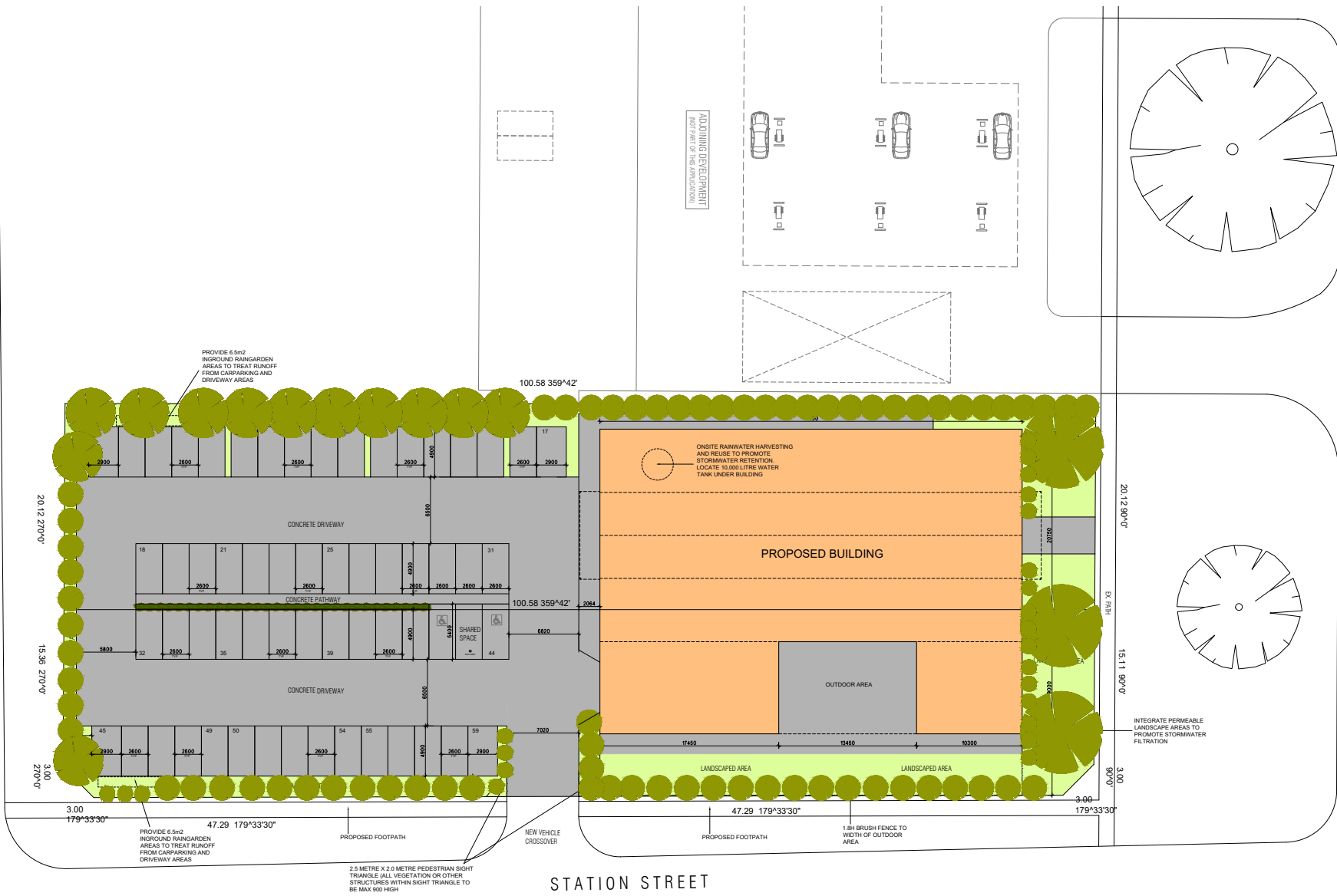


CURIA STREET

HIGH STREET
(MARONDAH HIGHWAY)



ADJOINING GOVERNMENT
LOT PART OF THE APPLICATION

SITE PLAN
SCALE 1:200



NOTES:

SITE AREA	3848 m ²
BUILDING AREA	1104 m ² (28.7%)
PERMEABLE AREA	935.4 m ² (24.3%)
CAR PARKS	59

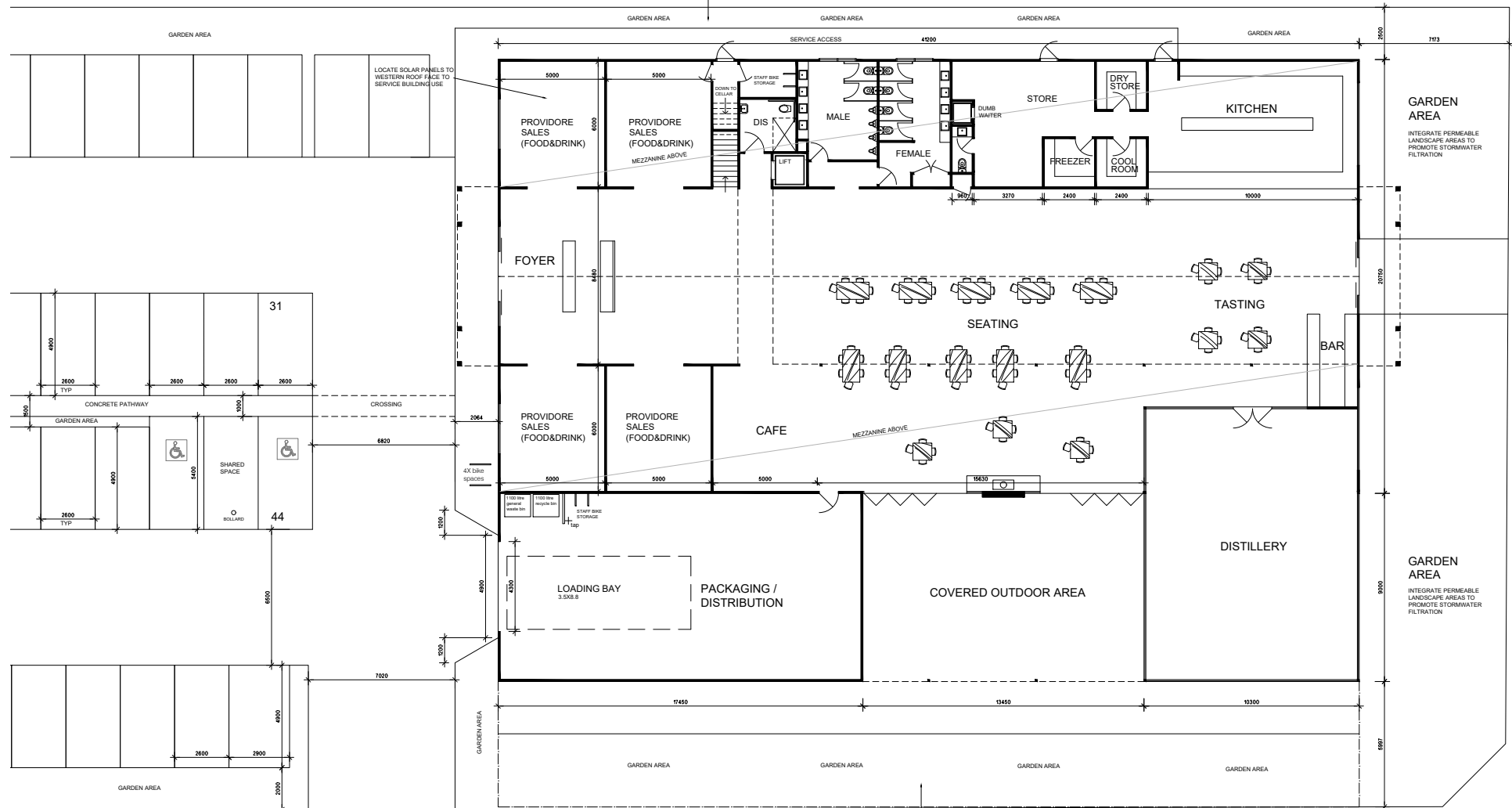


**ANDREW RAMAGE
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ph: 0418 118 754
email: andrew@ardd.com.au
web: www.ardd.com.au

PROJECT:
2-4, B-10 STATION STREET,
MANSFIELD
CLIENT:
MANSFIELD COMMON

DRAWING TITLE:
SITE PLAN
DATE: 15/2/2022
SCALE: TPI
AS SHOWN

INTEGRATE PERMEABLE LANDSCAPE AREAS TO PROMOTE STORMWATER FILTRATION



AREAS:

BUILDING AREA	1104 m ²
CAFE AREA	30m ²
SEATING AREA	170m ²
TASTING AREA	50m ²
PACKAGING	154m ²
DISTILLERY	131m ²
SHOPS	121m ²
MEZZANINE 1	238m ²
MEZZANINE 2	205m ²
COVERED OUTDOOR AREA	121m ²
LEASABLE FLOOR AREA	935m ²

