



Qualification for Architectural Services

INTERIOR DESIGN 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 interiors, mixed-use, retail, multifamily, hospitality, and modular developments. AO is led by a group of seven seasoned managing partners, including Rob Budetti and partner Ruba Awad-Moran. 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.*





INTERIOR DESIGN EXPERIENCE



Ramsay's Kitchen

LAS VEGAS, NV

The latest culinary experience for Michelin-starred Chef Gordon Ramsay.

Set in Harrah's Las Vegas, this Gordon Ramsay restaurant—AO's second project with the internationally renowned chef—offers patrons an inviting, sophisticated dining experience with elevated comfort. Paying homage to Ramsay's journey from "across the pond," design elements include neutral and deep blue color tones, intricate lighting displays, and glass-blown copper-colored pendants that cascade from the main dining area's ceiling. Separated by a dramatic staircase, the lower dining area is anchored by a theater kitchen, a seven-seat seafood counter and raw bar, a floor-to-ceiling custom wine display showcasing a vast selection, and a hidden private dining experience at the Chef's Table room, offering a glimpse of the action at the cook line.



PROJECT DATA

244 Seats

Client: Caesar's Entertainment, GRNA

Role: Architect of Record, Design Architect, Interior Design

Project Status: Construction Complete

Completion Date: November 2022

Awards:

Gold Nugget Awards - Merit Award,
Best Interior Renovations



Ramsay's Kitchen

BOSTON, MA

Sophisticated design expressing the culinary philosophy of a world-class chef.

For the debut of Ramsay's Kitchen, AO crafted a design that mirrors Gordon Ramsay's culinary philosophy of sophisticated simplicity and bold creativity. Inspired by his approach to balancing complex flavors with minimal ingredients, the space blends elegance with an understated edge. Unique interior elements—wood paneling, blue marble, and textured brick—pay homage to New England architecture, while a deep blue palette, curvilinear walls, and floating lighting evoke Boston's harborside. The result is a sleek, refined atmosphere that seamlessly complements the elevated yet approachable dining experience, inviting guests to savor Ramsay's world-class cuisine in a distinctly Bostonian setting.



PROJECT DATA

5,556 SF

Client: CBRE, GRNA

Role: Architect of Record, Design Architect, Interior Design

Project Status: Construction Complete

Completion Date: January 2022



Ramsay's Kitchen

ST. LOUIS, MO

Sophisticated dining in the heart of downtown St. Louis.

On the heels of two successfully completed Ramsay's Kitchen restaurants, is Ramsay's Kitchen St. Louis in the Four Seasons Hotel St. Louis, located in the heart of the city's downtown entertainment district. This project consists of over 3,000 SF of interior renovations and remodel to realize a modern, elegant dining experience with indoor and outdoor dining, cocktail lounge, and bar. Design elements such as the wood paneling and beams throughout the space recall the surrounding colors and textures of the Mississippi and Missouri Rivers, particularly the famous McBaine Burr Oak Tree, the oldest tree in the state. Warm tones coupled with marbled stone features create an elegant yet edgy atmosphere and open as well as semi-private dining options ensure guest comfort and an overall elevated dining experience.

PROJECT DATA

3,961 SF | 362 Seats

Client: Caesar's Entertainment, Horseshoe St. Louis, GRNA

Role: Architect of Record, Design Architect, Interior Design

Project Status: Construction Complete

Completion Date: May 2024





Ramsay's Kitchen

RENO, NV

Elegant dining experience.

Ramsay's Kitchen has opened its doors at the Silver Legacy Resort & Casino in Reno, marking AO's fourth collaboration with the Michelin-starred chef. The design blends modern elegance with a warm, inviting atmosphere, featuring sleek lines, copper accents, and rich wood finishes. A palette of neutral tones and deep blues, paired with unique lighting, creates a refined yet vibrant dining experience. Key features include an open bar, floor-to-ceiling wine display, private dining spaces, and a theater kitchen that showcases the culinary action, reflecting Ramsay's passion for quality and transparency.



PROJECT DATA

9,000 SF

Client: Caesar's Entertainment, GRNA

Role: Architect of Record, Design Architect, Interior Design

Project Status: Construction Complete

Completion Date: August 2024



Bosscat Kitchen & Libations

ORANGE, CA

A century-old building in quaint Old Towne Orange seamlessly blends the old and the new.

This nearly 100-year-old building has been transformed from a beloved neighborhood liquor store into a 5,000 SF, full-service restaurant with a menu featuring contemporary Southern comfort food and an expansive whisky collection. Working closely with the City of Orange, the Orange Community Historical Society, building owners, and the restaurant tenant, AO crafted a design that pays homage to the past while representing the bold future of Bosscat Kitchen. Design inspiration is drawn from the prohibition-era building, blended with speakeasy culture, and given a modern twist to create a space that is authentic to both Old Towne Orange and Bosscat Kitchen, whose nearby Newport Beach location has become a staple of the community.



PROJECT DATA

5,000 SF Interior | 500 SF Covered Patio

Client: Bosscat Kitchen

Role: Architect of Record, Interior Design

Project Status: Construction Complete

Completion Date: March 2021



Bosscat Kitchen & Libations

IRVINE, CA

Building on a brand with a new location and exclusive offerings.

The design concept for the new Bosscat Kitchen & Libations focuses on the evolution of the brand, keeping the same original Bosscat grit but framed in a more sophisticated feel. Building on the brand's essential specialty of exclusive whisky offerings, the open bar creates a seamless connection between the indoor and outdoor dining, while the whisky library and private whisky room provide an exclusive setting. The tall ceiling above the main dining area is emphasized by a mezzanine that frames the view to the bustling kitchen showcasing the chef's creative labor.



PROJECT DATA

4,613 SF Restaurant

1,270 SF Patio

Client: Bosscat Kitchen

Role: Architect of Record, Interior Design

Project Status: Construction Complete

Completion Date: August 2022



Ten Asian Bistro

LAKESHORE | IRVINE, CA

Captivating design for a bistro with indoor and outdoor dining.

At Ten Asian Bistro in Irvine, AO designed a space that blends vibrant energy with a serene, zen-inspired aesthetic, enhancing the restaurant's nightlife scene. Centered on feminine appeal, the design exudes youthful dynamism and sophistication. A striking cherry blossom tree at the entrance sets the tone, while deep jewel tones and rich purples create a moody, inviting backdrop. Curated lighting adds a captivating glow, complementing the exotic menu. The result is a cohesive atmosphere that is both relaxing and invigorating, offering guests a unique fusion of elegance and vibrancy.



PROJECT DATA

2,659 SF Restaurant

1,000 SF Patio

Client: Ten Asian Bistro

Role: Architect of Record, Interior Design

Project Status: Construction Complete

Completion Date: July 2022



Jimmy Buffett's Margaritaville

UNIVERSAL CITY, CA

Continuing a classic and iconic theme.

Jimmy Buffett's Margaritaville is a vibrant 12,163-square-foot themed restaurant that immerses guests in the iconic Island Life experience. The space features a 1,200-square-foot patio with a Land Shark fire pit, surrounded by palapas and Adirondack chairs, perfect for relaxing under the sun. Inside, a diverse array of dining areas offers unique experiences, including seating on a full-size dive boat, adding to the venue's immersive atmosphere. A full bar and stage provide the backdrop for live entertainment, creating an energetic ambiance throughout the space. Guests can also explore a themed retail area, allowing them to take home souvenirs that capture the essence of their "Island Adventure." With tropical design details and seamless indoor-outdoor flow, Margaritaville delivers a lively, escapist retreat in every visit.



PROJECT DATA

12,163 SF Retail

1,200 SF Patio

Client: NBC/Universal Studios City Walk

Role: Architect of Record

Project Status: Construction Complete

Completion Date: March 2017



Mickey's Irish Pub

FULLERTON, CA

Traditional Irish pub in the heart of historic downtown Fullerton.

