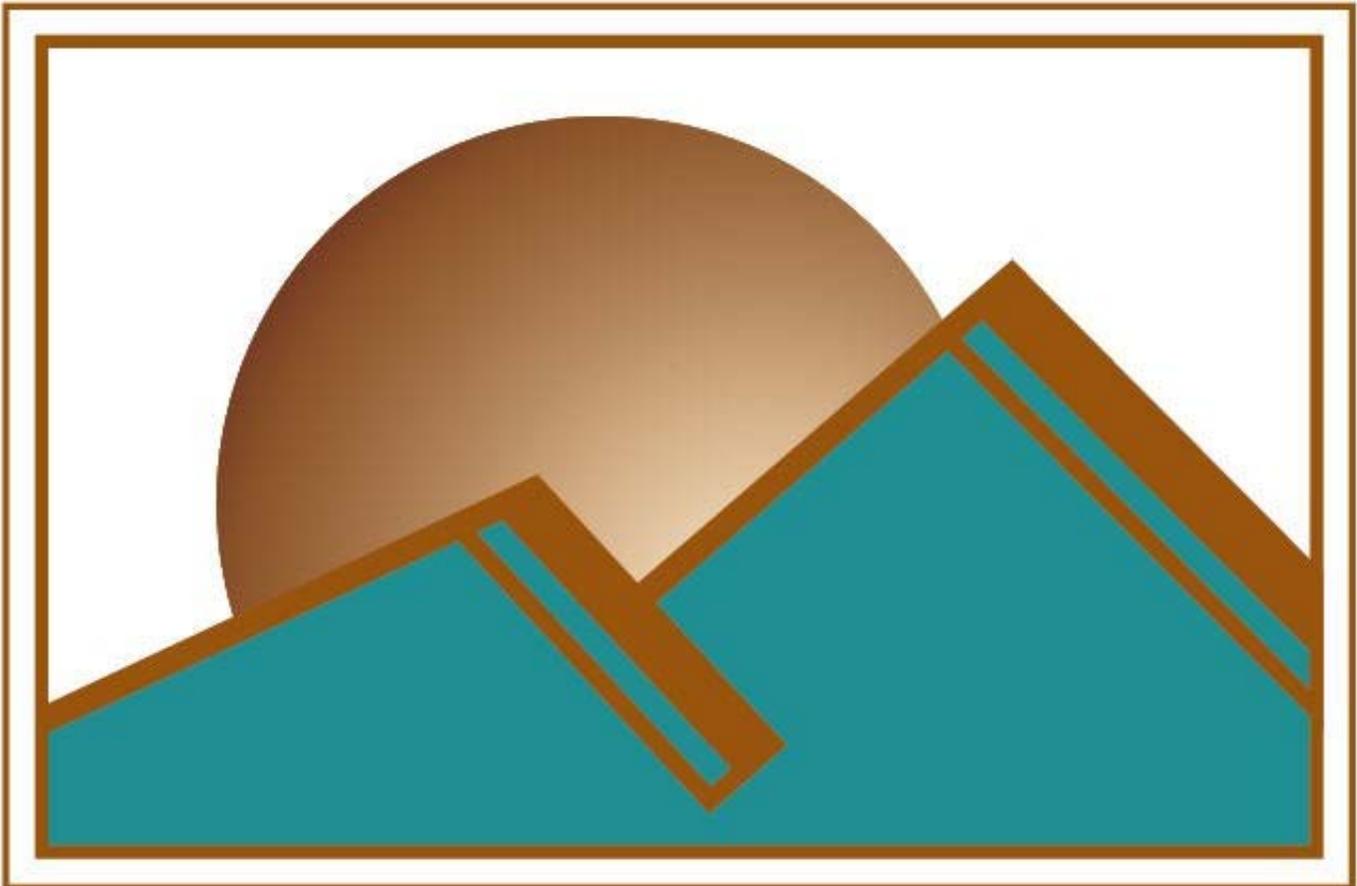


# SUNSET Custom Homes, Inc.



**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.





## **A FLEET OF CAT EXCAVATORS STANDS AT THE READY.**

More than 2,000 cubic yards of clean fill will be needed to bring the lot up to grade.

