

Autonomous Region of Sardinia

MUNICIPALITY OF OLLOLAI (NU)

Construction Works

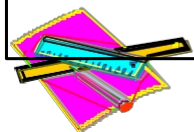


OLLOLAI CAPITAL PROJECT

OLLOLAI.CAPITALE PROJECT – INTERVENTION NO. 5.
INTANGIBLE MEASURES RELATED TO THE PROGRAMME
WITHIN THE PIRU (Integrated Plan for Urban Reorganisation).

DATE	07/2026	PLAN: 1	DOCUMENTS: PROJECT SPECIFICATION FORMER ARBAU MARIA BUILDING
SCALE	1 : 100		
FILE	D:\Works\Ollolai Community Co-operative\Detailed Design\Project Brief "Former Arbau Maria"		
UPDATES			
THE CLIENT	Ollolai Community Co-operative		

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TECHNICAL REPORT

OLLOLAI.CAPITALE PROJECT – INTERVENTION NO. 5

Non-structural works associated with the programme under the PIRU
(Integrated Plan for Urban Redevelopment)

CLIENT

Ollolai Community Cooperative

Via Palai No. 3

08020 Ollolai (NU)

VAT No. / Tax Code 01595770916

Email: coop.ollolai@gmail.com

LOCATION OF THE PROJECT

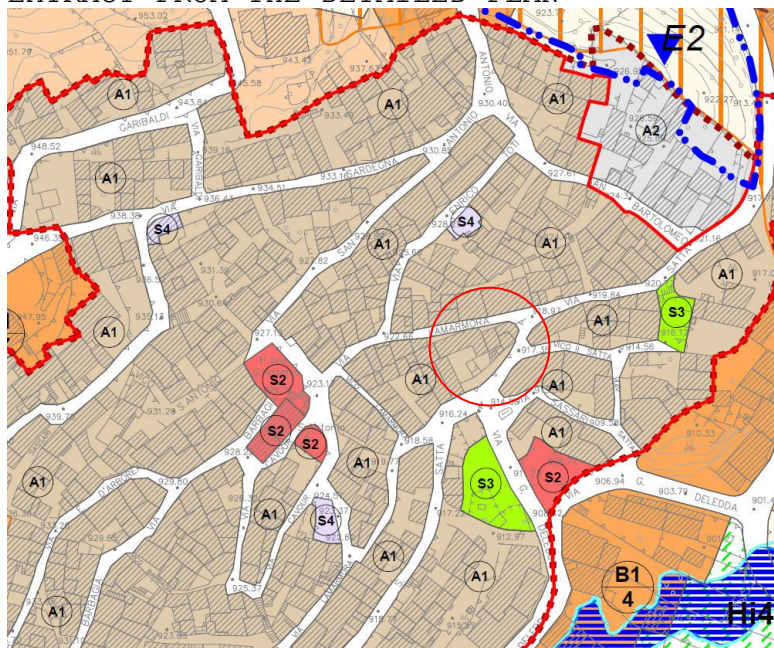
The project concerns a building situated in the historic centre of the municipality of Ollolai and registered in the Building Register as:

- **Sheet 12**
- **Parcel 2766**

The property falls within the boundaries of the historic centre as originally established and is subject to the planning regulations set out in the Detailed Plan for the Historic Centre and the applicable landscape conservation regulations.

URBAN PLANNING FRAMEWORK

EXTRACT FROM THE DETAILED PLAN



LAND REGISTRY EXTRACT



INTRODUCTION

This technical report has been drawn up as part of **the 'Ollolai.Capitale'** programme – **Project No. 5**, aimed at the regeneration of the existing building stock through the restoration and enhancement of properties located in the historic centre of the Municipality of Ollolai.

The proposed project forms part of the measures set out in **the PIRU – the Integrated Plan for Urban Redevelopment** – with the aim of improving the architectural, functional and residential quality of the building, ensuring its restoration and repurposing whilst respecting its original typological and construction characteristics.

