

Property Information of Proposed Work (PIN & Zoning Information):

PIN (Property Identification Number): 2-0014-10-007 **Zoning:** D-R

Address: 234 Price Street

City of Savannah 31401

Crawford Ward

Chatham County, GA

Scope of Work: Rehabilitation of Existing 1985 Addition to 1854 Structure, Shutter Install, Fence Gate & Mechanical Screen, Tabby Stucco Install.

Required Pre-Meeting Date: June 29, 2026

Submission Date: July 8, 2026

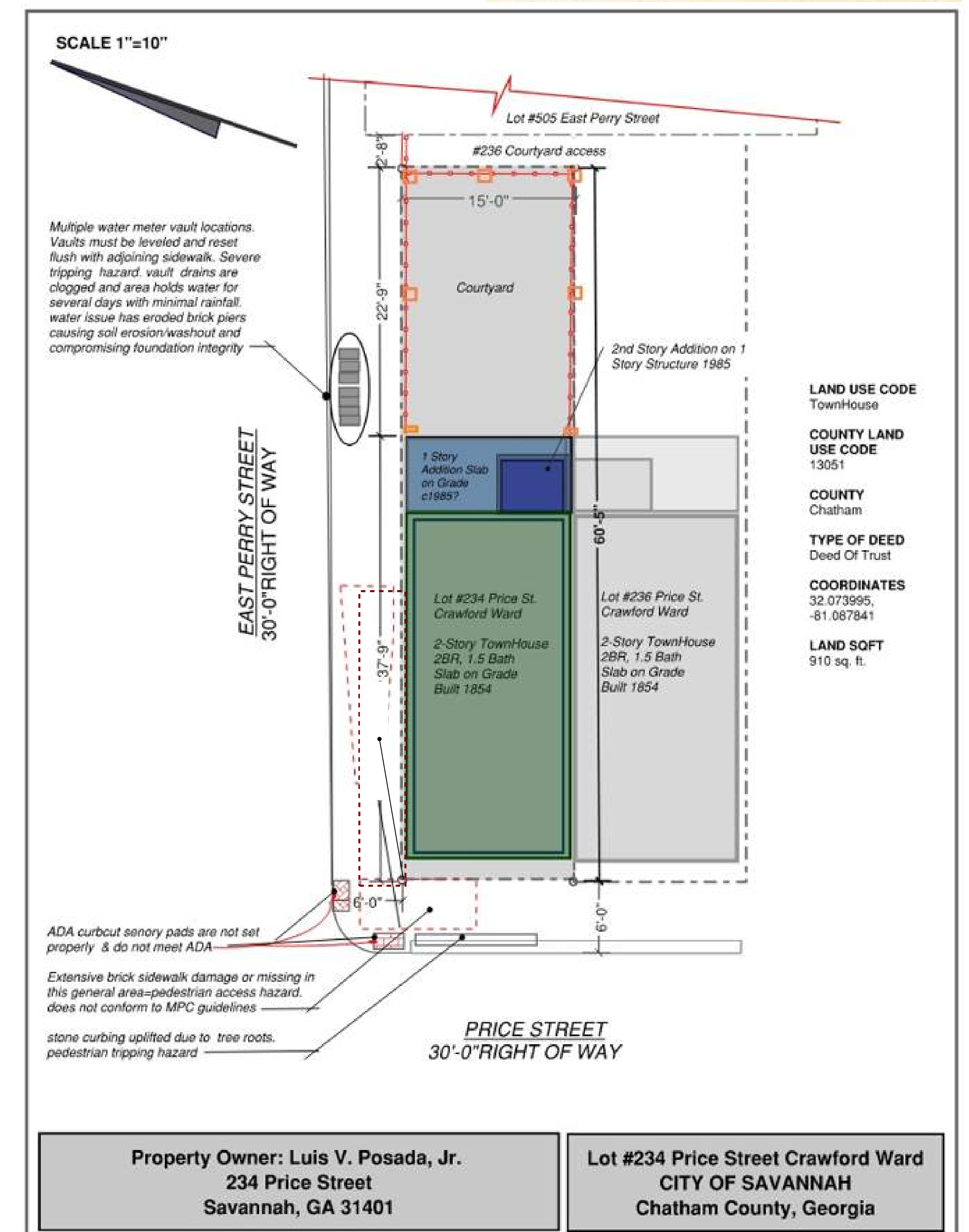
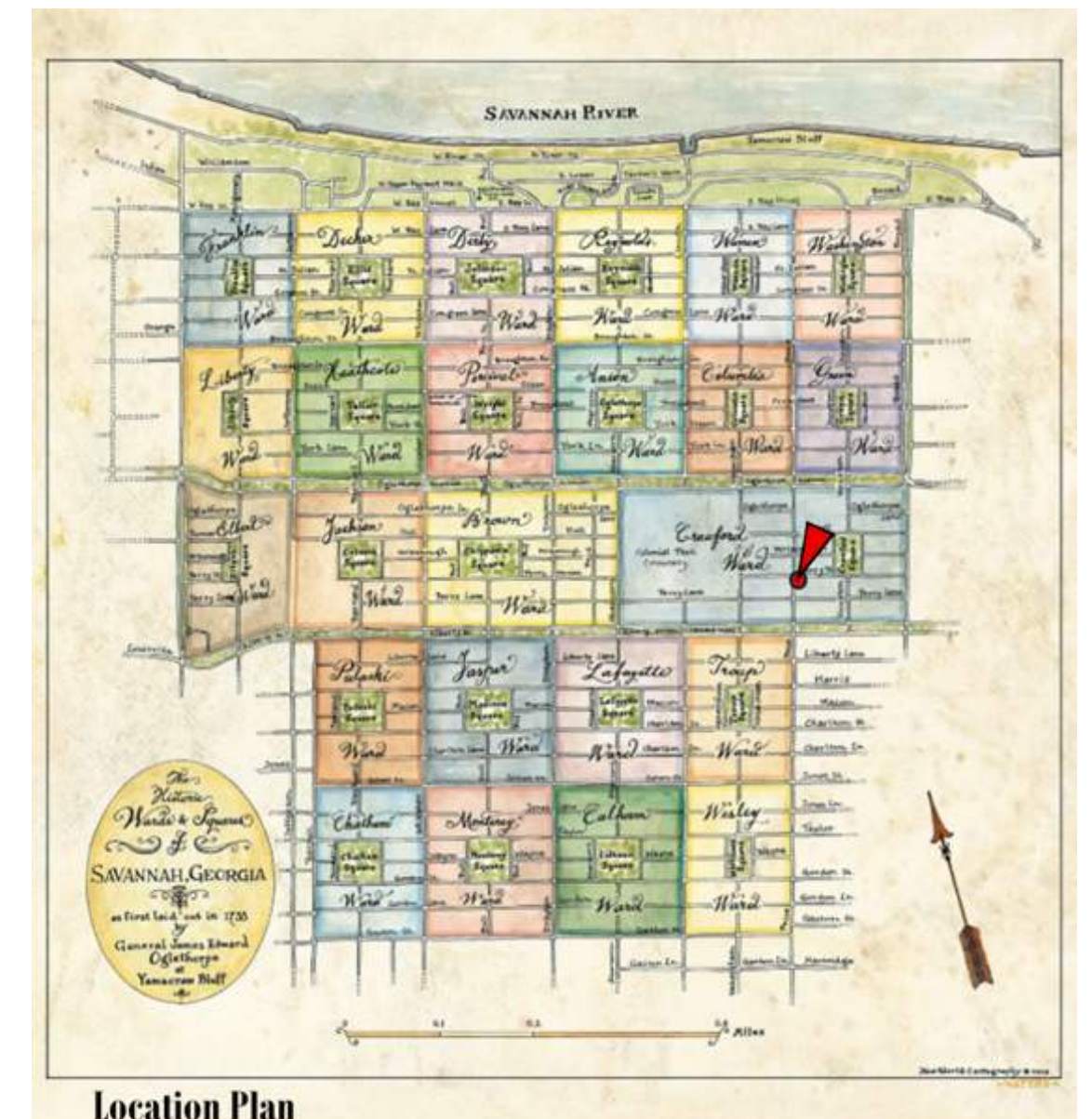
Historic District Board of Review Meeting August 12, 2026

Property Owner/Applicant:

Luis V. Posada, Jr.
5 Foxway Terrace
Towson, MD 21286

Phone: 202.486.9899

Email: LouPosada@gmail.com



8. Diagram 3.1.6 illustrates the look locking after completion the siding board installation.

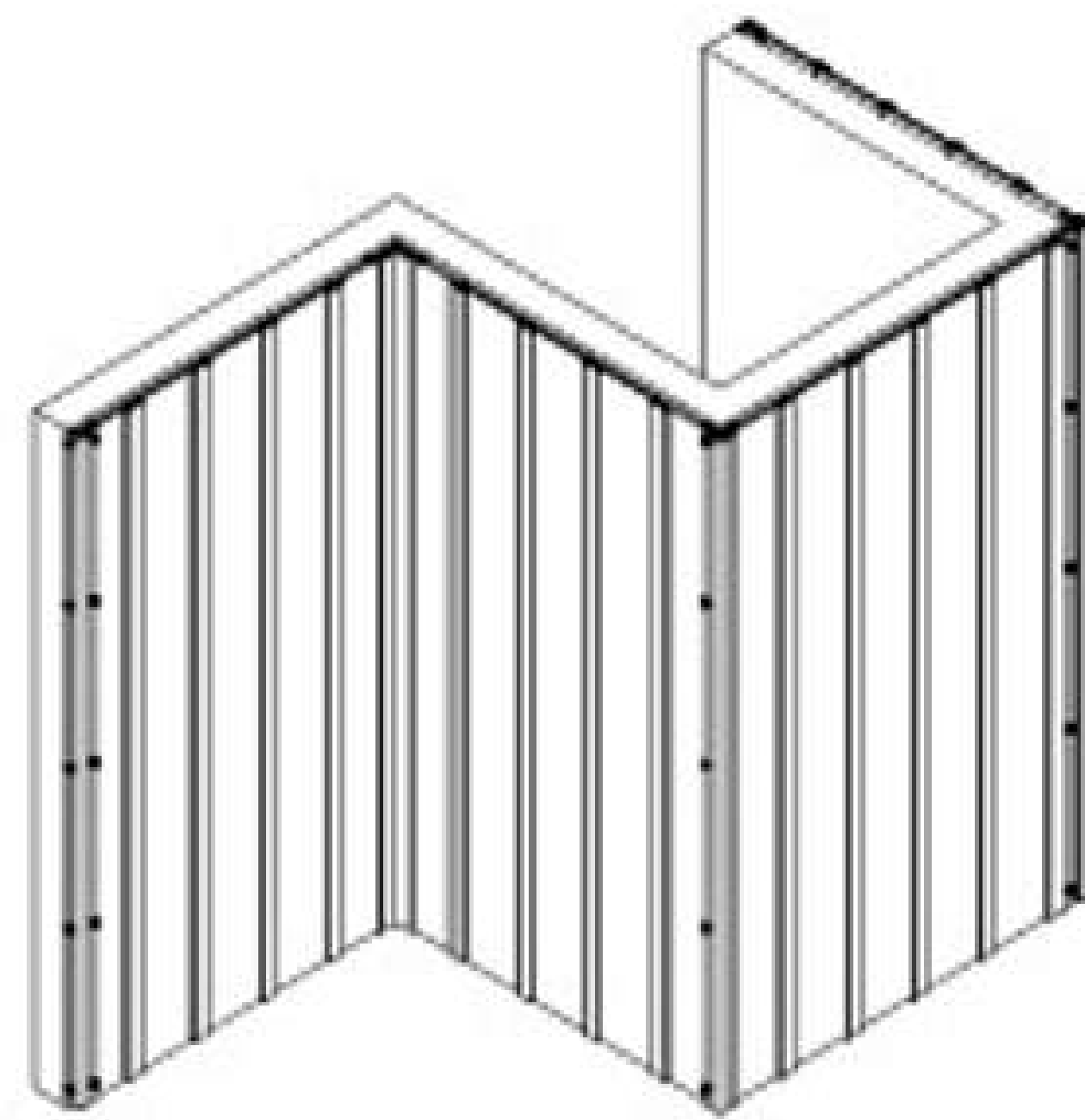


Diagram 3.1.6

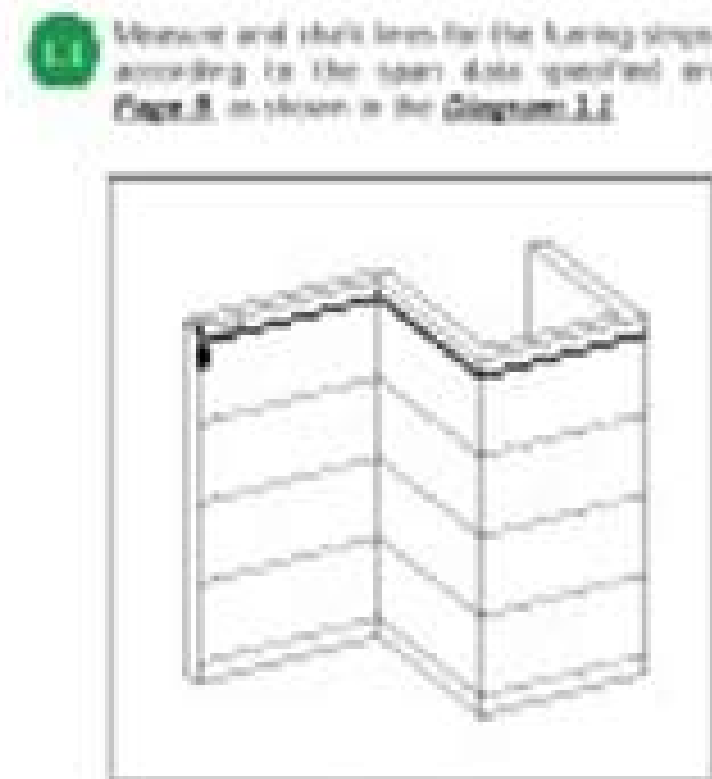


Diagram 3.1.1

Note:

1. For this illustration, we are using wood furring strips. Please refer to Page 7 for recommended screws when using aluminum furring strips.
2. A 12" gap is required between furring strips for the vertical installation to keep siding boards from bowing as noted on Page 7.

