



COMPLETE BATHROOM GUIDE

FOR YOUR BARNDOMINIUM

Layouts, fixtures, waterproofing, systems,
professional tips, and client selections.

A SIMPLE DECISION PROCESS

PLAN → SELECT → PRICE → APPROVE → ORDER → INSTALL

Selections are confirmed before plumbing, electrical, and finish work.

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1. BATHROOM PLANNING AND LAYOUT

Define who will use the bathroom, required fixtures, storage, and accessibility

POWDER ROOM

- Toilet and sink only.
- Compact footprint.
- Good for guests and living areas.
- Focus on durable finishes and ventilation.

FULL BATHROOM

- Toilet, sink, and tub or shower.
- Common for bedrooms and guests.
- Plan linen and daily storage.
- Select easy-to-clean materials.

PRIMARY BATHROOM

- Single or double vanity.
- Walk-in shower and optional tub.
- Private toilet room if space allows.
- More storage, lighting, and comfort features.

LAYOUT DECISIONS

- Single or double vanity
- Toilet location and privacy
- Door swing or pocket door
- Window placement and privacy
- Tub, shower, or tub/shower combination
- Linen storage and medicine cabinets
- Clearances and comfortable circulation
- Future accessibility needs

FUNCTIONAL ZONES

- Dry zone: vanity, storage, and entry.
- Wet zone: shower or tub with waterproofing.
- Private zone: toilet location or enclosed toilet room.
- Keep towels and storage accessible from the shower.

EARLY COORDINATION

- Confirm fixture dimensions before rough-in.
- Review doors, drawers, and shower-glass swings.
- Coordinate floor drains, curbs, niches, and benches.
- Verify local permits, inspections, and adopted code.

DENZEL TIP

For a primary bathroom, a double vanity, walk-in shower, private toilet area, and dedicated linen storage usually provide the best daily function when space and budget allow.



2. SHOWERS, TUBS, AND WATERPROOFING

Select the bathing system and protect all wet areas before tile is installed

SHOWER OPTIONS

- Prefabricated shower unit.
- Custom tiled shower.
- Curbed or low-threshold entry.
- Frameless, semi-frameless, or framed glass.
- Fixed showerhead, handheld, rain head, or combination.
- Optional bench, niche, grab bars, and linear drain.

TUB OPTIONS

- Alcove tub/shower combination.
- Freestanding tub.
- Drop-in or undermount tub.
- Soaking tub.
- Confirm filler location and service access.
- Review hot-water capacity for large tubs.

WATERPROOFING SYSTEM

- Approved sheet membrane or liquid-applied system.
- Waterproof shower pan and properly integrated drain.
- Waterproof walls to the required height.
- Seal penetrations, niches, benches, and corners.
- Use compatible system components.
- Complete required inspection or flood test before tile.

TILE + DRAINAGE DETAILS

- Slope shower floor toward the drain.
- Select mosaic or suitable tile for shower-floor traction.
- Confirm grout type and color.
- Plan tile layout around niches and valves.
- Use movement joints and sealant where appropriate.
- Do not rely on tile and grout alone as waterproofing.

CRITICAL TIP

Tile, grout, and cement board are not a complete waterproofing system by themselves. The shower must use an approved, continuous waterproofing method connected correctly to the drain and protected before finishes are installed.

CLIENT MUST SELECT

☐ Shower size

☐ Entry/curb

☐ Tile

☐ Grout

☐ Drain style

☐ Glass type

☐ Fixtures

☐ Bench/niche



3. VANITIES, COUNTERTOPS, SINKS, AND STORAGE

Coordinate cabinet size, plumbing, lighting, mirrors, and daily storage

VANITY OPTIONS

- Freestanding vanity.
- Wall-to-wall built-in vanity.
- Floating vanity.
- Single or double sink.
- Stock, semi-custom, or custom cabinetry.
- Plywood boxes and soft-close hardware recommended.

COUNTERTOP OPTIONS

- Quartz: low maintenance and consistent.
- Granite or quartzite: natural stone.
- Cultured marble: integrated and economical.
- Porcelain or sintered surface.
- Confirm backsplash, side splashes, seams, and edge profile.

