

jovis

2025
Fall

Architecture
Urbanism
Landscape

Editorial

What if...? To tackle the crucial transformation of buildings, neighborhoods, and infrastructures, we need positive visions of the near future. *Baustelle Transformation* explores the strategies architects are using to redefine their tasks and to encourage collective action. *WEtransFORM* asks what is truly sustainable and presents flagship projects from across Europe. *Offene Enden* goes in search of new—perhaps even temporary—forms of community within Christian church spaces.

The residents of the New York borough of Queens have long since embarked on their ecological transformation: *All the Queens Gardens* portrays urban gardens, from Chinese vegetable patches to Caribbean flower paradises, and complements the popular earlier volume *All the Queens Houses*.

This coming fall, we turn our attention to another major political issue: the housing question. Several books will explore the topic from unusual perspectives. *Das große Ziel: ein kleines Haus* analyzes the single-family home as a political project of the postwar period using the still-popular magazine *Schöner Wohnen*. *Der Flügelhausgrundriss* examines a nineteenth-century urban building typology in terms of affordable housing today, and *Frauen leben im Neubühl* documents women's housing biographies in the famous Werkbund housing estate on Lake Zurich.

We hope you enjoy these and all other new publications for fall 2025, which we present on the following pages.

Doris Kleilein, Editorial Director,
and the jovis team



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Das große Ziel: ein kleines Haus

Schöner Wohnen und das Eigenheim im Wirtschaftswunder

Jan Engelke

No other form of housing is as popular, as abundant, and yet as controversial as the single-family home. Instrumentalized in the pursuit of conservative political goals under the Adenauer governments, the format became a central component of urban planning concepts, providing an increasingly technologized living space that encouraged stereotypical gender roles and patriarchal, heteronormative family ideals. At the same time, the single-family home was depicted as a perfect living space in the media. Drawing on the accessible and vivid "Homestories" featured in the *Schöner Wohnen* magazine, *Das große Ziel: ein kleines Haus* investigates the conditions behind the success of the single-family home and takes a critical look at its popularity during Germany's postwar economic recovery.

- Offers a critical analysis of the single-family home boom in West Germany during the 1960s and 70s
- Explores the media representation of single-family homes as the ideal living arrangement
- Includes background information on the popular home and lifestyle magazine *Schöner Wohnen*



9 783986 121846

Softcover

192 pages, 70 col. ill.

17 × 24 cm

Print 978-3-98612-184-6

E-Book 978-3-98612-185-3

€ 34,00 (DE)

\$ 37,99 (US)

£ 30,00 (UK)

08.2025

German

Related titles:

Housing the Family

Locating the Single-Family

Home in Germany

Christiane Cantauw / Anne Caplan /
Elisabeth Timm (eds.)

Print 978-3-86859-543-7

€ 32.00 (DE)

\$ 36.99 (US)

£ 28.00 (UK)



Abb. 67:
Studioaufnahme
einer
Einbauküche:
Umschließen
häuslicher
Arbeit, hinter
glatten Fronten
verborgen.
SW 07/1962

kann, direkt zum Treppenlauf des Hauses. Durch das halbgeschossig versetzte Split-Level liegen die Praxisräume zwischen Wohnbereich und Keller. Eine halbe Treppe hinab führt ein kurzer Weg zu Waschküche und Spielzimmer. Eine halbe Treppe hinauf zu Abstellkammer und Küche, eine weitere halbe Treppe hinauf zum Bad und den Kinderzimmern. All jene der «Hausfrau» zugeschriebenen Räume sind architektonisch so organisiert, dass Frau D. auch während ihrer Arbeitszeit nie weiter als einige Schritte von dieser Rolle entfernt ist, die ihren Patient*innen zugleich verborgen bleibt.

Auch wenn es der Text der Reportage positiv sieht, wenn es heißt: «Die Praxis-Räume liegen nur zur Hälfte im Erdreich» (SW 01/1962, S. 54), ist diese Setzung als architektonische Geste der Abwertung lesbar. Das zeigt besonders der Vergleich zu den (wenigen) anderen *Schöner-Wohnen*-Beispielen der Unterbringung von Arbeitsräumen in Eigenheimen. Bei diesen handelt es sich ausnahmslos um Wohnhäuser, die Architekten für sich selbst und Ihre Familie geplant und in denen sie auch ihre Büros in hellen und repräsentativen Räumen untergebracht haben.

Die Waschküche ist dem Wunsch nach «Tageslicht in der Bügelcke» zum Trotz im Keller platziert. Im Grundriss fällt die Beschriftung des unmittelbar gegenüberliegenden Zimmers als «Spielraum» auf. Die Anordnung der Türöffnungen vis-à-vis ist die architektonische «Lösung» für eine Rollenanforderung, die simultan zur Arbeit in der Waschküche die Betreuung der Kinder vorsieht. Sie zeigt auch, dass die Waschküche nach der Küche wohl der wichtigste und meist benutzte Raum häuslicher Arbeit war, in der mehr Zeit zugebracht wurde, als in überirdischen Räumen mit mehr Aufenthaltsqualität. Fraglich ist also: Weshalb liegt die Waschküche eigentlich im Keller?

