5.27.2026

McGilvra Elementary School

Historic Wood Window Refurbishment & Glazing Replacement

Seattle Public Schools

Seattle Department of Neighborhoods
Historic Preservation & Landmarks

STEMPER ARCHITECTURE COLLABORATIVE

BREIF AGENDA

1.0 _ Project Narrative and Proposed Modifications

2.0 _ Scope of Work/ features to be Modified

3.0 _ Survey of Existing Conditions and Condition Photos

4.0 _ Product

1.1_Project Narrative

McGilvra Elementary School's main building was built in 1913. It was part of a $675,000 bond approved by Seattle voters in 1912 to construct four new fireproof school buildings. Edgar Blair designed a masonry, nine-classroom, three-story school to be replicated and located at the following locations: McGilvra Elementary School (1913), McDonald Elementary (1914), and Concord Elementary (1915). The 1913 masonry building replaced the wood-framed Lake School building. The original Lake School building was constructed in 1899 on land the city acquired from John McGilvra. This site is located in the historic Madison neighborhood, developed by John McGilvra, North of Madison Street, just east of the Bradmoore Golf Course, occupying the entire block.

In 1940, a masonry, one-story classroom wing, designed by Naramore & Brady, was added to the north side of the 1913 main building, increasing the school capacity to 400.

In 1972, the gymnasium and outdoor covered playcourt designed by Huggard and Associates was constructed behind the main school building in the vacated 37th Ave East right of way. It was considered to be the most modern in the district at the time.

McGilvra Elementary School was designated as a landmark on October 15, 2014, including the 1913 main building and 1940 addition exterior and interior: the corridors, stairways, and classrooms. Also, including the site or property where the school is located.

The 1913 building is a simplified Beaux-Art style. The 1913 building is a symmetrical, three-story, rectangular box with exterior walls of red and buff brick on a cement base with limited terra cotta detail, a prominent, pitched, hipped roof marked by a sheet copper boxed cornice and block modillions. The front elevation is symmetrically composed of five unequal bays of slightly recessed window panels defining brick piers, and a traditional tripartite vertical arrangement of base (first floor), middle (second floor and third floor), and top (roof) with prominent horizontal terracotta bands separating the first and second floors. Bands of buff brick at the cornice line, window headers, and sills act as a contrast to the field of red brick. The front entry is embellished by an ornate, partially enclosed, brick and terracotta flat roof projecting porch, enclosing stairs that lead up to the main entrance on the second floor. The front porch is embellished with a terracotta band with the name J.J McGilvra School in it, additional terracotta bands, parapet coping, and a keystone and swag motif at the entry.

The windows are clustered into groups of two, three, or five, separated by narrow masonry piers. Windows on the second and third floors are wood sash 9'3"x5' wide, elongated proportion, and arranged in a three-over-three light configuration, while first-floor windows are 7'6" in height

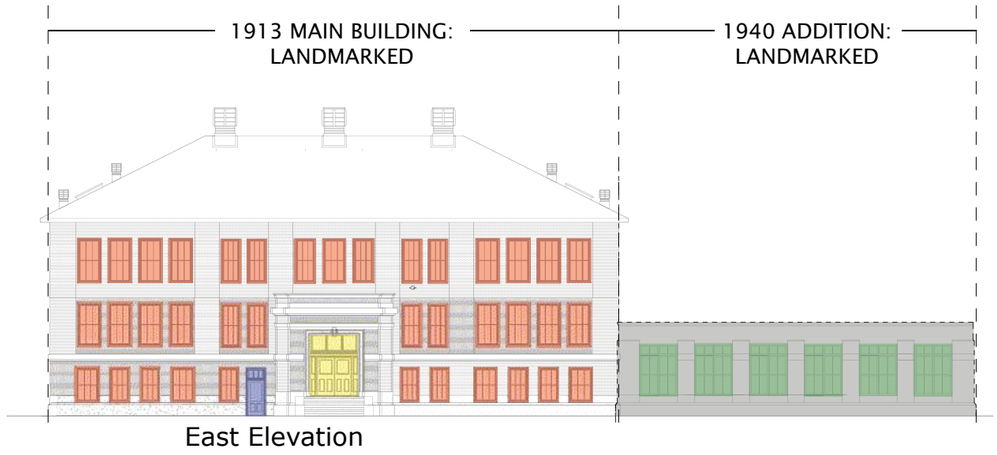
Side elevations are expanses of brick with prominent central windows composed of two ganged windows arranged in the center, lighting the central corridor for each floor. On the first floor are double doors with side lights and a transom.

The rear elevation incorporates the same window types and sizes as the front, along with two building exits with concrete stairs at half-level, located at the North and South ends. Above the steps are mid-floor windows, which light the upper stair landing. At the rear is also a projecting one-story, flat-roofed building containing the boiler room and two large restrooms for boys and girls, with dark buff brick on a stucco-finished concrete base with terracota coping at the parapet. The three visible elevations of the wing have utilitarian fenestration with wood sash in a three-over-three double-hung configuration. A square chimney stack from the boiler room is centered on the rear elevation of the main building.

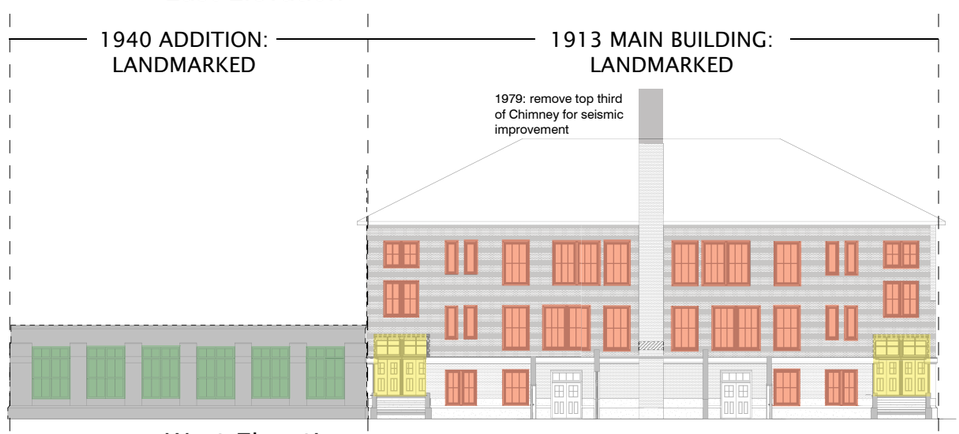
The 1940 addition, height corresponds to the mid-level height of the second floor of the 1913 building. The exterior is red, and buff brick resting on a dash coat finished concrete base with an 18-inch decorative terracotta band and 6-inch terracotta coping at the parapet. The east and west elevations are arranged into six equal window bays, separated by slightly projecting truncated brick wall piers along with a modulating concrete base. The windows in the bays are wood sash, 7 ft 6 inches wide and 10ft 9 inches tall, divided by a heavy vertical center mullion, and a heavy horizontal mullion dividing the upper third from the lower two-thirds. The portion of the window assembly below the horizontal mullions consists of two operable two-over-two single-hung sashes. Above the mullions are two fixed, two-light sashes. The windows are protected with wire grilles. The north elevation of the 1940 addition is windowless with a building entrance with a projecting masonry surround.

The Interior of the 1913 building was originally designed with four classrooms on a double-loaded corridor, two small restrooms, a teacher's room, and the principal's office on the Second (main) floor. Four classrooms are organized around the double-loaded corridor, with a domestic science classroom at the center, and two small restrooms and stairwells at the end of the corridor. The ground floor had boys' and girls' separate playrooms, a meeting room, a manual training room, storage, and a fan room at the center, along with two large restrooms and a boiler room in a separate but attached one-story wing.

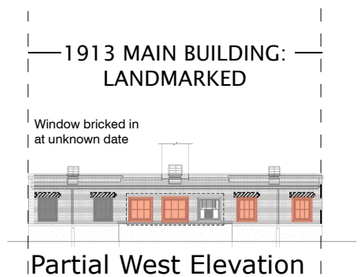
The 1940 one-story classroom wing addition on the north side included four identically sized rooms along a double-loaded corridor, serving as three classrooms and a library.



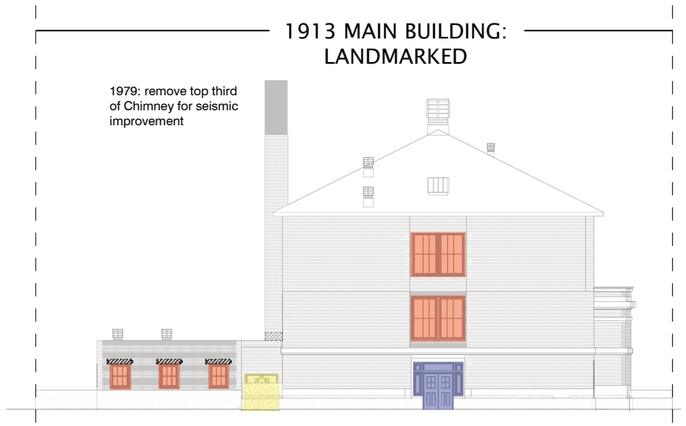
East Elevation



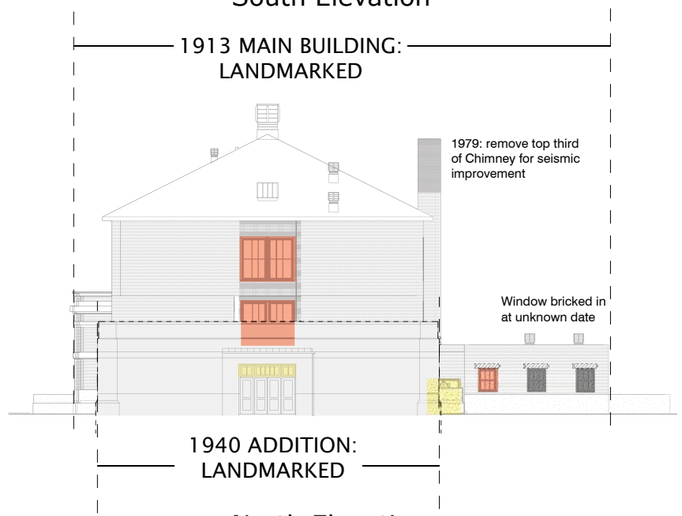
West Elevation



Partial West Elevation



South Elevation



North Elevation

1.2_Past Alterations

1940: One-story, four-classroom addition to the north.