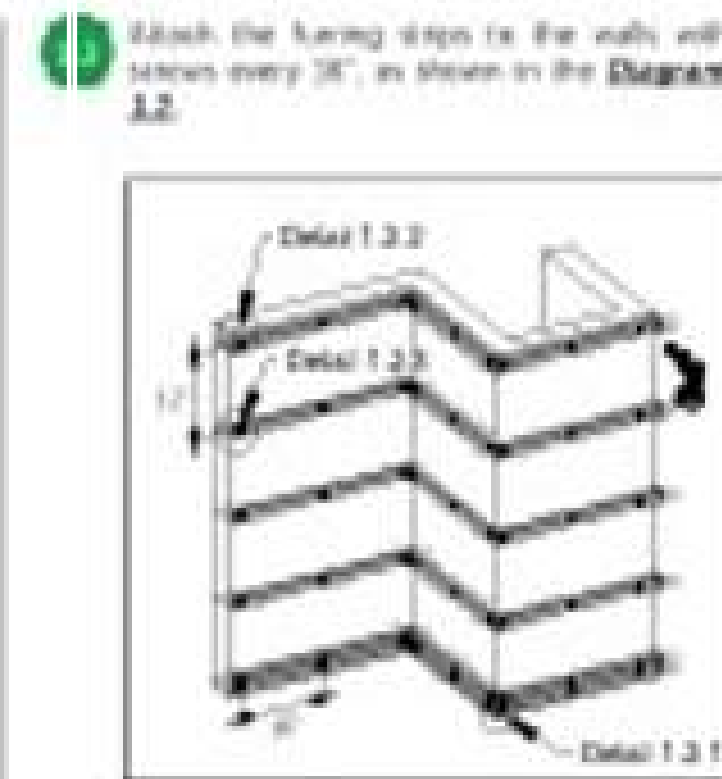
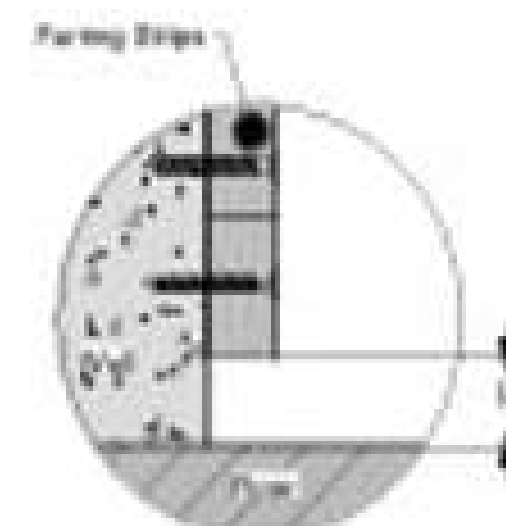


Diagram 3.1.2

Note:

1. Leaving a minimum of 1" gap between the furring strip and floor, as shown in the Detail 3.1.1.



Detail 3.1.1

2.1. Secure the trim onto the furring strip with screws at the starting wall corner.

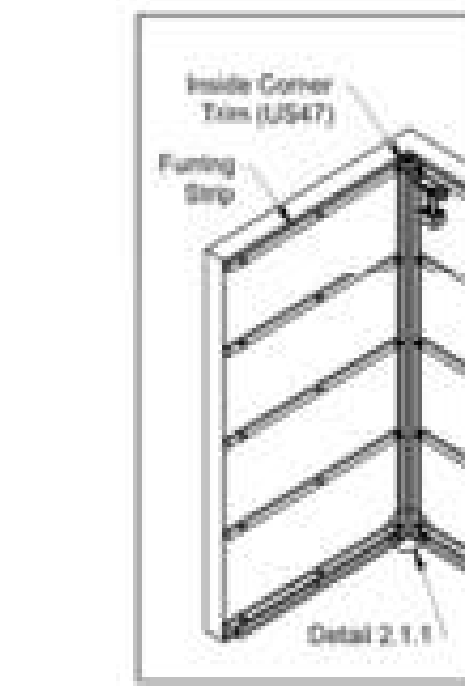
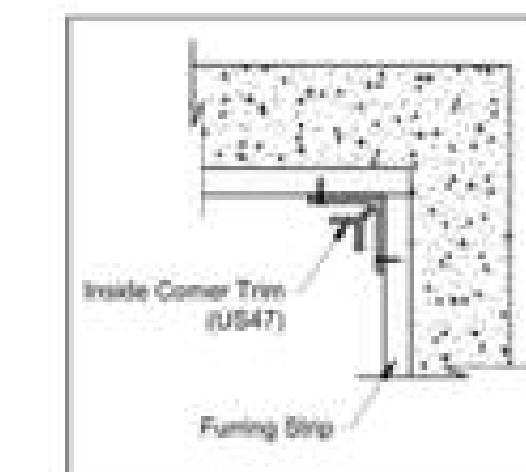


Diagram 2.1.1



Detail 2.1.1

Diagram 2.1.2 illustrates the Outside Corner Trim (US46) installation on the outside corner.

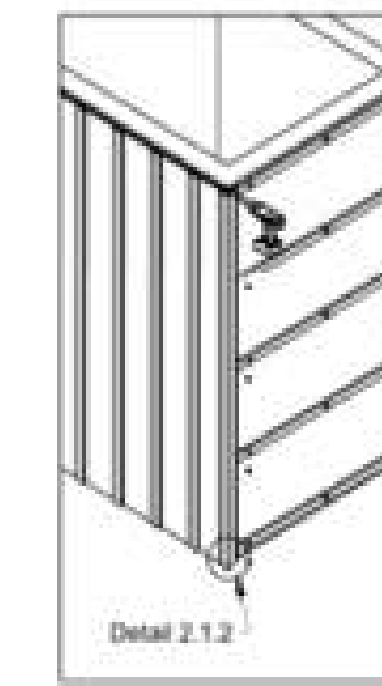
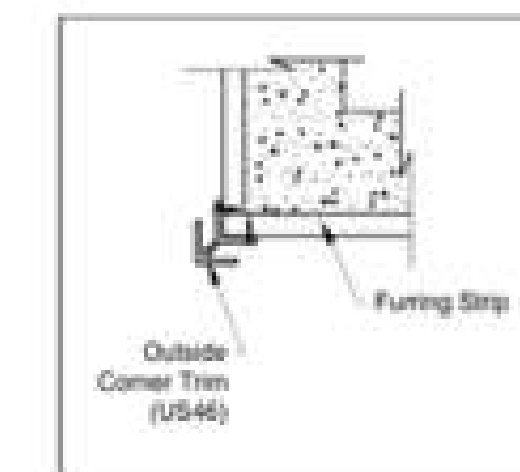


Diagram 2.1.2



Detail 2.1.2

Step 3: First Siding Board installation

1.1. Place the first siding board against the trim and face screwing it onto the furring strips with screws.

Note:
Rip the first siding board to remove the raised flat part, as shown in the diagram below.

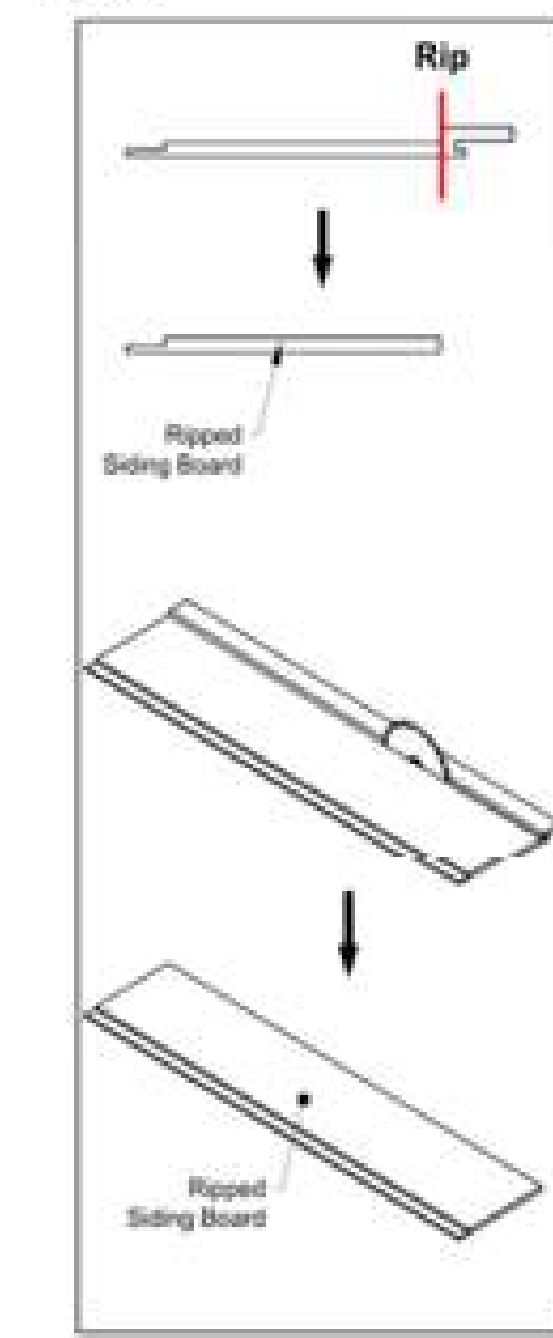


Diagram 3.1.1 illustrates the first siding board installation at the inside corner.

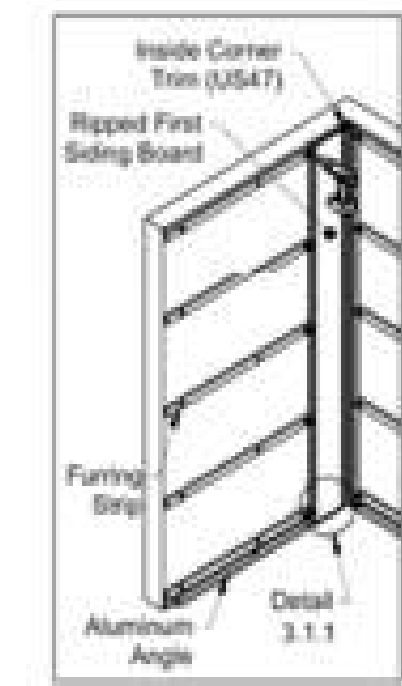
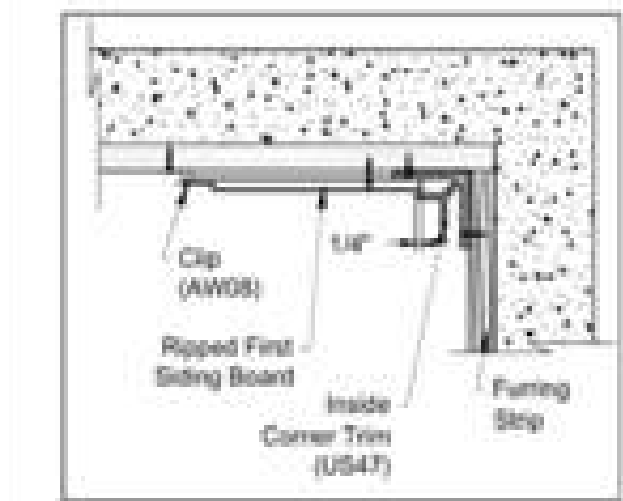


Diagram 3.1.1



Detail 3.1.1

Step 4: Install the remaining boards

4.1. Place the next siding board over the last installed Clip (AW08), and secure it onto the furring strip with the clip AW08.

