



March
2013

YARZE 3244

Progress Report

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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



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

Architectural Consultancy
DNA

B-01

This slide features a blue and green background with a white swoosh. On the left, the 'arze 3244' logo is displayed. A light green box contains the unit details: 'R02 Apartment 248m²', 'Terraces = 200 m²', and 'Cave 7m² + 3 parkings'. The central focus is a detailed architectural floor plan of the apartment, showing room layouts, furniture, and a central kitchen area. To the right, a 3D architectural rendering shows the building's exterior, a balcony, and a view of the sea. The DNA logo is in the bottom left, and 'B-01' is in the bottom right.

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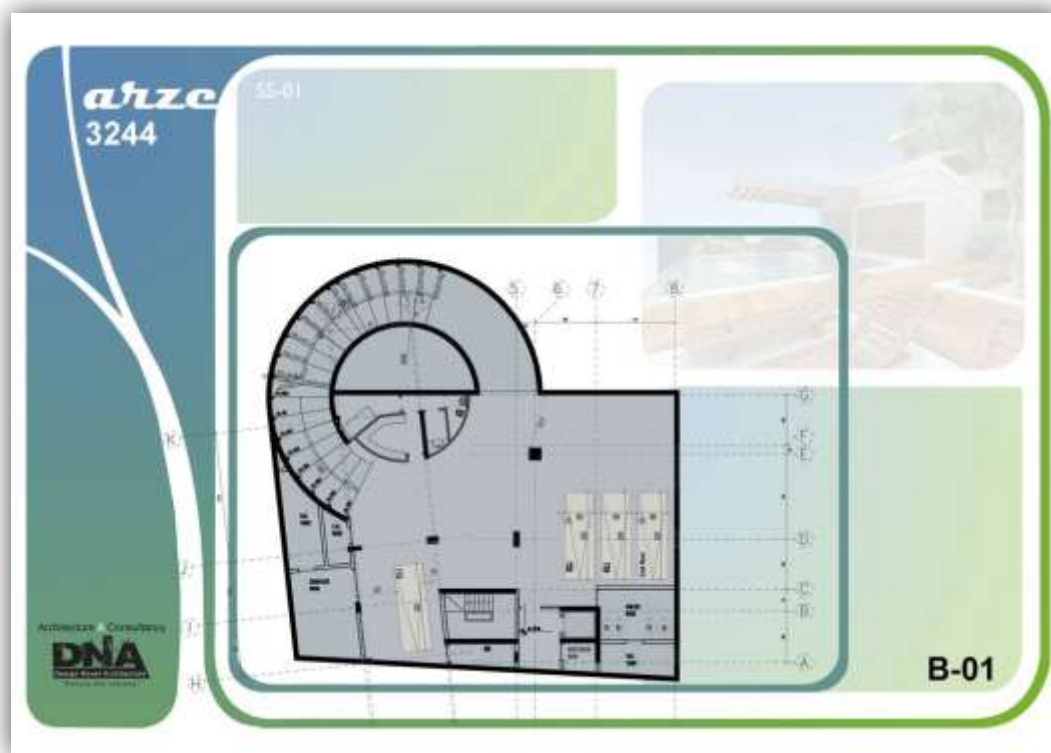
B-00 R02 Apartment 307 m²
Terraces = 314 m²
Cave 10.2m² + 3 parkings

