

THE
COVE
AT
YARMOUTH

FF&E REFURBISHMENT

CONCEPTUAL DESIGN SCHEMES
FINAL DIGITAL PACKAGE



Thank you for the opportunity...

This digital package presents conceptual design selections for the Suites and Townhouses at The Cove at Yarmouth.

All products are contract grade and selections have been curated specifically for The Cove at Yarmouth.

In addition to award winning hospitality design, HRD prides itself on project management and will be happy to provide and coordinate installation services for an additional fee.



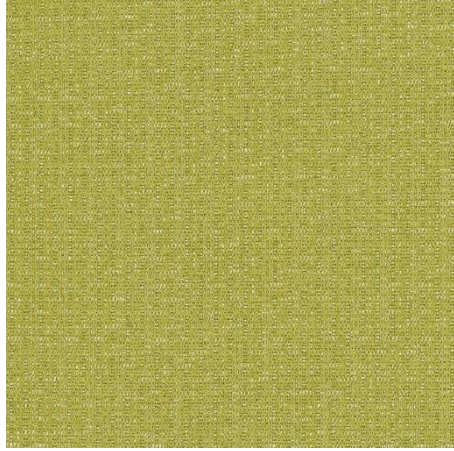
This rendering is for conceptual purposes only.

FABRIC PACKAGE

**Note: All materials are contract-grade and suitable for a hospitality setting.
Styles, colors, and patterns can be changed as desired.*



SLEEPER SOFA FABRIC



SOFA ACCENT PILLOW FABRIC
W/ SELF WELT



LIVING/DINING/KITCHEN
WINDOW TREATMENT
FABRIC



DINING CHAIR VINYL



LOUNGE CHAIR FABRIC



BEDROOM WINDOW
TREATMENT FABRIC



BEDROOM CHAIR VINYL
(EXISTING VINYL)



BEDROOM BOLSTER ACCENT
PILLOW FABRIC

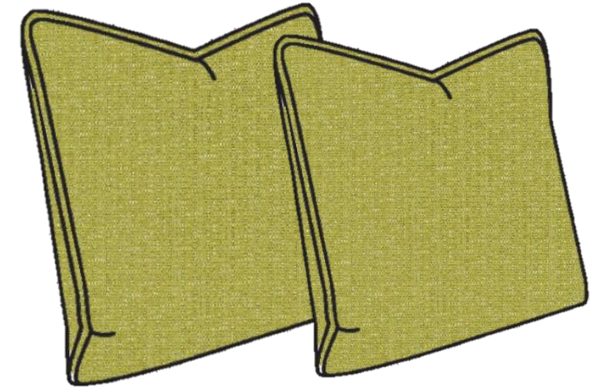


HEADBOARD VINYL



SLEEPER SOFA

The Zen Sleeper Sofa has a 7.5" thick luxury mattress with Z spring technology, making it the most supportive sleeper mattress offered. The mechanism is made of a heavy gauged steel designed with offset and channel features that add durability and strength. A tight back sofa eliminates back cushions and increases structural longevity. The curved arms provide comfort and an updated silhouette. Sofa shown above measures **82" W x 38" D x 36" H**.



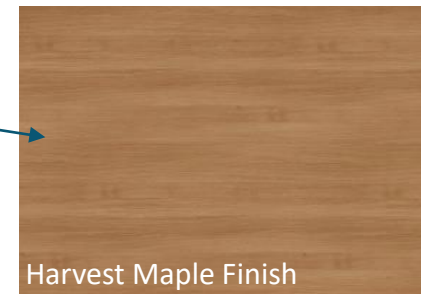
ACCENT PILLOWS

18" x 18" accent pillows adorning the sofa have a self welt, and are polyester filled with a zipper on the bottom.



COFFEE TABLE

Rectangular coffee table measures **38" W x 23" D x 18" H** and will have an HPL top and veneer at the balance. This style will have a single 5" horizontal slat on each side.



