



SURF ANCHORED RESORT DESIGN PORTFOLIO

2026 aoarchitects.com



BUILDING STRONG RELATIONSHIPS AND BETTER COMMUNITIES SINCE 1974.

Established in Southern California, AO is a multidisciplinary firm comprising a team of over 325 professionals. Together, we craft award-winning resort, hospitality, multifamily, mixed-use, shopping, restaurant, commercial and entertainment destinations around the world.

AO has a reputation built on fifty years of creative design, technical expertise, and ardent client collaboration. We strive for excellence and are committed to the relationships and communities we build.



AO BY THE NUMBERS

7 OFFICE LOCATIONS

15 SURF-ANCHORED RESORT PROJECTS UNDERWAY

18 DIVERSE AREAS OF STUDIO EXPERTISE

16th RANKED OUT OF TOP 180 US ARCHITECTURE FIRMS

26 COUNTRIES WITH ACTIVE PROJECT EXPERIENCE

52 YEARS IN BUSINESS

73 LICENSED ARCHITECTS

KEY CLIENTS & COLLABORATORS



500+ AWARDS WON IN THE PAST 15 YEARS

325 PERMANENT EMPLOYEES



— ROB BUDETTI
MANAGING PARTNER

LEADING ARCHITECTURE & DESIGN FOR SURF ANCHORED RESORTS WORLDWIDE.

Technical Expertise ◯

We bring together the best minds in architecture, planning and, design to execute your next development. AO currently has over 12 surf anchored resorts on-the-boards and we know what it takes to deliver success.

One-Stop Shop ◯

With 17 distinct areas of studio expertise, AO has the unique ability to holistically serve our clients' needs by providing a full range of design services for all associated spaces, making your next development unforgettable.

Evocative Design ◯

We design a 360-experience utilizing innovative architecture, creative landscape and intentional programming to craft the ultimate surf paradise for guests, leveraging the surf lagoon as the focal point for all activities.

Authenticity Matters

AO's designs are emblematic of the local surf culture and the communities they serve. No matter the location, we believe that is mission-critical for each destination to live up to distinct standards of contextual design and authenticity.



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.*





VISIONING & CHARETTE PROCESS

Project design at AO is focused on serving our clients with creating practical, efficient developments. Conceptual design begins with research into various planning codes and creating a set of site Yield Studies.

This Yield Study phase reveals the optimal potential densities per building type which can assist in a financial cost/benefit analysis. Once the site planning direction is established with a specific building type confirmed, the team commences a visioning phase.

With the visioning effort we aspire to a thoughtful design response that is specific to the projects location and tailored to the constraints and opportunities afforded. The process is collaborative and inclusive of the client team, Landscape Architect, Civil Engineer and any other relevant party such as entitlement consultant or project management firm.

