

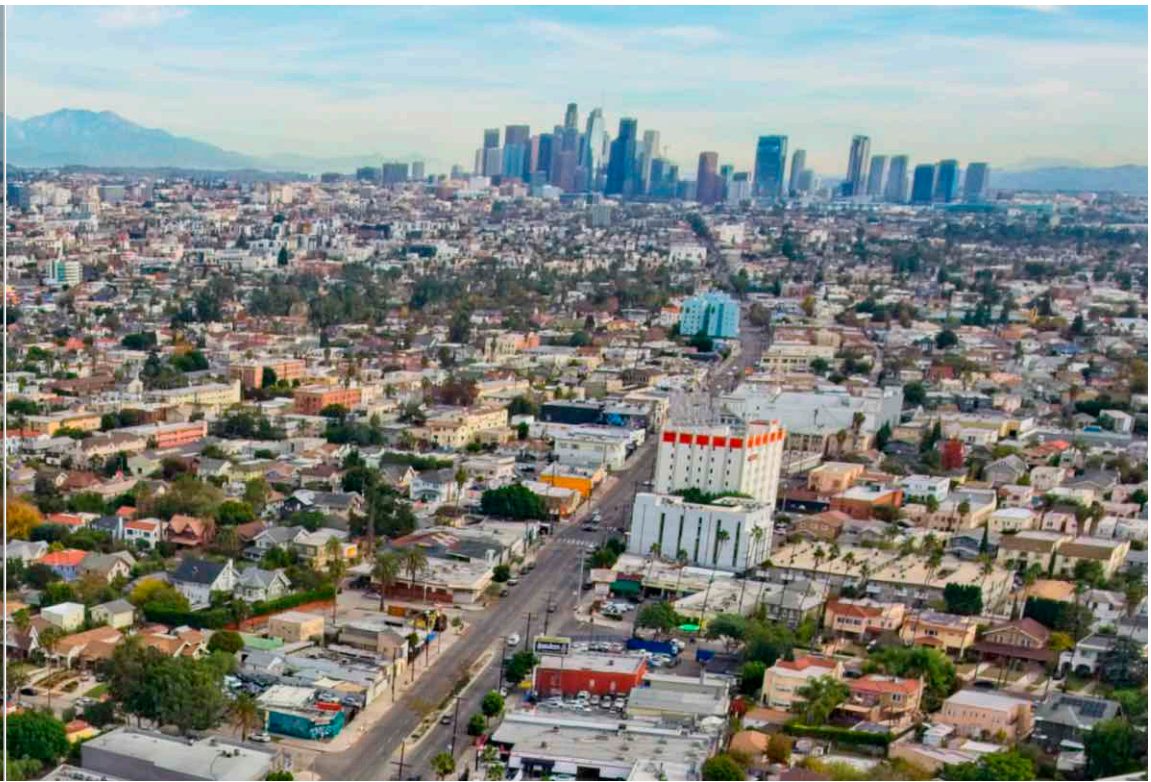
**Delivered RTI**



**Priced at \$5,500,000**

**2829 Waverly Dr.**  
**Los Angeles, CA 90039**  
13 SLO RTI Project in north Silver Lake  
Very High Demand Area in the Ivanhoe School Area

**PARTNERSCRE**  
**SVIDLER • PETITO**



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**Dario Svidler**  
Executive Vice President

424. 600. 7633  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

**Jordan Petito**  
Senior Vice President

310. 497. 4362  
jordan@petitocre.com  
partnerscrela.com  
DRE 02023714

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# 2829 Waverly Dr.

## Property Overview

Partners CRE is proud to exclusively present for sale a **Ready-to-Issue 13 Small Lot Subdivision Development Project** in prime Silver Lake, sandwiched between the Silver Lake Reservoir and the massive Griffith Park.

The proposed project is situated on a **rare 42,793 SF lot** on a knoll providing for some promising views.

The SLO Project features a popular mix of **five spacious 3 bedroom homes** and **eight 2 bedroom homes**, each with their **own garage, private decks** and **patios**.

The **expansive lot** will house ample parking, consisting of **13 two-car garages** and **9 open air parking spaces**.

Located within a block from neighborhood retail and near the **shopping** on **Glendale Blvd.** and **Hyperion Ave.**, just over the 5 freeway from **Atwater Village**, an easy walk to the Silver Lake Reservoir, steps to the **bicycle path** on the **LA River**, fine and casual dining all around, **Whole Foods** and **Trader Joe's** down the road, nightlife and anything a future owner or tenant would want or need, this location and the **beautifully designed Project** will be the talk of the town!

## At a Glance

## Silver Lake

Priced at \$5,500,000

**13 SLO Project**

**Delivered RTI**

Lot Size

Zoning

**42,793 SF**

**5434-025-085**

Lot Area

APN

**North End of Silver Lake**

**Very Walkable**

**Reservoir Access**

Walk Score

Just North of Reservoir

**Tremendously Central to All!**

**Ivanhoe & John Marshall School Area**

**13 Small Lot Ordinance Project**

**Five 3 Bedrooms**

**Eight 2 Bedroom**

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# 2829 Waverly Dr.

## Project Details

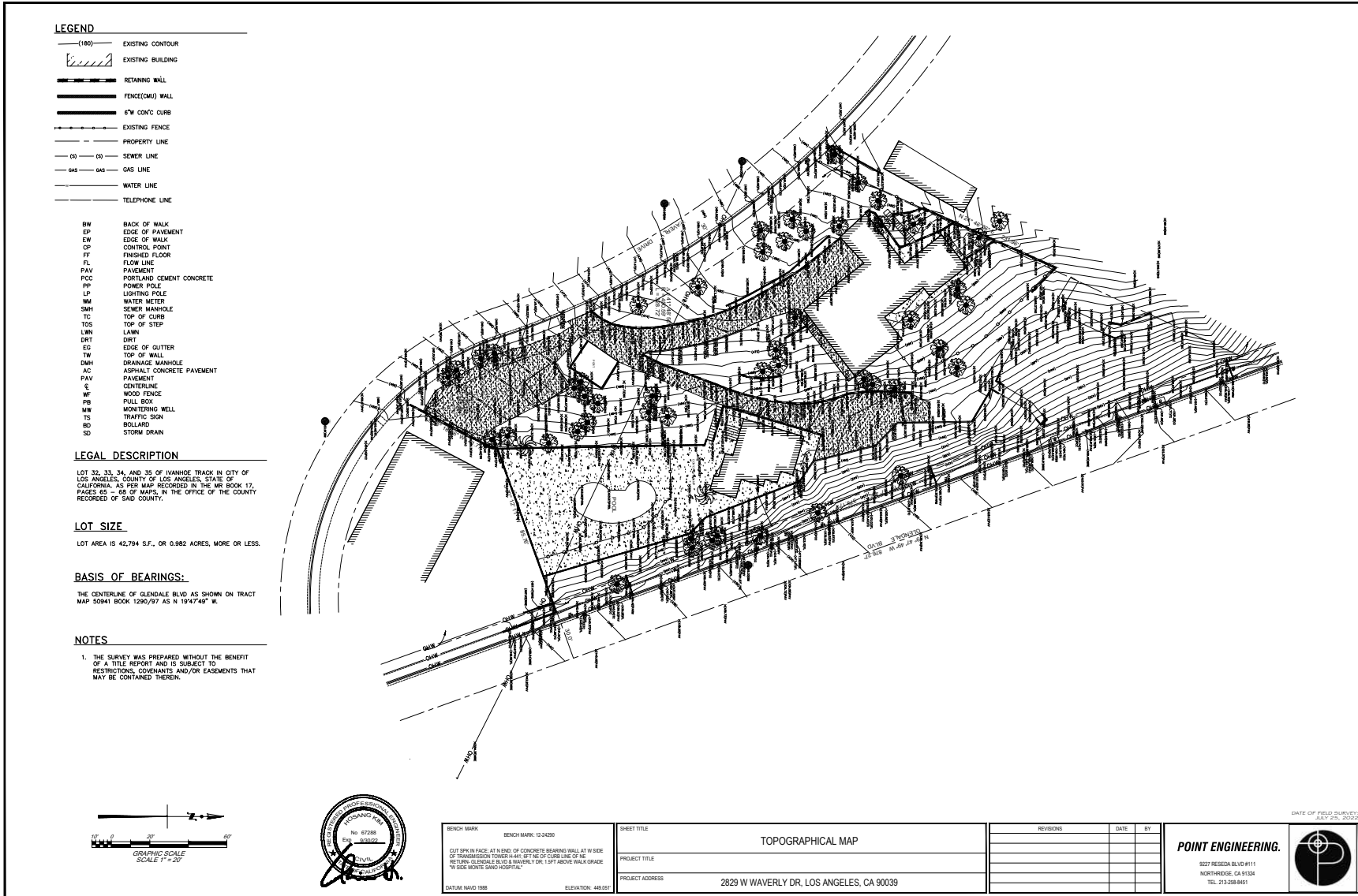
Lot No.	Unit Type	Bedrooms	Bathrooms	Lot Area	Floor Area (Building w/Garages)
1	P4B	3	3.5	3,643	2,206
2	P4	3	3.5	1,529	2,264
3	P4	3	3.5	1,529	2,264
4	P1B	2	2.5	1,243	1,659
5	P1B	2	2.5	1,243	1,659
6	P4	3	3.5	1,529	2,264
7	P1B	2	2.5	1,529	1,659
8	P3	3	3.5	9,518	2,239
9	P2	2	2.5	1,757	1,859
10	P1A	2	2.5	1,244	1,723
11	P1A	2	2.5	1,575	1,723
12	P1A	2	2.5	1,676	1,723
13	P2	2	2.5	11,780	1,859
<b>Total:</b>				<b>39,798</b>	<b>25,101</b>

