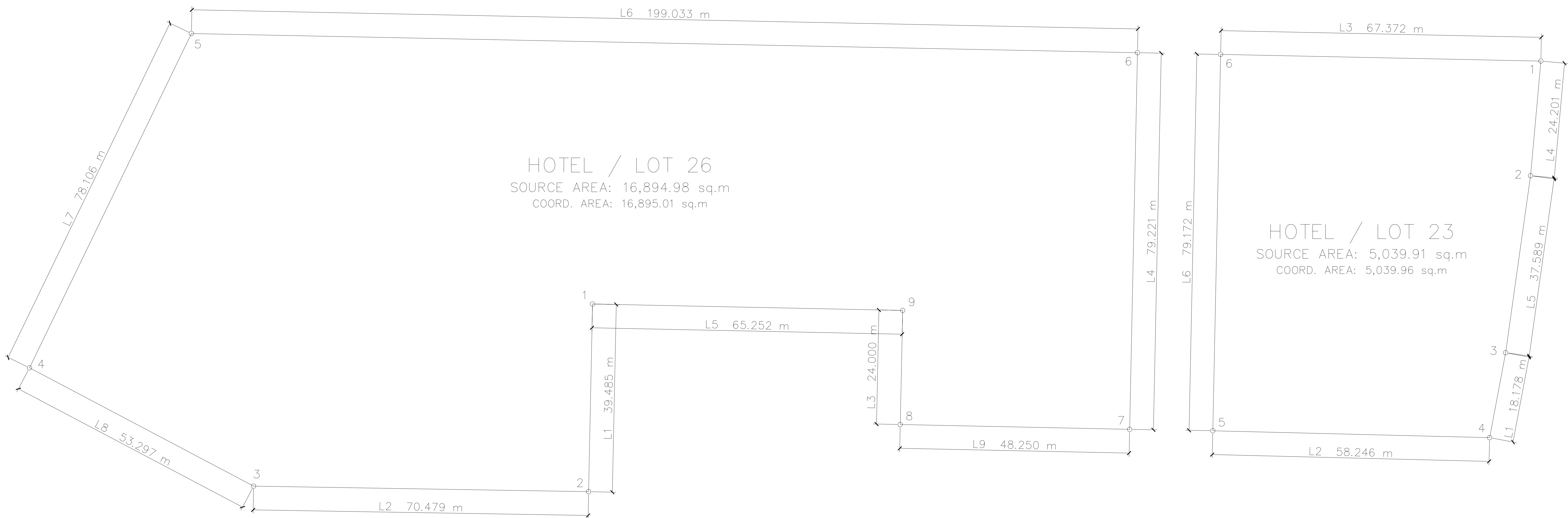


YANBU HOTEL PROJECT

LOT BOUNDARY PLAN | BLOCK 02 | COMMUNITY AREA 1 – COASTAL AREA

Survey-coordinate reconstruction from the supplied boundary diagrams



LOT 26 – BOUNDARY COORDINATES (m)

PT	EASTING (X)	NORTHING (Y)
1	3817194.242920	2641075.764709
2	3817193.423523	2641036.288086
3	3817122.954712	2641037.460693
4	3817075.822693	2641062.343506
5	3817109.877075	2641132.635071
6	3817308.869507	2641128.612122
7	3817307.221130	2641049.408081
8	3817258.981506	2641050.412109
9	3817259.480896	2641074.406921

LOT 23 – BOUNDARY COORDINATES (m)

PT	EASTING (X)	NORTHING (Y)
1	3817393.722717	2641126.847473
2	3817391.551514	2641102.743713
3	3817386.311707	2641065.521301
4	3817382.946472	2641047.657898
5	3817324.718323	2641049.093506
6	3817326.365723	2641128.247925

DRAWING NOTES

- 1 drawing unit = 1 metre. Model-space geometry is drawn 1:1.
 - X = source easting; Y = source northing; Z = 0.
 - Full coordinates retained exactly as printed; no extra offset applied.
 - Source grid datum / projection is not stated in the supplied PDF.
 - Boundary vertices follow source point order. Parcels remain separate.
 - Dimensions are calculated from coordinates, rounded to 0.001 m.
 - Printed areas differ slightly from coordinate-derived areas:
Lot 26: 16,894.98 / 16,895.01 sq.m (source / calculated).
Lot 23: 5,039.91 / 5,039.96 sq.m (source / calculated).
 - Road edges and other non-coordinate linework are not reconstructed.
 - Boundary reference drawing; verify against the current approved survey.
- SOURCE: Attached PDF, page 2 = Lot 26; page 1 = Lot 23.
Lot 26: S.W.R. 0602-25, 04 May 2025.
Lot 23: S.W.R. 0047-25, 23 April 2025.

LB-01 | LOT BOUNDARY PLAN | 29 SEPTEMBER 2026

AUTO-CAD COMPATIBLE DXF / AC1024 / METRES



Royal Commission
الهيئة الملكية

Location: Yanbu ,KSA Plot NO.:

Project Name:

PROPOSED 5-STAR HOTEL

INVESTOR



CONTRACTOR



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			
1			
	Revision Description	Date	By

Drawing Type:			
LOT BEARING			
Drawing Title:			
LOT DIMENSION			
Drawn by:		Date:	
Checked by:	Ar Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.:		Revision NO.:	
Y5S- AR-LO-01		Scale:	-



Royal Commission
الهيئة الملكية

Location: Yanbu ,KSA Plot NO.:

Project Name:

PROPOSED 5-STAR HOTEL

INVESTOR



CONTRACTOR



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			
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Revision Description	Date	By	

