Elevation Facade Re-design: Three Options

C+G+5 commercial and residential building, Yendada, Visakhapatnam | VendorLoc Studio



Option A: Horizontal Bands



Option B: Vertical Fins



Option C: Framed Bays

THE BRIEF, AND HOW ALL THREE OPTIONS ANSWER IT

– Remove the curved brickwork on the slab projections that makes the building look bulky.

– Keep and reuse every existing slab projection (drawings 2421-HS-RESI-DWG-132A to 142B). The new facade layer is light and fixes to slab edges; it adds no brick load to the projections.

– Clean contemporary look with materials readily available in India and suited to salt air and monsoon: GRC, textured exterior paint, anodised aluminium, terracotta, granite. No mild steel and no aluminium composite panels.

COMPARISON

	Option A: Horizontal Bands	Option B: Vertical Fins	Option C: Framed Bays
Character	Calm, light horizontal lines	Contemporary, tall, sculpted	Residential, warm, premium
Relative cost	Lowest	Highest (aluminium fins)	Medium
Sun and rain	Bands shade glass below	Best: fins shade west and south sun	Jaali screens shade balconies
Maintenance	Repaint and seal GRC joints	Anodised fins, wash yearly	Terracotta near zero; GRC joints
Build effort	Fastest, local trades	Specialist fabricator	GRC precast plus tile fixing

WHAT IS IN THIS ENTRY

For each option: one perspective board (road corner and main facade) and one drawing board (long elevation 1:300, typical floor facade-layer plan 1:500, wall section at a balcony projection 1:75). Our recommendation if one is to be built: Option A for cost and speed, Option C for the strongest residential appeal.

Option A: Horizontal Bands

Elevation Facade Re-design, Yendada, Visakhapatnam | G+5 commercial and residential | Concept stage



View from the road corner



Main facade, elevated view across the site

CONCEPT

Each existing slab projection becomes one continuous white GRC band. The infill walls step back in charcoal textured paint, so the six floors read as clean, light horizontal lines instead of heavy brick boxes. Timber-look aluminium battens wrap the end bays and planters soften the balconies. Closest to the built structure and the lowest cost of the three.

MATERIALS

- White GRC fascia on slab edges, 550 mm deep
- Charcoal textured exterior paint on infill
- Powder-coated aluminium windows, dark grey
- Black granite and glazed shopfronts at ground floor
- Timber-look aluminium battens on end bays
- Frameless glass balcony rails and planters

WHY IT WORKS

- Uses every projection as built; no new loads
- Fast to build with local trades
- Strong, calm reading from the main road

Option A: Horizontal Bands | Drawings

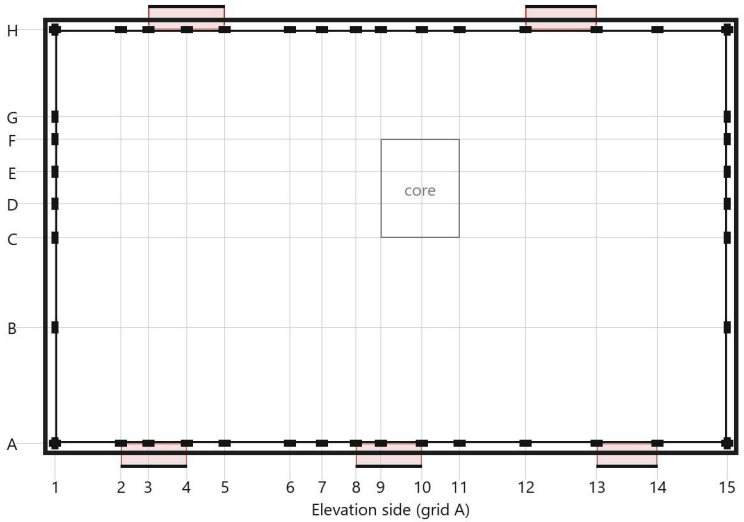
Elevation Facade Re-design, Yendada, Visakhapatnam | G+5 commercial and residential | Facade layer on the existing frame and slab projections

