J. L FILBEY & SONS AFFORDABLE HOUSING DIVISION PRESENTS: FIRST STEP HOUSING PROGRAM

A modern, sustainable, and community impactful approach, to urban development

FSH
First Step Housing
HELPING YOU MAKE THE FIRST STEP

Contents of the Proposal

INTRO

The greatness of creation is the satisfaction of the recipient

Executive Summery

J. L. Filbey & Sons (JLFS) has developed a rapid-deployment, sustainable housing system specifically targeting the affordable housing and disaster recovery sector. The system integrates proven construction methodologies with leading-edge building technologies to deliver durable, scalable, and cost-effective housing solutions. Working in partnership with governments, NGOs, private individuals, and private entities—including organizations such as the United Nations and the Inter-American Development Bank—JLFS implements long-term housing programs that directly address affordable housing shortages at both national and municipal levels. Through multiple deployment models and implementation strategies, JLFS prioritizes the use of local suppliers and labor forces, while providing training opportunities for able-bodied, unskilled workers. This approach not only accelerates housing delivery but also stimulates local economies and workforce development. Where housing demand justifies it, JLFS can further support economic growth by establishing local Structured Insulated Panel (SIP) manufacturing facilities, enabling regional self-sufficiency, reducing construction timelines, and creating long-term industrial capacity.

About Us

Based in Palm Beach Gardens, J. L. Filbey & Sons (JLFS) is a highly reputable firm providing integrated, one-step solutions across sustainable, socially impactful construction, building, and design services. JLFS is a U.S. Government–approved entity with the following credentials UEI: RKQ9ZHCW8P57, UNGM: #1087156 (United Nations Global Marketplace), Inter-American Development Bank–approved partner. Through decades of combined industry experience, JLFS has built a strong reputation as a trusted and reliable partner within the disaster recovery and affordable housing sectors. Our work is guided by a commitment to resilience, sustainability, and long-term socio-economic impact. We continuously strive to exceed industry standards while advancing our mission to deliver efficient, scalable, and responsible housing solutions—serving governments, institutions, and communities with professionalism, integrity, and purpose.

Our Values

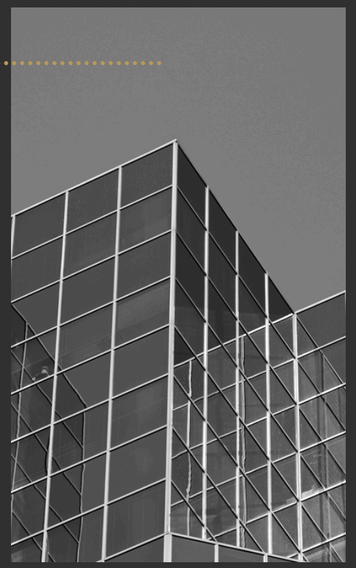
We embrace all the skills and experience of our qualified builders, engineers, and team members to put their best work forward. This is what we consider our major aim and objective.

Vision

To constantly improve the standard of living for low income communities and disaster stricken areas. Achieving this by implementing community based programs that create a stronger, sustainable, more skilled, body of self sufficient and empowered people.

Mission

To meet all the needs of our clients as well as business partners in terms of delivery, design, as well as pricing of our services and product. We consider the above-listed points as our key factors.



Our Hard Working Team

James L. Filbey
FOUNDER/
CEO

Laurae J. Westwood
Chief of Operations &
Logistics

Patricia Cuellar
Executive Director

Kaylen J. Filbey-Coyne
Project Liaison

Our Process

1. Topography Assessment
2. Urban Design
3. Structure Design
4. Phased Implementation Planning
5. Project Management
6. Continued Oversite & Training

Notable Clients

We don't limit our market reach, but these were our notable clients until this day

