

305 Webster Ave, Cambridge, MA
Inman Crossing

Building Specifications – Page 1 of 3

*The Developer reserves the right to modify any of the specifications herewith.
Substitutions will be of equal or better quality.*

Exterior:

Roman Brick
Hardie Plank FCB Siding
Weathered steel

Roof:

Welded PVC
Extensive Green Roof

Sustainable Building Features:

LEED Certified
Energy Star V3.1 Certified

Parking:

(35) Underground garage parking. One space for each residence.

Intercom:

The intercom system at the Webster front entrance will be connected to a telephone number for each unit.

Sound transmission:

All construction meets state Sound Transmission Class standards for sound. Low sound transmission rating achieved through double walls, resilient channels, and double layer ceilings.

Elevator:

One central elevator connecting the garage level with the four floors above.

Bike Room:

(40) Bike Parking Spaces

Storage:

Private storage for each residential unit.

Energy-Efficient Features:

Energy-Efficient materials such as spray foam insulation, LED lighting, ENERGY STAR appliances and heating systems. Energy Star V3.1 Building Certification, LEED Certified

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Bathrooms:

Vanity with mirror provided in all bathrooms
Synthetic Marble for shower and tub areas
Master bathrooms feature walk-in showers with glass door & panel
Towel bar and toilet paper holder
Vented bath fan

Kitchens:

Quartz counters
Wood cabinets
KitchenAid stainless steel appliances (dishwasher, gas range; microwave; double-door refrigerator)
Danze kitchen faucet
Disposal and exterior vent

Laundry:

Hookups for stackable washing machine and electric dryer in all units
1st floor Bloomberg washer and dryer included. 1st floor dryers are ductless with heat pump
See InmanCrossing.com for washer & ducted dryer available for units on 2nd & 3rd & 4th floors.

Lighting and electrical:

LED lights throughout
Kitchen peninsula/island features 2 hanging pendant fixtures

Utility services and connections:

Cable/data: jacks installed at each bedroom and living room for Xfinity (Comcast)

Utilities: 100-amp electrical service with individual circuit breaker panel in each unit. Each unit metered separately for electricity and gas.

Water and sewer: Individually metered.

Interior ceilings, walls, trim, finishes and windows:

Smooth finish gypsum board and plaster finish
Interior trim: painted wood baseboards and door/window trim

Ceilings:

Exposed ceilings and duct work on first floor for loft-like feeling.
Smooth finish ceilings on second and third and fourth floors.

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Doors:

Solid core wood doors in each residence.

Windows:

Anderson windows

Flooring:

Polished Concrete floors on first and second floor of building.

Engineered Oak flooring in units on third and fourth floors.

Carpeting in common halls of building on third and fourth floors.

Paint: All painted surfaces to receive one coat primer and two coats finish paint.

Mechanical:

HVAC: ENERGY STAR rated forced hot air gas-fired heating & cooling system with programmable thermostat. Each residence has its own HVAC system.

Remote roof condenser by Carrier.

Hot Water: Navien energy-efficient gas-fired on-demand hot water system.

Ventilation: Ceiling exhaust fan in all bathrooms. Kitchen vent hood and dryer exhaust vented to exterior.