



Stabilization & Seismic Repairs

Photo - Circa 1895

Fisher Mansion

Stabilization & Seismic Repairs

Photo - 2024



Fisher Mansion



Stabilization & Seismic Repairs

Stabilization Tasks

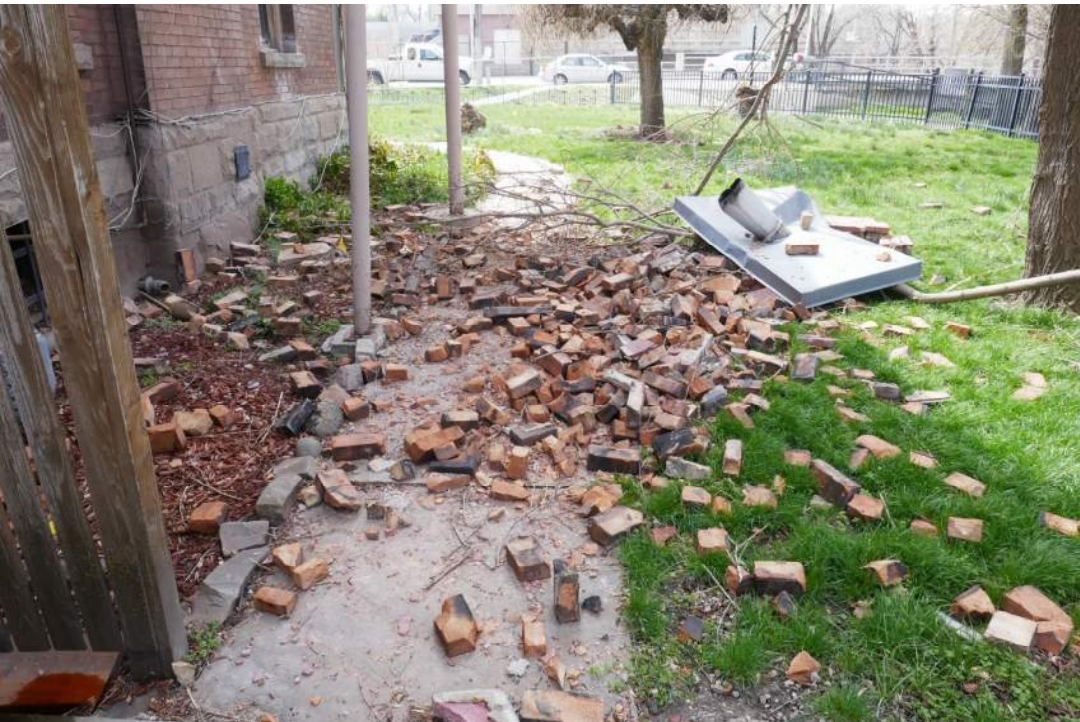
Fisher Mansion

Stabilization & Seismic Repairs

Stabilization Tasks



Fisher Mansion



Stabilization & Seismic Repairs

Seismic Repair Tasks

Stabilization & Seismic Repairs

41 Total Tasks

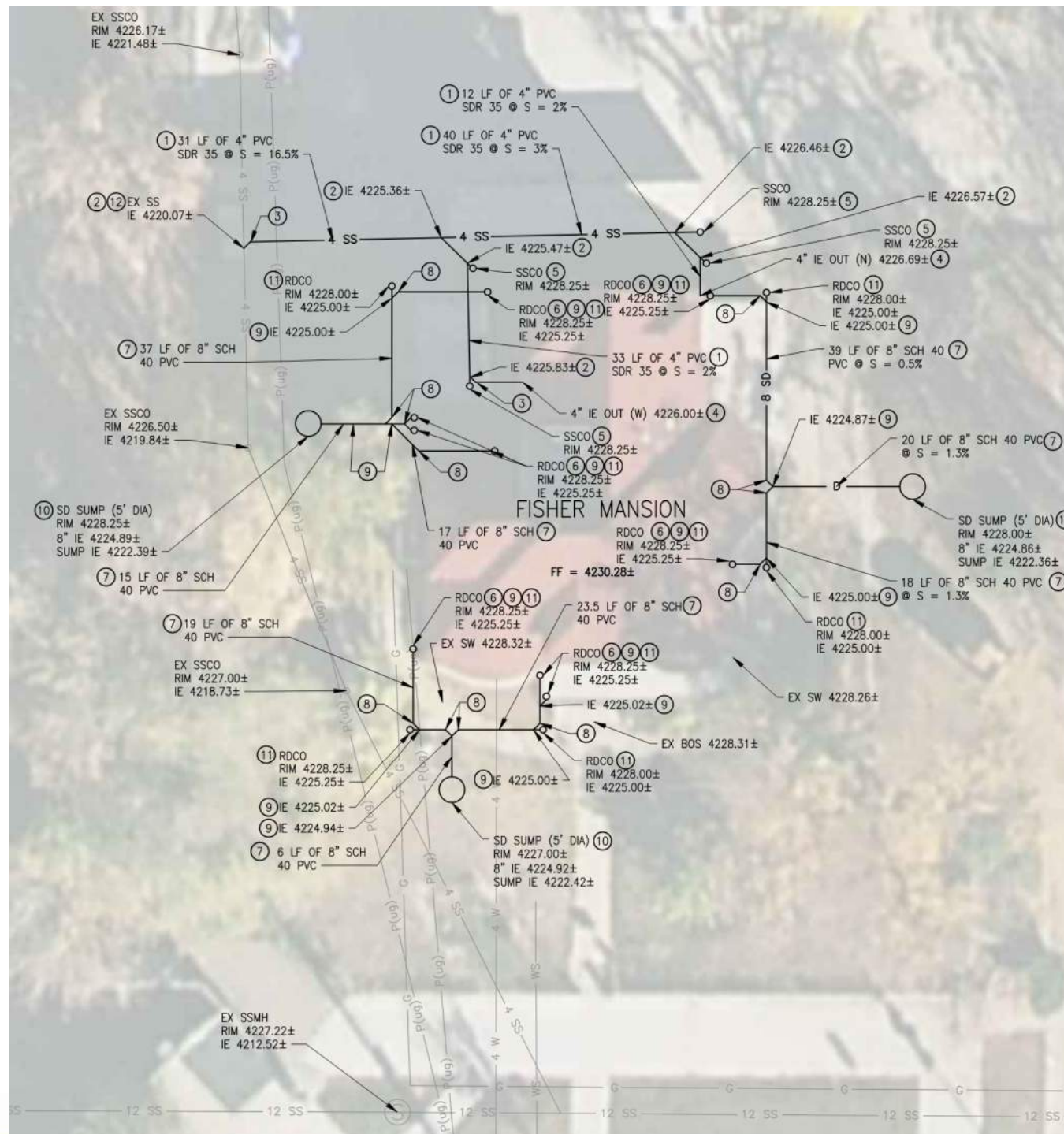
- 30 Stabilization Tasks
- 11 Seismic Repairs

