



February 13, 2015
02265.0063

Adams, Rehmann & Heggan Associates, Inc.
Attn: William M. England, PE, PP, CME, CPWM
Board Engineer
850 South White Horse Pike
Hammonton, NJ 08037

Education

Energy Utility

Hospitality

Public Sector

Real Estate

Science & Technology

Cofone Consulting Group, LLC
Attn: Christine A Cofone, AICP, PP
125 Half Mile Road, Suite 200
Red Bank, NJ 07701

**RE: Response to Comments
Borgata Outdoor Event Area
Preliminary & Final Site Plan Application No. 2014-12-1307
Block 576, Lots 1.05, 1.07, 1.08, 1.10, & 1.12**

Dear Mr. England and Ms. Cofone,

In response to your review letter dated February 2, 2015, we offer the following responses. The revised drawings referred to herein are being prepared and will be provided under separate cover.

A. Site Plan

1. *Comment: Temporary restrooms, storage, & offices are proposed on this site. It is recommended that the applicant/owner provide proposed architectural drawings and photos of the proposed temporary structures prior to the approval to review the overall aesthetics of the proposed site & bathroom areas.*

Response: Portable restroom, office and storage container manufacturer cut sheets are included with this response (Attachment A). The cut sheets provide floor plan diagrams, exterior and interior photographs.

2. *Comment: Water services are proposed to be installed for the restrooms but said restrooms will only contain a sewerage storage tank internally. It is recommended that an emergency sewer service be installed for each of the restroom locations. The nearest sanitary lateral connection is at the permanent bar location & BBQ location. At a minimum, the owner/applicant should testify about the septic system capacity during events & the sewerage pumping schedule.*

Response: Testimony will be provided at the planning board meeting regarding this comment. Pumping Schedule will be offered by vendor on an as needed basis with availability weekly, weekends and emergency service. A typical large venue event would be estimated to have a 4-hour duration and pumping would be provided after each such event. The combined trailer capacity for a 4-hour event is listed below and broken out into Event Venue guests (6 total trailers) and event performers, event staff/employees and their guests (2 total trailers). Please note, the trailers listed below are based upon the best available information at this time from proposals received from potential trailer vendors.

1909 Route 70 East
Suite 307
Cherry Hill, NJ 08003

t. 856.335.6000

www.psands.com



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Sewage Capacity Analysis – Event Venue

Trailer Model	Capacity
Diamond VIII Classic	1000 per 4 Hour
Diamond VIII Classic	1000 per 4 Hour
ADA + 7 Elite Coach	900 per 4 Hour
ADA + 2 Elite Coach	225 per 4 Hour
Sapphire IX	1200 per 4 Hour
Sapphire IX	1200 per 4 Hour
Total	5525 per 4 Hour

Sewage Capacity Analysis – Back of House

Trailer Model	Capacity
Sapphire VII	750 per 4 Hour
Office Trailer	250 Gallon = 125 per 4 Hour
Total	875 per 4 Hour

3. *Comment: Select vendor vehicles are proposed to be placed, or a part of their entry, will require traversing the synthetic turf grass. Typically vehicle loading should be kept to a minimum to prevent damage to synthetic turf. These proposed locations may decrease the life of the turf. We recommend the owner/applicant provide testimony as to why these vehicles are located in this area and their effect on the turf.*

Response: The proposed vendor vehicles have been relocated off of the synthetic turf as shown on the revised site plan. Vendor vehicles also no longer require traversing the synthetic turf to access or depart the site.

4. *Comment: The main entrance to the event area is not specifically labeled. It is recommended the entrances contain additional lighting.*

Response: The main entrance is labeled on the revised drawings. . The plans have been revised to include decorative lighting under the entry structure.

5. *Comment: Chain link fencing will surround the storage & office location. This may negatively impact the overall aesthetics of the site and the "8' High Decorative Fence" which is proposed around the event area should be installed in these locations as an alternative.*



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Response: At this time, Borgata has opted to maintain the use of chain link fence around the storage and office non-patron location. The use of chain link fence is in accordance with the Redevelopment Plan and Ordinance and will be consistent with the existing chain link fence around the perimeter of the adjacent patron surface parking lot.

6. *Comment: The entry driveway for the storage & offices contain "heavy duty" sidewalk and curb; this should also be installed for the locations where the proposed vendor vehicles will be entering and exiting within the event area.*

Response: Notation has been provided on the Site Plan specifying heavy duty sidewalk at all the vehicular entrances

7. *Comment: Provide a point by point Isolux light level grid for review. This should include parking lot lighting, lighting from proposed & temporary structures, & all proposed lighting.*

Response: A point by point Isolux light level grid has been prepared for the outdoor concert area. The parking lot lighting is not changing that which was previously approved.

8. *Comment: Clean stone shall not be used for foundation and pipe bedding. All stone to be choked to fill the voids in the clean stone. Revise all details.*

Response: All foundation and bedding details referring to ¾" clean stone have been revised to specify NJDOT No. 67 stone.