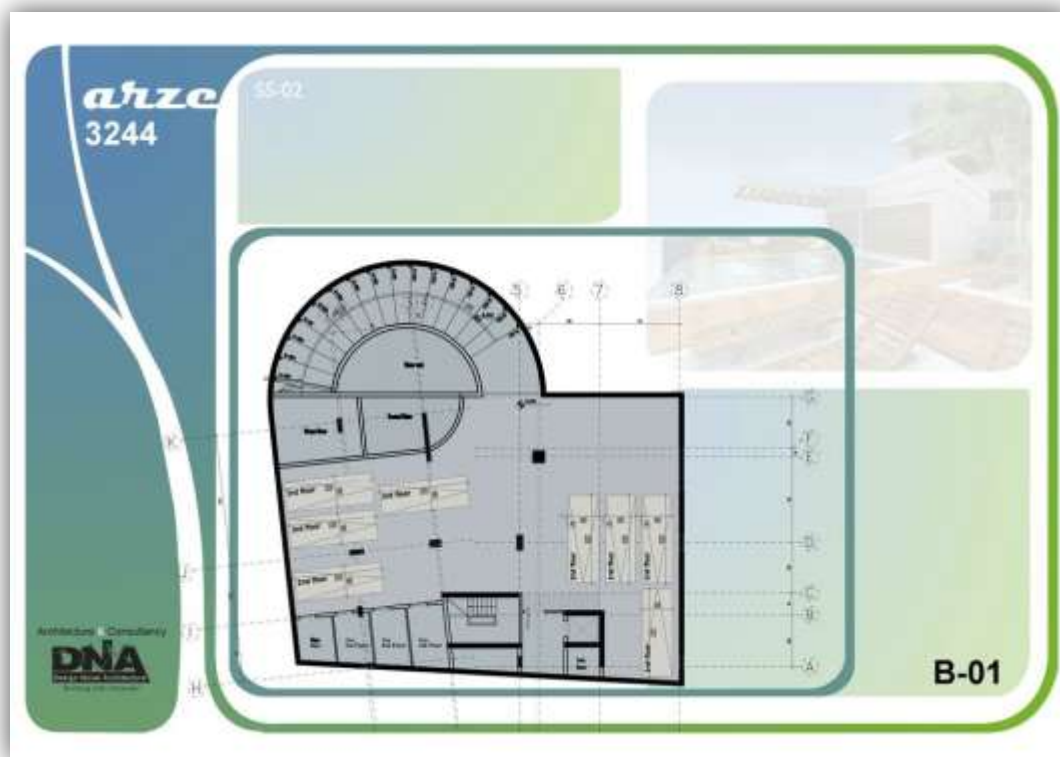
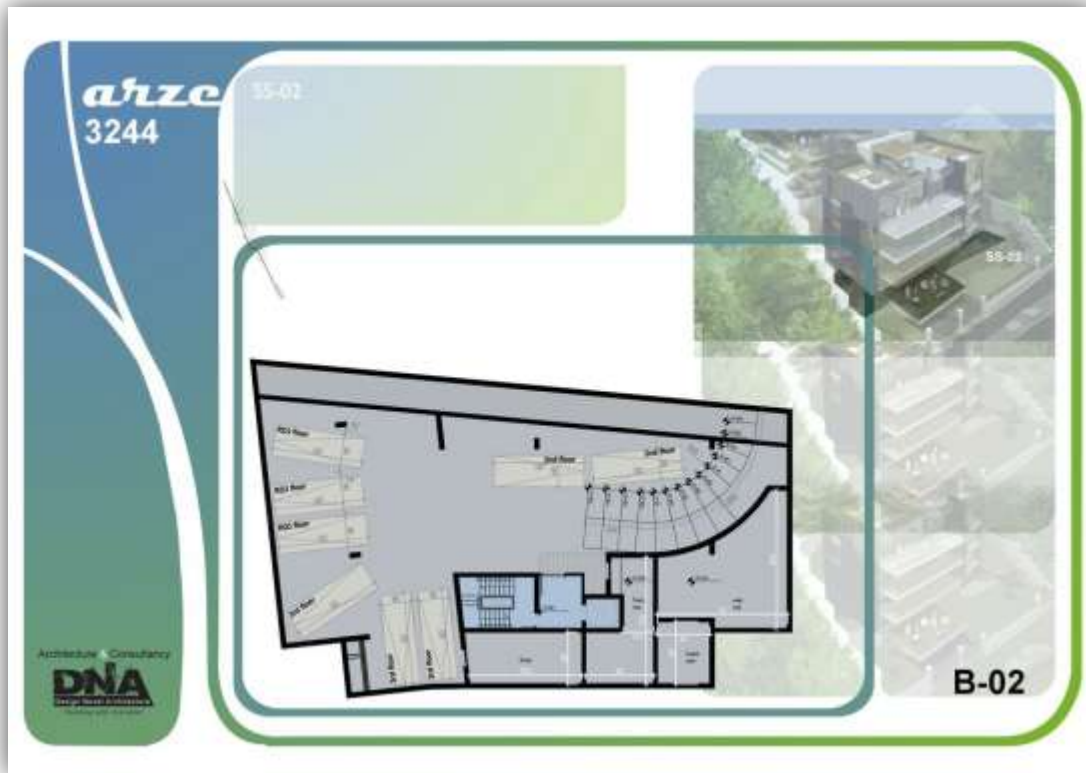
Architectural Consultancy
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B-02

