


5 Z-1 *PROPOSED REAR ELEVATION - SCHUYLKILL RIVER TRAIL*
Scale: 1/8" = 1'-0"




4 Z-1 *PROPOSED FRONT ELEVATION - MAIN STREET*
Scale: 1/8" = 1'-0"




2 Z-1 *EXISTING STREET FRONT ELEVATION*
Scale: 1/8" = 1'-0"




AERIAL VIEW SOUTH EAST



WESTERLY VIEW AT MAIN ST.




AERIAL VIEW NORTH WEST



S. EASTERLY VIEW AT MAIN ST.




AERIAL VIEW OVER PROPERTY

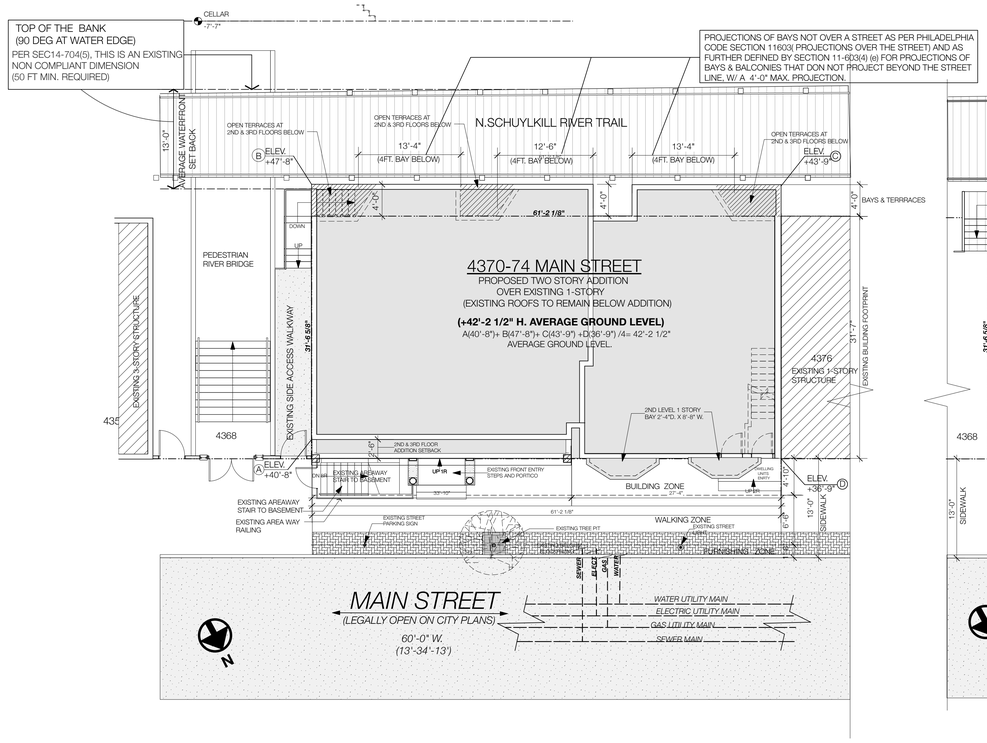


FRONT VIEW AT MAIN ST.

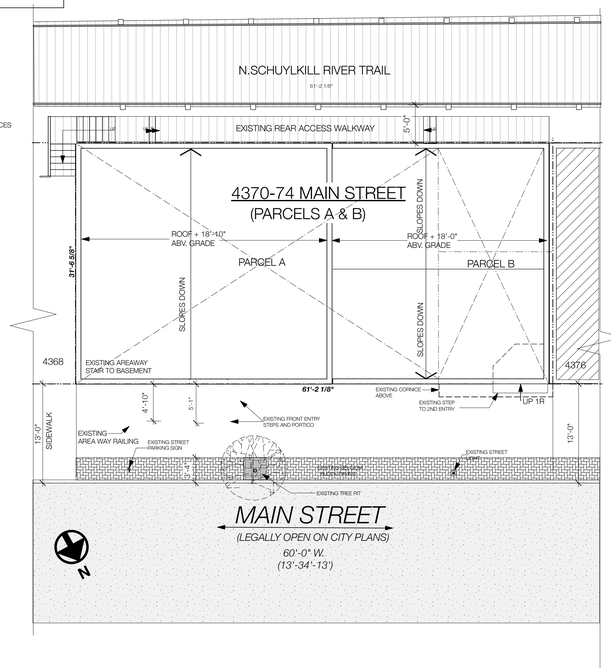


SOUTH WEST VIEW TO FRONT

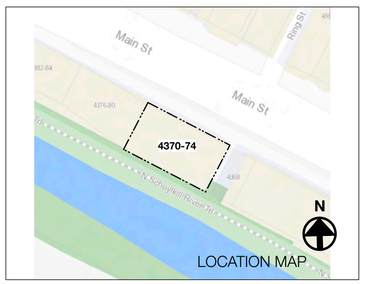
SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING




3 Z-1 *SITE PLAN - PROPOSED 2-STORY ADDITION - (5) DWELLING UNITS*
Scale: 1/8" = 1'-0"




1 Z-1 *EXISTING SITE PLAN - ONE STORY STRUCTURE*
Scale: 1/8" = 1'-0"




**UTILITY EXCAVATION NOTES: (FOR SEPARATE BUILDING PLANS)**

EXCAVATORS ARE REQUIRED TO NOTIFY FACILTY OWNERS NOT LESS THAN 3 DAYS OR MORE THAN 10 DAYS PRIOR TO EXCAVATION OR DEMOLITION WORK WHEN USING POWERED EQUIPMENT ON PUBLIC OR PRIVATE PROPERTY.

NOTIFICATION IS TO BE MADE THROUGH THE ONE CALL SYSTEM AS REQUIRED BY THE PA UNDERGROUND UTILITY LINE PROTECTION ACT (ACT 287). PA ONE CALL# 2025 3047637
BY CALLING 8-1-1 OR 1-800-242-1776
PENNSYLVANIA ONE CALL SYSTEM, INC. WWW.PAONECALL.ORG

**APPLICABLE CODES:**
CODE DATA 2021 IBC
CONSTRUCTION TYPE: 5B
USES: EXISTING USE GROUP B, W/PROPOSED USE GROUP R-2
(5) DWELLING UNITS
ZONING DISTRICT:
CMX-2.5 NEIGHBORHOOD COMMERCIAL MIXED USE.

