



Qualification for Architectural Services

LANDSCAPE PORTFOLIO

2026 | aoarchitects.com



OUR STORY

Founded in 1974 in Southern California, AO began as a two-person team focusing on small commercial and retail improvements. Today, we are a multidisciplinary design and planning firm with a team of over 325 professionals, shaping some of the world's most sought-after multifamily, mixed-use, retail, restaurant, and entertainment destinations. For decades, relationships have been at the core of our practice—partnerships with clients, collaborators, and communities that drive our legacy of creative design and quality architecture. Our journey reflects a commitment to innovation, collaboration, and building better communities. As we look to the future, we continue to advance our story, delivering inspired spaces that leave a lasting impact.

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Orange County
San Diego
Sunnyvale
Oakland
New York
Atlanta
Orlando

MULTIFAMILY | RETAIL | HOSPITALITY | RESTAURANT
MIXED-USE | OFFICE | INDUSTRIAL | PARKING | **LANDSCAPE**
INTERIORS | GLOBAL DESIGN | SCI + TECH | HEALTHCARE
MODULAR | TRANSIT-ORIENTED | PUBLIC UTILITIES

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Firm Profile

PRACTICE

With a talented team skilled in a variety of project types, AO has emerged as a national leader in the design of restaurants including food halls and cafeterias, interior design, mixed-use, retail, multifamily, and hospitality developments. AO is led by a group of seasoned partners, including Diego Alessi. The group views each project as a unique opportunity to apply proven technical expertise, generate creative solutions within budget, and deliver inspired and successful projects.

AO emphasizes the team approach – owner, architect, consultants and contractor – collaborating through all phases of the project. We are adept at leading multi-disciplined, high-performance teams to provide solutions of design relevance, cost effectiveness, and operational and organizational excellence. We strive to understand the specific location constraints and site features, and pursue intelligent solutions that maximize the opportunities and create high value for our clients.

AO is organized around a Principal-led system which ensures the highest quality expertise and continuity from beginning to end of each project. Principal commitment means that your project will receive the resources and talent needed to meet all deadlines and deliverables every time.





DESIGNergy*

[design + synergy]

Each AO team is fully supported by our diverse and integrated studio structure comprised of in-house experts.

We leverage the design expertise and resources of AO's specialized studios under the direction of highly experienced market sector leaders. Together, we execute mixed-use developments that marry the comforts of home, the joys of entertainment, and the functionality of the workplace *to create spaces where people, community, and business flourish.*



An aerial photograph of a resort pool area, heavily filtered with an orange-brown color. The pool is irregularly shaped and surrounded by numerous lounge chairs and large patio umbrellas. Several tall palm trees are planted in circular planters around the pool. In the background, a large, multi-story resort building with a flat roof and many windows is visible. The sky is filled with soft, white clouds.

LANDSCAPE EXPERIENCE



2nd & PCH

LONG BEACH, CA

Resort-style social and entertainment landmark.

Set on 11 acres along the iconic Pacific Coast Highway, this 220,000 SF seaside shopping and dining destination creates a striking gateway between Orange County and Long Beach. The landscape design features outdoor living rooms, tranquil water features, and inviting green spaces, fostering a pedestrian-friendly, resort-like atmosphere. Thoughtfully planned to embrace the community, the center blends context and bold design, catering to discerning consumers seeking a relaxed yet refined experience. This vibrant destination offers a seamless integration of retail, dining, and recreation, establishing a welcoming environment for locals and visitors alike.



PROJECT DATA

11 AC | 220,000 SF

Client: CenterCal Properties

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Construction Complete

Completion Date: October 2020

Awards:

LABC Architectural Awards - Winner, Retail/Restaurants

LABJ CRE Awards - Gold, Best Retail Project

CMAA Project Achievement Award - Winner, Commercial - More than \$100M



Station Park

FARMINGTON, UT

Classic European design creates an urban village.

Station Park is the premier lifestyle shopping center in the Salt Lake City region, offering 800,000 square feet of a dynamic mix of retail, entertainment, dining, office, and hotel spaces. Designed as a European-style urban village, it centers around a large public plaza featuring a signature water feature, ice rink, and landscaped seating areas. Retail and restaurants with outdoor dining border the park, creating a lively, casual atmosphere. Two distinctive retail pavilions define the park's vehicular edges, providing smaller storefronts that enhance the pedestrian experience and strengthen the sense of place.



PROJECT DATA

800,000 GSF

Strong pedestrian placemaking experiences

Role: Landscape Architect

Project Status: Construction Complete

*This project was completed by Diego Alessi prior to joining AO



Mountain View Village

RIVERTON, UT

An iconic, experience-driven mixed-use destination.

This dynamic central gathering place honors the region's deep-rooted history with its architecture, mature landscaping, and thoughtful Americana artwork, creating a community town center for all. The new destination brings together a thoughtful mix of boutique retail and national brands, restaurants, a vibrant food hall, creative office, fitness center, luxury theater, and a bevy of entertainment offerings designed to elevate experience in this burgeoning Utah region.



PROJECT DATA

Phase I: 394,878 Retail SF | 37.6 AC

Phase II: 497,087 Commercial SF | 33.08 AC

Client: CenterCal Properties, LLC

Role: Architect of Record, Design Architect, Interior Design, Landscape Architect

Project Status: Construction Complete

Completion Date: June 2022

Awards:

ENR Mountain States 2023 Best Projects, Award of Merit Office/Retail/Mixed-Use

Utah Construction & Design - Commercial/Retail Project of the Year



Americana at Brand

GLENDAL, CA

A mixed-use entertainment destination with lush landscape and amenities.

The Americana at Brand is a mixed-use, entertainment-focused lifestyle center featuring 242 apartments and 100 condominium units. Set against classically inspired American architecture, the two-acre Town Square offers a show fountain with dancing water, food pavilions, a children's play area, an event lawn, and a walkable street experience enhanced by a vintage trolley. The property seamlessly blends luxury living, shopping, entertainment, and convenience in an upscale Southern California urban setting.



PROJECT DATA

242 Apartments | 100 Condominium

Client: Caruso Affiliated

Role: Landscape Architect

Completion Date: January 2008

*This project was completed by Diego Alessi prior to joining AO



Orange Financial Center

Landscape improvements for multi-tenant commercial office space.

The Orange Financial Center is an existing commercial property with multi-tenant office spaces that required extensive exterior renovations, including new amenity spaces and upgrades to meet current ADA standards. As part of the improvements, the former fountain roundabout was reimagined as a covered patio to accommodate employee gatherings and company functions. The redesigned entry is now framed by palm trees and a prominent signage wall, creating a strong sense of arrival, while the surrounding landscape has been updated with drought-tolerant plantings to enhance sustainability.



PROJECT DATA

25,109 SF

Client: Milan Capital

Role: Landscape Architect

Project Status: Construction Complete

Completion Year: 2023



Bear Mountain Resort Expansion

BIG BEAR, CA

Revitalizing the guest experience at a winter sport destination.

This multi-phase effort is part of a comprehensive four-phase renovation aimed at enhancing the Bear Mountain Resort. AO provided architectural and landscape services, introducing key features such as grand stairs for direct snow access, fire tables with lounge seating, artificial turf areas, and festoon lighting to elevate event spaces. Significant improvements were made to the guest arrival and ticketing area, as well as the Base Camp deck and Laybacks Bar. A new boardwalk and upgraded guest amenities now connect the Laybacks Bar deck to the Academy Training Facility, enhancing overall site circulation and experience.



PROJECT DATA

1.64 AC | 71,320 SF

Client: Alterra Mountain Company

Role: Architect of Record, Landscape Architect

Project Status: Construction Complete

Completion Date: March 2024



The Veranda

CONCORD, CA

The ultimate East Bay gathering place.