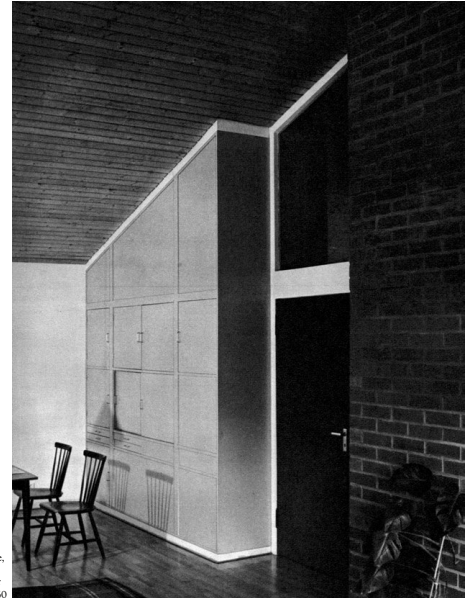


Abb. 68:
Die Schrank-
wand der Küche,
SW 01/1962.
Architekt: Peter
Josef Treitz, 1960

Unsichtbare Arbeit

Wer in Eggenstein über den Gartenzaun das Haus der Familie D. betrachtet, denkt nicht zuerst an Vicenza. Doch für Andrea Palladio, der dort mit der Villa Capra «La Rotonda» eines der meistbesprochenen Bauwerke der Renaissance entwarf, war das Verstecken der häuslichen Arbeit förmlich gottgegebener Entwurfsgrundsatz:

«Denn wie auch im menschlichen Körper einige edle und schöne Teile und einige eher unedle und häßliche anzutreffen sind, [...] ohne die die ersteren nicht sein könnten, so müssen auch in den Bauwerken neben einigen ansehnlichen und ehrenvollen auch einige weniger elegante Gebäudeteile vorhanden sein [...]. Aber Gott hat die Teile, die am schönsten sind, an jene Stellen gesetzt, auf die der Blick zuerst fällt, die weniger ehrenvollen Teile aber an versteckte Orte. Und so ordnen auch wir beim Bauen die hauptsächlichsten und ansehnlichsten Gebäudeteile offen und die weniger schönen an den unseren Augen am verborgensten liegenden

© o. A. / Friedhelm Thomas

1950: HIER WOHNTE FAMILIE L.

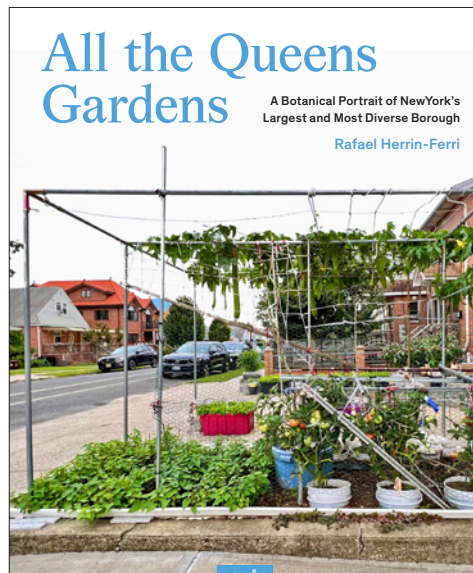


Foto: Pöschel

SO WOHNT FAMILIE L. HEUTE



Foto: Friedhelm Thomas



All the Queens Gardens

A Botanical Portrait of New York's Largest and Most Diverse Borough

Rafael Herrin-Ferri

In his second book exploring the urban vernacular of Queens, New York, Rafael Herrin-Ferri shifts his focus to the green spaces that accompany the houses and small multi-family buildings of the "World's Borough." As varied and colorful as the façades featured in *All the Queens Houses*, these spaces introduce an organic, botanical element to the streetscape. Semi-formal lawns in the French and Italian traditions sit cheek by jowl with the improvised arbors of Chinese vegetable gardens, Caribbean-inspired flower gardens, brightly colored Hindu courtyards, elaborate hand-crafted water features, life-size replicas of fauna, and countless other displays of idiosyncrasy and cultural diversity. Through its photographs and text, this book paints another portrait—softer and greener this time—of the dynamic and multicultural landscape that is Queens.

© Rafael Herrin-Ferri

- Explores over 140 gardens and front yards shaped by cultural diversity
- A vivid look at the borough's unique blend of urban greenery and personal expression
- Rafael Herrin-Ferri's second photographic exploration following his successful book *All the Queens Houses*



9 783986 121709

Softcover
224 pages, 150 col. ill.
14.4 × 18 cm
Print 978-3-98612-243-0
€ 24.00 (DE)
\$ 26.99 (US)
£ 21.00 (UK)
09.2025
English

Related titles:

All the Queens Houses

An Architectural Portrait of
New York's Largest and Most
Diverse Borough
Rafael Herrin-Ferri
Print 978-3-86859-656-4
€ 22.00 (DE)
\$ 25.99 (US)
£ 19.00 (UK)





Baustelle Transformation

Zehn Strategien für Stadt und Land

Olaf Bahner / Laura Holzberg /
Bund Deutscher Architektinnen und Architekten BDA (eds.)

The socially and ecologically conscious transformation of the built environment—whether urban or rural—calls for productive discussions with the community. The sharing of collective experiences gives rise to inspiring ideas and concrete visions for the climate-neutral reconstruction of our lifeworld. Starting from these principles, architects and urbanists present ten strategies for transforming residential and office buildings, urban districts, and traffic infrastructures. They shape processes that rely on discussion and trial and error, taking lived reality seriously, experimenting with temporary utilizations, and encouraging shared responsibility rather than simple acceptance. Together, they are developing a vision of a possible future.

