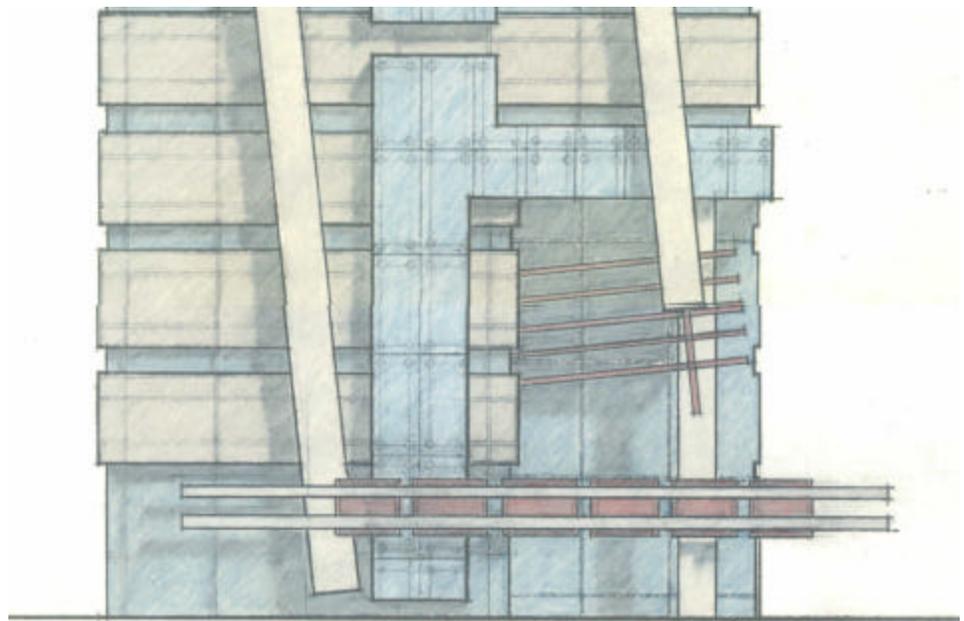


DANIEL HOY, AIA

ARCHITECT



ARCHITECTURE + PROJECT MANAGEMENT

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# I N T R O D U C T I O N

The office of Daniel Hoy, AIA , Architecture and Project Management is a full service Architecture firm that provides clients with all phases of building design, including entitlement applications, planning, design, construction documents, building permit, bidding and negotiation with contractors, construction administration and post occupancy evaluations. When required we utilize the talents of all related professions to the field of architecture including illustrators, civil, soils and structural engineers, interior and lighting designers, utilities engineers and surveyors. The office has extensive background in many building types including mixed use structures, single and multiple family residential projects, public works commissions, code compliance and enforcement issues and commercial work.

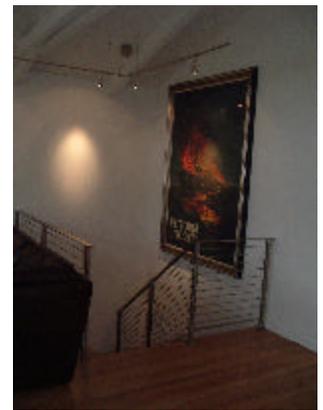
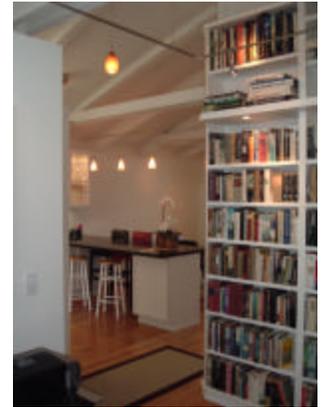
## D A N I E L H O Y , A I A

## A R C H I T E C T

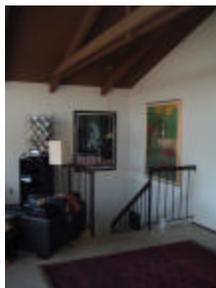
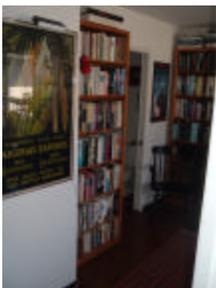
We are a small office focusing on client needs with a dedication to creating artful and responsive places. We work with the client throughout a project life - past, present and future - to generate spaces and structures that reflect the client's vision and respond to the program context.