Harvest Maple Finish

ZEN

Mattress & Mechanism - Not Sold Separately

- Five Year Warranty

SIZE:	MATTRESS			MECHANISM		
	CHAIR	FULL	QUEEN	CHAIR	FULL	QUEEN
WIDTH:	24"	54"	60"	32"	62"	68"
HEIGHT:	8.5"	8.5"	8.5"	N/A	N/A	N/A
DEPTH:	75"	75"	75"	75"	75"	75"
COIL COUNT:	135	319	343	N/A	N/A	N/A



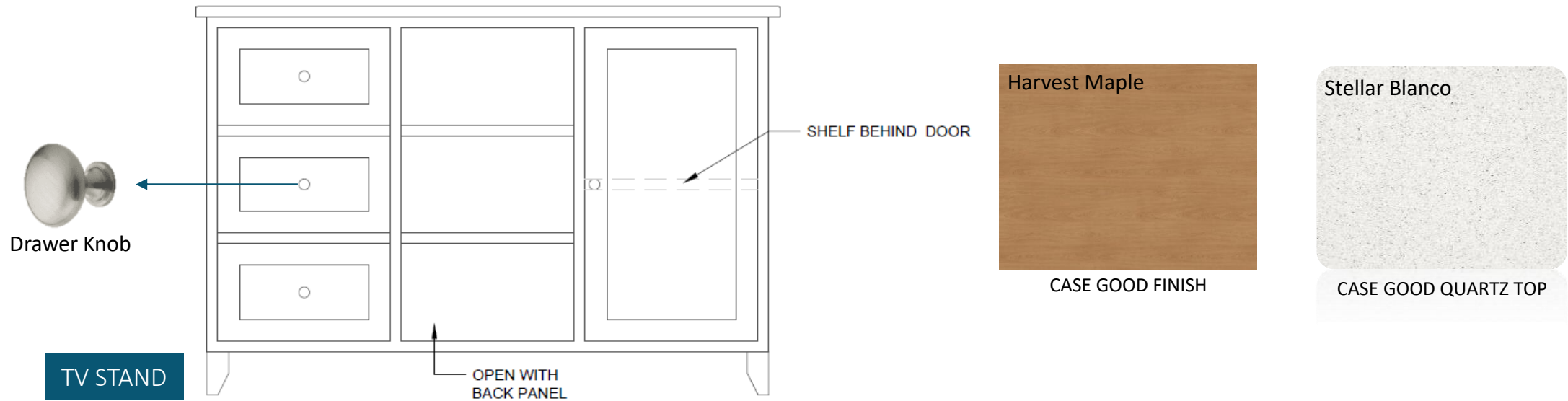
The Mattress is a luxury 8.5" thick (when manufactured, approximately 7.5" after compression) and 75" long with Z spring technology that provides the most supportive sleeper mattress offered. The patented design allows the mattress to rest in a closed position without crushing and prevents premature wear. "No uncomfortable bar in back" guaranteed for the life of the mattress. Dual innerspring consists of 13 gauge coils. CFR 1633 compliant.

Contract mechanism is made of a heavy gauge steel designed with offset and channel-features that add durability and strength. Soft-lock and heavy gauge springs provide feather-touch open/close function. 1200D poly-decking provides a fortified sleep surface. Substantially thicker tubing resulting in greater strength. Double grip nylon handle with seven mounting screws. Engineered to encapsulate a zen pillow top mattress.



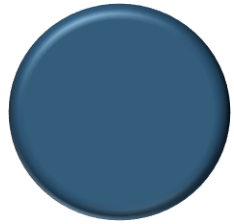
FLOORING – CARPET

All carpet options are comprised of 100% Solution Dyed Nylon fibers and secured with two backings, including a woven polypropylene primary backing. With a 32 oz. pile height, both options are ideal to withstand traffic in guest rooms.



TV STAND

TV stand measures **54" W x 18" D x 36" H**. The TV stand will have square eased edges and tapered feet. As shown above, TV chest will have drawers on left, open shelving in center, and door on right. Brushed nickel round knob hardware will be used on the door and drawers.



SW 6517 Regatta



END TABLE LAMP



END TABLE

End table with quartz top measures **22" diameter x 26" H**. Wood Base with shelf at bottom.



