

Blair

RAF 100
Garage Right
Elevation E
Basement



Elevation E



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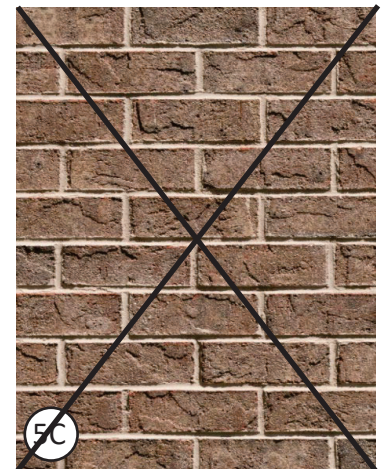
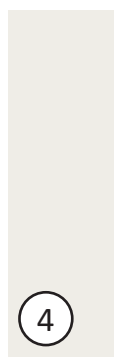
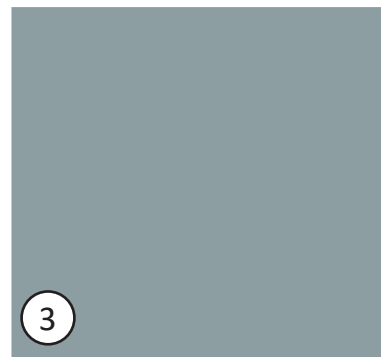


M/I HOMES

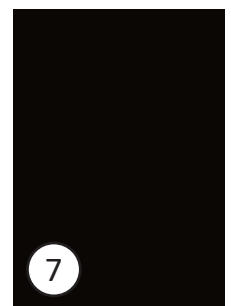
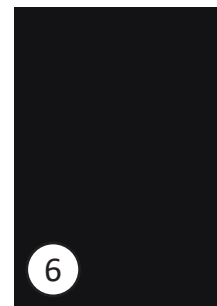
BUYER _____

LOT/COMMUNITY _____ 100 RAF _____

HOME PLAN _____ BLAIR E _____

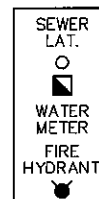


1. ROOF SHINGLE: WEATHERED WOOD
 2. SIDING AND FLAT PANEL: NEUTRAL GROUND SW7568
 3. SHAKE AND BOARD & BATTEN: DEBONAIR SW9139
 4. TRIM AND GARAGE DOOR: PURE WHITE SW 7005
 - ~~5A/5B. STONE: HAMILTON HERITAGE OR PRESTIGE LEDGESTONE~~
 - ~~5C. BRICK: BESSEMER GREY~~
 6. FRONT DOOR: TRICORN BLACK SW 6258
 7. SHUTTERS: BLACK 002
 8. GUTTERS: BLACK
 9. WINDOWS: WHITE
 - ~~10. OPTIONAL METAL ROOF: DARK BRONZE~~
 11. OPTIONAL TIMBER COLUMNS: SPICEWOOD (SEMI-TRANS. OIL BASE)
- * ALL ITEMS LISTED MAY NOT BE APPLICABLE TO ELEVATION OF HOME





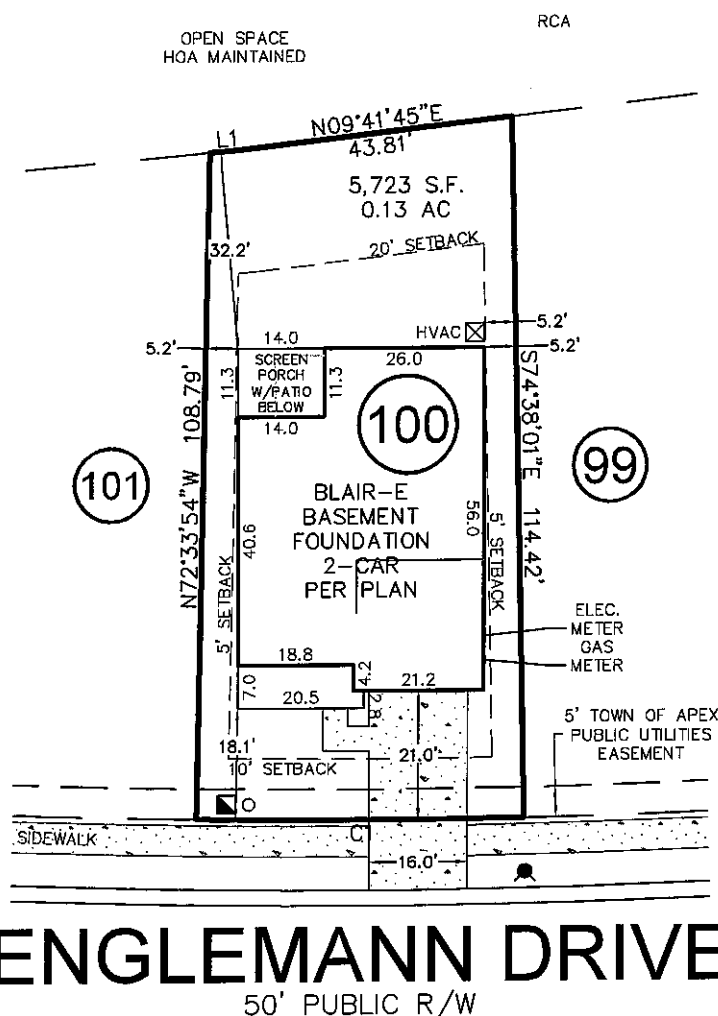
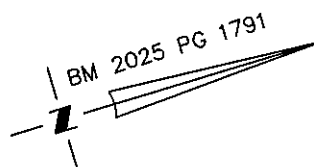
IMPERVIOUS SURFACE AREA	
DESCRIPTION	AREA
HOUSE w/ PORCH	2,141 S.F.
SC PORCH/HVAC	167 S.F.
DRIVEWAY & WALKS	380 S.F.
TOTAL =	2,688 S.F.
LOT AREA =	5,723 S.F.
% IMPERVIOUS AREA	=47.0%



VICINITY MAP
Not To Scale

SETBACKS: (BM 2025 PG 1791)

FRONT - 10'
REAR - 20'
SIDE - 5'
CORNER - 5'
RCA - 10' BUILDINGS

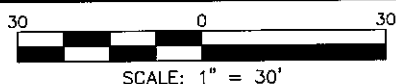


CURVE	RADIUS	ARC LENGTH	CH LENGTH	CH BEARING
C1	1475.00'	53.25'	53.25'	N16°24'03"E

THIS PROPERTY MAY BE SUBJECT TO ANY AND ALL APPLICABLE DEED RESTRICTIONS, EASEMENTS, RIGHT-OF-WAY, UTILITIES AND RESTRICTIVE COVENANTS WHICH MAY BE OF RECORD OR IMPLIED

THIS DRAWING DOES NOT
REFLECT AS-BUILT INFORMATION

PRELIMINARY PLAT
NOT FOR RECORDATION, CONVEYANCES, OR SALES.



**RESIDENTIAL
LAND SERVICES, PLLC.**

1917 Evans Road
Cary, North Carolina 27513
Phone (919) 378-9316
Firm License # P-0873

HOUSE LOCATION PLOT PLAN

#2354 ENGLEMANN DRIVE
LOT 100, RETREAT AT FRIENDSHIP, PHASE 8
Buckhorn Township, Wake County, North Carolina

PROPERTY OF: M/I HOMES

MAP BOOK 2025 PAGE 1788-1791 DEED REFERENCE _____

DRAWN: ADP	SURVEYED: N/A	CHECKED: DMR	DATE: NOVEMBER 3, 2025
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Blair

