

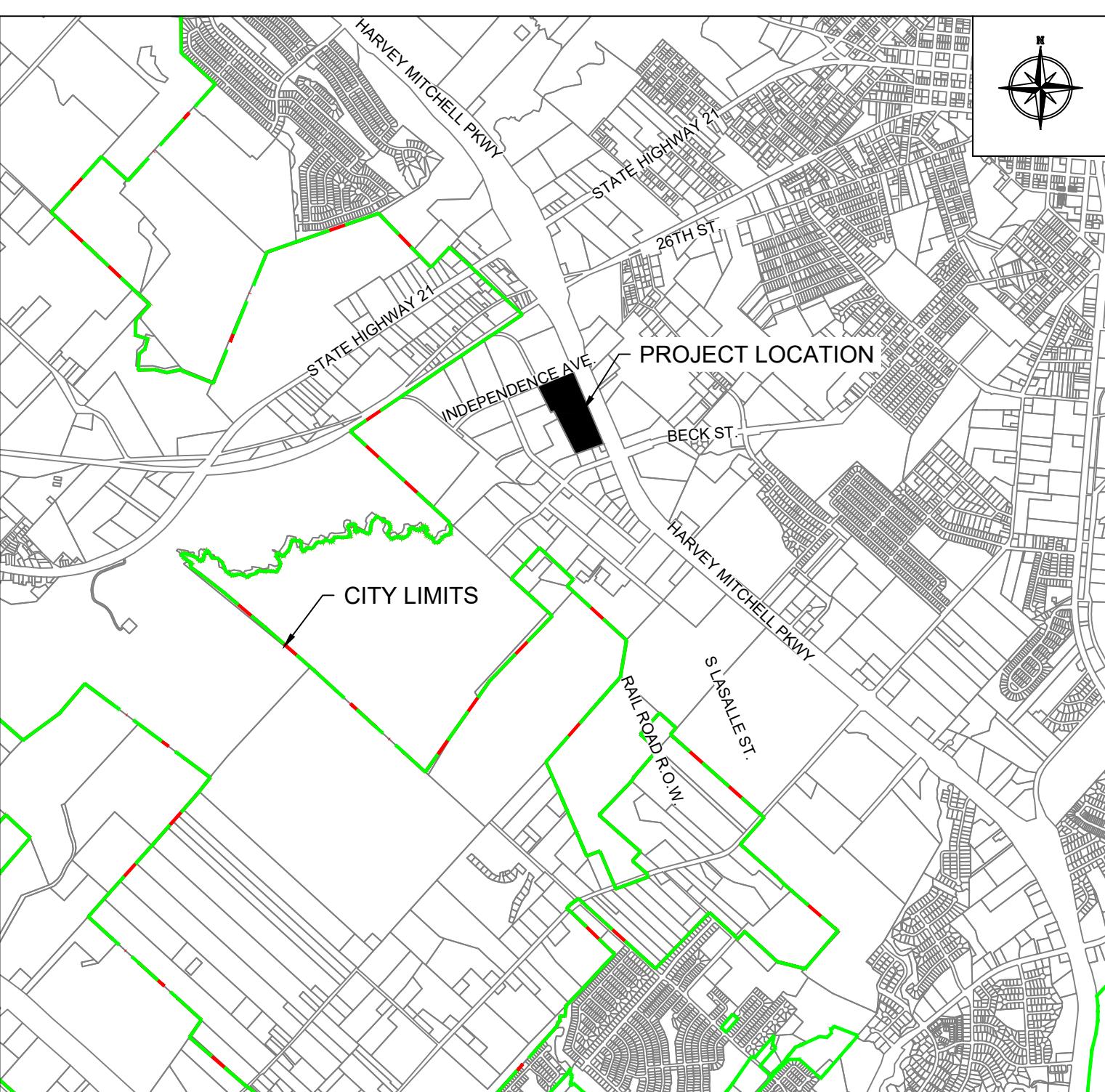
# CITY OF BRYAN, TEXAS CONSTRUCTION PLANS NON-AQUEOUS TOTE STORAGE BUILDING

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

PROJECT NAME & LOCATION: NON-AQUEOUS TOTE STORAGE BUILDING  
LIQUID POWER FACILITY PRODUCTS, INC.  
1331 INDEPENDENCE AVE., BRYAN, TX 77803  
Z:MBC PROJECTS\2025\2025-0133-1.LSP1 - NON-AQUEOUS STORAGE BUILDING DESIGN-BUILD\DESIGN-CONSULTING\AUTOCAD 20X36 MBC-COVER PAGE.DWG