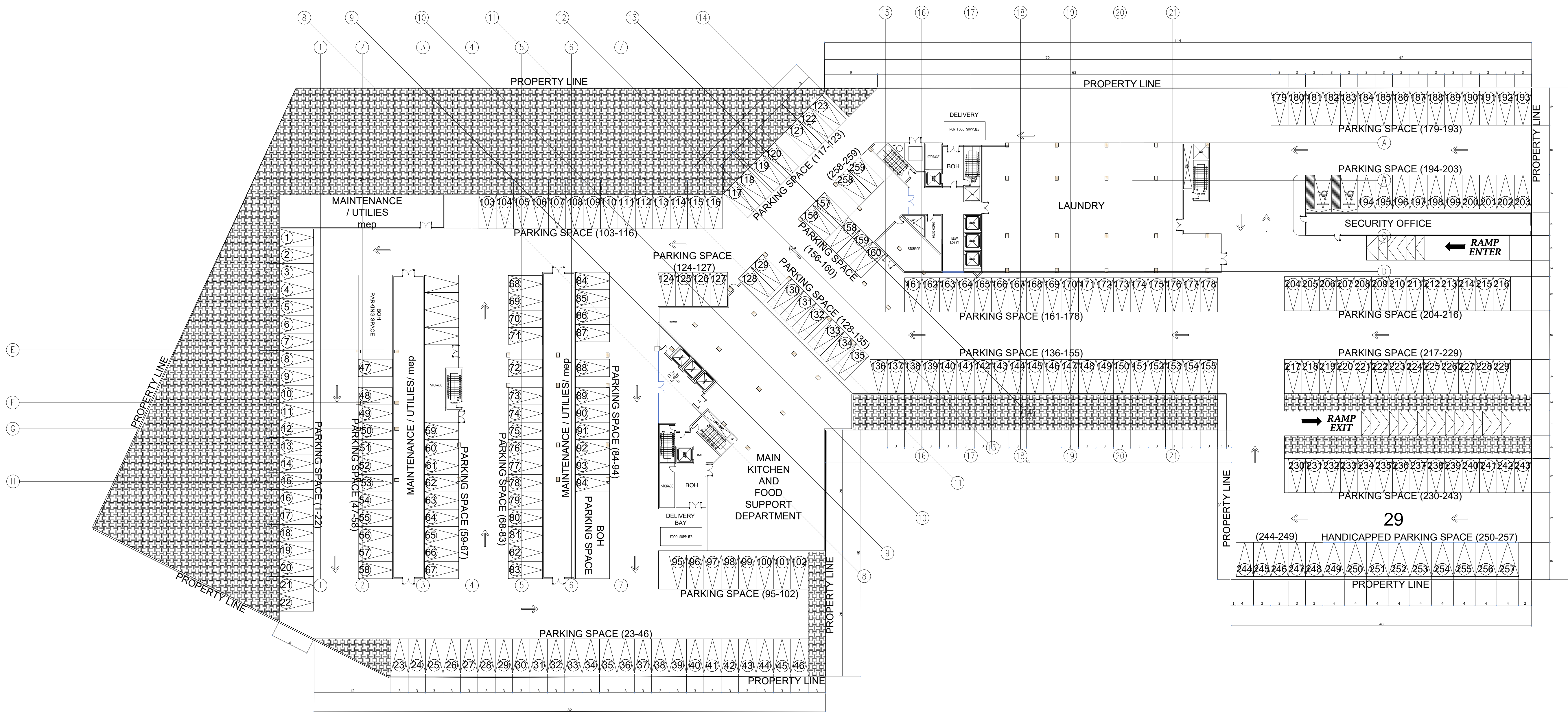
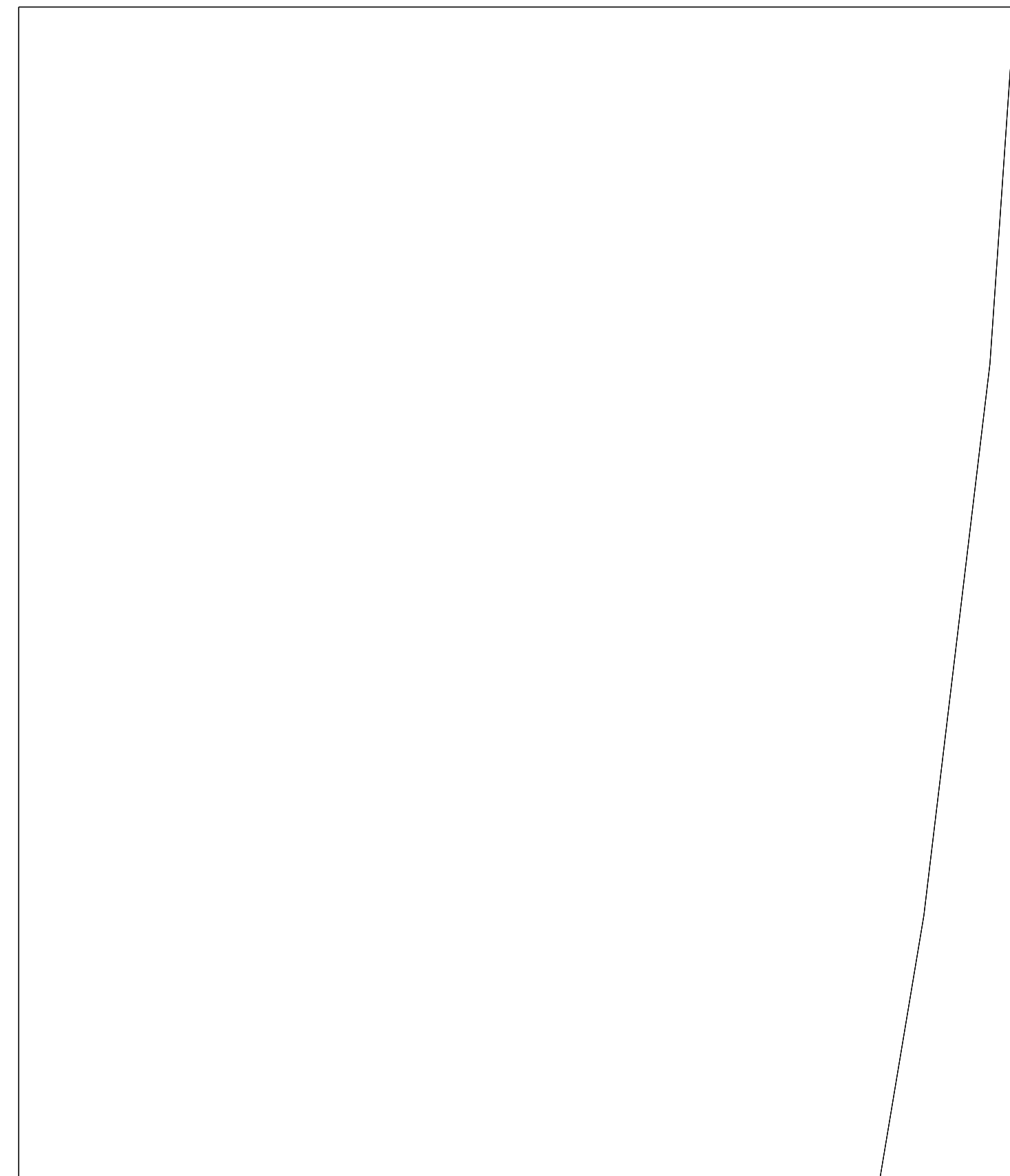
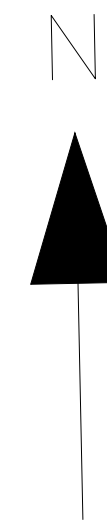
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Preliminary Architectural Layout

Drawing Title:

Basement Floor Plan

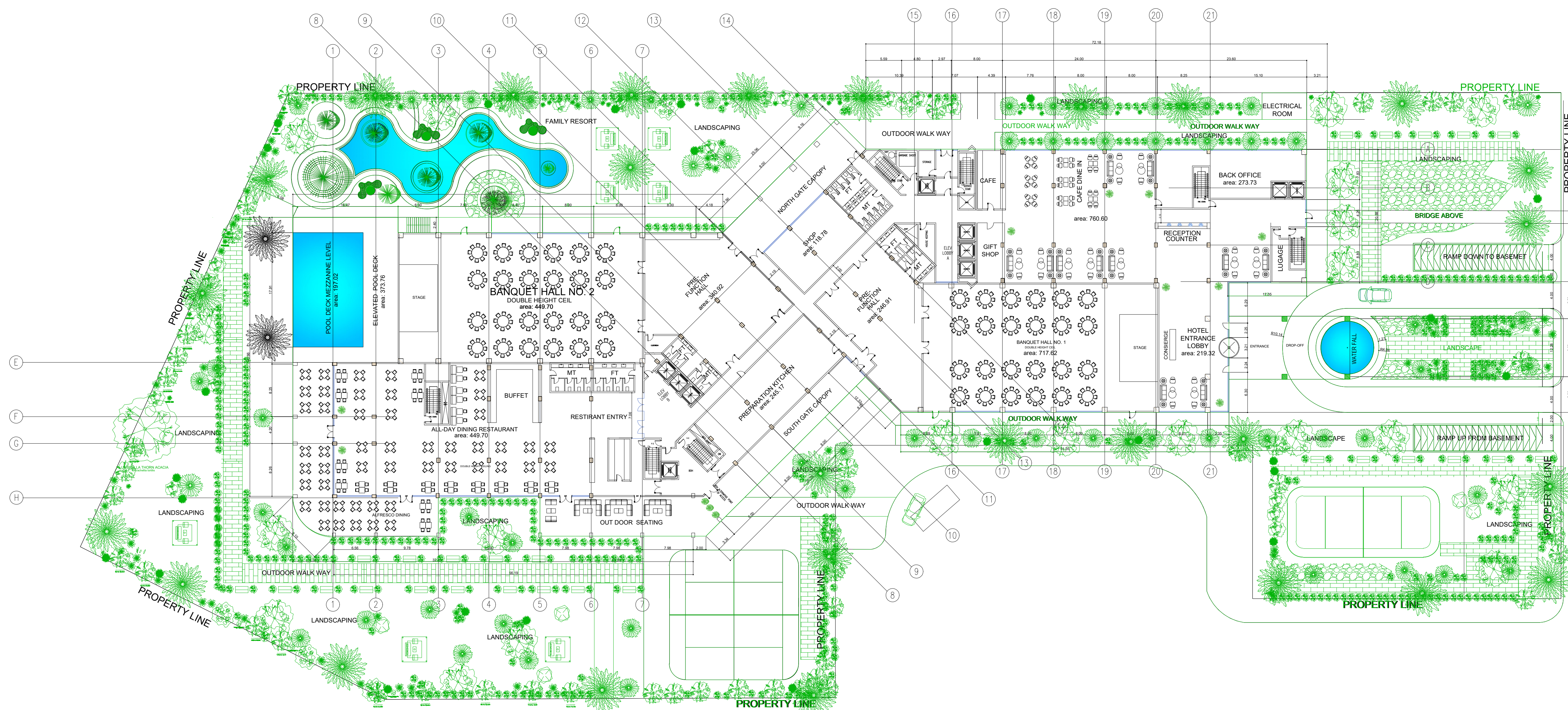
Drawn by:		Date:	
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.:		Revision NO.:	
Y5S- AR-BA-01		Scale:	-