1962: Ground floor boy's restroom alteration

1970: An automatic sprinkler system was installed throughout the entire building.

1971: Concrete retaining wall constructed at the Southwest property line to regrade and install the initial playground

1972: A gymnasium with an outdoor playcourt was constructed

1973: substantial alteration of the second floor, where walls separating classrooms from the corridor were removed, and new ceiling and wall finishes were installed, creating one large learning resource center (library). Extensive interior alteration of the administrative offices (principal, teacher's lounge and kitchen, copy, and mail room) enlarged the space and installed new cabinetry and finishes.

1979: Seismic improvement removed the top third of the boiler room chimney

1983: Repair and maintenance to the roof, skylights, and cornice of the main building, and reroofing of the gymnasium

1992 Seismic retrofit

1999: Accessibility and Elevator

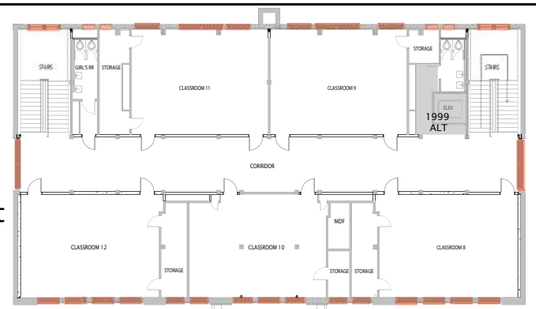
2002: Relocate classroom and cafeteria

2003: The north portion of the property was regraded to install the current sports field

2008: Detailed repair and refurbishment of wood windows

2016: HVAC Upgrade and floor plan alteration

2017: Seismic upgrade, along with the cafeteria built in 1972, covered playcourt, and ground floor plan altered where walls were added to cafeteria and kitchen to convert into classroom, and walls added to storage area to create office and storage closet.



THIRD FLOOR PLAN

SECOND FLOOR PLAN

GROUND FLOOR PLAN

1.3_Proposed Modification

This project proposes the refurbishment of the historic wood windows and replacement of glazing on all elevations of the McGilvra Elementary's original 1913 building. If budget allows, this project will also include refurbishment and glazing replacement for wood doors and fixed windows at the south elevation ground level as well as wood window refurbishment and glazing replacement at the 1940 addition. The goal of this proposal is to refurbish the historic wood windows to extend their service life and to replace the existing glazing with vacuum-insulated glazing units to significantly improve the thermal comfort of the school occupants and reduce exterior noise.

Along with the window refurbishment, currently broken or damaged doors will be refurbished to extend their service life, and door glazing will be replaced with vaccuum insulated glazing units to improve the thermal comfort and reduce exterior noise.

Window/ Door frames, exterior casework, and interior millwork will be refurbished in the field, operable sash refurbishment and glazing replacement will occur in a shop environment.

Based on a mockup at a similar window condition at Gatewood Elementary School, due to the increased weight of the vacuum-insulated glazing, only the lower operable double-hung sashes will remain operable. Upper sashes will be rendered inoperable via mechanically attached wood blocking.

All non-historic protective, expanded, steel mesh currently installed on the ground-floor windows will be removed and will not be reinstalled.

Budget Priorities Matrix (Priorities listed in descending order)

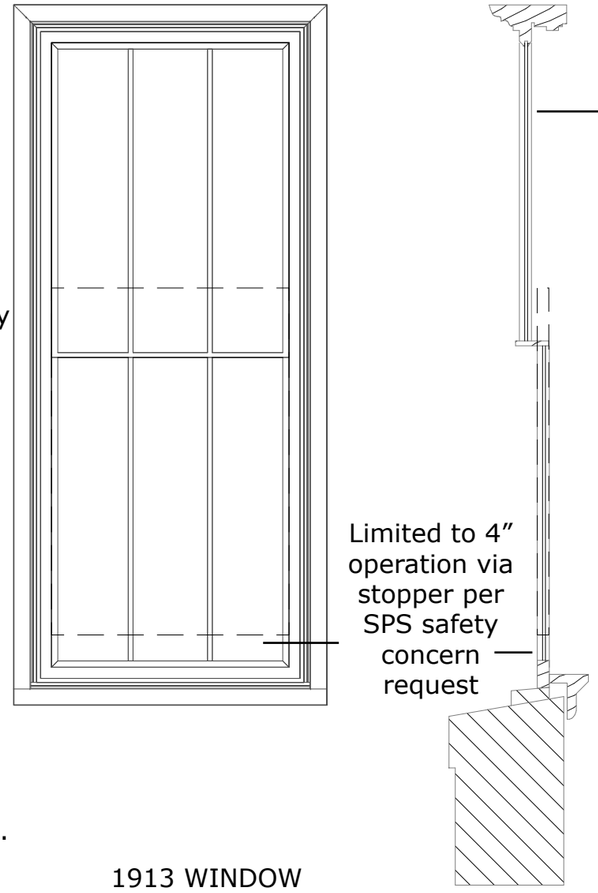
- Base bid 1913 windows
- 1913 Ground level doors and fixed window
- 1940 windows
- Remaining 1913 and 1940 doors and fixed windows

2.0_Scope of Work

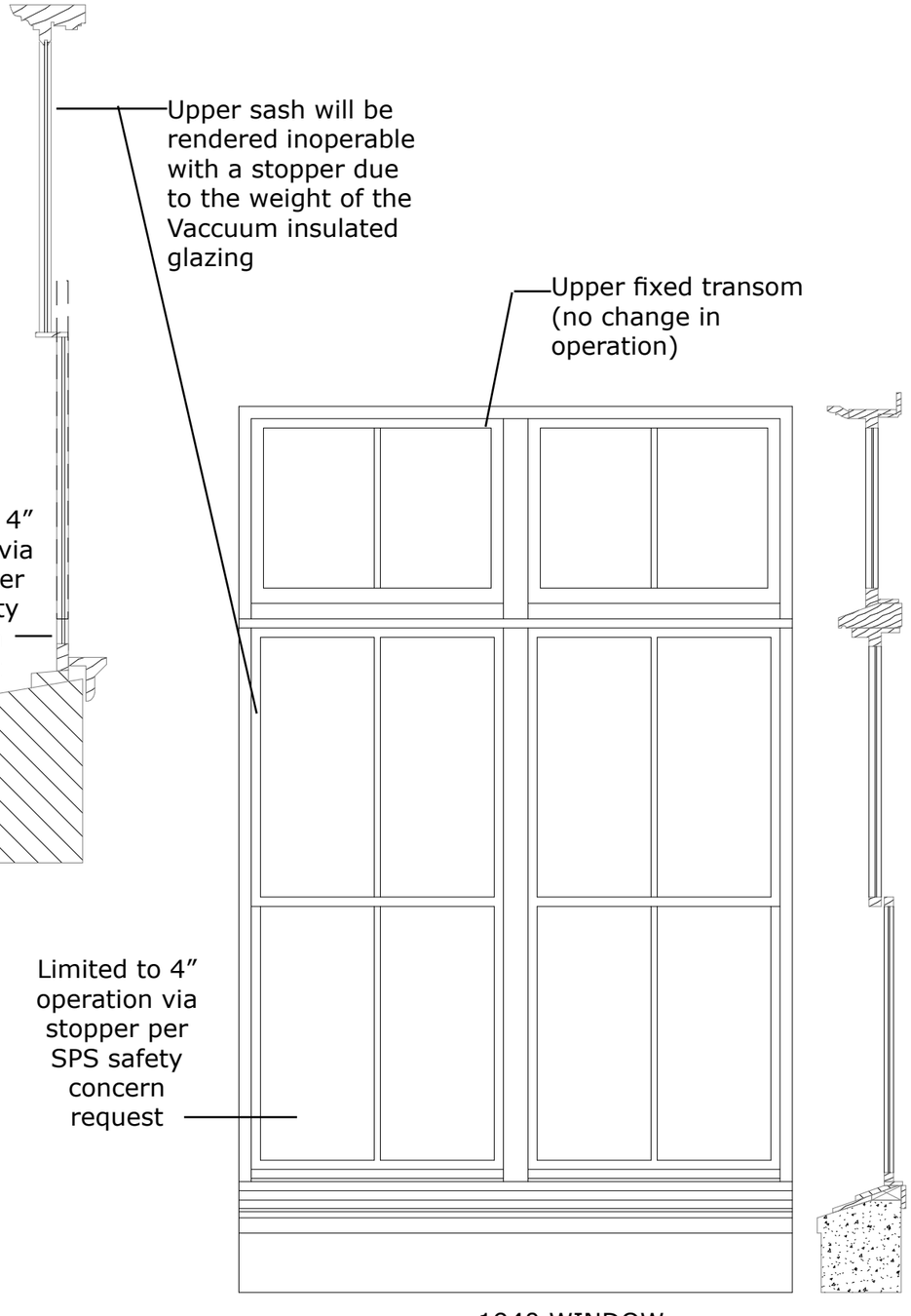
Proposed Scope of work Include:

1. Removal of sashes consistent with a developed site specific safety program.
2. The opening would have temporary painted OSB protection with 6 mil reinforced white plastic
3. The frame component trim/ casing pieces and non-historic elements would be removed if necessary, catalogued and documented for future reinstallation or disposal and replacement as appropriate.
4. The window frame would be treated in the field. The frames restoration consists of the following and covers from the exterior joint sealant to the interior sash slop of the bottom sash. All materials would be treated with "Board Defense" solution and have repairs made with the "Wood Care" epoxy repair system which includes "Rotfix" and "Sculptwood". The window subsill would be epoxy repaired if appropriate or replaced as required with clear vertical grained lumber miled to match original historic profiles.
5. As needed, new historic matched window components will be built and finished to match the original material in species, dimension, profile, and style of manufacture.
6. The sashes would be thoroughly inspected and have selective areas of paint shipped to accommodate repairs. All materials would be treated with Board defense solution and have repairs maade with "Wood Care" epoxy repair sysem which includes "Rotfix and Sculptwood". The sashes would then be feather sanded prepped and primed.
7. New glass consisting of 5/16 inch (8mm) thick LuxWall vacuum sealed insulated glazing consisting of the following:
   - Outdoor Lite: Cardinal Clear Glass with LowE 270 on glass face 2
   - Indoor Lite: Cardinal Clear Glass
8. The sashes weatherstrip would be inspected and repaired or replaced
9. All Broken hardware that can be replaced would be replaced and refurbished. Broken or missing hardware would be replaced with either a solid cast, available product that is a match
10. Finish paint and interior finish would be installed to sashes
11. Joint sealant would be installed at perimeter of frame and trim.
12. Final paint would be installed to frames
13. All sashes would be returned to the site and installed in the prepared openings. Note: The understanding is that the upper double hung sash would be rendered inoperable due to weight of the Vacuum Insulated Glazing unit.
14. The lower double hung operable sash will be limited to 4 inch operation via a stopper per Seattle Public School requesg due to safety concerns
15. All touch-up and final adjustment would be made on site.

