

Designer:

Iacopo Torrini born in Pavia in 1971, son of architects graduated at Turin Polytechnic in 1996. Works for 2 years for a New York office (Berzak Gold) where he worked on a number of retail projects including the development of the sports clubs chain "NYSC". He arrives in 1998 in Japan and worked at atelier Iruka (Kobe) until 2001.

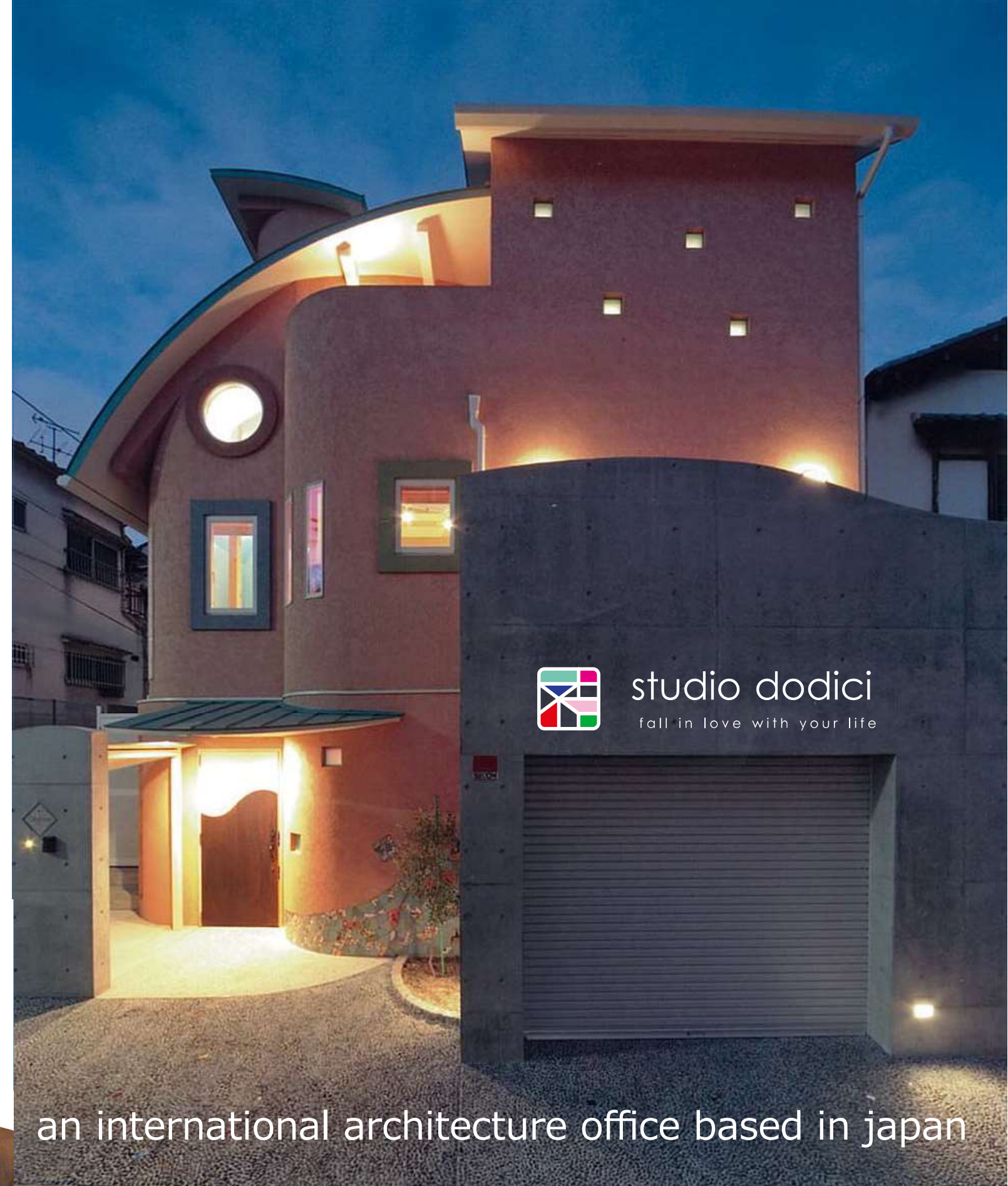
In this period he was involved in the planning of resorts, private residences, schools, apartment buildings, retirement homes etc.

After two years dedicated to the import of building materials and interior design of showrooms and restaurants, he founded an architectural firm registered in Japan. "Studio dodici" in 14 years of practice has designed more than 40 new construction single-family and weekend houses with wood, steel, reinforced concrete structure. As for commercial projects, studio dodici supervised the renovation of showrooms, restaurants, shops and seven hotels consisting in structural reinforcement, re-branding, change of use, extensions etc.

At present (spring 2017) I am working on the extension of two hotels, the construction of three private residences, the renovation of a school and the construction of the headquarters of a company consisting of offices, showroom and warehouse area.

I have both the Italian and the Japanese 1st grade architect license and I own the necessary know-how to manage your projects smoothly without communication problems, delays or additional costs.

