

Columela 6

Consolidation - Refurbishment

One of the characteristic elements of a building is its staircase. Nowadays, this element of vertical communication not only occupies a prominent place in the building but its layout, image and finishes also defines it. Columela 6 is one of the few residential buildings with an imperial staircase, it has one flight rising to a half landing and then two symmetrical ones in the opposite direction.

Located in one of the best parts of the Salamanca neighborhood, only few meters from Serrano Street and Independencia Square, this building of about 4,000 m², built in 1.883 and protected at the level of its structure, underwent an important work of consolidation.

Termites' life has been always linked to wood and especially moist wood. By digging tunnels deep inside the wetted beams, they end up pulverizing them completely. In almost all cases, they don't put the wooden structure of buildings at visible risk, but a certain one. In the case of Columela 6, the damage caused in the past by the termites and humidity was not visible until the finishes covering the walls and the floors was taken down, by the outward appearance, nothing was perceived.

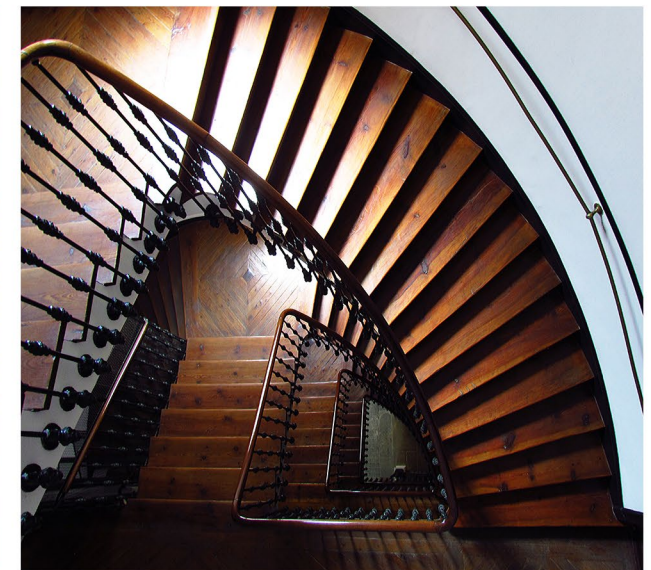
The part of the building that was in the worse state of preservation was located in its interior body, where the three patios are. The wooden floors, columns and beams in bad state were replaced and/ or reinforced. For this reason, it was necessary to vacate the affected apartments. Some structural wooden elements, were so degraded that they had completely lost their load-bearing capacity.

The pitched roof was replaced by an isolated one that improved the energy efficiency of the building while a deck was placed on it intended for future installation of air conditioning systems.

This is an example of a wooden building that at a first glance did not appear to have serious pathologies but hid serious structural degradation. Thanks to one of the apartments that was by chance about to be renovated, what was hidden behind the finishes, was detected.

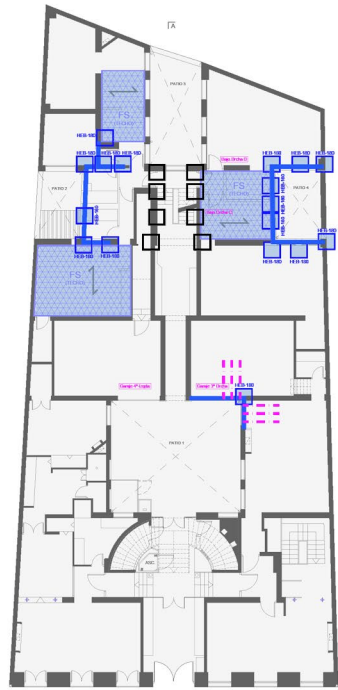
Periodical control of the building's structural elements as well as regular repair of water leaks and control of unwanted moisture are recommended in order to prevent further damage that might endanger public or private properties and the safety of people.

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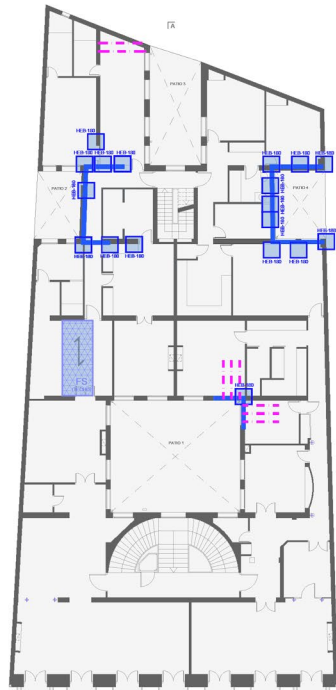


