

MUNICIPALITY OF OLLOLAI

PROVINCE OF NUORO

ENGINEERING PRACTICE

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SUBJECT: OLLOLAI PROJECT. MAIN INTERVENTION NO. 5.
INTANGIBLE INTERVENTIONS RELATED TO THE
WITHIN THE PIRU (Integrated Plan for Urban
Reorganisation)

PLAN:

SCALE:

DATE: JULY 2026

DOCUMENTS: PROJECT SPECIFICATION - BUILDING AT 5 VIA LA
MARMORA

The Client

OLLOLAI COMMUNITY CO-OPERATIVE

Via Palai, 3

08020 Ollolai (NU)

Signature

The Designer

Surveyor Fabrizio

Stamp and Signature



TECHNICAL PROJECT REPORT: REFURBISHMENT OF AN EXISTING, CURRENTLY DISUSED BUILDING

INTRODUCTION

This technical report describes the works planned for the refurbishment of an existing building currently in disuse, situated in the municipality of Ollolai at Via La Marmora No. 5 and registered in the Building Register under Sheet 12, Parcel 1301, owned by the Municipality of Ollolai.

The property is in a state of advanced disrepair due to a prolonged lack of maintenance and presents various structural and functional issues that compromise its safety and usability. The planned works are aimed at restoring and repurposing the building through consolidation, refurbishment and upgrading of its services, whilst respecting the traditional architectural features of the historic centre.

LOCATION OF THE PROPERTY

The building is situated in the town centre of the municipality of Ollolai, at Via La Marmora No. 5, and is registered in the Building Register under:

- Sheet 12
- Parcel 1301

The property falls within the historic centre of the municipality of Ollolai, classified as a **'Core Centre - Primary Development Centre'**, and is governed by the regulations of the Detailed Plan for the Historic Centre.

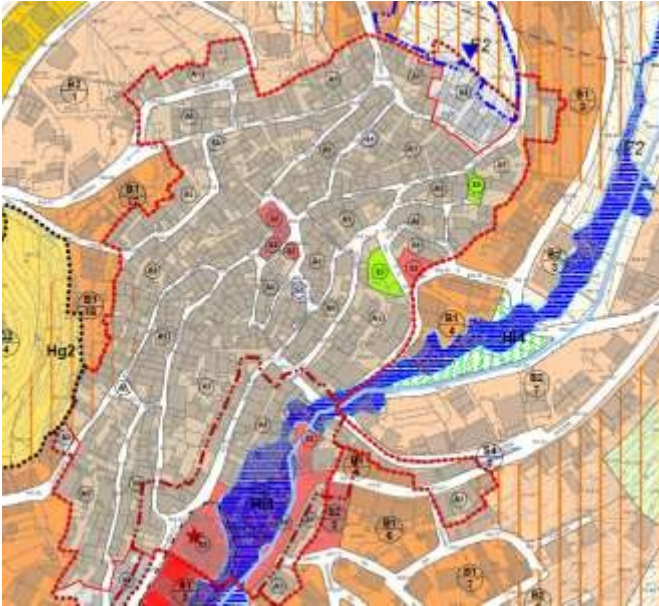
URBAN PLANNING CLASSIFICATION

According to the Detailed Plan for Homogeneous Zones 'A' of the Municipality of Ollolai, the building is identified as:

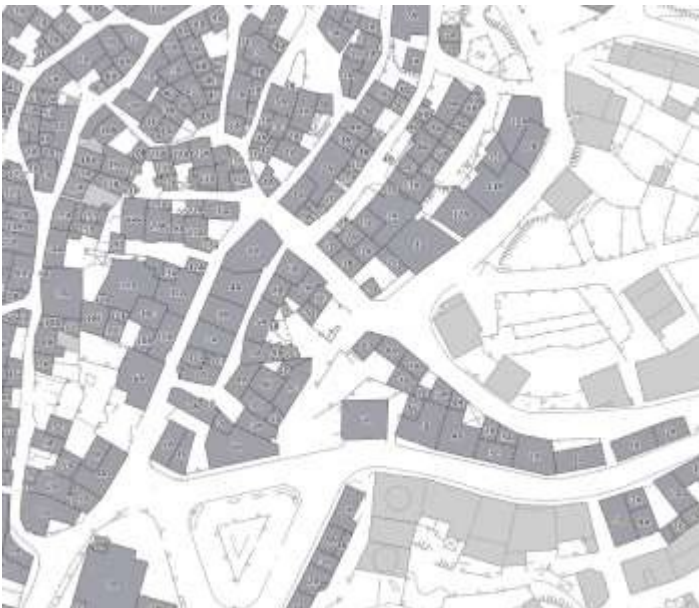
- Block No. 14
- Building units No. 2a and No. 2b

The planned works are compatible with current town planning regulations and are aimed at the conservation and enhancement of the existing historic buildings.

Extract from the Local Urban Plan



Cadastral extract



CURRENT CONDITION OF THE PROPERTY

The building, thought to have been constructed around the 1920s, comprises two building units spread over three levels:

Basement

- 2 rooms

Ground Floor

- 3 rooms

First Floor

- 3 rooms

The average usable floor area of each level is approximately 45.00 square metres.

Access to the various floors is via internal and external staircases.

The vertical structures are constructed of load-bearing masonry in local stone with double facing, whilst the roofs consist of a timber structure with primary and secondary framing, boarding and a covering of coppo-style tiles.

The inspections carried out revealed the following critical issues:

- partially collapsed and deteriorated roofs;
- deterioration of the timber structures;
- absence of functioning technical systems;
- deteriorated internal and external plasterwork;
- heavily deteriorated wooden window and door frames;
- rusted metal components;
- a dangerous boundary wall;
- the need to reinforce certain terraces;
- presence of rubble and waste in the appurtenant areas.

The outdoor areas comprising the property include:

- a front courtyard of approximately 15.70 square metres;
- a rear courtyard of approximately 30.20 square metres.

PROJECT STATUS

The project involves the comprehensive restoration of the property through structural reinforcement works, re-roofing, upgrading of building services and completion of the finishes required for its future use as a residential property.

The works will not involve any increase in volume, changes to the building's outline or alterations to its traditional architectural features.

PLANNED WORKS

Preliminary works

- setting up the building site;
- installation of safety signage;
- preparation of temporary works;
- erection of perimeter scaffolding;
- removal of rubble;
- general cleaning of indoor and outdoor areas.

Demolition and removal

The following are planned:

- demolition of unsafe sections;
- removal of deteriorated roofing;
- removal of non-recoverable window and door frames;
- demolition of dilapidated sections of masonry;
- demolition of the unsafe boundary wall;
- chipping away of deteriorated plaster;
- construction of the new internal openings provided for in the project.

Structural reinforcement

In order to ensure the safety of the building, the following work will be carried out:

- temporary shoring of the floor slabs;
- reinforcement of the existing floor slabs by inserting steel bars;
- construction of new concrete-and-brick floors;
- construction of a reinforced concrete perimeter beam to improve the building's structural performance;
- consolidation of the existing terraces.

Roof refurbishment

The existing roof will be completely demolished and rebuilt. The new roof will consist of:

- main beams of laminated timber;
- secondary framework of laminated timber;
- structural boarding;
- vapour barrier;
- 12 cm thick extruded polystyrene (EPS) thermal insulation;
- under-tile ventilation system;
- waterproofing;
- final roof covering with traditional clay tiles.

The following will also be installed:

- copper guttering;

- copper downpipes.

Internal masonry works

The following will be installed:

- new partition walls made of 8 cm thick perforated brick;
- reorganisation of the layout;
- pre-installation work for building services.

Technical systems

A complete overhaul of the systems is planned: Electrical system

- installation of cable ducts;
- installation of junction boxes;
- fitting of sockets, cover plates and safety devices.