This contemporary shopping destination, the first built in the city since 1973, transforms the former Chevron campus into a vibrant, community-focused hub. Designed in a Mission Revival style, it offers a gourmet grocer, boutique retail, high-end restaurants, a 10-screen theater, and office space. The landscape design is central to its appeal, featuring a lush central lawn that hosts events, playful fountains, and a popular climbing structure, encouraging families to gather, move, and play. Sustainability is emphasized with bioswale planters to manage stormwater and over 200 bicycle parking spaces to support eco-friendly transportation. This thoughtfully designed space blends retail, dining, and recreation, creating an inviting, economically viable destination that enhances the East Bay's community fabric.



PROJECT DATA

30 AC | 347,000 SF

Client: CenterCal Properties

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: December 2018



The Village at Totem Lake

KIRKLAND, WA

A place for the community to live, shop, dine and play.

Just minutes from Bellevue and a short drive from Seattle, The Village at Totem Lake serves as a vibrant destination for locals to live, shop, dine, and play. The project features a gourmet grocery store, state-of-the-art luxury theater, village common park, indoor/outdoor restaurants, retail, and market-rate residential, while thoughtfully retaining several legacy tenants. The landscape design fosters a strong sense of community and creates a memorable experience through integrated art, water features, entertainment spaces, distinctive plantings, seasonal displays, and welcoming social gathering areas.



PROJECT DATA

Market-Rate Residential
Village Park
Water Features

Client: CenterCal Properties, LLC

Role: Landscape Architect

Project Status: Construction Complete

Completion Date: December 2022



The Watermark

SAN DIEGO, CA

A major mixed-use destination featuring a full array of outdoor experiences for all ages.

The Watermark is envisioned as a vibrant community destination that seamlessly blends retail and social experiences. This mixed-use development will feature over 400,000 square feet of Class A office space, 325,000 square feet of retail with local and national brands, a luxury theater, boutique hotel, and a Whole Foods Market. At the heart of the project is Central Park, the signature gathering space and defining design feature. This social hub will activate outdoor venues through community events, supporting popular brands and attracting like-minded visitors with a mix of food, fashion, sports, and entertainment.



PROJECT DATA

34.96 AC | 400,000 SF Class- A Office
325,000 SF Retail, Theater & Boutique Hotel

Client: Sudberry Development, Inc.

Role: Design Architect, Landscape Architect

Project Status: On-the-Boards



The Vine at the Gateway

EL MONTE, CA

The front line of urban development in Los Angeles.

Flanked by interstate highways, mountains, and the valley, the project symbolically represents a gateway to Los Angeles and the intersection of diverse transportation systems, histories, ethnicities, and cultures. Located within the 60-acre El Monte Transit Community in the San Gabriel Valley, The Vine at the Gateway is a mixed-use development featuring a vertically integrated urban entertainment venue with a cinema, fitness center, retail and office spaces, dining, and entertainment. The project is anchored by a 174-key hotel occupying five levels of a 12-story tower along Interstate 10. The top four levels will feature 55 luxury condominiums and a rooftop pool and bar with panoramic views of the San Gabriel Mountains.



PROJECT DATA

60 AC Master Plan
100,000 SF Lifestyle Retail and Office
60,000 SF Cinema and Fitness Center
174 Key Hotel
55 Luxury Condominiums

Client: Grapevine Development

Role: Architect of Record, Design Architect, Planner

Project Status: On-the-Boards



11111 Jefferson

CULVER CITY, CA

A cultural oasis of livability, well-being, and sustainability.

Set on a triangular infill site, this mixed-use development transforms a key east-west gateway into a vibrant urban oasis. Defined by its unique shape and island-like setting, the design integrates 230 mixed-income residences, 16,500 SF of retail, 11,500 SF of office space, and a 38,600 SF market. A dramatic bottom-up skylight connects retail levels to the residential courtyard above, infusing the interior with natural light and ventilation. The development emphasizes wellness and connection with over 20,000 SF of open space, including a public paseo, a resident courtyard with pool, and the new Machado Park—creating a dynamic, community-focused destination rooted in livability.



PROJECT DATA

3.43 AC

28,290 SF Retail and Office | 38,123 SF Market

231,945 SF Residential

Client: 3MR Capital & The John Buck Company

Role: Architect of Record, Design Architect, Landscape Architect



Exposition Point

LOS ANGELES, CA

A sustainable mixed-use development marvel.

Exposition Point is a 4.4-acre mixed-use development adjacent to Exposition Park and near USC's University Park Campus. Designed as a smart growth, sustainable community hub, the project delivers a range of housing options—including student and mixed-income units—a 7-story hotel, creative office space, and neighborhood-serving retail and dining. Prioritizing walkability and accessibility, the site is well-connected to public transit via the Metro Blue and Exposition Lines, along with multiple bus routes. By addressing both current and future community needs, Exposition Point offers an inclusive, transit-oriented destination that supports housing, economic growth, and long-term neighborhood vitality.



PROJECT DATA

395 DU | 4.42 AC

300-Key Dual Branded Hotel

100,000 SF Retail & Restaurants

Client: Ventus Group

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: On-the-Boards



The District at Green Valley Ranch

HENDERSON, NV

Mixed-use project sets the pace for Las Vegas Valley development.

Encompassing specialty retail shops, unique restaurants, upscale office space and luxury loft-style apartments and flats, The District is patterned after some of the more successful mixed-use centers in Los Angeles, San Jose and Scottsdale, Ariz. The residential units are located above the retail spaces and the complex's primary setting is along a Northeastern-style two-lane Main Street that is pedestrian friendly, tree-lined and open to vehicles. A private rooftop garden accessible to the residents includes outdoor fireplaces, wet bars and BBQs, two spas, a fitness center, boardroom, library with a living room-style reading area and multimedia theatre.



PROJECT DATA

25 AC | 400,000 SF
50 Retail Shops | 150,000 SF
85,000 SF Office
88 DU | 120,000 SF
Rooftop Garden

*This project was completed by Diego Alessi prior to joining AO



WeHo Gateway Plant Wall

WEST HOLLYWOOD, CA

Striking living plant wall that elevates the retail experience.

The West Hollywood Gateway is an exciting, premier shopping destination located in the heart of West Hollywood. With goals of improving one of the exterior building facades within one of the center's main corridors, our client leaned on AO and design architect Jerde to develop a landscape installation that would elevate the building's exterior and the overall retail experience for shoppers. Aligning with these goals and bringing this vision to life, the result is a vibrant plant wall installation that spans almost 20 feet in height and nearly 40 feet in width. This plant wall offers a striking visual blend of form, texture and dimension that adds a refreshing, organic touch to the retail experience.



PROJECT DATA

17' X 20' & 7' X 38' & 7' X 38' & 19' X 15'

Client: Colliers International

Role: Architect of Record, Landscape Architect

Project Status: Construction Complete



DSRT Surf

PALM DESERT, CA

A surfer's paradise in the heart of the desert.

DSRT Surf blends desert beauty with California's surf culture, redefining the landscape of luxury resorts through sustainable design and immersive outdoor experiences. At its heart is a 5-acre surf lagoon, surrounded by drought-tolerant planting and native landscaping that honors the resilient flora of the Coachella Valley. The Surf for Turf program transforms 24 acres of former golf course into water-efficient terrain, saving 11 million gallons of water annually. Much of the lagoon's water is reused for irrigation and filtered back into the aquifer via dry wells. Murals, sculptures, and lush greenery celebrate surf culture, creating a vibrant, eco-conscious destination where adventure meets tranquility.



