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



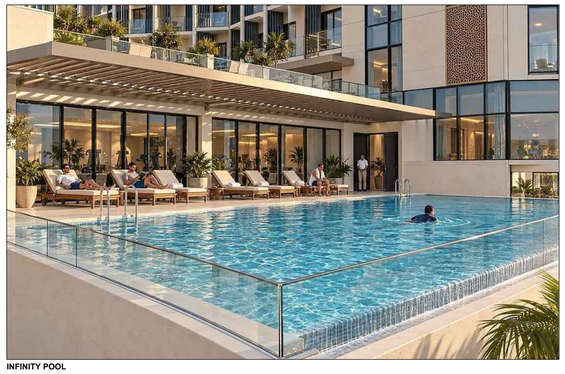
HOTEL ARRIVAL & WATER FEATURE



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