What follows are a few examples of the work we have done for our clients. Please feel free to contact our office for a consultation for your project.

# RESIDENTIAL



*Before*



## Porta Ballena Condominium Renovation Alameda , California

The client of this condominium desired a completely modern open living and entertaining space. He wanted to create a showcase for his collection of early 1900s prints and a permanent location for his library as well as a comfortable living environment. Walls and false ceilings were removed, new window openings were installed, the kitchen and all bathrooms were renovated from scratch with new lighting, appliances, fixtures, finishes and flooring throughout. Custom bookshelves hold the extensive library and new stainless steel balcony railings with nautical style cable stays with turnbuckles trim the staircase. The result is a contemporary look with all updated features and amenities.

# R E S I D E N T I A L



## Post Street Renovation Alameda , California

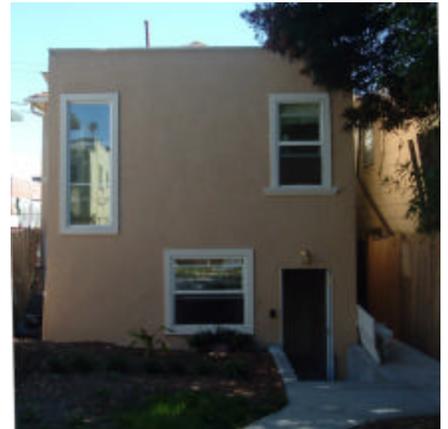
The clients of this single family residence wanted to expand into an existing low height unfinished basement and create bedrooms, a guest bathroom, laundry area and a storage room connected by an internal staircase that would not disrupt the existing plan of the main floor. Excavation was performed and a new foundation installed allowing for full height ceilings in the newly created lower floor. The new rooms have modern amenities while complimenting the existing overall layout and characteristic details of the house. The internal staircase was placed in a central location of the home while at the same time fitting with the flow and details of the original architecture.



*Before*



# RESIDENTIAL



*Before*



## 64th Street Renovation Oakland , California

A single family residential rental which was in need of repairs and updating. The kitchen, dining and living areas on the existing main floor, which were all separated by walls and doors, were now connected by removing walls and substantially widening doorways providing much needed light and an open feel to the house. Similar to other projects, the owner wanted to expand into an existing low height unfinished basement and create a master suite and family area with a laundry room and utility room all connected by an internal staircase that would not disrupt the existing plan of the main floor. Excavation often is beneficial in some situations due to the difficulty with local municipal codes and restrictions on building height.

# R E S I D E N T I A L

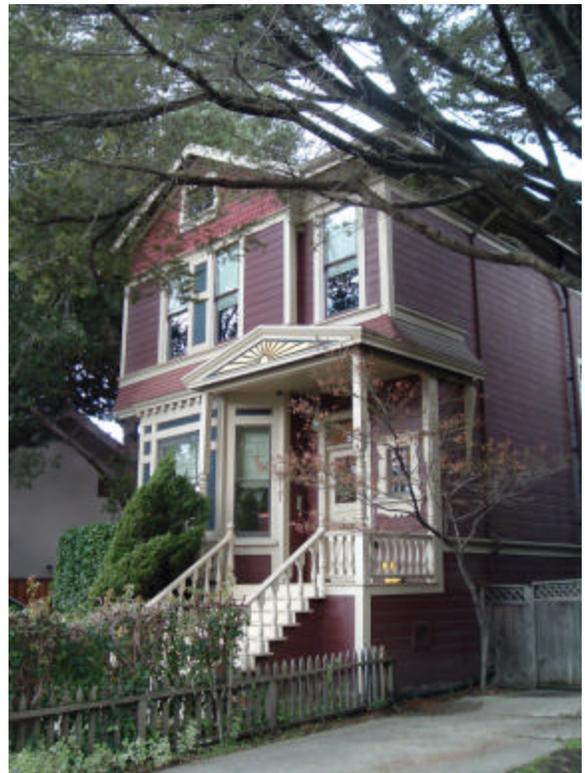
## Residence and Farm Conversion Whitby, England

“Mossbrow” was a mid 19<sup>th</sup> century working farm and attached manor house in Whitby, England overlooking the North Sea. The buildings were to be converted into individual living units, 12 in all, and required pre-planning drawings for the client to assess the feasibility of the project. The historic qualities of the exteriors were required to be maintained while allowing the interiors to become fully modernized with current day amenities. The conversion of traditional farm structures into living units required careful study of the existing spaces and a strategy to develop the buildings into marketable residences.