First Floor

9' Ceilings

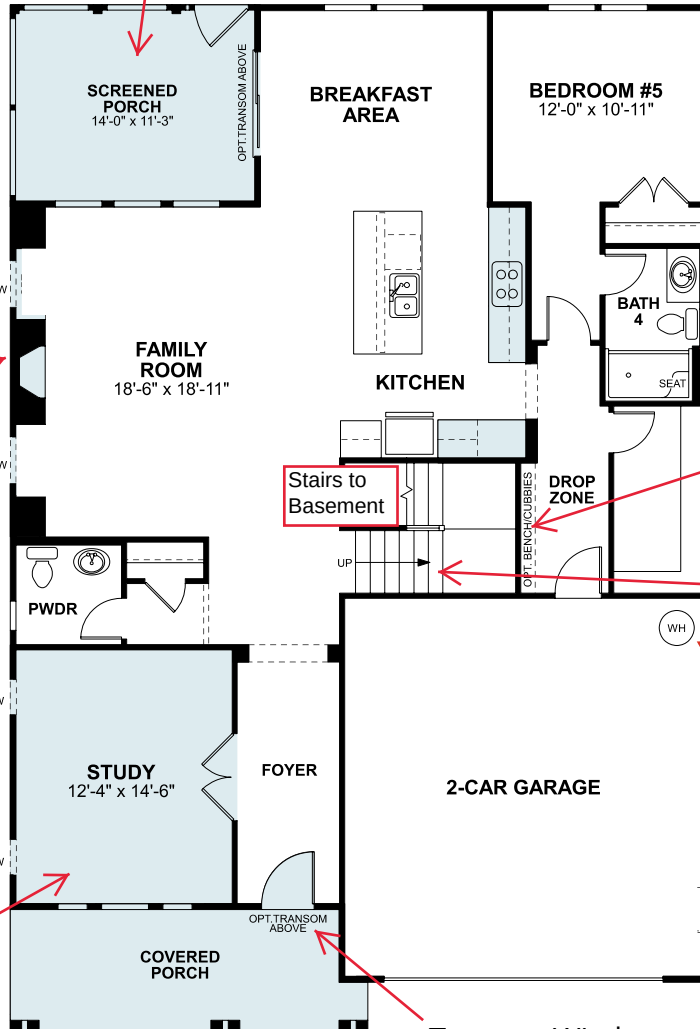
Screened Porch

Add 3x6
Windows

Fireplace

Add 2x6
Windows

Study with 15-
Lite Glass French
Doors



Transom Window
Included



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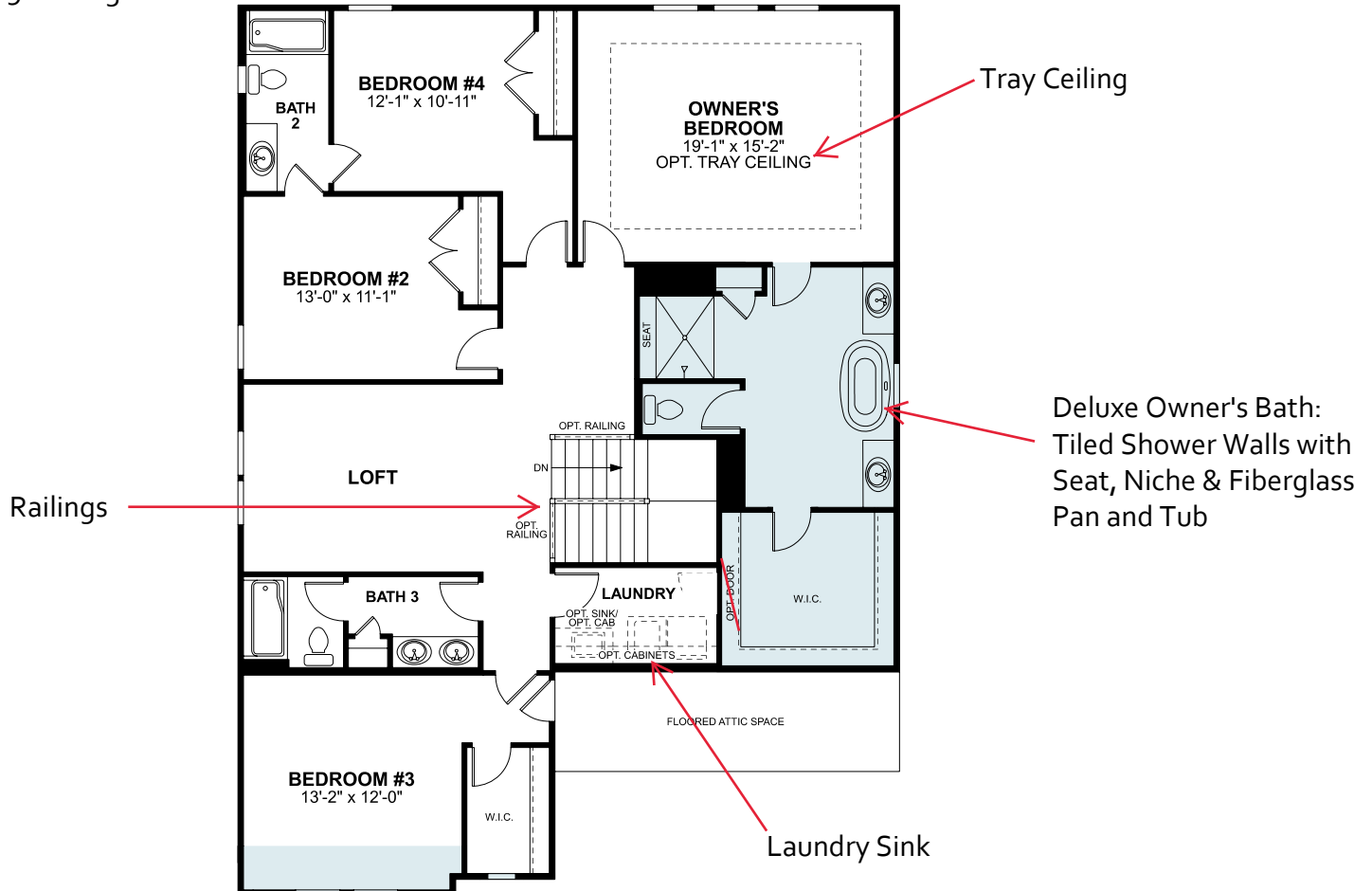
M/I HOMES

Blair

RAF 100
Garage Right
Elevation E
Basement

Second Floor

9' Ceilings



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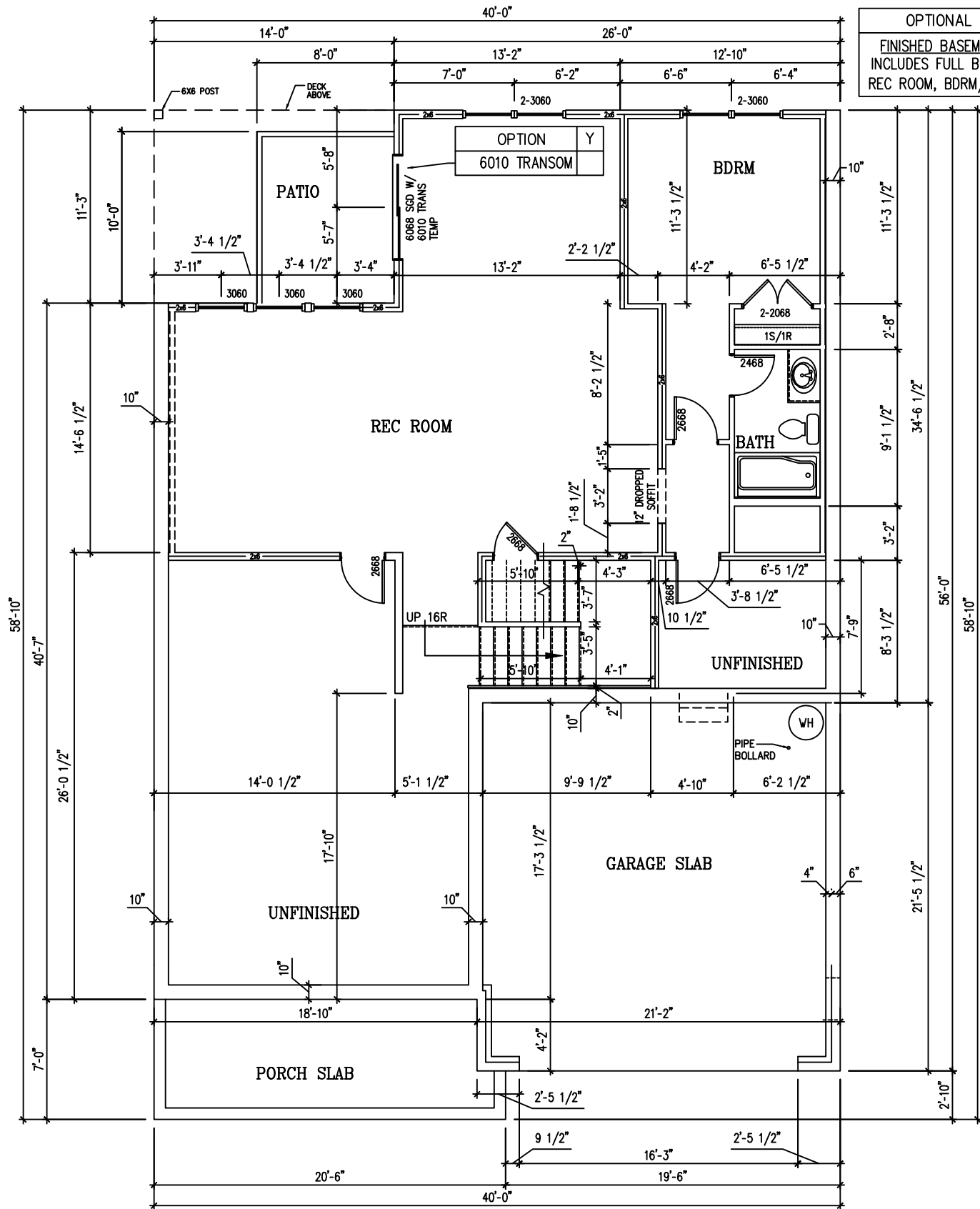


M/I HOMES

General Floor Plan Notes

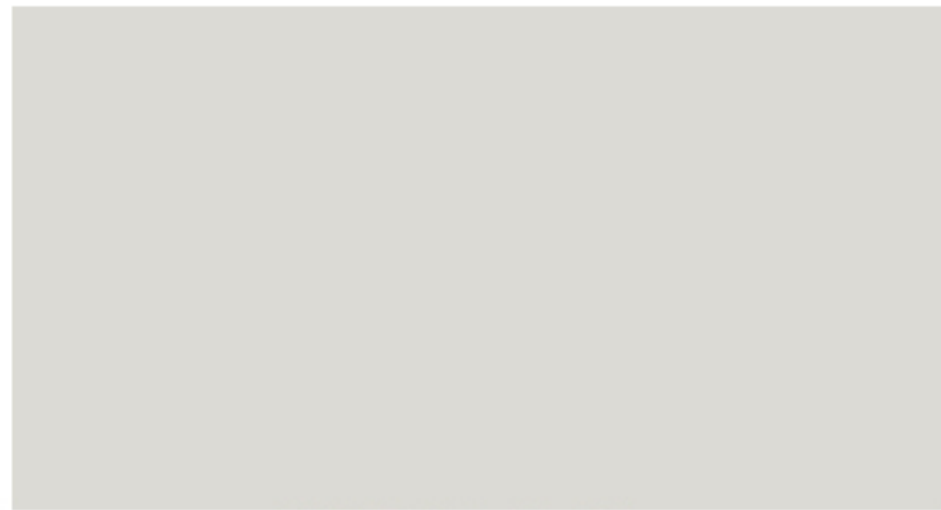
General Floor Plan Notes shall apply unless noted otherwise on plan.

- Wall Heights:** Typically 9'-1-1/2" first floor and 8'-1-1/2" second floors U.N.O.. All walls are constructed using a double top plate. Splices at Double Top Plate do not need to occur at Vertical Studs but must be at least 24" apart from Joint in other Top Plate layer. Special wall heights are noted on plans where they occur.
- Wall Thickness** is typically 4" at exterior walls, 3-1/2" at interior. 2x6 frame shall be used at walls that back up to plumbing fixtures. Walls greater than 10' high shall be framed with 2x6 framing or greater and will be noted as a special condition where it occurs on plan.
- Header height** shall be 7'-11" AFF at 9' plate height and 6'-11" at 8' plate height, unless noted otherwise.
- Soffits, Coffered Ceilings, Trey Ceilings** and other significant ceiling plan elements are shown on the floor plans and are denoted as single dashed lines. Unless specifically call out as included, Kitchens do not include soffits over wall cabinetry.
- Door & Window Frames**, where occurring near corners, shall be a minimum of 4-1/2" from corner. Except for walk-in closets with doors near a corner, doors at closets shall be centered on closet.
- Windows:** Shall have at least (1) window in each sleeping room, that meets egress. Shall be provided with tempered glass at hazardous glazing areas. Windows used at unfinished attic spaces as elevation decorative elements only shall have obscure glazing.
- Closets** for clothing or coat storage shall be equipped with 1 rod/shelf. Closets for linen shall have 5. Closets for pantries shall have 5 shelves. Consult spec level for solid or wire shelves.
- Stairs** shall have a minimum width dimensioned as 3'-7", treads shall be 10" deep, risers shall be a maximum of 7-3/4", unless noted otherwise.
- Handrails and Guards** at stairs shall be 34" above the finished surface of the ramp surface of the stair. Handrails at landings and overlooks of multilevel spaces shall be 42" above finished floor. Guards (pickets or balusters) shall be spaced with no more than 4" between guards.
- Attic Access** shall be provided to attic areas that exceed 400 square feet and have a vertical height of 60" or greater. Minimum clear attic access shall be 20" x 30". Pull down stairs and access doors in knee walls meeting minimum criteria are also acceptable.
- Garage Door to Living Space** shall be 2'-8" x 6'-8" minimum size and shall be 20 minute fire rated and weather sealed.
- Garage Walls**, as a minimum, shall be separated from living space and living space attic by installing 1/2" gypsum board on the garage side of the wall.
- Garage Ceilings**, 5/8" type "X" gypsum board on the garage ceilings when heated space is above.

