ARIZONA
CASITA BUILDERS

THE CASITA COLLECTION

Design inspiration &
property planning guide



ACB design concept. Pools, outdoor living, landscaping and upgraded finishes are separately scoped.

CUSTOM DESIGN + BUILD

Your home. Your dream. Your vision.

A casita that belongs with your home.

Room for family. A welcome for guests. A place shaped around the way you want to live.

arizonacasitabuilders.com

602-932-7122



ACB interior concept. Furniture, pool, landscape and finish selections are illustrative.

THE REASON TO BUILD

Room for what matters most.

The best starting point is the person who will use the space. Their routines, independence and comfort give every design decision a purpose.

Family, close by.

A home for a parent or loved one, with room for private routines and easy time together.

Guests, truly welcome.

A separate place to settle in, unpack and enjoy a longer visit without taking over the main home.

Space that feels like yours.

A calm retreat or flexible home shaped around the rooms you will use every day.

A plan for what comes next.

Talk through future occupants, circulation and changing needs while the design is still flexible.

ARCHITECTURAL CHARACTER

Designed to belong.

Begin with the home you already love. Rooflines, proportions, materials and color help the casita feel like a considered part of the property.



Clean & contemporary

Simple forms, warm wood details and garden-facing glass create a relaxed, modern direction.

ACB DESIGN CONCEPT



Desert & organic

Stone, texture and deep shade can connect the architecture to the surrounding landscape.

ACB DESIGN CONCEPT



Warm & timeless

Tile roofs, a welcoming entry and familiar materials can complement a traditional Arizona home.

ACB DESIGN CONCEPT

Outdoor areas, pools, landscape and decorative features are separately scoped.

THE DESIGN COLLECTION

Start with a favorite. Make it yours.

Explore 40 original concepts, from 400 to 1,800 square feet. Adapt a layout to your life and property, or begin with your own ideas.



The Arbour

600 SQ. FT. · 1 BED · 1 BATH

Comfortable, compact living.



The Welcome

1,000 SQ. FT. · 2 BEDS · 2 BATHS

More privacy for family or guests.



The Alcove

1,200 SQ. FT. · 2 BEDS · 2 BATHS

Room to spread out and settle in.



The Homestead

1,600 SQ. FT. · 3 BEDS · 2 BATHS

Generous shared and private space.

Tap a design to view its floor plan. Exterior images are concepts; project-specific review and approved plans define the final design.



ACB kitchen concept. Appliances are owner supplied; pictured finishes and furniture are illustrative.

THOUGHTFUL INTERIORS

Make every square foot count.

Good rooms do more than fit on a plan. They support the way someone cooks, rests, stores belongings and moves through the day.



ACB bedroom concept.

Place the furniture first.

Then shape the windows, storage and paths around it.

A kitchen with purpose.

Plan useful counter space, reachable storage and the appliance sizes you actually want.

A bedroom with privacy.

Consider the bed, garden outlook, reading light and relationship to the main home.

An easy daily rhythm.

Discuss laundry, entry, storage and any access or circulation needs at the beginning.



The Homestead bathroom concept. Tile and glass shower enclosure shown are upgrades; the base uses the specified fiberglass insert.

MATERIALS & SELECTIONS

Choose the details you live with.

Cabinetry that works.

Wood cabinet boxes, dovetail drawers and soft-close hardware are part of ACB's standard approach. Make the layout useful for the occupant.

Counters with a clear allowance.

Granite is the default countertop material. Confirm the actual selection, quantity and included allowance in your proposal.

Appliances, coordinated early.

Kitchen and laundry appliances are owner supplied. Choose models and dimensions in time to coordinate cabinets and connections.

A bathroom made personal.

Review the specified fiberglass shower or tub/shower insert, vanity and fixtures. Price tile, glass enclosures and other upgrades separately.

Comfort begins behind the finishes.

A casita should feel like a complete home. These five standards bring the enclosure, light and cooling into the same design conversation.

01 2×6 exterior walls

A deeper framing cavity provides room for insulation. The complete wall assembly is defined in your plans.

02 Spray foam at the walls & roof deck

Exterior walls and the underside of the roof deck receive spray foam; product, thickness and installation details are specified for the project.

03 LED lighting throughout

Plan useful light for cooking, reading and daily routines. Fixtures, controls and added lighting features belong in the selections.

04 Pella or Avanti Low-E windows

Choose the series, glass, sizes and placement with shade, privacy and the outlook in mind.

05 High-efficiency cooling

Coordinate equipment with the casita's load and air distribution. The final model, capacity and efficiency rating are documented.

PRODUCT CHOICES FOR YOUR PROJECT

Pella or Avanti window selections; BASF insulation and Goodman cooling are product options. Your written specifications identify the products, models and performance for your casita.



Illustrative planning scene. People and property are fictional; this is not a completed ACB project or an actual site review.

PROPERTY REVIEW

A great design starts with your property.

Bring the address, a few photos and your goals. We connect the design to the practical questions that affect placement, scope and budget.

Placement & privacy

How will the casita relate to the main home, outdoor areas, setbacks and neighboring views?

