

VICINITY MAP (NTS)

SETBACKS  
BM 102 PG 336

FRONT	20'
SIDE	5'
REAR	5'
SIDE STREET	20'

IMPERVIOUS AREA

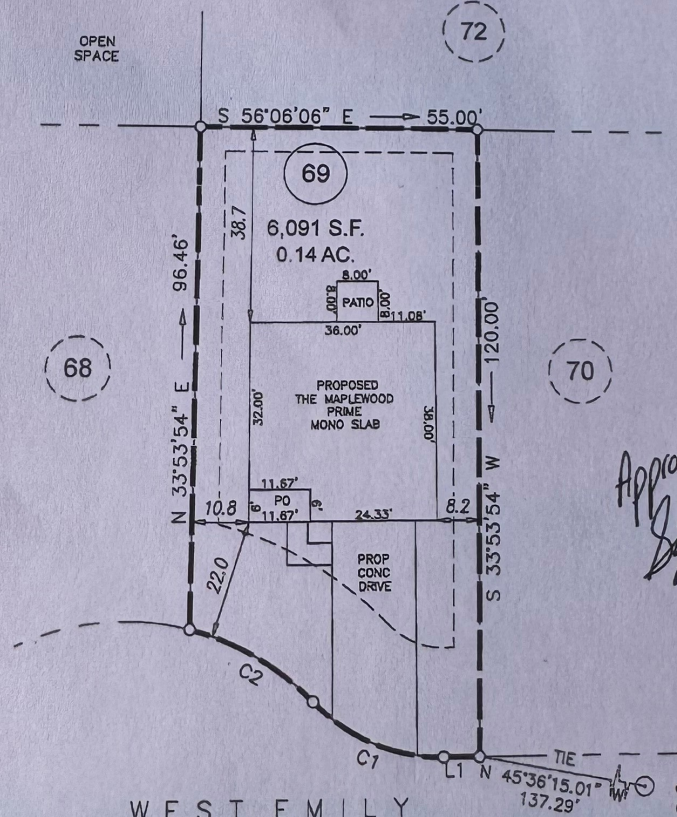
HOUSE	1,368 SQ.FT.
DRIVE	649 SQ.FT.
WALK	50 SQ.FT.
PATIO	64 SQ.FT.
TOTAL	2,131 SQ.FT.

- PP=POWER POLE
- RCP=REINFORCED CONC PIPE
- R/W=RIGHT OF WAY
- SC=CLEAROUT
- SW=SIDEWALK
- TP=TELEPHONE PEDESTAL
- TR=TRANSFORMER
- WM=WATER METER
- WV=WATER VALVE
- =EXISTING IRON PIPE
- ⊙=IRON PIPE SET
- ⊗=EXISTING IRON ROD

CHOLAS M. FRENO

THIS MAP MAY NOT BE A CERTIFIED SURVEY AND HAS NOT BEEN REVIEWED BY A LOCAL GOVERNMENT AGENCY FOR COMPLIANCE WITH ANY APPLICABLE LAND DEVELOPMENT REGULATIONS AND HAS NOT BEEN REVIEWED FOR COMPLIANCE WITH RECORDING REQUIREMENTS FOR PLATS.

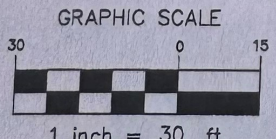
- GENERAL NOTES:
1. ALL DISTANCES ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED.
  2. AREAS SHOWN HEREON WERE COMPUTED USING THE COORDINATE METHOD.
  3. LINES NOT SURVEYED ARE SHOWN AS DASHED LINES FROM INFORMATION REFERENCED ON THE FACE OF THIS SURVEY.
  4. PROPERTY MAY BE SUBJECT TO ANY/ALL EASEMENTS AND RESTRICTIONS OF RECORD. THIS SURVEY IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND OR DEEDED AND HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT. A NORTH CAROLINA LICENSED ATTORNEY-AT-LAW SHOULD BE CONSULTED REGARDING CORRECT OWNERSHIP, WIDTH AND LOCATION OF EASEMENTS, AND OTHER TITLE QUESTIONS REVEALED BY TITLE EXAMINATION.
  5. DRIVEWAY IMPERVIOUS CALCULATION SHOWN HEREON CALCULATED TO THE FRONT PROPERTY LINE/RIGHT-OF-WAY.
  6. THIS PARCEL IS NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS INDICATED ON CID NO. 370505 PANEL 2824, SUFFIX K JOHNSTON COUNTY WITH AN EFFECTIVE DATE OF 6/20/2018.



