

TBILISI MALL

PROPERTY UPGRADE



ALHAMRA

Revision 2
DATE: 28/09/2021

GENERAL COMMENTS

LIGHTING:

- Emergency lighting and signage to be integrated in the same item as much as possible.
- To be achieved required level of illuminance in floor.
- Color temperature: desirable 2800K-3000K to create a warmer atmosphere for the customer.
- Control of light distribution / consumption.
- Lighting items, lamps and equipments from recognized manufacturers (PHILIPS, ERCO, etc).
- Warranties from different manufacturers to be provided.

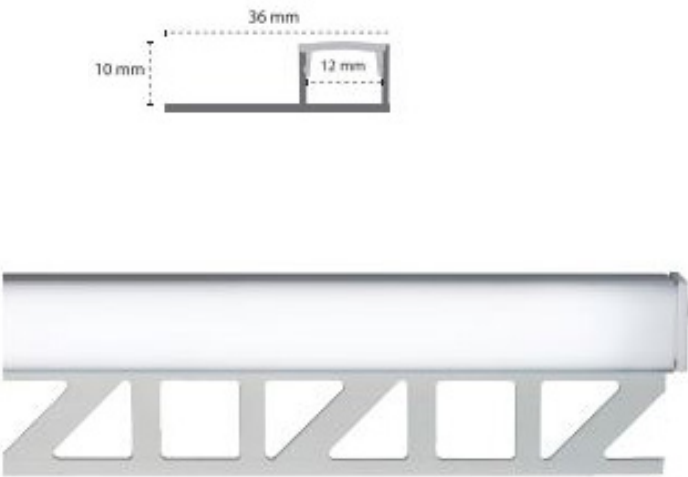
INTERIOR DESIGN:

- Squared columns (SC) more than 25 cm. width: to be cladded in plasterboard (fireproof or according to regulations) as per project indications, then finished with porcelanic tiles in the fronts. Use corner mounting profiles matching with the color of the tile to obtain a proper finish in the corner. These corner profiles ideally to be same RAL color as tile: either in powder coated aluminium or from manufacturer catalog (check 'Texture Collection from Butech manufacturer: www.butech.net or similar)
- Squared columns (SC) less than 25 cm. width: to be cladded in aluminium cladding same finish as the shop window frame.
- Squared columns (SC) in corners to be full height with ceramic tiles. Existing air grilles in the top to be removed.
- Fire Valve boxes (FVB). Option A. If it is not in use to be removed. Option B. If cannot be removed, to be relocated inside column. Make it accessible installing recessed access panel type A@TCH finished with same tile as the column. Option C. If cannot be removed or relocated, column to be modified to integrate it. Detailed drawings required by appointed consultant.
- Consider the use of technical profiles for ceramic. Check next page.
- Wooden ceilings to be replaced with painted plasterboard continuous ceiling.
- Golden Circular columns claddings to be replaced by natural aluminum. One color for all the columns of the Mall except cinema area (in wood).
- Appointed consultant to propose selection of furniture, art, natural elements.

SOME CONSTRUCTIVE ELEMENTS EXAMPLES:

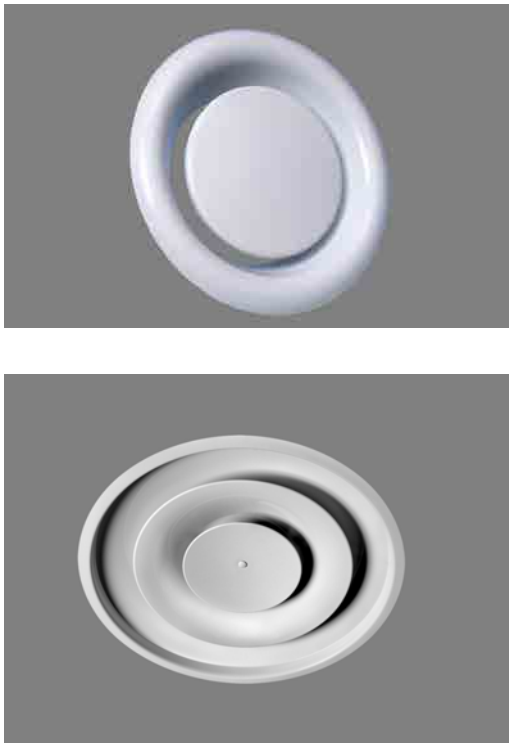
BUTECH. Pro-part light

Pro-part light is a top quality built-in lighting profile in anodised aluminium with fixing flange. Specifically designed for installing in ceramic tiling, either between two rows of tiles or as a tile edging trim (rendering in 'page 12, lighting 3' solution of the present document).