Mickey's Irish Pub in Fullerton, CA, is a family-friendly restaurant and bar that embodies Irish tradition and warm hospitality. The design features rich dark wood finishes and green accents, illuminated by natural light streaming through large roll-up windows. Guests can choose from diverse seating options, including high-top and communal tables, banquette seating, or a spot at the full-service, copper-top bar. Here, patrons enjoy authentic Irish whiskeys and spirits in a welcoming atmosphere that fosters camaraderie and connection. This thoughtfully crafted space balances tradition with modern comfort, creating an inviting destination for enjoying both food and community.



PROJECT DATA

3,000 SF

150 Seats

Client: Lounge Group

Role: Architect of Record, Design Architect, Interior Design

Project Status: Construction Complete

Completion Date: July 2021



High Horse Saloon

FULLERTON, CA

Old Western-style restaurant and bar in the historic Downtown Fullerton.

Inspired by the Old West, High Horse Saloon offers patrons a fully immersive experience from the decor to the cuisine and lively entertainment. Vintage brick and reclaimed barn wood throughout the establishment recall iconic western saloons while wagon wheel chandeliers, a copper-topped bar, and large roll-up windows offer character and visual interest. Equipped with a full bar and live music, High Horse Saloon is a welcoming, well-rounded culinary and bar experience to be enjoyed by all.



PROJECT DATA

5,000 SF | 250 Seats

Client: The Lounge Group

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: October 2022



The Crystals at Sky Harbor

PHOENIX, AZ

Arizona's desert allure inspires the food hall.

Located in Phoenix International Airport's (PHX) new Eighth Concourse occupied by Southwest Airlines, The Crystals at Sky Harbor, operated by The Grove, Inc., features a variety of local food concepts like Egeee's and Pedal Haus, as well as regional and national restaurants Chik-fil-A and Bobby's Burgers. Inspired by the crystals and geodes found in the Arizona desert, the design of the 7,500 square foot food hall features geometric shapes, natural, sustainably sourced materials, and a central bar that anchors the space, calling attention to the incredible mountain views.



PROJECT DATA

7,500 SF

Client: The Grove

Role: Architect of Record, Interior Design

Project Status: Construction Complete

Completion Date: October 2023



Wokcano

CARLSBAD, CA

Contemporary restaurant and lounge with chic design elements.

This 7,000 SF contemporary Asian restaurant and lounge with a 1,500 SF extended patio is located at The Shoppes at Carlsbad. Known for its fresh sushi dishes and savory twists on modern Asian cuisine, the restaurant draws in both new and loyal customers for the chic and relaxing design elements and atmosphere that give it its reputation. AO provided full interior design and construction documents services for this project.



PROJECT DATA

7,000 SF Retail

1,500 SF Patio

Client: Wokcano

Role: Architect of Record, Design Architect, Interior Design

Project Status: Construction Complete



International Airport Tenant Design Concepts

Tenant designs for one of the nation's busiest airports.

AO's Interiors studio created various design concepts for multiple tenants at an international airport, including Jersey Mike's, Wendy's, Illy's coffee, Berry Divine, Proper Brewing, and Auntie Anne's. Designing for a fast-paced, high-traffic environment, the AO team's goals were to create spaces that offered convenience and ease while embodying the individual brand and feel of each location.



PROJECT DATA

Multiple Concepts: 460 - 4,600 SF

Client: Confidential

Role: Interior Design



Parkside Market

ANAHEIM, CA

Mid-century modern food hall at Downtown Disney District.

Anchoring Downtown Disney's West Side district, Parkside Market is a vibrant, two-story food hall celebrating Mid-Century Modern design. Bold colors, dynamic patterns, and layered textures create an immersive dining experience, seamlessly blending indoor and outdoor spaces. A striking glass staircase invites guests to explore the upper-level Vista Parkside Market bar, overlooking the lively central plaza. Each food concept—Sip & Sonder, GG's Chicken Shop, and Seoul Sister—is thoughtfully integrated through intentional branding, custom tilework, and curated furnishings. Playful yet refined, Parkside Market redefines casual dining with a nostalgic yet fresh energy, perfectly suited for one of the country's most iconic entertainment districts.



PROJECT DATA

12,000 SF

Client: Shawmut, Levy Restaurants

Role: Design Architect, Interior Design

Project Status: Construction Complete

Completion Date: January 2025



Food Hall at Mountain View Village

RIVERTON, UT

Vibrant food pavilion offering diverse culinary experiences.

The food pavilion at Mountain View Village offers a vibrant culinary destination, blending diverse dining options with a welcoming atmosphere. Anchored by standout concepts like Royal Coffee Roasting and Burgers & Barley, the pavilion celebrates flavor and community. Its modern design, combined with thoughtful layout and space, creates an inviting environment for locals and visitors to gather, relax, and indulge in high-quality, locally loved cuisine.



PROJECT DATA

4,782 SF Food Pavilion

Client: CenterCal Properties, LLC

Role: Interior Design

Project Status: Construction Complete

Completion Date: June 2022



Food Hall at Hard Rock Casino, Ottawa

OTTAWA, CANADA

Modern and eclectic casino dining experience.

As part of the Hard Rock Hotel & Casino Ottawa's expansion and renovation, the casino's new food hall features an open layout, centered around a main bar for guests to enjoy a variety of dining and spirits while remaining in close proximity to the casino's slots and entertainment. Thoughtfully curated colors, patterns, shapes, and textures all blend to create a sense of fun and play while also complementing the premium gaming and suites throughout the hotel and casino.



PROJECT DATA

6,533 SF

148 Seats

Client: SOSH Architects, Hard Rock International

Role: Interior Architect, Interior Design

Project Status: Under Construction



Hard Rock Hotel and Casino, Ottawa

OTTAWA, CANADA

Redefining entertainment and hospitality in Canada's capital city.

In collaboration with SOSH Architects and Hard Rock International, the AO team is providing comprehensive interior design and interior architecture services as part of the renovation and expansion of Canada's Hard Rock Hotel and Casino Ottawa. The expansion also includes the addition of new program features such as casino expansion, HR LIVE, restaurant, bar and food hall spaces, Hard Rock Cafe, Plum Lounge, retail space, and more. Boasting a prime location, Hard Rock Hotel & Casino Ottawa will be a dynamic fusion of contemporary design and showcasing the famed Hard Rock energy, vibe, entertainment, and memorabilia.



PROJECT DATA

51,150 SF Renovation
1,600 Slots | 50 Table Games
1,800 Seat Live Showroom

Client: SOSH Architects, Hard Rock International

Role: Interior Design

Project Status: Construction Complete



Hard Rock Hotel and Casino, Bristol

BRISTOL, VA

Redefining the casino and
entertainment experience.

Formerly an outdated 1970's shopping mall permanently closed in 2017, the new Hard Rock in Bristol has transformed and revitalized its site into a premium gaming and entertainment destination. The new casino boasts over 1,000 slots and 50 tables, food hall, and entertainment spaces, as well as spa and fitness amenities. The interior design and architecture elevate this new destination while remaining true to the Hard Rock vibe and the casino's context. Color, texture, and finishes fuse together to create an immersive and dynamic atmosphere for guests to enjoy, making the Hard Rock Hotel and Casino Bristol truly one-of-one.



PROJECT DATA

1500 Slots | 55 Tables | 12 Poker Tables

Client: SOSH Architects, Hard Rock International

Role: Interior Design

Project Status: Construction Complete



Hard Rock Casino, Rockford

ROCKFORD, IL

Where Midwest hospitality, premium gaming, and entertainment thrive.

Hard Rock Casino Rockford marries the legendary energy of the Hard Rock brand with the lasting impact of high design. Amplified by premium entertainment, gaming, and dining, patrons can eat and play in an upscale yet inviting environment. The interior architecture and design services include multiple gaming areas, retail space, as well as restaurant, bar, and food hall options, and more. Refined finishes, rich color palette, dynamic patterns and Hard Rock memorabilia harmoniously blend throughout the various spaces to reflect the casino's context, brand, and spirit.