*Approved*  
*Seth Ray*  
*11/6/25*

WEST EMILY GARDENS DRIVE  
50' PUBLIC R/W

⊙ INTERSECTION  
CHLOE COURT &  
W EMILY GARDENS DRIVE



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	
C1	35.00'	27.55'	26.84'	N 33°33'08.00" W	45°05'33"	
C2	50.00'	27.24'	26.90'	N 26°36'32.00" W	31°12'34"	
				LINE	BEARING	DISTANCE
				L1	N56°06'06.00"W	6.79'

PRELIMINARY PLOT PLAN

# Maplewood Prime

Sq Ft: 1920



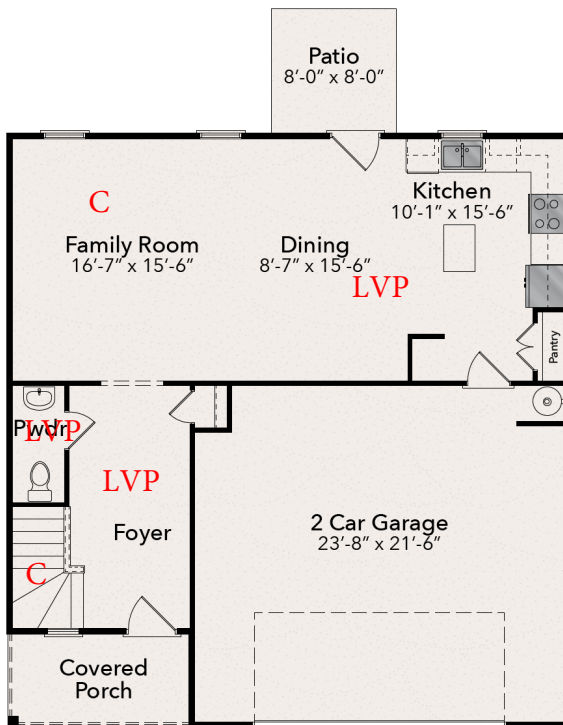
A Elevation



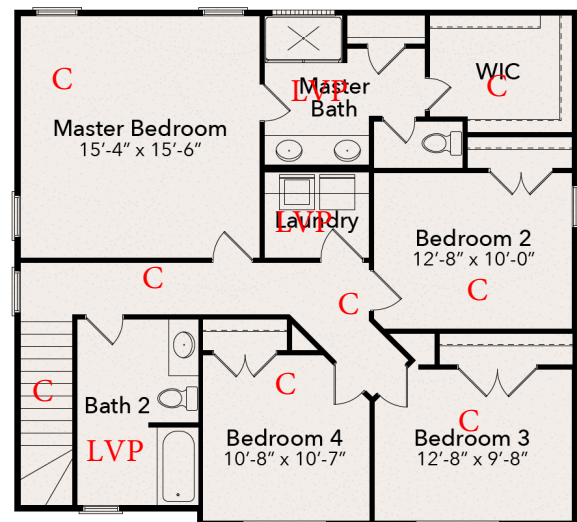