## Paru Street Residential Renovation Alameda, California

A Victorian home in Alameda needed to be expanded to accommodate a growing family. The low height basement was excavated down and an internal stair was added. The new space is full height with new windows, an office area, family entertainment space, utility area, laundry room, bathroom, wine storage and bar. Because the addition was discreet and incorporated historic features complimentary to the existing architecture there were no difficulties adhering to the criteria of the Historic Advisory Board or the Alameda Architectural Preservation Society.



# R E S I D E N T I A L



West End Addition  
Alameda, California

A growing family in the West End of Alameda needed extra bedrooms and a dedicated bathroom for their children. The family wanted a unique look to the addition that captured the dynamic energy in the family. This illustration is the initial design concept developed as a “tree house” appearance, that was off axis from the existing house, designed with playful window arrangements, bold colors and exterior details that created contrast with the main floor.



Alameda Avenue Renovation  
Alameda, California

A mid-Alameda pre 1900 home with antiquated kitchen required fully updating. The existing rear addition was removed, expanded and completely modernized. The owner took part in every aspect of the project, participating in the layout, selection of finishes, fixtures and equipment and coordinating with the contractor. The original siding was to be continued over the new extension and additional windows were to match the existing style and proportions of the house.

# R E S I D E N T I A L

## Gold Coast Renovation Alameda, California

An Alameda craftsman home in the “Gold Coast” neighborhood had limitations for expansion so the client decided to go down rather than expand the main or upper level. Excavation was performed and a large family room was created with a main space that clear spans the full width of the house. Also included in the project was a new bathroom, bedroom and improved utility area. Light wells at the perimeter allow for the required sunlight and air as well as providing required egress for the bedroom.



## Grand Street Carriage House Alameda, California

Before and after photos of a carriage house garage in the “Gold Coast” area of Alameda. The pre 1900 garage was in serious disrepair and inadequate for modern day use. The owners also wanted the structure’s details to more closely relate to the main house. Appropriate light fixtures, siding and gable details were selected to enhance the look of the new structure. Architect services were important in this project due to the nuances of municipal code, the required setbacks with rear lot coverage and the property line proximity.

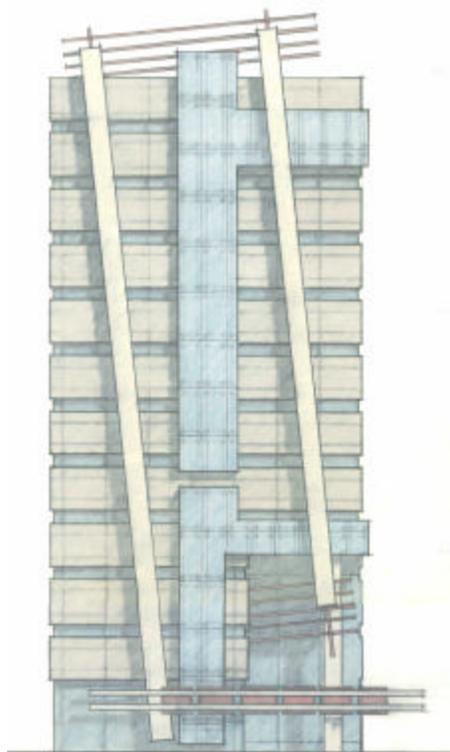


# MIXED USE



Cavanaugh Commons Proposal  
Alameda, California

A private developer was interested in a site at a prominent corner in one of Alameda's main business districts. This design concept and a feasibility study was generated with Hopper Design + Illustration to assist the developer with negotiations with the City of Alameda Development Services and Planning Department and the property owner. The program included 15 units of residential, 17,000 square feet of commercial and office space as well as a restaurant and parking areas. Common plaza areas between all the buildings would support the new vibrant development.