BASEMENT LEVEL
TOTAL NO. OF PARKING: 257
Area 14159

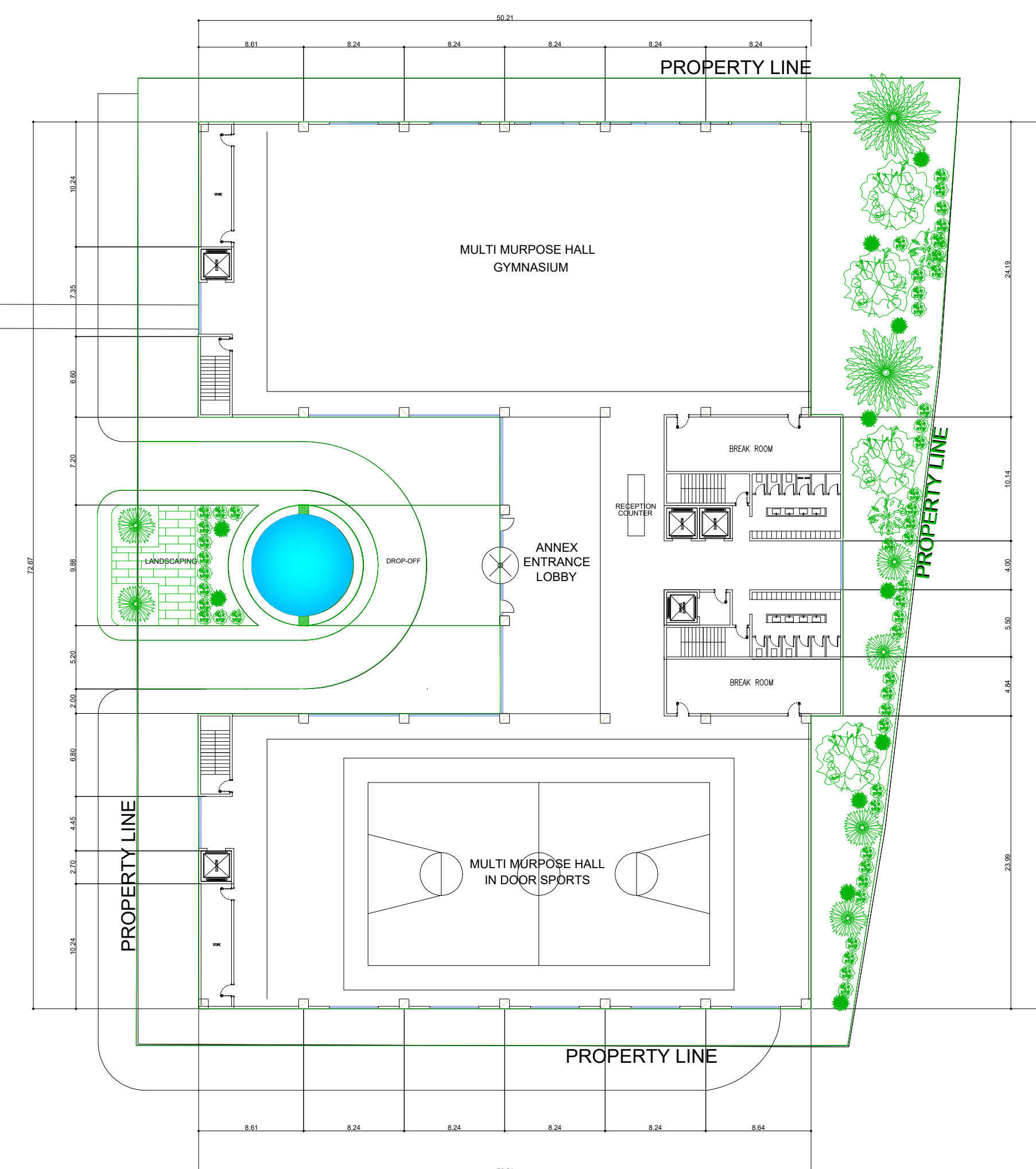
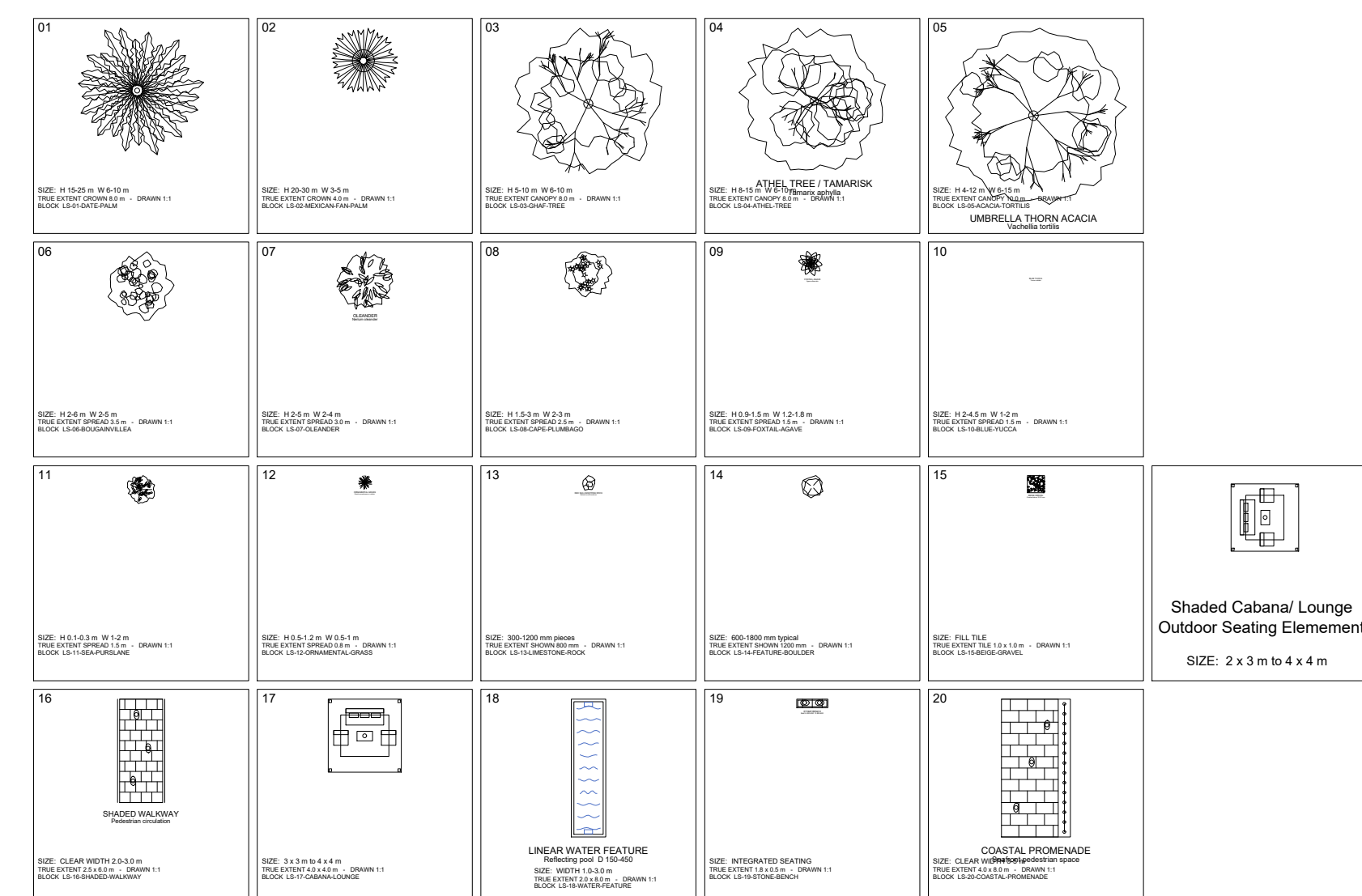
LOT 1 Area :	16879 M2
Ground Floor Area: 5568.9653	FP : 33 %
BASEMENT LEVEL	area 14159.4976
MEZZANINE FLOOR	area 2471.2531
FIRST FLOOR	area 3402.7515
2nd FLOOR	area 3402.7515
3rd FLOOR	area 3402.7515
4th FLOOR	area 3402.7515
5th FLOOR	area 3402.7515
6th FLOOR	area 3402.7515
Roof Floor	area 1700

LOT 2 Area :	5034 M2	
Ground Floor Area:	3020 M2	FP : 60 %
BASEMENT LEVEL	none	
MEZZANINE FLOOR	area 805	
FIRST FLOOR	area 805	
Roof Floor	area 1510	

