

Cypress Place

AT NICKLAUS NORTH



- Design Guidelines -

Design Guidelines

Cypress Place at Nicklaus North

June 15, 2011

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1. INTRODUCTION & BACKGROUND

Cypress Place at Nicklaus North is located within the Whistler Valley approximately 5 kilometers north of Whistler Village along Highway 99. Bordered by the Nicklaus North Golf Club, The River of Golden Dreams, and surrounded by the beautiful mountains of the Coastal Range, this series of premier residential lots represents a unique residential development opportunity.

2. OBJECTIVES

These Design Guidelines have been developed to ensure high quality homes and landscape treatment result in a cohesive neighbourhood development. The guidelines seek to ensure a consistent character, aesthetic and quality of design and construction throughout the development. This approach is intended to enhance livability, owner satisfaction, and property value.

Architectural components such as massing, proportions, composition, and a careful evaluation of architectural language are a focus here, and are intended to provide the framework in which a successful model development can evolve. Ensuring that flexibility of design can be achieved without an overly prescriptive approach is a primary goal.

The Design Coordinator will have the ultimate approval for the acceptability of a submitted design. Although no prescribed limits are intended on architectural design or style, design requirements are to be responsive to, and suitable in, the Whistler Valley context.

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3. DESIGN REVIEW & APPROVAL PROCESS

3.1. General Process

The Owner requires that the construction of buildings, improvements and structures on a lot be commenced by the lot owner within 36 months after the date of conveyance of a strata lot to the lot owner and that all buildings, improvements and structures be substantially completed in accordance with the building scheme and these Design Guidelines and plans and specifications approved in accordance with these Design Guidelines within 24 months of their commencement.

The Design Review and Approval process is guided by the Design Coordinator and is based on the Formal Submission by the Owner of each individual lot within Cypress Place. This process is outlined in the appended Process Flowchart.

- i. Obtain the Owner Development Package. This contains a Site Information Plan and a reference copy of this document and all appended resources. Note that additional information may be added to this package at any time and receipt of current documents should be confirmed prior to any initial submission or undertaking.
- ii. Design Coordinator Approvals - Approvals will be administered through the Design Coordinator, in conjunction with all Municipal authorities and requirements. The designated Design Coordinator is responsible for all site inspections and the review of drawings and documents at each stage of the review process, as well as being the main point of contact for all applicants. Note that interpretation of these Guidelines is determined solely by, and at the discretion of, the Design Coordinator.
- iii. Approval by the Design Coordinator will be required for the following project phases to ensure compliance with these Guidelines:
 - a. Preliminary Submissions prior to Formal Submission
 - b. Formal Submissions prior to Building Permit Submission
 - c. Approval of issued Building Permit/Construction Drawings prior to construction
 - d. Landscape inspection upon completion to ensure compliance with landscape and building submission

A time limit of 30 months will be imposed on each formal application. At the expiry of this period, a new will application will be required, with all related fees and processes.

It is the sole responsibility of the Owner to ensure that any changes made to the proposed development or approved submissions are submitted to the Design Coordinator. This includes design changes before or after Building Permit submission/issuance.

Submissions to the Design Coordinator are produced at the sole cost of the applicant, including any resubmissions or additional information requested by the Design Coordinator.

Municipal Approvals - Any residential development is to conform to all Resort Municipality of Whistler (RMOW) permits, bylaws, and processes. These will include all Zoning and Parking Bylaw requirements and the RMOW Builders Information Package. Note that Design Coordinator approval is required prior to submission to the RMOW for Building Permit as well as upon issuance of the Building Permit for construction. It is the sole responsibility of the Owner to research, confirm & satisfy all municipal requirements in advance of any related submission to the Design Coordinator. Conformance to Municipal requirements is the sole responsibility of the Municipality and is held separate from the Design Coordinator approval process.

These Guidelines have been registered as a Building Scheme on each Lot in Cypress Place. It is the responsibility of any subject property to inform and deliver these Guidelines as part of any property sale.

Note that all related documentation and contact information is available on the Cypress Place website.

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3.2. Submission Requirements

A submission checklist is provided in the addenda to this document as a list of submission requirements for the approvals process. This information allows the Design Coordinator to process each application effectively. It is important to note that the Formal Submission will only be accepted if fully compliant with all submission requirements.

3.3. Performance Deposits

A deposit in the amount of \$10,000 will be required upon conveyance of a lot to the lot owner. This deposit is intended to ensure compliance with these Design Guidelines, including, without limitation, the first paragraph of Section 3.1 hereof. The deposit will either be (a) forfeited to the Owner in the event construction of the improvements on a lot is not commenced and completed in accordance with Section 3.1; (b) applied by the Owner towards any costs and expenses incurred by the Owner in connection with the maintenance of any landscaping on a lot by the Owner or (c) returned to the then current lot owner upon completion of the Design Review and Approval process resulting in approval by the Design Coordinator.

3.4. Design Review Fee

A non-refundable Design Review Fee will be required as part of any Submission in the amount of \$2,000.00 and is to be provided as a certified cheque.

