



SUSTAINABLE BY DESIGN

BABCOCK RANCH



Babcock Residential Design Principles

Shading, Natural Daylight, Ventilation/Passive Cooling

- Porches
- Extended Eaves
- Overhangs
- Window Placements

Community Focused Orientation

- Tighter to Street
- Pedestrian Focused Principles
- Living Spaces & Porches Address Street
- Connection to the Environment Indoor/Outdoor
- Living - passive/active orientation
- Usable Outdoor Spaces
- Strong Sense of Community
- Garage does not dominate streetscape

Sustainable Design Principles

- Efficient Homes - Designs & Systems
- Low Impact Landscape - Water Conservation, Solar Opportunities
- Florida Green Building Council requirements
- Shared Parks in Community

Solar energy production is just one part of the sustainability story at Babcock Ranch.

Our eco-centric new town is raising the bar on responsible development with residential and community-wide standards for efficiency and conservation.

- **Florida Green Building Certification (FGBC)**
All homes at Babcock Ranch must achieve no less than a Bronze Standard of certification. The Florida Green Home Standard Checklist and Reference Guide can be downloaded from the website, <http://floridagreenbuilding.org>
- **Florida Green Home and Energy Star**
Homes will achieve energy savings through established and reliable building technologies. Some of the features include: high performance windows and insulation, tight construction and ducts, efficient heating and cooling equipment, as well as energy saving lighting and appliances. Both programs require third party verification that homes meet the stated requirements.
- **WaterSense® Compliance**
All fixtures, faucets, shower heads, and toilets installed in homes shall be labeled as WaterSense® compliant fixtures, as defined by the U.S. Environmental Protection Agency.

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- **Natural Gas Appliance Requirements**

Natural gas will be available to all residential parcels within the community.

- **Irrigation Requirements**

Through good water use practices, both potable and non-potable sources, Babcock Ranch can ensure that this essential resource is available to all residents forever. Babcock Ranch will not use potable water for irrigation purposes, and strict adherence to the irrigation standards is required so that everyone can enjoy the beautiful landscape within the community.

The state-of-the-art irrigation equipment incorporated into every home must meet the more stringent of either the Charlotte County Ordinances or the South Florida Water Management District rules regarding home/commercial irrigation systems.



- **Landscape Requirements**

The use of low impact native and naturalized landscape materials in Babcock is required to increase water conservation. It is the intent to provide tree coverage in Babcock to help reduce the heat island effect, shade homes and provide long-term value.

75% of all trees and 75% of all shrubs must be native plants.

- **Lawns**

Floratam (*Stenotaphrum secundatum* 'Floratam') turf is the only sod allowed on residential lots within the community.



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