

**COVENANTS AND BLACKCOMB DEVELOPMENT PERMIT**  
MC3 ZONE KEY PLAN AREA E  
(4900 GLACIER DRIVE)

LAND USE CONTRACT TERMINATION BYLAW (BLACKCOMB  
MOUNTAIN) NO. 2350, 2022

LAND TITLE ACT  
FORM 17  
(Section 152(1))  
APPLICATION

NATURE OF INTEREST: CHARGE  
TRUE VALUE: None  
NATURE OF CHARGE: Section 215 Covenant

HEREWITH FEES OF: \$ 10.00  
ADDRESS of person entitled to be registered as owner if different than shown in instrument:

LEGAL DESCRIPTION, if not shown in instrument being submitted with this application:

FULL NAME, ADDRESS, TELEPHONE NUMBER of person presenting application:  
FARRIS, VAUGHAN, WILLS & MURPHY  
28th Floor, Toronto Dominion Bank Tower,  
700 West Georgia St., Vancouver, B.C. V7Y 1B3  
684-9751

Signature of Applicant or Solicitor or Authorized Agent: *[Signature]*

33122  
33122

3093  
Title No  
C 2020-2

## Section 215

1982.

THIS AGREEMENT made as of the 22<sup>nd</sup> day of December, 1982

BETWEEN:

FORTRESS MOUNTAIN RESORTS LTD., a body corporate under the laws of Canada having an address and place of business in the Province of British Columbia at 2600-700 West Georgia Street, Vancouver, British Columbia (Extra-Provincial Registration No. A-14,833)

(herein called the "Covenantor")

LAND TITLE ACT  
FORM 1 (SECTION 21)  
OF THE FIRST PART OF REGISTRATION  
REGISTERED

RESORT MUNICIPALITY OF WHISTLER, a Municipality incorporated under the Resort Municipality of Whistler Act, having an address at P.O. Box 687, General Delivery, Whistler, British Columbia VON 1B0

(herein called the "Covenantee")

OF THE SECOND PART

WHEREAS:

A. The Covenantor is the registered owner of those lands and premises (hereinafter called the "Lands") situate, lying and being in the Resort Municipality of Whistler, in the Province of British Columbia, and more particularly known and described as:

Lot 1  
District Lot 3903  
Plan 19506

0359 TRN 10 REG 1 CLK 10.00 CHRG  
PAID - "BCG" VANCOUVER "LT0"

B. The Lands, inter alia, are subject to a Land Use Contract (herein called the "Land Use Contract") registered in the Vancouver Land Title Office under No. G2520; the Land Use Contract

MAR 25 10 01 A 83  
LAND TITLE OFFICE  
VANCOUVER, B.C.

- 2 -

PLAN REFERRED TO HEREIN  
PRESERVED AND HELD UNDER  
DOCUMENT NUMBER L 33122

provides that at the time of application to the Covenantee for approval of a subdivision the Covenantor shall submit to the Covenantee for approval a plan containing the information as set out in the Land Use Contract, and further provides that the Covenantor will grant to the Covenantee, a covenant restricting the use and the development of the Lands to the use and development as set out in the plan;

C. The Covenantor has submitted to the Covenantee for approval, a plan for the use and development of a proposed day skier service area facility on the Lands, a copy of the plan as submitted is attached hereto as Schedule "A" (herein called the "Development Plan");

D. The Covenantee has agreed to approve the Development Plan subject to the terms and conditions of this Covenant, all of which have been acknowledged and agreed to by the Covenantor;

E. Section 215 of the Land Title Act of British Columbia, S.B.C. 1978 Ch. 25, as amended (herein called the "Land Title Act") provides, inter alia, that a covenant, whether of a negative or positive nature, in respect of the use of the land or the use of a building on or to be erected on land, in favour of a Municipality, may be registered as a charge against the title to that land;

F. The Covenantor received a development permit from the Covenantee on the 17th day of September, 1979 in respect of the improvements which are situate on the Lands at the date hereof.

NOW THEREFORE THIS AGREEMENT WITNESSES that pursuant to Section 215 of the Land Title Act, and in consideration of the premises and the sum of One Dollar (\$1.00), now paid by the Covenantee to the Covenantor (the receipt and sufficiency whereof is hereby acknowledged), the Covenantor covenants and agrees with the Covenantee as follows:

1. The Covenantor shall use the Lands only for the uses specifically permitted pursuant to this Covenant or in such other manner as may be approved in writing by the Covenantee and without limiting the generality of the foregoing, the Lands shall not be used or developed except in accordance with each of:

L 33122

- 3 -

(a) the Development Plan attached hereto as Schedule "A";  
and

(b) the terms and conditions of this Covenant.

2.1 Notwithstanding anything to the contrary herein this Covenant contained, the Lands and all buildings and improvements thereon shall be used as a day skier service facility used and operated in conjunction with and as an integral part of the skiing facilities on Blackcomb Mountain and in addition may be used for the following purposes: administrative offices, storage lockers, restaurant, bar, pub, ski and sports shop, employee dwelling unit and for all purposes ancillary thereto.

2.2 The total square foot area of the development on the Lands (exclusive of decks) shall not exceed in the aggregate 25,000 square feet of gross built area without the approval of the Covenantee and unless the Covenantor shall have earned and allocated thereto "BU's" (as defined in the Land Use Contract) in accordance with the provisions of the Land Use Contract.

2.3 The employee dwelling unit permitted to be constructed as part of the development on the Lands shall be used solely as an accessory employee apartment for the residence of one full time employee of the Covenantor and for no other purpose whatsoever; and

2.4 The Lands shall not be subdivided whether pursuant to the Land Title Act, the Condominium Act or otherwise howsoever.

3. The Covenantor shall, in the event of the destruction of any improvement built or constructed in accordance with this Covenant, have the right to repair and rebuild that improvement so long as it substantially complies with the conditions contained in this Covenant.

4. Nothing contained or implied herein shall prejudice or affect the Covenantee's rights and powers in the exercise of its functions pursuant to the Municipal Act or the Resort Municipality of Whistler Act or its rights and powers under all of its public and private statutes, by-laws, orders and regulations, or the rights of the Covenantee under the Land Use Contract, all of which may be fully and effectively exercised in relation to the Lands as if this Covenant has not been executed and delivered by the Covenantor.

- 4 -

5. The covenants set forth herein shall charge the Lands pursuant to Section 215 of the Land Title Act and shall be covenants the burden of which shall run with the Lands and bind the Lands and every part or parts thereof and shall attach to and run with the Lands and each and every part to which the Lands may be divided or subdivided whether by subdivision plan, strata plan or otherwise howsoever.

6. Notwithstanding anything contained herein, neither the Covenantor named herein nor any future owner of the Lands or any portion thereof shall be liable under any of the covenants and agreements contained herein where such liability arises by reason of an act or omission occurring after the Covenantor named herein or any future owner ceases to have any further interest in the Lands.

7. The Covenantor will, after execution hereof by it, at the expense of the Covenantor do or cause to be done all acts reasonably necessary to grant priority to this Covenant over all charges and encumbrances which may have been registered against the title to the Lands in the Vancouver Land Title Office.

8.1 The Covenantantee hereby consents to the crossing of the Road, shown on Plan No. 19506 registered in the Vancouver Land Title Office, by the chairlift locally known as "Blackcomb Lift No. 1" and to the granting to the Covenantor of a right-of-way or Statutory right-of-way in respect thereof by Her Majesty the Queen in Right of the Province of British Columbia.

