

Bathroom 1

Architectural Design Set

DESIGN INTENT / FINISHES / FIXTURES / CONTRACTOR COORDINATION



APPROVED DESIGN DIRECTION

DRAWING INDEX

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THE CFN DESIGN-FIRST METHOD

The room is designed before the work begins.

This set carries the approved look into buildable direction: exact selections, keyed finishes, layout control, elevation datums, niche geometry and field notes for the installation team.

CFN MANAGEMENT LLC / TAMPA, FL / CFNMANAGEMENT.COM

General Notes + Drawing Legend

Read this sheet before demolition, rough-in, waterproofing or ordering.

GENERAL CONTRACTOR NOTES

- Field verify every existing condition and dimension before fabrication, ordering or rough-in. Notify CFN of conflicts before proceeding.
- Written dimensions govern. Do not scale drawings. Dimensions shown are to finished surfaces unless specifically noted otherwise.
- Contractor is responsible for permits, code compliance, licensed trade coordination, structural review and manufacturer installation requirements.
- Protect the approved design intent. Do not substitute visible material, finish, size, orientation or fixture model without written approval.
- Coordinate plumbing, blocking, electrical, glass and niche framing before wall close-up. Photograph concealed work before covering.
- Maintain waterproofing continuity at niches, curb, penetrations and all wet-area changes of plane. Follow the selected system as one complete assembly.
- Center fixtures and tile layouts on the design datums shown. Use balanced cuts at visible edges where field conditions allow.
- Confirm material quantity, overage, dye lot, shade variation, lead time and returnability before purchase.
- Where this interior design set conflicts with stamped permit documents or code, stop and obtain written direction from the licensed professional of record.

DOCUMENT STATUS

Interior design intent set

Prepared for finish, fixture and contractor coordination. Not an engineered structural, mechanical, electrical or plumbing plan and not for permit unless adopted by the appropriate licensed professional.

ABBREVIATIONS

AFF	Above finished floor	CL	Centerline
EQ	Equal	FV / VIF	Field verify / verify in field
TYP	Typical	NTS	Not to scale
PT	Paint	T	Tile finish tag
R.O.	Rough opening	LED	Concealed linear light

PLAN + ELEVATION SYMBOLS

- **Finish tag**
Matches finish schedule ID-101
- **Detail reference**
Detail number over destination sheet
- **Elevation direction**
Arrow points toward viewed wall
- **Dimension line**
Measured to finished surfaces
- **Centerline / alignment datum**
Controls fixture and millwork alignment
- **Fixed shower glass**
Satin brass hardware / no door
- **Element above / niche zone**
Shown dashed in plan

FINISH KEY

-  Oda Light 36 x 36 / main floor
-  Poetry Stone Deco 24 x 48 / rear shower wall
-  Tivoli Crema 24 x 48 / fixture wall
-  Trulli Sabbia 1.5 x 15 / vanity + toilet wall
-  Selected shower floor option / slope to drain
-  Swiss Coffee OC-45 / painted surfaces

CONTROL NOTE

Use the floor plan with all elevations, details and product schedules. No single sheet is intended to stand alone.

Finish Materials + Tile Applications

Exact collection, color, size, finish, orientation and intended application.



T-01 / MAIN FLOOR

Bedrosians Oda - Light

36 x 36 soft-textured matte porcelain. Item 100008727. Large square grid.

[VIEW PRODUCT](#)



T-02 / REAR SHOWER WALL

Poetry Stone Deco - Ivory

24 x 48 satin porcelain deco. Item 100005407. Install vertically to ceiling.

[VIEW PRODUCT](#)



T-03 / FIXTURE WALL

Bedrosians Tivoli - Crema

24 x 48 natural matte porcelain field tile. Item 100010015. Vertical orientation.

[VIEW PRODUCT](#)

T-05 / SHOWER FLOOR - 3 OPTIONS

Choose one option

A

Tivoli 1 x 12

[OPEN](#)

B

Oda 36 x 36

[OPEN](#)

C

Oda 4 x 4

[OPEN](#)

T-04 / VANITY + TOILET WALL

Bedrosians Trulli - Sabbia

1.5 x 15 glazed matte porcelain. Item 100010169. Vertical straight-stack layout.

[VIEW PRODUCT](#)



PT-01 / PAINTED SURFACES

Benjamin Moore Swiss Coffee

OC-45. Warm off-white for remaining painted walls and ceiling. LRV 81.91.

[VIEW PRODUCT](#)

TILE INSTALLATION CONTROL

- Confirm final shower floor option in writing before ordering and before drain height is set.
- Carry wall tile to the 107.5 in. ceiling in the shower. No crown molding in tiled wet areas.
- Center layouts on visible walls where practical; avoid narrow slivers at outside edges and niche returns.
- Use manufacturer-recommended grout joint, setting material and movement accommodation. Field-match grout tone.
- Provide approved overage from the same dye lot. Dry-lay material with visible variation before installation.
- Mock up every miter, niche return and change of material for CFN review before permanent installation.