B. Grading & Drainage

1. *Comment: Within the grading and drainage plan it is proposed to eliminate three (3) storm inlets within the event area long the self-park garage. Additional information/calculation should be provided showing this will not be a detriment to the site due to the removal of storm water inlet locations.*

Response: The existing topography of the site shows a mounded grass area, which pitches toward the access road as well as toward the self-park garage. The existing inlets capture the overland flow from the portion of the mounded area, which drains toward the self-park garage. In the proposed condition, the site topography pitches from the self-park garage toward the inlet provided in the synthetic turf. By this adjustment in the topography, the existing inlets adjacent to the self-park garage are no longer necessary as they no longer collect any drainage from the surrounding area.

2. *Comment: Additional grading callouts should be provided within locations of structure corners at a minimum.*

Response: Additional spot elevation callouts have been provided as requested.

3. *Comment: As per the grading & utility plans only one inlet is provided and as per the supplied information the calculated flow is 5.72 CFS. Please provide supporting documentation on how this flow rate was determined. In addition, additional inlets may be necessary to collect 5.72 CFS. Provide inlet capacity documentation. Once this information is provided our office will review.*



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Response: As requested, additional information regarding the drainage catchment area, which generated the 5.72 cfs to A-Inlet 102 has been provided in Appendix F of the revised stormwater management report. Per the data sheet also provided in Appendix F of the Stormwater Management Report, the inlet casting (pattern 3408 w/ ADA grate) specified has a capacity of 6 CFS at just over 1.5 inches of head. In addition, the synthetic turf and under drain system will aid in reducing the flow rate which enters the top of the grate.

4. *Comment: This major development will require approvals at CAFRA and Waterfront Development, requiring water quality measures, which is proposed as part of this application.*

Response: An application for Modification to CAFRA Individual Permit #0102-08-0003.1 CAF080001 has been submitted to the New Jersey Department of Environmental Protection. The project does not require a Waterfront Development Permit.

5. *Comment: Any approvals considered will be conditioned upon the applicant receiving approvals at the state for storm water management and water quality.*

Response: Acknowledged.

6. *Comment: The proposed Aqua-Swirl filtration items should be installed with the H-20 loading option or greater.*

Response: The Aqua-Swirl details have been revised to indicate only H-20 loading manholes.

7. *Comment: As per the supplied documentation the water quality storm will incur a flow of 1.75 CFS but the maximum that the "Aqua Swirl Filtration" system can handle is 1.60 CFS as per the supplied documentation. Both the "Aqua Swirl Filtration" & "Aqua Swirl Concentrator" model should be designed to properly convey the water quality storm. Please provide revised documentation showing this information.*

Response: Updated documentation from NJDEP has been provided in the Stormwater Management Report, which shows that specified filter is in compliance for 1.75 cfs of flow.

8. *Comment: The layout of the drainage for the turf is not provided on any plan layout as described within the Synthetic Turf Base & Flat Drain Detail. Please provide a full layout of all subsurface drains and their connection points on the grading & utility plans.*

Response: The information has been added to the revised drawings.

9. *Comment: Irrigation layout should be provided.*

Response: A Landscape Irrigation System Performance Specification is provided on Construction Details sheet C-11. This specification outlines areas that are to receive irrigation and in what manner. All lawn areas shown on the plans are synthetic turf and do not require irrigation. Irrigation will be provided to all raised planters in the form of drip irrigation and to Shrub beds in the form of pop up spray heads. The area of work is currently irrigated making the proposed system a retrofit.



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10. *Comment: Detailed inspection, reporting, & maintenance plans for site & storm water management should be provided on the final site plan. This information must be submitted to the City of Atlantic City for compliance with the City's Storm water Pollution Plan (SPPP). The applicant must also maintain copies of all design data and inspection reports for inspection by the City of Atlantic City and other State & Federal Agencies (NJDEP, EPA, etc.).*

Response: An Operation and Maintenance Manual has been provided in the Stormwater Management Report, which includes inspection, reporting, and maintenance for the onsite stormwater management.

11. *Comment: Please provide testimony as to how the Aqua Filter & Aqua Swirl will be accessed for inspection & maintenance when these facilities are under the stage.*

Response: Testimony will be provided at the planning board meeting regarding this comment.

C. Vehicular & Pedestrian Circulation

1. *Comment: Please provide additional information as to how the revision in the access from the surface parking lot to the Renaissance Pointe Service Road will be impacted with the removal of an exit option from the parking lot in a traffic report summary for review by our office & the CRDA.*

Response: The Borgata patron surface parking lot has its main entrance and only exit on the east side of the lot, fronting Brigantine Boulevard. The road connecting the Service Road to the parking is used on a very infrequent basis to provide secondary access, mainly for jitney traffic. All exiting is done at the eastern exit where the only toll booth is located. Accordingly, the removal of an exit option will have no impact on operations of the lot.

2. *Comment: The border on the outside of the east side of the event area is proposed to only be striped asphalt. This proposed setup will not provide a barrier between the vehicles and the pedestrians attempting to gain access to the venue. It is recommended that this location be raised and sidewalk installed with 6" curb reveals providing additional safety for the pedestrians.*

Response: The striped area has been widened to two lanes in width to accommodate potential cueing of customers before a show. The remaining single lane allows for one way traffic, which will be minimal during show days as the single entrance lane from the Service Road is to be closed during and around show times. Additionally, protective bollards will be placed to separate the striped area from the driveway.

3. *Comment: The current orientation of the pedestrian walkway on the east side of the event area does not provide barrier free access to the ticket booth location. Barrier free should be clarified or added.*

Response: A handicap accessible ramp has been provided adjacent to the entrance canopy (formerly the ticket booth).