DAMAGE TYPE	DISCIPLINE	TYPE OF DAMAGE	DAMAGE	NOTES
001	Arch	Stabilization	Historic Brick Masonry Repair	Replace cracked masonry with salvaged brick to match existing.
003	Arch	Seismic	Historic Brick Masonry Repair	Remove horizontal lines of mortar joint 2" deep and install stainless steel helical bars into the brickwork. Inject epoxy consolidant into larger cracks. Repoint with mortar to match existing. Replace cracked masonry.
004	Arch	Seismic	Historic Stone Masonry Repair	Replace stone with stone from similar geologic strata to match existing.
006	Arch	Stabilization	Repoint Masonry	
007	Arch	Seismic	Reconstruct Chimney	Use salvaged brick and brick salvaged on site prior to earthquake.
008	Arch	Stabilization	Remove And Replace, Railing And Stairs	Remove and replace temporary railing and refinish stairs
009	Arch	Seismic	Repair/Reattach Fire Egress Stair	Straighten bent members. Replace damaged members as required. Replace existing anchors with screened epoxy anchors. Anchor landing to wall with new screened epoxy anchors. Refinish stair.
010	Arch	Seismic	Interior painting	Paint all plaster in rooms with crack damage including ceiling. Color to match existing room. Architect to approve color.
011	Arch	Stabilization	Refinish Metal Surface	
012	Arch	Stabilization	Infill Annular Space	Reference repoint brick and stone masonry.
013	Arch	Stabilization	Refinish Painted Surface	
014	Arch	Stabilization	Consolidate Sandstone	Test consolidate in areas not visible on the exterior. Possible testing locations: Basement or under porch.
016	Arch	Stabilization	Temporarily Cover Openings in Soffit	Cover opening/damaged soffits with 3/4" plywood. Attach using 1 1/2" bugle head course thread screws, 6" O.C. to deter pest infiltration.
017	Arch	Stabilization	Patch and Repair Skylight	Replace Damaged structure. Refinish corroded structure. Replace broken lites of glass (Match existing). Remove and replace all sealant and flashing. Make watertight. Apply consolidant on wood skylight support structure in areas of dry rot and refinish.
018	Arch	Stabilization	Replace Roof-Match Existing	Remove and replace the roof with asphalt shingle and continous bituminous vapor retarder barrier
019	Arch	Stabilization	Repair/Replace Roof Drain Down Spout	Repair decorative roof drain down spout & connect to dry sump. Match original material, design and finish.
023	Arch	Stabilization	Remove and Replace Joint Sealant	
024	Arch	Seismic	Repoint Historic Masonry	Remove deteriorated mortar by hand raking the joints, avoid damaging masonry. Match existing mortar. Color, Aggregate Ratio, Compressive Strength & Flexural Bond Strength.
031	Arch	Seismic	Plaster Crack - Level 1	Hairline cracking, 0.45mm or less.
032	Arch	Seismic	Plaster Crack - Level 2	Cracking larger than level 1 and plaster has separated 6" on both sides of crack from substrate.
033	Arch	Seismic	Plaster Crack - Level 3	Plaster damage where sections of plaster have become detached.
034	Arch	Seismic	Plaster Crack - Level 4	Plaster damage where sections of plaster have become detached and the masonry or substrate is damage behind plaster and requires stitching or replacement.
037	Arch	Stabilization	Plaster Crack - Level 3	Plaster damage where sections of plaster have become detached
038	Arch	Stabilization	Plaster Crack - Level 4	Plaster damage where sections of plaster have become detached and the masonry or substrate is damage behind plaster and requires stitching or replacement
055	Arch	Stabilization	Non-Damaging Window Protection	Seal windows by non-destructive means: Press fit 2x4 wood subframe with perimeter backer rod seal. Do not anchor/damage sills, jams headers or window frames. Attach 3/4" plywood to subframe. Prime and paint exterior of plywood with latex paint.
059	Arch	Seismic	Plaster Crack - Level 1	Hairline spider cracking, 0.45mm or less.
100	Civil	Stabilization	Replace Sewer Line	Replace collapsed sewer line from the main line on the West of the property to both connections on the North West and North East connections to the mansion.
101	Civil	Stabilization	Install Dry Wells	Install 3 roof water dry wells, 16' from mansion.
200	Struct	Stabilization	Roof To Wall Connection Upgrades	Install new blocking between joists, bond beams, anchors, and roof nailing to positively anchor roof to walls
201	Struct	Stabilization	Roof Framing Upgrades	Strengthen deficient roof joists and connections to supporting members
202	Struct	Stabilization	Floor To Wall Connection Upgrades	Install new blocking between joists, anchors, and nailing to positively anchor floor to walls.
203	Struct	Stabilization	Floor Joist Upgrades	Strengthen floor joists that are required to transfer gravity loads at each level where bearing walls do not line up vertically.
204	Struct	Stabilization	Masonry Wall Center-Core	Install reinforcing and grout in vertical cores at/near center of brick masonry walls. Cores extend from roof to foundation level.
205	Struct	Stabilization	Floor Joist and Sheathing Repairs	Repair damaged and deteriorated floor joists
209	Struct	Stabilization	Replace All Sub-floor	Remove all flooring and sub-floor and replace.
211	Struct	Stabilization	Reinforce Both Sides of Foundation Wall	Place single-formed wall on exterior of foundation and shotcrete on the interior with reinforcement. Prime and paint all interior surfaces.
300	Mech	Stabilization	Replace Basement Furnaces	Replace both existing furnaces.
301	Mech	Stabilization	Upstairs Furnace	Existing upstairs furnace is to remain. Perform a full maintenance routine for the existing furnace, evaporator coil, and condensate drain line. Verify the functionality of the system including controls. Field verify exact condenser size and refrigerant type to match existing coil. Cover condenser pipe with insulation and 22ga. brake metal cover. Include welded wire security cage. Prime and paint to match existing sheet metal. Add landscaping to screen.
303	Mech	Stabilization	Remove HVAC Window Unit	Remove window unit. Infill opening with temporary plywood. Remove all electrical back to outlet/panel. Remove all plumbing back to line connection. Cap connection.
405	Electrical	Stabilization	Demo old wiring	Disconnect old knob and tube wiring to any and all panels and devices. Demolish all other existing two wire or older wire systems to ensure building is up to code
501	Plumbing	Stabilization	Cap Sewer Openings	Cap/plug all abandoned sewer openings in the building.

