



February
2013

YARZE 3244

Progress Report

CONTENTS

1. INTRODUCTION

- a. Introduction
- b. Project brief
- c. Project particulars

2. EXECUTIVE SUMMARY

- a. Project construction main data

3. PROGRESS OVER VIEW

- a. Progress of works

4. PHOTOS

1.

a. INTRODUCTION

The progress report is an assessment that takes place during a project or process that conveys details such as what sub-goals have been accomplished, what resources have been expended, what problems have been encountered, and whether the project or process is expected to be completed on time and within budget.

It is intended to be a proactive decision- making document; a separate section on actions and alerts has been highlighted for each action along the due dates.

This report also provides a streamlined analysis of the actual, planned and forecasted events of the project.

The executive summary will provide brief information on the project status.

The general progress overview will provide details on progress achieved to date on the project. The progress that is reported encompasses time, cost, quality, risk, scope, procurement, resources, and safety management.

b.PROJECT BRIEF

YARZE 3244 is beautifully located on a property with an exceptional view on Southern Beirut. It provides luxurious services as the roof is transformed to a private pool with an exceptional panoramic view.

Located **in one of Beirut' s high-end suburbs** - Yarze - , it is a villa-like, two buildings four-storey each perfectly integrated within a high-density tree plantation area.

Each RDJ benefits from a private garden and terraces on different levels.

Below are some **of the project' s exterior views:**





Figure 1: Yarze 3244 / Blocks A & B / Consultant: DNA



arze
3244

R02 Apartment 248m²
Terraces = 200 m²
Cave 7m² + 3 parkings

Architectural Consultancy
DNA
DOLMEN CONTRACTING

B-01

This slide displays the architectural details for the R02 Apartment. It features a detailed floor plan on the left, showing the layout of the living and dining areas, kitchen, and bedrooms. To the right is a 3D perspective rendering of the apartment unit, highlighting its modern design and the attached terrace. The unit is situated within a larger building complex, as indicated by the surrounding architectural elements in the rendering.

arze
3244

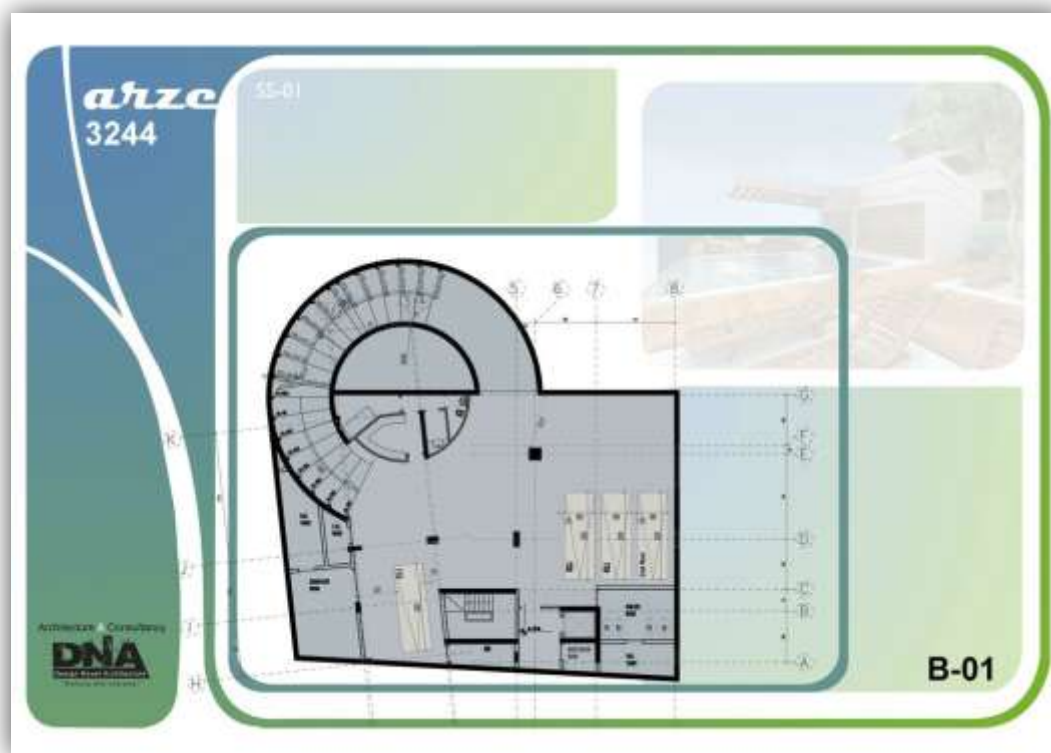
B-02 R02 Apartment 307 m²
Terraces = 314 m²
Cave 10.2m² + 3 parkings