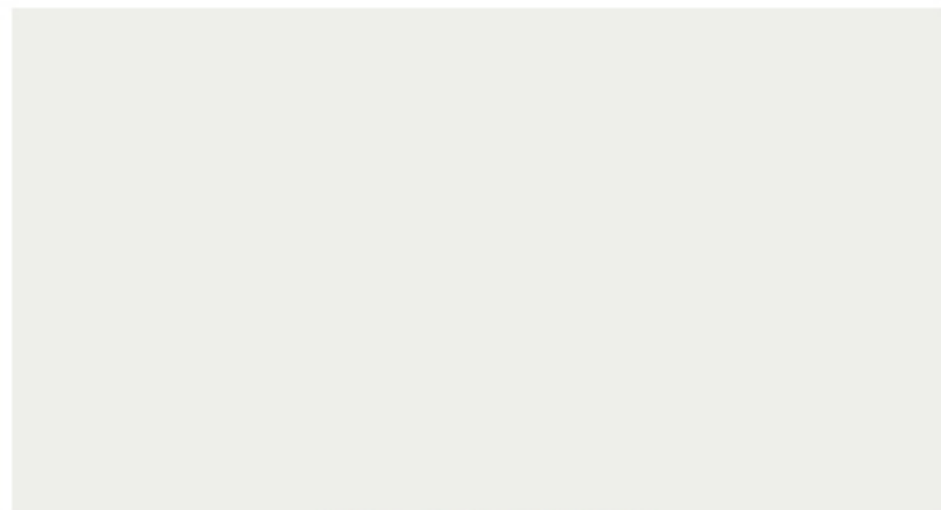


Finished Basement

GARAGE OPTIONS	Y
2-CAR SIDE LOAD GARAGE	
2-CAR SIDE LOAD W/ 1-CAR GAR.	
3-CAR FRONT LOAD GARAGE	
3-CAR FRONT LOAD W/ MULTI-GEN SUITE	
3-CAR FRONT LOAD W/ 2ND OWNER'S BED.	



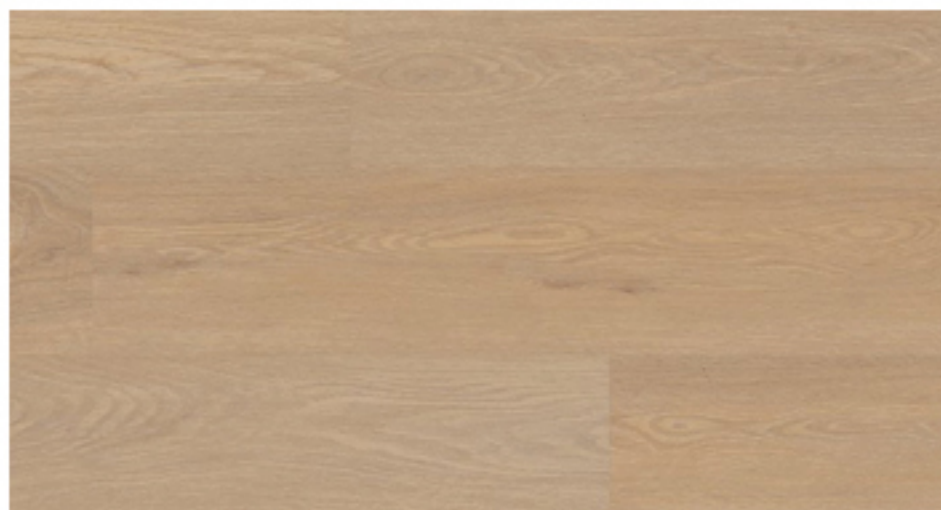
Wall Paint - First Star



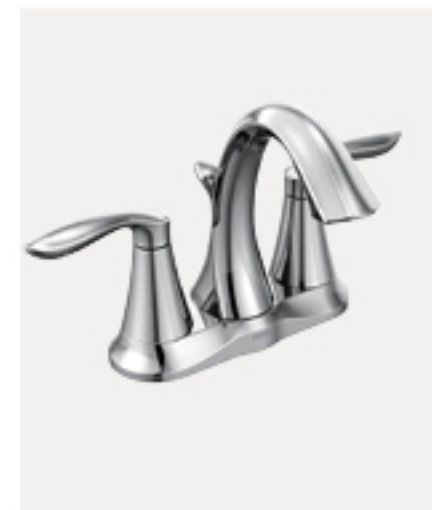
Trim - Extra White



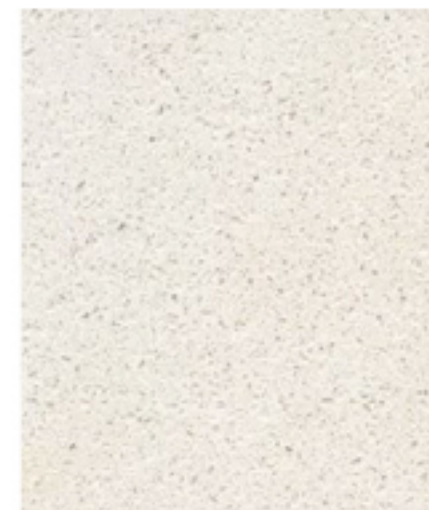
Carpet - Concrete



LVP Flooring - Timeless Oak



Bath Faucet -
Eva Chrome



Secondary Bath Quartz
Blanco Maple



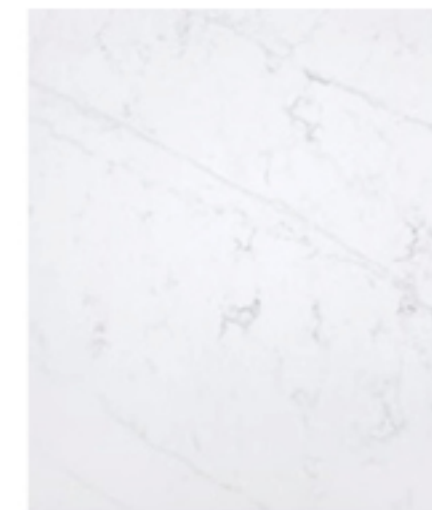
Secondary Bath/Laundry Tile - Aria White 12x24



Backsplash - Mesmerist Whimsy Hex



Kitchen Sink - Rectangular Stainless Steel



Owner's Bath Quartz -
Et Statuario



Kitchen Quartz -
Ethereal Noctis



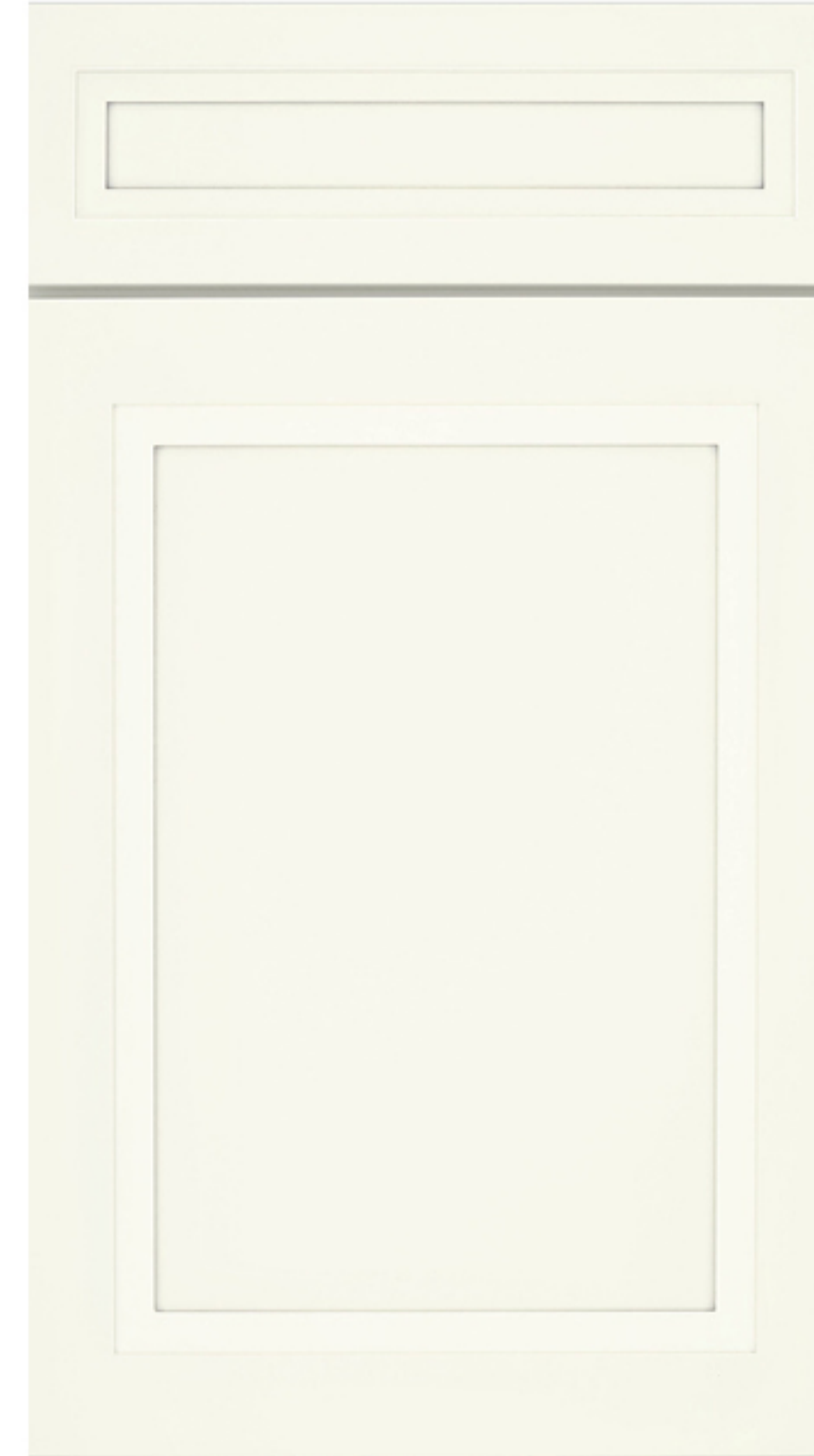
Owner's Bath Tile - Elect Grey 12x24



Kitchen Faucet
- Sleek SRS



Rectangular Pull - SN



Kitchen/Bath Cabinet - Maddox Linen

Gourmet 36" Kitchen (Chef Appliance Package)

GE Profile 36" Built-In Gas Cooktop with 5 Burners



GE 30" Combination Convection Wall Oven and Microwave



GE Top Control Dishwasher with SS Interior



36" Designer Wall Mount Hood w/ Dimmable LED Lighting



*Subject to change without notice.