With an interview with John von Düffel and contributions by Frank Adloff, Leona Lynen, Susanne Wartzeck, Andreas Willisich, and others

- Collective approaches to the transformation of existing architecture
- Visions of a climate-neutral future



9 783986 122379

Softcover

208 pages, 50 col. ill.

17 × 24 cm

Print 978-3-98612-237-9

€ 34.00 (DE)

\$ 37.99 (US)

£ 30.00 (UK)

10.2025

German

Related titles:

Sorge um den Bestand

Zehn Strategien für die Architektur

Olaf Bahner / Matthias Böttger /

Laura Holzberg (eds.)

Print 978-3-86859-659-5

€ 28.00 (DE)

\$ 32.99 (US)

£ 24.50 (UK)



© Stiftung Freizeit; Photo: Antje Sauer

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WEtransFORM

On the Future of Building

Kunst- und Ausstellungshalle der Bundesrepublik Deutschland (ed.)

No one can really know what will prove sustainable in thirty years—and that is precisely why we need a plurality of building practices and sustained discourse around them. The large-scale exhibition *WEtransFORM* in Bonn provides plenty of inspiration for both. As part of its thematic year on ecological transformation, the Bundeskunsthalle is showcasing outstanding projects in sustainable architecture and urban development from across Europe. This companion book to the exhibition conveys key insights, tells personal stories, and encourages readers to get involved in building a more sustainable world. Our shared goal: to reduce resource consumption.

- A richly illustrated companion to the exhibition *WEtransFORM* at the Bundeskunsthalle, Bonn, June 6, 2025 to January 25, 2026
- Featuring works by 51N4E, Marjan van Aubel, Céline Baumann, ecoLogicStudio, Alexandra Daisy Ginsberg, heri & salli, Anna Heringer, Julia Lohmann, mischer'traxler, MVRDV, Florian Nagler, Office for Political Innovation, OMC°C, Powerhouse, Martin Rauch, raumlaborberlin, Superflux, and more

Related titles:

Territorial Urbanism Now!

Call for a Social and Ecological Urban Planning and Design

Institut für Städtebau / Aglaée Degros / Eva Schwab / Anna Bagaric / Sabine Bauer / Jennifer Fauster / Radostina Radulova-Stahmer / Mario Stefan / Alice Steiner (eds.)
Print 978-3-98612-063-4

€ 38.00 (DE)

\$ 41.99 (US)

£ 33.50 (UK)



9 783986 122676

Softcover

208 pages, 350 col. ill.

22 × 29 cm

Print 978-3-98612-267-6

€ 32.00 (DE)

\$ 35.99 (US)

£ 28.00 (UK)

06.2025

English/German



Postwar Modernism



Mäusebunker and Hygieneinstitut

Two Berlin Brutalist Icons

Ludwig Heimbach (ed.)

Print 978-3-98612-030-6

E-Book 978-3-98612-032-0

€ 42.00 (DE)

\$ 46.99 (US)

£ 37.00 (UK)

English

Also available in German:

Print 978-3-98612-029-0

E-Book 978-3-98612-031-3



architektur + analyse 9

Gelebte Utopie

Die Terrassenhausiedlung der Werkgruppe Graz

Eugen Gross / Andrea Jany (eds.)

Print 978-3-86859-740-0

E-Book 978-3-86859-804-9

€ 30.00 (DE)

\$ 34.99 (US)

£ 26.00 (UK)

German



Olympia München '72

Architektur+Landschaft als gebaute Utopie

Elisabeth Spieker

Print 978-3-86859-728-8

€ 48.00 (DE)

\$ 55.99 (US)

£ 41.00 (UK)

German



Fundamente Ökologisches Bauen 1

Die Abrissfrage

Luise Rellensmann / Alexander Stumm (eds.)

Print 978-3-98612-201-0

E-Book 978-3-98612-202-7

€ 30.00 (DE)

\$ 33.99 (US)

£ 26.50 (UK)

German



„Berlin kommt wieder“

Die Architekten Paul Schwebes und Hans Schoszberger

Karin Wilhelm / Johann Sauer /

Nicole Opel

Print 978-3-98612-002-3

€ 58.00 (DE)

\$ 63.99 (US)

£ 50.50 (UK)

German



Reallabor Nachkriegsmoderne

Zum Umgang mit jüngeren Denkmalen
Olaf Gisbertz / Mark Escherich / Sebastian Hoyer / Andreas Putz / Christiane Weber / DFG-Netzwerk Bauforschung
Jüngere Baubestände 1945+ (eds.)

Print 978-3-86859-754-7

E-Book 978-3-86859-795-0

€ 36.00 (DE)

\$ 41.99 (US)

£ 31.50 (UK)

German



Offene Enden

Neue soziale Formen im kirchlichen Kontext

Sonja Beeck / Jürgen Willinghöfer (eds.)

On behalf of the Evangelische Kirche in Mitteldeutschland (EKM)

Currently, the two largest Christian communities in Germany find themselves in a far-reaching process of disintegration, one that is not imposed from outside. Instead, the faithful themselves are leaving the churches of their own free will. They are voting with their feet, possibly bringing about the demise of Germany's largest cultural associations. This erosion is attributable to institutional realities rather than to lived religious experience. It therefore appears imaginable that Christian principles will soon be reconceived and practiced in new ways in the central buildings of our cities and villages.

Offene Enden (Open Ends) investigates the new and to some extent hybrid programs for sacred buildings that were hitherto exclusively devoted to religious functions. Are we witnessing the beginnings of a different type of church, one no longer based solely on membership but instead on the involvement of a variety of individuals over time?