Mid rise Development Proposal  
San Francisco, California

A private developer proposal illustration for a San Francisco downtown midrise of 11 floors of office space and a ground floor of retail. The building was to be certified silver in the LEED (Leadership in Energy and Environmental Design) rating system. "Green" features included photo voltaic systems, grey water treatment, floor plate dimensions that allow for full light penetration to the interior, performance glazing and natural air ventilation.

# MIXED USE

4800 3rd Street  
San Francisco, California  
with Stevens + Associates

This illustration represents a project in San Francisco performed as project manager with Stevens + Associates. The client was the San Francisco Redevelopment Agency that had teamed with a local non-profit developer. The program called for 18 units of affordable and low income residences, ground floor commercial and off street parking. The project included entitlements that required modification of the municipal planning code. After a series of design charrettes and meetings with the San Francisco planning department staff an amendment to the planning code was accepted by the San Francisco Planning Commission.



Carlton B. Goodlett Condominiums Turk Street  
San Francisco, California  
with Stevens + Associates

As project manager and design director with Stevens + Associates for more than 10 years there was involvement in a multitude of projects at every phase of design and construction. This project is the Carlton B. Goodlett Condominiums in downtown San Francisco. It is comprised of 16 loft style residential units with roof top terrace, and ground floor parking with commercial space. Project responsibilities included schematic design and feasibility studies. Working with the San Francisco redevelopment Agency staff was critical to the success of the project.

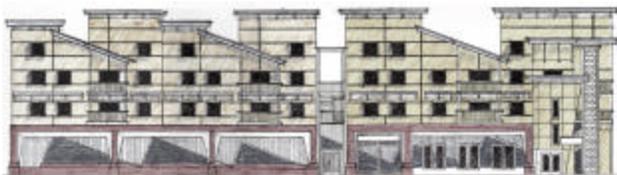


# MIXED USE



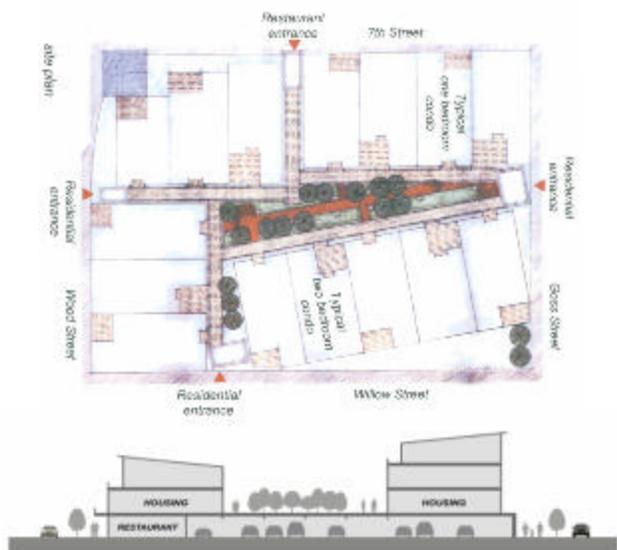
## Transit Village Development Proposal Oakland, California with Stevens + Associates

BART interviewed Stevens + Associates for a transit village proposal as part of a development team for the MacArthur BART station in Oakland. The program called for 400 units of housing, 80,000 square feet of retail, a child care center, 1700 underground parking stalls, and public plaza. Project management and design direction were the responsibilities of the Stevens + Associates team. Two schemes were presented to the BART and City of Oakland review panel—one illustrating the traditional urban infill strategy and another that capitalized on the dynamic transit village mixed use concept.



