

TotalEnvironment
Homes

Tapestry

Frisco, Texas



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Disclaimer

All information provided here, including but not limited to drawings, visualizations, renderings, masterplan, floor plans, trees, landscape, images and other elements are only indicative and will likely change in the final, as-built development, some information provided is inclusive of likely future development in Phases 3 and 4. The visualizations and renderings provided here are general in nature and are indicative of the project at a mature stage at a much later date in time.

All dimensions, measurements and other square footages are approximate and should not be relied upon for any purpose. All plans are subject to change and may not include all elements, improvements or other renderings shown.

For making a decision on buying a home from Total Environment, please reference the documents and diagrams provided with your purchase agreement.

An image is only as relevant as the value it communicates. An image brings a reality to our Homes that words cannot.

All images in this brochure, unless otherwise specified, are actual photos taken at the Property, the Experience Home, and at current or completed projects of Total Environment.





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Photograph taken at the Property



The Property

4 Creeks

3 Water bodies

600+ mature native trees

Our Homes at Tapestry are located in one of the most stunning landscapes in Frisco, Texas.

Nature is abundant in the community with Rowlett Creek passing through, along with 3 other creeks, 3 water bodies and 600+ mature native trees and hundreds of new ones.

These natural features allow our Homes to embrace nature just the way we always design them to.



Rowlett Creek is a large creek that starts in Collin County and empties into Lake Ray Hubbard.



Rowlett's most common tree species are American Elm, Cedar Elm, Eastern Red Cedar, Osage-Orange and Sugarberry.



Project Overview

52 acres of land

Low density, pedestrian-friendly plan

Landscaped streets

Homes at Tapestry have been created for people who share our passion for design, quality, and craftsmanship. Featuring large glass panels that bring the outdoors in, each home is built with signature natural materials that age beautifully. Tapestry offers single family homes with a host of innovative features that are smart and modern, yet inspiring and inviting.

Highlights of the community are the green roofs, distinctive landscaping along wide, well-connected paths that are bike and pedestrian-friendly. Development of the Property will include a Clubhouse with well-equipped gym, swimming pool, multipurpose room, and a children's playground.



Master Plan

- Legend
- a Experience Home
 - b Future Hike and Bike Trail
 - c Future Clubhouse with Swimming Pool



Master Plan

- Experience Home
- Hike and Bike Trail
- Clubhouse



Aerial photo from the South-East side



Rendering of the proposed Clubhouse

Experience Home

The Experience Home is fully furnished and interior decorated to provide you with a place to view and feel our homes.

It showcases selected color schemes, flooring materials, furniture, artwork and accessories to allow you to visualize what homes at Tapestry would look like when lived in.

Hike and Bike Trail

A Hike and Bike Trail passes alongside landscaped creeks and the natural wooded surroundings.

Clubhouse

The Clubhouse has an open-to-sky swimming pool, a well-equipped gym, and other amenities. The brick exterior and a Green Roof allow it to blend in seamlessly with the landscape.

The Master Plan is subject to change and is only a general site plan. Some features, improvements, surfaces, trees and other elements will likely change in the final, as-built development.



The V40 Experience Home: Kitchen on Level 1

All plans may not include every element, material, furniture and fixture shown in the photographs.
Please refer to the Specifications Sheet for more information.



The V40 Experience Home: Courtyard on Level 1

All plans may not include every element, material, furniture and fixture shown in the photographs.
Please refer to the Specifications Sheet for more information.



The V40 Experience Home: Terrace garden outside the Bedroom 01 on Level 2

All plans may not include every element, material, furniture and fixture shown in the photographs.
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Behind the Scenes





The Clubhouse

Well-equipped gym

Multipurpose hall

Swimming pool

Café and lobby

HOA office

The Clubhouse comprising approx. 4,000 sq. ft. of conditioned space and more than 3,000 sq. ft. of outdoor deck for recreation. It is centrally located next to a lake and a free-flowing creek with tree lined fringe.

The Clubhouse is also designed with a landscaped Green Roof and premium brick facade. Large glazing spans and a curved building connect the indoor spaces to the deck and Swimming Pool.

(Right top) The Clubhouse is surrounded by the Property's stunning natural landscape.

(Right bottom) The pools are open-to-sky and have breathtaking views all around.

All renderings are indicative and subject to change.
They may not include all elements, improvements, vegetation as shown.



Renderings of the proposed Clubhouse

Green Roofs

- Warmer winters
- Cooler summers
- Supports biodiversity

In a world where nature is increasingly replaced by buildings and paved surfaces, it returns as a thoughtful element in our residential and recreational environments - in the form of Green Roofs.