Note: Other than potential replacement of deteriorated wood components and paint, the intent is to perform refurbishment rather than modification or replacement of historic elements and allow the work performed to be reversable.

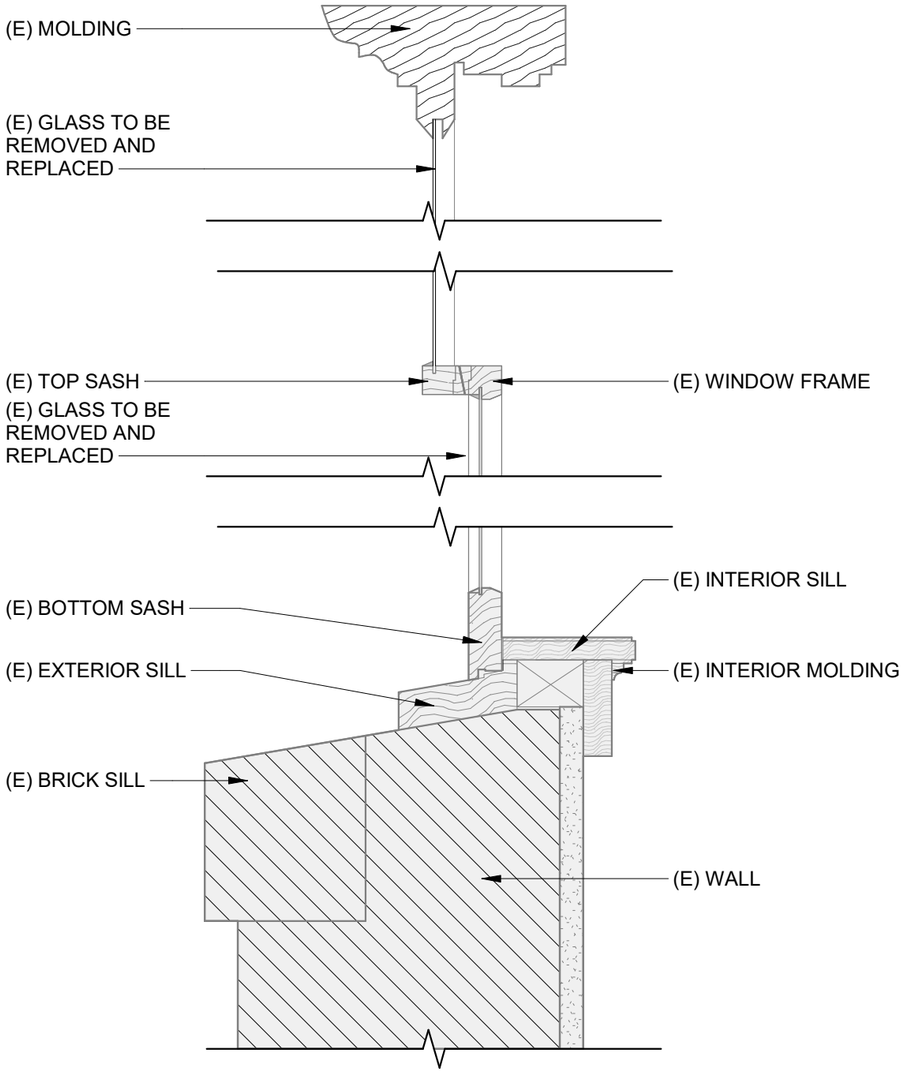


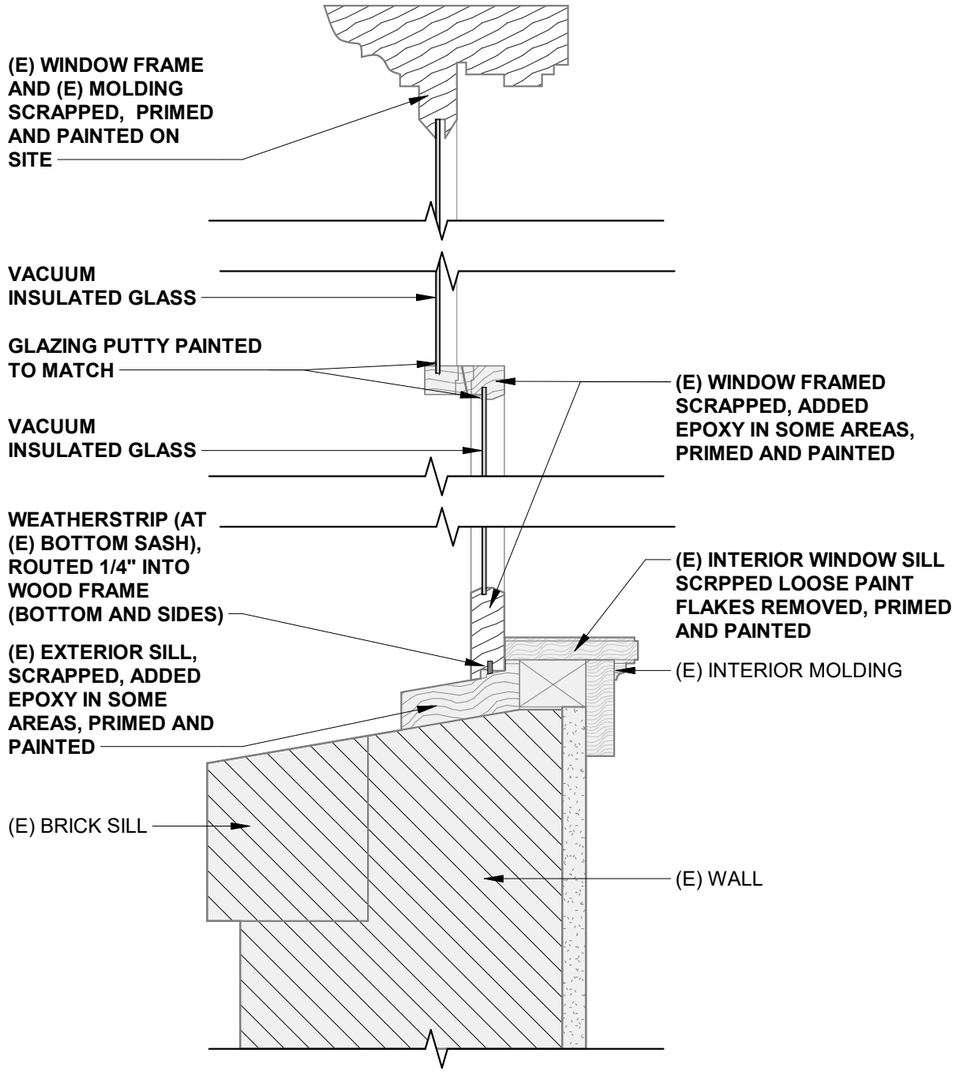
1913 WINDOW



1940 WINDOW

2.1_Detail


(E) MOLDING
(E) GLASS TO BE REMOVED AND REPLACED
(E) TOP SASH
(E) WINDOW FRAME
(E) GLASS TO BE REMOVED AND REPLACED
(E) INTERIOR SILL
(E) BOTTOM SASH
(E) EXTERIOR SILL
(E) INTERIOR MOLDING
(E) BRICK SILL
(E) WALL


(E) WINDOW FRAME AND (E) MOLDING SCRAPPED, PRIMED AND PAINTED ON SITE
VACUUM INSULATED GLASS
GLAZING PUTTY PAINTED TO MATCH
(E) WINDOW FRAMED SCRAPPED, ADDED EPOXY IN SOME AREAS, PRIMED AND PAINTED
VACUUM INSULATED GLASS
WEATHERSTRIP (AT (E) BOTTOM SASH), ROUTED 1/4" INTO WOOD FRAME (BOTTOM AND SIDES)
(E) INTERIOR WINDOW SILL SCRPPED LOOSE PAINT FLAKES REMOVED, PRIMED AND PAINTED
(E) EXTERIOR SILL, SCRAPPED, ADDED EPOXY IN SOME AREAS, PRIMED AND PAINTED
(E) INTERIOR MOLDING
(E) BRICK SILL
(E) WALL

3.0_Condition Survey

ELEVATION-OVERALL NOTES:

Based on the landmark report, the wood windows were repaired and refurbished in 2008. The windows on the second and third floors are generally in good condition, with some damage/ weathering observed on the sills due to its skyward facing nature. The ground floor windows are covered with protective, expanded, steel mesh, causing leaves and debris to fill the window casing cavity, retaining water, resulting in the wood sill and vertical elements adjacent to the sill being damaged.

The 1940 wood windows have more damage due to the protective steel mesh, fastening to the vertical jamb.

The South double doors from the playfield are falling apart with cracks in the panels with daylight coming through.

East Elevation

South Elevation

GENERAL NOTES

- Non historic, protective, expanded steel mesh currently installed on ground floor windows collect organic debris and has increased deterioration at attachment points, sills and lower sashes.
- All windows are single-paned and fall beneath current energy code requirements and accoustical standards.

COMPLETELY FAILING COMPONENTS

Damaged wood/ Complete Paint Failure, i.e. current condition will not accept paint repairs; Significant Wood deterioration or damage.
Fenestrations with a significant amount of wood components that cannot be repaired by any means short of full wood component replacement.

