

Tuthilltown Square

The following is intended to provide information on the characteristics and operational models for the three distinct businesses to be located in the 2 story studio building to be constructed on the property known as Tuthilltown Square.

The proposed building is a two story commercial building with a footprint of 2000 square feet (40' x 50'). The physical space is split equally between the 1st and 2nd floors, for a total of 4000 square feet.

Three businesses are proposed: 1) a dance studio, 2) a photography studio, and 3) a music recording studio. The dance and photography studios are owned and operated by Angelique Hanesworth (wife), and the recording studio is owned and operated by Jeffrey Frey (husband). Together, Jeff and Angie intend to operate the facility together and will coordinate the scheduling of business in the facility to ensure maximum occupancy limits, whatever they may be, are abided.

Clients and staff of all three businesses will share the reception, lounge, restrooms, and outside decking areas accessible on the first floor of the building.

None of the three client service businesses intend to hold performance events at the location. There is no intention, and indeed no facility, in the plan for any of the businesses to host performances for audience attendances.

Dance Studio

The dance studio and photography studio occupy the same physical 20' x 50' space on the 1st floor of the building (half of the physical space on the first floor). When operating as a studio for dance instruction, the space will not be operational as a photography studio, and vice versa.

Hours of operation vary, but the expectation is the dance studio will operate Monday thru Friday from 5:00 pm to 10:00 pm, and from 9:00 am to 1:00 pm on Saturday. Hours will be divided across different scheduled classes to accommodate different levels of dance proficiency from beginner to expert. Typical dance studio occupancy is 12 people, which includes students and staff. Occasional dance workshops, scheduled 4 times a year, will accommodate 25 people in the class.

Photography Studio

As stated above, the photography studio and dance studio occupy the same physical 20' x 50' space on the 1st floor of the building (half of the physical space on the first floor). When operating as a photography studio, the space will not be operational for dance instruction, and vice versa.

Hours of operation vary, and are highly dependent on client availability, and free time when the studio space is available. In other words, photography sessions will not be scheduled during times when the space is used for dance instruction. Typical photography studio

occupancy is 2-5 people for individual photos, with the possibility of more clients for family photographs. Normally, group photos, such as children school or sports team pictures, are taken on location and not in the studio.

Recording Studio

The recording studio will occupy the 2nd floor of the building. As stated above, restrooms, reception, and lounge areas are shared and located on the first floor.

Like the photography business, music recording sessions are scheduled and are highly dependent on the client's availability. Many artists, especially those with day jobs, will schedule studio time at night. It is not uncommon for recording sessions to be scheduled to begin in the afternoon or evening and may be of any duration, typically from 30 minutes to 8 hours, depending on the budget of the client.

In addition, dedicated studio time can be allocated to a recording engineer for the purpose of editing, mixing, and mastering the music product after the recording of the artists has been completed. This is typically a dedicated task to a single engineer, who may be accompanied by one or two of the artists.

Approximately 1100 square feet of 2nd floor space is allocated to client artists who have booked time in the studio to record music. The remaining space is allocated as a control room, dedicated to the operation of studio mechanisms by a single engineer required to control the recording process. The recording space can comfortably hold 5-10

musicians and their instruments during a recording session. Typical recording studio session occupancy is expected to be 5-7 people. Maximum occupancy for a recording session would be no more than 15 people, which include artists, management personnel, and recording session staff.

In addition, educational programs for school age children may be offered by the recording studio. Programs could be offered which teach the principles of a modern recording studio, with opportunity for hands-on experience for students interested in the music recording process. Enrollment in educational programs of this type would be limited to 10-15 students.

Expansion Building Site

A second building location is presented on the northeast most corner of the building lot. This is a site for future building expansion and is intended for a single story, dedicated space for the photography studio. When built, this will alleviate the space constraints currently imposed by sharing the area with the dance studio, provide accommodation for permanently configured photography equipment such as lighting and backdrops, include a dedicated business office, and a small area for a client photo gallery. The gallery will not be open to general public viewing and is intended for prospective client marketing purposes only.