8.2 The Covenantor hereby agrees to indemnify and save harmless the Covenantantee from any and all liability whatsoever arising as a result of aforesaid crossing including, but without limiting the generality of the foregoing, any and all claims for loss or injury to persons or to property due to the Covenantor's negligence or to the Covenantor's failure to comply with the Covenantantee's bylaws or any one of them or with the provisions of this agreement.

8.3 This agreement shall not in any way restrict the right of the Covenantantee at any time and at all times to enter into and upon the area below, above or around aforesaid crossing for the purpose of constructing, maintaining, inspecting or removing any public works or utility.

8.4 This agreement shall not in any way restrict any lawful right of the Covenantantee at any time to widen, raise or lower the

- 5 -

L 33122

sidewalk, roadway or boulevard within the area of aforesaid crossing.

9. Wherever the singular or masculine is used herein, the same shall be construed as meaning the plural, feminine or body corporate or politic where the context or the parties so require.

10. The parties hereto shall do and cause to be done all things and execute and cause to be executed all documents which may be necessary to give proper effect to the intention of this Covenant.

11. This Covenant and each and every provision hereof shall enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns, as the case may be.

IN WITNESS WHEREOF the Covenant was executed as at the day and year first above written.

The Corporate Seal of FORTRESS )  
MOUNTAIN RESORTS LTD. was here- )  
unto affixed in the presence of: )  
\_\_\_\_\_  
Authorized Signatory )  
\_\_\_\_\_  
Authorized Signatory )

(C/S)

The Corporate Seal of the RESORT )  
MUNICIPALITY OF WHISTLER was )  
hereunto affixed in the presence )  
of: )  
\_\_\_\_\_  
Mayor )  
L. H. Anoop Robinson )  
Clerk )

(C/S)

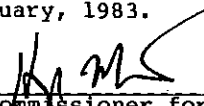
## LAND TITLE ACT

FORM 6  
(Section 46)

## PROOF OF EXECUTION BY CORPORATION

I certify that on the 12th day of January, 1983, at the City of Vancouver, in British Columbia, HUGH R. SMYTHE who is personally known to me, appeared before me and acknowledged to me that he is the authorized signatory of FORTRESS MOUNTAIN RESORTS LTD. and that he is the person who subscribed his name and affixed the seal of the corporation to the instrument, that he was authorized to subscribe his name and affix the seal to it and that the corporation existed at the date the instrument was executed by the corporation.

IN TESTIMONY of which I set my hand at the City of Vancouver, this 21<sup>st</sup> day of January, 1983.

  
\_\_\_\_\_  
A Commissioner for taking  
Affidavits for the Province of  
British Columbia

**L 33122**

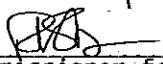
## LAND TITLE ACT

FORM 6  
(Section 46)

## PROOF OF EXECUTION BY CORPORATION

I certify that on the 2<sup>ND</sup> day of ~~January~~ <sup>FEBRUARY</sup>, 1983, at WHISTLER  
LOIS KRISTINA SHOOP ROBINSON in British Columbia,  
who is personally known to me, appeared before me and  
acknowledged to me that he/she is the authorized signatory  
of RESORT MUNICIPALITY OF WHISTLER and that he/she is the  
person who subscribed his/her name and affixed the seal of  
the corporation to the instrument, that he/she was  
authorized to subscribe his/her name and affix the seal to  
it and that the corporation existed at the date the  
instrument was executed by the corporation.

IN TESTIMONY of which I set my hand at WHISTLER  
British Columbia, this 2<sup>nd</sup> day of ~~January~~ <sup>FEBRUARY</sup>, 1983.

  
A Commissioner for Taking  
Affidavits for British Columbia.

ROGER A. SPENCE



L 33122

DATED: \_\_\_\_\_, 1982

BETWEEN:

FORTRESS MOUNTAIN  
RESORTS LTD.

AND:

RESORT MUNICIPALITY  
OF WHISTLER

LAND TITLE ACT  
Section 215

HMM/gc

FARRIS, VAUGHAN, WILLS & MURPHY  
BARRISTERS & SOLICITORS  
26TH FLOOR, TORONTO DOMINION BANK TOWER  
700 WEST GEORGIA STREET  
VANCOUVER, B.C. V7Y 1B3

09 48  
 F. O. LAND TITLE ACT  
 MINISTRY OF  
 LANDS  
 (Section 219.81)

Province of British Columbia

BH423961

01 NOV 29 09 48

BH423963

LAND TITLE OFFICE  
 NEW WESTMINSTER/  
 VANCOUVER

BH423962 - #NOT USED  
 3# 150.00

## GENERAL INSTRUMENT - PART 1

(This area for Land Title Office use)

Page 1 of 7 pages

## 1. APPLICATION: (Name, address, phone number and signature of applicant, applicant's solicitor or agent)

John Doolan, McCarthy Tétrault  
 1300 - 777 Dunsmuir Street  
 Vancouver, British Columbia  
 V7Y 1K2 Phone: 669-2611

PACIFIC COAST TITLE SEARCH LIMITED

## 2. PARCEL IDENTIFIER(S) AND LEGAL DESCRIPTION(S) OF LAND: \*

(PID)

007-147-325

(LEGAL DESCRIPTION)

Resort Municipality of Whistler  
 Lot 1  
 District Lot 3903  
 Plan 19506

## 3. NATURE OF INTEREST: \*

DESCRIPTION

Modification of Section 215  
 Covenant L33122

Priority Agreement granting  
 Modification of Covenant  
 Priority over Option to  
 Purchase L33123 and Mortgage  
 GB73115

Priority Agreement granting  
 Modification of Covenant  
 priority over Mortgage BE301569,  
 modified by BF226693 and extended  
 by BG274617

DOCUMENT REFERENCE  
(page and paragraph)

Pages 1 to 5  
 Paragraphs 1 to 6

Page 6  
 Paragraphs 1 and 2

Page 7  
 Paragraphs 1 and 2

PERSON ENTITLED TO INTEREST  
 11/29/94 E21721 CHARGE 150.00  
 Transferees

Transferees

Transferees

## 4. TERMS: Part 2 of this instrument consists of (select one only):

- (a) Filed Standard Charge Terms  
 (b) Express Charge Terms  
 (c) Release

☐ D.F. Number:☒ Annexed as Part 2☐ There is no Part 2 of this instrument

A selection of (a) includes any additional or modified terms referred to in Item 10 or in a schedule annexed to this instrument. If (c) is selected, the charge described in Item 3 is released or discharged as a charge on the land described in Item 2.

## 5. TRANSFEROR(S): \*

RESORT MUNICIPALITY OF WHISTLER (as to Modification of Section 215 Covenant)BLACKCOMB SKIING ENTERPRISES LTD. (Extra-provincial Registration No. A-14833) (as to Modification of Section 215 Covenant)HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA (as to grant of priority)ROYAL BANK OF CANADA (as to grant of priority)

OK TBN

**LAND TITLE ACT****FORM C**

(Section 219.81)

Province of British Columbia

**GENERAL INSTRUMENT - PART 1**

(This area for Land Title Office use)

Page 2 of 7 pages

**6. TRANSFEREE(S):** (including postal address(es) and postal code(s))\*

RESORT MUNICIPALITY OF WHISTLER  
 4325 Blackcomb Way  
 Whistler, British Columbia, V0N 1B4

BLACKCOMB SKIING ENTERPRISES LTD.  
 (Extra-provincial Registration No. A-14833)  
 4545 Blackcomb Way  
 Whistler, British Columbia, V0N 1B0

**7. ADDITIONAL OR MODIFIED TERMS:\***

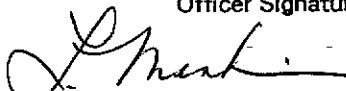
Nil

**8. EXECUTION(S):** This instrument creates, assigns, modifies, enlarges, discharges or governs the priority of the interest(s) described in item 3 and the Transferor(s) and every other signatory agree to be bound by this instrument, and acknowledge(s) receipt of a true copy of the filed standard charge terms, if any.