MADEL. BWC and DCG air diffusers

Used to replace existing air grilles in the top of shop banners



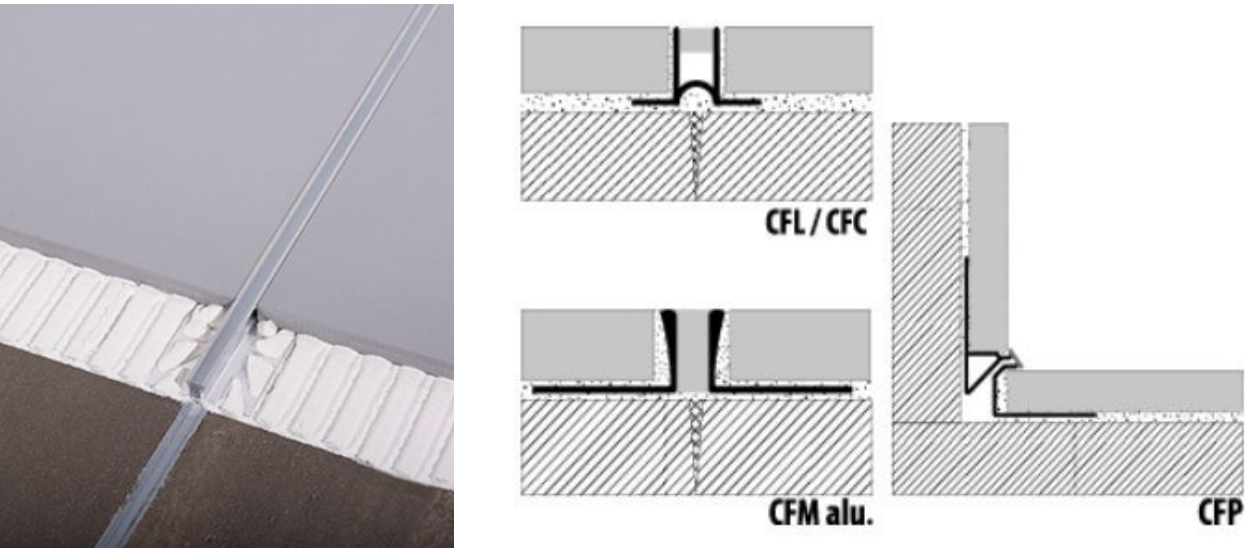
KNAUF. Access panel type A@TCH

Standard sizes available. Ready for direct tiling on site. Suitable for installation within drywall partitions and ceilings



BUTECH. Pro-Dilata

Profile for movement joints in ceramic floors type CFM alu and CFP.

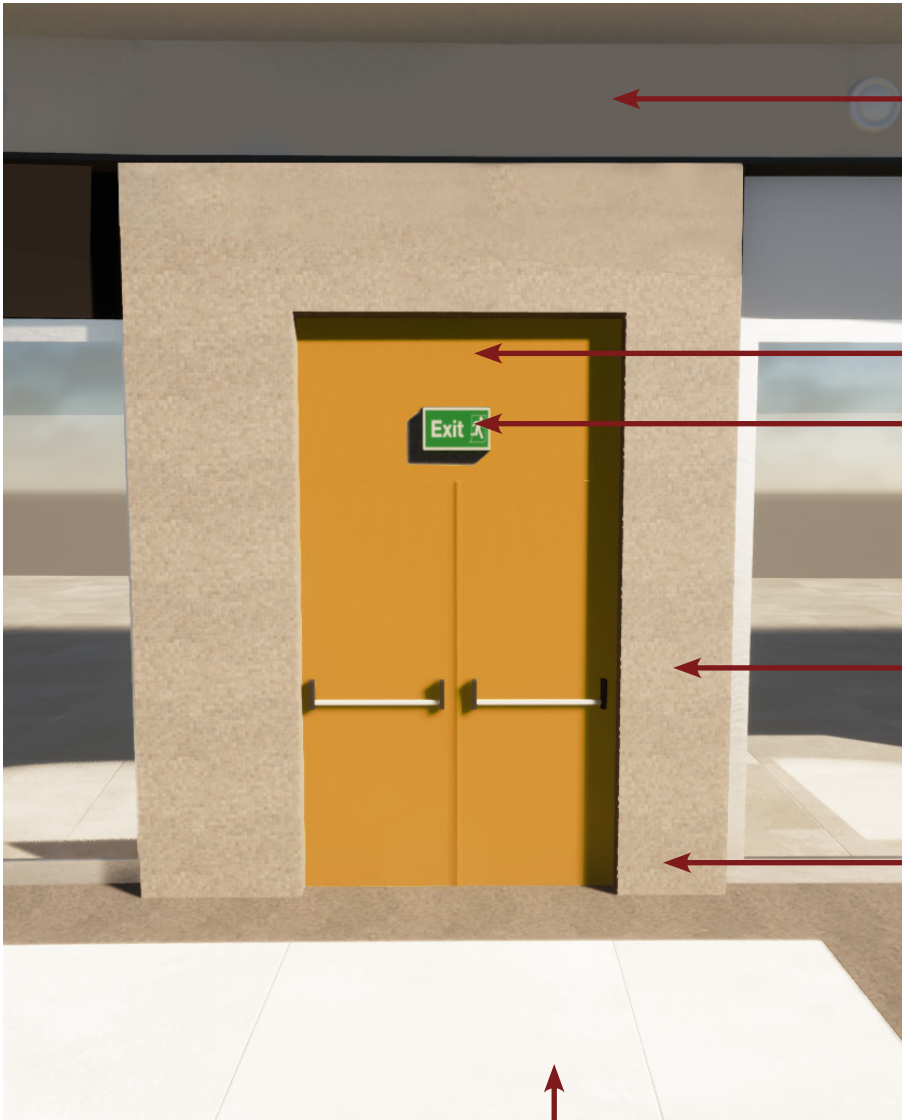


BUTECH. Pro-part texture collection

Choose the profile according to selected tile thickness. At least 1 mm thicker than the tile. These profiles do not need cleaning and maintenance different from the tiles in which they are installed.