| 4370-74 MAIN STREET | INTERMEDIATE LOT | |
|---|---|---|
| ZONING REQUIREMENTS | CMX-2.5 NEIGHBORHOOD COMMERCIAL MIXED USE | |
| DIMENSIONAL LIMITS | REQUIRED | PROPOSED |
| LOT AREA | 1,440 SQ.FT. | 1,932 SQ. FT. (NO CHANGE) |
| LOT WIDTH | 16 FT. MIN. | 61'- 2 1/8" (NO CHANGE) |
| BUILDING AREA MAX. | 75% | (100 %) 1,932 SQ. FT. (NO CHANGE) |
| OPEN AREA MIN. | 25% | (0%) 0 SQ.FT. (NO CHANGE) |
| FRONT YARD SETBACK | 0'-0" | 0'-0" |
| REAR YARD SETBACK | 9 FT. MIN. | 0'-0" |
| HEIGHT REGULATIONS | 55 FT. MAX. (38FT MAX OVERLAY) | 42'-21 /2" AVERAGE GROUND HT. |

JOS. SERRATORE & COMPANY
ARCHITECTS INC.
764 S. MARTIN STREET
MARIAN ANDERSON WAY
Philadelphia, PA 19146
P 215.620.7595
serratore@gmail.com

CONTACT:
CLAUDIA PENNSYLVANIA CORPORATION

3260 GOOD IRONWAY
SUITE A
NORTH CHARLESTON, SC. 29418

**4370-74 MAIN STREET PHILADELPHIA, PA. 19127**

PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

OPA # 882781300

ZONING PROPOSAL SITE PLAN SHEET

REVISIONS:

SEAL:

Z-1

9.30.26




PROJECT ADDRESS: 4370-74 MAIN ST. MANAYUNK -PHILADELPHIA, PA. 19127

APPLICANT:
JOE SERRATORE/. JOS. SERRATORE & CO. ARCHITECTS
764 S. MARTIN STREET. MARIAN ANDERSON WAY
PHILADELPHIA, PA. 19146
SERRATORE@GMAIL.COM
215 620-7595

PROPERTY OWNER:
CLAUDIA ROSSARI
1303 ROMA ROAD
HANAHAN, SC. 29140
CLAUDIA@BYCLAUDIASPAS.COM
843-593-4470

ARCHITECT:
JOE SERRATORE/. JOS. SERRATORE & CO. ARCHITECTS
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SERRATORE@GMAIL.COM
215 620-7595

PROJECT SCOPE:
COMMERCIAL SPACE OCCUPANCY
SPA SALON PARCEL A
VACANT COMMERCIAL PARCEL B

ADDITION- 2 STORIES ABOVE EXISTING 1 STORY STRUCTURE FOR 5-SINGLE FAMILY DWELLINGS.
NO EARTH DISTURBANCE. NO DEMOLITION TO ANY EXISTING STRUCTURE

# PROJECT INFORMATION

BRAZILIAN WAX & SPA
4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127

SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING

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PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

PROJECT INFORMATION

SHT. 1

9.30.26













# MAIN STREET CONTEXT

BRAZILIAN WAX & SPA
4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127

SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING

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PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

EXISTING CONDITIONS

SEAL:

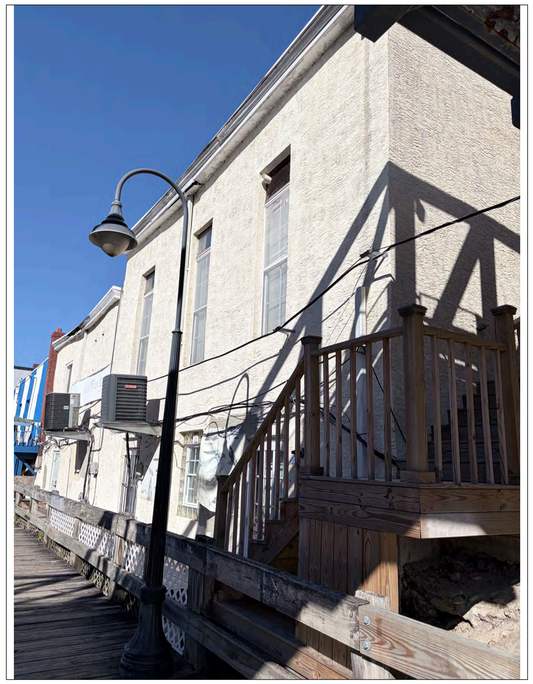
REVISIONS:

SHT. 2

9.30.26












# RIVER SIDE CONTEXT

BRAZILIAN WAX & SPA
4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127

SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING

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**4370-74 MAIN STREET PHILADELPHIA, PA. 19127**

PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

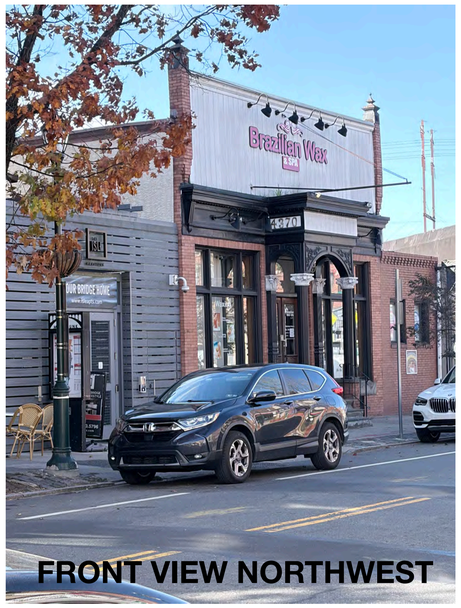
EXISTING CONDITIONS

SEAL:

REVISIONS:

SHT. 3

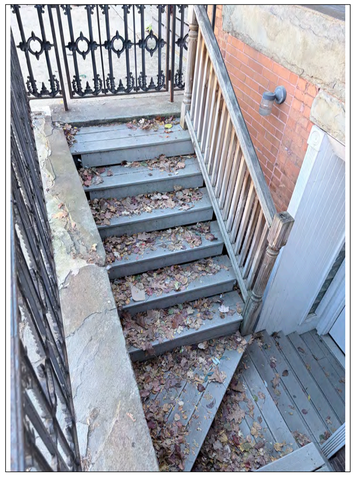
9.30.26



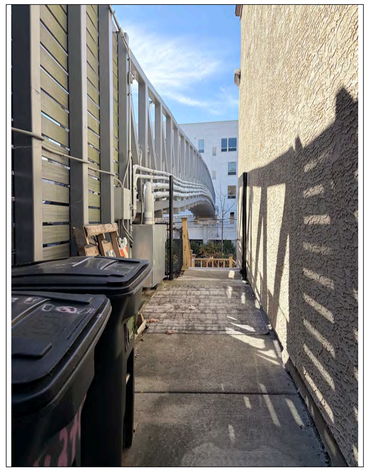

FRONT VIEW NORTHWEST



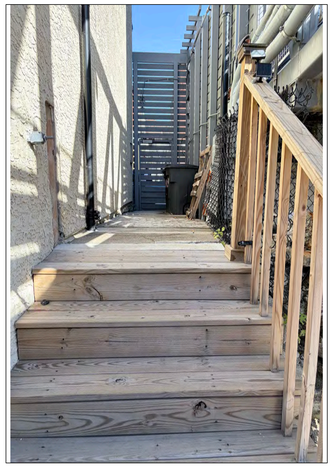

FRONT VIEW SOUTHEAST



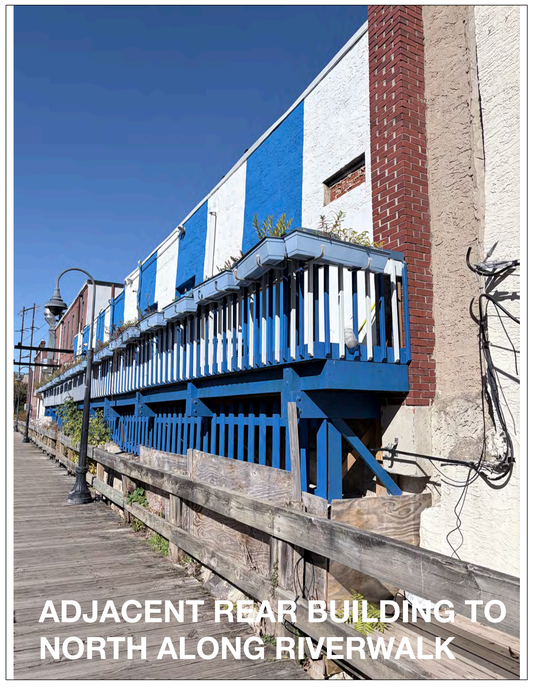
FRONT BASEMENT STAIR



SIDE ACCESS TO REAR



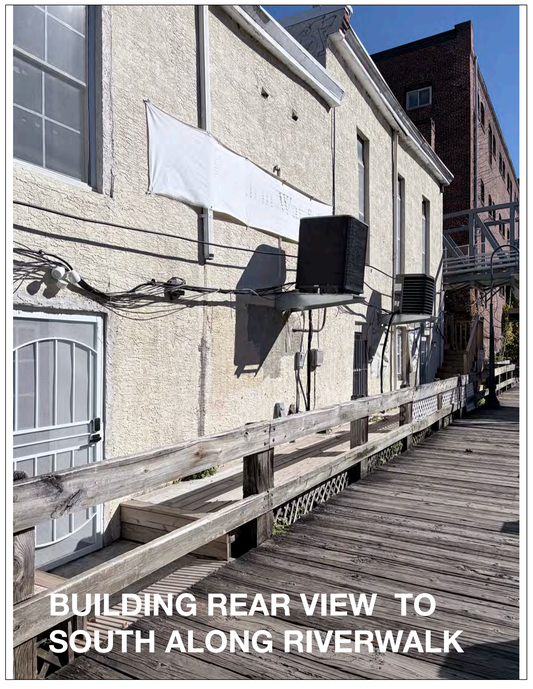
SIDE ACCESS TO FRONT



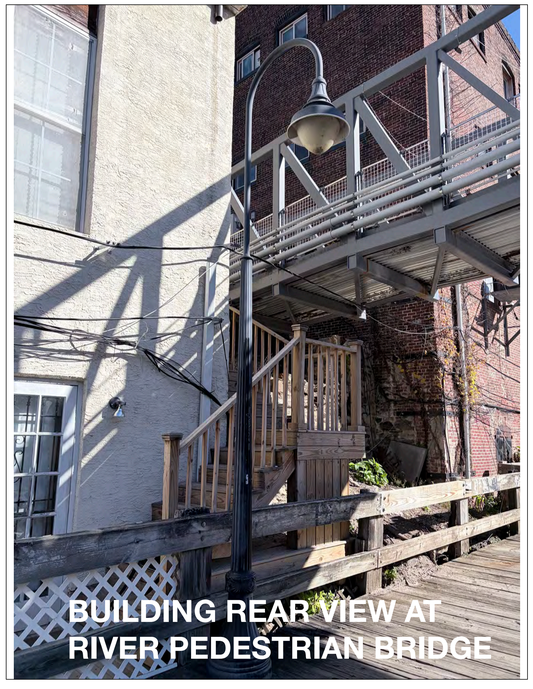
ADJACENT REAR BUILDING TO NORTH ALONG RIVERWALK



TOWARDS BUILDING REAR VIEW SOUTH ALONG RIVERWALK



BUILDING REAR VIEW TO SOUTH ALONG RIVERWALK



BUILDING REAR VIEW AT RIVER PEDESTRIAN BRIDGE

SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING

# EXSITING PHOTOS

BRAZILIAN WAX & SPA
4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127

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**4370-74 MAIN STREET PHILADELPHIA, PA. 19127**

PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

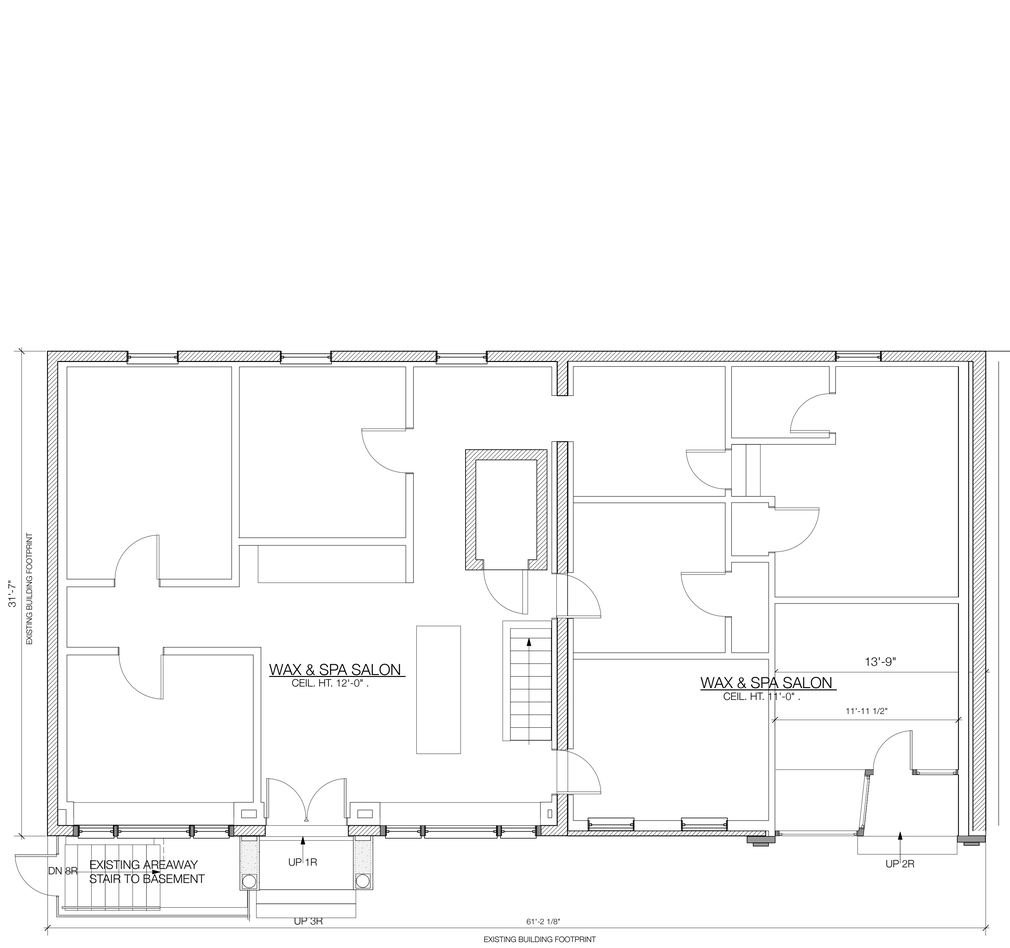
EXISTING CONDITIONS

SEAL:

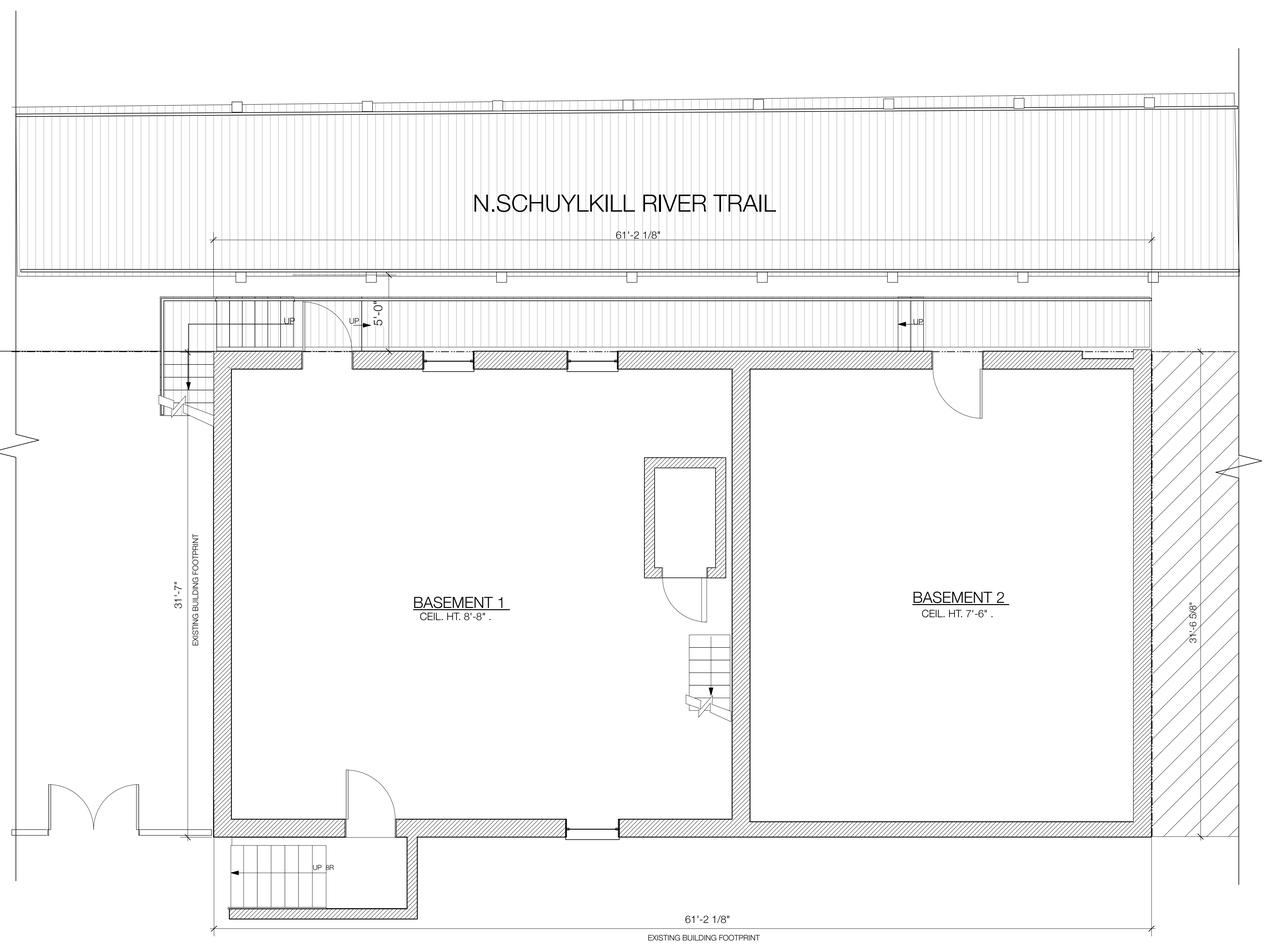
REVISIONS:

SHT. 4

9.30.26




2/5 *EXISTING FIRST FLOOR PLAN*
*Scale: 1/4" = 1'-0"*




1/5 *EXISTING BASEMENT PLAN*
*Scale: 1/4" = 1'-0"*

SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING

# EXISTING PLANS

BRAZILIAN WAX & SPA
4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127

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PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

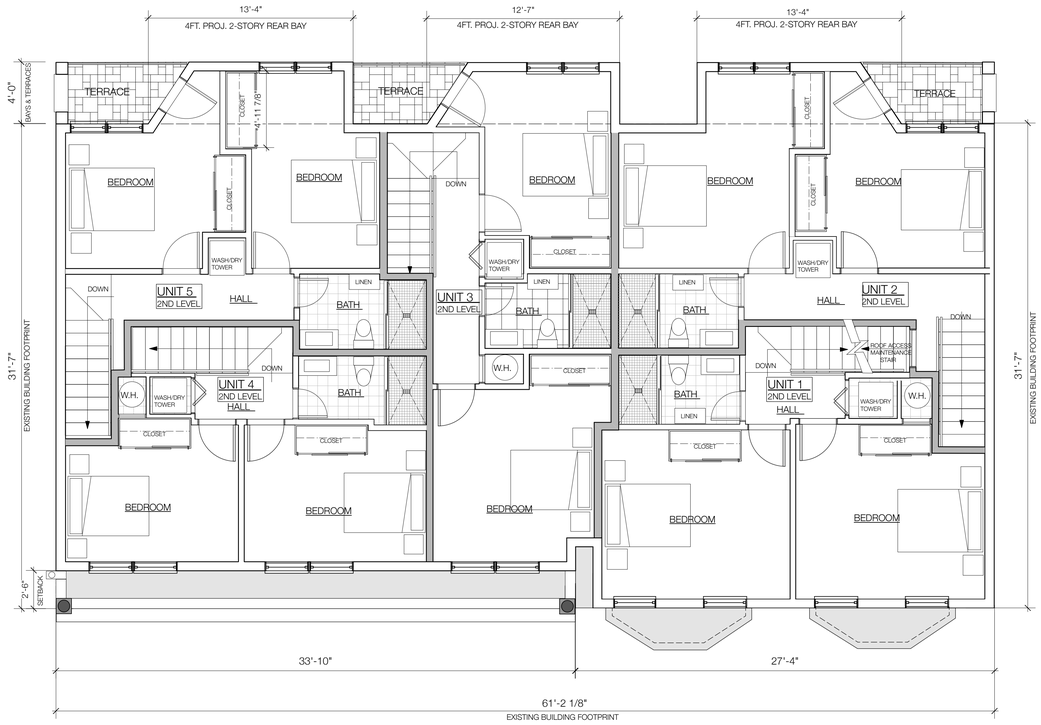
FLOOR PLANS

SEAL:

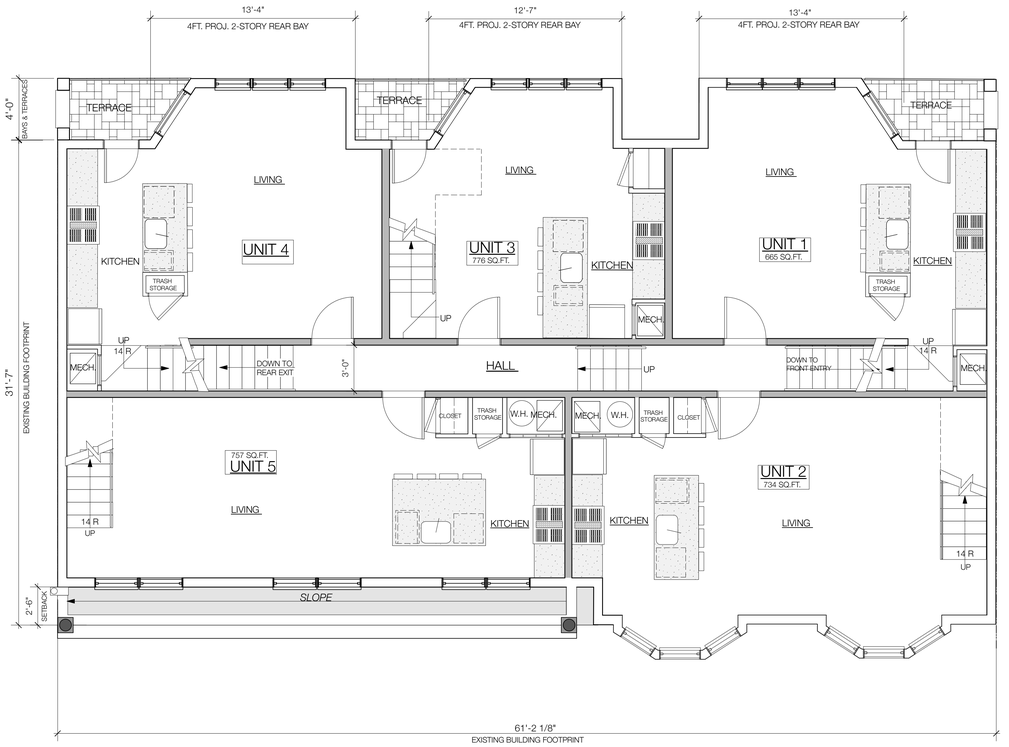
REVISIONS:

SHT. 5

9.30.26



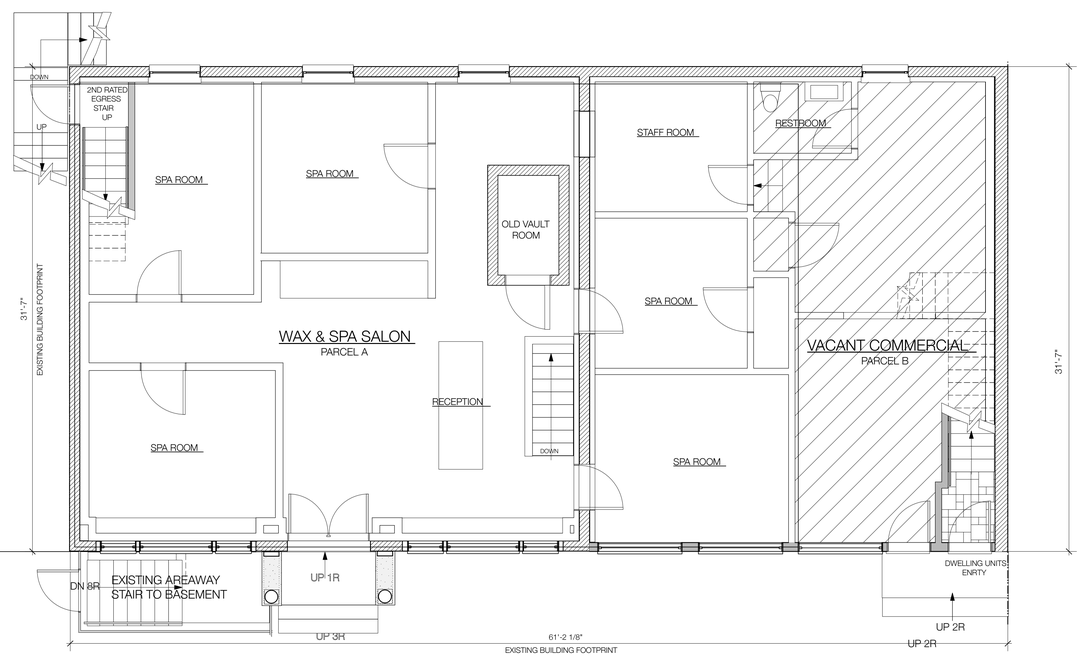

3/6 *THIRD FLOOR PLAN ADDITION - BEDROOMS*
*Scale: 1/4" = 1'-0"*




2/6 *SECOND FLOOR PLAN ADDITION - LIVING & KITCHENS*
*Scale: 1/4" = 1'-0"*




4/6 *ROOF PLAN*
*Scale: 1/4" = 1'-0"*




1/6 *FIRST FLOOR PLAN- SPA SALON & COMMERCIAL SPACE*
*Scale: 1/4" = 1'-0"*

# PROPOSED PLANS

BRAZILIAN WAX & SPA
4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127

SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING

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PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

