

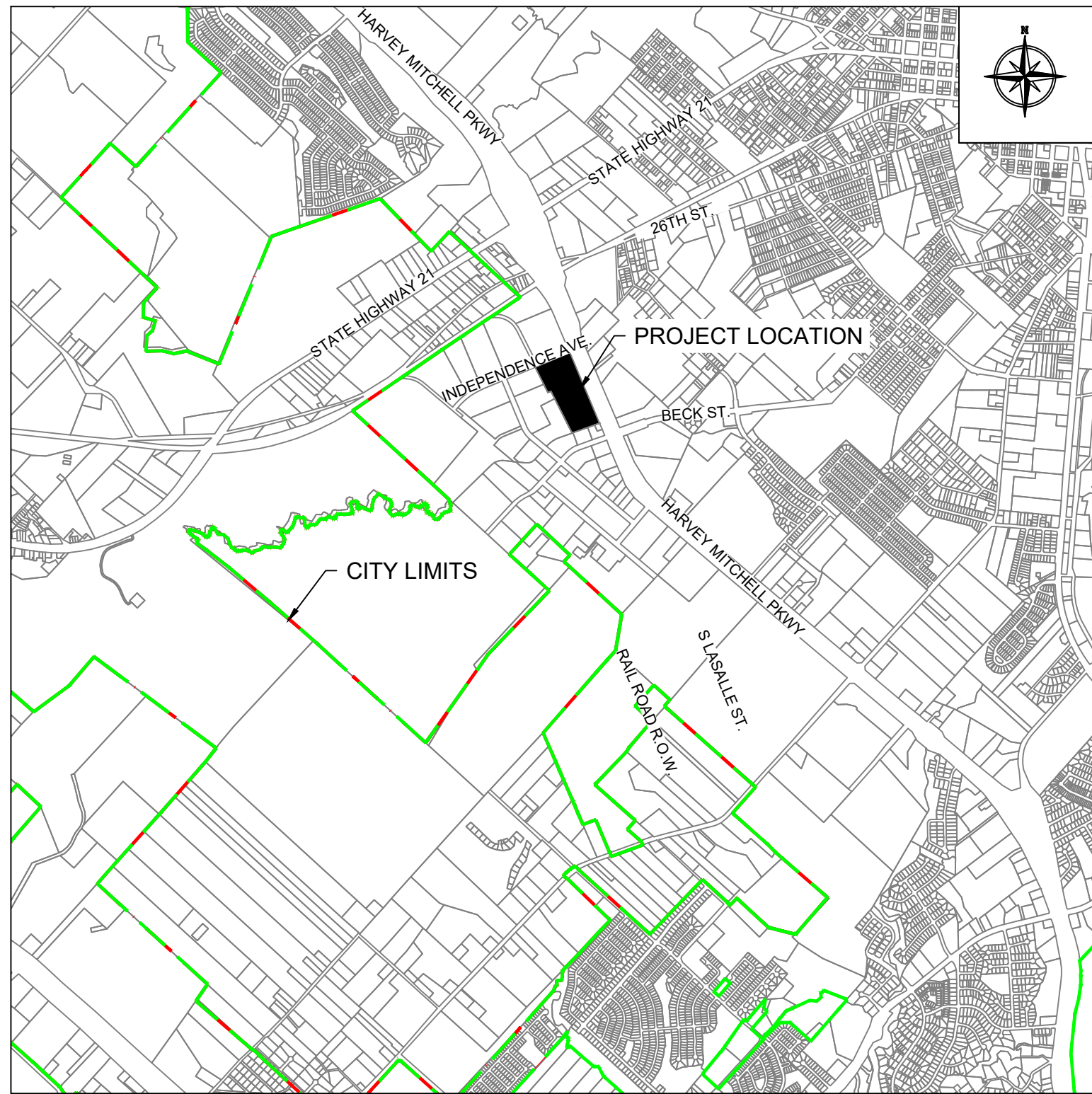
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL MALEK, P.E. 82860

TBPE FIRM NO.: F-789
7984 HWY. 6
NAVASOTA, TX 77868
(P): 936-825-1603
(F): 936-825-1624
GENERAL CONTRACTING

FIRM NAME

PROJECT NAME & LOCATION:
NON-AQUEOUS TOTE STORAGE BUILDING
LIQUID POWER FACILITY PRODUCTS, INC.
1331 INDEPENDENCE AVE., BRYAN, TX 77803
Z:\MBC PROJECTS\2025\25-0133 - LSP - NON-AQUEOUS STORAGE BUILDING DESIGN\AUTOCAD\25-0133-MBC-COVER PAGE.DWG

CITY OF BRYAN, TEXAS
CONSTRUCTION PLANS
NON-AQUEOUS TOTE STORAGE BUILDING
1331 INDEPENDENCE AVE., BRYAN, TX 77803
FOR
LIQUID POWER FACILITY PRODUCTS, INC.
MBC PROJECT NO. 25-0133



VICINITY MAP
N.T.S.

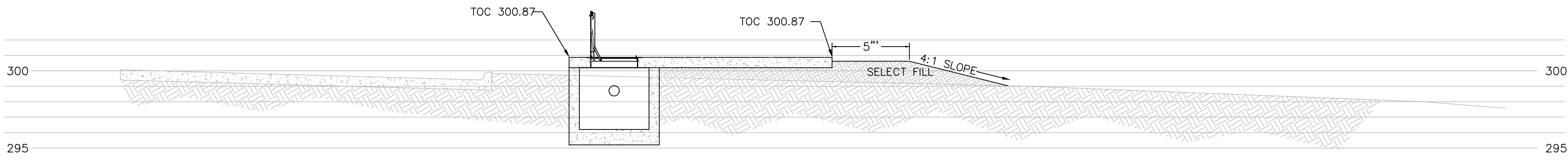
PREPARED BY:

MBC
MANAGEMENT

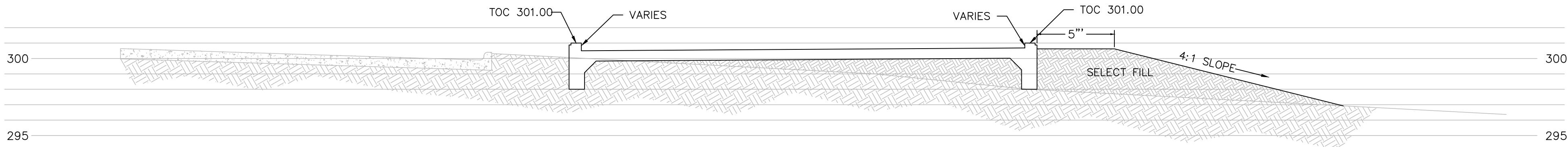
MBC MANAGEMENT, INC.
NAVASOTA, TEXAS
FIRM NO. 789

SHEET INDEX

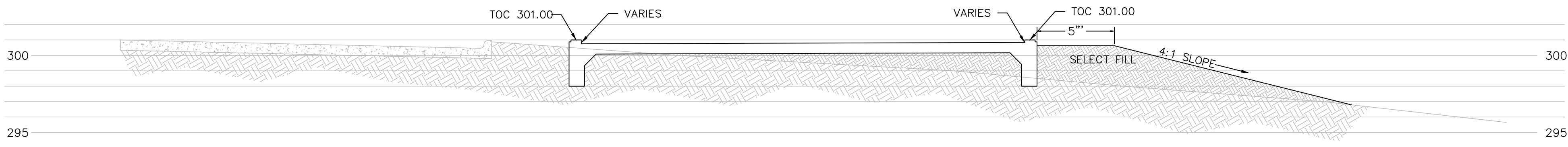
SHEET No.	SHEET NAME
C1	PROPOSED SITE GRADING PLAN
C2	PROPOSED SITE GRADING PROFILES
D1	PROPOSED SITE DRAINAGE PLAN
S1	PROPOSED BUILDING PLAN
S2	PROPOSED FOUNDATION PLAN
S3	PROPOSED BUILDING DETAILS



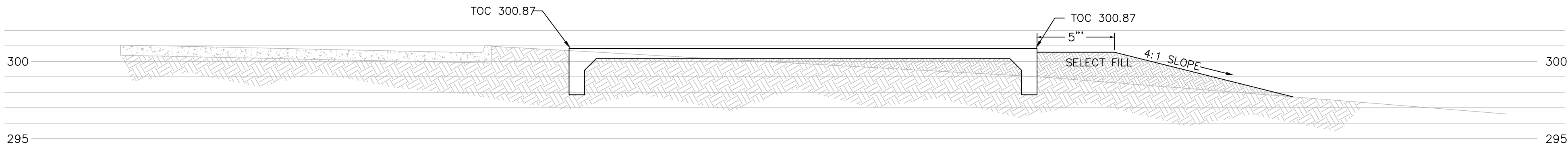
B
C2
PROPOSED SITE PROFILE
SCALE: 1"=5'-0"



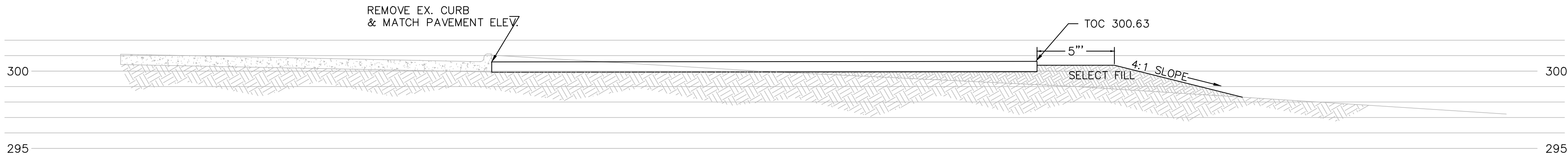
C
C2
PROPOSED SITE PROFILE
SCALE: 1"=5'-0"