With contributions by Thomas Erne, Matthias Hamann (photo essay), Karl-Heinz Hörning, Hans Joas, Kerstin Menzel, Claudia Neu, Detlef Pollack, Andrée Volkmann (comics), and others

- New perspectives regarding the reutilization of churches in Germany
- The potential of church spaces as public places for communities
- Features new and practical forms of parish work



9 783986 122034

Softcover

196 pages, 150 col. ill.

23.5 × 28 cm

Print 978-3-98612-203-4

E-Book 978-3-98612-204-1

€ 38.00 (DE)

\$ 41.99 (US)

£ 33.50 (UK)

10.2025

German

Related titles:

Ein neuer Typus Kirche

Hybride öffentliche Räume

Jürgen Willinghöfer (ed.)

Print 978-3-86859-699-1

€ 38.00 (DE)

\$ 43.99 (US)

£ 33.00 (UK)

500 Churches, 500 Ideas

New Use for Sacred Spaces

Evangelische Kirche in Mitteldeutschland

(EKM) / Internationale Bauausstellung

(IBA) Thüringen / Jürgen Willinghöfer /

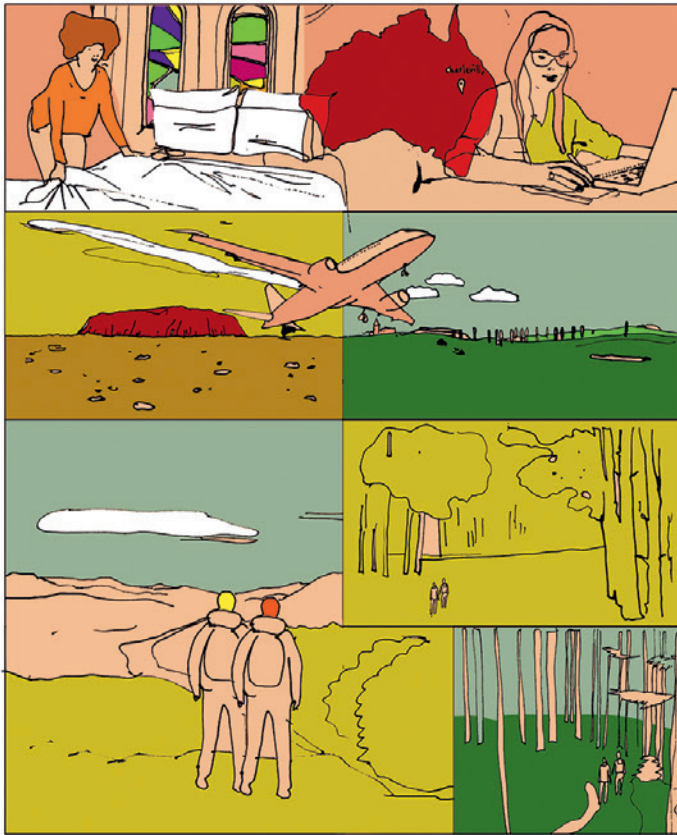
Lars Weitemeier (eds.)

Print 978-3-86859-494-2

€ 38.00 (DE)

\$ 43.99 (US)

£ 33.00 (UK)



© Andrée Volkmann



© Marcus Glahn





Bücher zur Stadtbaukunst 14

Der Flügelhausgrundriss

Stadthäuser

Christoph Mäckler / Mischa Bosch

The *Flügelhaus*—a residential building with wings extending to the rear from a main structure on the street—is a type of European urban architecture well suited to contemporary needs. Its rear wings serve a variety of purposes—social, ecological, and economic, reflecting carefully considered urban design. Creating courtyards and gardens, they also reduce street space and lower infrastructure costs.

The book demonstrates how this European typology supports key concepts in today's city planning and urban design, including the sponge city, the social city, and the compact city. A sunlight study, insights into climate-conscious and energy-efficient construction, and examples of both subsidized and market-rate housing leave no doubt: *Flügelhäuser* help create vibrant, livable urban spaces.

Following *Der Eckhausgrundriss*, *Der Flügelhausgrundriss* is the second volume in the series *Bücher zur Stadtbaukunst*, which explores typologies of European housing. The upcoming volume *Gewerbehofhäuser*, scheduled for 2026, will complete the trilogy.



9 783986 120849

Softcover

264 pages, 50 col. ill.

21 × 25 cm

Print 978-3-98612-084-9

€ 38.00 (DE)

\$ 41.99 (US)

£ 33.50 (UK)

10.2025

German

- In-depth analysis and design concepts for various social housing floor plans
- Floor plan and isometric diagrams illustrating the sunlight study
- A practical perspective on balancing quality and cost in rental housing

Related titles:

Der Eckhausgrundriss

Stadthäuser

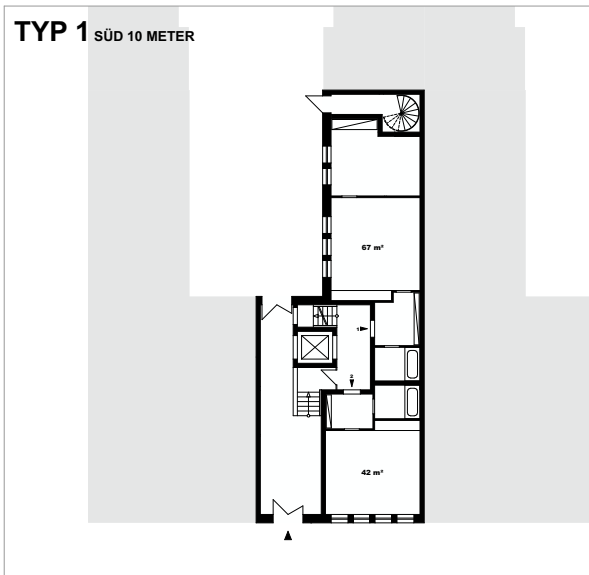
Georg Ebbing / Christoph Mäckler (eds.)