PROPOSAL FROM AHRED PROJECTS



New plasterboard band running over shop banners (air diffusers type BWC from Madel manufacturer or similar).

Upper fireproof panel (UFP), recessed and same finish as doors.

Emergency sign Type Hydra-giga from Daisalux manufacturer or similar. Lighting and signage integrated in same item.

FVB integrated with flushed door in the Squared column surface. Same material as column surface.

Squared column (SC). 10 mm ceramic tile glued over 15 mm. plasterboard system attached to existing metallic structure.

New porcelanic flooring for commercial use.

EXISTING SITUATION

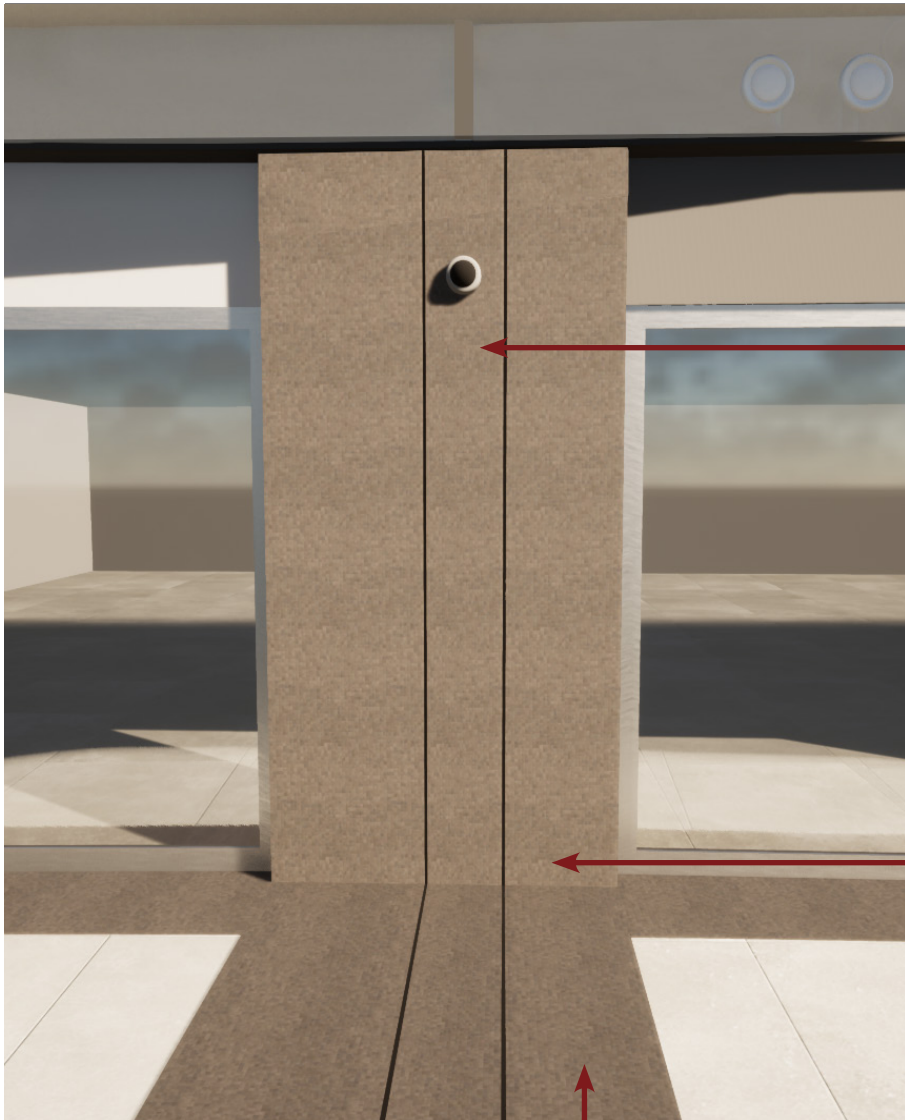


Old air grilles to be removed for recycling.

Frontal panel and emergency lighting and signage to be removed for recycling.

FVB-Fire Valve Box. Esthetic issue.

PROPOSAL FROM AHRED PROJECTS



Expansion joint in the wall in continuity with the one in the floor.

Squared column (SC). 10 mm ceramic tile glued over 15 mm. plasterboard system attached to existing metallic structure.

New porcelanic flooring for commercial use. Expansion joints to be planned.

