WAFAIYA YANBU 5-STAR HOTEL & ANNEX

ARCHITECTURAL AND FURNITURE LAYOUT | GENERAL ARRANGEMENT & FURNITURE LAYOUT PLANS | 30 OCTOBER 2026

DRAWING LIST

DRAWING No.	TITLE	SCALE	SIZE	REV
WFY-AR-000	COVER, DRAWING LIST & PROJECT DATA	NTS	A0	00
WFY-AR-100	SITE DEVELOPMENT & LANDSCAPE PLAN	1:350	A0	00
WFY-AR-101	BASEMENT FLOOR PLAN - HOTEL	1:250	A0	00
WFY-AR-102	GROUND FLOOR PLAN - HOTEL	1:250	A0	00
WFY-AR-103	MEZZANINE FLOOR PLAN - HOTEL	1:250	A0	00
WFY-AR-104	FIRST FLOOR PLAN - HOTEL	1:250	A0	00
WFY-AR-105	TYPICAL GUEST FLOOR PLAN - 2ND TO 4TH - HOTEL	1:250	A0	00
WFY-AR-106	TYPICAL GUEST FLOOR PLAN - 5TH TO 6TH - HOTEL	1:250	A0	00
WFY-AR-107	ROOF FLOOR PLAN - HOTEL	1:250	A0	00
WFY-AR-108	ANNEX BUILDING - FLOOR PLANS	1:300	A0	00
WFY-AR-110	TYPICAL GUESTROOMS - KING & TWIN	1:25	A0	00
WFY-AR-120	INTERIOR FINISHES - MATERIAL BOARD	NTS	A0	00
WFY-AR-130	HOTEL - EXTERIOR ELEVATIONS (FRONT & REAR)	1:300	A0	00
WFY-AR-131	HOTEL - EXTERIOR ELEVATIONS (LEFT & RIGHT)	1:300	A0	00
WFY-AR-132	HOTEL - BUILDING SECTIONS	1:300	A0	00
WFY-AR-133	ANNEX - ELEVATIONS & SECTIONS	1:300	A0	00

AREA SCHEDULE (m²)

LEVEL	MAIN HOTEL	ANNEX	TOTAL
Basement (hotel + annex)	13,842.00	3,020.00	16,862.00
Ground	5,568.97	3,020.00	8,588.97
Mezzanine	2,471.25	805.00	3,276.25
First	3,188.64	805.00	3,993.64
2nd - 6th (5 floors x 3,402.75)	17,013.75	-	17,013.75
Roof	1,719.00	1,123.00	2,842.00
GFA (excl. basement)	29,961.61	5,753.00	35,714.61
BUA (incl. basement)	43,803.61	8,773.00	52,576.61

PROJECT OVERVIEW



HOTEL & ANNEX AXIS

SITE CONTEXT



COASTAL MASTERPLAN VIEW



SEA-FACING TERRACE PROMENADE

AREA & KEY SUMMARY

ITEM	VALUE
Guest keys (room matrix)	228 keys / 305 modules
Typical K / T room net area	38.3 - 38.4 m² (>= 36 m² brand minimum; 40 m² target)
Hotel basement parking	266 bays (PB-001…)
Annex basement parking	102 bays (PAB-001…)
Ground surface parking - hotel	65 bays (PG-001…)
Ground surface parking - annex	74 bays (PAG-001…)
GFA hotel + annex (excl. basement)	35,714.61 m²
BUA incl. basement	52,576.61 m²

DRAFTING STANDARD

ELEMENT	STANDARD
Space name	2.5 mm Arial Narrow, centred in the space, parallel to its walls (0 / 45 deg)
Space number & area	1.8 mm under the name; finish codes in the space schedule
Internal dimensions	Clear length and width of each space, 0.13 mm lines, 1.8 mm text
External dimensions	Grid-to-grid chain + overall outside the plan; property-line lengths
Walls & columns	Solid dark grey poche, one tone; openings and glazing left open
Furniture (FF&E)	Coded in the FF&E legend of each sheet
Parking numbers	1.8 mm bold; PB- / PAB- / PG- / PAG- prefixes
Legends & schedules	2.2 - 2.8 mm; headings 3.5 mm bold; titles 5 - 7 mm bold

CODE PREFIXES

PREFIX	MEANING
FL / WL / CL / SK / MT	Floor / wall / ceiling / skirting / metal finishes
DK / CH / SF / TB / BD / ST / LK	Furniture (FF&E)
CT / VW / RK / UP / AC / FS / PR	Security & IT equipment
P01 - P12	Plant palette (site plan)

PROJECT IMAGES



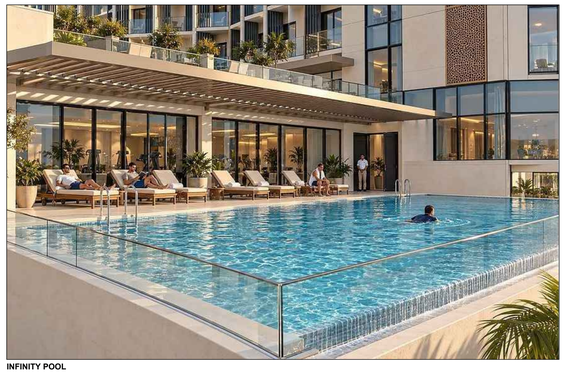
HOTEL ARRIVAL & WATER FEATURE



HOTEL ENTRANCE LOBBY



KING GUESTROOM



INFINITY POOL

GROUND FLOOR SPACE PROGRAM (INDOOR AMENITIES)

GS-01	ENTRANCE LOBBY	215 M2
GS-02	RECEPTION AND WAITING LOUNGE	516 M2
GS-03	GROUND CAFE	253 M2
GS-04	PRE-FUNCTION 1	320 M2
GS-05	BANQUET HALL NO. 1	728 M2
GS-06	PRE-FUNCTION 2	319 M2
GS-07	BANQUET HALL NO. 2	705 M2
GS-08	MAIN RESTAURANT	773 M2
GS-09	BACK OFFICE	158 M2

MEZZANINE FLOOR SPACE PROGRAM (INDOOR AMENITIES)

MS-01	MEN GYM	289.59 M2
MS-02	WOMEN GYM	291 M2
MS-03	GROUND CAFE	253 M2
MS-01	MEN SPA	355 M2
MS-01	WOMEN SPA	355 M2
MS-01	ADMIN OFFICE	111 M2

FIRST FLOOR SPACE PROGRAM (INDOOR AMENITIES)

FS-01	EXPANDABLE MULTIPURPOSE 1	228 M2
FS-02	EXPANDABLE MULTIPURPOSE 2	216 M2
FS-03	EXPANDABLE MULTIPURPOSE 3	216 M2
FS-04	EXPANDABLE MULTIPURPOSE 4	256 M2
FS-05	EXPANDABLE MULTIPURPOSE 5	217 M2
FS-06	EXPANDABLE MULTIPURPOSE 6	217 M2
FS-07	SMALL MEETING	36 M2
FS-08	SMALL MEETING	36 M2
FS-09	SMALL MEETING	36 M2
FS-10	BREAK ROOM 1	36 M2
FS-11	BREAK ROOM 2	72 M2
FS-12	BREAK ROOM 3	76 M2
FS-13	BREAK ROOM 4	74 M2
FS-14	PRAYER	70 M2

ROOF FLOOR SPACE PROGRAM (INDOOR AMENITIES)

RS-01	ROOF RESTAURANT	545 M2
RS-02	BUSINESS LOUNGE	514 M2

ONE FLOOR

ROOM MATRIX

SUITE TYPE	QTY	ROOM / KEY	ROOM	AREAS / KEY
2 BED ROOM SUITE	4	3	12	120
EXECUTIVE SUITE	7	2	14	80
TYPICAL KING	19	1	19	40
TYPICAL TWIN	14	1	14	40
HANDICAP	2	1	2	40
	46	KEYS	61	

2nd - 4th ROOM MATRIX

SUITE TYPE	QTY	ROOM / KEY	ROOM	AREAS / KEY
2 BED ROOM SUITE	12	3	36	120
EXECUTIVE SUITE	21	2	42	80
TYPICAL KING	57	1	57	40
TYPICAL TWIN	42	1	42	40
HANDICAP	6	1	6	40
	138	KEYS	183	

ONE FLOOR

ROOM MATRIX

SUITE TYPE	QTY	ROOM / KEY	ROOM	AREAS / KEY
PRESIDENTIAL SUITE	1	5	5	200
2 BED ROOM SUITE	3	3	9	120
EXECUTIVE SUITE	6	2	12	80
TYPICAL KING	19	1	19	40
TYPICAL TWIN	14	1	14	40
HANDICAP	2	1	2	40
	45	KEYS	61	

5-6 th floor ROOM MATRIX

SUITE TYPE	QTY	ROOM / KEY	ROOM	AREAS / KEY
PRESIDENTIAL SUITE	2	5	10	200
2 BED ROOM SUITE	6	3	18	120
EXECUTIVE SUITE	12	2	24	80
TYPICAL KING	38	1	38	40
TYPICAL TWIN	28	1	28	40
HANDICAP	4	1	4	40
	90	KEYS	122	

Royal Commission الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA YANBU • RED SEA

CONTRACTOR

الوفائية Wafaiyah

Consultant:

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COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS

	Revision Description	Date	By
4			
3			
01	LEED EV, ACCESSIBLE BAYS & PV CANOPIES	01 Nov 2026	
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

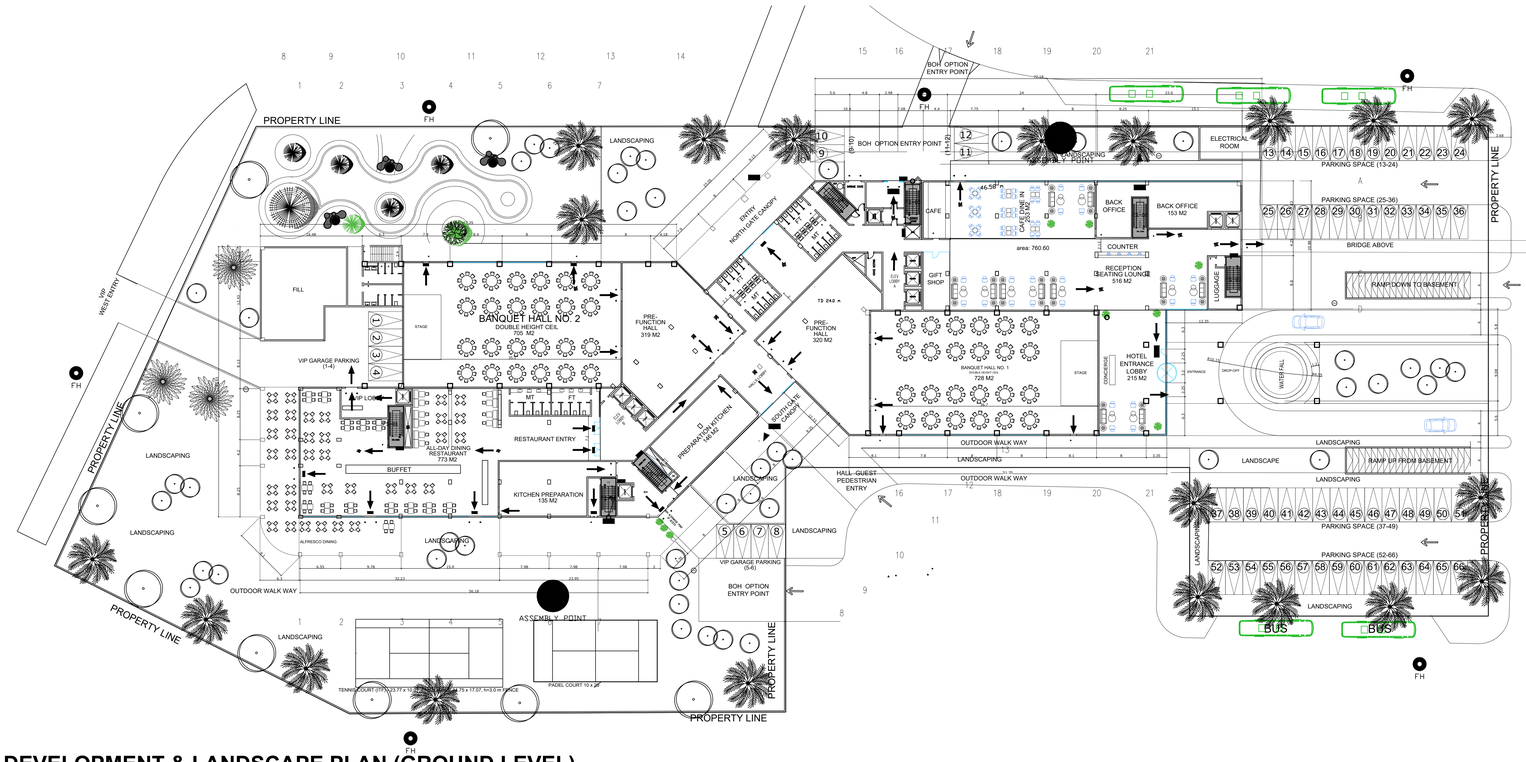
Drawing Type:

Architectural & Furniture Layout

Drawing Title:

Cover & Drawing List

Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.: WFY-AR-000		Revision NO.:	01
		Scale:	NTS



SITE DEVELOPMENT & LANDSCAPE PLAN (GROUND LEVEL)

SCALE 1:350 @ A0

PLANT PICTURE LEGEND



P01
Arak / miswak
Salvadora persica
3-7 m H | 3-6 m spread
SMALL TREE - ENGINEERED POCKET
QTY ON PLAN: 9



P02
Samr / umbrella thorn
Vachellia tortilis
4-10 m H | 6-10 m spread
RESERVE OPTION
QTY ON PLAN: BEDS



P03
Doum palm
Hyphaene thebaica
8-15 m H | 4-8 m crown
PALM - ENGINEERED POCKET
QTY ON PLAN: 3



P04
Coastal saltbush
Suaeda vermiculata
0.6-1.5 m H | 1-1.5 m
SHRUB / COVER
QTY ON PLAN: BEDS



P05
Succulent saltbush
Tetraena coccinea
0.3-0.8 m H | 0.5-1 m
SHRUB / COVER
QTY ON PLAN: BEDS



P06
Coastal sea lavender
Limonium axillare
0.4-0.8 m H | 0.5-0.8 m
FLOWERING ACCENT
QTY ON PLAN: BEDS



P07
Thumam grass
Panicum turgidum
0.6-1.2 m H | 0.6-1 m
GRASS
QTY ON PLAN: BEDS



P08
Creeping saltgrass
Aeluropus lagopoides
0.1-0.3 m H | mat
GRASS / GROUNDCOVER
QTY ON PLAN: BEDS



P09
Silvery groundcover
Cressa cretica
0.1-0.4 m H | 0.4-0.8 m
GROUNDCOVER
QTY ON PLAN: BEDS



P10
Local feather-leaved palm
Phoenix sp. (to confirm)
To confirm
PALM - LOCAL REFERENCE
QTY ON PLAN: 21



P11
Local shade-tree form
Species to confirm
To confirm
TREE - LOCAL REFERENCE
QTY ON PLAN: 12



P12
Local clipped-shrub form
Species to confirm
Trim 0.45-0.60 m H
HEDGE / CLIPPED SHRUB
QTY ON PLAN: 38

PLANTING SCHEDULE

CODE	COMMON NAME	BOTANICAL NAME	MATURE SIZE	SUPPLY SIZE	SPACING	CATEGORY	QTY	REMARKS
P01	Arak / miswak	Salvadora persica	3-7 m H | 3-6 m spread	2.0-2.5 m H branched	4-6 m c/c	Small tree - engineered pocket	9	Engineered deep planting pocket over slab
P02	Samr / umbrella thorn	Vachellia tortilis	4-10 m H | 6-10 m spread	2.0-2.5 m H	7-10 m c/c	Reserve option	beds	Reserve option - not in base slab palette
P03	Doum palm	Hyphaene thebaica	8-15 m H | 4-8 m crown	2-3 m H juvenile	6-8 m c/c	Palm - engineered pocket	3	Reserve option - structural tree pocket
P04	Coastal saltbush	Suaeda vermiculata	0.6-1.5 m H | 1-1.5 m	300-450 mm, 5-10 L	0.8-1.2 m c/c	Shrub / cover	beds	Planting beds - mass at spacing shown
P05	Succulent saltbush	Tetraena coccinea	0.3-0.8 m H | 0.5-1 m	200-300 mm, 3-5 L	0.6-0.8 m c/c	Shrub / cover	beds	Planting beds - mass at spacing shown
P06	Coastal sea lavender	Limonium axillare	0.4-0.8 m H | 0.5-0.8 m	200-300 mm, 3-5 L	0.6-0.8 m c/c	Flowering accent	beds	Planting beds - mass at spacing shown
P07	Thumam grass	Panicum turgidum	0.6-1.2 m H | 0.6-1 m	200-300 mm, 3-5 L	0.7-1.0 m c/c	Grass	beds	Planting beds - mass at spacing shown
P08	Creeping saltgrass	Aeluropus lagopoides	0.1-0.3 m H | mat	Plugs / 1 L	0.3-0.4 m c/c	Grass / groundcover	beds	Planting beds - mass at spacing shown
P09	Silvery groundcover	Cressa cretica	0.1-0.4 m H | 0.4-0.8 m	100-150 mm, 1-2 L	0.4-0.5 m c/c	Groundcover	beds	Planting beds - mass at spacing shown
P10	Local feather-leaved palm	Phoenix sp. (to confirm)	To confirm	Nursery size TBC	Per crown check	Palm - local reference	21	Client local reference - species to confirm
P11	Local shade-tree form	Species to confirm	To confirm	Nursery size TBC	Per crown check	Tree - local reference	12	Client local reference - species to confirm
P12	Local clipped-shrub form	Species to confirm	Trim 0.45-0.60 m H	Nursery size TBC	Per habit	Hedge / clipped shrub	38	Hedges / clipped beds