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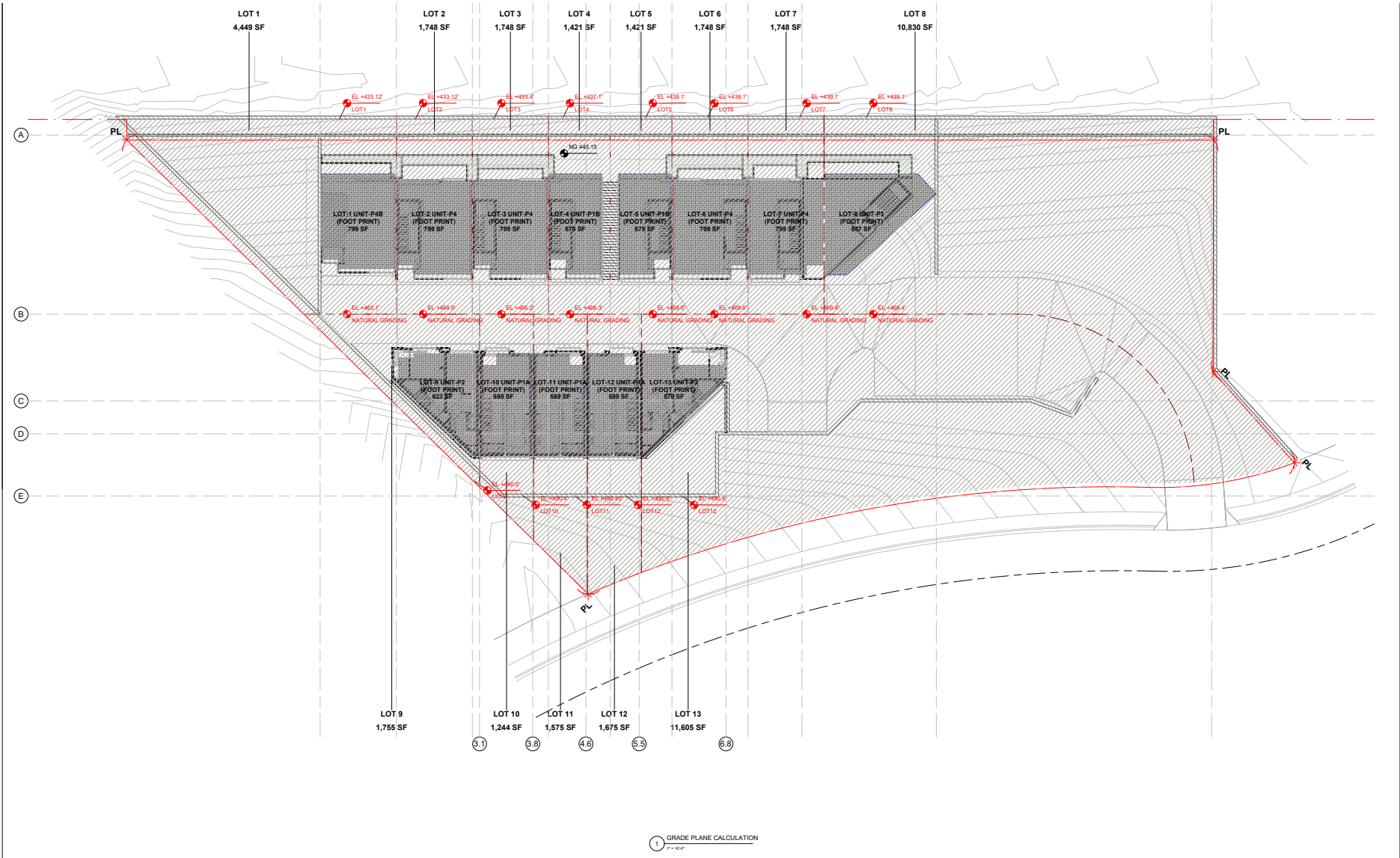
## Topographical Survey



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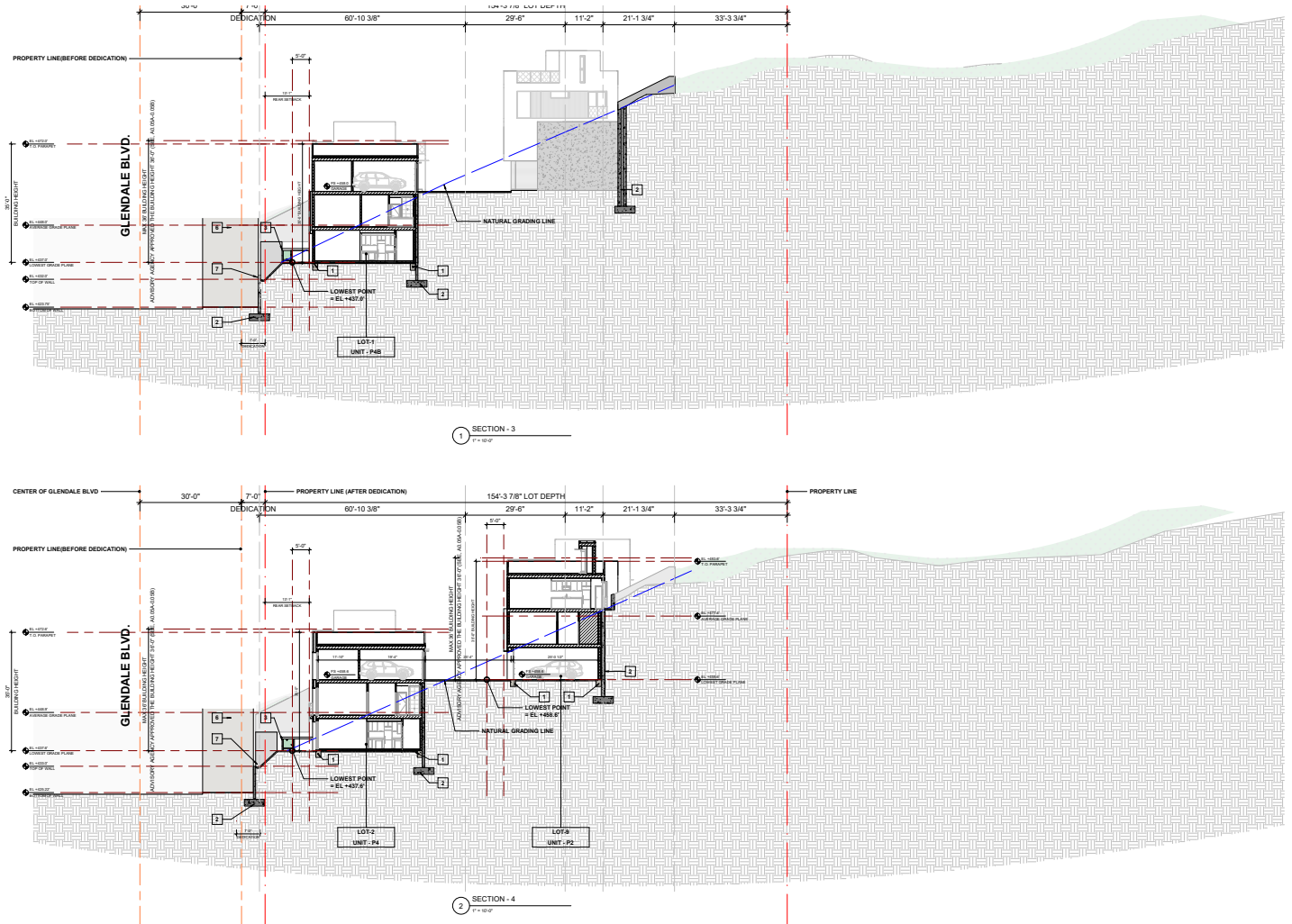
## Plans - Site Plan - Non-Final