PROJECT DATA

Casino: 1,130 Slots, 40 Tables
High Limit Gaming: 60 Slots, 6 Tables

Client: SOSH Architects, 815 Entertainment

Role: Interior Design

Project Status: Construction Complete

Completion Date: August 2024



Starbucks, Downtown Disney

ANAHEIM, CA

Award-winning flagship store design befitting a global brand.

This unique eco-friendly store seamlessly integrates indoor and outdoor spaces, built around an old tree and proudly achieving LEED Silver certification. A standout feature is the outdoor wall adorned with 1,000 native plants arranged in the shape of a coffee cup. Adding to its innovative design is a creative element of continuity that connects the Anaheim and Orlando locations. Customers can experience a live media connection, allowing them to peer into the other store, while live-stream video enables real-time interaction between guests at both locations, making this a truly interactive and cutting-edge project.



PROJECT DATA

3,200 SF
2,300 SF Patio

Client: Starbucks

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Awards:

Gold Nugget Awards - Merit Award, Best Rehab
Commercial/Industrial Project





Starbucks, Downtown Disney

ORLANDO, FL

An interactive coffeehouse experience for a global flagship location.

This green-roofed café marks the company's milestone as its 500th LEED-certified store. Designed with sustainability in mind, it features reclaimed wood furnishings, all-LED lighting, and a striking living-wall installation. The space is crafted to deliver memorable customer experiences through interactive features that celebrate the story of the iconic coffee brand. A highlight of the design is a 70-inch touchscreen in the lounge, allowing guests to use built-in cameras to create digital chalk sketches of themselves. This interactive technology also connects guests with the corresponding Downtown Disney coffeehouse in Anaheim, fostering a unique sense of connectivity.



PROJECT DATA

3,380 SF

Client: Starbucks

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: June 2014





Ippudo Ramen

SAN FRANCISCO, CA

A fusion of styles for an acclaimed restaurant.

Ippudo Ramen's second West Coast location blends traditional Japanese aesthetics with the city's vibrant tech culture. AO designed a space that honors Ippudo's roots while embracing modern innovation. Natural wood finishes, Japanese art motifs, and an open kitchen add warmth and authenticity, while sleek lighting and contemporary materials reflect San Francisco's tech-driven spirit. Clean lines and communal seating encourage social interaction, enhancing the dining experience. This seamless fusion of old and new creates an inviting atmosphere, offering guests a memorable experience that bridges Japanese tradition with the dynamic energy of San Francisco.



PROJECT DATA

3,380 SF

Client: Panda Restaurant Group, Inc.

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: January 2018



Bagel Bistro

SAN FRANCISCO, CA

A custom-designed bistro with inviting interior.

Bagel Bistro offers classic bagel shop favorites made with high-quality ingredients. This 2,200 SF tenant improvement refreshes the aesthetics while preserving a warm, inviting atmosphere that complements the brand. The design draws inspiration from Bagel Bistro's logo, featuring clean lines, rich accents, and a balanced color palette of blue and gray contrasted against crisp white counters and tabletops.



PROJECT DATA

2,200 SF

Client: Bagel Bistro

Role: Architect of Record, Interior Design

Project Status: Construction Complete

Completion Date: April 2019



Luxe Cinema at the Veranda

CONCORD, CA

Design that delivers a premium cinematic experience.

As part of a 30-acre, vibrant shopping and entertainment center, The Veranda LUXE Cinema and IMAX is the ultimate theater experience. The ten-screen movie theater is outfitted with a Dolby Atmos immersive sound system and an IMAX 80 foot wide screen theater. The luxurious and spacious lobby is inspired by art deco and cinema moderne design. The lobby offers a comfortable and inviting bar with a textural ceiling that highlights the bar's features. The LUXE experience is complete with in-theater dining, a full bar, a plush dining lounge, and an outdoor dining patio with a spectacular view of The Veranda's dancing fountain out on the plaza.



PROJECT DATA

40,950 SF

10 Screens

Client: CenterCal Properties, Cinema West

Role: Architect of Record, Interior Design

Project Status: Construction Complete



Mendocino Farms

PORTER RANCH, CA

A fusion of warmth and playful design.

A new addition to the Vineyards at Porter Ranch, a premier entertainment, shopping, and dining destination, this Mendocino Farms restaurant spans over 3,000 SF of combined indoor and outdoor dining space. The use of natural materials such as wood and metal creates a warm atmosphere, complemented by colorful accents for a playful touch. Open and communal tables and seating arrangements foster a welcoming dining experience.



PROJECT DATA

2,500 SF | 1,060 SF Patio

Client: Mendocino Farms

Role: Architect of Record, Design Architect, Interior Design

Project Status: Construction Complete

Completion Date: June 2024



Panda Express

HACIENDA HEIGHTS, CA

A new flavor of design.

This modern, chic location redefines the customer experience with a sleek exterior and a stylish yet practical interior. Featuring a full drive-thru and an inviting tea bar, the space introduces Panda's Tea Bar, a new concept that elevates the brand's offerings. The design emphasizes efficiency and ambiance, catering to both quick-service and dine-in customers. A thoughtful material palette, modern lighting, and strategic spatial planning create a welcoming environment that enhances the brand identity. The project also prioritizes functionality, ensuring seamless operations while providing a refreshing, contemporary atmosphere for guests to enjoy.



PROJECT DATA

2,700 SF

Client: Panda Restaurant Group, Inc.

Role: Architect of Record, Design Architect

Project Status: Construction Complete

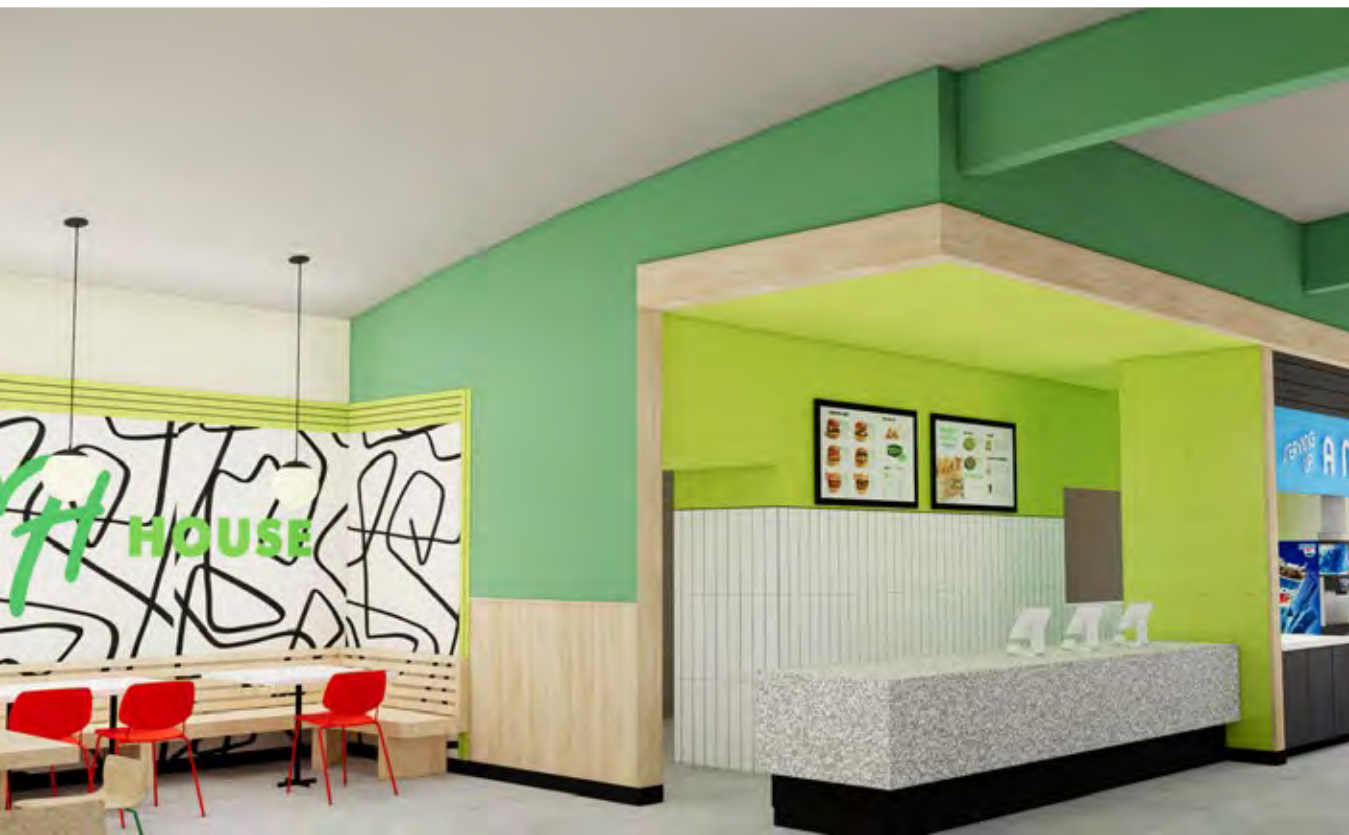


Hart House

GARDEN GROVE, CA

Celebrity vegan-friendly restaurant.