USE BLACK INK ONLY  
 Officer Signature(s)

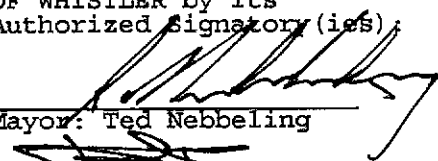
Execution Date  
 Y M D

USE BLACK INK ONLY  
 Party(ies) Signature(s)

  
 LINDA MANHEIM, Deputy Municipal Clerk  
 A Commissioner for taking Affidavits  
 for the Province of British Columbia  
 Resort Municipality of Whistler  
 4325 Blackcomb Way  
 Whistler, B.C. V0N 1B4  
 (as to all signatures)

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94	10	07

RESORT MUNICIPALITY  
 OF WHISTLER by its  
 Authorized Signatory(ies):

  
 Mayor: Ted Nebbeling

  
 Clerk: Brenda Sims

PETER KENT  
 Deputy Municipal Clerk

BLACKCOMB SKIING ENTERPRISES  
 LTD. by its Authorized  
 Signatory(ies):

  
 Dan Jarvis

(as to all signatures)

  
 ELIZABETH H. YIP

Notary Public for British Columbia  
 1300-777 JANSUIK REET  
 VANCOUVER, B.C. V6Y 1K2  
 (604) 643-7198

OFFICER CERTIFICATION: Your signature constitutes a representation that you are a solicitor, notary public or other person authorized by the *Evidence Act*, R.S.B.C. 1979, c. 116, to take affidavits for use in British Columbia and certifies the matters set out in Part 5 of the *Land Title Act* as they pertain to the execution of this instrument.

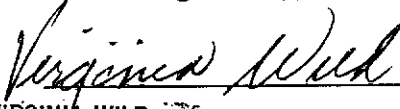
**LAND TITLE ACT  
FORM D**

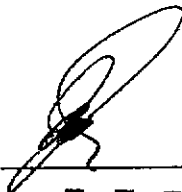
EXECUTIONS CONTINUED

Page 3 of 7 pages

**USE BLACK INK ONLY**

Officer Signature(s)

  
VIRGINIA WILD  
PROJECT ASSISTANT  
A Commissioner for taking Affidavits in British Columbia  
#401-4603 Kingsway  
Burnaby, B.C.  
V5H 4M4  
Telephone: 660-5500  
(as to all signatures)

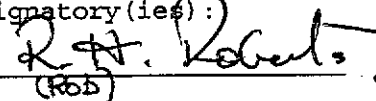
  
R. E. P. MAURICE  
P.O. BOX 11130 ROYAL CENTRE  
1055 WEST GEORGIA STREET  
VANCOUVER, B.C. V6E 3R3  
BARRISTER & SOLICITOR  
(as to all signatures)

## Execution Date

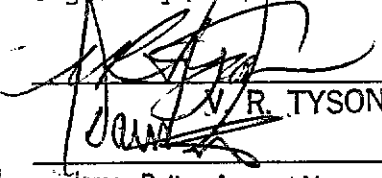
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**USE BLACK INK ONLY**Transferor/Borrower/Party  
Signature(s)

HER MAJESTY THE QUEEN  
IN RIGHT OF THE PROVINCE  
OF BRITISH COLUMBIA  
by its Authorized  
Signatory(ies):

  
(R.H.)  
R. H. ROBERTS

ROYAL BANK OF CANADA  
by its Authorized  
Signatory(ies)

  
V. R. TYSON (Victor)  
James Potter, Account Manager

**OFFICER CERTIFICATION:**

Your signature constitutes a representation that you are a solicitor, notary public and other person authorized by the Evidence Act, R.S.B.C. 1979, c.116, to take affidavit for use in British Columbia and certifies the matters set out in Part 5 of the Land Title Act as they pertain to the execution of this instrument.

## LAND TITLE ACT

## TERMS OF INSTRUMENT - PART 2

Page 4 of 7 pages

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MODIFICATION OF SECTION 215 COVENANT

BETWEEN: \_\_\_\_\_

BLACKCOMB SKIING ENTERPRISES LTD.  
(Extra-provincial Registration No. A-14833)  
4545 Blackcomb Way  
Whistler, British Columbia  
V0N 1B0

(the "Owner")

AND:

RESORT MUNICIPALITY OF WHISTLER  
4325 Blackcomb Way  
Whistler, British Columbia  
V0N 1B4

(the "Municipality")

WHEREAS: \_\_\_\_\_

A. The Owner is the registered owner of lands and premises situated in the Resort Municipality of Whistler, British Columbia, legally described as:

Parcel Identifier 007-147-325  
Lot 1  
District Lot 3903  
Plan 19506

(the "Lands");

B. The Lands are subject to a restrictive covenant pursuant to section 215 of the Land Title Act (the "Covenant") restricting the use and development of the Lands, which Covenant was registered in the Land Title Office under instrument no. L33122; and

C. The Owner and the Municipality have agreed to modify the Covenant.

THEREFORE in consideration of the amount of One Dollar (\$1.00) now paid by the Owner to the Municipality and other good and valuable consideration (the receipt and sufficiency whereof are hereby acknowledged), the Owner and the Municipality covenant and agree as follows:

100780\0269138.WP

Page 5 of 7 pages

1. The Section 215 Covenant is hereby modified by adding the following words at the end of subsection 1(a):

" , as amended by Blackcomb Permit Application Number 1.2, and as illustrated in Architectural Plans numbers A1 to A3 dated August 22, 1994 prepared by Hearthstone Architecture Inc."

2. The parties agree that this Modification Agreement will, from the date hereof, be read and construed along with the Section 215 Covenant and be treated as part thereof and for such purposes and so far as may be necessary to effectuate these presents, the Section 215 Covenant will be regarded as being hereby amended, and the Section 215 Covenant, as so amended, will remain in full force and effect.

3. The parties hereto will do all acts and things and execute and cause to be executed all documents which may be necessary to evidence or give full force and effect to this Modification Agreement and the intention hereof.

4. This Modification Agreement will enure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

5. This Modification Agreement shall run with the Lands.

6. This Modification Agreement shall be governed by the laws of the Province of British Columbia.

IN WITNESS WHEREOF this Modification Agreement was executed by the parties on the Form C above.

Page 6 of 7 pages

CONSENT AND PRIORITY AGREEMENT

WHEREAS HER MAJESTY THE QUEEN IN RIGHT OF THE PROVINCE OF BRITISH COLUMBIA (the "Chargeholder") is the holder of an option to purchase and a mortgage encumbering the lands described in the attached Modification of Section 215 Covenant (the "Modification"), which option to purchase and mortgage are registered in the New Westminster/Vancouver Land Title Office under instrument numbers L33123 and GB73115 respectively (collectively, the "Charges").

THEREFORE:

1. The Chargeholder hereby consents to the granting and registration of the attached Modification and the Chargeholder hereby agrees that the Modification shall be binding upon its interest in and to the lands described in the Modification.
2. The Chargeholder hereby grants to the grantees of the Modification priority for the Modification over the Chargeholder's right, title and interest in and to the lands described in the Modification and the Chargeholder does hereby postpone the Charges and all of its right, title and interest thereunder to the Modification as if the Modification had been executed, delivered and registered prior to the execution, delivery and registration of the Charges and prior to the advance of any money pursuant to the Charges.