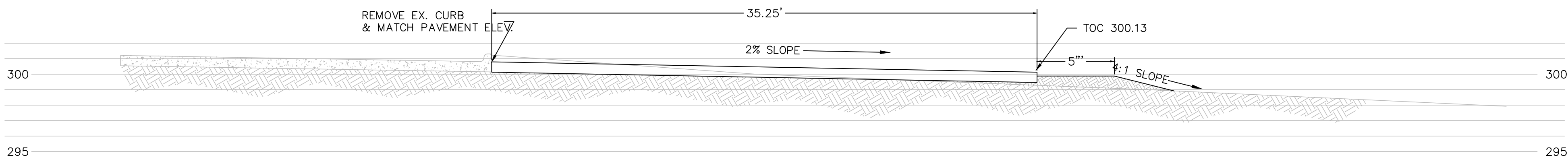
D
C2
PROPOSED SITE PROFILE
SCALE: 1"=5'-0"



E
C2
PROPOSED SITE PROFILE
SCALE: 1"=5'-0"

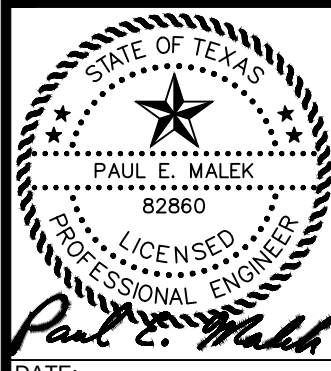


F
C2
PROPOSED SITE PROFILE
SCALE: 1"=5'-0"



G
C2
PROPOSED SITE PROFILE
SCALE: 1"=5'-0" SCALE: 1"=10'-0"

NO.	REVISION DESCRIPTION	DATE	BY



DATE: 12/19/2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL MALEK, P.E. 82860

MBC
MANAGEMENT

DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

FIRM NAME:

PROJECT NAME:

DATE:

BY:

NO.

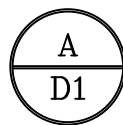
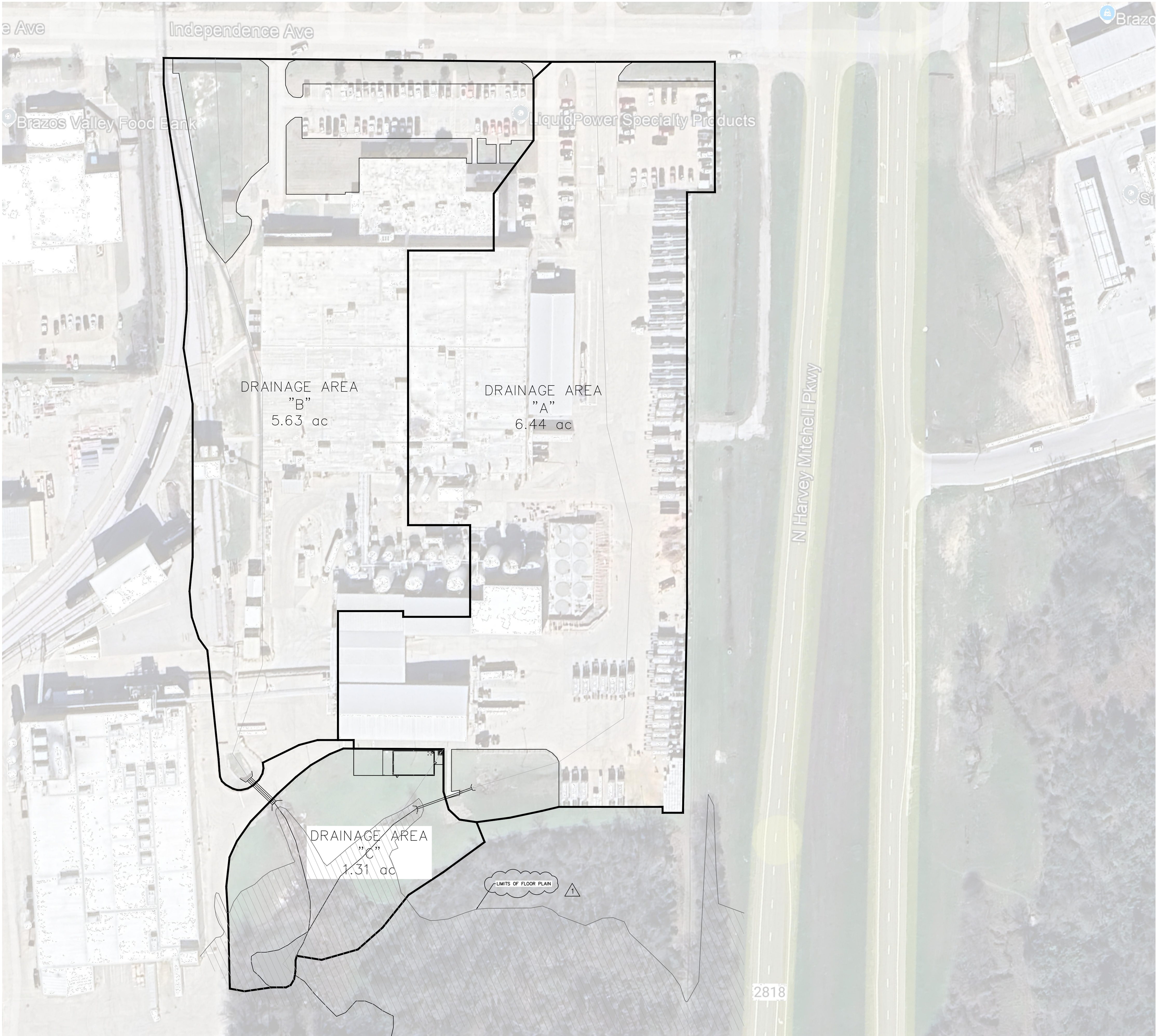
REVISION DESCRIPTION

DATE

BY

PROJECT NAME: LSPI LIQUID POWER FACILITY PRODUCTS, INC.
1331 INDEPENDENCE AVE.,
BRYAN TX. 77803
NON-AQUEOUS TOTE STORAGE BUILDING

DRAFTED BY:	DESIGNED BY:
SGH	PEM
SCALE:	AS SHOWN
DRAWING TITLE:	PROPOSED SITE DRAINAGE PROFILES
DRAWING NO.:	C2



SITE DRAINAGE PLAN

SCALE: 1"=60'-0"