4. *Comment: The crosswalk providing a path for patrons to cross the entry road from the surface lot to the sidewalk adjacent to the event area may create a choke point. The sidewalk behind the restrooms and VIP Area should be expanded immediately adjacent to said crosswalk.*



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Response: The striped area, designating the pedestrian walkway, has been expanded adding an additional lane to provide additional pedestrian capacity. Two additional parking stalls have been removed in the curb island to expand the capacity in this location.

5. *Comment: Provide barrier free ramp information for all sidewalk locations which traverse the parking lot and entry driveway. This should include but is not limited to the type of ADA ramp, proposed grading details, detectable warning surfaces, etc.*

Response: As shown on the Handicap Ramp Grading and Details Plan, detailed ADA ramp design has been provided.

6. *Comment: Handicapped accessible parking is not shown on the plan. There should be handicapped accessible parking within the surface lot or further information should be provided on the plans identifying acceptable parking within said event location.*

Response: Testimony will be provided at the planning board meeting regarding this comment.

7. *Comment: Owner/Applicant should provide testimony determining if there will be direct access from the Borgata or will all the access only be outdoor access.*

Response: Testimony will be provided at the planning board meeting regarding this comment.

8. *Comment: Identify all emergency exits on the plan.*

Response: The emergency exits have been identified as requested.

D. Details

1. *Comment: All hose bibs should be protected underground. Please provide a proposed construction detail for said hose bibs.*

Response: A detail for the underground hose bib has been provided on the construction details.

2. *Comment: Doghouse Manhole detail should provide invert information either as "Variable" or a proposed invert elevation.*

Response: The doghouse manhole detail has been revised to indicate "Variable" for the invert elevation.

3. *Comment: Single Post signage detail should contain a breakaway location as required by MUTCD.*

Response: A notation specifying that signs be NJDOT complaint break-away posts has been provided on the construction details.

4. *Comment: Driveway apron detail shows an 8% slope across the location in which the sidewalk intersects. This is not barrier free compliant and should be revised accordingly as a maximum cross slope of 2% within the direction of travel for the sidewalk.*



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Response: A revised driveway apron detail has been provided which is barrier free.

5. *Comment: As per the Decomposed Granite Detail the sub grade is proposed to be compacted to 95% modified proctor density. Please confirm that these locations were not assumed to be pervious. Please call our office to discuss.*

Response: As shown on the inlet drainage area plan, for stormwater management calculations, the entire event area has been assumed impervious.

6. *Comment: The Synthetic Turf Perimeter Drain Detail & Edge Detail show conflicting edge construction. Please revise to show the proper end treatment.*

Response: The Synthetic Turf Perimeter Drain Detail & Edge Detail have been revised to indicate the same edge treatment.

7. *Comment: A schedule of cleaning & grading of the synthetic turf and its infill should be provided within the details.*

Response: Notes regarding the cleaning and grading of the synthetic turf have been provided in the operation and maintenance manual in the Stormwater Management Report.

8. *Comment: Provide footing/foundation details and calculations signed by a New Jersey Professional Engineer for all proposed planters, lights, buildings, etc.*

Response: Signed and sealed footing/foundation details and calculations will be provided to the Department of Community Affairs (DCA) as part of the Footings and Foundations release submittal.

9. *Comment: All concrete shall be 4500 psi with 8-10% air entrainment. Revise all details.*

Response: All the construction details have been revised to indicate 4500 psi, 8-10% air entrained concrete as requested.

10. *Comment: Revise the concrete sidewalk detail to reflect control joints to generate a square panel. (I.e. 4x4, 5x5, etc.) Match joint patterns in adjacent sidewalk where appropriate.*

Response: The detail has been revised as requested.

E. Miscellaneous

1. *Comment: The plans should identify where the trash and recycles will be staged.*

Response: The location of trash and recycling receptacles has been provided on the revised plan.

2. *Comment: Add a note to Sheet 2 that the owner is to schedule a preconstruction conference with the CRDA and the City at least 30 days prior to start of construction.*

Response: The requested note has been added to the General Notes and Legend.

3. *Comment: The City and CRDA require 72 hours notice prior to the start of each phase of the project (i.e. clearing; grading; foundations; utilities, etc.).*



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Response: The requested note has been added to the General Notes and Legend.

4. *Comment: Revise all notes to indicate notice/approvals to be reviewed by the City Engineer, Design Engineer, and CRDA.*

Response: The requested note revisions have been provided on the General Notes and Legend.

5. *Comment: Add a note that the Owner is responsible to construct, inspect, and maintain all storm water management facilities associated with this project. The City of Atlantic City will not accept responsibility for these facilities.*

Response: The requested note has been added to the General Notes and Legend.

6. *Comment: Provide final plat with final plan submission for review.*

Response: The final plat will be provided.

7. *Comment: Provide documentation for the proposed remediation should the landfill cap be disturbed during construction.*

Response: An application for Sanitary Landfill Disruption Approval and Closure Plan Modification is being submitted to the New Jersey Department of Environmental Protection.

8. *Comment: Please provide full size to scale plans of the proposed structures which shall include at a minimum the plan views, section views, front elevations, side elevations, etc.*

Response: Full size to scale plans of the proposed structures are being developed and will be provided under separate cover.