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4. DESIGN GUIDELINES – SITE

General Site Development

Note: The “Project Team” as referenced below refers to the Owner’s team associated with development of a given site, and includes the Owner, Architect or Designer, all sub-consultants, and Builder/Contractor. It is the sole responsibility of the Owner or Agent to the Owner to ensure that all team members are informed of their responsibilities in regard to the information and requirements contained in these Guidelines.

It is strongly recommended that any application be prepared by an Architect or qualified residential builder that is familiar with the Whistler area in terms of municipal process, climate and other items specific to this region.

4.1. Lot Clearing

The Project Team should be aware of landscaping buffer/tree preservation areas indicated on the “Site Information Plan” as well as overall site landscaping buffers and “natural treed roughs” shown on the Green Lake Vegetation and Habitat Management Plan.

No trees are to be removed from the “natural treed roughs” or any tree preservation zone without approval from RMOW.

All preload and excavation material from the lot will be retained on the Owner’s Lot during the construction period.

4.2. Preloading/Excavation

All Lots at Cypress Place have been preloaded and a structural pad located to the extents of the buildable area for each Lot. In accordance with a Section 215 Covenant, the RMOW will require all foundations to be designed by a Professional Engineer. Lot Owners will be required to retain a registered Geotechnical Engineer, and reference the attached Geotechnical report. The prepared building pad is at flood level stipulated in the attached appendix.

Measures must be taken during construction to control erosion, sediment transportation, and drainage onto other lots; and to permanently stabilize all disturbed areas upon completion of proposed development. Slopes up to 3H:1V are acceptable (greater than this will require a control mat).

All sites must conform to minimum flood protection criteria.

4.3. Grading & Drainage

New construction and re-grading within the lot must not interrupt the subdivision drainage patterns or cause discharge of water onto adjacent lots. Run-off from roofs, ground pavement and snow storage areas must be collected and directed to natural or improved drainage systems within the lot.

The Site Information Plans show the established flood proofing elevation for the main floor of the proposed development on the site and the required site drainage patterns, in accordance with the Section 219 Flood Protection Covenant registered on title.

Re-grading within the lot must be shown on the site plan for the proposed development as designed by the Project Team Engineer. Re-grading must create minimal cut and fill situations. All cut and fill must be blended into the existing site conditions.

4.4. Site Access

Driveway entrance locations must be approved by the Design Coordinator and conform to RMOW requirements. Only one vehicular access per lot will be permitted. The area of driveways should be minimized and must not be greater than 50% of the front yard setback area.

Driveway shapes and parking shall conform to the RMOW Zoning and Parking Bylaw Section 6.

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4.5. Snow Management

While many considerations related to snow management are building specific, many of these have significant site impacts and, as such, should be considered at an early phase of the work. All phases of design development, from the placement of the building on the site to establishing its form and details, must take into consideration the heavy snow fall and extreme freeze/thaw cycles existing in the Whistler area.

Additional consideration should be given to the following items:

- a. Building entrances and outdoor pedestrian routes must be well protected. Shedding snow must be deflected from these areas by well placed dormers, proper orientation of gable roofs, canopies, porch roofs, large roof overhangs, or other means. The potential hazard of falling icicles in these areas must be addressed. Entrance vestibules or double doors are recommended to reduce heat loss and the subsequent formation of icicles at the entry.
- b. Proposed building projects must plan for areas of “snow dump” from shedding roofs. These areas must be designed to handle the impact of large quantities of snow, and must be located so as not to endanger pedestrians, vegetation, or the neighbouring lots. Areas must also be allocated for the storage of snow plowed from driveways and outdoor parking stalls.

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Site Design & Layout

4.6. Building Location/Site Constraints

The Project Team shall review the "Site Information Plan" and inspect the site to assess its specific potentials and constraints (natural features and man made conditions). It is the responsibility of the Project Team to identify the location of easements and rights-of-way (R.O.W) and to comply with the setback requirements, maximum site coverage and gross floor areas established by the RMOW.

Building location & site layout should respond to the following:

- a. Topography, lot shape, easements, right of ways and all required setbacks.
- b. Geologic/soil conditions.
- c. Hydrology/flood plain elevation and planned or existing drainage systems.
- d. Existing vegetation and/or tree preservation zones (natural treed roughs).
- e. Views into and out of the site (view corridors or lines).
- f. Solar exposure.
- g. Access and circulation around and within the site for vehicles & pedestrians.
- h. Parking and driveway entrance location.
- i. Snow management requirements.

All proposed buildings must meet the minimum gross floor area of detached Single Family houses - 2,000 sq. ft. (186 sq. m.)

4.7. Context - Relationship to Neighbours & Streetscape

The massing and site layout for a proposed building project must respond to both existing and future planned development on adjacent lots. A strategy should be developed in the early stages of schematic design to accommodate any concerns, and it may be necessary to acquire drawings or information from an adjacent lot Owner to determine a successful approach. Any proposed project must take into consideration its effect on privacy, view lines and the shadowing of neighbouring properties. Balconies, decks and large windows should be located away from the interior side property lines or otherwise mediated.

