

Exotic Shades & Draperies

Custom window treatments & home automation · South Florida & beyond



CASE STUDY

A 12,000 Sq Ft Oceanfront Estate — Fort Lauderdale

Full Lutron HomeWorks integration: Palladiom shading, custom decorative drapery tracks, and exterior shades.



Twelve thousand square feet of oceanfront living, dressed as one continuous design. Every window runs Lutron Palladiom, the architectural flagship line, and every drapery glides on customized decorative Lutron tracks engineered to the home's architecture. Exterior shades tame sun and wind on the ocean-facing terraces. Interior, exterior, shading, and drapery all run on a single Lutron HomeWorks system: one team measured, fabricated, programmed, and installed the entire estate.

PROJECT AT A GLANCE

LOCATION	Private oceanfront estate · Fort Lauderdale, Florida
SCOPE	Whole-home shading + drapery, ~12,000 sq ft, interior & exterior
SYSTEM	Lutron HomeWorks — whole-home scenes, keypad control
TREATMENTS	Palladiom shades · sheers on decorative Lutron tracks · exterior shades
FABRICS	Imported textiles, sewn in our own atelier by five in-house seamstresses
COORDINATION	Interior designer (texture & color) · general contractor · electrician

The detail that mattered

Palladiom shades, drapery tracks, and the exterior terrace shades all answer to one HomeWorks keypad — a single scene moves the whole house, inside and out.

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What we delivered

Lutron Palladiom shades handle light and privacy on every window; sheer ripplefold draperies — sewn in our own workroom from imported fabrics — glide on custom decorative Lutron tracks specified with the designer. On the ocean-facing terraces, exterior shades bring the outdoor rooms into the same system. Everything drops into one-touch scenes on the HomeWorks keypads. Our five in-house seamstresses cut and sewed to the approved texture and color, and our own crew installed and commissioned the estate end to end.



Sheer ripplefold on custom decorative Lutron tracks.



Lutron Palladiom solar shades at floor-to-ceiling glass.



Exterior shades enclosing the ocean-facing terrace.

How we partner with designers & contractors

An estate this size runs on coordination — designer, general contractor, electrician — and one accountable team. Our five in-house seamstresses sew only for Exotic, matching the designer's texture and color; our own crew handles installation and commissioning; and we coordinate directly with your integrator, electrician, and GC, hold the schedule, and stand behind the work after handoff. We're glad to structure a referral partnership.

Bring us in on your next project.

Early spec, precise fabrication, and a clean handoff.

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The motors on this project

The motorization behind this case study, as specified, installed and programmed by Exotic Shades & Draperies. Specifications from the manufacturer's product documentation.



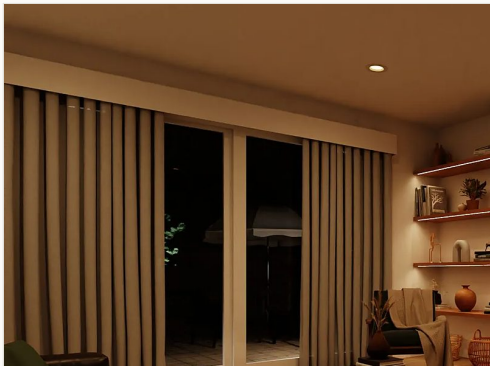
Lutron product photo

Lutron Palladiom wired roller shade

Lutron's architectural shade with the exposed bracket

Lutron Palladiom on every window of the estate – the exposed, hand-finished brackets read as architecture, and the whole house moves in synchronization on Lutron HomeWorks, every treatment on the keypad.

Type	Wired roller shade with exposed, hand-finished brackets – the hardware is the design
Power	Low-voltage wiring (Class 2)
Sound	Under 35 dBA at 3 ft
Alignment	Intelligent Hembar Alignment – within 1/8 in, moving or stopped
Finishes	Pure White, Clear Anodized, Black Anodized, Satin Nickel, Brass, Satin Graphite, Aged Bronze
Sizes	20 to 144 in wide
Control	Lutron QS wired link – HomeWorks keypads, apps and scenes



Lutron product photo

Lutron Sivoia QS drapery drive

Wired Lutron drapery track

Customized Lutron drapery tracks – bent, recessed and engineered per opening – on the same HomeWorks keypads and scenes as the shades.

Type	Lutron motorized drapery track – ripple fold or pinch pleat, straight or curved
Capacity	Up to 175 lb of drapery on the D175 drive; tracks to 18 ft with no splice
Power	Low-voltage wiring (Class 2)
Speed	Master carrier 6 in per second
Control	Lutron QS wired link – HomeWorks keypads, apps and scenes, alongside the lighting

Somfy Expert · Certified Lutron · Crestron. Motor selection is made per opening – tube diameter, fabric weight, drop, pocket depth and the control system in the home decide the model.