

Project Design Brief & Cost Summary

Reference: Q-2026-0018
Estimate revision: 5
Issued: 10 September 2026

Project: Cintsa Jewel

This brief summarises the selections and indicative construction budget entered into Price Your Build. It is intended to support discussion with an architect, designer or other building professional.

Project Overview

Project reference	Q-2026-0018
Region	EC Coastal Escapes (Cintsa, St Francis, Kenton)
Build route	Owner-managed / self-build
House floor area	316.0 m ²
Storeys	1 storey
Estimated construction period	11 months
Garage build area	36.0 m ²
Gross covered-area reference	352.0 m ² (house + garage)

Budget Target

Main house construction	R 3,492,963.97
Garage build scope	R 277,379.30
Ancillary / external scope	R 139,120.87
Total estimated project	R 3,909,464.14
House construction rate	R 11,053.68 / m ²
Overall project rate (gross covered area)	R 11,106.43 / m ²

Overall project rate basis: Total estimated project value divided by 352.0 m² gross covered area (316.0 m² house + 36.0 m² garage).

The estimated construction budget is a design constraint. Changes to area, glazing, roof geometry, structural spans, finishes or external works may materially change the estimate.

Site & Structural Brief

- **Site slope:** Moderate Incline
- **Soil profile:** Stable / Sandy
- **Foundation approach:** Stepped Strip Footings
- **Footprint:** L-Shape / U-Shape
- **Construction system:** Clay Stock Brick (Plastered)
- **Ground slab:** In-situ Reinforced Solid Concrete Slab

Accommodation Brief

- **Living / lounge:** 40.0 m²
- **Study / home office:** 20.0 m²
- **Primary bedroom:** 30.0 m²
- **Bedroom 2:** 30.0 m²
- **Bedroom 3:** 20.0 m²
- **Laundry:** 12.0 m²

- **Workshop:** 12.0 m²

Garage Scope

- **Garage:** 36.0 m² · Attached · Double sectional door · Same roof as dwelling

Architectural Character & Envelope

- **Wall / external finish:** Plaster & Paint Finish
- **Glazing allowance:** High / Glazed Facade (Large floor-to-ceiling tracking windows)
- **Window frames:** Aluminium
- **Exposure environment:** Coastal exposure — 316 stainless hardware
- **Roof covering:** Concrete Interlocking Tile
- **Roof form:** Gable End Profile
- **Roof pitch:** 25.0°
- **Roof complexity:** Single Standard Ridge
- **Eaves overhang:** 0.60 m
- **Large sliding doors:** 2
- **Stacking doors:** 1
- **Pivot entrance doors:** 1

Interior Finishes & Joinery

- **General flooring:** Luxury Vinyl Tiles
- **Internal wall finish:** Standard Smooth Plaster & Paint
- **Ceiling substrate:** Standard RhinoBoard
- **Ceiling profile:** Vaulted Ceiling (Open volume structure)
- **Internal doors:** Solid Timber Panel (Premium density, high sound dampening)
- **Bedroom wardrobes:** 18.0 linear m · Standard Hinged Doors · White Melamine
- **Utility joinery:** 4.0 linear m · Sliding Doors · White Melamine

Kitchen & Bathroom Brief

- **Main Kitchen kitchen:** 20.0 m² · Standard Melamine cabinetry · Engineered Stone countertop
- **En-suite bathroom:** 10.0 m² · Standard specification · Splash wall tiling
- **En-suite bathroom:** 10.0 m² · Standard specification · Splash wall tiling
- **En-suite bathroom:** 9.0 m² · Standard specification · Splash wall tiling
- **Guest WC (Toilet & Basin) bathroom:** 6.0 m² · Standard specification · None — intentionally no wall tiling wall tiling

External Works

- **Hardscaping:** 60.0 m² · Interlocking Concrete Block Pavers
- **Prepared driveway base:** 60.0 m²
- **Patio / veranda:** 40.0 m² · Ground-Level Reinforced Concrete Slab · Tensioned Shade Sail Canopy

Services & Sustainability

- **Solar / battery system:** Medium (Balanced residential footprint)
- **Water storage system:** JoJo 5,000L Municipal Backup with Booster Pump
- **Water heating:** ITS 3.6kW Heat Pump System (SANS Compliant)
- **Security:** Wireless Alarm System
- **Water supply:** Existing Municipal / Estate Supply
- **Sanitation:** Septic Tank & Soakaway
- **Battery location:** Inside Habitable Area
- **Water-storage use:** Toilets, Laundry & Cleaning (Non-Potable)