September 29, 2025

Lot/Community

Smart Series Collection: Opal A

Kitchen	
(Kitchen finishes apply to any optional Breakfast, Butler's, Wet-Bar, & Serving Area - per plan & option)	
Cabinets	Maddox Linen (L4) *Include decorative end panels on kitchen island
Hardware	Doors & Drawers Rectangular Pull 3502 SN
Countertop	Ethereal Noctis Quartz (L5) w/ Square Edge
Backsplash	4" Hex Mesmerist Whimsy MM34 w/ 88 Silver Shadow grout
Backsplash Installation	Hex
Sink	Stainless Single Bowl AS333
Faucet	Sleek 7864 SRS

Owner's Bath	
Vanity	Maddox Linen (L4)
Countertop	Et Statuario Quartz (L4) w/ Square Edge
Floor Tile	12 x 24 Elect Grey EL32 (L3) w/ 89 Smoke Gray grout
Tile Installation	1/3 Staggered w/ 24" length parallel to vanity
Wall Tile	12 x 24 Elect Grey EL32 (L3) w/ 89 Smoke Gray grout
Tile Installation	24" length installed horizontally and straight stacked
Sink	White Rectangular Undermount
Faucet	Eva Chrome 6410
Shower Seat	Ivory White (per plan)
Shower Enclosure	Frameless

Secondary Baths	
Vanity	Maddox Linen (L4)
Countertop	1.5 cm Blanco Maple Quartz w/ Square Edge
Floor Tile	12 x 24 Advantage Epitomize Aria White EP20 (L2) w/ 89 Smoke Gray grout
Tile Installation	1/3 Staggered w/ 24" length parallel to vanity
Wall Tile	12 x 24 Advantage Epitomize Aria White EP20 (L2) w/ 89 Smoke Gray grout
Tile Installation	24" length installed horizontally and straight stacked
Sink	White Rectangular Undermount
Faucet	Eva Chrome 6410
Shower Seat	Ivory White (per plan & option)
Shower Enclosure	Semi-Frameless (per plan & option)

Powder Room	
(Per Plan)	
Sink	Oval Pedestal Sink (Included)
Faucet	Eva Chrome 6410

Hard Flooring	
Resilient LVP	Shaw - Rookwood Plus - Timeless Oak (L2)
Locations	Foyer, Great Room, Kitchen/Dining, Mudroom/Garage Entry, & Powder

Carpet	
Carpet	Shaw - Easton Square - Concrete (L1)
Cushion	7/16" Bonded Urethane - 6lb

Laundry	
Floor Tile	12 x 24 Advantage Epitomize Aria White EP20 (L2) w/ 89 Smoke Gray grout
Tile Installation	1/3 Staggered w/ 24" length parallel with washer/dryer wall
Optional Cabinets	Maddox Linen (L4)
Optional Countertop	1.6 cm Blanco Maple Quartz w/ Square Edge
Optional Undermount Sink	Stainless Undermount Laundry Sink VS2318
Opt Faucet w/ Base Cabinet	Camerist 7840 SRS

Light Fixtures	
Kitchen Island Pendants	Windom Brushed Nickel 6102801-962

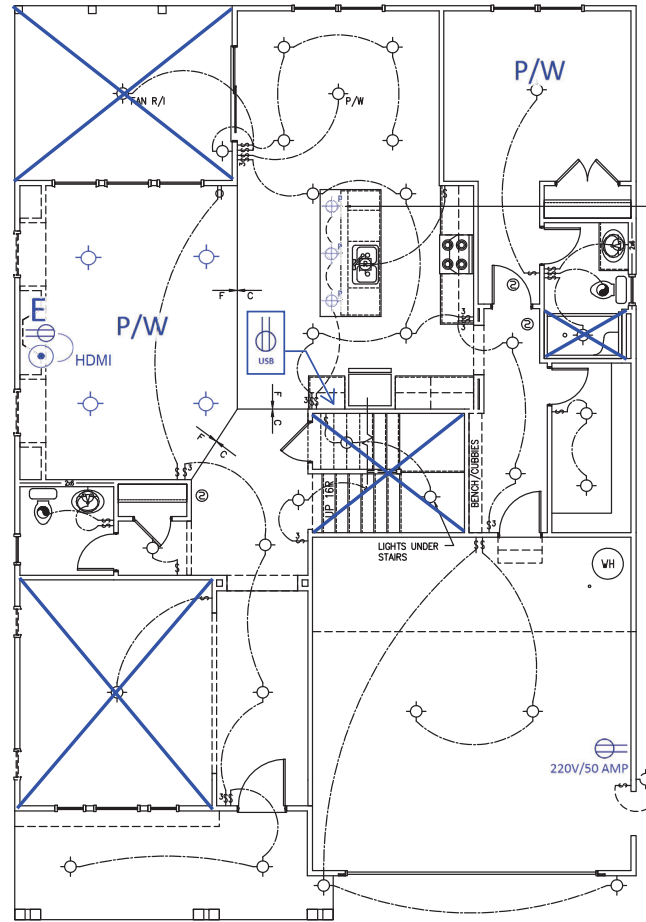
Interior Paint	
Wall Paint	First Star
Trim Paint	White
Std Wall Rail & Opt Stair	
Rail/Newel Post(s)	Minwax True Black 274
Tread Cover	Shaw - Rookwood Plus - Timeless Oak

*** All items & finishes may not be applicable to all plans

REVISED
11.3.2025

100 RAF

- E** ETHERNET (5)
- C** CABLE (4)
- HDMI** HDMI PREWIRE (3)
*GREAT ROOM - INSTALL 110V OUTLET ABOVE MANTEL
AND TERMINATE AT CABLE/ETHERNET
LOFT/BONUS ROOMS - INSTALL 110V OUTLET ABOUT 60"
AFF WITH CABLE/ETHERNET AT STD HEIGHT
- 110V** 110V OUTLET (4)
- LED** LED SURFACE MOUNT (8)
- P** PENDANT LIGHT (3)
- P/W** FAN PREWIRE (10)
- 220V/50 AMP** 220V/50 AMP CIRCUIT FOR ELECTRIC CAR
CHARGER (1)
- USB** 110V USB OUTLET (1)
- D** DEDICATED 110V GFCI OUTLET (1)



OPTION	Y
PENDANT LIGHTS (3)	Y

1ST FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

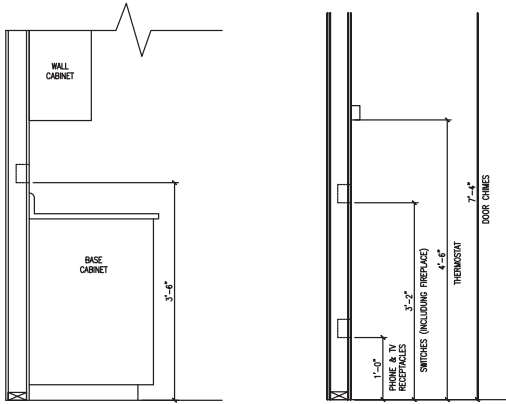
MASTER ISSUE DATE: 05/01/18
DO NOT SCALE PRINTS
CONSTRUCTION SHALL BE
FOR INDICATED DIMENSIONS
ONLY. ANY DISCREPANCIES
TO BE REPORTED TO M/I
HOMES FOR CLARIFICATION
LATEST REVISION DATE:
02/16/25

SUB NAME
LOT# -
-/-/-

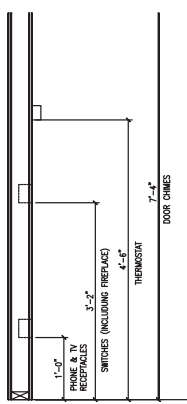
M/I HOMES
Welcome to Better.

BLAIR
GARAGE - RIGHT
1ST FLOOR ELECTRICAL PLAN - ELEVATION "E"

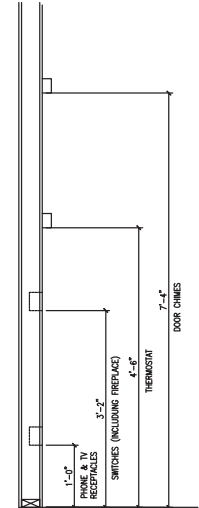
SHEET #
7.00



SWITCH & RECEPTACLE BOXES OVER KITCHEN CABINETS



STANDARD ELECTRICAL BOX HEIGHTS



STANDARD ELECTRICAL BOX HEIGHTS

ELECTRICAL LEGEND	
OUTLET & SWITCH LOCATION WILL BE PER CODE AND MAY VARY FROM LOCATIONS	
	SINGLE SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	150 VOLT OUTLET
	CEILING FAN PREWIRE
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	2 WAY FLOOD LIGHT
	EXHAUST FAN
	SMOKE DETECTOR

NOTE:
THIS PLAN SHOWS LIGHTING AND LIFE SAFETY ITEMS ONLY. CONVENIENCE
OUTLETS ARE PLACED IN FIELD BY ELECTRICAL CONTRACTOR BASED ON
REQUIREMENTS OUTLINED IN THE NATIONAL ELEC CODE.

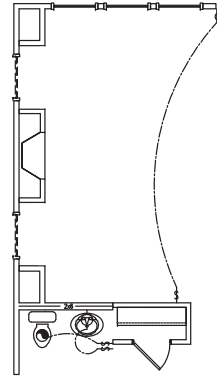
GENERAL POWER AND LIGHTING NOTES:

GENERAL POWER AND LIGHTING NOTES SHALL APPLY UNLESS NOTED
OTHERWISE ON PLANS. ALL WORK SHALL BE INSTALLED PER THE 2018 NC
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DEVICES SHALL MEET NFPA 72.

