



THE CLIENT EXPERIENCE SYSTEM

The Queen Boss Blueprint™

Plan it. Define it. Price it. Build it.

Clarity before construction.

A DESIGN & BUILD FIRM

Built by Design

One firm. One accountable team — handling **every step and every element** your project needs, so it comes together on time, in order, and with no guessing.

ON TIME · IN ORDER · NO GUESSING

THE BIG IDEA

We don't guess our way into construction.

Queen Boss Construction is a **design & build firm** that develops the project *before* we build it. We don't walk into a home, throw out a number, and start swinging hammers. One team owns every step — because that is how a renovation stays on scope, on budget, and out of surprises.

The Blueprint exists to protect both sides: the homeowner knows exactly what is included and what comes next, and Queen Boss knows exactly what we are responsible for. Everyone — homeowner, designer, engineers, trades and our build team — works from the same information.

Before we build it, we define it.

01

Define the Project

Design, architecture and engineering — what is actually being built, before a dollar of construction is committed.

02

Define the Finish

Essential, Signature or Estate — your investment aligned to a clear level of materials and customization.

03

Follow the Blueprint

Twelve defined stages from first conversation to final walkthrough — with nothing skipped to start faster.

THE QUEEN BOSS BLUEPRINT™

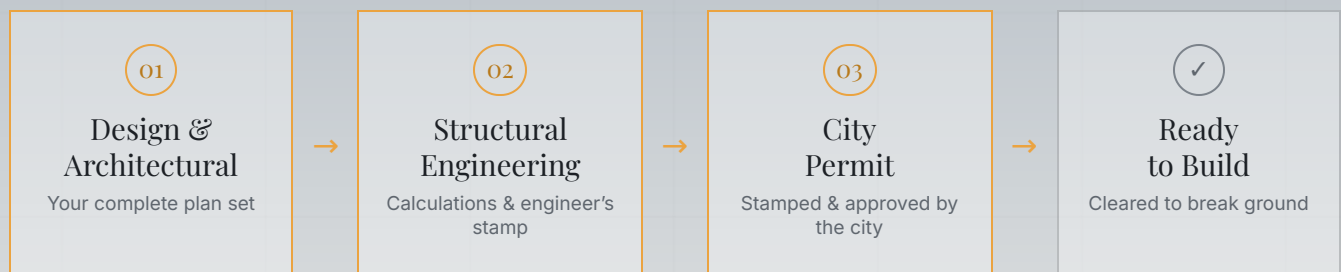
Part One

DEFINE THE PROJECT

Pre-Construction Planning

Design and architectural drawings are developed together as one process — your complete plan set. When a project affects the home's structure, that plan set goes to a licensed structural engineer for calculations and stamping. The drawings are then submitted to the city and stamped for permit before we break ground.

Not every project needs every stage — you only invest in what your project actually requires.



Why pre-construction has a cost

This isn't "*pay us before we give you a price.*" It's investing the necessary professional work into defining your project correctly — so we can deliver a realistic scope, realistic expectations, and realistic construction pricing before major construction dollars are committed. **Pre-construction is a separate, standalone service.** These fees cover the design, engineering, and permitting work and are not applied toward your construction costs.

Before we build it, we define it.

1

STAGE ONE · THE PLAN SET

Design & Architectural

Design and architectural drawings are developed together as one process. Design turns “*I think this is what I want*” into “*This is what we’re building*,” while the architectural drawings establish the dimensions, layouts, and construction details that contractors, subcontractors, permitting authorities, and the homeowner all work from.

Together they become the complete plan set — the roadmap for the project. Changes made on paper are dramatically easier — and less expensive — than changes after walls, cabinets, plumbing, or electrical are already installed.

Space planning

Kitchen & bath layouts

Cabinetry configuration

Flooring & lighting concepts

Finish & material selections

Additions & wall changes

Construction drawings

3D renderings when appropriate

DESIGN & ARCHITECTURAL INVESTMENT

\$2,000 – \$4,000

depending on scope of work & whether more than one area of the property is involved

2

STAGE TWO · ENGINEERED & STAMPED

Structural Engineering

When a project affects the structural integrity or load path of the home, the plan set goes to a licensed structural engineer, who may conduct a site visit and prepare calculations, letters, or engineered drawings — then **stamps the plans** for submission. **This is not unnecessary paperwork** — it ensures the work is safe, code-compliant, and structurally sound, and the engineer’s stamp is what the city requires to permit structural work.

