

## BROMIK DESIGN & BUILD

This local relationship driven real estate developer, residential designer, and contractor is reshaping neighborhoods one development at a time. Their services include design and construction of single-family high end custom homes, residential remodels, and commercial shell & core projects with tenant improvements. DEI has been fortunate to work with Bromik Design & Build as their structural engineer on many new residential developments that offer multiple houses with a range of architectural styles.



### State Street Lofts

Residential development consisting of four high-end single family speculative homes. Each home has two stories above a full daylight basement. The roof framing was constructed with flat open web trusses and the floor framing was constructed with wood I-joists. Large cantilevers at the second floor support the two levels above and require large beam floor framing and a creative approach to lateral design.



### Highlands Single Family Homes

Residential development consisting of six high-end single family speculative homes. Each home has two stories above a full daylight basement. The roof framing was constructed with wood I-joists and the floor framing was a combination of I-joists, open web trusses, engineered lumber and steel beams.



### Juanita Single Family Development

Residential development consisting of four conventionally framed single family speculative homes. Each home has two stories above a partial basement. The roof framing was constructed with conventional wood trusses and the floor framing was a combination of I-joists, engineered lumber, and steel beams.

## PULTE HOMES

Pulte Homes is a residential single family speculative developer in the Pacific Northwest. DEI has engineered almost 100 lots for five communities in the area. Standard home designs vary from two story homes on slabs-on-grade to options with full daylight basements. The roof framing for the homes is constructed with standard roof trusses in various configurations - gable ends, hips and shed styles. The floor framing consists of wood I-joists and engineered beams. Each lot 7 house plan is sold to a homeowner and the owner will have many options in the plans available to them which necessitates a creative and accommodating gravity and lateral framing design to accommodate the various plan choices.



Brookside – Lake Stevens



North Hill - Duvall



Eagle Pointe – Snoqualmie Ridge



Harbor Hill – Gig Harbor



River Glen – North Bend

## PSW REAL ESTATE

New to the Seattle area, PSW Real Estate focuses on single family and townhomes/multifamily communities. We work collaboratively with them to engineer efficient urban communities.

### Pinehurst Multi-family Development

DEI has recently completed the structural engineering for ten (10) three- and four-story townhouse structures containing a total of 39 units – totaling 65,000 square feet. The project is primarily wood framed and features private roof decks, partially enclosed lower level parking spaces. Steel framed canopies with corrugated metal roof are expressed at each unit's entrance.



### Clearcreek Single-Family Residences

This Kirkland community consists of 19 new detached single-family residences. The homes are generally 4+ bedroom with 2.5+ baths and over 2450 square feet. They are conventionally wood-framed construction with typical strip and spread footings. The homes feature two-story entrances with exposed stairways.