Every home at Tapestry comes with a Green Roof, which is equipped with an irrigation system and requires minimum maintenance. The use of native vegetation that is drought-tolerant and self-regenerative helps replace the green cover that existed before the home was built.

These innovative curved roofs cool and humidify the surrounding air, thus improving the microclimate of the entire community, all while continuing to make you feel one with nature.

(Right) Rendering of the Home with **Green Roof**

All renderings are indicative and subject to change.
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Home Types

3 Home sizes

Courtyard and Backyard
with each Home

Terrace Garden

Our Homes at Tapestry come in 3 sizes and can be custom-designed.

V30

Conditioned Area

Approx. 3,200 sq. ft.

Terrace Garden Area

737 sq. ft.

Covered Patio Area

272 sq. ft.

3 Bed
3 Bath

V40

Conditioned Area

Approx. 4,400 sq. ft.

Terrace Garden Area

932 sq. ft.

Covered Patio Area

441 sq. ft.

4 Bed
4 Bath

V50

Conditioned Area

Approx. 5,450 sq. ft.

Terrace Garden Area

845 sq. ft.

Covered Patio Area

441 sq. ft.

4 Bed
4 Bath

V40 Family Room

Level 2

- 1 Angled Windows
- 2 Library
- 3 Family Room

All plans may not include every element, material, furniture and fixture shown in the photographs.
Please refer to the Specifications Sheet for more information.



V40 Courtyard

Level 1	
1	Courtyard
2	IPE Wooden Deck
3	Kitchen-Dining



The Total Environment Difference

The Good Earth, Bangalore

Designed around a *Royal Poinciana* tree



Total Environment Homes

With an innate drive to design and create better experiences for people, we started building homes that people actually wanted to live in. From the layout to the furniture to the garden, we considered everything. While this made everything more difficult and complex, it put us on the map and we became a brand people wanted to be a part of.

We work with our customers to help them design their dream homes in our communities. Through our passionate teams, we deliver these custom homes with all the facilities and conveniences of community living, a combination that you can only get from Total Environment.

Flourishing gardens, warm wood grains, thriving water bodies - we're forever inspired by earth's natural splendor and incorporate its beauty into everything we build. We believe that a connection with nature helps bring a true sense of 'home', and this can be seen and felt in every detail. This is where a Total Environment Home is fundamentally different.

We apply our design-driven philosophy to all aspects of life, to inspire you to live a richer, fuller and more joyous life. If it is created by Total Environment, it will be sensitively designed, completely original and in a league of its own.



After the Rain, Bangalore

A private garden weaves outdoor living into the fabric of the Home and allows you to enjoy the outdoors 365 days a year. The kitchen, living and dining spaces open out to a wooden deck seating area (Right).



We're forever inspired by earth's natural splendor and incorporate its beauty into everything we build.



Windmills of Your Mind, Bangalore













Homes in this community come with a Green Roof, which is equipped with an irrigation system and requires minimum maintenance. These innovative curved roofs cool and humidify the surrounding air, thus improving the microclimate of the entire community, all while continuing to make you feel one with nature.



We believe that connection with nature helps bring a true sense of 'home'.

Key Milestones

Better and better with Time

						
1996	1999	2008		2010	2014	2018
Founded Total Environment	Lifetime Maintenance Services	Windmills of Your Mind, Bangalore Introduced single family Homes		Created eBuild Software to help customers design the interiors of their Home	Machine-Craft To manufacture high quality furniture, kitchens, doors and windows	eDesign Created an Automated Design Tool that brings good design to everyone
1997	2000	2009		2012	2017	2021
People Centered Design Terrace Gardens with every Home Use of Natural Materials Custom Interior Design 	Time, Bangalore Pioneered the idea of custom-crafted Homes 	Won "Best Group Housing Project" in the Asia Pacific region for "Windmills of Your Mind" 		Windmills, Bangalore A Live Jazz Theatre, Library, Brewery and Restaurant 	Oota (Photo below) Restaurant serving a new genre of Hyperlocal Cuisine Ventured into Texas, USA With our residential project Tapestry and Windmills Music and Brewery outlet 	Launching Workcations Office Spaces with Gardens TotalEnvironment 25 

Nominated at the largest Architectural Design event – the **World Architecture Festival** in **2018** (Berlin), **2019** (Amsterdam) and **2021** (Lisbon) for six of our projects