Proposed building projects should be designed to create a harmonious streetscape. Varying front yard setbacks and garage locations are encouraged. The rooflines and level of eaves on adjacent lots must be considered, to avoid dramatic height changes between the proposed and existing buildings.

No building design can be repeated without a minimum of four separating lots. The evaluation of the extent of "repeated" designs is at the sole discretion of the Design Coordinator.

4.8. Parking & Garages

All homes should have at least a single garage and one additional uncovered parking space. The garage must be integrated into the main house structure and massing strategy. All garages shall be oriented so that the garage door faces the roadway or the side yard, unless otherwise approved by the Design Coordinator. No open carports will be permitted.

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5. DESIGN GUIDELINES – BUILDING

5.1. Gross Floor Area (GFA)

Lots are restricted to a maximum GFA of 325 sq.m. as per the RTA5 Zoning.

5.2. Building Massing & Proportion

Varied massing and facade articulation is encouraged in the building design. Special attention should be given to varied roof-lines and overhangs, off-set building components and other strategies that will result in a dynamic physical form. No more than 2/3 of a building's frontage should be aligned at the same vertical plane, though proposals of particular merit may be approvable at the discretion of the Design Coordinator. Note that 'A' frame or dome structures are not acceptable.

The relationship of building elements that comprise the building's overall massing and composition should be carefully considered. The proportion and scale of these elements should be appropriate to the site and the neighbouring buildings along the street. Extreme proportions and ratios should be avoided.

5.3. Materials & Colour

In general, exterior finish materials should be chosen to emphasize the building's mountain setting. Natural materials such as wood, stone and clay (or similar) masonry units are strongly encouraged. Final approval of exterior materials, including conditional materials such as cultured stone products, glass block and masonry, is at the discretion of the Design Coordinator. Note that patterns and orientation of proposed finishes must be indicated as part of the submission.

A heavy timber or exposed beam expression is recommended on front and rear elevations. While exposed wood elements used to accomplish this are encouraged, no "peeled log" walls or log-cabin style proposals will be permitted.

Specific attention should be given to the use and visual composition of materials used on a given building frontage. A maximum of three major materials is suggested in order to avoid a disjointed or visually chaotic result, and should be rationalized with the building's massing strategy. Creative use of environmentally friendly and/or local materials is strongly encouraged.

Specific materials are *not* permitted for use in Cypress Place. These include:

- Hardiboard/Hardiplank or other fibre/cementitious materials
- Vinyl or aluminum siding, panels or other similar siding materials
- Stucco or similar exterior systems
- Exterior insulation systems
- Exterior ceramic tile
- Plywood or other pressed-wood sheet material as siding material
- Tile or asphalt shingles

Some latitude may be offered for unique solutions or those of particular merit at the discretion of the Design Coordinator.

Colour and material treatment selection should be made based on the strategy outlined for exterior materials above. A subdued, natural earth-tone or other subtle colour palette should be considered with an emphasis on appropriate grey, green and brown tones. Excessive variety of colour, contrast and perceived garishness should be avoided. Clear stains or natural finishes on wood and stone materials are encouraged, though opaque coatings will be considered. A material sample/finish/colour board is required as part of the formal submission.

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Exterior Wall & Surface Design

5.3.1. *Foundation & Lower Walls*

Visible concrete foundation walls are permitted to a height of 2.0 feet (600mm) above finished grade. If the exposed concrete area is higher, than it must be faced with stone, sheathed with siding, have an exposed aggregate finish, or some other architectural treatment. Other exterior concrete elements such as stairs or terraces over 2.0 feet above grade must also be faced with stone, or have an exposed aggregate or other architectural finish of merit.

Wall areas located below 6.0 feet (1.8m) above grade should be protected from weathering and staining resulting from snow accumulation. Appropriate material and finish choices such as stone will minimize damage, material wear and ongoing maintenance costs.

5.3.2. *Exterior Walls - General*

Upper walls should convey a sense of human scale, visual variety and well-crafted construction. The shape of the building should be determined by its functional mass.

As a complement to massing considerations, functional arrangement of exterior walls should be articulated with recesses, balconies, bay windows and other functional elements. Single areas of exterior wall that exceed 1/4 the total surface area of a given frontage will not be approved unless interrupted or enhanced by additional glazing or strategies similar to the architectural strategies listed above.

The exterior finishes should be continuous around the building or terminate at a logical juncture in the wall such as an inside, rather than an outside, corner.

5.3.3. *Wall Composition, Openings & Appendages*

Windows, doors, porches, and balconies form an important part of a building's character and visual inventory, and should be well integrated into a proposal's overall design strategy.

Windows:

Window locations, proportion and style must be carefully considered. Windows located in dormers must allow for snow build up on the roof.

Double hung, casement or awning style windows are preferred. The use of bay or box windows is encouraged. Window frames should be wood (painted or stained), wood clad, or metal (prefinished colour to be approved).

Window glazing may be clear or grey tint. Solid coloured glass and reflective or mirrored glazing is not permitted.

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Doors:

Location and orientation of door openings should be established to offer protection from wind and accumulated snow. Roof over-hangs, wall orientation, and certain porch structures can provide some measure of protection from Whistler's winter climate.