Founded by comedian and actor Kevin Hart, Hart House is a plant-based, fast-food concept committed to providing accessible, affordable food. With four current locations in LA, the brand is expanding into Orange County, where AO is leading the design for a transformative project. The Orange County location, originally a 1965 Bob's Big Boy coffee shop in the iconic Googie-style architecture, is undergoing a lively makeover to realize an inviting fast-food experience infused with playfulness and warmth. Working closely with the Hart House design team, the design seamlessly integrates bright, vibrant colors and bold patterns, reflecting the brand's energetic ethos. Hart House, under Kevin Hart's vision, not only delivers delectable plant-based fare but also curates an atmosphere where people can indulge in a fun and enjoyable fast-food experience.



PROJECT DATA

5,373 SF

Client: Panda Restaurant Group, Inc.

Role: Architect of Record, Design Architect, Interior Design

Project Status: Entitled



Luna Grill

HUNTINGTON BEACH, CA

Vivid colors enhance this fast-casual tenant improvement.

This 4,223 SF tenant improvement blends elegance with a vibrant color scheme, creating a warm and inviting fast-casual dining experience. An additional 800 SF covered patio enhances the welcoming atmosphere. Luna Grill, known for its fresh Mediterranean fare, serves local businesses and the surrounding Huntington Beach community.



PROJECT DATA

4,223 SF | 800 SF Patio

Client: Luna Grill

Role: Architect of Record, Design Architect

Project Status: Construction Complete

Completion Date: February 2017



Hilton Doubletree Pomona Expansion

POMONA, CA

Hotel expansion project
embracing the city's rich past
and exciting future.

Doubletree Pomona is located adjacent to Cal Poly University and close to the city's downtown area, a golf course, and parks for all to enjoy. The 90-key hotel embraces the city's humble roots while leveraging its proximity to Pomona's flourishing art, food, and culture scene. AO serves as AOR and Interior Design lead for the hotel's expansion, drawing inspiration from the city's colorful and fruitful orchards to reimagine all public areas and guest rooms.



PROJECT DATA

90 Keys

Client: Hilton Double Tree Pomona

Role: Architect of Record, Interior Design

Project Status: On-the-Boards



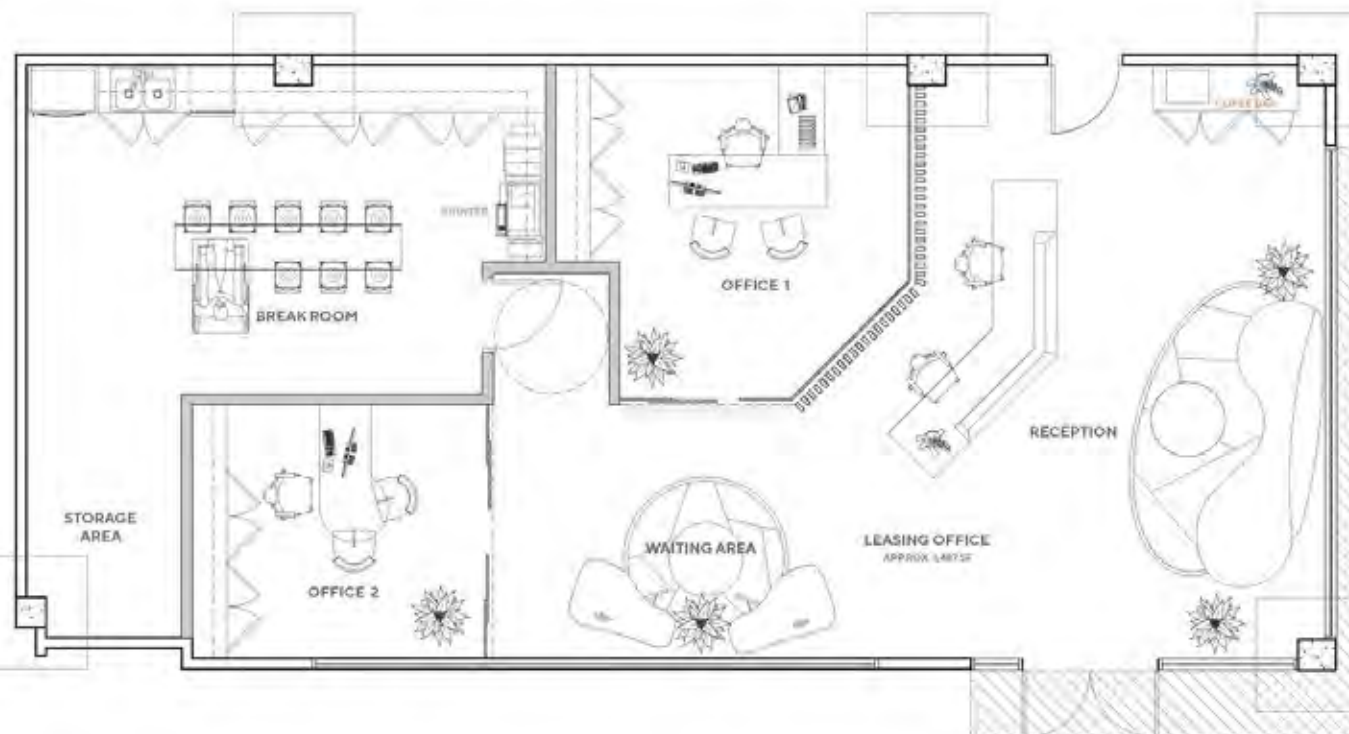


Arroyo at Monrovia Leasing Office

MONROVIA, CA

Luxe design elements showcase an abundance of resident amenities.

The AO Interior Design Studio led the full interior design scope for this 299-unit multifamily residential community, crafting layouts, mood boards, presentation materials, and detailed construction documents. The amenity spaces were thoughtfully curated to foster connection, wellness, and leisure, featuring a leasing office, club and game rooms, a fitness center, Wi-Fi café, private karaoke rooms, and a dedicated dog spa.



PROJECT DATA

299 DU

Leasing Office

Club Room

Game Room

Gym

Dog Spa

Karaoke Rooms

Client: Fore Properties

Role: Interior Design

Project Status: On-the-Boards



The Cave & The Cove Solis Great Park

MONROVIA, CA

Luxe design elements showcase an abundance of resident amenities.

A community residential network of trails, pathways resident amenities located within a proposed residential community. The park consists of a community pool, shade structures, pool restrooms building and a community building. The terracing topology directed the land-planning design narrative to recall the native California landscape and geology. The pool area has supporting interior spaces that mimic caves and drew inspiration from the new Lascaux IV cave art museum in Montignac, France. Cost-effective green roof conditions were developed above the Cave Pool Community space and supporting restrooms.



PROJECT DATA

3.5 AC
8,000 SF Pool Area
3,300 SF Cave
1,800 SF Community Building
600 SF Shade Structures

Client: FivePoint

Role: Interior Design, Design Architect

Project Status: Construction Complete

Completion Date: November 2022



Ledra Brands Headquarters

IRVINE, CA

A modernized collaborative office space.