## Mabry Condominiums Development Proposal Oakland, California with Stevens + Associates

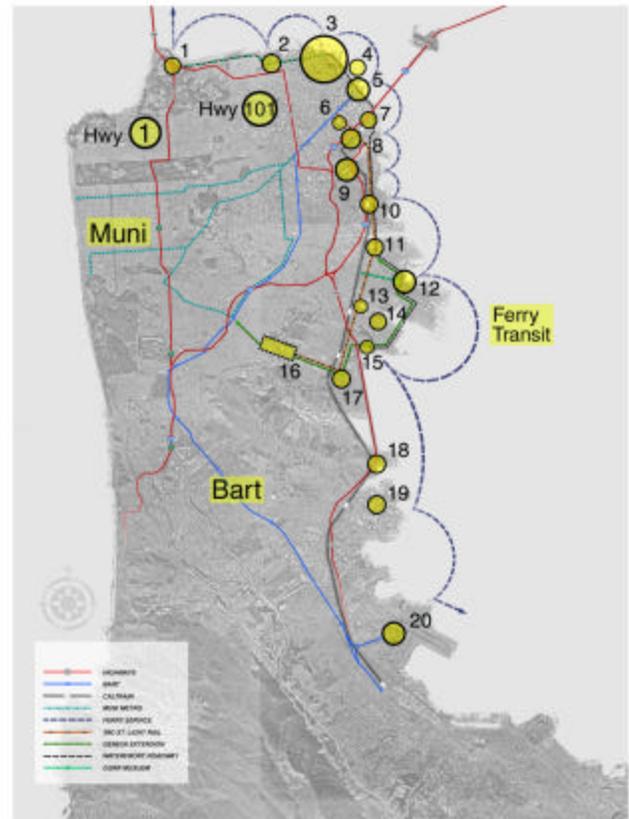
Another development proposal for Oakland, CA while working at Stevens + Associates. Mabry condominiums was a mixed use program with 30 residential units, podium courtyard and ground floor retail and parking near the West Oakland BART station. The project was to be part of a larger master plan involving a renewal of the West Oakland neighborhood that involved a future transit village. Responsibilities included design direction and project management.



# P L A N N I N G

## San Francisco County Waterfront Master Plan San Francisco , California with Stevens + Associates

While at Stevens + Associates there was participation in all aspects of planning and architecture projects. Stevens + Associates worked with many firms in joint ventures, associations and as partners. The San Francisco waterfront master plan was just one of many plans generated by the office with my participation. The plan was a comprehensive view of potential waterfront sites of opportunity and methods of connecting those sites via waterfront roadway, mass transit, ferry and bicycle/pedestrian paths.



## Hunters Point Shipyard Master Plan San Francisco , California with Stevens + Associates

The master plan for Hunters Point Shipyard, San Francisco, was another planning project while at Stevens + Associates. Stevens + Associates' participation started with a pre planning feasibility and massing study of the various sites and evolved into ferry terminal planning, market place design, open space and landscape design as well as conducting public workshops with community stakeholders. I was involved with every aspect of the project as designer, project manager for the Stevens + Associates team and as a quality control advisor and reviewer for the construction document phase.



# T R A N S I T



Oakland Coliseum BART/AMTRAK Station  
Oakland, California  
with Stevens + Associates

Transit work at Stevens + Associates included the Oakland Coliseum Amtrak Capitol Corridor Intermodal station, a major feature of a future transit village project. The station, shelters, signage, platform, parking and access ramp were all performed while as design director and project manager at Stevens + Associates, working closely with the BART designers and Jacobs Engineering team. This is one of several projects completed for BART while at Stevens + Associates. Other work includes the design development package for the South San Francisco Station, Garage and Public Plaza, addition and remodeling of the Concord Maintenance facility and planning exercises for several stations on the BART system.



VTA Office and Training Annex  
San Jose , California  
with Stevens + Associates

Additional transit work while at Stevens + Associates included projects for the Santa Clara Valley Transportation Authority (VTA). This illustration is the Office and Training Annex at the Central San Jose facility. Design Development and project management comprised the scope of work. Other VTA projects included remodeling the "Building A" maintenance facility and providing preliminary plans for office space consolidation.

# I N S T I T U T I O N A L

Los Angeles Community College  
Los Angeles , California  
with Stevens + Associates

While at Stevens + Associates, as Design Director and Project Manager, this proposal was prepared for the Los Angeles Community College system. The program included classrooms, auditoriums, outdoor plazas, exhibition spaces, administrative offices double height cafeteria facilities with atrium, and rooftop landscaping with seating. A glass box circulation “spine” connects the southern section of the building, holding administrative functions, to the northern free form class room and student areas. Illustration services were provided by Hopper Design + Illustration.



St. Joseph Elementary School  
Alameda, California

Saint Joseph elementary school in Alameda required a complete restroom upgrade. Working with the buildings and grounds parent organization, the administrative staff and the diocese, the project was completed over the course of a summer to provide the least amount of disruption to the classroom operations. Upgrades included all new water conservation fixtures, new finishes throughout and energy efficient lighting.