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# 2829 Waverly Dr.

## Plans - Sections - Non-Final



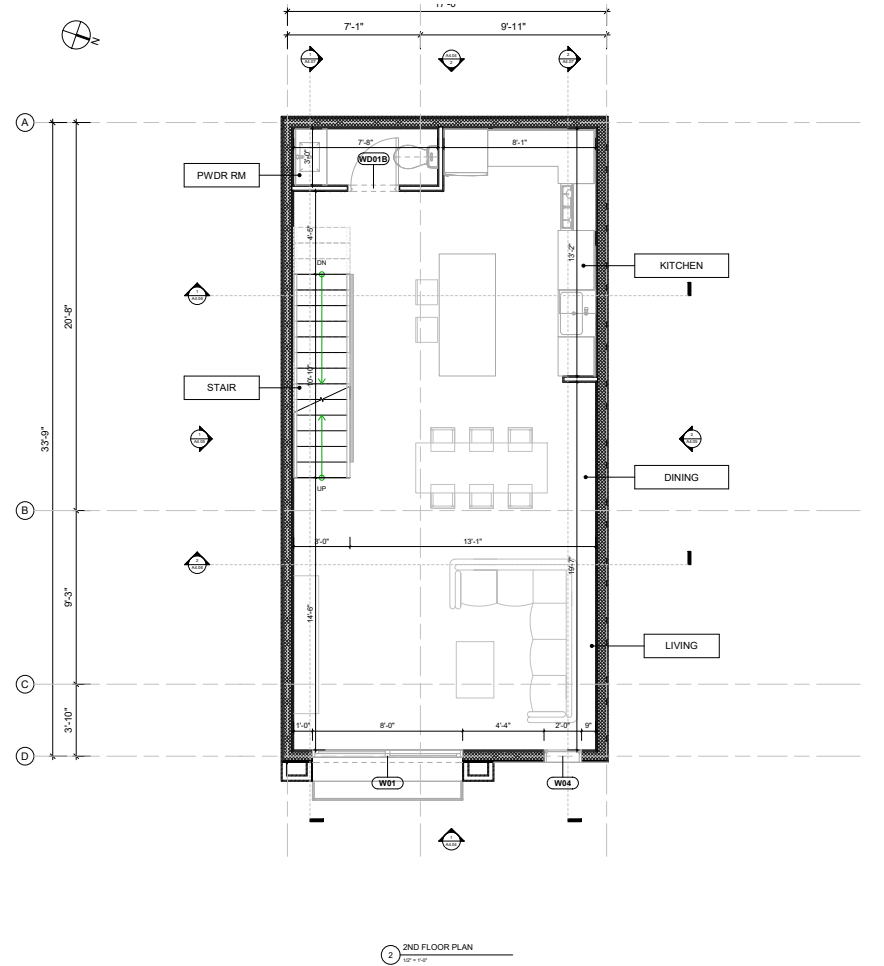
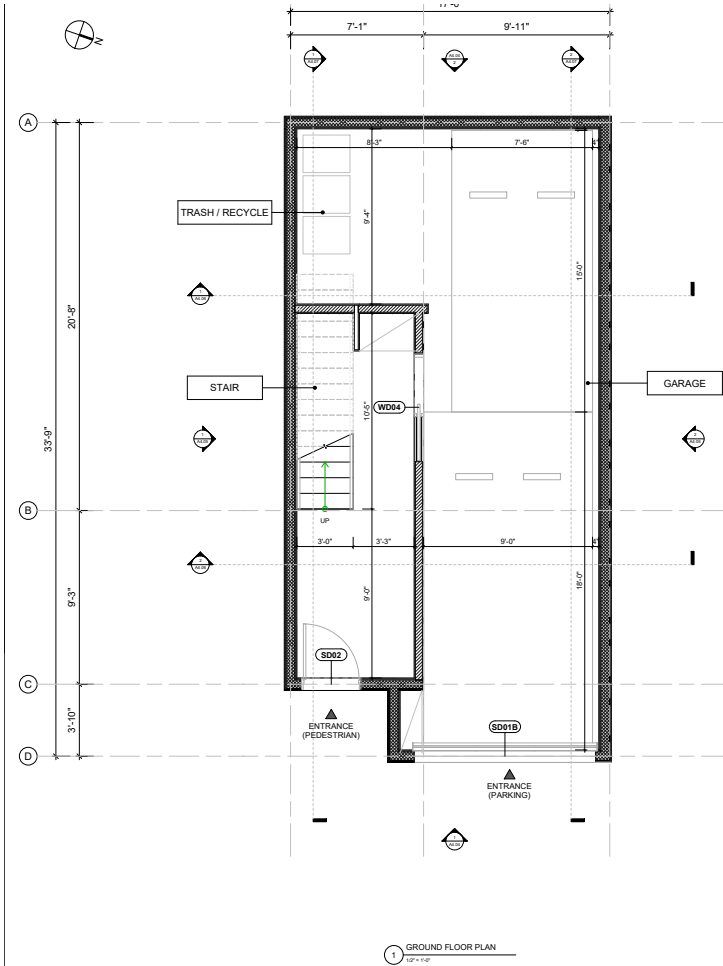
- SECTION KEY NOTE
- |   |                                 |
|---|---------------------------------|
| 1 R.C. FOUNDATION<br>(PER STRUCTURE)  | 5 1HR FIRE RATING EXTERIOR WALL |
| 2 RETAINING WALL<br>(PER SHORING / CIVIL)   | 6 SIDEWALK                      |
| 3 LID PLANTERBOX / LANDSCAPE<br>(SEE CIVIL & LANDSCAPE PLAN)  | 7 TYP SWALE (SEE CIVIL PLAN)    |
| 4 EXPANSION JOINT SYSTEM<br>ALUMINUM SIDING COVER PLATE<br>(ALUMINUM SIDING SHALL CONFORM TO THE REQUIREMENTS OF ANMA 1402) |                                 |

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# 2829 Waverly Dr.

## Plans - Floor Plans - P1A Type - Non-Final



**NOTE**

**EDGE**  
THE PANEL OR SUBPANEL SHALL PROVIDE CAPACITY TO INSTALL A 40-AMPERE MINIMUM DEDICATED BRANCH CIRCUIT AND SPACE(S) RESERVED TO PERMIT INSTALLATION OF A BRANCH CIRCUIT OVERCURRENT PROTECTIVE DEVICE.  
THE SERVICE PANEL OR SUBPANEL CIRCUIT DIRECTORY SHALL IDENTIFY THE OVERCURRENT PROTECTIVE DEVICE SPACE(S) RESERVED FOR FUTURE EV CHARGING AS EV CAPABLE IN ACCORDANCE WITH THE LOS ANGELES ELECTRICAL CODE. THE RACKMAY TERMINATION LOCATION SHALL BE PERMANENT AND VISIBLY MARKED BY CAPABLE.  
THE ELECTRICAL SYSTEM SHALL HAVE SUFFICIENT CAPACITY TO SIMULTANEOUSLY CHARGE ALL DESIGNATED EV SPACES AT THE FULL RATED AMPERAGE OF THE EVSE. PLAN DESIGN SHALL BE BASED UPON A 40-AMPERE MINIMUM BRANCH CIRCUIT.