Smart City Expo

Connect Americas LATAM

Home Depot Foundation

Inter-American Development Bank

600SF 2 Bed 1 Bath ADU

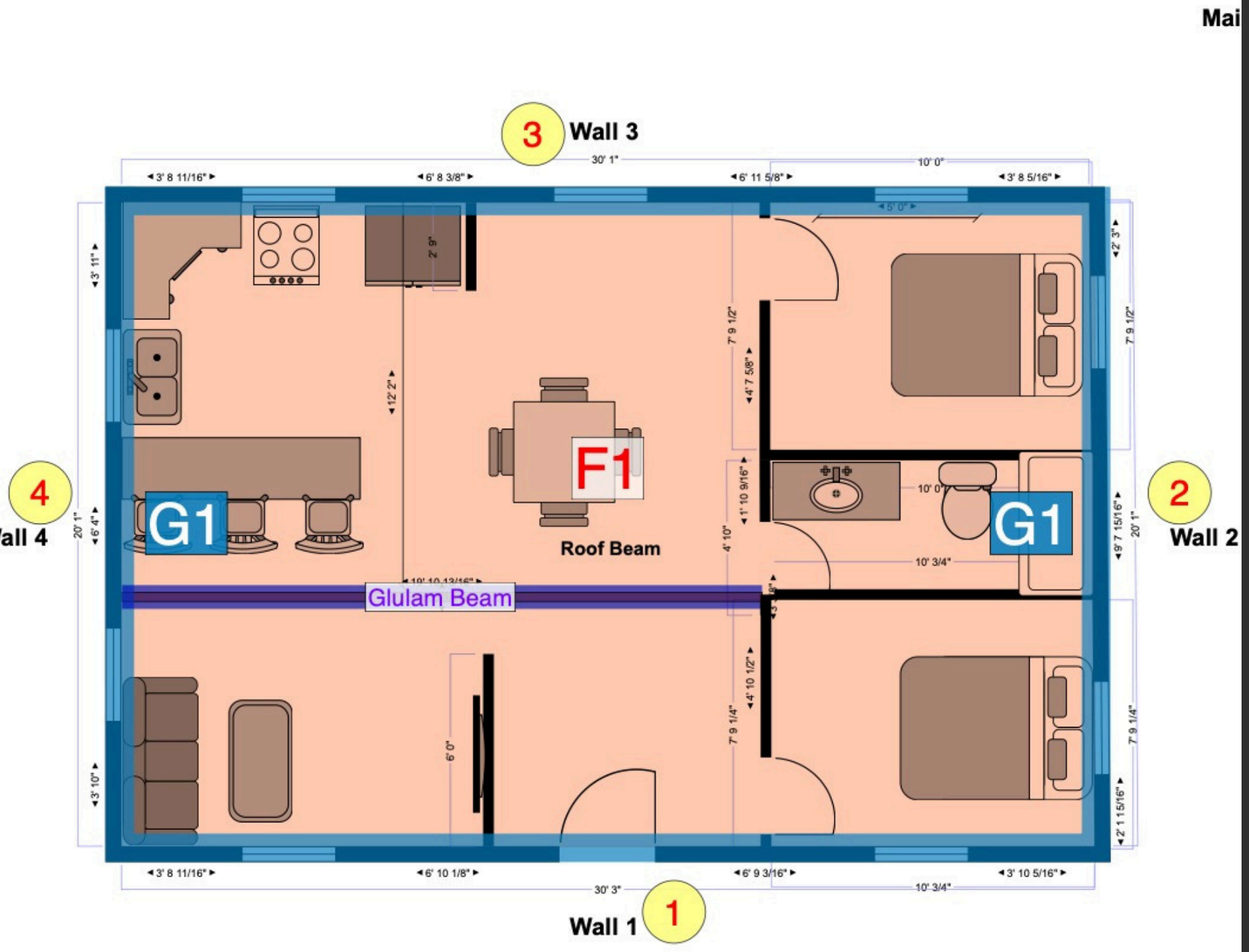
Estimate for 600SF 2 Bed 1 Bath ADU

Client

Date	July 26th 2025
Model	SIP’s 2/1 Shed Roof ADU
Project	Supply of SIP’s Stucture and Materials

Structure Overview

Structure will be formed from Structured Insulated Panels (SIP's) Floor (8.25"), Walls and Roof (6.5"). Run up slope from Wall 3 @ 8ft to Wall 1 @ 10ft. Supporting wall running from Wall 2 to Wall 4 consisting of supporting wall and glulam beam. 6'x30' Wood Deck placed on Wall 1