IN WITNESS WHEREOF the Chargeholder has executed the Form D above, to which this Consent and Priority Agreement is attached, and which forms part of this Consent and Priority Agreement.

Page 7 of 7 pages ✓

CONSENT AND PRIORITY AGREEMENT

WHEREAS ROYAL BANK OF CANADA (the "Chargeholder") is the holder of a mortgage encumbering the lands described in the attached Modification of Section 215 Covenant (the "Modification"), which mortgage is registered in the New Westminster/Vancouver Land Title Office under instrument number BE301659, modified by BF226693 and extended by BG274617 (collectively, the "Charge").

## THEREFORE:

1. The Chargeholder hereby consents to the granting and registration of the attached Modification and the Chargeholder hereby agrees that the Modification shall be binding upon its interest in and to the lands described in the Modification.
2. The Chargeholder hereby grants to the grantees of the Modification priority for the Modification over the Chargeholder's right, title and interest in and to the lands described in the Modification and the Chargeholder does hereby postpone the Charge and all of its right, title and interest thereunder to the Modification as if the Modification had been executed, delivered and registered prior to the execution, delivery and registration of the Charge and prior to the advance of any money pursuant to the Charge.

IN WITNESS WHEREOF the Chargeholder has executed the Form D above, to which this Consent and Priority Agreement is attached, and which forms part of this Consent and Priority Agreement.

- END OF DOCUMENT -





October 24, 1994

File: BPA. 1.2

Walter Powell  
Hearthstone Architecture Inc.  
PO Box 1113  
Whistler, BC V0N 1B0

Dear Walter,

**RE: BPA. 1.2: Blackcomb Base II (Reno)**

This is to advise that Blackcomb Permit Application No. 1.2 was issued by the Municipality on October 20, 1994 respecting the above noted development. A copy of the permit is enclosed for your records. Should you have any questions, please contact the writer.

Yours truly,

Nancy Ford  
Contract Planner

um/NF1:l-blcmbs

# FLAT FILE

Hearthstone  
ARCHITECTURE INC.

## FIRST STOREY CEILING ASSEMBLY

**DESIGN NO. TJM/FCA 120-01 2 HR. F.R.R.**  
Lightweight concrete or proprietary topping.  
5/8" plywood subfloor.  
TRUS JOIST open web series trusses, maximum spacing 19.2" o.c.  
Trusses may be spaced 24" o.c. if 3/4" plywood subflooring is used.  
Three layers 5/8" USG/CGC sheetrock Fire Code C. The base layer  
centered on trusses. Resilient or hat channel, installed at 16" o.c. and  
attached to each truss with 1 7/8" Type W screws.  
Face and middle layers G.W.B. installed perpendicular to  
furring channel, end joints centered on channel. All gypsum board  
screws spaced 8" o.c., located 1 1/2" from side joints and 3/4" from end  
joints. All middle and face layer joints to be staggered.

## ALTERNATE ASSEMBLY

**DESIGN NO. TJM/FCA 120-02 2 HR. F.R.R.**  
Lightweight concrete or proprietary topping.  
5/8" plywood subfloor.  
TRUS JOIST open web series trusses, maximum spacing 19.2" o.c.  
Trusses may be spaced 24" o.c. if 3/4" plywood subflooring is used.  
Two layers, 5/8" TYPE X G.W.B. Base layer installed with long dimension  
perpendicular to trusses, end joints centered on trusses. Second layer installed  
with long dimension perpendicular to furring, end joints centered on furring.  
All gypsum board screws spaced 8" o.c., located 1 1/2" from side joints and 3/4"  
from end joints. All middle and face layer joints to be staggered. Wood furring  
of 2x4 lumber, placed perpendicular to truss span and spaced 24" o.c.  
maximum.  
Ceiling finish of gypsum sand plaster 1 1/2" thick on 3/8" thick self furring  
Riblath or equivalent, attached to 2x4 wood furring with 11 gauge barbed  
roofing nails engaging 2 strands or a rib at 6" o.c. along support. Nails to  
penetrate 3/4" minimum into wood. Minimum 1/2" side lap and 1 1/2" end lap.

## ALTERNATE COMPLIANCE METHOD TABLE A-2.1.6.A - NO. 1

**EXISTING ASSEMBLY DESIGN NO. TJM/FCA 1 HR. F.R.R. - SPRINKLERS**  
Lightweight concrete or proprietary topping.  
3/4" plywood subfloor.  
TRUS JOIST open web series trusses.  
Two layers of 1/2" USG/CGC Sheetrock, Fire Code C G.W.B.

RENOVATION TO BLACKCOMB BASE 2 LODGE  
4920 GLACIER DRIVE, WHISTLER, B.C.  
PLAN 1994, LOT 1 D.L. 5425

THE PROPOSED RENOVATION WILL PROVIDE FACILITIES TO ACCOMMODATE  
INCREASED PUBLIC USE OF THE BUILDING ANTICIPATED BY THE INTRODUCTION  
OF THE EXCALIBUR GOLF AND SKI-SPORTS CENTER.

THE RENOVATION WILL PROVIDE SKI EQUIPMENT RENTAL AREAS FOR BOTH PUBLIC  
AND GROUP ACCESS, SKI INFORMATION SERVICES, BASKET CHECK, PUBLIC  
WASHROOMS AND A PUBLIC SEATING AREA WITH SMALL FOOD SERVICE COUNTER.  
THE WORK WILL ALSO REARRANGE THE STORAGE AND DISTRIBUTION CENTER AND  
RELOCATE THE PERSONNEL LOCKER ROOM.

THE EXISTING COMMISSARY WILL REMAIN UNCHANGED.

ALL WALLS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED

TYPICAL INTERIOR WALL ASSEMBLY  
2x4 WOOD STUDS @ 16" O.C. WITH  
1/2" G.W.B. BOTH SIDES

U.L.C. DESIGN NO. U201 - 2 HOUR F.R.R. WALL  
2x4 WOOD STUDS @ 16" O.C.  
G.W.B. 5/8" THICK APPLIED IN TWO LAYERS  
BASE LAYER PLACED VERTICALLY WITH JOINTS BUTTED  
OUTER SIDES AND WALLED TO STUDS @ 16" O.C.  
FACE LAYER APPLIED HORIZONTALLY WITH  
JOINT FINESHER COURED AND WALLED TO STUDS  
ALL JOINTS IN FACE LAYER STAGGERED WITH JOINTS  
IN BASE LAYERS AND WITH JOINTS ON OPPOSITE SIDES  
ALL EDGES CONTINUOUSLY CALLED AND FIRE STOPPED  
SOUND ATTENUATION BATS

NEW EXIT DOORS  
ALL NEW EXIT DOORS, REAR LOCK, PANIC HARDWARE  
AND MANUAL FIRE ALARM PULL STATIONS

P.O. Box 1113, Whistler, B.C. CANADA V0N1B0  
Phone (604) 938-8058 Fax (604) 938-3082

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which occur between the actual built condition and  
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and signed by an officer of Hearthstone Architecture  
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professional seal. This drawing does not form a  
complete set of contract documents.

Issue

SEPTEMBER 19, 1994  
ISSUED FOR BUILDING PERMIT APPL.

11. 1994 2000

## BLACKCOMB BASE 2 RENOVATION

NUMBER: BP 1.2  
SCHEDULE:  
DATE OF ISSUANCE: Oct 29, 1994  
AUTHORIZING SIGNATURE: *W.R. Powell*

Project

BLACKCOMB BASE 2  
RENOVATION

Owner

BLACKCOMB  
SKIING ENTERPRISES  
WHISTLER, B.C.