B Elevation

LVP - LUXURY VINYL PLANK  
C - CARPET

ADD STONE SKIRT TO  
FRONT OF HOME - NOT ON  
RETURN WALLS



First Floor



Second Floor



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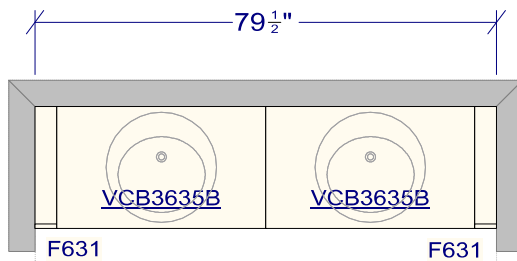
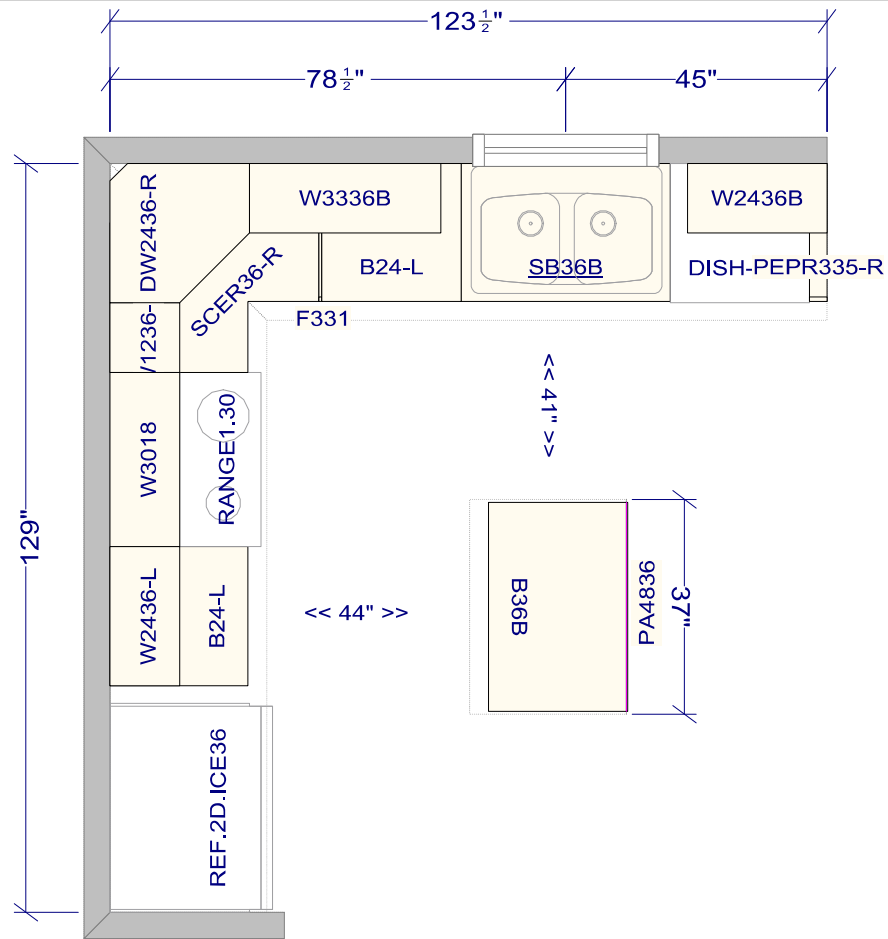
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MAPLEWOOD PRIME

KITCHEN  
 2-TOEKICK8  
 3-MQR8  
 3-MSW8  
 1-F331  
 1-PEPR335

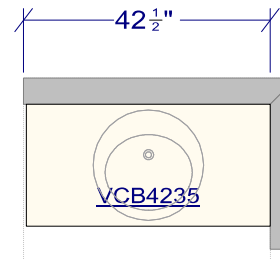
ISLAND  
 1-TOEKICK8  
 1-MQR8  
 1-PA4836  
 1-MOCW8