Fixtures + Furnishings

Use the exact model, size and finish shown. Product images and buttons are clickable.



P-01 / VANITY
Joss & Main Raye 48 in. Vanity
34 H x 48 W x 22 D. Beige oak base, white quartz top, centered sink and 8 in. widespread drilling.

[VIEW PRODUCT](#)



P-02 / FAUCET
Delta Nicoli Widespread Faucet
Champagne Bronze, 8 in. widespread, model 35749LF-CZ. Push-pop drain included.

[VIEW PRODUCT](#)



P-03 / MEDICINE CABINET
West Elm Arched Metal Framed Cabinet
21 W x 38 H recessed medicine cabinet in Champagne Bronze.

[VIEW PRODUCT](#)



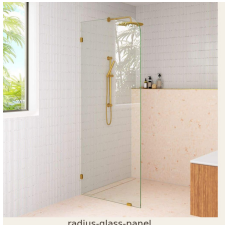
P-04 / LIGHTING - QTY 2
West Elm Tait Sconce - 21 in.
Milk glass wall light in Antique Brass. Install one on each side of mirror.

[VIEW PRODUCT](#)



P-05 / SHOWER SYSTEM
Delta Modern 14 Series Rain System
10 in. round rain head and handheld in Champagne Bronze. Model 342702-CZ.

[VIEW PRODUCT](#)



P-06 / FIXED GLASS
Glass Warehouse Radius Fixed Panel
32 W x 78 H frameless radius panel with satin brass hardware. No glass door.

[VIEW PRODUCT](#)



P-07 / TOILET
Desp Airlink BS-S007 One-Piece Toilet
17 in. comfort height, elongated, skirted, dual flush, white, 12 in. rough-in.

[VIEW PRODUCT](#)

ORDERING + COMPATIBILITY

Verify before release

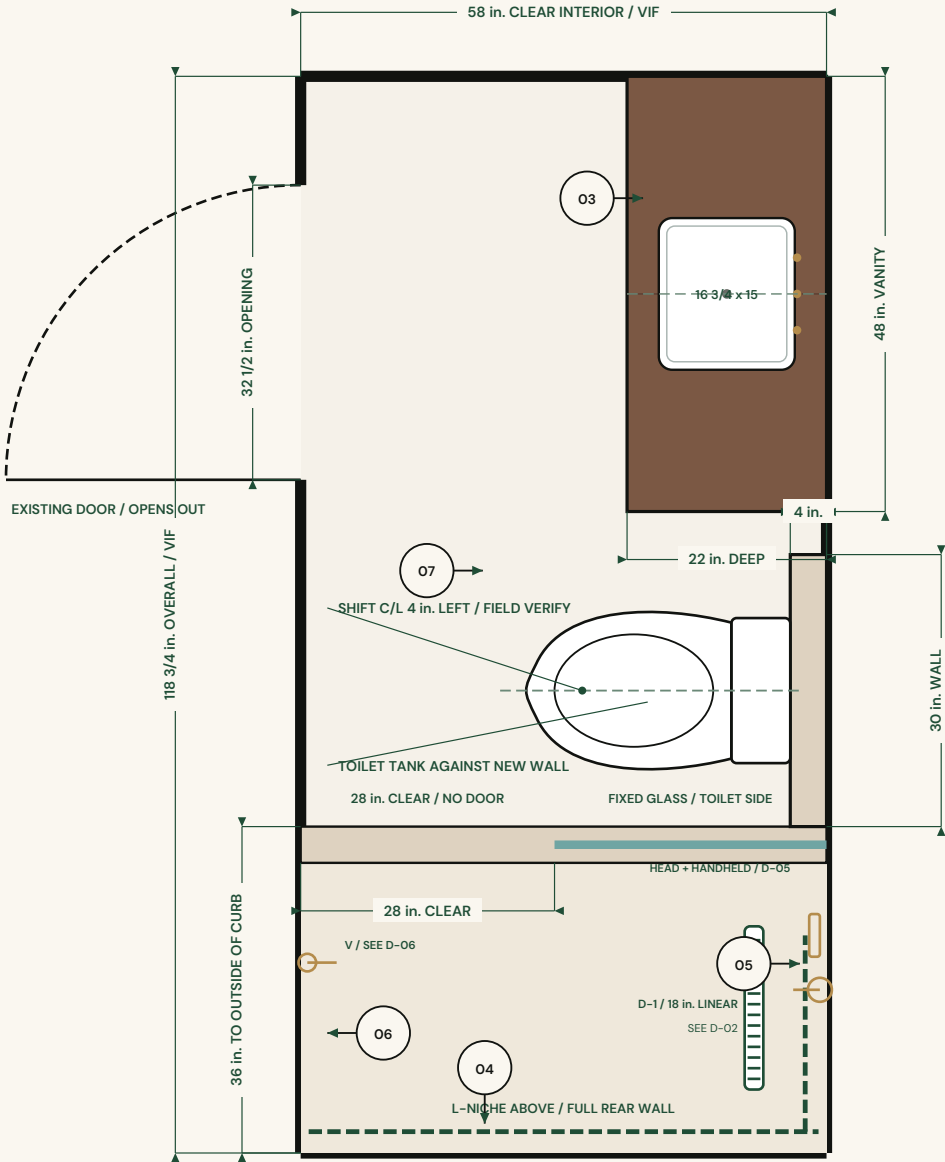
Confirm rough-ins, valve compatibility, glass hardware, quantities, finish availability and lead times. Visible substitutions require written approval.