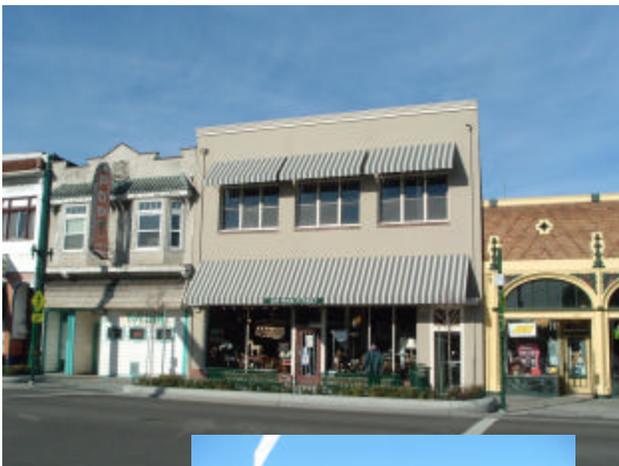


# COMMERCIAL



Fireside Lounge, Webster Street  
Alameda, California

Alameda administers a façade grant program providing funds to building owners and tenants to support improvements to business within Alameda. The Fireside Lounge was the recipient of funding from this program. Architecture services included documenting existing and new conditions, coordinating with the structural engineer and general contractor, and assisting with City of Alameda Planning and Building Department submittals. This is one of several façade grant program projects that the office has been involved with.



Retail and Commercial Renovation, Park Street  
Alameda, California

Another recipient of the Alameda Main Street façade grant program, this commercial and retail building on Park Street was in need of freshening up. Working closely with the Alameda Development Services Department and the building owner a simple and economical strategy was developed to repair and liven up the façade.

# C O M M E R C I A L

## Webster Street Development Proposal Alameda , California

Working with the City of Alameda Development Services Department and the West Alameda Business Association this commercial development proposal was generated with illustration services by Hopper Illustration + Design. The final product was used to attract business developers and start a strategy of transforming the existing building into a key commercial project on Webster Street in Alameda.



## Commercial and Retail Renovation Nevada City, California with David Wright & Associates

Working with David Wright & Associates, as a production assistant and job captain, this former residential historic structure was transformed into a commercial and retail building in the busy downtown shopping district of Nevada City. The renovation was required to meet strict Historic Society criteria with minimal impact on the exterior of the building while providing maximum retail flexibility to the interior.



# INSTALLATIONS



Oak and Santa Clara Installation  
Alameda, California

Concept proposal for a private owner at the corner of Oak and Santa Clara in Alameda, CA. The materials are 1 inch square tubes welded together and painted. Conceptually the pieces are all strictly a compositional response to context. Any set of circumstances and any given context has an infinite number of responses possible. These installations are an attempt to “capture” the responses “in the act.” This piece is a joint venture project between the office of Daniel Hoy, AIA and the City of Alameda Development Services Department. The installation is designed, and will be manufactured and installed, by Daniel Hoy.



University of Oregon Installation  
Eugene, Oregon

This installation was created on one of the main quad courts of the dormitory portion of the campus. A working model of the piece was generated and presented to the campus administrators and the dormitory staff. Daniel Hoy assembled a team of artists who designed the piece, procured materials, and constructed and installed the structure using all recycled materials. The parts were later disassembled to be recycled into future projects.



Webster and Pacific Installation  
Alameda, California

This is a concept proposal for the corner of Webster Street and Pacific Avenue in Alameda.

# D I S T R A C T I O N S

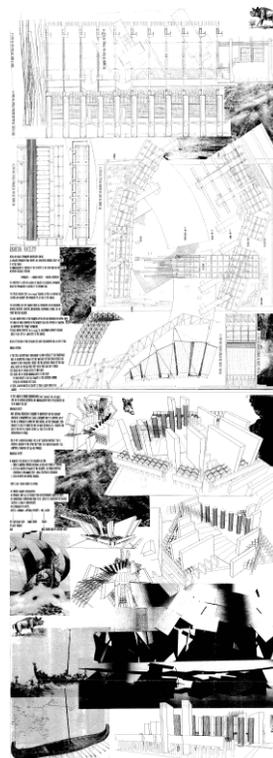
## Parachute Pavilion Competition Coney Island, New York

The Parachute Pavilion was a competition proposal designed with Hopper Illustration + Design in 2004. The project was to provide a new pavilion at the original parachute drop ride location in Coney Island, New York. Retail, exhibition and restaurant facilities were designed into the facility. The project highlighted the history of the original amusement ride, Coney Island and the role that the park played in the East Coast's past and also looked forward to a hopeful future for the park and its possibilities.