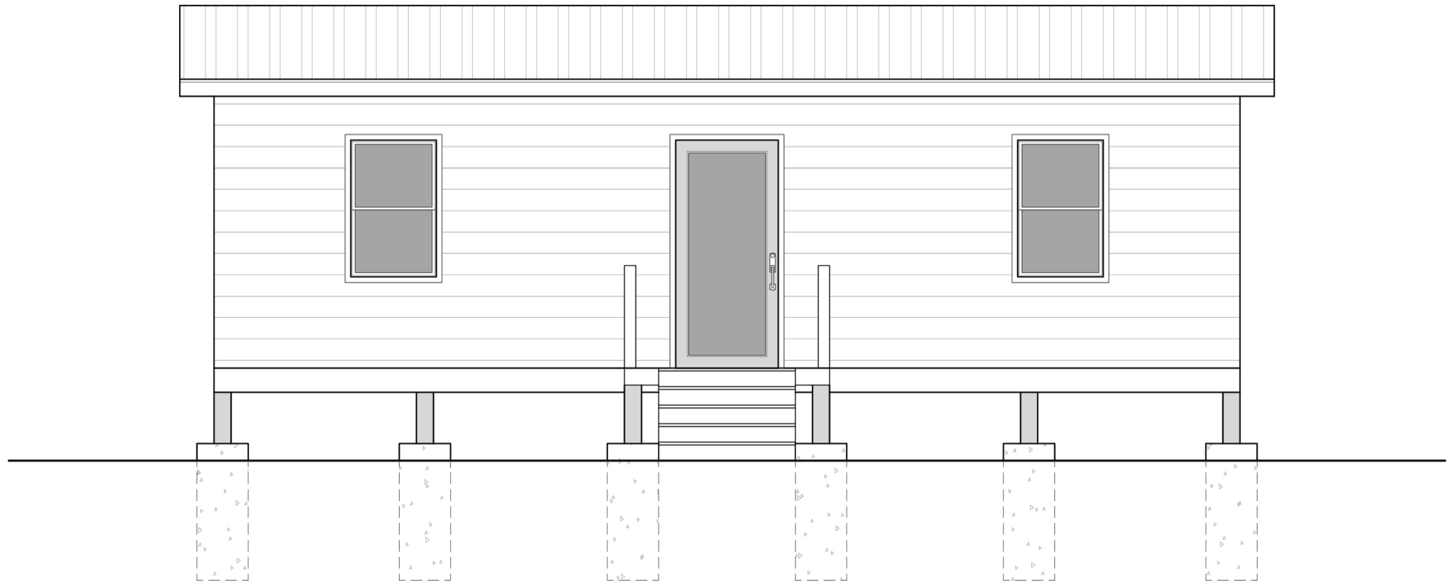


Foundation:Foundation will be formed using Pier and Beam Structure. 3 supporting beams located at Wall 3, under glulam beam and supporting wall and Wall 1. Concrete piers with laminated 6x12x3 beams. Total of 18 piers set at 5ft intervals at 24" above ground

Roof:	Shed Roof design with metal roof covering. 12" overhang on rakes and eaves. 5' Aluminium guttering with downspouts on Wall 3
Siding:	Vinyl Dutch Lap style siding
Windows:	White Double Hung Low-E Argon Glass, Vinyl Finish w/J Window Grids - Screens Included x8
Doors:	12-Light Primed Steel Prehung Front and Rear Door x2

Project: 0000416	Drawn: J. Filbey	Notes:	J. L Fil 6321 PGA Suite 10 Palm Bea FL 33418
Date: 07/01/2025	Rev: WPBG1		

J. L. Filbey & Sons



BUILDING SUMMARY

BUILDING DIMENSIONS

BUILDING WIDTH	31'-0"
BUILDING DEPTH	32'-0"
BUILDING HEIGHT	13'-4"
FROST DEPTH	PER LOCAL CODE

SQUARE FOOTAGE

LIVING AREA	600 S.F.
UNCOVERED OUTDOOR AREA	24 S.F.
TOTAL AREA	624 S.F.