Design Considerations / Professional Confirmation

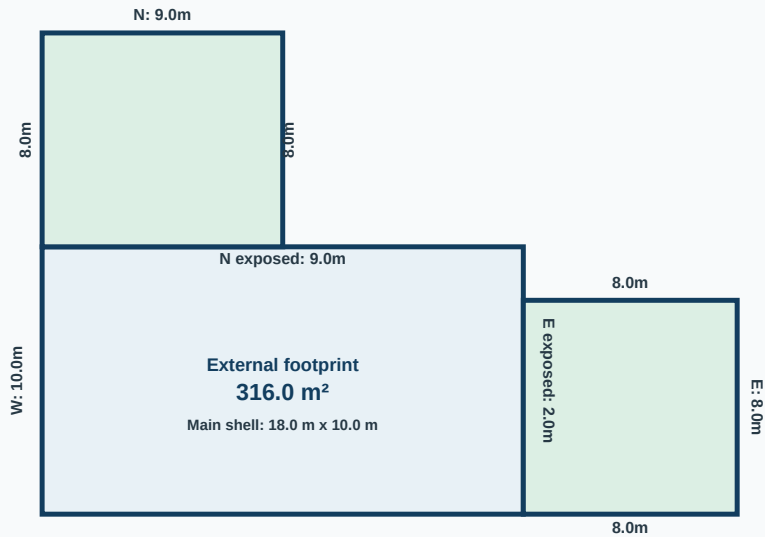
- The selected solar tier indicates approximately 10 kWh of stationary battery storage, located in a habitable room or circulation space. Confirm the battery manufacturer's installation instructions, electrical isolation, ventilation, separation, signage, emergency access and local SSEG/fire requirements. Do not specify a Class-D extinguisher or a generic aerosol unit as a substitute for the approved battery-system fire strategy.
- Battery storage is marked as being in a habitable room or circulation space. Reconsider the location with the installer and relevant authority before construction: avoid living areas and escape routes, and obtain the required fire-safety and electrical sign-off.
- Region maps to SANS 10400-XA Zone 4 (Low heating, low cooling (e.g. Cape Town, George, Saldanha Bay)). Minimum roof/ceiling assembly R-value of 3.70 applied automatically via 135mm glasswool ceiling insulation.
- Zone 4 requires a cavity wall; the selected clay-brick external-wall assembly already includes the 50mm cavity and wall ties.
- Glazing area is 30.1% of floor area, exceeding the 20% SANS 204 Deemed-to-Satisfy threshold for this zone. A Rational Design / Energy Compliance Report and a low-E/solar-control glazing upgrade premium have been added — confirm the performance-path approach with your energy consultant.

Purpose of this document. This project brief is not an architectural specification, engineering design, municipal submission or construction document. Dimensions, specifications, statutory requirements and technical design must be verified by the appointed professionals. The estimate includes selected construction work and only the professional, statutory and connection allowances specifically itemised in the matching BOQ; other site-specific costs are excluded unless shown.

External Footprint & Design Notes

Use this page to record questions, site constraints or design instructions against the issued estimate revision. A separately priced 36.0 m² garage is included in the budget, but is not drawn here because the estimator records its area and specification rather than plan dimensions or site position.

Ground Floor External Footprint



Base shell	18.0 m x 10.0 m	Estimator wall run	88.0 m
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External wall lengths

Wall segment	Length
Main shell - North wall (exposed portions)	9.0 m
Main shell - South wall	18.0 m
Main shell - East wall (exposed portions)	2.0 m
Main shell - West wall	10.0 m
North projection - outer / back wall	9.0 m
North projection - two return walls	2 x 8.0 m
East projection - outer / back wall	8.0 m
East projection - two return walls	2 x 8.0 m

External changes: Projection - N wall: 9.0 m x 8.0 m; Projection - E wall: 8.0 m x 8.0 m. This is an indicative external envelope only - not a floor plan, architectural drawing or construction setting-out drawing.

Design / site notes

This mark-up sheet is indicative only. Confirm all dimensions, levels, boundary offsets and construction details with the appointed building professional before construction.