MANHATTAN PENTHOUSE

After discovering the benefits of an automation system in their Westchester estate, the homeowners brought Osbee in to create a similar solution for their New York City penthouse.

With a fraction of the space, blending a similar but scaled-down system seamlessly into the environment presented a challenge; however, working closely with the architects/designers yielded the results shown in the following pictures. There are speakers and televisions in most rooms in the penthouse; however, the use of flush-mount in-ceiling speakers, a moving wall, and a motorized ceiling television lift make the equipment imperceptible when not in operation. Centralized audio and video distribution systems allow all of the equipment to be hidden in a custom-engineered closet. The automation system also allows banks of light switches to be replaced by single keypads that control scenes of lighting rather

1 Osbee worked with the architect, designer, and landscape architect to design a custom enclosure for the weatherproof 46" flatscreen TV. All of the audio and video sources are accessible from the roof-top Terrace TV and speakers. A custom, motorized awning can shade the seating area from the sun with the press of a button.

1

2 For the Living Room, Osbee worked closely with the architect and designer to create a sliding wall that completely conceals the 63" flatscreen in a custom-engineered recess when not in use. Custom fabric panels hide a full set of surround-sound speakers.

2

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than individual lights. The thermostats are hidden in closets with discrete remote sensors measuring the rooms' temperatures. The motorized shades and motorized windows can be adjusted without getting up from the couch, or they can be set to automatically adjust at preset times. All of these features, along with the audio and video systems, can be controlled from remotes and touch panels featuring the same intuitive interface found in the homeowners' Westchester estate.

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1 With custom millwork covering most surfaces in the Study, Osbee had to create accurate drawings and coordinate the requirements of the A/V components with the architect, designer, and millworker before woodwork began.

2 A custom lift was fit into the ceiling to house a 32" flatscreen display. With limited space in the ceiling, Osbee worked closely with the contractor and architect to get a suitably-sized TV in the Master Bedroom.

3 Hidden in a small closet in the corner of the Living Room is the A/V Head End equipment rack. The closet was engineered for adequate ventilation for the equipment rack, which contains the processors, distribution equipment, and audio & video sources for all of the speakers and TVs throughout the residence.