The Poonawalla Stud Farms



The Good Earth



Shine On 2



Raindrops Keep Falling on my Head



BHAU Institute at CoEP



Think Design Event

Awards

Project	Company Person	Category	Level	Institution	Year
The Poonawalla Stud Farms	Kamal Sagar	Young Enthusiastic Architect	3rd (Special Mention)	Architecture+Design Spectrum Foundation	2002
Webb India Limited	Shibanee & Kamal Architects	Institutional Architecture Award	2nd (Commendation Trophy)	Architecture+Design Spectrum Foundation	2002
Bougainvillea	Shibanee & Kamal Architects	Habitat Award for Apartment Planning	3rd (Special Mention)	Architecture+Design Spectrum Foundation	2002
Reach for the Sky	Shibanee & Kamal Architects	Habitat Award for Apartment Planning	2nd (Commendation Trophy)	Architecture+Design Spectrum Foundation	2002
The Good Earth	Shibanee & Kamal Architects	Best Group Housing Project	Winner	JK Cements - Architect of the Year Awards	2003
The Good Earth	Shibanee & Kamal Architects	Habitat Award for Apartment Planning	Winner	Architecture+Design Spectrum Foundation	2003
Time	Shibanee & Kamal Architects	Habitat Award for Apartment Planning	Winner	Architecture+Design Spectrum Foundation	2005
Shine On 2	Shibanee & Kamal Architects	Style Icon for Excellence in Architecture	Winner	Kansai Nerolac	2007
Windmills of Your Mind	Shibanee & Kamal Architects	Residential Architecture	Winner - Asia Pacifica	CNBC Arabia	2009
Raindrops Keep Falling on my Head	Shibanee & Kamal Architects	Best Large Garden	Winner	Mysore Horticulture Society	2009
Windmills of Your Mind	Shibanee & Kamal Architects	Sustainable Design	Winner	Society Interiors	2010
Orange Blossom Special	Shibanee & Kamal Architects	Outstanding Concrete Structures	Winner	ICI Birla Super	2011
Windmills of Your Mind	Total Environment	Best Innovative Design	Winner	CREDAI	2013
BHAU Institute at CoEP	Shibanee & Kamal Architects	Innovation in Structural Engineering	Winner	Bentley - Be Inspired	2013
–	Kamal Sagar	Innovative Leader	Winner	CEO India	2014
Windmills of Your Mind	Shibanee & Kamal Architects	Completed Projects, Residential	Finalist	World Architecture Festival	2018
The Magic faraway Tree	Shibanee & Kamal Architects	Completed Projects, Residential	Finalist	World Architecture Festival	2019
BHAU Institute at CoEP	Shibanee & Kamal Architects	Completed Projects, Educational	Finalist	World Architecture Festival	2019
Think Design Exhibition	Shibanee & Kamal Architects	Completed Projects, Display	Finalist	World Architecture Festival	2019
Van Gogh's Garden	Shibanee & Kamal Architects	Completed Projects, Residential	Finalist	World Architecture Festival	2021
Business Park, North Bangalore	Shibanee & Kamal Architects	New Projects, Office	Finalist	World Architecture Festival	2021



Reach for the Sky



Time



Windmills of Your Mind



The Magic Faraway Tree



Van Gogh's Garden



Business Park, North Bangalore



Then: 2004

Time, Bangalore

Our choice of exteriors is influenced by the aesthetic and timeless beauty of bricks.

Use of natural materials help our buildings age gracefully over time.



Better and better
with Time

Now: 2023

Time, Bangalore



2018: Windmills of Your Mind, Bangalore

(Inset) Aerial view of the circular clubhouse with swimming pool.

Terrace gardens

- Staggered terrace gardens
- Indoor gardens
- Alternating cantilever gardens
- Double-height gardens

Individual Home gardens

- Courtyards
- Green Roofs

Over the years, we have experimented with staggered terrace gardens, double-height gardens, perpendicular gardens and inner courtyards in our Homes. We've fine-tuned garden details like waterproofing and smart watering systems.



Courtyard in an independent Home



Staggered terrace gardens



Double-height terrace garden



Alternating terrace gardens



Perpendicular terrace gardens
East-West and North-South orientation



Indoor garden



After the Rain, Bangalore

(Left) A Green Roof blanket keeps the Homes cooler in summer, warmer in winter and reduces rain-water run-off.

Van Gogh's Garden, Bangalore

(Above) Rooftop garden on Level 6.

Thoughtful Design

Good design is not only about how it looks, but also about how it makes you feel.

We believe in 5 principles of good design - Authenticity, Harmony, Connection, Detail and Simplicity.

It is just not enough that design checks the boxes of form and function.