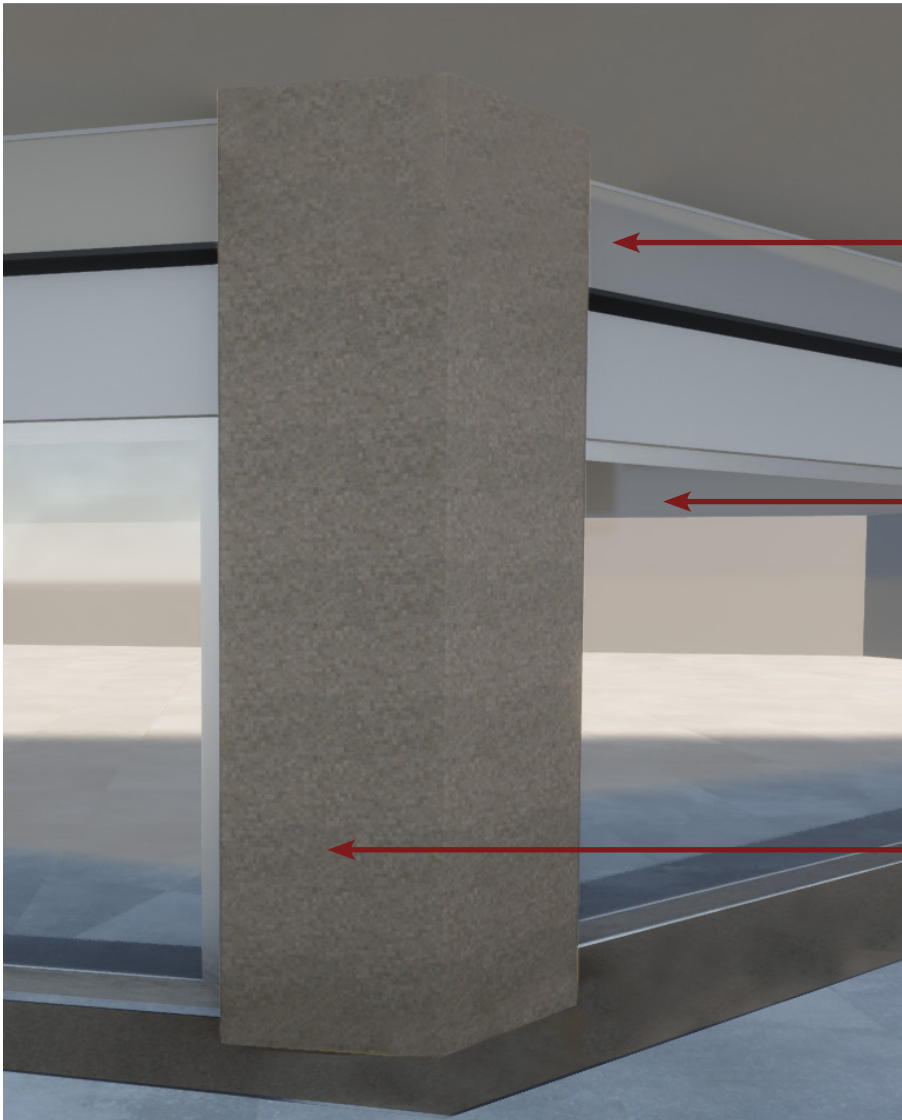
EXISTING SITUATION



MEP elements (wires, pipes, connections) are visible by the guests in between the AC grilles. Esthetic issue.

Expansion joint in the wall differs from solution in the floor. Misalignment between joints. Lack of integration with shops front.