GROUND FLOOR PLAN
SCALE 1:100



STATION STREET

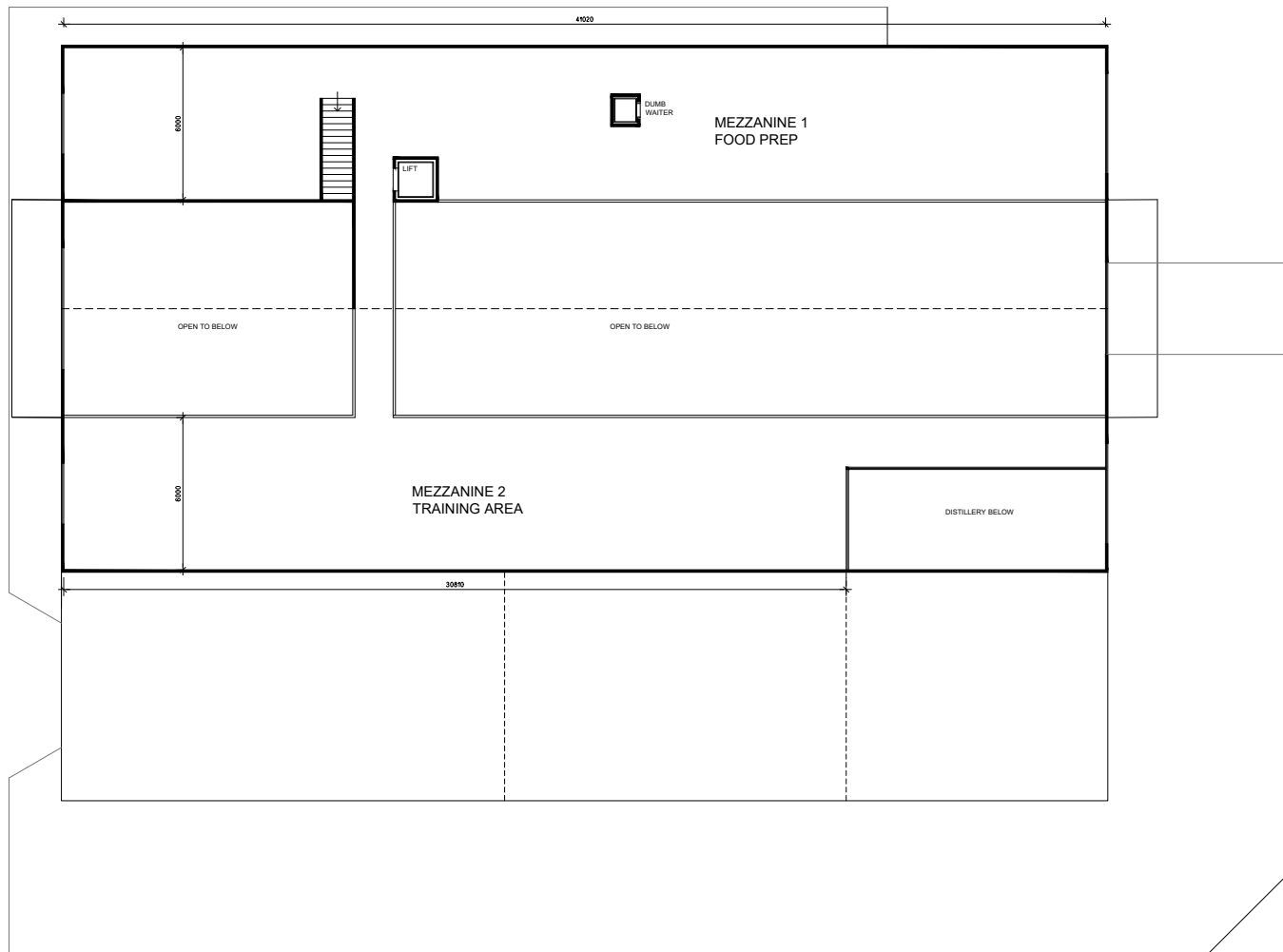
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PROJECT:
2-4, 8-10 STATION STREET, MANSFIELD
CLIENT:
MANSFIELD COMMON

DRAWING TITLE:
FLOOR PLAN
DATE: 19.02.2022
SCALE: AS SHOWN
TP2



MEZZANINE FLOOR PLAN
SCALE 1:1000



AMENDMENTS

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2-4, 8-10 STATION STREET,
MANSFIELD