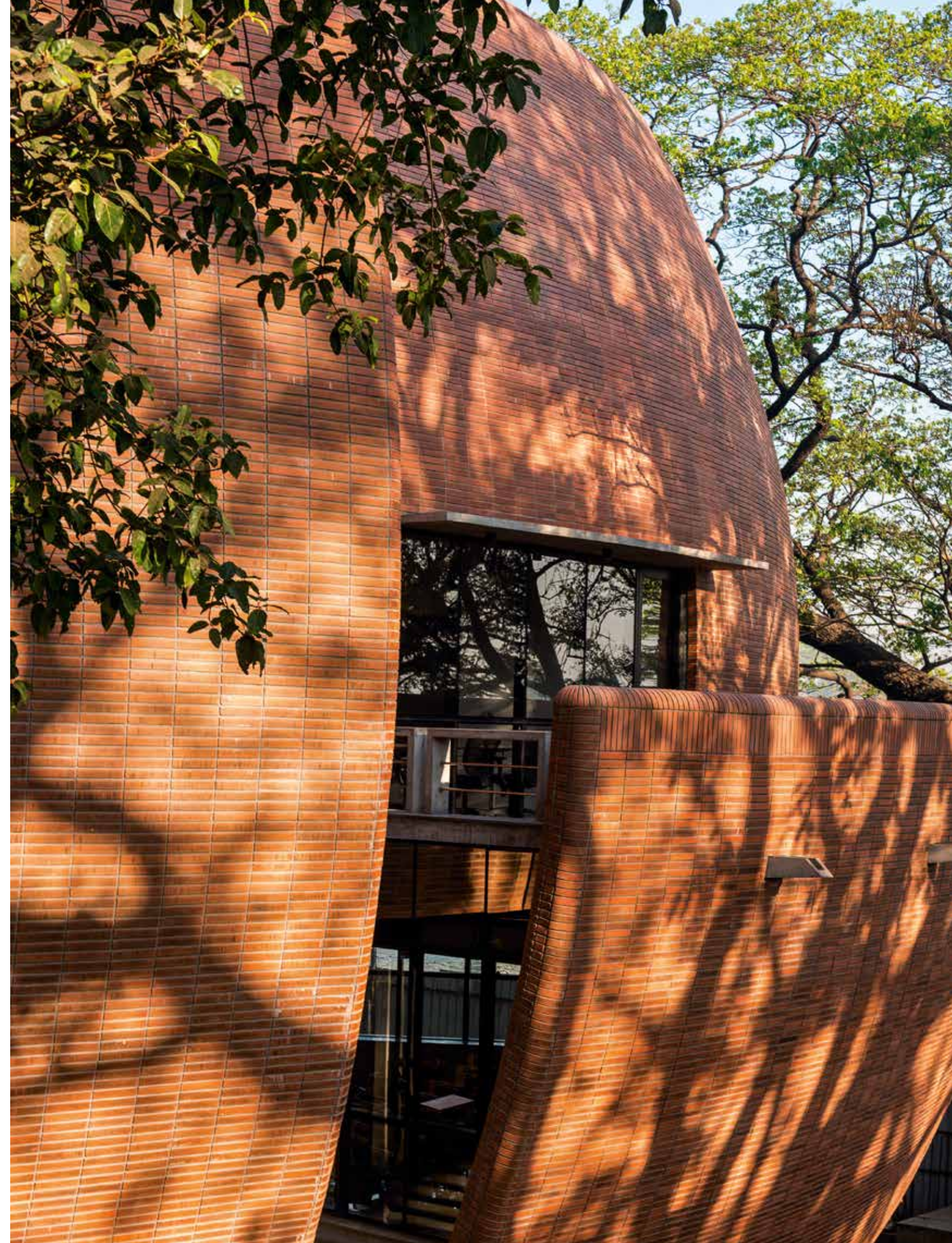
It has to connect and inspire.





Raindrops Keep Falling on My Head, Bangalore

(Above and Right) In this community, simple symmetry creates harmony and balance.



COEP, Pune

Curved wire-cut brick walls (this page), corrugated concrete and brick *jaali* work (facing page) feature in this educational building.

An old *Tamarind* tree is integrated in the design.

Embracing Nature

At the heart of every Total Environment Home is a connection with nature.

With almost every space surrounded by lush greenery and natural materials, it is impossible not to breathe easier and feel better in a Total Environment Home.