EXTENSIVE DAMAGE

Areas of Paint Failure, i.e. current condition will accept paint repairs; Extensive Wood deterioration.
Fenestrations with a significant amount of wood components that have extensive rot at least 1/4 inch deep or greater, black water staining, and other wood damage. Some bottom rails and Vertical muntins may require epoxy repairs.

MODERATE DAMAGE

Areas of Paint Failure, i.e. current condition will accept paint repairs; Heavy to Moderate Wood Deterioration in spot locations
Fenestrations with some damage components, age related deterioration, and or failing pait coatings, spot locations of rotted wood, but without any wood components that likely require replacement.

MINOR DAMAGE

Paint is intact/ recently refurbished. Minor Damage
Fenestrations with intact paint and some minor damage in spot locations. These windows have beed repaired or refurbished within the last 15 years

GENERAL NOTES

- Non historic, protective, expanded steel mesh currently installed on ground floor windows collect organic debris and has increased deterioration at attachment points, sills and lower sashes.
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Damaged wood/ Complete Paint Failure, i.e. current condition will not accept paint repairs; Significant Wood deterioration or damage.
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EXTENSIVE DAMAGE

Areas of Paint Failure, i.e. current condition will accept paint repairs; Extensive Wood deterioration.
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Fenestrations with some damage components, age related deterioration, and or failing pait coatings, spot locations of rotted wood, but without any wood components that likely require replacement.

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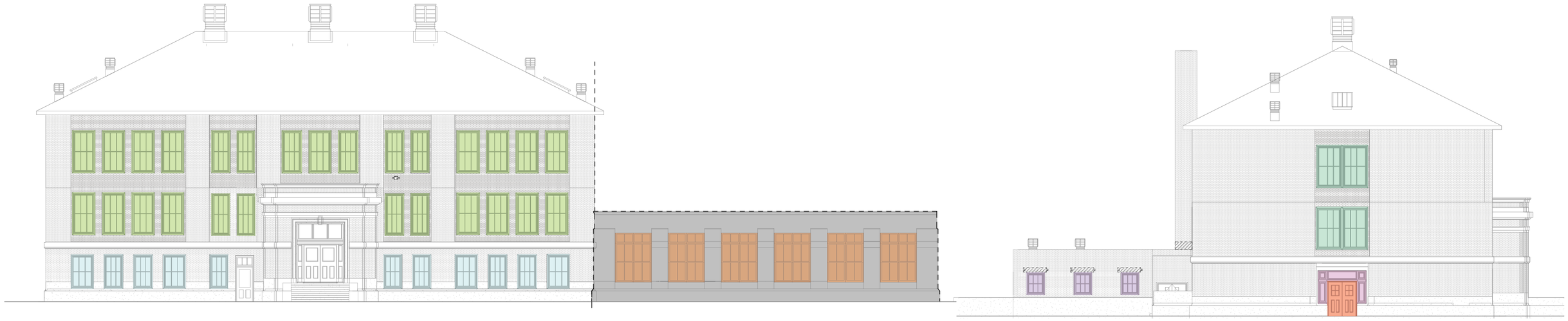
3.1_Window Types/ Condition Photos



Level 1
Double hung windows with protective expanded steel mesh at 1913 Building

Level 2-3
Double hung windows at Classrooms

1940 Level 1
Two operable, two over tow single-hung with two, fixed two-light sash with wire grilles

Level 2-3
Double, Double hung windows at corridor

Level 1
Double Wood Door with half lite, relites and transom.

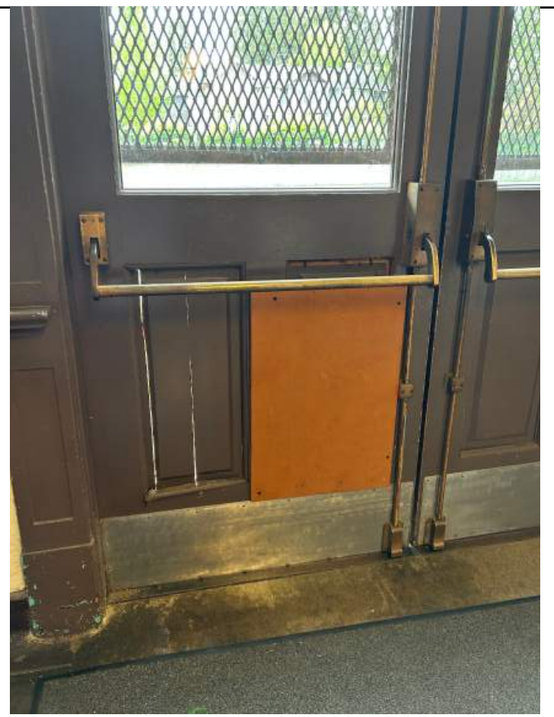
Level 1
Boiler Room and Restroom Double Hung windows with wire grilles

SOUTH CORRIDOR DOUBLE DOOR:

The wood double doors are falling apart with cracks in the panels with daylight coming through and boards attached to the interior side as a temporary repair. The door frame shows heavy deterioration especially at base where it is in contact with the concrete slab.

The Relite sill is heavily deteriorated due to being in contact with the concrete wall below and skyward facing nature of the sill. The protective, expanded, steel mesh, causing leaves and debris to fill the window casing cavity, retaining water, resulting in the wood sill and vertical elements adjacent to the sill being damaged.

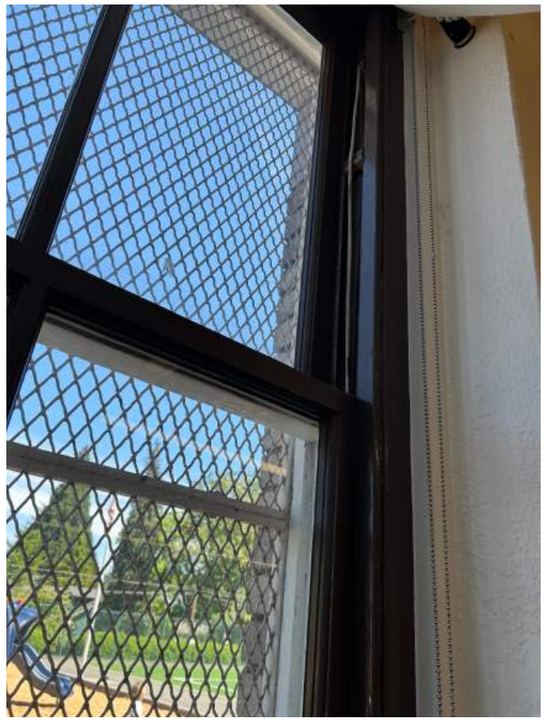
The transom also has similar damage due to smaller casing area for debris to collect within the protective, expanded, steel mesh, and further weathering due to its south facing orientation



<u>1913 GROUND FLOOR CLASSROOM WINDOWS:</u>

The 1913 Ground floor, classroom windows have the protective expanded steel mesh on the exterior. The exterior window sill has moderate damage due to its skyward facing nature.

The interior case work shows some signs of wear, with chips or scratches in the paint, but overall is in good condition.



GROUND FLOOR RESTROOM WINDOWS:

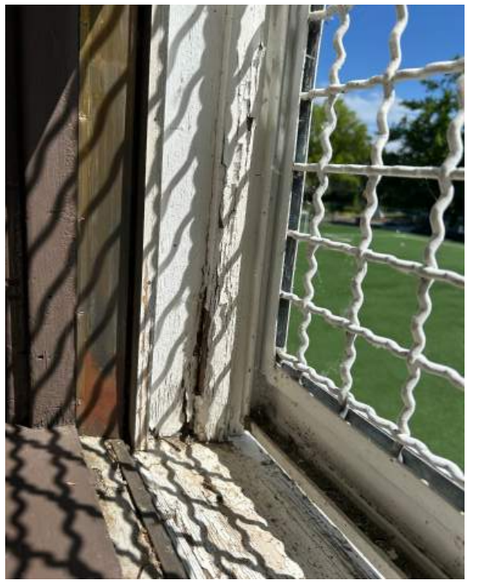
The restroom/ boiler room windows at the 1913 projecting one story building at the rear are heavily deteriorated at the sill due to the smaller window area and the protective, expanded, steel mesh, causing leaves and debris to fill the window casing cavity. Resulting in rotted sills in select locations.

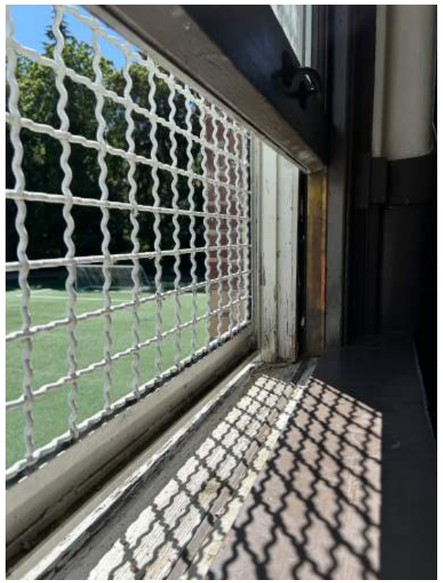
The interior window casement has some chips in the paint with some wear but overall, is in good condition.

1913 CORRIDOR WINDOWS:

The 1913 corridor windows at the south end have the protective expanded steel mesh on the exterior. The South exterior window sill has moderate damage due to its skyward facing nature and southern exposure, while the North corridor window sill is in good condition.

The interior case work shows some signs of wear, with chips or scratches in the paint, but overall is in good condition.