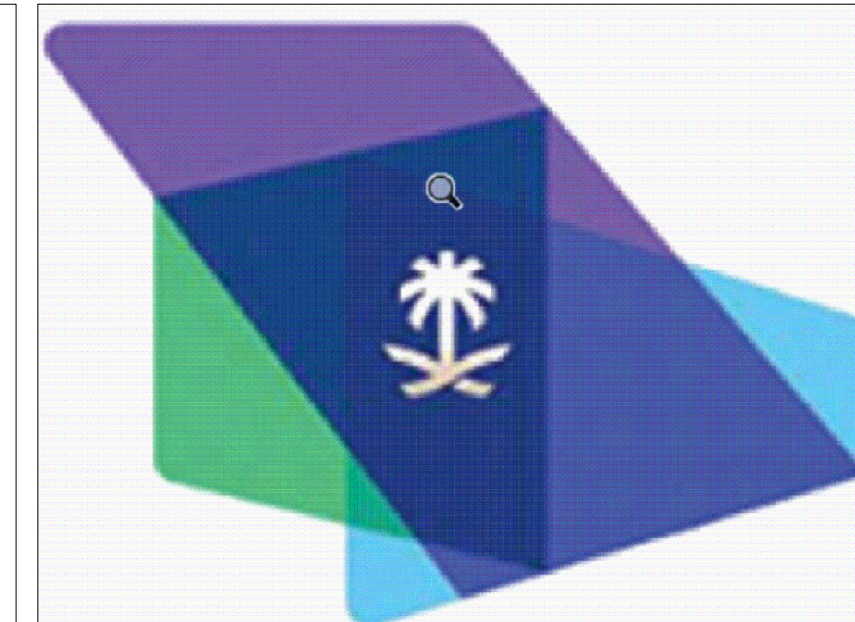


Ground Floor Area: 5568.9653 FP : 33 %
LOT 1 Area : 16879 M2

MJ DESIGN STUDIO - LANDSCAPE BLOCKS - TRUE SIZE COMPARISON (ALL 1:1)



GF area: 3020 M2 FP: 60 %
LOT 2 ANNEX Area : 5034 M2



Royal Commission
الهيئة الملكية

Location:	Yanbu ,KSA	Plot NO.:	
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Project Name:

PROPOSED 5-STAR HOTEL

INVESTOR



CONTRACTOR



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

REVISIONS			
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	Revision Description	Date	By

Drawing Type:

Preliminary Architectural Layout

Drawing Title:

Ground Floor Plan
Site Development

Drawn by:		Date:	
Checked by:	Ar. Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.: Y5S- AR-BA-01		Revision NO.:	
		Scale:	-



Royal Commission
الهيئة الملكية

Location: Yanbu ,KSA Plot NO.:

Project Name:

PROPOSED 5-STAR HOTEL

INVESTOR



CONTRACTOR



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			
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Revision Description		Date	By

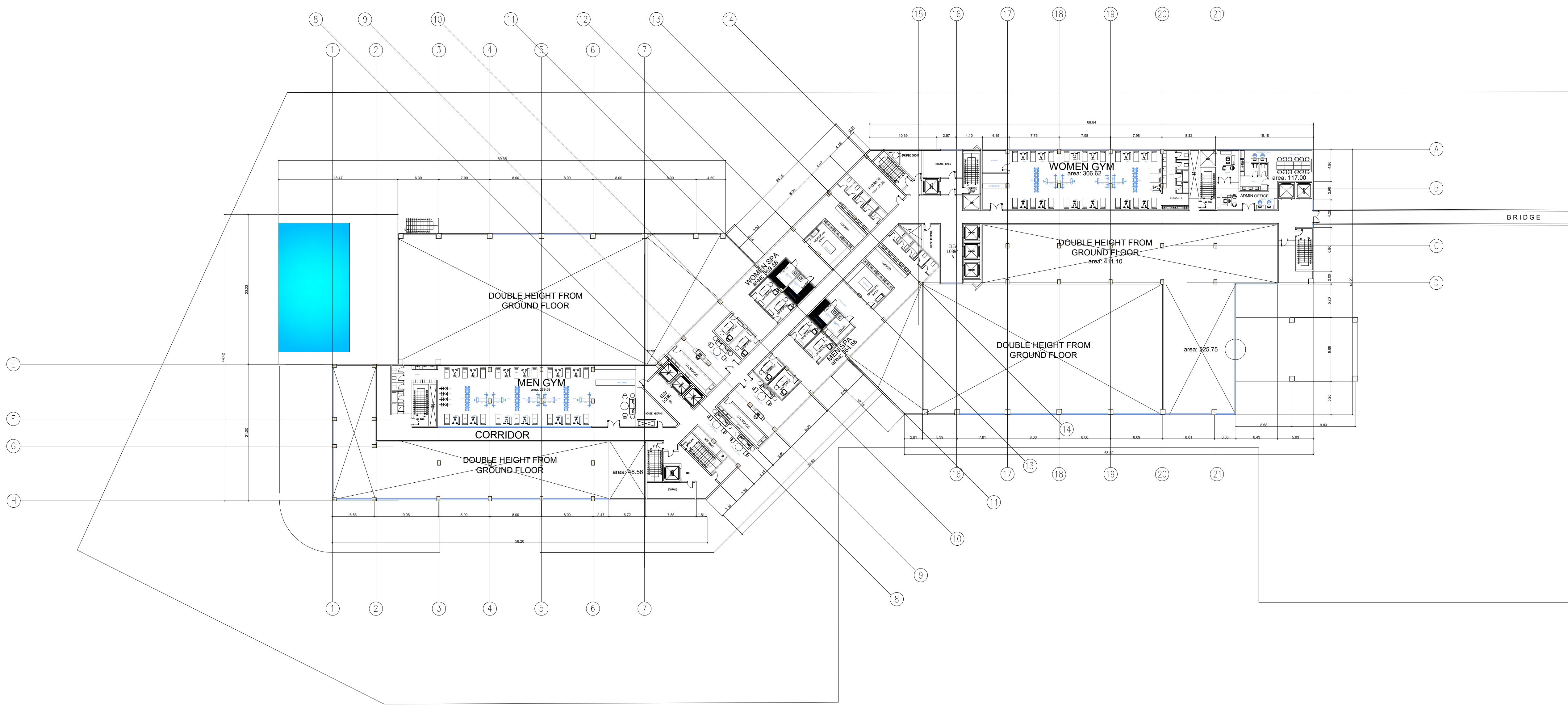
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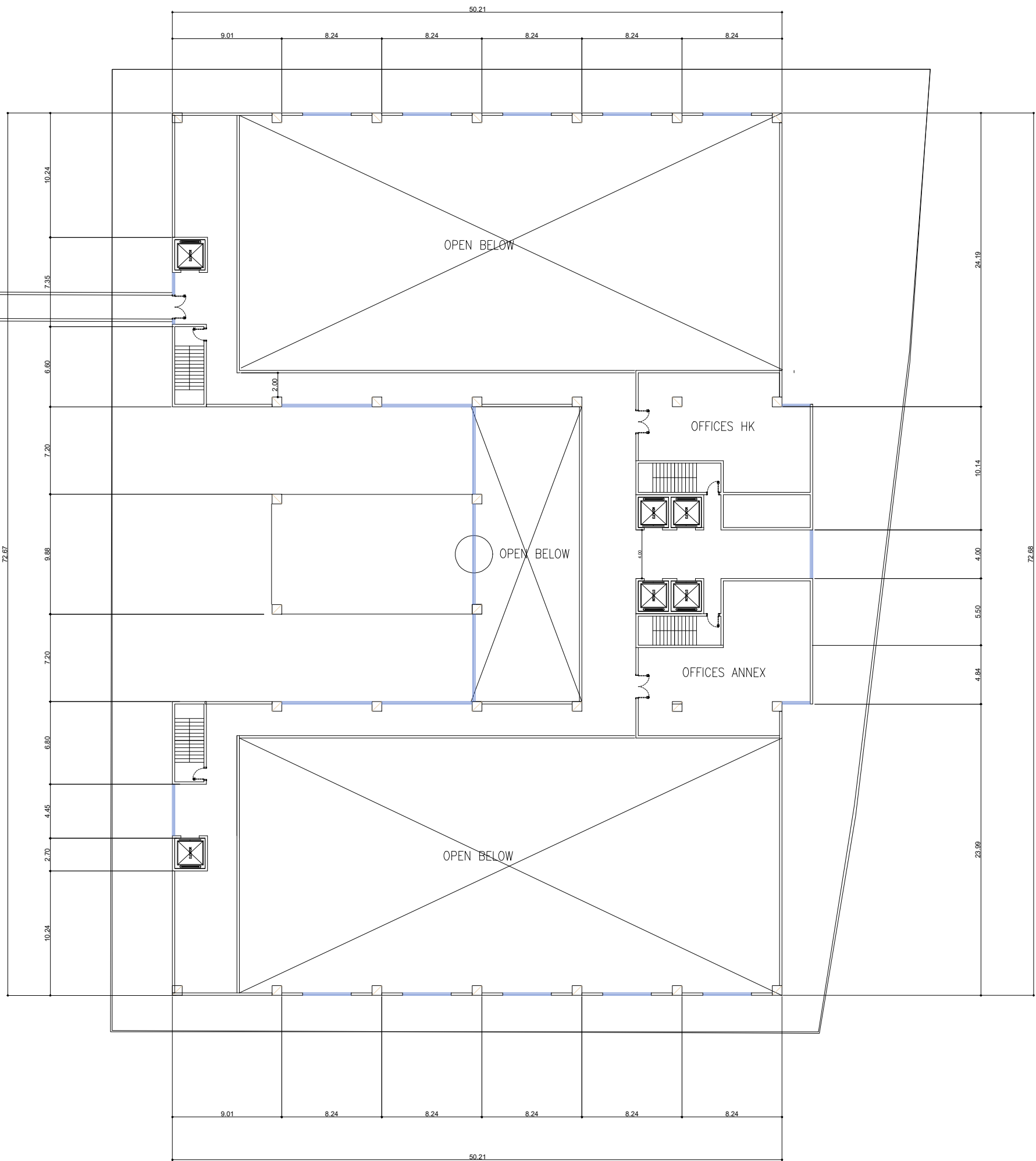
Drawing Title:
MEZZANINE Floor Plan