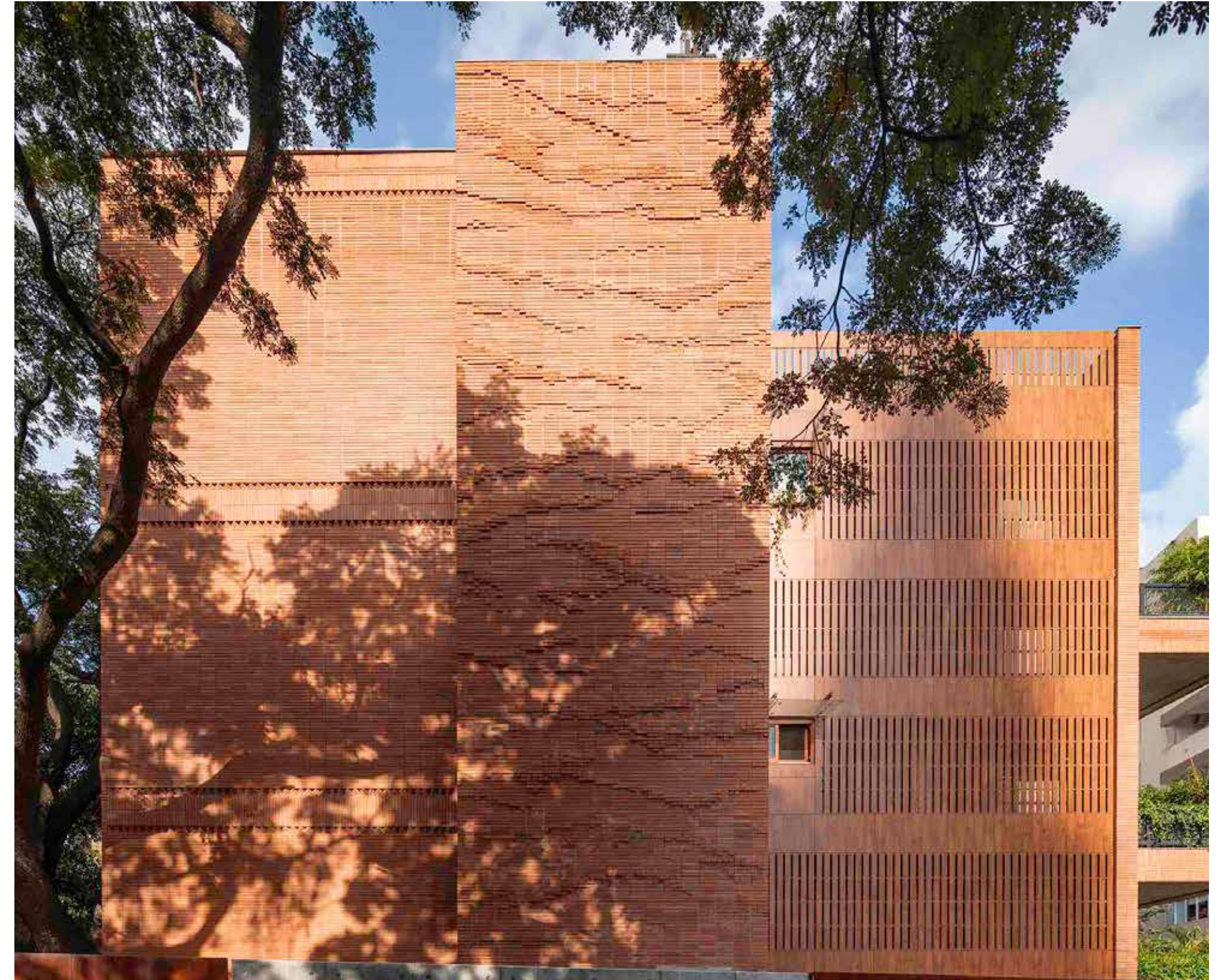




Footprints, Bangalore

(Above and Right) Open-to-sky staggered terrace gardens create indoor-outdoor spaces that receive direct sunlight. The *Erythrina indica* tree is preserved from the original property.





Van Gogh's Garden, Bangalore

(Above) Here, brickwork mirrors the afternoon shadow of the *Rain Tree*, that was preserved from the original property.

Greensleeves, Bangalore

(Left) A terrace garden with every home brings a piece of nature, creating a vibrant habitat for plants and birds.



Timeless Materials

The right materials make all the difference.

We work with warm, earthy, natural materials such as clay bricks, marble, and wood fenestration - materials that have character and personality, and get better and better with time.

Natural materials

- Clay bricks
- Marble flooring
- Wood doors and windows

The exteriors of our buildings are built with brick masonry. The exposed brick surface gains character over time and requires no major maintenance.