PROJECT DATA

17 AC | 92 Key Hotel | 5 AC Surf Lagoon

Client: Desert Wave Ventures, Beach Street Development

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Under Construction



The Cliff

HENDERSON, NV

Innovative adaptive reuse,
transforming aging office to
dynamic retail.

The Cliff in Green Valley Ranch, Henderson, Nevada, is a transformative project converting an aging office complex into a lively 100,000-square-foot retail hub. This contemporary destination reimagines retail and dining, blending modern architecture with seamless indoor-outdoor spaces. Central to its design is a 26,000-square-foot covered outdoor dining lounge, offering diverse culinary experiences. With 25 retail stores featuring unique offerings, The Cliff aims to redefine Green Valley Ranch's commercial landscape and become a magnet for discerning consumers, showcasing innovative urban design.



PROJECT DATA

10 AC | 100,000 SF

Client: CAST Capital Partners

Role: Design Architect, Landscape Architect

Project Status: Entitled



Silverton Casino Pool Remodel

LAS VEGAS, NV

Lodge-inspired hospitality.

Nestled just south of the iconic Las Vegas Strip, Silverton Casino offers a lodge-style hospitality experience with premium gaming, entertainment, and luxe amenities. In collaboration with Klai Juba Architects, AO's landscape redesign transforms the outdoor pool area into a luxurious sanctuary. Guests are welcomed by a majestic 2,000 square foot pool, an oversized spa, 14 cabanas, and three fire pits, all surrounded by lush foliage. An outdoor bar/lounge sets the stage for sophisticated socializing, while a dedicated game area ensures endless entertainment. The expanded pool deck invites guests to soak up the sun, while upgraded restrooms and showers cater to every comfort. Inspired by the rustic elegance of a mountain lodge, the landscape design exudes serenity and sophistication, offering an unforgettable escape from the city's hustle and bustle.



PROJECT DATA

54 AC

2,500 SF Pool and Spa

Client: Majestic Capital

Role: Landscape Architect

Project Status: Construction Complete

Completion Date: May 2024



Southwest Surf

CONFIDENTIAL

Making waves in the desert.

This 40-acre, mixed-use surf-centered resort will feature cutting-edge Surf Loch technology, delivering exceptional wave experiences for surfers of all skill levels. Anchored by a boutique full-service hotel and luxury spa, the resort will offer a variety of amenities to create a vibrant, immersive experience. Guests can explore an expansive surf center with facilities for lessons and gear rental, along with thoughtfully curated retail and restaurant spaces. Family-friendly water park attractions and a state-of-the-art performance venue will host entertainment and live events, rounding out the resort as a premier destination for relaxation, adventure, and entertainment.



PROJECT DATA

40 AC

Client: PHX Surf

Role: Architect of Record, Design Architect,
Landscape Architect

Project Status: On-the-Boards



Surf ATL

ATLANTA, GA

The inland surfing movement makes waves in ATL.

Surf ATL celebrates growth, connection, and the pure joy of riding waves. With goals of bringing their passion project to life, Surf ATL has leaned on AO's design and planning expertise to create an authentic surf park community destination for the greater Atlanta area. Set on 54 acres, this expansive surf park experience will boast advanced wave generating technology for surfers of all levels as well as a plethora of activities and amenities including a resort hotel, rock climbing, skate park, yurt cabins, event lawns, retail, dining and much more.



PROJECT DATA

54 AC

Client: Surf ATL

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: On-the-Boards



Red Rock Hotel and Casino

LAS VEGAS, NV

Desert-inspired luxury.

Red Rock is a 59-acre master-planned casino resort featuring 40 acres of desert-inspired landscape and thoughtfully designed outdoor spaces. The landscape showcases over 20,000 plantings—including palo verdes, mesquites, and palms—creating a lush, regionally authentic environment. Interconnected gathering areas, shaded walkways, and vibrant plant palettes provide a seamless indoor-outdoor experience. Recreational features are nestled within this rich setting and include nine pools, fountains, outdoor dining, and a private spa garden. The landscape design enhances guest comfort and elevates the resort's desert aesthetic, blending beauty with functionality across cabanas, swim-up gaming areas, and a 3,000-seat entertainment venue.



PROJECT DATA

9 Pools
Fountains
Swim-Up Gaming
Private Spa Garden

Client: Station Casinos

Project Status: Construction Complete

*This project was completed by Diego Alessi prior to joining AO



SAHARA Las Vegas Remodel

LAS VEGAS, NV

A Las Vegas icon has made a comeback for the newer generation.

Sahara Las Vegas blends vibrant hospitality with immersive outdoor design. Recent exterior enhancements center around a striking new entrance experience, anchored by a dynamic water feature with dancing fountains, a negative edge waterfall, and a 24-foot LED-lit chandelier. The lush surrounding landscape, rich with foliage and warm, earthy tones, softens the urban edge and welcomes guests with a sense of calm. Upgrades to the main pool area and refreshed outdoor gathering spaces create a seamless connection between interior luxury and exterior comfort. These enhancements elevate the resort's curb appeal while reinforcing a strong sense of place through climate-appropriate, visually engaging landscape design.



PROJECT DATA

18 AC

Client: Meruelo Group

Role: Landscape Architect

Project Status: Construction Complete

Completion Date: January 2023



Pechanga Resort Hotel & Casino

TEMECULA, CA

Four Diamond resort preserving
Indigenous culture.

This Four Diamond resort features five pools, including a swim-up bar and a family pool with a waterslide and beach entry. To create an authentic and immersive environment, over 1,200 trees were imported, providing a natural backdrop for resort activities. Inspired by the history and culture of the Pechanga Band of Luiseño Indians, the design incorporates indigenous materials to establish a deep connection to the tribe. Sacred heritage oak trees were carefully relocated on-site, preserving their cultural significance.



PROJECT DATA

4.5 AC Pool Complex

5 Pools

1,200+ Trees

Project Status: Construction Complete

*This project was completed by Diego Alessi prior to joining AO



Golden Nugget

LAS VEGAS, NV

Providing guests with innovative and exciting amenities.

This resort pool oasis centers around a striking three-story aquarium, seamlessly integrated into a lush, tropical landscape. Vibrant plantings surround the area, enhancing the sense of escape. Lush greenery softens the space around live gaming tables, shaded cabanas, and a lively bar with signature cocktails.



PROJECT DATA

Aquarium
Waterslide
Cabanas and Daybeds
Bar
Firepit

Project Status: Construction Complete

*This project was completed by Diego Alessi prior to joining AO



Green Valley Ranch Resort Hotel & Casino

HENDERSON, NV

Mediterranean inspired resort.

This Mediterranean-inspired resort is nestled within a lush desert landscape featuring palm-lined paseos, tranquil pools, flowing water features, and shaded bridges. A bosque of trees provides generous canopy cover, while multi-tiered patios, sun decks, and fire pits create a rich, layered outdoor experience.



PROJECT DATA

Pools
Cabanas
Water Features
Fire Pits

Client: Station Casinos

Project Status: Construction Complete

*This project was completed by Diego Alessi prior to joining AO



Tao Beach Club

LAS VEGAS, NV

Providing guests with innovative and exciting amenities.

Tao Beach Club delivers a high-energy escape within a vibrant 18,000 SF landscape. Surrounded by lush plantings and bold hardscape, the club features cabanas, daybeds, and a restaurant, all designed to enhance the immersive pool party experience unique to Las Vegas.



