

Attachment 6
Summary Comparison of Winery Conceptual Design and Proposed Design

DESIGN ELEMENT	CONCEPTUAL DESIGN <i>File No. PLP01-0006 Vested Rights & Conditions of Approval</i>	PHASE II PROPOSED WINERY DESIGN <i>File No. DRH21-0010</i>
Art Gallery	Incorporated into tasting room (BOS §1.1(e)(2).)	The public tasting room incorporates an art gallery
Tasting Room	Approved as part of the project without size specifications (COA No. 84.)	Public tasting room at 1097 sf. Reserve tasting room at 1,037 sf.
Country Store	Approved at 3,000 sf. max, 33% of sf. allowed for storage and support (BOS §1.1 sub (3)(e)(2); COA No. 84. & 106)	Marketplace at 1,960 sf. Marketplace back of house at 998 sf. (Combined total at 2,958 sf.).
Events Pavilion	Withdrawn by then-applicant (BOS §2.4, sub. (c).)	NA (Does not appear in current design)
Entry Pavilion	Withdrawn by prior applicant (Not addressed in BOS).	NA (Does not appear in current design)
Barrel Storage	Approved at 4,300 sf. (COA No. 84.)	Barrel storage east at 748 sf, barrel storage west at 748 sf, barrel storage room east at 483, barrel storage room west at 483, and barrel storage building 1 at 663 sf (Combined total at 3,125 sq.)
Winery Offices	Approved at 1,800 sf. (COA No. 84.)	Two-story winery office at 1,678 sf.
Fermentation	Approved at 3,400 sf. (COA No. 84.)	White wine fermentation buildings at 818 sf. and Red wine fermentation building at 2,158 sf with built-in tanks at 403 sf. (Combined total at 3,379 sf.).
Storage/Mechanical	Approved at 800 sf. (COA No. 84.)	Cold storage at 659 sf. Storage room at 67 sf. (Combined total at 726 sf.).
Staff & Maintenance	Approved at 4,450 sf. (COA No. 84.)	Two service buildings at 354 sf. And 2,000 each plus winery lab space of 233 sf, fermentation staff space of 67 sf, maintenance at 455 sf. And Staff Break Room at 207 sf. (Combined total at 3,316 sf.).
Other components	Included within overall sf. at 37,000 sf. (BOS §1.1 sub (3)(e)(1));	Marketplace restrooms total sf. and 362 sf. lab restrooms at 156 sf. Staff restroom at 566 sf. (Combined restroom total at 1,084 sf.) Plus Winery Wastewater Shed of 501 sf.
Total Square Footage	37,000 sf. (BOS §1.1 sub (3)(e)(2))	18,901 sf.