Stellar Blanco

CASE GOOD QUARTZ TOP



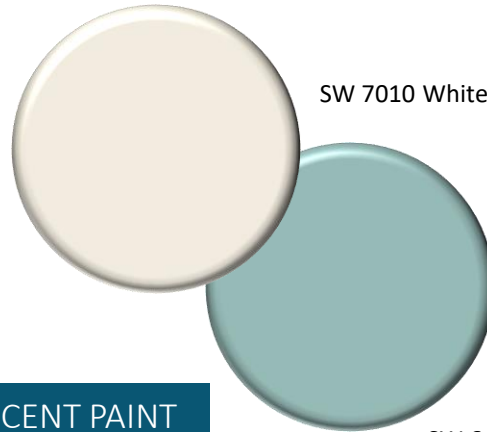
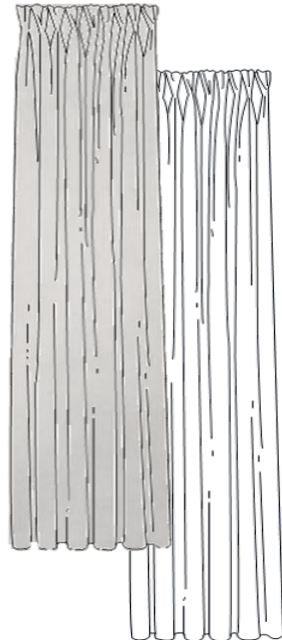
Harvest Maple

CASE GOOD FINISH



WINDOW TREATMENT

Pinch pleated drapery mounted to the wall will help with acoustics and soften the space. A beautifully printed blackout, with a solid cream sheer panel layered behind, will provide excellent privacy and room darkening qualities. Drapery will be ceiling height with no decorative hardware.



SW 7010 White Duck

SW 6479 Drizzle

ACCENT PAINT

Living room wall behind the lounge chairs painted in a soft teal accent color will add visual interest by contrasting against crème adjacent walls.



CONSOLE TABLE

36" W x 15" D x 30" H



This rendering is for conceptual purposes only.



DINING CHAIR UPHOLSTERY

Existing dining chairs will be reupholstered with vinyl. Vinyl is a durable and versatile material with moisture resistant properties. The selection shown above has a polyester backing, 250,000 double rubs and is bleach cleanable, making it perfect for a dining room setting. Finish of dining chair shown is not existing finish.



FLOORING - LVT

Urban Oak

This flooring passes the recommended static coefficient of friction for ADA walking surfaces, making it an ideal selection for both kitchens and bathrooms in ADA and non-ADA units, as it has a slip resistance above 0.5.

