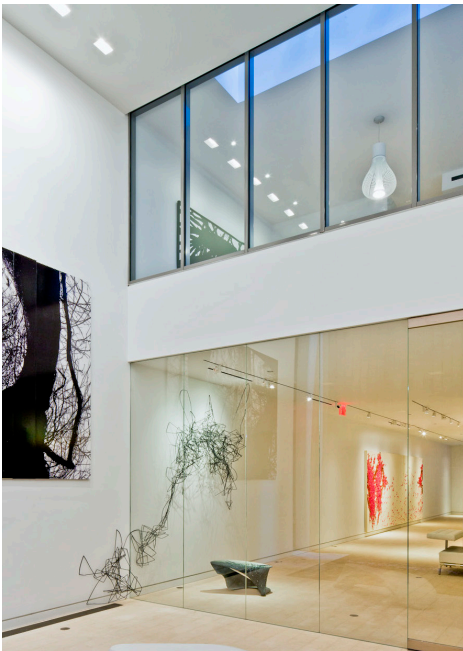


Project: East 80th Street Townhouse
Location: Upper East Side of Manhattan, 170 East 80th Street
Architect: Toshiko Mori Architects
Real Estate Developer: Wemi:t LLC



Featured as Wall Street Journal's New York House of the Day, showcased on Homes of the Rich, and spotlighted on Curbed NY, Manhattan's 170 East 80th Street townhouse is as luxurious as its eight-figure price tag. Three years ago, it was a different story for the Upper East Side home. Manhattan street goers would have walked by it without a second glance.

Financer-turned-developer Kate Shin, president of Wemi:t LLC, and a group of investors discovered the 1890s carriage-style townhouse and its untapped potential in 2008. To capitalize on the real estate, the group hired Toshiko Mori, principal of Toshiko Mori Architects, to transform the space into a luxury lifestyle property with high-end amenities and a hint of what Shin calls "Eastern Influence." Integral to this process was rethinking the townhouse layout to improve light and ventilation.

"A lot of times if you go into these townhouses, it's very dark," stated Shin in a Real Times article. "We are trying to maximize the efficiency of the layouts, to turn all this dead space into useful space."

Mori helped resolve the light dilemma by incorporating ten-foot or higher ceilings on every floor, more than 40 windows and skylights, an exterior curtain wall and a vertical garden positioned in the center of the townhouse. During this process, one challenge was how to provide daylight in areas requiring fire-rated materials along building lot-lines, without compromising aesthetics. Stylish fire-rated protection was paramount since two primary areas required to meet fire and life safety codes were the gallery room's spectacular centerpiece – an interior waterfall measuring 22 feet wide by 23 feet tall – and the dining area overlooking the pool.

Shin and Mori found their solution with the Fireframes® Curtainwall Series from Technical Glass Products (TGP). The system combines sleek fire-rated frames with Pilkington Pyrostop® glass for extensive spans of sophisticated glazing in fire separations.

Today, a skylight and two elongated Fireframes Curtainwall Series windows help illuminate the eye-catching waterfall by providing the room with natural daylight. The graceful windows double as a light portal and fire-rated, lot-line protection. In the dining area, the system provides clean, open sightlines to the waterfall and reflecting pool below. Its sleek frames and clear glass panes match the classy interior while providing fire separation between spaces.

For more information on the Fireframes Curtainwall Series, along with TGP's other specialty architectural glass and framing, visit www.fireglass.com.