- 30 Stabilization Tasks
- 11 Seismic Repairs

Stabilization - Civil

- Reinstall Sewer
- Restore Down Spouts
- Connect Down Spouts to Dry Wells



Stabilization & Seismic Repairs

41 Total Tasks

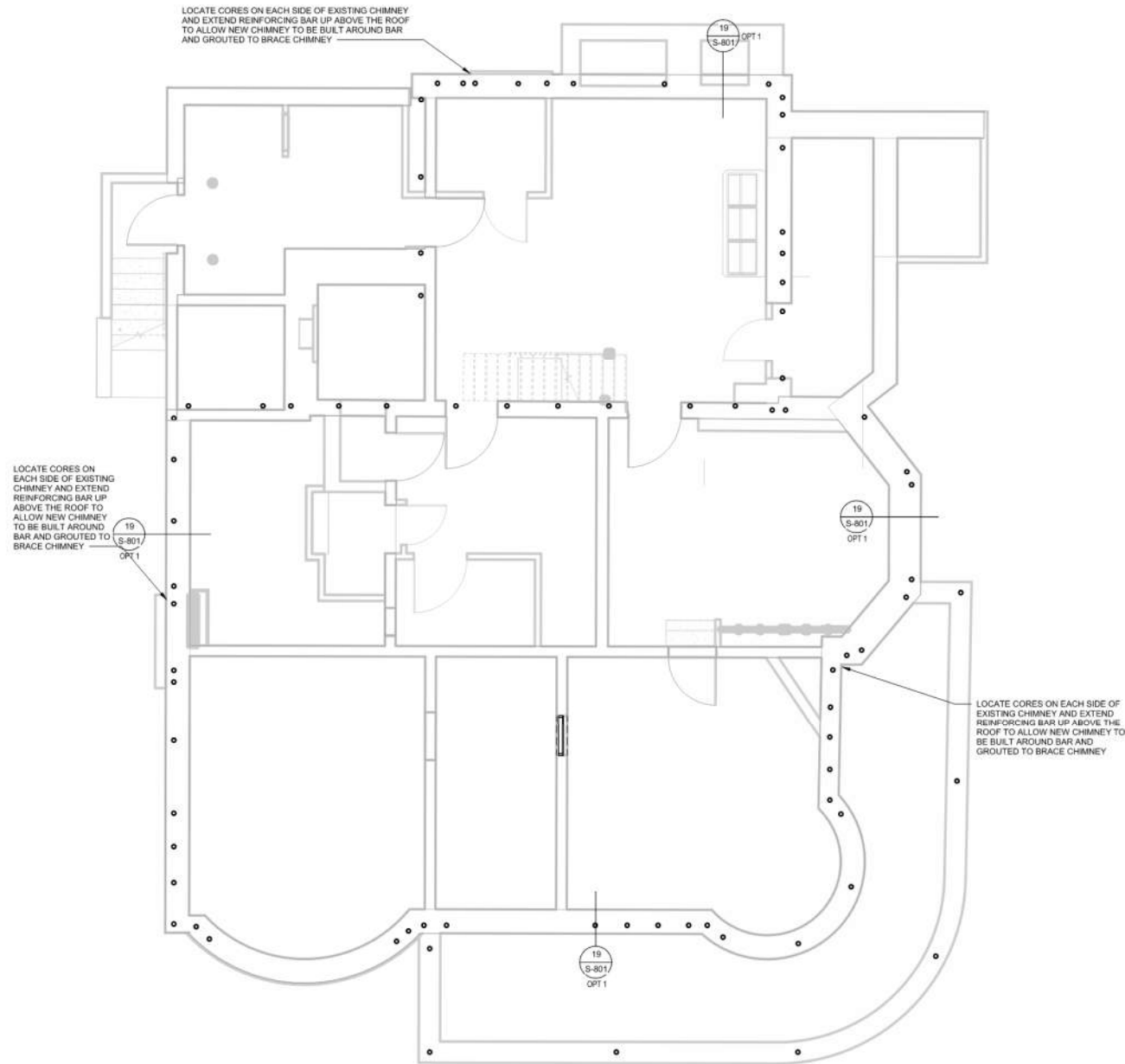
- 30 Stabilization Tasks
- 11 Seismic Repairs

Stabilization - Civil

- Reinstall Sewer
- Restore Down Spouts
- Connect Down Spouts to Dry Wells

Stabilization - Structural

- Center Core the URM Walls, Add Grout and Rebar



Stabilization & Seismic Repairs

41 Total Tasks

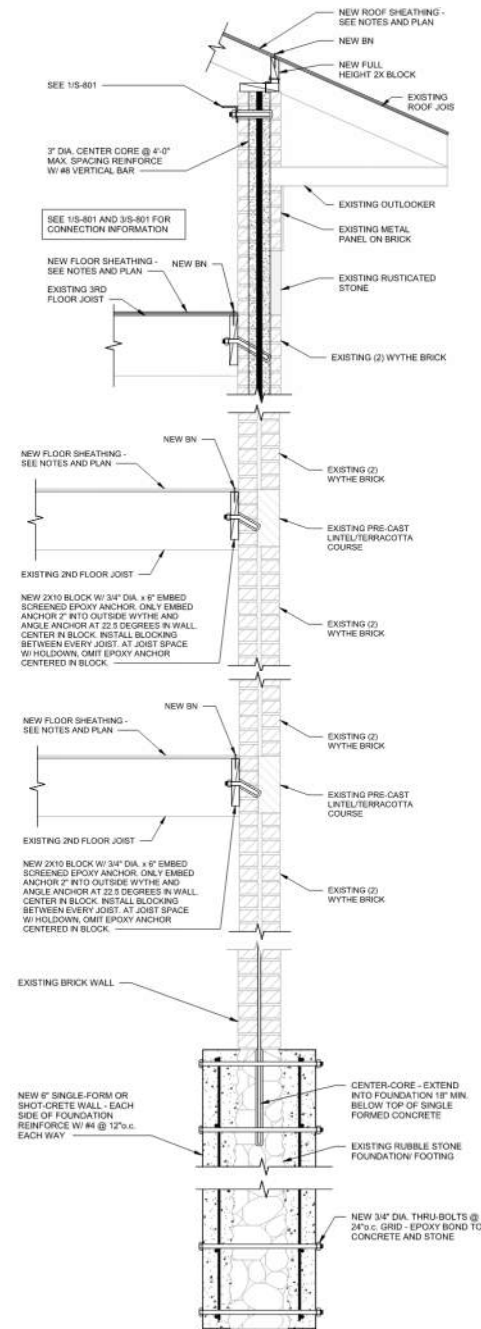
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- 11 Seismic Repairs

Stabilization - Civil

- Reinstall Sewer
- Restore Down Spouts
- Connect Down Spouts to Dry Wells

Stabilization - Structural

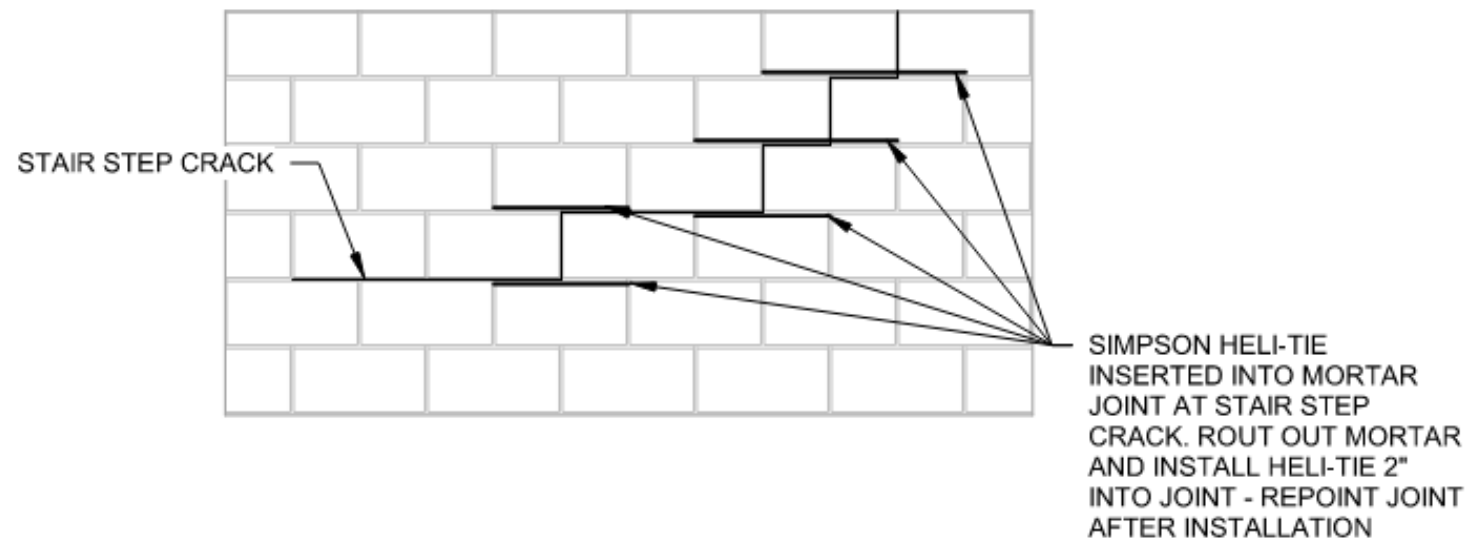
- Center Core URM Walls, Add Grout and Rebar
- Add New Roof Sheathing
- Connect Roof to Structure
- Connect Floor Plates to Exterior Walls
- Encapsulate Rubble Foundation with Reinforced Concrete and Through-bolts



