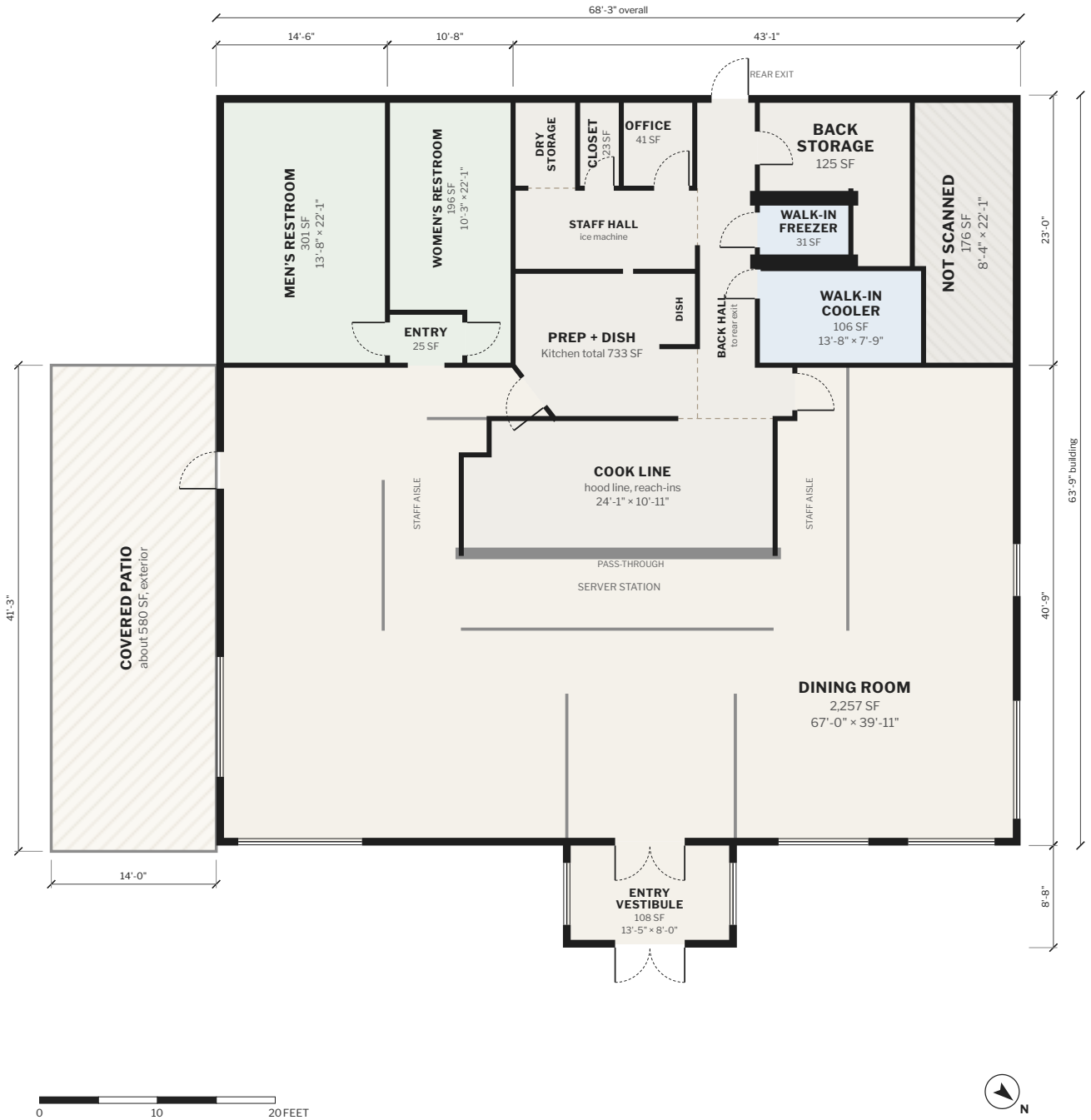


APPROXIMATE

FLOOR PLAN

915 Avenida Pico

San Clemente, CA 92673 · Plaza Pacifica
Freestanding restaurant, former IHOP

LEGEND

- Wall
- Half wall, partition or pass-through
- Walk-in cooler or freezer (insulated panel walls)
- Window
- Door and swing
- Work area edge (no wall)
- Not scanned
- Dimension line

PLEASE NOTE

Estimates only. This plan was drawn from the Matterport scan of September 25, 2026. It is not a survey or an architectural drawing, and the dimensions and square footages shown are estimates. Please confirm them in the field before relying on them.

Outside dimensions run to the outside face of the building. Room sizes under each room name are inside the walls.

The restrooms, storage closet, walk-in interiors and the back corner were not fully scanned, so those walls are approximate.

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