Drawn by:		Date:	
Checked by:	Ar. Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.:		Revision NO.:	
Y5S- AR-ME-01		Scale:	-

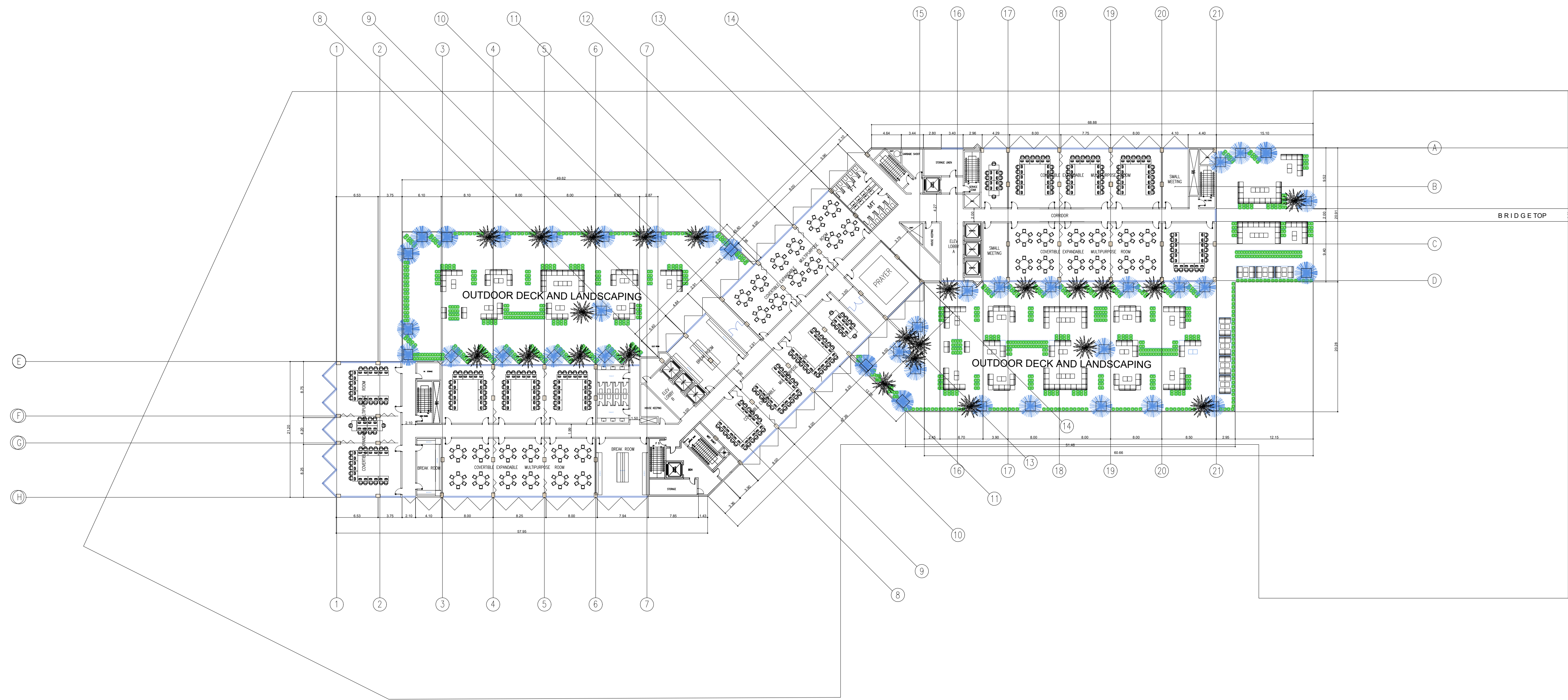
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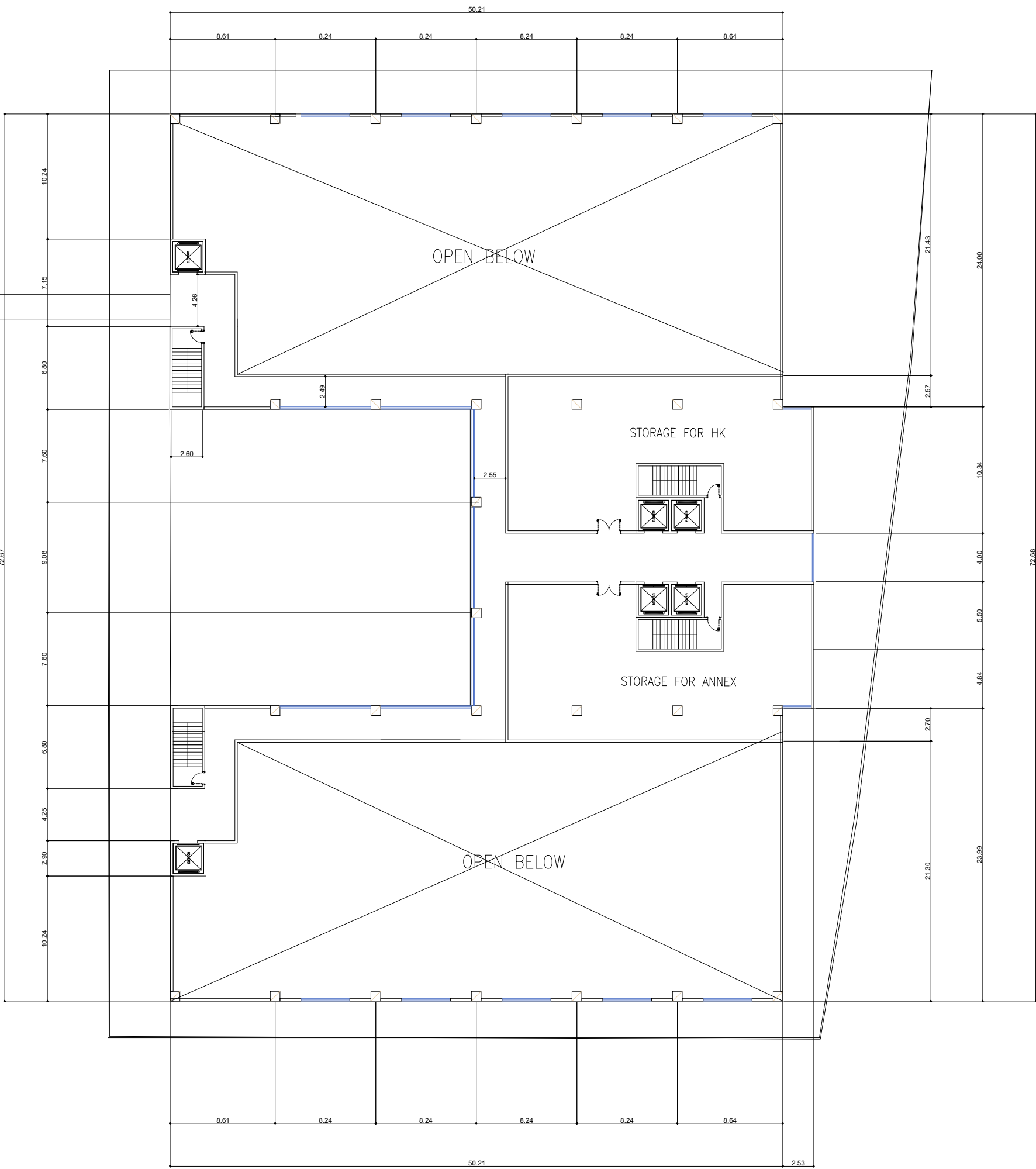
**MEZZANINE FLOOR
HOTEL BLDG.**
AREA 2471.2531



**ANNEX BUILDING
MEZZANINE FLOOR**
AREA: 805 M2



FIRST FLOOR
HOTEL BLDG.
area 3188.6365



ANNEX BUILDING
FIRST FLOOR
area: 805 M2



Royal Commission
الهيئة الملكية

Location: Yanbu ,KSA Plot NO.:

Project Name:

PROPOSED 5-STAR HOTEL

INVESTOR



CONTRACTOR



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			
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Revision Description	Date	By	

Drawing Type:

Preliminary Architectural Layout

Drawing Title:

Basement Floor Plan

Drawn by:		Date:	
Checked by:	Ar .Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.:		Revision NO.:	
Y5S- AR-1ST-01		Scale:	-