**INTERIOR ENVIRONMENT**  
HEATER SHALL BE CAPABLE OF MAINTAINING A MINIMUM ROOM TEMPERATURE OF 68F AT A POINT 3 FEET ABOVE THE FLOOR AND 2 FEET FROM EXTERIOR WALLS IN ALL HABITABLE ROOMS AT THE DESIGN TEMPERATURE.

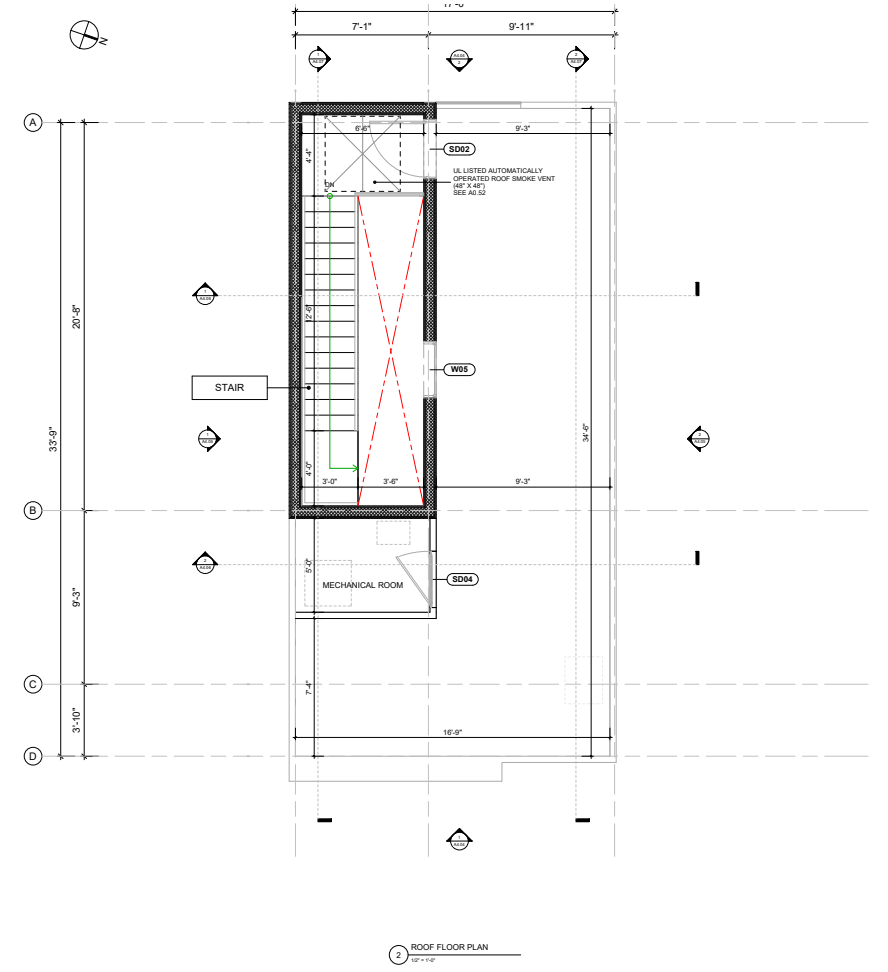
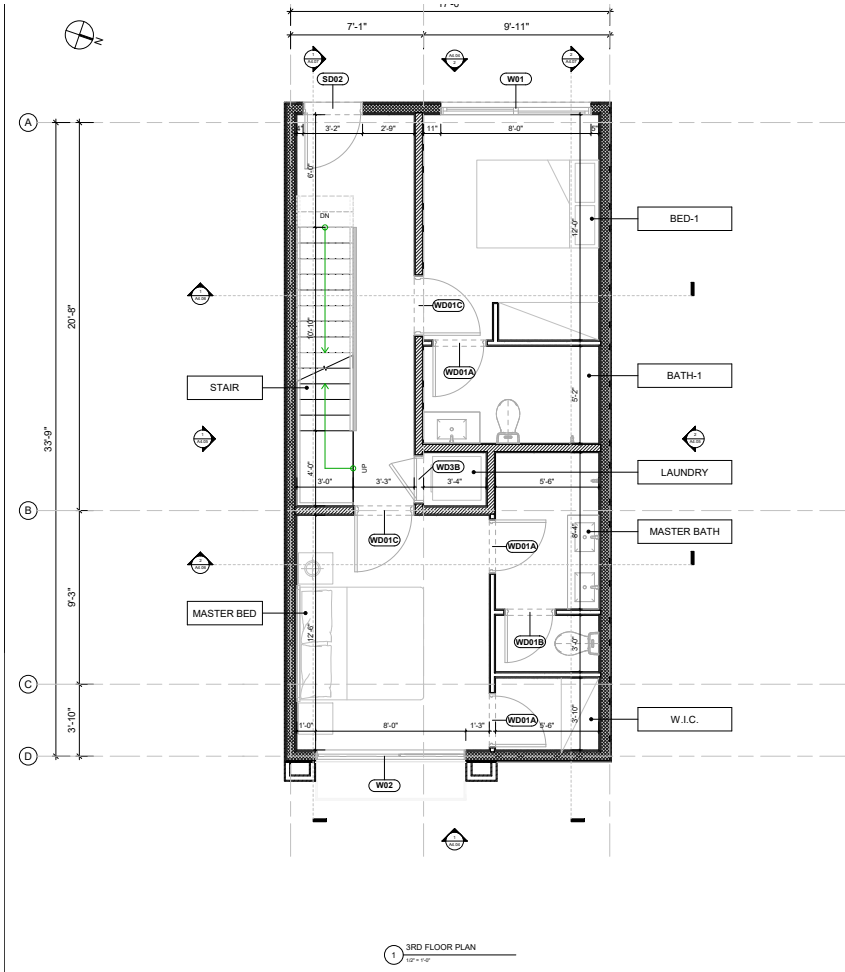
**WALL LEGEND**

WALL TAG	WALL TYPE	WALL TAG	WALL TYPE
W1	EXTERIOR WALL 2x6 STUDS (STUCCO FINISH)	W3	INTERIOR WALL 2x2 STUDS
W1A	DECORATIVE WALL 2x2 STUDS (STUCCO FINISH)		
W2	PARTITION WALL 2x4 STUDS		

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# 2829 Waverly Dr.