9. *Notes:*

- a. *Comment: General Note #10: All proposed substitutions must be reviewed & approved by the CRDA & this office prior to ordering/installation/etc. All supporting documentation for the reason for the substitution and "or equal" documentation to be prepared by the approach for review & approval.*

Response: The requested note revision has been provided.

- b. *Comment: Reference & Base Information Notes; # 4 & 5: Add information to the plan stating the current base flood elevation for this location (NAVD 88).*

Response: The requested note revision has been provided.

- c. *Comment: Utility Installation Notes #7: Contractor shall not permit any silt laden dewatering to enter the storm sewer system. All water must be filtered and clean water shall only enter the system.*

Response: The requested note revision has been provided.

- d. *Comment: Storm Sewer Notes #5: All storm water facilities to be maintained by the property owner in accordance with the approved maintenance plan that*



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complies with the City's Requirements for its Storm water Pollution Prevention Plan. The NJDEP Standard Maintenance requirements are generalized guidelines and are not an acceptable level of detail.

Response: The requested note revision has been provided.

e. Comment: Notes on Shop Drawing Submittals 1 & 2: Copies of all shop drawings shall be provided to the CRDA and to this office. No substitutions of any materials or proprietary system shall be made without the expressed written approval of the CRDA.

Response: The requested note revision has been provided.

f. Comment: SPPP: A note shall be added to this section that all storm water runoff and/or water from dewatering operations must be effectively filtered so that clean water (no suspended solids) only is discharged into the storm sewer system.

Response: The requested note revision has been provided.

Should you have any questions, or require any clarifications, during your review of the enclosed documents and this response letter, please don't hesitate to contact me at (856) 335-6000 or mherrmann@psands.com.

Very truly yours,

PAULUS, SOKOLOWSKI AND SARTOR, LLC

A handwritten signature in blue ink, appearing to read 'M. Herrmann', with a long, sweeping horizontal line extending to the right.

Mark Herrmann, PE, CME
Senior Associate

Encl.

Cc: Lance Landgraf – CRDA
Robert Reid - CRDA
Terri Sandland - MDDC
Michael Cohen -PS&S
Walter Judge - PS&S
Jack Plackter - Fox Rothschild



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Our Diamond Series provides the most prestigious level of comfort available featuring simulated marble walls, wood laminated floors, area rugs, porcelain sinks and wood doors. In addition, they have large lighted vanity areas, heating and air conditioning, hot and cold running water, a stereo sound system, skylights, liquid hand soap, hand towels and facial tissues. The Diamond VIII is truly elite!

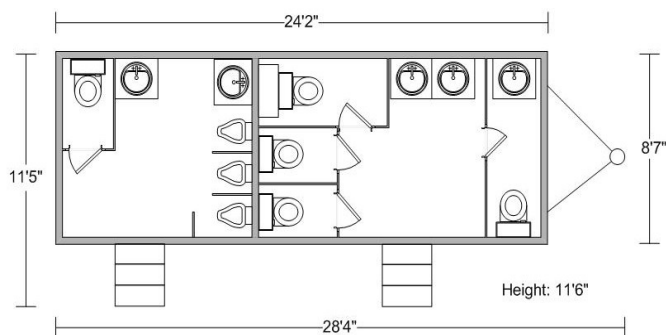
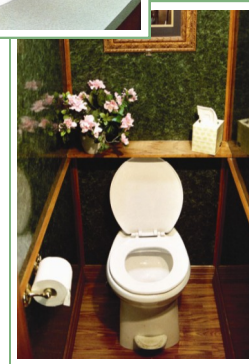
Features:

- ☑ Roomy interiors with large, double pane skylights
- ☑ Vinyl or wood laminated flooring
- ☑ Simulated marble wall finish with stained wood trim
- ☑ Oak cabinets with laminated countertops & porcelain sinks
- ☑ Large vanity mirrors
- ☑ Fully enclosed stalls featuring elongated porcelain toilets, oak toilet seats, shelf, and wood doors with brass hardware
- ☑ Wall hung porcelain urinals with privacy screens
- ☑ Stereo sound system
- ☑ Wide steps and deep landings with folding handrails.
- ☑ Indirect lighting with stained wood valances
- ☑ Air conditioning and heat
- ☑ Hand soap, hand towels and waste baskets

Perfect For: Large Weddings, Galas, VIP Areas at Concerts

Requirements: (3) Dedicated 110-volt outlets, (1) garden hose connection. Both utilities available for an additional charge.

