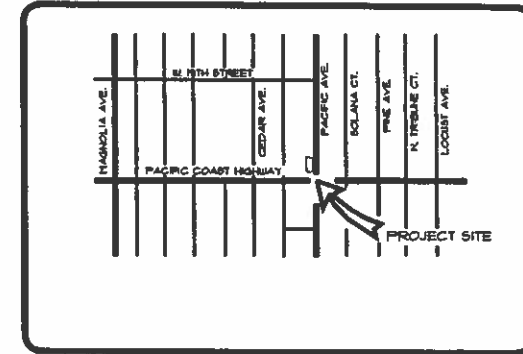
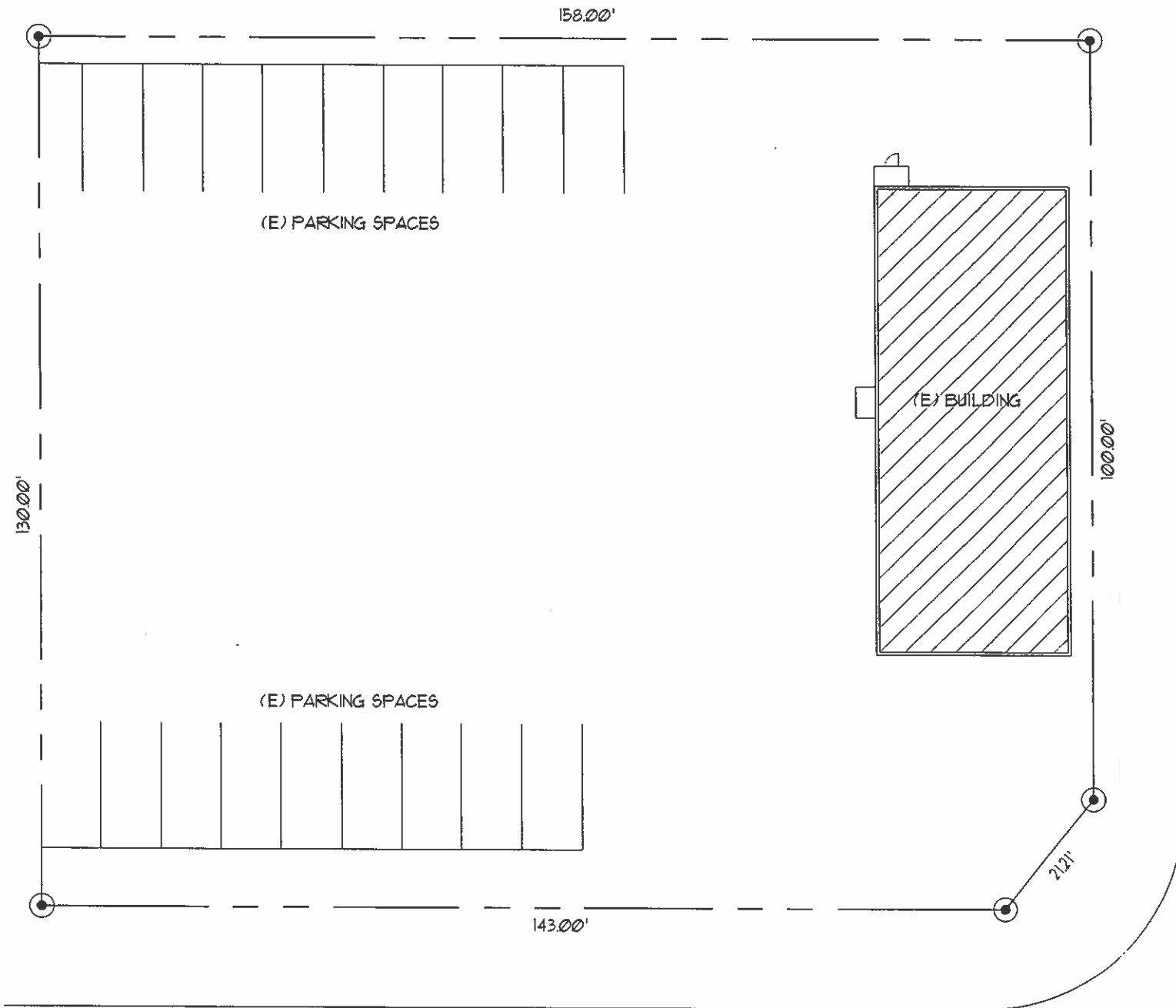