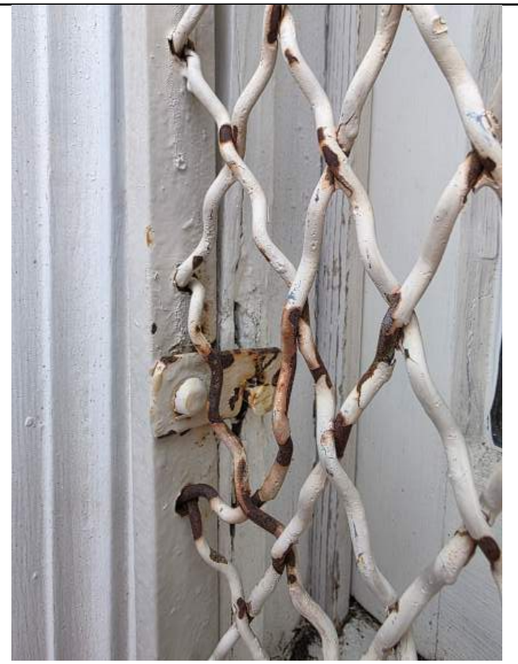




1913 SECOND AND THIRD FLOOR CLASSROOM WINDOWS:

The 1913 second and third floor, classroom windows are in decent condition. The exterior window sill has some damage due to its skyward facing nature but the exterior jamb show minimal weathering.

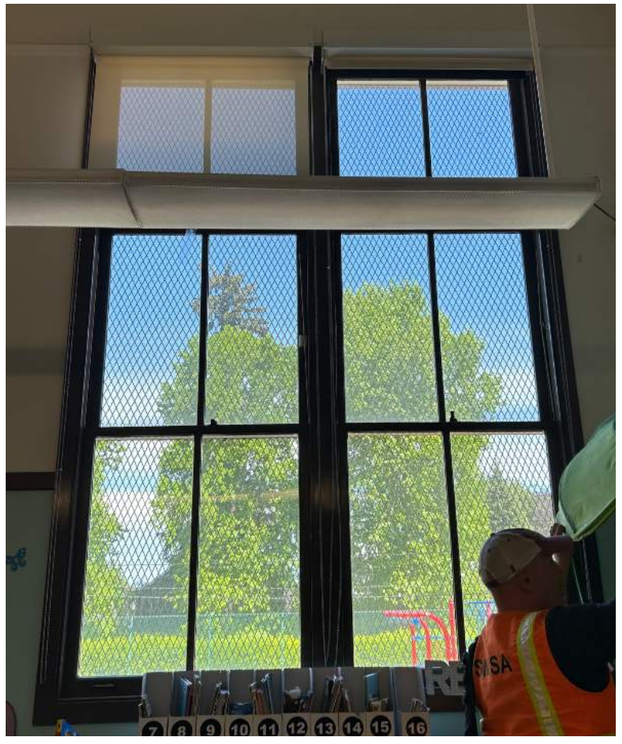
The interior case work shows some signs of wear, with chips or scratches in the paint, but overall is in good condition.

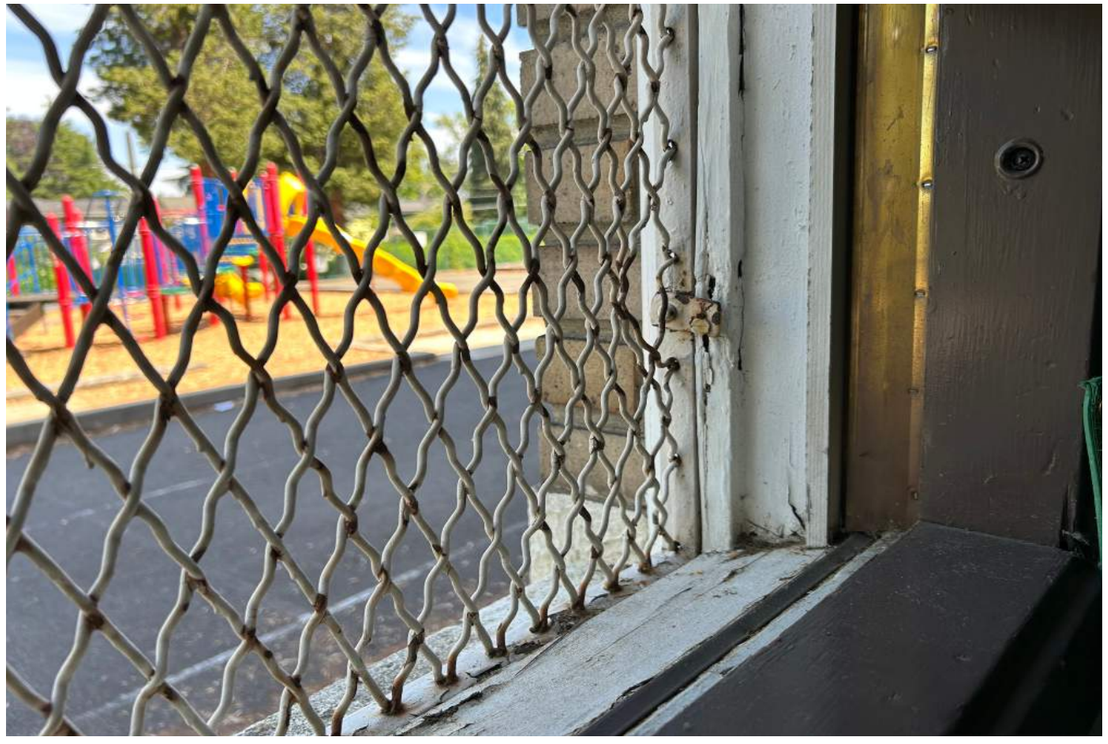


1940 WINDOWS:

The 1940 classroom windows have the protective expanded steel mesh on the exterior. As of result of the attachment method of the steel mesh, there exterior wood jambs have some damage at the attachments. The exterior window sill has some damage due to its skyward facing nature.

The interior case work shows some signs of wear, with chips or scratches in the paint, but overall is in good condition.





1913 DOOR, SIDE LITE, AND TRANSOMES

The 1913 Entry, wood double doors, sidelights, back double doors are in moderate condition, protected from the weather but have some weathering due to its use.

The transoms, thanks to their position, are in good condition with some wear visible in the paint.

4.0_Product

Mock-up Glass:

1. Vacuum Insulated Glazing that will be installed is 8mm (5/16”) and includes LowE²-270 on glass face #2. This provides an R-value of R-15.87 and SHGC of 0.35

R-18
Center of Glass LoE³ - 366

77
Condensation Resistance Factor

33+
Sound Transmission Coefficient

8 to 12-mm
Enthermal Thickness

4.6 kg/ft²
Embodied Carbon Emissions

20-year
Product Warranty

5-mm/5-mm	Visible Light Transmittance	Exterior Reflectance	Fading UV	Fading ISO	SHGC COG	U-factor COG
LoE - 180	78%	14%	26%	61	0.67	0.084
LoE² - 270	69%	12%	13%	50	0.35	0.063
LoE³ - 366	64%	11%	5%	42	0.26	0.056
LoE³ - 340	38%	13%	2%	27	0.16	0.056

Enthermal® Performance

LUXWALL

APPENDIX-B CONDITIONS PHOTOS
McGILVRA ELEMENTARY SCHOOL

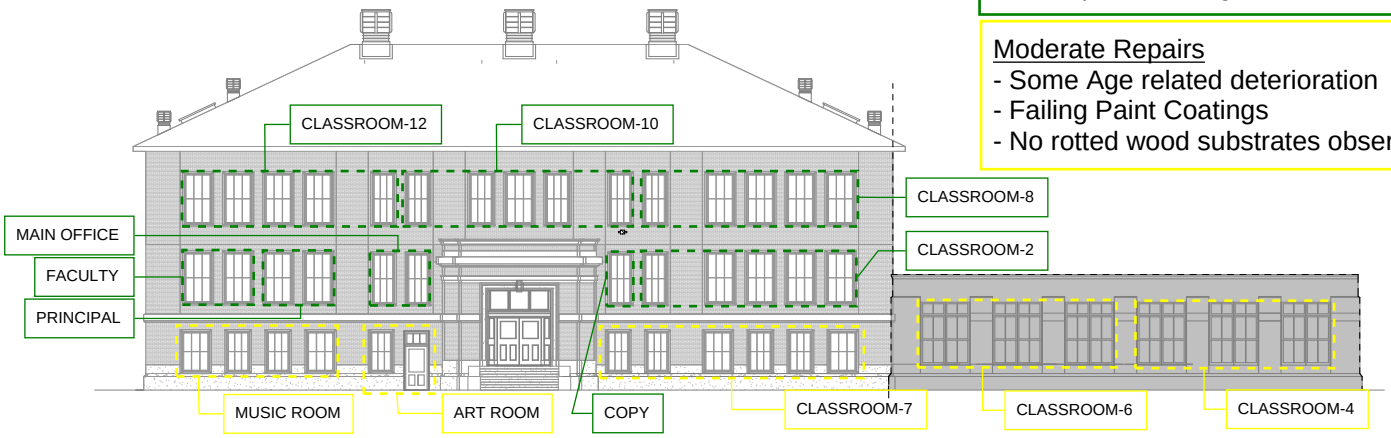
Minor Repairs
- Refurbished in the last 20 years
- Minor paint Damage

Moderate Repairs
- Some Age related deterioration
- Failing Paint Coatings
- No rotted wood substrates observed

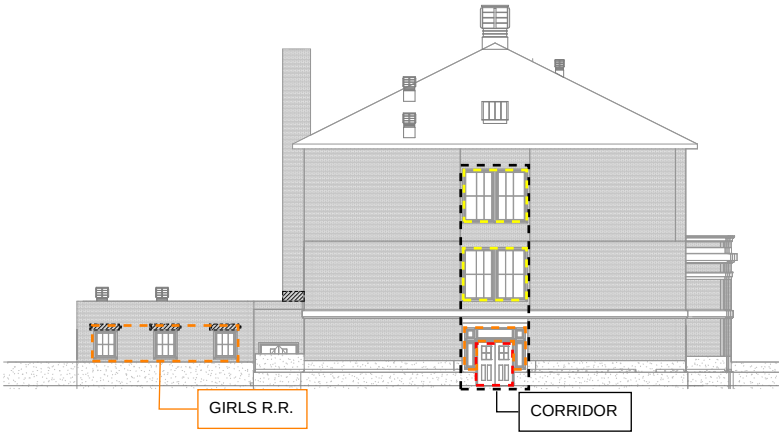
Heavy Repairs
- Age related deterioration
- Failing Paint Coatings
- 1/4 inch deep soft/ rotted wood substrates observed. Select areas of soft/ rotted wood greater than 1/4 inch