PROPOSAL FROM AHRED PROJECTS

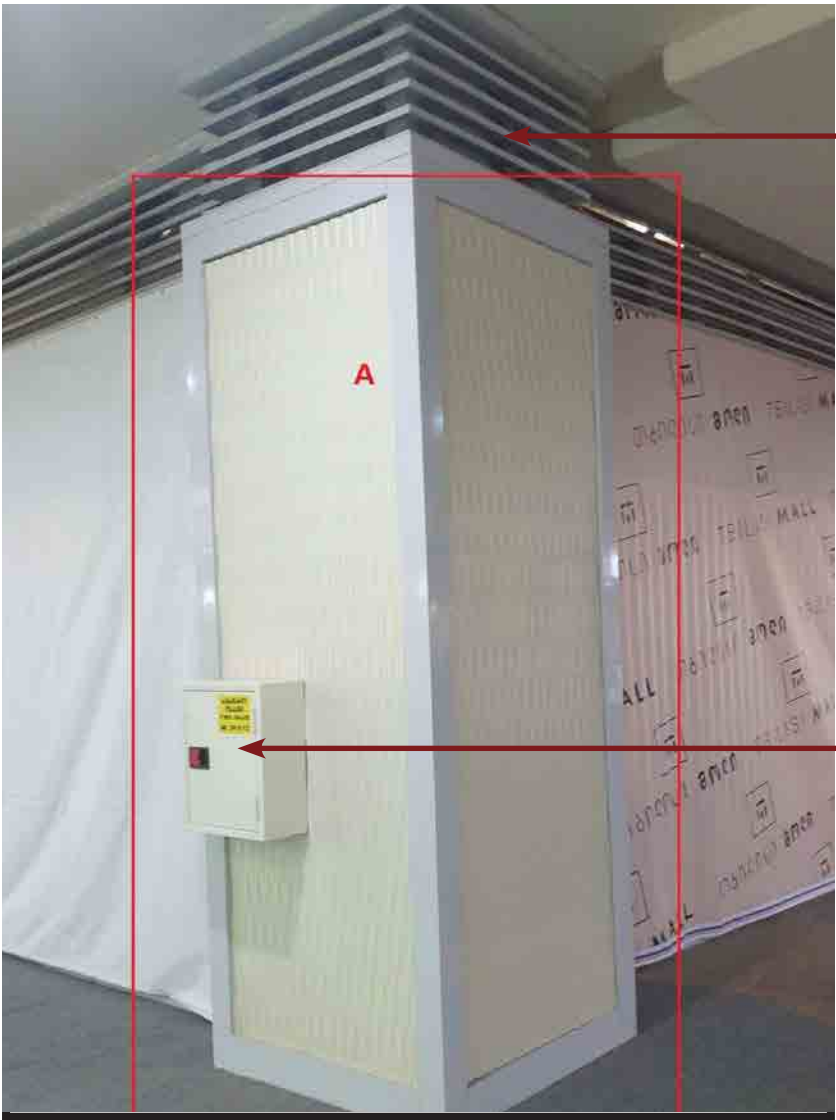


New plasterboard band running over shop banners (built in air diffusers type BWC from Madel manufacturer or similar.)

Squared column (SC). 10 mm ceramic tile glued over 15 mm. plasterboard system attached to existing metallic structure from floor to ceiling.

FVB integrated with flushed door in the Squared column surface. Same material as column surface.

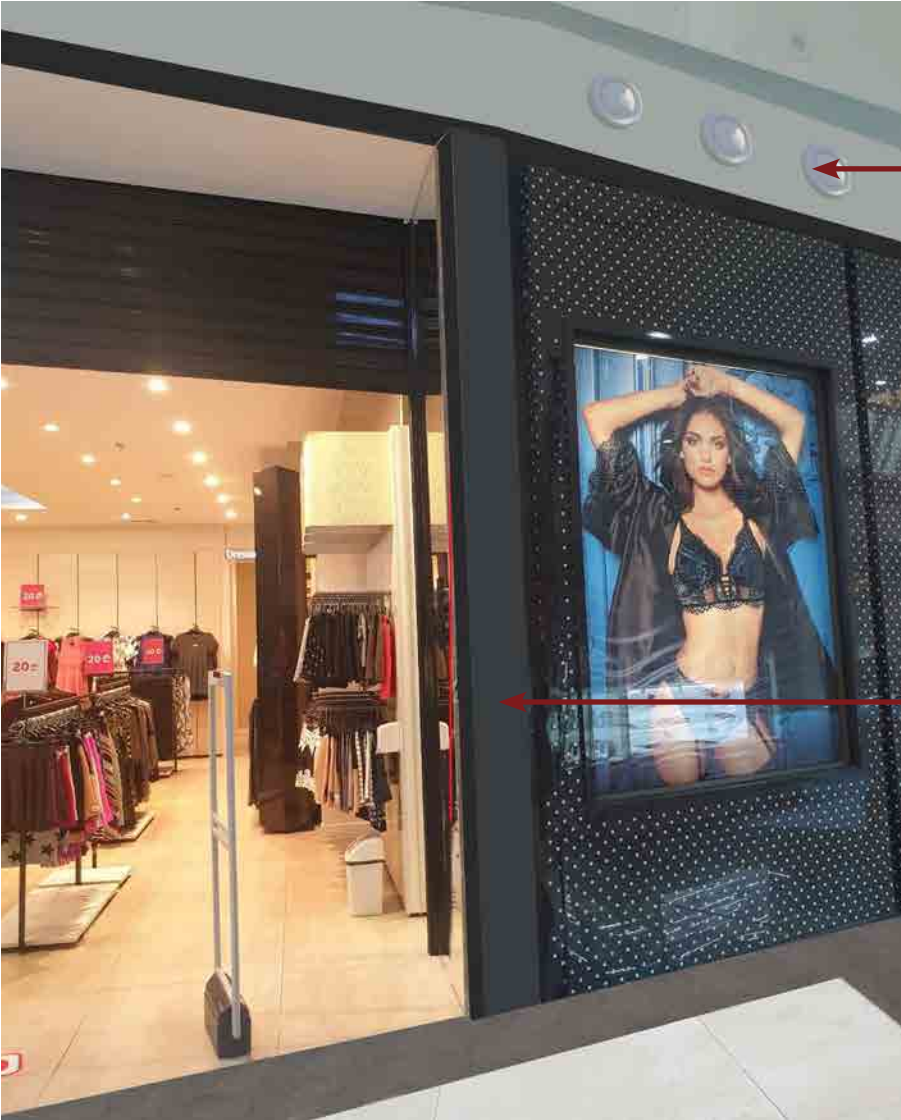
EXISTING SITUATION



Top of column covered with metallic grille. MEP elements (wires, pipes, connections) are visible by the guests in between the AC grilles. Esthetic issue.

FVB-Fire Valve Box. Esthetic issue.

PROPOSAL FROM AHRED PROJECTS



New plasterboard band running over shop banners (built in air diffusers type BWC from Madel manufacturer or similar.)

SC less than 250 mm width- to be covered with powder coated metallic cladding matching with shop frame color and brightness (matt, satin or shiny).

EXISTING SITUATION



MEP elements (wires, pipes, connections) are visible by the guests in between the AC grilles. Esthetic issue.