Drawing number

A1

Reference

BSE 0394-03

Scale

1/8" = 1'-0"

Date

SEPTEMBER 19, 1994

Drawn by

Walter R. Powell

Drawing title

BASE 2  
LOWER LEVEL PLAN

Revision number

0.1

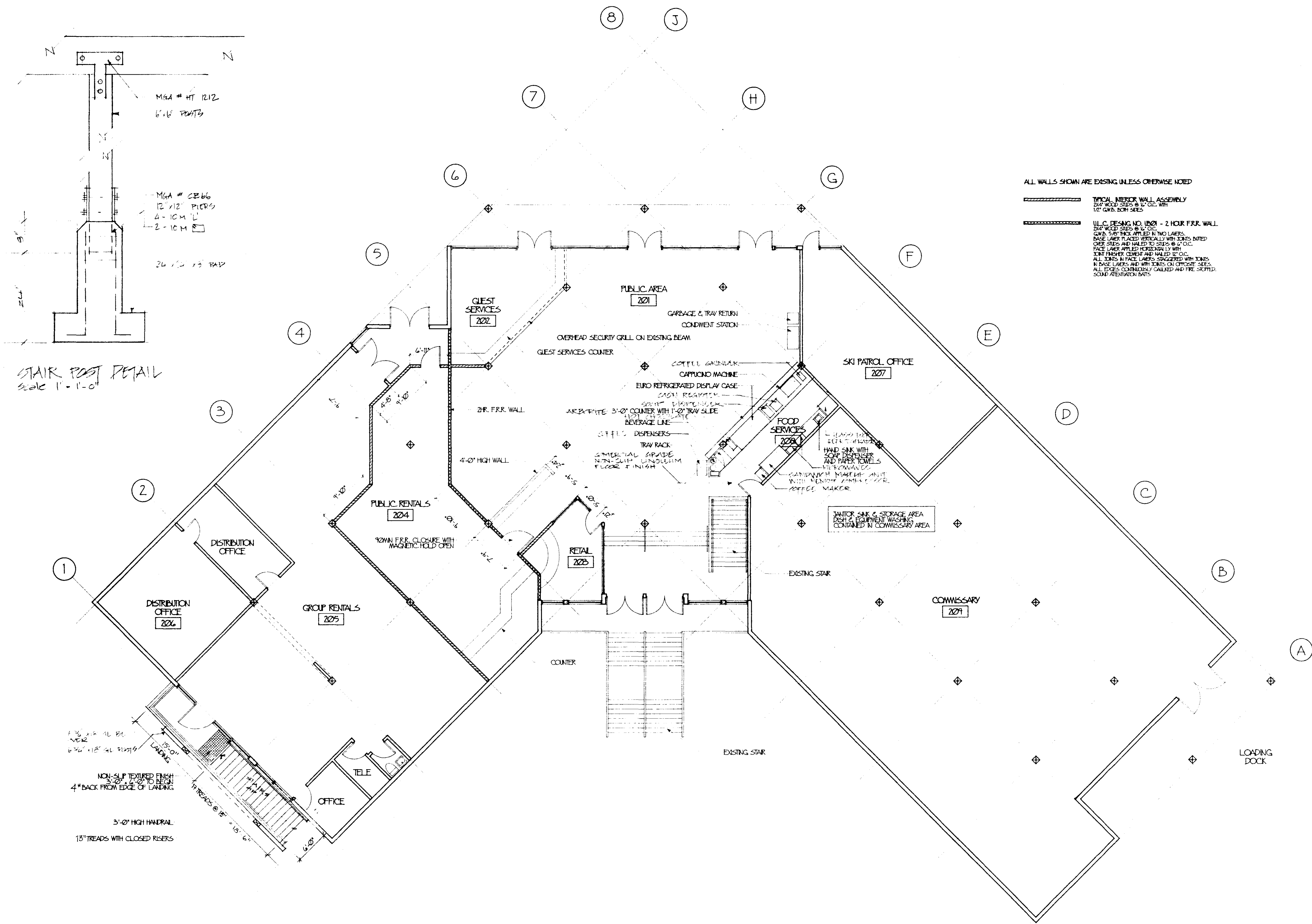
BP A 1.2

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Issue  
SEPTEMBER 19, 1994  
ISSUED FOR BUILDING PERMIT APPL.

BY THE ARCHITECT  
ALTERED



ALL WALLS SHOWN ARE EXISTING UNLESS OTHERWISE NOTED

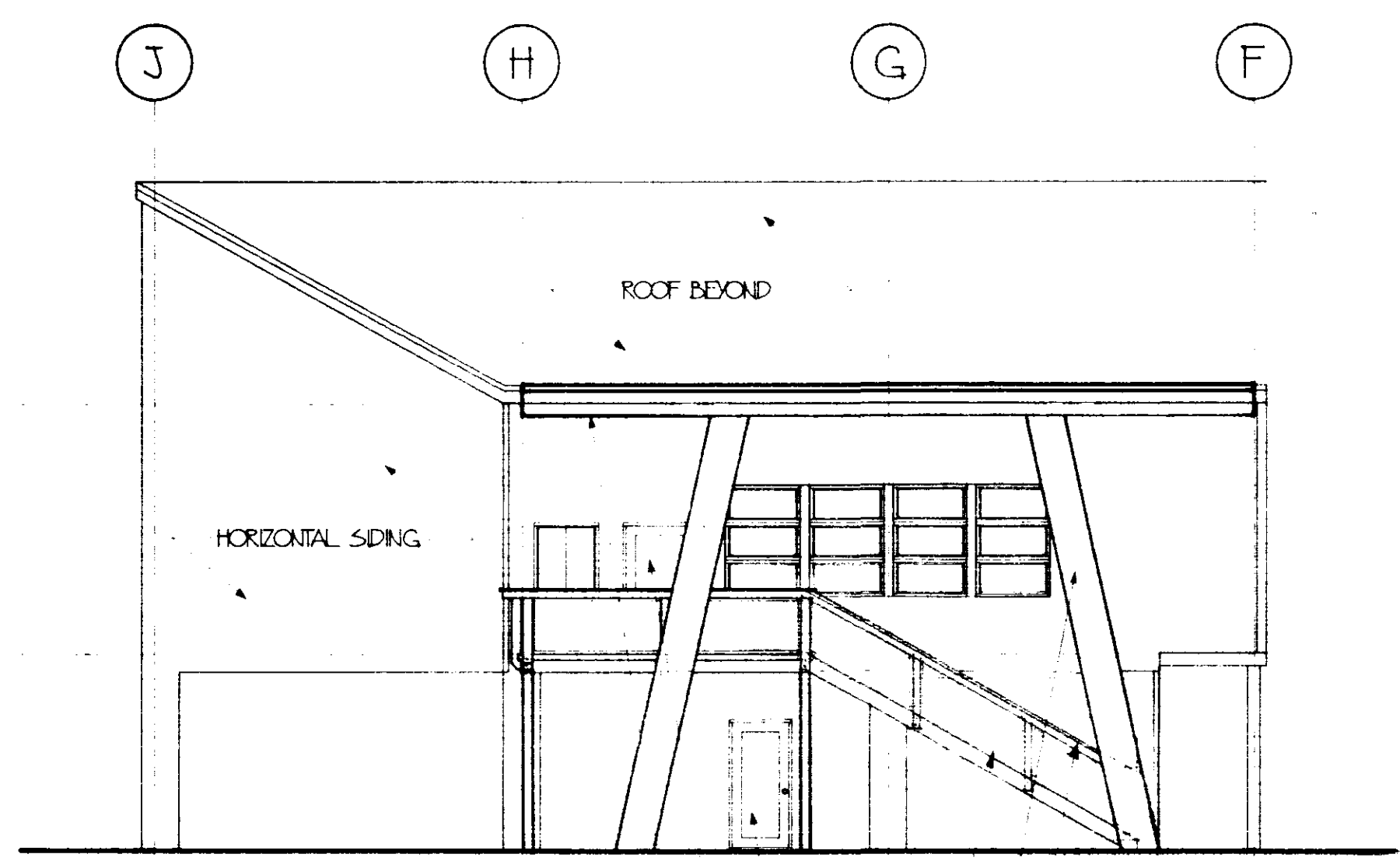
TYPICAL INTERIOR WALL ASSEMBLY  
2x4 WOOD STUDS @ 16" O.C. WITH  
1/2" G.W.B. BOTH SIDES  
U.L.C. DESIGN NO. LB201 - 2 HOUR F.R.R. WALL  
2x4 WOOD STUDS @ 16" O.C.  
G.W.B. 5/8" THICK APPLIED IN TWO LAYERS  
BASE LAYER PLACED VERTICALLY WITH JOINTS NOTED  
OVER STUDS AND NAILED TO STUDS @ 2' O.C.  
FACE LAYER APPLIED HORIZONTALLY WITH  
JOINT FINISHED, CEILING AND NAILED 12" O.C.  
ALL JOINTS IN FACE LAYERS STAGGERED WITH JOINTS  
IN BASE LAYERS AND WITH JOINTS ON OUTSIDE SIDES  
ALL EDGES CONTINUOUSLY CALLED AND FIRE STOPPED  
SOUND ATTENUATION DATA