Extensive Repairs
- Failing Paint Coatings
- 1/4 inch deep and greater soft/ rotted wood substrates observed. Some components should be replaced

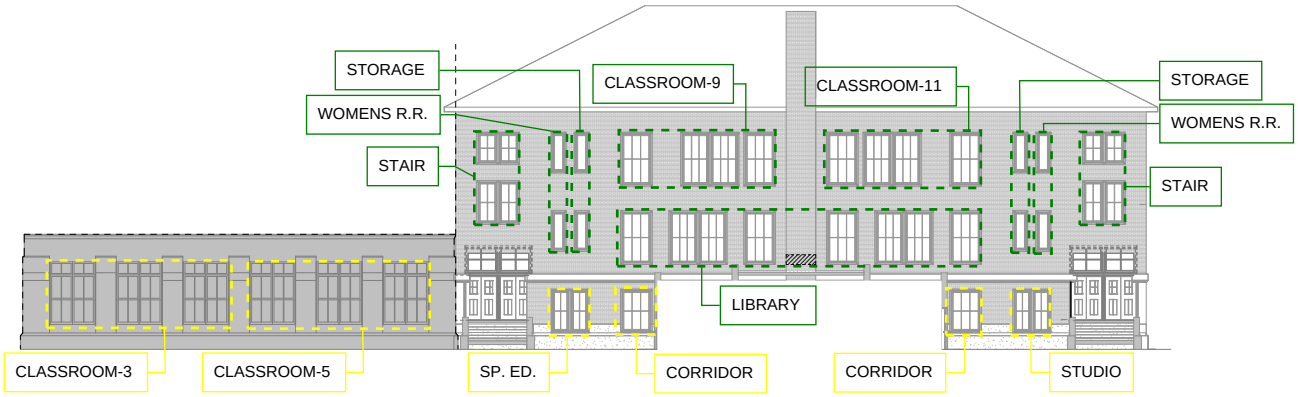
EAST ELEVATION



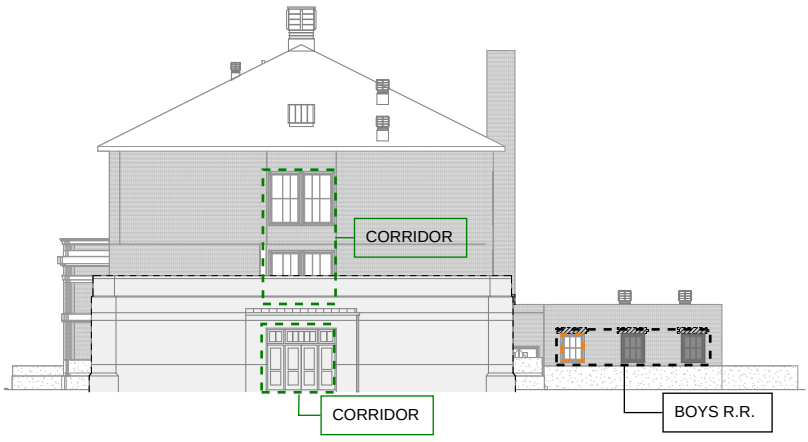
SOUTH ELEVATION



WEST ELEVATION

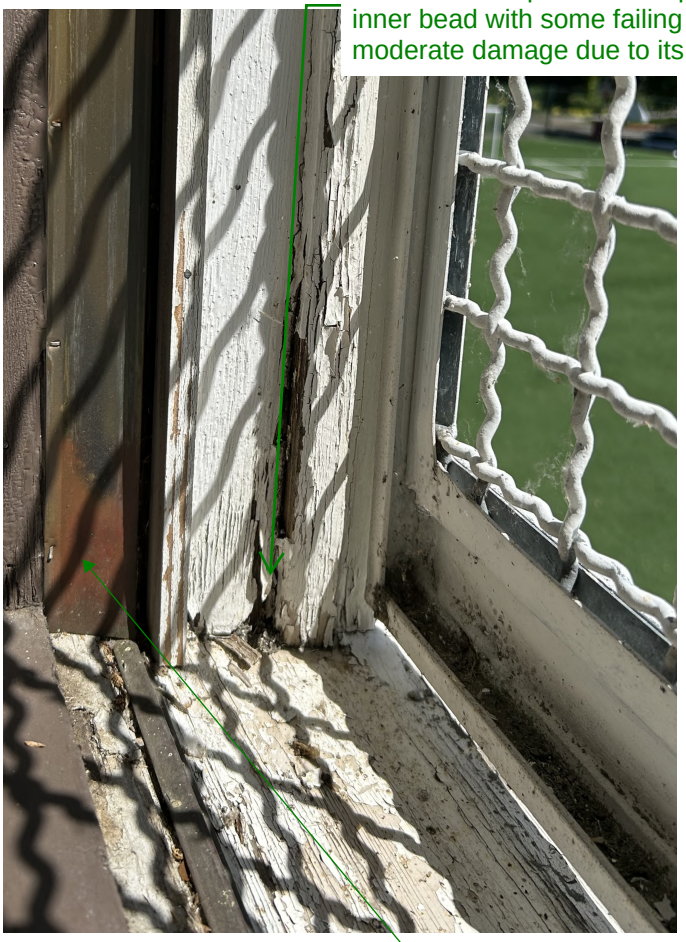


NORTH ELEVATION



SOUTH CORRIDOR

All windows were repaired and refurbished in 2008. The south facing corridor windows have protective expanded steel mesh on the exterior. The jamb has loose inner bead with some failing paint at the jamb adjacent to the sill. The sill has moderate damage due to its skyward facing nature and southern exposure.



The metal jamb frame is in good condition

The Interior case work shows some signs of wear, with chips and scratches in the paint but overall is in good condition

SOUTH ENTRY DOOR

The South Entry Double door requires extensive repair due to its southern exposure without any protection.

The sidelite and transome frames have heavy damage, where paint is faded and the wood sill is splitting with gaps,

The door panel has cracks in the panels with daylight coming through and plywood attached to the interior side to hold the panels in place. Heavy weathering of the door due to its southern exposure with faded paint. Interior side has brass hardware. Unknown whether hardware is original or historic.

CLASSROOM-7

1913 Ground floor, classroom windows have protective expanded steel mesh on the exterior. There are some damage to the wood window frame where the expanded steel mesh is attached. The exterior window sill has moderate damage due to its skyward facing nature. Some wear observed at base of jamb and sill intersection.

1ST FLOOR RESTROOM

The restroom window sills at the 1913 projecting one story building at the rear are rotted due to the protective expanded, steel mesh and smaller window area causing leaves and debris to fill the window cavity.

CLASSROOM-5

1940 Ground floor, classroom windows have protective expanded steel mesh on the exterior. There are some damage to the wood window frame where the expanded steel mesh is attached along with chips in the paint on the jambs. The exterior window sill has moderate damage due to its skyward facing nature.

LIBRARY

The Second floor Library window are in fair condition with minor chips in the paint observed on the jambs and some damage observed on the exterior sill due to its skyward facing nature.

Faded paint on the exterior window sills

Minor chips and wear on jambs and window frame

FACULTY


Faded exterior window sill paint due to skyward facing nature


hooks attached to window sill


Previously replaced window glazing


Interior case woks in good condition with some chips or scratches in the paint

STORAGE

Interior Casework of storage window in good condition. Exterior sill has faded paint due to skyward facing nature but jambs are in good condition with some weathering at the base where it intersects sill.

CLASSROOM-11

Interior casework and paint in good condition

moderate weathering on exterior window sill.

Existing groove in window sash to be used to install weatherstripping

1ST FLOOR DOORS, ART AND MUSIC ROOM

Exterior paint is faded

Interior paint, frame, trim and door panel is in good condition.

South East, ground floor corner door iat music room was infill in 2002 when cafeteria was relocated

MAIN ENTRY

Interior casework is in good condition

Hardware different from other doors are on main entry door. Traces of previous hardware removed remain

Exterior of Entry double door and side-lite appear to be in good condition, protected from the weather by entry protrusion. The paint appears faded due to its consistent use over the years

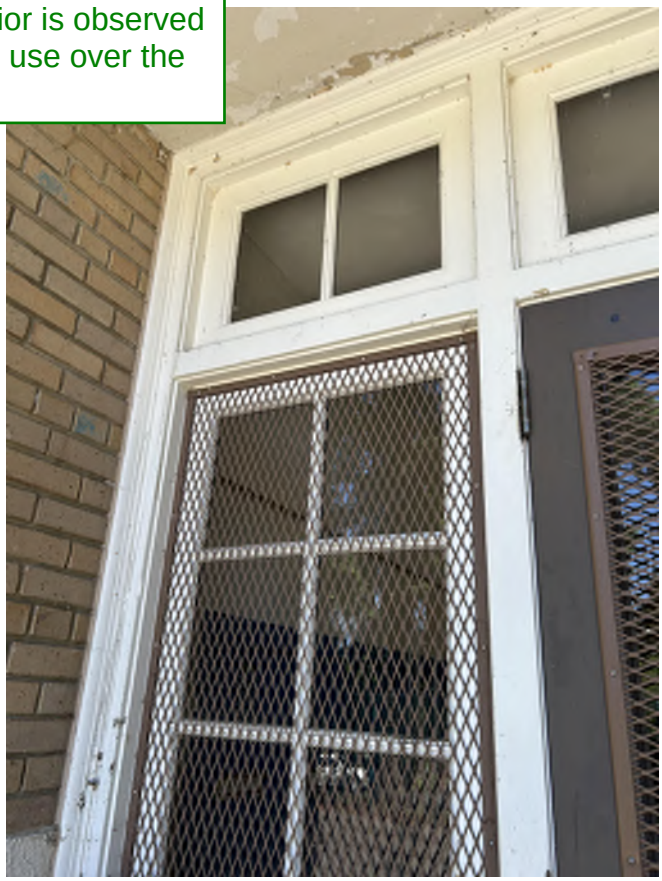
BACK DOORS

Brass door hardware. Unknown whether they are original or historic match. Back double door interior side is in good condition with some scratches to the paint

Exterior of Back double door and transom is in good condition, protected from the weather by doors setback with floor above providing protection from the elements. The paint appears faded due to its consistent use over the years.