HARDSCAPE & SITE ELEMENTS

CODE	DESCRIPTION
M07	Vehicle paving - textured Saudi granite setts on engineered base
M08	Pedestrian paving - sand-tone exterior porcelain, R11 wet-slip
R01	Limestone boulder accents in planting beds
R02	Washed gravel mulch 10-20 mm, 50 mm depth
WF	Water features / arrival water ring - see civil & MEP
LT	Site lighting: pole types A / H / G and street lights
EX	Benches, litter bins and bollards
SB	All landscape over basement is slab-supported; trees in engineered pockets

LEED PARKING LEGEND - EV CHARGING / EV-READY / PV SOLAR CANOPIES / ACCESSIBLE BAYS

- EV - EV CHARGING BAY WITH CHARGER (DOT = CHARGER POSITION): 26 NOS., INCL. 2 DC FAST 'EV-DC' AND 1 ACCESSIBLE 'EV-ACC'
- EVR - EV-READY BAY (CONDUIT + SPARE ELECTRICAL CAPACITY FOR A FUTURE CHARGER): 52 NOS.
- PV - PV CARPORT SOLAR CANOPY (ROOF SHADE) OVER THE EXTERIOR PARKING: 17 CANOPIES, APPROX. 2,390 m² / 478 kWp (SQUARES = 0.3 m COLUMNS)
- ACC - ACCESSIBLE BAY WITH WHEELCHAIR SYMBOL (ACC / ACC-VAN): 11 NOS. INCL. 2 VAN-ACCESSIBLE. HATCHED = SHARED ACCESS AISLE, NO PARKING

TOTAL PARKING 507 BAYS: HOTEL BASEMENT 266 - ANNEX BASEMENT 102 - HOTEL SURFACE 65 - ANNEX SURFACE 74

SITE & LANDSCAPE - SPACES ON THIS PLAN



HOTEL ARRIVAL & WATER FEATURE



ALFRESCO DINING



ANNEX ENTRANCE (EXTERIOR)



SEA-FACING TERRACE PROMENADE



COASTAL MASTERPLAN VIEW



HOTEL & ANNEX AXIS

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:

-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS

	Revision Description	Date	By
4			
3			
01	LEED: EV, ACCESSIBLE BAYS & PV CANOPIES	01 Nov 2026	
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

Drawing Type:

Architectural & Furniture Layout

Drawing Title:

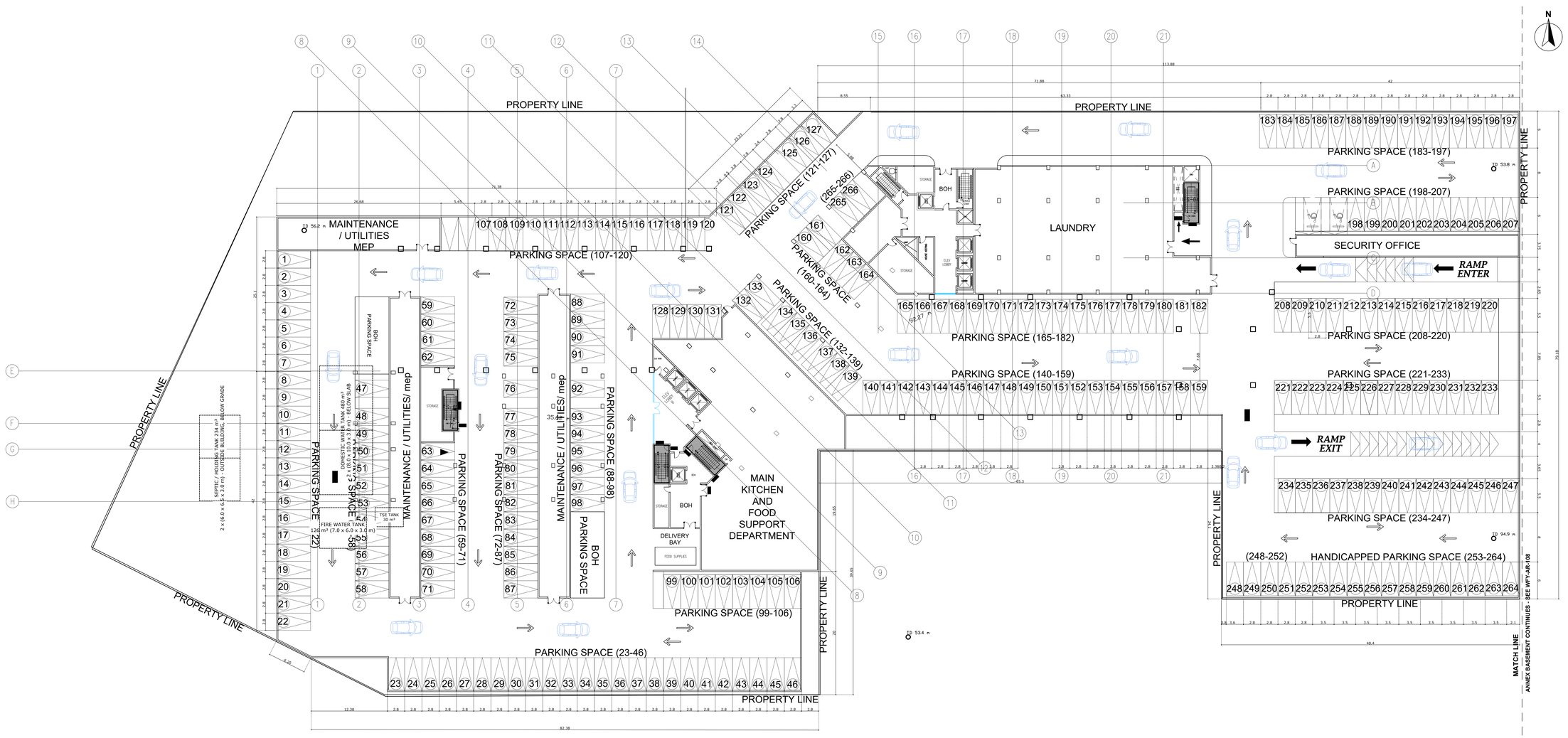
Site & Landscape Plan

Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

Drawing No.: **WFY-AR-100**

Revision NO.: 01

Scale: 1:350



BASEMENT FLOOR PLAN - MAIN HOTEL

SCALE 1:250 @ A0

0 5 10 20 30 m

SPACE SCHEDULE

No.	SPACE		FLOOR	WALL	CEILING
B-001	MAINTENANCE / UTILITIES MEP		FL-04	WL-07	CL-04
B-002..005	MAINTENANCE / UTILITIES/ MEP (2 No.)		FL-04	WL-07	CL-04
B-003..019	STORAGE (4 No.)		FL-09	WL-07	CL-03
B-004..029	FIRE STAIRS (2 No.)		FL-09	WL-07	CL-04
B-007..023	ELEVATOR (5 No.)		FL-01	WL-03	CL-01
B-010	ELEV LOBBY B		FL-01	WL-03	CL-01
B-011..016	SERVICE ELEVATOR (2 No.)		FL-01	WL-03	CL-01
B-012	FOOD SUPPLIES		FL-09	WL-07	CL-03
B-013..027	MEP SHAFT (2 No.)		FL-04	WL-07	CL-04
B-014	MAIN KITCHEN AND FOOD SUPPORT DEPARTMENT		FL-09	WL-06	CL-03
B-017..028	SHAFT (3 No.)		FL-04	WL-07	CL-04
B-018	HOUSEKEEPING		FL-09	WL-07	CL-03
B-020	NON FOOD SUPPLIES		FL-09	WL-07	CL-03
B-021	ELEV LOBBY		FL-01	WL-03	CL-01
B-024	SERVICE STAIR		FL-09	WL-07	CL-04
B-026	LAUNDRY		FL-09	WL-07	CL-03
B-030	SECURITY CONTROL / CCTV ROOM		FL-09	WL-01	CL-03
B-031	SECURITY OFFICE		FL-09	WL-01	CL-03
B-032	SECURITY STAFF LOCKERS / REST		FL-09	WL-01	CL-03

TOTAL MEASURED NET AREA (listed spaces): 2,372.0 m²

Areas measured from the drawing to internal faces; — = open plan / to be confirmed.

LEVEL AREA SUMMARY (m²)

ITEM	VALUE
Gross floor area (GFA) - Basement: hotel 13,842 + annex 3,020	16,862.00
Measured net area - enclosed spaces listed	2,372.0
Parking, circulation, walls & other	14,490.0
Net-to-gross ratio (enclosed)	17 %
Spaces listed on this level	32

GFA from the project area schedule (WFY-AR-000); net areas measured to internal faces.

FURNITURE LEGEND (FF&E)

CODE	DESCRIPTION	SIZE (mm)	QTY
BN-01	Changing bench	1500x400	2
CH-02	Dining chair, upholstered	500x550	50
CH-06	Meeting chair, swivel	670x600	4
CH-08	Ergonomic task chair	650x650	6
CT-01	CCTV operator console (3 positions)	3600x1000	1
DK-01	Executive desk with return	1800x900	1
DK-02	Workstation desk (benching)	1400x700	2
LK-01	Staff locker bank	300x500 per bay	4
RK-01	Server / network rack 42U	600x1200	1
ST-01	Filing / storage cabinet, lockable	900x450	3
TB-01	Meeting table	2400x1200	1
VW-01	CCTV video wall 3x3 x 55 in	3700x300	1

Codes listed per level; quantities counted from drawing blocks on this level.

NOTES

Parking numbered PB-001... (hotel basement) and PAB-001... (annex basement); room numbers B-0xx are separate.
Security zone: Security Control / CCTV room, Security Office and Staff Lockers / Rest.
CCTV room: 3-position operator console CT-01 facing 3x3 video wall VW-01; NVR rack RK-01.

LEED PARKING LEGEND - EV CHARGING / EV-READY / PV SOLAR CANOPIES / ACCESSIBLE BAYS

- EV - EV CHARGING BAY WITH CHARGER (DOT = CHARGER POSITION): 26 NOS., INCL. 2 DC FAST 'EV-DC' AND 1 ACCESSIBLE 'EV-ACC'
- EVR - EV-READY BAY (CONDUIT + SPARE ELECTRICAL CAPACITY FOR A FUTURE CHARGER): 52 NOS.
- PV - PV CARPORT SOLAR CANOPY (ROOF SHADE) OVER THE EXTERIOR PARKING: 17 CANOPIES, APPROX. 2,390 m² / 478 kWp (SQUARES = 0.3 m COLUMNS)
- ACC - ACCESSIBLE BAY WITH WHEELCHAIR SYMBOL (ACC / ACC-VAN): 11 NOS. INCL. 2 VAN-ACCESSIBLE. HATCHED = SHARED ACCESS AISLE, NO PARKING

TOTAL PARKING 507 BAYS: HOTEL BASEMENT 266 - ANNEX BASEMENT 102 - HOTEL SURFACE 65 - ANNEX SURFACE 74

FINISH LEGEND - MATERIAL SWATCHES

FL-01
Polished beige marble 900x900, honed bevel
Location: Lobby, reception, lift lobbies, pre-function

FL-04
Self-levelling epoxy, grey, anti-slip R11
Location: Parking, MEP, stores, loading

FL-09
Homogeneous vinyl / ceramic tile BOH
Location: Offices, staff, kitchens, housekeeping

WL-01
Painted gypsum / plaster, warm white matt
Location: General walls

WL-03
Bronze PVD mashrabiya screen
Location: Reception, lobbies, lounges

WL-06
Glazed zellige ceramic tile
Location: Spa wet areas, toilets

WL-07
Washable epoxy paint
Location: BOH, parking, MEP

CL-01
Painted gypsum board ceiling, cove light
Location: General front-of-house

CL-03
Acoustic mineral tile 600x600
Location: Offices, BOH, staff

CL-04
Exposed soffit, painted
Location: Parking, plant, MEP

Finish codes per space are listed in the Space Schedule (FLOOR | WALL | CEILING) - see Material Board WFY-AR-120 and specification.

Royal Commission الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA YANBU • RED SEA

CONTRACTOR

الوفائية Wafaiyah

Consultant:

-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
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REVISIONS

	Revision Description	Date	By
4			
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01	LEED: EV, ACCESSIBLE BAYS & PV CANOPIES	01 Nov 2026	
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Drawing Title:

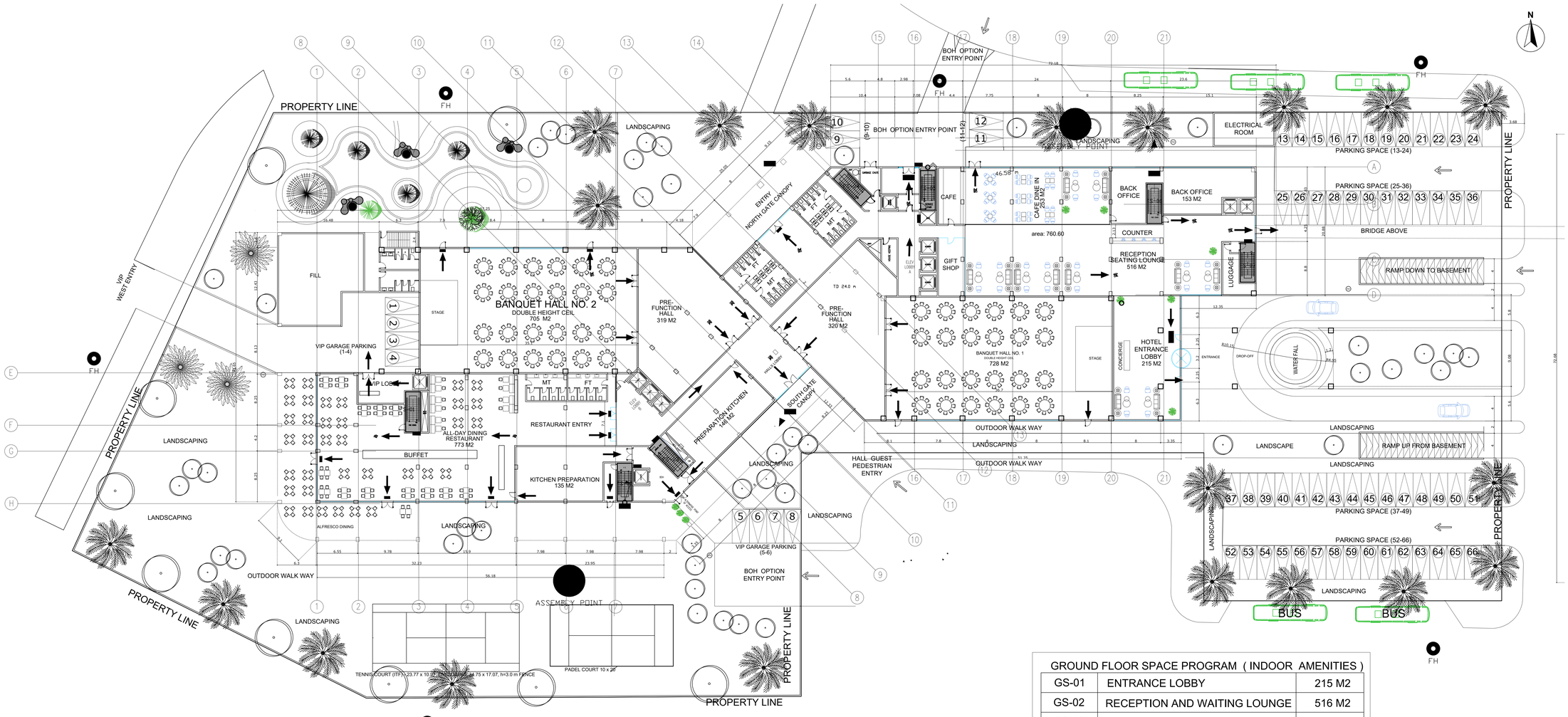
Basement Plan - Hotel

Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

Drawing No.: **WFY-AR-101**

Revision NO.: 01

Scale: 1:250



GROUND FLOOR PLAN - MAIN HOTEL

SCALE 1:250 @ A0

0 5 10 20 30 m

SPACE SCHEDULE

No.	SPACE		FLOOR	WALL	CEILING
G-001	ALFRESCO DINING		FL-02	WL-02	CL-02
G-002	VIP LOBBY		FL-01	WL-03	CL-01
G-003	ALL-DAY DINING RESTAURANT		FL-02	WL-02	CL-02
G-004	BANQUET HALL NO. 2		FL-03	WL-05	CL-01
G-005	MEP SHAFT		FL-04	WL-07	CL-04
G-006..031	FIRE STAIRS (2 No.)		FL-09	WL-07	CL-04
G-007	KITCHEN PREPARATION		FL-09	WL-06	CL-03
G-008..035	ELEVATOR (9 No.)		FL-01	WL-03	CL-01
G-011	ELEV LOBBY B		FL-01	WL-03	CL-01
G-012..026	SERVICE STAIR (2 No.)		FL-09	WL-07	CL-04
G-014	PREPARATION KITCHEN		FL-09	WL-06	CL-03
G-015	PRE-FUNCTION HALL (2 No.)		FL-03	WL-05	CL-01
G-016	GARBAGE CHUTE		FL-04	WL-07	CL-04
G-017	SERVICE ELEVATOR		FL-01	WL-03	CL-01
G-018..021	SHAFT (2 No.)		FL-04	WL-07	CL-04
G-019	HOUSEKEEPING		FL-09	WL-07	CL-03
G-020	STORAGE LINEN		FL-09	WL-07	CL-03
G-022	ELEV LOBBY A		FL-01	WL-03	CL-01
G-027	GIFT SHOP		FL-01	WL-03	CL-01
G-028	BANQUET HALL NO. 1		FL-03	WL-05	CL-01
G-029	HOTEL ENTRANCE LOBBY / RECEPTION / CAFE		FL-02	WL-02	CL-02
G-030	DATA / SERVER ROOM		FL-04	WL-07	CL-04
G-032	BACK OFFICE (OPEN OFFICE)		FL-09	WL-01	CL-03
G-033	ELECTRICAL ROOM		FL-04	WL-07	CL-04
G-036	LUGGAGE STORE		FL-09	WL-07	CL-03

TOTAL MEASURED NET AREA (listed spaces): 4,675.9 m²

Areas measured from the drawing to internal faces; --- = open plan / to be confirmed.

LEVEL AREA SUMMARY (m²)

ITEM	VALUE
Gross floor area (GFA) - Ground floor - main hotel	5,568.97
Measured net area - enclosed spaces listed	4,675.9
Circulation, walls, shafts & other	893.1
Net-to-gross ratio (enclosed)	84 %
Spaces listed on this level	36

GFA from the project area schedule (WFY-AR-000); net areas measured to internal faces.

FURNITURE LEGEND (FF&E)

CODE	DESCRIPTION	SIZE (mm)	QTY
AC-01	Close-control AC unit (server)	900x600	1
CH-02	Dining chair, upholstered	500x550	37
CH-03	Banquet / restaurant armchair	750x760	384
CH-05	Lobby armchair, high back	720x800	3
CH-06	Meeting chair, swivel	670x600	6
CH-08	Ergonomic task chair	650x650	9
CH-09	Visitor chair	550x550	2
DK-01	Executive desk with return	1800x900	1
DK-02	Workstation desk (benching)	1400x700	8
FS-01	Clean-agent fire suppression cylinder	D400	1
PR-01	Printer / copier station	1200x600	1
RK-01	Server / network rack 42U	600x1200	3
SF-06	Banquette seating	2400x950	11
ST-01	Filing / storage cabinet, lockable	900x450	2
ST-02	Side cabinet / credenza	450x670	26
TB-01	Meeting table	2400x1200	1
TB-02	Square dining table	900x900	81
TB-07	Console table	680x490	16
TB-08	Round dining table	D1600	4
TB-09	Cafe table set	D1000	22
TB-11	Cafe table with 2 chairs	1200x1740	11
TB-12	Rectangular dining table	800x1400	10
TB-13	Square table	700x700	10
UP-01	UPS cabinet with battery	600x900	1

Codes listed per level; quantities counted from drawing blocks on this level.

NOTES

Data / Server room (14.3 m²) in back office: 3 racks RK-01, UPS UP-01, close-control AC AC-01, clean-agent FS-01.

Back office fitted as open office: 8 workstations DK-02, manager desk DK-01, meeting table TB-01, filing ST-01, printer PR-01.

Surface parking numbered PG-001... (hotel) and PAG-001... (annex); room numbers G-0xx are separate.

FINISH LEGEND - MATERIAL SWATCHES

FL-01
Polished beige marble 900x900, honed bevel
Location: Lobby, reception, lift lobbies, pre-function

FL-02
Honed travertine-look porcelain 600x1200
Location: Restaurants, cafe, lounge, roof dining

FL-03
Wool-nylon broadloom carpet, wave pattern
Location: Guest corridors, banquet, meeting rooms

FL-04
Self-levelling epoxy, grey, anti-slip R11
Location: Parking, MEP, stores, loading

FL-09
Homogeneous vinyl / ceramic tile BOH
Location: Offices, staff, kitchens, housekeeping

WL-01
Painted gypsum / plaster, warm white matt
Location: General walls

WL-02
Walnut timber veneer panelling
Location: Restaurants, boardroom, feature walls

WL-03
Bronze PVD mashrabiya screen
Location: Reception, lobbies, lounges

WL-05
Fabric-wrapped acoustic wall panel
Location: Banquet, meeting, conference

WL-06
Glazed zellige ceramic tile
Location: Spa wet areas, toilets

WL-07
Washable epoxy paint
Location: BOH, parking, MEP

CL-01
Painted gypsum board ceiling, cove light
Location: General front-of-house

CL-02
Walnut timber slatted ceiling
Location: Restaurants, lounges, feature

CL-03
Acoustic mineral tile 600x600
Location: Offices, BOH, staff

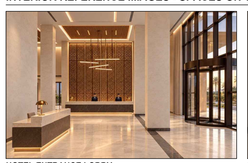
CL-04
Exposed soffit, painted
Location: Parking, plant, MEP

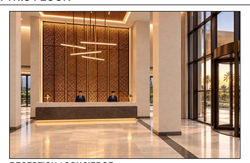
Finish codes per space are listed in the Space Schedule (FLOOR | WALL | CEILING) - see Material Board WFY-AR-120 and specification.

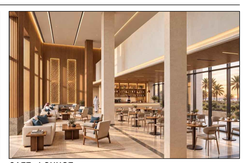
GROUND FLOOR SPACE PROGRAM (INDOOR AMENITIES)

GS-01	ENTRANCE LOBBY	215 M2
GS-02	RECEPTION AND WAITING LOUNGE	516 M2
GS-03	GROUND CAFE	253 M2
GS-04	PRE-FUNCTION 1	320 M2
GS-05	BANQUET HALL NO. 1	728 M2
GS-06	PRE-FUNCTION 2	319 M2
GS-07	BANQUET HALL NO. 2	705 M2
GS-08	MAIN RESTAURANT	773 M2
GS-09	BACK OFFICE	158 M2

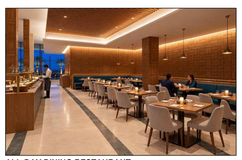
INTERIOR REFERENCE IMAGES - SPACES ON THIS FLOOR

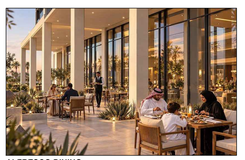

HOTEL ENTRANCE LOBBY

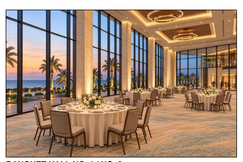

RECEPTION / CONCIERGE

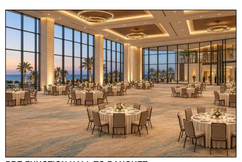

CAFE - LOUNGE

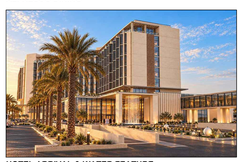

CAFE DINE-IN / COUNTER


ALL-DAY DINING RESTAURANT


ALFRESCO DINING


BANQUET HALL NO. 1 / NO. 2


PRE-FUNCTION HALL TO BANQUET


HOTEL ARRIVAL & WATER FEATURE

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:

-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS

	Revision Description	Date	By
4			
3			
01	LEED: EV, ACCESSIBLE BAYS & PV CANOPIES	01 Nov 2026	
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

Drawing Type:

Architectural & Furniture Layout

Drawing Title:

Ground Floor Plan - Hotel

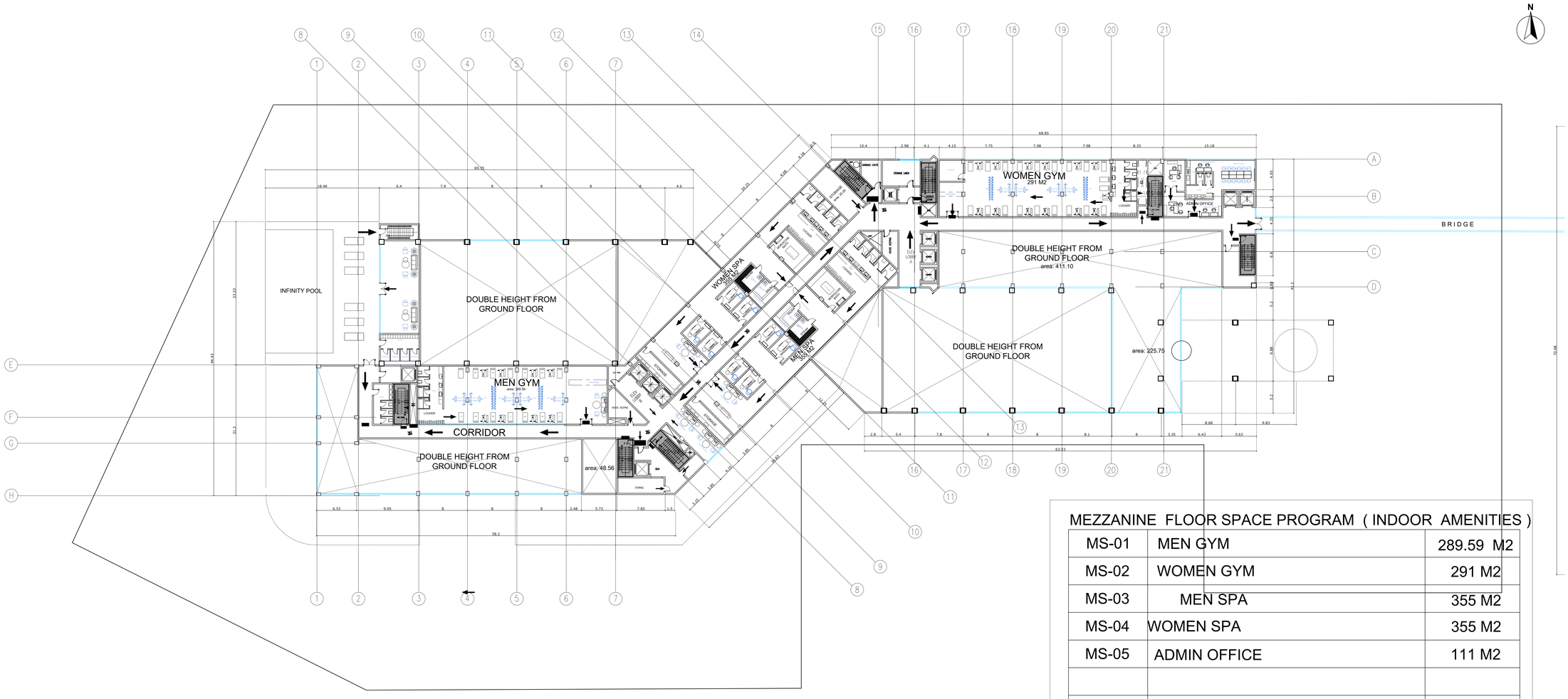
Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

Drawing No.:

WFY-AR-102

Revision NO.: 01

Scale: 1:250



MEZZANINE FLOOR PLAN - MAIN HOTEL

SCALE 1:250 @ A0

0 5 10 20 30 m

MEZZANINE FLOOR SPACE PROGRAM (INDOOR AMENITIES)

MS-01	MEN GYM	289.59 M2
MS-02	WOMEN GYM	291 M2
MS-03	MEN SPA	355 M2
MS-04	WOMEN SPA	355 M2
MS-05	ADMIN OFFICE	111 M2

SPACE SCHEDULE

No.	SPACE		FLOOR	WALL	CEILING
M-001..057	TOILET (4 No.)		FL-08	WL-06	CL-01
M-002..050	MEP SHAFT (3 No.)		FL-04	WL-07	CL-04
M-003..052	FIRE STAIRS (2 No.)		FL-09	WL-07	CL-04
M-005	MEN GYM		FL-05	WL-01	CL-01
M-006	CORRIDOR		FL-03	WL-01	CL-01
M-007..059	ELEVATOR (7 No.)		FL-01	WL-03	CL-01
M-008	ELEC ROOM		FL-04	WL-07	CL-04
M-009	ELEV LOBBY B		FL-01	WL-03	CL-01
M-010..038	HOUSEKEEPING (2 No.)		FL-09	WL-07	CL-03
M-011..047	STORAGE (5 No.)		FL-09	WL-07	CL-03
M-014..039	SERVICE STAIR (2 No.)		FL-09	WL-07	CL-04
M-016..030	MASSAGE (8 No.)		FL-08	WL-04	CL-01
M-020..033	STEAM (2 No.)		FL-08	WL-06	CL-01
M-025	MEN SPA ZONE (incl. treatment rooms)		FL-08	WL-04	CL-01
M-026	WOMEN SPA ZONE (incl. treatment rooms)		FL-08	WL-04	CL-01
M-027..028	SAUNA (2 No.)		FL-08	WL-06	CL-01
M-031..032	MOROCCAN BATH (2 No.)		FL-08	WL-06	CL-01
M-035	GARBAGE CHUTE		FL-04	WL-07	CL-04
M-036	SERVICE ELEVATOR		FL-01	WL-03	CL-01
M-037..051	SHAFT (3 No.)		FL-04	WL-07	CL-04
M-040..041	STORAGE LINEN (2 No.)		FL-09	WL-07	CL-03
M-043	ELEV LOBBY A		FL-01	WL-03	CL-01
M-048	WOMEN GYM		FL-05	WL-01	CL-01
M-053..055	OFFICE (2 No.)		FL-09	WL-01	CL-03
M-054	PANTRY		FL-09	WL-06	CL-03
M-056..058	WORKSTATION AREA (2 No.)		FL-09	WL-01	CL-03

TOTAL MEASURED NET AREA (listed spaces): 1,497.0 m²

Areas measured from the drawing to internal faces; — = open plan / to be confirmed.

LEVEL AREA SUMMARY (m²)

ITEM	VALUE
Gross floor area (GFA) - Mezzanine - main hotel	2,471.25
Measured net area - enclosed spaces listed	1,497.0
Circulation, walls, shafts & other	974.2
Net-to-gross ratio (enclosed)	61 %
Spaces listed on this level	59

GFA from the project area schedule (WFY-AR-000); net areas measured to internal faces.

FURNITURE LEGEND (FF&E)

CODE	DESCRIPTION	SIZE (mm)	QTY
CH-01	Upholstered lounge armchair	670x600	6
CH-05	Lobby armchair, high back	720x800	10
CH-06	Meeting chair, swivel	670x600	12
CH-08	Ergonomic task chair	650x650	4
CH-09	Visitor chair	550x550	4
DK-01	Executive desk with return	1800x900	2
DK-02	Workstation desk (benching)	1400x700	12
GY-01	Gym equipment station	as drawn	40
LK-01	Staff locker bank	300x500 per bay	1
SF-01	Three-seat sofa	2460x900	5
SF-03	Chaise lounge	1900x700	12
SF-05	Two-seat sofa	1200x660	5
SF-06	Banquette seating	2400x950	2
SP-01	Massage / treatment bed	700x1900	8
ST-01	Filing / storage cabinet, lockable	900x450	3
ST-02	Side cabinet / credenza	450x670	13
ST-04	Luggage rack	730x590	14
TB-07	Console table	680x490	25
TB-08	Round dining table	D1600	6
TB-09	Cafe table set	D1000	4
TB-10	Round table	D1200	5
TB-11	Cafe table with 2 chairs	1200x1740	2

Codes listed per level; quantities counted from drawing blocks on this level.