HARDWARE:  
 14 DOORS  
 4 DRAWERS



MASTER BATH  
 1-MSW8  
 1-TOEKICK8  
 1-MQR8  
 2-F631

HARDWARE:  
 4 DOORS



GUEST BATH  
 1-MSW8  
 1-TOEKICK8  
 1-MQR8

HARDWARE:  
 2 DOORS

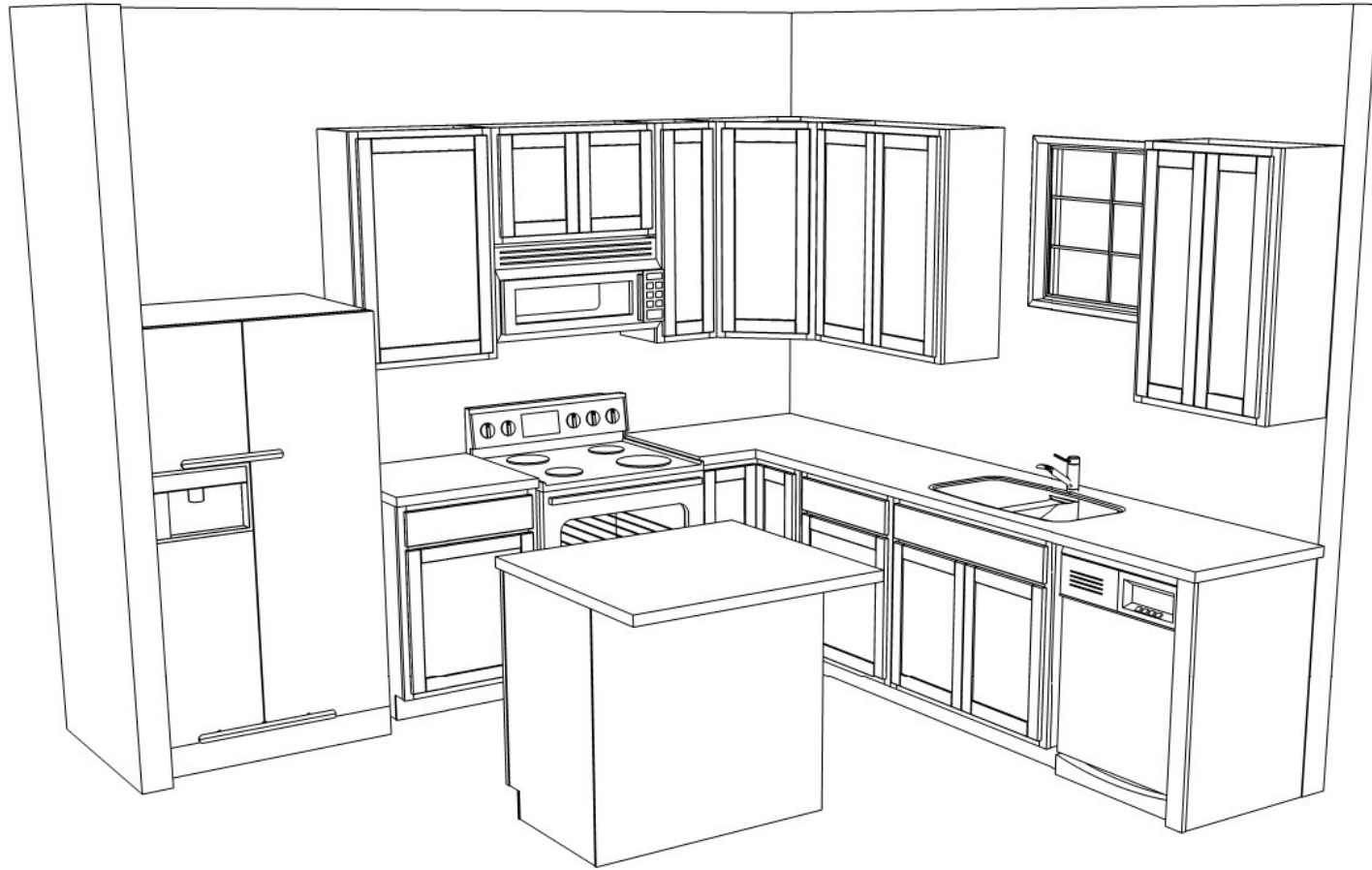
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Designed: 10/11/2024  
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# KITCHEN



