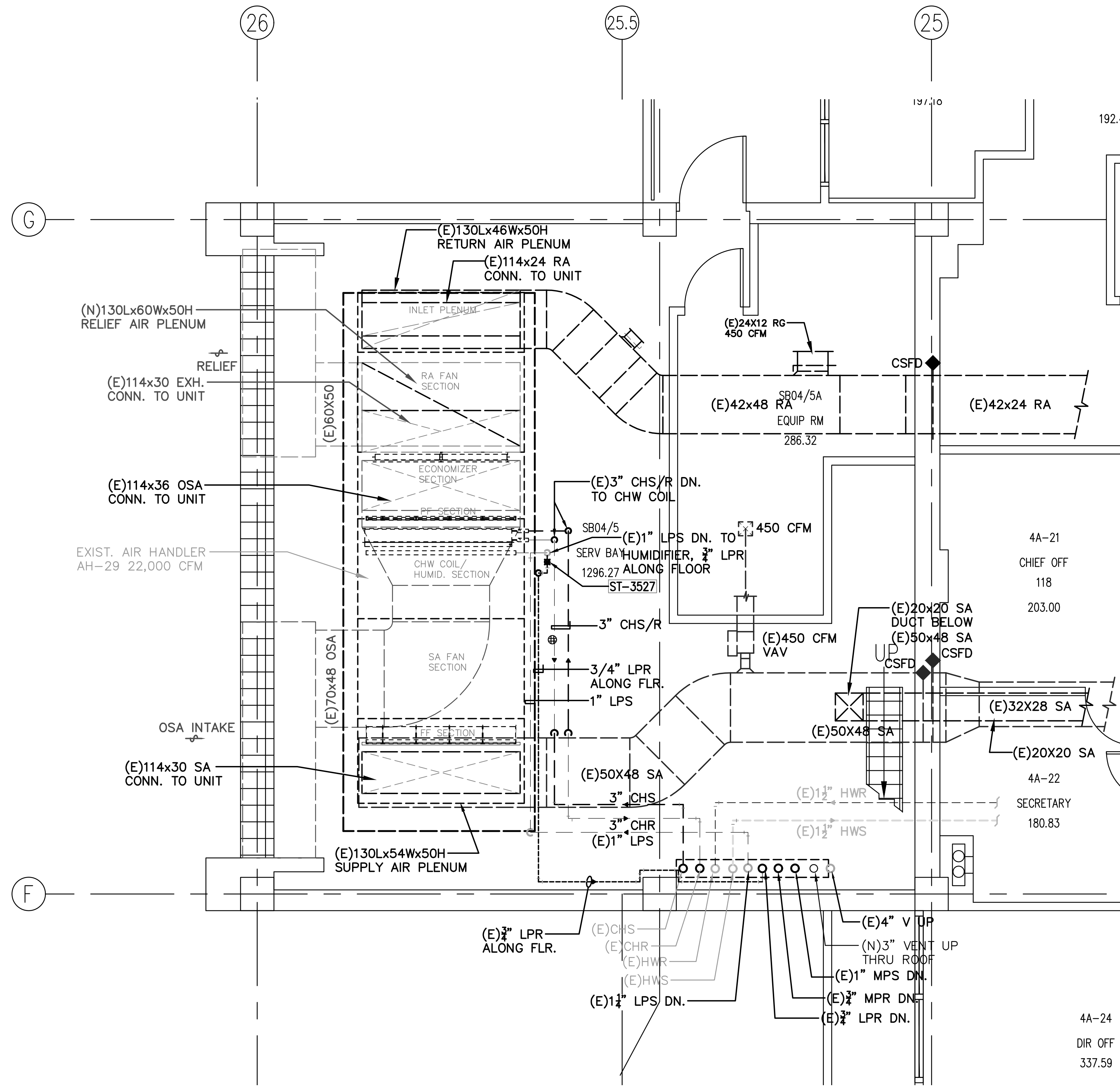