PROJECT DATA

18,000 SF

Cabanas and Daybeds

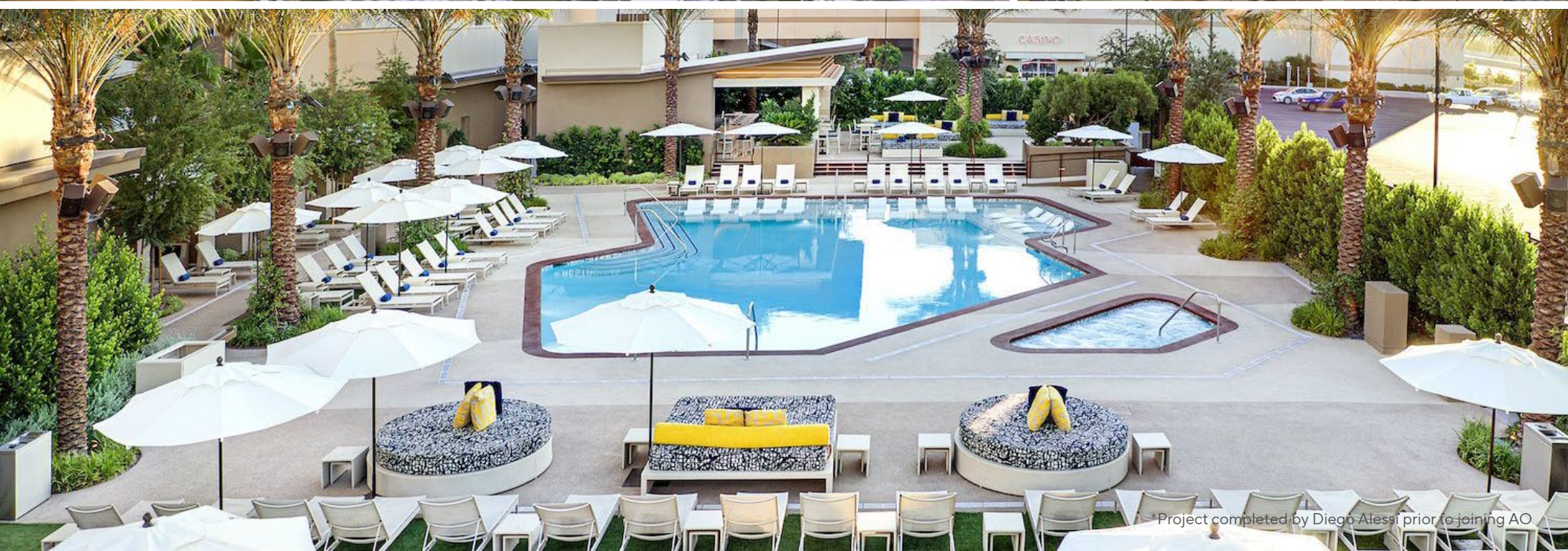
Restaurant

*This project was completed by Diego Alessi prior to joining AO



Palace Station Tower Addition

LAS VEGAS, NV



*Project completed by Diego Alessi prior to joining AO



Ritz-Carlton

LAKE LAS VEGAS, NV

Peaceful resort provides guest with a relaxing experience.

Nestled beside a tranquil lake, this serene desert resort showcases a thoughtfully curated landscape that enhances panoramic lake views and complements the timeless architecture. Lush plantings, native materials, and shaded pathways provide a seamless connection between indoor and outdoor spaces, offering guests peaceful moments throughout the property. The landscape design integrates with key amenities—including an outdoor pool, spa terrace, and lakeside café—creating inviting, functional spaces for relaxation and socializing. With its layered vegetation, sculpted hardscape, and water-conscious planting, the landscape serves as a natural extension of the resort's calm, elegant aesthetic, making it a true retreat for both leisure and business travelers.



PROJECT DATA

Cafe with Terrace
Pool
Hot Tub
Spa
Lobby and Poolside Bars

Client: Transcontinental Corp.

Role: Landscape Architect

*This project was completed by Diego Alessi prior to joining AO



The Venetian

LAS VEGAS, NV

A luxurious oasis in the desert.

This expansive, 2-acre pool deck is thoughtfully designed with lush landscaping that complements four large pools, including three infinity-edge pools and a serene spa pool. Native and ornamental plantings create a resort-like ambiance, while palm-lined walkways, shaded cabanas, and in-pool lounge areas blend beauty with function. Seasonal blooms and layered greenery provide color and texture year-round, while the heated pools and splash pad ensure a welcoming experience in all seasons. The surrounding landscape softens the hardscape and structures, transforming the deck into a tranquil oasis and vibrant social hub.



PROJECT DATA

2 AC
4 Pools | 3 Infinity
Splash Pad
In-Pool Lounge Chairs
Daybeds and Cabanas

Client: Sands

Project Status: Construction Complete

*This project was completed by Diego Alessi prior to joining AO



Club Wyndham Desert Blue

LAS VEGAS, NV

An upscale hotel offers unique
poolside amenities.

Set in a striking curved building off I-15, adjacent to Rio Hotel & Casino, this upscale hotel is designed to seamlessly integrate with its desert surroundings. The landscape features lush greenery, elegant hardscaping, and serene outdoor spaces. Two outdoor pools with cabanas are surrounded by carefully curated plantings, while a fire pit area offers a tranquil space for guests. Thoughtfully landscaped paths lead guests to various amenities, including hot tubs, creating a harmonious blend of nature and luxury for a peaceful retreat.



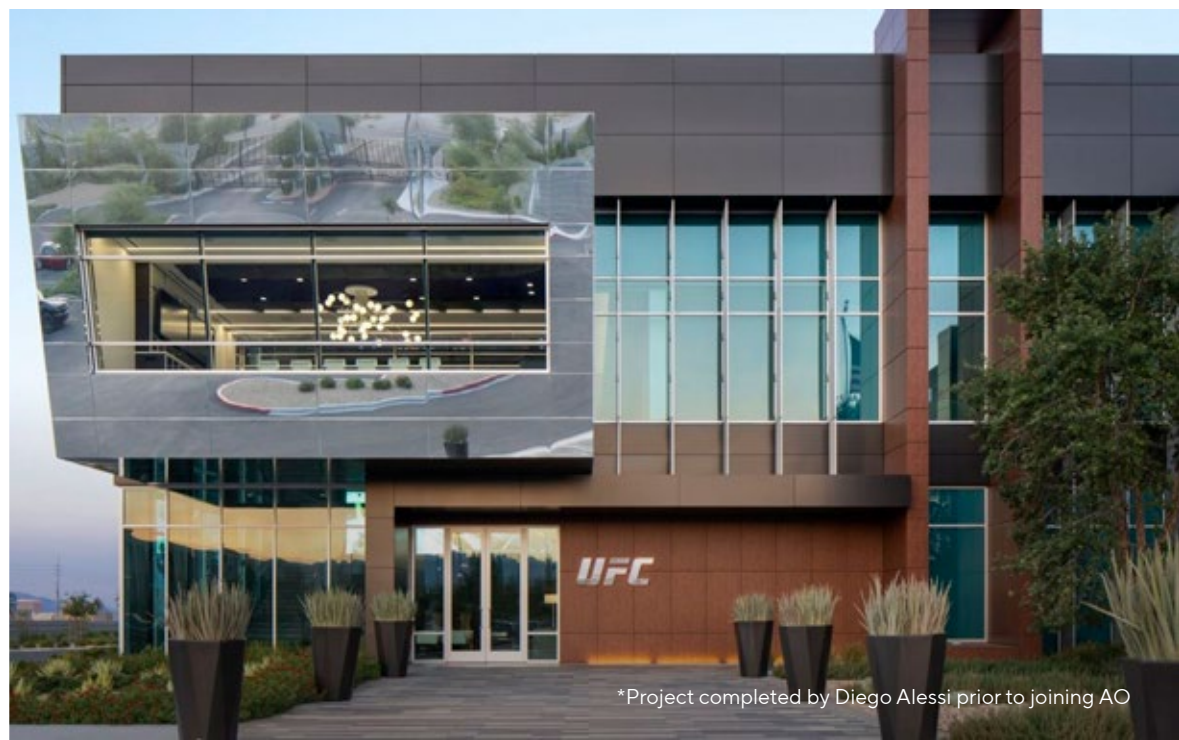
PROJECT DATA

- 2 Outdoor Pools
- Cabanas
- Poolside Bar & Grill
- 2 Hot Tubs
- Fire Pit
- Game Room

*This project was completed by Diego Alessi prior to joining AO

UFC Performance Institute

LAS VEGAS, NV



*Project completed by Diego Alessi prior to joining AO



Harbor Island West Marina

SAN DIEGO, CA

Re-energizing San Diego
Harbor's north edge.