CLICK ANY PRODUCT IMAGE OR GREEN BUTTON

Proposed Floor Plan

Confirmed dimensions only. Unconfirmed offsets remain field-verify notes instead of invented geometry.

FINAL COORDINATION SET



CONFIRMED DIMENSIONS

ROOM

58 in. clear width x 118 3/4 in. overall; field verify.

CEILING

107 1/2 in. AFF; field verify before tile and lighting.

VANITY

48 W x 22 D x 34 H. Rectangular centered basin is 16 3/4 x 15 in.; 8 in. widespread faucet.

SHOWER

36 in. from rear wall to outside curb; curb is 4 in. wide in plan.

OPENING

28 in. clear, doorless. Fixed glass remains on toilet side; available panel span is 30 in. at a 58 in. finished width.

TOILET WALL

30 W x 4 D, full height. Toilet tank bears against wall face.

COORDINATION HOLD

FIXTURE SPLIT

Rain head and handheld remain on toilet-side wall. Valve moves to the opposite opening-side wall.

GLASS CONFLICT

Do not order: specified 32 in. panel plus 28 in. clear opening requires 60 in.; current width is 58 in.

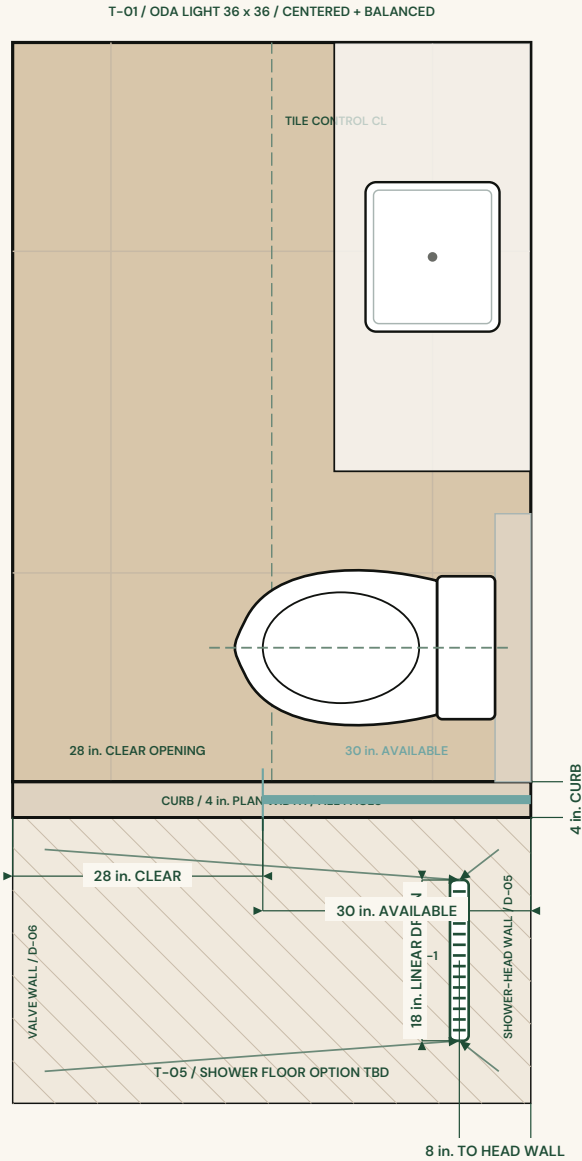
DRAIN

D-1 is an 18 in. linear drain, parallel to and 8 in. from the finished shower-head wall.

Floor Finish + Drain Layout

Tile control lines, shower drain, slope direction, complete curb and fixed-glass extent coordinated in plan.

FINAL COORDINATION SET



FINISH LAYOUT

T-01 MAIN FLOOR

Oda Light 36 x 36. Center grid on room centerline with balanced perimeter cuts; dry-lay before setting.

T-05 SHOWER FLOOR

Final selected option is still required. Do not infer the pan pattern from a rendering.