Stabilization & Seismic Repairs

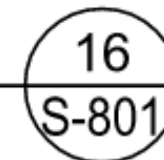
Stabilization - Structural

- Stitch Cracks in Brick and Stone with Helical Ties and Grout



CRACK REPAIR DETAIL

SCALE : NONE



Stabilization & Seismic Repairs

Stabilization - Structural

- Stitch Cracks in Brick and Stone with Helical Ties and Grout
- Replace Plank Subfloor with Plywood Sheathing



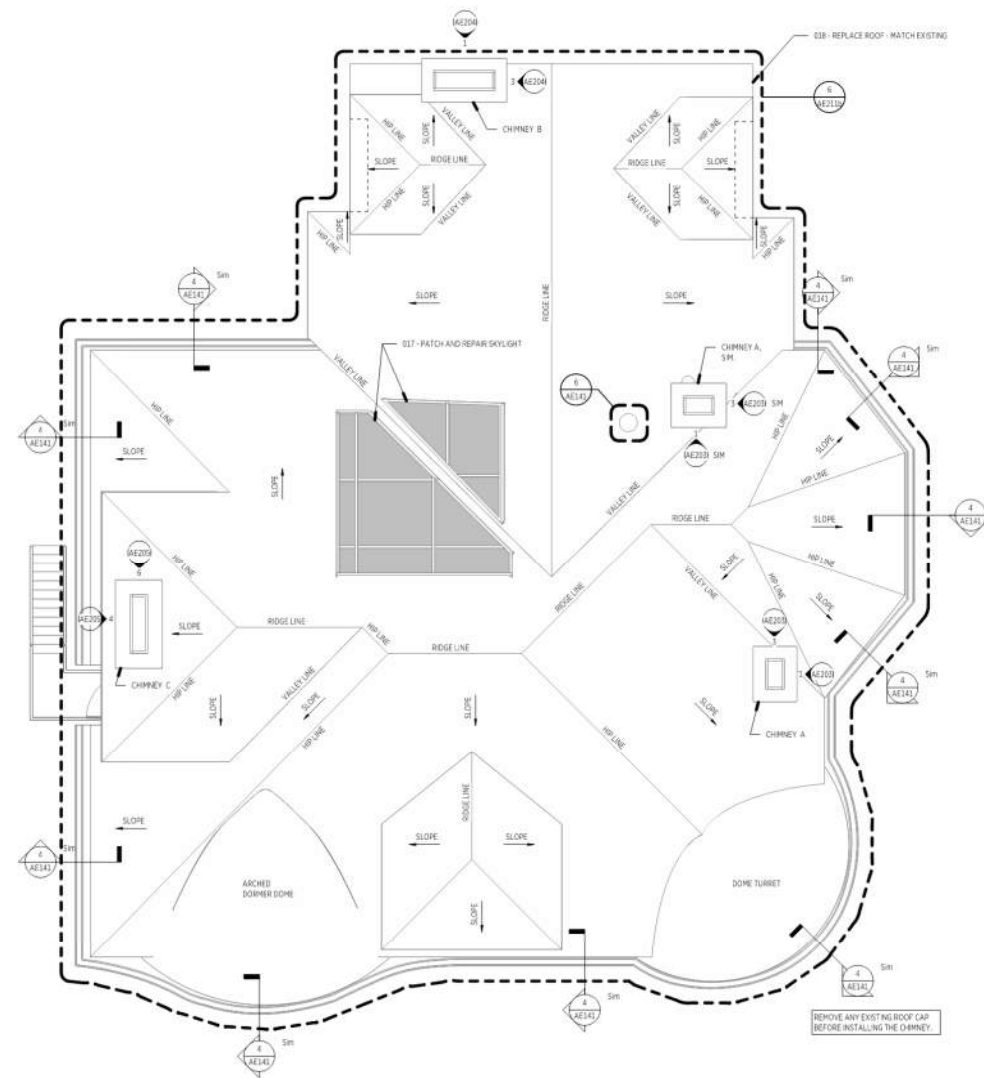
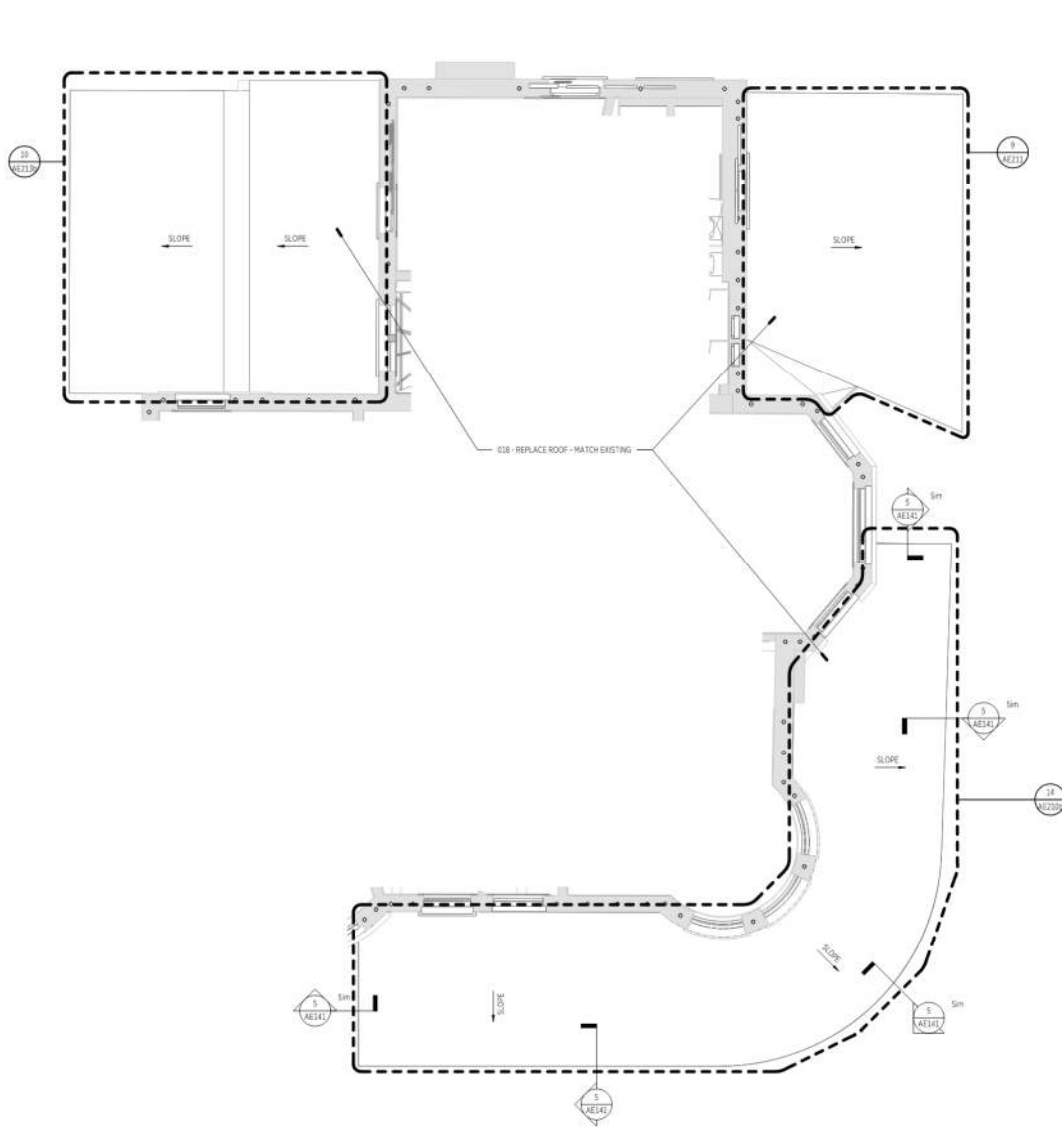
Stabilization & Seismic Repairs