Accommodates: 1,000 people over a (4) hour period



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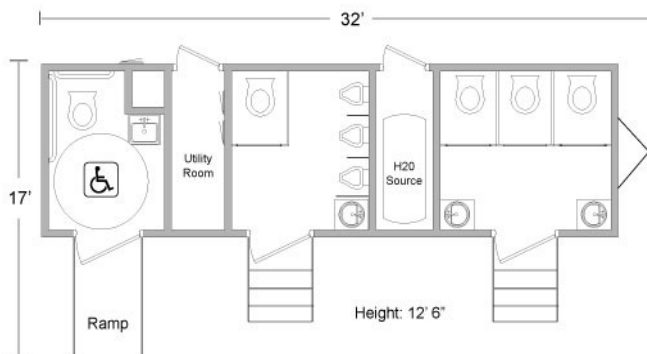
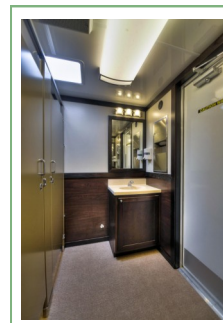
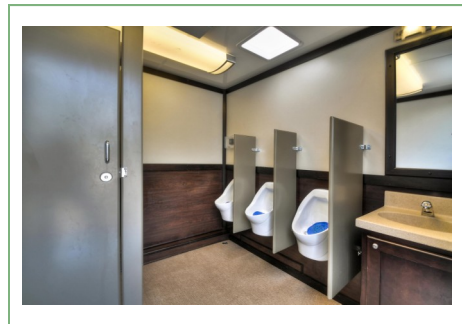
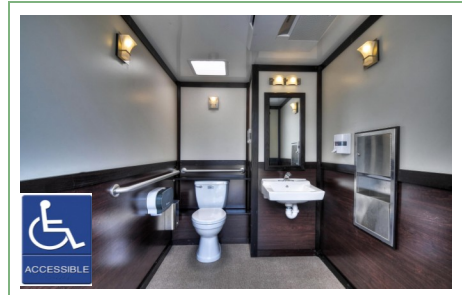
Features:

- ☑ Separate entrances for Men's, Women's & A.D.A. Restroom
- ☑ Air conditioning & heat with thermostat control in each room
- ☑ Contemporary dark oak vanities with framed glass mirrors & stainless steel sconce lighting fixtures throughout
- ☑ Hands-free water saver faucets & waterless urinals
- ☑ White china flushing water saver toilets
- ☑ Hand soap, recessed paper towel dispensers & trash receptacles
- ☑ Stereo sound system throughout trailer
- ☑ Wide steps with deep landings and folding hand rails
- ☑ Recessed LED night lighting at entrance/exit doors
- ☑ *Optional* 300 gallon on-board water supply

Perfect For: Event Venues without ADA Accessible Facilities, Retail Location Restroom Renovation Projects, Public Events

Requirements: (5) Dedicated 110-volt outlets, (1) garden hose connection. Both utilities available for an additional charge.

Accommodates: 900 people over a (4) hour period





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Take comfort & convenience to a whole new level with the ADA+2 by Elite Coaches. Featuring a fully A.D.A. compliant restroom & two additional non-A.D.A. Men's / Women's private stalls, this unique solution offers comforting amenities throughout including air conditioning, heat, running hot/cold water and stereo system. The neutral toned interior, stylish tiled vinyl floors & simulated granite countertops add a splash of style to this versatile restroom trailer that will be sure to please all of your guests!

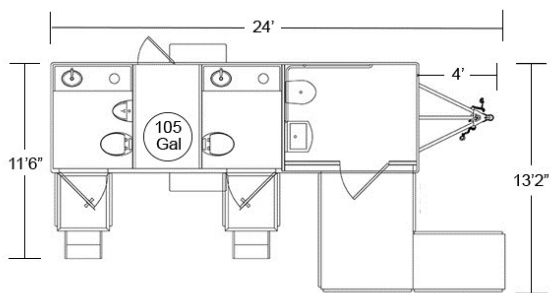
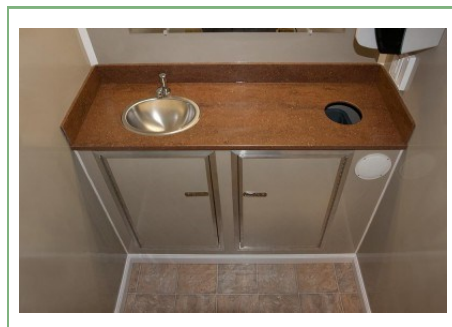
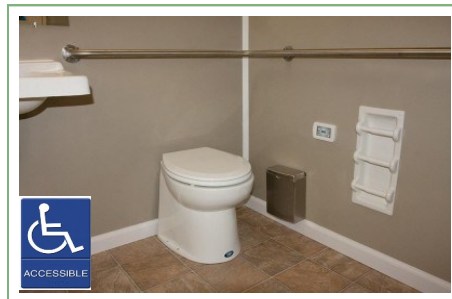
Features:

- ☑ Separate entrances for Men's, Women's & A.D.A. Restroom
- ☑ Air conditioning & heat with thermostat control
- ☑ Earth Toned Interior: countertops, vinyl flooring & walls
- ☑ Metered water saver faucets & waterless urinals
- ☑ White china flushing water saver toilets
- ☑ Hand soap, paper towel dispensers & trash receptacles
- ☑ Stereo sound system throughout trailer
- ☑ Wide steps with deep landings and folding hand rails
- ☑ *Optional:* 105 gallon on-board water supply

Perfect For: Event Venues without ADA Accessible Facilities, Retail Location Restroom Renovation Projects, Public Events

Requirements: (1) Dedicated 110-volt outlets, (1) garden hose connection. Both utilities available for an additional charge.

Accommodates: 225 people over a (4) hour period





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SAPPHIRE IX

Our Sapphire Series is sure to please, equipped with air conditioning and heat, hand soap and hand towels, waste-baskets, hot and cold running water, baby changing station, indirect lighting, roof vents, and exterior lighting. Although the Sapphire Series does not have the luxurious feel of the Diamond Series, the fresh look and functionality of the Sapphire IX is a sure crowd pleaser!