DRAIN D-1

18 in. linear drain runs parallel to the shower-head wall. Set drain centerline 8 in. from that finished wall.

LENGTH POSITION

Center the 18 in. grate within the usable pan front-to-back unless the plumber identifies a field conflict before rough-in.

SLOPE

Slope the complete pan continuously to D-1 per approved waterproofing and drain system.

CURB + GLASS HOLD POINT

CURB EXTENT

Run curb full 58 in. width. Coordinate top, shower-side face, bathroom-side face and both end returns as one assembly.

GLASS

Fixed panel sits on toilet side. Template only after curb and wall tile are complete.

DIMENSIONAL CONFLICT

A 32 in. specified panel plus 28 in. clear opening requires 60 in. Current finished width is 58 in.; resolve before order.

FINISH

Curb finish has not been confirmed. CFN approval is required for top and all vertical faces before tile release.

Product-accurate basin geometry, wall-tile layout and lighting datums coordinated from finished floor.

FINAL COORDINATION SET



VANITY TOP

34 in. AFF. Center 48 in. vanity on the 50 1/2 in. wall segment.

MIRROR

21 W x 38 H. Bottom at 39 in. AFF, exactly 5 in. above vanity top.

SCONCES

21 in. high. Bottoms at 48 1/2 in. AFF: 14 1/2 in. above vanity top and 9 1/2 in. above mirror bottom.

HORIZONTAL

Each sconce centerline is 7 1/2 in. outboard from nearest mirror edge.

ALIGNMENT

Vanity, sink, faucet and mirror share one centerline.

ELECTRICAL

Locate boxes from these finished datums and actual fixture mounting plates; do not center boxes from rendering.

COUNTERTOP PLAN / VERIFIED BASIN



16 3/4 x 15 x 6 in.