SW 9185
Marea Baja

Base Cabinets

SW 7757
High Reflective White

Upper Cabinets

KITCHEN CABINETRY



Cabinet Hardware

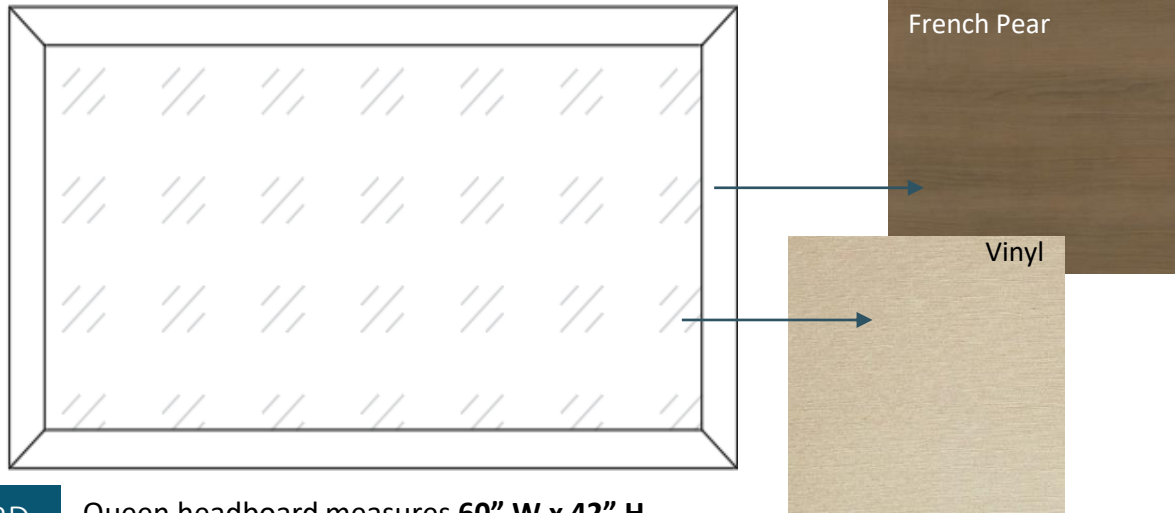
Countertop - Stellar Blanco

Shaker style cabinets are easy to clean and provide an updated look that continues to stand the test of time. Cream upper cabinets and navy-blue lower cabinets create interest and having lower cabinets in a darker color lessen the chances of them showing dirt and scuff marks from heavy use (see inspiration photo on right).



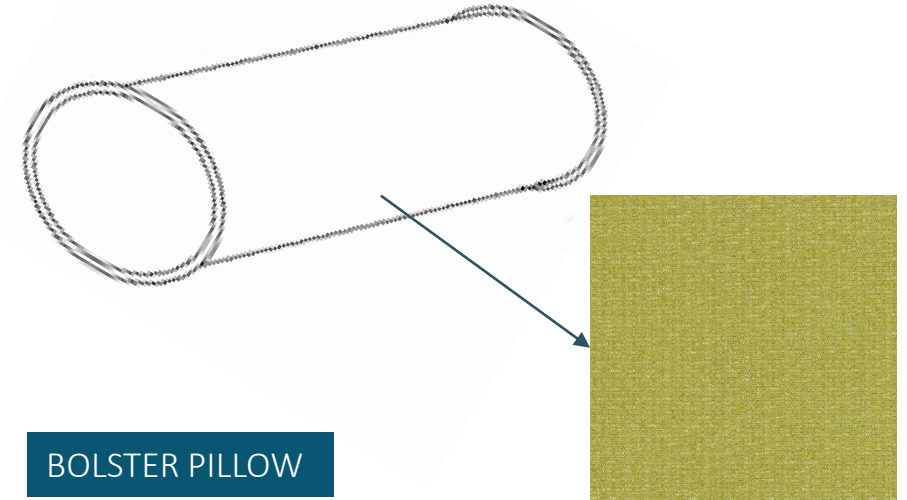
Painting the headboard wall in the same soft blue accent that will be used in the living room, will provide a nice backdrop for the lighter crème case goods and headboard.

This rendering is for conceptual purposes only.



HEADBOARD

Queen headboard measures **60" W x 42" H**.
Wood frame encompasses upholstered vinyl panel.



BOLSTER PILLOW



SW 6797 Jay Blue

NIGHTSTAND LAMP

Nightstand lamps include a USB port



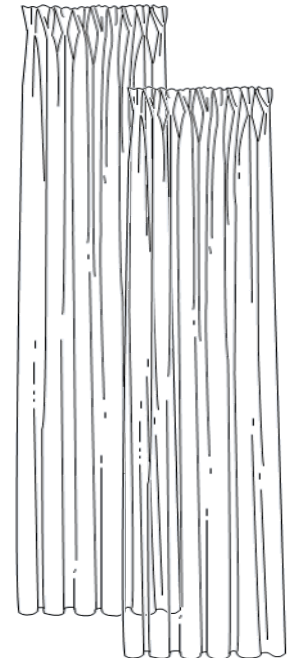
MIRROR OVER DRESSER

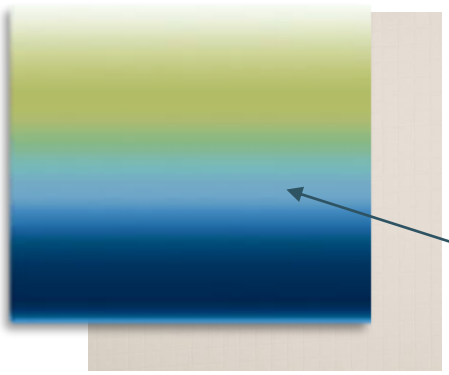
40" W x 30" H.