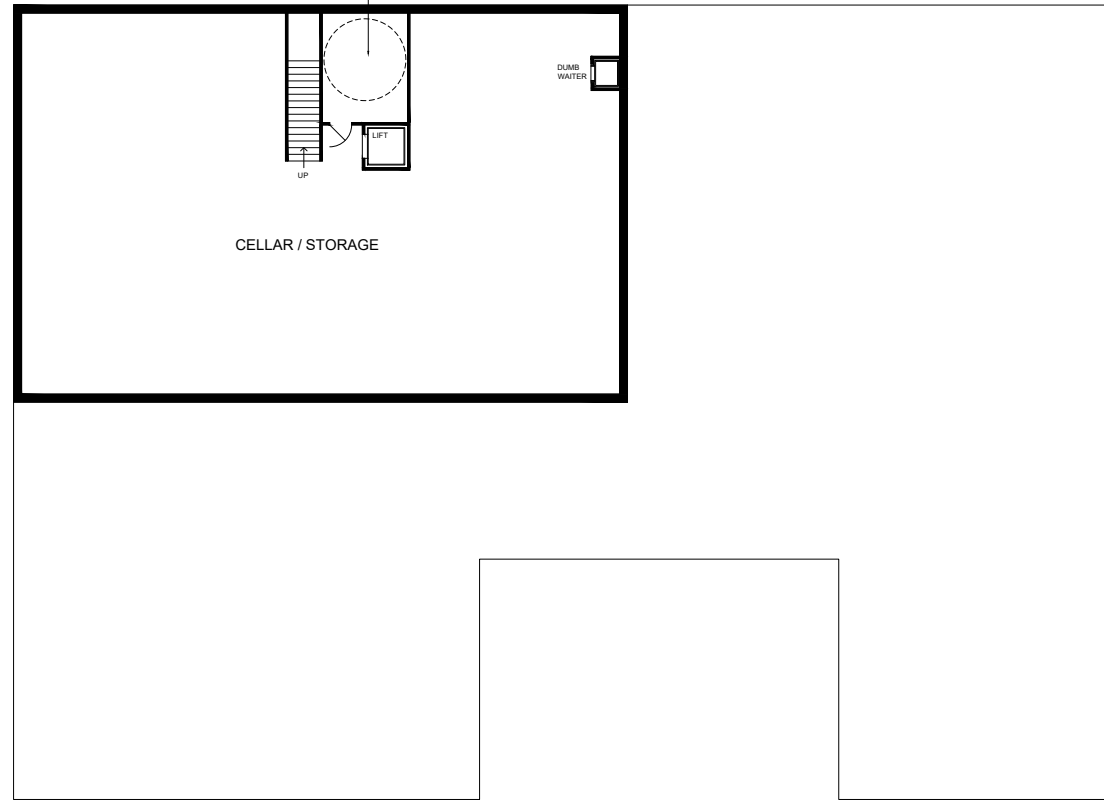
CLIENT :
MANSFIELD COMMON

DRAWING TITLE :
FIRST FLOOR

DATE 19.5.2022
SCALE:
AS SHOWN

TP3

ONSITE RAINWATER HARVESTING
AND REUSE TO PROMOTE
STORMWATER RETENTION.
LOCATE 10,000 LITRE WATER
TANK UNDER BUILDING



BASEMENT FLOOR PLAN

SCALE 1:100



ATTACHMENTS

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PROJECT :
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MANSFIELD

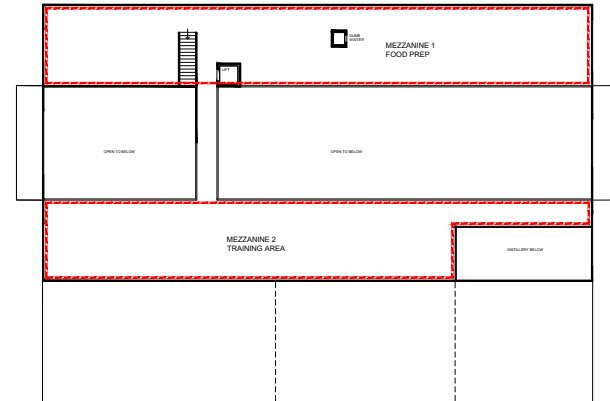
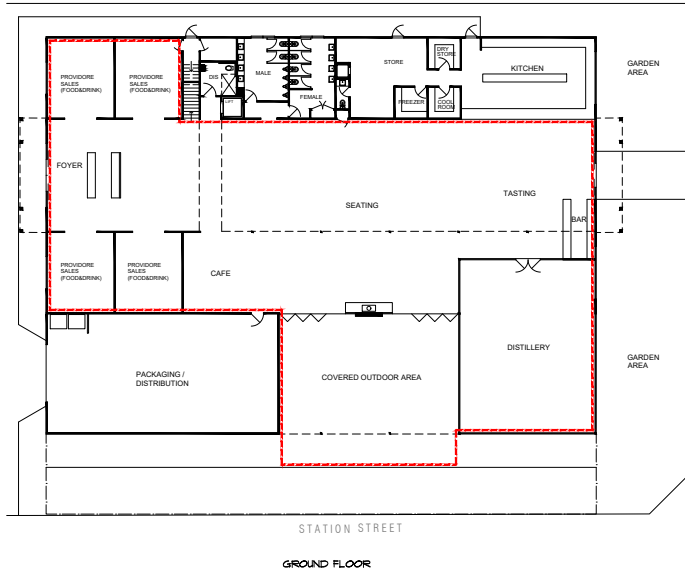
CLIENT :
MANSFIELD COMMON