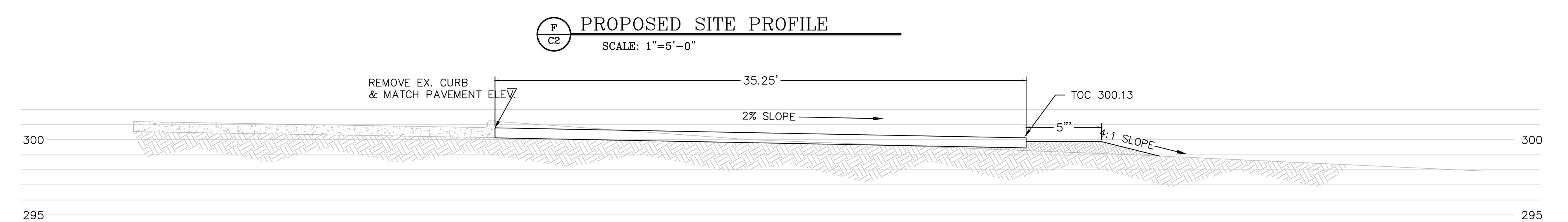
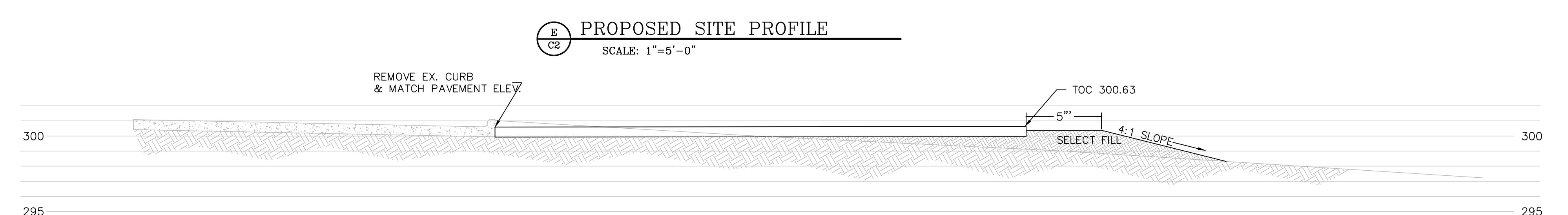
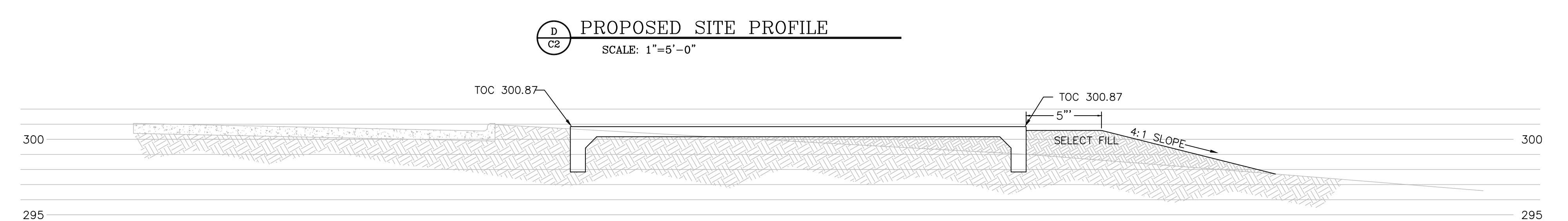
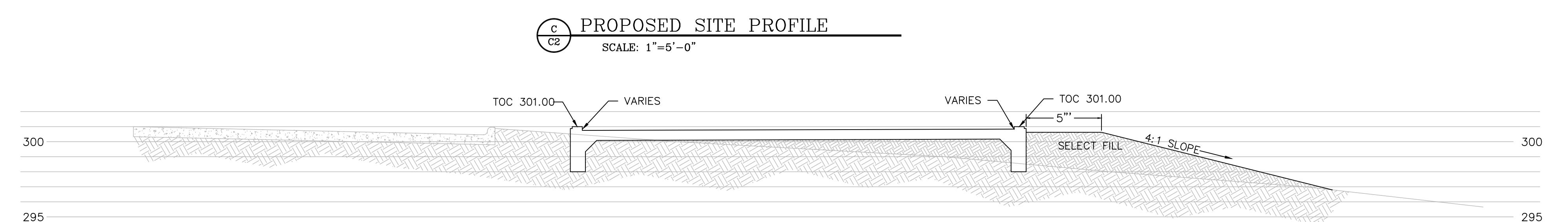
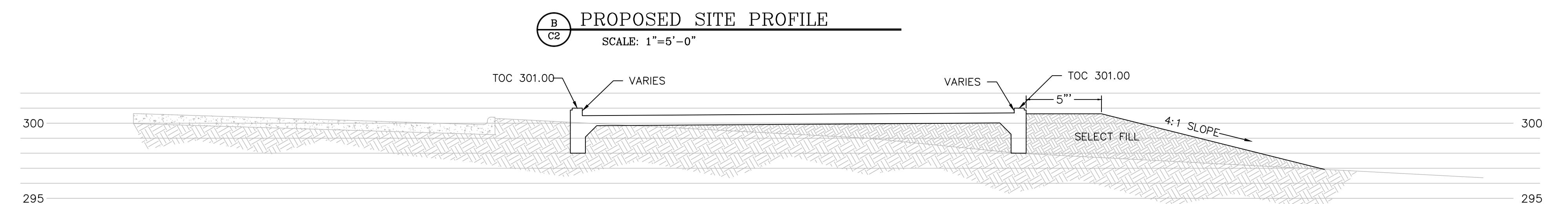
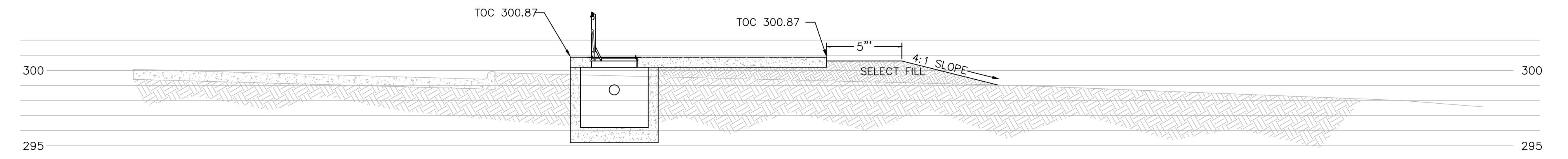
- I. STRUCTURAL SUBGRADE
  - A. THE TOTAL AREA OF THE FOUNDATION SHALL HAVE THE EXISTING VEGETATION AND TOPSOIL REMOVED. THE SUBGRADE SHALL BE PROOF ROLLED PRIOR TO PLACEMENT OF STRUCTURAL FILL. AREAS FOUND TO BE SUBSTANDARD SHALL BE REMOVED AND REPLACED AS DIRECTED BY THE ENGINEER. THE PREPARATION OF THE SUBGRADE SHALL BE SUBJECT TO REVIEW OF THE ACTUAL FIELD SOIL CONDITIONS BY THE ENGINEER UPON EXPOSURE OF THE SUBGRADE BY SITE EXCAVATION.
  - B. ALL FILL PLACED UNDER THE FOUNDATION SLAB SHALL HAVE A MAXIMUM PLASTICITY INDEX OF 20 OR LESS. THE MINIMUM PLASTICITY INDEX SHALL BE 5.
  - C. ALL SUBGRADE SHALL BE PLACED IN A MAXIMUM LIFT THICKNESS OF SIX INCHES. EACH LIFT SHALL BE COMPACTED TO 95% OF STANDARD PROCTOR DENSITY (ASTM D-698) AT A MOISTURE CONTENT OF -1% TO +3% OF OPTIMUM.
  - D. SUBSURFACE SOIL DESIGN PARAMETERS:
    1. DESIGN CLIMATIC RATING – 22
    2. DESIGN BEARING STRENGTH – 5,000 psf AT 15 FEET (15ft) BELOW EXISTING SURFACE
    3. DESIGN PLASTICITY INDEX – 25
    4. DESIGN POTENTIAL VERTICAL RAISE (PVR) – 1”