We consistently achieved compaction results of over 100%.

Our 1:1 slopes had zero erosion during the monsoons!



**A ballet** of heavy equipment sculpts the lot as they place and compact fill dirt in lifts of 12 inches.

**A Hammer Hoe** is never a good sign...but it was expected. The granite that was cut eliminated the need for a retaining wall.





Homeowners  
meticulously  
selected boulders  
for their  
landscaping





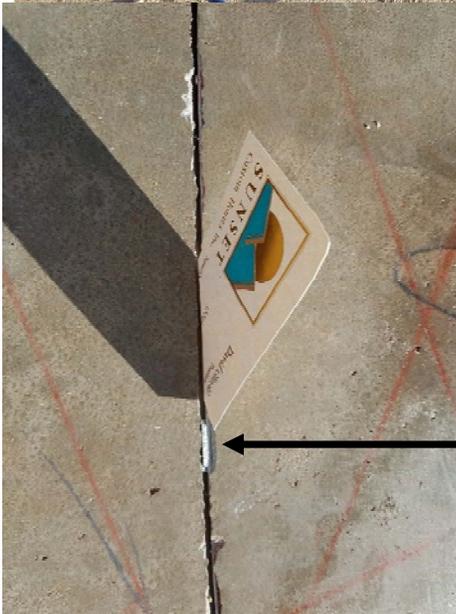
**Boulders were individually placed with the Homeowners direction.**





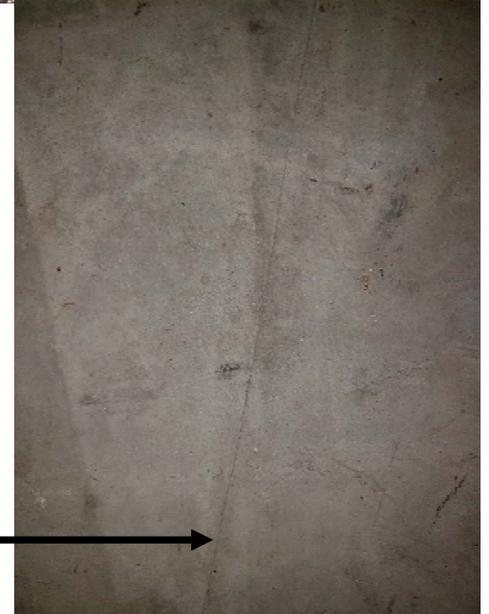
# Post-Tensioned Foundation

Sometimes it makes cracks hard to find



Before

After



**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.





**Didn't miss a spot!**





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





## Gila Monster Alert!

Our friend made occasional appearances throughout the job. Here you see the tracks of his mad dash across the master bath floor. I didn't know they could move that fast.



# First Lumber Drop-a Clean Palette



Because of the level of detail, it took over three months to frame this job. A non-production crew was chosen for that very reason. Again, the homeowners were intimately involved in every phase of construction.



**My Framing  
background  
came in handy  
for the myriad  
details.**



**We sometimes used the dining area as a makeshift office.**

I walked away from the desk seconds before the roofer's hot tar seeped through the plywood above. The moral of this story:

**Always maintain situational awareness!**



**One foot thick** exterior walls were built using 2 x 6's on the outside, and 2 x 4's on the inside. That gave us the room to use a combination of Spray Foam along with Blown-in-Blanket Insulation, achieving an R Value of over 45.