Multiple small columns not integrated with the front of the shop. Esthetic issue.

TBILISI MALL. PROPERTY UPGRADE

EXISTING SITUATION



VISUAL LOCATION PLAN



PROPOSAL FROM AHRED PROJECTS



Enhanced lighting line in corridors

New plasterboard band running over shop banners (built in air diffusers type BWC from Madel manufacturer or similar) to hide visible MEP elements and substitute damaged air grilles.

Replacement of existing pavement
Changing of tiles to a pavement with lighter color to enhance Mall 'floor reflection factor' and repair existing floor defects. Proposal is light color framed in grey elements of porcelanic tiles adequate for heavy traffic areas.

TBILISI MALL. PROPERTY UPGRADE

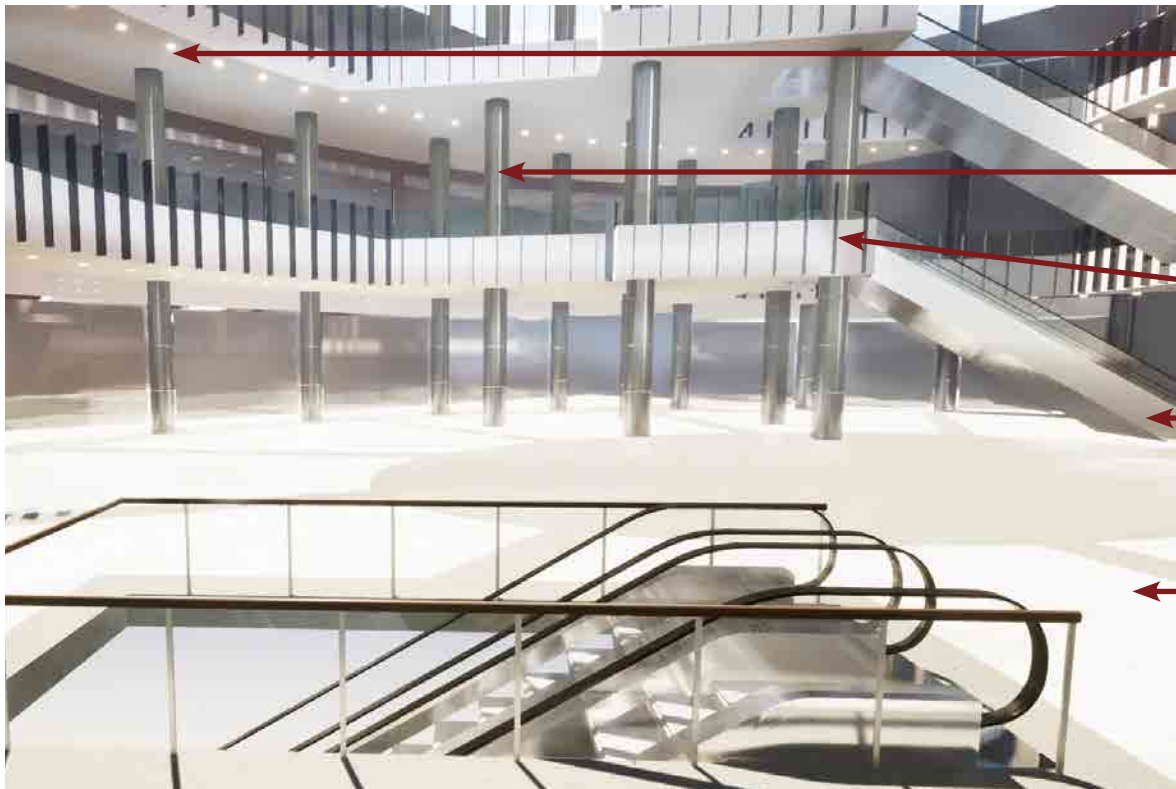
EXISTING SITUATION



VISUAL LOCATION PLAN



PROPOSAL FROM AHRED PROJECTS



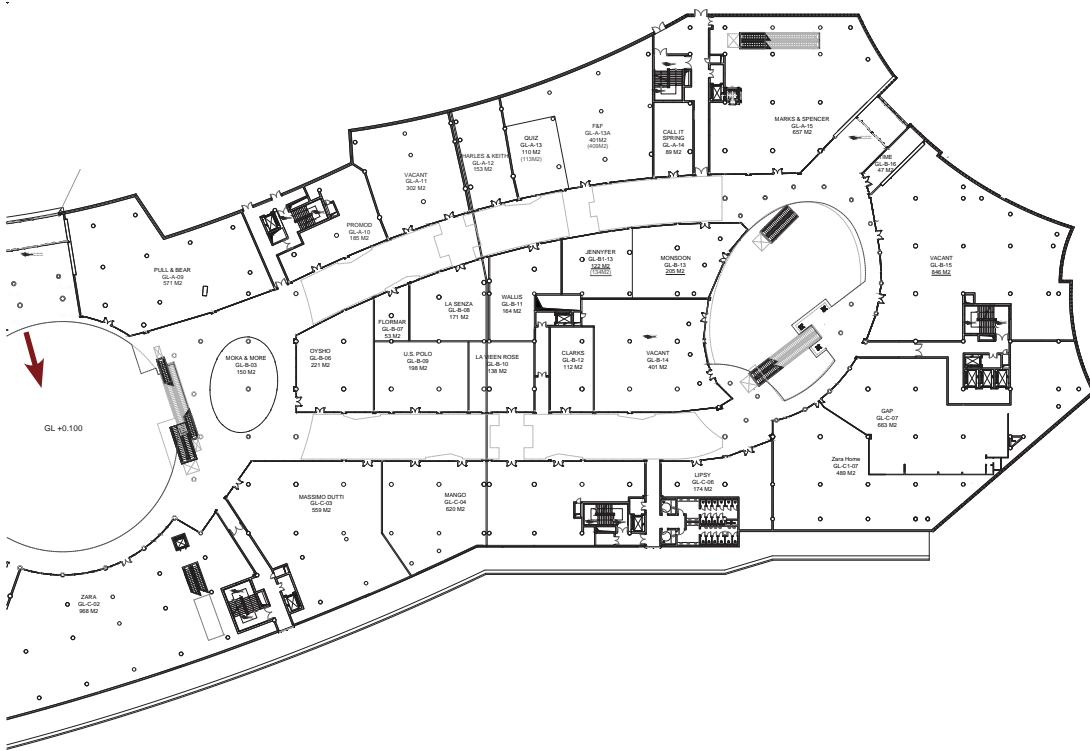
- Lighting**