NOTE:  
BACKGROUND GOOGLE MAP IS FOR REFERENCE ONLY  
AND IS NOT TO EXACT SCALE

A  
C1 PROPOSED SITE GRADING PLAN  
SCALE: 1"-10' 0"

SCALE: 1"=10'-0"



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

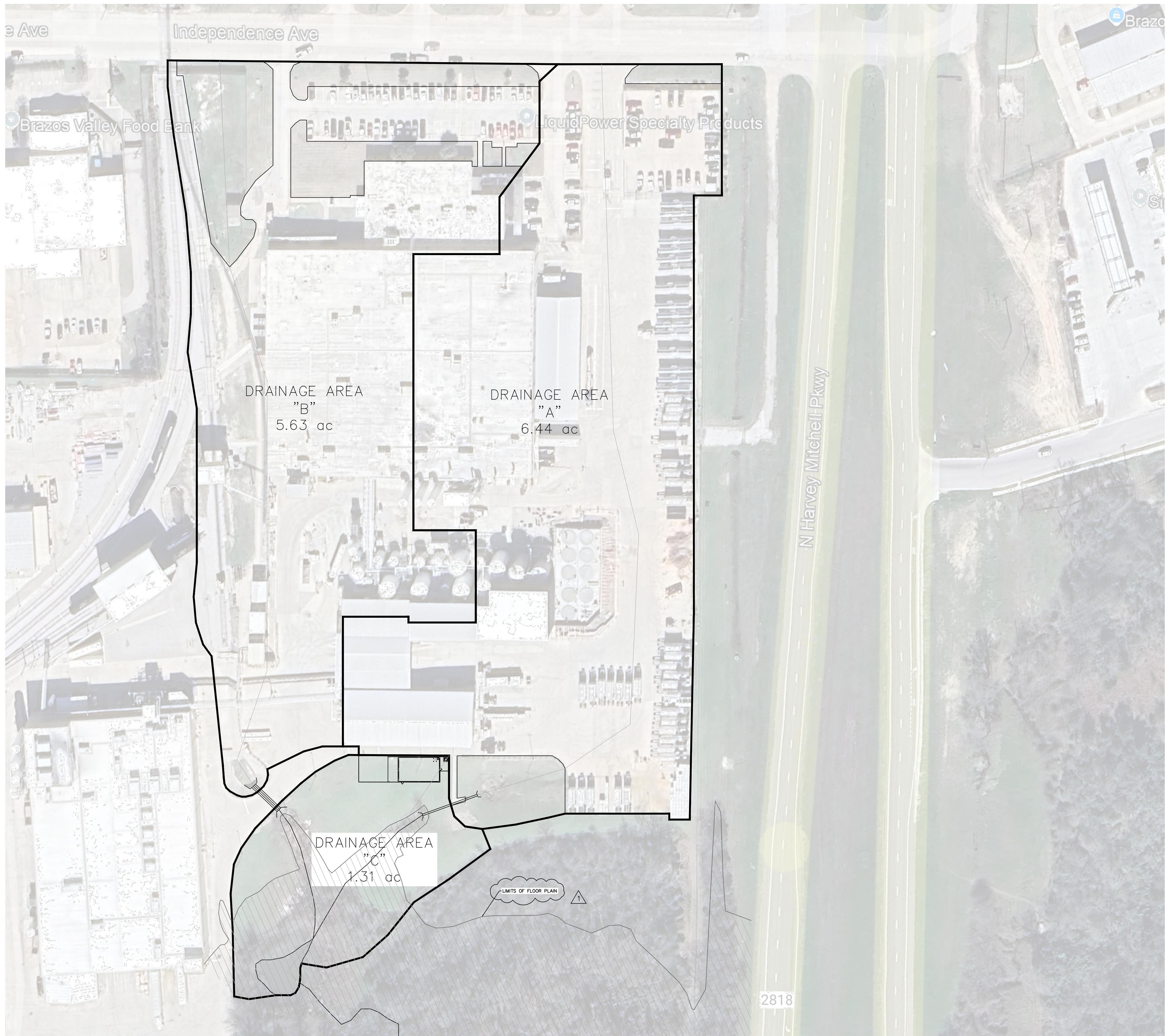
TBPE FIRM NO.: F-789  
7984 HWY. 6  
NAVARASOTA, TX 77868  
(P): 936-825-1603  
(F): 936-825-1624  
**MBC MANAGEMENT**  
DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