CURRENT STATUS

The building dates from the late 1800s to the early 1900s and is, in fact, already shown on the original cadastral map of 1926. The property currently comprises two residential units and a cellar; these were previously used as dwellings, with one room on the ground floor serving as a barber's shop. The residential units consist of a ground floor and a first floor, and the rooms do not communicate with one another; both have their main entrance on Via S. Satta nos. 59-61, and one also has a rear entrance on Via Lamarmora.

The building requires thorough restoration, both in terms of its load-bearing structure and its external and internal finishes. The load-bearing structure of one unit is constructed of Sardinian granite rubble, whilst the other is constructed,

partly of granite blocks and partly of concrete blocks; the floor slabs and roof of one unit are timber-framed, whilst those of the other unit consist of iron beams and bricks.

Currently, the main façades undergoing works (those facing Via S. Satta and Via Lamarmora) are finished with standard plaster.

Internally, the building is in a very poor state of repair.

The balcony is constructed from iron beams and concrete.

The intention is to carry out restoration work in such a way as to enhance the building's key characteristics as a dwelling in the historic centre of Barbagia, whilst respecting its socio-cultural, historical, architectural and urban planning values.

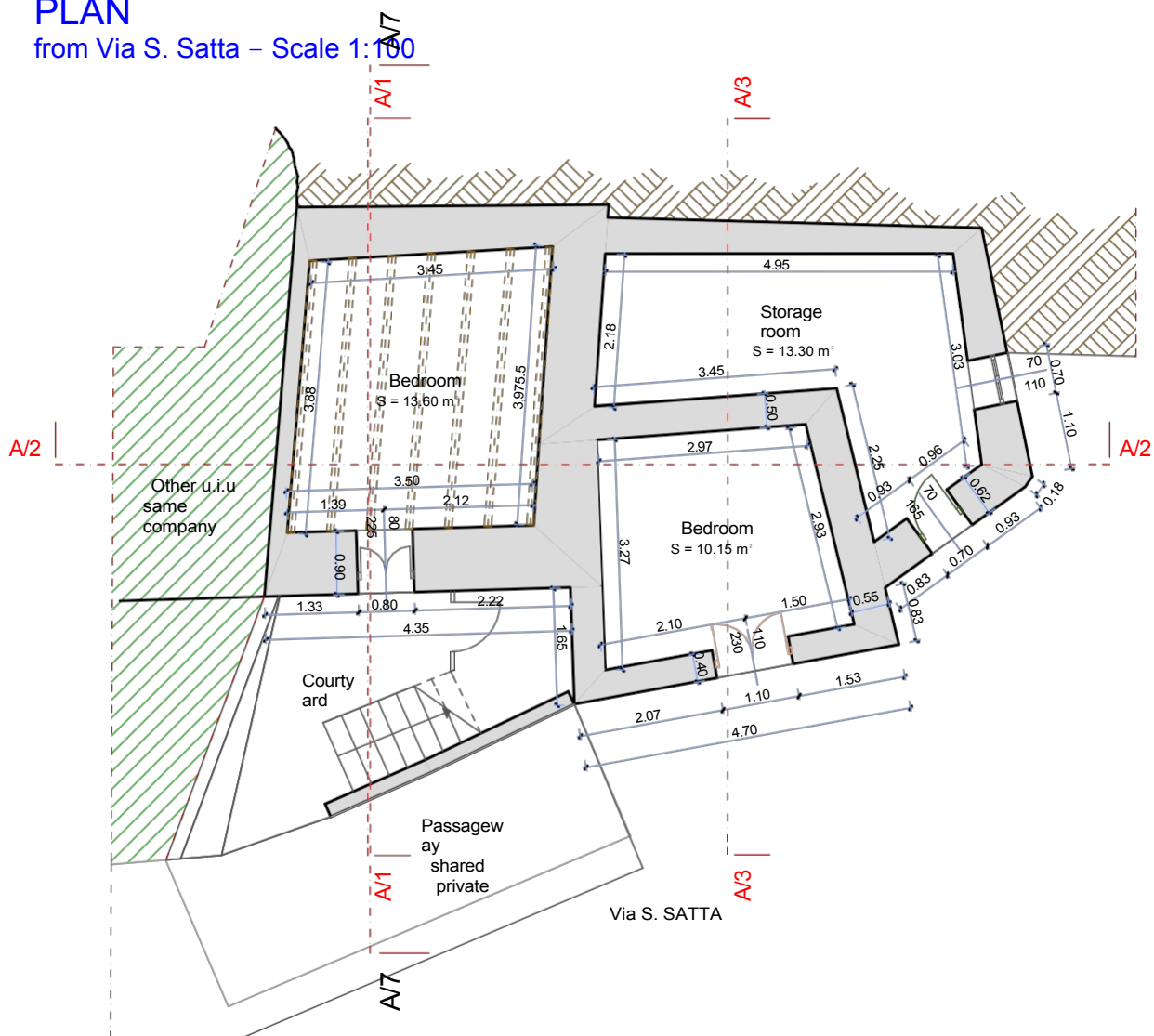
Current condition:

- the roofing is severely damaged and, in one section, is structurally unsafe as the wall supporting the load-bearing beams (internal) is particularly unstable and has collapsed in several places. Rainwater seeps through the roof, causing structural damage to the perimeter walls, the wooden floor between storeys (now almost non-existent) and the rooms in general.
- The wooden window and door frames are deteriorated and, in some places, are practically non-existent;
- the façades have been covered with standard plaster. The oldest self-contained unit, with an adjoining front courtyard, has not been maintained over the years; it is in a serious state of disrepair and comprises two rooms, one on the ground floor and one on the first floor. These rooms are not connected to each other but can be accessed via the external granite staircase. The other residential unit (with direct access from Via S. Satta) has undergone alterations over time; indeed, part of the masonry is constructed from concrete blocks. It comprises two rooms that are not interconnected: one on the ground floor, directly accessible from the public road, and one on the first floor, accessible via the external granite staircase.

Finally, an integral part of the residential units is the storage room (cellar) adjacent to them, with an entrance from the public road.

GROUND FLOOR PLAN

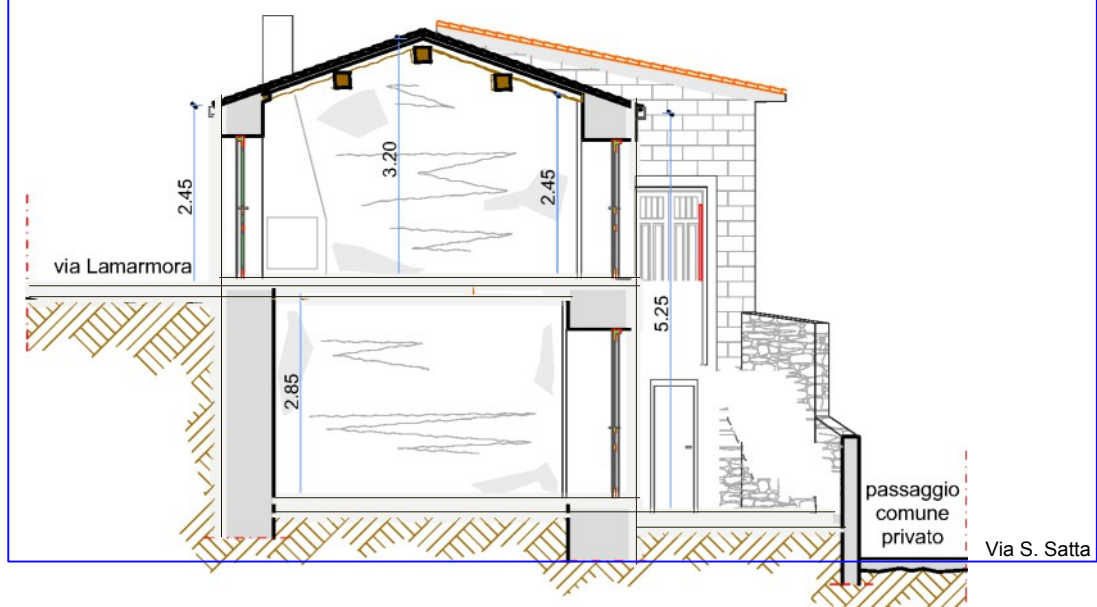
from Via S. Satta – Scale 1:100



Architectural floor plan of a building with dimensions and labels. The plan includes a central 'Room' (S = 15.55 m²) and a 'Bedroom' (S = 10.15 m²). Other areas are labeled 'Another u.i.u same company' and 'Other company'. The plan is oriented with 'Via Lamarmora' at the top. Dimensions are provided in meters. Section lines A/1, A/2, A/3, A/7, and A/7/50 are indicated. A staircase is shown at the bottom left.

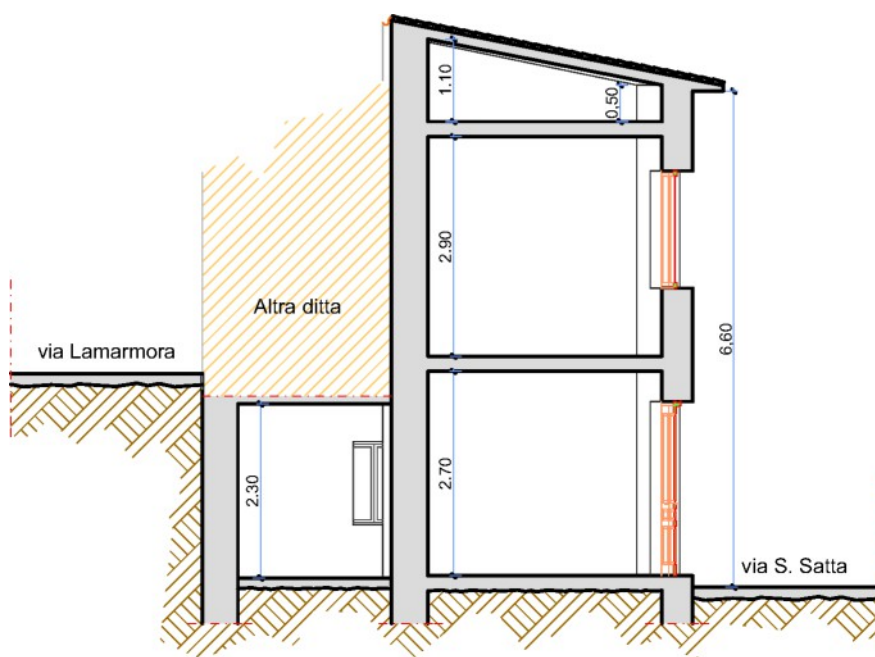
SECTION A\1

Scale 1:100



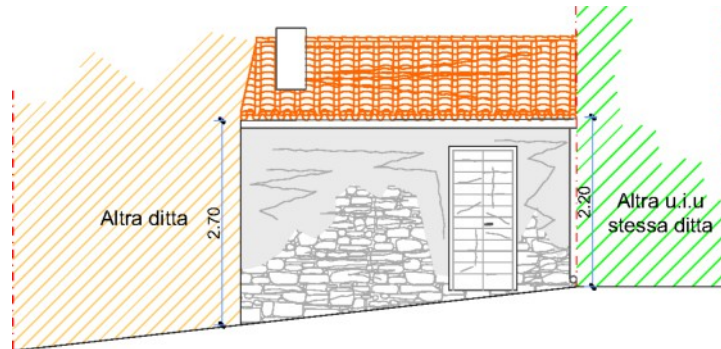
SECTION A\3

Scale 1:100



REAR ELEVATION facing Via Lamarmora

Scale 1:100



FRONT ELEVATION onto Via S. Satta

Scale 1:100



PROJECT STATUS

PRIMARY RESTORATION WORKS

The works to be carried out on the building can be summarised as follows:

- the ground floor flooring will be removed and, following the lowering of the floor level (excavation), a ventilated crawl space will be created by installing disposable plastic formwork (crabs) on a reinforced concrete foundation slab, with a reinforced concrete floor slab, screed and, finally, flooring laid on top. This is to ensure better health and safety conditions within the dwelling itself;
- restoration of the existing rubble masonry; where necessary, reconstruction work will be carried out using the 'stitch and unstitch' method; internally, openings will be cut through the load-bearing granite rubble masonry to allow for connections between rooms and between floors; in this case, IPE 120 steel beams will be installed;
- raising of a section of building unit no. 9C, using lightweight load-bearing blocks (to reduce the structure's weight) to a height of 1.50 metres (as set out in the detailed plan);
- a section of the external masonry will be finished using plaster and paint based on lime and natural earth pigments in the colours permitted by the plan, whilst on the ground floor, directly facing the public road, the rubble stone masonry will be restored and left exposed;
- The window and door frames will be replaced with new wooden ones fitted with internal shutters; the existing door on the first floor will be raised in height, whilst two doors will be converted into windows;
- construction of the roof structures using timber; the gable roof will be constructed using a primary framework of laminated timber beams measuring 10x28 cm and a secondary framework of laminated timber joists measuring 8x16 cm; the single-pitched roof will be constructed using laminated timber beams measuring 12x16 cm; both covered with 3 cm thick wooden boarding, a vapour barrier membrane, a 12 cm thick expanded polystyrene insulation panel, a breathable vapour barrier and, finally, a layer of cup-shaped roof tiles; the eaves will be formed using concave tiles projecting 15-20 cm, with the lower rows consisting of convex tiles set back from those above;

- construction of an internal spiral staircase connecting the ground floor to the first floor, and internal steps to link rooms on different levels, as there are differences in floor levels between rooms on the same floor;
- sandblasting of the existing external granite staircase, and demolition of the balcony made of iron beams and concrete, followed by its reconstruction in granite; installation of a wrought-iron balustrade, featuring traditional designs as specified in the detailed plan;
- construction of a brick or stone chimney pot;
- construction of a wooden mezzanine on the first floor;
- construction of infill walls using 8x15x30 cm perforated bricks laid in a staggered pattern with cementitious mortar to reconfigure the interior spaces;
- installation of expanded polystyrene insulation panels for interiors, approximately 10 cm thick, within the perimeter walls, bonded to the wall using adhesive mortar applied in dots and with wall plugs, adhesive mortar, fibreglass mesh and thermal insulation plaster lightened with EPS microspheres (Weber type), followed by painting.
- installation of interior finishes, such as horizontal and vertical cladding, renders and

paintwork;
- installation of technical systems, such as electrical, water and drainage systems, in compliance with current regulations;

Internal layout of the building unit.

The ground floor is used as the sleeping area, whilst the first floor is used as the living area.

The first floor comprises: an entrance leading directly into the living room (13.40 m²), accessible via the external granite staircase located in the private courtyard; the living room features a wooden mezzanine; adjacent to this is the kitchen (9.00 m²), accessible via a wooden ladder. A spiral staircase connects the first floor to the ground floor.

