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.

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