

Plans & Specifications

ESTATE AGENT SERVICES
BUILDERS.
NEW BUILDING
EXTENSIONS
BATHROOMS
KITCHENS
GARAGES
SWIMMING POOLS
PATIOS
UNDERBUILD CONVERSIONS
ARCHITECTURAL 3D-CAD
LATEST BUILDING TECHNOLOGIES
CHANGE OF USE
TECHNICAL & BUSINESS PROJECTS

Kano Design competently deal with everything architectural, from planning to construction. We take your original concept through initial design phases to final specification. Our team can then develop working designs from your initial thoughts, for licencing. Kano can supervise construction to any stage of completion. If needed, we can also locate the most suitable builders. Our team of Architectural associates are able to liaise and negotiate with licencing departments on your behalf so designs are compiled with necessary detailed working drawings and specifications.

www.kanodesign.com

Tel. 963141082

Mobl. 636297872

Kano Architectural Cad & Structural

New Design. Licence applications and Project Drawings for larger works can be produced initially in 3d model views. This enables clients to visualise internal spatial concepts, define room layouts and use of space. Our dynamic live sectioning software capabilities make this technology possible, prior to producing standard working drawings. These are used for specifications and College of Architects project approval, prior to visada and presentation in line with local council licence requirements.

Construction. Kano Design provides drawing designs and specifications for your project. If needed we can guide you through the project with any level of supervision to completion. Kano can provide quotes and organize construction to any completion stage. We do bespoke swimming pools as well.

SITE PROBLEMS, COUNCIL 'STOPPED WORK'. Licencing contraventions can happen, we specialise in legalisation, wherever possible to do so. If there is an answer to a problem anywhere, even in grey areas, we will endeavor to find it. If needed we can often fast track projects through the College of Architects, liaise with local councils, specify and negotiate to get you moving again as efficiently as possible.

Architectural CaD Services

Telephone. 963141082

Mob. 636297872

e-mail kanodesign@btinternet.com

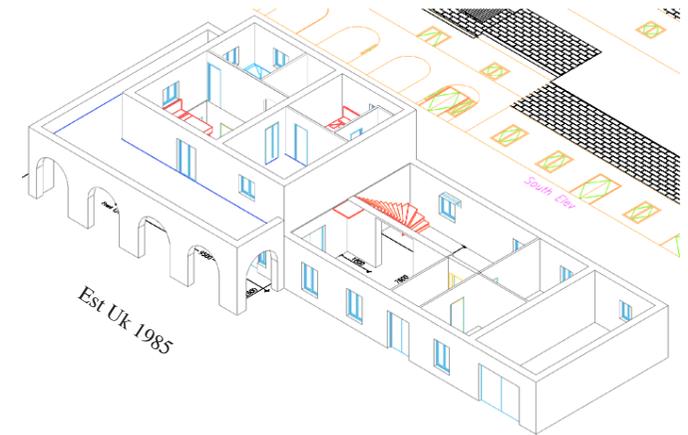
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Kano Architectural Services

Licence Applications, Major Projects
Minor & Major Works

Architectural Design 3d AutoCad Facilities



Building Legalisations

Competitive fees, Personal service

Estate Agent Services

Advice on legalising all types of unlicensed work
Construction, minor / major add ons etc,
Licencing potentially explored in each case.
If Possible Legalisation Projects fast tracked.
Architects Certification if applicable
Licencing Compliance for revised Escrituras,
and/or mortgage lender security requirements.

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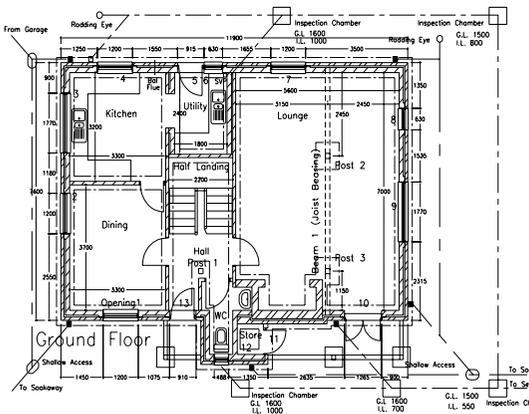
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You Can Build It.

The Project & Building Licence

Don't know who to ask?. 'Bob & Pepe the builders' advice on planning appears not to add up. Let us help and advise with your questions on license requirements, costs, fees and the possible problems you may encounter along the way, do it legally.

We are primarily Architects, Engineers and Cad Technicians, not translators. But we work with both Spanish and English speaking architectural associates, who are all members of the College of Architects. We jointly formulate and produce building projects to facilitate obtaining the building licence. All information other than official documentation can be in plain English. If problems with licence permissions occur our team of experts can usually find a workable solution acceptable to the licencing authority so enabling a project to proceed. We will design, draft and specify for almost any type of construction work.



Kano Building Design

(Murcia municipality only has a licencing fines amnesty until 31Jan. 2009 see article on line www.kanodesign.com)

Full 3d AutoCad Design Facilities

Major Projects, Licences & Submission

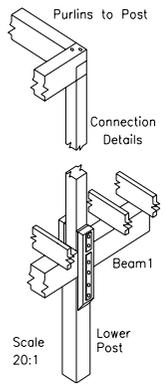
Legalisations

of 'Illegal' Building Work

(Informe Tecnico or Proyecto de Legalizacion)

We are increasingly specialising in solutions for people in this situation. Both privately and through estate agents. When ANY construction work has been completed without a licence, and this means anything, potentially from a new gate, concrete hardstanding, glazed in patio, roof repairs, extension of any kind that creates space above 1.5m high, or even a complete new house accidentally built without a licence. Whatever the reason, it is illegal. Such situations can lead to serious legal complications for the unwary. Having your house blue taped by the Guardia with no re-entry, plus punitive fines up to approx 45% of the current standard cost of building, and/or licence fees, architects fees and the real potential for demolition is no fun. If the work done does not have a licence there is also the possibility you will not be able to sell your house until its legalised. Banks will not mortgage property with any unlicensed additions, and cash buyers will be wary if advised correctly and insist on legalisation. Also, your escritura no longer agrees with the property specification, so if the work is unseen so far, its at sale time that all is revealed anyway, the worst possible time. If there is an answer to be found to secure the legalisation of past building work then our legal experts will attempt to find it, leaving no stone unturned in the process. Provided the work would actually have been granted a licence originally in its 'approximate' current form then it is often possible to make a retrospective licence application. Drawings must be prepared and necessary documents drawn up for licence submission, usually a project application will need to be submitted through the college of architects prior to obtaining the licence from your local council. Minor works will not usually need a project. Anything structural will. Changes or additions can then be made to the escritura etc. There are 'some' grey areas with the process of legalisation and if there is a way to make it happen for you we will negotiate every possibility with your council. There are many factors including not so simple habitable space area calculation rules, boundary clearance rules etc. To name just two. If there is any possible way to legalise your project we will make every attempt to find it. Speak to us about the possible solutions available to you, avoiding a potentially painful experience. In many cases legalisation of building work is possible, you know it makes sense.

Minor Works licences



Tel 963141082 - Mob 635297872

Web... www.kanodesign.com