Removing load-bearing walls

Large openings & beams

Foundation modifications

Roof structure changes

Second-story construction

Additions

Engineer’s stamp & calculations

Evaluating existing conditions

ENGINEERING INVESTMENT

\$2,000 – \$4,000

depending on scope of work & whether more than one area of the property is involved

3

STAGE THREE · STAMPED BY THE CITY

City Permit & Approval

With the plan set complete — and the engineer's stamp in hand where required — the drawings are submitted to the city for review. **The city reviews, approves, and stamps the plans for permit.** Construction cannot legally begin until the permit is issued. We manage the submission and coordinate any revisions the city requests, so the project clears review cleanly and you're ready to break ground.

Permit application

Plan submission

City / AHJ review

Revisions & resubmittal

City stamp & permit issuance

Inspections scheduled

PERMIT FEES

City fees — billed at cost

PRE-CONSTRUCTION AT A GLANCE

What the three stages total.

STAGE	SCOPE	INVESTMENT
1 — Design & Architectural	Complete plan set: layouts, selections, construction drawings & renderings	\$2,000 — \$4,000
2 — Structural Engineering	Site evaluation, calculations & engineer's stamp <i>(if required)</i>	\$2,000 — \$4,000
3 — City Permit	Plan submission & city stamp · permit fees billed at cost <i>(if required)</i>	<i>At cost</i>
Total Pre-Construction	<i>Final range confirmed once scope & areas are set</i>	\$2,000 — \$8,000+

*Permit in hand. Plans stamped. **Cleared to break ground.***

Part Two

DEFINE THE FINISH

Selection & Finish Levels

Two kitchens of exactly the same size can cost dramatically different amounts — the difference is **selections**. Cabinetry, countertops, tile, fixtures, lighting, appliances, doors, trim and hardware all move the number. These three tiers give us a shared language, so when you say “a \$50,000 kitchen” or “a \$150,000 kitchen,” we can immediately discuss what that realistically includes.

Essential

~\$135–\$165 / SF

FINISHES ONLY · EXCLUDES LAND, SITE WORK & STRUCTURAL

A clean, well-built home using quality builder-grade materials — the right choice when maximizing budget toward square footage and structure matters most.

Signature

MOST POPULAR

~\$165–\$210 / SF

FINISHES ONLY · EXCLUDES LAND, SITE WORK & STRUCTURAL

Upgraded materials and brands throughout that elevate everyday livability and long-term durability — without moving into full custom pricing.

Estate

~\$210–\$275+ / SF

FINISHES ONLY · EXCLUDES LAND, SITE WORK & STRUCTURAL

A full custom finish package with premium brands, natural materials, and designer detailing — built for clients who want the home to be a showpiece.

Same Queen Boss craftsmanship at every tier. The difference is customization and material investment — never quality of workmanship.

THE COMPARISON

What each tier includes.

CATEGORY	Essential	Signature	Estate
Flooring	LVP main areas · carpet in bedrooms · standard tile in wet areas	Engineered hardwood · upgraded carpet pad · larger-format porcelain	Solid wide-plank hardwood & stairs · natural stone · custom tile inlay
Kitchen Cabinetry	Stock cabinetry, painted / laminate · standard overlay	Semi-custom, soft-close · expanded door & finish selection	Full custom, inset doors · furniture-grade, integrated panels
Countertops	Laminate or entry-level quartz · standard edge	Mid-grade quartz / granite · upgraded edge, undermount sinks	Premium quartz, quartzite or stone · waterfall & book-matched slabs
Plumbing Fixtures	Builder-grade chrome / nickel · standard tub & shower units	Mid-grade (Delta / Moen) · tiled surrounds, freestanding tub option	Premium (Kohler / Brizo) · custom tile showers, soaking tubs
Lighting & Electrical	Builder-grade allowance · standard recessed cans	Upgraded allowance · added cans, under-cabinet lighting	Designer allowance · layered plan, dimming, statement fixtures
Interior Doors & Trim	Hollow-core doors · 3¼" casing, 2¼" base	Solid-core doors · craftsman casing, 3¼" base	Solid-core / custom · coffered ceilings, wainscoting

Continued on the following page.

