



THE INTENTION BEHIND MIRA

This development is designed to raise the standard for how homes in Austin are built and not just how they look. From day one, we've made a deliberate decision to exceed code requirements and short-term cost savings in favor of long-term performance, durability, and livability. Each system, material, and structural choice was selected to create homes that are quieter, healthier, more energy-efficient, and more resilient to Austin's climate today and decades from now. The result is a collection of residences that perform even better than they present, setting a new benchmark for East Austin and offering a clear example of what thoughtful, future-forward development in Austin can and should be.

BUILD DETAILS

- 5-Star Austin Energy Green Build Certified Homes: Highest earned rating possible.
- Heat Pump HVAC Systems: True variable speed, two-stage compressors provide superior humidity control. The best-in-class cooling and heating efficiency.
- High Efficiency Rinnai Hybrid Electric Heat Pump Water Heaters (Lot 1 only): Exceptional efficiency up to 4.0 UEF (Uniform Energy Factor) significantly reduces operating cost.
- Unit Area Separation Walls: Unit common walls have a 2-hour fire-rating and ASTM D3273 tested mold resistance. A score of 10, which is the highest level of performance for mold resistance.
- STC (Sound Transmission Class) Rating: Superior rating of 65-69.
- Insulation: Open cell foam in the attics and blown in batt insulation in the exterior walls for exceptional insulation.
- Roof Insulation: R25 open cell spray foam superior to traditional vented attics. Wall Insulation: R19 blown-in fiberglass batts.
- The buildings were constructed with standing seam metal roofs, brick façades, integrated building wrap and sheathing.
- The buildings are designed with performance and longevity in mind. Upper floors of the buildings "stack" over each other, avoiding complicated and problematic roof details.
- All balconies are fully covered and none are cantilevered.

SITE PLAN AND FLOOR PLAN LAYOUTS

- The project preserves two protected trees at the center of the property, one of which is a heritage tree. These form the courtyards that can be accessed by residents of those units.
- The project organizes 12 units into 6 duplexes, allowing each unit the benefit of glass on three sides.
- All units possess either 1 or 2 car garages.
- Most first floors feature bedrooms and full baths, ideal for guest rooms.
- Most second floors are open concept living areas that fit bar seating and a dining table, and feature powder rooms.
- Most of the units feature at least one, if not two, flex spaces.

5-STAR CERTIFICATION FROM AUSTIN ENERGY GREEN BUILDING (AEGB) PROGRAM

An AEGB 5-star rating from Austin Energy Green Building (AEGB) signifies the highest level of sustainable construction in Austin, and denotes homes and buildings that significantly exceed standard energy codes through rigorous inspections for efficiency, water conservation, healthier materials, and overall environmental performance, with 5 stars representing the greenest, most efficient designs. Achieving this rating involves meeting basic requirements and earning points for voluntary measures in energy, water, materials, and indoor air quality, making these properties more efficient, economical, and healthier for occupants.

