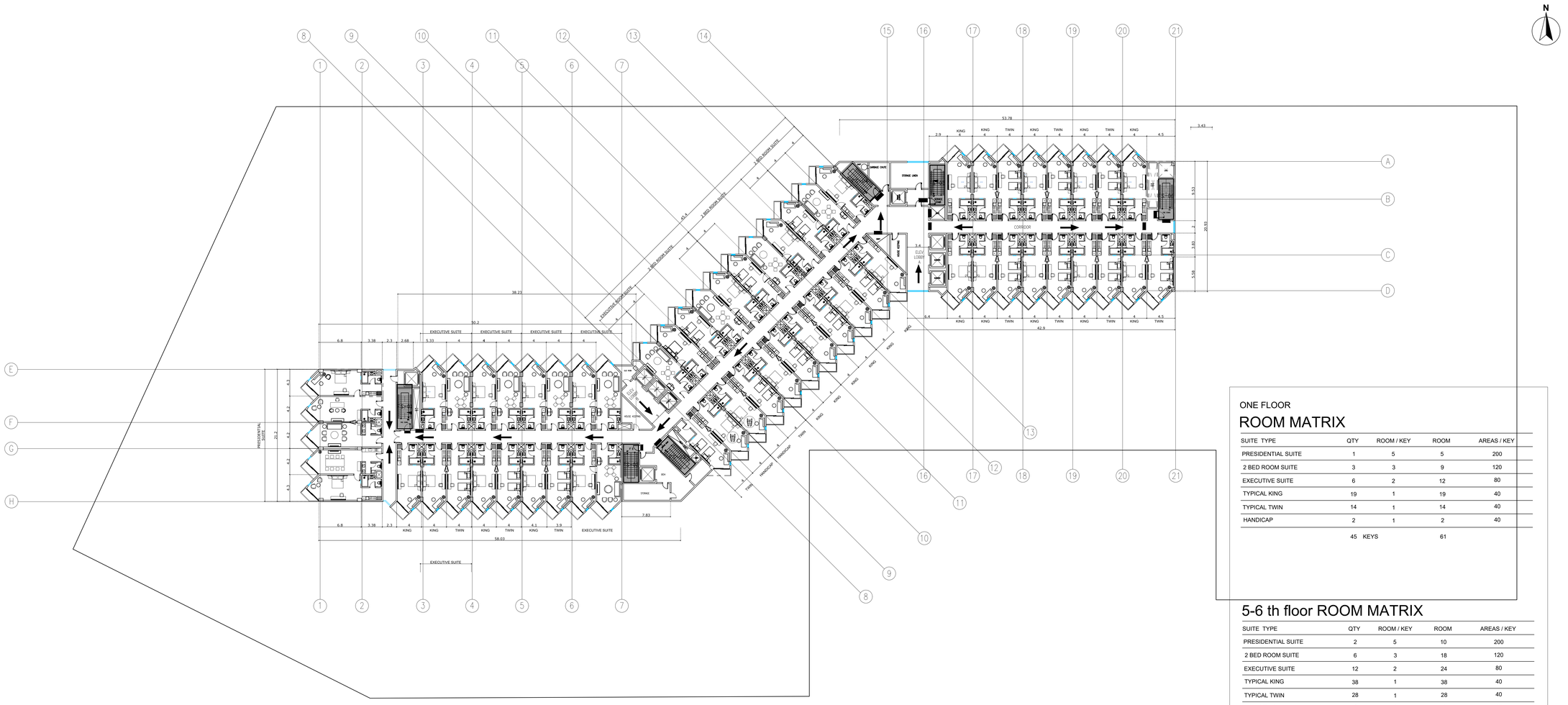


ONE FLOOR
ROOM MATRIX

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

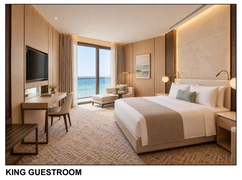
CL-01
Painted gypsum board ceiling, cove light
Location: General front-of-house

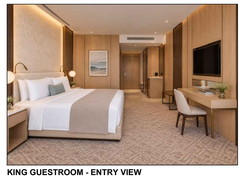
CL-03
Acoustic mineral tile 600x600
Location: Offices, BOH, staff

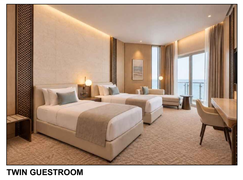
CL-04
Exposed soffit, painted
Location: Parking, plant, MEP

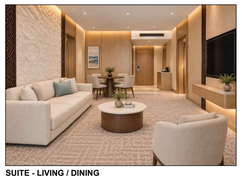
Finish codes per space are listed in the Space Schedule (FLOOR | WALL | CEILING) - see Material Board WFY-AR-120 and specification.

INTERIOR REFERENCE IMAGES - SPACES ON THIS FLOOR

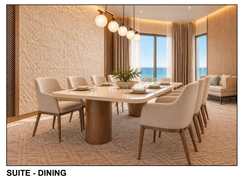

KING GUESTROOM

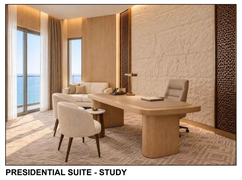

KING GUESTROOM - ENTRY VIEW

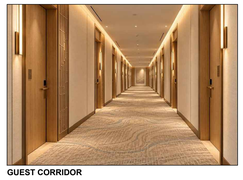

TWIN GUESTROOM

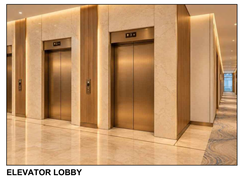

SUITE - LIVING / DINING


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