1940 NORTH ENTRY

The 1940, North entry double door, side lite and transom are in good condition due to being set back and protected from the elements and its orientation to the North. Some fading of the paint on the exterior is observed from regular use over the years.



MCGILVRA ELEMENTARY WOOD WINDOW & DOOR REPAIRS

PROJECT # P2216

CODE SUMMARY

CODE SUMMARY:

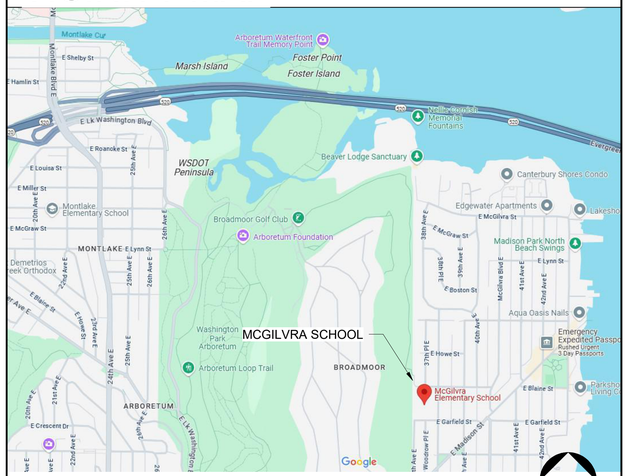
JURISDICTION:	CITY OF SEATTLE
DUILDING CODE:	2021 SEATTLE BUILDING CODE
FIRE CODE:	2021 SEATTLE FIRE CODE
ENERGY CODE:	2021 WASHINGTON STATE ENERGY CODE
MECHANICAL CODE:	2021 SEATTLE MECHANICAL CODE
PLUMBINGCODE:	2021 SEATTLE PLUMBING CODE
ELECTRICAL CODE:	2021 SEATTLE ELECTRICAL CODE
ADA CODE:	2010 ADA STANDARDS AND A117.1- 2009

VOLUNTARY SEISMIC UPDGRADES UNDER SEPARATE PERMIT# 7138679-CN

SITE AND BUILDING DATA

SITE ADDRESS:	1617 38TH AVE E SEATTLE, WA 98112
ASSESSOR'S PARCEL NO:	531810-0820
LOT AREA:	108,000 SF
ZONING:	NR3
CONSTRUCTION TYPE:	II-A
NUMBER OF STORIES:	3 STORY EXISTING
PARKING:	NO CHANGE
LEGAL DESCRIPTION:	MC GILVRAS J J 3RD ADD REPLAT & VAC ALLEY ADJ & VAC ST ADJ LOTS 1 THRU 12 Plat Block: 7 Plat Lot: 1 THRU 24

VICINITY MAP



GENERAL NOTES

1. ALL WORK TO BE PERFORMED IN COMPLIANCE WITH ALL APPLICABLE CODES, LAWS AND REGULATIONS OF ALL AUTHORITIES HAVING JURISDICTION OVER THE WORK.
2. CONTRACTOR IS TO PROTECT EXISTING LANDSCAPE SCHEDULED TO REMAIN, PARKING LOTS, GROUNDS, FLOORS, FURNISHINGS, FIXTURES AND EQUIPMENT FROM DAMAGE. CONTRACTOR TO USE EXTREME CAUTION WHEN WORKING ON GROUNDS AND PARKING LOTS ADJACENT TO THE BUILDING. CONTRACTOR TO REPLACE IN KIND ANY SUCH ITEMS DAMAGED.
3. CONTRACTOR TO VERIFY ALL DIMENSIONS, PROPERTY LINES, MEASUREMENTS AND CONDITIONS IN THE FIELD BEFORE BEGINNING WORK. ANY DISCREPANCIES, ERRORS OR OMISSIONS TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT IMMEDIATELY.
4. THE ARCHITECT WILL HAVE A REPRESENTATIVE ON SITE, PART-TIME TO OBSERVE THE CONSTRUCTION FOR COMPLIANCE WITH THE DESIGN INTENT AND TO ASSIST THE CONTRACTOR IN RESOLVING VARIATIONS IN THE EXISTING CONSTRUCTION. THESE DOCUMENTS ADDRESS KNOWN CONDITIONS, BUT IT IS ANTICIPATED THAT HIDDEN CONDITIONS WILL BE ENCOUNTERED DURING CONSTRUCTION. THE ARCHITECT WILL OBSERVE ALL SUCH HIDDEN CONDITIONS AND ISSUE CLARIFICATIONS OR MODIFICATIONS OF THE DESIGN INTENT TO ADDRESS SUCH CONDITIONS AND WILL DOCUMENT ALL CHANGES.
5. UNLESS OTHERWISE NOTED, ALL ANGLES ARE TO BE RIGHT ANGLES, ALL LINES WHICH APPEAR PARALLEL ARE TO BE PARALLEL, AND ALL ITEMS WHICH APPEAR CENTERED ARE TO BE CENTERED. CONTRACTOR TO BE RESPONSIBLE FOR MAINTAINING ALL LINES TRUE, LEVEL, PLUMB AND SQUARE.
6. DETAILED AND/OR LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. POSTED DIMENSIONS WILL TAKE PRECEDENCE OVER SCALED DIMENSIONS. CONTRACTOR TO VERIFY SCALED DIMENSIONS WITH ARCHITECT BEFORE PROCEEDING WITH WORK.
7. ALL ATTACHMENTS, CONNECTIONS, AND FASTENINGS OF ANY NATURE ARE TO BE PROPERLY AND PERMANENTLY SECURED IN CONFORMANCE WITH THE BEST PRACTICES OF THE BUILDING INDUSTRY. DRAWINGS SHOW ONLY SPECIAL REQUIREMENTS TO ASSIST THE CONTRACTOR AND DO NOT SHOW EVERY DETAIL.
8. DETAILS SHOWN IN THESE DRAWINGS ARE TYPICAL AND WILL APPLY UNLESS OTHERWISE NOTED OR SHOWN. DETAILS OF CONSTRUCTION NOT FULLY SHOWN ARE TO BE OF THE SAME NATURE AS THOSE DRAWN FOR SIMILAR CONDITIONS. ANY AREAS IN QUESTION TO BE ADDRESSED AT PRE-CONSTRUCTION CONFERENCE
9. CONTRACTOR TO PROTECT EXISTING FURNISHINGS, FIXTURES, EQUIPMENT AND LANDSCAPING FROM DAMAGE. CONTRACTOR TO REPLACE IN KIND ANY SUCH ITEMS DAMAGED. ALL DEBRIS IS TO BE REMOVED.
10. CONTRACTOR TO COORDINATE ALL OPERATIONS WITH OWNER, INCLUDING: SITE ACCESS, MATERIALS STORAGE AND STAGING, INTERRUPTIONS OF ELECTRICAL, MECHANICAL, FIRE-ALARM, LOW-VOLTAGE SERVICES AND TIMING OF NOISY OR DISRUPTIVE OPERATIONS. CONTRACTOR TO VERIFY SEQUENCE OF WORK WITH OWNER.
11. CONTRACTOR IS RESPONSIBLE FOR CUTTING/ WELDING AND HOT WORK PERMITS AND MUST MEET THE CITY OF SEATTLE FIRE DEPARTMENT STANDARDS FOR SUCH WORK.
12. REFER TO SECTION 01 11 00 FOR INFORMATION ON HAZARDOUS MATERIALS IMPACTS INCLUDED IN THE WORK.
13. IF HAZARDOUS MATERIALS ARE ENCOUNTERED, NOTIFY ARCHITECT IMMEDIATELY.

ABBREVIATIONS

&	AND
@	AT
AB	ANCHOR BOLT
ACT	ACOUSTICAL CEILING TILE
ADJ	ADJACENT
AFF	ABOVE FINISHED FLOOR
ALUM	ALUMINUM
ANOD	ANODIZED
APPROX	APPROXIMATE (LY)
ARCH	ARCHITECTURE (URAL)
ASPH	ASPHALT
ASSY	ASSEMBLY
ALT	ALTERNATE
BLDG	BUILDING
BLKG	BLOCKING
BM	BEAM
BO	BOTTOM OF
BOT	BOTTOM
CJ	CONTROL JOINT
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
COL	COLUMN
CONC	CONCRETE
CONT	CONTINUOUS
CS	CONCRETE SEALER
CT	CERAMIC TILE
CTSK	COUNTERSINK
DBL	DOUBLE
DEMO	DEMOLISH
DIA	DIAMETER
DN	DOWN
DS	DOWN SPOUT
DWGS	DRAWINGS
EA	EACH
E-A	EXISTING ANCHOR
ELEC	ELECTRICAL
ELEV OR EL	ELEVATION
EQ	EQUAL
EXIST OR (E)	EXISTING
FD	FLOOR DRAIN
F.F.GSM	FACTORY FINISHED GALVANIZED SHEET METAL
F.O.I.C.	FURNISHED BY OWNER, INSTALLED BY CONTRACTOR
FT	FIRE TREATED
GA	GAUGE
GALV	GALVANIZED
GL	GLASS
GWB	GYPSUM WALL BOARD
GSM	GALVANIZED SHEET METAL
GYP	GYPSUM
HGT	HEIGHT
HM	HOLLOW METAL
HORIZ	HORIZONTAL
HR	HOUR
INT	INTERIOR
INSUL	INSULATION
LB OR #	POUND
LOC	LOCATION
MATL	MATERIAL
MAX	MAXIMUM
MECH	MECHANICAL
MANUF	MANUFACTURER
MTL	METAL
MIN	MINIMUM
N/A	NOT APPLICABLE
NIC	NOT IN CONTRACT
NO	NUMBER
NR	NOT RATED
NTS	NOT TO SCALE
OC	ON CENTER
OFCI	OWNER FURNISHED/CONTRACTOR INSTALLED
OH	OVERHEAD
OVHG	OVERHANG
PL	PLATE
PLAS	PLASTER
PNT	PAINT
PSI	POUNDS PER SQUARE INCH
PT	PRESSURE TREATED
PVC	POLYVINYL CHLORIDE
PLYW	PLYWOOD
RCP	REFLECTED CEILING PLAN
RD	ROOF DRAIN
RE:	REFER TO
REQD	REQUIRED
RM	ROOM
RWL	RAIN WATER LEADER
SCHED	SCHEDULE
SC	SOLID CORE
SEC	SECURITY
SF	SQUARE FEET
SHEATH	SHEATHING
SHT	SHEET
SIM	SIMILAR
SP	STAND PIPE
SPEC	SPECIFICATION
SQ	SQUARE
SS	STAINLESS STEEL
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURAL
SUSP	SUSPENDED
TOC	TOP OF CONCRETE
TOP	TOP OF PARAPET
TOS	TOP OF STEEL
TYP	TYPICAL
TS	TUBE STEEL
UL	UNDERWRITERS LABORATORY
UNO	UNLESS NOTED OTHERWISE
VERT	VERTICAL
VIF	VERIFY IN FIELD
VTR	VENT THROUGH ROOF
W/	WITH
WF	WIDE FLANGE
WD	WOOD
WIN	WINDOW
X BRACE	CROSS BRACE
YD	YARD