THE COMPARISON · CONTINUED

Systems, envelope & appliances.

CATEGORY	Essential	Signature	Estate
Windows & Ext. Doors	Vinyl double-hung · steel entry door	Vinyl / fiberglass, upgraded grid · fiberglass entry w/ sidelites	Fiberglass or wood-clad, custom sizing · wood / iron oversized entry
Exterior / Siding	Vinyl siding · minimal stone or brick accent	Fiber cement (Hardie) · stone or brick at entry	Hardie w/ architectural detail · full masonry accents
Roofing	Architectural asphalt shingle, standard color	Architectural shingle, premium color / warranty	Standing-seam metal accents or full premium system
HVAC	Single-stage, code-minimum · standard zoning	Two-stage, mid SEER · zoned per floor	Variable-speed, high SEER · zoned per room, smart controls
Paint & Wall Finishes	Builder-grade, two colors	Upgraded line · accent-wall allowance	Premium line · designer accents, feature millwork
Appliances	Stainless entry-level package	Mid-grade stainless (GE Profile / Bosch)	Premium / professional (Wolf / Sub-Zero)

\$/SF figures are budgetary talking points for early conversations — **not a quote**. Final pricing is always developed from an approved scope of work and confirmed against final selections, square footage, and site conditions. Tiers can be mixed by category — for example, Signature cabinetry with Estate plumbing fixtures.

Part Three

FOLLOW THE BLUEPRINT

The Queen Boss Way

This is how we build. Every project follows the same defined sequence — grouped under four simple commitments. We don't skip stages to start construction faster.

Plan it. UNDERSTAND THE PROJECT

01**DISCOVERY**

Initial consultation — goals, priorities, investment expectations and existing conditions.

02**SITE ASSESSMENT**

Measurements, photographs, evaluation of the property and potential issues.

UNDERSTAND
BEFORE
DESIGNING

Define it. ESTABLISH THE SCOPE

03**DESIGN**

Layouts, concepts, renderings and clear project definition.

04**ARCHITECTURE / ENGINEERING**

Drawings and structural work brought in when the project requires them.

05**SELECTIONS**

Cabinetry, tile, flooring, fixtures, finishes and appliances are established.

06**SCOPE DEVELOPMENT**

The full project scope is documented clearly — what's in, and what's not.

07**PRICING**

Trade pricing, materials, allowances and construction costs are assembled.

08**FINAL PROJECT REVIEW**

We review scope, plans, selections, investment and expectations together.

Price it & Build it. EXECUTE WITH CONTROL

09**CONTRACT & PRE-CONSTRUCTION**

Agreement, permits, scheduling, ordering and mobilization.

10**CONSTRUCTION**

Project execution using the approved plans and defined scope.

11**QUALITY CONTROL**

Ongoing inspections, communication and issue resolution throughout.

12**COMPLETION**

Final walkthrough, punch list and project handover.

*Twelve stages. **None skipped.***

WHY THE BLUEPRINT WORKS

Clarity before construction.

Our process is built to reduce the three biggest causes of construction problems — before they ever reach the job site.

01

Undefined Scope

When “what’s included” is fuzzy, budgets and schedules unravel. We document scope so nothing is assumed.

02

Undefined Selections

Unmade decisions become expensive later. We lock materials and finishes before we price and build.

03

Undefined Expectations

Misaligned expectations create conflict. Everyone works toward the same, clearly-defined finished product.

A WORD ON CHANGE ORDERS

Designed to minimize surprises.

The Blueprint is designed to minimize unnecessary change orders by identifying as much as possible **before** construction begins — better estimates, better scheduling, fewer surprises. When changes do happen, they’re the exception: documented clearly, never a scramble.

Legitimate reasons a change may still occur

- └ Concealed conditions found after demolition
- └ Homeowner-requested changes
- └ Unforeseen structural conditions
- └ Code requirements & material availability
- └ Discoveries made once walls are opened

*The homeowner knows what’s included. Queen Boss knows what we’re responsible for. The trades know what they’re pricing. **Everyone is working toward the same finished home.***



THE QUEEN BOSS BLUEPRINT™

“We don’t guess our way into
construction.
We develop the project first.”

QueenBossConstruction.com

704-323-5700 · Charlotte, NC

Licensed & Insured — NC & SC