## Plans - Floor Plans - P1A Type - Non-Final



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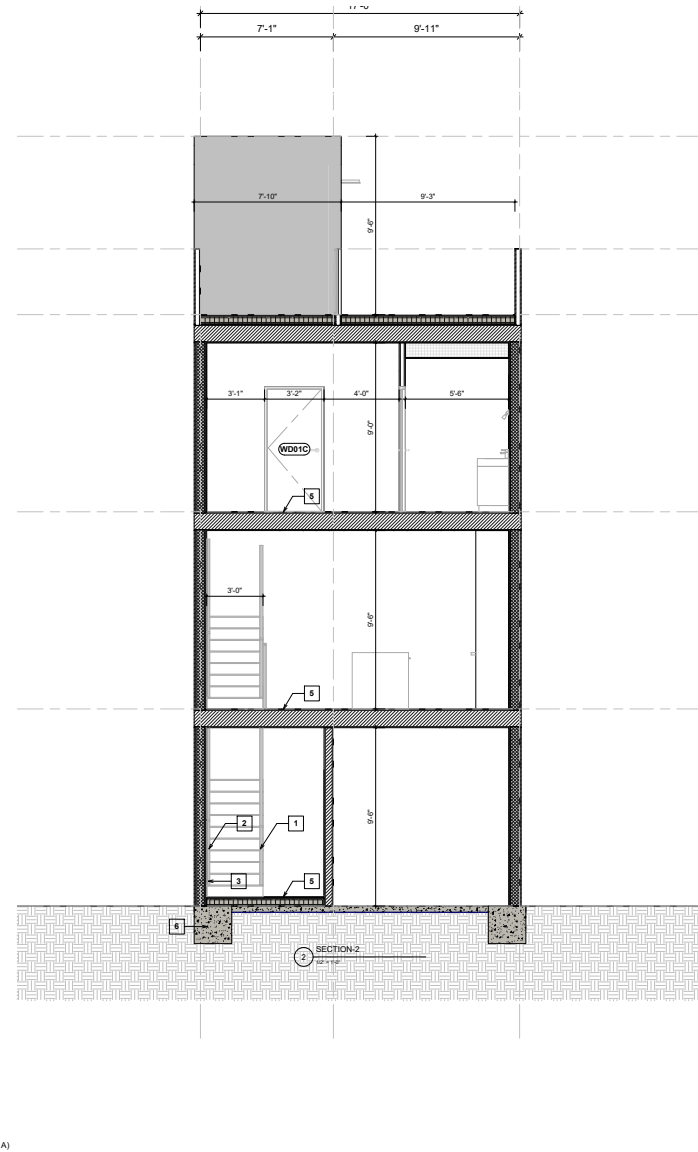
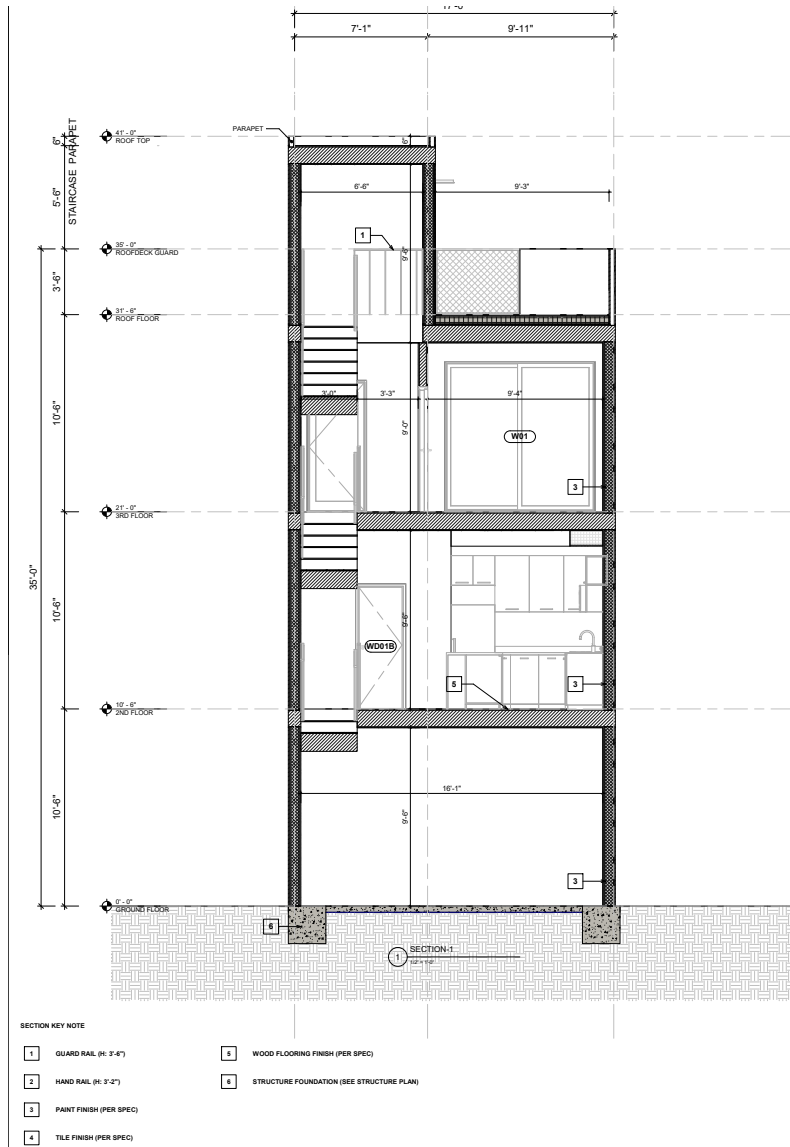
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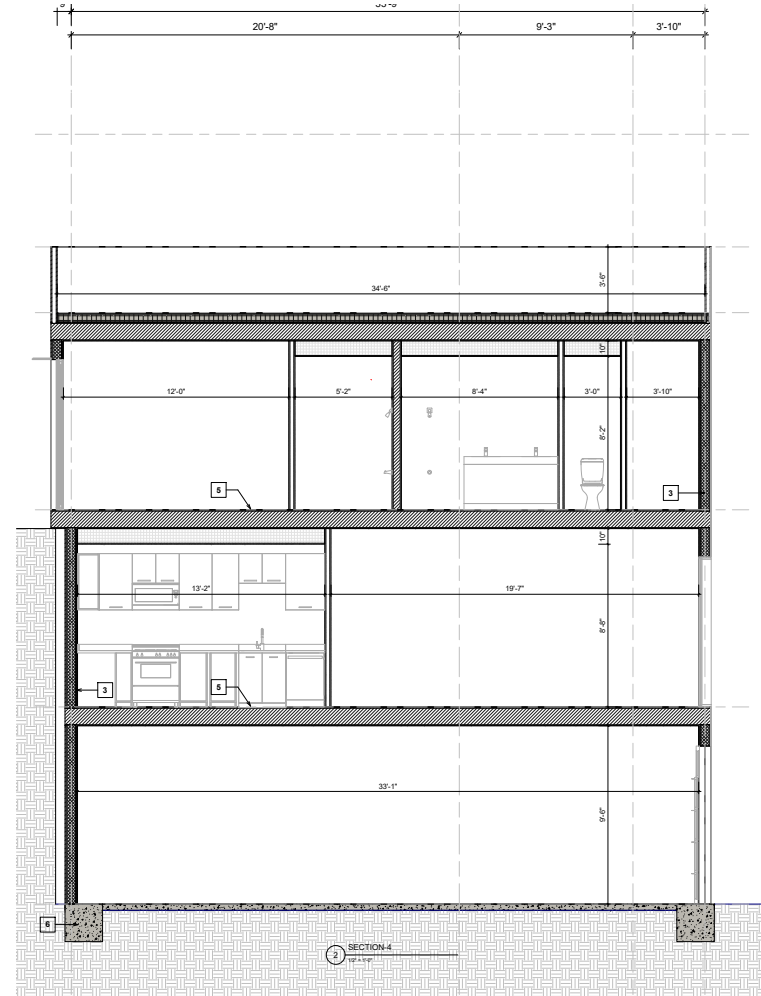
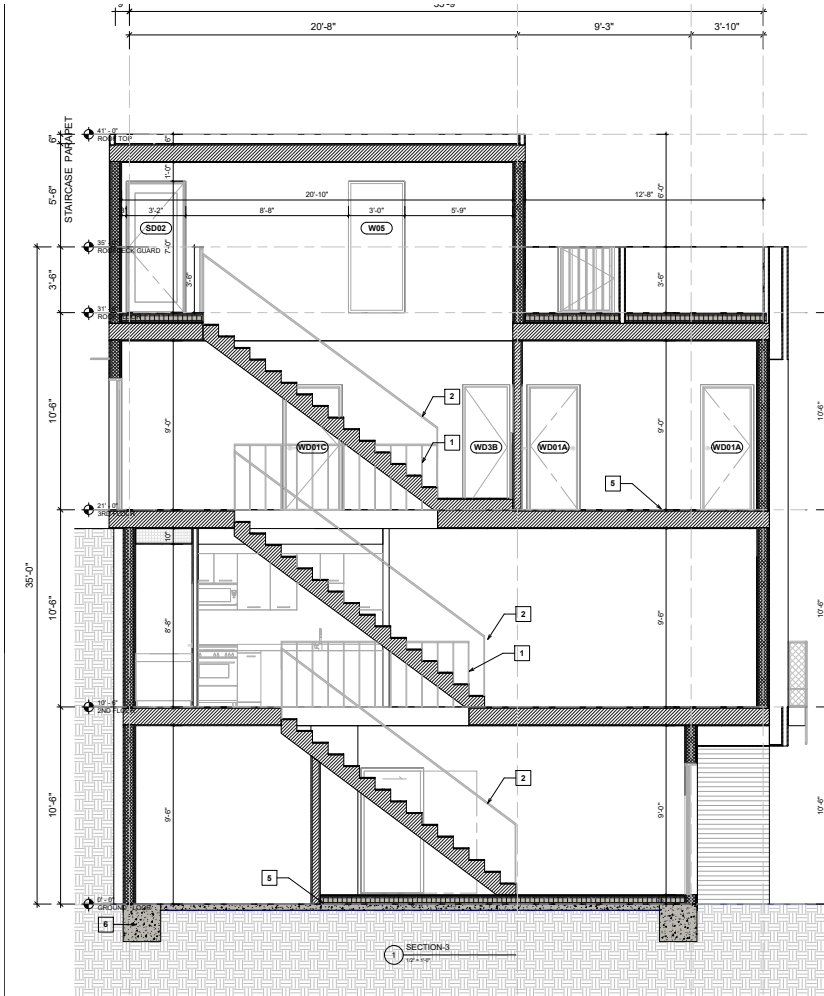
## Plans - Section - P1A Type - Non-Final



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# 2829 Waverly Dr.