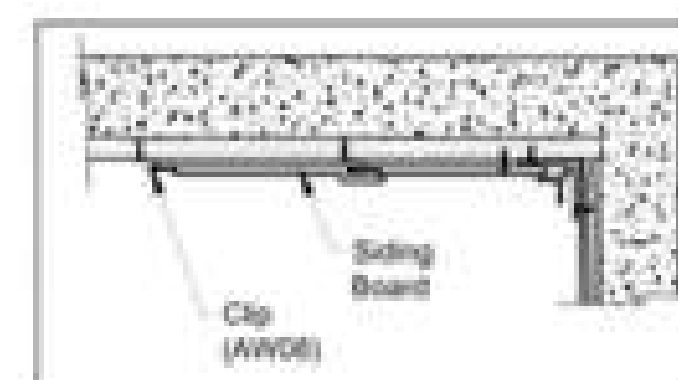
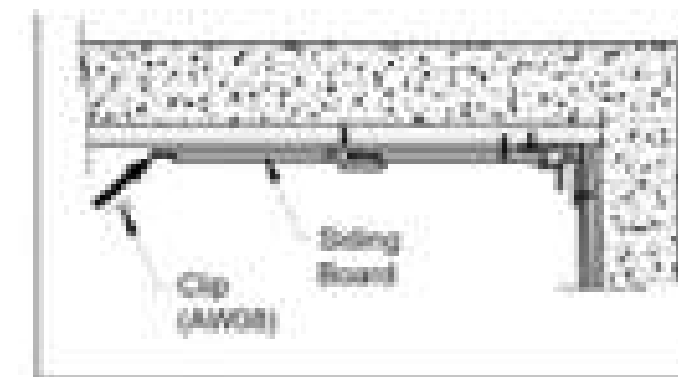
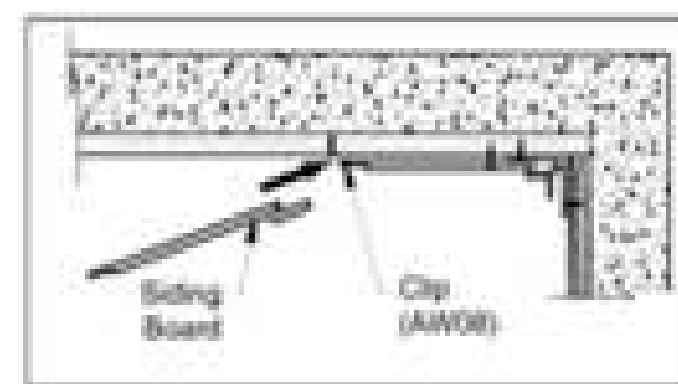
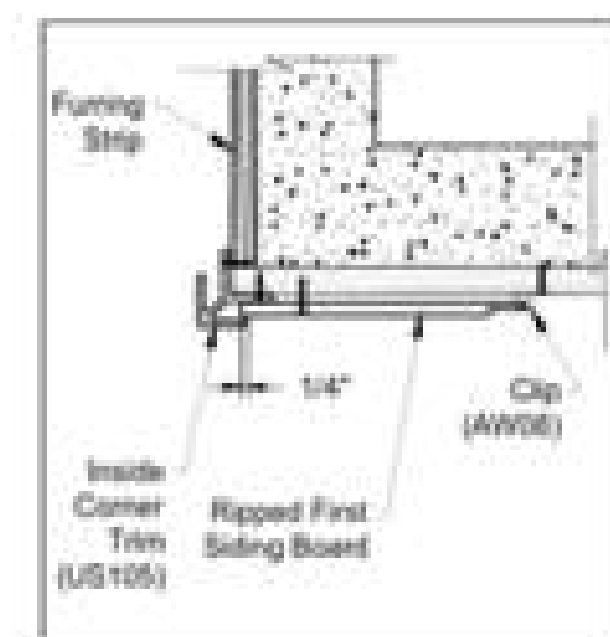
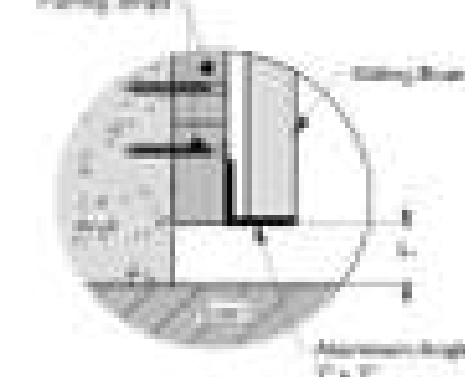
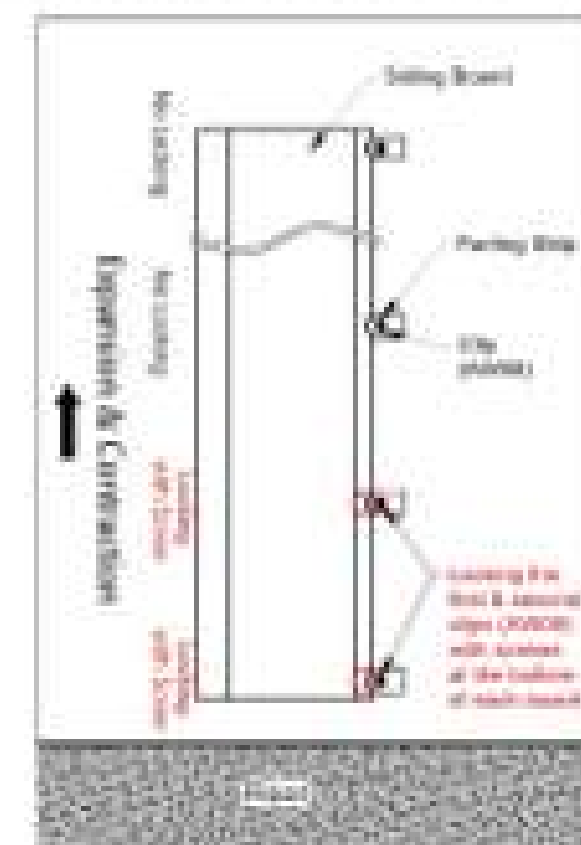


Diagram 3.1.2



Detail 3.1.2

When installing vertically, it is required to cut the first and second Clip (AW08) starting from the bottom of the board. Use an aluminum angle or equivalent at the bottom of the board to support it, as shown in the diagram below.



A.2 Option 2: Cap with the metal flashing

1. Put the metal flashing in place and secure it onto the furring strip with screws, as shown in the Diagram A.2.1

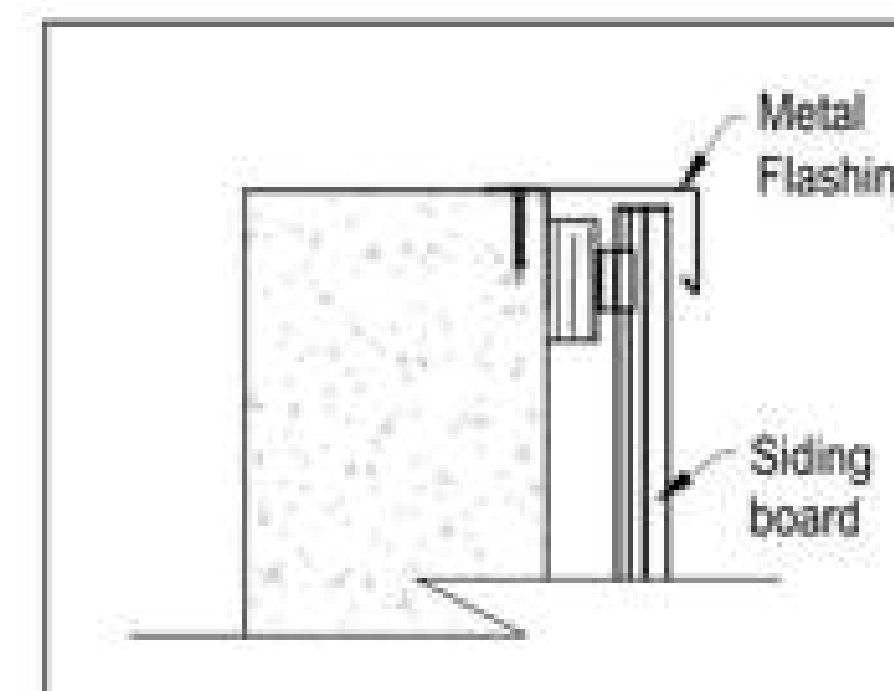
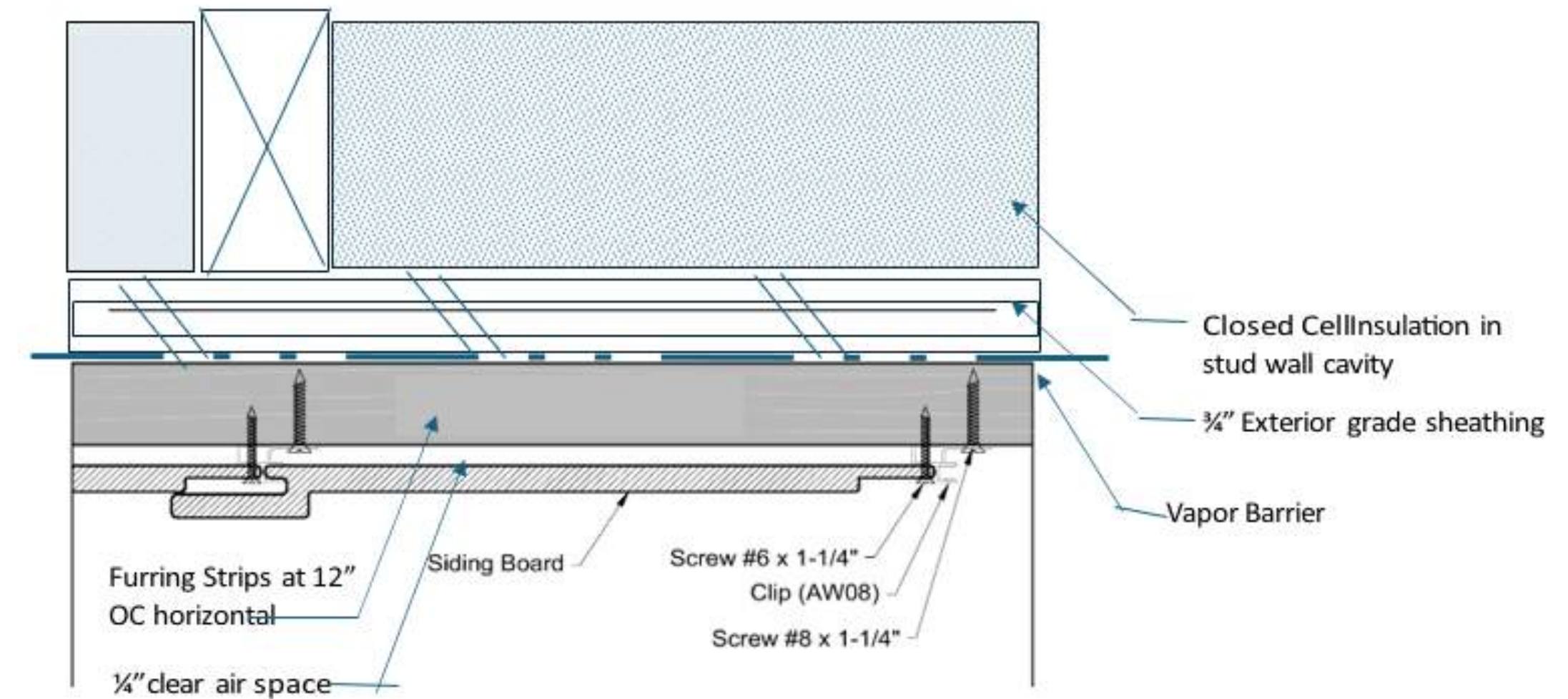


Diagram A.2.1



VERTICAL BOARD & BATTEN RAINSCREEN SIDING COMPOSITE EXTERIOR SHEATHING: MANUFACTURERS' INSTALLATION DETAILS



PHYSICAL MATERIAL SAMPLES WILL BE PROVIDED AT THE AUGUST 12TH REVIEW MEETING

Project Name & Location: RENOVATION & RESTORATION
234 PRICE STREET, SAVANNAH, GA 31401