Stabilization - Structural

- Stitch Cracks in Brick and Stone with Helical Ties and Grout
- Replace Plat Subfloor with Plywood Sheathing

Stabilization - Envelope

- Replace Roof and Gutters
- Repair Skylight



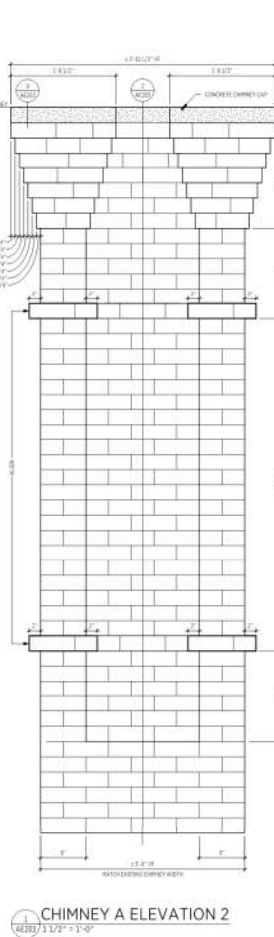
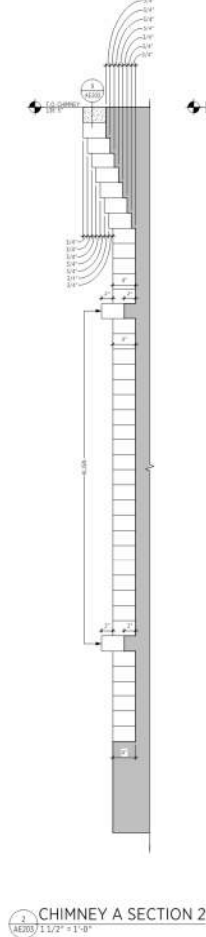
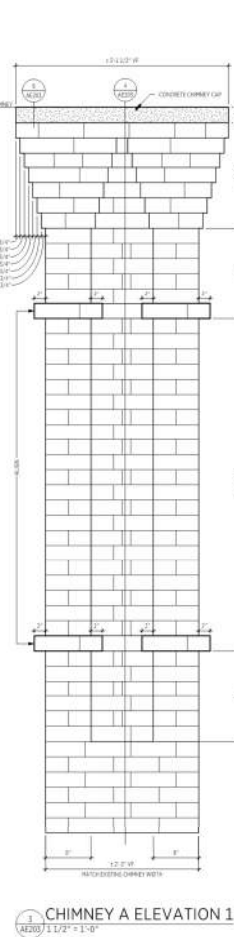
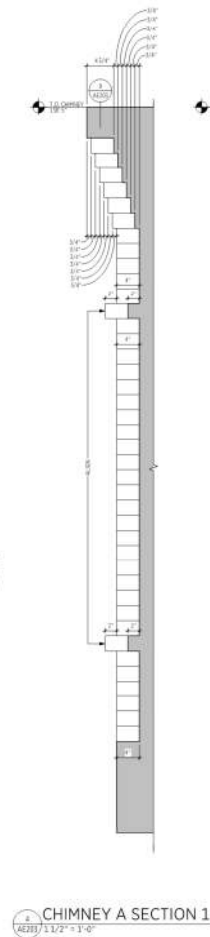
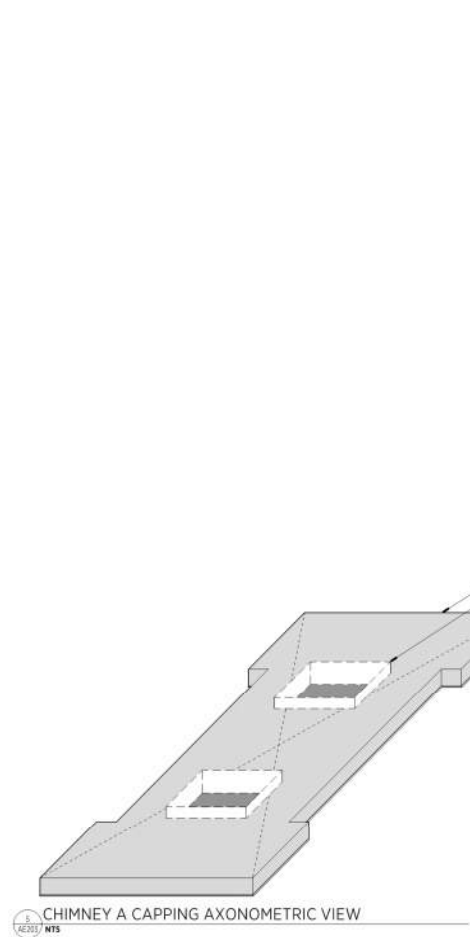
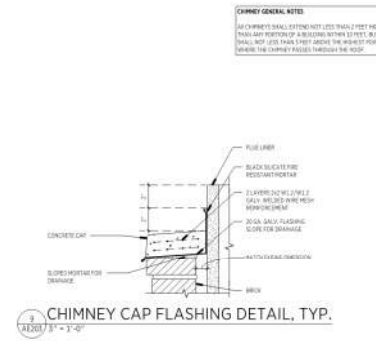
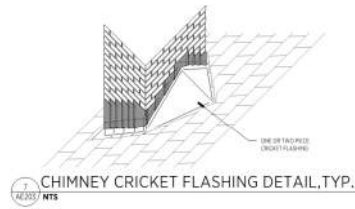
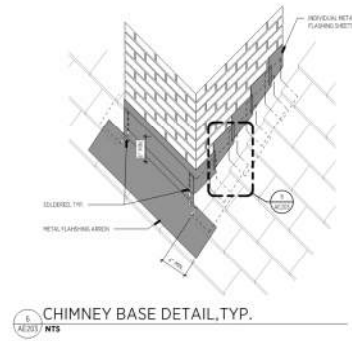
Stabilization & Seismic Repairs

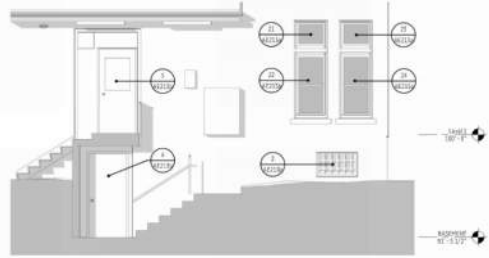
Stabilization - Structural

- Stitch Cracks in Brick and Stone with Helical Ties and Grout
- Replace Plat Subfloor with Plywood Sheathing