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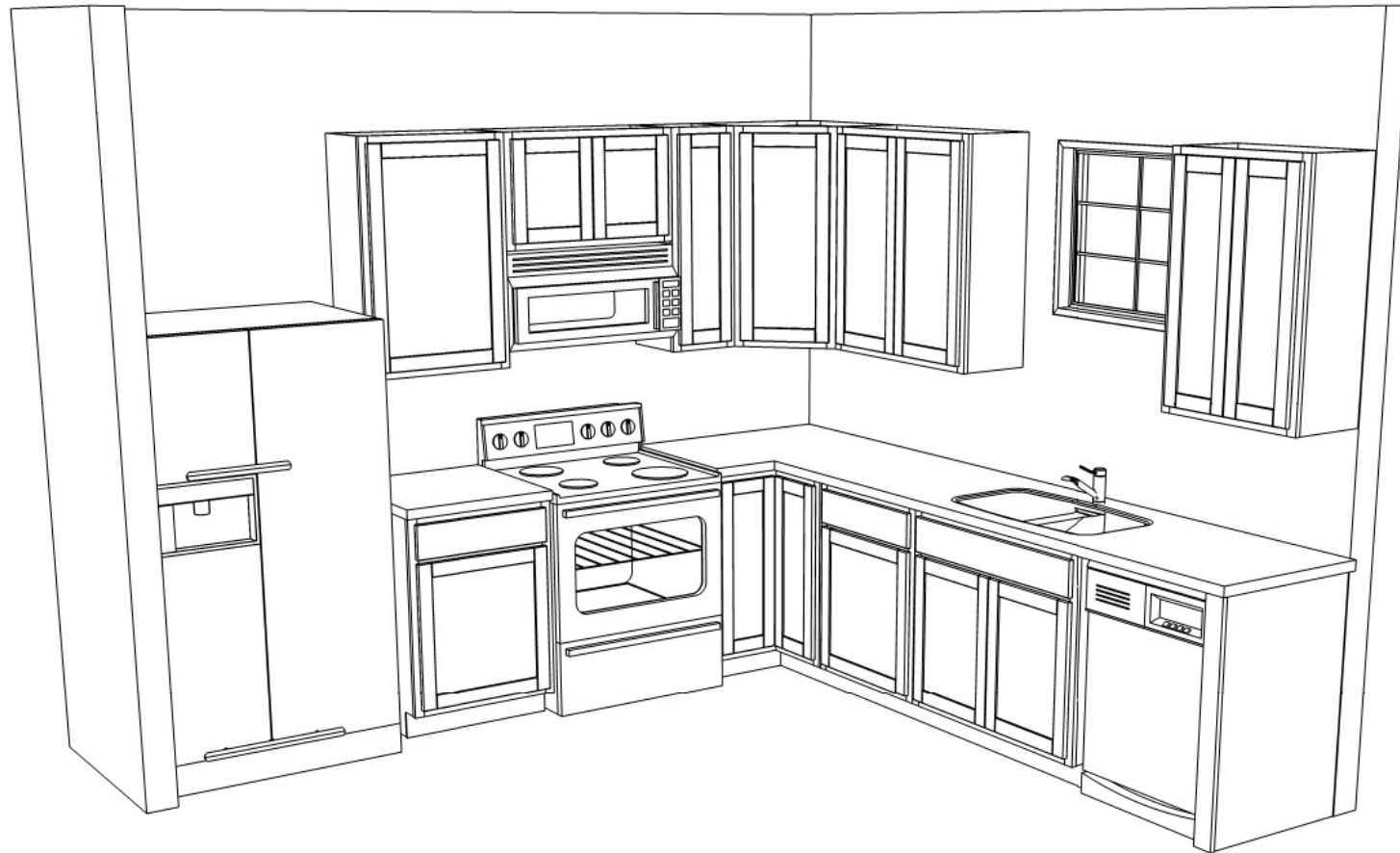
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MAPLEWOOD PRIME

All

Drawing #: 1 | No Scale.



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MAPLEWOOD PRIME

All

Drawing #: 1 No Scale.

# ISLAND



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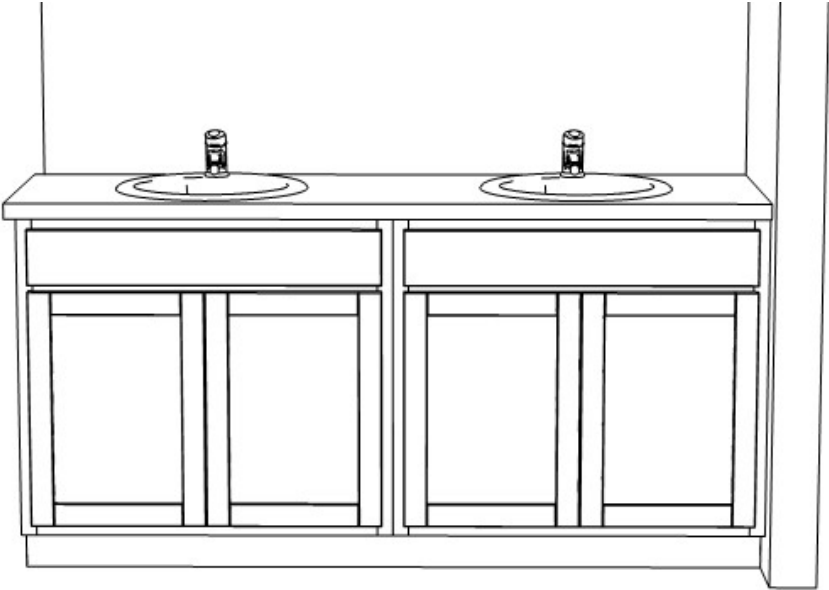
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MAPLEWOOD PRIME

All

Drawing #: 1 No Scale.