8 in. WIDESPREAD
FAUCET CENTERS

QUARTZ TOP

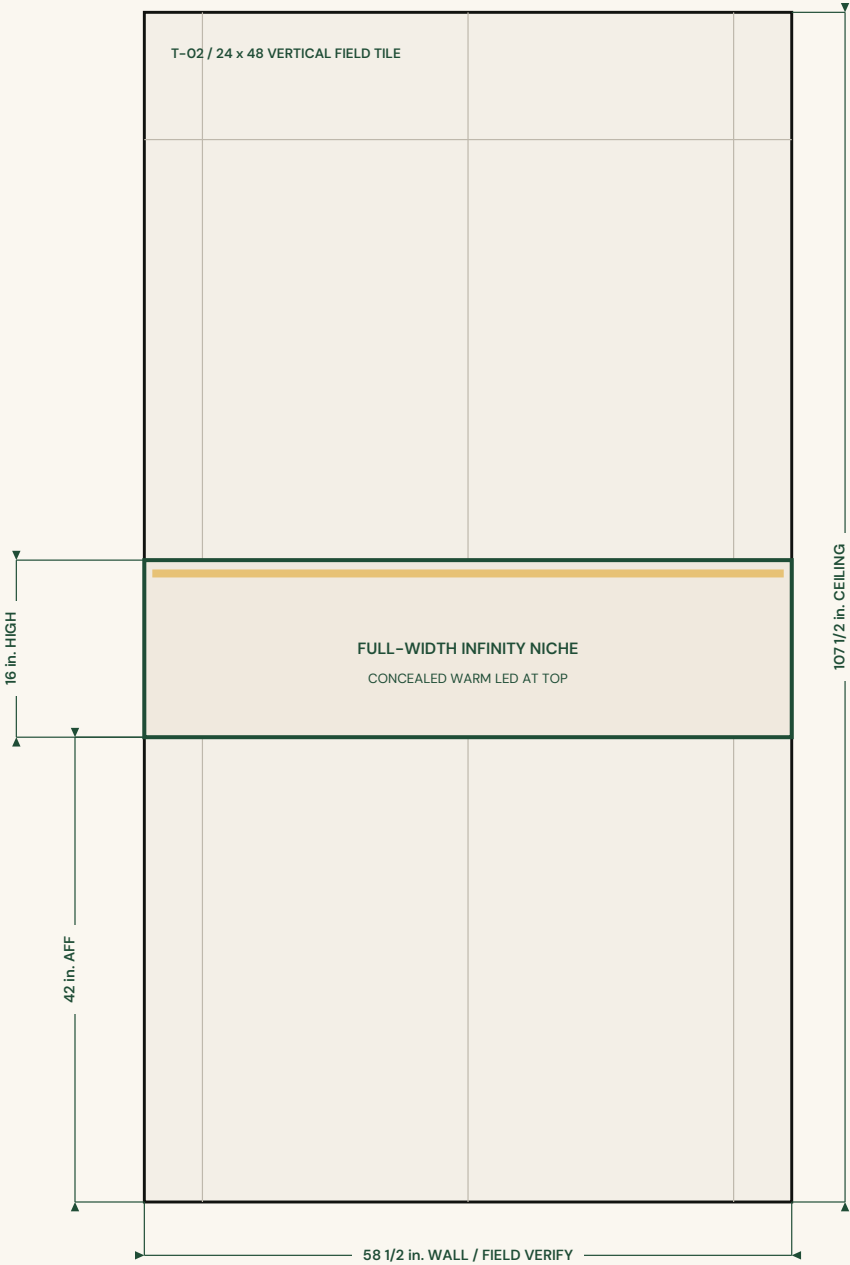
BACKSPLASH NOT INCLUDED

FIELD-INSTALLED T-04 CONTINUES FULL HEIGHT BEHIND VANITY.

Rear Shower Wall Elevation

Full-width infinity niche coordinated with the 24 x 48 vertical field-tile module.

FINAL COORDINATION SET



REAR WALL CONTROL

NICHE

Bottom at 42 in. AFF; finished opening 16 in. high; top at 58 in. AFF.

WIDTH

Run niche edge-to-edge across the finished rear wall for the infinity effect.

LED

Continuous concealed warm LED across the full niche top and around the return corner.

EDGES

Miter visible niche edges. Approve a physical edge mockup before full installation.

TILE MODULE

24 x 48 field tile is shown with balanced side cuts and full-scale grout modules.

CEILING

Tile continues to ceiling. No crown molding inside wet area.

TILE LAYOUT HOLD POINT

DRY LAYOUT

Confirm actual tile dimensions, caliber and joint width before setting the first course.

PRIORITY

Protect niche alignment first; adjust top cut at ceiling only after field layout review.

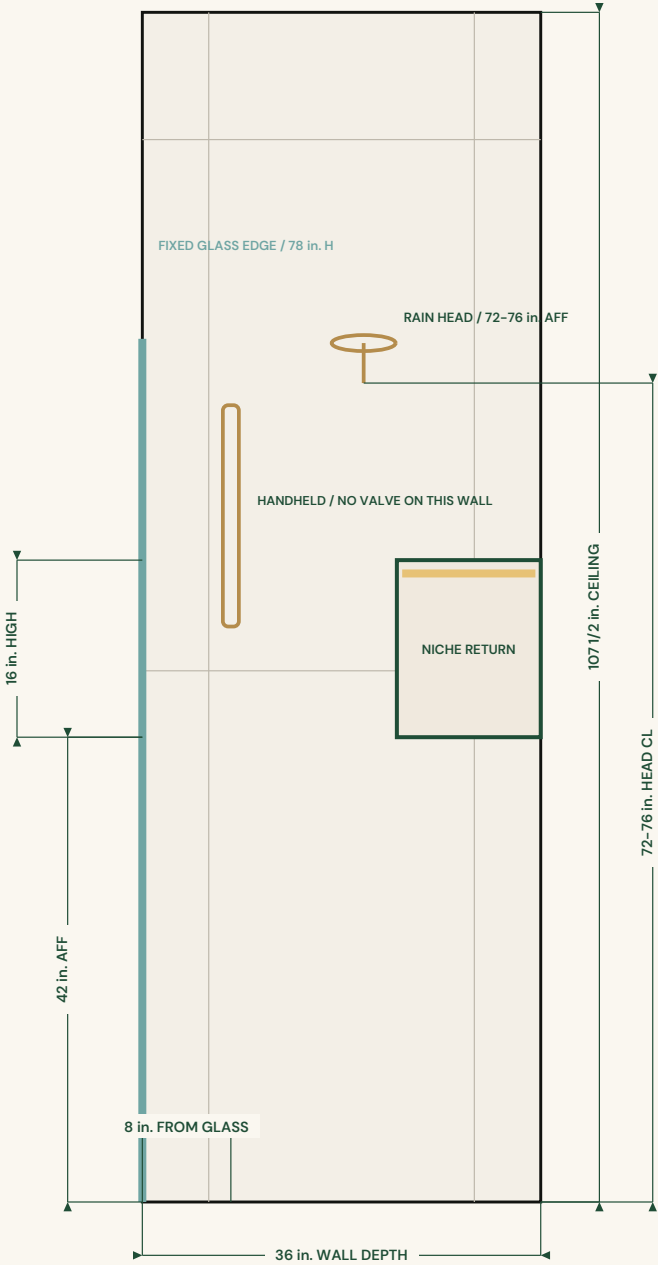
VERIFY

Rear wall width shown as 58 1/2 in. field verify.

Toilet-Side / Shower-Head Wall

Fixed glass, handheld, rain head and niche return coordinated on this wall; valve is opposite on D-06.

FINAL COORDINATION SET



FIXTURE WALL CONTROL

ORIENTATION

This is the toilet-side shower-head wall. Fixed glass is at the entry; niche return is at the rear corner.

