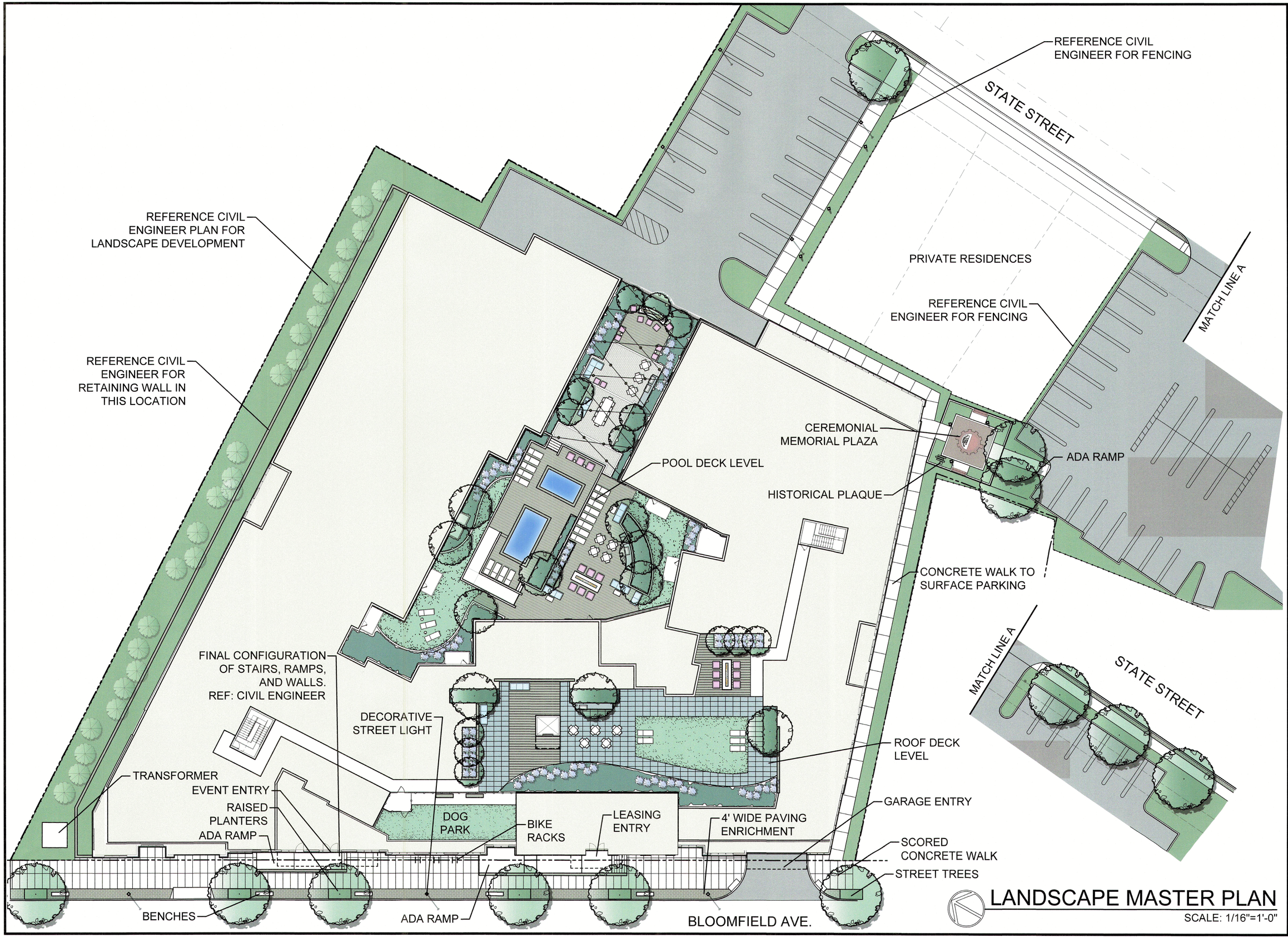

LANDSCAPE MASTER PLAN

SCALE: 1/16"=1'-0"