WINDOW TREATMENT

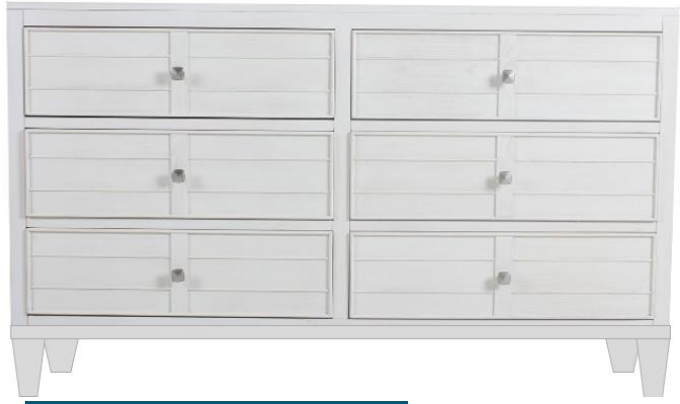
Pinch pleated drapery mounted to the ceiling will include a printed blackout, layered with solid cream sheer panels behind. Ceiling height treatment with no decorative hardware is preferred.





DECORATIVE TOP SHEET

Decorative top sheets can be printed with any design, implying a built-in scarf. Custom design is printed onto an off-white heavy pocket weave top sheet with 1/2" quilted squares and can be custom-colored.

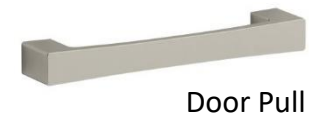


SIX DRAWER DRESSER

Six drawer dresser measures **48" W x 20" D x 36" H**. It will have the same drawer knobs and style details as the nightstands.

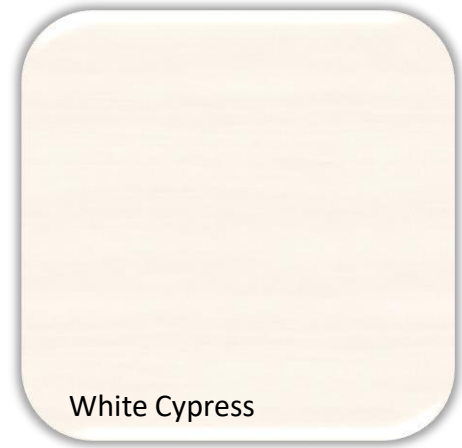
WARDROBE & STORAGE

Wardrobe located in the ADA units has 2 doors, a brushed nickel door pull, and measures **36" W x 24" D x 72" H** to accommodate ADA turning radius. Finish, side detail, and base to match dresser. Wardrobe will include anti tipping mechanism for guest safety.



BEDROOM CHAIR UPHOLSTERY

Existing chair & vinyl.



BEDROOM CASEGOODS FINISH

NIGHTSTAND

Nightstand option measure **18" W x 18" D x 26" H** (in Suites) and **12" W x 18" D x 26" H** (in Townhomes). Style shown include a high-pressure laminate top (HPL) with veneer on the balance, and a satin nickel drawer knob. The base can be a tapered leg with a shelf on bottom, or a base that resembles metal in a dark finish.



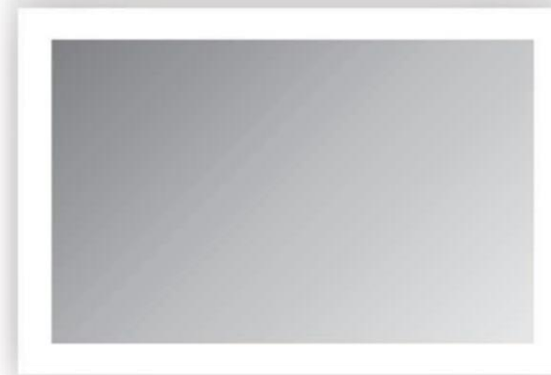


This rendering is for conceptual purposes only.



Please refer to next 3 slides for more details

Vanity Mirror Sizes:
Main Bathroom – 48” x 36”
Entry Guest Bathroom – 24” x 36”
ADA Main bathroom - size TBD



Vanity mirror in ADA guest rooms to have lighting on sides only, due to ADA mirror requirements

VANITY

Bathroom vanity has shelf on bottom for towel storage. Painting it the same color as the kitchen cabinets will make the space feel cohesive.