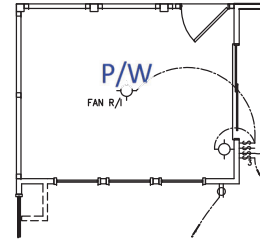
1. **SMOKE ALARMS** - SHALL BE PROVIDED AS A MINIMUM OF (1) PER
FLOOR, INCLUDING BASEMENTS (IF APPLICABLE), (1) IN EACH SLEEPING
ROOM, AND (1) OUTSIDE EACH SLEEPING AREA, WITHIN THE IMMEDIATE
VICINITY OF SLEEPING ROOMS. WHEN MORE THAN ONE ALARM IS REQUIRED,
THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT
THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. SMOKE
ALARMS SHALL BE HARD WIRED TO PERMANENT POWER AND SHALL HAVE
BATTERY BACK-UPS.

2. **SWITCHES** - FOR LIGHTING, FANS, ETC. SHALL BE INSTALLED AT
HEIGHTS ILLUSTRATED ON THIS PAGE AND SHALL BE LOCATED A MINIMUM
OF 4" FROM DOOR OPENINGS TO ALLOW FOR THE PROPER INSTALLATION
OF DOOR CASINGS. SWITCHES, THERMOSTATS, SECURITY PADS AND OTHER
SIMILAR DEVICES SHALL BE GROUPED TOGETHER AND INSTALLED
THOUGHTFULLY FOR CONVENIENCE OF USE AND TO AVOID PLACEMENT WITHIN
CENTERS OF WALL AREAS.

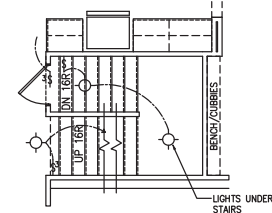
REVISED
11.3.2025



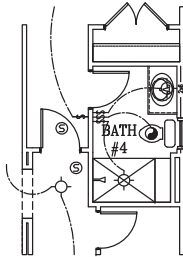
✓ FIREPLACE



✓ SCREENED PORCH

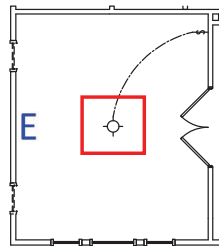


✓ STAIR TO BASEMENT



✓ BATH #4 WITH 34"X48" F.G.
SHOWER PAN WITH 12"
SEAT AND TILED WALLS

✓ SHOWER NICHE



✓ STUDY ILO DINING

1ST FLOOR OPT. ELECTRICAL PLAN
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

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BLAIR
GARAGE - RIGHT
1ST FLOOR OPT. ELECTRICAL PLAN-ELEVATION "E"

SHEET #
OPT 1.1

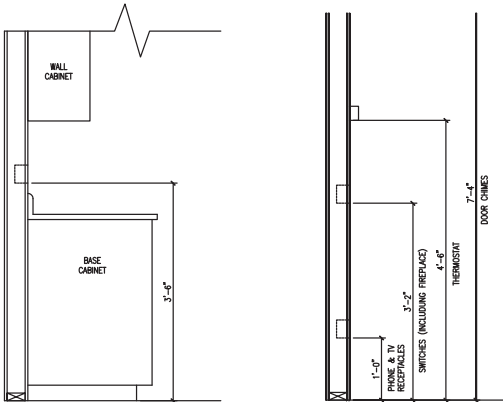
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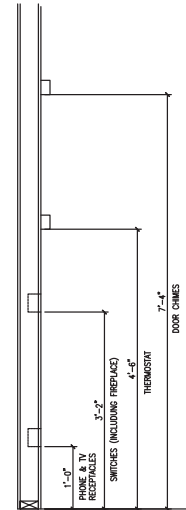
BLAIR
GARAGE - RIGHT
OPT. FIN. BSMT. ELECTRICAL PLAN - ELEVATION 'E'

SHEET #
13.00



SWITCH & RECEPTACLE BOXES OVER KITCHEN CABINETS

STANDARD ELECTRICAL BOX HEIGHTS



STANDARD ELECTRICAL BOX HEIGHTS

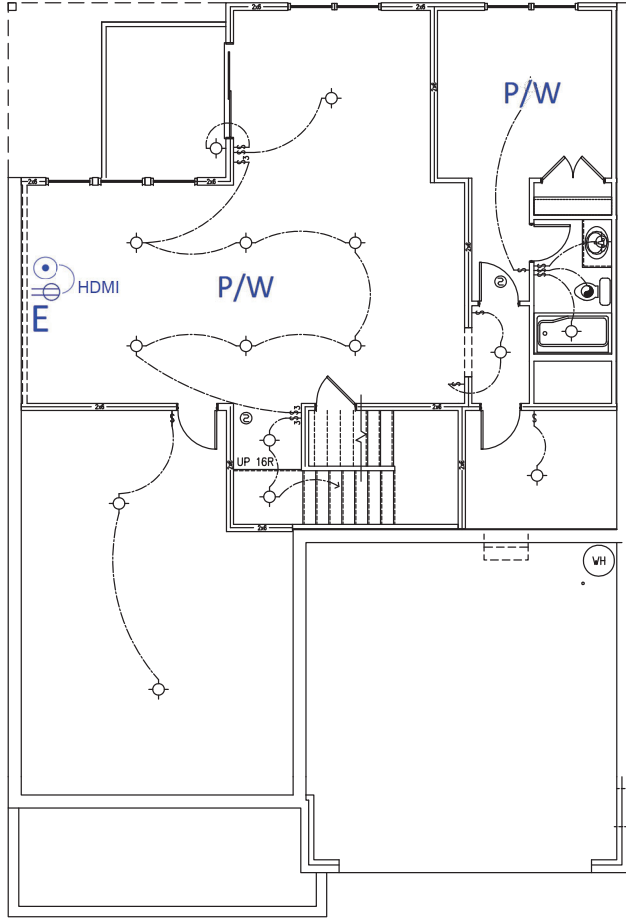
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	4 WAY SWITCH
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	2 WAY FLOOD LIGHT
	EXHAUST FAN
	SMOKE DETECTOR

NOTE:
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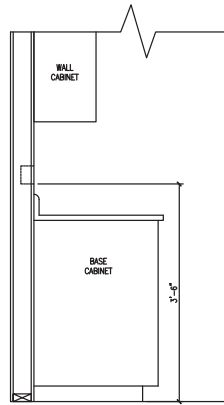
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CENTERS OF WALL AREAS.

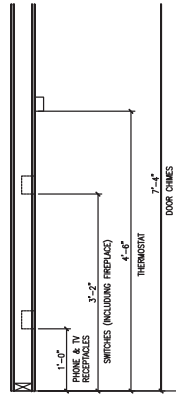


OPT. FINISHED BASEMENT ELECTRICAL PLAN

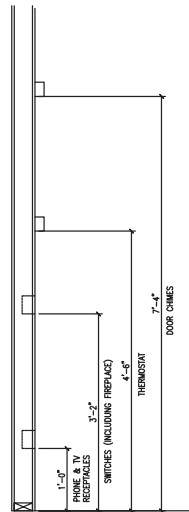
SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17



SWITCH & RECEPTACLE BOXES OVER KITCHEN CABINETS



STANDARD ELECTRICAL BOX HEIGHTS



STANDARD ELECTRICAL BOX HEIGHTS

ELECTRICAL LEGEND	
OUTLET & SWITCH LOCATION WILL BE PER CODE AND MAY VARY FROM LOCATIONS	
	STANDARD SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	110 VOLT OUTLET
	CEILING FAN PREWIRE
	CEILING MOUNTED LIGHT FIXTURE
	WALL MOUNTED LIGHT FIXTURE
	2 WAY FLOOD LIGHT
	EXHAUST FAN
	SMOKE DETECTOR

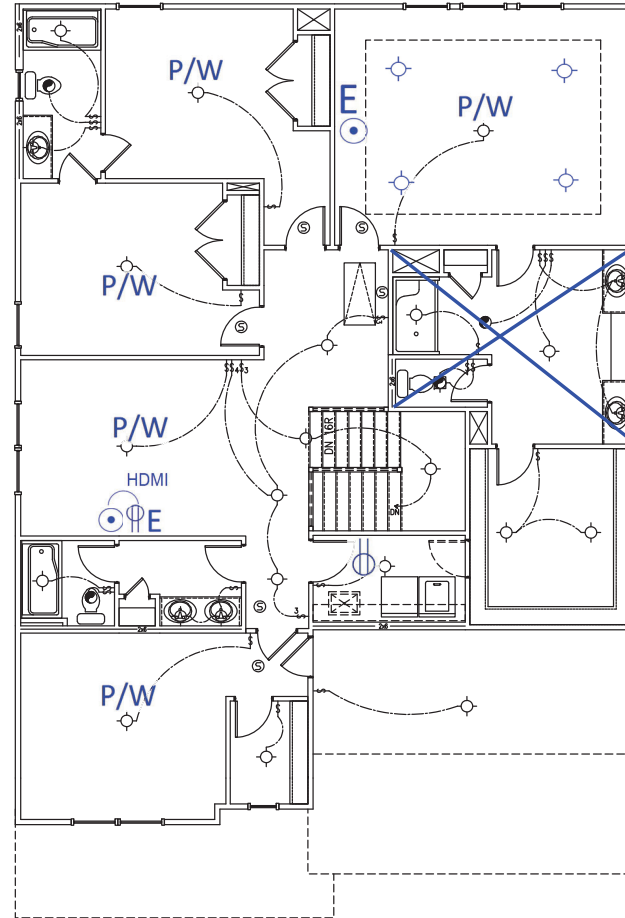
NOTE:
THIS PLAN SHOWS LIGHTING AND LIFE SAFETY ITEMS ONLY. CONVENIENCE
OUTLETS ARE PLACED IN FIELD BY ELECTRICAL CONTRACTOR BASED ON
REQUIREMENTS OUTLINED IN THE NATIONAL ELEC CODE.

GENERAL POWER AND LIGHTING NOTES:

GENERAL POWER AND LIGHTING NOTES SHALL APPLY UNLESS NOTED
OTHERWISE ON PLANS. ALL WORK SHALL BE INSTALLED PER THE 2018 NC
RESIDENTIAL BUILDING CODE, AND THE NATIONAL ELECTRIC CODE. ALARM
DEVICES SHALL MEET NFPA 72.