Doors should be of solid core wood (painted or stained) or insulated metal with a raised panel design (painted or approved prefinished colour). External hardware finishes should be iron, copper, or brushed-finish stainless steel, nickel or chrome.

Overhead garage doors should be wood or high quality steel (colour to be approved). Door designs that incorporate windows and raised panels are encouraged. The building face around the door should be well articulated (recess door, introduce columns or brackets etc.) to avoid a dominant visual impact.

Balconies & Porches:

Balconies and porches should form an integral component of the overall building design. Their proportion and the scale of columns, posts and guardrails should be appropriate to the building massing and should complement and relate to other features and details on the building.

Balconies and porches should be recessed and/or have large overhanging roofs to protect them from excessive snow accumulation. Drainage from balconies should be designed to avoid staining of walls below. Balcony soffits should be finished in a material consistent with the rest of the building.

5.4. Roof Design

Roof form is obviously a major consideration in establishing the character of a building, as well as being a critical factor in safe snow and debris management. The impact of large roof shedding areas in the context of structural and human safety must be considered and minimized. Roofs must be designed to properly shed and/or retain snow. The function of devices such as snow retainers, and snow diverters, the effects of roof pitch and the dynamic performance of roofing materials in this regard should all be carefully considered. Heat-tracing should also be considered where appropriate.

Substantial roof overhangs help to prevent wall and building envelope damage, provide shelter for window and door openings, as well as water staining of wall finishes, wall opening and entry areas from the elements. A minimum overhang of 36" should be incorporated.

Acceptable roofing materials are high quality wood shingles or shakes and steel or zinc standing seam metal roofs (profile and seam pattern to be approved). Composite wood shingles, clay or concrete tiles and slate products will be considered based on their ability to handle the freeze/thaw cycles in the Whistler area. Asphalt shingles are not acceptable. Roof colour and finishes are to be of a complementary natural grey, brown, green, black or clear metal finish colour palette, with no polished or reflective treatments.

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5.4.1. Roof Details

Skylight size and location must be complementary to the overall roof design.

Snow diverters or snow retainers (if used) should form an integral part of the roof profile, and should be finished to match or complement selected roofing materials.

Rooftop mechanical equipment or access stairways must be installed within the roof and not protrude above it. Antennas and satellite dishes are not permitted on the roof. Solar collectors must lie flat on the roof and may not be angled off the roof surface with struts or other supports.

5.4.2. Chimneys

Chimneys are to be designed to be complementary to the roof and overall building massing and design. Any concrete block construction must be finished with appropriate masonry, stone or stone veneer as appropriate to the overall design concept. Chimneys and chases should be located near the roof ridge to reduce required height. Precast concrete (flat top/side venting) flue caps with built-in spark arrestors are recommended for stone chimney tops.

Any direct wall vent for a gas fireplace must be screened from public view by landscaping or other site elements. Exposed metal must be finished to match or complement the building finishes.

5.5. Decks, Terraces and Exterior Building Elements

Decks, terraces, or any other building related construction must be integrated with the overall design approach, and will not be permitted without the specific approval of the Design Coordinator. Finishes and materials must be complementary, and minimize any exposed foundation work, concrete piles, or other unfinished materials.

Note that any additions or site constructions are to be implemented following approval and must be approved through the Design Coordinator. Additional formal submissions for approval may be required.

5.6. Storage & Garbage Containers

Proposed projects must provide ground level storage areas within the building for all Owner property, including, but not limited to, firewood, bicycles, skis or other vehicles. Accommodation for this is required to avoid vehicle storage in areas visible to the public. No accessory storage buildings, structures, or any form of outdoor storage will be permitted.

Provision for interior storage of all waste, recycling or other garbage containers must be made within the building envelope.

5.7. Utilities & Mechanical Equipment

The Developer shall provide underground Municipal services and utilities (as required for the subdivision) to the individual property line of each site. Connections to these services must be underground and are the sole responsibility of the Owner, including all related connection, inspection or other fees.

Any exposed mechanical equipment must be screened from public view. No satellite dishes are permitted in the front or rear yards.

5.8. Exterior Lighting – Building

All exterior lighting must be full-cutoff fixtures that avoid light pollution beyond the property lines of a given site. Low-pressure sodium, metal halide or high-discharge fixtures are not acceptable. Automated systems are encouraged for energy efficiency.

Exterior light fixtures are to complement the overall design approach. Acceptable materials include unpolished metal and wood. Frosted or etched glass lenses may be permitted, though brightly stained or coloured glass is not encouraged.

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6.2. Planning Concepts

The proposed Landscape Design for a site should integrate new planting with existing vegetation on the lot and the planting buffers around it. The design should visually connect the site landscaping with planting along the street and the manicured rough of the golf. "Wall-like" (ie. Hedges) planting along the property lines adjacent to the street or golf course will not be approved.

Trees and shrubs should be grouped in clusters of 3's, 5's, etc. to avoid a scattered appearance. Ornamental planting (except in protected areas) and expansive finely manicured lawns are not encouraged. Planting in designated "snow dump" areas (refer to plan for snow dump locations) must be able to survive the impact of heavy snow build-up.