FINISH LEGEND - MATERIAL SWATCHES

FL-01
Polished beige marble 900x900, honed bevel
Location: Lobby, reception, lift lobbies, pre-function

FL-03
Wool-nylon broadloom carpet, wave pattern
Location: Guest corridors, banquet, meeting rooms

FL-04
Self-levelling epoxy, grey, anti-slip R11
Location: Parking, MEP, stores, loading

FL-05
Rubber sports flooring 10 mm
Location: Gymnasium / fitness

FL-08
Anti-slip stone mosaic / porcelain R11
Location: Spa wet areas, toilets, changing

FL-09
Homogeneous vinyl / ceramic tile BOH
Location: Offices, staff, kitchens, housekeeping

WL-01
Painted gypsum / plaster, warm white matt
Location: General walls

WL-03
Bronze PVD mashrabiya screen
Location: Reception, lobbies, lounges

WL-04
Carved limestone / travertine cladding
Location: Lobbies, spa, suites

WL-06
Glazed zellige ceramic tile
Location: Spa wet areas, toilets

WL-07
Washable epoxy paint
Location: BOH, parking, MEP

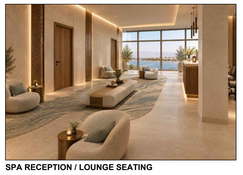
CL-01
Painted gypsum board ceiling, cove light
Location: General front-of-house

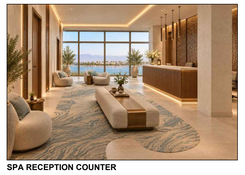
CL-03
Acoustic mineral tile 600x600
Location: Offices, BOH, staff

CL-04
Exposed soffit, painted
Location: Parking, plant, MEP

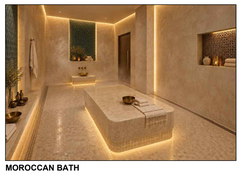
Finish codes per space are listed in the Space Schedule (FLOOR | WALL | CEILING) - see Material Board WFY-AR-120 and specification.

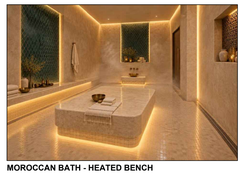
INTERIOR REFERENCE IMAGES - SPACES ON THIS FLOOR


SPA RECEPTION / LOUNGE SEATING

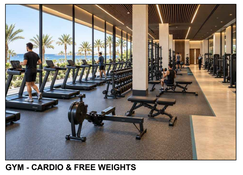

SPA RECEPTION COUNTER

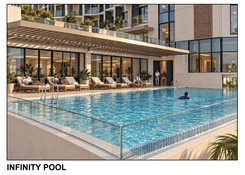

MASSAGE / TREATMENT ROOM

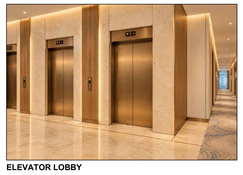

MOROCCAN BATH


MOROCCAN BATH - HEATED BENCH


MEN / WOMEN GYM


GYM - CARDIO & FREE WEIGHTS


INFINITY POOL


ELEVATOR LOBBY

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:

-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS

	Revision Description	Date	By
4			
3			
2			
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

Drawing Type:

Architectural & Furniture Layout

Drawing Title:

Mezzanine Plan - Hotel

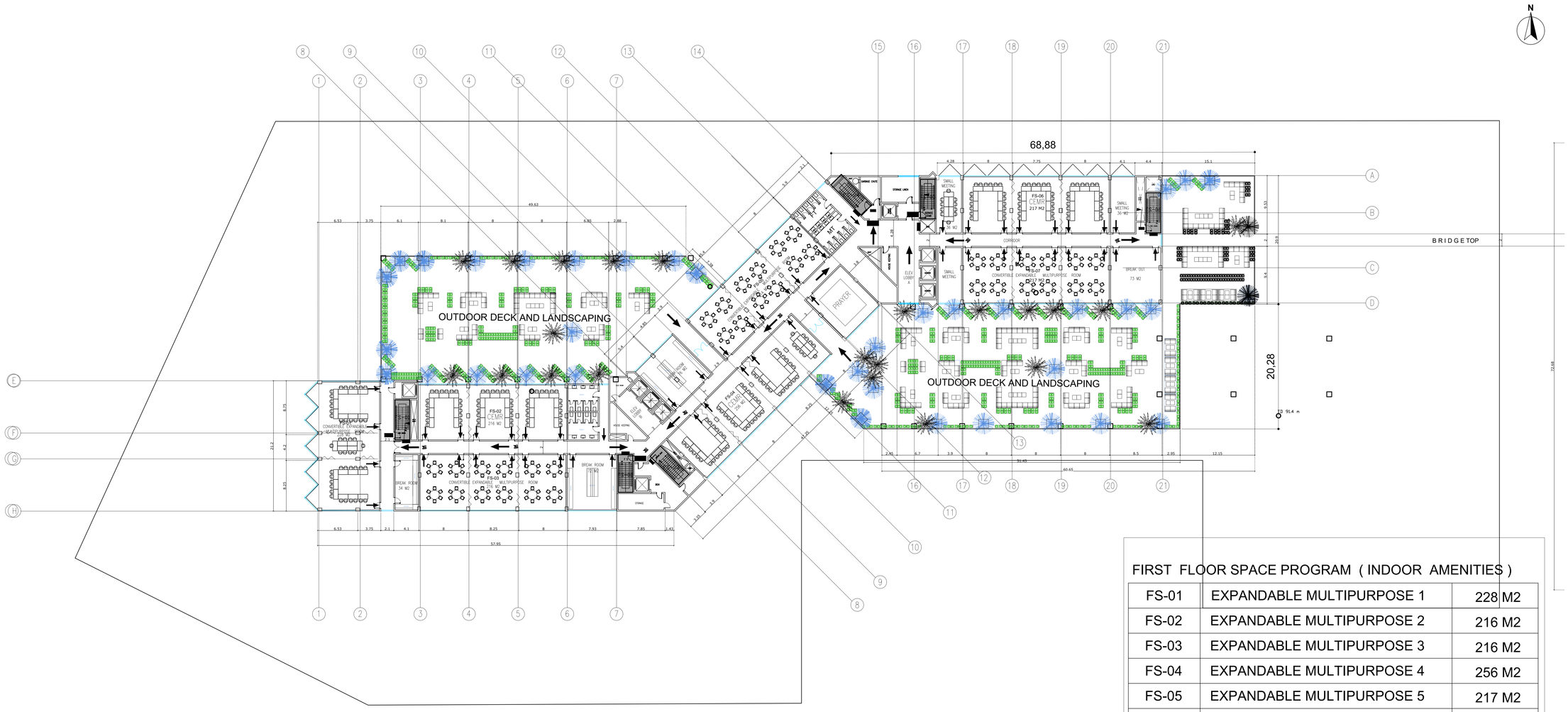
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Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

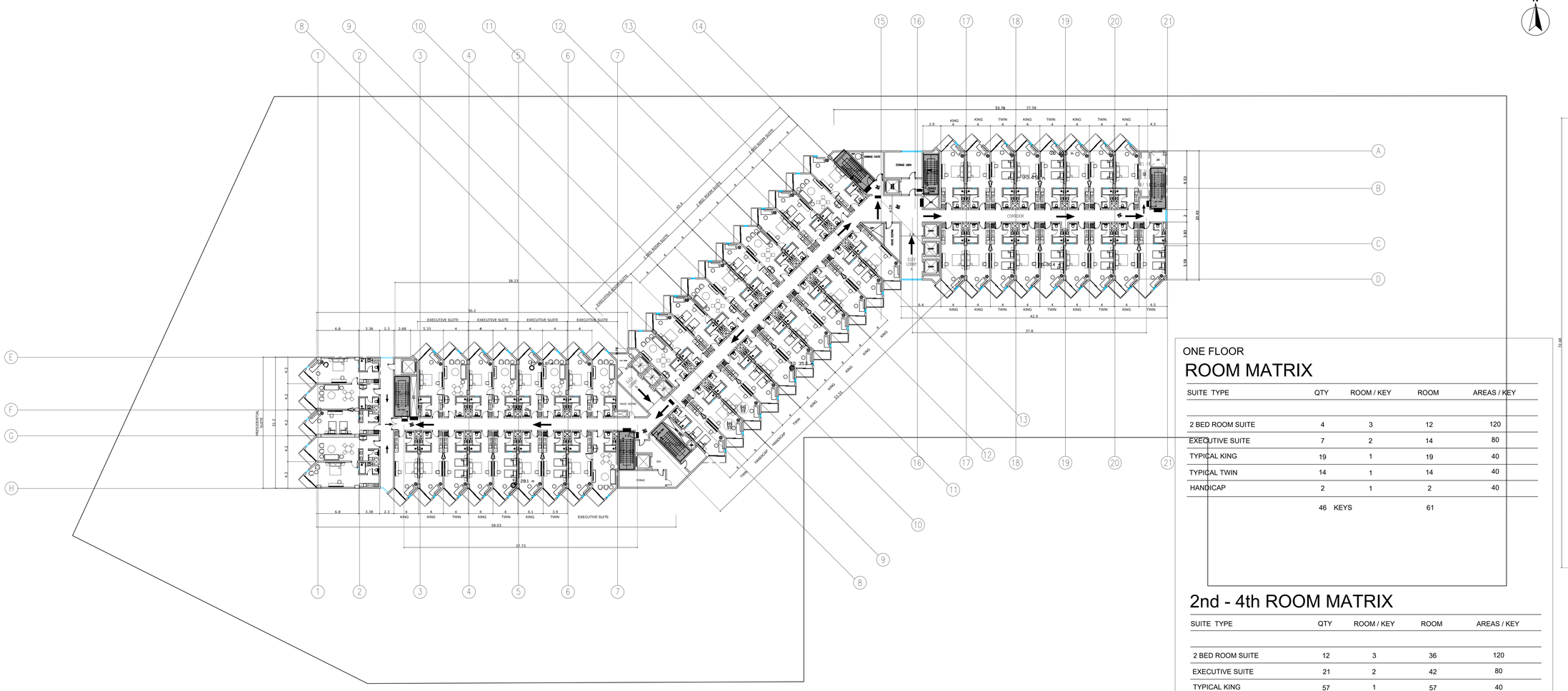
Drawing No.:

WFY-AR-103

Revision NO.: 00

Scale: 1:250


N
68,88
20,28
OUTDOOR DECK AND LANDSCAPING
OUTDOOR DECK AND LANDSCAPING
BRIDGETOP
PRAYER
FS-02
CEMR
216 M2
FS-06
CEMR
217 M2
CONVERTIBLE EXPANDABLE MULTIPURPOSE ROOM
BREAK OUT
73 M2
BREAK ROOM
34 M2
BREAK ROOM
77 M2
SMALL MEETING
SMALL MEETING
16 M2
CORRIDOR
ELEV. LOBBY
STORAGE
STORAGE LINEN
GARBAGE CHUTE
MUSIC KEEPING
SERVICE ELEVATOR
SHAFT
SHAFT
SHAFT



ONE FLOOR

ROOM MATRIX

SUITE TYPE	QTY	ROOM / KEY	ROOM	AREAS / KEY
2 BED ROOM SUITE	4	3	12	120
EXECUTIVE SUITE	7	2	14	80
TYPICAL KING	19	1	19	40
TYPICAL TWIN	14	1	14	40
HANDICAP	2	1	2	40
	46 KEYS		61	

2nd - 4th ROOM MATRIX

SUITE TYPE	QTY	ROOM / KEY	ROOM	AREAS / KEY
2 BED ROOM SUITE	12	3	36	120
EXECUTIVE SUITE	21	2	42	80
TYPICAL KING	57	1	57	40
TYPICAL TWIN	42	1	42	40
HANDICAP	6	1	6	40
	138 KEYS		183	

TYPICAL GUEST FLOOR PLAN - 2ND TO 4TH - MAIN HOTEL

SCALE 1:250 @ A0

0 5 10 20 30 m

SPACE SCHEDULE

No.	SPACE	AREA m²	FLOOR	WALL	CEILING
201/301/401..	GUESTROOM - TWIN BEDS (14 No.)	536.2	FL-07	WL-02	CL-01
202/302/402..	GUESTROOM - KING BED (19 No.)	727.7	FL-07	WL-02	CL-01
229/329/429	SUITES: EXECUTIVE (7 No.) + 2-BEDROOM (4 No.)	995.8	FL-07	WL-02	CL-01
231/331/431..	ACCESSIBLE ROOM (2 No.)	76.6	FL-07	WL-02	CL-01
T2-001..023	MEP SHAFT (3 No.)		FL-04	WL-07	CL-04
T2-002..025	FIRE STAIRS (2 No.)		FL-09	WL-07	CL-04
T2-003	ELEC ROOM		FL-04	WL-07	CL-04
T2-004..021	ELEVATOR (6 No.)		FL-01	WL-03	CL-01
T2-006	ELEV LOBBY B		FL-01	WL-03	CL-01
T2-007..015	HOUSEKEEPING (2 No.)		FL-09	WL-07	CL-03
T2-008	STORAGE		FL-09	WL-07	CL-03
T2-011..017	SERVICE STAIR (2 No.)		FL-09	WL-07	CL-04
T2-012	GARBAGE CHUTE		FL-04	WL-07	CL-04
T2-013	STORAGE LINEN		FL-09	WL-07	CL-03
T2-014	SERVICE ELEVATOR		FL-01	WL-03	CL-01
T2-016	ELEV LOBBY A		FL-01	WL-03	CL-01
T2-018..024	SHAFT (2 No.)		FL-04	WL-07	CL-04
T2-022	CORRIDOR		FL-03	WL-01	CL-01

TOTAL MEASURED NET AREA (listed spaces): 2,603.2 m²

Areas measured from the drawing to internal faces; — = open plan / to be confirmed.

LEVEL AREA SUMMARY (m²)

ITEM	VALUE
Gross floor area (GFA) - Typical floor (each of 2nd, 3rd, 4th)	3,402.75
Measured net area - enclosed spaces listed	2,603.2
Circulation, walls, shafts & other	799.6
Net-to-gross ratio (enclosed)	77 %
Spaces listed on this level	83

GFA from the project area schedule (WFY-AR-000); net areas measured to internal faces.

FURNITURE LEGEND (FF&E)

CODE	DESCRIPTION	SIZE (mm)	QTY
BD-01	King bed with headboard	1800x2000	31
BD-02	Twin bed (pair)	2x 1200x2000	38
CH-02	Dining chair, upholstered	500x550	6
CH-04	Guestroom lounge chair	720x800	55
CH-05	Lobby armchair, high back	720x800	9
DK-03	Guestroom writing desk / console	2400x600	50
SF-01	Three-seat sofa	2460x900	1
ST-02	Side cabinet / credenza	450x670	10
ST-03	Minibar cabinet	500x500	44
ST-04	Luggage rack	730x590	31
TB-03	Bedside table	450x500	100
TB-05	Coffee table, round	D600	50
TB-06	Side table, round	D520	50
TB-07	Console table	680x490	10
TB-08	Round dining table	D1600	8
TB-10	Round table	D1200	11
TV-01	Wall TV / media panel	65 in	52

Codes listed per level; quantities counted from drawing blocks on this level.

GUESTROOM MODULES BY LAYOUT (PER FLOOR)

ROOM TYPE	NO.	NET m²
GUESTROOM - KING BED	19	38.3
GUESTROOM - TWIN BEDS	14	38.3
ACCESSIBLE ROOM	2	TBC
SUITES (EXEC 7 + 2-BED 4)	11	TBC

K / T module 3.80 m clear x 9.05 m + bay window = 38.3 m² net incl. bathroom (>= 36 m² brand minimum).

Keys per room matrix: 46 / floor (2BR 4, Exec 7, King 19, Twin 14, Acc 2).

Plan tags read X01-.., where X = floor number (2, 3, 4); floors identical, full numbers in the space schedule.