SINK + FAUCET OPTIONS

- Undermount, vessel, drop-in, or integrated sink.
- Single-hole, widespread, or wall-mounted faucet.
- Confirm sink depth and cabinet clearance.
- Coordinate drain, trap, supply lines, and overflow.
- Select metal finish and matching accessories.

STORAGE + MIRRORS

- Drawer storage and organizers.
- Medicine cabinet or decorative mirror.
- Linen tower or tall cabinet.
- Open shelving where appropriate.
- Electrical outlet inside cabinet if desired.
- Coordinate vanity lights with mirror height.

MEASUREMENT TIP

Select the vanity, sink, faucet, mirror, and lighting together. A change in one item can affect plumbing locations, backsplash height, outlet placement, cabinet drawers, and fixture clearances.

DETAILS TO CONFIRM

- | | | | |
|--------------------------------------|---|---|-------------------------------------|
| ☐ Vanity size | ☐ Single/double sink | ☐ Cabinet finish | ☐ Countertop |
| ☐ Sink style | ☐ Faucet | ☐ Mirror | ☐ Hardware |



4. TOILETS, PLUMBING, ELECTRICAL, AND VENTILATION

Finalize fixtures and utility requirements before walls and ceilings are closed

TOILET OPTIONS

- Two-piece or one-piece toilet.
- Elongated or round bowl.
- Standard or comfort height.
- Wall-hung toilet where designed for it.
- Bidet seat or integrated bidet.
- Confirm water supply, outlet, clearance, and electrical needs.

PLUMBING

- Coordinate drains, vents, water lines, and shutoffs.
- Confirm valve locations and fixture specifications.
- Provide access where required for serviceable equipment.
- Review water pressure and hot-water demand.
- Protect plumbing from freezing in exterior walls.
- Complete required rough-in and final inspections.

ELECTRICAL

- GFCI protection where required.
- AFCI protection where applicable.
- Dedicated circuits for heaters, bidets, or equipment if required.
- Plan receptacles, switches, and lighting before drywall.
- Use fixtures rated for damp or wet locations as applicable.
- Coordinate mirrors, vanities, and electrical boxes.

VENTILATION

- Provide properly sized exhaust ventilation.
- Duct exhaust to the exterior, not into the attic.
- Use smooth, short duct routing when practical.
- Consider humidity-sensing controls or timer switches.
- Coordinate roof or wall termination.
- Follow manufacturer instructions and adopted code.

MOISTURE CONTROL TIP

A good exhaust fan only works when it is correctly sized, ducted to the exterior, and operated long enough after bathing. Humidity controls and timers can help protect paint, drywall, cabinets, and insulation.

COMFORT OPTIONS

- Heated floor system
- Towel warmer
- Bidet seat
- Night lighting
- Heated mirror or defogger
- Handheld shower



5. LIGHTING, FLOORING, TILE, AND ACCESSORIES

Choose coordinated finishes that are safe, durable, and easy to maintain

LIGHTING LAYERS

- Ambient ceiling lighting.
- Task lighting at the vanity.
- Shower lighting rated for the location.
- Decorative sconces or pendants.
- Separate switches and dimmers.
- Consistent color temperature and good color rendering.

FLOORING OPTIONS

- Porcelain or ceramic tile.
- Water-resistant LVP approved for bathrooms.
- Natural stone with required maintenance.
- Heated tile floor option.
- Select slip-resistant surfaces for wet areas.
- Verify underlayment and substrate requirements.

TILE + WALL FINISHES

- Full-height shower tile.
- Tub surround tile or panel system.
- Painted drywall in dry locations.
- Accent wall or decorative niche tile.
- Select tile size, orientation, pattern, grout, and trim.
- Use bathroom-suitable coatings and materials.

ACCESSORIES

- Towel bars, rings, and hooks.
- Toilet-paper holder.
- Grab bars or future blocking.
- Shower shelves and niches.
- Mirror, medicine cabinet, and storage.
- Coordinate accessory locations with framing and tile.

SAFETY + DURABILITY TIP

Use slip-resistant flooring in wet areas, provide solid blocking for grab bars and heavy accessories, and review all tile, grout, paint, and metal samples together under the bathroom lighting.