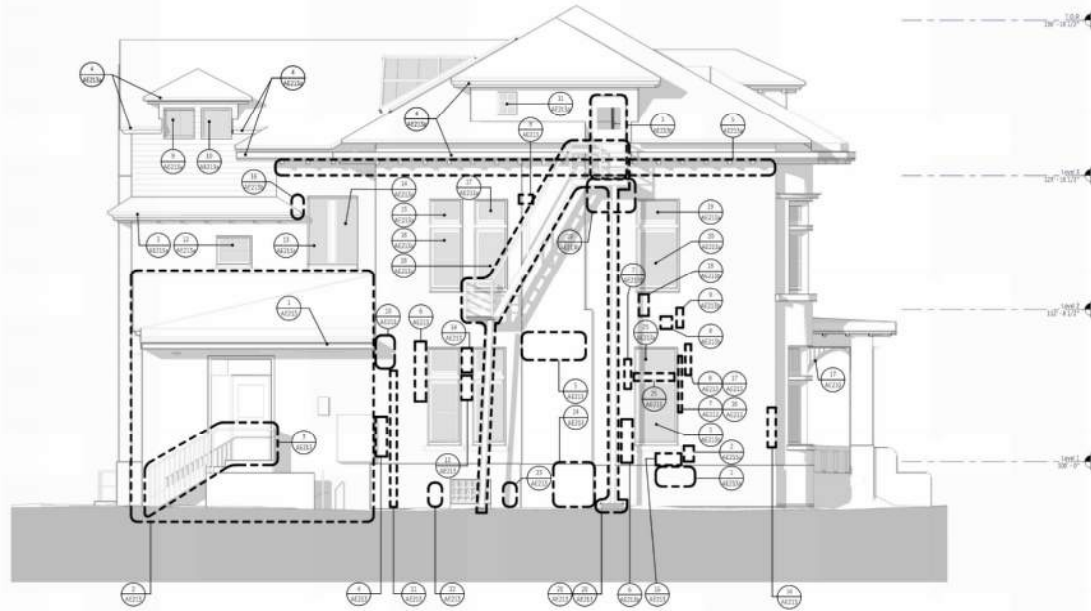
Stabilization - Envelope

- Replace Roof and Gutters
- Repair Skylight
- Replace and Reinforce Chimneys

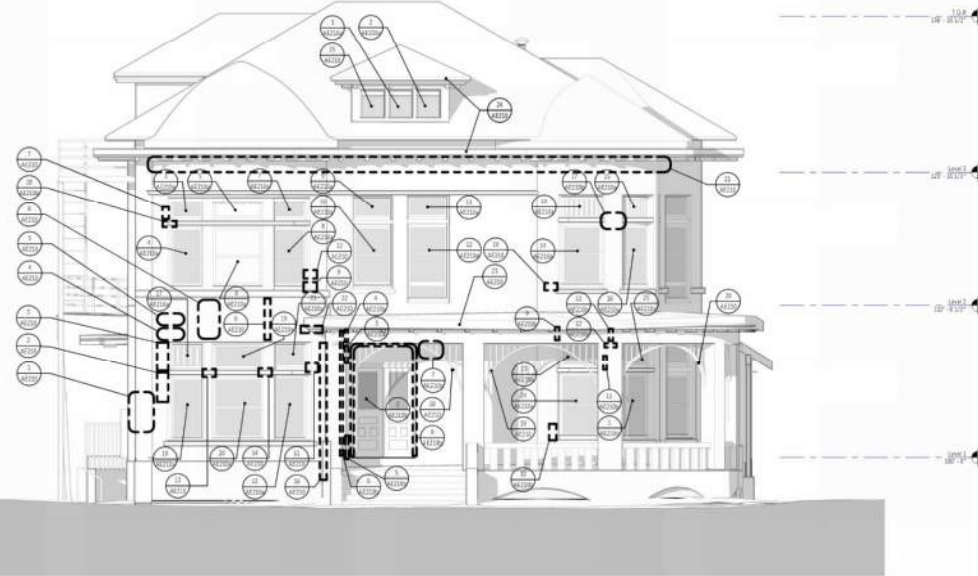




WEST ELEVATION (BASEMENT)
AE201 1/4" = 1'-0"



WEST ELEVATION
AE201 1/4" = 1'-0"



SOUTH ELEVATION
AE201 1/4" = 1'-0"



275 WEST 2ND SOUTH
SALT LAKE CITY, UT 84111
P: 405.525.5608
www.gbsarchitects.com

REVISIONS

NO.	DATE	DESCRIPTION

GENERAL NOTE:
FOR ALL WINDOWS, SEE REPAIR SCHEDULE - DO NOT PROTECT
WINDOWS WITH A PROTECT AND MAKE WEATHER TIGHT



DD REVIEW SET
FISHER MANSION
STABILIZATION

1206 W 200 S, SALT LAKE CITY, UT 84143

SALT LAKE CITY
CORPORATION

ALL S&S IS BY
SALT LAKE CITY OF BRILL

OWNER PROJECT NO. JETS 014-89

GSBS PROJECT NO. 04-04-7024

REVISION DATE

EXTERIOR ELEVATIONS
(WEST & SOUTH)

