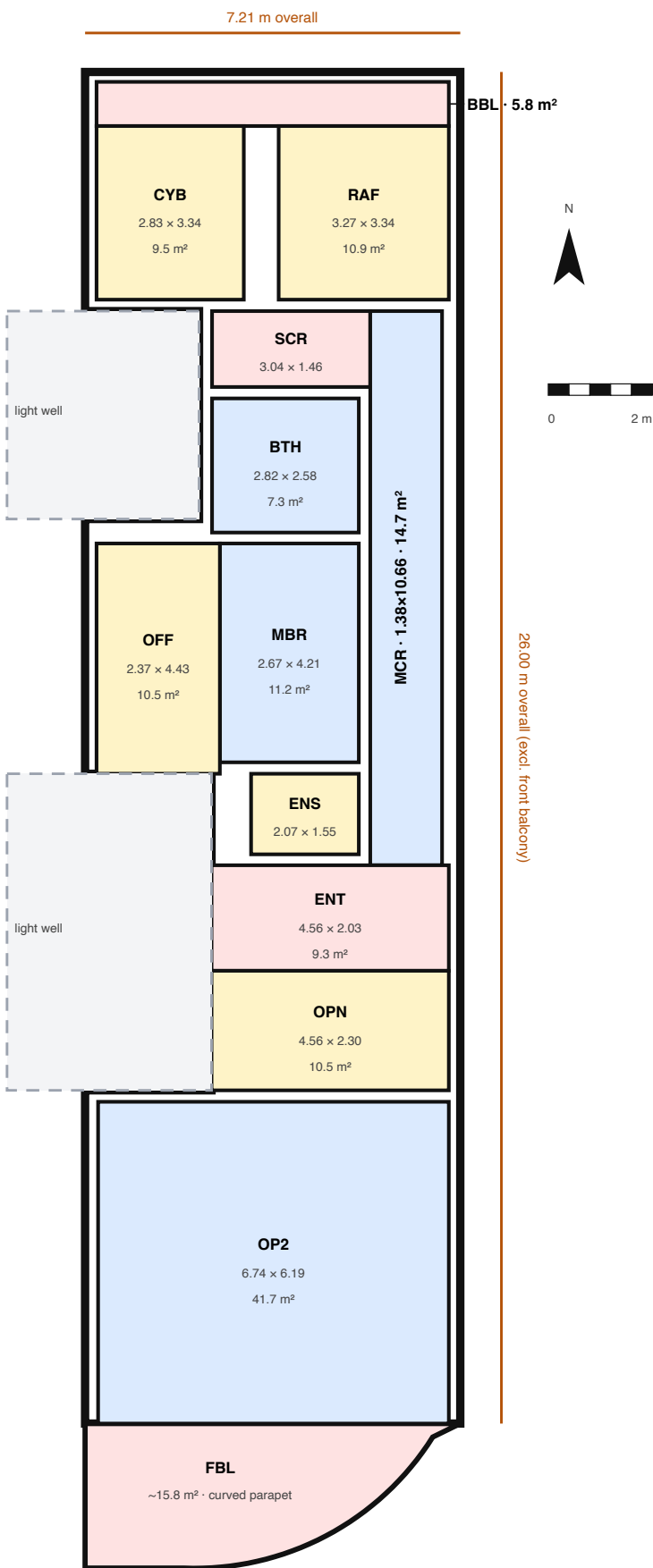


Zonqor Apartment — Reconstructed Base Plan

Traced from the designer's 1:100 layout · scale 1:130 on this sheet · drawn 16 August 2026



⚠ **A RECONSTRUCTION, NOT A SURVEY.** Nobody has measured the flat. Every dimension here was scaled off the designer's furniture-layout drawing, which itself carries the note "All dimensions to be verified on site prior to fabrication and installation." Overall accuracy is about ±3% (1:100, calibrated on a printed scale bar; ±3% overall, worse per room where noted). Rooms shaded amber or red are worse than that. **Do not order materials or cut anything to these figures.** Use the plan to set out and to argue about scope; measure before you buy.

How to read it

- A** — read consistently off both sheets
- B** — single reading — check on site
- C** — inferred — must be confirmed

North is up. The flat is a single long bay, **7.21 m wide and 26.00 m deep**, with the front balcony beyond the south wall. External walls measure **0.22 m** throughout.

The west side steps in twice. Those two **light wells** are what the bathroom, study, ensuite and entrance take their windows from — which is the strongest single check on this reconstruction, because the site photos show windows in exactly those four rooms and nowhere else on that side.

Only one height is known: **2.61 m floor to ceiling** in the dining area (830 + 1050 + 730 mm off the feature-wall elevation). Every other room is unmeasured.

Where the scale came from

The sheet *kids_bedroom_only* carries a printed scale bar: 10 m spans 599 px, with 1 m ticks at exactly 60.0 px. The sheet *study_and_bedroom_revised* is the same drawing plotted 1.3137× larger, which works out to exactly 1:100 on A4. Two independent routes to the same scale, agreeing to **0.08%**.