DESIGN CRITERIA

2021	INTERNATIONAL RESIDENTIAL CODE
2021	INTERNATIONAL FIRE CODE
2021	INTERNATIONAL MECHANICAL CODE
2022	INTERNATIONAL PLUMBING CODE
2020	NATIONAL ELECTRICAL CODE
2021	INTERNATIONAL ENERGY CONSERVATION CODE

GENERAL NOTES

PROVIDE 5% MINIMUM SLOPE FOR 10'-0" AWAY ON ALL SIDES OF HOUSE

PROJECT NARRATIVE

The proposed project is the construction of a new accessory dwelling unit (ADU) designed to provide comfortable and efficient living space. The ADU will consist of two bedrooms and one bathroom, making it well-suited for a small family, guests, or rental use. The layout features an open concept design that combines the living and kitchen areas, creating a spacious and inviting atmosphere that maximizes natural light and functionality. This design emphasizes efficient use of space while maintaining a modern and practical flow throughout. The ADU will be constructed with attention to durability and aesthetics, complementing the existing property while providing independent living accommodations.

SHEET INDEX

EVOLUTION DRAFTING LLC

PROPOSED ADU FOR
JAMES FILBEY

LOT # (.00 ACRE)
PROJECT ADDRESS

ISSUE DATES:	
I.C.	9/17/25
R1	9/22/25
	9/24/25

DRAWN BY:
JMT & V.B.

PAGE #

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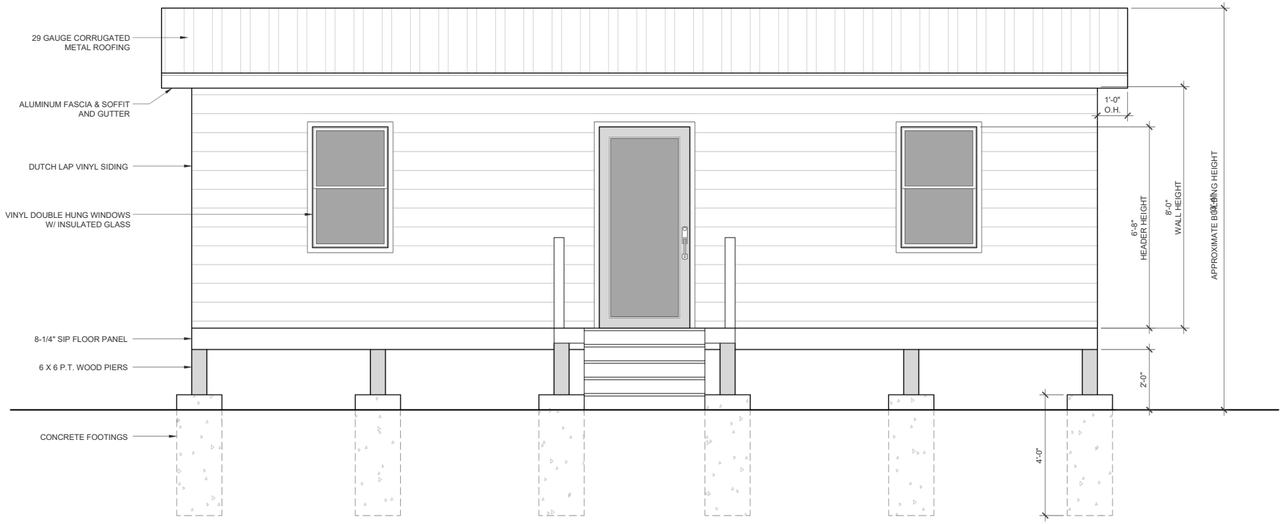
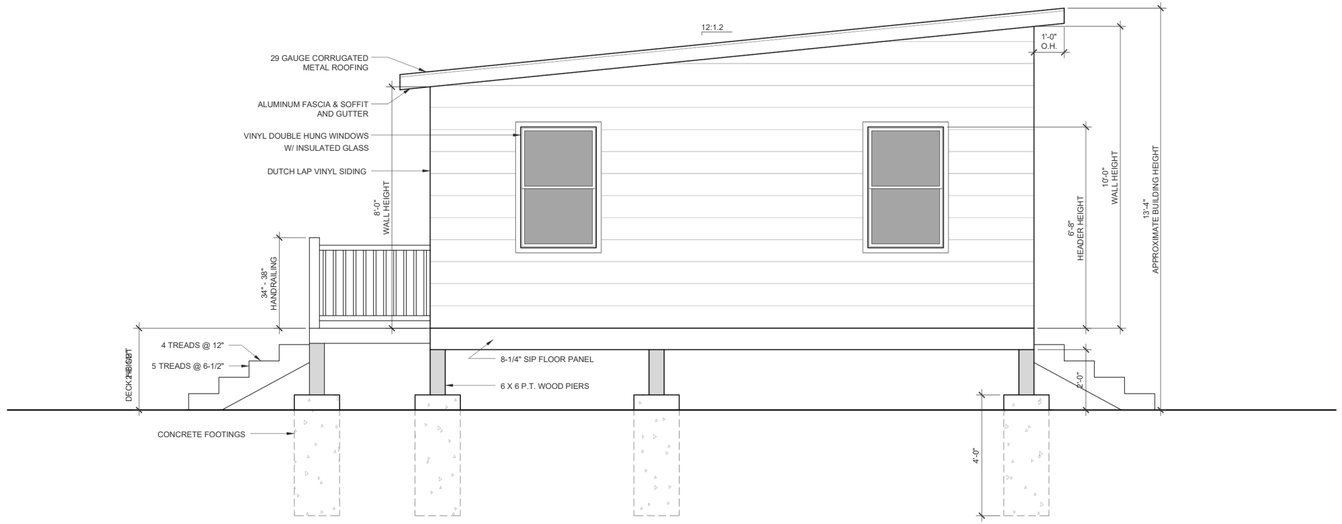
COVER PAGE