MASTER BATH



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MAPLEWOOD PRIME

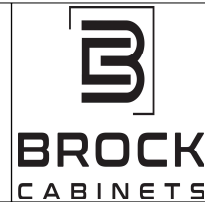
All

Drawing #: 1 No Scale.

## BATH #2



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MAPLEWOOD PRIME

All

Drawing #: 1 No Scale.



COMMUNITY/LOT #: LOT 69 EMILY GARDEN PLAN: MAPLEWOOD B

OPTIONS: PRIME PLUS SERIES

ADDRESS: 74 W. EMILY GARDENS DR - SELMA

BUYER NAME: JSJ SPEC HOME DATE: 01/16/2025

**EXTERIOR OPTIONS**

LAP SIDING COLOR: LINEN SHAKE COLOR: N/A

BOARD AND BATTEN: GREYSTONE CEMENT BOARD SIDING: N/A

CEMENT SHAKE: N/A CEMENT B&B: N/A

TRIM COLOR: WHITE WINDOW COLOR: WHITE

STONE: KENTUCKY LEDGESTONE BRICK: N/A

DOOR COLOR: BLACK ROOF COLOR/TYPE: BLACK ONYX

SHUTTERS: 4 BOARD - BLACK METAL ROOF COLOR: N/A

COLUMN COLOR: PURE WHITE SW7005

GARAGE DOOR: LINCOLN LONG PANEL - NO GLASS OR HARDWARE

GARAGE DOOR COLOR: WHITE

NOTES:  
WHITE GUTTERS

INTERIOR PAINT: FIRST STAR SW7646

ACCENT COLOR: N/A

MINWAX STAIN: TIDAL WOOD MW415

LOCATION: N/A

FIREPLACE SURROUND: NO FIREPLACE

**KITCHEN:**

CABINETS: LUNA - PEARL - BROCK CABINETS

CABINET ADDERS: N/A

COUNTERTOP: LEVEL 1 GRANITE - VALLE NEVADO - 4" BACKSPLASH

EDGE: FLAT POLISH

SINK: 50/50

HARDWARE: 3910SN

BACKSPLASH: N/A

DECO: N/A

GROUT COLOR: N/A

FAUCET FINISH: ANTIOCH - CHROME

BATHROOM FAUCET: D301122

KITCHEN FAUCET: D455221

**MASTER BATH:**

CABINETS: LUNA - MIRAGE - BROCK CABINETS

COUNTERTOP: 1.5CM QUARTZ - FROST WHITE - WORLD STONE

SINK: RECESSED RECTANGULAR - UNDERMOUNT - WHITE

HARDWARE: 3910SN

FLOOR TILE: N/A

SHOWER TILE: N/A

TUB SURROUND TILE: N/A

DECO TILE: N/A

DECO LOCATION: N/A

GROUT: N/A

BENCH: N/A LOCATION: \_\_\_\_\_

TOILET: ELONGATED

**BATH 2:**

LUNA - MIRAGE - BROCK CABINETS

CABINETS: \_\_\_\_\_

COUNTERTOP: 1.5CM QUARTZ - FROST WHITE - WORLD STONE \_\_\_\_\_

SINK: RECESSED RECTANGULAR - UNDERMOUNT - WHITE \_\_\_\_\_

HARDWARE: 3910SN \_\_\_\_\_

FLOOR TILE: N/A \_\_\_\_\_

SHOWER TILE: N/A \_\_\_\_\_

TUB/SHOWER SURROUND TILE: N/A \_\_\_\_\_

GROUT: N/A \_\_\_\_\_

TOILET: ELONGATED \_\_\_\_\_

**BATH 3/4:**

CABINETS: N/A \_\_\_\_\_

COUNTERTOP: N/A \_\_\_\_\_

SINK: N/A \_\_\_\_\_

HARDWARE: N/A \_\_\_\_\_

FLOOR TILE: N/A \_\_\_\_\_

SHOWER TILE: N/A \_\_\_\_\_

TUB/SHOWER SURROUND TILE: N/A \_\_\_\_\_

GROUT: N/A \_\_\_\_\_

TOILET: N/A \_\_\_\_\_

**POWDER ROOM:**

CABINETS: N/A \_\_\_\_\_

COUNTERTOP: N/A \_\_\_\_\_

SINK: PEDESTAL \_\_\_\_\_

HARDWARE: N/A \_\_\_\_\_