HANDHELD

Centerline is 8 in. inside the fixed-glass edge.

VALVE

Not on this wall. Shower control moves to the opposite opening-side wall; see D-06.

RAIN HEAD

Set centerline between 72 and 76 in. AFF after confirming user preference and ceiling relationship.

NICHE

Return from rear wall at 42-58 in. AFF. End adjacent to the rain-head zone without interfering with trim.

TILE

T-03 / 24 x 48 vertical field tile. Large modules are shown at scale.

ROUGH-IN HOLD POINT

BEFORE CLOSE-UP

Template handheld rail, rain arm, niche framing and fixed-glass location together.

ACCESS

Confirm the water can be turned on from the opening without stepping into the spray path.

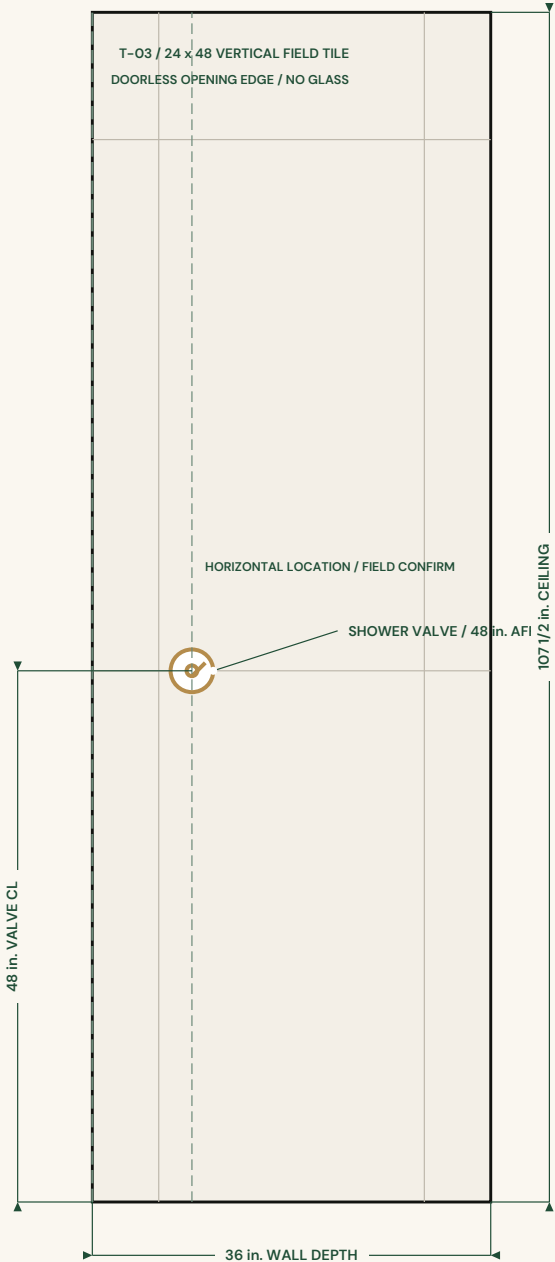
VERIFY

All dimensions are to finished tile.

Opposite / Valve Wall Elevation

Shower control is separated from the rain-head wall and located for access from the doorless opening.

FINAL COORDINATION SET



VALVE WALL CONTROL

ORIENTATION

This is the opening-side wall opposite the rain head. No fixed-glass panel is installed on this side.

VALVE HEIGHT

Set shower-control centerline at 48 in. AFF to finished tile.

HORIZONTAL LOCATION

Locate within easy reach from the 28 in. doorless opening. CFN and plumber must approve exact rough-in before close-up.

SEPARATION

Rain head and handheld remain on the opposite toilet-side wall; see D-05.

TILE

T-03 / 24 x 48 vertical field tile. Coordinate valve trim with the actual tile module.

ROUGH-IN HOLD POINT

DO NOT INFER

The photoreal rendering does not control the valve rough-in.

TEMPLATE

Use the actual valve body and trim template before wall closure.