DRAWING TITLE :
BASEMENT PLAN

DATE : 05/2022

SCALE :
AS SHOWN

TP4



RED LINE PLAN
SCALE 1:200



AMENDMENTS

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PROJECT:
2-4, 8-10 STATION STREET,
MANSFIELD

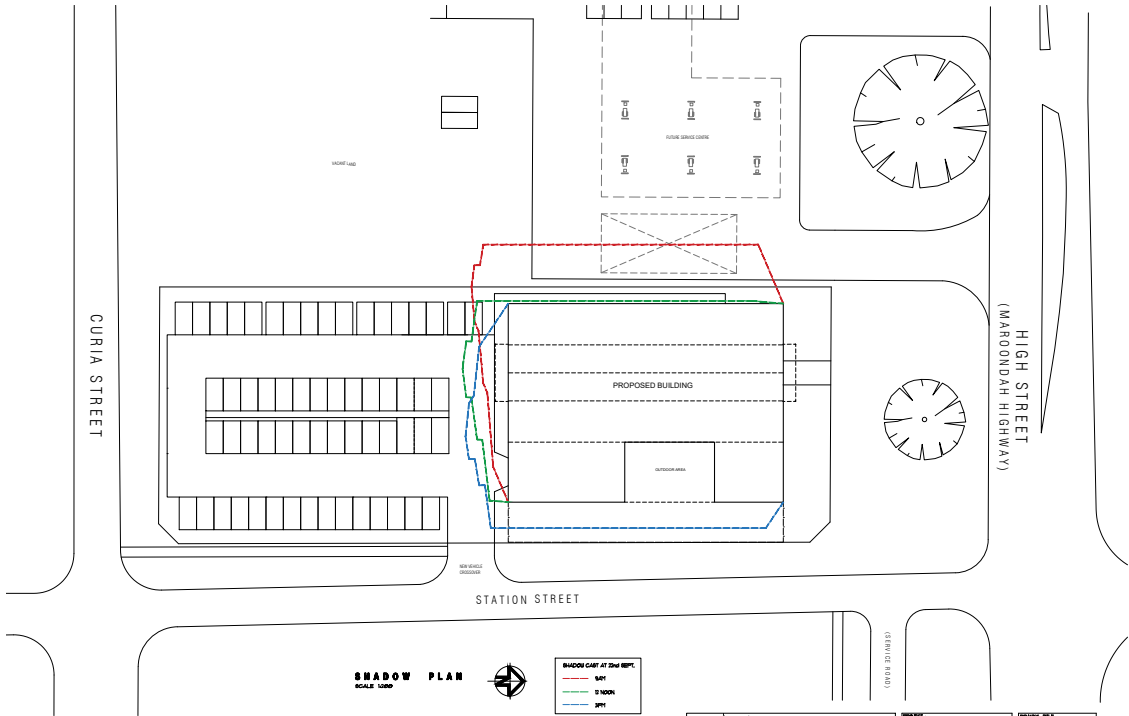
CLIENT:
MANSFIELD COMMON

DRAWING TITLE:
RED LINE PLAN

DATE: 19.02.2022

SCALE:
AS SHOWN

TP6



SHADOW PLAN
SCALE: 1/8"=1'-0"

