

**These instructions pertain to the construction of new buildings and major additions.** Review of an application for new construction occurs in three phases: *Level 1 Review* concerns approval of the concept, *Planning Commission Review* concerns approval of the final site plan, and *Level 2 Review* concerns the approval of design details. Level 2 applications will not be processed until conditional site plan approval, at a minimum, has been granted. The HPC may review small scale construction in one hearing.

Application materials for Level 2 must provide a detailed proposal. The application must address the following through drawings, photographs, and text: site plan, detailed façade/elevations, fenestration, openings, texture, final articulation, landscaping, and lighting.