FINISH LEGEND - MATERIAL SWATCHES

FL-01
Polished beige marble 900x900, honed bevel
Location: Lobby, reception, lift lobbies, pre-function

FL-03
Wool-nylon broadloom carpet, wave pattern
Location: Guest corridors, banquet, meeting rooms

FL-04
Self-levelling epoxy, grey, anti-slip R11
Location: Parking, MEP, stores, loading

FL-07
Guestroom tufted carpet, sand pattern
Location: Guestrooms and suites

FL-09
Homogeneous vinyl / ceramic tile BOH
Location: Offices, staff, kitchens, housekeeping

WL-01
Painted gypsum / plaster, warm white matt
Location: General walls

WL-02
Walnut timber veneer panelling
Location: Restaurants, boardroom, feature walls

WL-03
Bronze PVD mashrabiya screen
Location: Reception, lobbies, lounges

WL-07
Washable epoxy paint
Location: BOH, parking, MEP

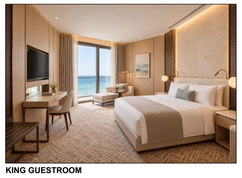
CL-01
Painted gypsum board ceiling, cove light
Location: General front-of-house

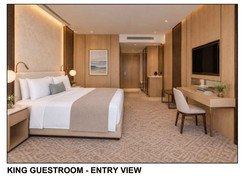
CL-03
Acoustic mineral tile 600x600
Location: Offices, BOH, staff

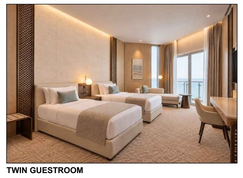
CL-04
Exposed soffit, painted
Location: Parking, plant, MEP

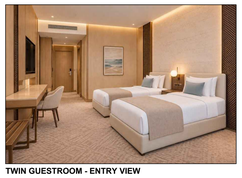
Finish codes per space are listed in the Space Schedule (FLOOR | WALL | CEILING) - see Material Board WFY-AR-120 and specification.

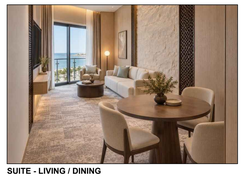
INTERIOR REFERENCE IMAGES - SPACES ON THIS FLOOR


KING GUESTROOM

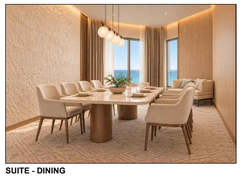

KING GUESTROOM - ENTRY VIEW

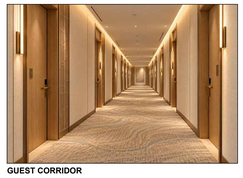

TWIN GUESTROOM

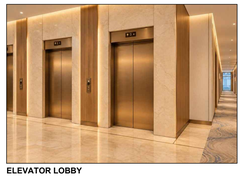

TWIN GUESTROOM - ENTRY VIEW


SUITE - LIVING / DINING


SUITE - LIVING / DINING


SUITE - DINING


GUEST CORRIDOR


ELEVATOR LOBBY

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:

-

COORDINATION				
Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS			
4			
3			
2			
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	
	Revision Description	Date	By

Drawing Type:

Architectural & Furniture Layout

Drawing Title:

Typical Floor 2nd-4th

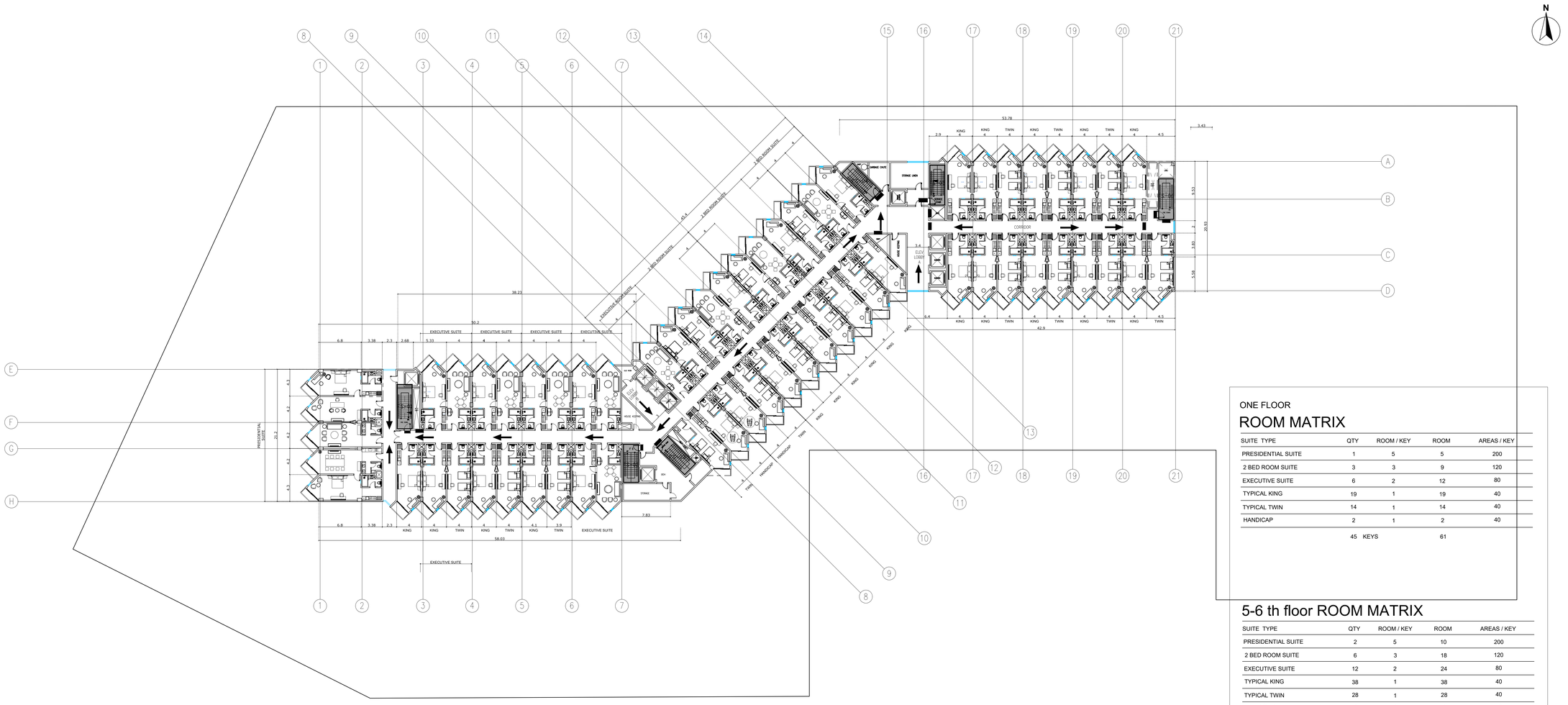
Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

Drawing No.:

WFY-AR-105

Revision NO.: 00

Scale: 1:250



ONE FLOOR
ROOM MATRIX

SUITE TYPE	QTY	ROOM / KEY	ROOM	AREAS / KEY
PRESIDENTIAL SUITE	1	5	5	200
2 BED ROOM SUITE	3	3	9	120
EXECUTIVE SUITE	6	2	12	80
TYPICAL KING	19	1	19	40
TYPICAL TWIN	14	1	14	40
HANDICAP	2	1	2	40
	45 KEYS		61	

5-6 th floor ROOM MATRIX

SUITE TYPE	QTY	ROOM / KEY	ROOM	AREAS / KEY
PRESIDENTIAL SUITE	2	5	10	200
2 BED ROOM SUITE	6	3	18	120
EXECUTIVE SUITE	12	2	24	80
TYPICAL KING	38	1	38	40
TYPICAL TWIN	28	1	28	40
HANDICAP	4	1	4	40
	90 KEYS		122	

TYPICAL GUEST FLOOR PLAN - 5TH TO 6TH - MAIN HOTEL

SCALE 1:250 @ A0

0 5 10 20 30 m

SPACE SCHEDULE

No.	SPACE	AREA m²	FLOOR	WALL	CEILING
501/601..558	GUESTROOM - TWIN BEDS (14 No.)	536.2	FL-07	WL-02	CL-01
502/602..557	GUESTROOM - KING BED (19 No.)	727.7	FL-07	WL-02	CL-01
527/627	SUITES: PRESIDENTIAL (1) + 2-BED (3) + EXECUTIVE (6)	995.8	FL-07	WL-02	CL-01
532/632..533	ACCESSIBLE ROOM (2 No.)	76.6	FL-07	WL-02	CL-01
T5-001..024	FIRE STAIRS (2 No.)		FL-09	WL-07	CL-04
T5-002..022	MEP SHAFT (3 No.)		FL-04	WL-07	CL-04
T5-003	ELEC ROOM		FL-04	WL-07	CL-04
T5-004..014	HOUSEKEEPING (2 No.)		FL-09	WL-07	CL-03
T5-005..020	ELEVATOR (5 No.)		FL-01	WL-03	CL-01
T5-008	ELEV LOBBY B		FL-01	WL-03	CL-01
T5-009..015	SERVICE STAIR (2 No.)		FL-09	WL-07	CL-04
T5-010	STORAGE		FL-09	WL-07	CL-03
T5-012	GARBAGE CHUTE		FL-04	WL-07	CL-04
T5-013	SERVICE ELEVATOR		FL-01	WL-03	CL-01
T5-016	STORAGE LINEN		FL-09	WL-07	CL-03
T5-017..023	SHAFT (2 No.)		FL-04	WL-07	CL-04
T5-018	ELEV LOBBY A	—	FL-01	WL-03	CL-01
T5-021	CORRIDOR		FL-03	WL-01	CL-01

TOTAL MEASURED NET AREA (listed spaces): 2,597.4 m²

Areas measured from the drawing to internal faces; — = open plan / to be confirmed.

LEVEL AREA SUMMARY (m²)

ITEM	VALUE
Gross floor area (GFA) - Typical floor (each of 5th, 6th)	3,402.75
Measured net area - enclosed spaces listed	2,597.4
Circulation, walls, shafts & other	805.4
Net-to-gross ratio (enclosed)	76 %
Spaces listed on this level	82

GFA from the project area schedule (WFY-AR-000); net areas measured to internal faces.

FURNITURE LEGEND (FF&E)

CODE	DESCRIPTION	SIZE (mm)	QTY
BD-01	King bed with headboard	1800x2000	31
BD-02	Twin bed (pair)	2x 1200x2000	36
CH-04	Guestroom lounge chair	720x800	57
CH-05	Lobby armchair, high back	720x800	6
CH-07	Stool / pouf	500x500	8
DK-03	Guestroom writing desk / console	2400x600	49
SF-01	Three-seat sofa	2460x900	2
ST-03	Minibar cabinet	500x500	36
ST-04	Luggage rack	730x590	23
TB-03	Bedside table	450x500	98
TB-05	Coffee table, round	D600	48
TB-06	Side table, round	D520	48
TB-08	Round dining table	D1600	6
TB-10	Round table	D1200	10
TV-01	Wall TV / media panel	65 in	49

Codes listed per level; quantities counted from drawing blocks on this level.

GUESTROOM MODULES BY LAYOUT (PER FLOOR)

ROOM TYPE	NO.	NET m²
GUESTROOM - KING BED	19	38.3
GUESTROOM - TWIN BEDS	14	38.3
ACCESSIBLE ROOM	2	TBC
SUITES (PRES 1 + 2-BED 3 + EXEC 6)	10	TBC

K / T module 3.80 m clear x 9.05 m + bay window = 38.3 m² net incl. bathroom (>= 36 m² brand minimum).

Keys per room matrix: 45 / floor (Pres 1, 2BR 3, Exec 6, King 19, Twin 14, Acc 2).

Plan tags read X01... where X = floor number (5, 6); floors identical, full numbers in the space schedule.

FINISH LEGEND - MATERIAL SWATCHES

FL-01
Polished beige marble 900x900, honed bevel
Location: Lobby, reception, lift lobbies, pre-function

FL-03
Wool-nylon broadloom carpet, wave pattern
Location: Guest corridors, banquet, meeting rooms

FL-04
Self-levelling epoxy, grey, anti-slip R11
Location: Parking, MEP, stores, loading

FL-07
Guestroom tufted carpet, sand pattern
Location: Guestrooms and suites

FL-09
Homogeneous vinyl / ceramic tile BOH
Location: Offices, staff, kitchens, housekeeping

WL-01
Painted gypsum / plaster, warm white matt
Location: General walls

WL-02
Walnut timber veneer panelling
Location: Restaurants, boardroom; feature walls

WL-03
Bronze PVD mashrabiya screen
Location: Reception, lobbies, lounges

WL-07
Washable epoxy paint
Location: BOH, parking, MEP

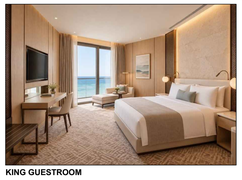
CL-01
Painted gypsum board ceiling, cove light
Location: General front-of-house

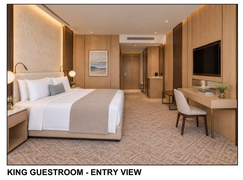
CL-03
Acoustic mineral tile 600x600
Location: Offices, BOH, staff

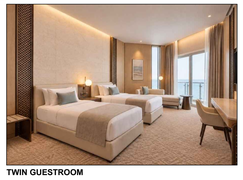
CL-04
Exposed soffit, painted
Location: Parking, plant, MEP

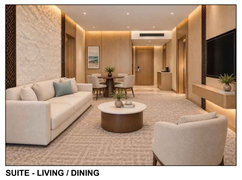
Finish codes per space are listed in the Space Schedule (FLOOR | WALL | CEILING) - see Material Board WFY-AR-120 and specification.

INTERIOR REFERENCE IMAGES - SPACES ON THIS FLOOR

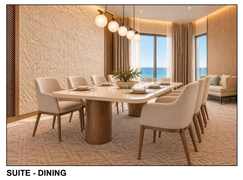

KING GUESTROOM

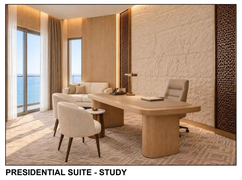

KING GUESTROOM - ENTRY VIEW

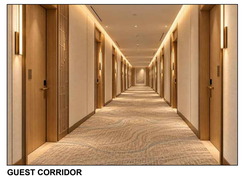

TWIN GUESTROOM

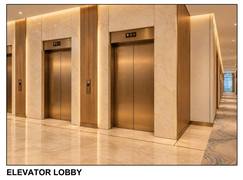

SUITE - LIVING / DINING


SUITE - LIVING / DINING - BALCONY VIEW


SUITE - DINING


PRESIDENTIAL SUITE - STUDY


GUEST CORRIDOR


ELEVATOR LOBBY

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:

-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS

	Revision Description	Date	By
4			
3			
2			
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

Drawing Type:

Architectural & Furniture Layout

Drawing Title:

Typical Floor 5th-6th

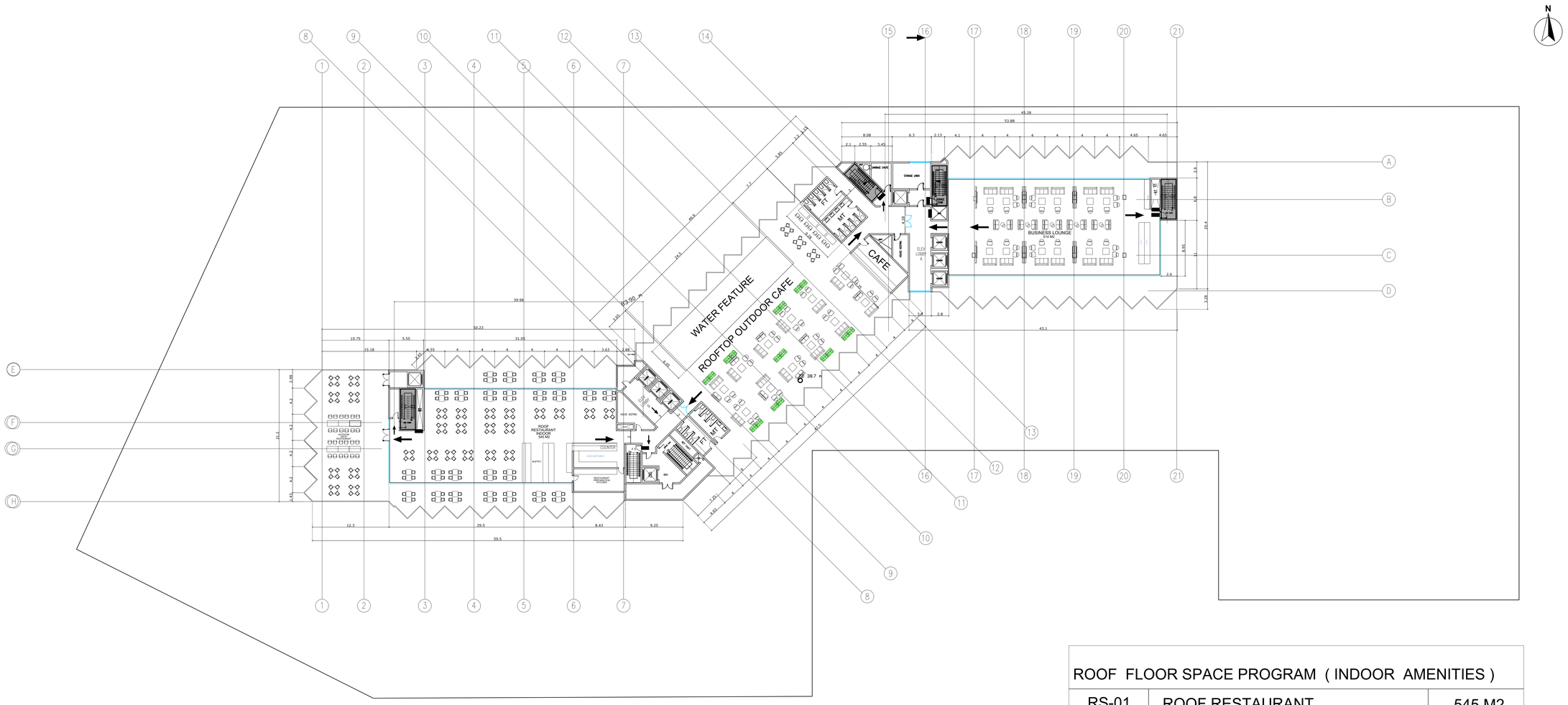
Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