FRONT ELEVATION

SCALE: 1/2" = 1'-0"



RIGHT ELEVATION

SCALE: 1/2" = 1'-0"

EVOLUTION DRAFTING

EVOLUTION DRAFTING LLC

COLORADO SPRINGS, CO 80925 | (719) staff@evolutiondrafting.com

PROPOSED ADU FOR
JAMES FILBEY

LOT #, (.00 ACRE)
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I.C.	9/17/25
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	JMT & V.B.

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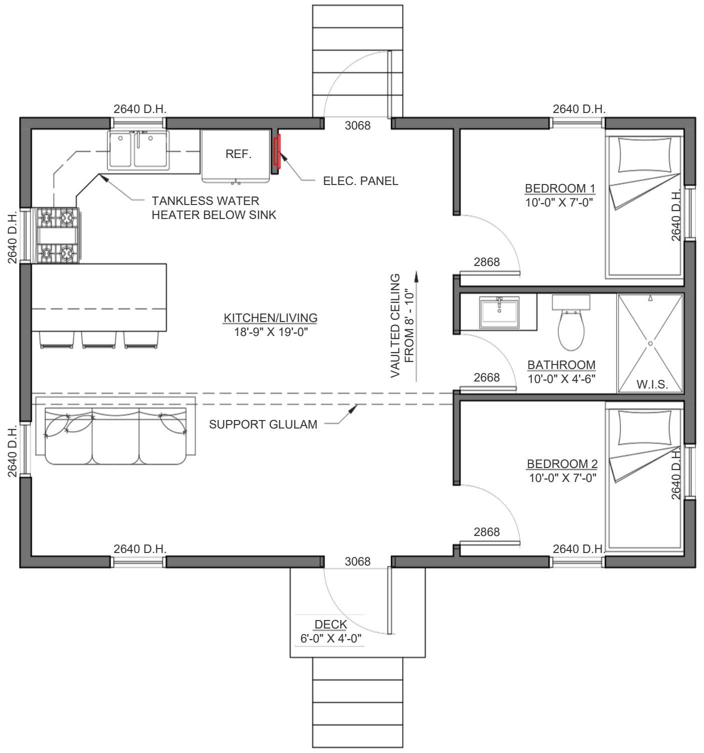
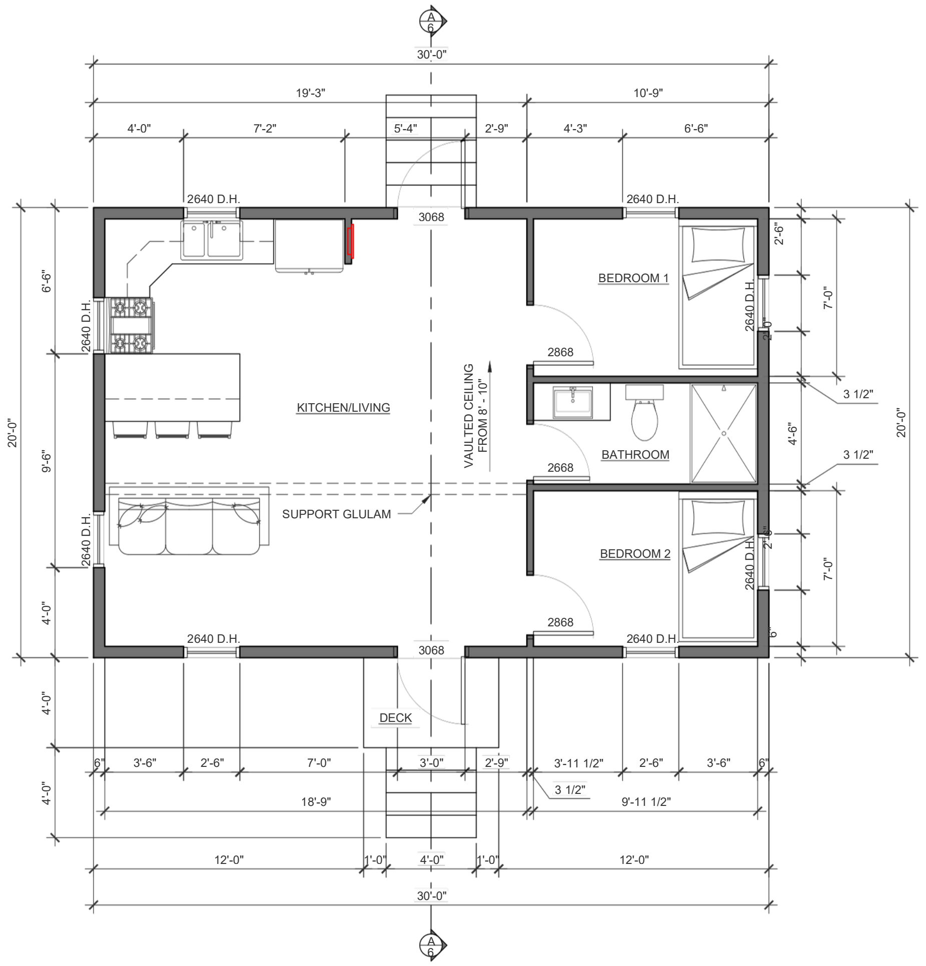
ELEVATIONS A