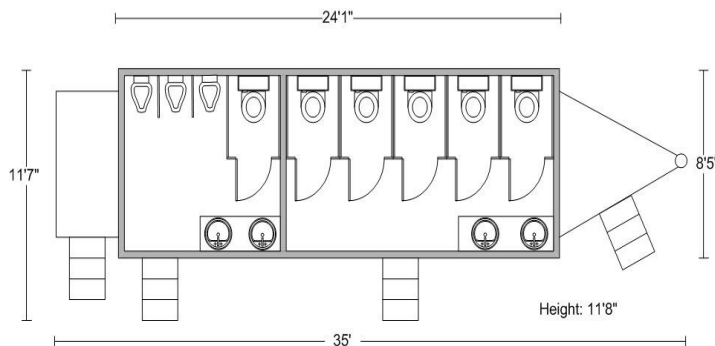
Features:

- ☑ Air conditioning and heat
- ☑ Stereo system with ceiling mounted speakers.
- ☑ Air conditioning and heat
- ☑ Hand soap, hand towels and waste basket
- ☑ Hot and cold running water
- ☑ Indirect lighting
- ☑ Large vanity mirrors
- ☑ Roof vents
- ☑ Elegant exterior
- ☑ Wide steps with deep landings & Exterior lighting

Perfect For: Fundraisers, Public Events, VIP Areas at Concerts

Requirements: (3) Dedicated 110-volt outlets, (1) garden hose connection. Both utilities available for an additional charge.

Accommodates: 1,200 people over a (4) hour period



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SAPPHIRE VII

Our Sapphire Series is sure to please, equipped with air conditioning and heat, hand soap and hand towels, waste-baskets, hot and cold running water, baby changing station, indirect lighting, roof vents, and exterior lighting. Although the Sapphire Series does not have the luxurious feel of the Diamond Series, the fresh look and functionality of the Sapphire VII is a sure crowd pleaser!

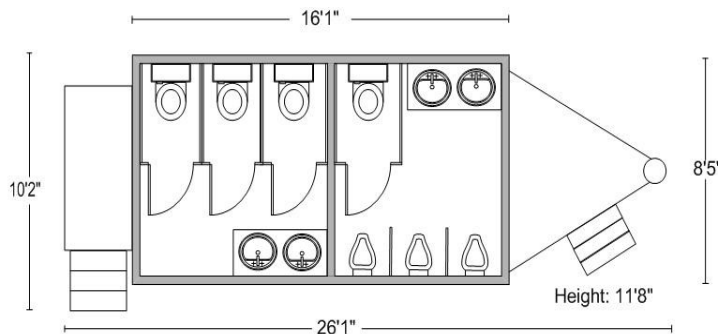
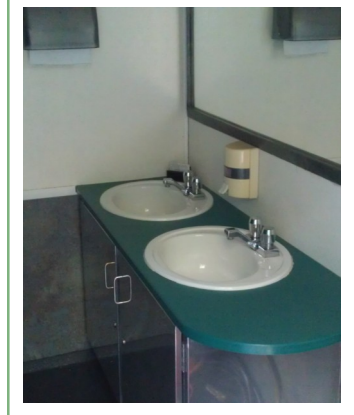
Features:

- ☑ Air conditioning and heat
- ☑ Stereo system with ceiling mounted speakers.
- ☑ Air conditioning and heat
- ☑ Hand soap, hand towels and waste basket
- ☑ Hot and cold running water
- ☑ Indirect lighting
- ☑ Large vanity mirrors
- ☑ Roof vents
- ☑ Elegant exterior
- ☑ Wide steps with deep landings & Exterior lighting

Perfect For: Fundraisers, Public Events, VIP Areas at Concerts

Requirements: (3) Dedicated 110-volt outlets, (1) garden hose connection. Both utilities available for an additional charge.

Accommodates: 750 people over a (4) hour period



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10x44 Office Trailer

It's the mid-sized office trailer that has plenty of elbow room.



SPECIFICATIONS

- » 10' x 44' building size
- » 10' x 48' with towing hitch
- » (1) 10' x 13' private office
- » (1) 10' x 11' private office
- » (1) 10' x 20' main office
- » 8' ceiling height
- » Restroom optional

FEATURES

- » Central HVAC
- » Built-in furniture (plan table, desks, filing cabinets, bookshelves)
- » Fluorescent lighting
- » Electrical outlets
- » 1/8" vinyl floor

Ask us about...



STORAGE CONTAINERS

Secure portable storage units in 8' x 20' and 8' x 40' sizes.



FURNITURE

Various prices and styles to fit any budget.



INSURANCE

Optional commercial general liability and damage waiver option.