LOANMAX T.I. - LONG BEACH

Exhibit B



VICINITY MAP
NOT TO SCALE

SHEET INDEX

- A-0 COVER SHEET
- A-1 AS-BUILT DEMO FLOOR PLAN
- A-2 ELECTRICAL PLAN

ENGINEER OF RECORD

K2 ENGINEERING
3100 MILL STREET, SUITE 101
RENO, NV 89502
775-355-0505 - OFFICE
775-355-0506 - FAX

CODE ANALYSIS

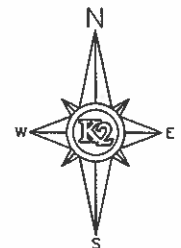
PROJECT SCOPE: INTERIOR REMODEL OF EXISTING OFFICE SPACE. CHANGE OF USE FROM RETAIL STORE (M) TO A LOAN PROCESSING CENTER (B) OCCUPANCY INCLUDING ASSOCIATED MECHANICAL, ELECTRICAL AND PLUMBING SYSTEMS.
CODE ANALYSIS: BASED ON NEW CONSTRUCTION
C.B.C. 2010, C.P.C. 2010, C.M.C. 2010, C.F.C. 2010, C.E.C. 2010.

- TOTAL TENANT AREA = 2520 SQ. FT.
1. OCCUPANCY CLASSIFICATION: CHAPTER 3 SECTION 304 BUSINESS GROUP "B" OCCUPANCY
NUMBER OF STORIES = 1 STORY
 2. TYPE OF CONSTRUCTION: TABLE 503 TYPE V-B
FIRE SPRINKLERS - NONE
FIRE RESISTANCE RATING: _____ HOURS
STRUCTURAL FRAME: _____
BEARING WALLS INTERIOR/ EXTERIOR: _____
NON-BEARING WALLS INTERIOR/ EXTERIOR: _____
FLOOR CONSTRUCTION: _____
ROOF CONSTRUCTION: _____
 4. ALLOWABLE BUILDING AREA: TABLE 503
ALLOWABLE AREA PER FLOOR: 2000 SF (TOTAL 10,000 SF)
ALLOWABLE STORIES: 1
ACTUAL BUILDING AREA: 1ST FLOOR: 2020 SF
TOTAL NEW CONSTRUCTION AREA: 2020 SF
ACTUAL NUMBER OF STORIES: 1
 5. ALLOWABLE AREA INCREASE: NOT REQUIRED OR REQUESTED
 6. OCCUPANCY LOADS: TABLE 1004.1.2
MAXIMUM FLOOR AREA PER OCCUPANT BUSINESS/ OFFICE 100 SF GROSS PER OCCUPANT
1ST FLOOR 2020 SF / 100 SF / OCCUPANT = 21 PERSONS
 7. EXITING REQUIREMENTS: TABLE 1041
REQUIRES A MINIMUM OF 1 EXISTS BASED ON OCCUPANCY LESS THAN 49 PERSONS.
EXITS ACTUAL: 1ST FLOOR 3 EXITS
 8. ALLOWABLE TRAVEL DISTANCE: TABLE 1015.1
WITHOUT SPRINKLERS: 200 FEET
 9. EGRESS WIDTH PER PERSON: TABLE 1009.1
FACTOR 0.2' PER OCCUPANT
TOTAL WIDTH = 21 PERSONS X 0.2' OCCUPANT = 4.2'
MINIMUM REQUIREMENT 1ST FLOOR:
(3) 30'0" X 100'
TOTAL EXITING PROVIDED 100' GREATER THAN 4.2' REQUIRED
 10. SPECIAL INSPECTIONS: AS REQUIRED BY CHAPTER 11