Property Owner:
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5 Foxway Terrace
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HSF/MPC/Permit
& Const Doc By:
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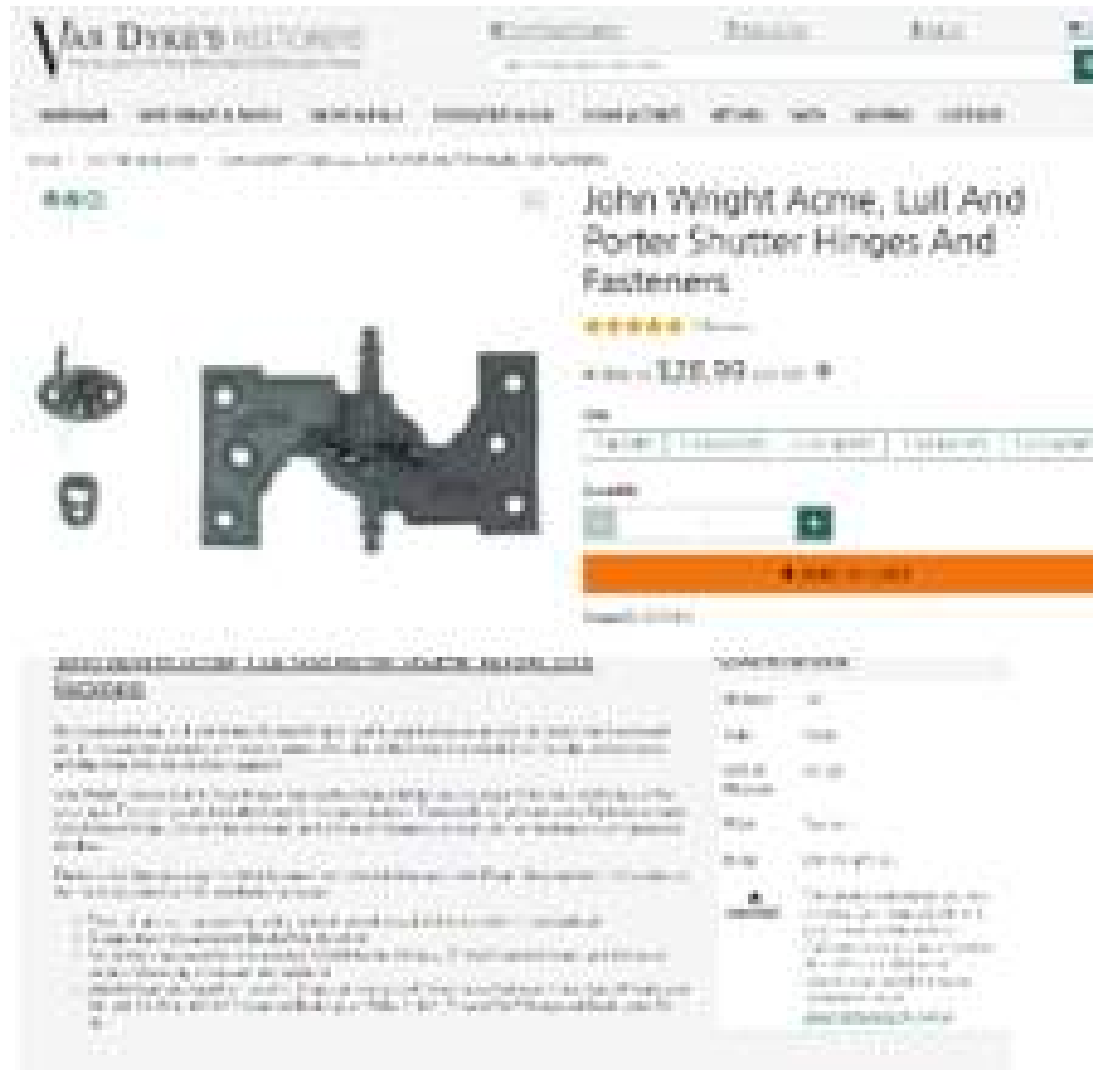
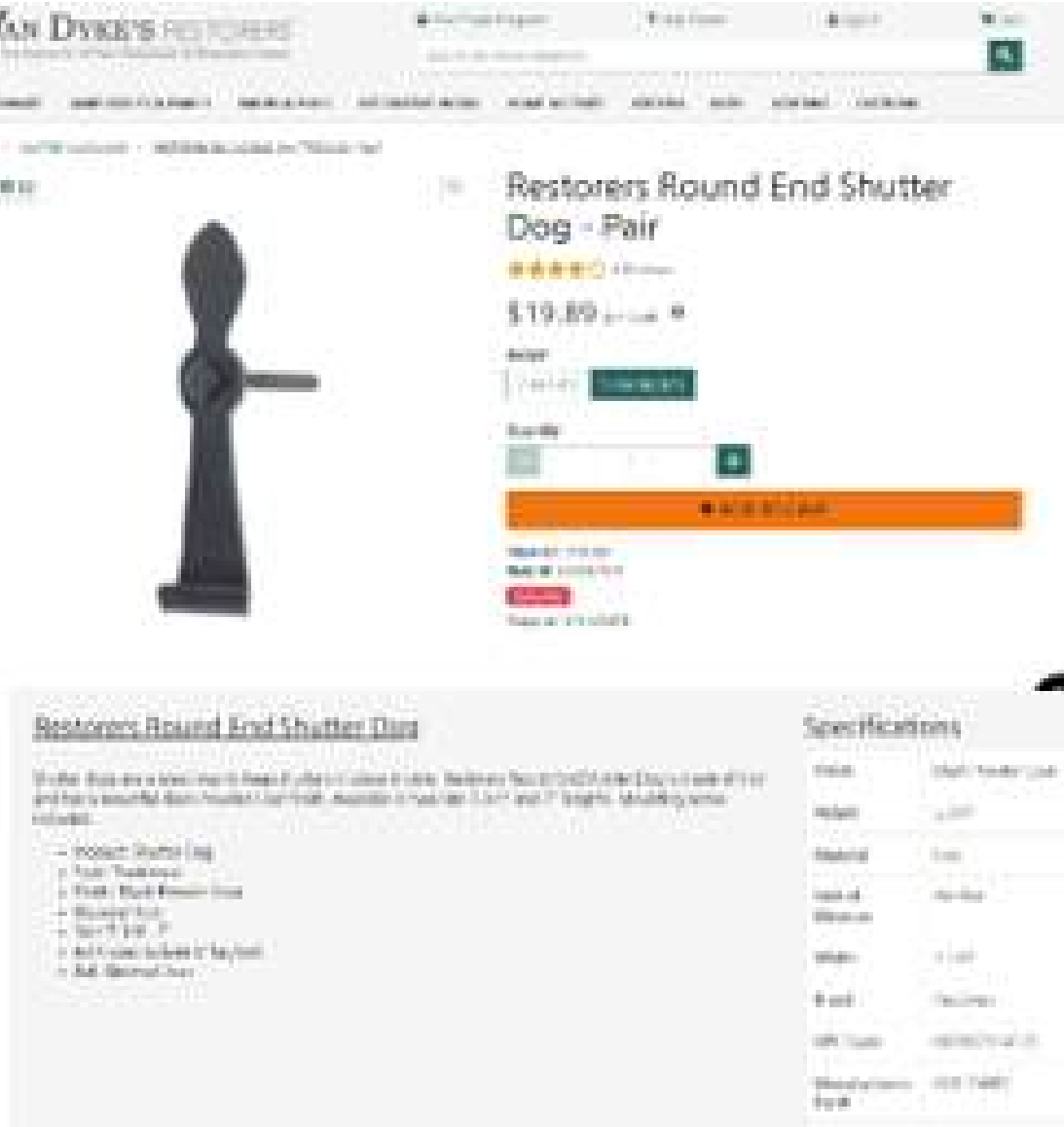
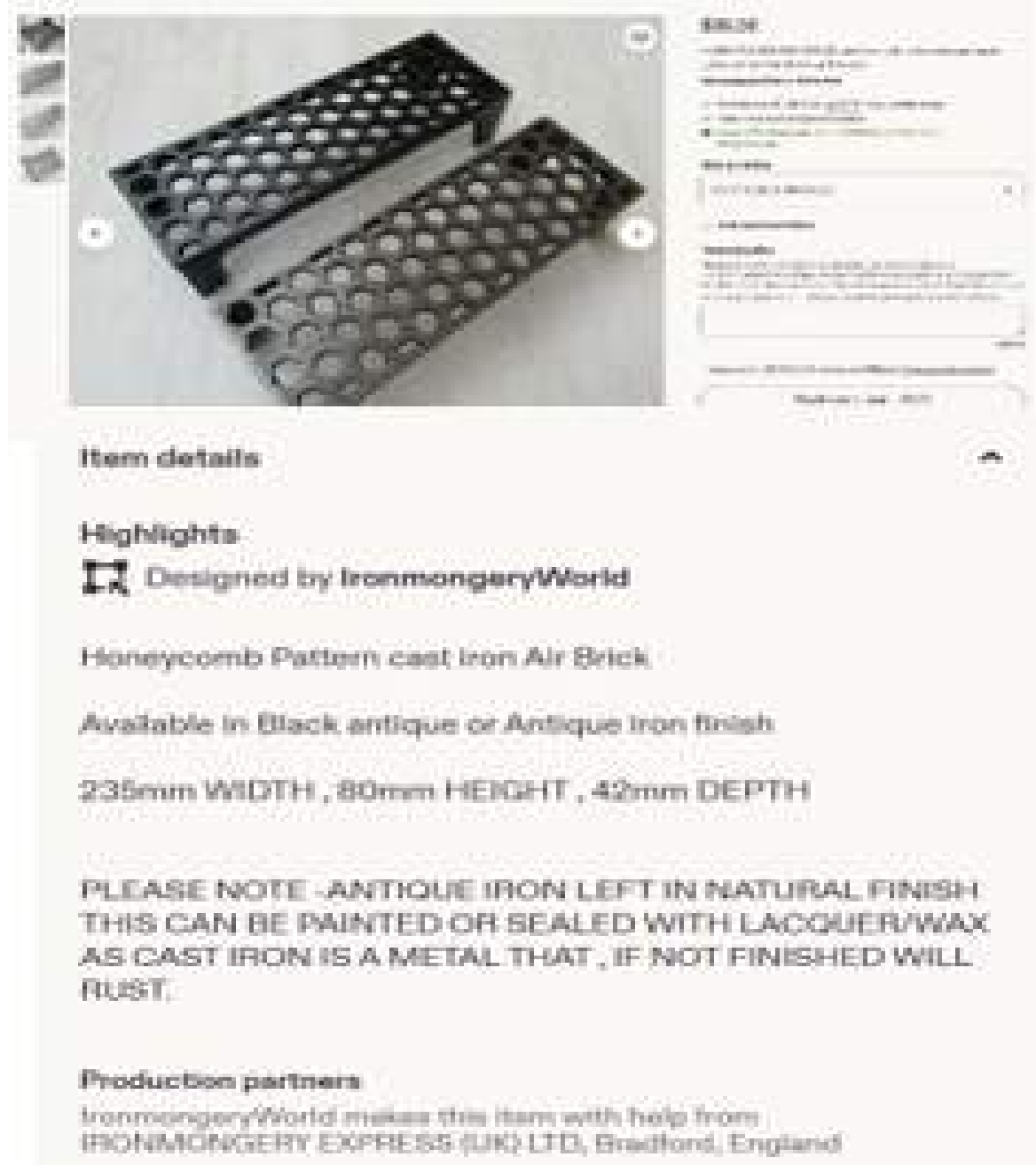
Drawing Name:
Product Data/Spec
and/or
Manufacturer
Information

3 of 10

WEST FAÇADE WOOD OPERABLE SHUTTER



36" High Mechanical Equipment Screen
1x3 Vertical Pickets See detail E/A104



EAST PERRY STREET FACING COURTYARD FENCE



COURTYARD GATE



How to Make Tabby Concrete: A Step-by-Step Guide

RESOURCE: Liam Cope
12/2025
The term Tabby, or tapia, refers to a historic, lime-based concrete prized for its durability in coastal environments. This building material is distinguished by its primary aggregate: whole and crushed oyster shells, which were abundantly available along the southeastern North American coastline. Tabby became a defining feature of the architecture in the Low Country of South Carolina and Georgia, as well as parts of Florida, where imported building materials were scarce. This unique concrete allowed early settlers to construct permanent, resilient structures using only locally sourced components.

