

Case Study #3: Floor System Analysis

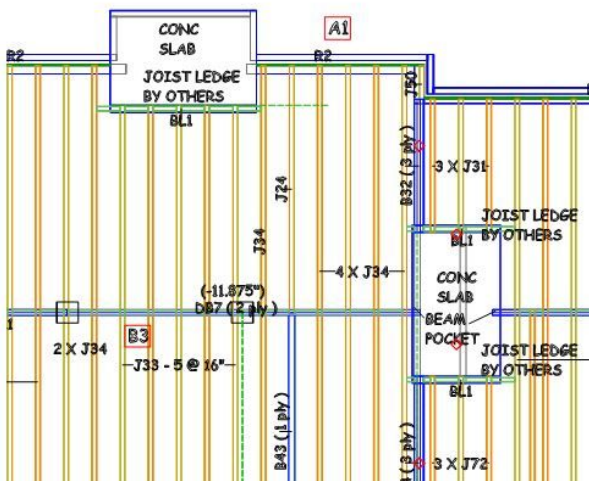
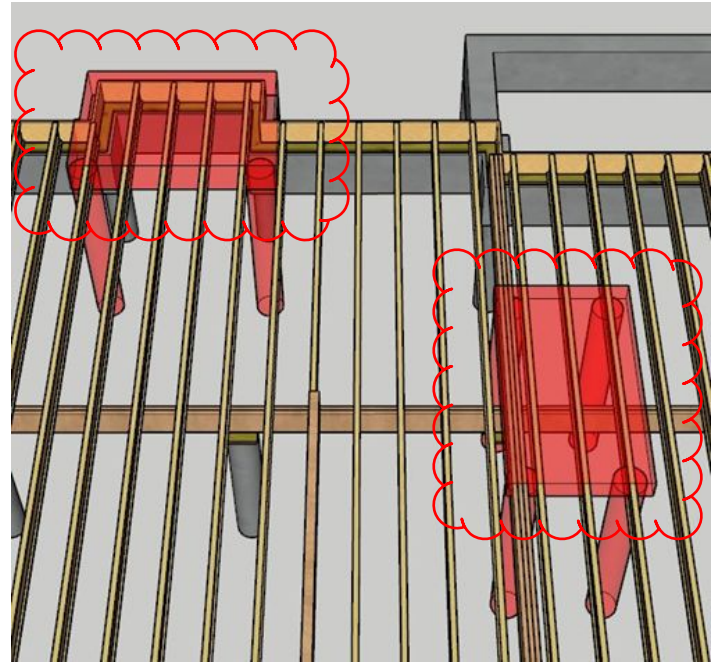
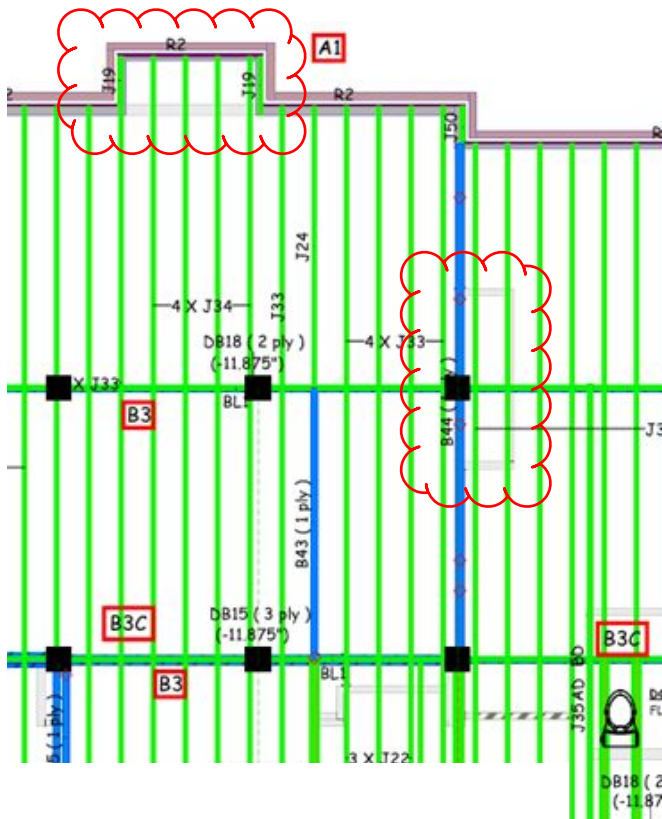
Client: The Victor Myers Companies, Dallas, Texas

Project: Client was provided with a detailed, colored 2D drawing from the TJI vendor, detailing all of the beams and TJIs for the main floor. It included a detailed schedule specifying every labeled member's description and size. The foundation model was created using the structural engineer's drawings. The TJI drawing was then used to model the TJIs and beams throughout. This house had 3 masonry fireplaces, as well as a Safe Room each requiring a concrete foundation/slab.



2D TJI Layout Drawing to be Approved by Builder

Next: Every beam and TJI were modeled in 3D and placed according to the 2D drawing specifications. It became immediately clear that the three masonry fireplace hearth slabs were ignored in the layout, as there were beams and TJIs running in and out of all three hearth slabs. As a result of the 3D model, the TJI vendor was notified immediately and the 2D drawing provided was corrected and a new drawing issued **BEFORE ORDERING** and **BEFORE IT BECAME AN EXPENSIVE OVERSIGHT**.



The TJI vendor provided a revised drawing, correcting the oversight.

LAYOUT TO BE REVIEWED AND APPROVED BY BUILDER BEFORE ORDERING