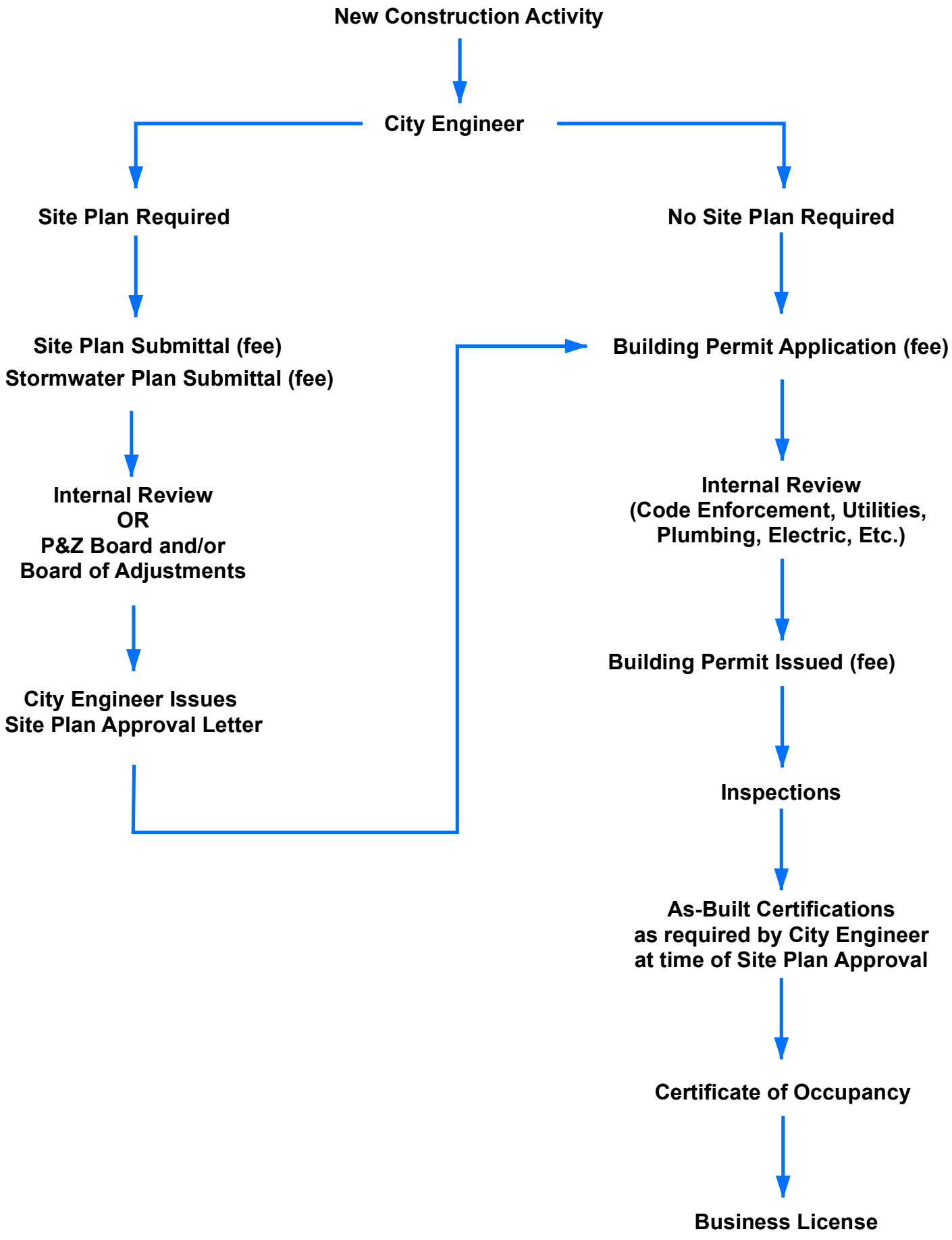Planning Process for New Construction Projects