Royal Commission الهيئة الملكية

Location: Yanbu_KSA Plot NO.:

Project Name:

PROPOSED 5-STAR HOTEL

INVESTOR



CONTRACTOR



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			
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	Revision Description	Date	By

Drawing Type:

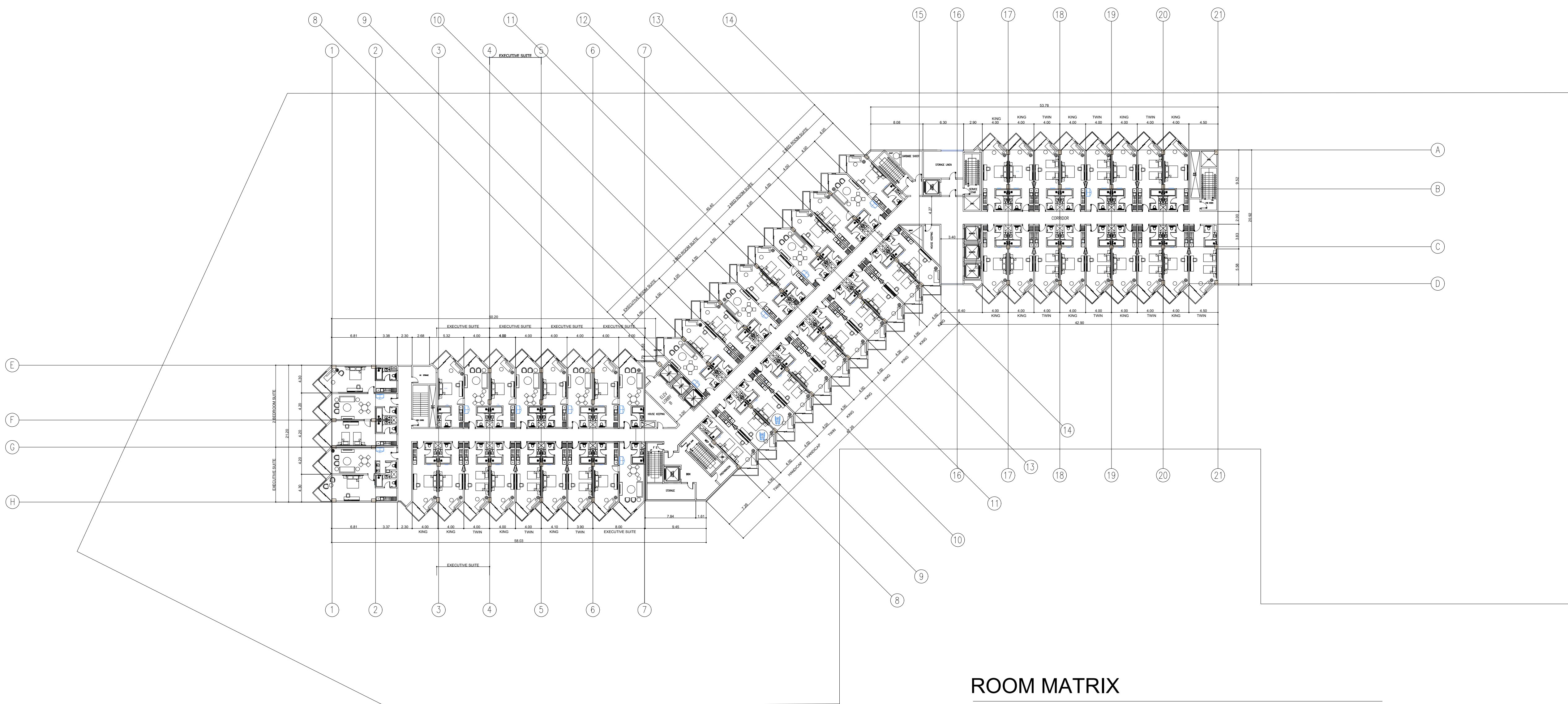
Preliminary Architectural Layout

Drawing Title:

Typical Floor Plan
2nd-4th floor

Drawn by:		Date:	
Checked by:	Ar. Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.:	Y5S- AR-TP-01	Revision NO.:	
		Scale:	-

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2ND - 4TH HOTEL BLDG.

