Forsythia on the Park



OWNER:
Midas Enterprises

ARCHITECT:
HDA Architects

GENERAL CONTRACTOR:
BSI Constructors, Inc.

LOCATION:
Clayton, Missouri

TILE INSTALLER:
Flooring Systems Inc.

COMPLETION:
2026

ABOUT

Forsythia on the Park is a luxury condominium development at 8250 Forsyth Blvd. in Clayton, Missouri, completed in 2026. Developed by Midas Hospitality for owner Midas Enterprises, the project delivers 38 high-end residential units with premium bathroom finishes throughout. General contractor BSI Constructors, Inc. led construction on a project built to a consistent, high-end standard across every unit.

OBJECTIVE

The project called for high-end shower installations across 38 condo units, each finished to a consistent standard. HDA Architects specified Schluter products for the shower installations, based on the design team's experience with the product line on previous commercial projects. Flooring Systems Inc., the tile installer, carried that specification through the scope of work. Schluter representative Kevin Crane, along with Field Technical Manager Elvis Mesic, provided jobsite support to help determine drain selection and installation approach for each bathroom. The goal was a waterproofing and drainage system that could adapt to each unit's layout while supporting the linear drain aesthetic the design called for.





CHALLENGES

Post-tension concrete construction limited how and where drains could be placed, since the structural slab could not be penetrated freely. Each bathroom required a different drain location, and none of those locations could be moved once set. That meant the waterproofing and slope system had to be built up rather than relying on a single standard configuration. Coordinating consistent execution across 38 individually configured bathrooms added complexity to an already demanding install.

SOLUTION

KERDI membrane was used throughout the shower installations to waterproof over the post-tension slab without requiring penetrations into the structural concrete. KERDI-LINE linear drains gave the installation team flexibility to set drain locations to match each bathroom's layout, rather than forcing a single fixed configuration across every unit. Schluter representatives, Alex Waggoner, Kevin Crane, and Elvis Mesic worked on-site with Parkway Construction Services, the plumbing contractor, to determine drain placement and installation approach, and provided a drain sample to BSI Constructors' project manager to help finalize the system for the team. KERDI-SHOWER-LTS shower trays and curbs standardized shower base construction across units. DITRA-HEAT was installed in bathroom floors to provide floor warming outside the shower areas. JOLLY profiles in an anodized gold finish were used at tile edges to complete the high-end look specified for the units. Together, the system let Flooring Systems Inc. and Parkway Construction Services coordinate around the constraints of post-tension construction while keeping the waterproofing and drainage consistent from unit to unit.





PRODUCTS USED

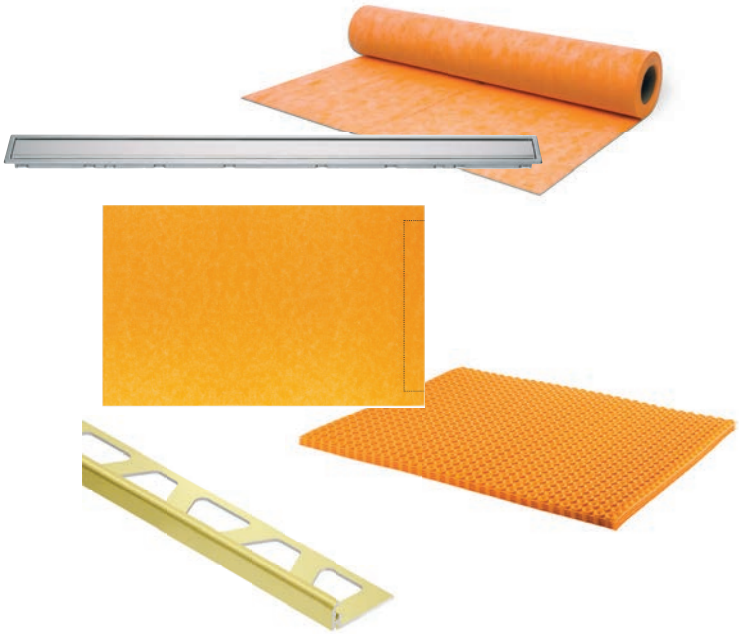
Schluter®-KERDI sheet-applied waterproofing membrane

Schluter®-KERDI-LINE low-profile linear drain

Schluter®-KERDI-SHOWER-LTS prefabricated shower tray for Schluter linear drains

Schluter®-DITRA-HEAT electric floor-warming system

Schluter®-JOLLY tile edge-protection trim in anodized gold





RESULT

Flooring Systems Inc. completed the shower waterproofing and drainage installations across all 38 condo units at Forsythia on the Park, working within the constraints of the post-tension slab and unit-specific drain locations. BSI Constructors coordinated closely with Flooring Systems Inc., Parkway Construction Services, and Schluter throughout installation to align on drain selection and execution. The finished product reflects the high-end standard the project was built to.