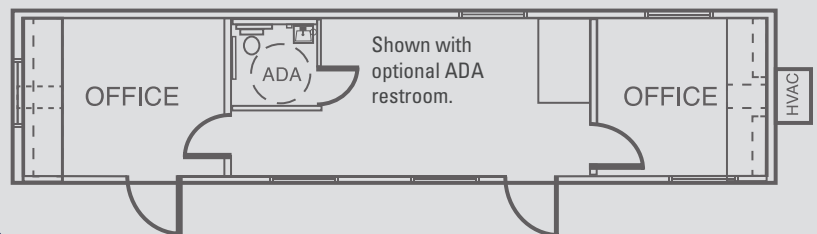
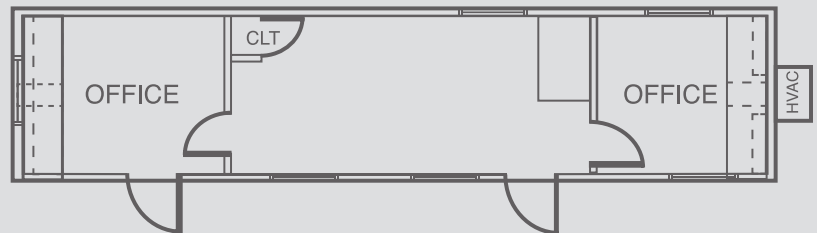
PORTABLE SANITATION

Hand wash stations, holding tanks, and Porta-Johns.



ACCESSIBILITY

Steps, decks and ramps.



Floor plans may vary. Other sizes, floor plans, configurations and specifications are available.

Experienced ★ Local ★ Proven

World-class service you can count on, with guaranteed on-time delivery, and competitive pricing from 80-plus locations across North America.

Call today or visit us online: 800-523-7918 www.ModSpace.com



ModSafe

a new generation of
portable storage
engineered for safety
and security.

■ 800-981-7292 www.ModSpace.com



ModSafe™ defines

the standard of excellence

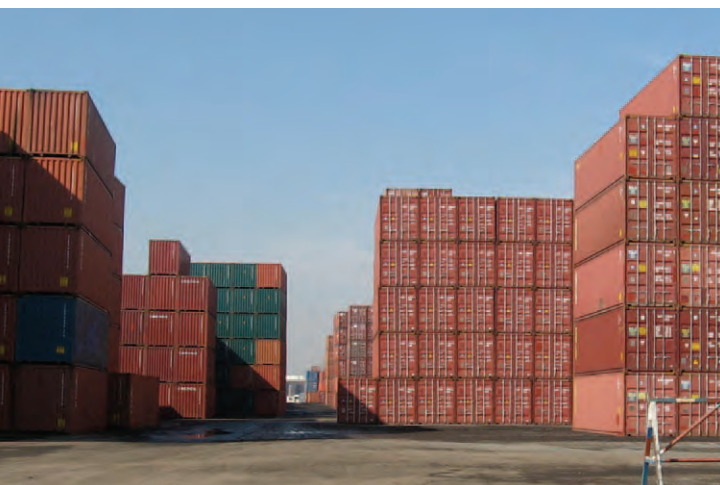
for storage safety and security.

Whether your on site storage containers house costly building materials, your valuable power tools or business assets—you know that if they are not in a safe and secure location—you risk expensive project delays, missing critical deadlines, unnecessary crew productivity losses—cutting into project profitability.

That's why ModSpace® has invested its engineering resources and project management team experience to create a new generation of portable on site storage.

From start to finish, ModSafe storage containers are designed with you and the environment in mind.

Even though building from scratch, consuming new raw materials is sometimes more efficient and profitable – ModSpace set a goal of minimizing the impact on the environment by choosing to utilize recycled ISO certified shipping containers decommissioned by the shipping industry and carefully selected to meet ModSpace Corporation's strict quality specifications.



Every year the shipping industry decommissions thousands of ISO shipping containers. By choosing a ModSafe, you are helping to recycle these used shipping containers. ModSpace selects only the very best of these units.

ModSpace has all the critical points thoroughly inspected based on ModSpace 16-point specifications. Units are accepted, repaired or rejected.



The ModSafe inspection begins with a rigid 16-point selection process.

Only the most desirable units are chosen, then subject to a rigorous 16-point final inspection and renewal process before it can become a ModSafe—ensuring you the highest quality storage unit.

Designed for strength and durability, containers provide maximum protection and security.

Built tough to withstand the elements of rain, wind and sea surge—original ISO certified containers are built strong. A 20' ModSafe can hold up 61,000 pounds—the equivalent of 12 Ford F-150s!

The ModSafe Renewal Process assures only the highest quality ModSafe will be delivered to your job site.

To ensure the strongest most durable finish possible, all ModSafe units are.....

- Pressure washed inside and out prior to painting
- Checked to make sure that it is free of oil or grease
- Thoroughly inspected, rusted areas are power-tool cleaned
- Entire unit is carefully spray painted with ModSafe specified paint and color



Steel Locking System means additional security.

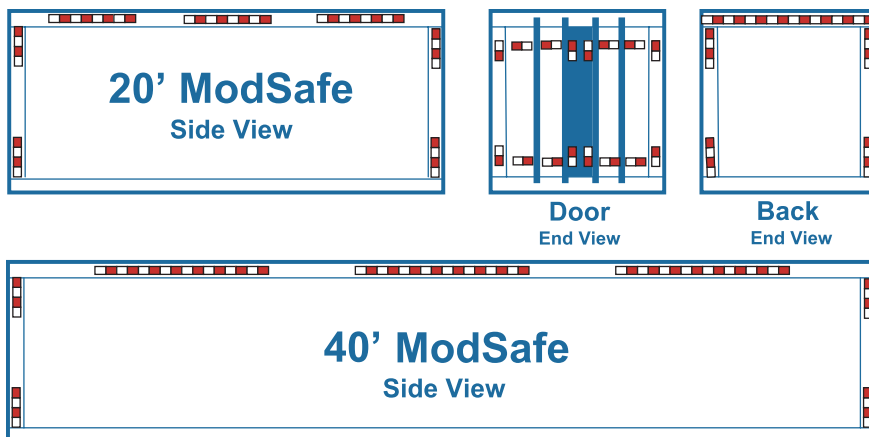
Every ModSafe unit has a lockbox installed to provide additional security for your valuables. Our lockboxes feature:

- Thick 10 Gauge steel for housing your critical components
- Designed to accommodate a standard “master keyed” or “combination” locking system so you control the keys or on-site storage access
- LockBox is arc-welded to door panels—strong enough to withstand most impacts
- Engineered to prevent bolt cutter access
- Optional high security CargoDoor™ locking systems available

ModSafe color choices meet any site requirement.

Depending on your needs, the ModSafe is available in custom blue (ModSafe Pro) or, when safety and visibility is of the utmost importance, the ModSafe is available in our Ultra Hi Viz color (ModSafe HiViz). To reduce site accidents in any lighting conditions, every ModSafe unit is equipped with Reflexite® V52 Diamond- Plate conspicuity tape.

Reflexite® V52 Diamond plate conspicuity tape promotes on-site safety—protecting your workers and equipment.



- **Superior Durability** – designed to withstand the rigors of everyday use by continuing to reflect even after impact or abrasion
- **DOT C-2 Certified Tape** – used in trucking, highway and shipping industries
- **Diamond Plate Design** – distinctive look, rugged, tough appearance
- **Microprism Technology** – provides superior visibility in all lighting conditions

protect your business assets against loss with ModSafe's **secondary locking system.**



standard

Additional safety options

When additional security is required for those high risk areas, ModSpace has designed two long-lasting secondary locking systems. ModSafe customers can rent either the Cargodoor™ standard model or the heavy duty model system making your ModSafe virtually impenetrable.

- Locks both doors of your storage containers
- Adjustable to fit the doors vertical bars
- Built with square tube steel with super thick walls
- Steel end plates for strong fastening
- Changeable combination

heavy duty



Affordable protection to safeguard your business assets

The Damage Waiver relieves you of any financial responsibility for direct loss or damage to the leased ModSafe and any leased attachments. This optional waiver will cover you in the following situations:

- Fire and smoke damage from fire
- Lightning, flood, windstorm or hail
- Theft (including attachments leased from ModSpace)
- Vandalism
- Collision with a vehicle
- Explosion (externally caused)

The Commercial General Liability Insurance covers third party liability arising from the use of the leased ModSafe while at your location. This optional insurance program is designed to:

- Cover both bodily injury and property damage liability
- Protect you against third party liability claims for bodily injury and property damage
- Includes third party medical payments coverage up to \$5,000 per person per occurrence

ModSafe specifications

		20' container		40' container	
		imperial	metric	imperial	metric
external dimensions	length	20' 0"	6.096 m	40' 0"	12.192 m
	width	8' 0"	2.438 m	8' 0"	2.438 m
	height	8' 6"	2.591 m	8' 6"	2.591 m
interior dimensions	length	18' 10 ⁵ / ₁₆ "	5.758 m	39' 5 ⁴⁵ / ₆₄ "	12.032 m
	width	7' 8 ¹⁹ / ₃₂ "	2.352 m	7' 8 ¹⁹ / ₃₂ "	2.352 m
	height	7' 9 ⁵⁷ / ₆₄ "	2.385 m	7' 9 ⁵⁷ / ₆₄ "	2.385 m
door aperture	width	7' 8 ¹ / ₈ "	2.343 m	7' 8 ¹ / ₈ "	2.343 m
	height	7' 5 ³ / ₄ "	2.280 m	7' 5 ³ / ₄ "	2.280 m
volume		1,169 ft ³	33.1 m ³	2,385 ft ³	67.5 m ³
Max gross mass		66,139 lb	30,400 kg	66,139 lb	30,400 kg
empty weight		4,850 lb	2,200 kg	8,380 lb	3,800 kg
net load		61,289 lb	28,200 kg	57,759 lb	26,600 kg

ModSafe features

- **Corten Steel Construction** – “weathering steel” protects your stored valuables
- **Shielded Vents** – allows air flow inside the ModSafe, preventing condensation and mold build-up
- **1 - 1/8" Plywood Floor** – will support your load (see chart) and a forklift up to 6 tons per axle
- **Corrugated Sides** – stronger panels avoids damage from shifting or stacking loads
- **Lashing Devices** – keeps your load in place saving you money in damage charges
- **Forklift pockets** – many models come with pockets for easy on site mobility
- **Tilt Bed Delivery** – Put your ModSafe virtually anywhere you need it on your site



the highest quality
storage unit available
anywhere, at an
affordable price.

- Heavy duty steel construction
- Two sizes to meet all your storage needs
- Reflective high-visibility tape for premium safety
- Affordable with standard & premium models
- Clean, attractive storage units
- Corrugated side panels to reduce load damage
- Environmentally friendly
- State of the art locking system for maximum security
- Highly visibility to reduce on-site accidents
- Tilt bed delivery for easy placement
- Forklift pocket available for fast, convenient job site movement

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