2 x 6 Exterior Stud

Gusset, connecting exterior and interior studs

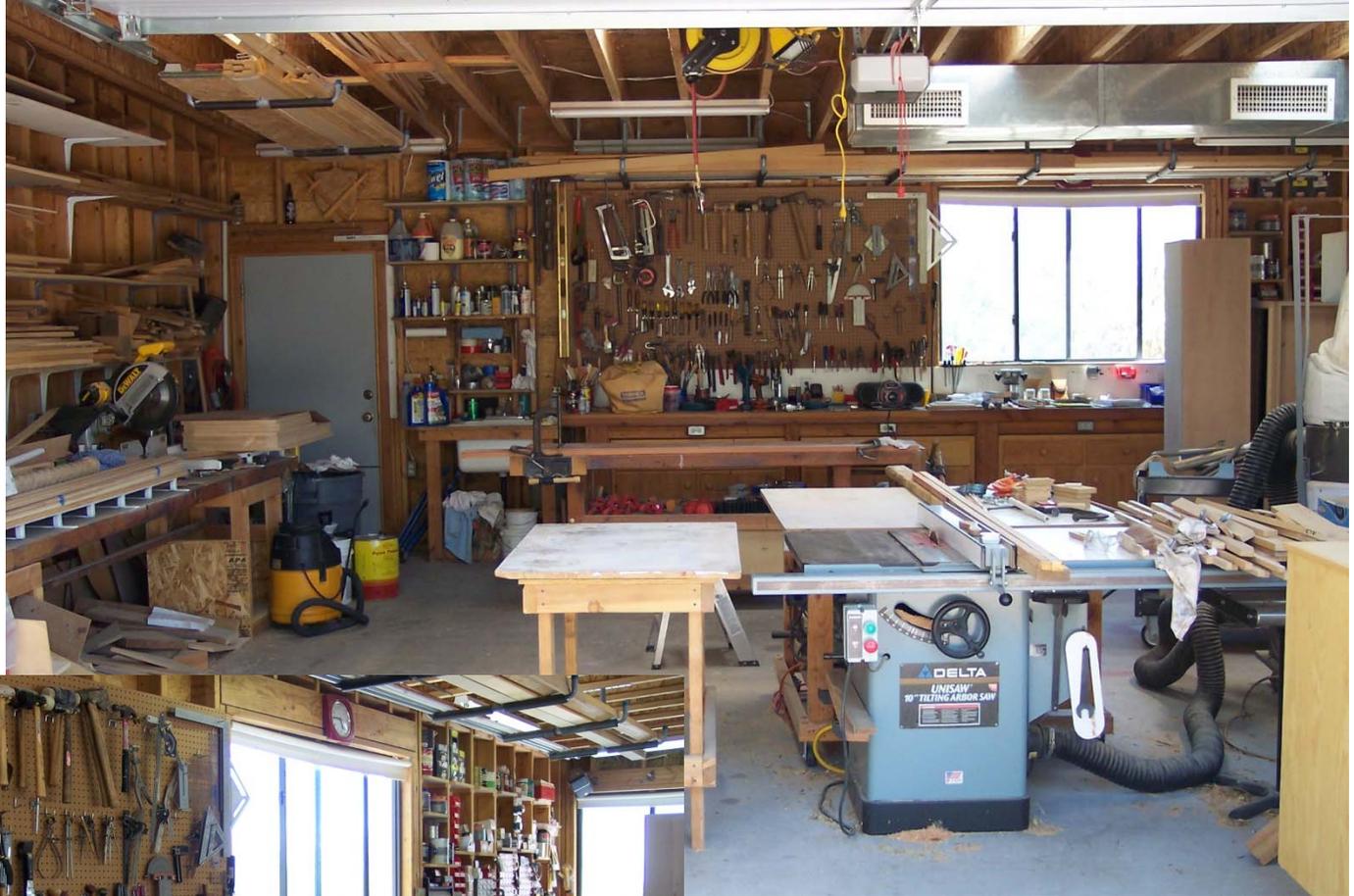
2 x 4 Interior Stud



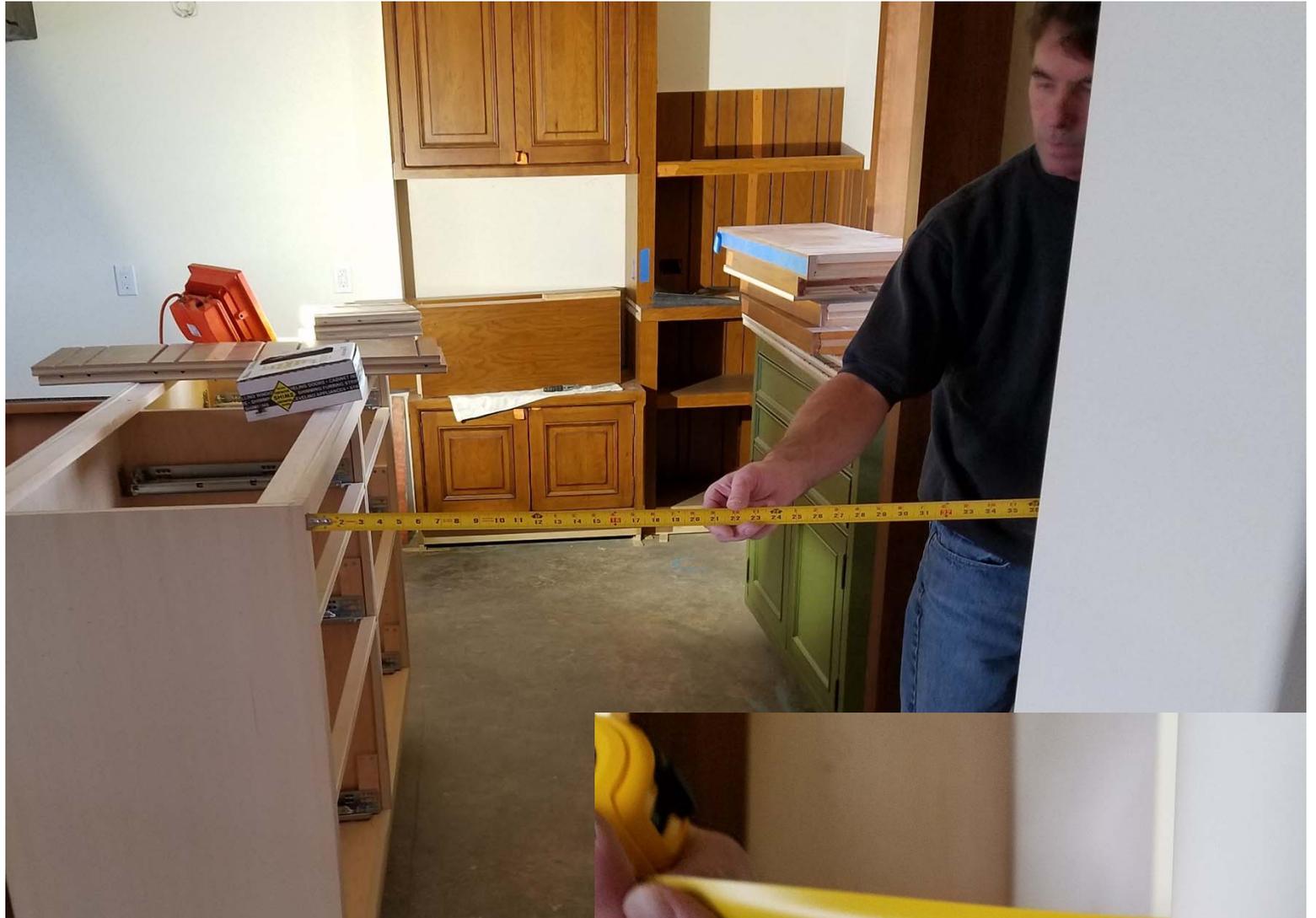
**Spray Foam** at the roof level encapsulates the living space, preventing air infiltration, and provides semi-conditioned attic space for duct work.

Every post, beam, joist and all decking was stained on six sides, in 110 degree heat, by the Homeowners!!!  
We maintained the highest tolerances in Framing.