Harbor Island West Marina will bring an elevated mixed-use experience that will activate and re-energize the north edge of San Diego Harbor. The "Gateway to the Bay" will be completely reimaged with reconstructed docks and 16,000 SF of multi-tenant retail and amenities, including rentals, management offices, lockers, and other boater facilities, as well as an exclusive lounge and fitness center for marina members. With renewed vibrancy, boaters and harbor visitors alike will enjoy an expansive 6,000 SF oceanfront viewing deck, shopping, convenient dining, and easy access to San Diego's beautiful Embarcadero and downtown Gaslamp District.



PROJECT DATA

16,000 SF

6,000 SF Viewing Deck

Client: HIW Associates, Beauchamp Realty

Role: Architect of Record, Design Architect,
Landscape Architect

Project Status: On-the-Boards

Awards:

Gold Nugget Awards - Merit Award, Best Reimagined
Retail Space



Margaritaville Hotel

HOLLYWOOD, FL

A themed destination resort for adults and children alike.

Margaritaville Hollywood Beach Resort embraces tropical escape through lush, layered landscaping that enhances its expansive recreational areas. The resort features vibrant plantings around two beach-level pools, swaying palms, and full-service cabanas, creating an inviting outdoor environment. A secluded adults-only rooftop pool and bar, surrounded by thoughtful landscaping, offers panoramic views, while the Parakeets Kid's Club is integrated into the landscape for a family-friendly experience. The design harmonizes nature with the resort's lively atmosphere, ensuring guests enjoy both relaxation and play amidst vibrant, tropical greenery.



PROJECT DATA

349 Keys

17 Stories

Client: Lon Tabatchnick and Starwood Capital

*This project was completed by Diego Alessi prior to joining AO



Agua Caliente Resort Casino Spa

RANCHO MIRAGE, CA

Award-winning desert
playground.

The award-winning Agua Caliente Resort Casino & Spa in Rancho Mirage is a 16-story destination featuring a popular casino, pools with luxurious cabanas, a Forbes Four-Star Sunstone Spa, and a state-of-the-art concert theater. Recognized with the AAA Four Diamond award for eleven consecutive years, it is considered the premier casino-resort in the area, conveniently located just five miles from Palm Springs International Airport.



PROJECT DATA

50,000 SF

Cabanas

Client: Agua Caliente Band of Cahuilla Indians

Project Status: Construction Complete

*This project was completed by Diego Alessi prior to joining AO



Las Vegas Live

LAS VEGAS, NV

New mixed-use in a global entertainment destination.

Las Vegas Live is a visionary mixed-use hospitality project located in the heart of Las Vegas, blending luxurious hotel accommodations with urban amenities to create an unparalleled experience. This high-rise destination features sleek, modern architecture complemented by lush landscaping and thoughtfully designed outdoor spaces. Las Vegas Live redefines urban hospitality, offering a sophisticated retreat that seamlessly integrates with the vibrant energy of the Las Vegas Strip.

PROJECT DATA

316 Keys | 19 Stories
2.67 AC | 215,000 SF Hotel
38,000 SF Retail
245,000 SF Parking

Client: DMG Group

Role: Architect of Record, Design Architect,
Landscape Architect

Project Status: Proposed



Thompson Hollywood, by Hyatt

LOS ANGELES, CA

An experiential attraction in the heart of Hollywood.

Thompson Hotels made its California debut in the cultural and entertainment heart of Los Angeles, framed by the sweeping landscape of the Hollywood Hills. At Thompson Hollywood, curated outdoor spaces play a central role in the guest experience—from a rooftop pool and bar with panoramic city views to lushly planted terraces and intimate lounge areas that blur the lines between indoor and outdoor living. The 200-room luxury boutique hotel is enriched by layered landscaping, atmospheric lighting, and vibrant planting that enhance the energy of its surroundings while offering moments of retreat. With immersive dining, elevated nightlife, and personalized wellness offerings, Thompson Hollywood redefines the luxury hotel experience through a landscape-driven lens.



PROJECT DATA

22,000 SF

Client: Relevant Group

Role: Landscape Architect

Project Status: Construction Complete

Completion Date: August 2021

Awards:

Gold Nugget Awards - Grand Award, Best Commercial Project



BANC

IRVINE, CA

A flagship lifestyle destination
in the heart of Irvine.

This visionary mixed-use development brings a new sector of urban entertainment to the county. The flagship project features an 11-story BANC branded luxury hotel with an adjoining 6-story office building. The 258-key hotel destination includes penthouse levels, fitness club, luxury spa, restaurants and a six-level parking structure with an expansive rooftop beach club. The new destination will be enjoyed by both business and leisure travelers. The Landscape design is predominantly drought tolerant with seasonal plantings, colorful accent features, and signature specimen trees.



PROJECT DATA

6.25 AC | 12 -story Hotel
600,000 SF Hotel | 358 Keys
322,000 SF Parking Structure

Client: WGE Capital Group

Role: Architect of Record, Design Architect,
Landscape Architect



Le Meridien Pasadena Arcadia

ARCADIA, CA

A functional and elegant four-star resort

Le Meridien delivers a distinct, multi-functional event destination and four-star hotel experience befitting the sophisticated urban traveler. The design combines modernist features with Art Deco elements inspired by the nearby Santa Anita racetrack. The building incorporates glass elements that glow at night, surrounded by lush gardens against the backdrop of the San Gabriel Mountains. Amenities include a conference center, fitness center, pool deck, grand lawn, a full-service restaurant named Melange complete with second level private dining, and the lobby bar known as Longitude 118.



PROJECT DATA

227 KEYS | 6.5 AC

Client: Chateau Group USA | SAICP, LLC

Role: Architect of Record, Design Architect, Landscape Architect, Planner

Project Status: Construction Complete

Completion Date: May 2021

Awards:

International Hotel & Property Awards - Winner,
Best Hotel over 200 Rooms, Global
LA Business Journal CRE Awards - Gold Award,
Hospitality



Hotel Laguna

LAGUNA BEACH, CA

The rebirth of a historic Southern California landmark.

This project will restore the historical facades of the 1920s-era Hotel Laguna to their original glory while transforming the non-historical additions that took place over time. The design will elevate the resort to a 4.5-star experience complete with engaging central paseo, public beach access, and extension of the Laguna boardwalk.



Client: Laguna Creative Ventures

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: On-the-Boards



Dream Hotel

HOLLYWOOD, CA

Hotel offering unparalleled views.