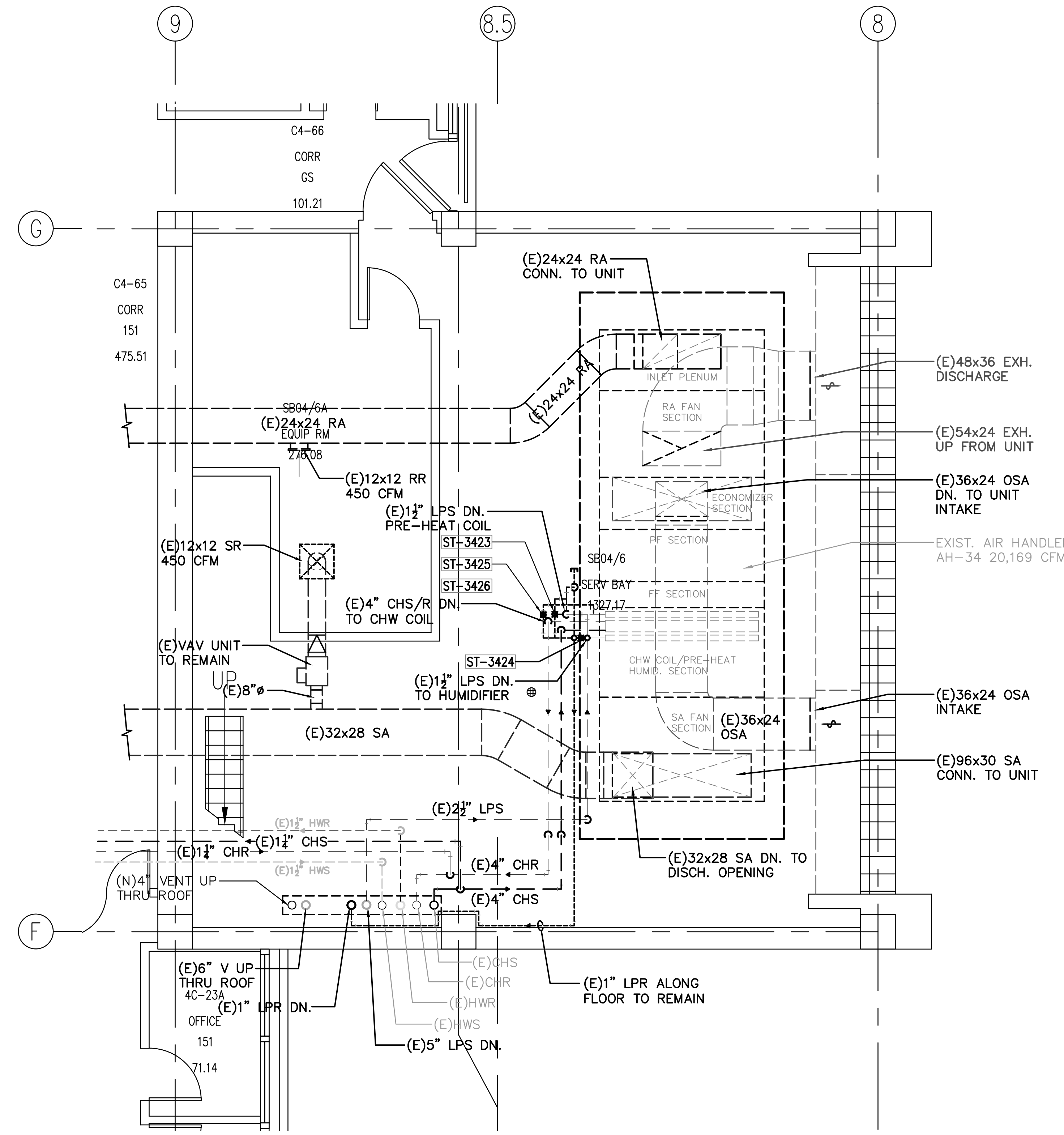