The interior design for Ledra Brands Headquarters captures the brand's identity and expertise in lighting through a sophisticated blend of color, texture, and innovation. The main lobby, conference room, and training facility were crafted to reflect the company's brand colors, creating a cohesive and welcoming aesthetic throughout. Specialty lighting fixtures, which are the hallmark of Ledra Brands, are showcased across these areas, allowing the company to highlight their products' capabilities and quality in a real-world setting. The conference room and training facility were designed for optimal versatility and comfort, balancing aesthetics with practicality to support a range of uses.



PROJECT DATA

6,000 SF

Client: Ledra Brands

Role: Interior Design

Project Status: Construction Complete

Completion Date: August 2021





Management Office at Totem Lake

KIRKLAND, WA

Management office update.

The management office is Centercal's on-site leasing and marketing office for Totem Lake Retail Center. The 10,000 SF office space is an open space concept that includes 4 offices and 2 conference rooms with full height glass walls facing and connecting to a flexible open work area.



PROJECT DATA

10,000 SF

Client: Centercal Properties, LLC

Role: Interior Design, Design Architect

Project Status: On-the-Boards



Leasing Office Lobby at The Veranda

CONCORD, CA

Upscale lobby for the ultimate
East Bay gathering place.

This contemporary shopping locale is the first to built in the city since 1973 and replaces the former Chevron campus of outdated buildings with economically viable land uses which complement its site. The Mission Revival-style center brings a gourmet grocer, a 10-screen movie theater, high-end restaurants, a health club, financial services, boutique retail, and office space to the East Bay. AO provided interior design for the lobby and restroom spaces in the leasing office.



PROJECT DATA

30 AC | 347,000 SF

Leasing Office Lobby & Restroom Interiors

Client: Centercal Properties, LLC

Role: Interior Design

Project Status: Construction Complete



Rexford Industrial at The MET

COSTA MESA, CA

Understated yet modern HQ
fostering connection with the
professional built environment.

Rexford Industrial, a California-based industrial developer has found a home for their headquarters at The MET in Costa Mesa. Full tenant improvement and design assistance was provided for the 9,230 SF office space. Created in collaboration with the Rexford Design team, the space features an understated and modern industrial atmosphere with exposed ductwork and concrete floors, along with pops of color and rich wood accents.



PROJECT DATA

9,230 SF

Client: Rexford Industrial, McCarthy Cook

Role: Architect of Record, Design Architect,
Interior Design

Project Status: Construction Complete

Completion Date: September 2022



Work Share Space at Manhattan Village

MANHATTAN BEACH, CA

Adaptive reuse with dynamic colors and design.

This project encompasses the conversion of 30,000 square feet on the second floor of a Macy's Men space into a shared workspace concept. AO's Interior Design Studio prepared full interior design studies and renderings for the conversion.



PROJECT DATA

30,000 SF

Client: DWS

Role: Design Architect, Interior Design

Project Status: Construction Complete

Completion Date: September 2022





West Pavilion Executive Office

CONFIDENTIAL

Interior pavilion design for a large-scale logistics center.

The project involves the interior design of a 15,000-square-foot headquarters executive office, located on the first floor with a mezzanine level. The design includes a welcoming main lobby, open workspaces, and private offices to support various working styles. Additionally, the space features collaborative conference areas, formal meeting rooms, and thoughtfully designed employee amenities to enhance comfort and productivity.



PROJECT DATA

15,000 SF

Client: Confidential

Role: Architect of Record, Interior Design



Brea Mall Interior Mall Renovation

BREA, CA

A fresh, modern transformation for Brea Mall.

The Brea Mall interior remodel reimagines 5,000 SF of entry spaces across two levels, introducing a fresh, modern aesthetic as part of a larger mixed-use transformation. AO's design enhances the mall's indoor/outdoor ambiance with natural elements like stone and wood, alongside abundant plants and greenery. The result is a more open, inviting environment that seamlessly integrates with the surrounding spaces, creating a warm, contemporary feel that elevates the shopping experience. This renovation aligns with the mall's vision of blending retail with a welcoming, nature-inspired setting, redefining Brea Mall as a vibrant community destination.



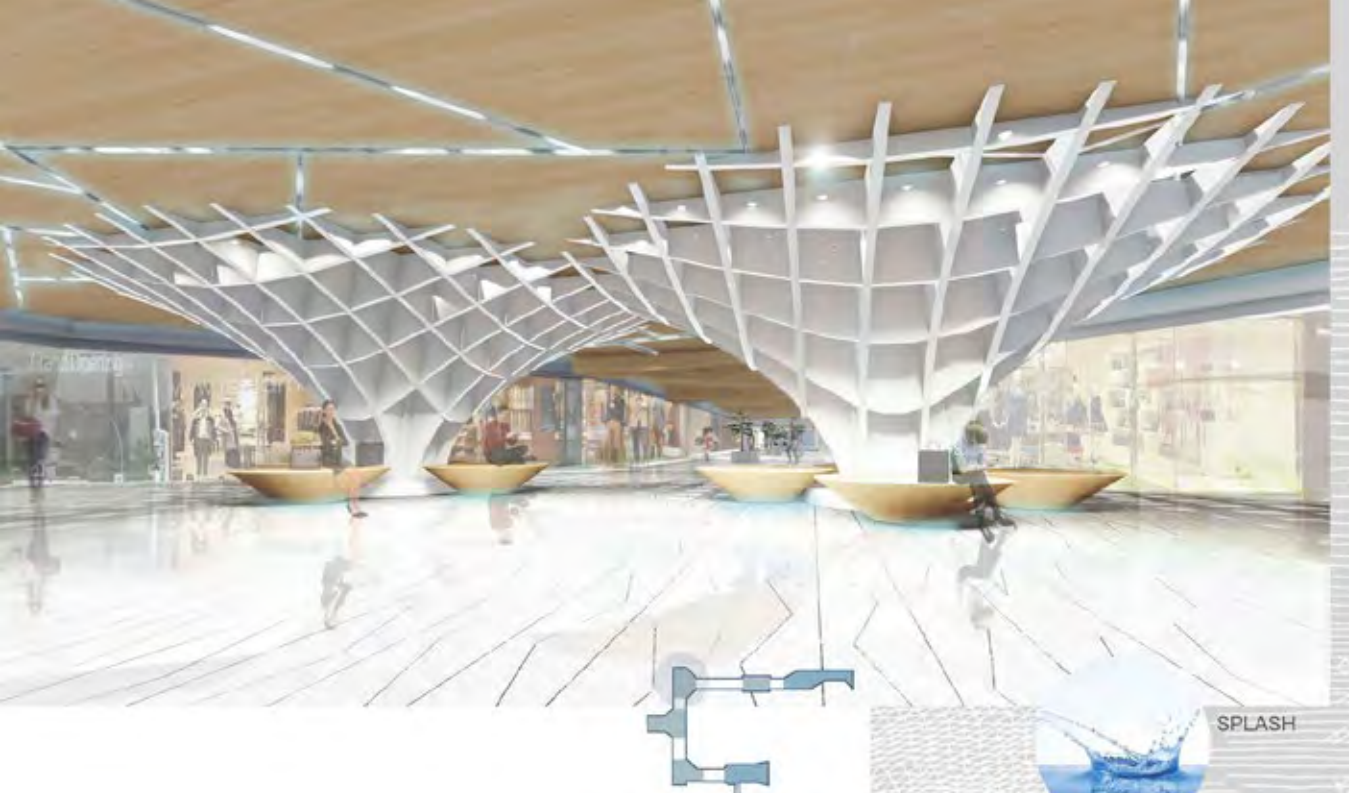
PROJECT DATA

5,000 SF

Client: Simon Properties

Role: Interior Design

Project Status: On-the-Boards



KLI:V at Paju Premium Outlets

PAJU, SOUTH KOREA

Natural forms inspire creative interiors.