SHADOW CAST AT THE REPT.	
—	10 AM
—	12 NOON
—	2 PM



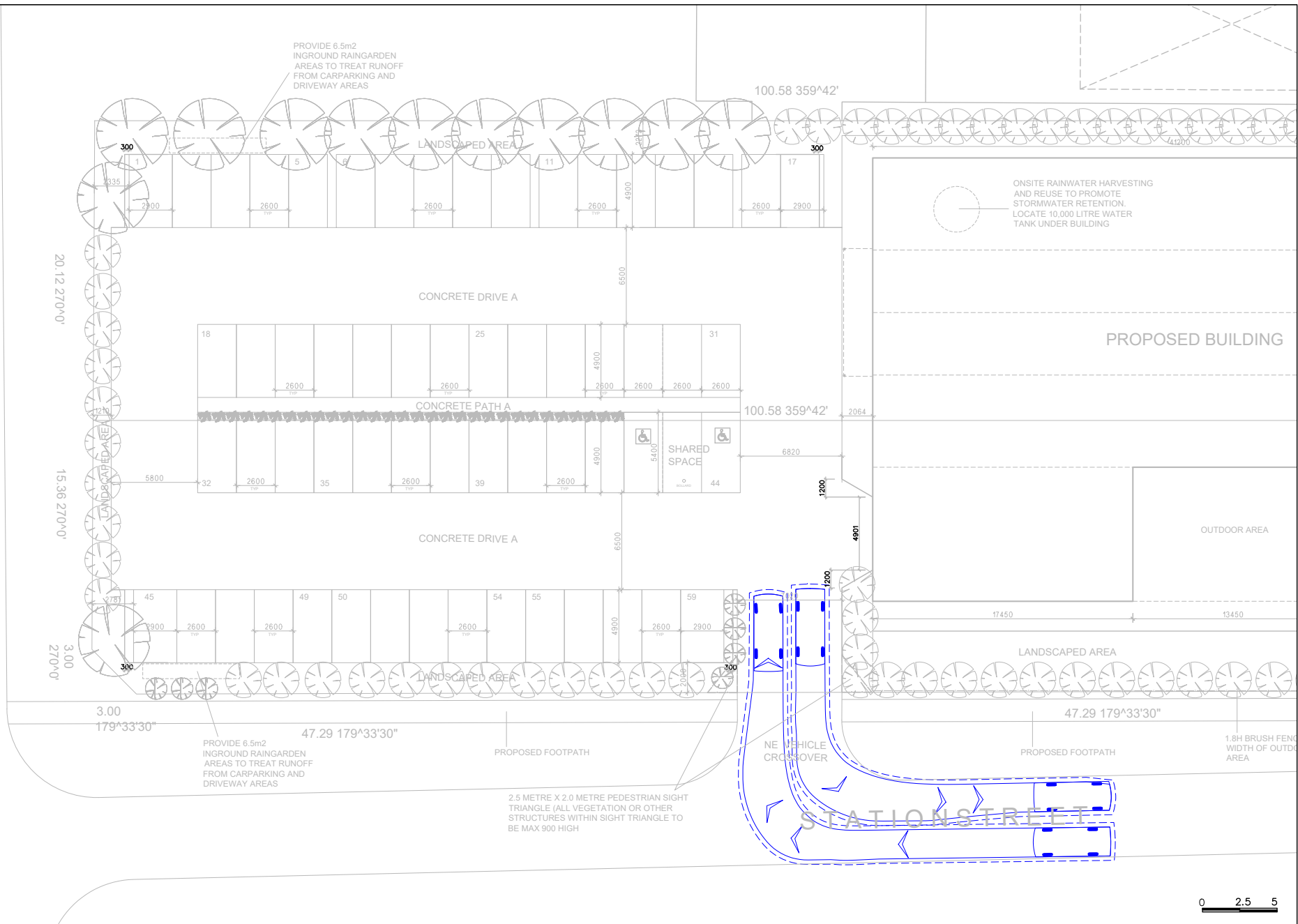
ANDREW RAMAGE
DESIGN
30 SANDS AVE PARK GROVE MA
01906
TEL: 978-251-1111
WWW.ANDREW-RAMAGE.COM

PROJECT:
2-A, 6-10 STATION STREET,
MANFIELD
CLIENT:
MANFIELD COMMON

DRAWING TITLE:
SHADOW PLAN
DATE ISSUED:
10/11/2011
SCALE:
AS SHOWN

CONDT 2/11/2012

CURIA STREET



ratio:

RATIO CONSULTANTS PTY LTD
 ABN 005 422 104
 8 GWYNNE STREET
 CREMORNE, VICTORIA 3121
 TELEPHONE (03)9429 3111
 FACSIMILE (03)9429 3011

B99 Vehicle (AS/NZS2890.1:2004)	
Overall Length	5.200m
Overall Width	1.940m
Overall Body Height	2.200m
Min Body Ground Clearance	0.312m
Track Width	1.840m
Lock to Lock Time	4.00 sec
Curb to Curb Turning Radius	6.30m

Proposed Food & Drink Development
 136-140 High Street, Mansfield
 Swept Path Assessment