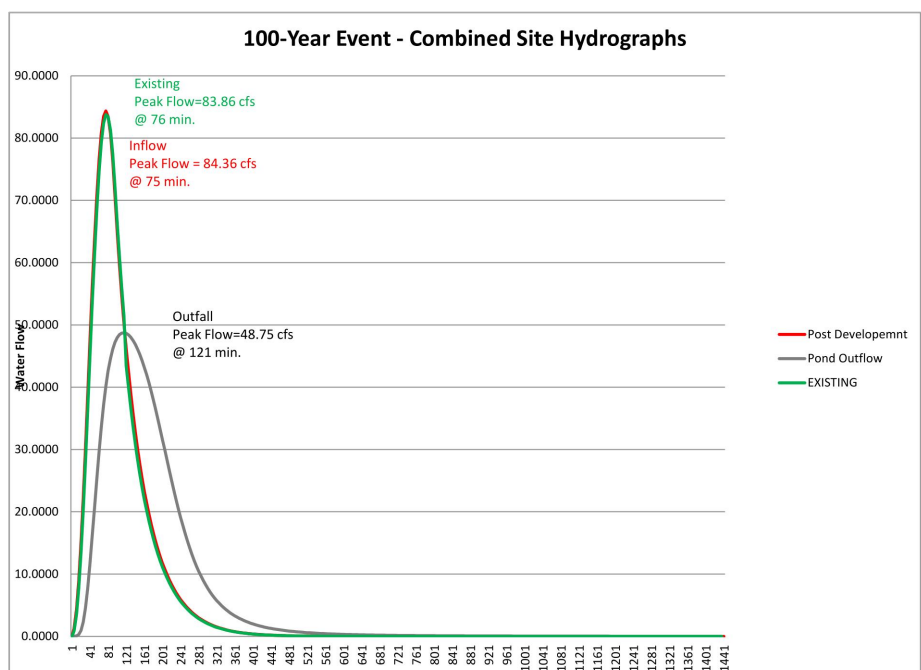
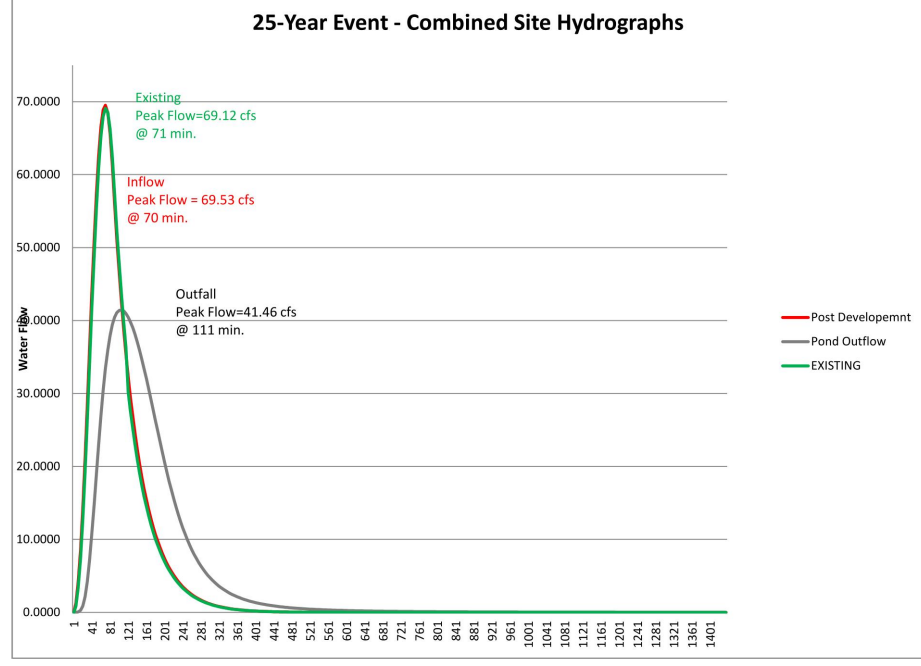
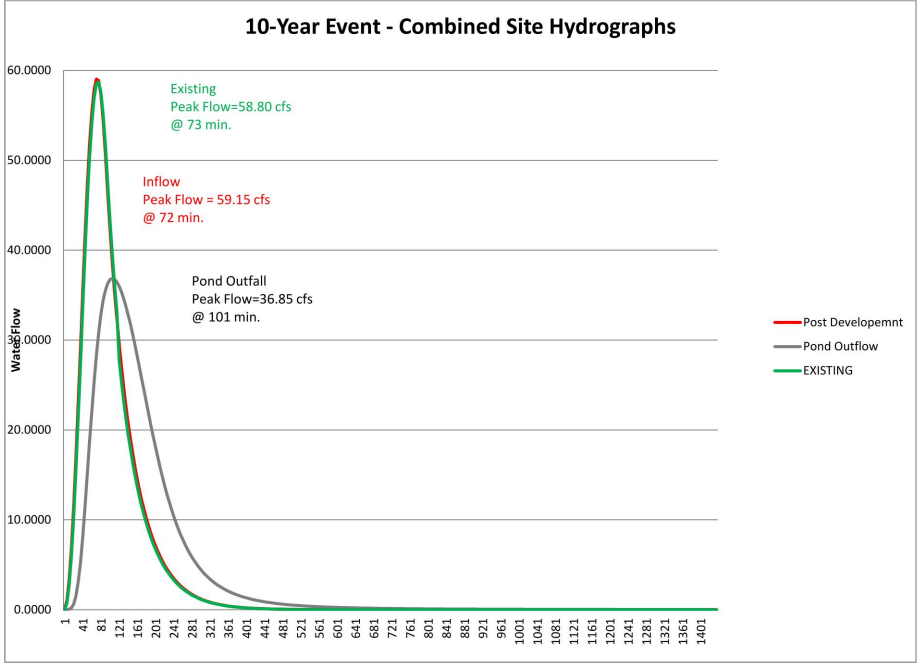
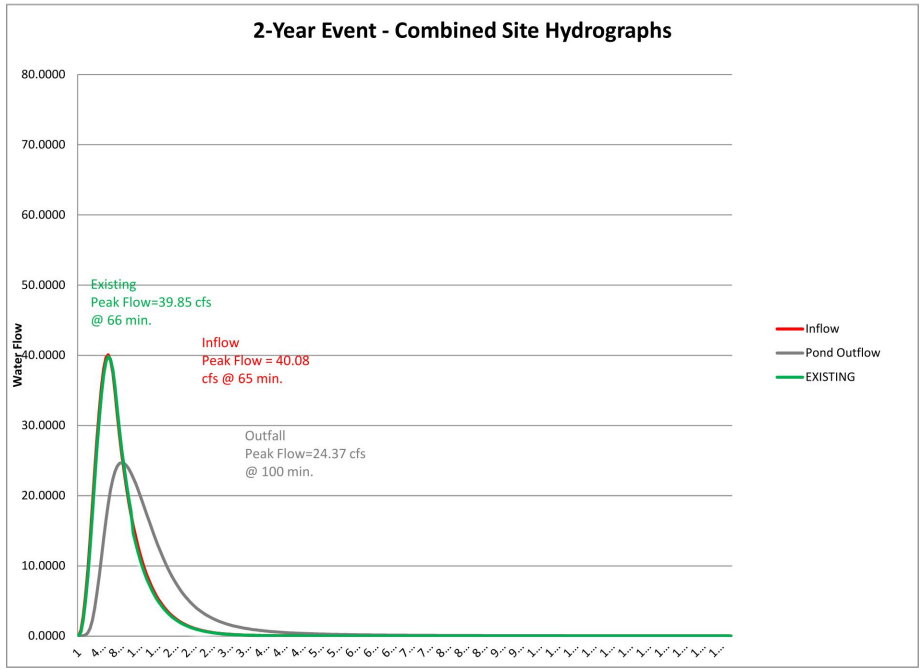
Atlas-14 Stormwater Intensity									
Drainage Area ID	Condition	Time of Concentration	Atlas-14 Stormwater Flow (in/hr)						
			2-yr	10-yr	25-yr	100-yr			
A	Pre	12.34	4.39	6.45	7.57	11.23			
B	Pre	7.59	5.23	7.64	8.94	13.08			
C	Pre	12.72	4.34	6.38	7.48	11.11			
A	Post	12.34	4.39	6.45	7.57	11.23			
B	Post	7.59	5.23	7.64	8.94	13.08			
C	Post	11.31	4.55	6.67	7.82	11.58			

Existing CN Calculation				
Drainage Area ID	Surface, Type "D" Soil	Impervious Areas		Average
		Total Area	CN	
A	69	58	AC	69.05
B	0.87	4.76	5.63	93.52
C	1.31	0	1.31	69.00

Proposed CN Calculation				
Drainage Area ID	Surface, Type "D" Soil	Impervious Areas		Average
		Total Area	CN	
A	0.3	6.14	6.44	96.05
B	0.87	4.76	5.63	93.52
C	1.23	0.08	1.31	70.77

Existing Time of Concentration														
Drainage Area ID	Overland Sheet Flow				Shallow Concentrated Flow				Channel Flow		Total	Total	Total	Total
	n	Length	PCF	Velocity	Depth	Distance	Velocity	Surface ("Power" "Slope")	Velocity	Distance				
A	0.55	880	4.5	0.63	1.58	7.11	2.21	247	0.60	2.78	10.89	10.89	10.89	10.89
B	0.55	680	4.5	0.63	1.58	7.11	2.21	247	0.60	2.78	10.89	10.89	10.89	10.89
C	0.55	680	4.5	0.63	1.58	7.11	2.21	247	0.60	2.78	10.89	10.89	10.89	10.89

Proposed Time of Concentration														
Drainage Area ID	Overland Sheet Flow				Shallow Concentrated Flow				Channel Flow		Total	Total	Total	Total
	n	Length	PCF	Velocity	Depth	Distance	Velocity	Surface ("Power" "Slope")	Velocity	Distance				
A	0.55	880	4.5	0.63	1.58	7.11	2.21	247	0.60	2.78	10.89	10.89	10.89	10.89
B	0.55	680	4.5	0.63	1.58	7.11	2.21	247	0.60	2.78	10.89	10.89	10.89	10.89
C	0.55	680	4.5	0.63	1.58	7.11	2.21	247	0.60	2.78	10.89	10.89	10.89	10.89



DATE
01/23/26

BY
PEM

REVISION DESCRIPTION

NO.

1

REVISED PER CITY COMMENTS

DATE
12/16/2025

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL MALEK, P.E. 82860

PROFESSIONAL ENGINEER

PAUL MALEK

PAUL MALEK, P.E. 82860

DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

MB MANAGEMENT

DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

PROJECT NAME:

LSPI LIQUID POWER FACILITY PRODUCTS, INC.
1331 INDEPENDENCE AVE.,
BRYAN TX. 77803
NON-AQUEOUS TOTE STORAGE BUILDING

DRAFTED BY:

SGH

DESIGNED BY:

PEM

SCALE:

AS SHOWN

DRAWING TITLE:

PROPOSED SITE DRAINAGE PLAN

DRAWING NO.:

D1

A. RIGID FRAMES: ASTM A 529. PRE-ENGINEERED METAL BUILDING FRAMES TO SPAN AND ROOF SLOPES SHOWN AND DESIGNED TO SUPPORT DEAD LOADS INDICATED, LIVE LOADS OF 20 psf AND WIND LOADS AS SET FORTH BY THE 2015 EDITION OF THE I.B.C.