Drawing No.:

WFY-AR-106

Revision NO.: 00

Scale: 1:250



ROOF FLOOR PLAN - MAIN HOTEL

SCALE 1:250 @ A0

0 5 10 20 30 m

ROOF FLOOR SPACE PROGRAM (INDOOR AMENITIES)

RS-01	ROOF RESTAURANT	545 M2
RS-02	BUSINESS LOUNGE	514 M2

SPACE SCHEDULE

No.	SPACE	AREA m²	FLOOR	WALL	CEILING
R-001..012	MEP SHAFT (3 No.)	15.8	FL-04	WL-07	CL-04
R-002	ROOF RESTAURANT - INDOOR & OUTDOOR DECK	1,155.1	FL-02	WL-02	CL-02
R-003	ELEC ROOM	—	FL-04	WL-07	CL-04
R-005	ROOFTOP OUTDOOR CAFE	1,031.0	FL-02	WL-02	CL-02
R-006	GARBAGE CHUTE	10.1	FL-04	WL-07	CL-04
R-007	STORAGE LINEN	36.5	FL-09	WL-07	CL-03
R-008	SHAFT	5.2	FL-04	WL-07	CL-04
R-009	HOUSEKEEPING	10.1	FL-09	WL-07	CL-03
R-010	SERVICE STAIR	2.4	FL-09	WL-07	CL-04
R-011	BUSINESS LOUNGE	571.4	FL-02	WL-02	CL-02

TOTAL MEASURED NET AREA (listed spaces): 2,837.6 m²

Areas measured from the drawing to internal faces; — = open plan / to be confirmed.

LEVEL AREA SUMMARY (m²)

ITEM	VALUE
Gross floor area (GFA) - Roof floor - main hotel	1,719.00
Measured net area - enclosed spaces listed	651.5
Open-air decks / terraces listed (outside GFA) *	2,186.1
Spaces listed on this level	12

GFA from the project area schedule (WFY-AR-000); net areas measured to internal faces. * includes the indoor part of the roof restaurant (R-002) - split at design development.

FURNITURE LEGEND (FF&E)

CODE	DESCRIPTION	SIZE (mm)	QTY
CH-02	Dining chair, upholstered	500x550	70
CH-05	Lobby armchair, high back	720x800	10
LK-01	Staff locker bank	300x500 per bay	5
OF-02	Outdoor dining chair	600x600	32
OF-03	Outdoor dining table	1800x900	6
SF-01	Three-seat sofa	2460x900	3
SF-04	Corner / L sofa	2340x2320	24
SF-05	Two-seat sofa	1200x660	17
ST-02	Side cabinet / credenza	450x670	6
TB-02	Square dining table	900x900	81
TB-07	Console table	680x490	6
TB-08	Round dining table	D1600	4
TV-01	Wall TV / media panel	65 in	10

Codes listed per level; quantities counted from drawing blocks on this level.

FINISH LEGEND - MATERIAL SWATCHES

FL-02
Honed travertine-look porcelain 600x1200
Location: Restaurants, cafe, lounge, roof dining

FL-04
Self-levelling epoxy, grey, anti-slip R11
Location: Parking, MEP, stores, loading

FL-09
Homogeneous vinyl / ceramic tile BOH
Location: Offices, staff, kitchens, housekeeping

WL-02
Walnut timber veneer panelling
Location: Restaurants, boardroom, feature walls

WL-07
Washable epoxy paint
Location: BOH, parking, MEP

CL-02
Walnut timber slatted ceiling
Location: Restaurants, lounges, feature

CL-03
Acoustic mineral tile 600x600
Location: Offices, BOH, staff

CL-04
Exposed soffit, painted
Location: Parking, plant, MEP

Finish codes per space are listed in the Space Schedule (FLOOR | WALL | CEILING) - see Material Board WFY-AR-120 and specification.

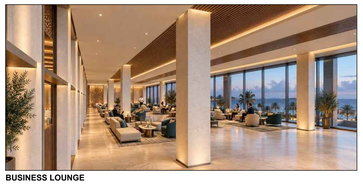
INTERIOR REFERENCE IMAGES - SPACES ON THIS FLOOR



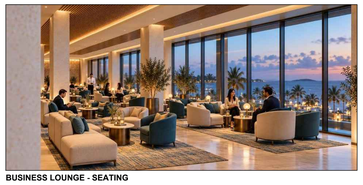
ROOF RESTAURANT - INDOOR



OUTDOOR DECK RESTAURANT



BUSINESS LOUNGE



BUSINESS LOUNGE - SEATING

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:

-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS

	Revision Description	Date	By
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3			
2			
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

Drawing Type:

Architectural & Furniture Layout

Drawing Title:

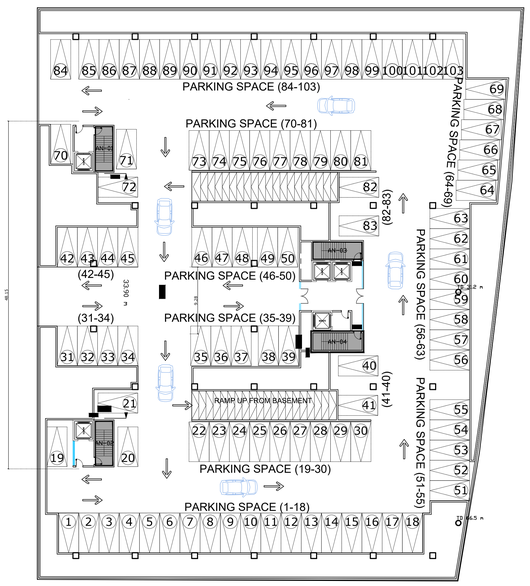
Roof Floor Plan - Hotel

Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

Drawing No.: **WFY-AR-107**

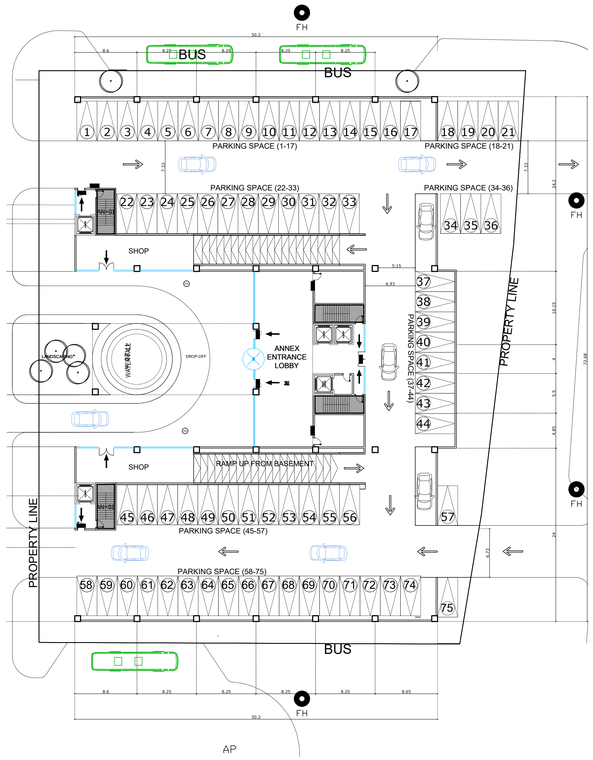
Revision NO.: 00

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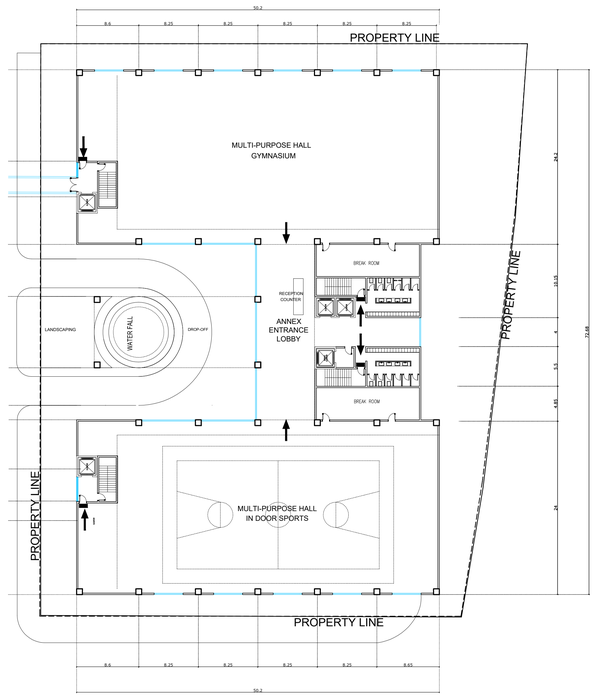


ANNEX BUILDING
BASEMENT
TOTAL NO. OF PARKING: 103

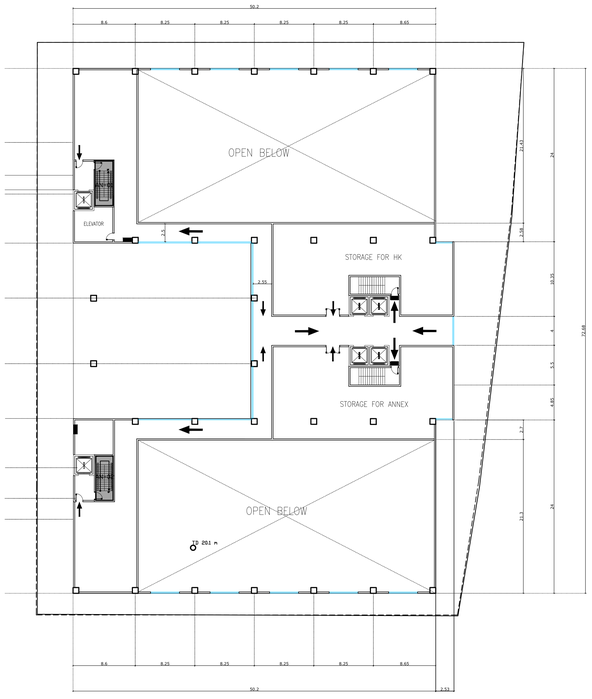
ANNEX - BASEMENT
SCALE 1:300 @ A0



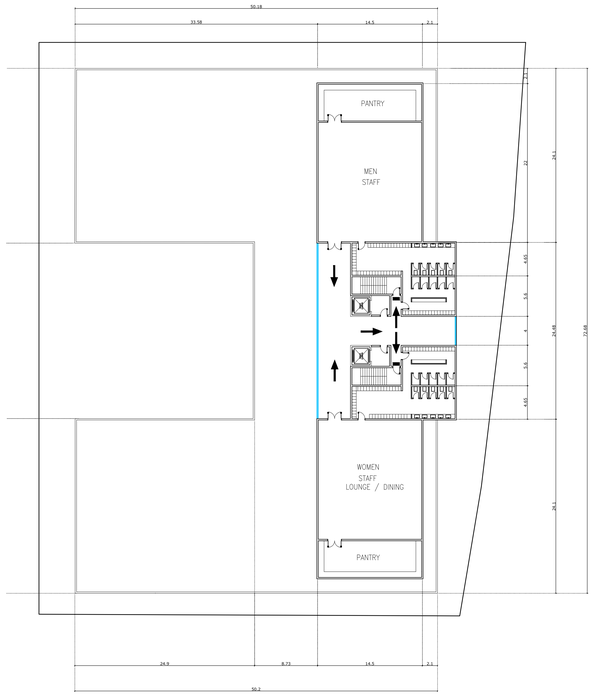
ANNEX - GROUND FLOOR
SCALE 1:300 @ A0



ANNEX - MEZZANINE
SCALE 1:300 @ A0



ANNEX - FIRST FLOOR
SCALE 1:300 @ A0



ANNEX - ROOF
SCALE 1:300 @ A0

ANNEX AREA SUMMARY (m²)

LEVEL	AREA
Ground floor	3,020.00
Mezzanine	805.00
First floor	805.00
Roof	1,123.00
Annex GFA (excl. basement)	5,753.00
Annex basement parking	102 bays
Annex surface parking	74 bays

ANNEX - SPACES SHOWN


INDOOR SPORTS / MULTIPURPOSE HALL


INDOOR SPORTS HALL


ANNEX ENTRANCE (EXTERIOR)

0 10 20 30 m

ANNEX SPACE SCHEDULE

No.	SPACE	AREA m²	FLOOR	WALL	CEILING
A1-001..002	ELEVATOR (13 No.)	102.3	FL-01	WL-03	CL-01
A1-003	STORAGE FOR ANNEX	—	FL-09	WL-07	CL-03
AG-002..004	SHOP (2 No.)	74.0	FL-01	WL-03	CL-01
AG-005	ANNEX ENTRANCE LOBBY	212.4	FL-01	WL-03	CL-01
AG-007..005	SERVICE ELEVATOR (2 No.)	22.9	FL-01	WL-03	CL-01
AM-003	INDOOR SPORTS / MULTIPURPOSE HALL	—	FL-06	WL-05	CL-01
AM-004..007	BREAK ROOM (3 No.)	115.9	FL-09	WL-01	CL-03
AR-001	STAFF LOUNGE / DINING	—	FL-02	WL-02	CL-02

TOTAL MEASURED NET AREA (listed spaces): 527.5 m²
Areas measured from the drawing to internal faces; — = open plan / to be confirmed.

FINISH LEGEND - MATERIAL SWATCHES

FL-01
Polished beige marble 900x900, honed bevel
Location: Lobby, reception, lift lobbies, pre-function

FL-02
Honed travertine-look porcelain 600x1200
Location: Restaurants, cafe, lounge, roof dining

FL-06
Sprung maple hardwood sports floor
Location: Indoor sports / multi-purpose hall

FL-09
Homogeneous vinyl / ceramic tile BOH
Location: Offices, staff, kitchens, housekeeping

WL-01
Painted gypsum / plaster, warm white matt
Location: General walls

WL-02
Walnut timber veneer panelling
Location: Restaurants, boardroom, feature walls

WL-03
Bronze PVD mashrabiya screen
Location: Reception, lobbies, lounges

WL-05
Fabric-wrapped acoustic wall panel
Location: Banquet, meeting, conference

WL-07
Washable epoxy paint
Location: BOH, parking, MEP

CL-01
Painted gypsum board ceiling, cove light
Location: General front-of-house

CL-02
Walnut timber slatted ceiling
Location: Restaurants, lounges, feature

CL-03
Acoustic mineral tile 600x600
Location: Offices, BOH, staff

Finish codes per space are listed in the Space Schedule (FLOOR | WALL | CEILING) - see Material Board WFY-AR-120 and specification.