PARKING INFORMATION

2,020 SQ. FT. - B OCCUPANCY
EXISTING PARKING SPACES TO REMAIN
NO CHANGE TO EXISTING PARKING

PACIFIC COAST HIGHWAY



GENERAL SITE NOTES

1. ALL WORK MUST CONFORM TO LOCAL BUILDING CODES, CITY, COUNTY AND STATE ORDINANCES, SUBDIVISION REGULATIONS AND THE INTERNATIONAL BUILDING CODE, INTERNATIONAL RESIDENTIAL CODE, UNIFORM MECHANICAL CODE, UNIFORM PLUMBING CODE, INTERNATIONAL ENERGY CONSERVATION CODE (2006 EDITIONS) AND THE 2009 NATIONAL ELECTRICAL CODE.
2. THE CONTRACTOR IS RESPONSIBLE FOR ESTABLISHING AND COORDINATING ALL SERVICE REQUIREMENTS WITH THE APPROPRIATE PUBLIC AGENCY OR UTILITY PROVIDER. CONNECTIONS SHALL BE MADE IN ACCORDANCE WITH ALL APPLICABLE CODES AND REQUIREMENTS.
3. THE DESIGN FOR THIS SITE HAS BEEN BASED ON THE BEST AVAILABLE INFORMATION. ALL ASSUMED EXISTING INFORMATION SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL PARTIES SHOULD ANTICIPATE THE POTENTIAL NEED FOR MODIFICATIONS TO THE INITIAL DESIGN IN ORDER TO ACCOMMODATE ACTUAL FIELD CONDITIONS. ALL DISCREPANCIES DISCOVERED IN THE FIELD SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER IMMEDIATELY.

SITE PLAN

SCALE 1" = 10'-0"



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NOT FOR CONSTRUCTION

Revisions
△ PLAN CHECK 1-6-12
△
Date 12/08/11
Drawn KB
Checked JAK
Project No. 11-284

Cover Sheet & Site Plan

A-0

FIRE NOTES

1. ADDRESS TO BE PLAINLY VISIBLE FROM THE STREET FRONTING THE PROPERTY.
2. FIRE EXTINGUISHER REQUIRED. ONE 2A10BC FIRE EXTINGUISHER REQUIRED FOR EVERY 75 FEET OF TRAVEL DISTANCE.
3. PROVIDE SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" TO BE POSTED OVER THE MAIN ENTRANCE DOOR.
4. DOOR HARDWARE SHALL NOT REQUIRE TIGHT, TIGHT FINCHING OR TIGHTING OF THE WRIST TO OPERATE.

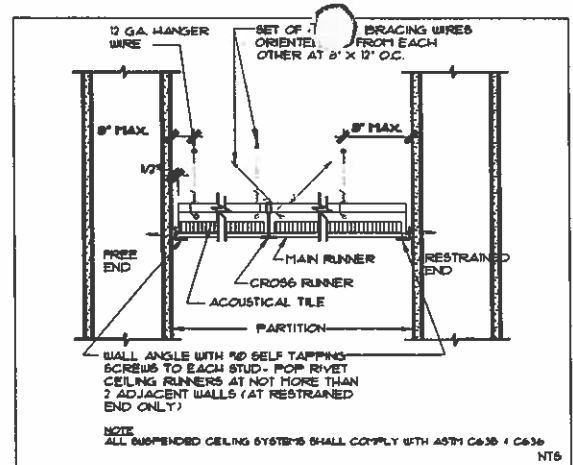
FLOOR PLAN NOTES

1. CONTRACTOR TO SUPPLY ALL HARDWARE COMPLIANT WITH 2010 CBC.
2. DOOR STYLES AND COLOR PER OWNER SPECIFICATION.

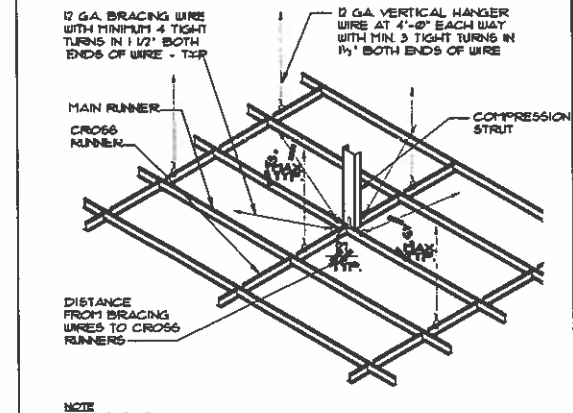
BUILDING DIMENSIONS SHOWN ARE FOR GENERAL REFERENCE ONLY. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER / ARCHITECT SO CLARIFICATION CAN BE MADE. ALL DIMENSIONS SHALL BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.

