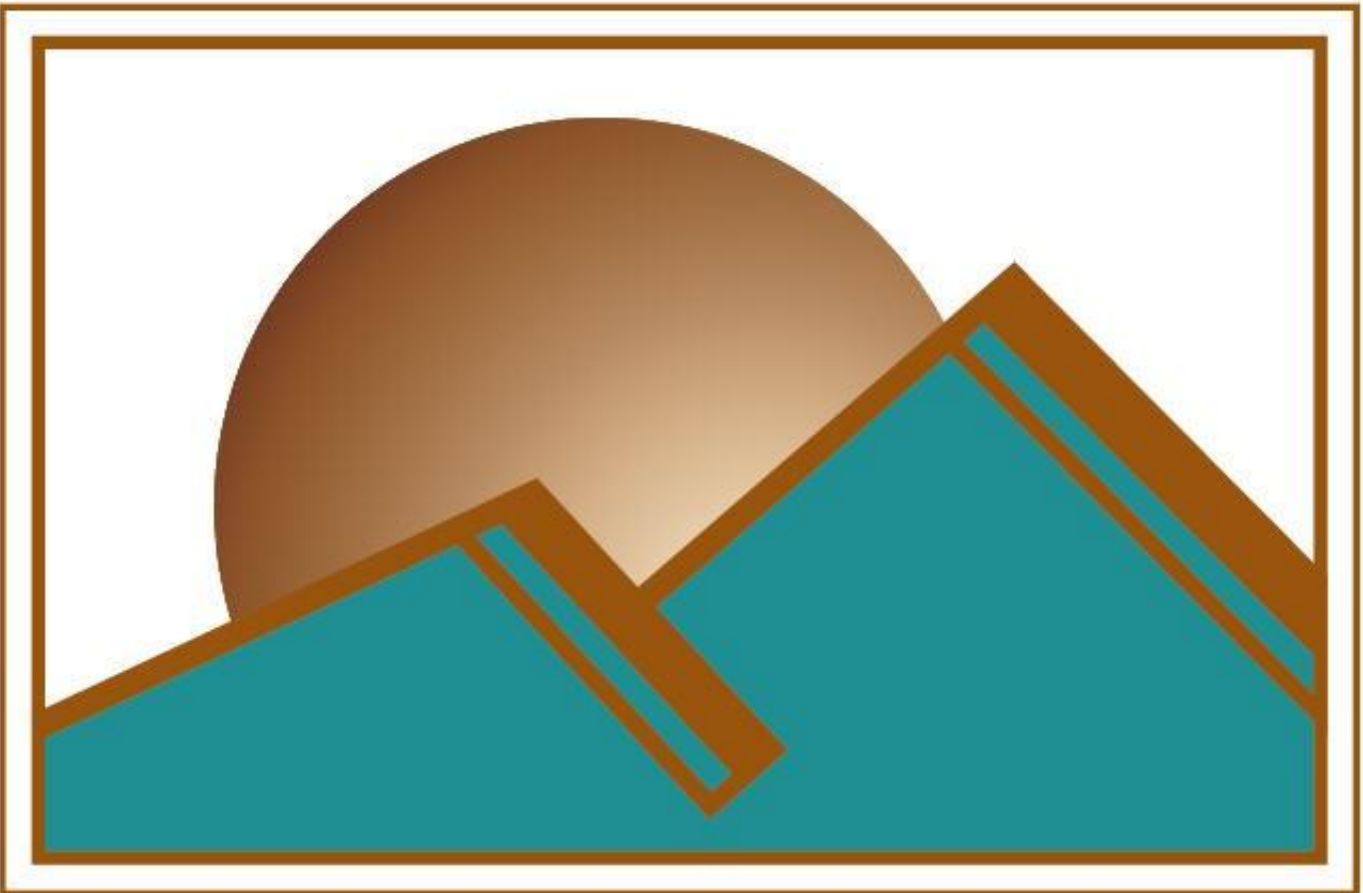


# SUNSET Custom Homes, Inc.



**David Glinski** has been in the building business since he founded and managed Tree House Woodworking Cooperative in 1972. Today he is president of Sunset Custom Homes Inc.; a successful custom home builder in Tucson, Arizona, incorporated since 1992.





**THE VIEW-Near River Road and First Avenue,** in an established neighborhood, this is what motivated my clients to purchase their lot.



**The Homeowner met me on the lot prior to excavation.** The existing house pad was built by a “wanna-be” contractor during the housing recession. The problem: He used soil with a high clay content, and it was three feet out of level. Existing soil conditions could not support a house. The solution: Over-excavate (remove) the clay, import new soil, and rebuild the house pad from the original natural grade and up. Price tag \$20,000.

## An Engineered Pad

In 12" lifts, with the right amount of water, we achieved over 100% compaction in some areas!





**The finished house pad is compacted to 95% or greater and is within 2" of being level. Great care was given to preserving and relocating the native vegetation.**



**Laying out the foundation**

# Engineered Post Tension



**Engineered Post Tension** cables have #4 rebar, bent to the shape of a “hairpin”, to support the **Live End** and **Dead End** of each cable.