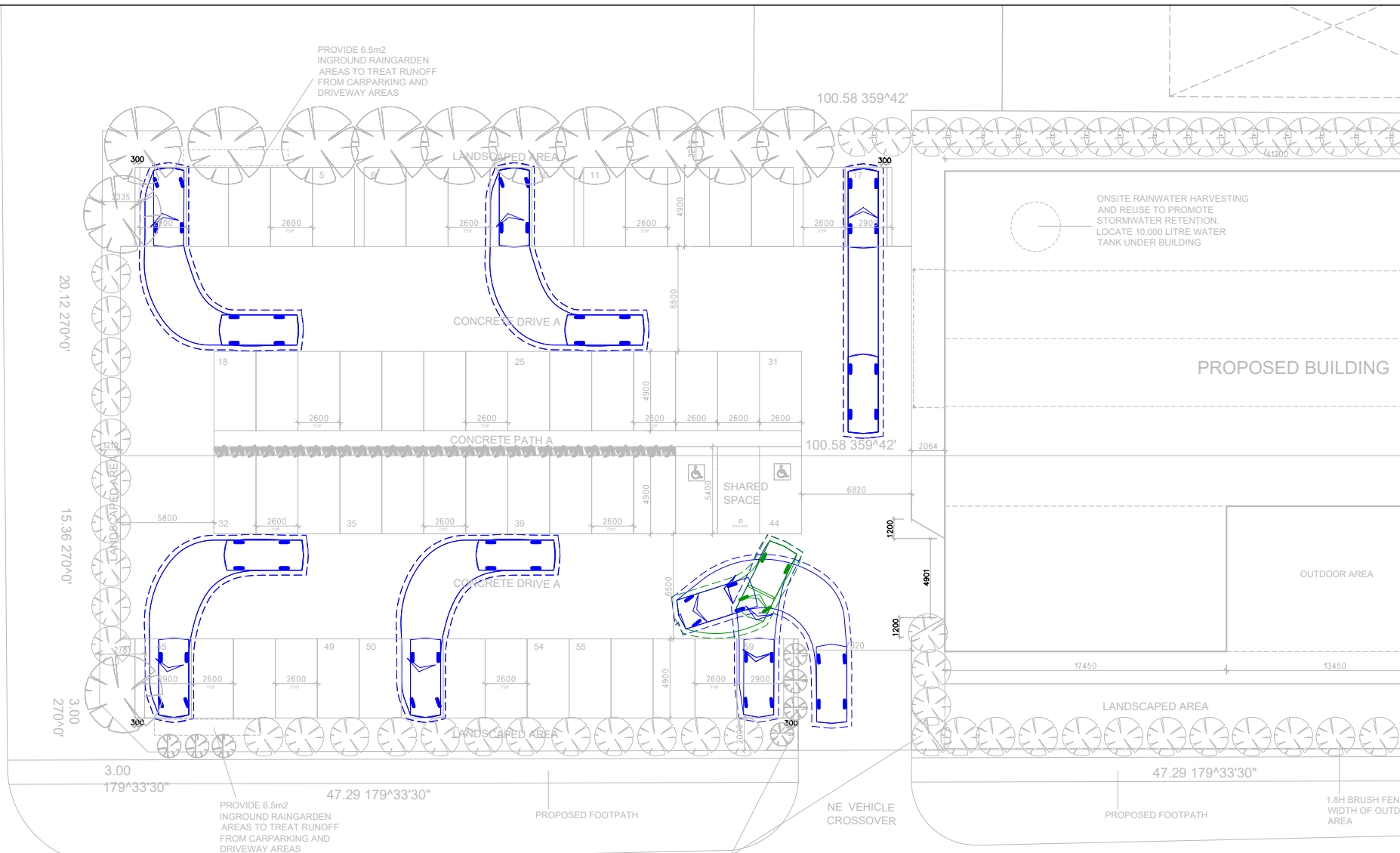
NOTE:
 1) Base Plan Supplied by Ratio Planning on 10/05/2022
 2) Maximum Design Speed 10km/h

RATIO REFERENCE	SHEET No.	SCALE	DATE
16578.2T-SK03.2/JM	1 of 4	1:250@A3	11/05/2022



0 2.5 5

CURIA STREET



11/05/2022 2:21:56 PM Y:\16578-17000\16578.2T-136-140 HIGH STREET, MANSFIELD\DESIGN\SKETCH ADVICE (INCLUDING SHEET PATHS)\SK03 - [2022.03.28]\16578.2T-SK03.2.DWG

ratio:
 RATIO CONSULTANTS PTY LTD
 ABN 005 422 104
 8 GWYNNE STREET
 CREMORNE, VICTORIA 3121
 TELEPHONE (03)9429 3111
 FACSIMILE (03)9429 3011

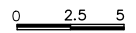
B85 Vehicle (AS/NZS2890.1:2004)

Overall Length	4.91m	VEHICLE ENVELOPE (FORWARD)
Overall Width	0.92m	300mm CLEARANCE (FORWARD)
Overall Body Height	2.8m	VEHICLE ENVELOPE (REVERSE)
Min Body Ground Clearance	0.159m	300mm CLEARANCE (REVERSE)
Track Width	1.70m	
Lock to Lock Time	4.00 sec	
Curb to Curb Turning Radius	5.80m	