CONTRACTOR AND OWNER TO COORDINATE ALL FINISH MATERIALS (STYLES AND COLORS).

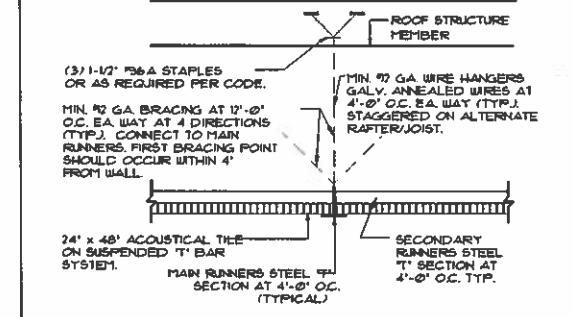
CONTRACTOR AND OWNER TO COORDINATE FINAL LOCATIONS OF KNEE WALL AND COUNTERS.



SUSP. T-BAR CEILING. SECTION 1



SUSP. T-BAR CEILING. ATTACHMENT 2



NOTES:

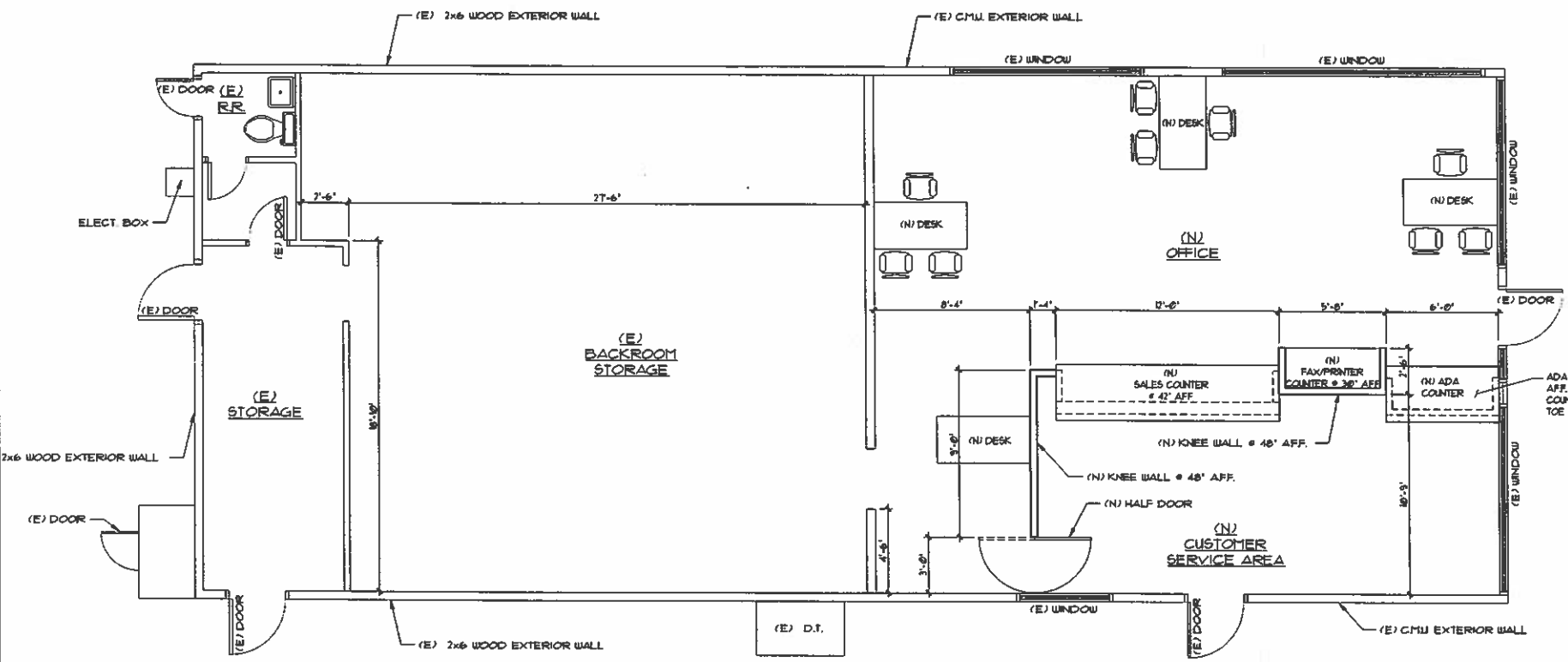
1. HANGERS SHALL BE ON PURLINS OR WITHIN 24" FROM PURLINS ON RAFTERS.
2. CONTRACTOR TO INCLUDE REQUIRED SEISMIC CLIPS AT LIGHTS PER CODE.
3. PROVIDE VERTICAL STRUT AT 8'-0" O.C. MAX. AS REQUIRED PER CODE.
4. ALL SUSPENDED CEILING SYSTEMS SHALL COMPLY WITH ASTM C636 & C636.