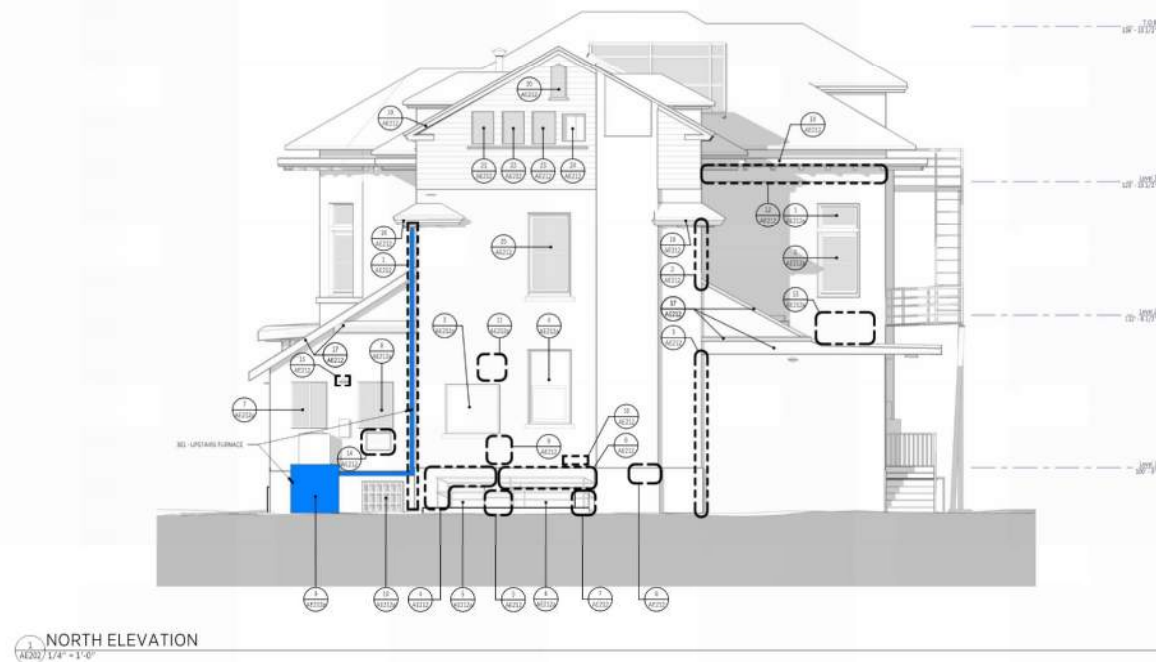
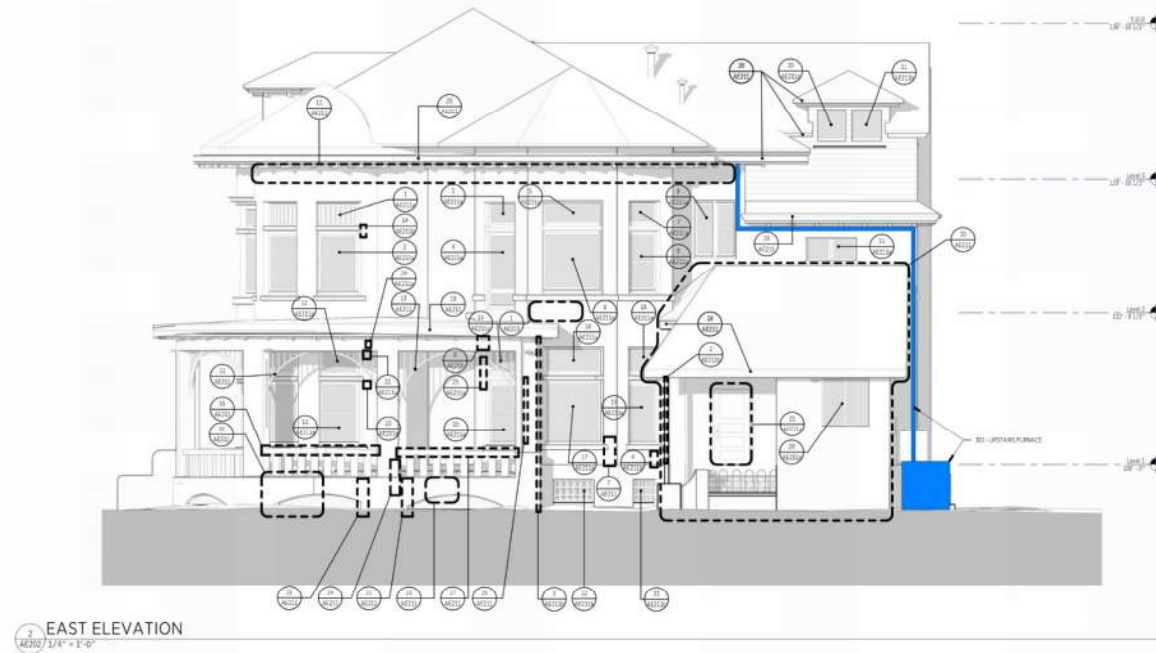
AE201 REV

Stabilization & Seismic Repairs

Each Stabilization and Seismic Repair Tasks Are Identified

Stabilization & Seismic Repairs

Each Stabilization and Seismic Repair Tasks Are Identified



GSBS
ARCHITECTS

275 WEST 200 SOUTH
SALT LAKE CITY, UT 84119
P: 801.525.5800
www.gsbsarchitects.com

REVISIONS

NO.	DATE	DESCRIPTION

GENERAL NOTE:
FOR ALL WINDOWS, SEE REPAIR SCHEDULE - SEE PROTECT
WINDOWS WITH A PROTECT AND MAKE WEATHER TIGHT

NOTE - THIS SHEET
IS INTENDED TO BE
VIEWED IN COLOR



DD REVIEW SET
FISHER MANSION
STABILIZATION

1200 W 200 S, SALT LAKE CITY, UT 84143
SALT LAKE CITY CORPORATION

ALL S&A IS BY:
SALT LAKE CITY OF BRILL
OWNER PROJECT NO.:
GSBS PROJECT NO.: JETS-204-89
ISSUED DATE: 04-04-2024
EXTERIOR ELEVATIONS
(EAST & NORTH)

AE202 REV

GSBS ARCHITECTS

Stabilization & Seismic Repairs

Each Stabilization and Seismic Repair Tasks Are Photographed



Fisher Mansion - Stabilization

Stabilization & Seismic Repairs

Each Stabilization and Seismic Repair Tasks Are Photographed



Fisher Mansion - Stabilization

ROOM											
NO#	TYPE	LOC	ELEV	PHOTO#	RM#	DAMAGE	DAMAGE LOCATION	NOTES	UNIT QTY	UNITS	
06/25/06	003	N	C	7546	003	Passer Crack - Level 2	East side above bay window		15	5 SA/1	
07/19/05	003	N	C	7546	003	Passer Crack - Level 2	East side above bay window		15	5 SA/1	
07/19/05	002	N	C	7549	004	Passer Crack - Level 2	East side		6	5 SA/1	
08/26/04	002	N	C	7572	004	Passer Crack - Level 2	East side		6	5 SA/1	
07/19/05	003	N	C	7555	003	Passer Crack - Level 2	North side		2	5 SA/1	
06/25/06	002	N	C	7554	004	Passer Crack - Level 2	North side		2	5 SA/1	
07/05/06	003	N	C	7609	003	Passer Crack - Level 2	Dugout across middle		10	5 SA/1	
06/25/06	003	N	C	7606	003	Passer Crack - Level 2	Dugout across middle		8	5 SA/1	
06/25/06	005	N	C	7648	004	Passer Crack - Level 2	South side corner above E of siding		1	5 SA/1	
03/23/05	003	N	C	7610	003	Passer Crack - Level 2		Vertical crack under down mod	2	5 SA/1	
06/25/06	002	N	E	7638	003	Passer Crack - Level 2			0.5	5 SA/1	
07/19/05	003	N	W	7612	003	Passer Crack - Level 2			1	5 SA/1	
06/25/06	003	N	C	7641	004	Passer Crack - Level 3	SW Corner		3	5 SA/1	
06/25/06	003	N	C	7643	004	Passer Crack - Level 3	South side above bay window		1	5 SA/1	
07/19/05	003	N	C	7638	003	Passer Crack - Level 2			6	5 SA/1	



032-IN-C-7049-104



032-IN-C-7046-104



033-IN-C-7047-104



033-IN-C-7043-104
NTS



032-IN-W-7042-104



032-IN-N-7041-104



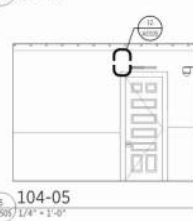
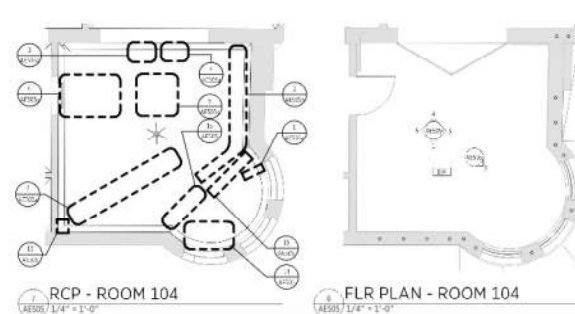
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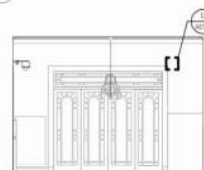
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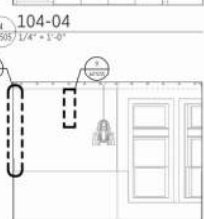
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104-05
1/4" x 1'-0"