## Plans - Section - P1A Type - Non-Final



- SECTION KEY NOTE
- 1 GUARD RAIL (H: 3'-4")
  - 2 HAND RAIL (H: 3'-2")
  - 3 PAINT FINISH (PER SPEC)
  - 4 TILE FINISH (PER SPEC)
  - 5 WOOD FLOORING FINISH (PER SPEC)
  - 6 STRUCTURE FOUNDATION (SEE STRUCTURE PLAN)

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# 2829 Waverly Dr.

## Plans - Renderings



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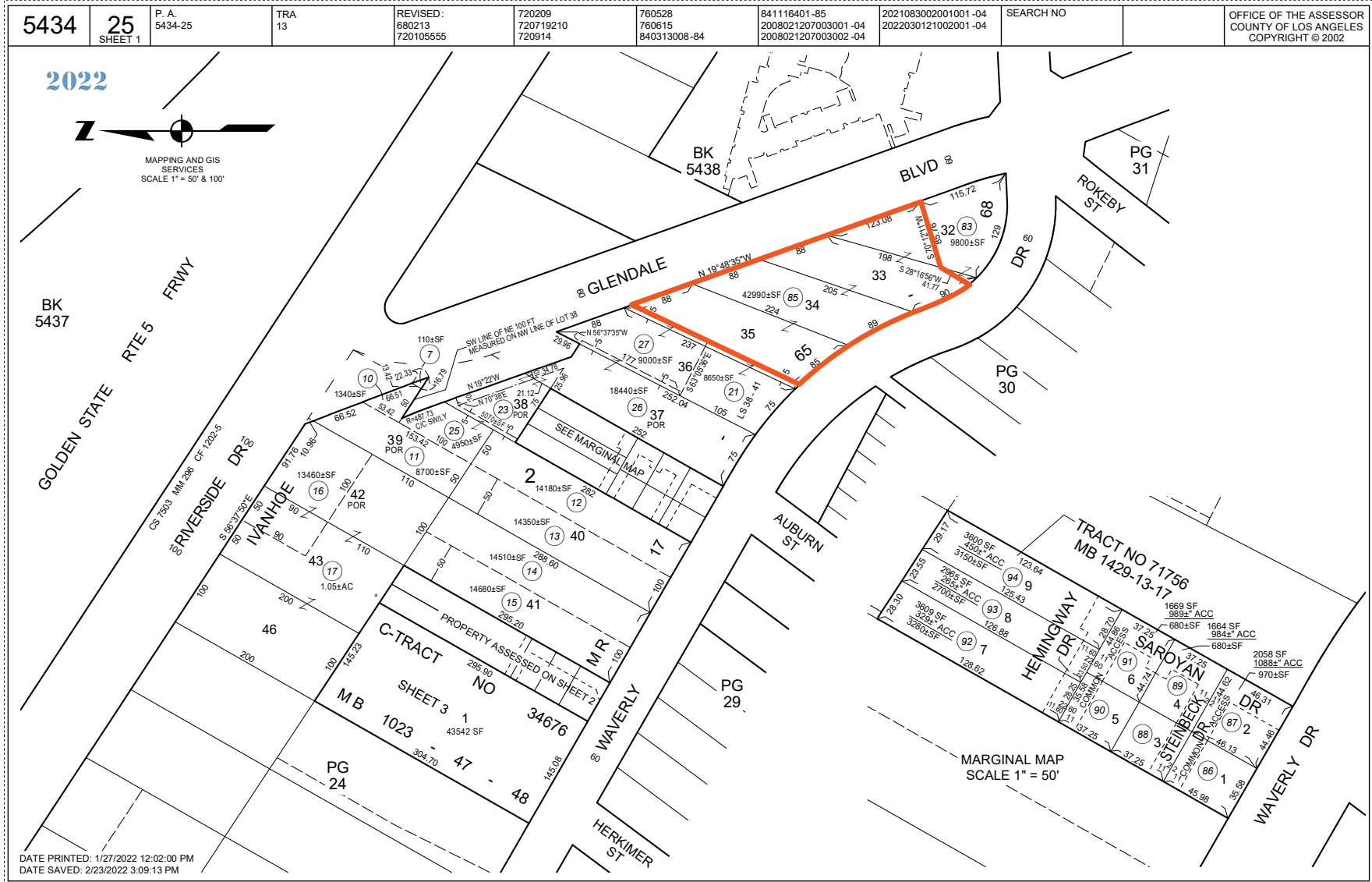


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# 2829 Waverly Dr.

## Parcel Map



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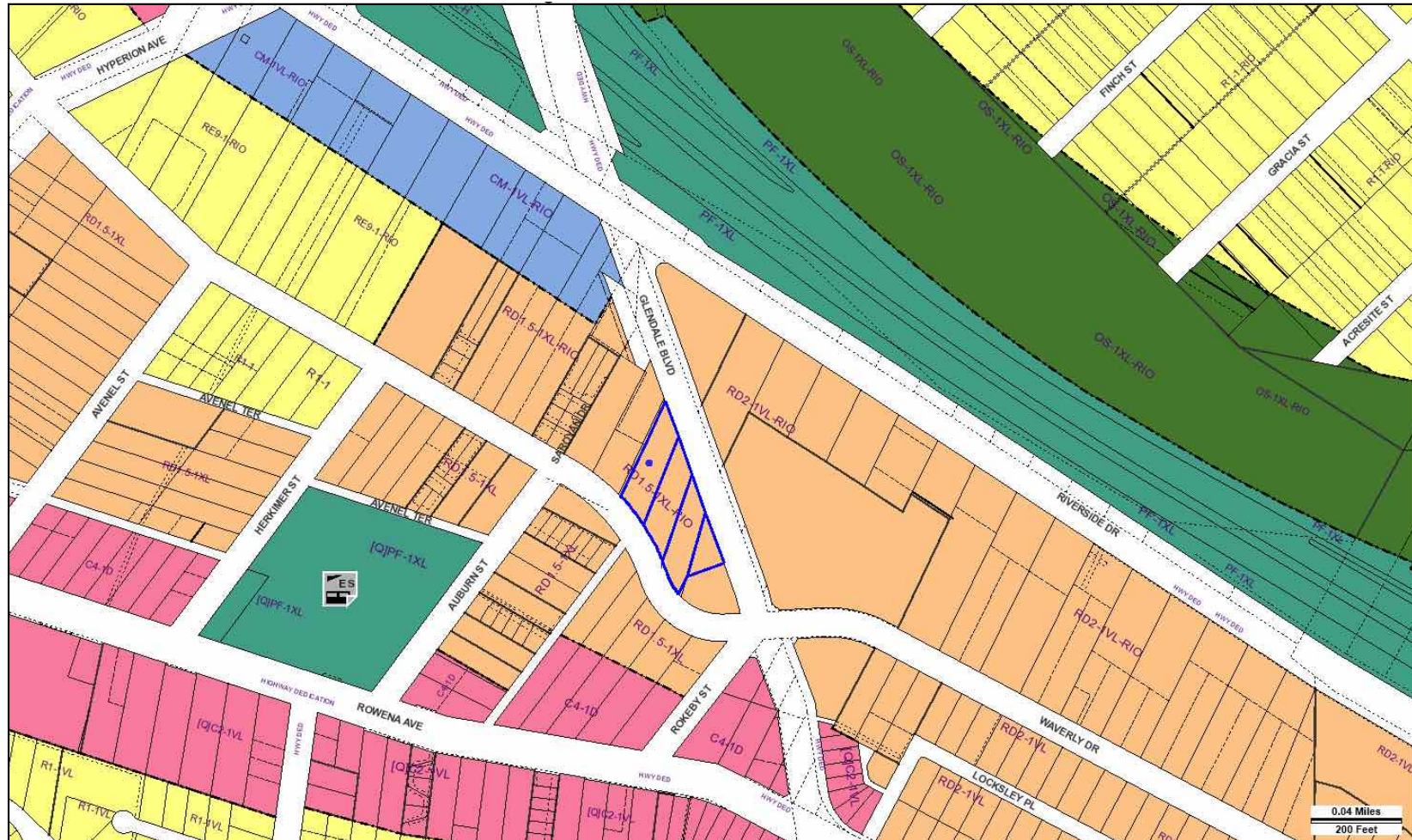
## Zimas Map



