with a hard anodized finish. The plastic in-grade housing constructed of durable composite material with a water tight Jbox.

OPTICAL LENS: Hexagonal design for tight pack uniformity of LED cluster. High light collection efficiency rating of >85%. Optical grade polycarbonate material provides thermal stability and overall system durability.

DIFFUSER: Fully gasketed, tempered glass, impact resistant flushed lens. Complete light emission clear optics for increased efficiency and performance.

LED LIGHT ENGINE: High performance white LED available in standard color temperatures 3200K

(warm), 4500K (daylight), 6500K (cool). Custom color temperatures available upon request. RGB color mixing available in 24VDC only. Single color LED is also offered in red, red/orange, amber, green, cyan, blue or royal blue.

CONTROL: GSMINI RGB units are compatible with DMX-512 protocol / color controller.

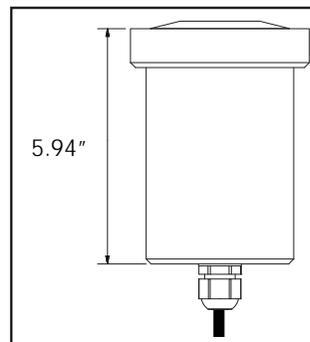
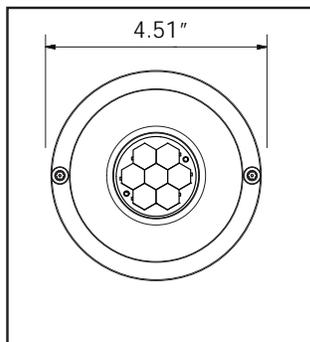
MOUNTING: (IG) in-grade with rated thermoplastic housing.

POWER LINE/FEED: Single color LED fixture uses a 36" long black two wire cord, and RGB LED fixture uses a 36" long 4 wire cord. Cords may be field cut.

WATTAGE: 8.5W per fixture, single color.

POWER SUPPLY: Remote (external) power supplies are available in 25W, 40W, 60W and 96W. RGB 320W (4/80W outputs) power supply/decoder.

NOTE: Power consumption may vary based on LED specifications. Please consult factory for proper power supply configuration.



GIRA SOLE MINI



GIRA SOLE SPOT
GSSLED
LIGHT EMITTING DIODE



LED - Spot

IP65



Architectural Luminaire

Application: The GIRA SOLE SPOT (^{GS}Spot) series is a surface mount landscape luminaire. Advancing interior and exterior architectural and landscape lighting to new levels of efficiency, reliability and performance by utilizing the Beghelli LUCE LED light engine. Up to five times more efficient than conventional lamps and capable of retaining up to 70% of its initial light output with an estimated life of 50,000 hours. ^{GS}SPOT is available with white, RGB color mixing or custom color LED light engines. The ^{GS}SPOT housing is fabricated from high-strength aluminum alloy with an anodized or hard anodized finish. Ideal for use in landscape applications, walkways, corridors, galleries and retail.

Type: EX-D

Project: MAXWELL'S GREEN

CONFIGURE:

a	MODEL	b	LED / PERFORMANCE	c	LENS ANGLE	d	INPUT	e	MOUNTING	f	FINISH
	GSSLED GIRA SOLE SPOT GSSLED SERIES	WT32 3200K WT45 4500K WT65 6500K RGB color mixing SCL single color LED		NBD narrow distribution MBD medium distribution		120V 277V 120/277V		CM5 5" canopy SM18 18" stake		AB anodized black AC anodized clear HAB hard ano. black HAT hard ano. titanium CAC custom hard anodized color	
		NOTE: single color LED available, consult factory.				NOTE: consult factory for 347V				NOTE: custom colors must be specified	
	MODEL a	LED / PERFORMANCE b		LENS ANGLE c		INPUT d		MOUNTING e		FINISH f	
	GSSLED	WT45		MBD		120/277		SM18"		AB	

HOUSING: ^{GS}SPOT is constructed from machined aluminum alloy with anodized or hard anodized finish.

OPTICAL LENS: Hexagonal design for tight pack uniformity of LED cluster. Optical grade poly carbonate material provides thermal stability and overall system durability.

DIFFUSER: Fully gasketed, tempered glass, recessed lens. Complete light emission clear optics for increased efficiency and performance.

LED LIGHT ENGINE: High performance white LED available in standard color temperatures 3200K (warm), 4500K (daylight), 6500K (cool). Custom color temperatures available upon request. RGB color mixing available. Single color LED offered in red, red/orange, amber, green, cyan, blue or royal blue.

CONTROL: ^{GS}SPOT RGB units are compatible with DMX-512 protocol / color controller.

MOUNTING: (SM18) 18" long stake mounting or (CM5) 5" diameter canopy mounting are

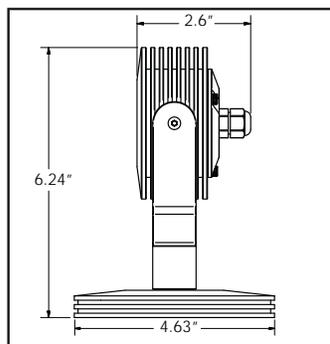
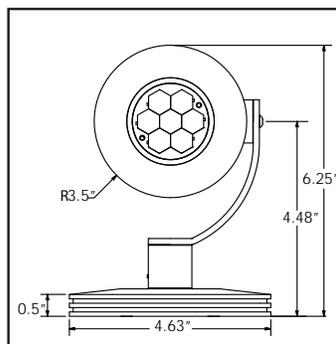
available. Color matched 18" stake or 5" canopy are standard.

POWER LINE/FEED: Single color LED fixture uses a 36" long black two wire cord, and RGB LED fixture uses a 36" long 4 wire cord. Cord may be field cut.

WATTAGE: 8.5W per fixture, single color.

POWER SUPPLY: Remote (external) power supplies are available in 25W, 40W, 60W and 96W. RGB 320W (4/80W outputs) power supply/decoder.

NOTE: Power consumption may vary based on LED specifications. Please consult factory for proper power supply configuration.



GIRA SOLE SPOT