1. GENERAL:

- A. ALL STRUCTURAL STEEL MEMBERS AND WELDED PLATE MEMBERS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF AISC SPECIFICATIONS.
- B. ALL LIGHT-GAGE, COLD FORMED STRUCTURAL MEMBERS AND COVERINGS SHALL BE DESIGNED IN ACCORDANCE WITH THE LATEST EDITION OF THE AISC SPECIFICATIONS.
- C. DESIGN SHALL BE COMPLETED AND SEALED BY A PROFESSIONAL ENGINEER.
2. DESIGN LOADS:
- A. LIVE LOAD:
1. ROOF LIVE LOAD: 20 psf.
- B. DEAD LOAD:
1. 5.0 PSF IN ADDITION TO STEEL BUILDING D.L. (COLLATERAL LOAD)
- C. WIND LOAD:
1. MEET OR EXCEED INTERNATIONAL BUILDING CODE.
- D. UPLIFT (APPLIED UPWARDS TO THE ROOF SYSTEMS IN ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE.)
- E. EQUIPMENT LOAD
AS REQUIRED TO SUPPORT THE EQUIPMENT SHOWN.
- F. SEISMIC LOAD:
1. MEET OR EXCEED INTERNATIONAL BUILDING CODE.
- G. SNOW LOAD:
1. MEET OR EXCEED INTERNATIONAL BUILDING CODE.
- H. DESIGN LOAD COMBINATIONS:
1. DEAD + ROOF LIVE + ROOF LIVE (OR SNOW).
 2. DEAD + FLOOR LIVE + WIND LOAD (OR SEISMIC).
 3. DEAD + FLOOR LIVE + WIND + 1/2 SNOW.
 4. DEAD + FLOOR LIVE + 1/2 WIND + SNOW.
 5. DEAD + FLOOR LIVE + SNOW + SEISMIC.

- C. MEMBERS AND CONNECTIONS:
1. HOT-ROLLED STRUCTURAL SHAPES: 36 ksi, ASTM A 36.
 2. PLATE AND BAR STOCK MEMBERS: 42 ksi, ASTM A 529.
 3. COLD FORMED MEMBERS: 50 ksi, ASTM A 607 (GRADE 50).
 4. ROD BRACING: 36 ksi, ASTM A 36.
 5. MISCELLANEOUS MEMBERS: 42 ksi.
 6. PRIMARY BOLTED CONNECTIONS: ASTM A 325.
 7. SECONDARY BOLTED CONNECTIONS: ASTM A 307.
 8. SHOP CONNECTIONS: AWS STRUCTURAL WELDING CODE.

- D. MEMBER COATINGS:
1. OXIDE PRIMER.

- E. ROOFING MATERIAL:
1. "PBR" ROOF PANEL.
2. 26 ga. GALV. METAL
3. 3" ROOF INSULATION w/ REINFORCED VINYL FACING.

- F. WALL MATERIAL:
1. "R" WALL PANEL.
 2. 26 ga. COLOR METAL
 3. COLOR AS PER OWNER.
 4. 3" WALL INSULATION w/ REINFORCED VINYL FACING.

- G. TRIM MATERIAL:
1. GUTTERS AND DOWNSPOUTS.
 2. CORNERS & OPENINGS TRIM.
 3. COLOR AS PER OWNER.

- BUILDING CODE:
1. 2021 EDITION OF THE INTERNATIONAL FIRE CODE.
2. 2021 EDITION OF THE INTERNATIONAL FIRE CODE, AS AMENDED.
3. ASCE 7th, MINIMUM DESIGN LOADS FOR BUILDINGS AND OTHER STRUCTURES
4. PROPOSED BUILDING CATEGORY: S-1, FIRE SPRINKLED
5. a. TYPE OF CONSTRUCTION: 1
6. b. ALLOWABLE NO. OF STORIES: 4 - ACTUAL: 1
- 25% c. ALLOWABLE BUILDING AREA: 70,000 sq ft - ACTUAL: 1,860 SF
- 23.6% d. ALLOWABLE BUILDING HEIGHT: 65 ft - ACTUAL: 15.25 ft
7. IMPORTANCE FACTOR: 1.0
8. FIRE RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS:
- a. FIRE SEPARATION DISTANCE - GREATER THAN 30ft - 0 hr (TABLE 601)
9. RATING OF EXISTING EXTERIOR BUILDING WALL - 1 hr
10. MAXIMUM ALLOWED AREA OF GLASS OPENINGS
11. UNPROTECTED, SPRINKLED NOT REQUIRED (TABLE 701)

1. LEAD: LOAD
2. DEAD LOAD = 2 PSF.
3. ROOF LIVE LOAD = 20 PSF. (REDUCIBLE)
4. GROUND SNOW LOAD = 5 PSF
5. ROOF SNOW LOAD = 5 PSF
6. COLLATERAL LOAD = 5 PSF
7. RAIN LOAD = 4.5 INCHES PER HOUR
8. WIND LOAD:
 1. BASIC WIND SPEED = 115 MPH.
 2. WIND PROJECTION FACTOR = 1.0
 3. WIND EXPOSURE "C"
 4. VELOCITY PRESSURE = 28.14 PSF
 5. WINDWARD HORIZONTAL LOAD = -19.60 PSF
 6. WINDWARD UPLIFT LOAD = 14.35 PSF
 7. LEeward UPLIFT LOAD = 11.2 PSF
 8. LEeward HORIZONTAL LOAD = 6.62 PSF
 9. COMPONENTS AND CLADDING LOAD = 34.34 PSF
9. SEISMIC LOAD:
 1. SEISMIC USE GROUP: II
 2. SITE CLASS: D, STIFF SOIL
 3. SPECTRAL RESPONSE COEFFICIENTS
 4. SDS = 0.071
 5. SDI = 0.065
 6. ANALYSIS PROCEDURE: EQUIVALENT LATERAL FORCE PROCEDURE

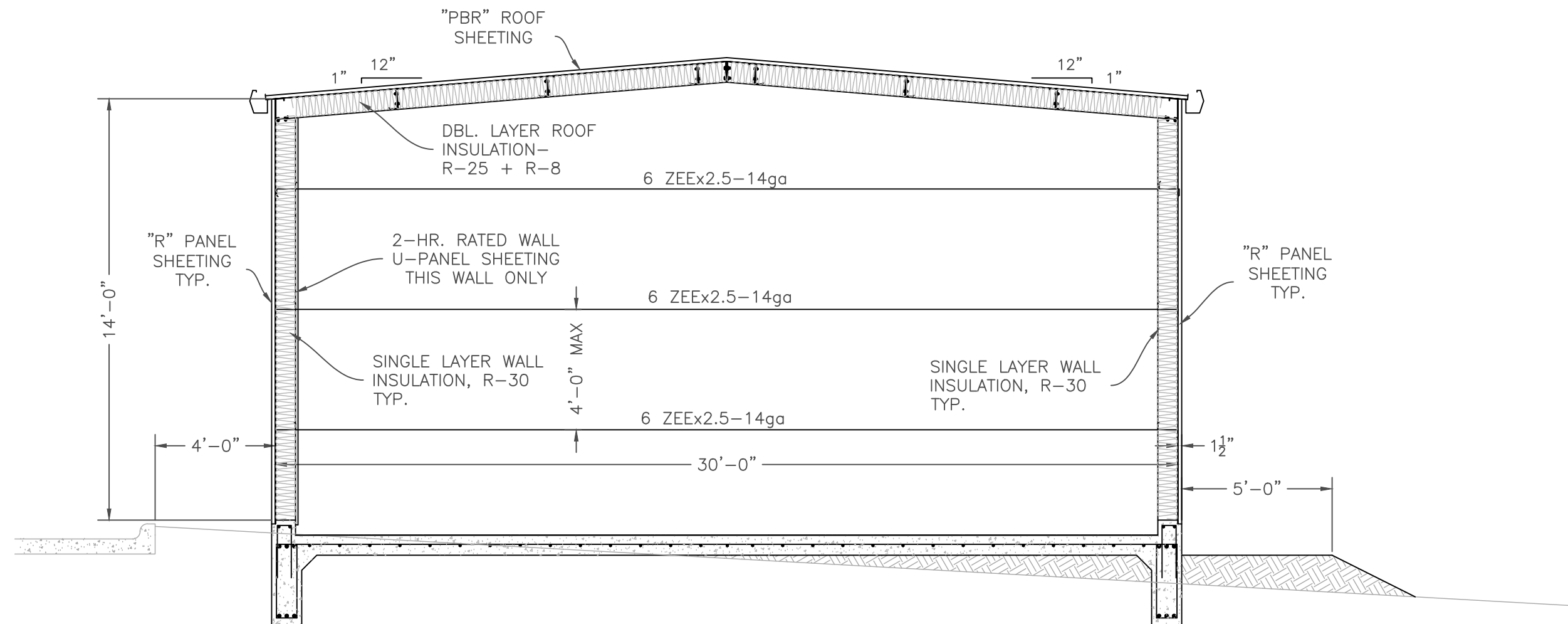
1. PER IBC 2015 SECTION 1704 & 1705, SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING ITEMS:

- A1) DURING THE TAKING OF TEST SPECIMENS.
- A2) DURING THE PLACEMENT OF ALL REINFORCED CONCRETE, UNLESS NOTED OTHERWISE.
- A3) NO INSPECTION IS REQUIRED FOR SLABS ON GRADE OR FOR CONCRETE WITH DESIGN COMPRESSIVE STRENGTH OF 2,500 PSI OR LESS.
- B. BOLTS IN CONCRETE:
 - B1) DURING THE PLACEMENT OF CONCRETE AROUND BOLTS.
- C. REINFORCING STEEL (PERIODIC):
 - C1) DURING THE PLACING OF REINFORCING STEEL FOR ALL CONCRETE REQUIRED TO HAVE SPECIAL INSPECTION NOTED ABOVE.
- D. WELDING:
 - D1) VISUAL INSPECTION OF ALL FIELD WELDS.
- E. HIGH STRENGTH BOLTING:
 - E1) VERIFICATION OF SNUG TIGHT BOLT INSTALLATION FOR A325N BOLTS.
- F. MASONRY (PERIODIC)
 - F1) DURING PREPARATION OF PRISMS.
 - F2) DURING PLACEMENT OF REINFORCING AND GROUT.
 - F3) CLEAN OUTS PRIOR TO CLOSING.
- 2. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATION.
 - B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE ENGINEER OR ARCHITECT OF RECORD, ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL.
 - C. UPON COMPLETION OF THE ASSIGNED WORK THE ENGINEER OR ARCHITECT SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.