STAIR POST DETAIL  
Scale 1" = 1'-0"

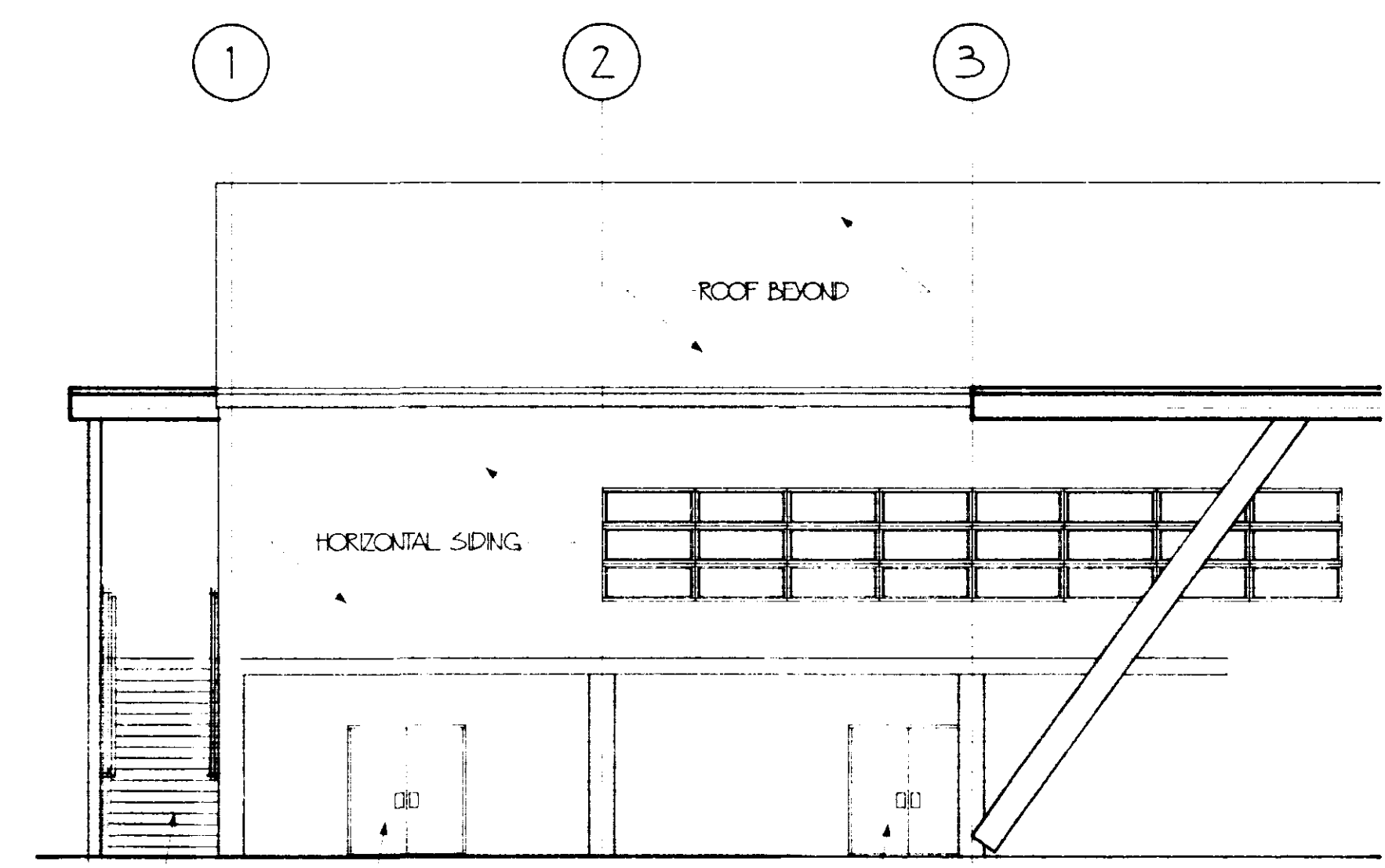
BP 1.2  
DATE OF ISSUE Oct 94  
BY ARCHITECT

Project	BLACKCOMB BASE II RENOVATION
Owner	BLACKCOMB SKIING ENTERPRISES WHISTLER, B.C.
Drawing number	A2
Reference	BSE 0394-03
Scale	1/8" = 1'-0"
Date	SEPTEMBER 19, 1994
Drawn by	Walter R. Powell
Drawing title	BASE 2 UPPER LEVEL PLAN
Revision number	0.1

