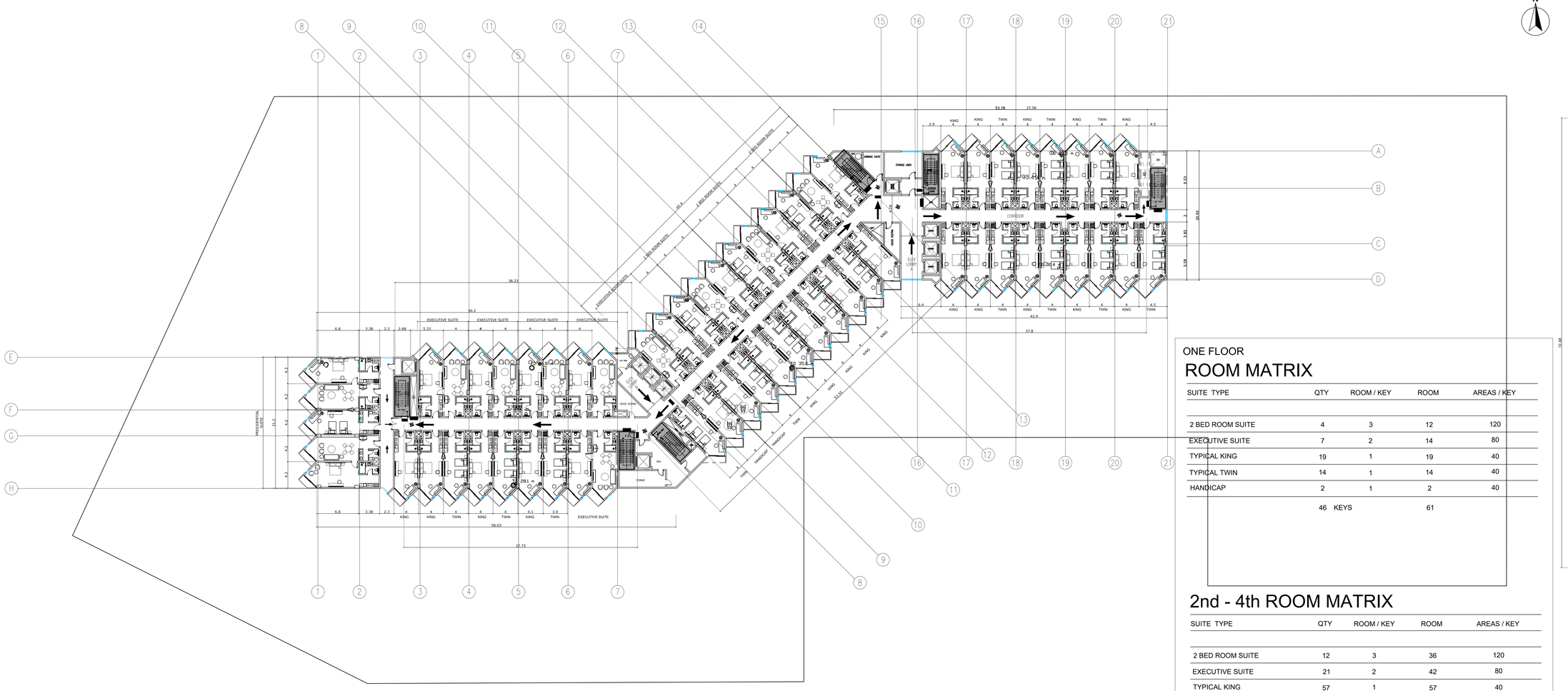


ONE FLOOR

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

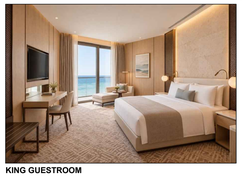
CL-01
Painted gypsum board ceiling, cove light
Location: General front-of-house

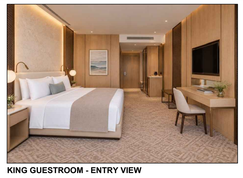
CL-03
Acoustic mineral tile 600x600
Location: Offices, BOH, staff

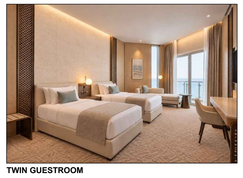
CL-04
Exposed soffit, painted
Location: Parking, plant, MEP

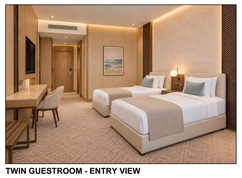
Finish codes per space are listed in the Space Schedule (FLOOR | WALL | CEILING) - see Material Board WFY-AR-120 and specification.

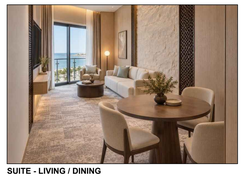
INTERIOR REFERENCE IMAGES - SPACES ON THIS FLOOR


KING GUESTROOM

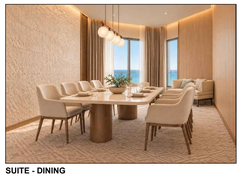

KING GUESTROOM - ENTRY VIEW

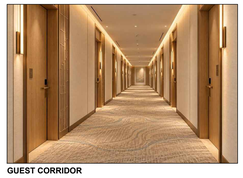

TWIN GUESTROOM

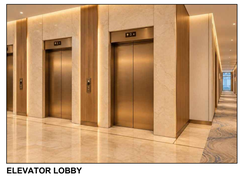

TWIN GUESTROOM - ENTRY VIEW


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