No proposed site planting should block the sun or interrupt major view lines (refer to Section 6.4 for Major View Corridors) from adjacent lots. Exterior living spaces within the site should be designed to receive as much sunlight as possible throughout the day., Evergreen trees should not be planted so as to block desirable solar heat gain in the winter.

6.3. Plant Materials

The use of plant species indigenous to the Whistler area is recommended. A recommended plant list is included in the Design Information Package Appendix 'D'. No fruiting plants are allowed as this acts as a bear attractant. Proposed planting should complement the house colours and the landscaping of neighbouring lots. A blend of coniferous and deciduous plant material is encouraged.

The Lot Owner should include at least two (2) trees and ten (10) shrubs in their front yard landscaping plan, plus one (1) tree and five (5) shrubs in street side yards. Trees must be at least 2" (50mm) caliper for deciduous trees and 6' (1.8m) high for conifers. Shrubs should be a 2 - 5 gallon container size. Variation in planting schemes between lots is encouraged to create individuality.

6.4. Major View Corridors

Major view corridors should be preserved. Lots along the golf course should plant major trees to maintain the views for their own home and for the neighbouring lots. See Diagram for Views.

Existing trees cannot be topped to gain views, and new trees should be located as to ensure views can be maintained without topping or unnatural pruning.

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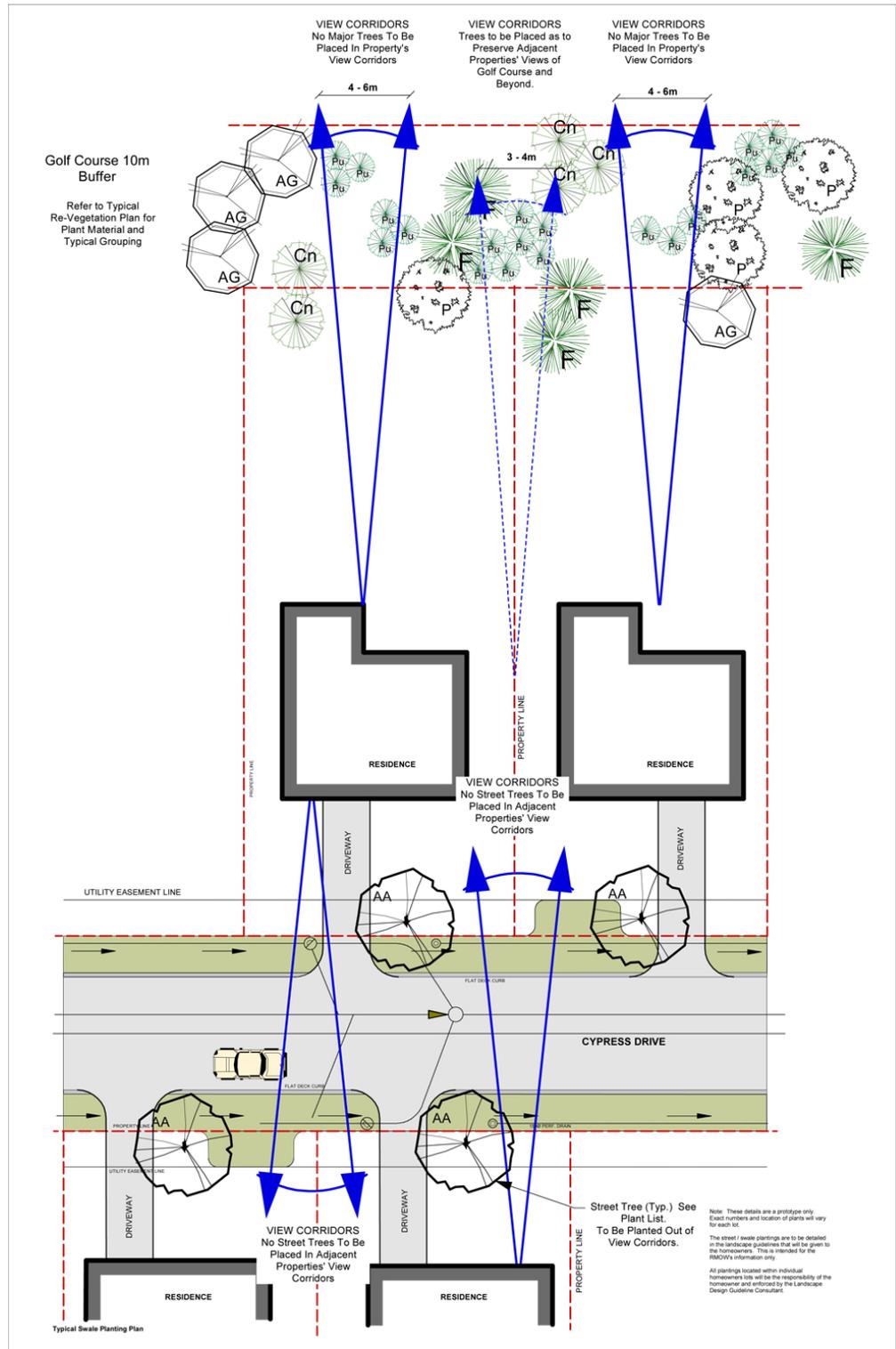


Diagram for Views

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6.5. Fencing, Screening & Secondary Structures

Fencing is prohibited except to provide privacy screens within the building envelope for child play areas, hot tubs, etc.

