

THE MANHATTAN PENTHOUSE

After discovering the benefits of an integrated technology 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 and 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 use.

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 than individual lights.

The thermostats are hidden in closets with discrete remote sensors measuring the rooms' temperatures.

1 Osbee worked with the architect, designer, and landscape architect to design a custom enclosure for the weatherproof 46" TV. All of the audio and video sources are accessible from iPads and iPhones running Osbee's custom app. A 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" TV 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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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

handheld remotes, touchscreens, iPads, and iPhones featuring the same intuitive control app found in the homeowners' Westchester estate.



2

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.



3

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

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