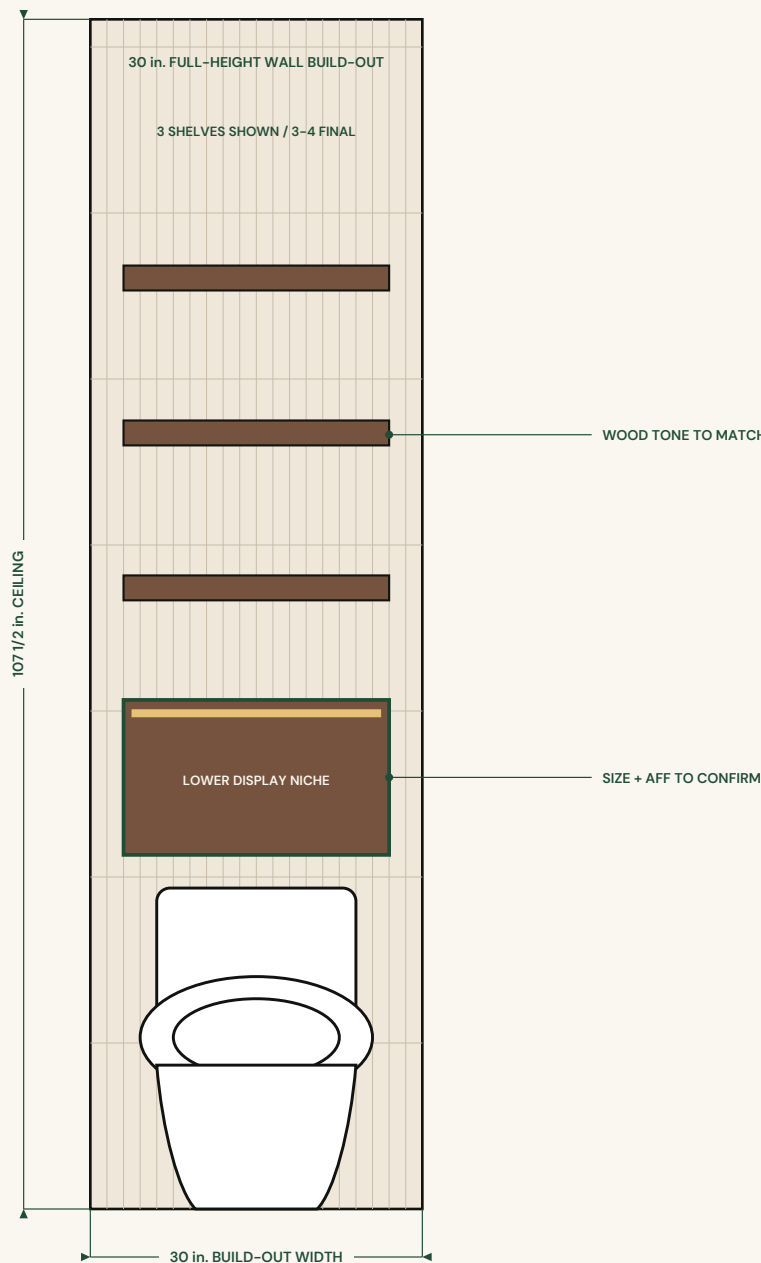
VERIFY

Confirm reach, blocking, supply routing and finished tile thickness in the field.

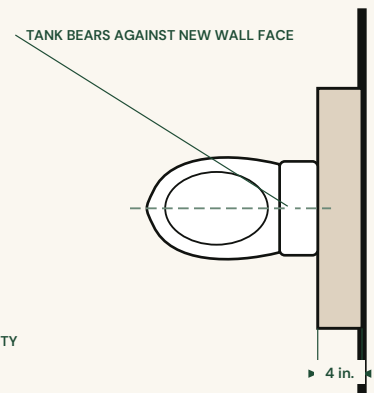
Toilet Wall + Millwork Elevation

Toilet, full-height tiled build-out, recessed niche and shelving shown as one coordinated wall.

FINAL COORDINATION SET



PLAN SECTION / WALL + TOILET CONNECTION



EXISTING WALL

NEW 4 in. BUILD-OUT SHOWN SHADED

MILLWORK + PLUMBING CONTROL

WALL

Build 30 in. wide x 4 in. deep, floor to ceiling behind toilet.

TOILET

Tank bears against new wall face. Shift centerline 4 in. left only after rough-in and clearance verification.

SHELVES

Provide 3-4 open shelves in the same wood tone as vanity. Three are shown for design intent.

NICHE

Retain lower recessed display niche with concealed warm LED. Exact size and AFF require field approval.

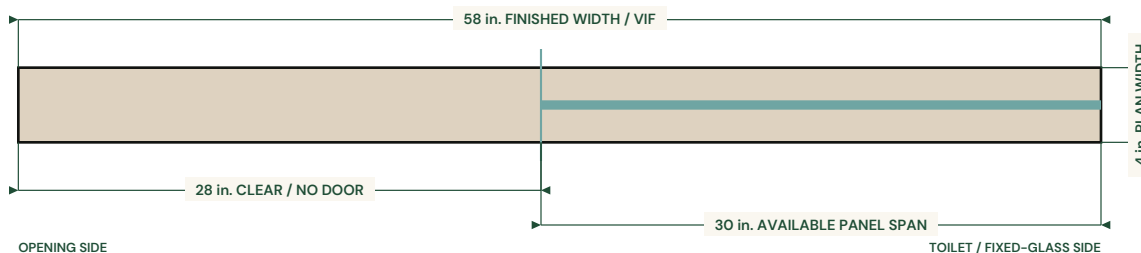
COORDINATION

Verify vent, supply, outlet and framing before closing the wall.

