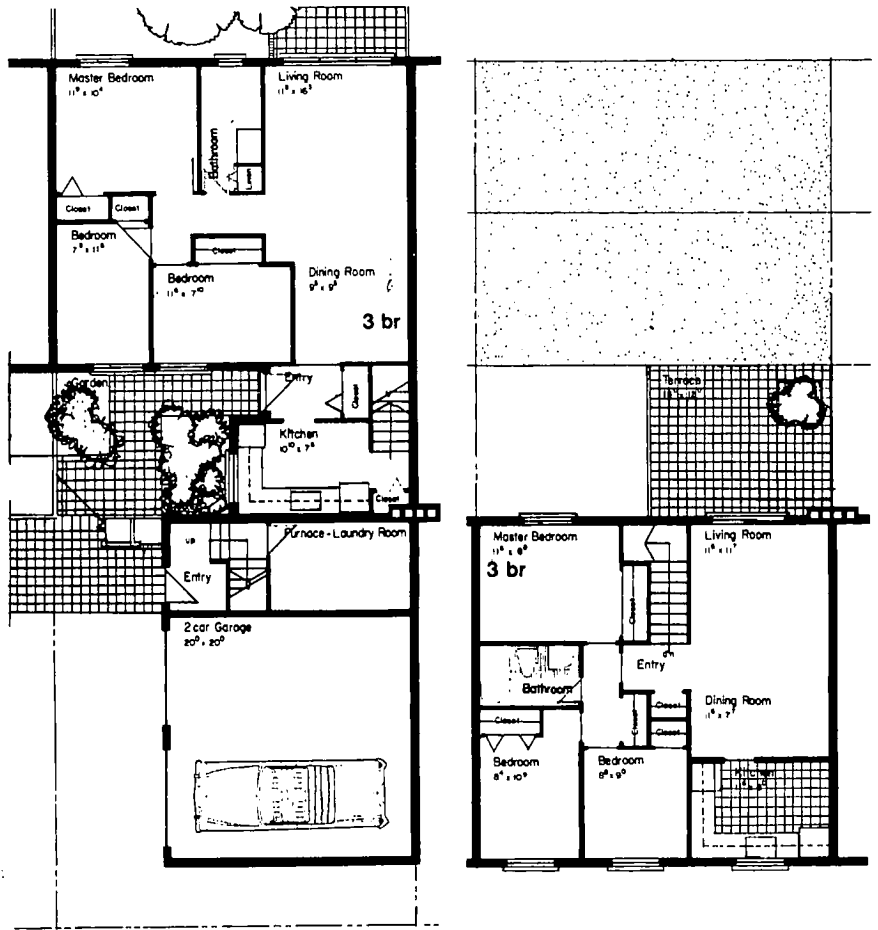


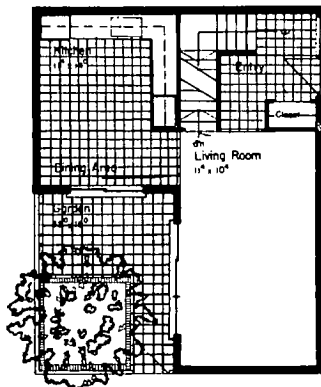
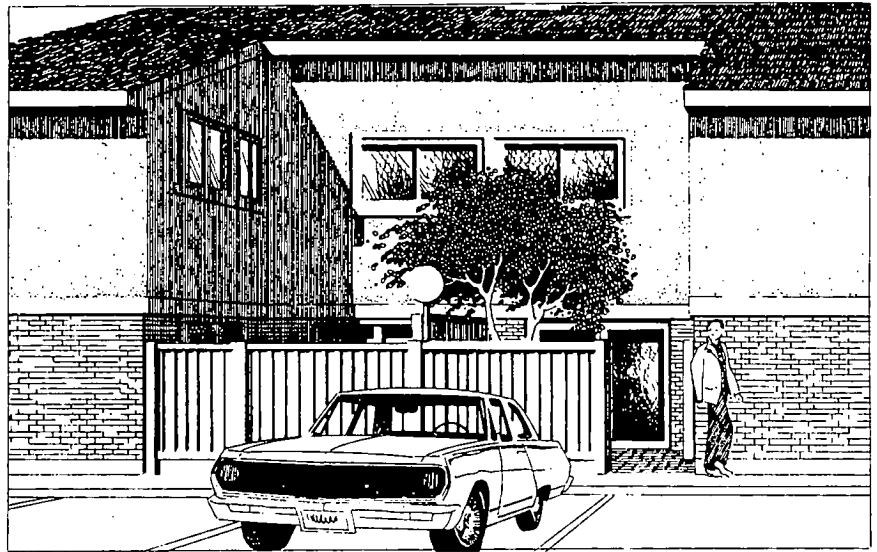
Duplex

The duplex, on a lot 30' x 100', is built in pairs, with one driveway serving four units. Visitor parking is accommodated within the road allowance. Both upper and lower three-bedroom units are provided, with the upper units located over the garages and driveways only. The outdoor areas are also separated, as the upper unit has access only to a roof terrace, while the lower unit enjoys the rear garden. Thus both audial and visual privacy is achieved. Although this design lends itself to condominium or rental, a basis for outright purchase of each unit could be devised, providing that covenants defining areas of mutuality are incorporated on title. Floor areas measure 953 sq. ft. for the lower bungalow, and 870 sq. ft. for the upper. The net density achieved is 29 units per acre.

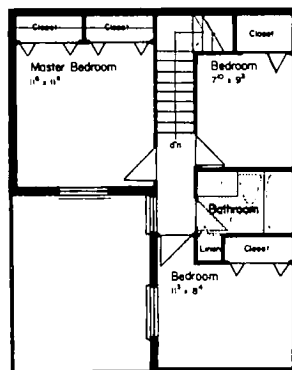


Group Housing

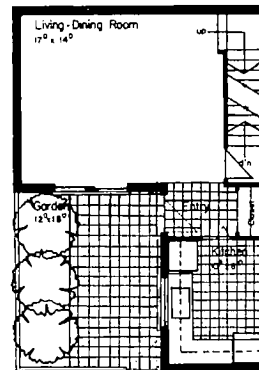
The group housing consists of L-shaped courtyard units grouped in blocks of 24 on a site 200' x 135' deep. Parking is provided in common lots, with visitors' cars accommodated within the road allowance. The mix of 33 per cent three-bedroom and 67 per cent two-bedroom is geared to the demand for smaller units for small families. The three-bedroom units, at both ends of each row, have access from the side. All rooms except the third bedroom look into the garden area, and the two-bedroom units have access through the garden. The units measure 1,050 and 900 sq. ft. respectively, and a net density of 38.7 units per acre results.



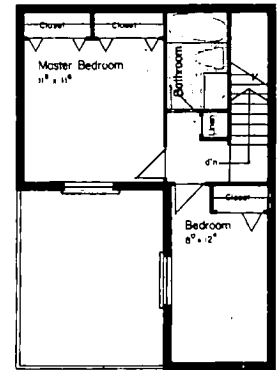
THREE BEDROOM, FIRST FLOOR



THREE BEDROOM, SECOND FLOOR



TWO BEDROOM, FIRST FLOOR



TWO BEDROOM, SECOND FLOOR