

Exotic Shades & Draperies

Custom window treatments & home automation · South Florida & beyond



CASE STUDY

Landmark Ranch Estates · Southwest Ranches

Our largest project to date – 11,400 sq ft, six bedrooms, eight baths, 2.4 acres: every shade, drapery track and Roman in a ceiling pocket · coupled Coulissee rollers on one motor · sixteen-foot drapery flush to the floor · a theatre in double-sided velvet · Somfy Sonesse 50 and Glydea 60 dry-contact motors on a Lutron keypad in every room, no remotes.



An 11,400-square-foot estate on 2.4 acres in Landmark Ranch Estates – six bedrooms, eight bathrooms – drawn with its window treatments in it from the first set of plans: every roller, every drapery track and every Roman sits in a **ceiling pocket** framed before the drywall closed, so the fabric begins at the ceiling line and the hardware is never seen. That is also what made it the hardest job we have done – every measurement and every deduction taken inside a pocket, on a live construction site, with ducts and lumber in front of the glass. The rollers are **coupled**: in the family room and the gym one motor drives up to four tubes joined end to end, and where a run turns a corner one shade is deducted to pass in front of the other. All of them are **Coulisse** – Paris 3% Gardenia for the screens, Como Shell for the blackouts behind the bedroom drapery. The drapery is ripplefold on **Somfy Glydea 60 wired tracks**, sheers to sixteen feet finished flush to the floor, and the theatre, seen through a glass wall, hangs a **double-sided velvet**. Not one remote in the house: every motor is dry-contact, hard-wired into the home's **Lutron** system with a keypad in every room, programmed with the owners' AV integrator over six months of back and forth.

PROJECT AT A GLANCE

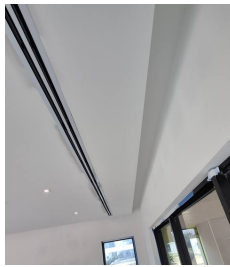
ESTATE	Landmark Ranch Estates · Southwest Ranches, FL · new construction, about 11,400 sq ft on a 104,000 sq ft lot · six bedrooms, eight bathrooms, two floors and a private apartment · every treatment in a ceiling pocket · six-plus months from survey to programming
SOLAR ROLLERS	Coulisse Paris 3% Gardenia · both offices, the kitchen behind fixed faux-Roman valances, the family room (a 22-ft wall as three coupled panels on one motor) and the gym (coupled two and three panels on one motor, 160 in high)
BLACKOUT ROLLERS	Coulisse Como Shell, always behind a drapery or a Roman · primary bedroom as three coupled panels on one motor at 167 in · morning bar · every bedroom upstairs · the loft
DRAPERIES	Ripplefold on Glydea 60 wired tracks · sheers to sixteen feet, flush to the floor · Kravet Couture Adagio (wool blend) in the primary suite · double-sided velvet in the theatre, 24 by 11 ft on two tracks
FLAT ROMANS	Silken Textures in most baths, closets and the powder room · a wool-linen Roman in her closet · lined in black where a Roman had to black out · motorized at bedroom windows
MOTORS & CONTROL	Somfy Sonesse 50 dry contact on every roller · Somfy Glydea 60 wired on every drapery · hard-wired to the home's Lutron system, a keypad in every room, no remotes · wired and programmed with the owners' AV integrator

The detail that mattered

The corners. Where a coupled run turns a corner, two shades have to meet in the pocket: one is deducted so it passes in front of the other, close enough to kill the light gap and clear enough never to touch – and that deduction is taken from measurements made inside a pocket, on a job site, months before the fabric exists.

Before: the site, on measuring day

November 2025. Empty pockets, bare glass, ducts and lumber in front of the openings. Every number for the next six months was taken here.



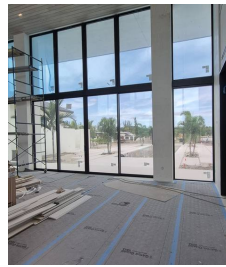
The ceiling pockets, empty



Bare glass beside the marble wall



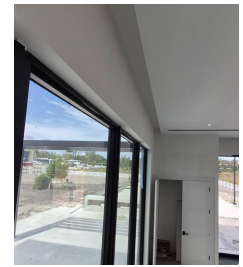
Ducts and lumber in front of the glass



About twenty-four feet of glass, scaffolding inside



The theatre and its glass wall



The pocket over the sliders, empty

The challenges, one by one

01 Coupled shades – one motor, up to four shades

In the family room and the gym several shades share one motor: up to four tubes coupled end to end, so a 22-foot wall of glass moves as one line. One motor, one pocket, and every tube has to be cut so the joints land where the mullions are.

02 Corners inside a coupled run

Some of those coupled runs turn a corner. Where they meet, one shade has to pass in front of the other, so every deduction was calculated so the two clear each other and still close the light gap at the corner.

03 Everything recessed in the ceiling

There is not one surface-mounted treatment in the house. Every measurement and every deduction was taken inside a pocket – the tube, the brackets, the track and the fabric all have to fit a slot that was framed months before, with nothing to fudge later.

04 A live construction site

The measurements were taken while the house was still being built: ducts, lumber, scaffolding and boxes in front of the glass, floors under protection, trades everywhere. We had to be extremely precise on a site that kept changing around us.

05 No remotes – every motor on the Lutron keypads

There is not a single remote in this house. Every roller runs on a Somfy Sonesse 50 dry-contact motor and every drapery on a Glydea 60 wired track, hard-wired into the home's Lutron system, with a Lutron keypad in every room. We worked with the owners' AV company on the wiring and the programming, and there was a lot of back and forth to get every shade on the right button.