LINDA TYCHER & ASSOCIATES

LINDA TYCHER & ASSOCIATES, INC 11411 N. CENTRAL EXPY, SUITE V DALLAS, TEXAS 75243

CBD BLOOMFIELD DEVELOPER URBAN RENEWAL, LLC

CANOE BROOK DEVELOPMENT

PROFESSIONAL SEAL

STATE OF NEW JERSEY LINDA TYCHER LICENSED LANDSCAPE ARCHITECT AS001157

6/10/2025

MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE

LOTS: 10, 42, & 46 BLOOMFIELD AVENUE
ESSEX COUNTY, NEW JERSEY

REVISIONS

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LANDSCAPE MASTER PLAN

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L1.01

Effective September 6, 2022 to the present date, the state of New Jersey adopted the New Jersey Swimming Pool and Spa Code 2021. The New Jersey Swimming Pool and Spa Code 2021 is based on the International Swimming Pool and Spa Code 2021 (ISPSC 2021) with amendments and additions.

NEW JERSEY SWIMMING POOL AND SPA CODE 2021:

CHAPTER 3: GENERAL COMPLIANCE

SECTION 305: BARRIER REQUIREMENTS

305.2 Outdoor Swimming Pools and Spas:

1. Outdoor Pools and spas shall be surrounded by a barrier not less than 48" above grade.
2. Vertical clearance between non-solid grade surfaces and the bottom of the barrier shall not exceed 2".
3. Vertical clearance between solid grade surfaces and the bottom of the barrier shall not exceed 4".
4. Openings shall not allow passage of a 4" diameter sphere.
5. Maintain a 36" clear zone from the outside of the barrier.
6. Doors and gates shall open outward and be self-closing and self-latching.

SECTION 307: GENERAL DESIGN

307.1.2.1 Munsell Color Value

1. Finishes shall not be less than 6.5 on the Munsell color value scale with the exception of edge markings and water line tiles.

307.1.4 Accessibility

1. Per the *International Building Code* - pools serving a building with accessible units shall be accessible and on an accessible route.
2. Pool and spa lifts shall be listed and labeled in accordance with UL 60335-2-1000.

SECTION 321: LIGHTING

321.2.2 Pool and Deck Illumination Intensity

1. Provide maintained illumination of not less than 10 horizontal foot-candles (10 lumens per square foot) at walking surface of pool deck.

SECTION 323: SAFETY

323.2 Handrails

1. Top of gripping surface of handrails shall be 34-38" above step or ramp surface.

CHAPTER 4: PUBLIC SWIMMING POOLS

SECTION 406: DECKS AND DECK EQUIPMENT

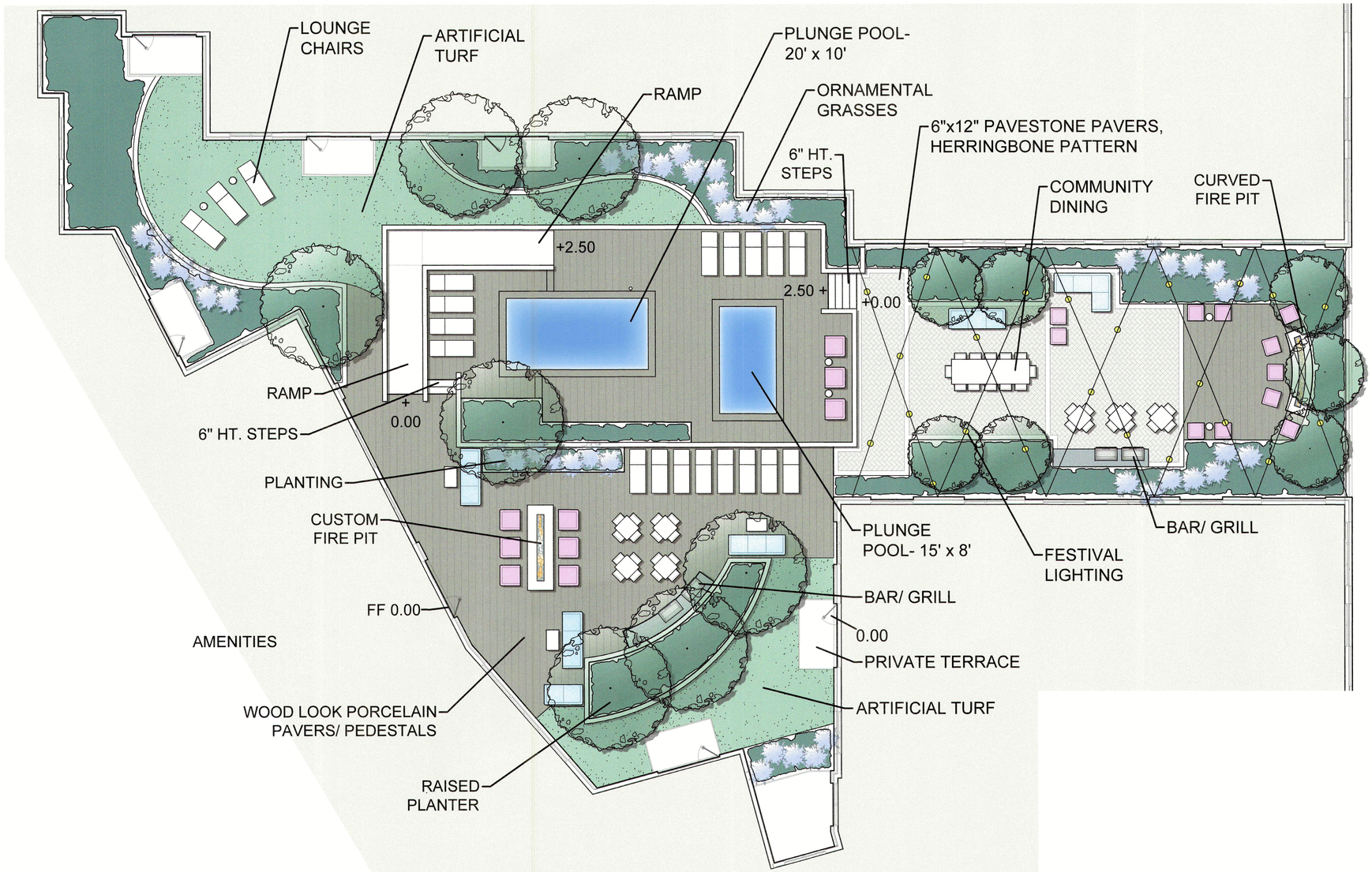
406.2 Pool Perimeter Access:

1. Unobstructed access shall be provided for not less than 90% of the pool perimeter.
2. Decking is to be no less than 4' in width.
3. Decks between pools and spas shall not be less than 6'

SECTION 411: SPECIAL FEATURES

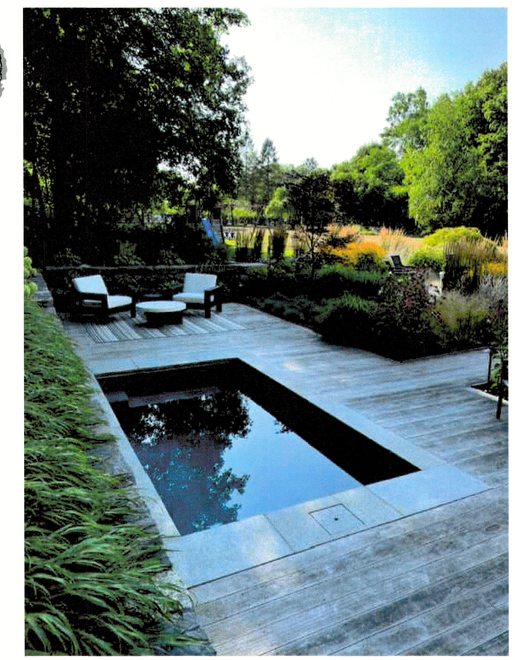
Section 411.1 Entry and Exit

1. Pools shall have not less than two (2) means of entry and exit that serve both ends of a pool. Pool lifts, transfer walls, and other accessible transfer systems shall not be counted as means of entry or exit.



POOL DECK DEVELOPMENT PLAN

SCALE: 1/8" = 1'-0"



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MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE

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L1.02

TOWNSHIP OF BLOOMFIELD, NJ CODE
PART II, GENERAL LEGISLATION
CHAPTER 315: LAND DEVELOPMENT AND ZONING
https://ecode360.com/11765745

ARTICLE IV DEVELOPMENT REQUIREMENTS AND STANDARDS
§ 315-29. GENERAL DESIGN STANDARDS

F. Buffering
1. Buffering shall be located to minimize headlights of vehicles, noise, light from structures, the movement of people and vehicles and to shield activities from adjacent properties when necessary. Buffering may include but not be limited to fencing, walls, evergreens, shrubs, landscaping, berms, rocks, boulders, open space, ponds, steep slopes, deciduous trees or combinations thereof.