1. **SMOKE ALARMS** - SHALL BE PROVIDED AS A MINIMUM OF (1) PER
FLOOR, INCLUDING BASEMENTS (IF APPLICABLE), (1) IN EACH SLEEPING
ROOM, AND (1) OUTSIDE EACH SLEEPING AREA, WITHIN THE IMMEDIATE
VICINITY OF SLEEPING ROOMS. WHEN MORE THAN ONE ALARM IS REQUIRED,
THE ALARM DEVICES SHALL BE INTERCONNECTED IN SUCH A MANNER THAT
THE ACTUATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. SMOKE
ALARMS SHALL BE HARD WIRED TO PERMANENT POWER AND SHALL HAVE
BATTERY BACK-UPS.

2. **SWITCHES** - FOR LIGHTING, FANS, ETC. SHALL BE INSTALLED AT
HEIGHTS ILLUSTRATED ON THIS PAGE AND SHALL BE LOCATED A MINIMUM
OF 4' FROM DOOR OPENINGS TO ALLOW FOR THE PROPER INSTALLATION
OF DOOR CASINGS. SWITCHES, THERMOSTATS, SECURITY PADS AND OTHER
SIMILAR DEVICES SHALL BE GROUPED TOGETHER AND INSTALLED
THOUGHTFULLY FOR CONVENIENCE OF USE AND TO AVOID PLACEMENT WITHIN
CENTERS OF WALL AREAS.



2ND FLOOR ELECTRICAL PLAN

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

100 RAF

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MASTER ISSUE DATE:
05/01/18
DO NOT SCALE PRINTS
CONSTRUCTION SHALL BE
PER INDICATED DIMENSIONS
ONLY. ANY DISCREPANCIES
TO BE REPORTED TO M/I
HOMES FOR CLARIFICATION.
LATEST REVISION DATE:

02/16/25

SUB NAME
LOT# -

M/I HOMES
Welcome to Better.

BLAIR
GARAGE - RIGHT
2ND FLOOR ELECTRICAL PLAN - ELEVATION 'E'

SHEET #

9.00



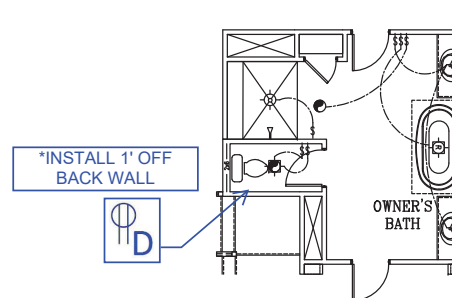
ELECTRICAL LEGEND	
OUTLET & SWITCH LOCATION WILL BE PER CODE AND MAY VARY FROM LOCATIONS	
	STANDARD SWITCH
	3 WAY SWITCH
	4 WAY SWITCH
	110 VOLT OUTLET
	Ceiling Fan PREWIRE
	Ceiling MOUNTED LIGHT FIXTURE
	Wall MOUNTED LIGHT FIXTURE
	2 WAY FLOOD LIGHT
	EXHAUST FAN
	SMOKE DETECTOR
NOTE: THIS PLAN SHOWS LIGHTING AND LIFE SAFETY ITEMS ONLY. CONFORMANCE OUTLETS AND WIRING IN FIELD BY ELECTRICAL CONTRACTOR BASED ON REQUIREMENTS OUTLINED IN THE NATIONAL ELEC CODE.	

GENERAL POWER AND LIGHTING NOTES:

GENERAL POWER AND LIGHTING NOTES SHALL APPLY UNLESS NOTED OTHERWISE ON PLANS. ALL WORK SHALL BE INSTALLED PER THE 2018 NC RESIDENTIAL BUILDING CODE, AND THE NATIONAL ELECTRIC CODE. ALARM DEVICES SHALL MEET NFPA 72.

- 1. SMOKE ALARMS** - SHALL BE PROVIDED AS A MINIMUM OF (1) PER FLOOR, INCLUDING BASEMENTS (IF APPLICABLE), (1) IN EACH SLEEPING ROOM, AND (1) OUTSIDE EACH SLEEPING AREA, WITHIN THE IMMEDIATE VICINITY OF SLEEPING ROOMS. WHEN MORE THAN ONE ALARM IS REQUIRED, THE ALARMS SHALL BE INTERCONNECTED. THE ALARMS SHALL BE INSTALLED SO THAT THE ACTIVATION OF ONE ALARM WILL ACTIVATE ALL OF THE ALARMS. SMOKE ALARMS SHALL BE HARD WIRED TO PERMANENT POWER AND SHALL HAVE BATTERY BACK-UPS.
- 2. SWITCHES** - FOR LIGHTING - FANS, ETC. SHALL BE INSTALLED AT HEIGHTS ILLUSTRATED ON THIS PAGE AND SHALL BE LOCATED A MINIMUM OF 4 FT. FROM ALL OPENINGS TO ALLOW FOR THE PROPER INSTALLATION OF DOOR CASHES, SWITCHES, THERMOSTATS, SECURITY PADS AND OTHER SIMILAR DEVICES SHALL BE GROUPED TOGETHER AND INSTALLED THOUGHTFULLY FOR CONVENIENCE OF USE AND TO AVOID PLACEMENT WITHIN

100 RAF



- ☒ DELUXE OWNER'S BATH
☒ SHOWER NICHE

2ND FLOOR OPT. ELECTRICAL PLAN

SCALE: 1/4"=1'-0" ON 22x34 AND 1/8"=1'-0" ON 11x17

©2019 M/I HOMES, INC.	MASTER ISSUE DATE:	05/01/18
	DO NOT SCALE PRINTS: CONSTRUCTION SHALL BE PER INDICATED DIMENSIONS ONLY. ANY DISCREPANCIES TO BE REPORTED TO M/I HOMES FOR CLARIFICATION!	
	LATEST REVISION DATE:	02/16/25
	SIB NAME	

BLAIR
GARAGE - RIGHT
2ND FLOOR OPT. ELECTRICAL PLAN-ELEVATION "E"

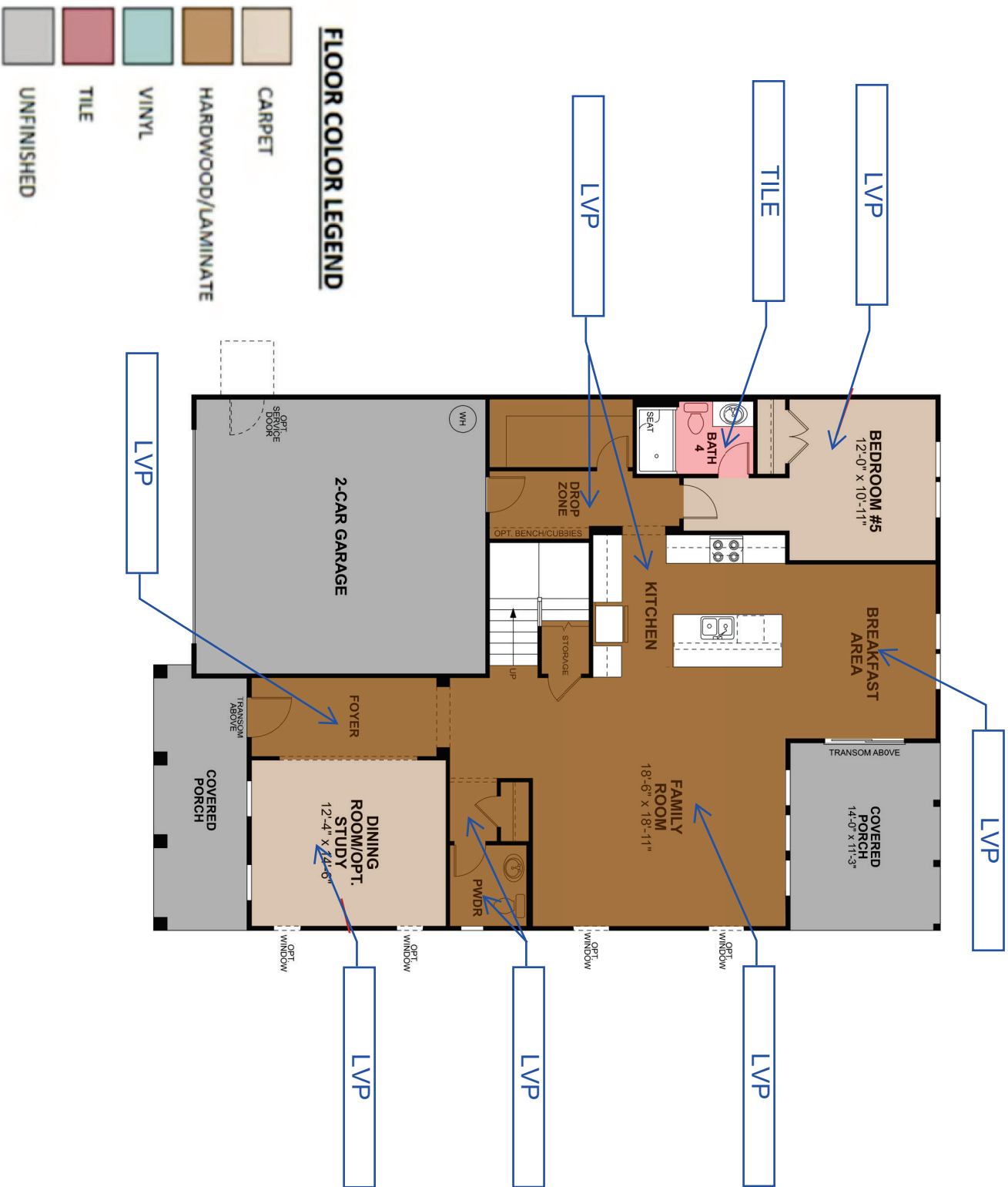
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OPT 2.1

Blair

First Floor

FINISHED BASEMENT:
REC ROOM = CARPET
BEDROOM = CARPET
BASEMENT BATH = TILE

LOT # 100 RAF SMART SERIES: UPGRADED COLLECTION SPECIFICATIONS



Because we are constantly improving our product, we reserve the right to revise, change, and/or substitute product features, dimensions, specifications, architectural details, and designs without notice. In addition, options shown may not be available in all communities. This brochure is for illustration purposes only and is not part of a legal contract. Prices are subject to change without notice. Room dimensions are approximate and calculated from inside of partition. Please see a New Home Consultant for details. Printed 07-21, Revision: 6/25/2024