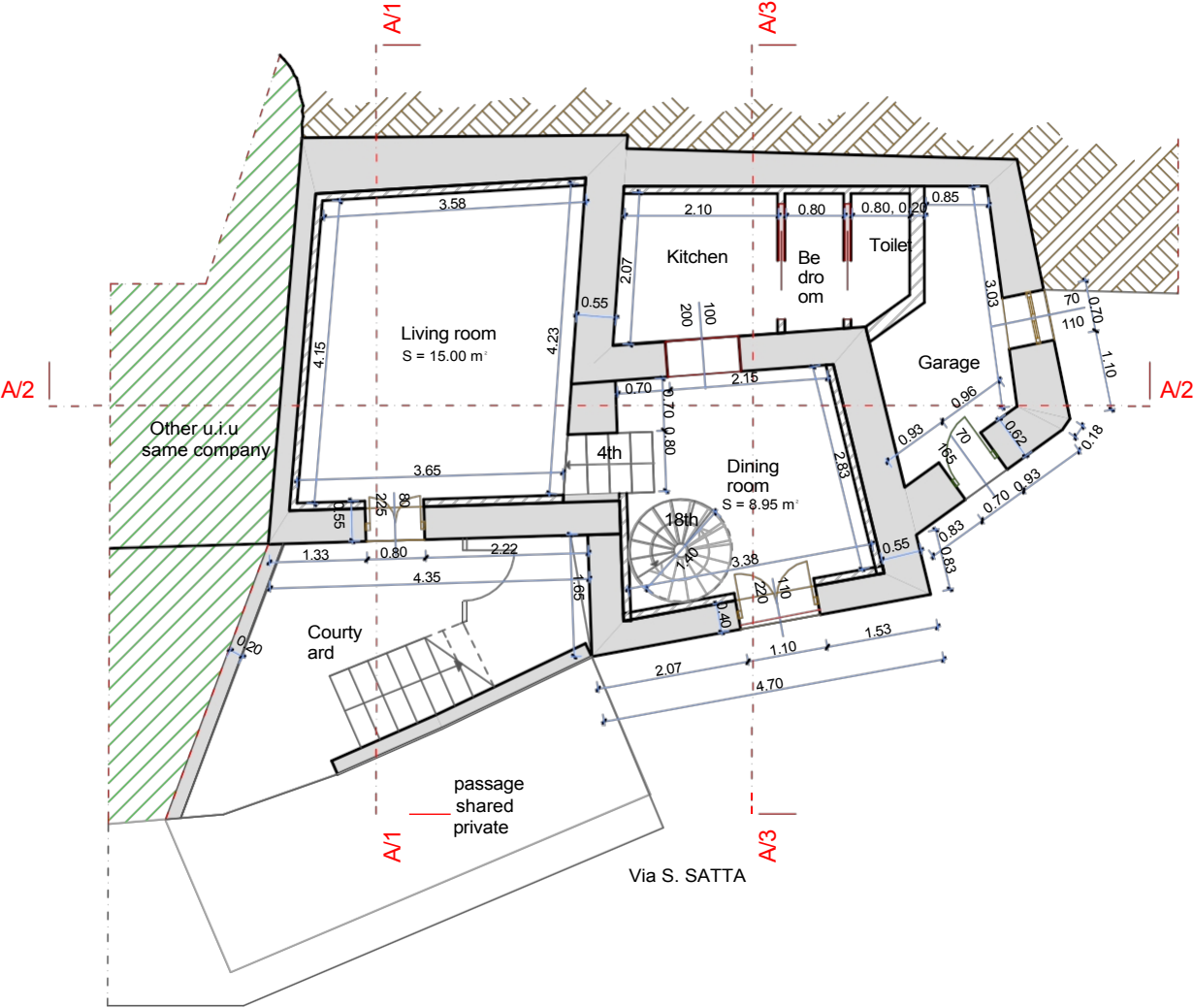
The ground floor comprises: 2 bedrooms (9.35 m² and 9.45 m²) with 2 en-suite bathrooms, connected to each other

via a corridor accessible via connecting steps. The bedroom overlooking the small courtyard has direct access from it.

A separate storage room, with direct access from the public road, measuring 2.30 square metres.