Enlarged curb plan and sections coordinate the opening, glass extent, waterproofing and finish hold points.

FINAL COORDINATION SET

32 in. SPECIFIED PANEL DOES NOT FIT WITH 28 in. OPENING



LED + DIFFUSER

CONTINUOUS MEMBRANE

SILL SLOPES INWARD

16 in. FINISHED OPENING / BOTTOM 42 in. AFF

SECTION / CURB + FIXED GLASS

FIXED GLASS

TOP SLOPES TO SHOWER

CONTINUOUS MEMBRANE

4 in. PLAN WIDTH

This diagram shows a cross-section of a curb and glass assembly. A vertical blue line represents the fixed glass. A horizontal orange line indicates the top surface, which slopes towards the shower area. A green frame surrounds the glass, and a continuous membrane is shown at the base. The plan width of the curb is indicated as 4 inches.

HEIGHT + ANCHORAGE FOLLOW APPROVED SYSTEM / FIELD VERIFY

CURB FINISH: Confirm material for top, shower-side face, bathroom-side face and both end returns.

GLASS: Resolve 32 in. nominal panel versus 30 in. available span; template only after finished tile.

WATERPROOFING: Use one approved membrane, drain and accessory system; preserve membrane at anchors.

Finish Schedule + Drawing Legend

Every drawn surface is keyed to a product, module, orientation and installation hold point.

FINAL COORDINATION SET

TAG	PRODUCT / FORMAT	LOCATION	LAYOUT / CONTROL
T-01	Oda Light / 36 x 36 Item 100008727	Main bathroom floor	Square grid; center on room CL; balanced perimeter cuts.
T-02	Poetry Stone Deco Ivory 24 x 48 / Item 100005407	Rear shower wall	Vertical modules; balance side cuts; coordinate joints to niche.
T-03	Tivoli Crema / 24 x 48 Item 100010015	Both shower side walls	Vertical modules; coordinate glass/head/handheld on D-05 and valve on D-06.
T-04	Trulli Sabbia / 1.5 x 15 Item 100010169	Vanity + toilet walls	Vertical straight stack; full height; continue behind vanity.
T-05	Shower floor / selection TBD	Complete shower pan	Do not release pattern until final product is approved; slope to D-1.
C-01	Curb finish / confirm	Top, both faces + ends	One coordinated finish; slope top inward; approve before tile release.

DRAWING SYMBOL LEGEND

	FIXED GLASS
	CENTER / CONTROL LINE
	D-1 / 18 in. LINEAR DRAIN
	SLOPE

TEAM COORDINATION

- Dimensions are to finished faces and finished floor unless noted.
- Field verify room, ceiling, plumbing and tile caliber before release.
- Rendering is visual intent only; these drawings control placement.
- No concealed work closes before CFN / contractor coordination review.

Build-Team Control Checklist

The sign-off points that protect the layout, finishes and custom details before they are concealed.

01 / BEFORE DEMOLITION + ORDERING	04 / FIXTURES + FINISH WORK
☐ Field measure room, ceiling, door, vanity wall and shower width. ☐ Verify all selected products, lead times, finish codes and return policies. ☐ Confirm final shower floor option and required overage in writing. ☐ Photograph existing plumbing and electrical conditions.	☐ Confirm vanity top 34 in. AFF and mirror bottom 39 in. AFF. ☐ Set sconce bottoms 48.5 in. AFF and centerlines 7.5 in. outboard. ☐ Set rain head 72-76 in. AFF, control 48 in. AFF and handheld 8 in. from glass. ☐ Template fixed glass after finished tile; verify 32 x 78 panel fit.

02 / FRAMING + ROUGH-IN	05 / FINAL QUALITY REVIEW
☐ Confirm 36 in. shower depth to outside of curb and 28 in. clear opening. ☐ Set toilet-side glass, fixture wall and L-niche orientation exactly as A-101. ☐ Frame niche at 42 in. AFF bottom x 16 in. finished height. ☐ Template vanity, mirror, sconces and 30 in. toilet-wall build-out. ☐ Photograph all blocking, pipe, valve, cable and driver locations.	☐ Confirm all fixtures are aligned, level, sealed and fully functional. ☐ Confirm LED color is warm, continuous and free of visible diode points. ☐ Confirm tile and paint are clean, repaired and free of unacceptable lippage. ☐ Deliver spare tile, product manuals, care instructions and warranties. ☐ Photograph completed room before owner use.

03 / WATERPROOFING + TILE	FIELD APPROVAL Stop before covering the work Any deviation from these drawings that affects appearance, clearances or product fit must be documented and approved before proceeding. CONTRACTOR / DATE CFN / OWNER REPRESENTATIVE
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