MI HOMES

Blair

Second Floor

LOT # 100 RAF SMART SERIES: UPGRADED COLLECTION SPECIFICATIONS



FLOOR COLOR LEGEND

- CARPET
- HARDWOOD/LAMINATE
- VINYL
- TILE
- UNFINISHED



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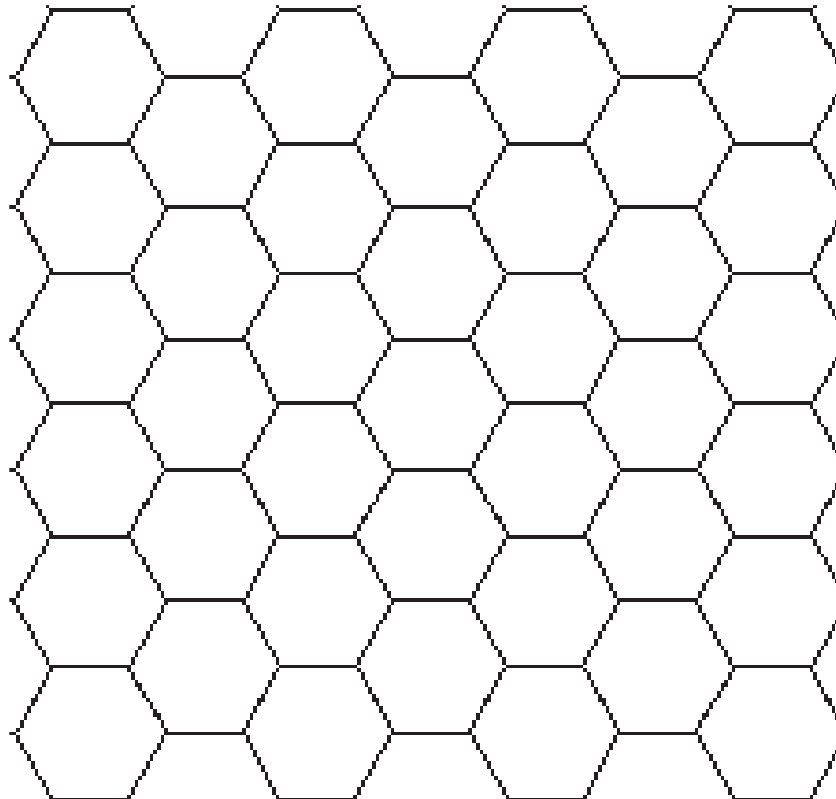


M/I HOMES

LOT/COMMUNITY

Kitchen Backsplash

Hexagon Tile



TOP OF FACEPLATES 10" FROM COUNTER





Interior Finishes

Product Information

Cabinets

There are 3 categories of cabinets – stained, painted, and Duraform/Purestyle. The translucent finish of stained cabinets shows the wood's natural grain pattern and texture. 2 pieces of wood are never exactly alike, even when cut from the same tree. Differences in growing conditions will induce color and grain variations. Stain colors will vary between doors and drawers. A slight variation of color or natural streaking will not result in a door or drawer replacement. Painted cabinets are available in several colors and will hide grain variations, although joint separation may be more visible. Both Duraform and Purestyle are trademarked processes that bond a coating to a medium density fiberboard to achieve stability, consistency, and ease of cleaning. Samples shown during the sales process will indicate the *general* finish color of the cabinets installed in your home. All of these cabinet categories are susceptible to scratches and surface damage.

Granite and Quartz

Granite is a natural stone; each slab will have its own unique markings and veining patterns. Granite contains fissures (small hairline veins), inclusions (irregular mineral concentrations of color), and pits (tiny holes); none of which will affect the integrity of the countertop. Quartz is a combination of manmade and natural materials, creating a non-porous product. No two pieces of stone are identical, such as the pieces that make up a kitchen. Your countertop or pieces within the countertop will not be replaced due to color, pattern, or texture variation. Samples shown during the sales process will indicate the *general* color, pattern, and texture of the stone and will most likely vary from the countertops installed in the home. This variation is normal and to be expected. Countertops will not be replaced due to variation from the samples. Each slab of granite and quartz will differ in size; thus, seams may be required. Color coordinated epoxy is used to form the seams. It is possible to find some minor "flakes or chips" on the seam edges due to the hardness of materials. It is not possible to guarantee a match in color or veining when seaming materials. Seam placement is at the discretion of the fabricator.

Laminate Flooring

Laminate combines the look and feel of hardwood with scratch resistant technology. Mohawk® laminate is commonly known as 'RevWood.' The embossed top layer has an aluminum oxide coating to assist with resisting scratches; however, RevWood is not scratch proof.

Luxury Vinyl Plank Flooring

Luxury Vinyl Plank Flooring by Shaw gives you the look of wood flooring with more durability. Even though the flooring is durable, caution should be used when moving furniture or appliances on LVP floors. Felt furniture glides are always recommended. Sweeping, dust mopping, and vacuuming are recommendations to remove soil particles that can result in scratches and worn appearances. Do not use vacuums with rotating beater bars on hard surfaces. Use a clean microfiber mop pad and neutral pH cleaner for deeper cleaning. Products containing bleach and steam mops are not recommended.

Tile

Tile is durable, environmentally friendly, and can last decades. A certain degree of shade variation is inherent in all ceramic and porcelain tile. Sizes of tile will vary slightly, too. For example, a tile that is referred to as a 12" x 12" tile may actually be slightly smaller or larger than 12." Although tile is durable, cracking and chipping are possible. Grout is porous; therefore, it is recommended to apply a grout sealer.

Carpet

Carpet provides warmth and softness to any room. The majority of carpet is produced in 12-foot widths, requiring a seam in most rooms. The seam will be determined by flooring professionals based on the size of the cut or roll of carpet. The visibility of seams will vary based on texture, colors, and lighting. When a piece of carpet is bent, such as on a stair tread, the backing may be visible. "Shedding" is a normal occurrence in new carpet, this release of fibers is to be expected, the carpet is not defective. New carpet has a distinct odor that is proven to have no harmful health effects. The smell will dissipate in a short time.

Stained Handrails

A 100% color match to other woods or imitation woods when staining stair elements made of natural wood, such as handrails and newel posts, is not achievable. Given that color variations between the hard-surface flooring and handrails/newel posts is to be expected we have opted to stain all handrails black. Due to the natural variation in wood grain, each piece will have variation in how it accepts the finishing process. Therefore, there is no way to ensure the exact shade of black color when stained.



12.13.2024



M/I HOMES

Smart Series Specifications for New Communities Released
August 1, 2024 Forward

Flatwork	LEADWALK (IF APPLICABLE)	3ft. Wide Concrete with Light Broom Finish
Structural Framing	HOUSE SHEATHING	7/16" OSB with House Wrap
	MAIN STAIRS	Closed Tread Box Stairs
	SECONDARY STAIRCASE	N/A
	MAIN STAIRCASE RISERS	Carpet
	MAIN STAIRCASE TREAD	Carpet
	FIRST FLOOR STAIRWELL	Half Wall Standard with Painted Wall Cap
	SECOND FLOOR RAILING	Half Wall Standard with Painted Wall Cap
	SECOND FLOOR DECKING	3/4" T&G Floor Sheathing
	ROOF SHEATHING	7/16" OSB with H-Clips
	OTHER	Taexx Built-in Pest Control System
Exterior Finish	GUTTERS AND DOWNSPOUTS	5" Ogee Gutters (Whole house) with 3"x4" Downspouts
	ROOF MATERIAL	30 Year Architectural Shingle
	EXTERIOR PAINT/SIDING/TRIM	Choice of Professionally Selected Colors
Exterior Doors & Windows	PATIO DOOR TYPE	Metal Operable Door with Full Glass or Vinyl Slider (per plan)
	DOOR FROM GARAGE TO HOUSE	Metal or MDF Fire Rated Door, 2-Panel Square, Smooth
	GARAGE DOOR OPENER	Standard Chain Drive with Two Remotes Per Garage Door
	SCREENS	Screens on all operable windows
Plumbing	KITCHEN SINK	Double Bowl Undermount Stainless Steel Sink (Equal partition, 8" Deep)
	KITCHEN SINK FAUCET	Moen Camerist 7840SL (Stainless finish)
	DISPOSER	1/3hp
	SOAP DISPENSER	Optional
	HOSE BIBS	2 Standard (1 in front and 1 in rear of home)
	LAUNDRY SINK	Optional
Powder Room	SINK	Standard Pedestal (Per Plan)
	SINK FAUCET	Moen Chateau Single Handle L4625 Polished Chrome
	TOILET	Elongated Adult Height, 1.6 gallons per flush
Secondary Bath(s)	COUNTERTOP	1.6cm Solid Surface (Blanco Maple)
	SINK	Oval Undermount
	SINK FAUCET	Moen Chateau Single Handle L4625 Polished Chrome
	TUB/SHOWER COMBINATION	One-Piece Fiberglass with Smooth Walls
	SHOWER (PER PLAN)	Fiberglass shower with fiberglass walls (included with optional showers as well)
	TUB/SHOWER FAUCET	Moen Chateau Single Handle TL183 Polished Chrome
Owner's Bath	TOILET	Elongated Adult Height, 1.6 gallons per flush
	COUNTERTOP	1.6cm Solid Surface (Blanco Maple)
	SINK	Oval Undermount
	SINK FAUCET	Moen Chateau Single Handle L4625 Polished Chrome
	SHOWER BASE	Fiberglass
	SHOWER WALLS	Fiberglass
	SHOWER VALVE / FAUCET	Moen Chateau Single Handle TL182 Polished Chrome
	TUB	Fiberglass Soaker Tub (per plan)
	TUB SURROUND	Fiberglass
	TUB FAUCET	Moen Chateau T999 Polished Chrome (Per Plan. May Require Deluxe Bath Upgrade)
	OWNER'S BATH TOILET	Elongated Adult Height, 1.6 gallons per flush
HVAC & Electrical	HVAC TYPE	See Community Specifications
	AIR CONDITIONING	Electric 14 SEER with non-HCFC refrigerant
	ELECTRIC SERVICE SIZE	200 Amp.
	CEILING FAN PREWIRE	2 at homeowner's discretion (1 standard with optional screen porches)
	CEILING FAN	Optional
	CABLE OUTLETS	2 RG6 Quad shield standard
	PHONE / ETHERNET OUTLETS	2 CAT5E standard
	PLATE COLOR	White or Almond
	SECURITY SYSTEM	Preferred Partner Program Information Available
	OTHER	Programmable Thermostat per Finished Floor
		(Nest Thermostat available as an upgrade)
Fireplace (Per Community/Plan)	FIREPLACE	Optional Per Plan (If selected placed per below)
	FIREPLACE SURROUND	Optional (If selected will be Slate)
	FIREPLACE MANTLE	Optional (If selected will be Westcott)
Insulation, Drywall	GAS LOGS	Optional (If selected included. Includes Wall Ignition Switch)
Insulation	WALLS	R-15
	CEILING	R-38
Drywall		
	WALL FINISH	Smooth
	CEILING FINISH	Smooth
	GARAGE FINISH	All Walls and Ceiling Sheetrocked but Unpainted