Water and Sanitary Systems

- new distribution networks;
- installation of drain pipes;
- connection to the public sewerage network;
- installation of sanitary fittings.

Heating system

- preparation of the system;
- installation of a condensing boiler;
- fitting of aluminium radiators.

Flooring and wall coverings

The following are planned:

- internal and external screeds;
- indoor flooring in porcelain stoneware;
- non-slip external flooring;
- wall tiles for bathrooms and the kitchen.

Plastering and painting

Internal and external surfaces will be finished using:

- traditional three-layer plaster;
- skimming and finishing coats;
- painting with breathable, semi-washable paints.

Windows and doors

All windows and doors are to be completely replaced with:

- new external wooden window and door frames;
- French windows with internal shutters;
- new front doors;
- new internal doors;
- wooden sub-frames.

Ironwork

The existing railings will be replaced or supplemented with new painted ironwork, in accordance with the regulations for the historic centre.

LANDSCAPE COMPATIBILITY

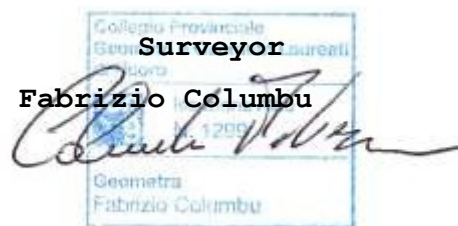
The works are being carried out within the Ollolai Municipal Primary Training Centre and will not alter the building's outline, volume or architectural characteristics.

The reconstruction of the roof will retain the original configuration, using traditional materials and finishes compatible with the historic context.

The characteristic architectural features of the building and the surrounding urban fabric will be preserved and enhanced, in full compliance with the requirements of the Detailed Development Plan and current landscape regulations.