GROUND FLOOR PLAN

from Via S. Satta – Scale 1:100

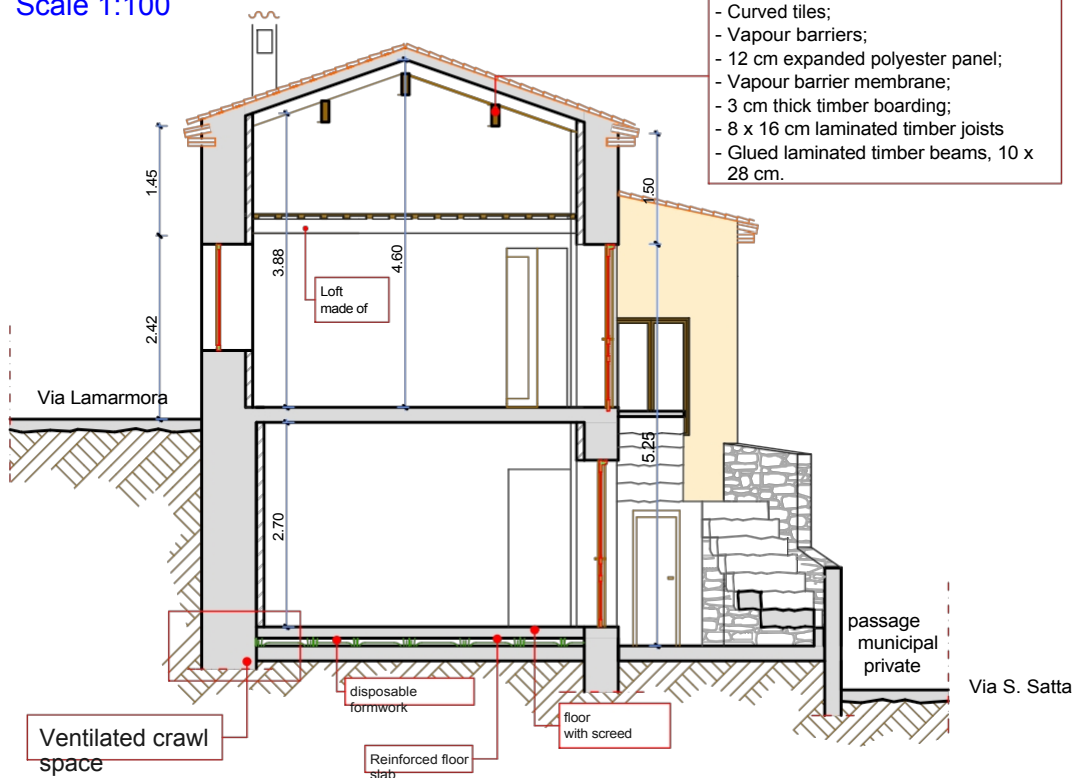


from Via S. Satta – Scale 1:100

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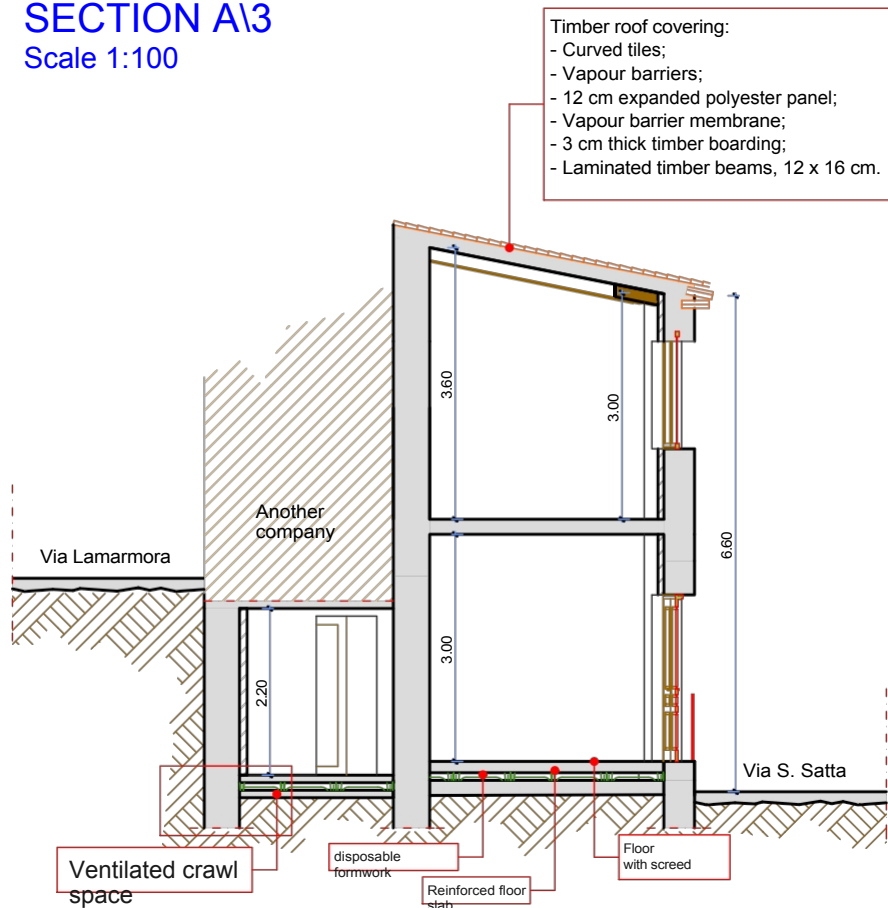
SECTION A1/