Revised lighting concept creating lines of downlights following architectural shapes.
- Columns cladding**
Maintain metallic surface in natural aluminum. Only substitution of damaged pieces.
- Ornamental vertical elements**
Cleaning/replacement of damaged pieces if any.
- Escalators cladding**
Removal of banners, clean (sandblast if necessary) of existing inox. surface (all sides).
- Replacement of existing pavement**
Changing of tiles to a pavement with lighter color to enhance Mall 'floor reflection factor' and repair existing floor defects. Proposal is light color framed in grey elements of porcelanic tiles adequate for heavy traffic areas.

TBILISI MALL. PROPERTY UPGRADE

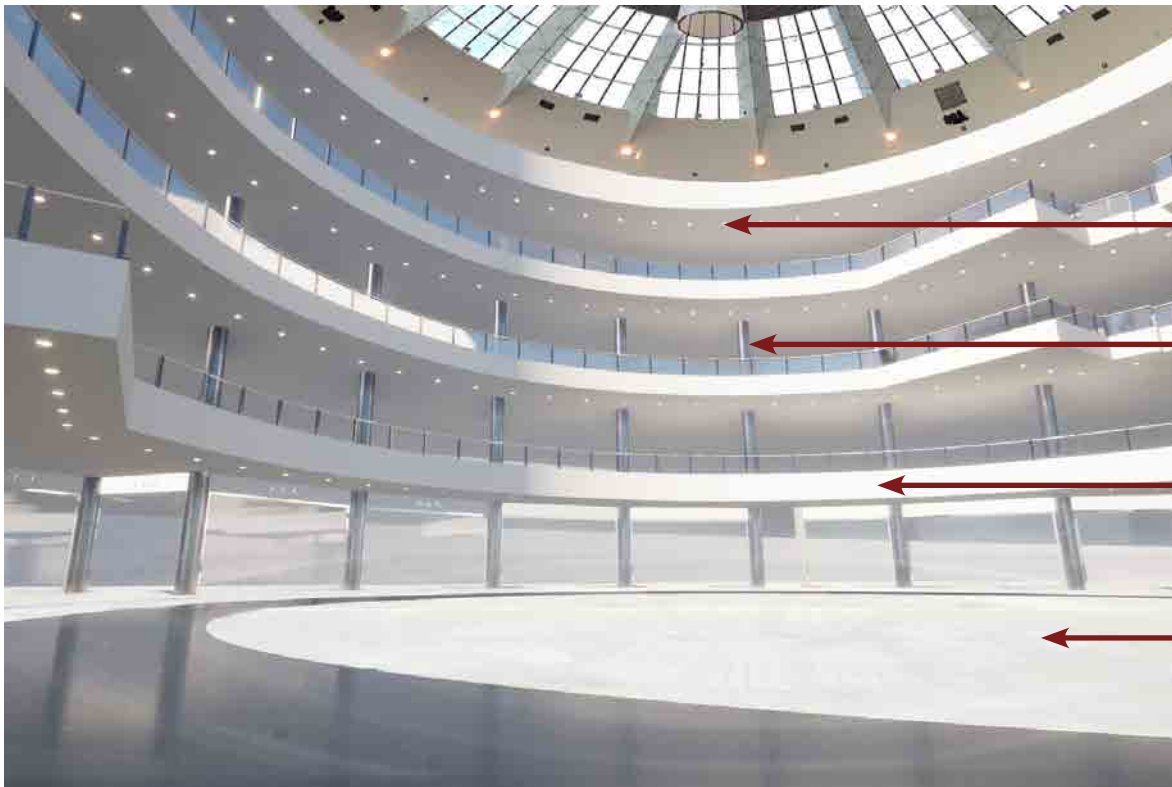
EXISTING SITUATION



VISUAL LOCATION PLAN



PROPOSAL FROM AHRED PROJECTS



Lighting

Revised lighting concept creating lines of downlights following architectural shapes.