Wood fencing is preferred. Metal fences or concrete block walls are not permitted. The fence and house should be coordinated in design, construction details, finish materials, and colour. Fence design and materiality must be approved by the Design Coordinator.

Garden structures such as gazebos, wooden swings or play sets are not permitted in the rear yard of lots adjacent to the golf course.

Compost units and vegetable gardens are not encouraged as they attract wildlife. Their location must be shown on the proposed landscaping plan and approved by the Design Coordinator.
No highly visible clothesline structures are permitted.

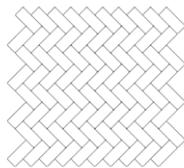
6.6. Walkways & Driveways - Paving Materials

Walkways should be of stamped broom finished concrete or one of the following pavers: concrete unit paver (brick shape) or concrete unit pavers (square or rectangular, up to 12" x 12"). Colour of paving material to be grey to dark grey (see sample colours for reference) and coordinated with colours of the site features. Splashes of other subtle earth-tone colours will be considered.

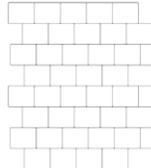
Acceptable paving patterns include: Herringbone, Offset Runner, Ashlar, Random Offset Runner and other patterns will be considered.

Stamped concrete patterns can be in the above listed patterns or a stone look. See sample images for patterns.

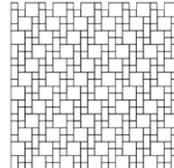
Paving Patterns:



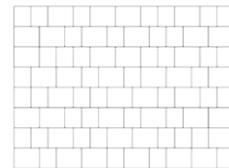
Herringbone



Offset Runner



Ashlar



Random Offset Runner

Colours for Pavement:



Natural



Shadow



Charcoal

Acceptable parking area and driveway surfaces are stamped concrete or one of the above listed pavers. Only one or two materials will be permitted per driveway. Other materials may be considered but must be approved.

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6.7. Lighting in the Landscape

Lighting should be implemented only where necessary for pedestrian activity or in vehicular circulation areas.

Landscaping lighting fixtures are not permitted to be more than four (4) feet above finished grade. Low-level indirect lighting is encouraged. Tree up-lighting is discouraged.

6.8. Rock Walls in the Landscape

Locally sourced basalt or granite is preferred. Foreign rock material is not permitted. The rock-work should be coordinated in design, materials, and colour with the home or site features.

Rock-faced retaining walls should be faced with basalt or granite, in a rectilinear ledger pattern. Grout lines should be less than 1" thick.

Rock-stacked walls should be dry stacked and of basalt or granite boulders. Basalt columns are encouraged.

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RECOMMENDED PLANT LIST

BOTANICAL NAME

COMMON NAME

Trees

Abies amabilis	Balsam Fir
Acer rubrum 'Armstrong'	Red Maple
Betula papyrifera	Paper Birch
Chamaecyparis nootkatensis	Yellow Cedar
Picea englemanni	Engleman Spruce
Picea omorika	Serbian Spruce
Picea pungens	Colorado Spruce
Picea sitchensis	Sitka Spruce
Pinus aristata	Bristlecone Pine
Pinus contorta	Lodgepole Pine
Pinus uncinata	Mountain Pine
Populus tremuloides	Trembling Aspen
Pseudotsuga menzeisii	Douglas Fir
Thuja plicata	Red Cedar
Tsuga mertensiana	Mountain Hemlock

Shrubs

Acer ginnala	Amur Maple
Acer glabrum	Douglas Maple
Amelanchier alnifolia	Serviceberry
Azalea 'Pink Lights'	Azalea
Azalea 'White Lights'	Azalea
Cornus alba elegantissima	Variiegated Dogwood
Cornus stolonifera	Redtwig Dogwood
Daphne cneorum	Rock Daphne
Pachistima myrsinites	Oregon Box
Pinus mugo pumilo	Mugo Pine
Rosa medilland 'kitoli'	Medilland Rose (pink)
Rosa medilland 'meiflopan'	Medilland Rose (white)
Rosa medilland 'meikrotal'	Medilland Rose (red)
Rosa rugosa grootendorst	Grootendorst Rose
Rosa woodsii	Wood's Rose
Rhododendron impeditum	Rhododendron
Rhododendron keleticum	Rhododendron
Rhododendron PJM	Rhododendron
Salix purpurea 'nana'	Artic Willow
Spiraea van houttei	Spiraea