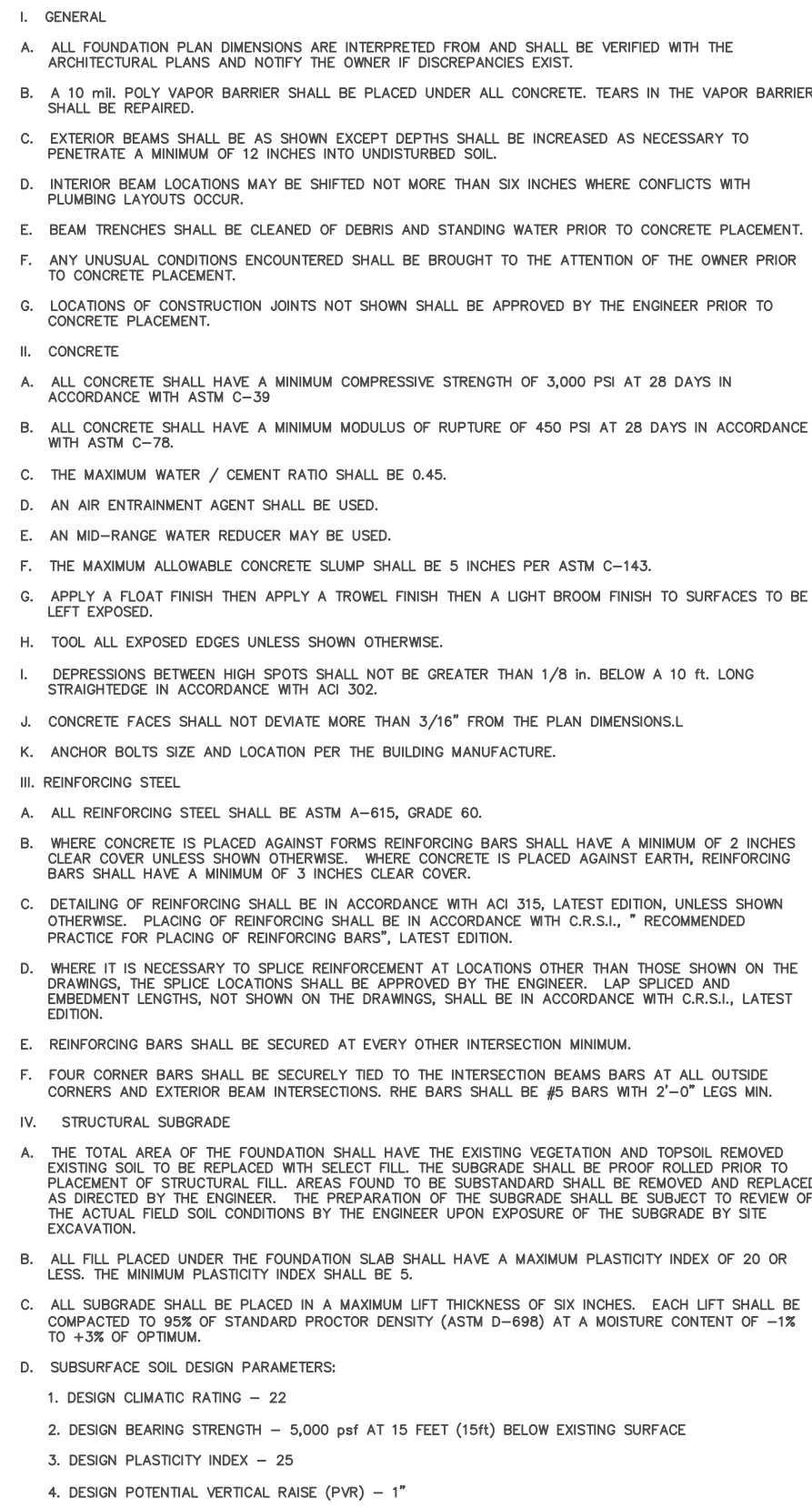
METAL BUILDING PLAN

SCALE: 1/4" = 1'-0"




 BUILDING SECTION
 SCALE: 1/4" = 1'-0"

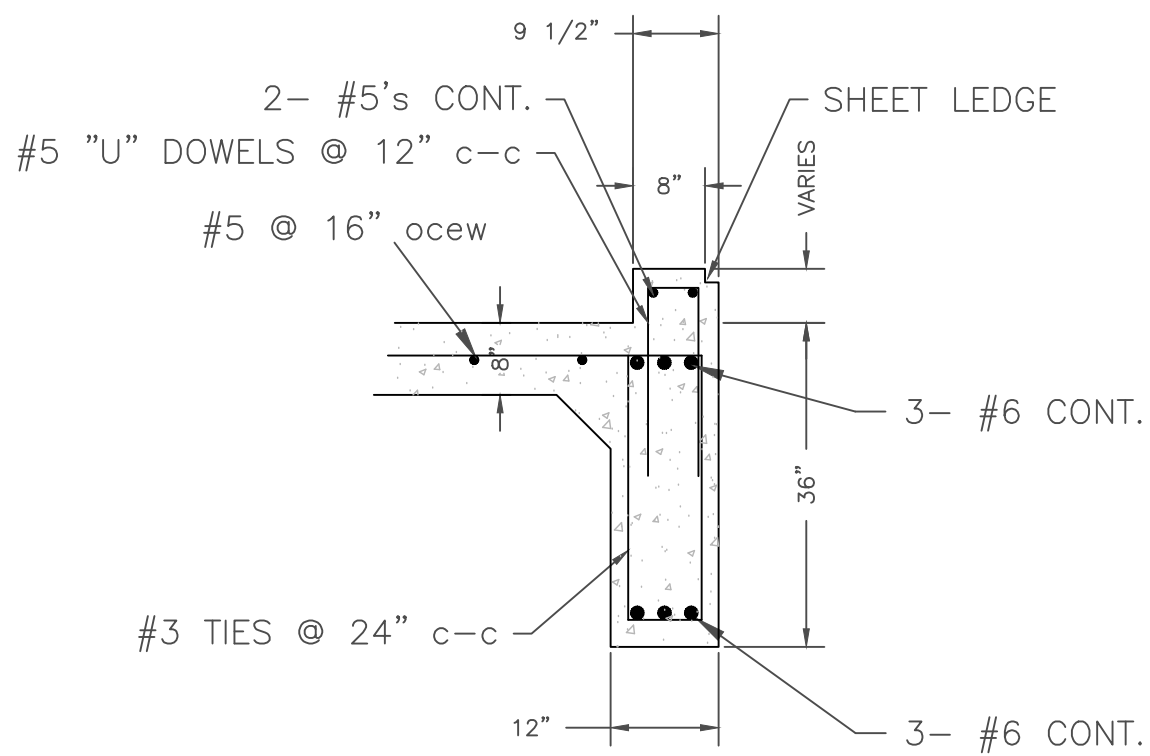
PROJECT NAME: LSPI LIQUID POWER FACILITY PRODUCTS, INC. 1331 INDEPENDENCE AVE., BRYAN TX. 77803 NON-AQUEOUS TOTE STORAGE BUILDING		FIRM NAME: MBC MANAGEMENT		TYPE FIRM NO.: F-789 7984 HWY. 6 NAVASOTA, TX 77868 (P): 936-825-1603 (F): 936-825-1024		THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL MALEK, P.E. 82860		DATE: 12/16/2025		 <i>Paul E. Malek</i>		REVISION DESCRIPTION 1 REVISED PER CITY COMMENTS		NO.		BY DATE	
DRAFTED BY SGH		DESIGNED BY PEM		SCALE: AS SHOWN		DRAWING TITLE: PROPOSED BUILDING PLAN		DRAWING NO.: S1		DESIGN-BUILD ENGINEERING GENERAL CONTRACTING							



