FISHMAN RESEARCH TECHNOLOGY AND ANALYSIS

Window and Sliding-Door Opening Count from Public Imagery and Plans

An estimate, not a survey, prepared to put an opening count behind a lump-sum window proposal

Sample Tower is treated here as a generic mid-rise apartment building. Distinctive architectural details that would identify the real property have been removed, and counts have been generalized. The method is the point of this sample.

SAMPLE PORTFOLIO DELIVERABLE. Names, places, amounts, dates, and other identifying details have been changed or generalized. This is not a document from a real client matter. It is not legal advice.

Bottom line

The Phase One proposal reviewed in the companion pricing memo states no opening count. This estimate builds a low, base, and high count from public imagery, listing plans, and one unit-level permit that names a number of windows in a single apartment.

In this sample, a typical residential floor is treated as having eight apartments, each with one balcony door assembly and about five window openings (range four to seven). With about twelve typical residential floors, the whole building has on the order of 500 to 800 openings in the base-to-high range, plus a smaller number of glazed openings at the entry level. A first phase covering two vertical stacks would hold on the order of 150 to 220 openings in the base-to-high range, so a lump-sum price of about $1.65 million would work out to roughly $8,000 to $11,000 per opening in the base case, and a mid-five-figure amount per apartment in that phase.

Count (openings)	Low	Base	High
Openings per apartment per floor	5	6	8
Per typical floor	40	48	64
Typical residential floors	480	576	768
Entry / lobby level	10	14	18
Whole building	490	590	786
Phase One, two stacks	140	168	224
Price per Phase One opening (about $1.65 million ÷ count)	About $11,800	About $9,800	About $7,400

Definition used: one opening is one discrete framed window unit or one balcony door assembly (a lift-and-slide door counts once, however many leaves it has). Counting every operable or fixed sash and every door leaf would give a larger total that public data cannot pin down.

Method and assumptions

- Floors. Typical residential floors were counted as rows of repeating window bays in oblique aerial views, with an entry level treated separately. The floor count is plus or minus one.
- Facade rhythm. Visible mullions or fins and balcony spacing were used to estimate window bays per apartment. That supports a range of about four to seven window bays plus a door, not a single exact number.
- Anchor from a permit. A unit-level permit that replaced five sliding windows in one apartment, plus a separate door permit, supports a base case of five windows plus one balcony door. The permit does not say those five were all of that unit’s windows, so the count could be higher.
- Scenarios. Low: four windows plus one door. Base: five plus one. High: six windows plus a door and a side light. Apartment types are not distinguished, because no complete window schedule was found; larger and smaller plans probably differ and are assumed to average out only if the mix is balanced.

• Orientation. Public records did not reliably map stack letters to compass directions. The proposal described Phase One as the southern exposure, so two stacks were assigned to that side for the phase count only. Counts per apartment do not depend on that mapping.

Limits

This is not a takeoff from a window schedule or a site survey. Imagery can hide returns, corners, and odd floors. If a later schedule or a walk-through count becomes available, the ranges should be replaced, not averaged with a precise count. The value of the method is that it turns a lump-sum bid into a dollars-per-opening band partners can compare with published market ranges.

Building form, exact story and unit counts, plan names, and other unique architectural facts have been changed so this sample cannot be matched to a real property.