This slide features a blue and green background with a white swoosh. On the left, the 'arze 3244' logo is displayed. A light green box contains the unit details: 'B-00 R02 Apartment 307 m²', 'Terraces = 314 m²', and 'Cave 10.2m² + 3 parkings'. The central focus is a detailed architectural floor plan of the apartment, showing room layouts, furniture, and a central kitchen area. To the right, a 3D architectural rendering shows the building's exterior, a balcony, and a view of the sea. The DNA logo is in the bottom left, and 'B-02' is in the bottom right.







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B-01 typical Apartment 348m²

Terrace = 67 m²
Cave 20m² + 2 parkings

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B-01

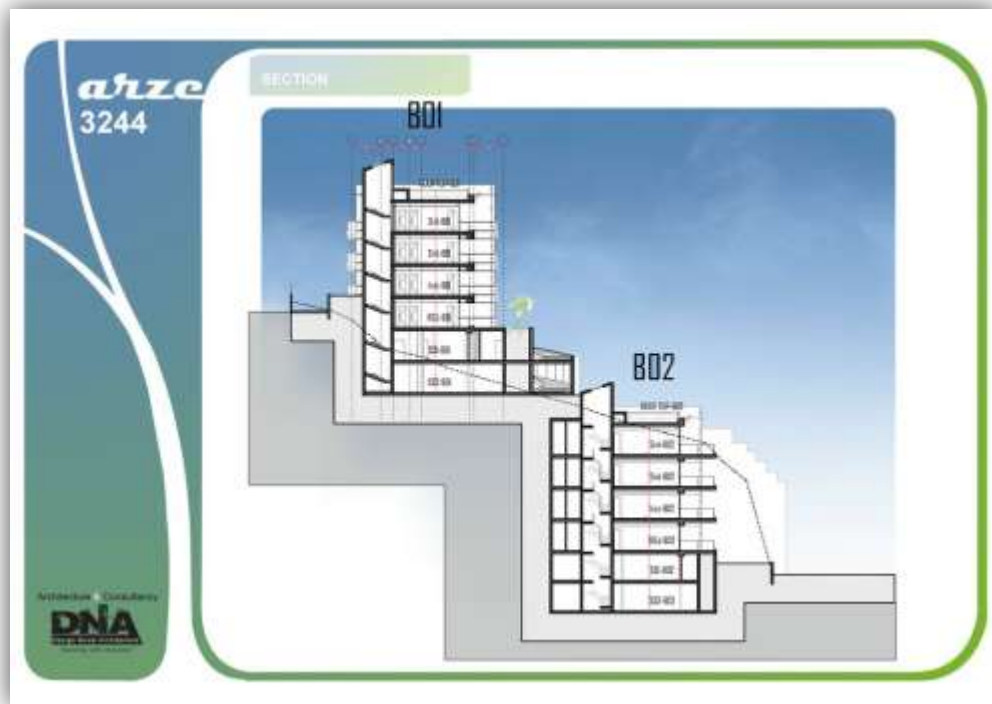
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B-02 typical Apartment 218.8m²