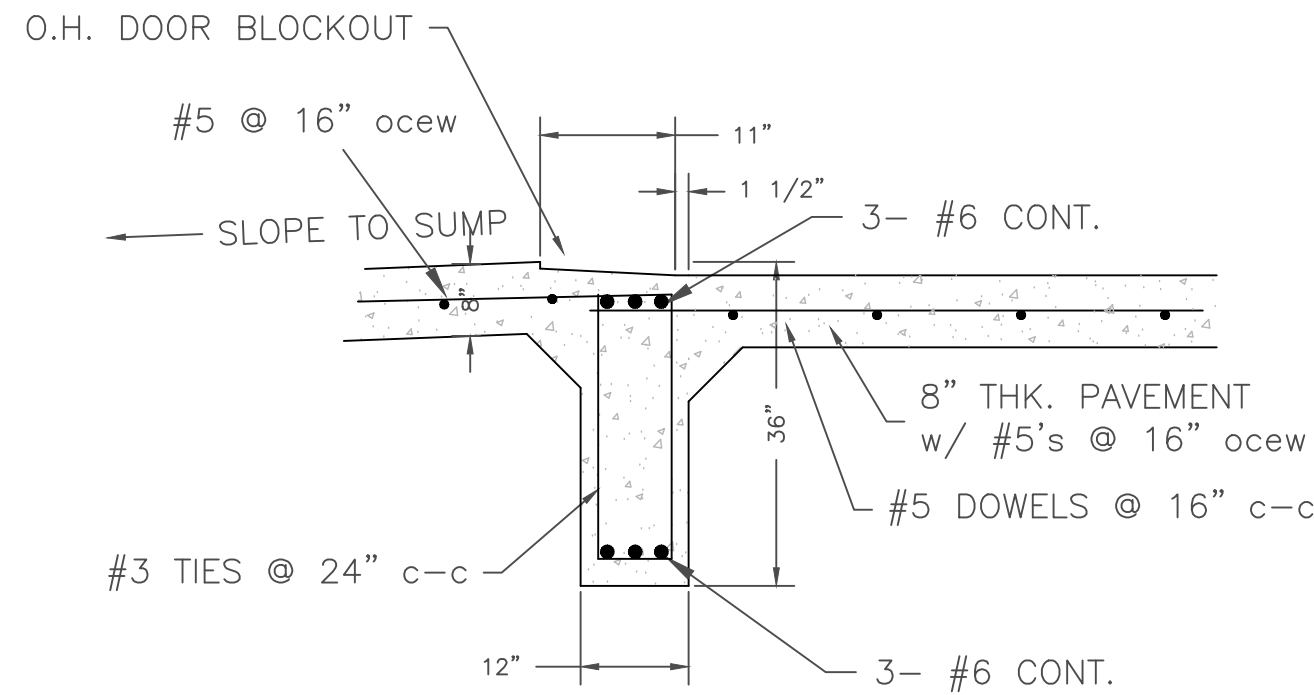
SPECIAL INSPECTION:

1. PER IBC 2015 SECTION 1704 & 1705, SPECIAL INSPECTION IS REQUIRED FOR THE FOLLOWING ITEMS:
 - A. CONCRETE:
 - A1) DURING THE TAKING OF TEST SPECIMENS.
 - A2) DURING THE PLACEMENT OF ALL REINFORCED CONCRETE, UNLESS NOTED OTHERWISE.
 - A3) NO INSPECTION IS REQUIRED FOR SLABS ON GRADE OR FOR CONCRETE WITH DESIGN COMPRESSIVE STRENGTH OF 2,500 PSI OR LESS.
 - B. BOLTS IN CONCRETE:
 - B1) DURING THE PLACEMENT OF CONCRETE AROUND BOLTS.
 - C. REINFORCING STEEL(PERIODIC):
 - C1) DURING THE PLACING OF REINFORCING STEEL FOR ALL CONCRETE REQUIRED TO HAVE SPECIAL INSPECTION NOTED ABOVE.
 - D. WELDING:
 - D1) VISUAL INSPECTION OF ALL FIELD WELDS.
 - E. HIGH STRENGTH BOLTING:
 - E1) VERIFICATION OF SNUG TIGHT BOLT INSTALLATION FOR A325N BOLTS.
 - F. MASONRY (PERIODIC)
 - F1) DURING PREPARATION OF PRISMS.
 - F2) DURING PLACEMENT OF REINFORCING AND GROUT.
 - F3) CLEAN OUTS PRIOR TO CLOSING.
2. DUTIES AND RESPONSIBILITIES OF THE SPECIAL INSPECTOR:
 - A. THE SPECIAL INSPECTOR SHALL OBSERVE THE WORK ASSIGNED TO BE CERTAIN IT CONFORMS WITH THE APPROVED DESIGN DRAWINGS AND SPECIFICATIONS.
 - B. THE SPECIAL INSPECTOR SHALL FURNISH INSPECTION REPORTS TO THE BUILDING OFFICIAL, AND TO THE ENGINEER OR ARCHITECT OF RECORD. ALL DISCREPANCIES SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CONTRACTOR FOR CORRECTION, THEN, IF UNCORRECTED, TO THE DESIGN AUTHORITY AND THE BUILDING OFFICIAL..
 - C. UPON COMPLETION OF THE ASSIGNED WORK THE ENGINEER OR ARCHITECT SHALL COMPLETE AND SIGN THE APPROPRIATE FORMS CERTIFYING THAT TO THE BEST OF HIS KNOWLEDGE THE WORK IS IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS, AND THE APPLICABLE WORKMANSHIP PROVISIONS OF THE CODE.

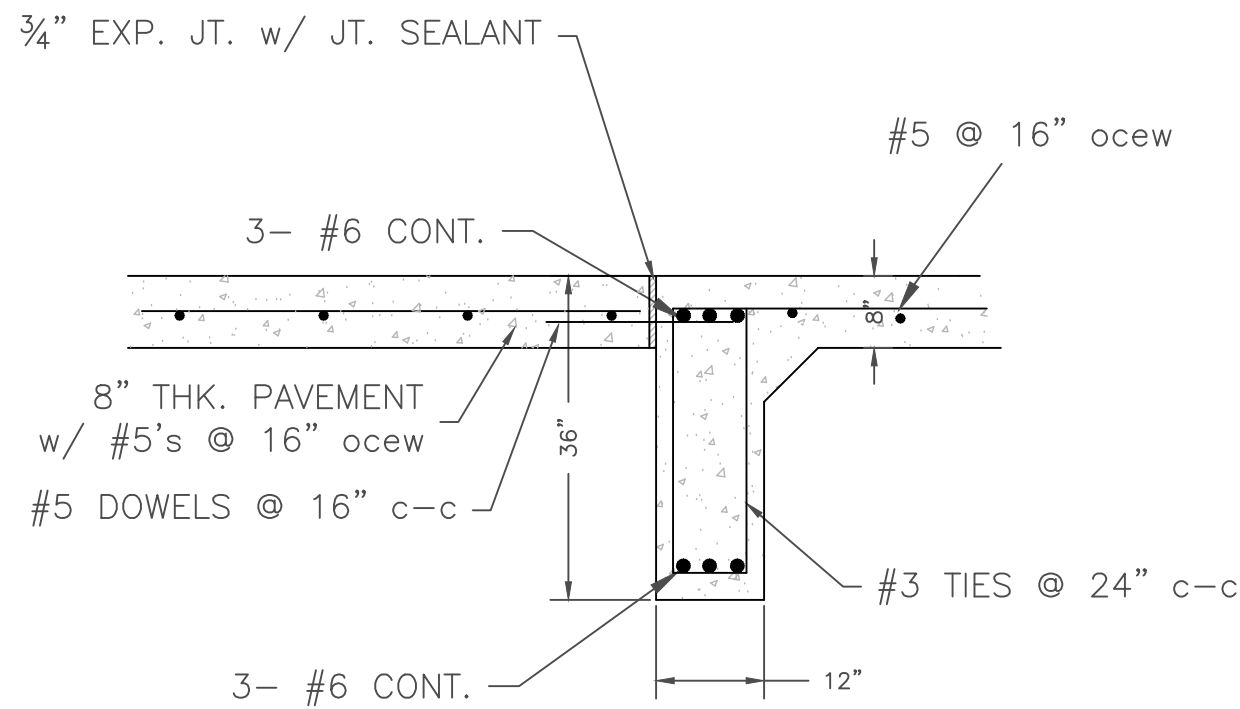
PROJECT NAME:		LSPI LIQUID POWER FACILITY PRODUCTS, INC. 1331 INDEPENDENCE AVE., BRYAN TX. 77803 NON-AQUEOUS TOTE STORAGE BUILDING	
DRAFTED BY:		DESIGNED BY:	
SGH		PEM	
SCALE:		AS SHOWN	
DRAWING TITLE:		PROPOSED FOUNDATION PLAN	
DRAWING NO.:		S2	