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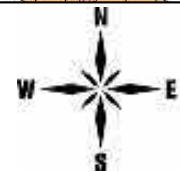
## Zimas Map



Address: 2853 N GLENDALE BLVD  
APN: 5434025085  
PIN #: 151-5A207 75

Tract: IVANHOE  
Block: 2  
Lot: 35  
Arb: 3

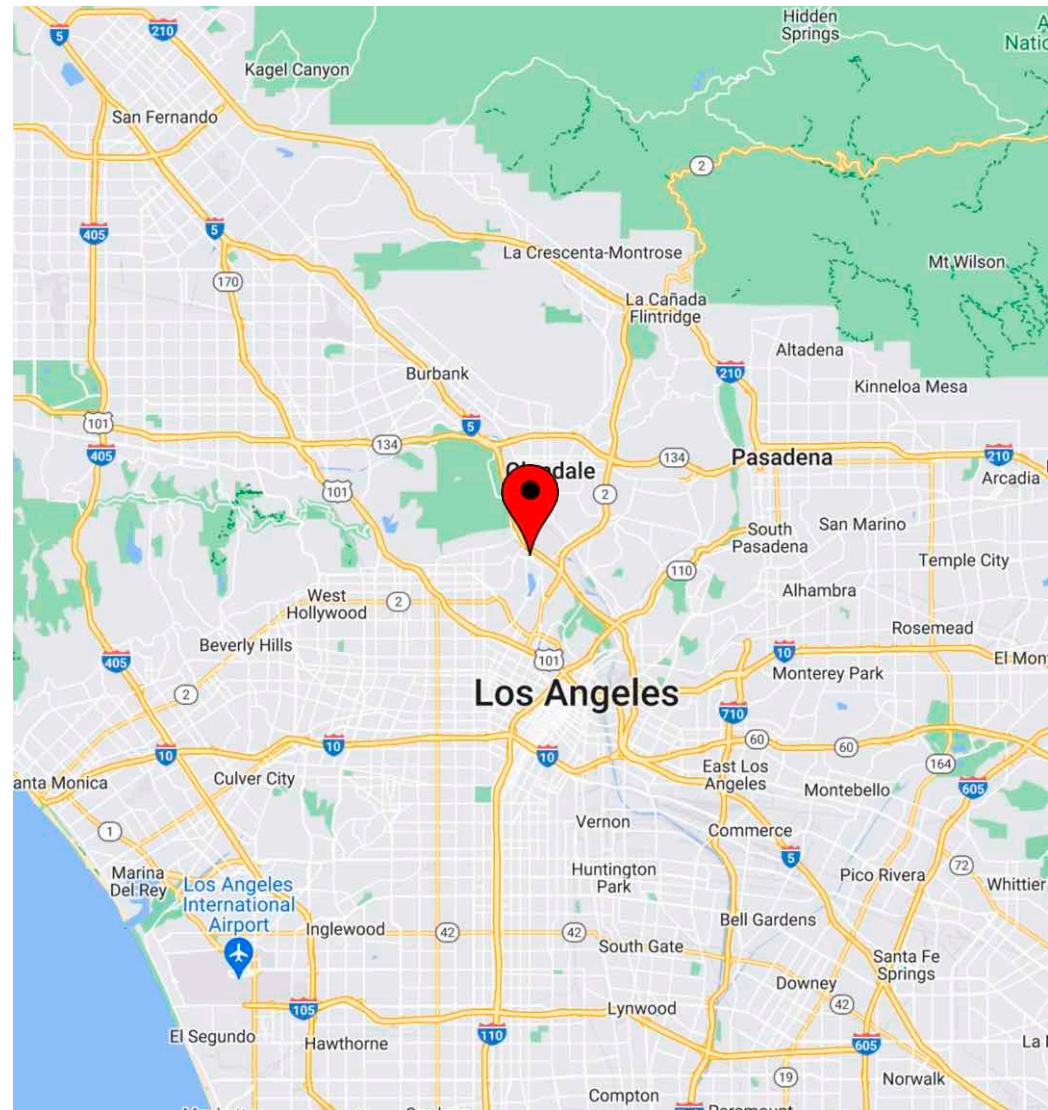
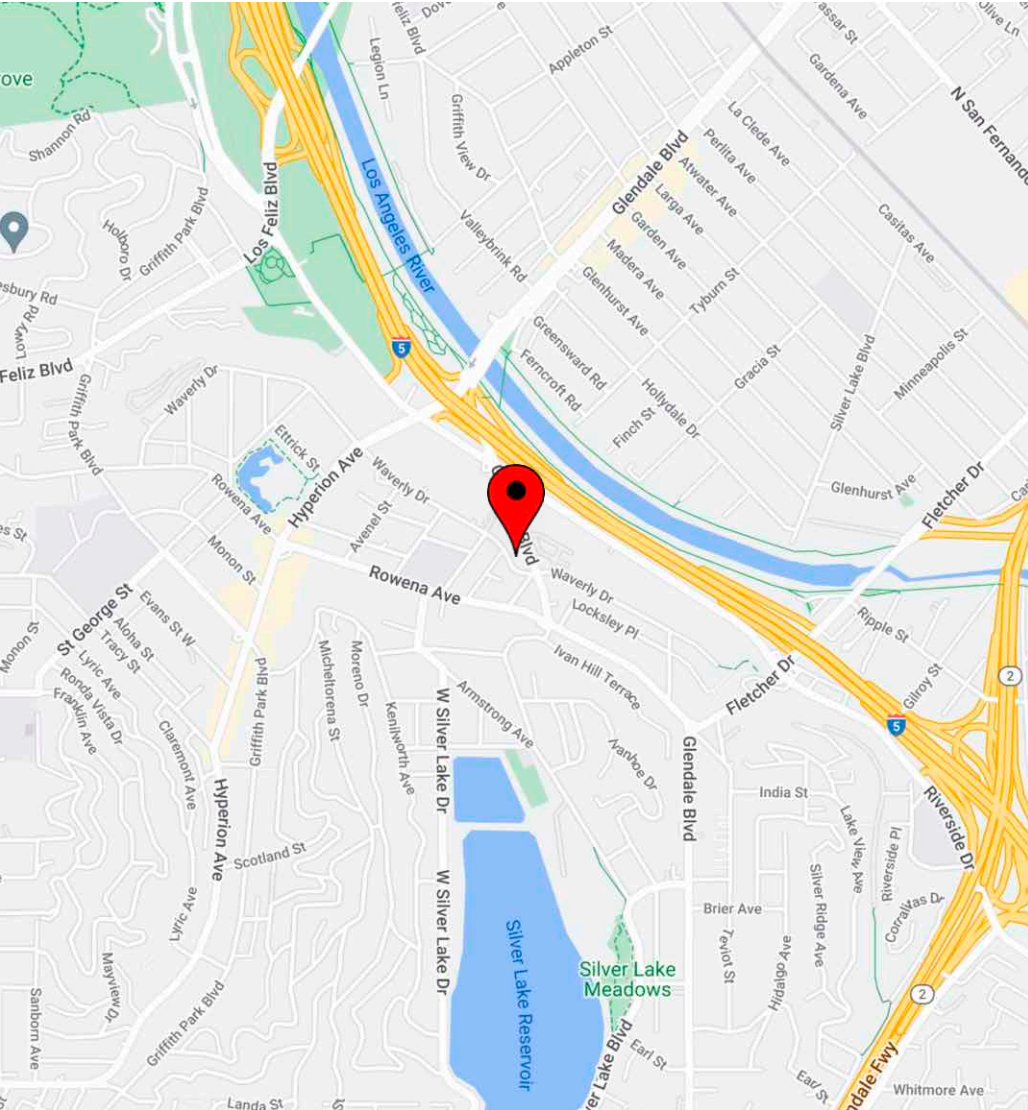
Zoning: RD1.5-1XL-RIO  
General Plan: Low Medium II Residential