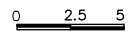
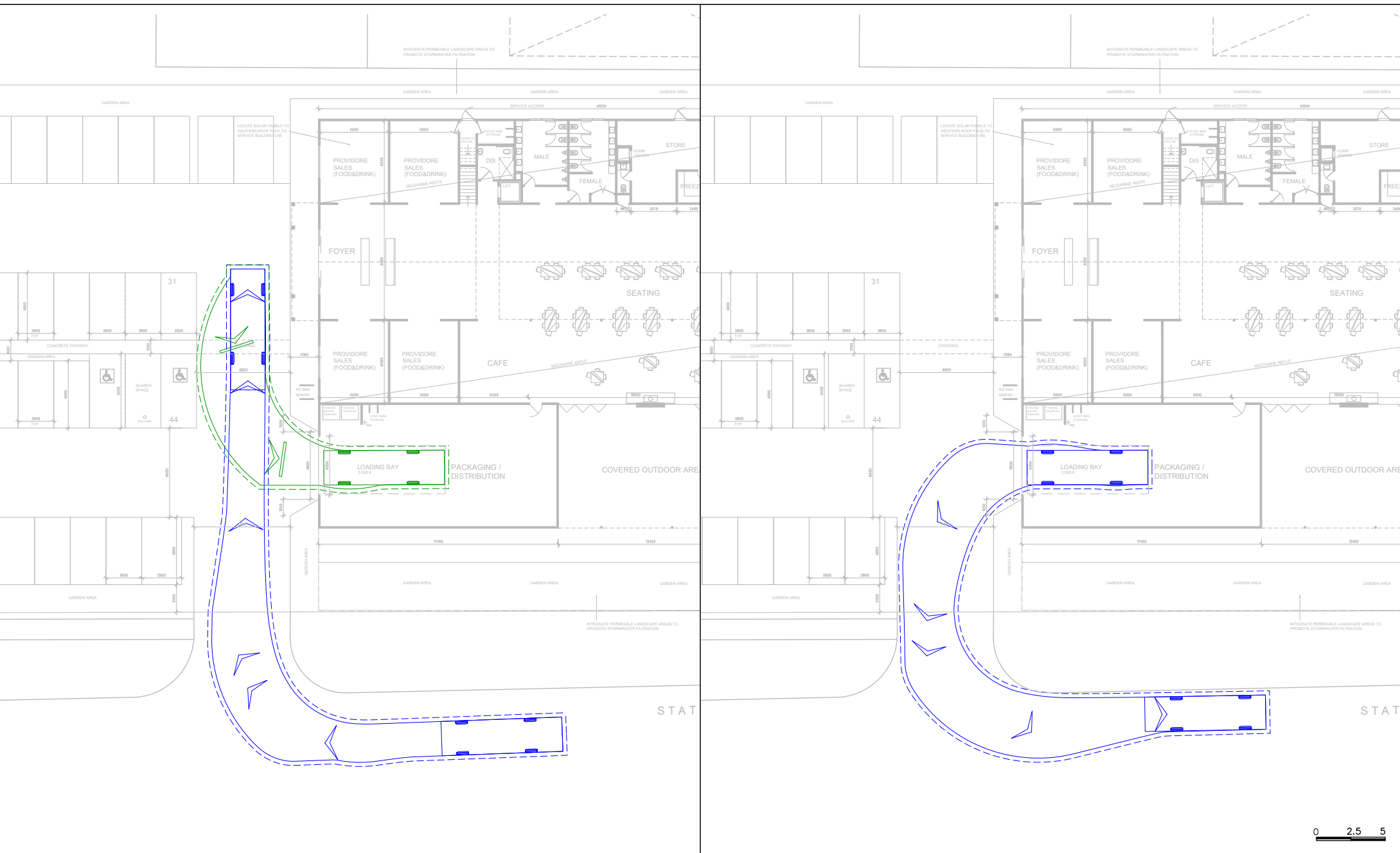
Proposed Food & Drink Development
 136-140 High Street, Mansfield
 Swept Path Assessment

NOTE:
 1) Base Plan Supplied by Ratio Planning on 10/05/2022
 2) Maximum Design Speed 10km/h

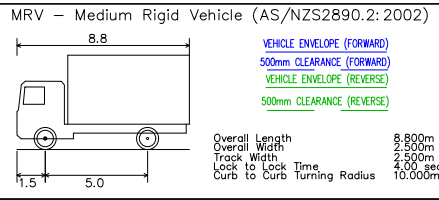
RATIO REFERENCE	SHEET No.	SCALE	DATE
16578.2T-SK03.2/JM	2 of 4	1:250@A3	11/05/2022



11/05/2022 2:22:06 PM Y:\1650-17000\16578.2T - 136-140 HIGH STREET, MANSFIELD\DESIGN\SKETCH ADVICE (INCLUDING SHEET PATHS)\SK03 - [2022.03.28]\16578.2T-SK03.2.DWG



ratio:
 RATIO CONSULTANTS PTY LTD
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 8 GWYNNE STREET
 CREMORNE, VICTORIA 3121
 TELEPHONE (03)9429 3111
 FACSIMILE (03)9429 3011



Proposed Food & Drink Development
 136-140 High Street, Mansfield
 Swept Path Assessment

- NOTE:
 1) Base Plan Supplied by Ratio Planning on 10/05/2022
 2) Maximum Design Speed 10km/h

RATIO REFERENCE 16578.2T-SK03.2/JM	SHEET No. 4 of 4	SCALE 1:250@A3	DATE 11/05/2022
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