FLOOR LAYOUT PLAN

SCALE: 1/4" = 1'-0"



FLOOR DIMENSION PLAN

SCALE: 1/4" = 1'-0"

GENERAL NOTES

1. 6-1/2" STRUCTURED INSULATED PANELS (SIP) FOR EXTERIOR WALLS AND ROOF. 2X4 INTERIOR FRAMING UNLESS NOTED OTHERWISE ON PLAN.
2. 8'-0" - 10'-0" WALL HEIGHTS THROUGHOUT.
3. 6'-8" WINDOW HEADER HEIGHT, & 6'-8" TALL INTERIOR & EXTERIOR DOORS UNLESS NOTED OTHERWISE ON PLAN.
4. ENSURE THAT ALL OPENINGS PASSING THROUGH FIREWALLS AND ROOF SURFACES ARE PROPERLY SEALED WITH FLASHING AND CAULKING.
5. REFER TO THE STRUCTURAL DRAWINGS TO DETERMINE THE SIZE AND PLACEMENT OF ALL STRUCTURAL COMPONENTS

BUILDING AREAS

TOTAL LIVING AREA:	600 S.F.
DECK AREA:	24 S.F.
TOTAL AREA:	624 S.F.

EVOLUTION DRAFTING

EVOLUTION DRAFTING LLC

PROPOSED ADU FOR JAMES FILBEY

LOT # (.00 ACRE)
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	9/24/25

DRAWN BY:
JMT & V.B.