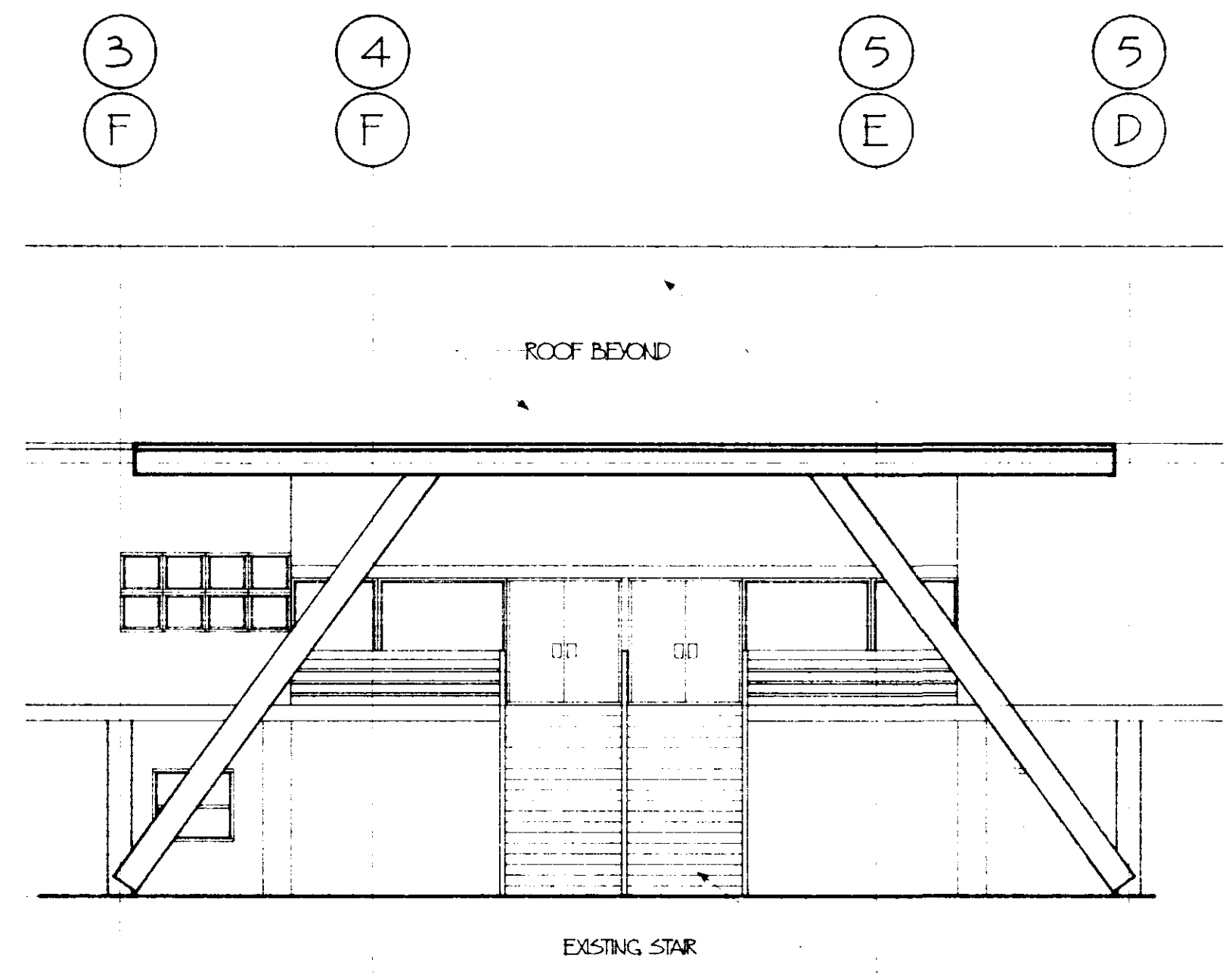
SOUTHWEST ELEVATION



NORTHWEST ELEVATION



WEST ELEVATION



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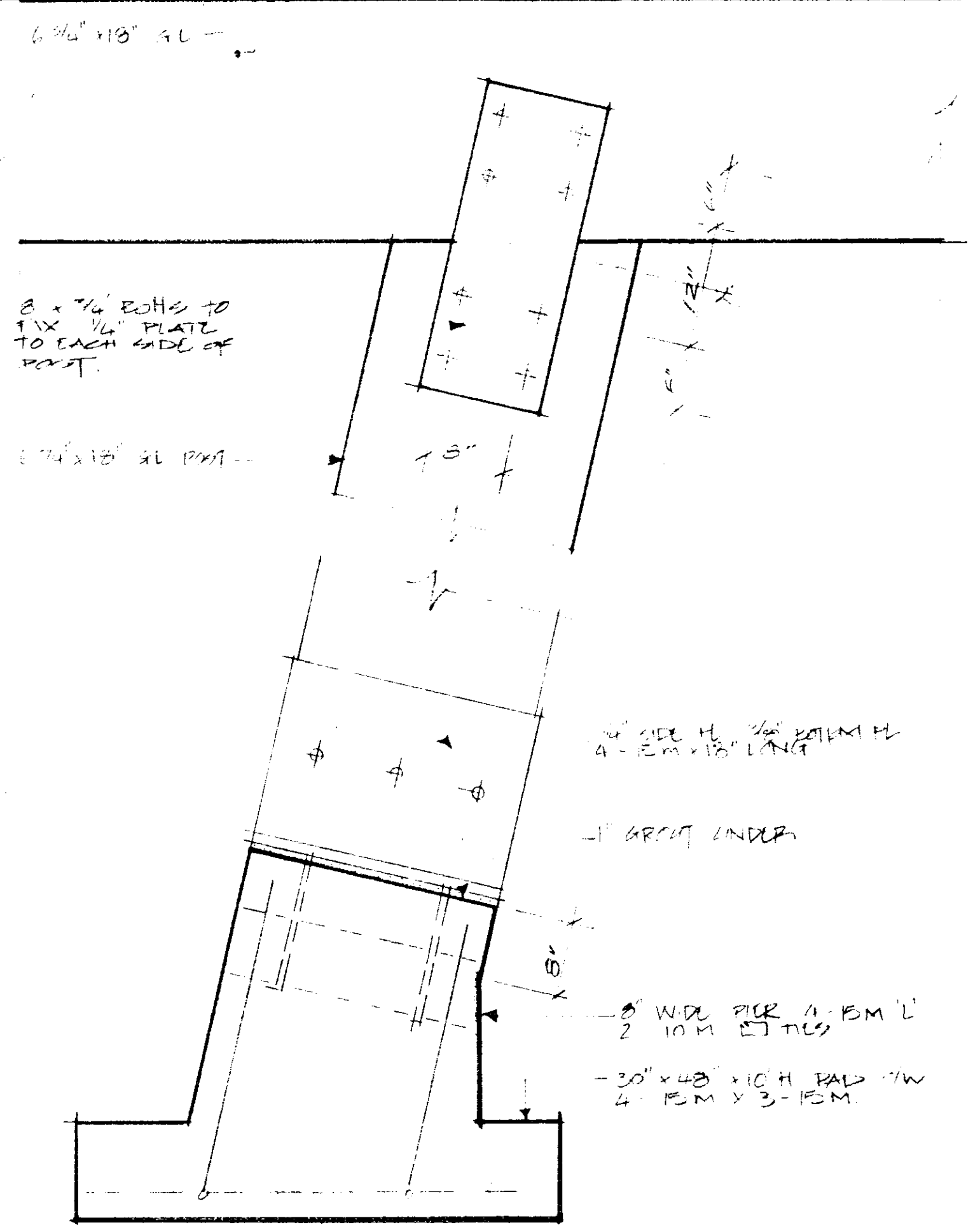
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Issue  
AUGUST 23, 1994.  
ISSUED FOR MINOR DEV. PERMIT APPL.  
M. MUMM HAIL APPL  
RE INTERIOR STAIR 00-00-04  
ASTEROID 14-10-94

NEW ROOF OVER STAIR TO MATCH MAIN ENTRANCE  
NEW EXIT DOOR TO MATCH EXISTING  
NEW EXIT DOOR  
NEW EXIT STAIRCASE  
NEW COLUMNS TO MATCH MAIN ENTRANCE