Ollolai, 13 July 2026

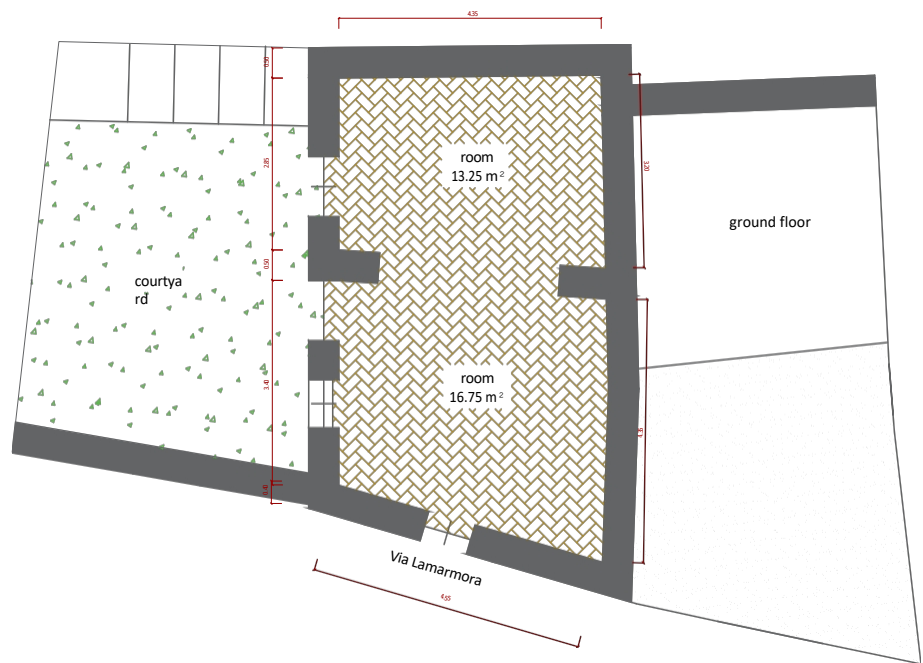
The Ollolai Community Cooperative



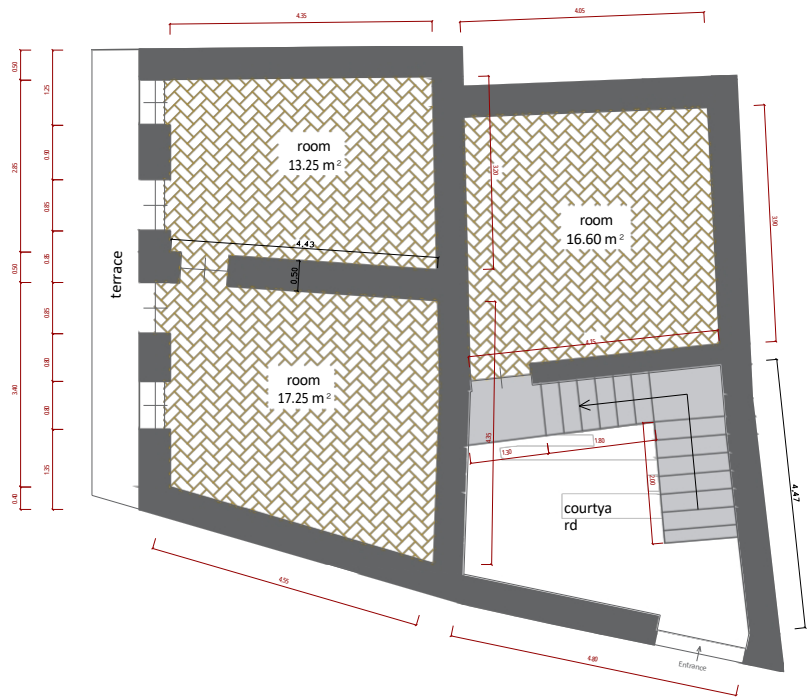
Project – current

scale 1:100

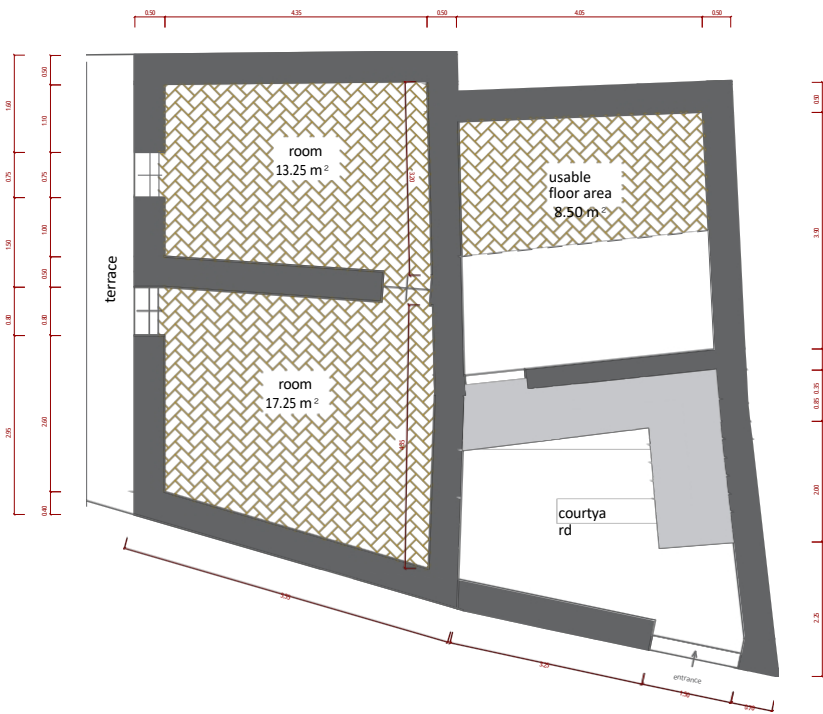
Basement floor plan



