

# A MANSION IN THE SKY

With nearly 6,000 square feet of living space over 70 floors above New York City, this hi-rise's complex design left surprisingly little space in which to work; however, the homeowner had a desire to access electronics from almost every room.

Therefore, Osbee Industries, Inc. housed most of the electronics in a single meticulously-designed and engineered A/V closet. From seven touch panels, ten integrated remotes, numerous audio and lighting keypads, or any computer throughout the residence, the homeowners can control: 240 zones of lighting, 22 zones of audio, 10 zones of video, 13 zones of HVAC, the 9-camera surveillance system, 51 motorized shades that cover the floor-to-ceiling

windows along all exterior walls, and 19 motorized 2-story drapery tracks.

With large expanses of glass and delicate artwork to protect, it is important to monitor the light entering the residence. At preset times relative to the built-in astronomical time clock, the shades, drapes, and lights automatically adjust to retain usable light, protect the artwork, and maximize energy efficiency. This integration carries over to



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**1** With valuable artwork throughout the residence, control over the environment is critical for proper exhibition and protection. The upper floor gallery leading to the master suite features automated control of the motorized shades, motorized drapery tracks, lighting, and HVAC.

**2** An integrated automation system was essential to creating the clean lines of this designer Kitchen. Working closely with a custom kitchen designer, Osbee engineered and installed custom solutions for audio, video, shades, HVAC, and lighting. This Kitchen features six in-ceiling speakers, a recessed 42" flatscreen display, a motorized shade on each window, 12 zones of lighting, and a discrete temperature sensor with integrated control.



2

page 1 of 2



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the surveillance system, which automatically displays the appropriate entry camera on the touch panels when someone is at the door. Through the use of an intuitive interface, all of the system's functions can be accessed with ease by the homeowners that

were essentially computer illiterate at the onset of the project. Within no time, they were controlling motorized lifts, adjusting natural and artificial light, accessing movies from the digital server, and listening to their favorite music like pros.



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**1** Her Master Dressing Room features a custom mirror TV that looks like a standard mirror when off. When turned on, the TV image “floats” in the upper mirror.

**2** His Master Shower receives privacy and protection from the sun via a motorized shade behind a panel of glass. A 42” flatscreen display is mounted in a ventilated recess in the wall.

**3** The custom lighting system designed by Osbee allowed a sleek, flush-mount lighting keypad to be used in place of many light switches to control the Library’s multiple zones of lighting. Osbee coordinated with the custom millworker to execute a seamless installation in the door jamb leading to the Library.

**4** The residence’s main theater room is an elegant Library first and foremost. Working closely with a very discerning architect/designer, Osbee engineered a custom solution to completely conceal the high-end theater system when not in use.

page 2 of 2