Print 978-3-86859-778-3

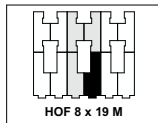
€ 38.00 (DE)

\$ 41.99 (US)

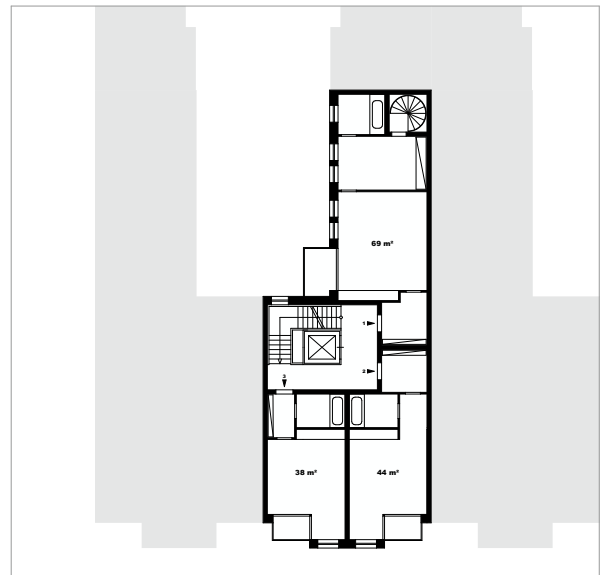
£ 33.50 (UK)

TYP 1 SÜD 10 METER

ERDGESCHOSS



DER FLÜGELHAUSGRUNDRISS

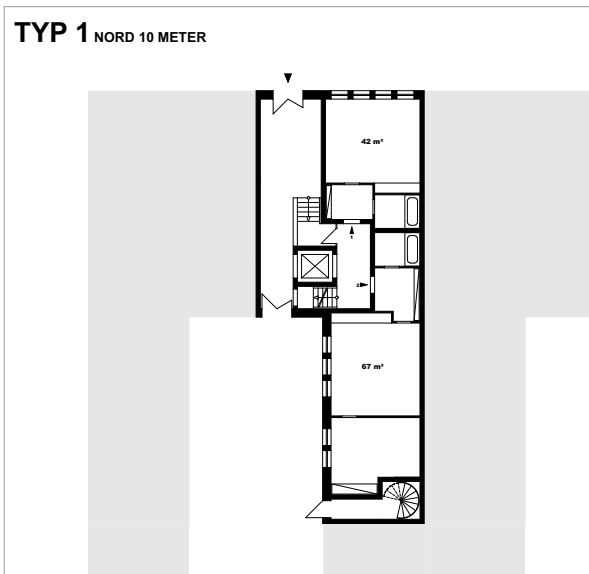


REGELGESCHOSS

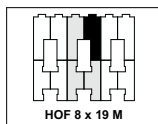
DREISPÄNNER
1: 69 m² 2: 44 m² 3: 38 m²

XX

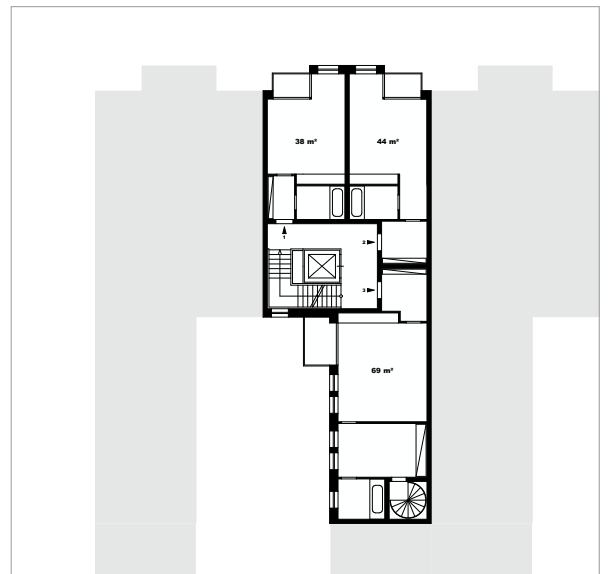
© Deutsches Institut für Stadtbaukunst

TYP 1 NORD 10 METER

ERDGESCHOSS



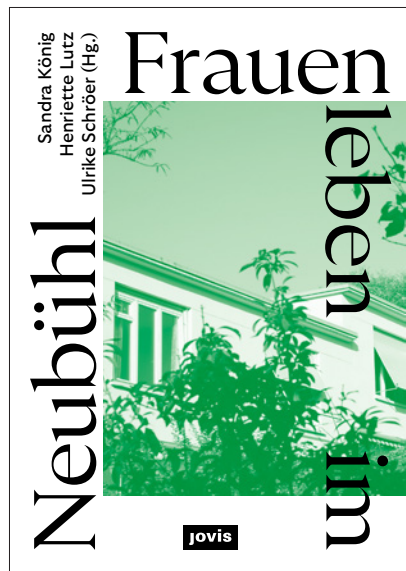
DER FLÜGELHAUSGRUNDRISS



REGELGESCHOSS

DREISPÄNNER
1: 38 m² 2: 44 m² 3: 69 m²

XX



Frauen leben im Neubühl

Sandra König / Henriette Lutz / Ulrike Schröer (eds.)