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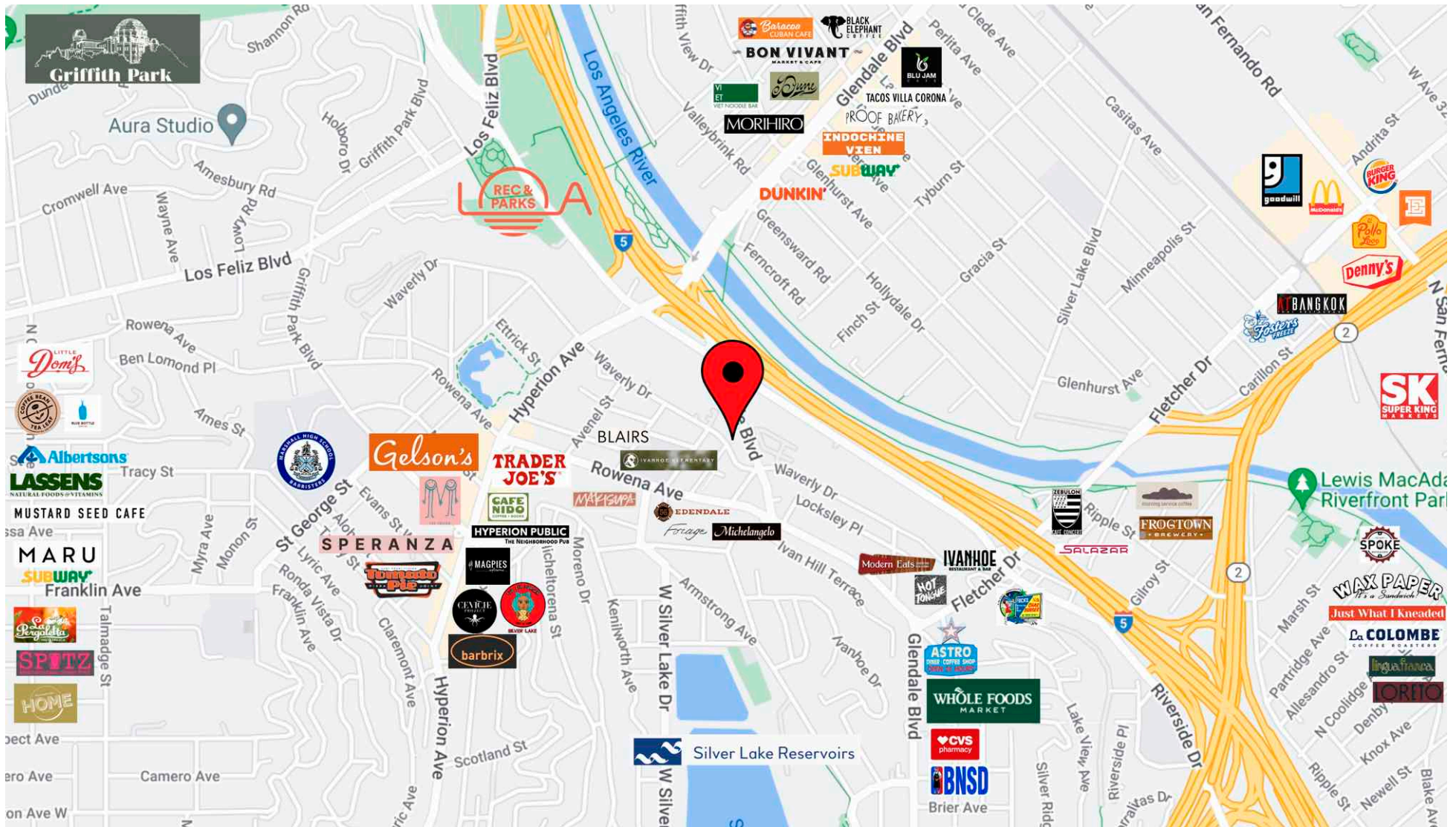
## Maps



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# 2829 Waverly Dr.

## Area Map



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# 2829 Waverly Dr.

## Walk Score



### Very Walkable

Most errands can be accomplished on foot.



### Some Transit

A few nearby public transportation options.



### Bikeable

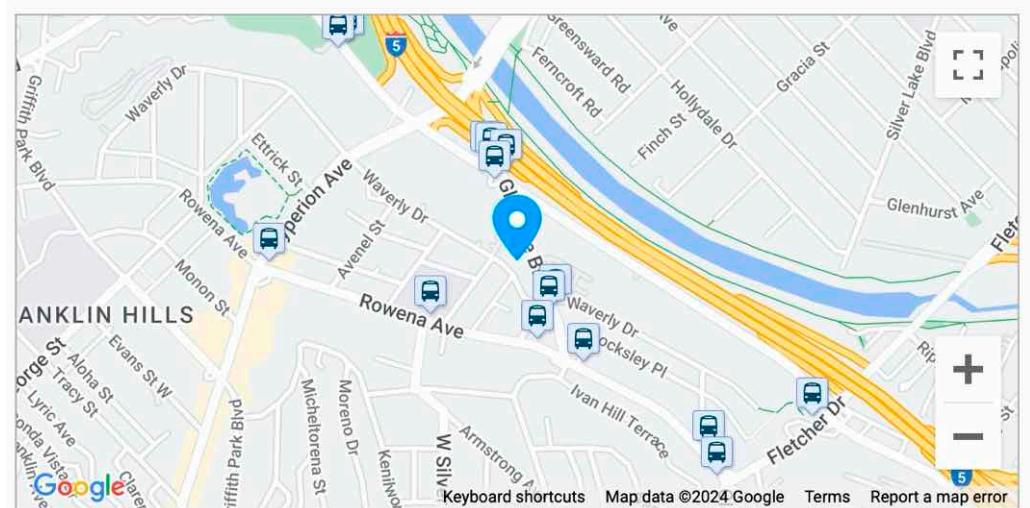
Some bike infrastructure.

## About this Location

2829 Waverly Drive has a Walk Score of 77 out of 100. This location is Very Walkable so most errands can be accomplished on foot.

2829 Waverly Drive is a 26 minute walk from the Metrolink Antelope Valley Line and the Metrolink Ventura County Line at the Glendale Metrolink Station stop.

This location is in the Silver Lake neighborhood in Los Angeles. Nearby parks include Sunnynook River Park, Crystal Street Bike Park and Rattlesnake Park.



### Rail lines:

Metrolink Antelope Valley Li...	1.0 mi	Metrolink Ventura County Li...	1.0 mi
---------------------------------	--------	--------------------------------	--------

### Bus lines:

96 Metro Local Line	0.1 mi	92 Metro Local Line	0.1 mi
182 Metro Local Line	0.1 mi		



<https://www.walkscore.com/score/2829-waverly-dr-los-angeles-ca-90039>

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# PARTNERSCRE

For more information please contact  
our exclusive sales agents:

**Dario Svidler**  
Executive Vice President

424. 600. 7633  
dario@svidlercre.com  
svidlercre.com  
DRE 01884474

**Jordan Petito**  
Senior Vice President

310. 497. 4362  
jordan@petitocre.com  
partnerscrela.com  
DRE 02023714

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**kw**  
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