The interior design for KLI:V at Paju Premium Outlets showcases a bold and dynamic aesthetic inspired by the natural flow of water carving through earth and rock. Spread across 35,270 square meters in 2- and 3-story urban-style buildings, the design incorporates geometric patterns, vibrant colors, and fluid forms, creating a youthful, playful atmosphere. The retail space serves as an inviting passage connecting various boutiques, stores, and dining options, with bright, clean, and dynamic interiors that enhance the shopping experience. KLI:V's innovative approach delivers a compelling, modern environment that resonates with energy and movement, reflecting the brand's creative vision.



PROJECT DATA

86,170 SM

Client: Shinsegae Simon, Inc.

Role: Design Architect, Interior Design



Ontario Mills Mall

ONTARIO, CA

Modernizing California's largest value-retail shopping destination.

Ontario Mills Mall is the largest single-level shopping mall in western North America. AO is providing full design and architecture services aimed at enhancing the quality of the shopping experience and extending the length of visitor engagement. The approach consists of modernizing high touch points focused on entrances, floors, and ceilings within the exterior and interior environments, while working within the existing structural framework and limited budget.



PROJECT DATA

1.5 Million SF retail mall
10 "neighborhoods"

Client: The Mills Corporation

Role: Architect of Record, Design Architect, Interior Design



Hoag Urgent Care - Monarch Beach

DANA POINT, CA

Redefining the design of
healthcare space.

After obtaining a Master Agreement with Hoag, AO began to investigate sites for a new urgent care for the client. Set in the prominent SoCal neighborhood of Monarch Beach, the elevated design for this urgent care and family medicine center was inspired by the coastal context and local community. The design fuses healthcare and hospitality to deliver a soothing space that delivers a positive mind-body experience, while achieving the functional needs and operations of a modern medical practice. The facility explores new concepts, including exam rooms designed to maximize doctor/patient interaction and a concierge reception diverted from the typical waiting room, delivering a resort-style arrival experience drawing inspiration from the nearby beach.



PROJECT DATA

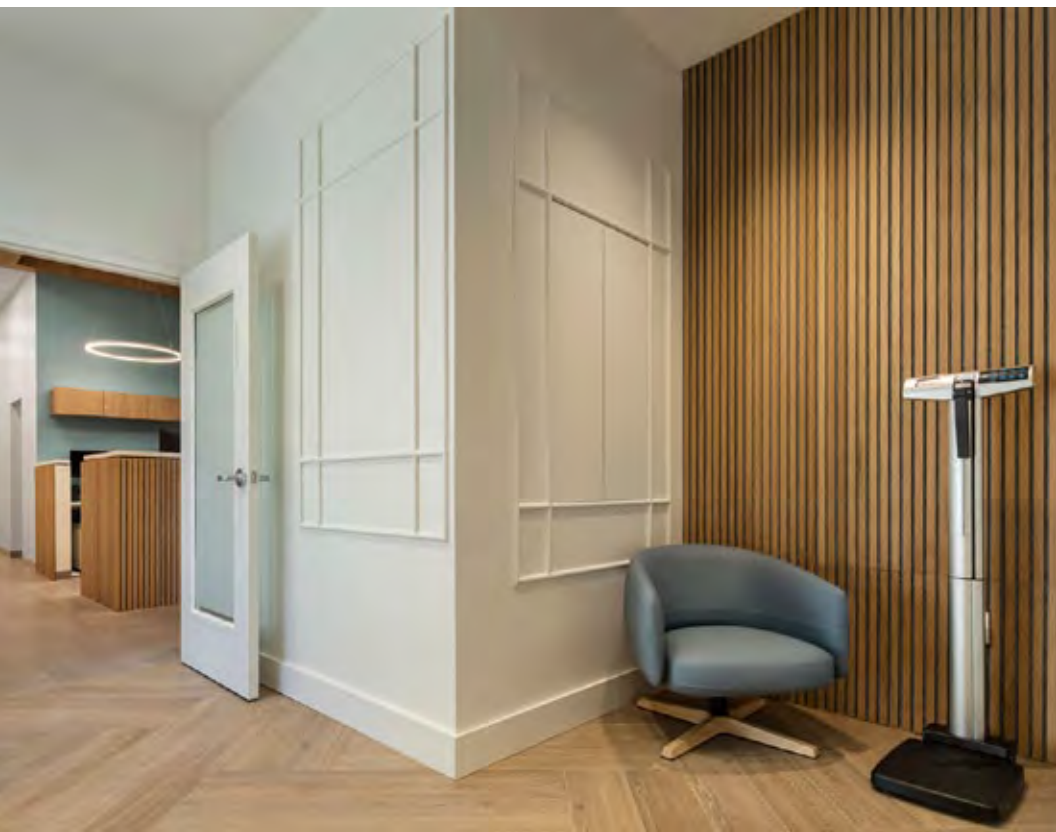
4,000 SF Tenant Improvement

Client: Hoag Health Network

Role: Architect of Record, Design Architect,
Interior Design

Project Status: Construction Complete

Completion Date: June 2022





Ethos Veterinary Clinic

MULTIPLE LOCATIONS

Tenant improvement for various clinics.

The AO team partnered with Ethos Veterinary Health to develop a new, innovative type of practice within the industry, multiple urgent care facilities for pets. After developing the prototype with the client, AO then took on the role of AOR across a multitude of locations throughout the United States, spanning coast to coast.