“Living here is like life on a permanent holiday,” reads an advertisement, published in 1932, for the newly inaugurated Werkbund housing development Neubühl in Zurich. Even today, with its intelligently conceived outdoor spaces, residential infrastructure, and compact, rational floor plans, it remains a significant, living example of the New Building (*Neues Bauen*) in Switzerland. It is still so beloved by its residents that many spend most of their lives there. This is made possible by the skillful integration of a variety of housing types—from small studios to six-room townhouses. In their book, the editors compile contributions on the history, typology, and significance of the housing development, supplemented by portraits of current female residents, to illuminate their lived environment and personal experiences.

With a contribution by Nina Hüppi



9 783986 121990

Softcover

200 pages, 70 b/w ill.

16.5 × 23 cm

Print 978-3-98612-199-0

E-Book 978-3-98612-200-3
(Open Access)

€ 36.00 (DE)

\$ 39.99 (US)

£ 31.50 (UK)

11.2025

German

- Women as users and protagonists of modernist architecture
- Interviews with contemporary residents as a research and teaching method
- Shows the discrepancy between male construction and female use

Related titles:

Klosterfrauen Frauenkloster

Eine künstlerische Untersuchung zu
Frauenklöstern im Wandel

Jutta Görlich

Ulrike Maria Rose (eds.)

Print 978-3-86859-606-9

€ 32.00 (DE)

\$ 36.99 (US)

£ 28.00 (UK)





JSWD

Twenty-five

Uta Winterhager

Kiosks, Clinics, and Corporate Spaces—25 years ago, Konstantin Jaspert, Frederik Jaspert, Jürgen Steffens, Rolf Watrin, and Olaf Drehsen founded the Cologne-based architecture firm JSWD. Time for a review: In 25 chapters, author Uta Winterhager presents this renowned office, giving voice to many of those who have contributed to its success. The focus is on the projects themselves. Through a series of minuted on-site conversations, she visits completed projects and future construction sites alongside the partners, project managers, and younger team members. Discussions with clients, collaborators, and in-house experts on topics such as workplace environments, healthcare, resources and revitalization, architecture and landscape, and the competition process offer deeper insights into the multifaceted work of JSWD.



9 783986 121655

Hardcover

248 pages, 250 col. ill.

24.5 × 29 cm

Print 978-3-98612-165-5

€ 46.00 (DE)**\$ 50.99 (US)****£ 40.00 (UK)**

09.2025

English/German

- The second major monograph on JSWD, following *Ensembles*
- A vivid portrait of a dynamic architecture firm with strong roots in Cologne

Related titles:**JSWD – Ensembles**

Nils Ballhausen / Uta Winterhager

Print 978-3-86859-477-5

€ 40.00 (DE)**\$ 46.99 (US)****£ 35.00 (UK)**





The Architecture of Burkhard Pahl & Monika Weber-Pahl

Burkhard Pahl / Monika Weber-Pahl (eds.)

How can we build in a contemporary and resource-efficient way today? Following *Structure in Mind* (2009), the new monograph on the work of Burkhard Pahl and Monika Weber-Pahl will be published in 2025. It documents their precise use of forms and materials and their innovative approach to structural systems, drawing on their award-winning buildings and projects: including the spectacular subway station in Bochum, the delicate footbridge of the IBA Emscher Park, the FIS World Cup ski jump in Willingen, and the bold canopy of the bus terminal in Leverkusen. Through their numerous recent research and cultural buildings, Pahl and Weber-Pahl's architectural practice has made a significant contribution to construction with reduced CO₂ footprints.

With a foreword by Peter Cachola Schmal



9 783986 121693

Softcover

224 pages, 250 col. ill.

21 × 28 cm

Print 978-3-98612-169-3

€ 42.00 (DE)

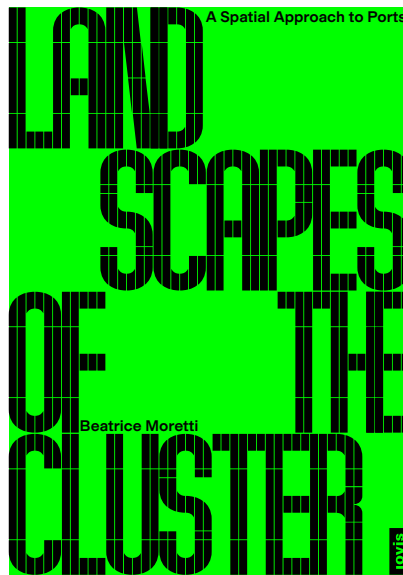
\$ 46.99 (US)

£ 37.00 (UK)

10.2025

English/German

- The work of architects Burkhard Pahl and Monika Weber-Pahl
- Projects from 35 years of architectural practice documented in images and plans
- Recent contributions to resource-efficient construction and energy-neutral operation



Landscapes of the Cluster

A Spatial Approach to Ports

Beatrice Moretti

As ports expand to meet global demands for sustainability and energy transition, European states are reshaping their maritime landscapes through port clusters—new organizational structures that transform both administration and governance. This book critically examines how port clusterization is redefining the relationship between cities and their ports, challenging conventional urban and architectural research on port-city conditions. It explores the spatial impacts of this transformation into *landscapes of the cluster* and introduces design tools to help port city institutions navigate pressing challenges. From coastal land consumption to sustainable infrastructures and the shifting perception of ports within cities, *Landscapes of the Cluster* provides fresh insights into the future of port-city dynamics.