FLOOR TILE: N/A \_\_\_\_\_

GROUT: N/A \_\_\_\_\_

TOILET: ELONGATED \_\_\_\_\_

**LAUNDRY ROOM:**

FLOORING TYPE: LVP - ARBOR TERRACE - ELLIS

GROUT (IF TILED): N/A

**FLOORING:**

WOOD/LAMINATE:

NAME: LVP - ARBOR TERRACE COLOR: ELLIS

AREAS: (SEE RENDERING) SEE FLOOR BREAK

VINYL (V1):

NAME: N/A COLOR: \_\_\_\_\_

AREAS: (SEE RENDERING)

CARPET:

NAME: MARVEL PLUS COLOR: CAMEO

AREAS: (SEE RENDERING)

CARPET PAD: 5.5LB

**LIGHTING PACKAGE:**

INTERIOR: LEVEL 1 WINSLOW NICKEL- DISC LIGHTS FOR ALL FLUSH MOUNTS PER STANDARDS

EXTERIOR: LEVEL 1 BLACK

CEILING FANS AND LOCATION: N/A

PATIO FAN: N/A

**LIGHTING ADDITIONAL OPTIONS:**

PENDANTS: N/A

FLOOD LIGHTS: REAR CORNERS

UNDERCABINET LIGHTS: N/A

RECESSED CANS: N/A

ADDITIONAL FANS: N/A

**PLUMBING ADDITIONAL OPTIONS:**

TANKLESS WATER HEATER: N/A

ADDITIONAL SHOWER HEAD (MASTER): N/A

UTILITY SINK: N/A LOCATION: \_\_\_\_\_

SOAP DISPENSOR: N/A

**ACCESSORIES:**

BATH ACCESSORIES: KINLA CHROME

FRAMELESS SHOWER DOOR: NO SHOWER DOOR

BATHROOM MIRRORS: SHEET WITH OVAL IN HALF BATH

DOOR HARDWARE: NICKEL KNOBS

INTERIOR DOOR STYLE: 5 PANEL

CLOSET SHELVING: WIRE VENTILATED

**APPLIANCES:**

RANGE: LEVEL 1 MODEL #: JB645RKSS

MICROWAVE: LEVEL 1 MODEL #: JVM3162RJSS

DISHWASHER: LEVEL 1 MODEL #: GDF510PSRSS

REFRIGERATOR: N/A MODEL #: \_\_\_\_\_

**DELUXE KITCHEN APPLIANCES:**

~~DOUBLE WALL OVEN: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

~~SINGLE WALL OVEN: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

~~DISHWASHER: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

~~MICROWAVE: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

~~COOKTOP: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

~~HOOD VENT: \_\_\_\_\_ MODEL #: \_\_\_\_\_~~

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

BUYER SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

JSJ REPRESENTATIVE Amy Kahler DATE 01/16/2025





# Emily Gardens

## Prime Plus Series ~ Features




### Interior Features:

- ❖ Spaciously designed floor plans
- ❖ 8' smooth ceilings on first floor
- ❖ Designer interior doors
- ❖ Decorative lighting
- ❖ Brushed nickel interior door hardware
- ❖ Cable outlets in all bedrooms and one (1) phone line
- ❖ LVP flooring in foyer, dining room, kitchen and breakfast area 
- ❖ Smoke & carbon monoxide detectors
- ❖ 3 ¼" baseboards throughout home
- ❖ Half wall at bottom of stairs 
- ❖ Ceiling fan pre-wires in family room and all bedrooms