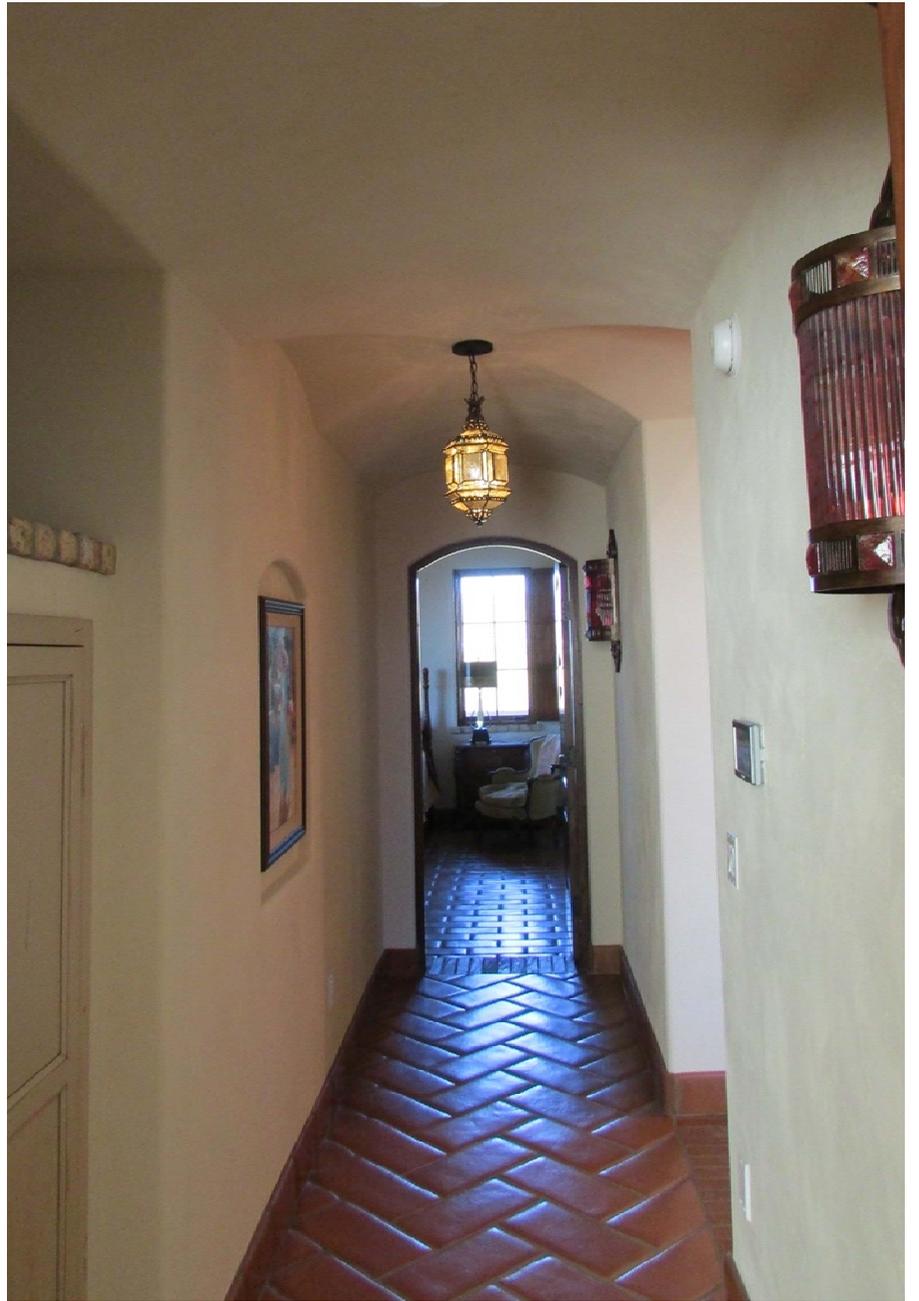
**Sunset Custom Homes'**  
Woodshop was used  
when needed