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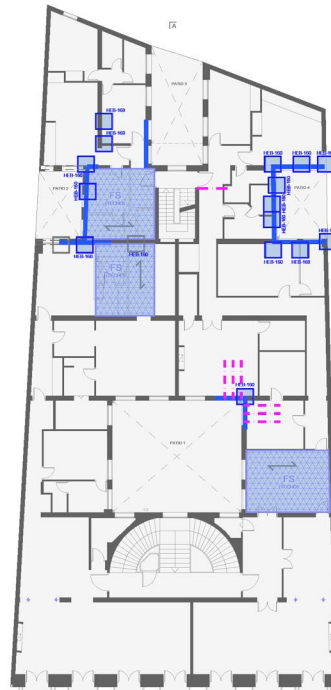
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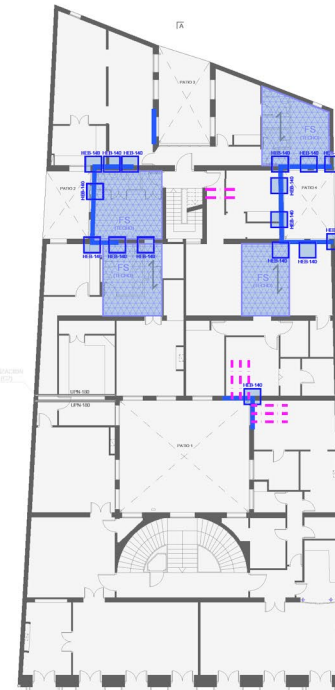
PLANTA BAJA. E: 1/100



PLANTA PRIMERA. E: 1/100



PLANTA SEGUNDA. E: 1/100



PLANTA TERCERA. E: 1/100



PLANTA CUARTA. E: 1/100



PIE DERECHO CON AVANZADO ESTADO DE PUDRICION (A SUSTITUIR POR METALICO).

- A SUSTITUIR POR OTRO NUEVO METALICO TIPO HEB SEGUN DETALLE.
(EN PLANTAS SOTANO, BAJA Y 1ª POR HEB-180)
(EN PLANTA 2ª POR HEB-160)
(EN PLANTA 3ª POR HEB-140)
(EN PLANTAS 4ª Y 5ª POR HEB-120)



PIE DERECHO CON INICIO DE PUDRICION EN SU BASE (A RETACAR).

- A SERRAR LA BASE, CON COLOCACION DE BANDEJA INFERIOR DE CINCO CON BORDES DOBLADOS PARA EVITAR NUEVAS PUDRICIONES FUTURAS, RETACAR CON FABRICA DE LADRILLO PERFORADO TOMADA CON MORTEROS SIMILARES O COMPATIBLES CON LOS EXISTENTES Y ARENA DE RIO Y ACUÑADO DEL PIE DERECHO SANEADO CON CUÑAS DE MADERA Y RELLENO RELLENO INTERSTICIAL CON MORTERO SIN SIMILARES O COMPATIBLES CON LOS EXISTENTES SIN RETRACCION.



NUEVO FORJADO DE MADERA CON VIGUETAS DE MADERA DE PINO DE LA MISMA ESCUADRIA / 60 cm DE 10X20 A 15X25 DE SECCION + NERVOMETAL 5.5 mm + # Ø 5 mm 15X15 B500 + 4 cm H30.



NUEVO FORJADO METALICO FORMADO POR VIGUETAS IPE-160 / 70 cm + NERVOMETAL 5.5 mm + # Ø 5 mm 15X15 B500 + 5 cm H30.



SUSTITUCION DE CARRERA DE MADERA EXISTENTE EN MAL ESTADO POR CARRER METALICA HEB-160 (VER DETALLE N° 1).



ZUNCHADO DE CARRERA DE MADERA EXISTENTE EN BUEN ESTADO A 2 CARAS CON 2 UPN-180 EMPRESILLADOS o 1 UPN-180 + CHAPON 180.10 EMPRESILLADOS (VER DETALLE N° 3).



- CARRERA, VIGUETA O PAR DE CUBIERTA A CONSOLIDAR CON SANEADO DE PARTE PODRIDA Y COLOCACION DE NUEVA PROTESIS DE LA MISMA ESCUADRIA, CON CORTE DE AMBAS PIEZAS A 45° EN DIRECCION CONTRARIA AL SENTIDO DE APERTURA DE LA PIEZA AL FLECHAR. TRABADO DE AMBOS ELEMENTOS CON RESINA Y VARILLAS DE FIBRA DE CARBONO SEGUN LO ESPECIFICADO EN MEDICION PRESUPUESTO.