Developed by Richard Hyman of Five Chairs, the Dream Hollywood is a 10-story, 178-room Mid-Century Modern-inspired hotel that blends vibrant social energy with carefully curated outdoor experiences. The rooftop pool deck is a centerpiece of the design, offering panoramic views of Los Angeles and the Hollywood Hills, including the iconic sign. Thoughtfully integrated landscape elements shape a variety of flexible gathering spaces—lush planting, shaded lounges, and layered seating zones invite relaxation, connection, and play. A retractable pool floor adds versatility for events, transforming the deck into a dynamic, multi-use venue above the city.



PROJECT DATA

178 Keys
10 Stories

*This project was completed by Diego Alessi prior to joining AO



Tommie Hotel

LOS ANGELES, CA

A creative, lifestyle-focused hotel.

The world's first Tommie Hotel offers an experience immersed in the culture and creativity of Hollywood. The 212-room, lifestyle-focused hotel from the Two Roads Hospitality brand caters to artists and entrepreneurs alike, serving as an incubator of ideas, collaboration and exploration. It's an energetic community connection, engaging with its neighbors, Thompson Hollywood, Citizen News and Dream Hollywood. Guests can customize their hotel experience while making the most of each moment, enjoying creative cuisine, lively nightlife, ground-floor retail and a casual rooftop pool terrace with panoramic city views.



PROJECT DATA

20,500 SF

Client: Relevant Group

Role: Landscape Architect

Project Status: Construction Complete



Silverton Ranch Hotel & Casino

LAS VEGAS, NV

A resort-style destination in the
midst of the desert.

Located on the outskirts of Las Vegas, Silverton Ranch Hotel & Casino features a 5-story, 125-room hotel and a 30,100 SF casino. Guests can enjoy a resort-style pool, expansive outdoor entertainment space for events, fine dining, and inviting patios that blend indoor luxury with outdoor relaxation.



PROJECT DATA

7 AC

Client: Majestic Realty

Role: Landscape Architect



Waters Hotel

DALLAS, TX

Luxury high-rise in Dallas' East Quarter District.

The Waters Hotel is set to bring upscale hospitality to Dallas' East Quarter, offering guests an array of luxury amenities and accommodations. This new addition to the cultural and architectural hotspot of the DFW Metroplex promises a blend of historical elegance and sophisticated urbanism. The design seamlessly incorporates Renaissance Revival and Art Deco elements into its sleek form, featuring a striking brick and stone façade. Guests can also enjoy rooftop lounges with breathtaking views of the surrounding cityscape.

PROJECT DATA

140,000 SF | 13 Stories | 110 Keys

Client: Kraus Holdings Group, LLC (Confidential)

Role: Architect of Record, Design Architect

Project Status: On-the-Boards

Ameristar, Black Hawk Colorado

BLACK HAWK, CO



*Project completed by Diego Alessi prior to joining AO



Ameristar, St Charles Missouri

ST, CHARLES, MO



*Project completed by Diego Alessi prior to joining AO



Aura Totem Lake

KIRKLAND, WA

Sleek design, artful accents and a thriving shopping locale creates a contemporary,

Surrounded by the natural beauty of the Pacific Northwest, Aura Totem Lake integrates contemporary living with thoughtfully designed outdoor environments. Three elevated courtyards and landscaped green spaces offer inviting settings for lawn games, outdoor movie nights, and community gatherings. Native plantings and artful hardscape elements complement the sleek architectural design, creating a harmonious connection between urban life and nature in the heart of Kirkland, Washington.



PROJECT DATA

202 DU | 1.1 AC

5 Stories

Client: CenterCal Properties, LLC. | Trinsic Residential Group

Role: Landscape Architect

Completion Date: August 2020



The Grant

CONCORD, CA

Mixed-use development in Northern California featuring both a wrap and podium.

Located at the corner of Grant Street and Concord Boulevard in Northern California, this high-design mixed-use development spans two sites. The North site features a Type III wrap building with 139 units, while the South site offers a Type III over I podium building with 89 units, combining for a total of 228 residences. The project includes 4,600 square feet of retail space, along with thoughtfully designed amenities such as a fitness center, two bicycle storage barns, a pool and spa, and luxury clubhouses in each building, enhancing convenience and community living.



PROJECT DATA

228 DU | 1.95 AC | 117 DU/AC
4,600 SF Retail

Client: Hines

Role: Architect of Record, Design Architect,
Landscape Architect

Project Status: Construction Complete

Completion Date: December 2022

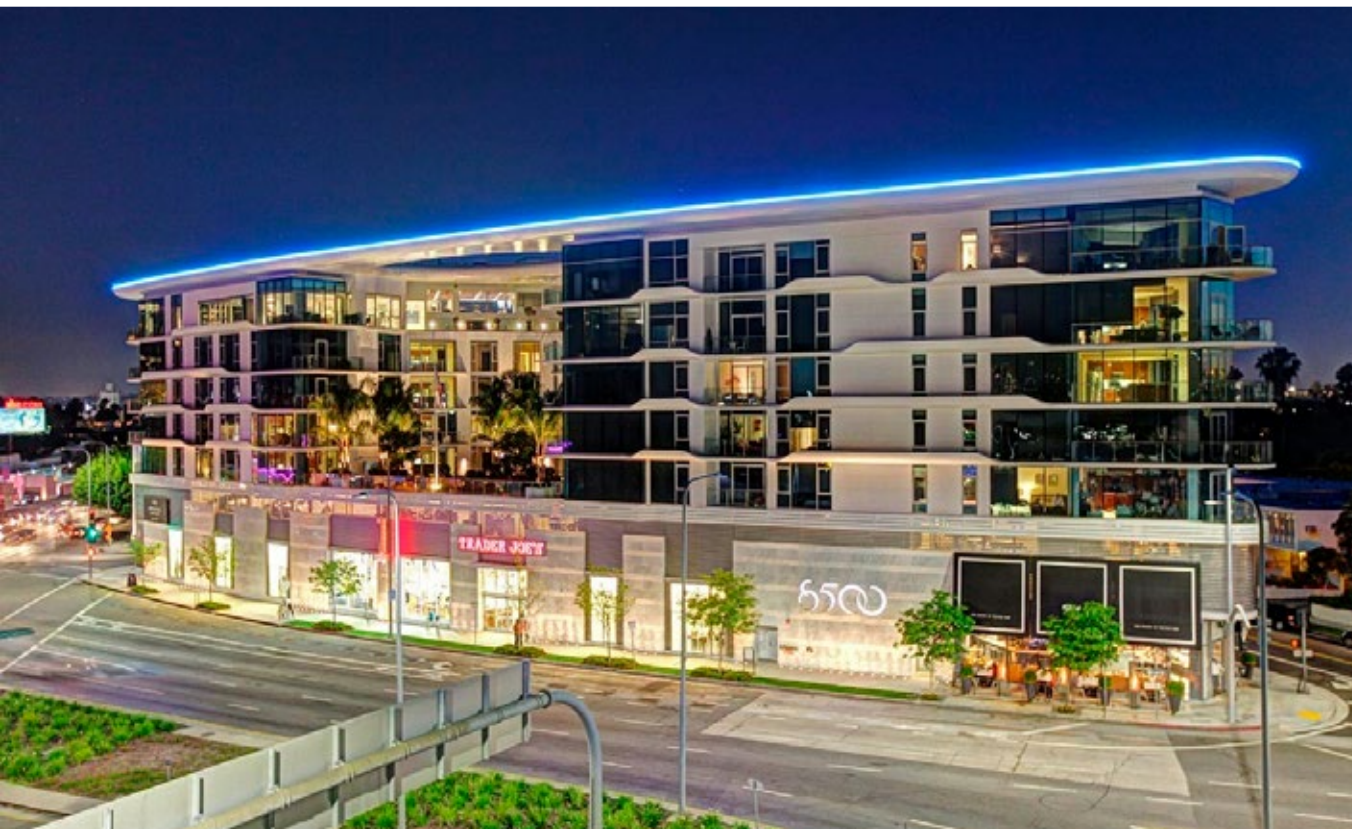


8500 Burton Way

LOS ANGELES, CA

Utilizing meticulously landscaped common areas to set the standard for LA apartment living.