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 PROFILES

DRAWING NO.: C2

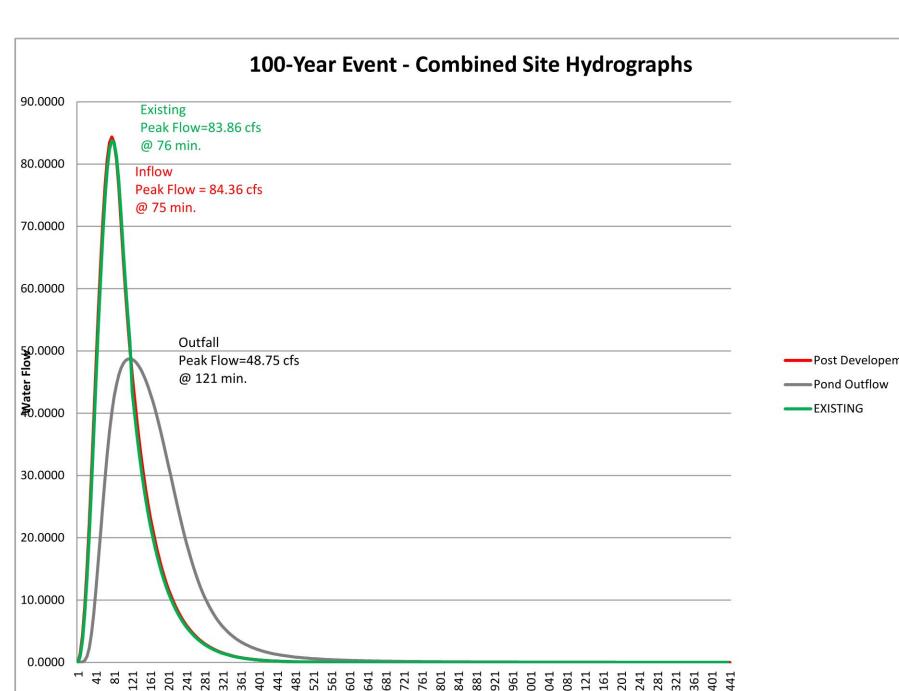