LONG ELEVATION, GRID A SIDE (GRIDS 1 to 15) 1:300 at A3



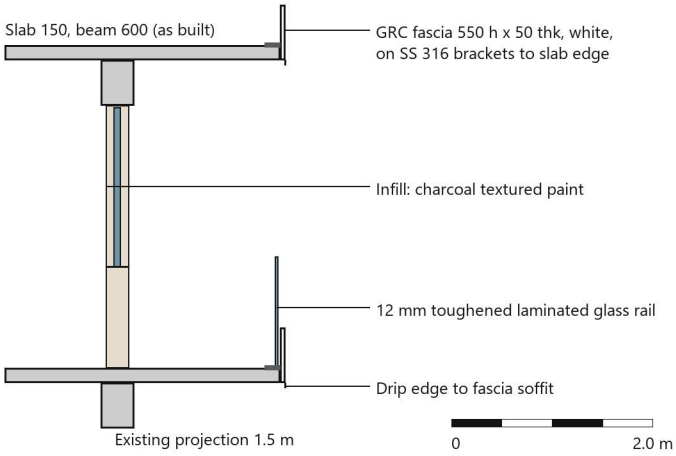


TYPICAL FLOOR (1st to 5th), FACADE LAYER PLAN 1:500 at A3





WALL SECTION AT BALCONY PROJECTION 1:75



KEY

- Existing slab projection
- GRC fascia band
- Timber-look aluminium batten
- Infill wall finish
- Glazing, dark grey frames

Dimensions scaled from slab projection drawing 2421-HS-RESI-DWG-142-B (sheet NTS): approx. 44.4 m x 27.3 m. Verify on site before fabrication. No load added beyond the facade layer.

Option B: Vertical Fins

Elevation Facade Re-design, Yendada, Visakhapatnam | G+5 commercial and residential | Concept stage



View from the road corner



Main facade, elevated view across the site

CONCEPT

Slim bronze-finish aluminium fins run from the first floor to the parapet on the slab edges, in a varied 2-3 rhythm per bay. They break the long 44 m elevation into vertical bays, shade the west and south sun and stop monsoon rain hitting the glass.

MATERIALS

- Extruded aluminium fins, marine-grade anodised bronze
- Warm white textured exterior paint
- Slab edges in light grey
- Bronze roof cap tying the fins together
- Glazed shopfronts at ground floor

WHY IT WORKS

- Most contemporary and tallest-looking
- Real solar shading on a hot coastal site
- Fins fix to slab edges; no brickwork needed

