

# Co.work.play Café – Flagship Layout (v4)

## 8,500 SF Concept Floor Plan – Detailed Room Labeling

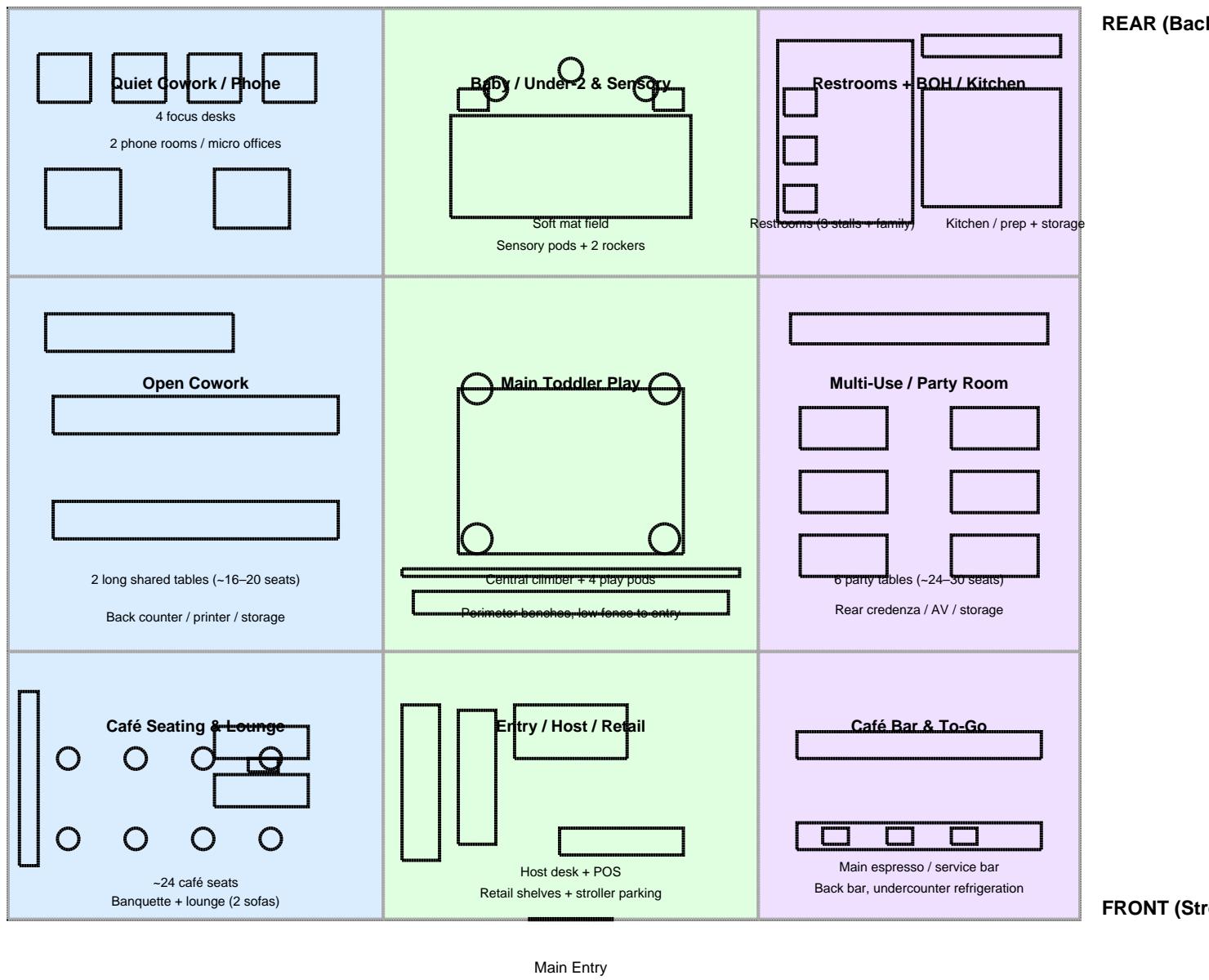
This version adds clearer labeling inside each room, indicating primary furnishings, rough seating counts, and function notes. It is meant as a visually legible schematic for investors, landlords, and designers.

### Highlights:

- Each major zone now has a bold room title plus 1–3 lines of sub-labels (e.g., "24 café seats", "2 sofas + coffee table", "4 shared work tables", "3 party table rows").
- Play, baby, and service zones include more explicit descriptions of climbers, pods, mat fields, and fixtures.
- A separate key page summarizes approximate capacities and key features room-by-room.

All geometry is conceptual, based on a 100' x 85' interior footprint. Final plans must be developed and stamped by licensed professionals and coordinated with actual site conditions, codes, and landlord criteria.

# Schematic Floor Plan – Furnished & Labeled (Not to Scale)



All room labels are approximate – intended to show intent, capacity, and adjacencies, not final counts.

# Room Key – Functions, Seating & Features

## Café Seating & Lounge:

~24 seats at small tables; 2 sofas + coffee table; wall banquette facing play/cowork.

## Open Cowork:

2 long communal tables (~16–20 seats); rear counter for printer/lockers/supplies.

## Quiet Cowork / Phone:

4 focus desks; 2 enclosed phone rooms or micro offices for calls and deep work.

## Entry / Host / Retail:

Main check-in and POS; 2 retail shelf runs; stroller parking and waiting space.

## Main Toddler Play:

Central climber, 4 play pods, perimeter benches, low fence to control access from entry.

## Baby / Under-2 & Sensory:

Soft mat field, 3 sensory pods, 2 rocking chairs for caregivers, age-appropriate toys.

## Café Bar & To-Go:

Espresso and service bar with 3 POS; back bar with refrigeration and storage.

## Multi-Use / Party Room:

6 flexible tables (~24–30 seats); rear credenza for storage, AV, and catering setup.

## Restrooms + BOH / Kitchen:

3-stall restroom block plus family restroom concept; kitchen/prep line and rear storage.