With a foreword by Carmen Andriani and an afterword by Jeffrey S. Nesbit



9 783986 121792

Softcover

320 pages, 40 col. ill.

17 × 24 cm

Print 978-3-98612-179-2

E-Book 978-3-98612-180-8 (Open Access)

€ 38.00 (DE)

\$ 41.99 (US)

£ 33.50 (UK)

10.2025

English

- Examines the emerging phenomenon of port clusterization from a spatial perspective
- In-depth research on Italian port clusters, complemented by international guest essays
- Establishes a cooperative dialogue between academia and port institutions

Related titles:

Beyond the Port City

The Condition of Portuality and the Threshold Concept

Beatrice Moretti

Print 978-3-86859-613-7

E-Book 978-3-86859-950-3

€ 29.80 (DE)

\$ 34.99 (US)

£ 26.00 (UK)



Stadt-Umland-Atlas Hamburg

Behörde für Stadtentwicklung und Wohnen / urbanista (eds.)

As a growing metropolis, Hamburg must develop sustainable solutions to urgent issues in urban development. But climate action, the mobility transition, population growth, and affordable housing are challenges that transcend the city's boundaries. With the *Stadt-Umland-Atlas Hamburg* (Atlas of Hamburg and environs), the Hamburg Ministry of Urban Development and Housing lays the groundwork for a new vision of Hamburg and the region: extensive data surveys capture patterns and potentials that emerge from the interweaving of the city and its surroundings. Translated into more than 250 maps, the atlas provides a comprehensive overview of the planning and design of future spatial structures in the Hanseatic city and beyond.



9 783986 122300

Hardcover

256 pages, 250 col. ill.

30.5 × 31.5 cm

Print 978-3-98612-230-0

E-Book 978-3-98612-279-9

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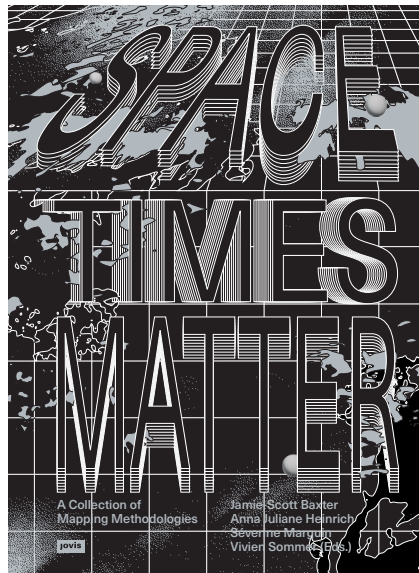
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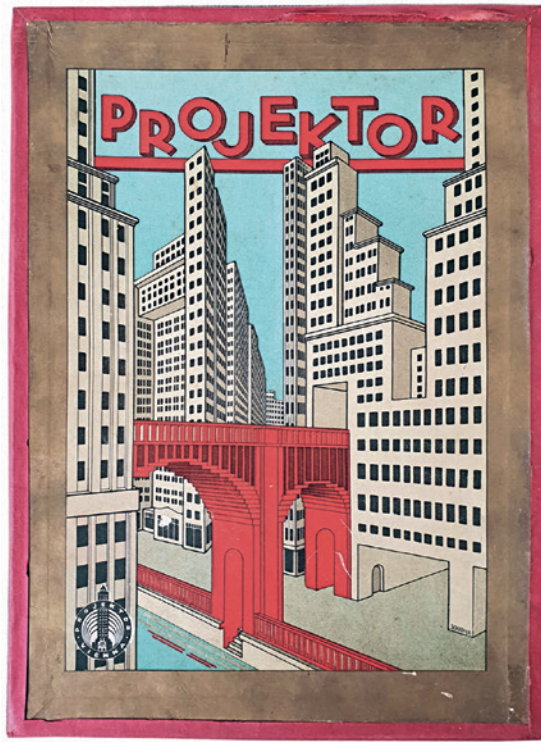
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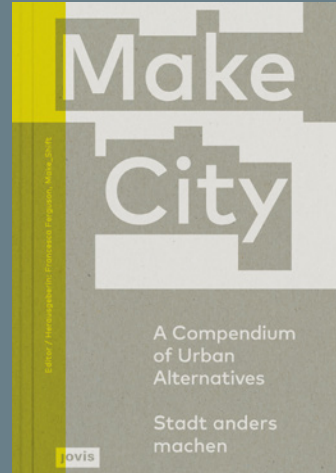
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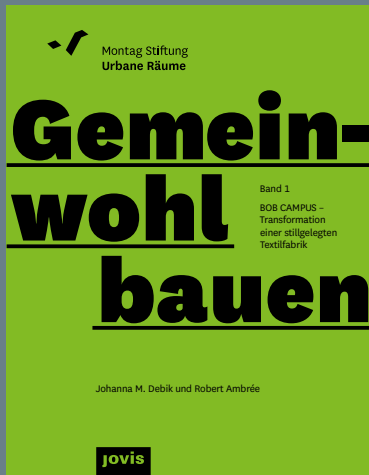
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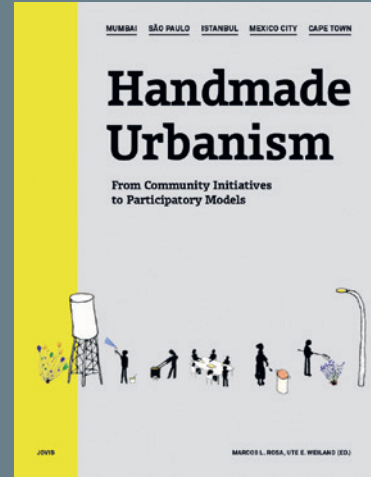
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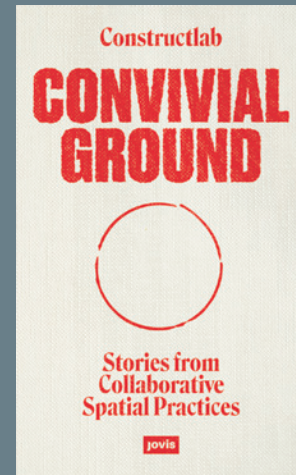
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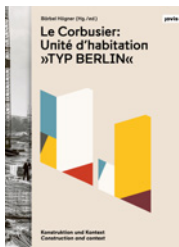
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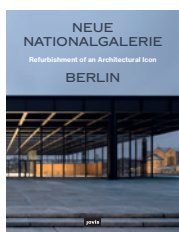
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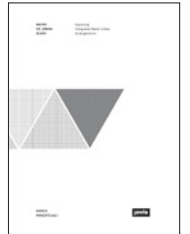
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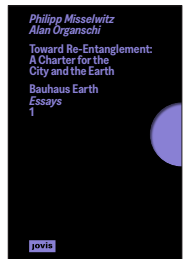
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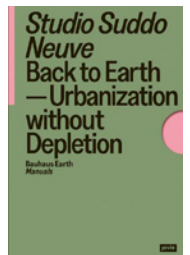
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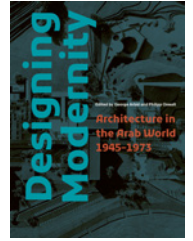