VANITY MIRROR

A vanity mirror with integrated LED lighting eliminates the need for an overhead vanity light. The lighting placed on entire perimeter, rather than only overhead, provides an overall better quality and brighter lighting for guests.

FLOORING - LVT



Urban Oak

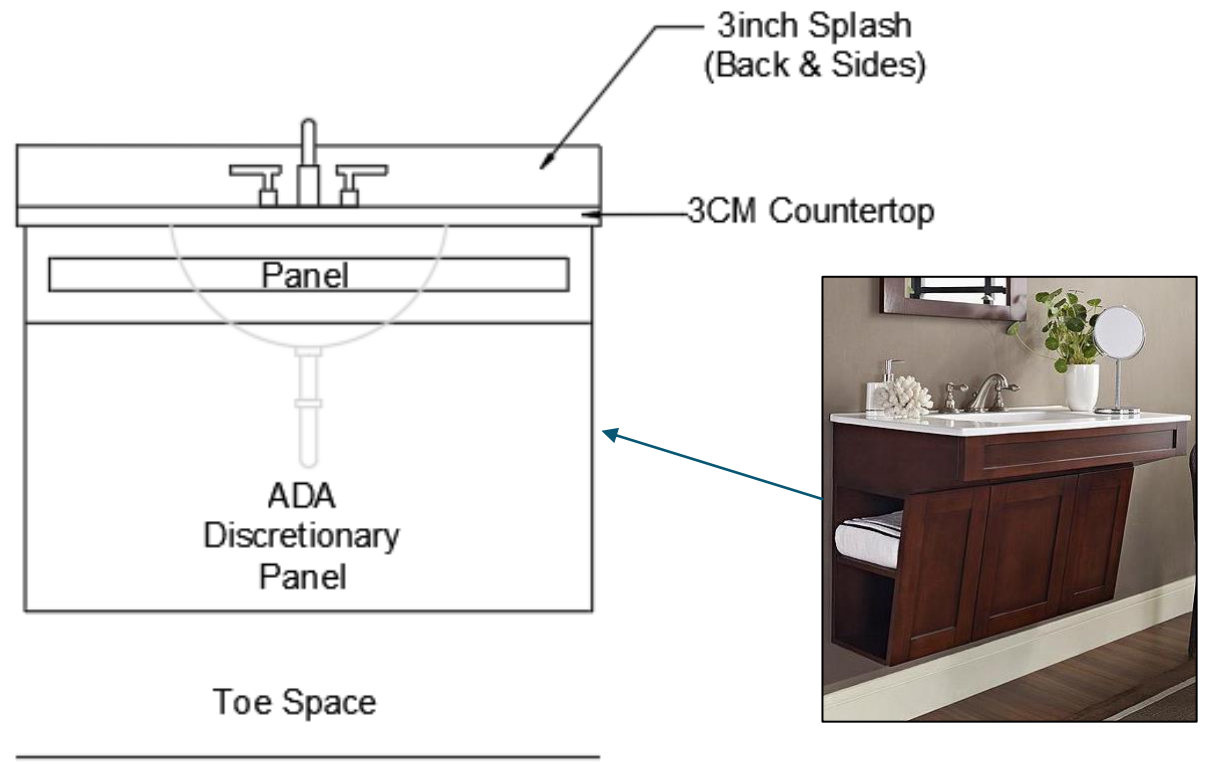
This flooring passes the recommended static coefficient of friction for ADA walking surfaces, making it an ideal selection for both kitchens and bathrooms in ADA and non-ADA units, as it has a slip resistance above 0.5.