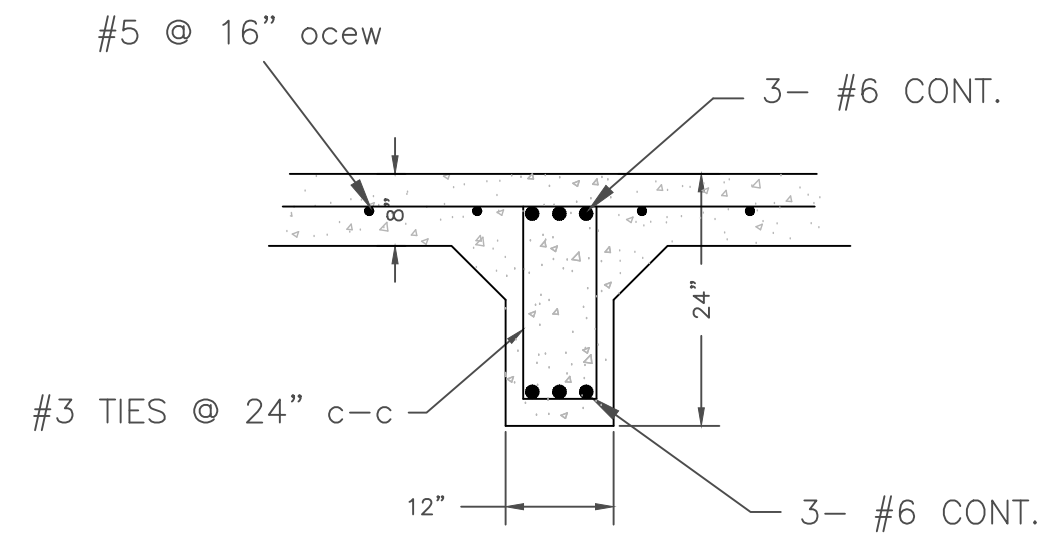
A
S2 SECTION
NTS



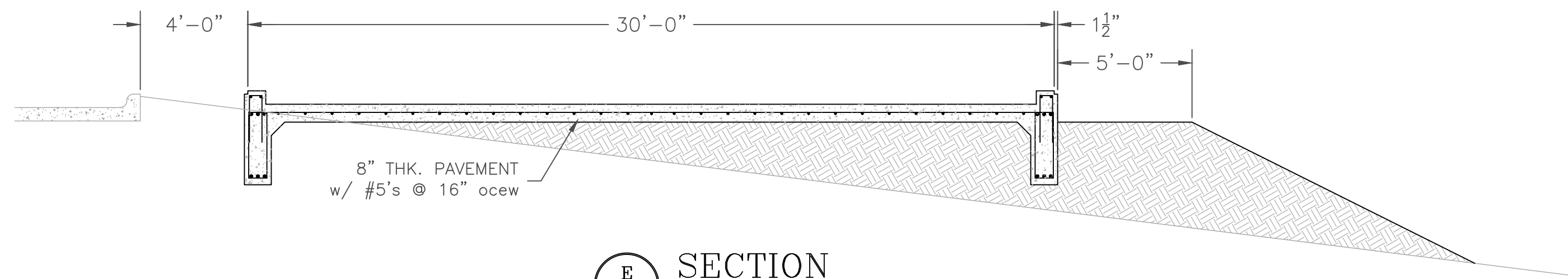
B
S2 SECTION
NTS



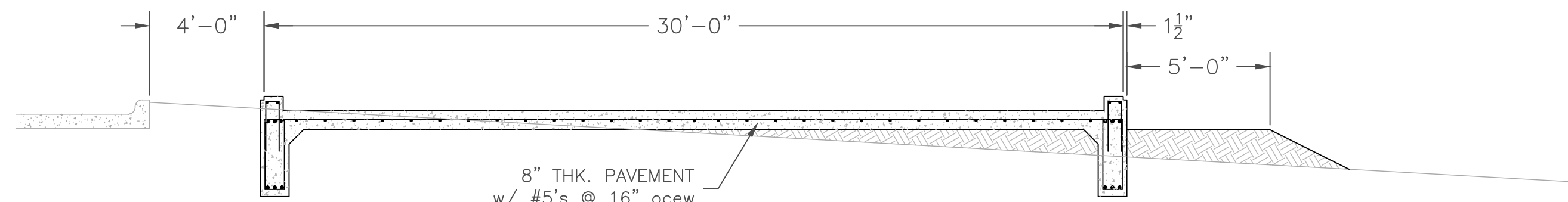
C
S2 SECTION
NTS



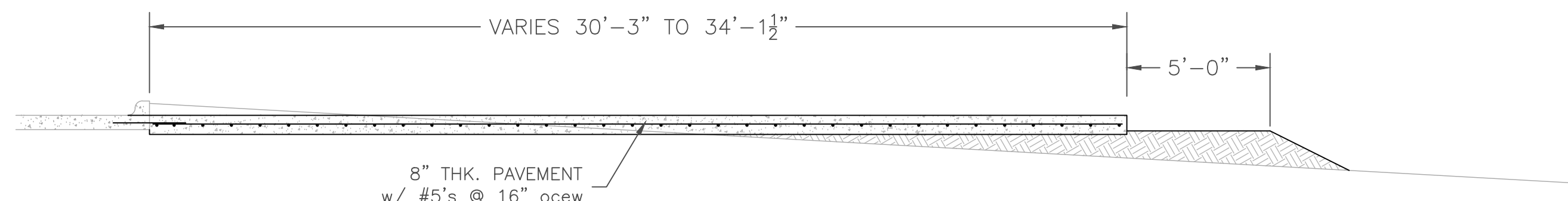
D
S2 SECTION
NTS



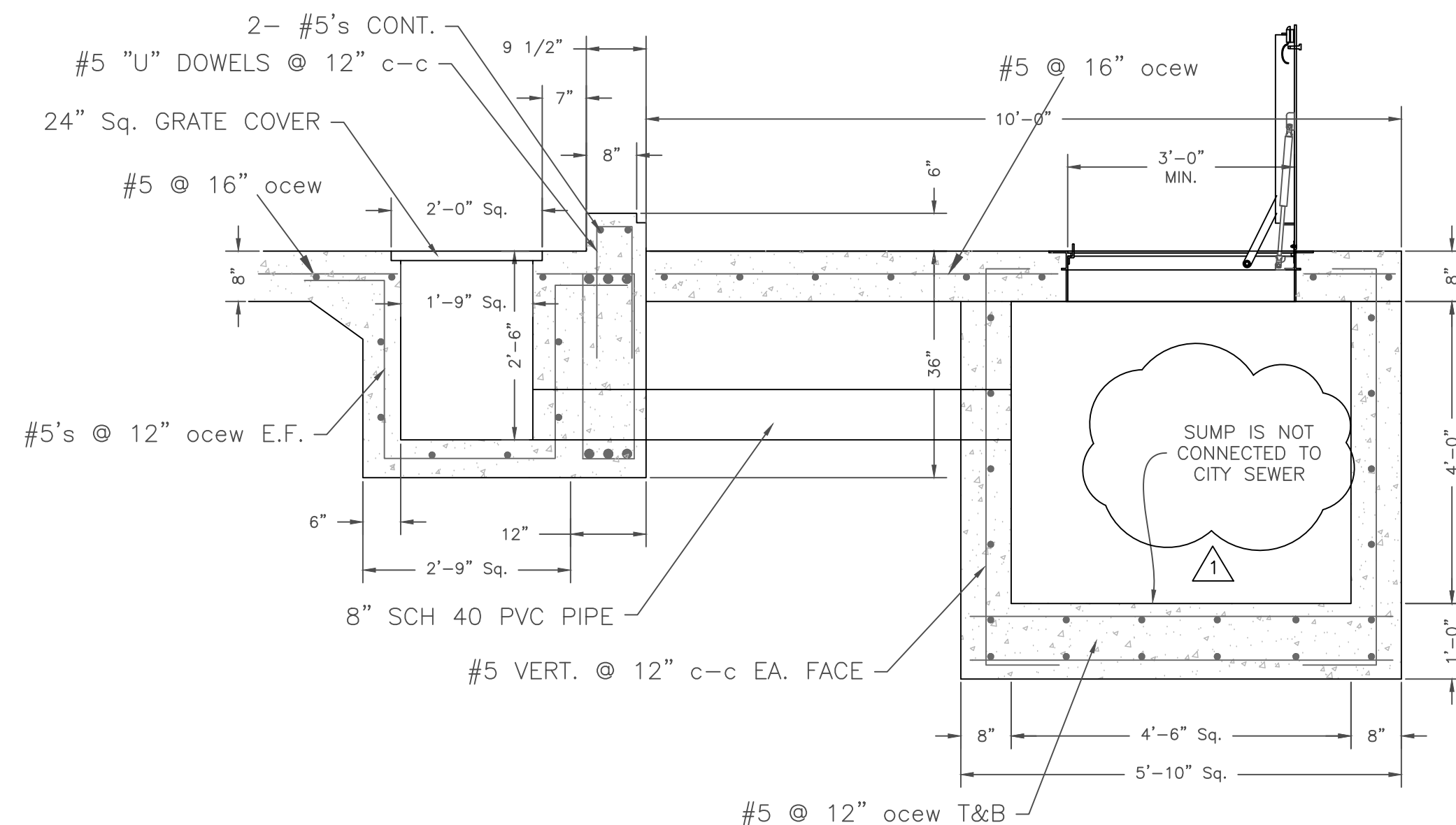
E
S2 SECTION
SCALE: 1/4"=1'-0"



F
S2 SECTION
SCALE: 1/4"=1'-0"

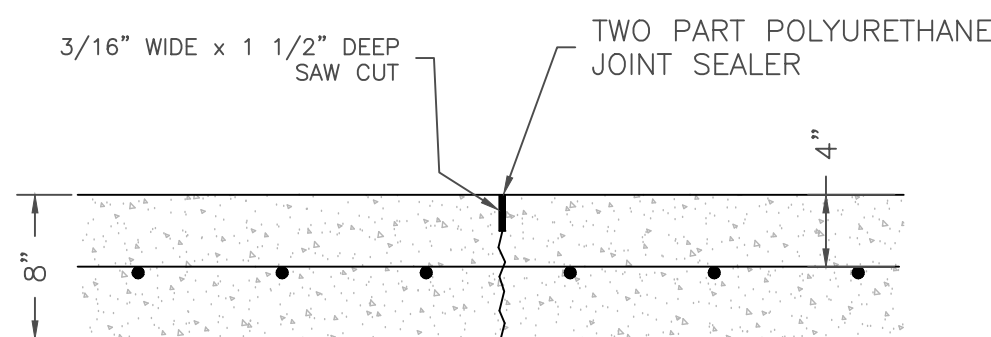


G
S2 SECTION
SCALE: 1/4"=1'-0"