Sourcing and Preparing Materials
The creation of traditional Tabby requires four main components: a lime binder, oyster shells as aggregate, sand, and water. Historically, the process began with preparing the binder by calcining oyster shells—burning them at high temperatures, often around 2,000 degrees Fahrenheit, to convert the calcium carbonate (CaCO_3) into calcium oxide (CaO), or quicklime. This quicklime was then slaked by adding water, a process that chemically transforms the CaO into calcium hydroxide ($\text{Ca}(\text{OH})_2$), the active lime binder. For modern applications, a high-quality Type S hydrated lime can be purchased, bypassing the labor-intensive and hazardous quicklime slaking process.

The oyster shells themselves must be gathered and prepared to serve as the coarse aggregate. It is necessary to clean the shells thoroughly and crush larger pieces to ensure a manageable size for mixing and proper compaction in the mold. Removing residual salt from the shells and the sand is important because salt can compromise the final strength and long-term integrity of the concrete. The sand should be a clean, sharp masonry grade to provide the fine aggregate necessary to fill voids and contribute to the mixture's overall strength.

Mixing Proportions and Procedure
Tabby relies on specific volumetric ratios to achieve the desired workability and ultimate strength. A common approximate historical ratio for the dry ingredients is a mix of one part lime, two parts oyster shell aggregate, and one part sand, although some recipes suggest equal parts of each component. The consistency of the final mix is paramount, requiring just enough water to create a stiff, cohesive paste often described as "earth-moist" or like a thick bread dough. Too much water will weaken the final product, but too little will prevent proper bonding.

Traditional mixing was a labor-intensive, hands-on process, but modern builders often use a standard mortar or concrete mixer to ensure uniformity. The goal is to thoroughly coat every piece of shell and sand with the lime paste. The mix should be stiff enough that it holds its shape when squeezed but still wet enough to easily compact into the formwork. Achieving this consistency is a matter of gradually adding water and mixing until the material is uniform and ready for placement.

Forming and Curing the Tabby
Once the mixture is prepared, it must be placed into temporary formwork, historically called "cradles" or "shuttering," which define the shape of the wall or structure. The fresh Tabby is placed into the forms in layers, typically six to twelve inches thick, and then heavily tamped or compacted. This tamping process is necessary to eliminate air voids and ensure the material is densely packed, resulting in a solid, monolithic section.

Unlike modern Portland cement, which cures through a chemical hydration reaction, Tabby hardens through a slow process called carbonation. This involves the lime binder, calcium hydroxide, reacting with carbon dioxide (CO_2) from the atmosphere to revert back to calcium carbonate (CaCO_3). This chemical change is the reverse of the initial calcination process and requires the Tabby to be kept moist for an extended period, often several weeks to months, to allow the reaction to fully penetrate the material. The completed structures were historically protected with a layer of lime-based stucco to prevent rapid drying and promote this gradual, deep curing.

Historical Uses and Modern Adaptations
The original use of Tabby was driven by necessity, providing a durable, fire-resistant material in a region that lacked natural stone or clay for brick-making. It was widely employed for foundations, walls of homes, fortifications like Fort Frederica, and structures on coastal plantations throughout the 18th and 19th centuries. The material's ability to withstand the harsh, humid coastal climate contributed to its longevity, with many of these historic structures remaining visible today.

In contemporary building, Tabby has seen a resurgence, often adapted for decorative applications rather than primary structural elements. Modern builders may substitute the traditional lime with a blend of hydrated lime and Portland cement, or sometimes just cement, to speed up the curing time and increase compressive strength. This adapted mix is frequently used for architectural veneers, garden walls, and distinctive flooring that exposes the oyster shells for a unique, rustic aesthetic.

TABBY CONCRETE EXTERIOR WALL FINISH VARIATION



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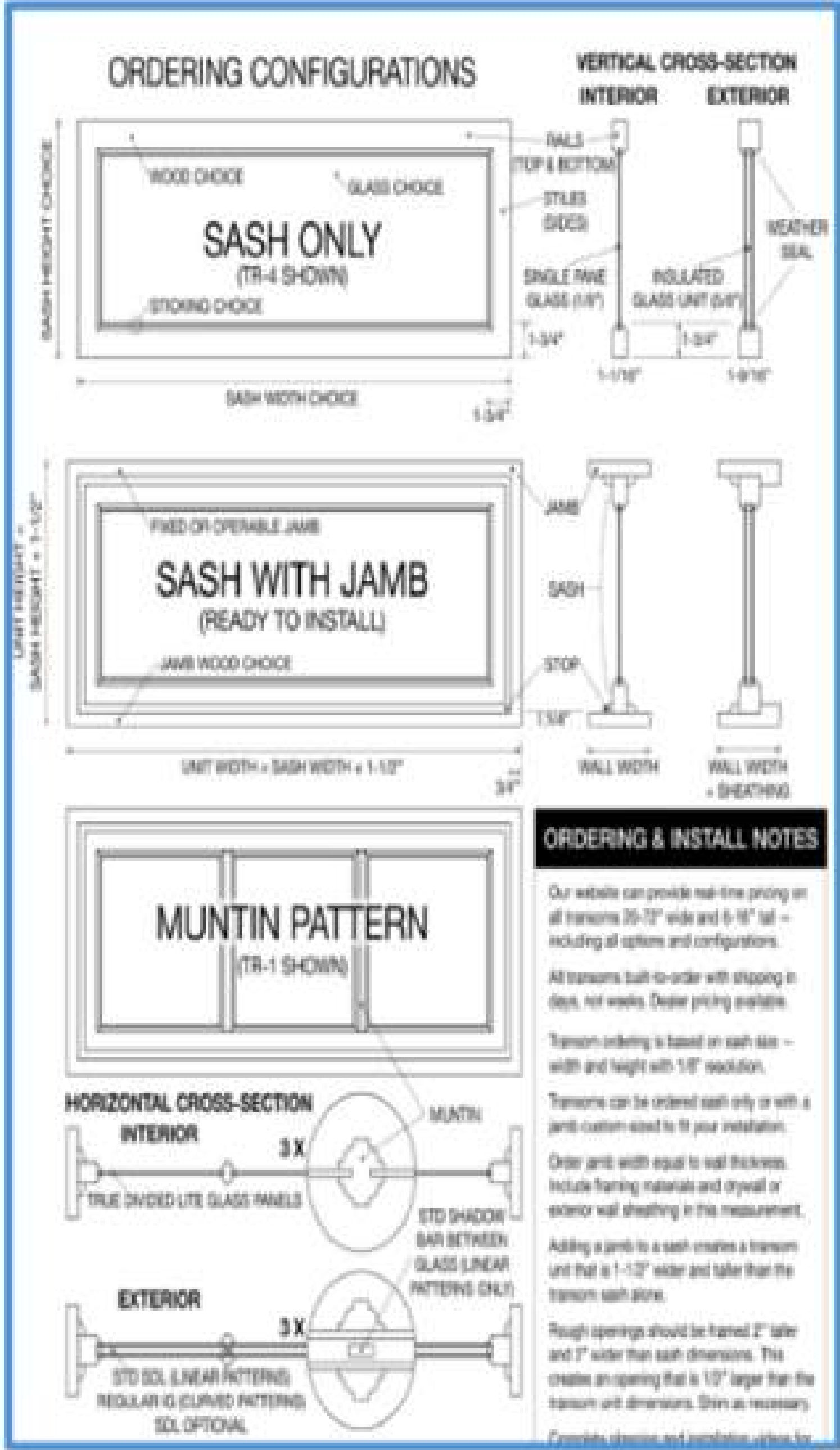
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Manufacturer
Information

Exterior Window at Laundry Room Mftg Information



Transom Window TR-1-E (Exterior)

Sash Width: 35-1/4"

Sash Height: 16-0/0"

One Custom Measurement (+\$15.00)

Special Order Customizations:

Muntin Bars: 3 Panes of Glass with 2 Vertical Bars (+\$15.00)

INSTALLATION OPTIONS

Exterior Sash Only / Customer-Built Jamb

UPGRADE OPTIONS

Glass: Low-E Both Panes Tempered Clear IG (+\$37.00)

Sash Wood: Mahogany (+\$85.00)

Copper Gutter Downspouts and connection details 6" Half Round High Back Gutter & 4" Round Downspout



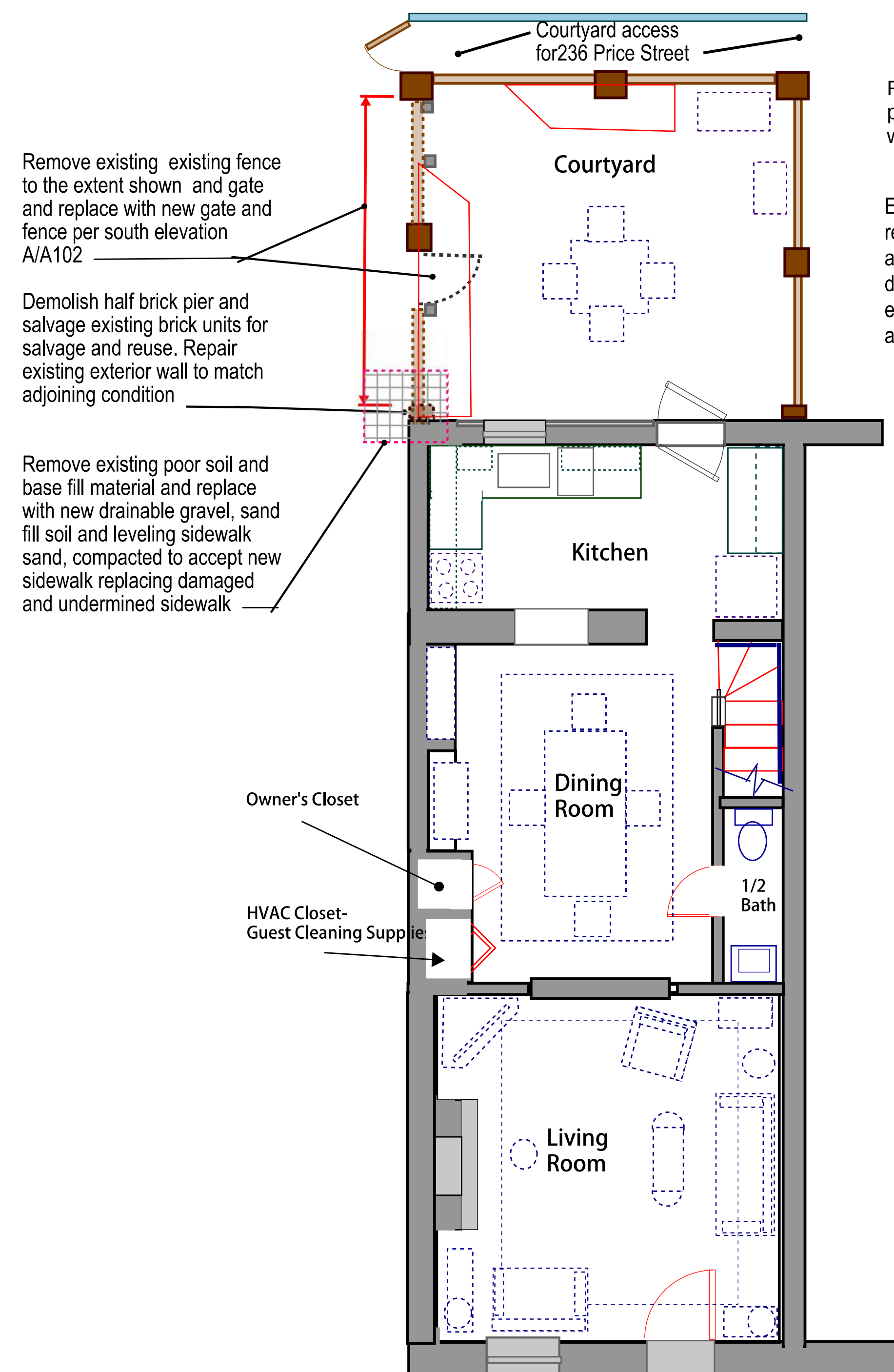
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Information



Level One Demolition Plan
1/4"=1'-0"