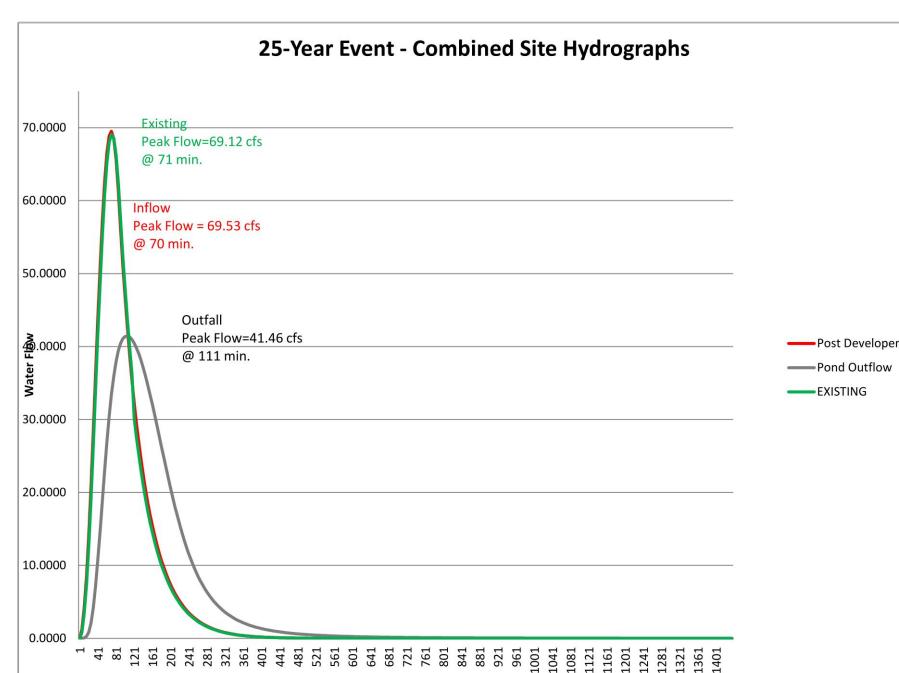
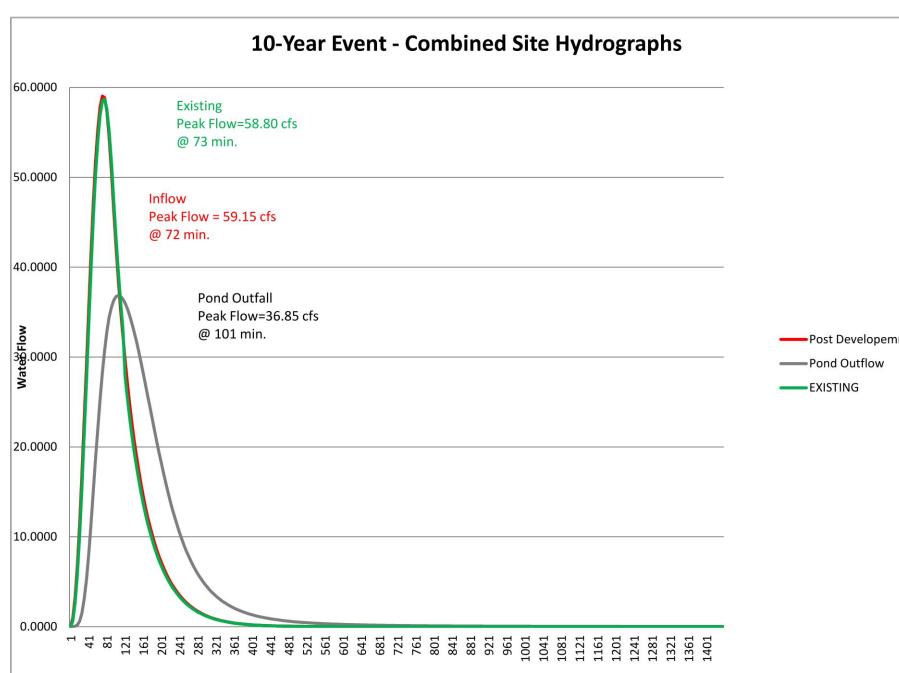
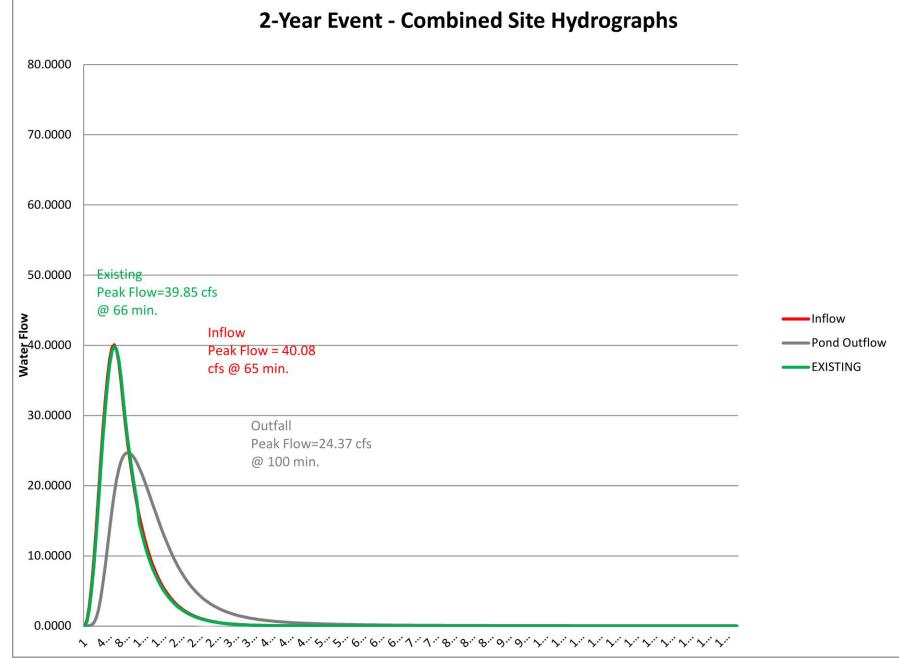


