

Exotic Shades & Draperies

Custom window treatments & home automation · South Florida & beyond



CASE STUDY

Oceanfront Condo · Boca Raton

Cotton-linen sheers on recessed Somfy Irisimo 45 RTS tracks · 100% linen drapery in the master · Berlin blackout rollers in side channels · Paris 3% solar screens · Telis and Situo remotes, TaHoma switch, Amazon Alexa.



An older oceanfront condo in Boca Raton, renovated top to bottom with a general contractor – which is when we like to be called. With the GC on site we **recessed the drapery track into the ceiling**, so the Somfy Irisimo 45 RTS tracks disappear and the fabric falls straight from the ceiling line. The living sheers are **Villa Nova Geneva, Chalk** – 60% cotton, 40% linen, because the owners wanted the natural hand of linen that polyester never quite mimics. In the master, **100% linen Kravet Basics 4843-1**, 118 in wide, woven in France and sewn in our workroom, with **Berlin Snow White blackout rollers** in side channels behind it. The second bedroom takes the same blackouts to complete dark. Living and dining carry **Paris 3% solar screens in Blanc**. Every motor is Somfy RTS, run from Telis 16 and Situo 5 remotes and a TaHoma switch tied to Amazon Alexa.

PROJECT AT A GLANCE

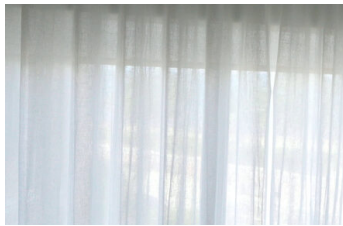
LOCATION	Oceanfront condo · Boca Raton, FL · full renovation with the general contractor
LIVING & DINING	Villa Nova Geneva Chalk sheers (60% cotton / 40% linen) on recessed Somfy Irisimo 45 RTS tracks · Paris 3% solar screens in Blanc on the ocean windows
MASTER BEDROOM	Kravet Basics 4843-1 · 100% linen · 118 in wide-width, made in France · recessed Irisimo track · Berlin Snow White blackout rollers in side channels behind
SECOND BEDROOM	Berlin Snow White blackout rollers in side channels to complete dark · drapery in Alendel Toronto, Flax
MOTORIZATION	Somfy Irisimo 45 RTS drapery motors with touch motion, soft start and stop · Somfy RTS roller motors
CONTROL	Telis 16 and Situo 5 remotes · TaHoma switch for the Somfy app, schedules and Amazon Alexa voice control
LIGHT SEALING	Side channels on every blackout roller · H-profile between the shades where a window and a door share a wall · latex caulk at every window edge in the living room and both bedrooms
DELIVERY	Design guidance, fabrication and installation all in house

The detail that mattered

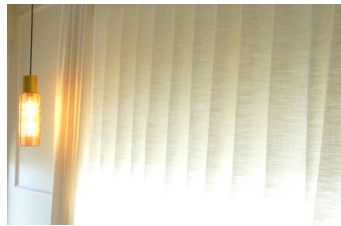
The building is old and nothing is square – windows crooked, floor and ceiling out of level. Every panel was cut to the shortest measurement of its opening and then steamed in place to close the gap to the floor, because linen that kisses the floor looks right and linen that touches it breaks. Two to three hours to hang the shades; five to six on the caulking that makes the blackout actually black. And when a panel does come back a hair long, it is adjusted at our cost – we do not charge for a length adjustment after install, because on a building this far out of level that risk is ours to carry.

Fabric & hardware schedule

AREA	TREATMENT	FABRIC · COLOR	OPENNESS	MOTOR / CONTROL
Living & dining	Sheers on a recessed ceiling track, fullness reduced so the stack clears the glass	Villa Nova Geneva · 2854/42 Chalk · 60% cotton, 40% linen · 140 cm	Sheer	Somfy Irisimo 45 RTS · Telis 16 · TaHoma · Alexa
Living & dining	Motorized solar screen roller shades on the ocean windows	Paris · Blanc	3%	Somfy RTS · Telis 16 · Situo 5 · TaHoma
Master bedroom	Drapery on a recessed ceiling track, blackout rollers behind	Kravet Basics · 4843-1 · 100% linen · 118 in · made in France	-	Somfy Irisimo 45 RTS · Telis 16 · TaHoma · Alexa
Master bedroom	Blackout roller shades in side channels	Berlin Blackout · Snow White	0% · full blackout	Somfy RTS · Situo 5 · TaHoma
Second bedroom	Drapery, plus blackout rollers in side channels to complete dark	Alendel Toronto · 0354 Flax · wide-width linen look · Berlin Blackout Snow White	0% · full blackout	Somfy RTS · Situo 5 · TaHoma
Window + door wall	Two motorized shades finishing at different heights, joined by an H-profile that blocks the light between them	-	-	Somfy RTS



Villa Nova Geneva
2854/42 Chalk – installed



Kravet Basics 4843-1
100% linen – installed



Berlin Blackout
Snow White in side channels



Paris 3%
Blanc – the beach through it

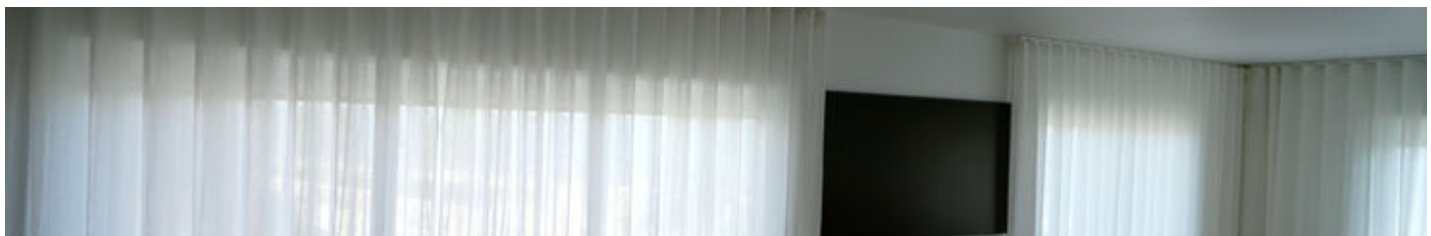
How we partner with builders and integrators

Bring us in before the ceilings close. On this job the pocket for the drapery track was framed while the GC still had the ceiling open, which is the difference between hardware that disappears and hardware you live with. We measure every opening on site, cut to the shortest dimension where a building is out of level, fabricate in our own workroom, seal the openings, install, and program the Somfy system so the owner can hand it to a voice assistant or an integrator later. One crew from survey to programming, and a clean handoff at the end. We are glad to structure a referral partnership.

Bring us in on your next project.

Early spec, on-site measurement, and a clean handoff.

(954) 881-9331



The motor 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.



Somfy product photo

Somfy Irismo 45 RTS

Drapery track motor

Irismo 45 RTS motors on the recessed tracks in the living and dining room and the master bedroom – the Geneva cotton-linen sheers and the wide-width linen – with touch motion and soft start and stop. Telis 16 and Situo 5 remotes, and a TaHoma switch for the Somfy app and Amazon Alexa.

Type	Compact motor for Somfy drapery tracks – ripplefold and pinch pleat
Protocol	Radio Technology Somfy (RTS), 433.42 MHz
Motion	Touch motion – pull the fabric and the motor takes over; soft start and stop; manual override
Sound	39 dB
Control	Telis and Situo RTS remotes; Somfy TaHoma for the app, schedules and voice

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.