Remove & relocate existing plumbing vent as per new work plans and elevation

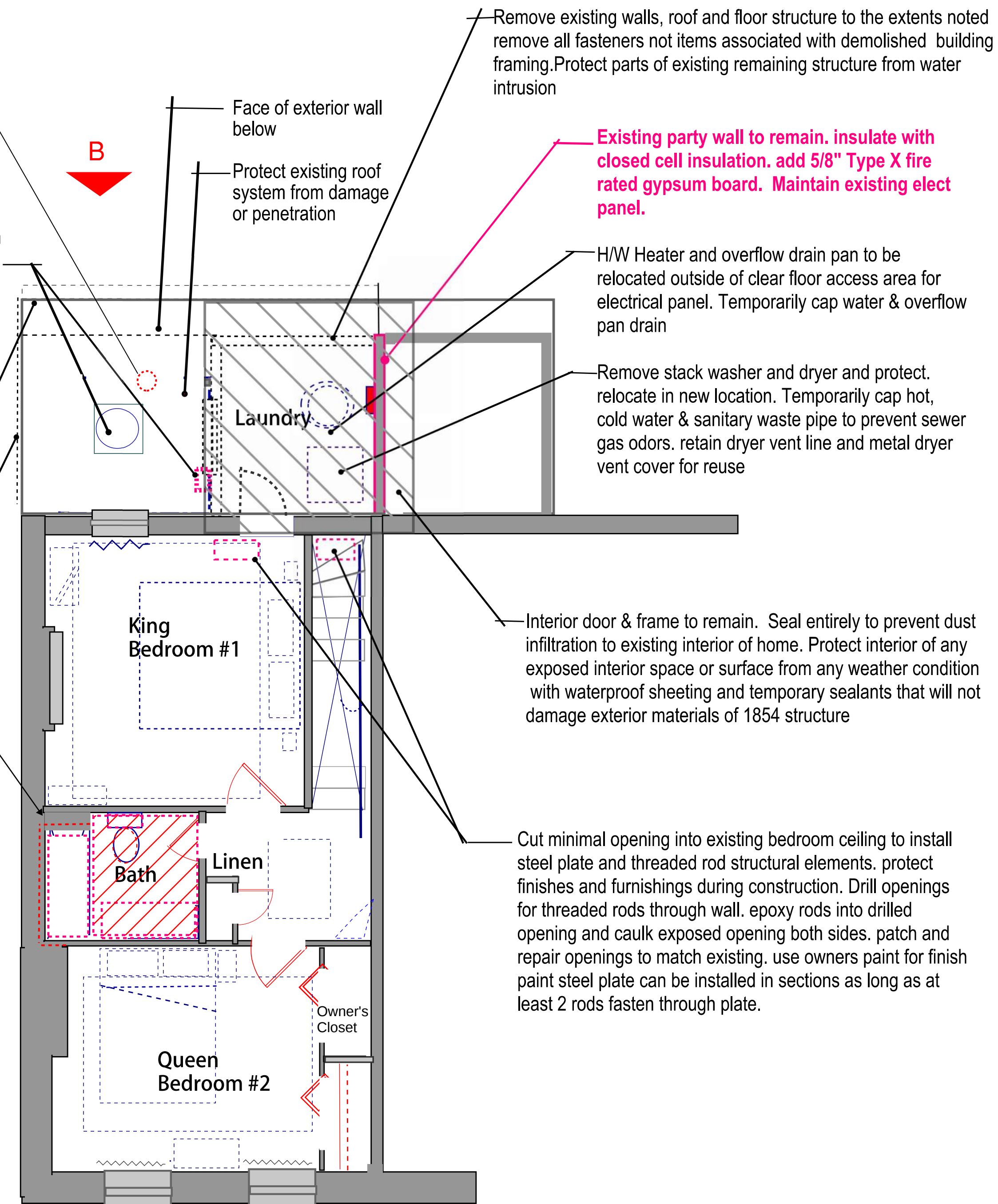
Existing condensing unit to remain. protect during demolition and construction from debris and damage. Temporarily relocate existing shut off during demolition and reinstall on new exterior wall

Remove existing gutter brackets downspouts replace per A102, remove replace damaged and deteriorated overhang, fascia and trim to match existing

Remove metal fascia board - replace per South Elevation

Closed cell spray insulation extent of exterior exposed masonry wall to 3 1/2" depth of pressure treated stud framing

A



Level Two Demolition Plan
1/4"=1'-0"

Remove existing walls, roof and floor structure to the extents noted remove all fasteners not items associated with demolished building framing. Protect parts of existing remaining structure from water intrusion

Face of exterior wall below
Protect existing roof system from damage or penetration

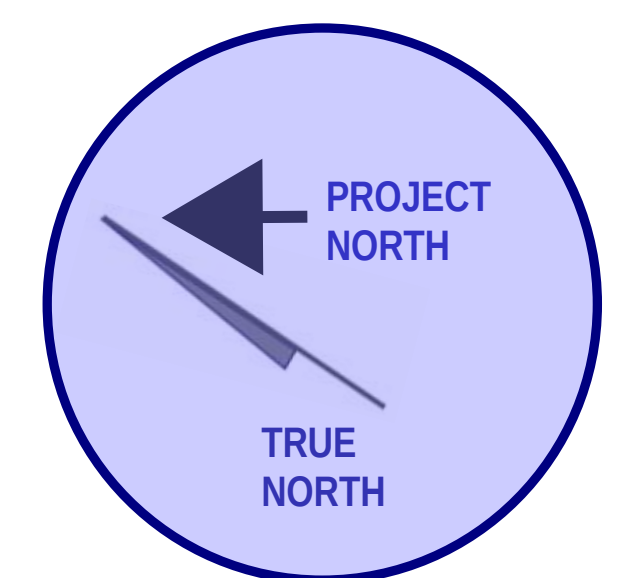
Existing party wall to remain. insulate with closed cell insulation. add 5/8" Type X fire rated gypsum board. Maintain existing elect panel.

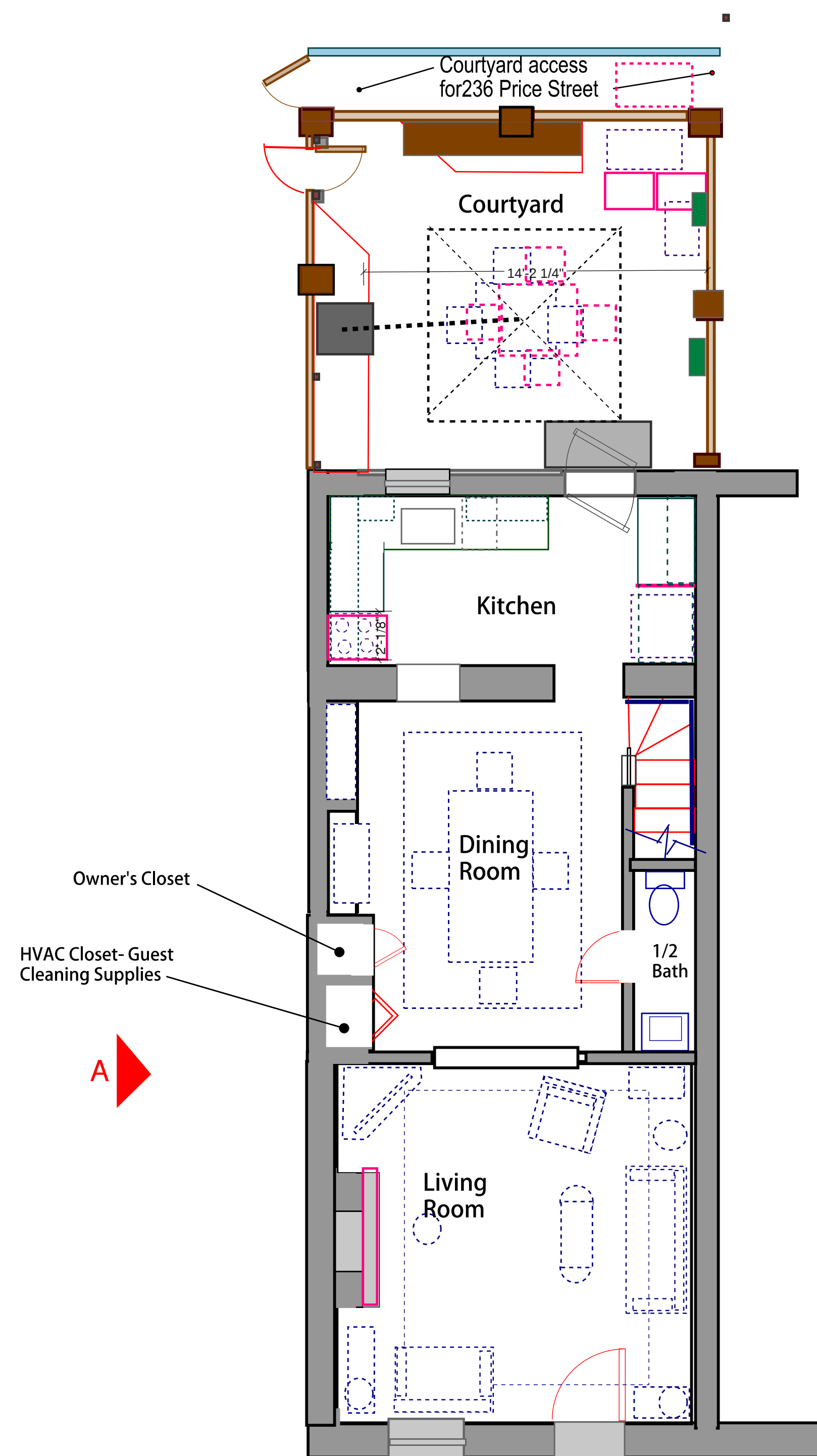
H/W Heater and overflow drain pan to be relocated outside of clear floor access area for electrical panel. Temporarily cap water & overflow pan drain

Remove stack washer and dryer and protect. relocate in new location. Temporarily cap hot, cold water & sanitary waste pipe to prevent sewer gas odors. retain dryer vent line and metal dryer vent cover for reuse

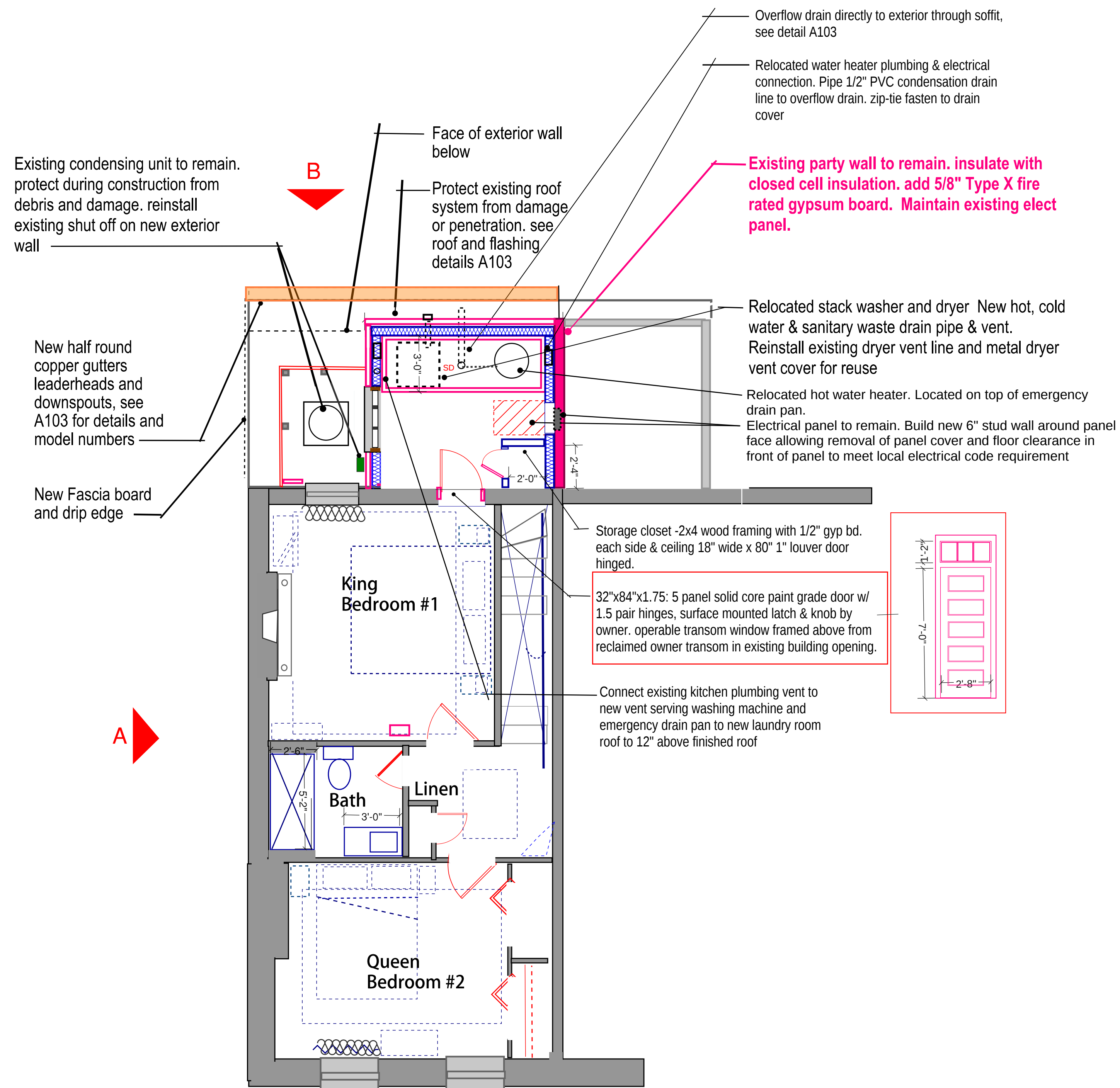
Interior door & frame to remain. Seal entirely to prevent dust infiltration to existing interior of home. Protect interior of any exposed interior space or surface from any weather condition with waterproof sheeting and temporary sealants that will not damage exterior materials of 1854 structure

Cut minimal opening into existing bedroom ceiling to install steel plate and threaded rod structural elements. protect finishes and furnishings during construction. Drill openings for threaded rods through wall. epoxy rods into drilled opening and caulk exposed opening both sides. patch and repair openings to match existing. use owners paint for finish paint steel plate can be installed in sections as long as at least 2 rods fasten through plate.