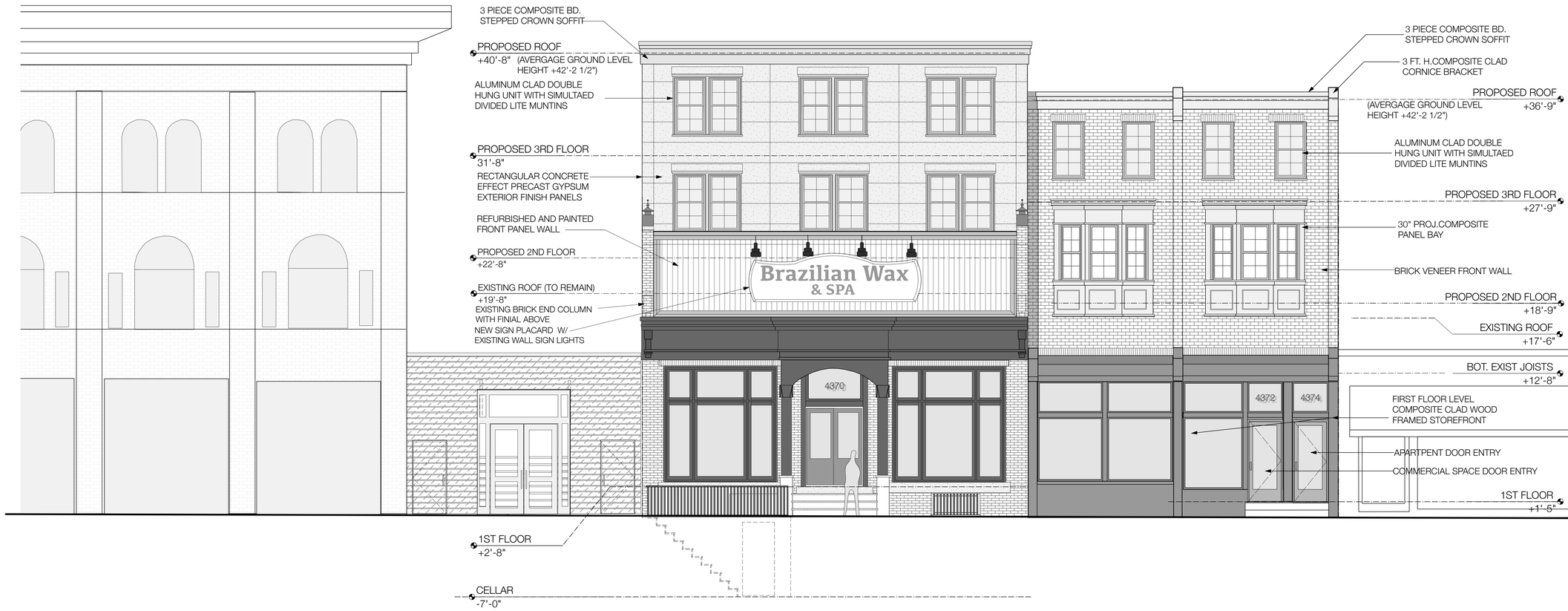
PROJECT INFORMATION

SEAL:

REVISIONS:

SHT. 6

9.30.26




1/7 *PROPOSED FRONT ELEVATION - MAIN STREET*
*Scale: 1/4" = 1'-0"*

# PROPOSED MAIN STREET ELEVATION

BRAZILIAN WAX & SPA
4370-74 MAIN STREET MANAYUNK
PHILADELPHIA, PA. 19127

SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING

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**4370-74 MAIN STREET PHILADELPHIA, PA. 19127**

PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

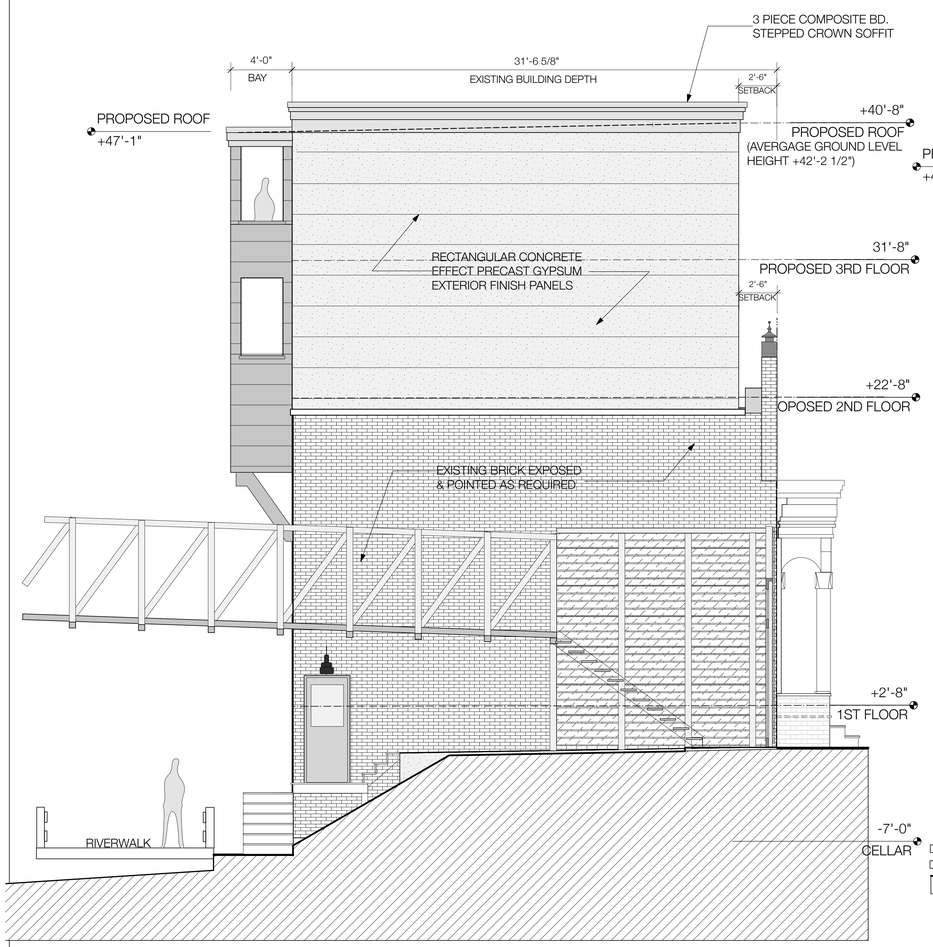
PROPOSED FRONT ELEVATION

SEAL:

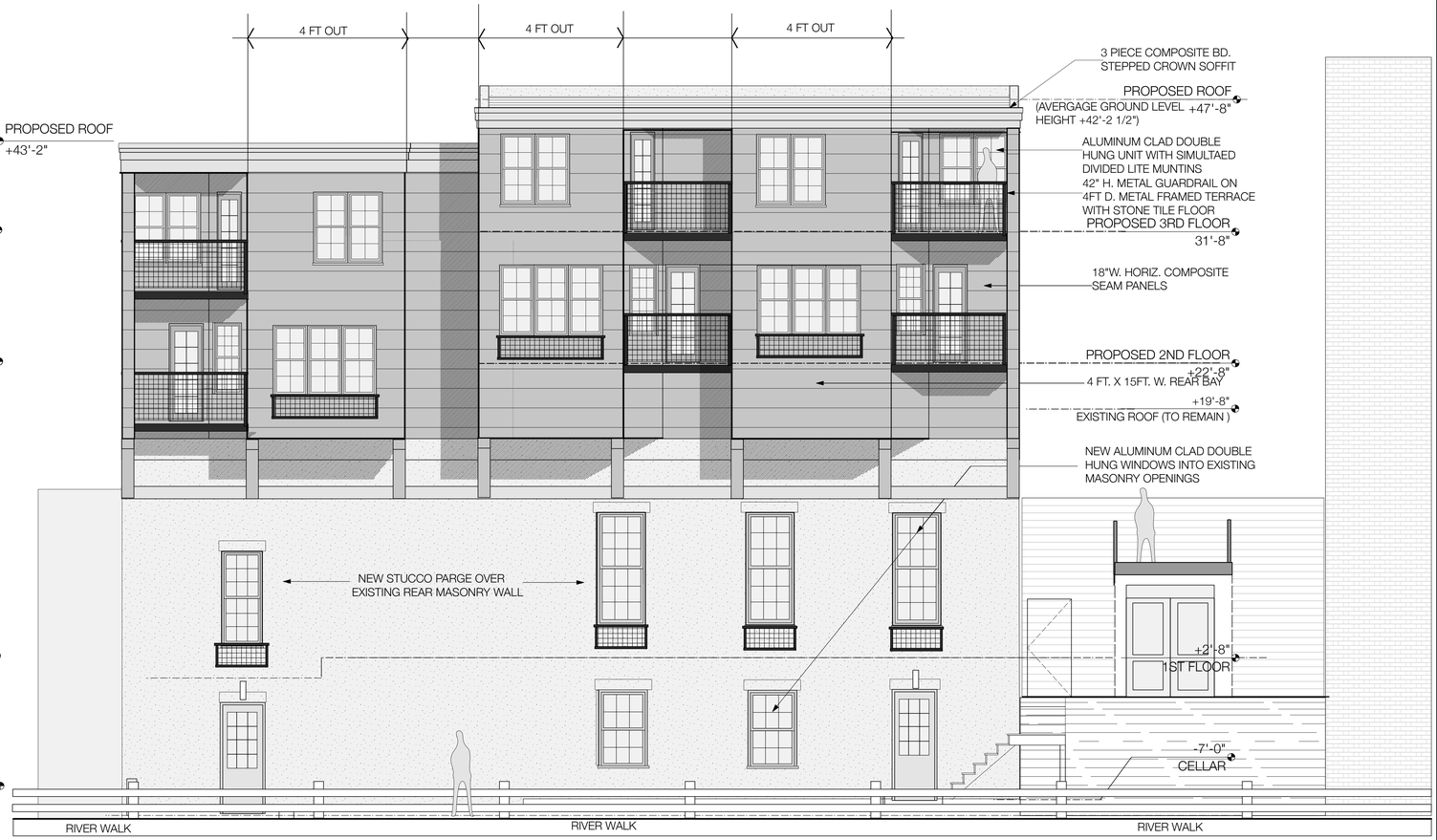
REVISIONS:

SHT. 7

9.30.26




2/8 *PROPOSED SIDE (PEDESTRIAN BRIDGE) ELEVATION*
*Scale: 1/4" = 1'-0"*




1/8 *PROPOSED CANAL SIDE ELEVATION - SCHUYLKILL RIVER TRAIL*
*Scale: 1/4" = 1'-0"*

SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING

# PROPOSED RIVERWALK ELEVATION

BRAZILIAN WAX & SPA
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&
COMPANY
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29418

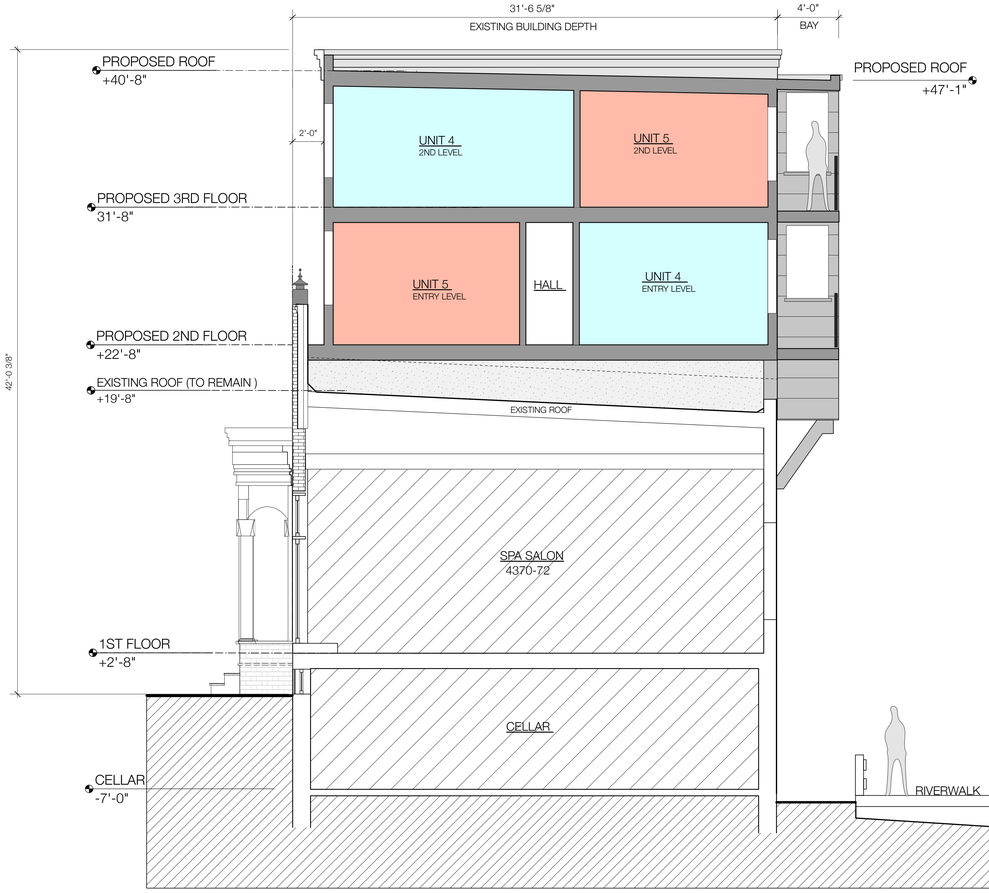
**4370-74 MAIN STREET PHILADELPHIA, PA. 19127**

PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

PROPOSED CANAL SIDE & PEDESTRIAN BRIDGE SIDE ELEVATION

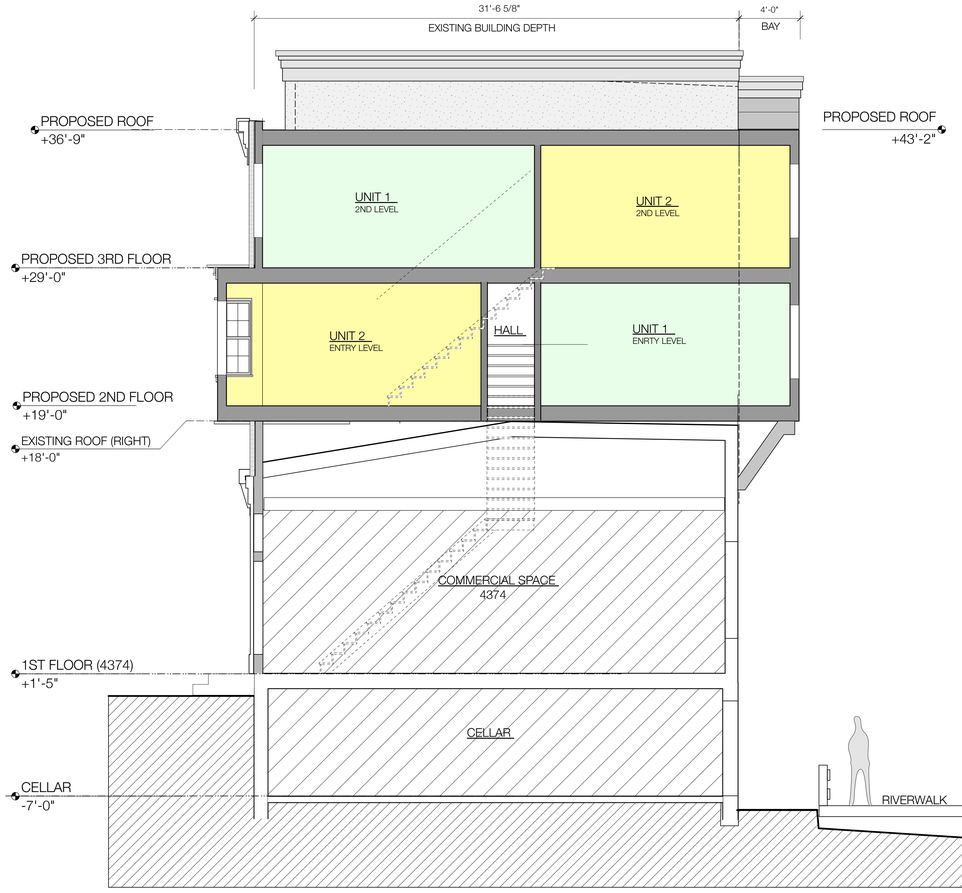
SHT. 8

9.30.26




2/9 *BUILDING SECTION - 4370 MAIN STREET*

*Scale: 1/4" = 1'-0"*




1/9 *BUILDING SECTION - 4374 MAIN STREET*

*Scale: 1/4" = 1'-0"*

SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING

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PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

SECTIONS

SHT. 9

9.30.25



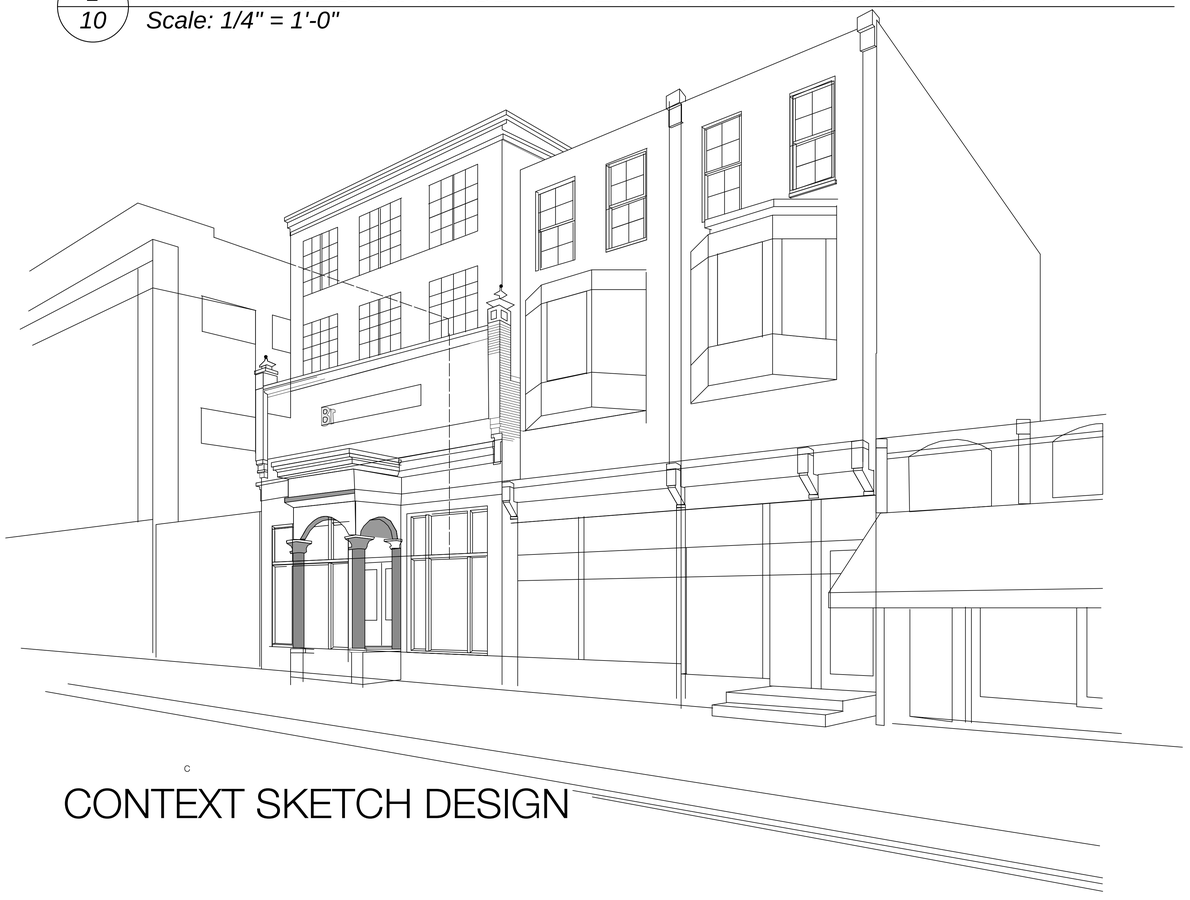
2/10 *CANAL ELEVATION - MATERIAL AND MASSING STUDY*

*Scale: 1/4" = 1'-0"*




1/10 *MAIN ST. DESIGN IMAGE- MATERIAL AND MASSING STUDY*

*Scale: 1/4" = 1'-0"*



CONTEXT SKETCH DESIGN

SUPPLEMENTED FOR NOVEMBER 2026 PHC MEETING

JAS

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PROPOSED TWO STORY ADDITION OVER EXISTING ONE STORY STRUCTURE FOR A 5 -FAMILY DWELLING- ABOVE EXISTING PERSONAL SERVICES SPA CENTER

3D SCHEMATIC STUDIES

SEAL:

REVISIONS:

SHT.10

9.30.26