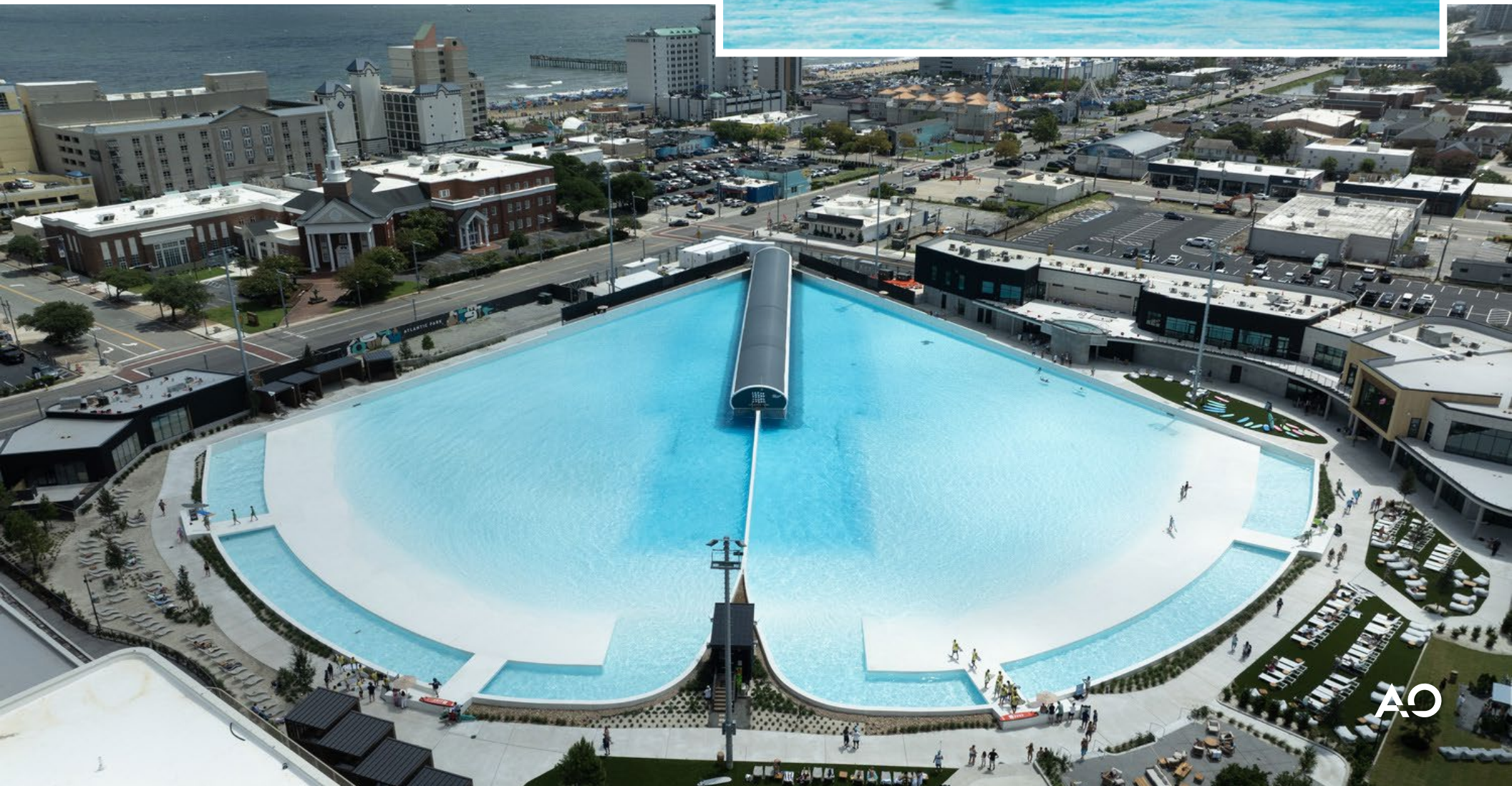
The Visioning Process starts with a Constraints and Opportunities study that is a plan based review of all code requirements and contextual issues that could have influence on the plan. Some of the issues studied in this document include view analysis, environment, traffic impacts, review of competing projects in the area and other salient influences. We find that documenting all this visually helps in fostering a clear communication between the client, designers and consultants.

Another segment of the Visioning Process is a review of Architecture, Interiors and Landscape design possibilities. This review takes the form of an in-depth visual analysis of sample project images, sketches, and diagrams to thoroughly illustrate the various design opportunities of the project for creating attractive, comfortable communities. This format allows for a robust discussion with the intent to listen carefully to client comments and establish project specific goals in a quick efficient manner.

At AO we feel that the intangible qualities of the design are as practical and important as the hard numbers of construction cost and net rentable SF in creating a successful project for our clients, tenants, and the communities in which they reside.

WAVEGARDEN ATLANTIC PARK VIRGINIA BEACH, VA

AO provided architectural services for the surf lagoon and supporting infrastructure at Atlantic Park in Virginia Beach, home to North America's first Wavegarden Cove installation. This 2.67-acre surf lagoon produces up to 1,000 customizable waves per hour, establishing a groundbreaking year-round surf experience in a city recognized as the birthplace of East Coast surfing. AO's scope included the lagoon facilities, water treatment buildings, public bridge, and surf support spaces, all designed to integrate cutting-edge technology within a compact urban footprint. The result is a vibrant recreational anchor at the heart of this transformative mixed-use development.





DSRT SURF PALM DESERT, CA

This 17 acre site in Palm Desert, CA is a surf anchored resort. The 91-key hotel will be 4 stories high and include amenities such as restaurant, stand-alone bar, cafe, meeting rooms, fitness center, amenity deck, pool and spa and more.