**Working with true  
craftsmen (or women),  
is always a pleasure**









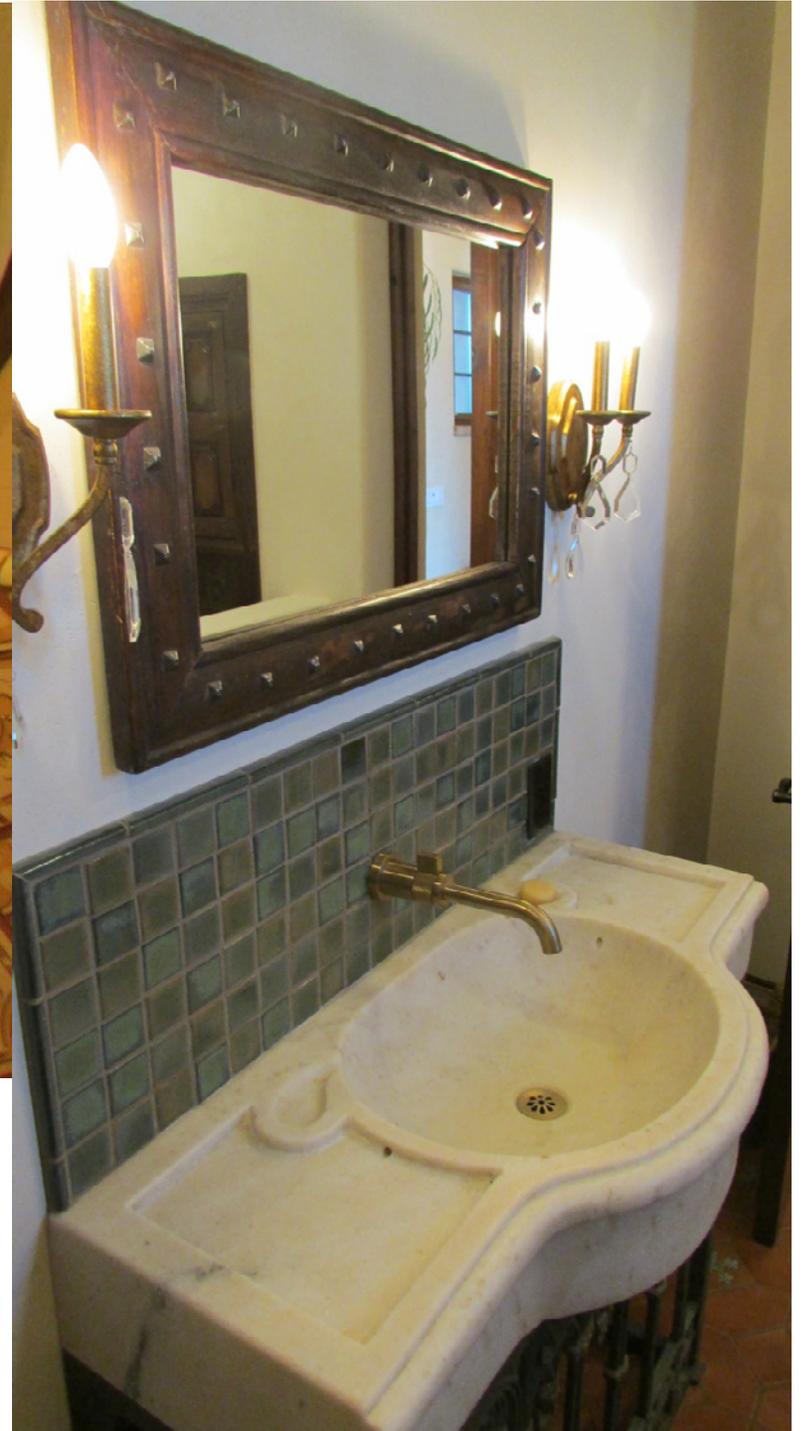
**Great Room**



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



# Gourmet Kitchen



**Beautiful Baths**



**Art Studio**-The view from the window is not only inspirational, but a picture in itself.





In the Stucco Phase



In the Final Phase





## The Finished Product