Ground floor plan

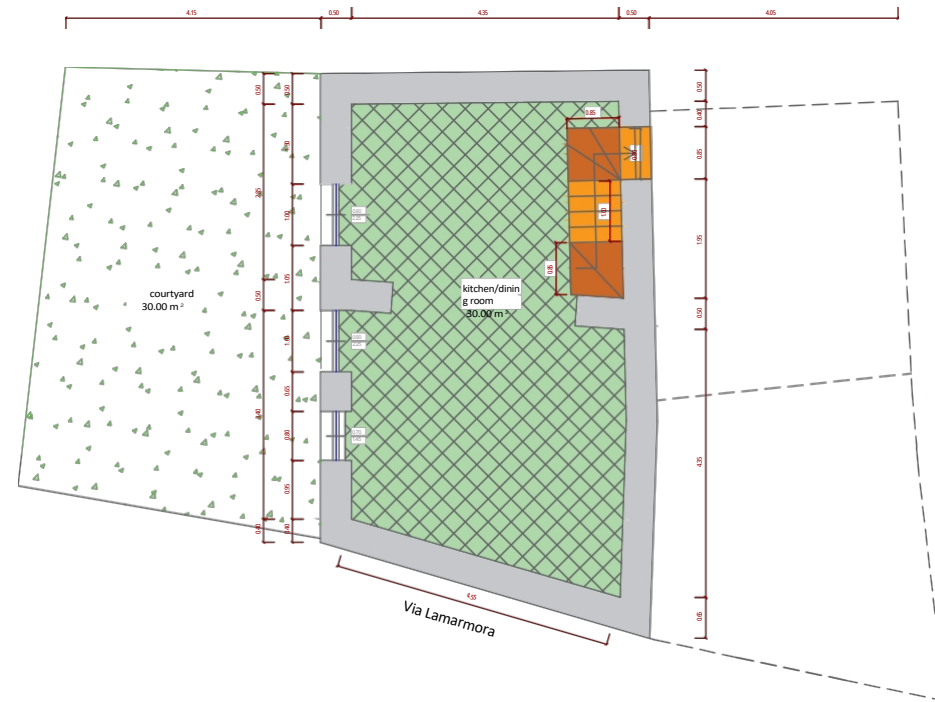


First-floor plan



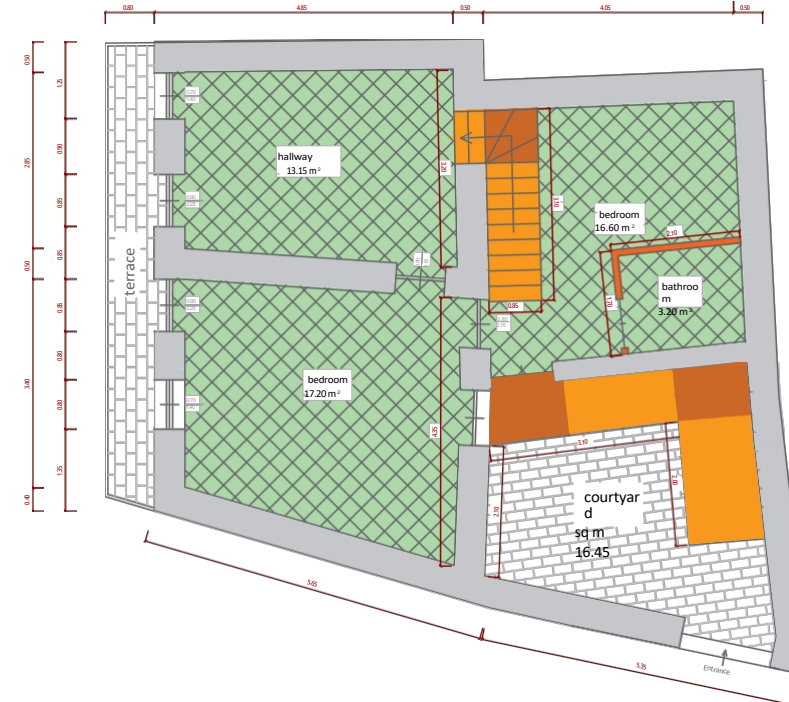
Project - design stage, scale 1:100

Basement Floor Plan



First-floor plan

Ground Floor Plan



Roof floor plan