A  
D1

Atlas-14 Stormwater Intensity											
Drainage Area ID	Condition	Time of Concentration					Atlas-14 Stormwater Flow (in/hr)				
		min	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	11.50					

Existing Time of Concentration												
Drainage Area ID	n	Overland Sheet Flow	Shallow Concentrated Flow	Channel Flow	Total	Total	Total	Drainage Area ID	n	Overland Sheet Flow	Shallow Concentrated Flow	Channel Flow
A	0.05	888	4.5	0.05	0.82	5	0.60	115	0.05	1.50	1.50	0.05
B	0.05	640	4.5	0.05	1.60	7.11	0.21	247	0.05	0.75	0.40	0.05
C	0.05	320	4.5	0.05	3.20	3.20	0.05	349	0.05	0.75	0.75	0.05

Proposed Time of Concentration												
Drainage Area ID	n	Overland Sheet Flow	Shallow Concentrated Flow	Channel Flow	Total	Total	Total	Drainage Area ID	n	Overland Sheet Flow	Shallow Concentrated Flow	Channel Flow
A	0.05	888	4.5	0.05	0.82	5	0.60	115	0.05	1.50	1.50	0.05
B	0.05	640	4.5	0.05	1.60	7.11	0.21	247	0.05	0.75	0.40	0.05
C	0.05	320	4.5	0.05	3.20	3.20	0.05	349	0.05	0.75	0.75	0.05