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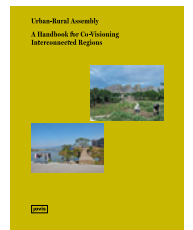
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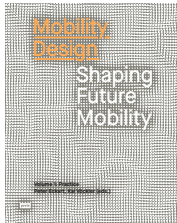


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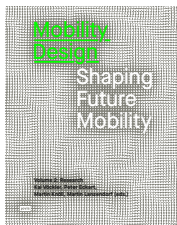
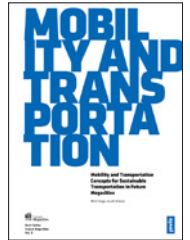
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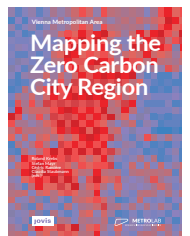
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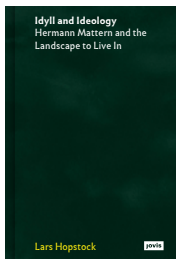


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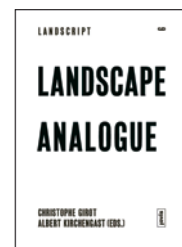
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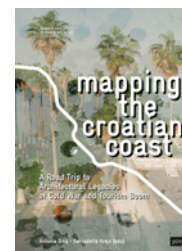
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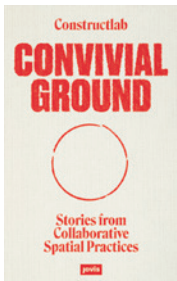
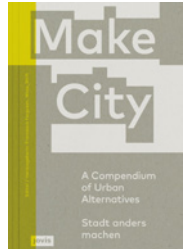
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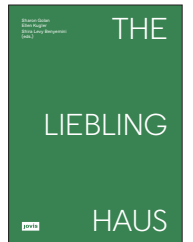
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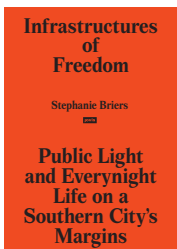


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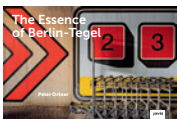
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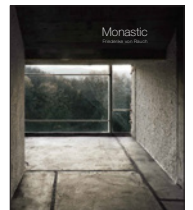
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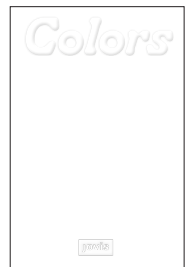
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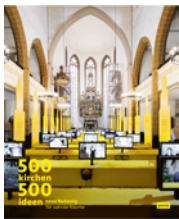
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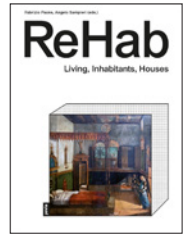
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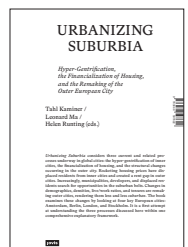
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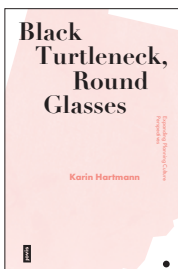
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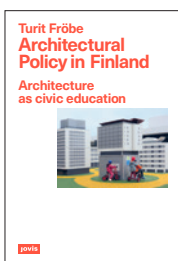
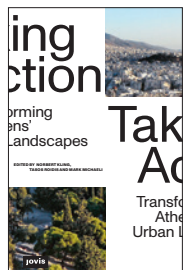
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