VANITY FAUCET FOR BATHROOM

MAIN BATHROOM VANITY – ADA UNIT

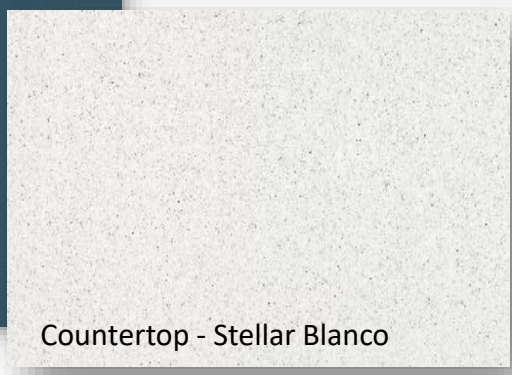
**Note: All vanities and hardware will be provided by General Contractor. The below drawings are for conceptual purposes only, final drawing will be produced by manufacturer.*



ADA MAIN BATHROOM VANITY

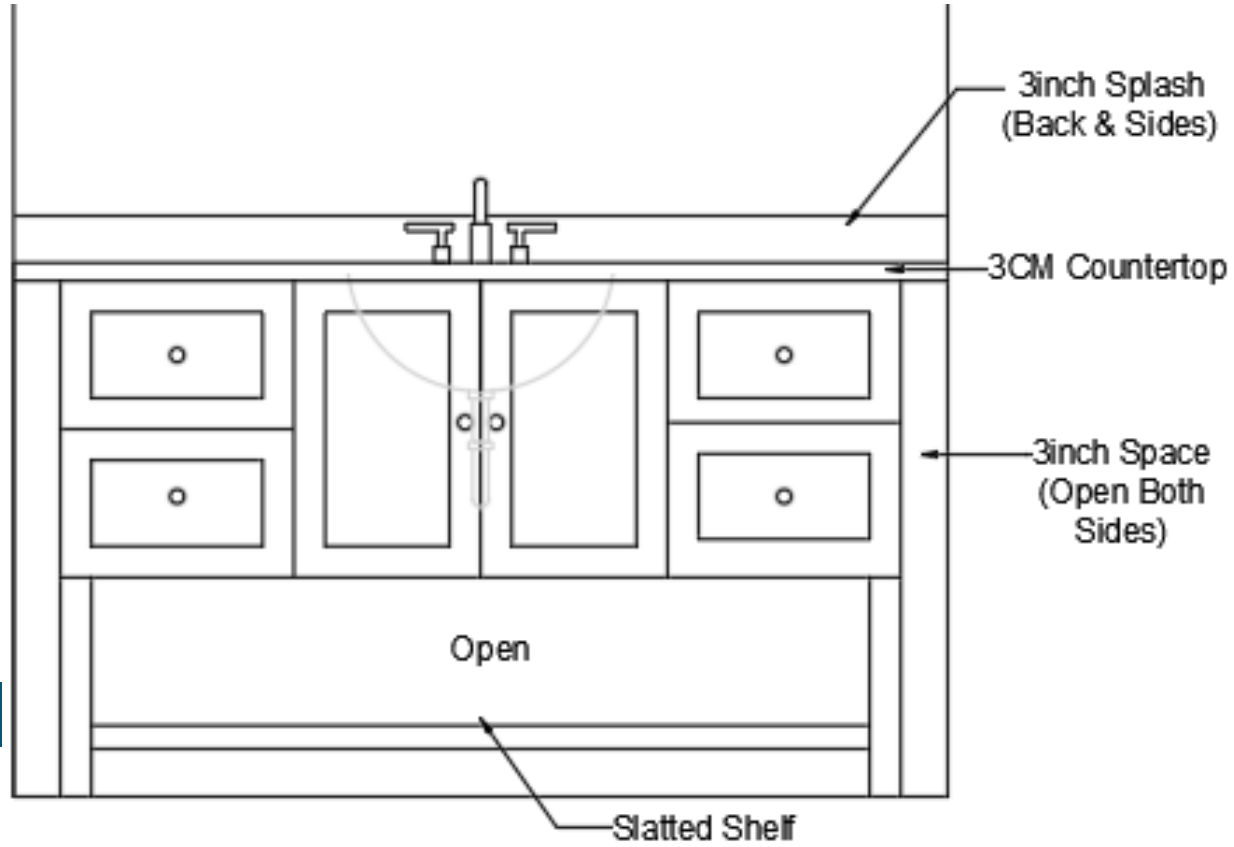
36" W x 21" D x 34" H

FINISHES



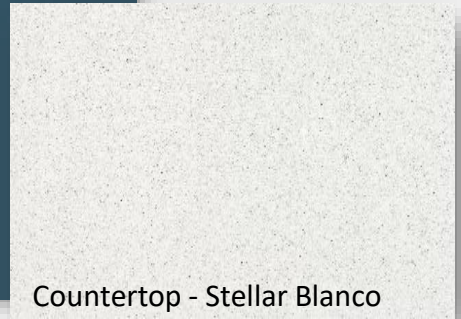
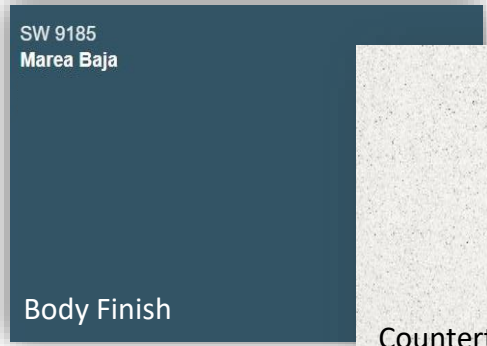
MAIN BATHROOM VANITY – STANDARD UNIT

**Note: All vanities and hardware will be provided by General Contractor. The below drawings are for conceptual purposes only, final drawing will be produced by manufacturer.*



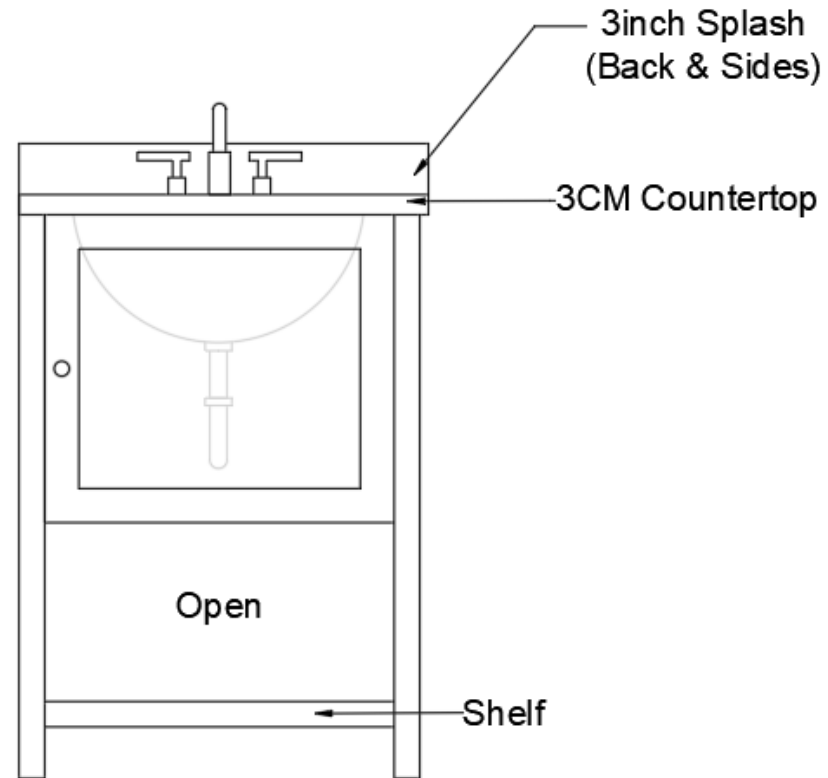
MAIN BATHROOM VANITY
60" W x 21" D x 34 1/4" H

FINISHES



GUEST BATHROOM VANITY

**Note: All vanities and hardware will be provided by General Contractor. The below drawing is for conceptual purposes only, final drawing will be produced by manufacturer.*



GUEST BATHROOM VANITY

24" W x 21" D x 34 1/4" H

FINISHES

SW 9185
Marea Baja

Body Finish

Countertop - Stellar Blanco

Your peace of mind is important ...

- Product specified will meet local and federal codes required for vacation ownership and hotels.
- Interior finishes offer ease of clean-ability for health conscious staff and guests.
- HRD sources only contract grade upholstery fabrics that have specialized finishes for enhanced cleaning.
- HRD's efficiency in procurement and planning for installations minimizes inconvenience to guests with less stress on your staff.

We Thank You

and look forward to a successful collaboration!



hospitality
resources & design