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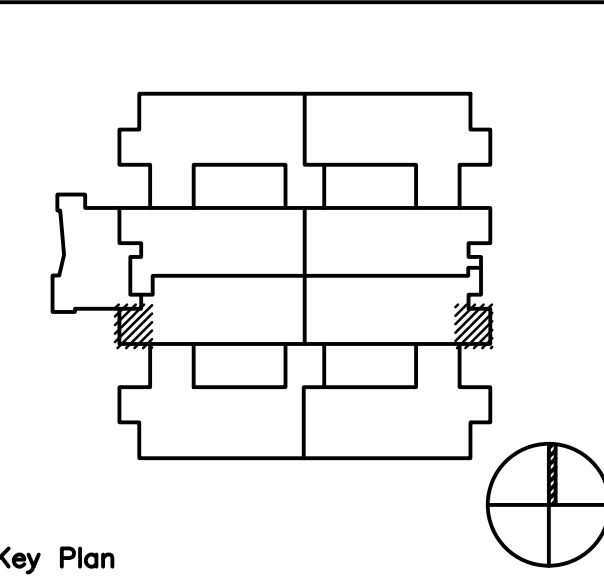
PARTIAL FOURTH FLOOR SERVICE BASE #5  
1/4"=1'-0" 1



PARTIAL FOURTH FLOOR SERVICE BASE #6  
1/4"=1'-0" 2

STEAM TRAP GENERAL NOTES

- REFER TO THE STEAM TRAP SURVEY REPORT ON SHEETS M-003, M004, AND M005. ALL STEAM TRAPS THAT ARE REPORTED AS LEAKING (LK), PLUGGED (PL), AND BLOWING THRU (BT) SHALL BE REPLACED WITH STEAM TRAPS OF SIMILAR TYPE AND CONNECTION SIZE.
- ALL END OF MAIN STEAM TRAPS (DRIP TRAPS ONLY) THAT ARE TO BE REPLACED SHALL BE COMPLETE WITH UNIVERSAL STEAM TRAP STATION SIMILAR TO SPIRAX SARCO MODEL USTS II OR APPROVED EQUAL IN ARMSTRONG AND WATSON McDANIEL. THE UNIVERSAL STEAM TRAP STATION SHALL BE MANUFACTURED OF ALL STAINLESS STEEL CONSTRUCTION, COMPLETE WITH (2) ISOLATION VALVES, (1) INTEGRAL INLET STARINER, (1) TRAP TEST VALVES, AND (1) STRAINER BLOWDOWN VALVE. THE EXISTING STEAM TRAP ASSEMBLY SHALL BE REMOVED BETWEEN THE INLET AND OUTLET ISOLATION VALVES.
- DEFECTIVE PROCESS AND HEATING COIL STEAM TRAPS SHALL BE REPLACED WITH CONVENTIONAL MECHANICAL TRAPS (INVERTED BUCKET OR FLOAT AND THERMOSTATIC) OF SIMILAR TYPE AND CONNECTION SIZE, DUE TO THE RELATIVELY HIGH CONDENSATE CAPACITIES.
- INSTALL NEW ARMSTRONG STEAM EYE MONITORING SYSTEM FOR ALL STEAM TRAPS SERVING THE STEAM PRE-HEAT COILS.
- DRAWINGS ARE ESSENTIALLY DIAGRAMMATIC. CONTRACTOR SHALL FIELD-SURVEY TO VERIFY THE ACTUAL TRAP LOCATIONS AND INSTALL ALL TRAPS WITH THE REQUIRED SERVICE CLEARANCES.
- ALL STEAM TRAP BYPASS VALVES SHALL BE REMOVED, AND PIPE CONNECTIONS TO THE MAINS SHALL BE CAPPED-OFF.
- STEAM AND CONDENSATE RETURN PIPE INSULATION SHALL BE INSPECTED, DAMAGED AND MISSING PIPE INSULATION AND JACKETING SHALL BE REPLACED WITH NEW. PROVIDE AN ALLOWANCE OF 50 LIN. FT. OF PIPE INSULATION PER AIR HANDLER.



<b>OWNER:</b>  <b>DEPARTMENT OF VETERANS AFFAIRS</b> NETWORK CONTRACTING OFFICE 22 4811 AIRPORT PLAZA DRIVE, SUITE 600 LONG BEACH, CA 90815		<b>ENGINEERS/CONSULTANTS:</b>  <b>Schwab</b> Engineering & Management A Certified SB/DVBE Firm 1000 E. Walnut Street, Suite 227, Pasadena, CA 91106 t: 888.900.3823 f: 626.463.2739 www.schwabeng.com Project No.: 0215.747.00		<b>Drawing Title</b> <b>PARTIAL FOURTH FLOOR</b> <b>STEAM TRAP LOCATION PLAN (SB #5 AND #6)</b>		<b>Project Title</b> <b>JERRY L. PETTIS MEMORIAL</b> <b>VA LOMA LINDA HEALTHCARE SYSTEM</b> <b>CORRECT STEAM DEFICIENCIES</b>		<b>Project Number</b> 605-15-351 <b>Building Number</b> Building 1		<b>Office of Construction and Facilities Management</b> Department of Veterans Affairs	
<b>Approved Project Director</b>		<b>Location</b> 1201 BENTON STREET, LOMA LINDA, CALIFORNIA 92357		<b>Drawing Number</b> <b>M-404.3</b>		<b>Date</b> JUNE 18, 2017		<b>Checked</b> A.C.Y./J.D.C.		<b>Drawn</b> J.D.C./J.C.	
<b>Revisions</b>		<b>Date</b>		<b>Diag.</b> of		<b>100% CONSTRUCTION DOCUMENTS</b>					