The professional-level large surfing lagoon will include retail sales, ticketing, offices, board rentals, lockers and bathroom. The 5 acre surf lagoon uses state of the art wave generating technology and will have enhanced landscaping circulating throughout the entire property, creating an oasis in the desert.









PHX SURF MARICOPA, AZ

This 40-acre, mixed-use surf-centered resort will feature cutting-edge Endless Surf 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.



SOUTHWEST SURF

This project envisions a mixed-use expansion of a renowned surf destination. Spanning approximately 100 acres, this next phase will include a new Endless Surf lagoon with supporting facilities, a hotel pad, a potential clubhouse with pools and hot tubs, 90 residential lots, and a canal system connecting the homes. Future elements such as a hotel, boathouse, lake house, and Nordic spa will be conceptually integrated to ensure the master plan maximizes the lagoon's presence. Designed to complement the existing site, the development will blend exclusive, club-like amenities with thoughtful public access, creating a vibrant, surf-centric lifestyle destination.





AMERICAN SURF PARKS BUENA PARK, CA

This new Wave Garden anchored resort features retail and restaurants within the City's tourist entertainment district. The development provides an exciting venue from the city's main street with pedestrian viewing areas, shopping and dining patios overlooking the surf action, along with a 150-key hotel located on the lagoon beach.

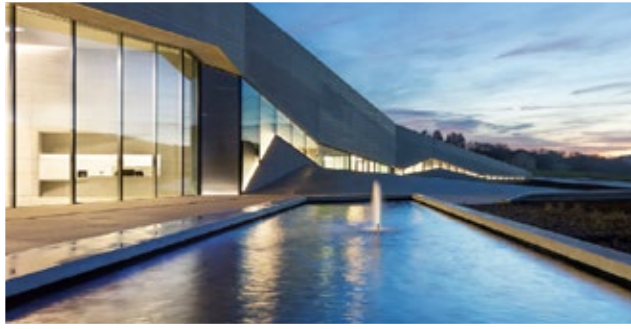




SURF ATL ATLANTA, GA

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 rock climbing, skate park, yurt cabins, event lawns, retail, dining and much more.





ALCHEMY SURF RESORT PLACER, CA

Set in California's central valley, Alchemy Surf Resort spans 25 acres, centered around a 5-acre Wavegarden surf lagoon that delivers customizable waves for surfers of all skill levels. The resort seamlessly blends adventure and relaxation, featuring 30 modern bungalows, a 120-key hotel with stunning lagoon views, a beach club, fitness facilities, a standing wave pool, and pickleball courts.

Guests can enjoy public and member-exclusive amenities, including lounges, locker rooms, and surfboard storage, while event spaces host everything from weddings to surf competitions. Community-focused initiatives like para-surfing programs and high school surf teams foster inclusivity, and a future Action Sports Hub will add high-energy activities like skateboarding and BMX biking. With construction beginning in late 2025 and a Memorial Day 2027 opening, Alchemy Surf Resort promises to be a vibrant destination where recreation, wellness, and community come together in perfect harmony.





RIVERSIDE ACTION PARK RIVERSIDE, CA

This vibrant adventure center promises an action-packed experience, featuring surf and water sports alongside outdoor activities like golf, ziplining, skateparks, and rope courses. Luxury resort-style amenities elevate the guest experience, while retail, dining, and event spaces create a dynamic destination for all.





HTX SURF HOUSTON, TX

HTX Surf will offer patrons an action-packed and beach resort-like destination in the heart of Houston. With specialized wave generating technology, support systems and structures, this project guarantees a one-of-a-kind surf experience for surfers and beach enthusiasts. HTX Surf will also offer international food and drink options, pump track, training and wellness facilities, music and event lawns, and a leisure pool and beach club for all to enjoy and partake in.



WAVE GARDEN MYRTLE BEACH MYRTLE BEACH, SC

Located within an exciting adventure park, this new attraction featuring Wavegarden Cove technology will be the centerpiece for the mixed-use development which will also include an adventure lagoon, bungalows, cantina, skate park, splash pad, volleyball courts, and restaurants.

