

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

- Designed and constructed to high-performance green building standards.
- 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.

BUILT TO GREEN BUILDING STANDARDS

These homes were designed and constructed with a focus on energy efficiency, durability, and long-term performance. The project incorporates high-efficiency mechanical systems, robust insulation assemblies, and carefully selected materials to create homes that are quieter, healthier, and more resilient to Austin's climate.