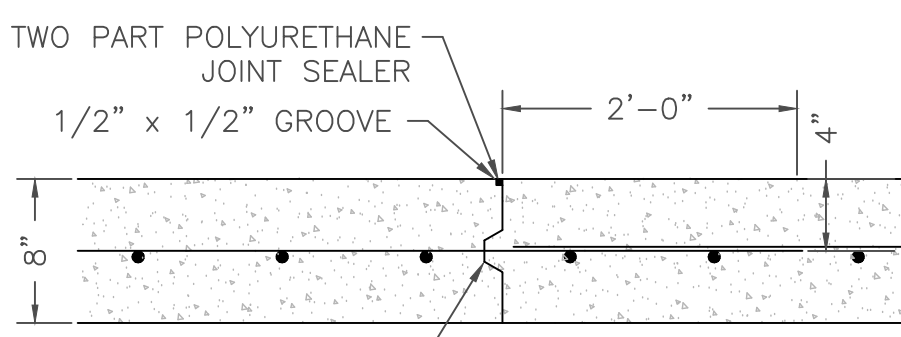


H
S2 SECTION
SCALE: 3/16"=1'-0"

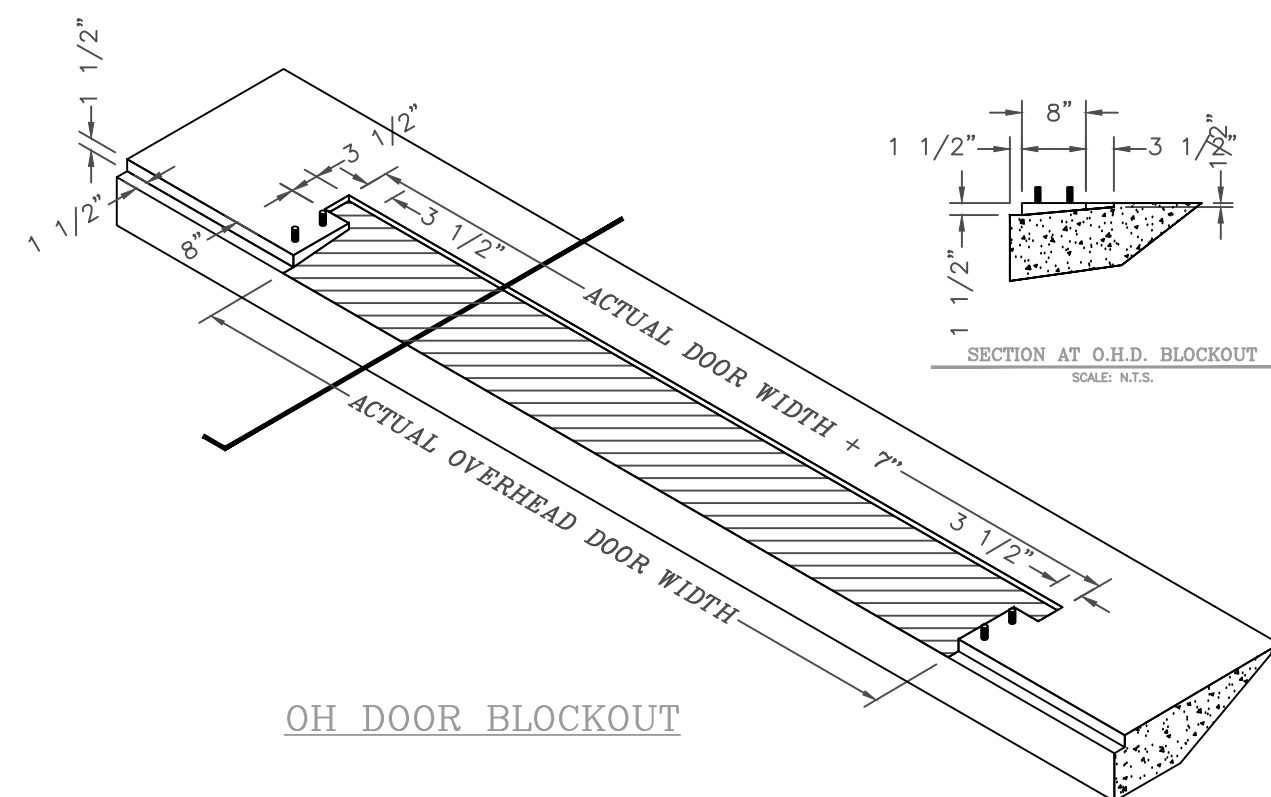
A
S1 METAL BUILDING PLAN
SCALE: 1/4"=1'-0"



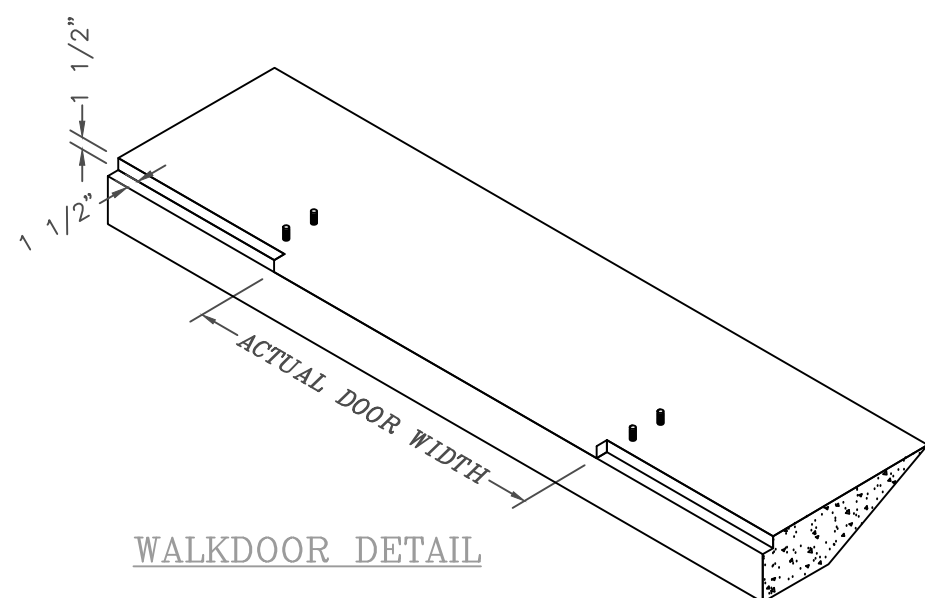
CONTROL JOINT DETAIL (CT. JT.)



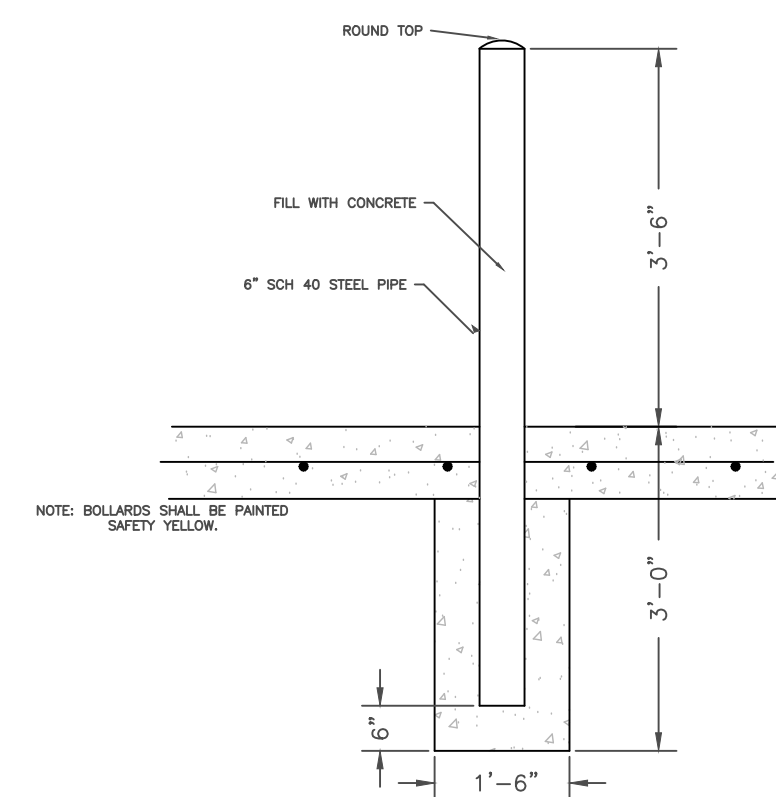
CONTROL JOINT ALTERNATE (CT. JT.)



OH DOOR BLOCKOUT

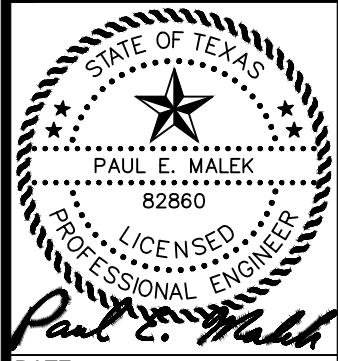


WALKDOOR DETAIL



BOLLARD DETAIL

NO.	REVISION DESCRIPTION	DATE	BY
1	REVISED PER CITY COMMENTS	07/23/25	PEM



DATE: 12/16/2025
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL MALEK, P.E. 82860

FIRM NAME: **MBC MANAGEMENT**
DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING
TBPE FIRM NO.: F-789
7984 HWY. 6
NAVASOTA, TX 77868
(P): 936-825-1603
(F): 936-825-1624

PROJECT NAME: **LSPI LIQUID POWER FACILITY PRODUCTS, INC.**
1331 INDEPENDENCE AVE.,
BRYAN TX. 77803
NON-AQUEOUS TOTE STORAGE BUILDING

DRAFTED BY: SGH	DESIGNED BY: PEM
SCALE: AS SHOWN	
DRAWING TITLE: PROPOSED BUILDING DETAILS	
DRAWING NO.: S3	