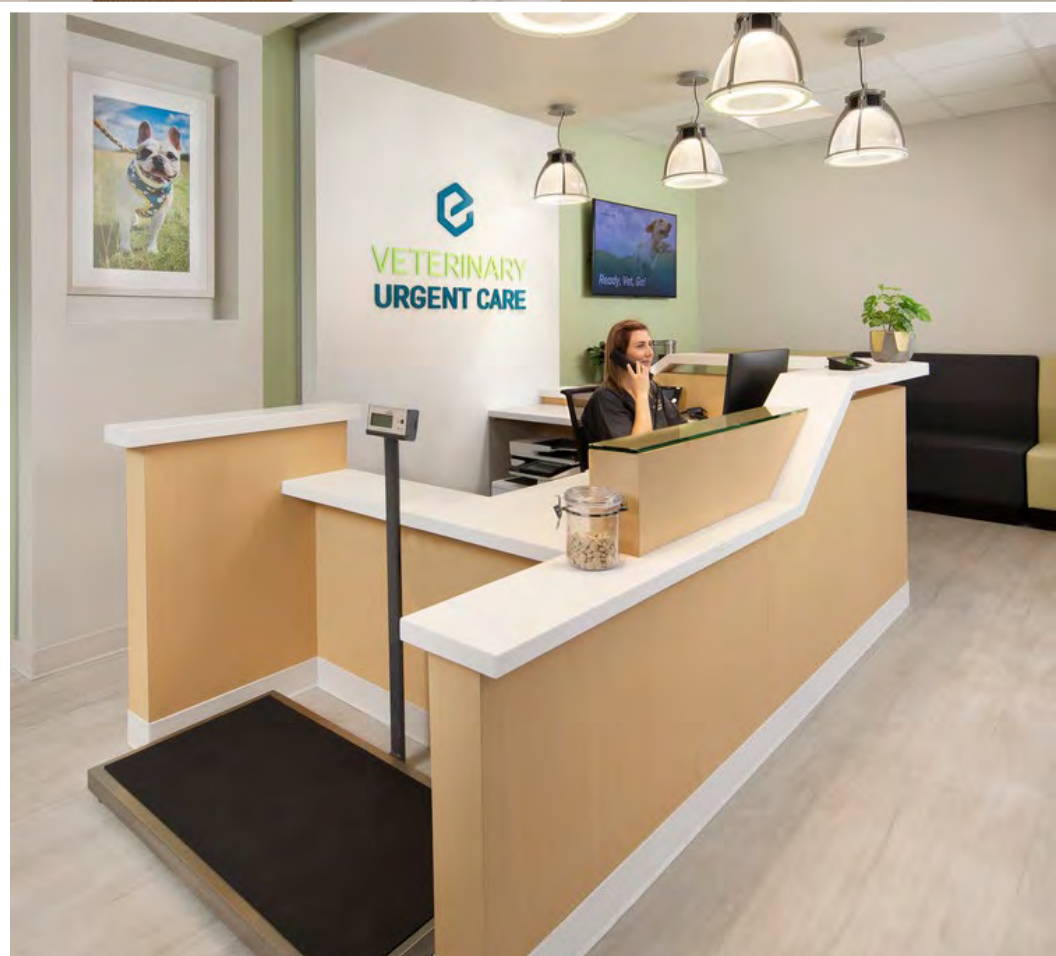
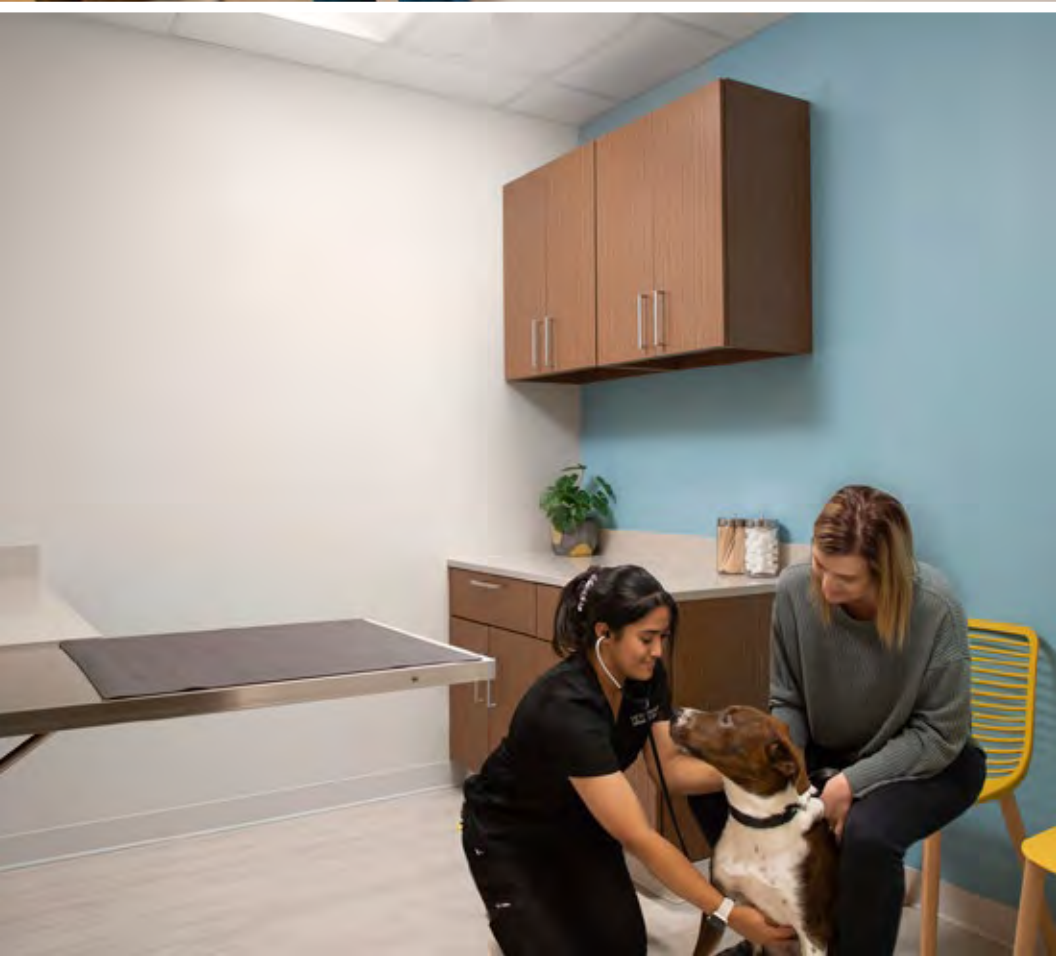


PROJECT DATA

2,800-4,000 SF Tenant Improvement

Client: Ethos Healthcare

Role: Architect of Record, Design Architect, Interior Design





Form Factor

LIVERMORE, CA

Transfer and expansion of testing and assembly operations.

A transfer and expansion of testing and assembly operations for a leading provider of essential test and measurement technologies. The project spanned 54,547 SF featuring a 21,600 SF ISO 8 cleanroom and two structural platforms for second-level office space and MEP equipment. To accommodate expanded office space, AO devised a new planning entitlement, utilizing parking from an adjacent leased site and securing approval for a second level within the high bay building. Despite encountering unique challenges during the COVID pandemic, project sparked innovation in communication, scheduling, planning approvals, and overall coordination.



PROJECT DATA

54,547 SF

21,600 SF ISO 8 Cleanroom

Client: Form Factor, Inc.

Role: Architect of Record, Design Architect

Project Status: Construction Complete



Jakarta Digital Edge Data Center

JAKARTA, INDONESIA

Leading the industry in data center design with revolutionary technology.

This ground-up Tier 3 colocation data center facility located on a 1.5-acre greenfield site will be constructed in 2 phases at approximately 8 stories and 250,000 SF. The interior fit-out includes 135,000 SF of data hall spaces with cabinets of 5Kw-7Kw, offices, and supporting spaces. The facility will have an ultimate connected load of 20MW to 25MW. The electrical design includes block redundant distribution with N+1 PDU, UPS, and generator redundancy. The mechanical design utilizes an industry-first in data center cooling – the StatePoint™ Liquid Cooling (SPLC) system. Revolutionary StatePoint technology makes cooling the data center more efficient and minimizes the PUE of the facility.



PROJECT DATA

Building SF: 250,000 SF

Data Hall SF: 135,000 SF

Capacity: 25 MW

Client: Digital Edge

Role: Design Architect, Interior Design

Project Status: Construction Complete



Biñan Digital Edge Data Center

BIÑAN, PHILIPPINES

Tier 3 colocation data center in a structural reinforced building.

This data center transforms two existing warehouse facilities into a 130,000 SF Tier 3 colocation data center, blending high-performance infrastructure with thoughtful interior design. While engineered for up to 12 MW of critical IT load and reinforced for seismic compliance, the space also reflects a unique design vision. Inspired by the Narra tree, the national tree of the Philippines, the design concept introduces organic elements into a highly technical environment. AO's vision was to create a space that balances functionality with visual appeal, using color, lighting, texture, and technology to soften the industrial nature of the data halls, offices, and support areas. The result is a high-tech facility that not only performs but also inspires.



PROJECT DATA

9,800 SF

Client: Digital Edge

Role: Design Architect, Interior Design

Project Status: Construction Complete





Incheon Digital Edge Data Center

INCHEON, SOUTH KOREA

Meeting growing demand with the largest ground-up data center in South Korea.

This 11-story project will be the largest ground-up commercial data center project in South Korea. Designed to meet fast growing demand from local and international cloud providers, as well as other high power density applications such as hyperscale, large digital media, and enterprise deployments. The interior design concept for this space was inspired by the ocean's deep end, and the client's goals of creating calmness and serenity in a modern, high-tech setting.