## 'The Juice' Competition Los Angeles, California

The "Juice" competition was created in 1995 for a site in Los Angeles, CA to design a memorial for victims of violence. The submission responded with the philosophy that all memorialization lacks the necessary depth required to fully understand the impacts of an individual's life. Therefore the act of memorializing does more to belittle the memorialized, in the long term, versus actions that could be taken on behalf of those to be memorialized. Actions, in the name of the memorialized, speak louder than tombstones, was the response.



# E D U C A T I O N + A F F I L I A T I O N S

## Employment History

May 2005-present	Daniel Hoy, AIA, Architect-Alameda, CA
Dec. 1997-Sept. 2007	Stevens + Associates Architects-San Francisco, CA
Oct. 1997-Nov. 1997	Arthur Tam & Associates-Emeryville, CA
Aug. 1997-Sept. 1997	Noll & Tam Architects-Berkeley, CA
Sept.1995-Sept. 1997	TGA Architects-San Francisco, CA
June 1996	Gordon Chong & Associates-San Francisco, CA
June 1995-Aug. 1995	S.J. Sung and Associates-San Mateo, CA
May 1995	Hall Design-San Francisco, CA
Sept. 1991-Apr. 1995	Sole proprietor, Recording studio-San Francisco, CA
Jan. 1991-July 1991	David Wright & Associates-Nevada City, CA
July 1990-Sept. 1990	Sylvan Design-Sacramento, CA
June 1990-July 1990	Delineated Design-Sacramento, CA
June 1989-Apr. 1990	David Wright & Associates-Nevada City, CA
June 1988-Sept. 1988	Hayes & Associates-Grass Valley, CA

## Education

1991	University of Oregon, Eugene — Bachelor of Architecture
1984	Nevada Union High School, Grass Valley, CA

## Publications

1997	DenabaCAD software review — MacWorld
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## Affiliations

2004 – current	Board Member: Non profit organization: “HOMES” (Housing Opportunities Make Economic Sense), Alameda, CA
2000 – current	Chair: West Alameda Business Association
2000 – current	Member: West Alameda Neighborhood Association
2001 – current	Board Member: University of Oregon Alumni Association, Bay Area Chapter, CA
2004 – 2008	Past Member: Christ Episcopal Church Vestry and Senior Warden, Alameda, CA
2001 – 2008	Member: University of Oregon Scholarship application review committee, Bay Area Chapter, CA
2000 – 2004	Past Member: Oakland/Alameda ferry service task force
1999	Job Captain: Christmas in April volunteer East Bay, CA
1996 – 1997	Philanthropy by Design: Guide Dogs for the Blind-Marin, CA Child adoption agency-San Francisco, CA
1991 – 1995	Charity Music performance events organizer, SF, CA
1984	Boy Scouts of America, Eagle Scout, Nevada City, CA

# R E F E R E N C E S

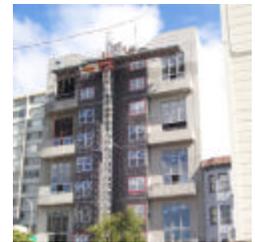
Mike Edwards  
510 814-0104  
Residential remodel  
1202 Porta Ballena Alameda, CA



Kevin Kosik  
510-769-5640  
Residential remodel  
1228 Post Street Alameda, CA



Pam Lor  
415-297-5705  
Residential kitchen  
2059 Alameda Avenue Alameda, CA



Susan and Jerry Serventi  
510-520-6868  
Residential remodel  
1549 5<sup>th</sup> Street Alameda, CA

William K. Warnock  
925-256-7500  
Senior Engineer  
Jacobs Engineering Walnut Creek, CA



Kathy Moehring  
510-523-5955  
Executive Director Alameda Business  
Associates  
1509 ½ Webster Street, Alameda, CA



Andrew Cunningham  
510-282-1274  
City of Alameda Planning Board Member  
Flad & Associates, Architecture





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