06 Six months, a designer and an integrator

Six bedrooms, eight bathrooms, 11,400 square feet: the house came to us as the designer's room-by-room schedule. We measured to it, built to it, coordinated with the designer and the AV company, and managed the whole project – survey, fabrication, install, programming – for more than six months.

07 Sixteen-foot drapery, flush to the floor

The owners are exacting, and they wanted the tall drapery – up to sixteen feet high – to finish flush to the floor. On a wood-and-stone floor that is not perfectly level over sixteen feet, that means measuring the height at several points across each opening and cutting every panel to its own number.

08 The theatre's double-sided velvet

The theatre sits behind a glass wall, so its drapery is seen from the hallway as much as from the seats. The velvet is made double-sided – velvet on both faces – so it reads as velvet from either side and still closes the room to true dark.

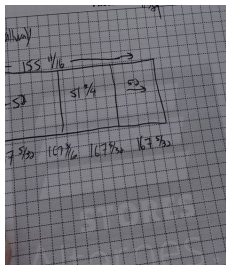
09 Delicate fabrics

Every fabric on the job was delicate – sheers, a wool-blend drapery, velvet – which changes how you handle, sew, hang and dress sixteen-foot panels without leaving a mark on them.

10 Outside mounts with room to breathe

Every shade is an outside mount, so each one was sized with extra overlap so nothing sits tight against the opening – the shade covers the glass and its frame with a margin, instead of looking pinched inside the pocket.

How it went together



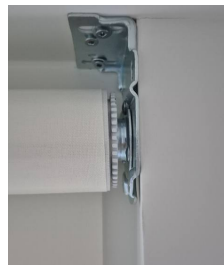
Every opening by hand – height taken at four points



Glydea tracks fitted in the pockets



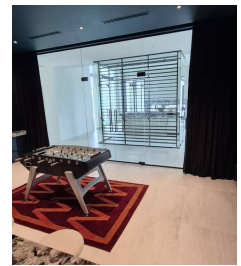
One motor, coupled tubes



The roller in its pocket



Sixteen-foot sheers, flush to the floor



The velvet through the glass

Fabric & hardware schedule

AREA	TREATMENT	FABRIC · COLOR	OPENNESS	MOTOR / CONTROL
Family room	Coupled roller screens – a 22-ft elevation as three panels on one motor, plus two more elevations at 114 and 120 in – and fixed ripplefold side panels	Coulisse Paris RF-PARIS-0150-300 · Gardenia · sheers Kravet Basics 4853-1113	3%	Sonesse 50 dry contact · Lutron keypad
Gym	Coupled roller screens on the glass wall – two and three panels on one motor, 160 in high	Coulisse Paris · Gardenia	3%	Sonesse 50 dry contact · Lutron keypad
Offices & kitchen	Roller screens (113 by 168 in and 111 by 103 in in the offices; two at 60 by 104 in behind fixed faux-Roman valances in the kitchen) · ripplefold drapery in front in both offices	Coulisse Paris · Gardenia · Kravet Design 90054-81 (his) · Kravet Basics 4721-16 (hers)	3%	Sonesse 50 dry contact · Glydea 60 wired · Lutron keypad
Primary suite	Ripplefold drapery on a wired track, three coupled blackout panels on one motor behind it, 167 in high; the morning bar the same at 84 by 140 in	Kravet Couture LZ-30403-06 Adagio (wool blend, 124 in) · Coulisse Como RF-COMO-5300 Shell	Blackout	Glydea 60 wired · Sonesse 50 dry contact · Lutron keypad
Bedrooms & loft	Ripplefold or Romans with a blackout roller behind, all from the pocket	Kravet drapery fabrics · Coulisse Como Shell	Blackout	Sonesse 50 dry contact · Lutron keypad
Hallways, dining & apartment	Ripplefold sheers to sixteen feet, finished flush to the floor	Kravet Basics 4853-1113 Silken Textures IV · 100% polyester	Sheer	Glydea 60 wired where motorized · Lutron keypad
Baths & closets	Flat Roman shades, outside-mounted to the ceiling or inside the pocket	Kravet Basics 4853-1113 · Kravet Couture LZ-30424-06 Spume (her closet) · Kravet Design 90054-81 lined black	–	Manual · motorized at bedroom windows
Theatre	Double-sided ripplefold velvet, 24 by 11 ft, seen through the glass partition	Alendel Zurich 0456 Darkness velvet	Blackout	Two Glydea 60 wired tracks · Lutron keypad

Inside the house



The primary suite - drapery across the wall of glass



The office - 3% screen behind the drapery



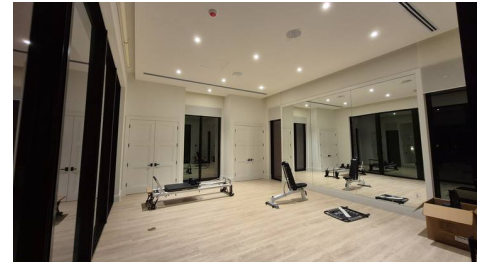
The dining room - sheers by the marble bar



The kitchen - rollers hidden behind fixed valances



A bedroom - Romans and drapery from the ceiling



The gym - coupled rollers up in their pockets



Coulisse Paris 3%
Gardenia - installed



Coulisse Como
Shell - descending behind
the drapery



Kravet Basics 4853-1113
Silken Textures - installed



Kravet Couture Adagio
primary suite - installed



Alendel Zurich Darkness
theatre velvet - installed

How we partner with builders, designers and integrators

Bring us in while the ceilings are still open. On this house the pockets were drawn before the fabric was chosen, and we measured to them on a live site, fabricated to the designer's room-by-room schedule, coordinated the wiring with the AV company, installed, and programmed every motor onto the Lutron keypads - one crew, one point of contact, for more than six months. We are glad to structure a referral partnership.

Bring us in on your next project.

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

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