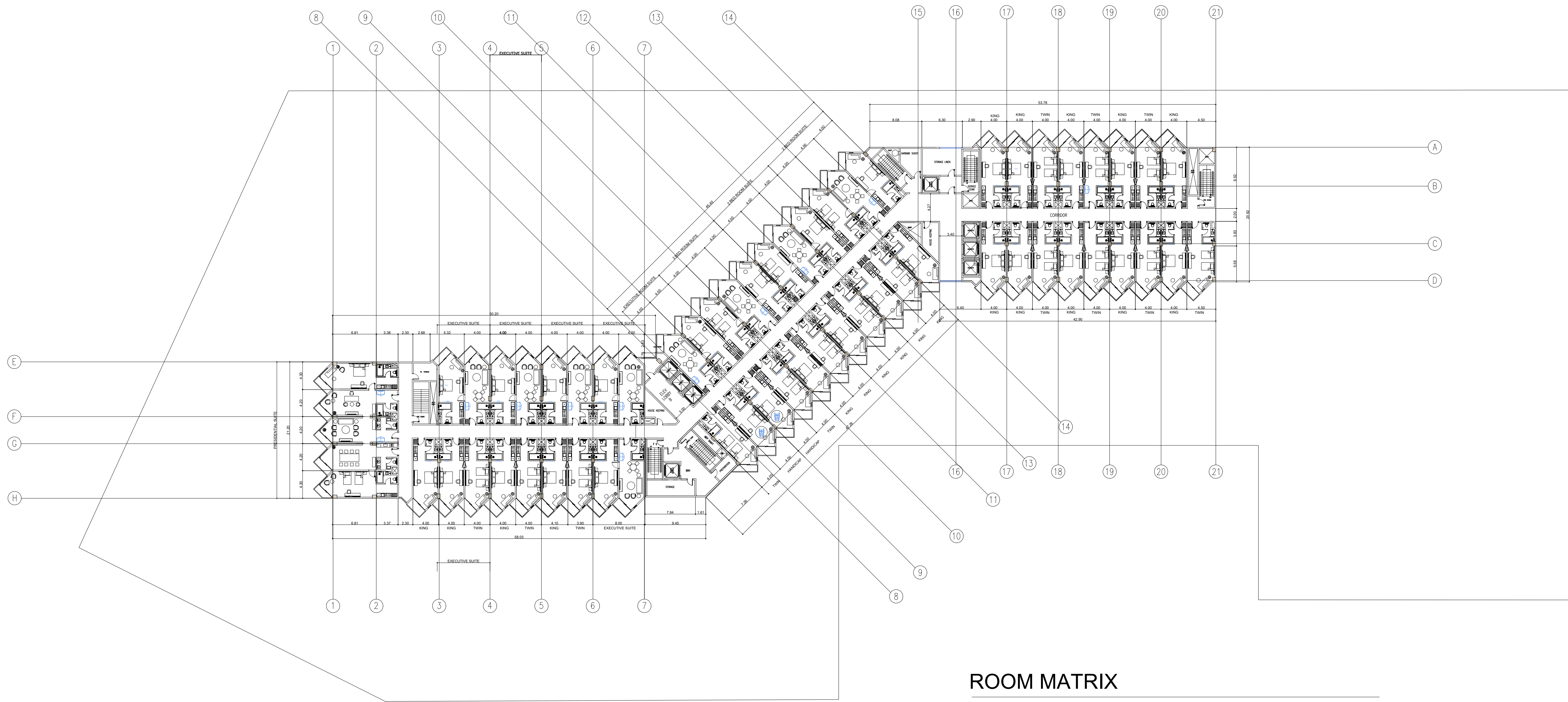
area
3402.7515

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
	44 KEYS		61	

ANNEX BUILDING ROOF FLOOR

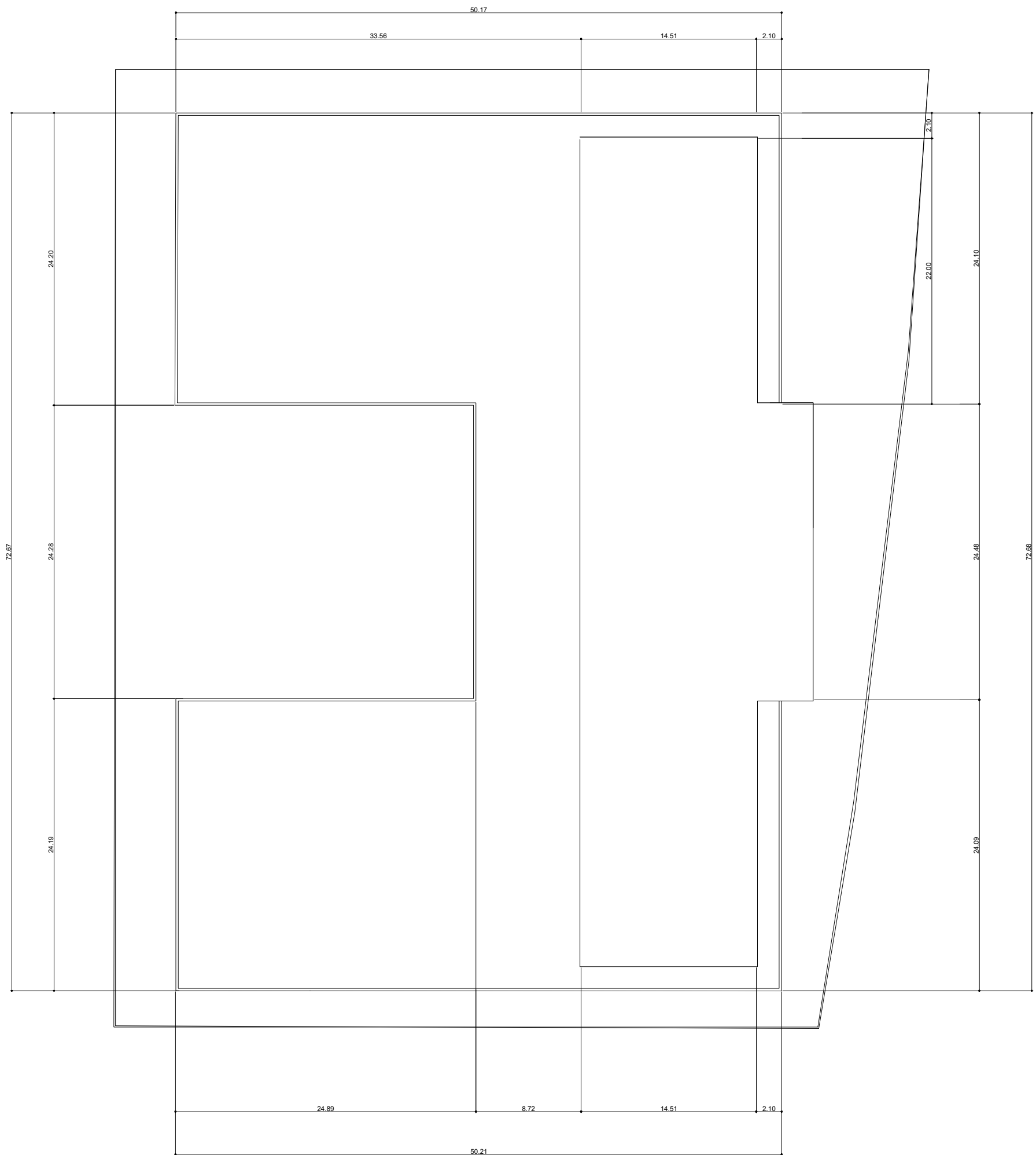
area: 1510 M2



5TH - 6TH
HOTEL BLDG.
area 3402.7515

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
44 KEYS			61	



ANNEX BUILDING
ROOF FLOOR
area: 1510 M2



Royal Commission
الهيئة الملكية

Location: Yanbu_KSA Plot NO.:

Project Name:

PROPOSED 5-STAR HOTEL

INVESTOR



CONTRACTOR



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			
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	Revision Description	Date	By

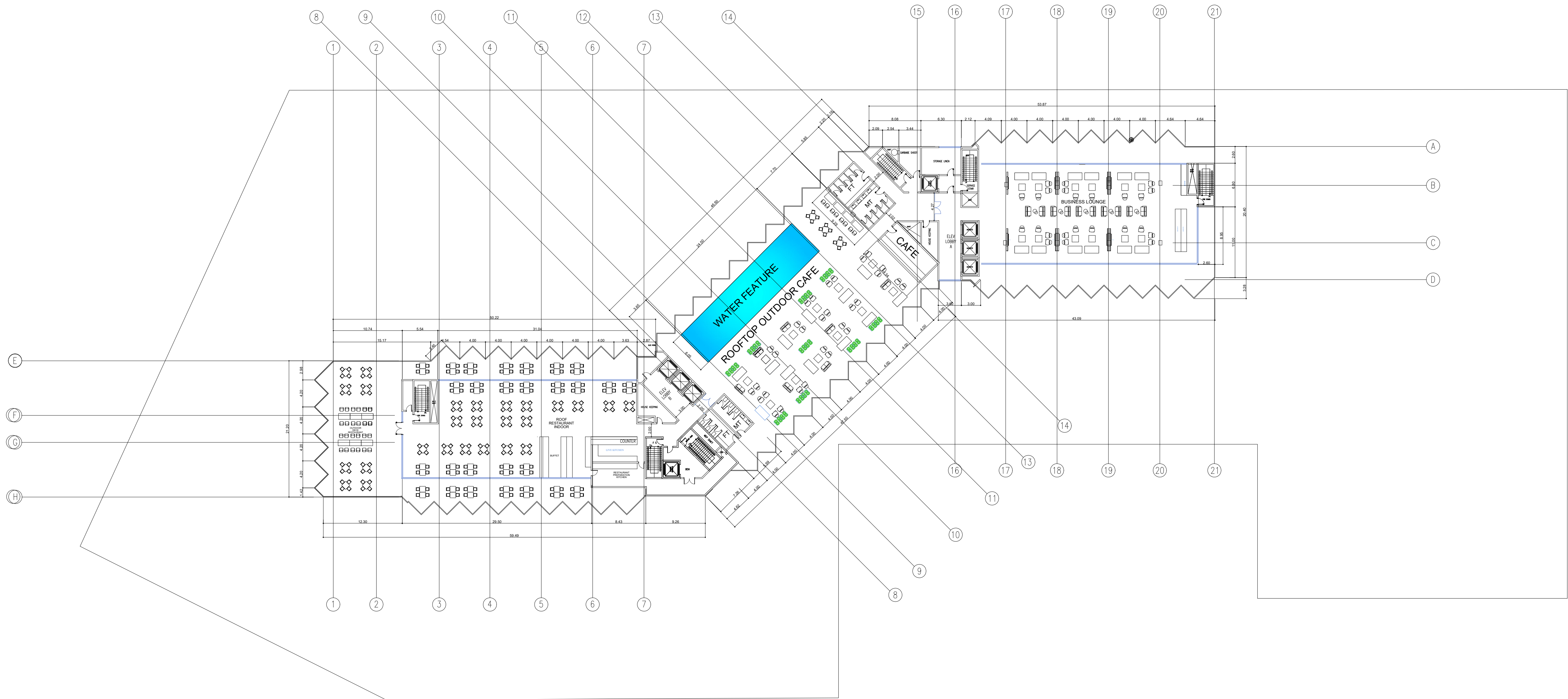
Drawing Type:

Preliminary Architectural Layout

Drawing Title:

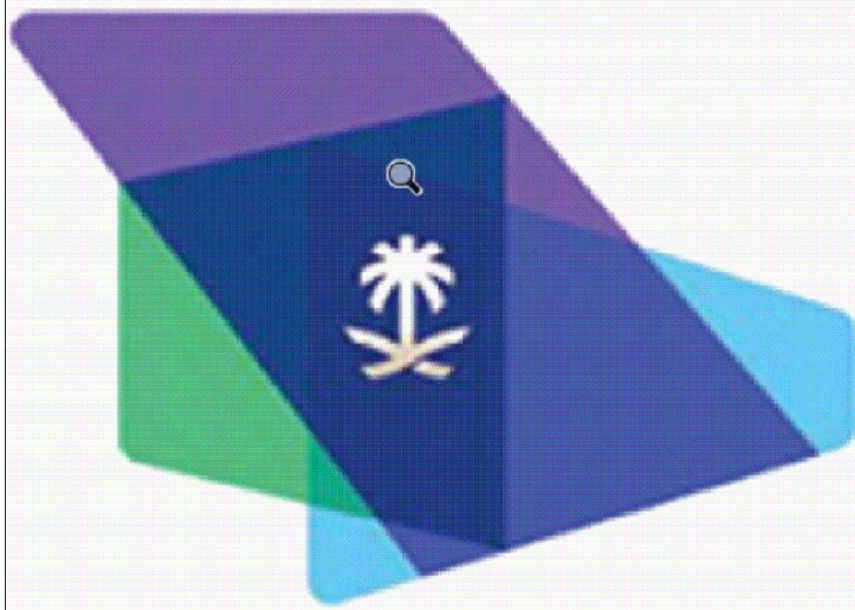
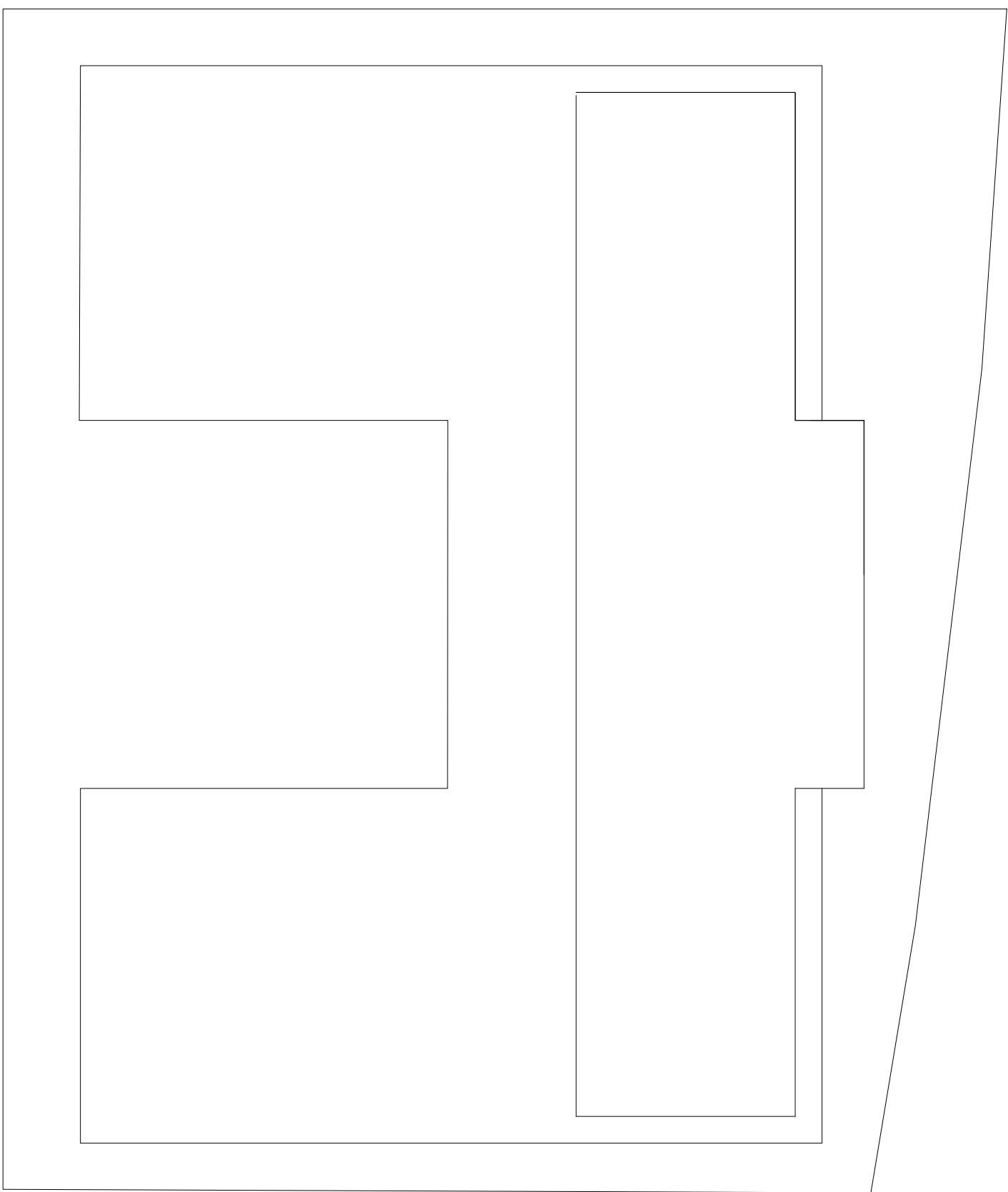
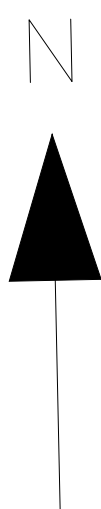
Typical Floor Plan
5th-6th floor

Drawn by:		Date:	
Checked by:	Ar. Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.:	Y5S- AR-TY-02	Revision NO.:	
		Scale:	-



ROOF FLOOR

area 1719 M2



Royal Commission
الهيئة الملكية

Location: Yanbu ,KSA Plot NO.:

Project Name:

PROPOSED 5-STAR HOTEL

INVESTOR



CONTRACTOR



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			
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	Revision Description	Date	By

Drawing Type:

Preliminary Architectural Layout

Drawing Title:

Roof Floor Plan

Drawn by:		Date:	
Checked by:	Ar Mike Mirasol	Sheet Size:	A0
Reviewed by:	-		
Approved by:	-		
Drawing No.:	Y5S- AR-Ro-01	Revision NO.:	
		Scale:	-



Royal Commission
الهيئة الملكية

Location: Yanbu ,KSA Plot NO.:

Project Name:

PROPOSED 5-STAR HOTEL

INVESTOR



CONTRACTOR



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			
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1	Revision Description	Date	By

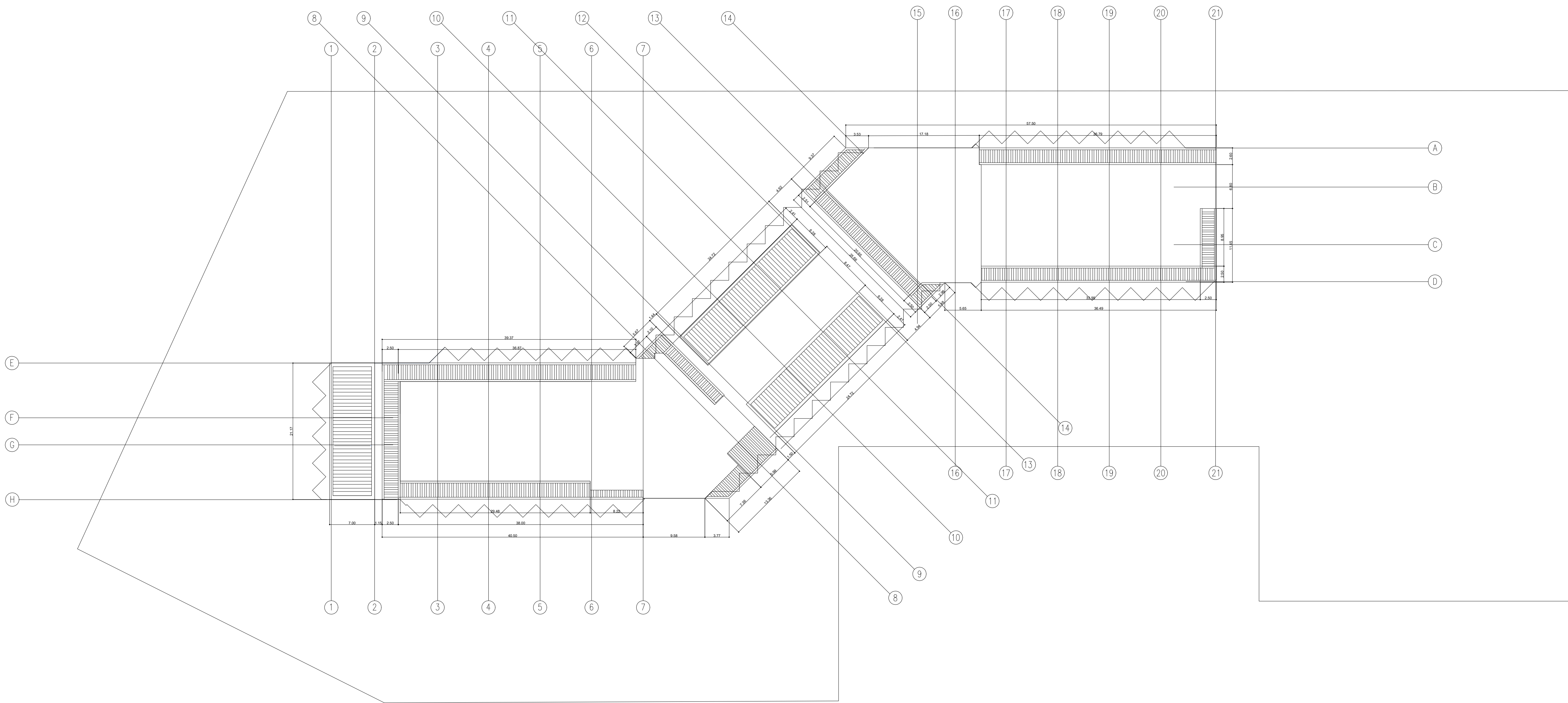
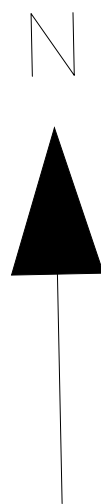
Drawing Type:

Preliminary Architectural Layout

Drawing Title:
Upper Roof Floor Plan

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

Drawing No.:	Revision NO.:
Y5S- AR-UR-01	-



ROOF FLOOR
area 1719 M2