Perennials/Grasses/Groundcovers

Arctostaphylos uva-ursi	Kinnickinnick
Alopecurus pratensis 'Aureus'	Meadow Foxtail
Andropogon gerardii	Blue Stem
Astilbe 'Federsee'	Astilbe
Blechnum spicant	Deer Fern
Chasmanthium latifolium	Northern Sea Oats
Cornus canadensis	Bunchberry
Dryopteris carthusiana	Wood Fern
Helictorichon sempervirens	Blue Oat Grass
Hermerocallis species	Daylily
Hosta species	Variiegated Hosta
Lamium maculatum 'Chequers'	Lamium
Lonicera 'Dropmore Scarlet'	Dropmore Lonicera
Matteucia stuthiopteris	Ostrich Fern
Oplopanax horridum	Devil's Club
Parthenocissus quinquefolia 'Engelmanni'	Viginia Creeper
Penstemon fruiticosa 'Purple Haze'	Beard-Tongue
Rudbeckia 'Goldsturm'	Gloriosa Daisy
Thymus praecox 'Albus'	Creeping Thyme
Thymus praecox 'Coccineus'	Creeping Thyme
Thymus pseudolanuginosus	Woolly Thyme

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7. ADDENDA

- Site/Lot Plan
- Approval Process Flowchart
- Formal Submissions Checklist
- Geothermal Guideline
- Whistler Green
- Lot Submission Precedents
- General Resources

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WHISTLER GREEN INITIATIVES

Whistler Green is the municipal community standard for healthy homes that use energy and resources efficiently in the mountain resort setting. Lot owners are encouraged to enroll in the Whistler Green initiative independently of the required Green Lake Estates Green Initiative Program. The following checklist is intended as a supplement to the Green Lakes Estates Design Guidelines and forms part of the requirements for developing lots within Green Lakes Estates. These items are divided into “required” and “recommended” categories, with “required” items being mandatory undertakings as part of the lot owner’s development responsibility. These categories of sustainable performance are as follows:

- | | |
|------------------------------|--|
| 1. Site and Landscape | 5. Materials |
| 2. Energy | 6. Waste |
| 3. Water | 7. Owner & Public Education |
| 4. Indoor Environment | |

This subdivision master plan has been conceived in accordance with many of the Whistler Green principles. Some of these general site development sustainability initiatives are outlined below:

A. Overall Development Initiatives:

- **Storm Water Management Design** - The stormwater management system design for this community promotes ground water recharge through infiltration and reduces erosion, sediment loss and transportation of pollutants through storm water run-off. The system utilizes a hybrid of conventional storm pipes designed handle an extreme flood condition, coupled with infiltration trenches, perforated piping, rain gardens, bioswales and retention ponds to manage the design load of storm water.
- **Trees** - An area of 111,000 s.f. has been dedicated within this specific development area for significant tree retention and green space preservation.
- **Landscape Plants** - Drought tolerant, pest resistant, regionally appropriate landscape plants have been selected for the common landscape areas within the site. The plant selection emphasis has been placed on species that are hearty throughout the Whistler climate and do not require supplemental irrigation to survive. Pollutant and sediment filtering grasses and rushes, indigenous to the neighbouring wetlands, have been selected for landscaped areas that interface with the storm water management system. A very successful vegetation and habitat management strategy has been enacted for the entire Green Lakes region, promoting the retention of diverse ecosystems, natural flora and species that make there home within the Green Lakes development area.
- **Outdoor Lighting** - Outdoor lighting that minimizes light pollution has been selected for common site elements.
- **Safe Liquid Materials** – Only paints, adhesives and caulking that meet accepted low pollution standards have been selected for common infrastructure.
- **Locally Sourced** – Materials selected for the entry gate and postal kiosk structure have been produced in BC, within a 500 kilometer radius, thus reducing impact of transportation pollution and stocking resources.
- **Resource Efficient** - Engineered, resource efficient structural materials have been selected for the gate and postal kiosk structure.
- **Promoting Alternative Transportation Systems** - This community is serviced by both public transportation as well as the Valley Trail system. Extensive work by the developer and municipality to connect this neighbourhood to Whistler Village through a public trail system allows efficient, convenient travel through forests and neighbourhoods to all of Whistler’s community amenities, including the business district, schools and public community centres. Reduction in the use of the automobile through alternative transportation leads to a reduction in greenhouse gas emissions and promotes a healthy lifestyle.
- **Innovation** - The Innovative storm water management system is situated along the Valley Trail allowing the public to view the system in action, educating valley trail users by means of an information board situated near the demonstration area. An information board/Wayfinding point also describes the Vegetation and Habitat management plan for the entire Green Lakes development area and Nicklaus North Golf Course educating the public on the value of the diversity of these particular ecosystems.

B. Lot Specific Development Initiatives:

The following list provides a brief description of required and recommended Whistler Green measures for the Lot owner as outlined above. Considered early in the home planning and design process, many of these measures are

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easily incorporated and cost no more than conventional practices. Benefits include reduced energy and maintenance costs, and a more comfortable home.

1. Site and Landscape

Site and Landscape measures seek to minimize the ecological disturbance associated with residential development. To the extent possible, post-development conditions should preserve, restore, or enhance the habitat, vegetation and hydrological characteristics.

Required:

- i. **Outdoor Lighting** - Use only outdoor lighting that minimizes light pollution.