Room schedule

CODE	ROOM	WIDTH M	DEPTH M	FLOOR M ²	CONF	NOTES AND WHAT IS UNCERTAIN
BBL	Back Balcony	6.77	0.85	5.8	C	Full-width strip, only 0.85 m deep. Read as a balcony because tiles_sq_m.jpg excludes it from the shaded 125 m². Could be a storage recess — walk it with Roderick.
CYB	Bedroom — north-west	2.83	3.34	9.5	B	Which of the two north rooms is Cy's and which is Rafe's is NOT established. CYB is 'with window', RAF is 'with back balcony door' — resolve on site.
RAF	Bedroom — north-east	3.27	3.34	10.9	B	See note on the north-west bedroom. The 0.46 m strip between the two rooms is a wardrobe/partition block, not habitable floor.
SCR	Small Corridor	3.04	1.46	4.4	C	LOWEST CONFIDENCE ROOM. A lobby between the kids' rooms and the bathroom. The checklist's room order implies the small corridor sits nearer the main bedroom, which does not match the geometry. Confirm what SCR-01 actually refers to.
BTH	Main Bathroom	2.82	2.58	7.3	A	The plain unfurnished rectangle on every sheet. West wall is external onto light well 1 — matches the window in IMG_9873. Already finished in grey marble.
MCR	Main Corridor	1.38	10.66	14.7	A	Runs the full length of the east side, entrance to kids' rooms. Unobstructed on the drawing for 10.66 m.
MBR	Main Bedroom	2.67	4.21	11.2	A	Study partition (OFF-01) forms its west wall at x=2.59.
OFF	Study / Office	2.37	4.43	10.5	B	Carved off the west side of the main bedroom by the new sound-proof gypsum partition. Window onto light well 1.
ENS	Ensuite	2.07	1.55	3.2	B	Entered from the main bedroom; the 'wardrobe around ensuite door' callout sits exactly here. Window onto light well 2 — matches IMG_9889. Already tiled.
ENT	Entrance	4.56	2.03	9.3	C	A threshold zone at the north end of the open plan rather than a room. Front door and the existing consumer unit (IMG_9845) are on this stretch.
OPN	Open Plan — living	4.56	2.30	10.5	B	Sofa/TV end. Narrower because light well 2 cuts in on the west.
OP2	Open Plan — dining & kitchen	6.74	6.19	41.7	A	Full width. Fitted joinery runs along the east wall (0.38 m deep: TV unit, shelving, enclosed storage).
Rooms measured above (excl. front balcony)				139.0		

What this settles about the tiling quantity (OQ-10)

THE 125 vs 145 m² GAP IS THE TWO BALCONIES.

Measured off the plan, the internal rooms come to **133.2 m²**. Take out the main bathroom and ensuite — which the site photos show are already finished — and you are left with **122.7 m²**. The designer's plan is marked **125 m²**. Those agree to 1.8%, inside the tolerance of this reconstruction.

Add the two balconies — back 5.8 m² plus front ~15.8 m² = **21.6 m²** — and you land almost exactly on the **145 m²** in Roderick's quote. The gap between the two figures is **20 m²**, and the balconies are **21.6 m²**.

So the two numbers are not in conflict — they are measuring different things. 125 m² is the internal floor excluding the wet rooms; 145 m² is everything including balconies. The commercial question is therefore not "which number is right" but "**how much of it is actually being tiled?**" — and the photographs say the ensuite, the main bathroom and the front balcony are already tiled. On that reading the new 120×120 area is nearer **123 m²** than 145. That is a difference of roughly **22 m²** to settle before any price is agreed.

This is an arithmetic argument off a reconstructed plan, not a measurement of the flat, and it does not tell you whether Roderick intended to re-tile the wet rooms. It tells you what to ask him, and roughly how much money is in the answer.

Measure these on site

WHERE	WHAT	WHY IT MATTERS
Every room	One diagonal per room	Confirms the rooms are actually square. Nothing here is squared off.
BBL	Depth and whether it is a balcony at all	0.85 m is shallow; the room's purpose is unconfirmed.
CYB / RAF	Which room is which	Needed before any item priced per room can be signed off.
SCR	Where the small corridor actually is	Geometry and the checklist's room order disagree.
ENS	Internal size and whether it is being re-tiled	Drives OQ-05 and OQ-10.
FBL	The curved parapet — chord and depth	Traced as an arc; a curve cannot be scaled reliably.

WHERE	WHAT	WHY IT MATTERS
A11	Floor-to-ceiling height in each room	Only the dining area is known (2.61 m).
A11	Door and window positions and widths	Openings were not traced; they are needed for the electrical plan.

Next: the electrical plan is drawn *on top of* this base plan, so the items above should be checked before any point layout is committed. See docs/08-whats-missing.md section B.