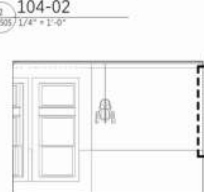
104-04
4
AF505 1/4" x 1'-0"



104-03
AESOS 1/4" = 1'-0"



2 104-02
AES05 1/4" = 1'-0"



104-01



REVISED:

[illegible]

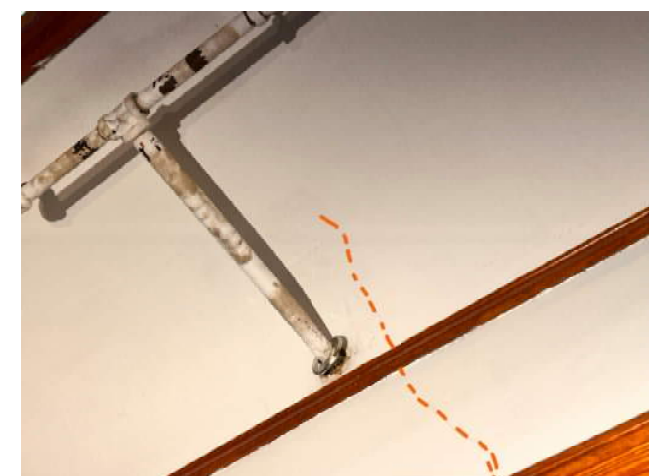
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STABILIZATION

SALT LAKE CITY CORPORATION

AE505



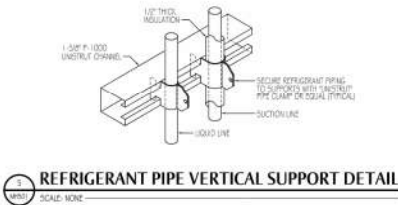
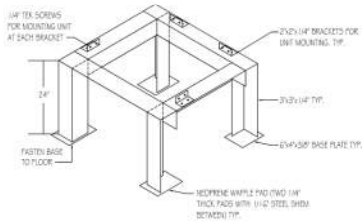
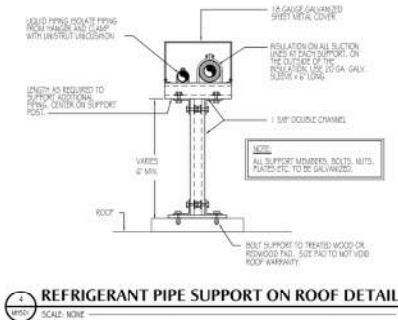
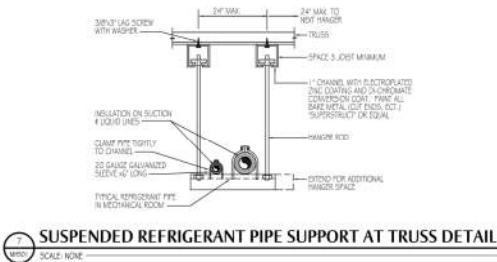
GSBS ARCHITECTS

Fisher Mansion - Stabilization

Stabilization & Seismic Repairs

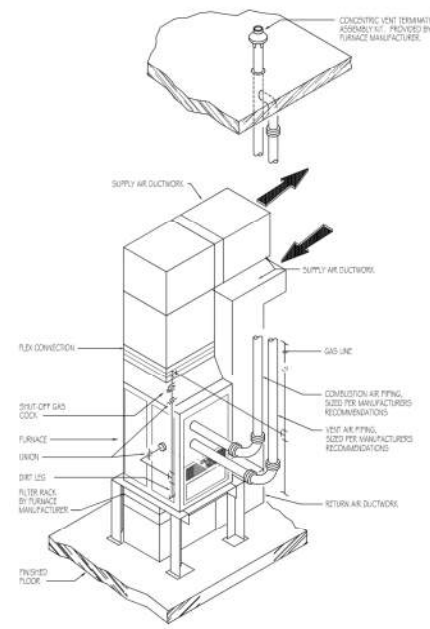
Mechanical Stabilization

- Add a Condenser for Attic Furnace
- Replace Basement Furnaces
 - Mechanical Upgrades to Temper Interior Conditions for Historic Millwork, Plaster and Fire Sprinklers

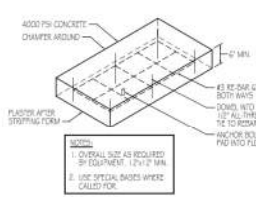


DIMENSION OF LONGEST SIDE (INCHES)	SHEET METAL GAUGE (RUL FOUR SIDES)	MINIMUM REINFORCING ANGLE SIZE AND MINIMUM LONGITUDINAL SPACING BETWEEN TRANSVERSE REINFORCING	* TRANSVERSE REINFORCING									
			AT JOINTS									
			PLAIN S L.P.	FLATWED S L.P.	ALT. SAK SLP.	REIN. HYBRIDS SAK SLP.	RECOM. MENDED GAGE	RECOM. MENDED GAGE	RECOM. MENDED GAGE	RECOM. MENDED GAGE	RECOM. MENDED GAGE	RECOM. MENDED GAGE
UP THRU 12	24	NONE REQUIRED	1"	2G	2G	24	24	24	24	24	24	24
13-18	24	NONE REQUIRED	1"	24	24	24	24	24	24	24	24	24
19-30	24	1-1/2 x 1-1/2 @ 60"	1"	24	24	24	24	24	24	24	24	24
31-42	22	1-1/2 x 1-1/2 @ 60"	1"	22	22	22	22	22	22	22	22	22
43-54	22	1-1/2 x 1-1/2 x 1-1/2 @ 60"	1-1/2"	22	22	22	22	22	22	22	22	22
55-60	20	1-1/2 x 1-1/2 x 1-1/2 @ 60"	1-1/2"	22	22	22	22	22	22	22	22	22
61-64	20	1-1/2 x 1-1/2 x 1-1/2 @ 60"	1-1/2"	22	22	22	22	22	22	22	22	22

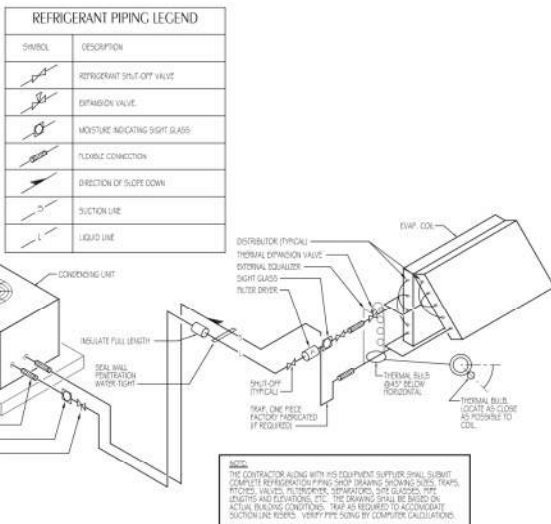
11 DUCT CONSTRUCTION DETAIL
SCALE: NONE



13 FURNACE DETAIL
SCALE: NONE



15 CONCRETE BASE HOUSEKEEPING PAD DETAIL
SCALE: NONE



17 REFRIGERANT PIPING SCHEMATIC
SCALE: NONE



Stabilization & Seismic Repairs

Thank you,
Friends of Fisher
Mansion!

- Your support helps keep the stories alive and the mansion standing strong for future generations