J. Street Furniture - Provide elements of street furniture such as phone booths, benches, bike racks, trash receptacles, bus shelters, tree planters and directories. A minimum clear walkway of four feet in width shall be maintained on all public sidewalks.

§ 315-30. SPECIFIC DESIGN STANDARDS

C. Buffers
1. Visual screens provided through landscaping shall be designed in such a manner as to provide a barrier on a year-round basis around the view of the area to be screened.
2. Existing vegetation within the buffer shall be preserved, where possible, and supplemented with plantings and other buffer devices to provide screening of residences.

D. Landscaping
1. Residential uses in the CBD and B-2 Zones shall have landscaped open space of not less than 10%. All areas not occupied by buildings, parking areas, patios, walkways and/or any other impervious surface shall be suitably landscaped. No landscaping shall interfere with required sight triangles.
2. Trees shall be at least 2 ½" caliper when installed. The trees shall be planted so as not to interfere with utilities, roadways or sidewalks. All trees shall be balled and burlapped and be of specimen quality.

L. Street appurtenances
1. Street trees shall be approximately 40 feet apart and not closer than 25 feet from any existing or proposed streetlight or street intersection.

M. Obstructions and Sight Triangles
1. 50' sight triangles shall be shown at all street intersections along an existing municipal street crossing an intersection; and 30' along an existing street ending at an intersection.

O. Off-Street Parking
3. A minimum of 10% of any surface parking facility shall be landscaped and shall include one shade tree for every 20 parking spaces.
4. All parking areas abutting mixed-use/residential areas shall be buffered with landscaping and/or fencing.

CHAPTER 497. STREETS AND SIDEWALKS
ARTICLE IX. STREETSCAPES

§ 497-56. GENERAL REQUIREMENTS

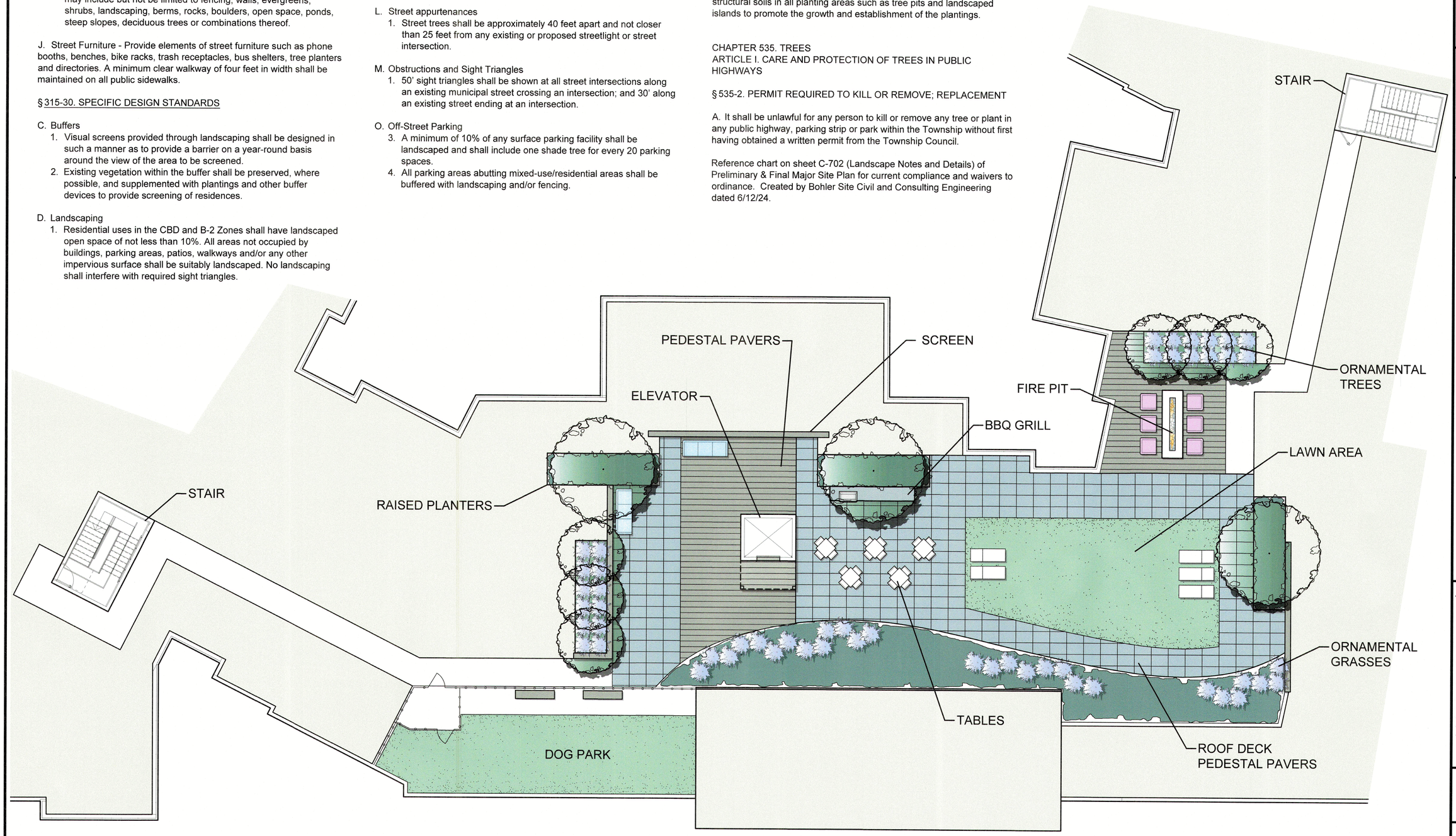
D. Design requirements for new streetscapes. Incorporate the use of structural soils in all planting areas such as tree pits and landscaped islands to promote the growth and establishment of the plantings.