A premier luxury apartment in the heart of Los Angeles, this highly appointed residential dwelling features private patios, stunning views, and a pedestrian-friendly neighborhood with a rooftop pool and clubhouse. The signature element of this contemporary project is the open ceiling to the lushly landscaped sky garden, creating an iconic presence in the community and a desirable place to live.



PROJECT DATA

87 DU
Private Patios
Roof Top Pool
Clubhouse
Sky Garden

*This project was completed by Diego Alessi prior to joining AO



Ten50

LOS ANGELES, CA

Boutique condominiums promote resident connectivity through carefully planned design.

Ten50 located on the corner of South Grand and 11th, is a boutique collection of 151 residences with ground floor wrap around retail. These luxury condominiums units are design with a timeless aesthetic that celebrates the past and invokes a youthful vibe that is creative and cool. Pedestrian walkability and engagement was an integral part of the ground floor design, with well-integrated resident access points and connectivity. The marquee resident feature is the roof top amenity deck with swimming pool and spa, indoor/outdoor connectivity to the clubhouse, private and communal entertainment opportunities, and outdoor kitchen facilities.



PROJECT DATA

151 DU
Ground Floor Retail
Roof Top Amenity Deck
Pool & Spa
Clubhouse

*This project was completed by Diego Alessi prior to joining AO



One Paseo

DEL MAR, CA

Coastal modern meets vibrant village with indoor/outdoor living at it's finest.

One Paseo features luxury apartment homes in Del Mar, one of San Diego's most central locations, and just minutes from the beach. One Paseo offers world-class amenities amongst indoor/outdoor spaces including shopping, dining, and events. The sprawling grounds feature spaces for community events and small group gatherings, a firepit, outdoor games, farmer's market, and a koi pond, all accented by festoon lighting, art and sculptures.



PROJECT DATA

- 608 DU
- 96,000 SF Retail
- Community Event Spaces
- Restaurants
- Koi Pond
- Pool
- Firepit
- Play Areas
- Guided "Art Walk"

*This project was completed by Diego Alessi prior to joining AO



The Marke

SANTA ANA, CA

Southern California living in an urban context, defined by masterfully appointed amenities.

Nestled in one of Orange County's most sought-after neighborhoods, The Marke stands as a true urban oasis. Beyond its unrivaled amenities—including entertainment lounges, a bowling alley, communal bar, game zones, and a cutting-edge Pro Active gym with an outdoor training area—the community is defined by its lushly landscaped courtyards. These meticulously designed green spaces feature serene walkways, shaded seating areas, and vibrant plantings, offering residents a tranquil escape to relax, recharge, or simply enjoy a quiet moment amid nature.



PROJECT DATA

300 DU

Lounge Spaces

Bowling Alley

Gym

Pool & Spa

Resident Restaurant

Project Status: Construction Complete

*This project was completed by Diego Alessi prior to joining AO



Link OC

ANAHEIM, CA

Transit-oriented mixed-use community shaping Anaheim's future.

Link OC is a modern multifamily residential community in Anaheim that blends contemporary living with inviting outdoor spaces. Located next to the Anaheim Canyon Metrolink, it offers residents exceptional convenience and connectivity. The thoughtfully designed landscape serves as a serene urban oasis, featuring two tranquil courtyards and amenity decks with panoramic city views. Lush plantings and shaded seating areas create peaceful retreats, while expansive pool decks serve as vibrant hubs for relaxation and social connection. Complete with spa-like amenities, barbecue grills, fire tables, and lounge seating, each outdoor space is designed to foster comfort, community, and a seamless extension of home into the outdoors.



PROJECT DATA

406 DU | 5.27 AC | 77.04 DU/AC

Client: Western National

Role: Architect of Record, Design Architect,
Landscape Architect

Project Status: Under Construction



Circa 37

MISSION VALLEY, CA

Modern convenience and detailed landscape converge in a resort style apartment complex.

The Residences at Circa 37, located in Mission Valley's Civita community, is a 306-unit market-rate apartment complex offering modern convenience in a resort-style setting. Featuring warm contemporary architecture, the property is enhanced by thoughtfully landscaped entryways, walking paths, and recreation areas. Amenities include a 10,000-square-foot recreation center, rooftop terraces, a scenic loop trail, pet-friendly wash and relief station, a Jr. Olympic saltwater pool, and an open-air clubhouse. Lush gardens, shaded seating, and palm-lined walkways create a tranquil environment, blending natural beauty with urban living for a balanced, community-centered lifestyle.



PROJECT DATA

306 DU
10,000 SF Recreation Center
Roof Top Terraces
Walking Trail
Pool
Clubhouse

*This project was completed by Diego Alessi prior to joining AO



Westpark, Civita

SAN DIEGO, CA

Resort living surrounds highly appointed parks, gardens, and gathering spaces.

West Park is a resort-style complex with 612 luxurious apartment homes. This highly desirable urban village of San Diego offers a unique architectural contemporary style with a variety of enhanced amenities. This neighborhood includes three uniquely designed pool areas, rooftop lounges with TV's, barbecue areas and fire pits. For exercise, residents have access to a state of the art fitness center and a half-mile jogging loop with workout stations running along the sides. The overall master plan of West Park was designed to bring neighborhoods together around a central park with beautifully designed parks, gardens, trails, playgrounds and gathering spaces.



PROJECT DATA

- 612 DU
- 3 Pool Areas
- Roof Top Lounges
- Fitness Center & Jogging Loop
- Trails
- Playgrounds

*This project was completed by Diego Alessi prior to joining AO



The Brynn

SAN DIEGO, CA

San Diego Modernism for a wrap-style apartment community.

Setting a new standard for modern living, The Brynn introduces a multifamily-wrap apartment community of 200 market-rate units within the Civita Development. Featuring a San Diego Modernism style, the elevations reflect the contextual coastal lifestyle and architecture of the area. The project also features a series of themed courtyards that emphasize a lush and welcoming residential landscape, with carefully curated green spaces, gardens, and walkways that provide a serene environment for the residents. The 2-story leasing and amenities spaces are located at the main building wing overlooking the pool and will feature expansive city, mountain, and park views.



PROJECT DATA

200 DU | 3.8 AC | 52.63 DU/AC

Client: Sudberry

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Under Construction



Elliott

SALT LAKE CITY, UT

Mixed-Use project realizing Salt Lake City's vision for a vibrant urban realm.

This proposed 345-unit urban mixed-use community is situated in the heart of a growing enclave aspiring to deliver unique experiences for the next generation. Comprising two podium buildings—the 7-story Elliott South and the 8-story Elliott North—are bisected by Richards Street, which offers an engaging public space along the shared edge. Inspired by the rugged beauty of Utah's granite mountains, the architecture is a masterful display of form and function, envisioning the buildings as two granite sculptures that were gradually separated over time. Elliott offers a sanctuary where modern lifestyles, artistic expression, and community vitality converge within the bustling cityscape.



PROJECT DATA

345 DU | 1.86 AC | 185.5 DU/AC

Client: The Boyer Company

Role: Design Architect, Landscape Architect

Project Status: Entitled

The Village at Elk Grove

ELK GROVE, CA

Neighborhood shopping center celebrating Elk Grove's agricultural heritage.

