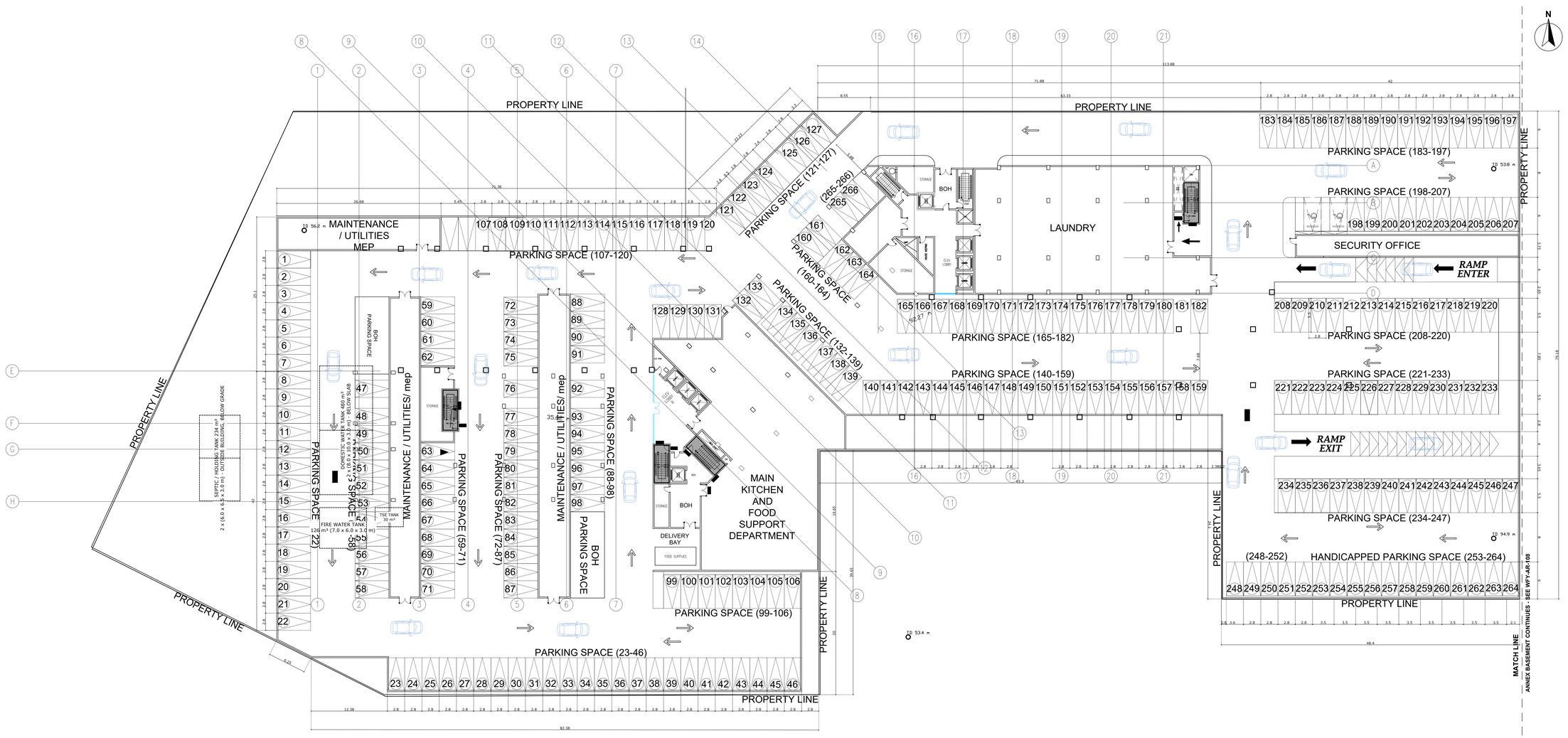

BASEMENT FLOOR PLAN - MAIN HOTEL

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			
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:

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