**Live End:** Cables protrude through the form boards, for future tensioning.



**Dead End:** Embedded cable with “Hairpin” (#4 rebar concrete reinforcement).





## 8" thick concrete slab.

A convoy of concrete trucks kept the pump running.





**The Slab**  
is poured and Utilities  
are in.



**Post tension cables were stressed to 33,000 lbs each.  
After inspection, the ends were cut and patched.**



**First Wall Up!**



**The PANIC ROOM**



**Jobsite is kept clean**





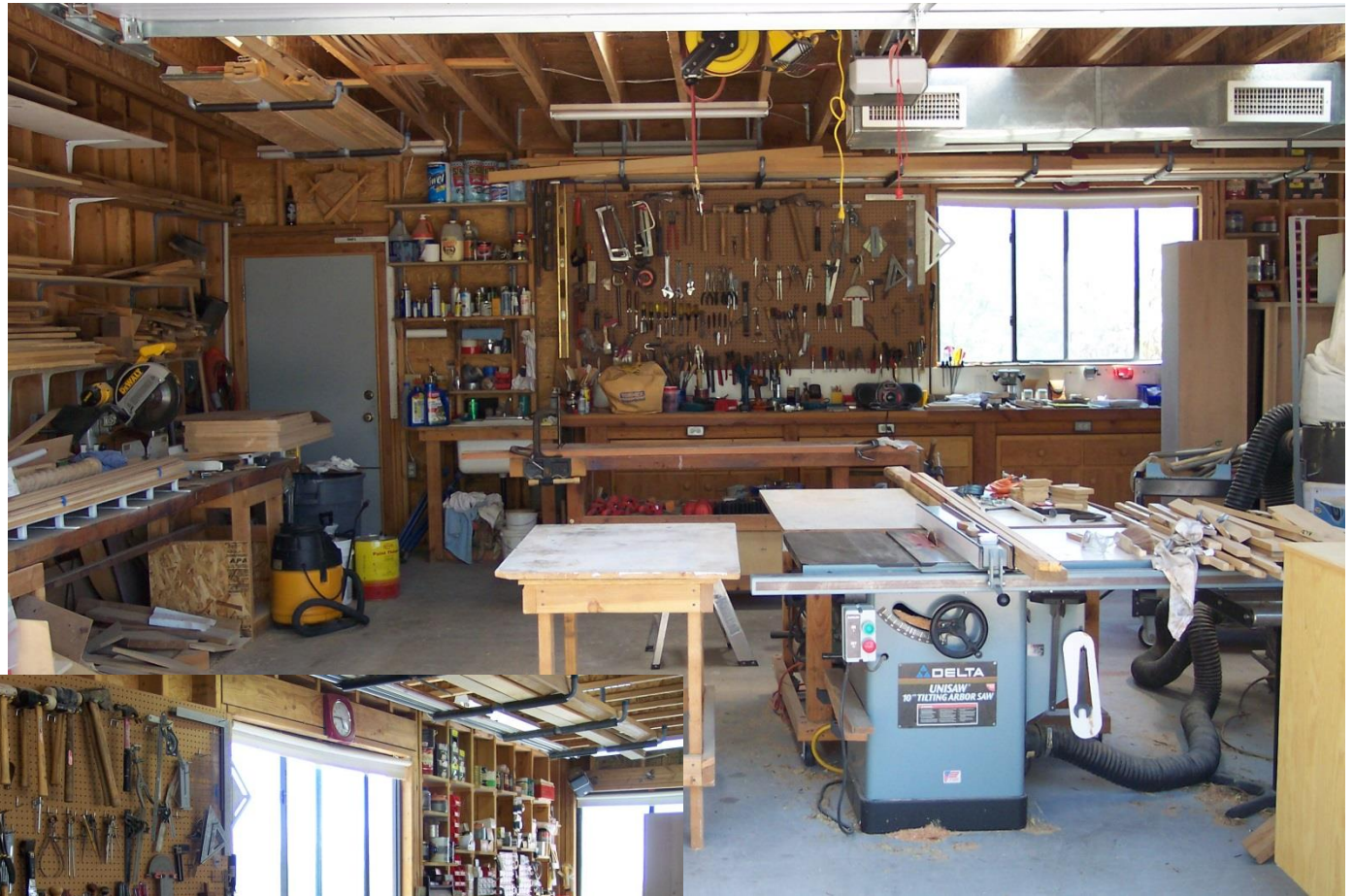
**We used the dining room as a makeshift office.**  
The concrete block in the center is the Panic Room.



**Many framing details** such as this “barrel arch”, were typical.

**The indirect lighting** that runs along length of the arch, was manufactured at **Sunset Custom Homes’** wood shop.





**Sunset Custom Homes'**  
Woodshop



**Roxul was used as a sound barrier in several interior walls.**

**“Smart  
House”  
wiring has  
many  
exciting  
applications.**



**A hot water recirculation loop and pump were used with a high efficiency 75 gallon water heater to produce “Instant Hot” water at all faucets.**

**Two 3-ton Carrier “Performance Series” 16 SEER units were selected for heating and cooling.**





**Open-cell foam** was used for insulation.



**Architectural details were added throughout the home.**





**High efficiency skylights add light with less heat gain.**





**View** from the rear patio





**The final product!**