Scale 1:100



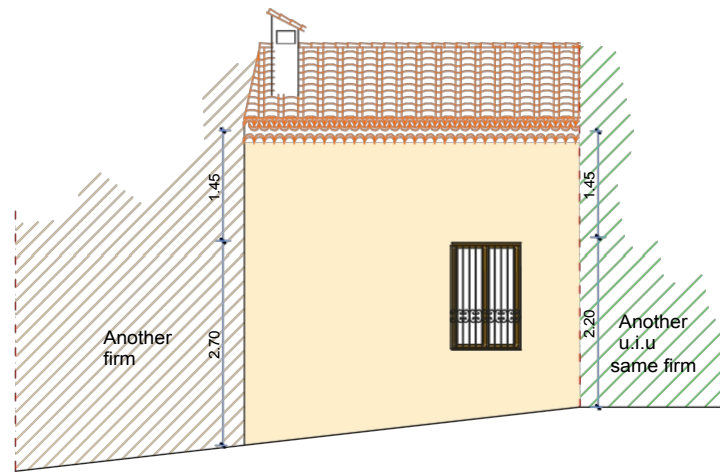
SECTION A3

Scale 1:100



REAR ELEVATION on Via Lamarmora

Scale 1:100



FRONT ELEVATION on Via S. Satta Scale 1:100



COMPLIANCE WITH URBAN PLANNING AND LANDSCAPE REGULATIONS

The planned works are consistent with the objectives of **the PIRU - Integrated Plan for Urban Reorganisation** - and will be carried out in accordance with:

- current town planning regulations;
- the requirements of the Detailed Plan for the Historic Centre;
- landscape conservation regulations;
- regulations on safety, hygiene and energy efficiency.

The planned works will enable the functional restoration of the property, the enhancement of the existing built heritage and the improvement of the architectural quality of the historic centre of Ollolai.

PHOTOGRAPHIC DOCUMENTATION OF THE CURRENT STATE

Photograph No. 1



Photographic simulation



PHOTOGRAPHIC DOCUMENTATION OF THE CURRENT STATE

Viewpoint no. 2



Photographic simulation



PHOTOGRAPHIC DOCUMENTATION OF THE CURRENT STATE

Shooting point no. 3



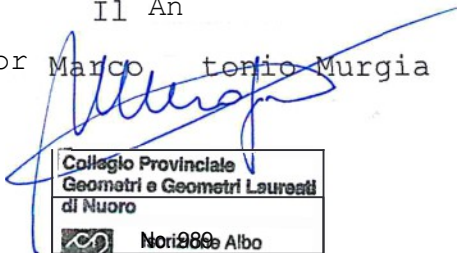
Photographic simulation



Ollolai, 3 July 2026

The Ollolai Community Cooperative

Il An
Surveyor Marco Antonio Murgia



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