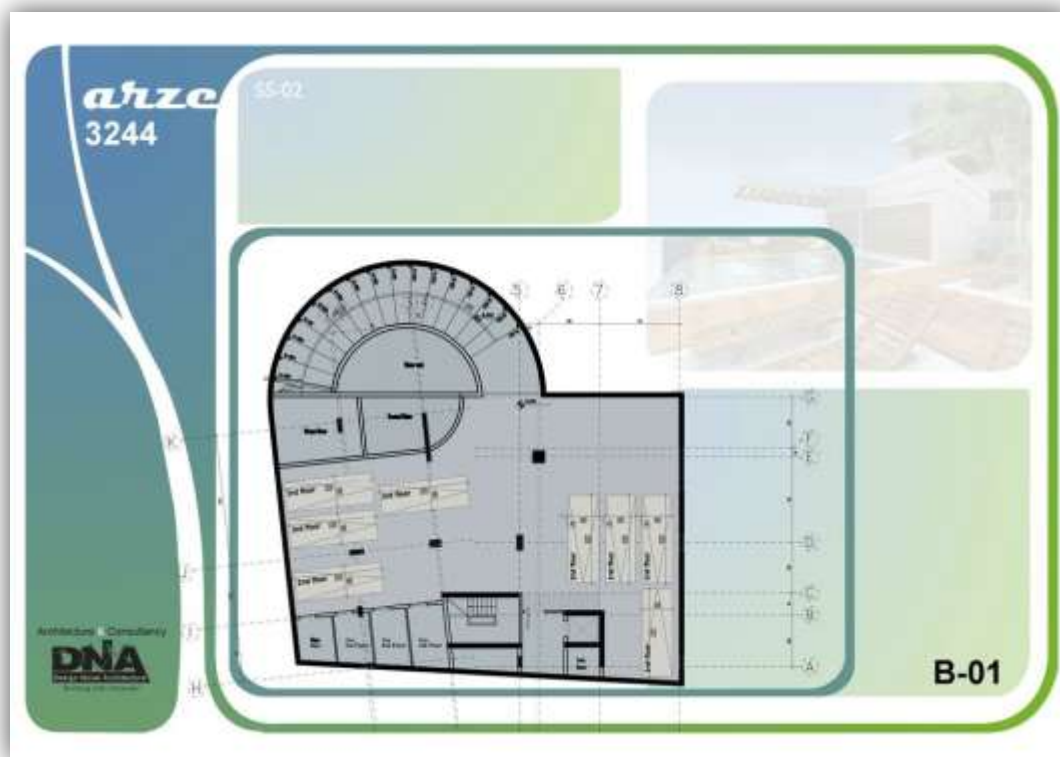
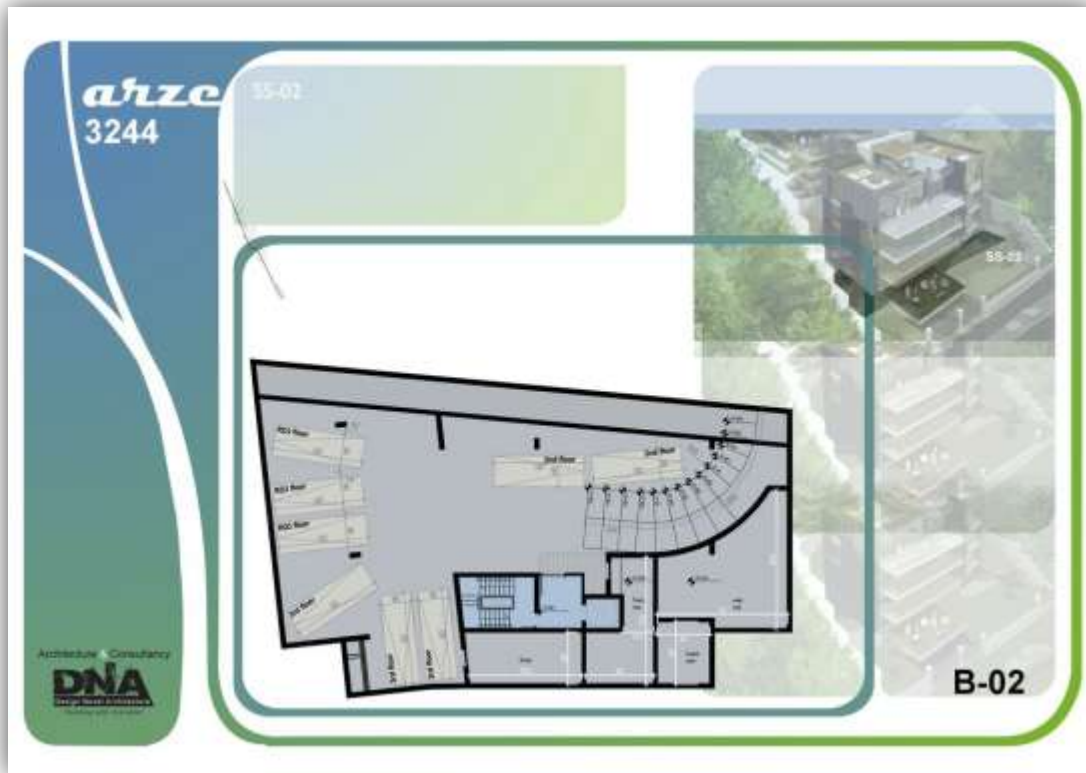
Architectural Consultancy
DNA
DOLMEN CONTRACTING