Royal Commission
الهيئة الملكية

Location: Yanbu ,KSA | Plot NO.: LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:
-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

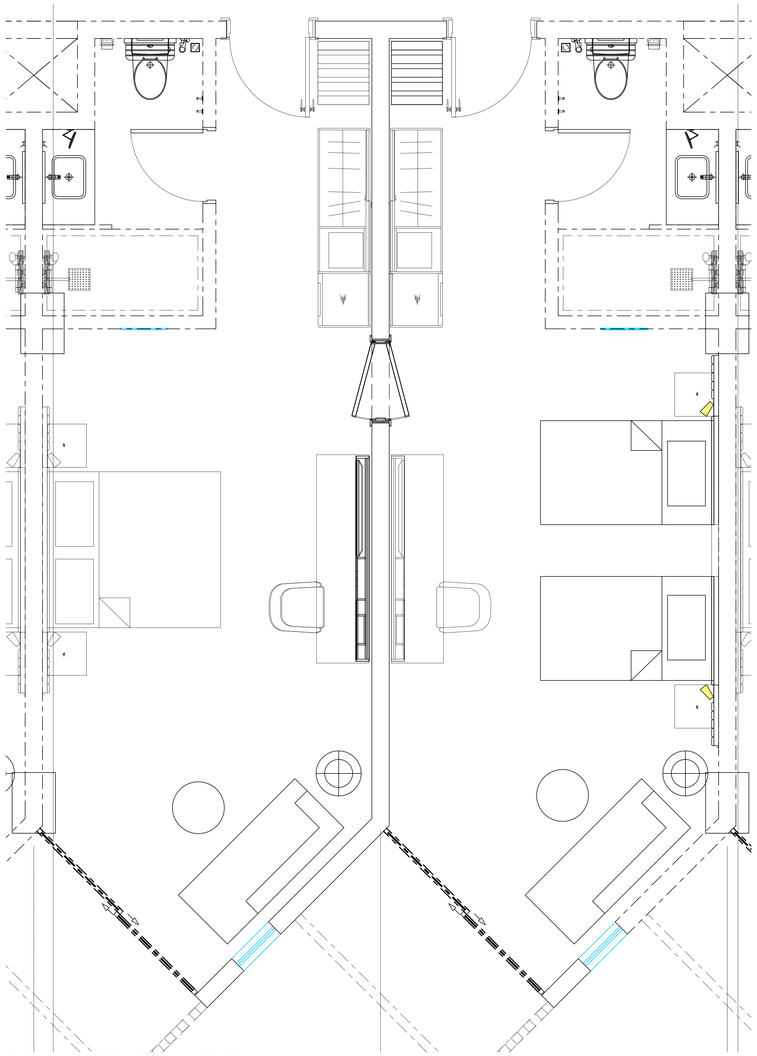
REVISIONS

	Revision Description	Date	By
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3			
01	LEED: EV, ACCESSIBLE BAYS & PV CANOPIES	01 Nov 2026	
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

Drawing Type:
Architectural & Furniture Layout

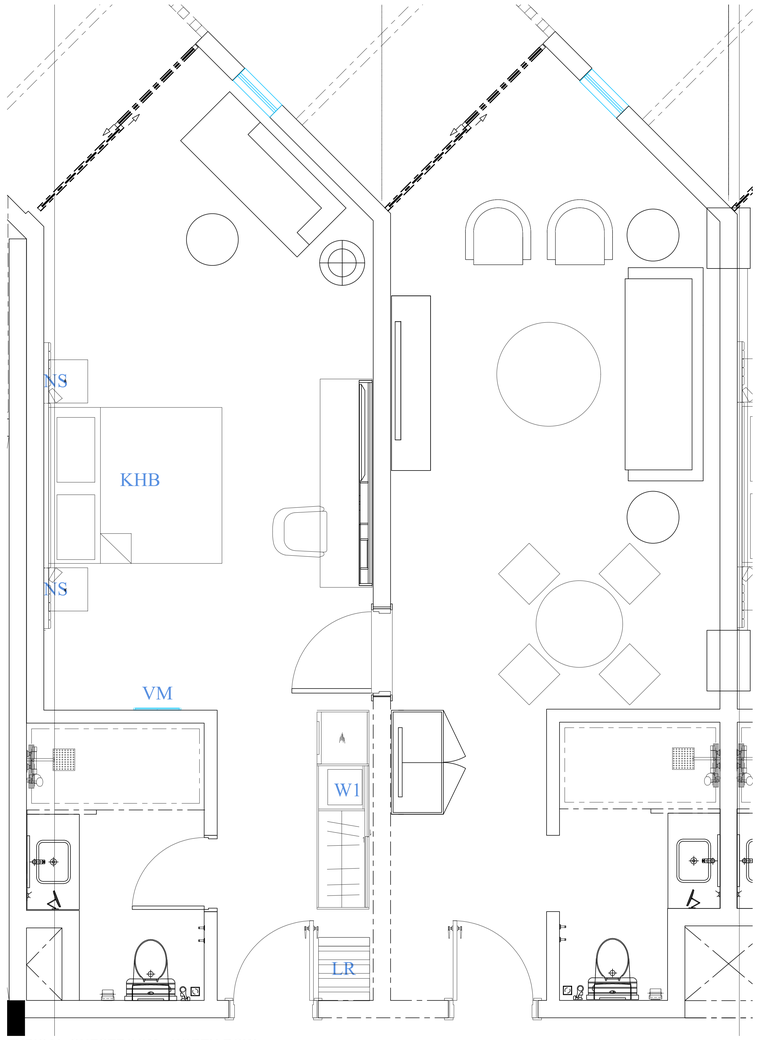
Drawing Title:
Annex - Floor Plans

Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.: WFY-AR-108		Revision NO.:	01
		Scale:	1:300



TYPICAL GUESTROOM - SOUTH ROW

SCALE 1:25 | NET INTERNAL AREA (blue outline, incl. bathroom & entry): 38.4 m²



TYPICAL GUESTROOM - NORTH ROW

SCALE 1:25 | NET INTERNAL AREA (blue outline, incl. bathroom & entry): 38.3 m²

GUESTROOM AREA CHECK - 5-STAR BRAND STANDARD

ROOM	NET m²	MIN m²	STATUS
South-row module	38.4	36.0	COMPLIES
North-row module	38.3	36.0	COMPLIES
Brand standard (target)	40.0	-	Below 40 m² target - for operator review

Bay 4.00 m c/c; clear width 3.80 m between 200 mm party walls.

Depth: corridor wall to facade 9.05 m + angled bay window 1.85 m.

Measured to internal finished faces; balcony excluded.

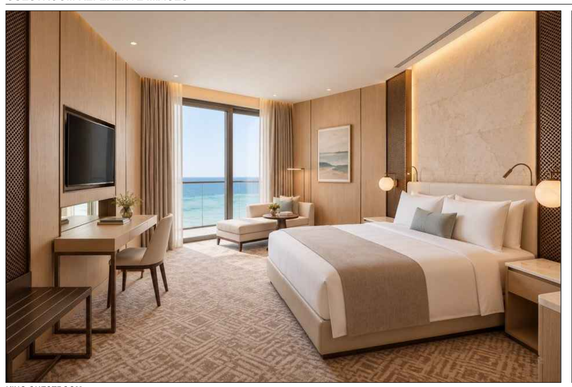
Same module on all typical floors (2nd - 6th); K and T share the module.

GUESTROOM FF&E (PER ROOM)

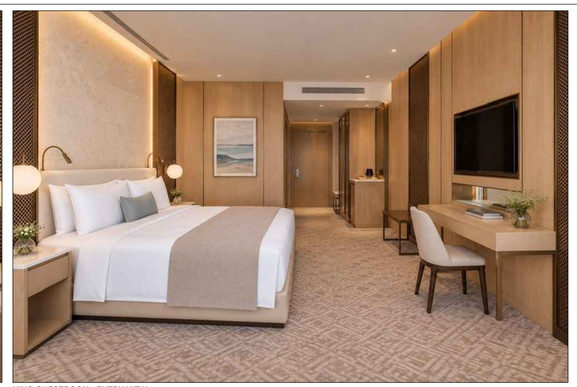
CODE	DESCRIPTION	SIZE (mm)	QTY
BD-01	King bed with headboard	1800x2000	per room
BD-02	Twin bed (pair)	2x 1200x2000	per room
CH-04	Guestroom lounge chair	720x800	per room
DK-03	Guestroom writing desk / console	2400x600	per room
ST-03	Minibar cabinet	500x500	per room
ST-04	Luggage rack	730x590	per room
TB-03	Bedside table	450x500	per room
TB-05	Coffee table, round	D600	per room
TB-06	Side table, round	D520	per room
TV-01	Wall TV / media panel	65 in	per room

Codes listed per level; quantities counted from drawing blocks on this level.

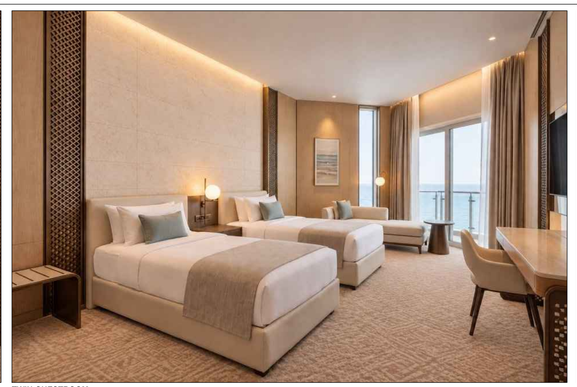
GUESTROOM REFERENCE IMAGES



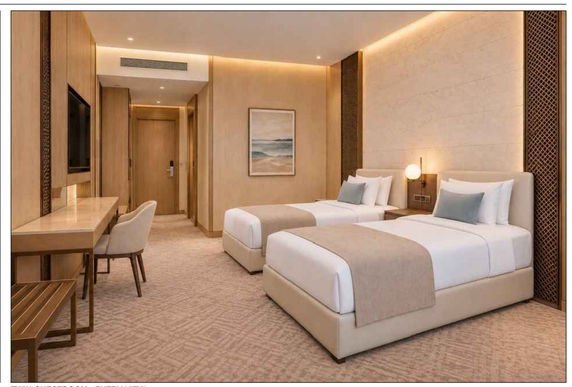
KING GUESTROOM



KING GUESTROOM - ENTRY VIEW



TWIN GUESTROOM



TWIN GUESTROOM - ENTRY VIEW

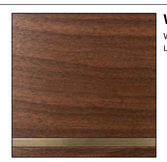
FINISH LEGEND - MATERIAL SWATCHES



FL-07
Guestroom tufted carpet, sand pattern
Location: Guestrooms and suites



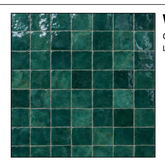
FL-08
Anti-slip stone mosaic / porcelain R11
Location: Spa wet areas, toilets, changing



WL-02
Walnut timber veneer panelling
Location: Restaurants, boardroom, feature walls



WL-01
Painted gypsum / plaster, warm white matt
Location: General walls



WL-06
Glazed zellige ceramic tile
Location: Spa wet areas, toilets



CL-01
Painted gypsum board ceiling, cove light
Location: General front-of-house

Finish codes per space are listed in the Space Schedule (FLOOR | WALL | CEILING) - see Material Board WFY-AR-120 and specification.

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:
-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS

	Revision Description	Date	By
4			
3			
2			
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

Drawing Type:

Architectural & Furniture Layout

Drawing Title:

Typical Guestrooms

Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

Drawing No.:
WFY-AR-110

Revision NO.: 00

Scale: 1:25

FINISH CODES FOR SPECIFICATION



FL-01
Polished beige marble 900x900, honed bevel

Location:
Lobby, reception, lift lobbies, pre-function



FL-02
Honed travertine-look porcelain 600x1200

Location:
Restaurants, cafe, lounge, roof dining



FL-03
Wool-nylon broadloom carpet, wave pattern

Location:
Guest corridors, banquet, meeting rooms



FL-04
Self-levelling epoxy, grey, anti-slip R11

Location:
Parking, MEP, stores, loading



FL-05
Rubber sports flooring 10 mm

Location:
Gymnasium / fitness



FL-06
Sprung maple hardwood sports floor

Location:
Indoor sports / multi-purpose hall



FL-07
Guestroom tufted carpet, sand pattern

Location:
Guestrooms and suites



FL-08
Anti-slip stone mosaic / porcelain R11

Location:
Spa wet areas, toilets, changing



FL-09
Homogeneous vinyl / ceramic tile BOH

Location:
Offices, staff, kitchens, housekeeping



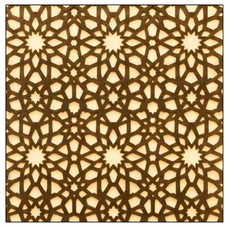
WL-01
Painted gypsum / plaster, warm white matt

Location:
General walls



WL-02
Walnut timber veneer panelling

Location:
Restaurants, boardroom, feature walls



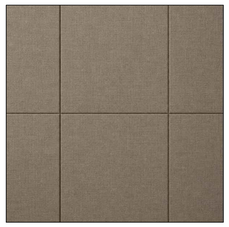
WL-03
Bronze PVD mashrabiya screen

Location:
Reception, lobbies, lounges



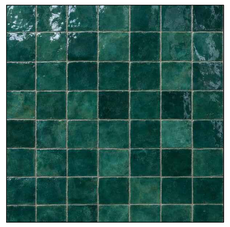
WL-04
Carved limestone / travertine cladding

Location:
Lobbies, spa, suites



WL-05
Fabric-wrapped acoustic wall panel

Location:
Banquet, meeting, conference



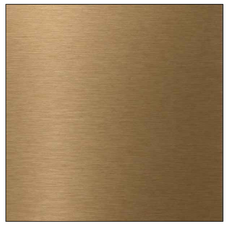
WL-06
Glazed zellige ceramic tile

Location:
Spa wet areas, toilets



WL-07
Washable epoxy paint

Location:
BOH, parking, MEP



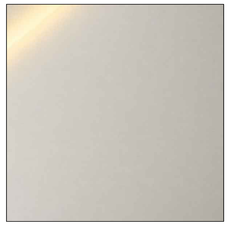
MT-01
Bronze PVD stainless trim / portals

Location:
Lift portals, reveals



SK-01
Timber / bronze skirting 100 mm

Location:
Front-of-house rooms



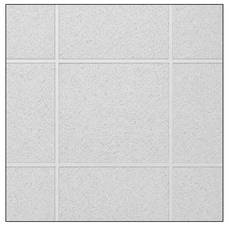
CL-01
Painted gypsum board ceiling, cove light

Location:
General front-of-house



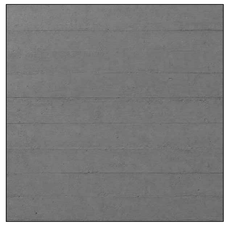
CL-02
Walnut timber slatted ceiling

Location:
Restaurants, lounges, feature



CL-03
Acoustic mineral tile 600x600

Location:
Offices, BOH, staff



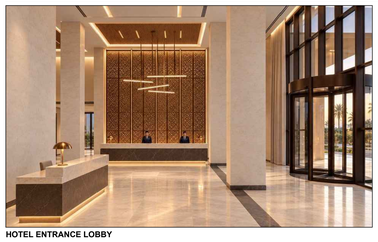
CL-04
Exposed soffit, painted

Location:
Parking, plant, MEP

FINISH CODE KEY

CODE	MEANING
FL	Floor finishes
WL	Wall finishes
CL	Ceiling finishes
MT	Metal trims / reveals
SK	Skirting
Per space	FLOOR	WALL	CEILING columns of each space schedule
Images	Rendered texture swatches - physical samples to be approved

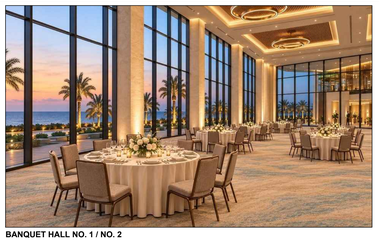
COORDINATED INTERIOR REFERENCES



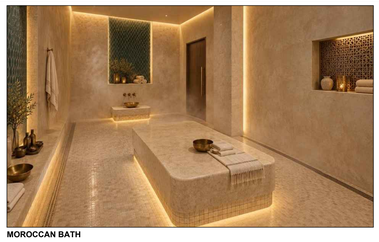
HOTEL ENTRANCE LOBBY



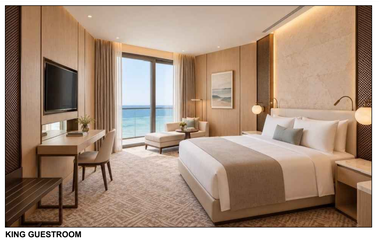
ALL-DAY DINING RESTAURANT



BANQUET HALL NO. 1 / NO. 2



MOROCCAN BATH



KING GUESTROOM



ROOF RESTAURANT - INDOOR

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:

-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS

	Revision Description	Date	By
4			
3			
2			
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

Drawing Type:

Architectural & Furniture Layout

Drawing Title:

Interior Material Board

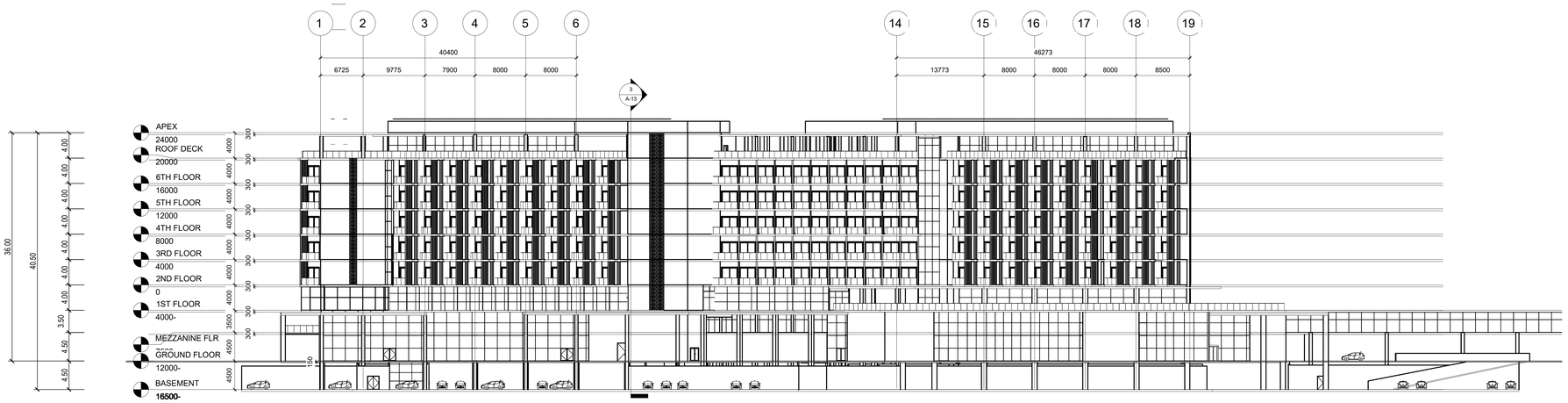
Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

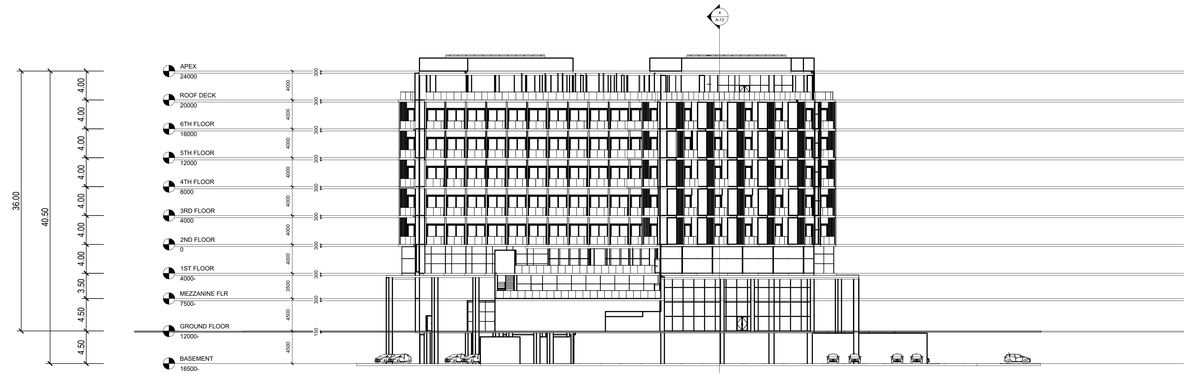
Drawing No.:

WFY-AR-120

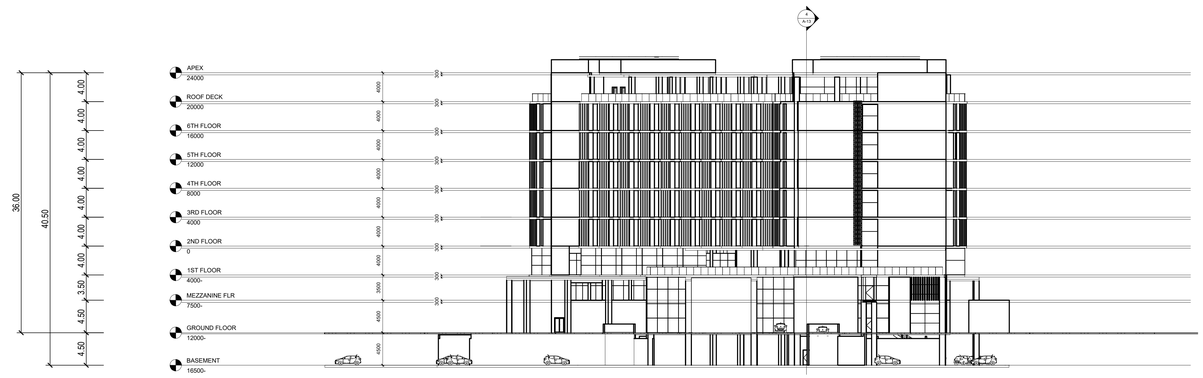
Revision NO.: 00

Scale: NTS


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MEZZANINE FLR
GROUND FLOOR
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BASEMENT
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3.50
4.50
4.50
4.00
4.00
4.00



LEFT ELEVATION
SCALE 1:300 @ A0



RIGHT ELEVATION
SCALE 1:300 @ A0

0 10 20 30 m

EXTERIOR MATERIAL LEGEND - COLOUR SWATCHES



EX-01
Honed sand-beige limestone cladding, 1200 x 600 panels
Location: Main facades, cores, parapets



EX-03
Dark bronze aluminium curtain wall / windows, low-E glazing
Location: Guestroom bays, lobby, podium



EX-05
Warm white GRC cladding, matte sand finish
Location: Podium columns, fins, soffits



EX-02
Bronze anodised aluminium mashrabiya screen, 8-point star
Location: Vertical feature strips, porte-cochere



EX-04
Frameless laminated glass balustrade, bronze cap
Location: Guestroom balconies, roof terraces



EX-06
Timber-look aluminium pergola slats, teak tone
Location: Roof pergola, alfresco canopy

NOTES

Level heights measured from the drawn finished floor levels; floor-to-floor chain on each view, overall to roof.
Exterior finishes indicative - physical samples and mock-up panel to be approved before procurement.
Elevations and sections derived from the coordinated BIM model; grids and levels as per plans WFY-AR-101 to 108.

EXTERIOR REFERENCE RENDERS



NORTH EAST WING FROM THE NORTH ROAD



WEST WING OVER THE LAGOON WALK



EAST END WITH ARRIVAL DRIVE

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:

-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS

4			
3			
2			
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	
	Revision Description	Date	By

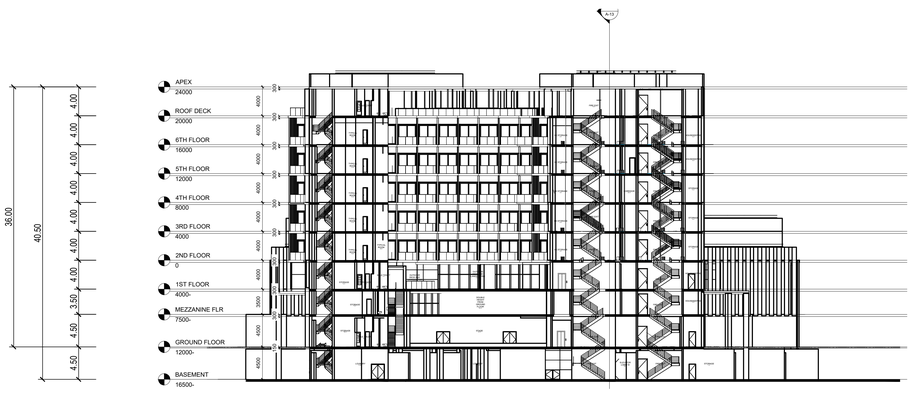
Drawing Type:

Architectural & Furniture Layout

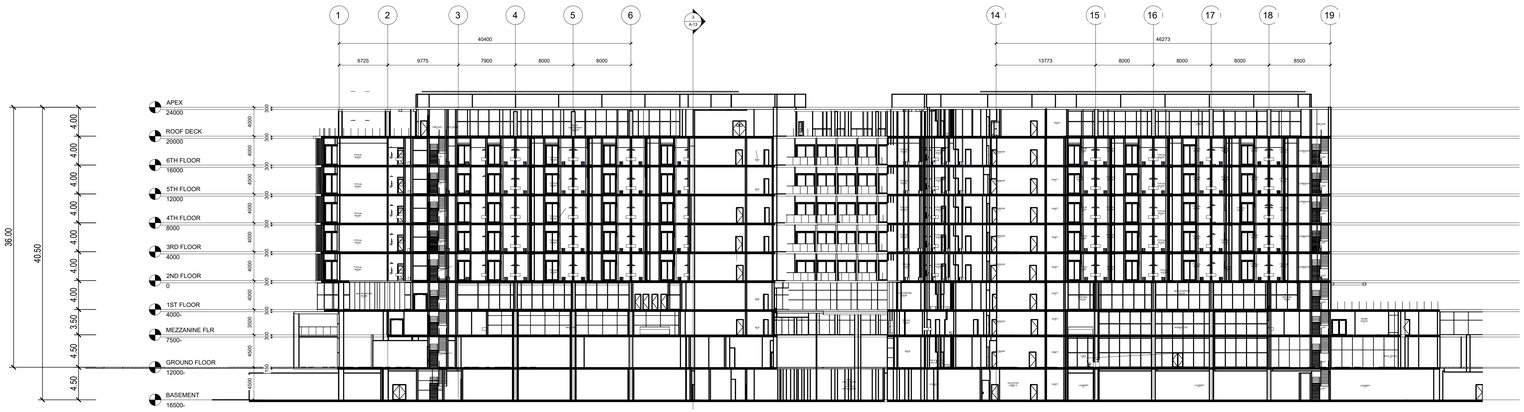
Drawing Title:

Hotel Elevations - Left & Right

Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.: WFY-AR-131		Revision NO.:	00
		Scale:	1:300



CROSS SECTION
SCALE 1:300 @ A0



LONGITUDINAL SECTION
SCALE 1:300 @ A0

0 10 20 30 m

EXTERIOR MATERIAL LEGEND - COLOUR SWATCHES



EX-01
Honed sand-beige limestone cladding, 1200 x 600 panels
Location: Main facades, cores, parapets



EX-03
Dark bronze aluminium curtain wall / windows, low-E glazing
Location: Guestroom bays, lobby, podium



EX-05
Warm white GRC cladding, matte sand finish
Location: Podium columns, fins, soffits



EX-02
Bronze anodised aluminium mashrabiya screen, 8-point star
Location: Vertical feature strips, porte-cochere



EX-04
Frameless laminated glass balustrade, bronze cap
Location: Guestroom balconies, roof terraces



EX-06
Timber-look aluminium pergola slats, teak tone
Location: Roof pergola, alfresco canopy

NOTES

Level heights measured from the drawn finished floor levels; floor-to-floor chain on each view, overall to roof.
Exterior finishes indicative - physical samples and mock-up panel to be approved before procurement.
Elevations and sections derived from the coordinated BIM model; grids and levels as per plans WFY-AR-101 to 108.

EXTERIOR REFERENCE RENDERS



SOUTH-WEST THREE-QUARTER HERO



STEPPED SOUTH-EAST FACADE



NORTH-WEST STEPPED FACADE FROM THE RESORT POOL

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

CONTRACTOR

الوفائية
Wafaiyah

Consultant:

-

COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
Civil	CV			
Mechanical	MEC			
Electrical	ELC			
Low Current	LC			
Fire Life Safety	FLS			
Acoustics	ACS			
Lighting	LGT			
Signage	SG			
Security	SC			

REVISIONS

	Revision Description	Date	By
4			
3			
2			
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

Drawing Type:

Architectural & Furniture Layout

Drawing Title:

Hotel Building Sections

Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

Drawing No.:
WFY-AR-132

Revision NO.: 00

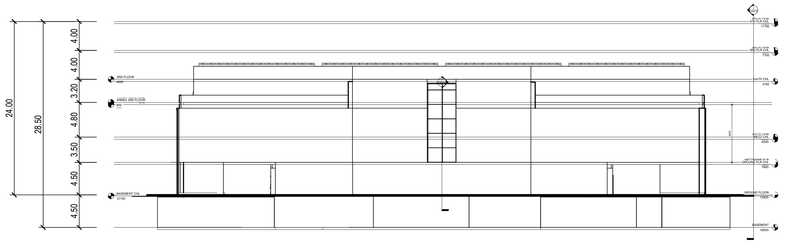
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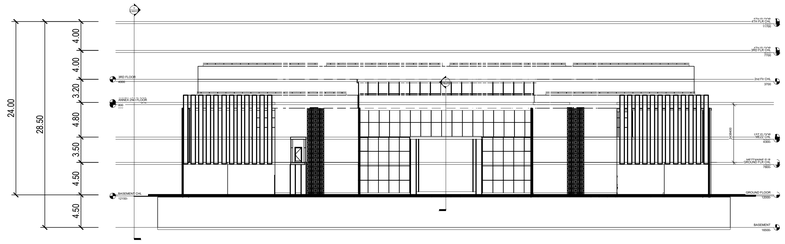
NORTH ELEVATION
SCALE 1:300 @ A0



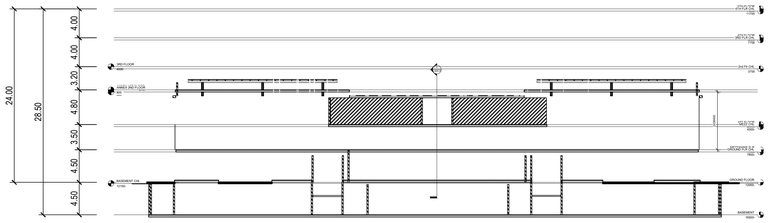
SOUTH ELEVATION
SCALE 1:300 @ A0



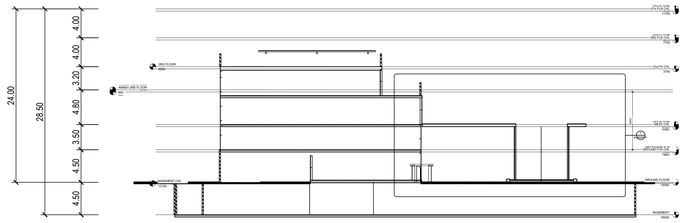
EAST ELEVATION
SCALE 1:300 @ A0



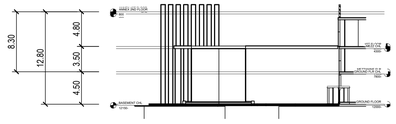
WEST ELEVATION
SCALE 1:300 @ A0



LONGITUDINAL SECTION A-A
SCALE 1:300 @ A0



CROSS SECTION B-B
SCALE 1:300 @ A0



PORTE-COCHERE SECTION C-C
SCALE 1:300 @ A0

0 10 20 30 m

EXTERIOR MATERIAL LEGEND - COLOUR SWATCHES

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Location: Main facades, cores, parapets

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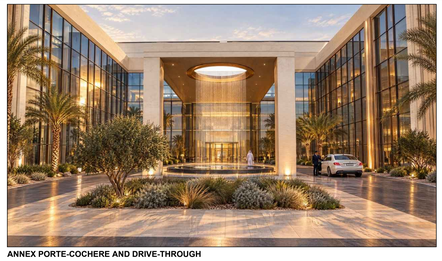
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Timber-look aluminium pergola slats, teak tone
Location: Roof pergola, alfresco canopy

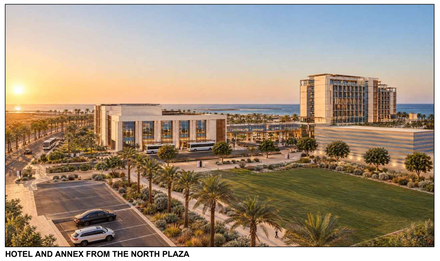
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EXTERIOR REFERENCE RENDERS


ANNEX WITH HOTEL TOWER BEHIND


ANNEX PORTE-COCHERE AND DRIVE-THROUGH


HOTEL AND ANNEX FROM THE NORTH PLAZA


BETWEEN HOTEL AND ANNEX


HOTEL AND ANNEX FROM THE SOUTH


HOTEL AND ANNEX FROM THE SOUTH-EAST

Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	LOT 26 / LOT 23

Project Name:

YANBU 5-STAR HOTEL & ANNEX

INVESTOR

WAFAIYA
YANBU • RED SEA

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Consultant:
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COORDINATION

Checked		Engineer	Signature	Date
Architectural	ARC			
Interior Design	ID			
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Low Current	LC			
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REVISIONS

	Revision Description	Date	By
4			
3			
2			
00	ISSUE 00 - FIRST COMPREHENSIVE SUBMISSION	30 Oct 2026	

Drawing Type:
Architectural & Furniture Layout

Drawing Title:
Annex Elevations & Sections

Drawn by:		Date:	30 Oct 2026
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		

Drawing No.:
WFY-AR-133

Revision NO.:	00
Scale:	1:300