

Exotic Shades & Draperies

Custom window treatments & home automation · South Florida & beyond



CASE STUDY

Private Residence — Ritz-Carlton, Sunny Isles Beach

Loro Piana Interiors sheers, T-Screen solars and Highland blackouts on Lutron Sivoia QS · HomeWorks QS · Crestron.



A private residence at the Ritz-Carlton Residences, Sunny Isles Beach, glazed to the water on two sides. Exotic supplied and installed three fabric layers working as one system: **ripplefold sheers in Limoges White by Loro Piana Interiors** on Sivoia QS drapery tracks, **T-Screen 3% solar shades in White** for glare with the view intact, and **Highland blackout shades in White** where the residence sleeps. Everything runs under **Lutron HomeWorks QS**, integrated into the residence's **Crestron** system.

PROJECT AT A GLANCE

LOCATION	Private residence · Ritz-Carlton Residences, Sunny Isles Beach, FL
SHEERS	Limoges White · Loro Piana Interiors — motorized ripplefold, Sivoia QS tracks
SOLAR SHADES	T-Screen 3%, White — glare control, water view preserved
BLACKOUTS	Highland Blackout, White — bedrooms & terrace corner glass
SYSTEM	Lutron Sivoia QS · HomeWorks QS · integrated into Crestron
COORDINATION	International designer · partner AV company · general contractor

The detail that mattered

Three fabrics from three suppliers had to read as one white language across every opening — and answer the same keypad press, whether the scene lives in Lutron or Crestron.

Fabric schedule

AREA	TREATMENT	FABRIC · COLOR	OPACITY	HARDWARE / CONTROL
Great room & dining	Ripplefold sheers	Limoges, Loro Piana Interiors · White	Sheer	Sivoia QS track · HomeWorks QS / Crestron
Great room, kitchen / family	Solar roller shades	T-Screen · White	3% open	Sivoia QS roller · HomeWorks QS / Crestron
Primary bedroom	Sheers + blackout, layered	Limoges sheer + Highland Blackout · White	Sheer / 0%	Sivoia QS track + roller · HomeWorks QS / Crestron
Guest bedrooms	Sheers + blackout	Limoges sheer + Highland Blackout · White	Sheer / 0%	Sivoia QS track + roller · HomeWorks QS / Crestron
Terrace corner glass	Blackout rollers, coupled	Highland Blackout · White	0%	Sivoia QS roller · HomeWorks QS / Crestron



Loro Piana Interiors sheers, wall to wall.



Sheer over T-Screen 3% — the double layer.



Highland blackout, mid-reveal on the bay.

How we partner with designers & contractors

This project ran across three continents' worth of stakeholders: the client's **international designer** holding the fabric vision, the **partner AV company** owning the Crestron backbone, and the **GC** holding the schedule. Exotic held the window treatments end to end — spec, measurement, fabric procurement from Loro Piana Interiors to Highland, Sivoia QS hardware, install and commissioning — and stayed in the room with all three until every scene fired correctly. We're glad to structure a referral partnership.

Bring us in on your next project.

Early spec, precise installation, and a clean handoff.

(954) 881-9331



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 Sivoia QS roller shade drive

Wired Lutron shading

The T-Screen 3% solar shades on Sivoia QS roller drives under HomeWorks QS, integrated into the residence's Crestron – shades, lighting and AV on the same scenes and keypads.

Type	Lutron's wired motorized roller shade – the drive lives inside the tube
Power	Low-voltage wiring (Class 2) – power and data on one run
Sound	Under 44 dBA at 3 ft
Alignment	Intelligent Hembar Alignment – shades stay within 1/8 in of each other, moving or stopped
Speed	Bottom bar 3.6 in per second
Control	Lutron QS wired link – HomeWorks, myRoom, RadioRA 3, Athena, Quantum keypads, apps and scenes



Lutron product photo

Lutron Sivoia QS drapery drive

Wired Lutron drapery track

The Loro Piana Limoges White sheers as motorized ripplefold on Sivoia QS tracks, on the same HomeWorks QS system and the same keypads.

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.