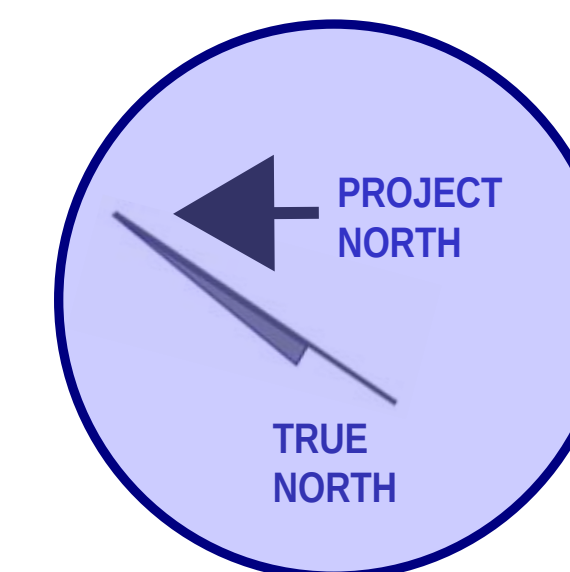




Level One Demolition
1/4"=1'-0"



Level Two- New Work Plan
1/4"=1'-0"

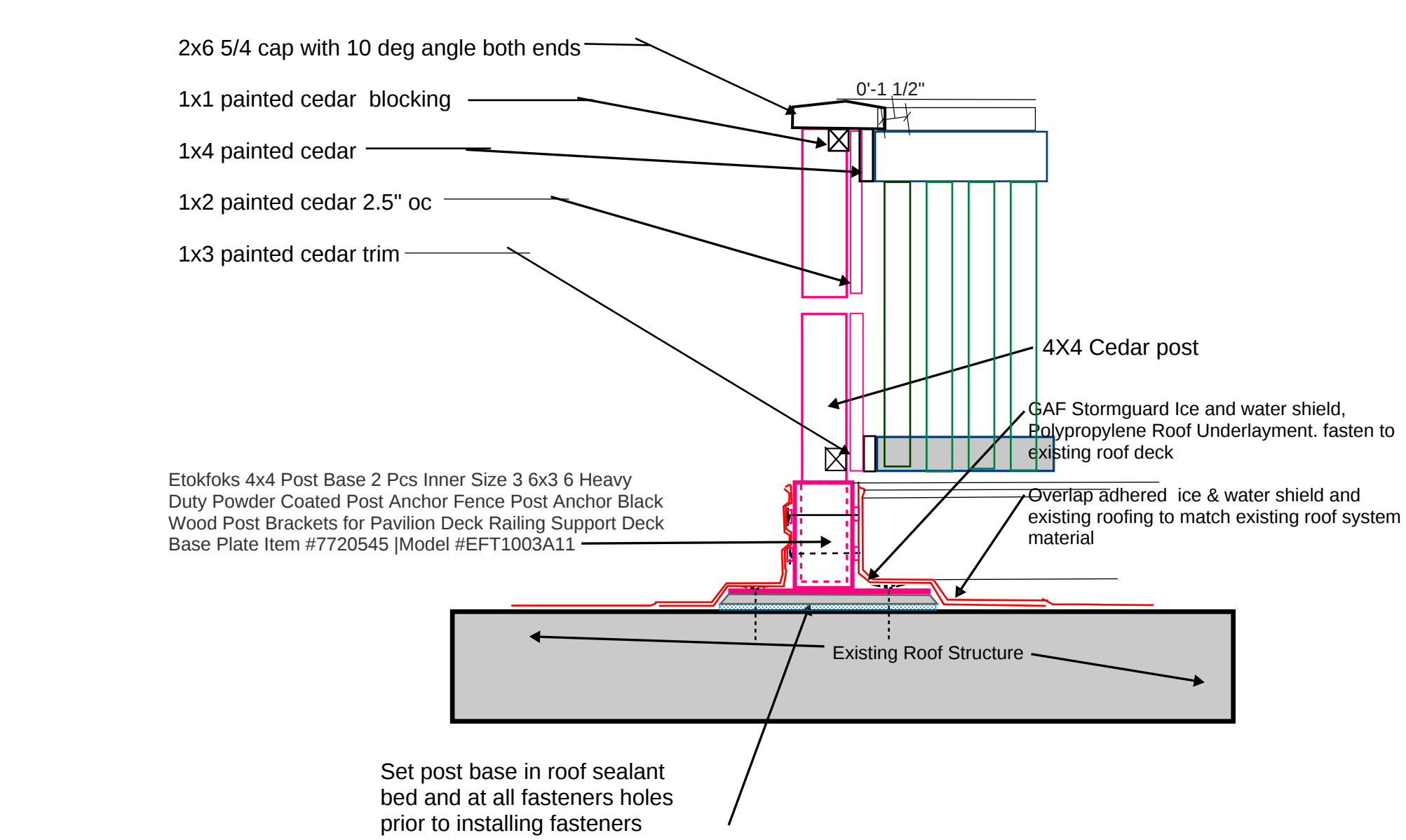


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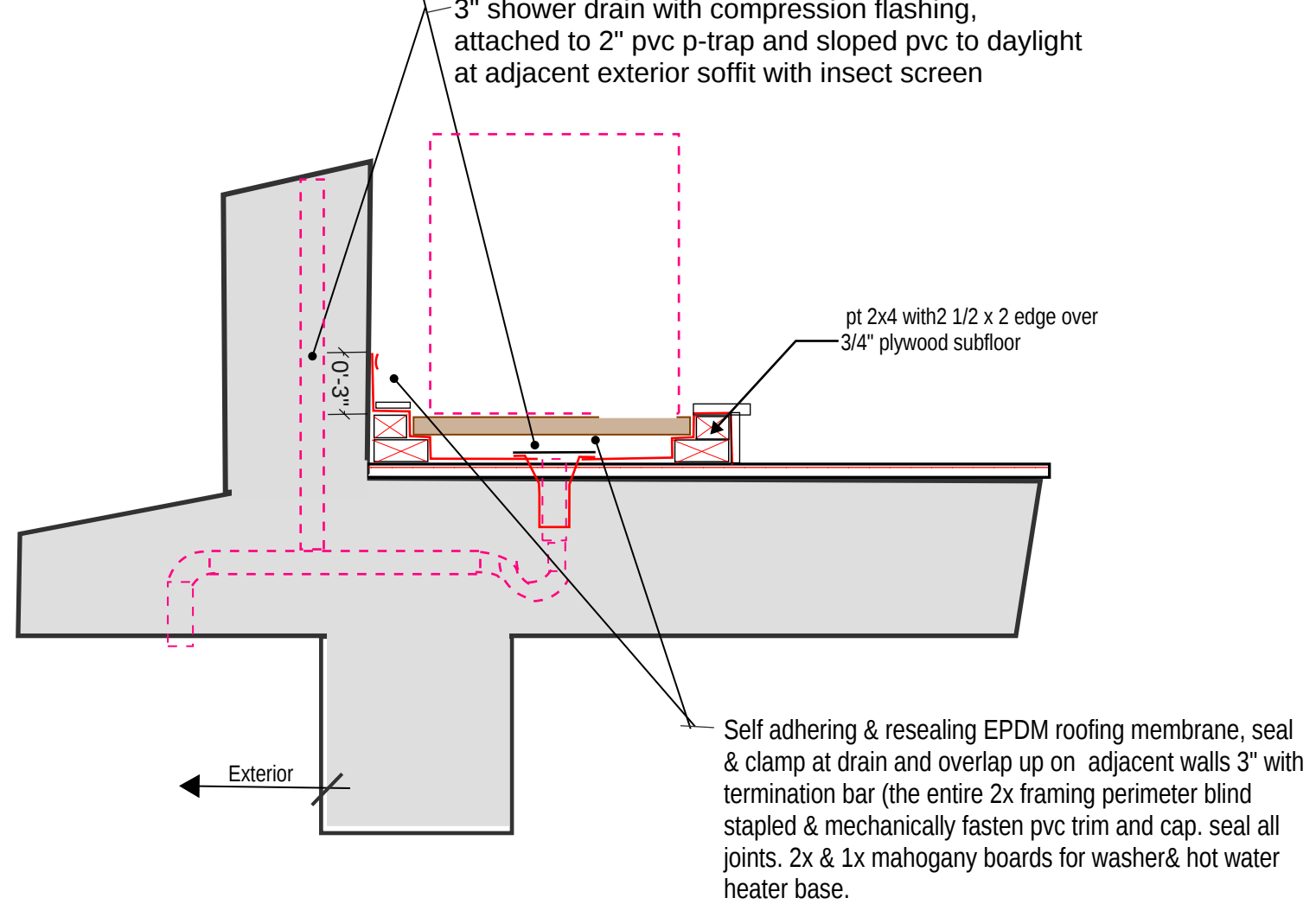
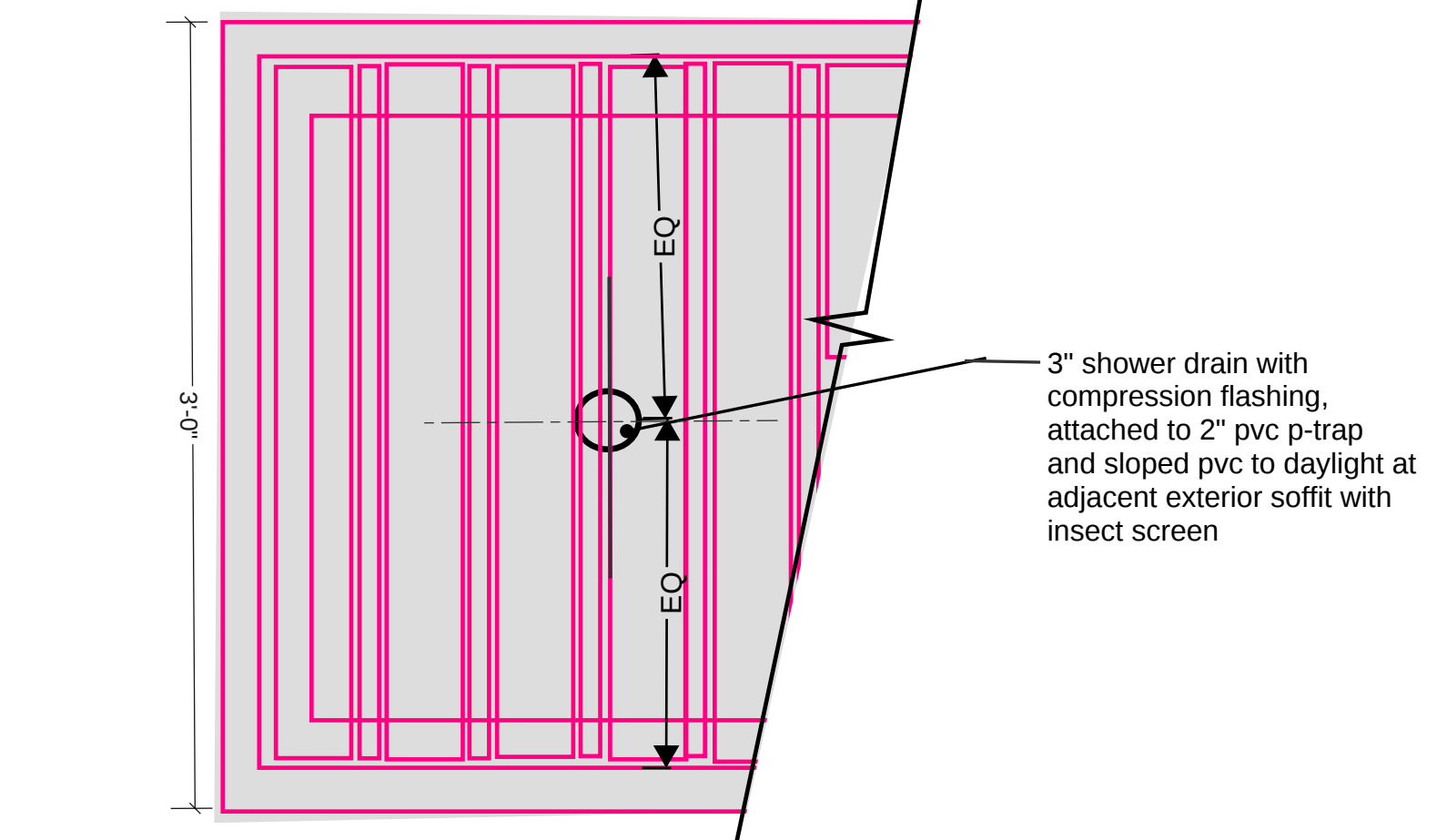
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07/08/2026
Revision