PAGE #

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FLOOR LAYOUT/DIMENSIONS PLAN

Interior Overview

Interior will consist of Firecode drywall and framing material. Waterproof laminate floor with QuietWalk underlay, canned lighting, 65" ceiling fan main room and 52" ceiling fans in bedrooms, 12000btu Mini-Split AC Unit, Prehung doors and hardware. Door, Window and Baseboard trim, hardwired Smoke and CO2 Alarms

Kitchen: Assembled Shaker Base Kitchen. Stainless Steel Range, 21.4 cu. ft. French Door F/F, Dishwasher, over Range Microwave/Vent Hood

Bathroom: 34x34 Complete Shower Enclosure, Single Sink Vanity with hardware, Dual Flush Elongated Toilet in white, wall placed Extractor Fan

Hot Water: Eco-Smart 2.4 GPM Tankless Water Heater

Living Room

Interior will consist of Firecode drywall and framing material. Waterproof laminate floor with QuietWalk underlay, canned lighting, 65" ceiling fan main room and 52" ceiling fans in bedrooms, 12000btu Mini-Split AC Unit, Prehung doors and hardware. Door, Window and Baseboard trim, hardwired Smoke and CO2 Alarms

Kitchen: Assembled Shaker Base Kitchen. Stainless Steel Range, 21.4 cu. ft. French Door F/F, Dishwasher, over Range Microwave/Vent Hood

Bathroom: 34x34 Complete Shower Enclosure, Single Sink Vanity with hardware, Dual Flush Elongated Toilet in white, wall placed Extractor Fan

Hot Water: Eco-Smart 2.4 GPM Tankless Water Heater

Living Room

Kitchen

Bedroom

Models

Project Timeline

STAGE 1

Early preparation. Involving brainstorming, urban requirements, discussion on workforce and training program. Finishing with an in depth field survey

STAGE 2

Curate a design and start the manufacturing process. We can initiate active building in less than 60 days. Depending on location we are able to exceed this timeline considerably

STAGE 3

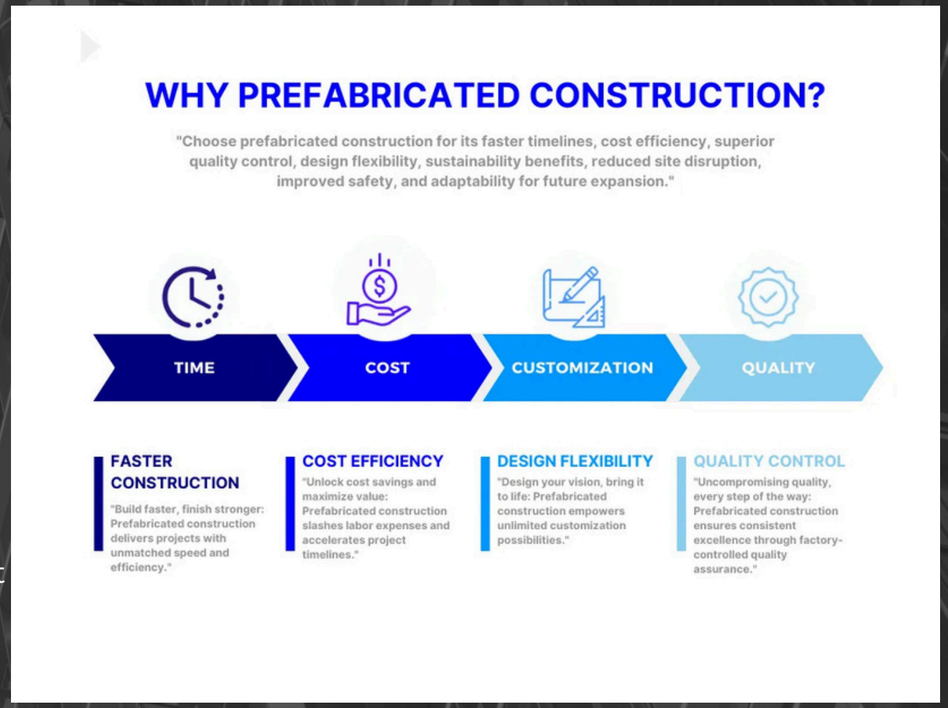
Before ending our project, we perform the final inspection and lay out a maintenance and future training plan

Building Information Modeling

The construction industry is changing quickly. It is adopting new technologies and methods to improve efficiency, sustainability, and how projects are delivered. Building Information Modeling (BIM) has become very important. It works well with the growing use of prefabricated construction. Together, these two are changing industry. They allow for better planning, smart design, and smoother construction processes. This leads to better project results.