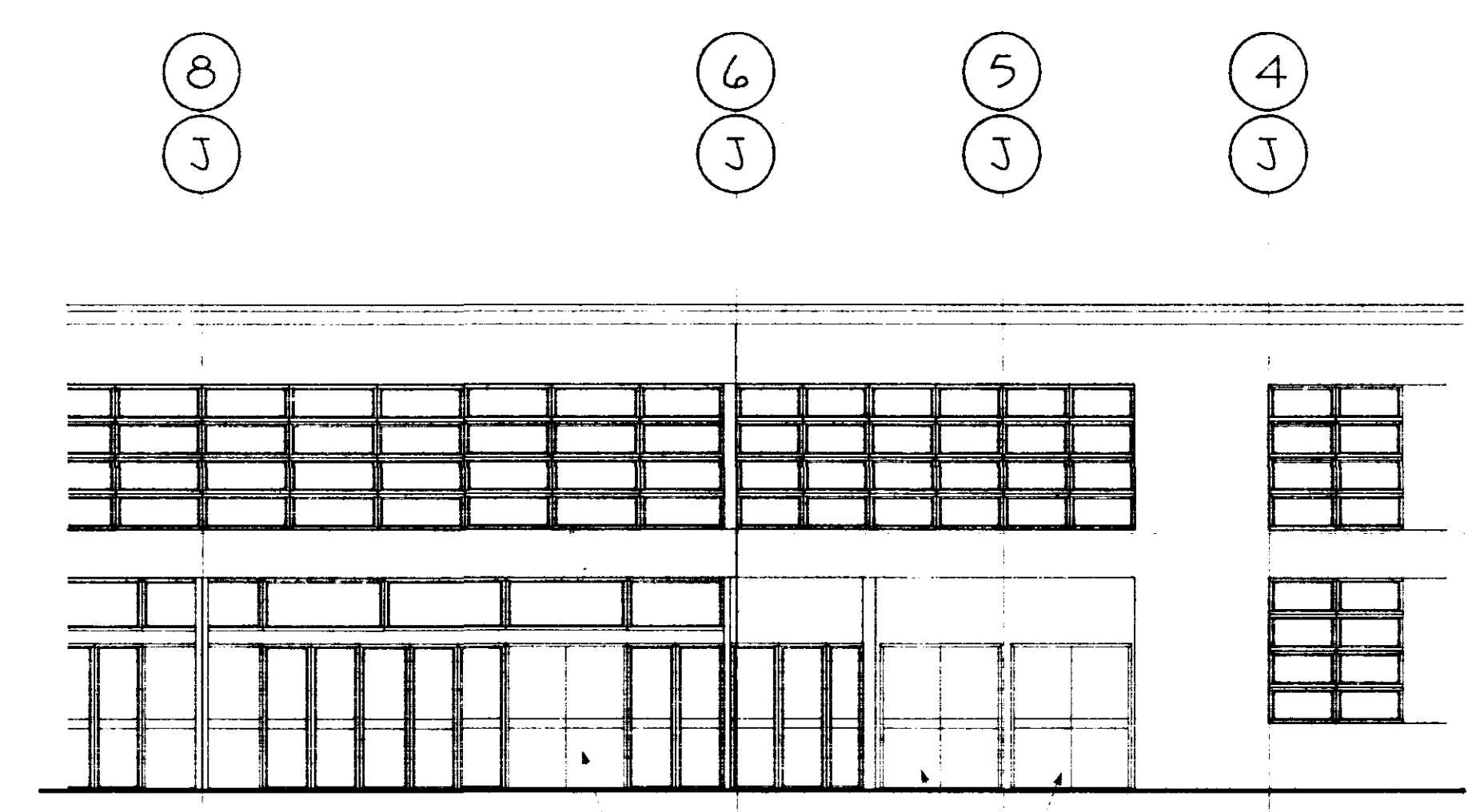
STAIR TREADS CONFORM TO B.C.B.C.  
3'-6" HIGH GUARDRAIL WITH GLASS INSERTS

EXISTING DOOR  
NEW EXIT DOOR TO MATCH EXISTING



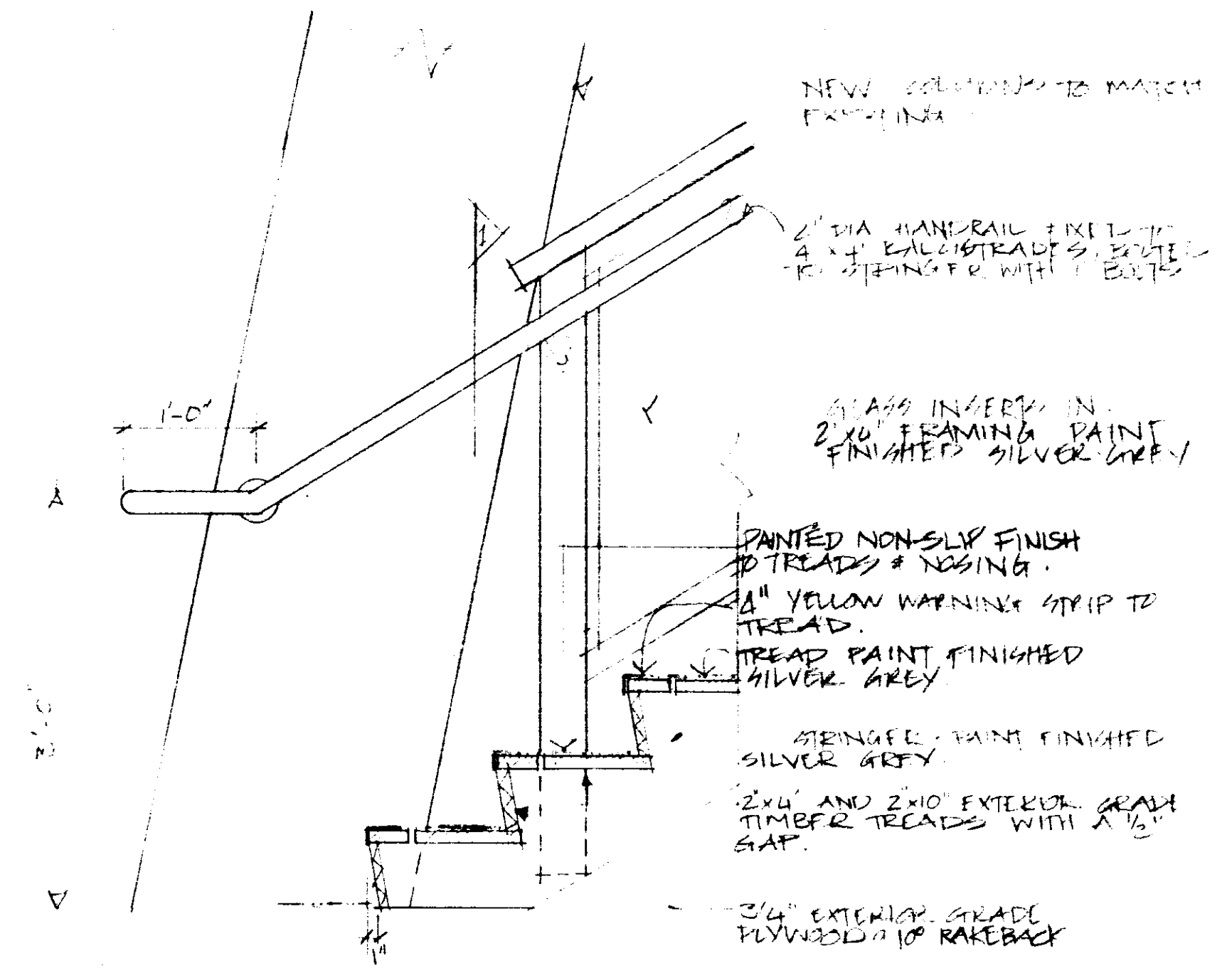
COLUMN DETAIL  
SCALE: 1" = 1'-0"

EAST ELEVATION



EXISTING EXIT DOORS

NEW DOORS TO MATCH EXISTING  
ALL NEW EXIT DOORS TO HAVE  
PANE HARDWARE & MANUAL  
TYPE ALARM PULL CHAINS



STAIR DETAIL  
SCALE: 1" = 1'-0"

DETAIL 1

Project	BLACKCOMB BASE II RENOVATION
Owner	BLACKCOMB SKING ENTERPRISES WHISTLER, B.C.
Drawing number	A3
Reference	BSE 0894-03
Scale	1/8" = 1'-0"
Date	AUGUST 22, 1994
Drawn by	Walter R. Powell
Drawing title	BASE 2 PARTIAL ELEVATIONS
Revision number	00 R1