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**DETAIL E -
MECHANICAL UNIT SCREEN
LEVEL 1 ROOF**
1-1/2"=1'-0"



**SECTION/DETAIL F
EMERGENCY OVERFLOW BUILT-IN DRAIN PAN @
Laundry for washer & hot water heater**
1-1/2"=1'-0"

- 6" Copper Half Round Highback Gutters Item # COHHB6XC16X
- Half Round Copper Hback Bus Bar Gutter Hanger-Item # COHHB6XC18
- Half Round Quarter Ball Gutter End Caps Item # ECQBECT6XCX
- Half Round Highback Outside Miter Item # COOH6XC16X
- B Style Gutter Outlet Item # COBO6XCXX
- 4" Copper Plain Round Downspouts, Item # COPRD4XC16X
- 75 deg. Plain Round Downspout Elbows Item # COPRE4C1675
- Plain Round Downspout Hooks, Item # COPRCDH4XCX

NewTechWood Board & Batten Siding-US86 overlapping composite rain screen system, mounted vertically over furring strip with siding manufacturer's clips fasteners AW08, top cap CA52, and bottom aluminum angle, CA42, Outside Corner Trim CA161-AA159, CA155-AA154 F-Trim at termination to brick and to adjacent resident exterior sheathing, all visible rain screen materials to be ARCTIC SNOW (ASN)

2x6 wood studs at 16" OC with closed cell insulation R-33 to 38.5 with 3/4" exterior grade plywood & 5/8" gypsum board-inside face

Simpson a35 framing angle each stud & a34 each joist

Align face of rain screen with adjacent unit facade on west face

1x3 Pressure treated furring strip for fastening 1/2" x 1/2" aluminum angle to support rainscreen vertical panels. Fastening method per mfg recommendations

PT cant -continuous

4" Each leg drip edge with self adhering EPDM compatible edge water shield & vapor barrier adhered to exterior grade 3/4" plywood sheathing and pressure treated wood cant, with white or gray color up EPDM roofing system

NewTechWood UltraShield composite 1x10" fascia

AW08 clips mounted to pt furring strip over 1/2" exterior grade plywood and vapor barrier tongue & groove soffit, 1/4" min air gap between composite board & any framing material to allow air circulation

Aluminum termination bar, for finish joint of tabby wall finish all four edges of the new tabby finish over the existing cmu wall

NewTechWood Board & Batten Siding-US86 overlapping composite rain screen system, mounted vertically over furring strip with siding manufacturer's clips fasteners AW08, top cap CA52, and bottom aluminum angle, CA42, Outside Corner Trim CA161-AA159, CA155-AA154 F-Trim at termination to brick and to adjacent resident exterior sheathing, all visible rain screen materials to be ARCTIC SNOW (ASN)

1x 3 pressure treated furring strips over 3/4" exterior grade plywood sheathing- seal all plywood joints, provide continous vapor barrier, and tape vapor barrier

2x6 wood studs at 16" OC with closed cell insulation R-33 to 38.5 with 5/8" gypsum board

NewTechWood UltraShield composite 1x10" fascia; 1x4 tongue & groove soffit with air vent.

Simpson H10A-2 Hurricane Tie - G90 Galvanized

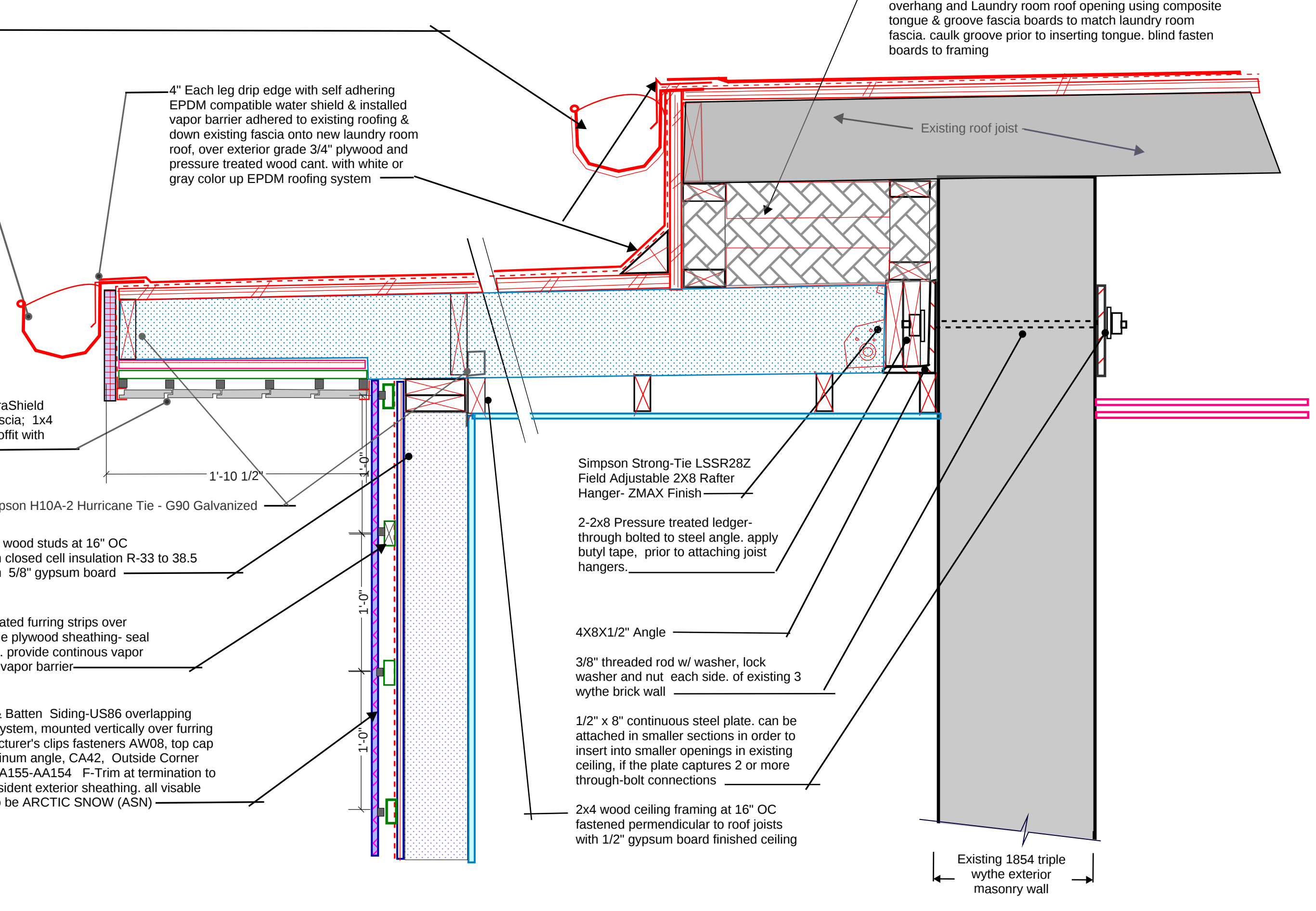
- 6" Copper Half Round Highback Gutters Item # COHHB6XC16X
- Half Round Copper Hback Bus Bar Gutter Hanger-Item # COHHB6XC18
- Half Round Highback Outside Miter Item # COOH6XC16X
- Industrial Conductor Head-Item # COCHX4INDUST 4"
- 4" Copper Plain Round Downspouts, Item # COPRD4XC16X
- 75 deg. 4" Plain Round Downspout Elbows Item # COPRE4C1675
- Plain Round Downspout Hooks, Item # COPRCDH4XCX Half Round Highback Gutter End Caps
- 6 Half Round HBack End Cap -Item # COCHE6XC16X
- 6" Half Round Highback Outside Miter Item # COOH6XC16X

NOTE: ALL ROOF EDGE CONDITIONS & ROOF RELATED TRANSITIONS OR DETAILS TO USE GRACE ULTRA ONLY, WITH EPDM ROOFING SYSTEM, VYCOR PLUS MAY NOT BE USED ANY EPDM ROOF RELATED DETAIL OR CONDITION, BUT CAN BE USED ON WINDOW & WALL & NON ROOF FLASHING DETAIL AREA PER MFTG GUIDELINES

**SECTION/DETAIL C
CONNECTION AT 1985 ROOF STRUCTURE & LAUNDRY ROOM RAINSCREEN**
1-1/2"=1'-0"

**SECTION/DETAIL B
LEVEL 2 LAUNDRY RAIN SCREEN EAVE**
1-1/2"=1'-0"

**SECTION/DETAIL A
CONNECTION AT ORIGINAL 1854 3-WYTHE STRUCTURE**
1-1/2"=1'-0"



Forbo Marmoleum Real - Sheet Item:Item #12803 Model #3055adhered using manufacturers recommended adhesives and install instructions.

2x8 @16"oc cut to roof slops & fastened on both sides with joist hangers, install joists with crown facing up

Closed cell insulation, R-Value varies by location over existing roof. Spray after floor framing is complete and prior to floor sheathing fastened, top of joist receive sealant bed before fastening sheathing, fasten every 12" OC -No. 8x1.25 buglehead wood sheathing fastener

2-2x8 pressure treated sleeper plate over GAF Stormguard Ice and water shield, Polypropylene Roof Underlayment, fasten to existing roof deck with Simpson Strong-Tie Strong-Drive SDWS Timber #12 x 5-in Double-barrier Exterior Construction screws staggered @8" oc.

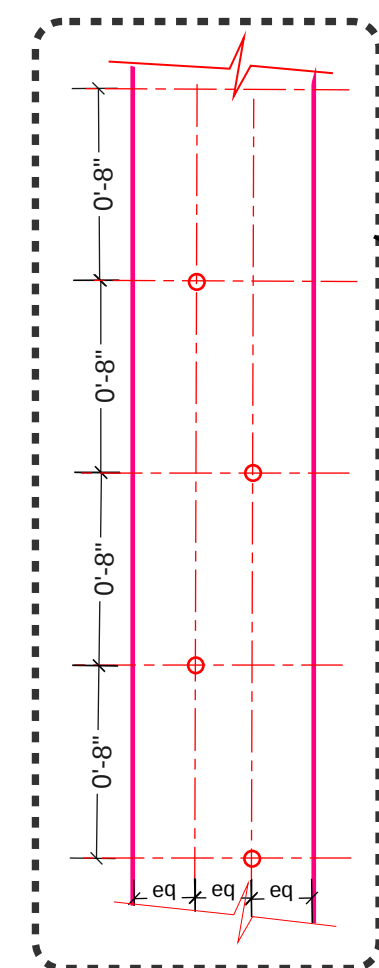
Existing Roof & Wall System and bearing point, above cmu wall system, confirm bearing point is in good condition of stable condition prior to constructing new floor system

Existing roof joist -

2x8 pressure treated sleeper plate over GAF Stormguard Ice and water shield, polypropylene roof underlayment, fasten to existing roof deck with Simpson Strong-Tie Strong-Drive SDWS Timber #12 x 5-in Double-barrier exterior construction screws staggered @8" oc.

**SECTION/DETAIL D
CONNECTION AT ORIGINAL 1854 3-WYTHE STRUCTURE & LEVEL ONE ROOF**
1-1/2"=1'-0"

SLEEPER FASTENING PATTERN
1-1/2"=1'-0"



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Revision

Drawing Name:
BUILDING DETAILS & BUILDING SECTIONS