Water & wastewater

Where would water connect, and what sewer or septic review and routing are needed?

Grade & drainage

What elevation, soils, drainage and required fill conditions need to be understood?

Equipment access

Which gates, walls, landscaping or existing structures affect the route into the work area?

Electrical capacity

Where is the service, what capacity is available and will the project require changes?

Approvals & rules

What does the local jurisdiction require, and are there HOA or other property constraints?

THE DESIGN + BUILD PROCESS

From first ideas to the final walkthrough.

Bring a favorite plan, a handful of ideas or a blank slate. We work through the decisions in a practical sequence, with the property and written scope guiding the next step.

01

Start with your life.

Talk about who the casita is for, how it will be used, the investment you have in mind and your preferred timing.

02

Understand the property.

Review placement, access, utilities, existing structures, grading and the jurisdiction or HOA requirements that may shape the work.

03

Make the design personal.

Develop the room arrangement, architectural character and selections, then connect them to a defined project proposal.

04

Prepare to build.

Coordinate the plans, engineering, reviews, agreement and readiness items needed before construction can move forward.

05

Bring it to life.

Stay connected through construction updates, selections and change coordination, then review the finished work at the walkthrough.

Start the conversation



The Homestead exterior concept. Outdoor areas, landscape and selected upgrades are separately scoped.

YOUR HOME. YOUR DREAM. YOUR BUDGET.

Begin with a number. Build a complete budget.

STARTING CONSTRUCTION RATE

$250

per square foot

Use enclosed living area to establish a starting point. Your property, design, site work and selections determine the project-specific proposal.

SIZE-BASED EXAMPLES

The Arbour 600 sq. ft.	$150,000
The Welcome 1,000 sq. ft.	$250,000
The Alcove 1,200 sq. ft.	$300,000
The Homestead 1,600 sq. ft.	$400,000

Your total is more than area × rate.

Add the costs identified for your property, permits, required fill, connections, appliances and any chosen upgrades or outdoor work. The next page shows what to clarify.

Make the scope as clear as the vision.

A useful proposal explains the work behind the price. Compare the same design, finish level and property assumptions before choosing a builder.

Define the building work.

- Design, engineering and plan-coordination responsibilities.
- Specified standard excavation and grading.
- Foundation, framing, roof and exterior enclosure.
- Electrical, plumbing, heating and cooling.
- Interior finishes, quantities and stated allowances.
- Construction coordination and completion responsibilities.

Price the separate items.

- Permit fees and required fill dirt.
- Utility distances, service upgrades or septic work.
- Hard dig, unusual soils and extraordinary site conditions.
- Demolition, retaining walls and difficult access.
- A concrete pump when required.
- Owner-supplied appliances, outdoor additions and upgrades.

Make allowances clear.

Ask what each allowance covers, the quantity assumed and how your preferred selection compares. Record choices before ordering.

Before approving a change, confirm the work, added cost and schedule effect in writing. Your proposal and agreement define final inclusions, exclusions and payment milestones.

COMPLETED WORK

A vision, built.
A process you can follow.

Explore real ACB work, then keep your own project's decisions and progress in view.



Completed ACB casita & garage in Scottsdale. Actual project photograph.

SCOTTSDALE, ARIZONA

A casita & garage.

1,669 sq. ft.
LIVING AREA

762 sq. ft.
GARAGE

444 sq. ft.
COVERED PORCH

60 sq. ft.
ENTRY

See the project & homeowner story

Stay connected.

Buildertrend connects schedules, photos, selections, documents and project communication. Review decisions and changes with their scope, cost and timing.

Plan realistically.

The website's default construction assumption is 180 business days after readiness, not a guaranteed date. Design, approvals, site conditions, changes and holidays affect timing.

YOUR PLANNING BRIEF

Bring your vision into focus.

Fill in the fields on screen or print this page. A few clear priorities make the first conversation more useful; estimates and details can develop from there.

YOUR NAME

PREFERRED EMAIL OR PHONE

PROPERTY ADDRESS OR CITY

WHO IS THE CASITA FOR?

BEDROOMS, BATHROOMS & ESSENTIAL ROOMS

BUDGET RANGE TO DISCUSS

PREFERRED TIMING

YOUR THREE MOST IMPORTANT PRIORITIES

FAVORITE PLAN, IMAGE OR DESIGN DIRECTION

Helpful to have: property photos, any survey or existing plans, known utility information and any HOA guidelines.

Save your completed copy, then share it with ACB or bring it to the conversation.



The Welcome exterior concept. Final architecture, finishes and outdoor scope are developed for your property.

LET'S START WITH YOUR PROPERTY

Let's make room for your vision.

Tell us who the casita is for and what you want it to feel like. We'll help connect your ideas to a design direction and the next steps toward a written proposal.

Request your site review

Scan to start planning

602-932-7122

info@arizonacasitabuilders.com

arizonacasitabuilders.com

20866 West Werner Place · Buckeye, AZ 85396

ARIZONA CASITA BUILDERS

Licensed contractor: Luxe Development Group Inc. · Residential ROC #312646

Design concepts illustrate possibilities. Your written agreement defines the final design, products, scope and price.

NOVEMBER 2026