Recommended:

- ii. **Trees** - Protect existing trees and vegetation during construction.
- iii. **Soils** - Protect, save and reuse existing topsoils.
- iv. **Stormwater** - Minimize impervious surfaces and absorb stormwater on-site.
- v. **Landscape** - Use only drought tolerant, pest resistant, regionally appropriate landscape plants.

2. Energy

Energy measures are designed to mitigate the environmental impact of residential energy consumption by: a) decreasing the total amount of energy required for the home; and b) lowering the share of home energy demands provided by fossil fuels.

Required:

- i. **Lighting** - Use lighting fixtures with energy efficient lamps for at least 40% of permanent lighting.
- ii. **Furnace and Boiler** - Use Energy Star certified products for fuel fired heating & hot water.

Recommended:

- iii. **Energuide** - Achieve an Energuide rating of at least 78.
- iv. **Fuel Heaters** - Gas fireplaces have electronic ignition (no pilot flame) & solid fuel devices are CSA or EPA compliant.
- v. **Hot Tub** - Ensure that hot tubs include advanced energy saving features.
- vi. **Air Conditioning** - Avoid a stand-alone air conditioning system, or use a high efficiency system.

- vii. **Space Heating** - Use a heating system that is adaptable to technology change for primary space heating requirements.
- viii. **Passive Solar Heat** - Use building orientation, window design and thermal mass to achieve passive solar heating.
- ix. **Outdoor Lighting** - Control all outdoor lights, except entry porch lights, with motion detectors.

3. Water

Water measures are intended to reduce the volume of water used for residential irrigation, toilets household appliances, faucets and showers. Reducing water use saves energy and lightens loads on municipal water supply, distribution and treatment.

Required:

- i. **Landscape Mulch** - Include a mulch layer in all landscape planting areas, assisting in prevention of evaporation of water in landscaped areas.

Recommended:

- ii. **Water Appliances** - Use only Energy Star certified products for water-consuming appliances.
- iii. **Irrigation** - Do not install an irrigation system, or use water saving delivery and controls.
- iv. **Dual Flush Toilets** - Install dual flush toilets with maximum 6L (1.5 gal.) per flush.

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4. Indoor Environment

Indoor Environment measures should improve indoor air quality by reducing chemical emissions from materials used in the home, and through effective building ventilation to remove pollutants.

Required:

- i. **Safe Liquid Materials** - Use paints, adhesives and caulking that meet accepted low pollution standards.
- ii. **Flush Out** - Allow 7 days of maximum air exchange after final paint and finishing prior to occupancy.

Recommended:

- iii. **Safe Solid Materials** - Use floor coverings and interior panel products made with certified low emission materials.
- iv. **Air Filters** - Use improved air filters (minimum MERV 4) for ventilation supply air and furnaces to reduce dust.
- v. **Healthy Flooring** - Install hard surface or resilient floor coverings.
- vi. **Isolate Garage** - Isolate attached garages from the home with a fan depressurization system. Install a carbon monoxide alarm.

5. Materials

Materials measures encourage more efficient use of buildings materials, and the use of materials from renewable and/or local sources. Home size, design, layout and structure can all contribute to resource conservation in this category.

Required:

- i. **Locally Sourced** - Use 5 major materials or systems produced in BC.

Recommended:

- ii. **Resource Efficient** - Use engineered, resource efficient structural materials for two major applications.
- iii. **Recycled Content** - Use materials that meet recycled content standards for two major applications.
- iv. **Framing** - Use framing methods that reduce unnecessary lumber and sheathing.
- v. **Durable Materials** - Use durable materials for roofing/flooring. Refer to Design Guidelines for specific recommended materials.
- vi. **Renewable Content** - Use one major material made from plant fibre with less than 10 year rotation (e.g. straw, bamboo).
- vii. **Certified Wood** - Use wood certified by the Forest Stewardship Council for one major structural or finishing application.

6. Waste

Waste measures focus on decreasing the materials sent to landfills during the construction phase, and by building occupants. Waste reduction conserves limited resources and minimizes the environmental impacts of transporting and storing garbage.

Required:

- i. **Recyclables Collection** - Provide a convenient, dedicated space in the dwelling for collecting and separating recyclable household waste.

Recommended:

- ii. **Ozone Protection** - Where a cooling system or heat pump is used, refrigerants are chlorine free, with zero ozone depletion potential (ODP).

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- iii. **Construction Waste** - Recycle at least 50% of construction waste by volume.

7. Owner & Public Education

Owner and Public Education measures ensure that homes built to the Whistler Green Lakes Estates standard contribute to a broader community understanding of the economic, ecological and human health benefits of high performance buildings.

Required:

- i. **Owner's Manual** - Provide a comprehensive owners manual.

Recommended:

- ii. **Controls and Monitoring** - Install a system of home controls and monitoring.
- iii. **Innovation** - Any highly innovative method or system that substantially improves owner or public understanding or participation.

You may require more information to determine whether your plans meet the intended standards. For more information, refer to the Whistler Green Program Guide, speak with an RMOW Planning and Development staff member, or consult your architect or builder.

The Whistler Green Initiative Guidelines and additional information is available at <http://www.whistler.ca>. The terms of reference for this Appendix A are derived from the Whistler Green Checklist of July 7th, 2007.