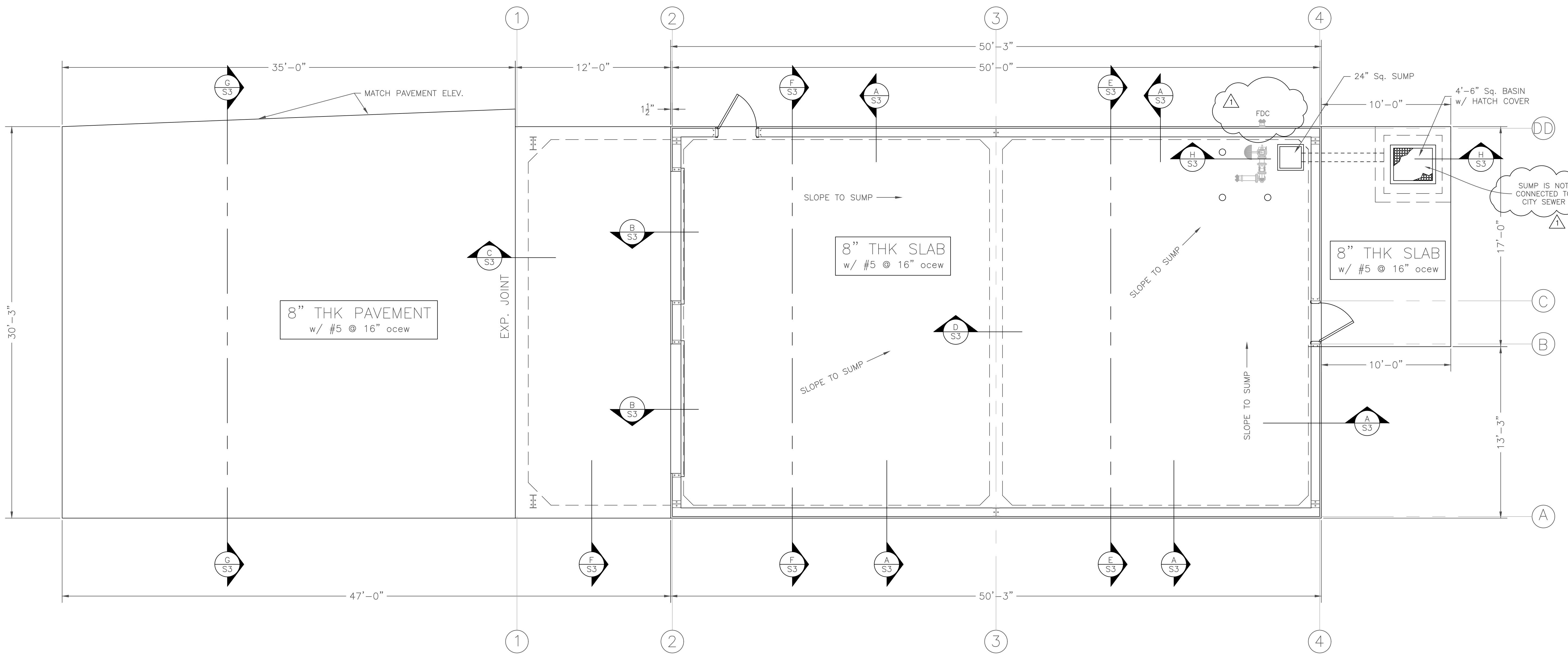
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1331 INDEPENDENCE AVE.,  
BRYAN TX. 77803  
NON-AQUEOUS TOTE STORAGE BUILDING

FIRM NAME: **MBC**  
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NAVASOTA, TX 77868  
(P): 936-825-1603  
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DESIGN-BUILD | ENGINEERING | GENERAL CONTRACTING

DRAFTED BY: SGH  
DESIGNED BY: PEM  
SCALE: AS SHOWN  
DRAWING TITLE: PROPOSED SITE DRAINAGE PLAN  
DRAWING NO.: D1

NO. 1 REVISED FOR CITY COMMENTS  
DATE 01/23/26 BY PEM  
THE SEAL APPEARING ON THIS DRAWING WAS AUTHORIZED BY PAUL MALEK, P.E. 8260  
PAUL E. MALEK  
LICENSED PROFESSIONAL ENGINEER  
12/16/2025