The Village at Elk Grove combines contemporary design with the city of Elk Grove's agricultural heritage, reinterpreting rural farmhouse elements for a modern aesthetic. The 15-acre site sits adjacent to the city's proposed Civic Center and Mercy Hospital, ensuring high visibility and accessibility. With thoughtful pedestrian-friendly site circulation and an engaging façade, the design seamlessly connects the project to surrounding neighborhoods and uses. The village-scale development embraces the area's growing population, offering a visually appealing, accessible, and community-centered space.

PROJECT DATA

110,650 SF | 15 AC

Client: Pappas Investments

Role: Architect of Record, Design Architect, Landscape Architect

Project Status: Under Construction





The Stockyards

FORT WORTH, TX

Modern retail blended with historic charm.

The Stockyards is located on a historical site developed during the late 1800s railroad era, and will span 40 acres of the 88-acre expanse. The new development will include three hotel components—two full-service and one boutique—and 300,000 SF of retail space which integrates exhibition halls to showcase livestock, nodding to its historical trading roots. Additionally, the redevelopment preserves the site's heritage through landscape architectural designs and includes parks with a live cattle drive route, enhancing the pedestrian experience and offering dining views of the drive.



PROJECT DATA

40 AC | 300K SF Retail

Client: Majestic Capital

Project Status: On-the-Boards



Cliff Haven Medical Center

NEWPORT BEACH, CA

Modern MOB servicing
Newport Beach's Back Bay
neighborhood.

Reflecting the coastal modern Newport Beach aesthetic, this 20,000 SF medical office building seamlessly integrates into the surrounding neighborhoods and creates an inviting atmosphere for both medical providers and their patients. The landscape design compliments the landscape of the surrounding Environmental Nature Center and Preschool, with water-efficient planting throughout. The entries to the medical center are accentuated by flowering trees that highlight the contemporary architecture. The center also offers an intimate patio for employees and patients to find respite.



PROJECT DATA

20,000 SF

Client: Gallant Family LLC

Role: Architect of Record, Design Architect,
Landscape Architect

Project Status: Entitled

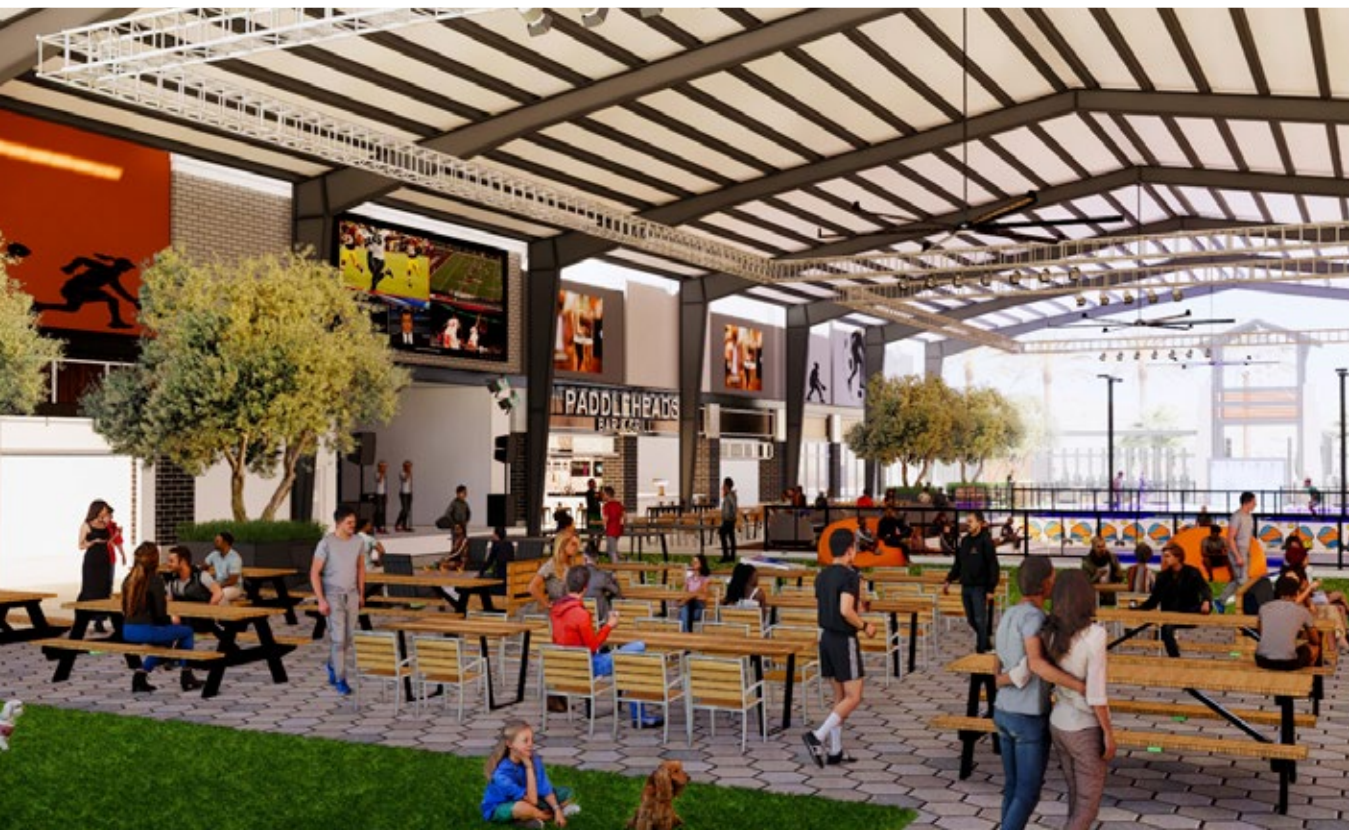


Dink & Dine Pickle Park

MESA, AZ

Adaptive reuse project bringing "sportstainment" to a new level.

Dink & Dine Pickle Park sets the stage for a pioneering era in 'sportstainment,' seamlessly blending play, entertainment, and refined culinary experiences. Nestled in Mesa, AZ, this newly adapted complex spans 63,000 square feet, boasting both indoor and outdoor pickleball courts, a dedicated dog park, a food hall, bars, expansive event spaces, and a live entertainment arena. The architectural design of the facility is both elegant and timeless, featuring an iconic grand entrance and an open-concept layout within a welcoming, family-friendly atmosphere. This meticulously crafted space transcends traditional recreation, offering a harmonious convergence of sports, culinary exploration, and entertainment. This development is poised to become a cornerstone in the community, providing a dynamic and vibrant community destination.



PROJECT DATA

63,000 SF

Client: DADPP, LLC

Role: Design Architect, Interior Design,
Landscape Architect

Project Status: Entitled



Solomon Hills

ORCUTT, CA

The heartbeat of a sustainable and community-driven masterplan.

Nestled in north Santa Barbara County, Solomon Hills epitomizes sustainable urbanism. Spanning 1,900 acres and within 15 miles of job centers, it plans to accommodate a growing population with 4,000 homes and space for businesses, fostering 2,000 jobs by 2050. Two-thirds of the area will be parks, trails, and conservation, with the rest featuring eco-conscious residential neighborhoods. Aiming to be the county's first carbon-neutral, net-zero community, Solomon Hills uses cutting-edge green technology to minimize its carbon footprint. Central to its ethos is connectivity. The village concept includes three major amenities. The Central Park & Community Center is a hub with greenery and open spaces, while the Neighborhood Fitness Center & Pool promotes well-being with geothermal heating. Solomon Hills blends past traditions with future sustainability.



PROJECT DATA

912.5 AC

Client: Solstra Communities

Role: Design Architect, Landscape Architect, Master Planner, Planner

Project Status: On-the-Boards

Awards:

Gold Nugget Awards - Merit Award, Best On-the-Boards Site Plan



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