Replacement of columns cladding

Remove existing golden cladding and replace with natural aluminum cladding, same as other areas.

Removal of banners & repaint

Existing advertisement banners to be removed. Keep only LED screen in the Central Atrium.

Replacement of existing pavement

Changing of tiles to a pavement with lighter color to enhance Mall 'floor reflection factor' and repair existing floor defects. Proposal is light color framed in grey elements of porcelanic tiles adequate for heavy traffic areas.



TBILISI MALL. PROPERTY UPGRADE

EXISTING SITUATION

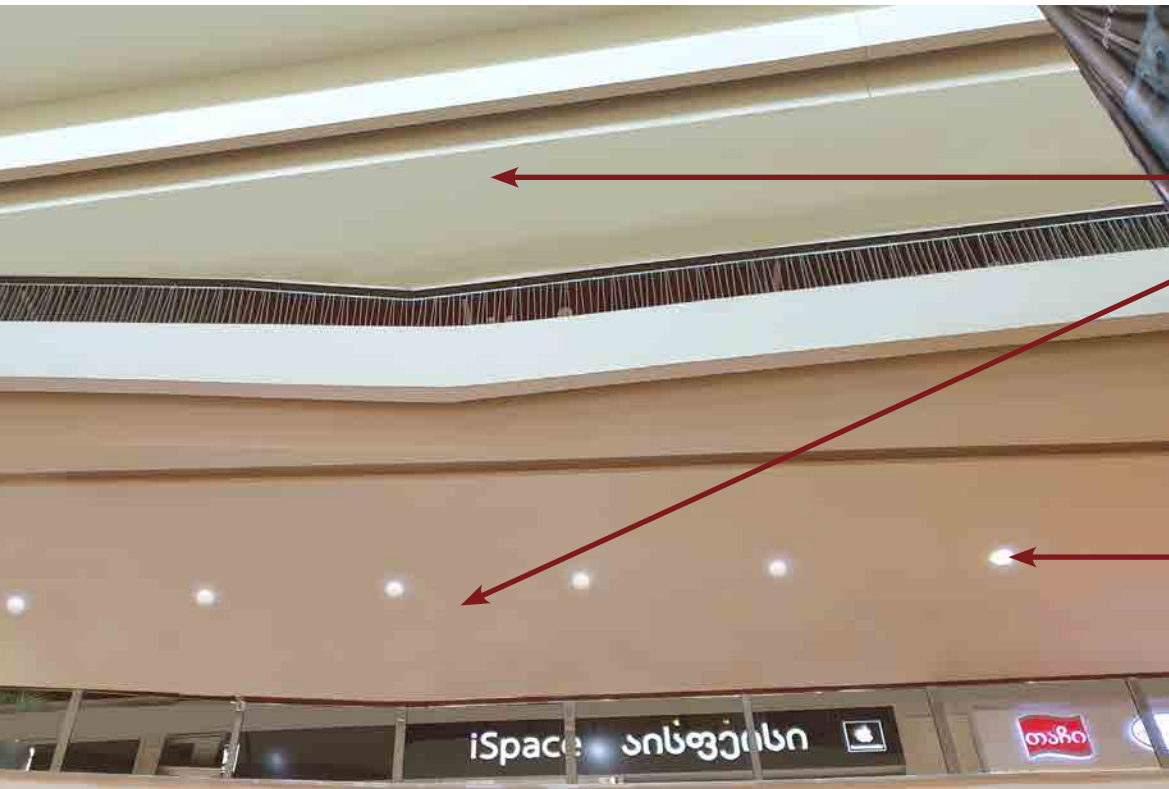


Flags
To be removed.

VISUAL LOCATION PLAN



PROPOSAL FROM AHRED PROJECTS



Wood ceiling substitution
Wooden ceiling parts to be replaced with painted plasterboard.

Lighting
Revised lighting concept creating lines of down-lights following architectural shapes.

TBILISI MALL. PROPERTY UPGRADE

New plasterboard band running over shop banners:

- Continuity and uniformity.
- Air diffusers type BWC (from Madel manufacturer or similar) subsituting existing air grilles.

Lighting 1: Enhanced plasterboard band running below handrails and creating a linear shadow gap (In the image with hidden linear light)

VISUAL LOCATION PLAN



- Lighting 2: Enhanced led downlights in corridors and under bridges:

- Lighting 3: Recessed aluminum profile with opal diffuser in columns and lintel creating a lighting frame around shops.
Options to be studied:
 - a) lighting in jambs+lintel
 - b) lighting only in lintel.
 - c) no lighting.

TBILISI MALL. PROPERTY UPGRADE

Lighting

Revised lighting concept creating lines of downlights following architectural shapes. Warm white effect.

VISUAL LOCATION PLAN



Columns cladding

Maintain metallic surface in natural aluminum. Only substitution of damaged pieces.

Ornamental vertical elements

Cleaning/replacement of damages pieces if any.

Replacement of existing pavement

Changing of tiles to a pavement with lighter color to enhance Mall 'floor reflection factor' and repair existing floor defects. Proposal is light color framed in grey elements of porcelanic tiles

THANK YOU