CHAPTER 535. TREES
ARTICLE I. CARE AND PROTECTION OF TREES IN PUBLIC HIGHWAYS

§ 535-2. PERMIT REQUIRED TO KILL OR REMOVE; REPLACEMENT

A. It shall be unlawful for any person to kill or remove any tree or plant in any public highway, parking strip or park within the Township without first having obtained a written permit from the Township Council.

Reference chart on sheet C-702 (Landscape Notes and Details) of Preliminary & Final Major Site Plan for current compliance and waivers to ordinance. Created by Bohler Site Civil and Consulting Engineering dated 6/12/24.



ROOF DECK DEVELOPMENT PLAN

SCALE: 1/8" = 1'-0"

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LINDA TYCHER & ASSOCIATES, INC 11411 N. CENTRAL EXPY., SUITE V DALLAS, TEXAS 75243

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CANOE BROOK DEVELOPMENT

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MULTI-FAMILY RESIDENTIAL WITH NON-RESIDENTIAL EVENT SPACE

LOTS: 10, 42, & 46 BLOOMFIELD AVENUE
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ROOF DECK DEVELOPMENT PLAN

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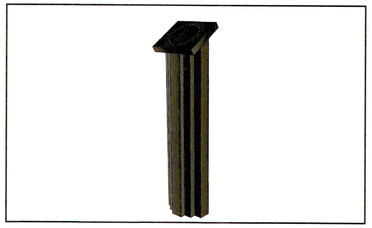
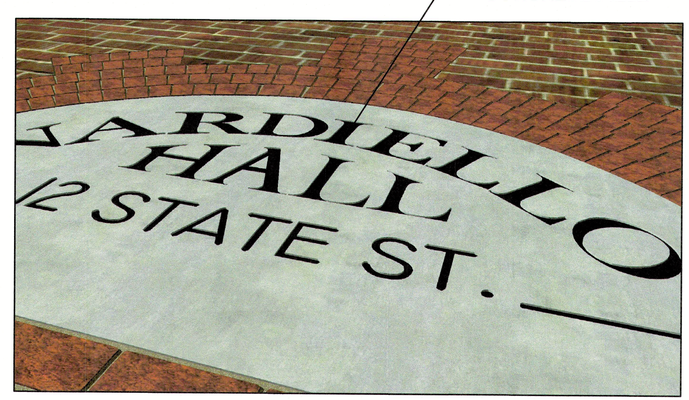
STREET LIGHTS



HISTORICAL PLAQUE

PHOTO OF HISTORICAL BUILDING

HISTORIC PLAZA



ENGRAVING ENLARGEMENT

PLAZA VIEWS

SCALE: NTS

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CANOE BROOK DEVELOPMENT

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L1.04