Option B: Vertical Fins | Drawings

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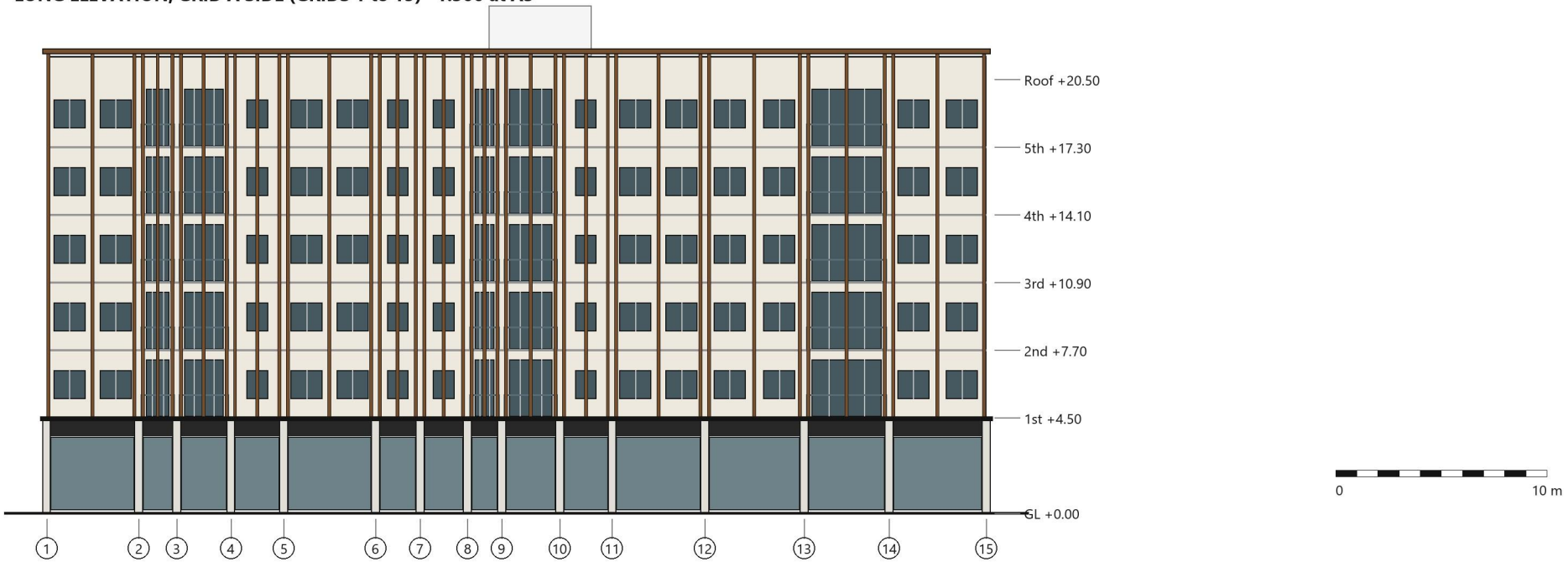
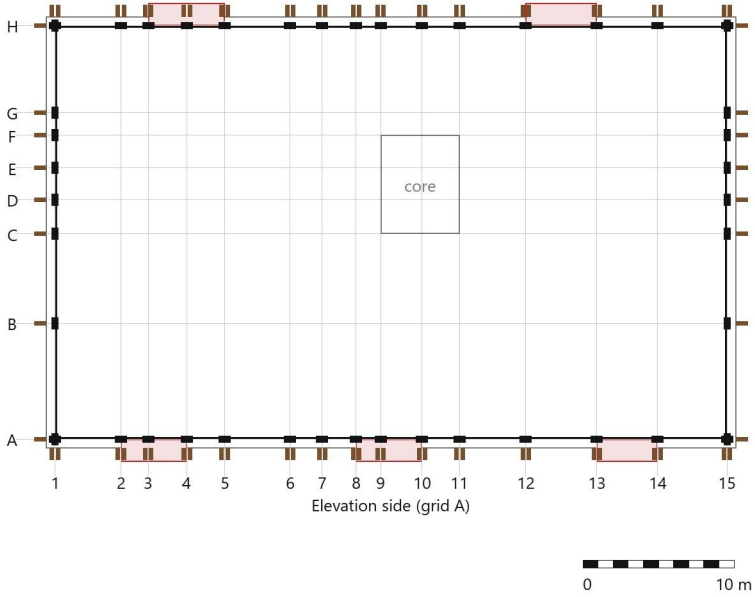
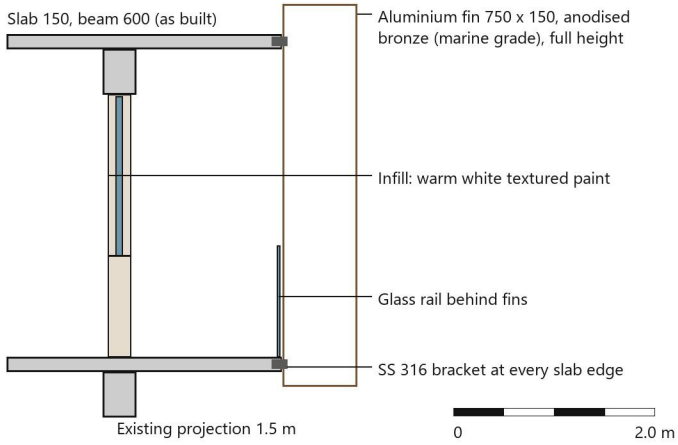
LONG ELEVATION, GRID A SIDE (GRIDS 1 to 15) 1:300 at A3



TYPICAL FLOOR (1st to 5th), FACADE LAYER PLAN 1:500 at A3



WALL SECTION AT BALCONY PROJECTION 1:75



KEY

- Existing slab projection
- Light grey slab edge
- Bronze aluminium fin
- Infill wall finish
- Glazing, dark grey frames

Dimensions scaled from slab projection drawing 2421-HS-RESI-DWG-142-B (sheet NTS): approx. 44.4 m x 27.3 m. Verify on site before fabrication. No load added beyond the facade layer.