The wood for our internal millwork is carefully sourced from different parts of the world.



Wooden window frames



Kitchen with Marble floor finish and Wooden sliding doors that open out into the garden



(this page) Brickwork patterns across various projects



**Total Environment
Construction Services**

Craft masonry
Waterproofing
Plumbing
Electrical
Horticulture and Landscaping



Brick masonry



Community roof top garden



External lighting in the garden, wooden deck and waterbody spaces in a duplex Home



a



Bathtub, faucet with coordinating accessories and louvered base cabinet



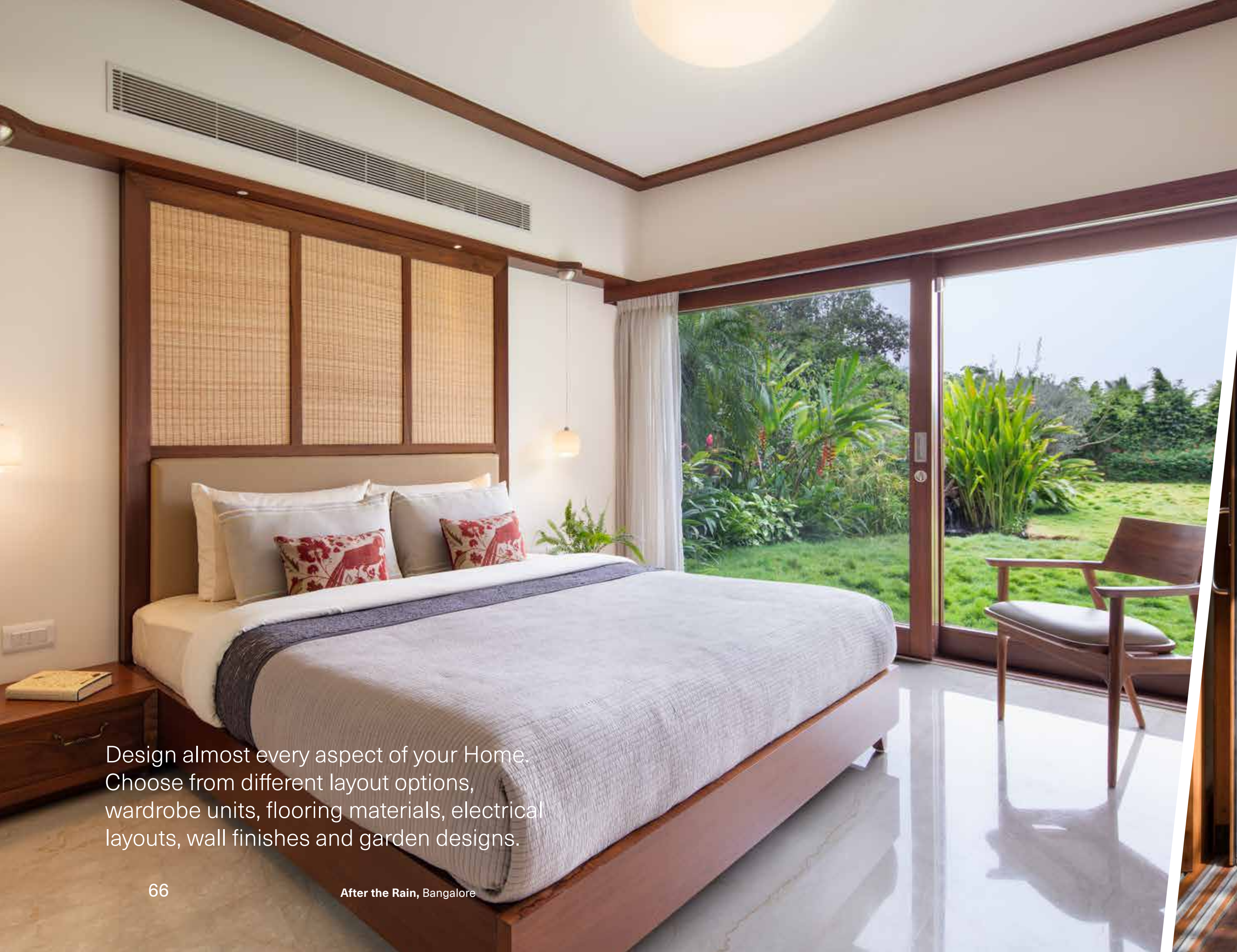
Landscaped Home with roof garden

Custom Interiors

We realize that every family has a different set of needs and expectations from a Home.