Smart Series Specifications for New Communities Released
August 1, 2024 Forward

<i>Interior Trim, Doors, Shelving, Hardware</i>	1st & 2nd FLOOR WINDOW AND DOOR CASING TYPE	2 1/4" - 356 style. Windows have extension jambs with picture framed casing, all sides. . . Openings are sheetrock-wrapped.
	BASEBOARD TYPE	3 1/4" Baseboard
	TYPE OF CROWN	Optional by Community
	CROWN LOCATIONS	Optional by Community (Optional crown not installed on sloped ceiling's, rooms with 2-story ceilings or closets.)
	TYPE OF CHAIR RAIL	Optional by Community
	CHAIR RAIL LOCATIONS	Optional by Community
	SHOE MOULD	Painted at Baseboard; Stained at Cabinets (Stained Shoe Moulding Provided by Cabinet Supplier.)
	INTERIOR DOOR STYLE	Raised 2-Panel Square, Smooth - Finish
	DINING ROOM WAINSCOTING	6'-8" Hgt. All Floors
	ATTIC ACCESS	Optional
	SCUTTLE DOOR/S	Pull-down stair located per plan
	BEDROOM SHELIVING TYPE	Stain Nickel Passage knob
		Ventilated - Free Slide
	LINEN CLOSET SHELIVING TYPE	Ventilated
	PANTRY SHELIVING TYPE	Ventilated (Tight Wire)
<i>PAINT</i>	LAUNDRY ROOM SHELIVING TYPE	Ventilated Shelving in Closets (per plan) and above washer & dryer
	INTERIOR DOOR HARDWARE STYLE/FINISH	Satin Nickel Knob
	EXTERIOR FRONT DOOR HARDWARE	Stain Nickel Passage knob with electronic deadbolt & house numbers
	REAR DOOR HARDWARE	Satin Nickel keyed knob & single cylinder deadbolt (full glass door only)
		No deadbolt on Sliding door
	GARAGE TO HOUSE HARDWARE	Satin Nickel Keyed Entry Knob
<i>CABINETS</i>		
	INTERIOR WALLS/TRIM	Choice of Professionally Selected Colors (Flat paint only for interior walls)
	CEILINGS	Bright White
	INTERIOR RAILING	Oak Rail with Stain to Complement Hardwood Finish
<i>Kitchen</i>	CABINET STYLE	Fairfield Hardwoods by Timberlake or Sinclair by Aristokraft
	CABINET HARDWARE	Varies by Community See Sales Representative.
	FULL EXTENSION, SELF-CLOSING DRAWERS	Included on all Cabinets
		N/A
<i>Hall Bathroom</i>		
<i>Owner's Bathroom</i>		
<i>Laundry Room</i>		
<i>Butler's Pantry (OPTIONAL PER PLAN)</i>		
<i>Planning Center (PER PLAN)</i>		
<i>E-Zone (PER PLAN)</i>		

Smart Series Specifications for New Communities Released
August 1, 2024 Forward

Bath Accessories		
	Owner's Bathroom	
	MIRROR	Oversized 1/4" plate glass. (Vanity Length)
	BATH ACCESSORIES	Moen Mason Chrome, (Includes 2 Towel Bars, 1 Towel Ring per sink bowl, and 1 Paper Holder.)
	SHOWER DOOR	One Piece Fiberglass Unit - Shower Curtain Rod (Chrome)
		Optional Shower Pan with Tile Walls - Chrome Framed with Clear glass
	Hall Bath(s)	
	MIRROR	1/4" Plate Glass (Vanity Length)
	BATH ACCESSORIES	Moen Mason Chrome, (Includes 1 Towel Bar, 1 Towel Ring per sink bowl, and 1 Paper Holder.
	TUB/SHOWER COMBINATION	Includes Shower Curtain Rod (Chrome)
	Powder Room	
	MIRROR	Wall Hung Oval with Bevel Edge
	BATH ACCESSORIES	Moen Mason Chrome, (Includes 1 Towel Ring and 1 Paper Holder)
Appliances		
	APPLIANCE MANUFACTURER	GE
	RANGE	Electric Freestanding Range: JBS60RK Stainless Steel
	MICROWAVE	JVM3162RJ Stainless Steel (Vented to the Outside)
	DISHWASHER	GDF510PSM Stainless Steel (Energy Star Rated)
Flooring		
	Laminate / Engineered Wood, Carpet, Vinyl and Tile	LVP Level 1, Carpet Level 1, Level 1 Vinyl and Tile Level 1.
		See Community Flooring Break Diagrams (per plan)
Light Fixtures (Note: All standard fixtures come with LED bulbs with the exception of candelabra and flood lights.)		
	BATH LIGHT FIXTURES	Polished Chrome Finish
	KITCHEN FIXTURE(S)	Flush Mount LED with Adjustable Color Tempeture Setting - Per Plan
	KITCHEN PENDANT LIGHT FIXTURE(S)	Optional
	LAUNDRY ROOM FIXTURE	Flush Mount LED with Adjustable Color Tempeture Setting
	OWNER'S CLOSET FIXTURE	Flush Mount LED with Adjustable Color Tempeture Setting
	OTHER BEDROOM CLOSETS WITH LIGHTS	Flush Mount LED with Adjustable Color Tempeture Setting
	CLOSET UNDER STAIRCASE (PER PLAN)	Flush Mount LED with Adjustable Color Tempeture Setting
	BEDROOM LIGHTING	LED Surface Mount with Adjustable Color Tempeture Setting (no standard switched receptacle)
	HALLWAYS (EXCLUDING FOYER)	Flush Mount LED with Adjustable Color Tempeture Setting
	PORCH LIGHT	Flush Mount LED or Wall Mount Per Plan
	EXTERIOR FLOODLIGHT	One 2-bulb placed at rear of house
	GARAGE COACH LIGHTS	Per Plan
	ATTIC AND UNFINISHED STORAGE AREAS	Keyless
	GARAGE	2-car garage: Two Flush Mount LED with Adjustable Color Temp Setting
		1-car garage: One Flush Mount LED with Adjustable Color Temp Setting
	OTHER LIGHT FIXTURES	Standard Package in Brushed Nickel

Specifications in this document override any contradictory specifications in our marketing literature or construction drawings. Additionally, M/I HOMES OF RALEIGH, LLC expressly reserves the right to make substitutions of materials or products in the construction of the house, provided such materials or products are substantially equal or superior to those shown in marketing literature, construction plans or other specifications.

Community Specifications for Retreat at Friendship - 30', 36' & 40' Single Family Detached

(Smart Series Specifications for New Communities Released August 1, 2024 Forward)

Effective November 25, 2024 Forward

Foundation	
FOUNDATION	Monolithic Slab
FRONT STOOP	Concrete with Light Broom Finish (no upgrade options available)
PATIO/STEP PAD	Concrete with Light Broom Finish. (Sized per Plan) (stamped concrete option is not available)
Structural Framing	
1ST FLOOR CEILING HEIGHT	9 ft.
2ND FLOOR CEILING HEIGHT	8 ft, 9 ft. Per Plan
3RD FLOOR CEILING HEIGHT (OPTIONAL)	8 ft. when optional 3rd floor is chosen. (per plan)
Exterior Finish	
FRONT ELEVATION ROOF ACCENTS	Shingles (including Roof Returns) to Match Level Specifications for Neighborhood. (Metal is not an option.)
EXTERIOR WALL COVERING	Brick/Manufactured Stone/Fiber Cement Siding and Shake (per plan)
SOFFIT MATERIAL	Fiber Cement
EXTERIOR FRONT PORCH RAILING	Generally not included. If building code requires, rails will be wood.
SHUTTERS	Raised Panel or Board & Batten (per plan)
Exterior Doors & Windows	
FRONT ENTRANCE DOOR and/or SIDE ENTRY DOOR (PER PLAN)	Fiberglass Door with GBG Glass Insert and 2-panels below (Estate)
FRONT ENTRANCE DOOR SIDELITES AND TRANSOM (PER PLAN)	Simple GBG Rectangles (per plan)
PATIO DOORS OR SLIDING GLASS DOORS (PER PLAN)	Full Glass and Clear (Grills not available)
TRANSOMS (PER PLAN) ON PATIO OR SLIDING GLASS DOORS	Simple GBG Rectangles (per plan)
DOOR FROM GARAGE INTO HOUSE	Steel or MDF Fire-rated, 2-panel square, smooth
GARAGE DOOR	Double Wide Doors - 32-panel Metal Insulated Door With Stockbridge Glass and 2-Sets of Straps and Handles. Painted to Match Exterior Trim. Single Wide Doors - 16-panel Metal Insulated Door With Stockbridge Glass and 1-Set of Straps and Handles. Painted to Match Exterior Trim.
WINDOWS	Vinyl Single Hung, 6 lite over Clear, with Wood Jamb Extention, Low E
OWNER'S BATH WINDOW (FOR FIXED WINDOWS ONLY)	Clear Fixed Window - No Grills (if fixed window is on plan)
Plumbing	
WATER HEATER TYPE/SIZE	Gas: 50 Gallon
HVAC	
HVAC TYPE	Gas Forced Air
Insulation	
FLOOR	Concrete Slab
Interior Trim, Doors	
NEWEL POSTS	Optional - Not Included
BALUSTERS	Optional - Not Included
Structured Wiring/Low Voltage	
PANEL BOX	Central Structured Wiring Enclosure
Landscaping	
FRONT LAWN TYPE	Sod: Bermuda to property line and in right-of-way in front of lot
SIDE LAWN TYPE	Sod: Combination of mulch, river rock and/or bermuda depending on lot conditions. To be determined by M/I Homes site supervisor (no buyer options available).
REAR LAWN TYPE	Sod: Bermuda to rear property line, unless property lines, natural areas or easements prohibit.
TREES	Community Package. Street Trees are Dictated by Municipality-approved Plat. (no alternatives available)
SHRUBS	Community Standard (no alternatives available)
IRRIGATION	N/A
MAILBOX	Community Kiosk

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