Terrace = 88 m²
Cave 10.2m² + 2 parkings

Architectural Consulting
DNA

B-02



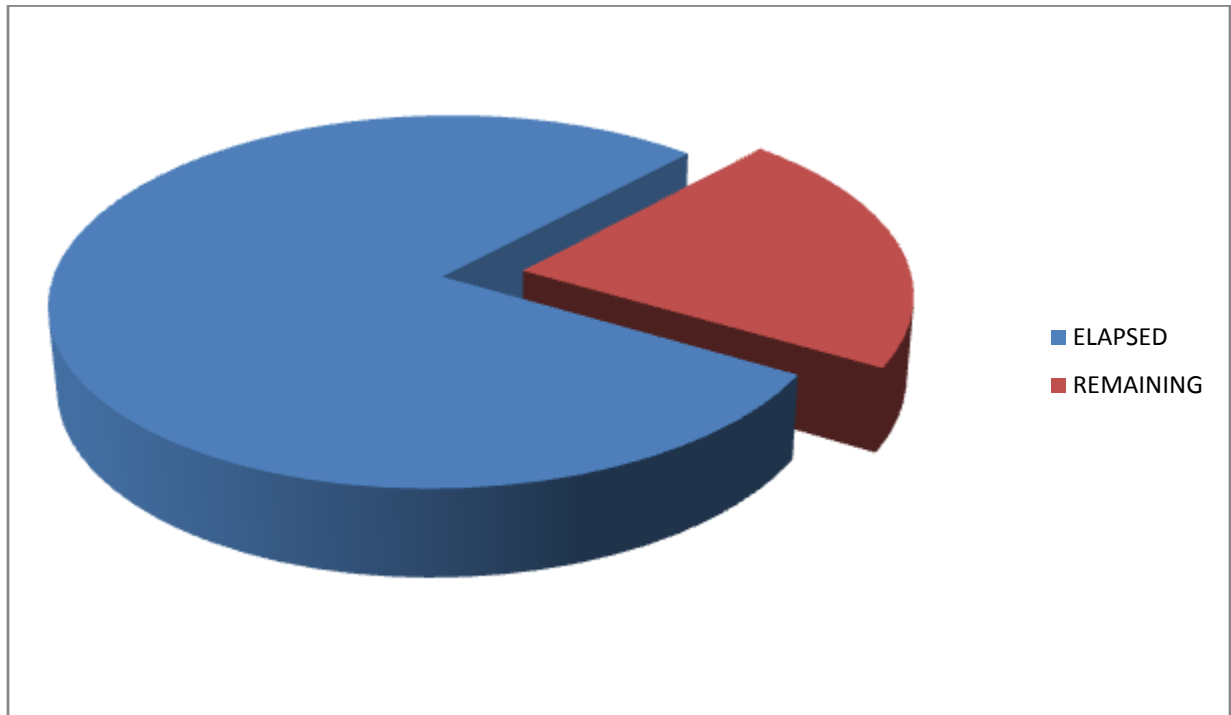
PROJECT PARTICULARS

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	413 days
Percentage Of days elapsed	84 %



PROGRESS OF WORKS

External works

	Description	Start	Finish	%	Comment
External works	Waterproofing	26-1-2013		60	
	Backfilling	26-1-2013		60	

Block A

	Level	Start	Finish	%	Comment
Block Work	Ground Floor	25-03-2013		10	
	Level 1	07-03-2013		50	

Block B

	Description	Start	Finish	%	Comment
Basement 2	Raft	16-02-2013	04-03-2013	100	

d.PHOTOS

Block A



Figure 2-Block work for level 2



Figure 3-Block work for level 2



Figure 4-Block work for level 2



Figure 5-Block work for level 1



Figure 6-Block work for level 1



Figure 6-Backfilling

e. Job Description:

Block A and B

- Waterproofing and block installation for walls on block A and B
- Pouring raft between block A and B:
 - 49m³ on 04-03-2013
- Reinforcement for raft block B

Block A

- Blockwork for level 1 and level 2

f. Comments:

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

g. 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

h. Comments:

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