After 14 years of full immersion in the Japanese reality, I feel it is time to capitalize on my international background and, by acting as a "bridge" between cultures, to contribute to the success of the international brands in Japan as well as of the globally minded Japanese.



an international architecture office based in japan

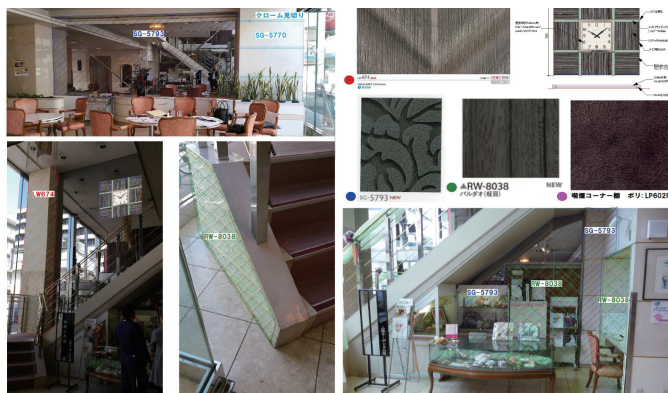
Business outline

Profile:

registration : japanese 1st grade registered architect office “studio dodici”
company : YKK dodici dodici
foundation : october 23rd,2003 social capital : JPY 3 mil.
address : 3-6-2-1F kitano-cho, chuo-ku, kobe, 650-0002
area : in principle everywhere in Japan
contacts : tel. +81-78-262-6812 - fax. +81-78-262-7151 - cell. +81-90-8205-1200
web : www.dodici12.com - info@dodici12.com - whatsApp
team : • 1°grade arch. iacopo torrini
• 1°grade arch. naofumi kamegawa
• 2°grade arch. kohei ishiyama

Role:

- Local Architect:Construction drawings and site supervision of buildings of any kind involving imported building materials or site installations performed by foreign craftsmen.
- Construction Management: coordination of interiors works for offices, shops, showrooms of international companies including coordination of the bidding process, b.d. permits and inspections.
- Design: conception and design of international taste residences and buildings for international brands and their Japanese customers.

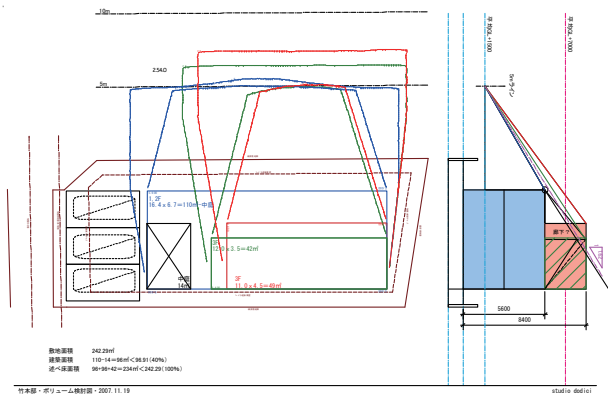


Salespoints:

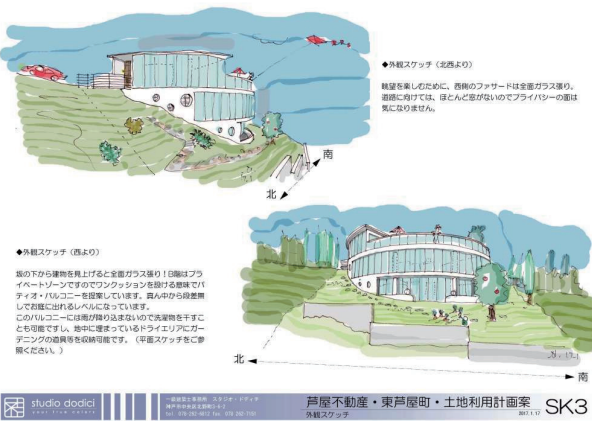
- communication
We are fluent in English, Japanese, Italian: this allows a positive interaction between the customer and the local contractor: it also ensures efficient and comprehensive collaboration with the main architect where present.
- experience
Managing projects straddling two cultures, two regulations, two mentalities requires sensitivity and specialized knowledge. With 19 years of full immersion in Japan in both the private and professional sphere Iacopo Torrini is able to provide authoritative opinions.
- network
with 14 years of activity and 30 years of the senior partner`s experience, studio dodici has a network of contacts and close relationship with thousands of professionals including real estate agents, engineers, construction companies, consultants, lawyers, journalists, etc.

Services:

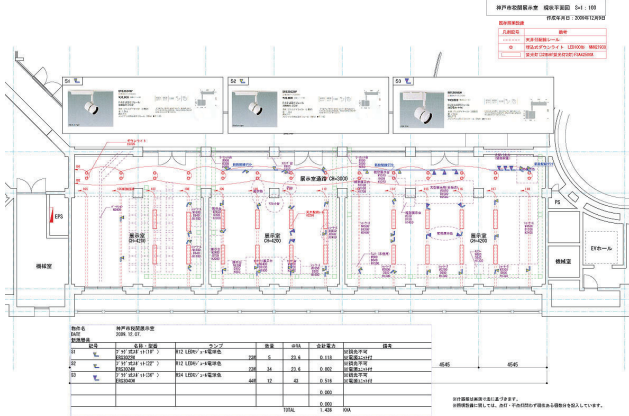
- consulting, volume/feasibility study, 3D simulations, mock-ups



- presentations, preliminary planning, design



- construction drawings, competitive bidding, building permits



○邸新築工事・工事費用比較書

名称	業者A	業者B	業者C
本体工事			
A 共通仮設工事	450,000	150,000	315,000
B 建築工事	35,503,616	42,073,891	29,994,851
C 設備工事	12,494,460	11,560,571	6,648,988
D 外構工事	6,922,300	6,779,563	5,105,013
経費	2,520,000	5,400,000	5,130,000
本体工事合計	57,690,376	65,963,985	47,193,849
出生値引金	△ 3,890,376	△ 1,863,985	△ 193,849
消費税	2,600,000	3,200,000	2,350,000
本体工事+経費合計	54,600,000	67,200,000	49,350,000
A 共通仮設工事	450,000	150,000	315,000
B 建築主体工事			
直接仮設工事	1,241,175	1,428,872	1,123,100
業経費	200,000	279,192	83,544
解体撤去工事	0	0	0

- construction site supervision, inspections, technical reports, risk control

