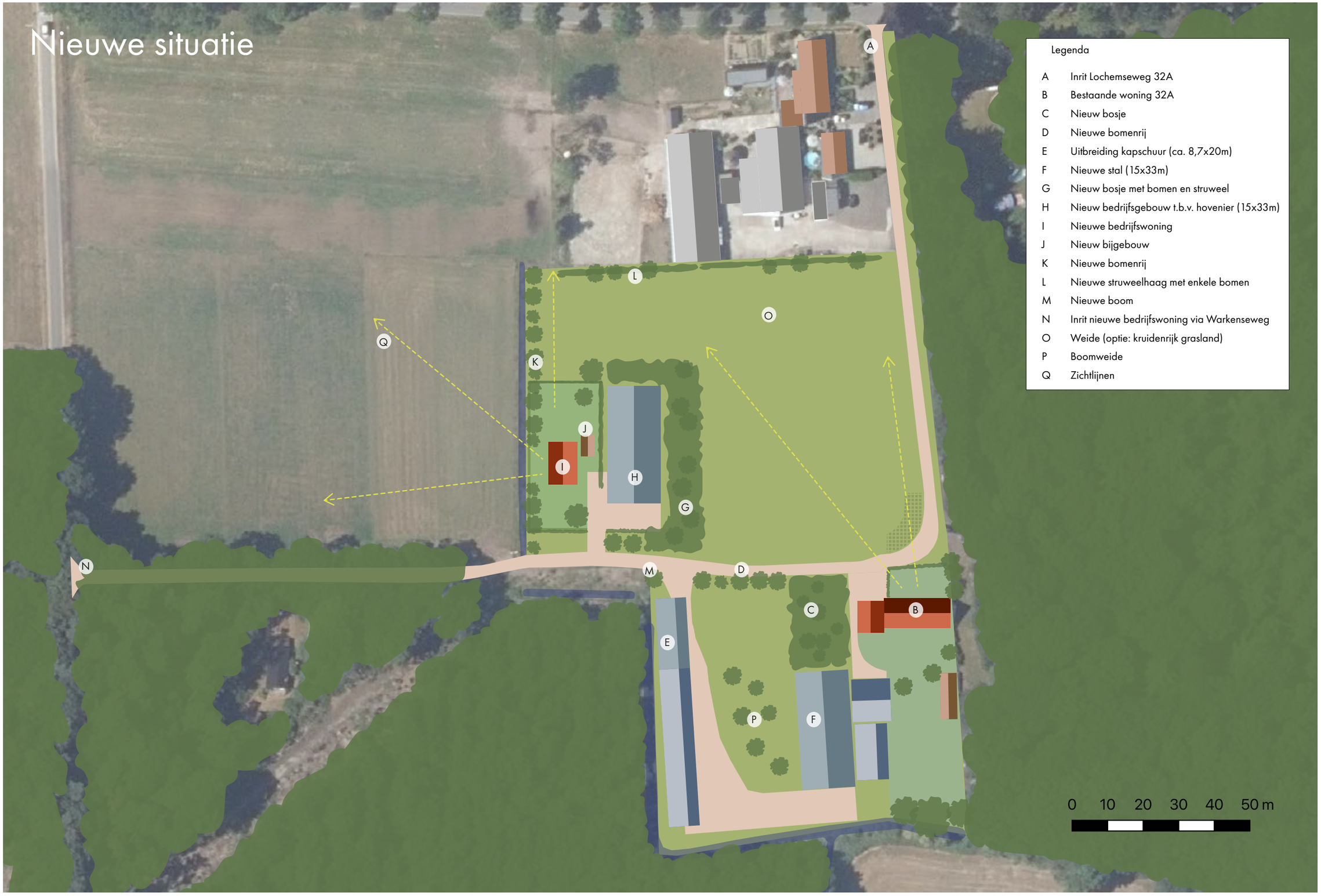schetsplan concept