B-02

This slide displays the architectural details for the B-02 R02 Apartment. It features a detailed floor plan on the left, showing the layout of the living and dining areas, kitchen, and bedrooms. To the right is a 3D perspective rendering of the apartment unit, highlighting its modern design and the attached terrace. The unit is situated within a larger building complex, as indicated by the surrounding architectural elements in the rendering.







arze
3244

B-01 typical Apartment 348m²

Terrace = 57 m²
Cave Day¹ + 2 parkings

Architectural Consulting
DNA

B-01

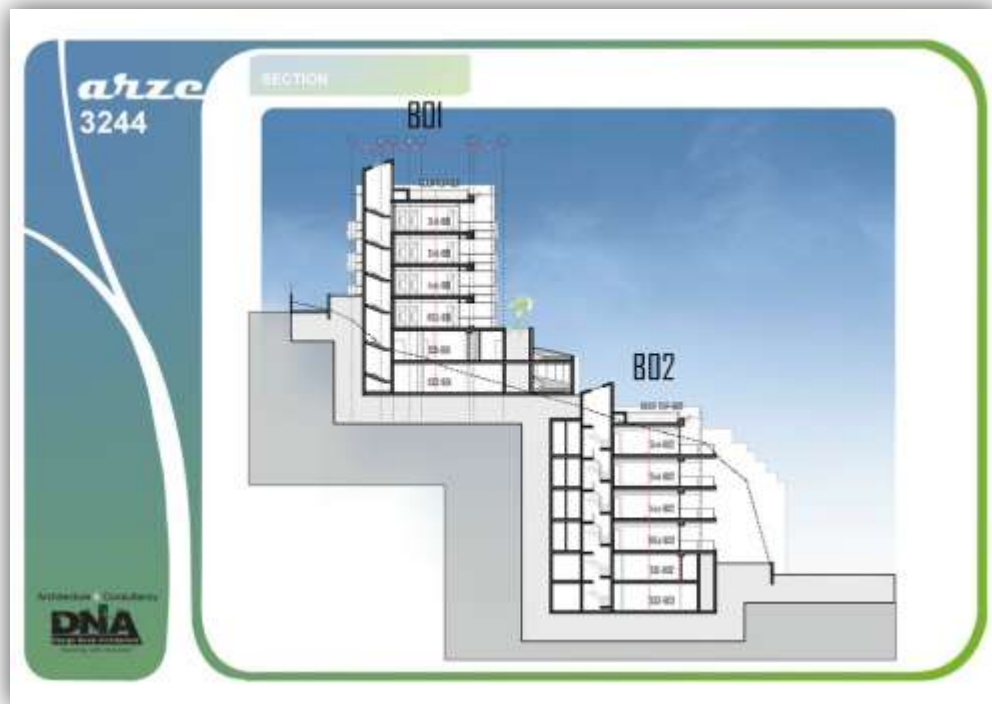
arze
3244

B-02 typical Apartment 218.8m²

Terrace = 58 m²
Cave 10.2m² + 2 parkings

Architectural Consulting
DNA

B-02



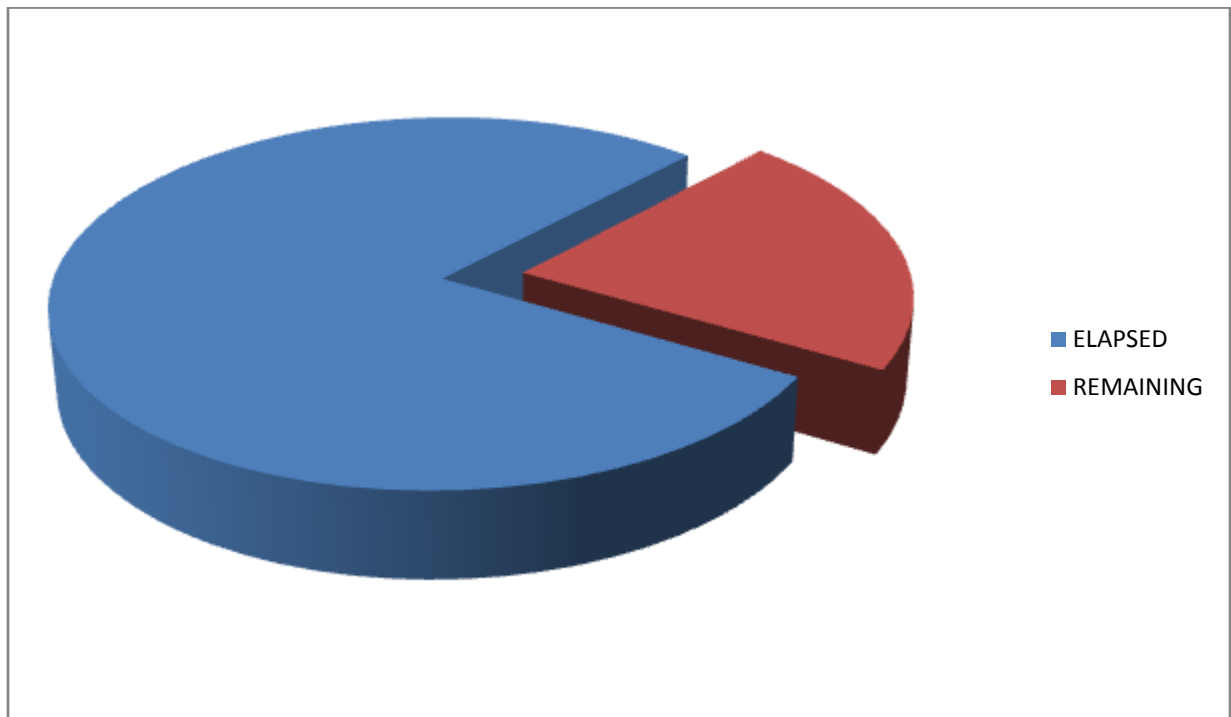
PROJECT PARTICULARS

Project Title:	Yarze 3244	YAR
Location:	Beirut, Lebanon	
Owner:	BA Yarze 3244	BA
Developer:	Ideal Development	ID
Main Contractor:	Dolmen Contracting	DC
Consultant:	DNA	DNA

c. EXECUTIVE SUMMARY

PROJECT CONSTRUCTION MAIN DATA

Project name	
Project Budget	3,000,000 \$
Project Start Date	February 2012
Project Finish Date	June 2013
Project Duration	487 days
Days Elapsed	382 days
Percentage Of days elapsed	78 %



PROGRESS OF WORKS

External works

This month's work is limited to external works due to lack of adequate permits.

	Description	Start	Finish	%	Comment
External works	Waterproofing	26-1-2013		30	
	Backfilling	26-1-2013		30	

d.PHOTOS

Block A



Figure 2-Installation of drainage pipe



Figure 3-Installation of drainage pipe



Figure 4-Waterproofing for basement walls



Figure 5-Backfill



Figure 5- Installation and plastering of hollow block Wall block A

e. Job Description:

Block A and B

- Waterproofing and block installation for walls on block A and B
- Installation of cyclopean concrete between block A and B
- Pouring cyclopean concrete between block A and B:
 - 21m³ on 26-1-2013
 - 15m³ on 31-1-2013
- Pouring blinding raft block B:
 - 32m³ on 16-2-2013
- Reinforcement for raft block B

f. Comments:

- Work was limited to external works due to lack of adequate permits from 21 January till present