PROJECT DATA

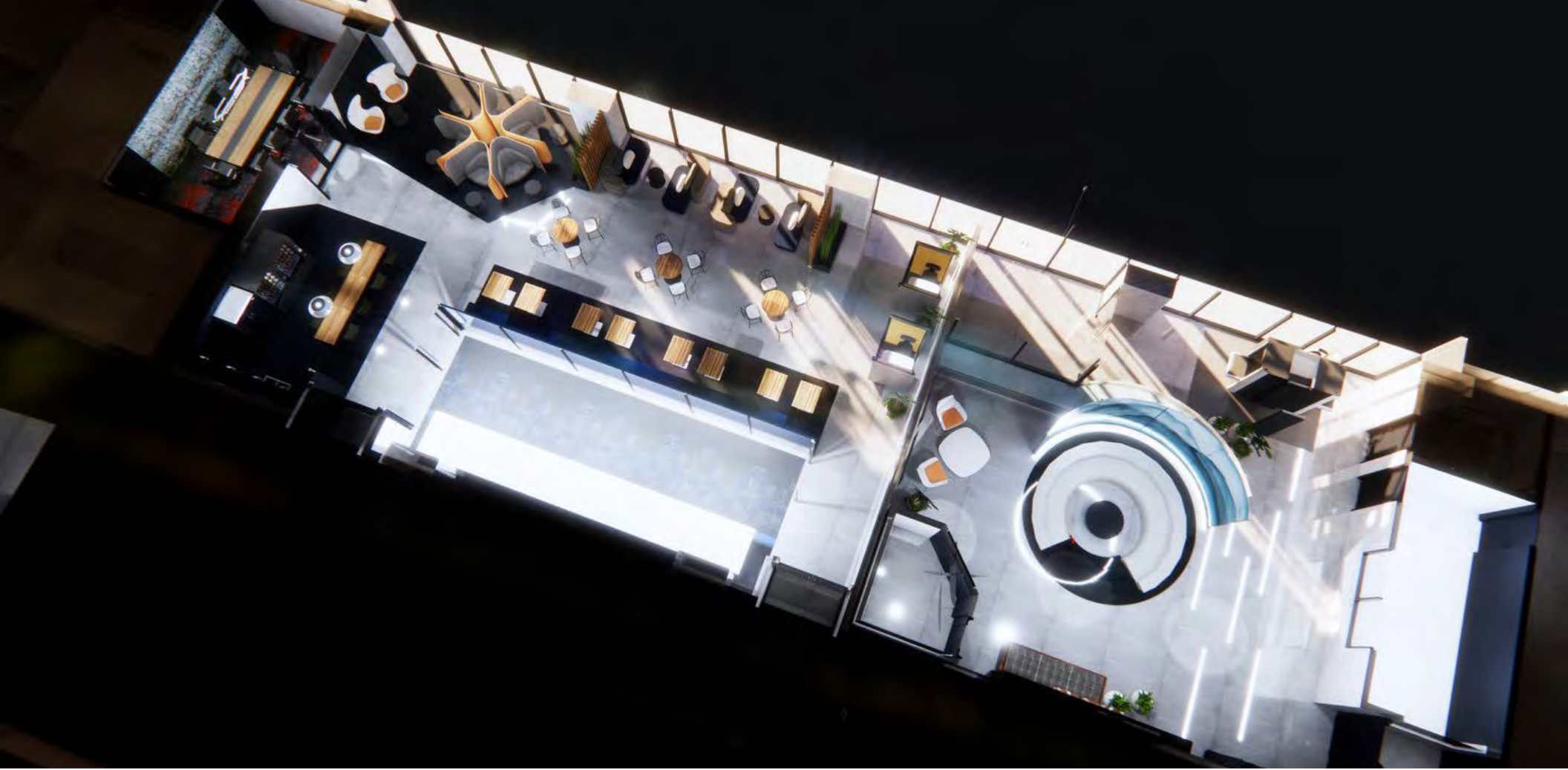
Building SF: 390,611 SF

Data Hall SF: 140,000 SF

Client: Digital Edge

Role: Design Architect, Interior Design

Project Status: Under Construction





The Charleston

FULLERTON, CA

Historic, speakeasy-style special event venue.

The Charleston in downtown Fullerton is a revitalized, multi-functional event center that pays homage to its rich 1920s history. Originally a speakeasy and fellowship hall, the space has seen many uses over the years, culminating in AO's thoughtful tenant improvement of the Fullerton Ballroom. Embracing a 1920s period design, the project includes a 3,000-square-foot ballroom with a stage, two speakeasy-style bars, a welcoming reception area with a bar, and 2,000 square feet of flexible event space. The venue also features a catering kitchen and a private lounge/bridal suite on the upper floors, situated in the historic Williams Building. AO's design enhances the venue's historic charm while offering modern amenities, creating an inviting and versatile space for special events.



PROJECT DATA

14,000 SF | 2 Stories

Client: Houser and Skehan Inc.

Role: Architect of Record, Interior Design

Project Status: Construction Complete

Completion Date: October 2023



Terra Fine Dining

LAGUNA BEACH, CA

A historic renovation in the Arts District brings new life while honoring it's past.

An expansion and renovation of an existing restaurant that highlights iconic architecture and elevates the site to a quality event space. The design features retractable roofs and a butt-glazed frame under the concrete roof to weatherproof the space and protect from rain. This innovative event space and restaurant respects the history and legacy of the building, and surrounding area in the Arts District. Located within the Festival of Arts, Terra's modern design updates invigorate and revitalize the space, while providing a gathering place that continues the sense of community and artistic freedom that has been a mainstay of this unique culinary experience.



PROJECT DATA

Historic Renovation

ADA Upgrades

Client: 4G Ventures

Role: Architect of Record, Design Architect,
Landscape Architect

Project Status: On-the-Boards

Elks Lodge Newport Beach

NEWPORT BEACH, CA

Coastal elegance meets
community spirit.

AO's interior renovation of the Newport Beach Elks Lodge in Lido Village brings a refined yet approachable feel that honors its community-driven purpose. On the first floor, a nautical-inspired design, featuring navy accents and a 3-form bar panel with a wave-like blue graphic, offers a comfortable dining and bar area. Acoustic solutions, including chip boards and luxury vinyl tiles, ensure optimal sound quality for live music and dancing. The second floor's lodge room is transformed with upscale finishes, herringbone wood, and brass details. Warm wood beams and trims enhance its ambiance, creating a bridal-ready space for weddings and events.

PROJECT DATA

10,200 SF | 1,000 SF Expansion

Client: Elks Lodge

Role: Design Architect, Interior Design

Project Status: Under Construction





Europa Village Wineries & Resort

TEMECULA, CA

Winery and resort capturing the essence of old world charm.

AO is currently working on the expansion of the 100-acre Europa Village, a distinctive winery experience that unites the charm of Spain, France, and Italy into one grand resort. Integrated into the existing property in the heart of wine country, the development features a new boutique hotel with guest suites and villas, a wedding and event venue, restaurant, and wine tasting experience. The Mediterranean-style architecture captures old-world elegance, complemented by interior design and luxury amenities for a sophisticated resort atmosphere. Rustic materials—stone, brick, wood, and terracotta—enhance the connection to the surroundings and create an immersive, evocative experience. Europa Village offers a refined hospitality destination where guests can wine, dine, celebrate, and connect.



PROJECT DATA

100 AC

Client: Rancon Group

Role: Architect of Record, Design Architect

Project Status: Under Construction



Amp30

SAN DIEGO, CA

A dynamic mixed-use podium project growing out of an existing urban fabric.

Amp30 is located in the vibrant core of the North Park District, an area defined by an eclectic mix of small single-family homes and commercial buildings, many of which have been converted into retail spaces. The design features a plan arrangement with building setbacks along the major frontage, respecting the neighborhood's scale. The streetscape showcases a variety of uses, employing diverse materials and frontage types to reflect the character of the existing urban fabric. The overall design intent was to create a project that integrates seamlessly with the neighborhood, growing organically from its context.



PROJECT DATA

202 DU | 1.33 AC | 152 DU/AC
7,796 SF Commercial

Client: HG Fenton

Role: Architect of Record, Design Architect,
Interior Design (Retail Component)

Project Status: Construction Complete

Completion Date: January 2025



Panorama

OXNARD, CA

Contemporary wrap with a rooftop amenity deck.

Panorama offers a unique opportunity for urban living that embraces contemporary design principles, promotes community interaction, and provides luxurious living spaces. Located near the 101 freeway, the 5-story residential apartment building consists of 333 units with a 5,000-square-foot rooftop amenity deck. The amenity mix includes a pool and spa, club and fitness space, a leasing lobby with office space, plus a mail and packaging room. The design fosters a cohesive and efficient layout that optimizes space and enhances the livability of the development.



PROJECT DATA

333 DU | 4.2 AC | 78.74 DU/AC

Client: Fore Property Company | Fore Green Development

Role: Architect of Record, Design Architect, Interior Design

Project Status: Under Construction



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