SOUTHERN FLORIDA SURF CLUB FLORIDA

This surf anchored property is designed as an exclusive club for a small team of private individuals. The building forms use vernacular Floridian elements to provide comfort and a sense of place at home in the region, and provides a surf center to support the surf basin and guests, as well as a residentially scaled private lodge for members and owners with personal lockers, surf board storage, comfortable gathering areas, outdoor veranda, and small bar and food service area. Additional amenities are provided for non surfing time, and cabanas and covered decks are located around the surf basin providing great spots to watch the action from the comfort of a luxury cabana and a shady deck.





CENTRAL AMERICA SURF

This exciting international surf resort proposal features a 3 acre surf lagoon, an 18,000 SF surf lodge and clubhouse, offering a comprehensive surf experience with amenities such as a surf reception, pro shop, board and wetsuit rentals, indoor training room, lockers, surf café, banquet room, viewing deck, and a members-only area. The resort includes a 4-story hotel with 111 guest rooms, alongside four- and five-story condo buildings, comprising 288 lagoon and 263 hillside condominiums. Additionally, the project offers a unique resort campground with 20 elevated glamping tents. Designed to provide a 360-degree guest experience, the resort boasts a wide array of recreational amenities, including fire pits, swimming pools, cabanas, boardwalks, and courts for volleyball, basketball, pickleball, and tennis. Other highlights include a waterpark and a pump track, creating a vibrant destination for recreation, relaxation and play.





ONTARIO SURF RESORT

ONTARIO, CA

The Ontario Surf Resort is set to become a premier hospitality destination in California, offering an unparalleled surf experience for enthusiasts and vacationers alike. Combining luxury accommodations with exciting sports and water activities such as a lazy river, water slides, rock climbing, and zip lines, the resort invites guests to immerse themselves in adventure while enjoying a relaxing escape at this vibrant Southern California retreat.



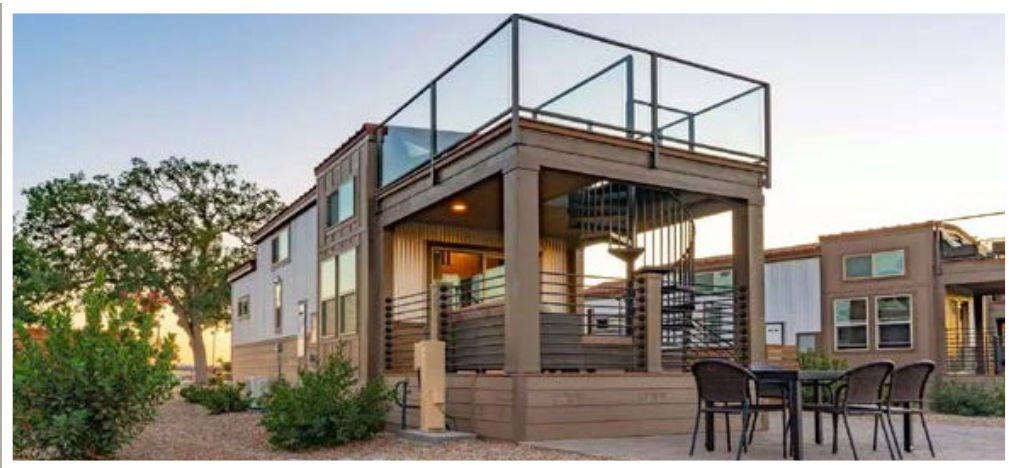
WAVE RANCH SAN JUAN CAPISTRANO, CA

This surf-anchored development features Perfect Swell lagoon technology and includes community facilities for equestrian activities, community pools, splash pads, dog park, farm-to-table restaurant, vineyards, and open space.



PASO ROBLES SURF
PASO ROBLES, CA

Nestled among the vine-draped hills of California's idyllic central coast resides an expansive resort style development spanning 110 AC. This project involves a revamped program to include a Surf Anchored development and cove surf lagoon with several key amenities for all to enjoy and partake in a one-of-a-kind getaway experience. Guests have a range of stay options to choose from, including Casitas for rent, RV Resort, and glamping resorts, as well as various fine dining and food and beverage options.







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Design.
Relationships.

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