### Kitchen Features

- ❖ Designer kitchen cabinets
- ❖ Granite countertops with 4" granite backsplash
- ❖ Chrome finish single lever faucet with sprayer
- ❖ 8" depth 50/50 undermount stainless steel sink
- ❖ Stainless steel appliance package that includes smooth top range, microwave, and dishwasher

### Bathroom Features

- ❖ Designer adult height vanities in all bathrooms
- ❖ 1.6cm quartz countertops with undermount rectangular sinks
- ❖ Pedestal sink in half bath 
- ❖ Designer chrome plumbing fixtures
- ❖ Dual vanity sinks in owners' bath
- ❖ LVP flooring

### Exterior Features:

- ❖ Designer exteriors individually selected with varying colors and textures
- ❖ Low maintenance vinyl siding with stone accents
- ❖ 25-year 3-tab shingles
- ❖ Designer garage door with motor and 2 remotes
- ❖ Professional landscaping package that includes front yard sodded to front corners
- ❖ 8'x8' concrete patio 
- ❖ Gutters and downspouts in front and rear of home

### Warranty Coverage

- ❖ JSJ Builders, Inc. one year limited warranty w/ online warranty claims submission
- ❖ Ten-year structural warranty provided by 2-10 Home Buyer Warranty
- ❖ New homeowner warranty welcome packet
- ❖ On-site walk through and warranty orientation with JSJ Builders, Inc. representative


### Energy Efficient Features

- ❖ 50 gallon energy efficient hot water heater
- ❖ Maintenance free, Low-e single hung vinyl windows with tilt out sashes with screens
- ❖ Energy efficient HVAC heat pump
- ❖ Programmable digital screen thermostat
- ❖ Certified duct testing
- ❖ Continuous roof ridge and soffit vent system to reduce cooling cost

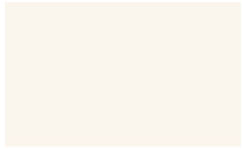
*Buyer Signature* \_\_\_\_\_

*Agent Signature* \_\_\_\_\_

⌘ JSJ Builders, Inc Phone Number: (910) 438-0796 Website: [jsjbuildersnc.com](http://jsjbuildersnc.com) ⌘

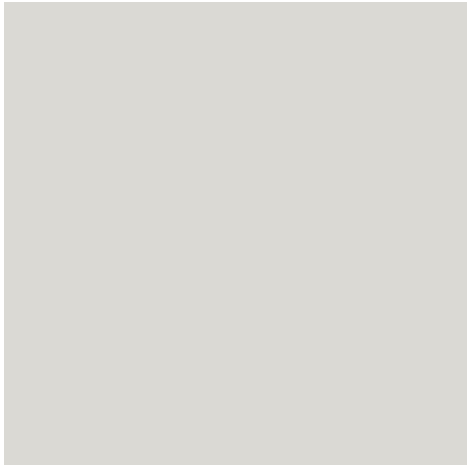
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Revised 10/25/2024

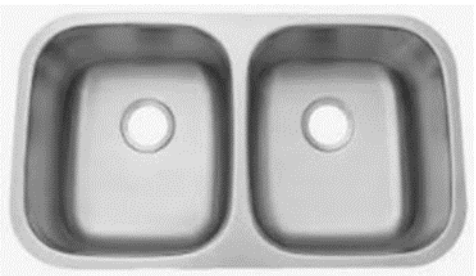


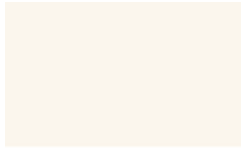
Linen





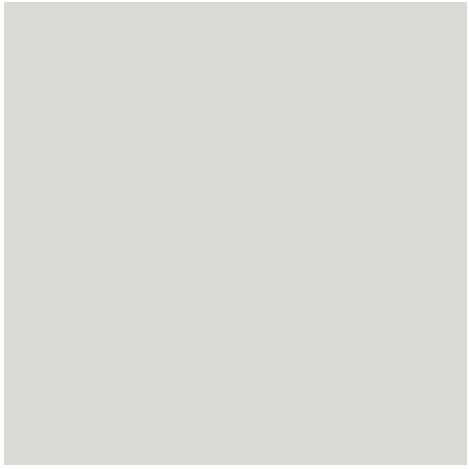
True Touch Mirage





Linen





True Touch Mirage