SUSP. T-BAR CEILING DETAIL 3

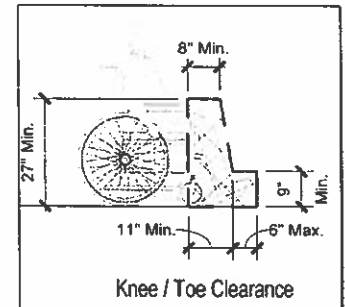
SUSPENDED CEILING NOTES

1. LATERAL SUPPORT MAY BE PROVIDED BY FOUR WIRES OF MINIMUM NO. 12 G.A. BRAYED IN FOUR DIRECTIONS 90 DEGREES APART, AND CONNECT TO THE MAIN RUNNER WITHIN 2" OF THE CROSS RUNNER, AND TO THE STRUCTURE ABOVE AT AN ANGLE NOT TO EXCEED 45 DEGREES FROM THE PLANE OF THE CEILING. THESE LATERAL SUPPORT POINTS SHALL BE PLACED 8" O.C. IN EACH DIRECTION WITH THE FIRST POINT WITHIN 4" FROM EACH WALL.
2. ALLOWANCE SHALL BE MADE FOR LATERAL MOVEMENT OF THE SYSTEM. MAIN RUNNERS AND CROSS RUNNERS MAY BE ATTACHED AT TWO ADJACENT WALLS WITH CLEARANCE BETWEEN THE WALL AND THE RUNNERS MAINTAINED AT THE OTHER WALLS.
3. VERTICAL SUPPORT SHALL BE PROVIDED AS REQUIRED IN 2006 IBC WITH ADDED REQUIREMENT THAT DISCONTINUOUS ENDS OF CROSS RUNNERS AND MAIN RUNNERS BE VERTICALLY SUPPORTED WITHIN 8" OF SUCH DISCONTINUITIES AS MAY OCCUR WHERE THE CEILING IS DISRUPTED BY A WALL.
4. LIGHTING FIXTURES AND AIR DIFFUSERS SHALL BE INSTALLED PER CODE.
 - A. LIGHT FIXTURES AND AIR DIFFUSERS WEIGHING MORE THAN 20 POUNDS BUT LESS THAN 50 POUNDS SHALL HAVE TWO NO. 12 G.A. HANGERS CONNECTED FROM THE FIXTURE HANGING TO THE CEILING SYSTEM HANGERS OR TO THE STRUCTURE ABOVE.
 - B. LIGHT FIXTURES AND AIR DIFFUSERS WEIGHING 50 POUNDS OR MORE SHALL BE SUPPORTED DIRECTLY FROM THE STRUCTURE ABOVE BY APPROVED HANGERS.
 - C. CONNECTION OF LIGHT FIXTURES AND AIR DIFFUSERS TO THE CEILING SYSTEM SHALL BE DESIGNED FOR A LATERAL FORCE OF 100 PERCENT OF THE WEIGHT OF THE FIXTURES IN ADDITION TO THE PRESCRIBED VERTICAL LOADING.
5. ALL SUSPENDED CEILING SYSTEMS SHALL COMPLY WITH ASTM C636 AND C636 AND PER IBC 2003/2006 SECTION 1607.1 AND 7506.2.1.

SUSPENDED CEILING NOTES 4



PROPOSED FLOOR PLAN
SCALE 1/4" = 1'-0"



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NOT FOR CONSTRUCTION

Revisions

PLAN CHECK 1-9-12

Date 12/08/11
Drawn K2
Checked JAK
Project No. 11-284

Proposed Floor Plan

A-1