- I. GENERAL
  - A. ALL FOUNDATION PLAN DIMENSIONS ARE INTERPRETED FROM AND SHALL BE VERIFIED WITH THE ARCHITECTURAL PLANS AND NOTIFY THE OWNER IF DISCREPANCIES EXIST.
  - B. A 10 mil. POLY VAPOR BARRIER SHALL BE PLACED UNDER ALL CONCRETE. TEARS IN THE VAPOR BARRIER SHALL BE REPAIRED.
  - C. EXTERIOR BEAMS SHALL BE AS SHOWN EXCEPT DEPTHS SHALL BE INCREASED AS NECESSARY TO PENETRATE A MINIMUM OF 12 INCHES INTO UNDISTURBED SOIL.
  - D. INTERIOR BEAM LOCATIONS MAY BE SHIFTED NOT MORE THAN SIX INCHES WHERE CONFLICTS WITH PLUMBING LAYOUTS OCCUR.
  - E. BEAM TRENCHES SHALL BE CLEANED OF DEBRIS AND STANDING WATER PRIOR TO CONCRETE PLACEMENT.
  - F. ANY UNUSUAL CONDITIONS ENCOUNTERED SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER PRIOR TO CONCRETE PLACEMENT.
  - G. LOCATIONS OF CONSTRUCTION JOINTS NOT SHOWN SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONCRETE PLACEMENT.
- II. CONCRETE
  - A. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS IN ACCORDANCE WITH ASTM C-39
  - B. ALL CONCRETE SHALL HAVE A MINIMUM MODULUS OF RUPTURE OF 450 PSI AT 28 DAYS IN ACCORDANCE WITH ASTM C-78.
  - C. THE MAXIMUM WATER / CEMENT RATIO SHALL BE 0.45.
  - D. AN AIR ENTRAINMENT AGENT SHALL BE USED.
  - E. AN MID-RANGE WATER REDUCER MAY BE USED.
  - F. THE MAXIMUM ALLOWABLE CONCRETE SLUMP SHALL BE 5 INCHES PER ASTM C-143.
  - G. APPLY A FLOAT FINISH THEN APPLY A TROWEL FINISH THEN A LIGHT BROOM FINISH TO SURFACES TO BE LEFT EXPOSED.
  - H. TOOL ALL EXPOSED EDGES UNLESS SHOWN OTHERWISE.
  - I. DEPRESSIONS BETWEEN HIGH SPOTS SHALL NOT BE GREATER THAN 1/8 in. BELOW A 10 ft. LONG STRAIGHTEDGE IN ACCORDANCE WITH ACI 302.
  - J. CONCRETE FACES SHALL NOT DEVIATE MORE THAN 3/16" FROM THE PLAN DIMENSIONS.
  - K. ANCHOR BOLTS SIZE AND LOCATION PER THE BUILDING MANUFACTURE.
- III. REINFORCING STEEL
  - A. ALL REINFORCING STEEL SHALL BE ASTM A-615, GRADE 60.
  - B. WHERE CONCRETE IS PLACED AGAINST FORMS REINFORCING BARS SHALL HAVE A MINIMUM OF 2 INCHES CLEAR COVER UNLESS SHOWN OTHERWISE. WHERE CONCRETE IS PLACED AGAINST EARTH, REINFORCING BARS SHALL HAVE A MINIMUM OF 3 INCHES CLEAR COVER.
  - C. DETAILING OF REINFORCING SHALL BE IN ACCORDANCE WITH ACI 315, LATEST EDITION, UNLESS SHOWN OTHERWISE. PLACING OF REINFORCING SHALL BE IN ACCORDANCE WITH C.R.S.I., "RECOMMENDED PRACTICE FOR PLACING OF REINFORCING BARS", LATEST EDITION.
  - D. WHERE IT IS NECESSARY TO SPLIC REINFORCEMENT AT LOCATIONS OTHER THAN THOSE SHOWN ON THE DRAWINGS, THE SPLICE LOCATIONS SHALL BE APPROVED BY THE ENGINEER. LAP SPLICED AND EMBEDMENT LENGTHS, NOT SHOWN ON THE DRAWINGS, SHALL BE IN ACCORDANCE WITH C.R.S.I., LATEST EDITION.
  - E. REINFORCING BARS SHALL BE SECURED AT EVERY OTHER INTERSECTION MINIMUM.
  - F. FOUR CORNER BARS SHALL BE SECURELY TIED TO THE INTERSECTION BEAMS BARS AT ALL OUTSIDE CORNERS AND EXTERIOR BEAM INTERSECTIONS. RHE BARS SHALL BE #5 BARS WITH 2'-0" LEGS MIN.
- IV. STRUCTURAL SUBGRADE
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# A FOUNDATION PLAN

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

## SPECIAL INSPECTI

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 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.

PROJECT NAME:	LSP   LIQUID POWER FACILITY PRODUCTS, INC. 1331 INDEPENDENCE AVE., BRYAN TX 77803 NONAQUEOUS TOTE STORAGE BUILDING		
DRAFTED BY:	SGL	DESIGNED BY:	PEM
SCALE:	AS SHOWN		
DRAWING TITLE:	PROPOSED FOUNDATION PLAN		
DRAWING NO.:	S2		
FIRM NAME:	NMB MANAGEMENT		
DATE:	12/16/2025		
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY PAUL MALEK, P.E. 82860			
 <p>PAUL E. MALEK 82860</p>			
NO.	REVISION DESCRIPTION		
1	REVISED PER CITY COMMENTS		
DATE	01/23/26		
BY	PEM		