Option C: Framed Bays

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View from the road corner



Main facade, elevated view across the site

CONCEPT

White GRC frames group two floors at a time, three structural bays wide. Alternate frames carry terracotta baguette screens in front of the balconies for privacy, shade and sea breeze, with terracotta-tone tile cladding behind. The top floor is set under a deep GRC crown.

MATERIALS

- White GRC frames, 350 mm profile
- Terracotta baguette screens and cladding tiles
- Warm white textured paint
- Aluminium windows and frameless glass balcony rails
- Deep GRC parapet crown over a lighter top floor

WHY IT WORKS

- Most residential and premium character
- Terracotta is local, durable and salt-proof
- Screens give privacy to the balconies

Option C: Framed Bays | Drawings

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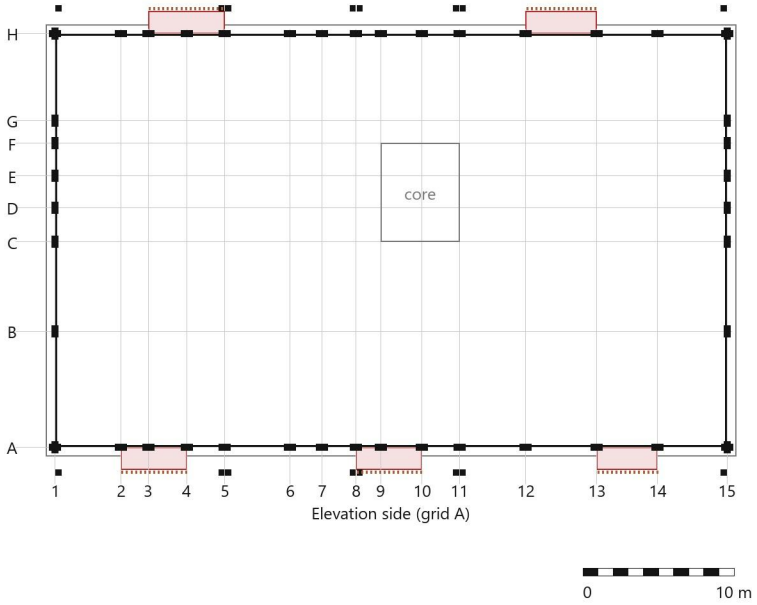
TYPICAL FLOOR (1st to 5th), FACADE LAYER PLAN 1:500 at A3



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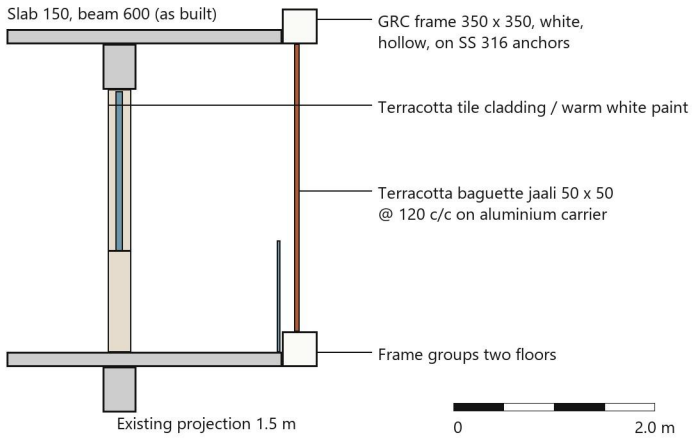

KEY

- Existing slab projection
- GRC frame
- Terracotta jaali
- Infill wall finish
- Glazing, dark grey frames

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