So, we put in place a process to customize our Homes to suit the lifestyles and functional needs of each individual family.





Design almost every aspect of your Home. Choose from different layout options, wardrobe units, flooring materials, electrical layouts, wall finishes and garden designs.





Our priorities have remained unchanged over the years - bringing together warmth, nature, good design and attention to detail.



Cabinetry and Furniture

Furniture is integral to the design of each space and defines the character of a Home.

So, we set up Total Environment Machine-Craft, a powerful combination of machines, technology and craft, to produce products carefully designed for each space in our Homes.

*All plans may not include every element, material, furniture and fixture shown in the images. Please refer to the Specifications Sheet for more information on upgrades.

**Total Environment
Machine-Craft**

Furniture
Doors and Windows
Kitchens
Cabinetry
Metalwork
Glasswork

Total Environment
Machine-Craft combines
craftsmanship with technology
to deliver products needed to
build custom-crafted Homes.



Kitchen



Stairway in wood and glass



Glass deck above the seating area



Metal grillwork



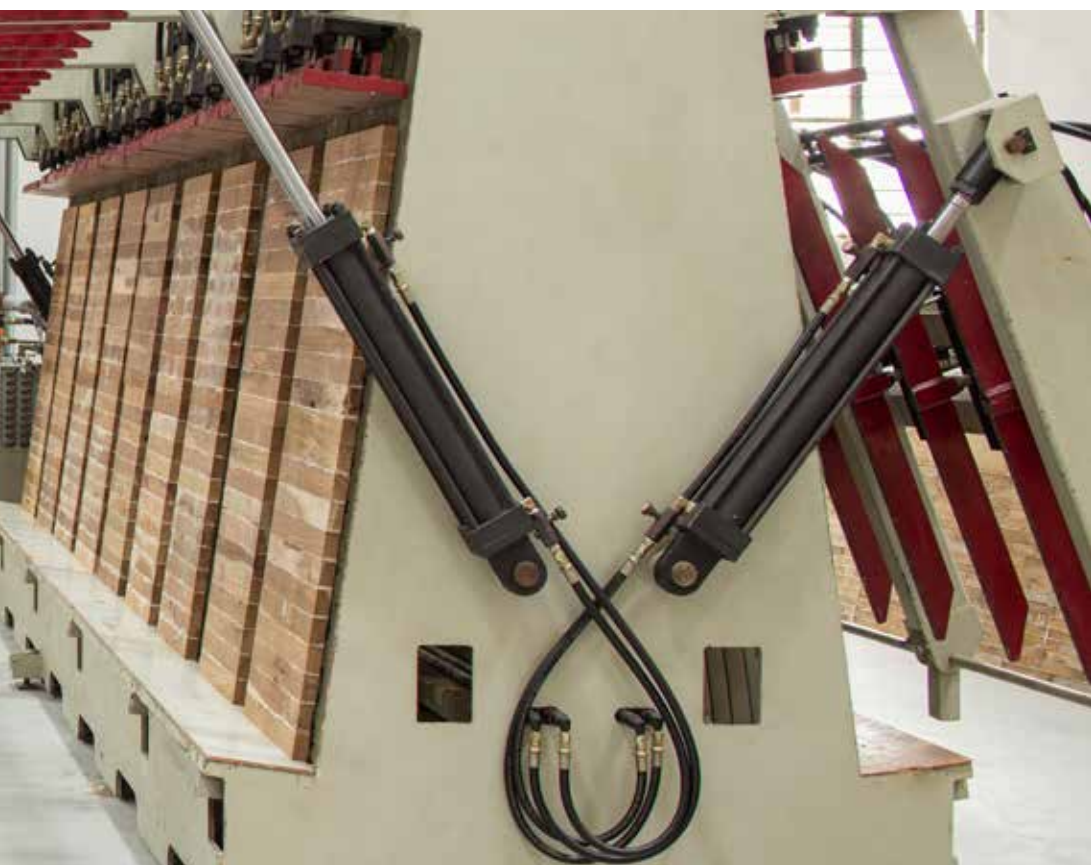
Woodwork in children's baedroom



Woodwork in progress at Machine-Craft



Wooden louvred door



Woodwork machinery



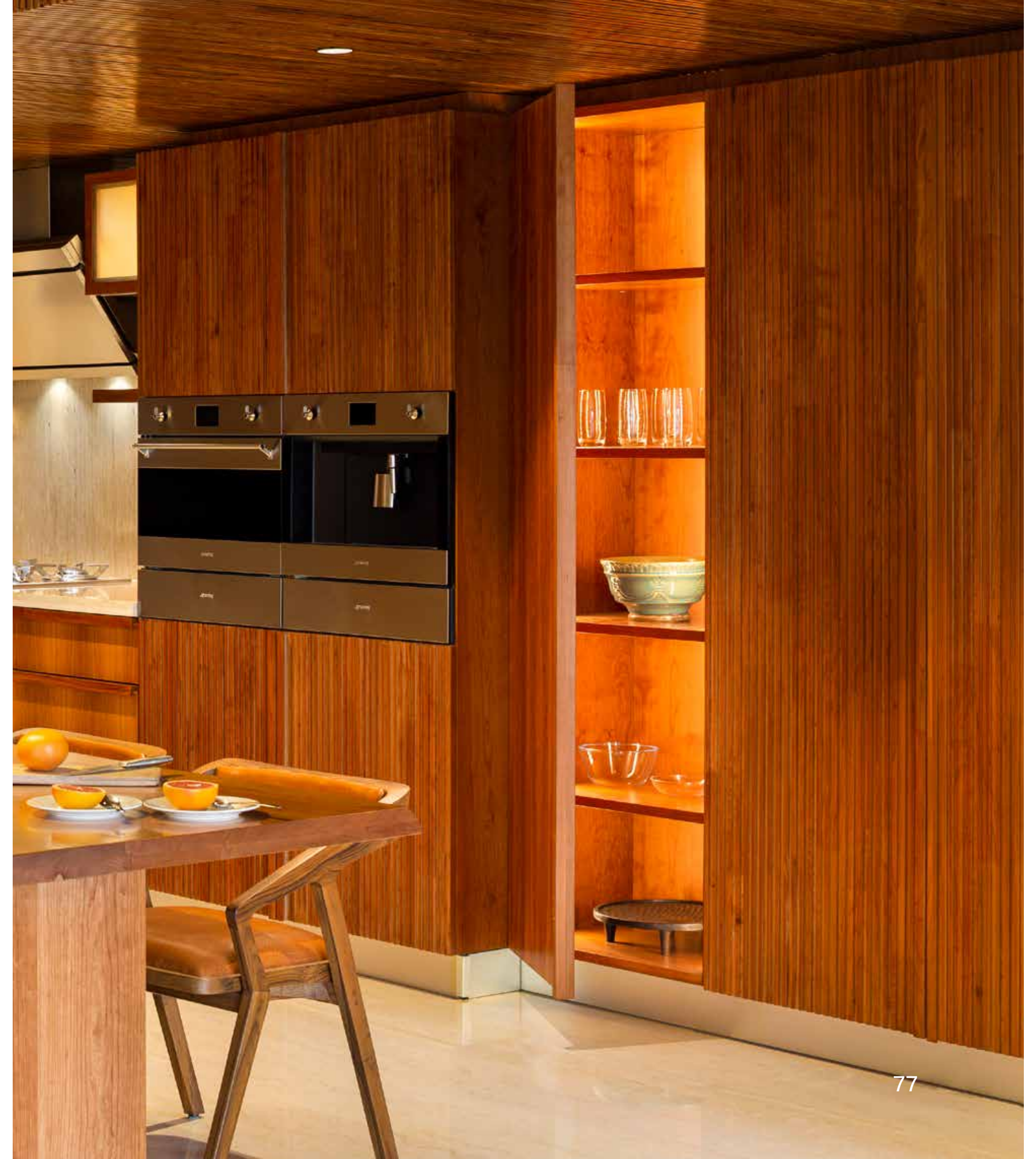
Dining table and chairs



At Total Environment Machine Craft we use a combination of craftsmanship and technology to achieve precision in design and functionality while maintaining a natural look.



Kitchens designed and crafted to suit
your cooking style and needs.





Quality and Craftsmanship

Exceptional quality, expert oversight and smart processes are all non-negotiables when working with Total Environment.

From blueprints to certifications to inspections, our proven track record of providing the best materials, designs and craftsmanship are a testament to our commitment to getting it right everytime.



Here's to making the places we go more beautiful, the experiences we have more enjoyable and the things we eat and drink more delicious.

Here's to the passion that allows us to hear music and get inspired to design a radically new space.

Here's to that voice in our head that says 'we can do even better'. Whether it's a home, a resort, or craft beer, you can expect it to be sensitively designed, completely personal and totally original. Because we don't allow conventions to steer us, conveniences to mislead us or commerce to define us - instead, inspiration, intention and integrity lead the way.

We live by our passions and in turn, hope to ignite yours.



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Total-Environment-USA

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