BARNDOMINIUM RECOMMENDED PACKAGE

- Porcelain tile or bathroom-rated LVP
- Custom waterproofed shower with niche and handheld fixture
- Quartz vanity top with undermount sink
- Exterior-ducted exhaust fan with timer or humidity control



6. PROFESSIONAL TIPS AND MISTAKES TO AVOID

Early coordination protects the bathroom from leaks, moisture damage, and costly changes

BEST PRACTICES

- Select fixtures before plumbing rough-in.
- Use one complete, compatible shower waterproofing system.
- Photograph plumbing, wiring, and blocking before drywall.
- Provide blocking for accessories and grab bars.
- Vent bathroom exhaust directly to the exterior.
- Use damp/wet-rated lighting where required.
- Review door, drawer, and shower-glass swings.
- Keep spare tile and labeled paint for future repairs.

MISTAKES TO AVOID

- Treating tile or grout as the waterproofing.
- No slope or poor drainage in the shower.
- Exhaust fan terminating in the attic.
- Vanity, mirror, light, and outlet conflicts.
- No access for serviceable tub or valve components.
- Changing fixtures after rough-in.
- Slippery flooring in wet areas.
- Unclear allowances or purchasing responsibilities.

BUDGET CONTROL

- Set allowances for every finish category.
- Identify upgrades before materials are ordered.
- Include trim, grout, membranes, glass, and accessories.
- Price change orders before work continues.
- Confirm delivery dates for custom glass and cabinets.
- Document owner-supplied fixtures in writing.

INSPECTIONS + QUALITY

- Verify permits and required inspections locally.
- Inspect plumbing and electrical rough-ins before covering.
- Inspect waterproofing or perform required flood testing.
- Check tile slope, alignment, grout, and sealant.
- Test fixtures, drainage, fan, and GFCI devices.
- Complete a final punch list before turnover.

DENZEL TIP

The bathroom should be treated as a complete moisture-management system. Plumbing, waterproofing, ventilation, tile, sealants, and finish materials must work together—not as separate decorative items.



7. FINAL CLIENT-SELECTION CHECKLIST

Approve these items before ordering materials and completing rough-ins

LAYOUT + FIXTURES

- ☐ Final bathroom layout
- ☐ Tub and/or shower type
- ☐ Shower size and entry
- ☐ Toilet model and location
- ☐ Vanity size and sink count
- ☐ Accessibility options

SHOWER + SURFACES

- ☐ Waterproofing system
- ☐ Shower tile and floor tile
- ☐ Grout and trim
- ☐ Drain and shower glass
- ☐ Countertop and backsplash
- ☐ Wall paint or finish

PLUMBING + ELECTRICAL

- ☐ Faucets and shower fixtures
- ☐ Hot-water requirements
- ☐ Exhaust fan and controls
- ☐ Lighting fixtures
- ☐ Receptacles and special circuits
- ☐ Heated floor/bidet options

ACCESSORIES + PROJECT

- ☐ Mirrors and medicine cabinets
- ☐ Cabinet hardware
- ☐ Towel bars/hooks/grab bars
- ☐ Allowance for each category
- ☐ Purchasing responsibilities
- ☐ Upgrade/change-order approval

NEXT STEP

Review the bathroom selections with Denzel Construction, confirm the allowance and price for each category, approve upgrades, and sign the final selection schedule before materials are ordered or rough-ins are completed.

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8. VISUAL SHOWER COMPARISON

Reference images help compare cost, appearance, accessibility, and maintenance



PREFABRICATED SHOWER

Lower initial cost, faster installation, simple maintenance.

CUSTOM TILED SHOWER

More design choices, niche and glass options, higher labor.

LOW-THRESHOLD WALK-IN

Open appearance, easier entry, bench and handheld options.

REFERENCE NOTE

These images are for comparison only. Final dimensions, fixtures, tile layout, waterproofing, glass, and pricing must be based on the approved plans and product selections.

9. VISUAL VANITY COMPARISON

Compare cabinet style, storage capacity, sink count, and installation type



FREESTANDING SINGLE

Compact, economical, and appropriate for guest bathrooms.

FLOATING VANITY

Modern appearance, open floor below, precise wall support needed.

BUILT-IN DOUBLE

Maximum countertop and storage for a primary bathroom.

SELECTION TIP

Confirm vanity width, sink count, countertop, faucet, mirror, lighting, outlet locations, and plumbing specifications together before rough-in and ordering.