

Exotic Shades & Draperies

Custom window treatments & home automation · South Florida & beyond



CASE STUDY

Trump Tower III — Sunny Isles Beach

Recessed Crestron solar shades and a Crestron drapery track · commissioned into the residence's Control4 system.



A private residence at Trump Tower III, 15811 Collins Avenue in Sunny Isles Beach – glass on three sides and the Atlantic filling every one of them. The brief was simple to say and hard to build: control the glare and the heat **without putting anything on the ceiling**. Every treatment in the home is recessed — rollers and drapery track alike disappear into pockets, so from inside the rooms there is no fascia, no bracket, no tube. The hardware is **Crestron** throughout; the residence runs on **Control4**, and the shading was commissioned into its existing scenes and keypads alongside the home's AV partner.

PROJECT AT A GLANCE

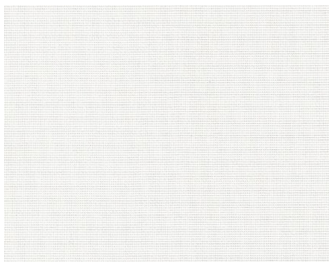
LOCATION	Private residence · Trump Tower III, 15811 Collins Ave, Sunny Isles Beach, FL 33160
LIVING SPACES	Crestron motorized roller shades — Mermet E Screen 5% White/White (CSF-ESC02-05), recessed pockets throughout
PRIMARY SUITE	Crestron motorized drapery track — white sheer by Fabricut, pocketed wall to wall
THE HARD PART	A stepped and curved facade including an arched bay — every opening templated individually, none off a schedule
INTEGRATION	Crestron shading commissioned into the residence's existing Control4 system, with the home's AV partner
DELIVERY	Measured, templated, fabricated, installed and commissioned by our own team — direct with the owner

The detail that mattered

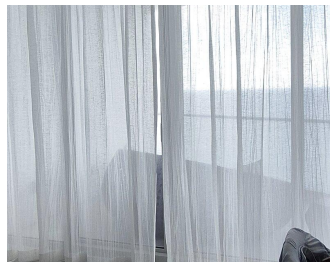
The facade steps and curves as it turns the corner of the tower, and one bay is a true arch — almost no two openings shared a width, a sill line or a wall angle. Every pocket had to be set out so the fabric hangs plumb on a wall that is not square to the glass, and sequenced with the ceiling trades before the drywall closed.

Fabric & hardware schedule

AREA	TREATMENT	FABRIC · COLOR	OPENNESS	HARDWARE / CONTROL
Great room	Motorized roller, recessed	Mermet E Screen — White/White	5%	Crestron roller · Control4 scenes
Dining	Motorized roller, recessed	Mermet E Screen — White/White	5%	Crestron roller · Control4 scenes
Kitchen & arched bay	Motorized roller, recessed · templated to the curve	Mermet E Screen — White/White	5%	Crestron roller · Control4 scenes
Terrace sliders	Motorized roller, recessed	Mermet E Screen — White/White	5%	Crestron roller · Control4 scenes
Primary suite	Sheer drapery on motorized track, recessed	Fabricut — white sheer	—	Crestron drapery track · Control4 scenes
Throughout	Crestron fabric program	CSF-ESC02-05	5%	Commissioned with the residence's AV partner



Mermet E Screen
5% White/White — supplier swatch



Fabricut
White sheer — primary suite



Crestron track
recessed, wall to wall



5% openness
the horizon still reads

How we partner with builders and integrators

Bring us in before the ceilings close. We template every opening on site, size and set out the pockets with the drywall and ceiling trades, fabricate in our own workroom, and hand the integrator motors that are ready to join the system — here, Crestron shading living natively inside an existing Control4 house. One crew from survey to commissioning, and a clean handoff at the end. We're glad to structure a referral partnership.

Bring us in on your next project.

Early spec, on-site templating, 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.



Crestron product photo

Crestron Digital QMT roller shade motor

CSM-QMTDC series

Crestron roller shades in Mermet E Screen 5% White/White in recessed ceiling pockets throughout the living spaces – no fascia, no brackets, no exposed tube – commissioned into the residence's existing Control4 system with the home's AV partner.

Type	Brushless tubular motor for Crestron roller shades – Digital Quiet Motor Technology
Power	24 V DC
Communication	Cresnet wired network (infiNET EX wireless version available)
Speed	10 to 30 rpm, programmable stops, smooth starts and stops
Protection	Obstruction detection; real-time status feedback to the system
Sizes	QMT3 series for shades 17.5 to 96 in wide; larger series for wider shades



Crestron product photo

Crestron Digital QMT drapery motor

CSM-QMTDC-DRP-3 for the Crestron drapery track

A Crestron motorized drapery track, pocketed wall to wall in the primary suite, carrying the white Fabricut sheer on the same Control4 scenes and keypads.

Type	Brushless drive for the Crestron CSS-DRAPERY track – Digital Quiet Motor Technology
Power	24 V DC (42.5 W)
Communication	Cresnet wired network
Track	Tracks up to 240 in
Speed	10 to 50 rpm; 1.62 Nm
Motion	Touch Motion – pull the drapery and it takes over; obstruction detection; status feedback

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.