The Significance of Prefabrication in Construction Industry

Prefabrication is a method where building parts are put together away from the site. It is becoming more popular in construction because it has many benefits. By moving construction work to factories instead of busy job sites, prefabrication helps work get done faster, improves quality control, and lowers environmental impact.
With prefabrication, different parts of the building can be worked on at the same time. As the site is being prepared, components are made off-site. This helps finish the project sooner. This method not only speeds up getting the work done but also causes less trouble for the nearby areas.



Understanding Prefabrication and its Benefits

Prefabrication is when building parts or modules are made at a manufacturing site. Then, they are taken to the construction site for final setup. This method has several important benefits over traditional construction done on site:

- **Cost Savings:** Prefabrication can lower project costs. This is because it uses materials efficiently, lowers labor costs, and speeds up construction time.
- **Improved Quality Control:** Making parts in a factory helps manage quality better. It keeps standards consistent and reduces the need to redo work.
- **Enhanced Sustainability:** Prefabrication creates less waste on site. It also uses fewer materials to transport and promotes recycling and sustainable materials.
- **Faster Construction Times:** Because parts can be made at the same time as building occurs, prefabrication helps complete projects faster. This benefits developers by allowing them to make money sooner.

Also, prefabrication increases worker safety. It moves dangerous tasks from construction sites to factory environments. Additionally, using precise machines and robots in manufacturing boosts accuracy and reduces human mistakes. This all leads to a safer project overall.

We are proposing the utilization of Structured Insulated Panels (SIP's) for the construction of thermal walls and floor of each model. We are also proposing the use of a Helical Pile System for the foundation. This will enable build time to be reduced by up to 50% and reduce the carbon footprint of each model.

Modular MEP Systems: Revolutionizing Building Services

Modular MEP systems represent a big change in building services. They use prefabrication to make installing and maintaining mechanical, electrical, and plumbing parts easier. With this new way, complete MEP modules are designed, built, and tested away from the construction site. They are then delivered to the site for final connections.

By doing this, these complex jobs are moved out of busy construction areas. This keeps everyone safe, boosts quality control, and speeds up project timelines. It allows different parts of the project to happen at the same time. Both the building structure and MEP systems can work together, cutting down the time needed to finish the project.

An Overview of Modular Mechanical, Electrical, and Plumbing (MEP) Systems

Modular Mechanical, Electrical, and Plumbing (MEP) systems are very important in construction projects. These systems include the prefabrication of different building parts. This helps make the construction process smoother. When using BIM during the design phase, MEP parts can be better coordinated and connected. Modular MEP systems help to save time and reduce the need for a lot of labor at the site. They also improve the quality of construction. Using digital tools and prefabrication in MEP systems shows how modern construction methods can be innovative.

- Faster Construction Time: Modular MEP systems cut down on the installation time because the modules come pre-assembled. They are ready for connection, helping to finish projects more quickly.
- Enhanced Quality Control: Making MEP modules in a factory means better quality. Everything is made with care and tested properly. This reduces errors and the need for rework.
- Improved Site Safety: By moving hard tasks off-site, there are fewer workers needed on the site. This helps lower safety risks and makes the work environment safer.
- Streamlined Workflow: Modular MEP allows different parts of construction to happen at the same time. While the building goes up, the MEP systems can be put together too. This helps keep the project on track and reduces delays.

Plans & Costs

The plans and associated costs are based on the use of highly efficient building technologies and materials. All systems are deliberately selected to maximize construction efficiency, environmental resilience, and energy conservation. When combined, these factors reduce material waste, shorten build times, and significantly lower overall project costs. These cost savings are passed directly to the end user, where their impact is amplified due to the socio-economic circumstances of the communities being served. By utilizing Structured Insulated Panels (SIPs) in conjunction with helical pile foundation systems, JLFS is able to control multiple stages of the construction cycle, greatly reducing exposure to unforeseen expenses. Because these components are precision-engineered and manufactured to exact specifications, the risk of costly human error is effectively minimized. In addition, the use of these systems can reduce on-site labor time by up to 50%, representing a major cost advantage when construction is scaled across multiple units or developments. All materials and systems employed are compliant with the applicable building codes and regulatory frameworks governing their use. Increasing awareness and adoption of advanced building techniques is essential to making affordable housing a viable, scalable, and sustainable option for the majority of builders worldwide.

Contact Details

You are welcome to contact us for more information and to discuss your project in more detail.

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