PROJECT DIRECTORY

OWNER
SEATTLE PUBLIC SCHOOLS
2445 3rd Avenue South
Seattle, WA 98124
CONTACT: Amanda Fulford, Vincent Gonzales
PHONE: (206) 496-2561
asfulford1@seattleschools.org
vrgonzales#seattleschools.org

ARCHITECT
STEMPER ARCHITECTURAL COLLABORATIVE
4000 Delridge Way, SW, Suite 200
Seattle WA 98106
CONTACT: Marc Tegen
Scott Stemper
PHONE: (206) 624-2777
marc@stemperac.com
scott@stemperac.com

STRUCTURAL ENGINEER
PCS STRUCTURAL SOLUTIONS
1011 Western Avenue, Unit 810
Seattle WA 98104
CONTACT: Alex Lege
Jared Dragovich
PHONE: (206) 292-5076
alege@pcs-structural.com
jdragovich@pcs-structural.com

GEOTECHNICAL ENGINEER
GeoEngineers
17425 NE Union Hill Road, Suite 250
Redmond, WA 98052
CONTACT:
Senior Geotechnical Engineer, PE
Christopher Newton
Associate Geotechnical Engineer, PE
Hamilton Puangnak

ENVELOPE CONSULTANT
4EA BUILDING SCIENCE
12721 30th Avenue NE, 2nd Floor
Seattle WA 98125
CONTACT: Jose Estrada
Whitney Thomas
PHONE:
jose@team4ea.com
whitneyt@team4ea.com

ENVIRONMENTAL CONSULTANT
NOVO Laboratory & Consulting Services, Inc.
138 SW 154th Street, Suite B
Burien WA 98166
CONTACT: Rich Carlson
PHONE: (206) 244-1060
rich@novolc.com

SHEET NUMBER	SHEET NAME
T-1.0	TITLE SHEET - SEISMIC UPGRADES
	ARCHITECTURAL DRAWINGS
A-0.0	SITE PLAN
A-2.0	ELEVATIONS
A-2.1	ELEVATIONS
A-5.0	WINDOW AND DOOR SCHEDULE

SCOPE OF WORK

WOOD WINDOW & DOOR REPAIRS:

1. Base Bid 1913 Windows:
   - A. Remove existing metal mesh screens at all windows where they occur.
   - B. Carefully remove existing wood stops and parting beads and disconnect ropes to facilitate temporary removal of existing double hung window sashes for off-site refurbishment.
   - C. Refurbish existing double hung window sashes and replace existing single pane glazing with vacuum insulated glazing.
   - D. Refurbish existing wood window frames in-place.
   - E. Reinstall refurbished double hung sashes with new wood stops and parting beads.
2. **Additive Alternate-1**, 1913 Ground Level Doors and Fixed Windows:
   - A. Remove existing metal mesh screens at all windows and doors where they occur.
   - B. Carefully remove existing wood doors and hardware to facilitate temporary removal of existing doors and hardware for off-site refurbishment.
   - C. Refurbish existing door frames, fixed windows and window frames in-place
   - D. Replace existing single pane door and window glazing with vacuum insulated glazing. Install laminated glazing in locations where existing glass is smaller than 12in x 18in.
   - E. Reinstall refurbished doors and hardware.
3. **Additive Alternate-2**, 1940 Windows:
   - A. Remove existing metal mesh screens at all windows where they occur.
   - B. Carefully remove existing wood stops and parting beads and disconnect ropes to facilitate temporary removal of existing double hung window sashes for off-site refurbishment.
   - C. Refurbish existing double hung window sashes and replace existing single pane glazing with vacuum insulated glazing.
   - D. Refurbish existing wood window frames in-place.
   - E. Reinstall refurbished double hung sashes with new wood stops and parting beads.
4. **Additive Alternate-3**, Remaining 1913 and 1940 Doors and Fixed Windows:
   - A. Remove existing metal mesh screens at all windows and doors where they occur.
   - B. Carefully remove existing wood doors and hardware to facilitate temporary removal of existing doors and hardware for off-site refurbishment.
   - C. Refurbish existing door frames, fixed windows and window frames in-place
   - D. Replace existing single pane door and window glazing with vacuum insulated glazing. Install laminated glazing in locations where existing glass is smaller than 12in x 18in.
   - E. Reinstall refurbished doors and hardware.

STEMPER AC
WWW | SW | SE | WWW.STEMPERAC.COM | 206.624.2777
4000 DELRIDGE WAY SW | SUITE 200 | SEATTLE, WA 98106

4220 REGISTERED ARCHITECT SCOTT M STEMPER STATE OF WASHINGTON

MCGILVRA ELEMENTARY SCHOOL
WOOD WINDOW & DOOR REPAIRS
1617 38TH AVE E,
SEATTLE, WA 98112

PERMIT SET 6/2/2026

REVISIONS		
#		DATE

PROJECT ARCHITECT	
PROJECT MANAGER	
DRAWN	MAT

TITLE SHEET - WOOD WINDOWS AND DOORS

T-1.1

P2216

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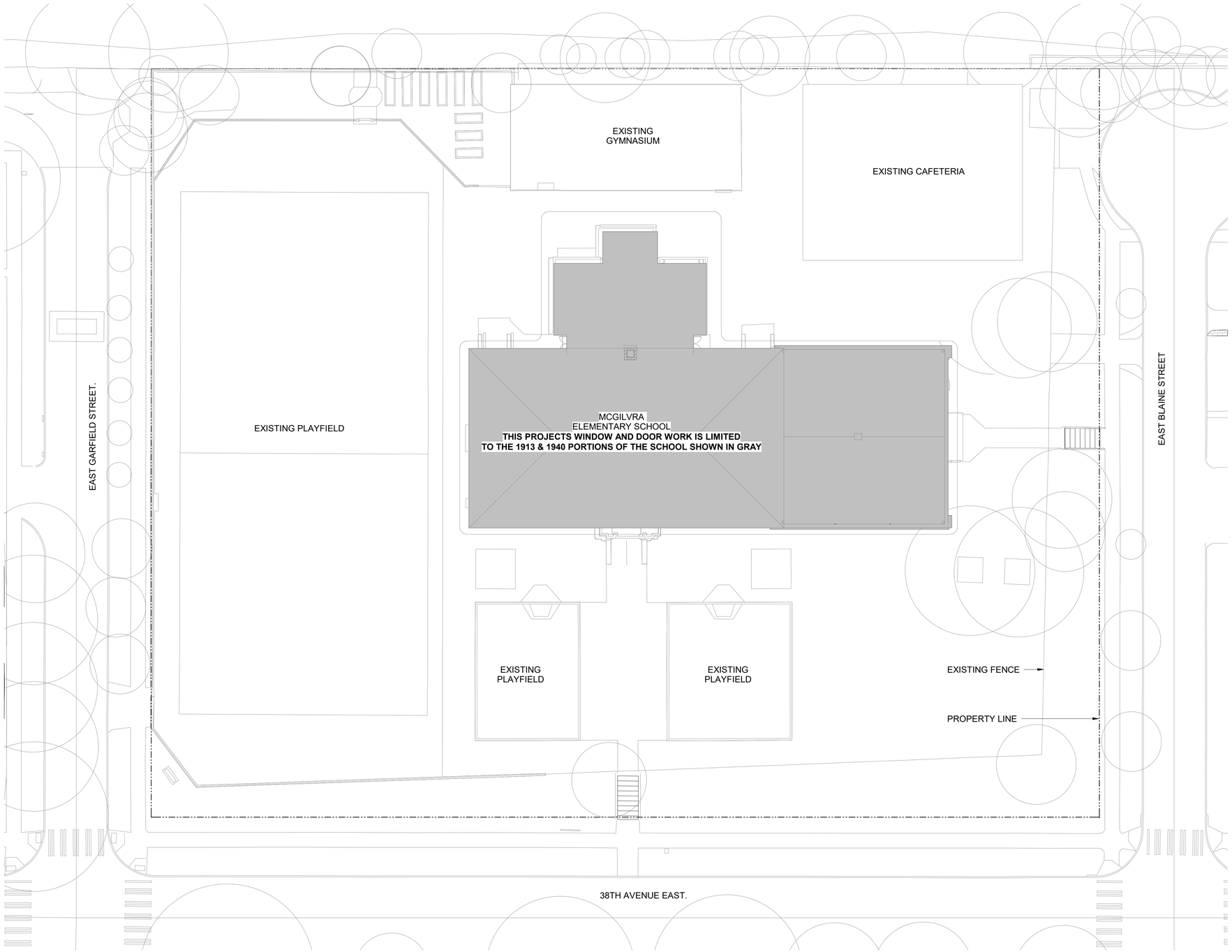

1 SITE PLAN
1" = 20'-0"

N

SITE & BUILDING DATA

BUILDING NAME:	MCGILVRA ELEMENTARY SCHOOL
SITE ADDRESS:	1617 38TH AVE E SEATTLE, WA 98112
ASSESSOR'S PARCEL NO:	531810-0820

LEGAL DESCRIPTION:

MC GILVRAS J J 3RD ADD REPLAT & VAC ALLEY ADJ & VAC ST
ADJ LOTS 1 THRU 12
Plat Block: 7
Plat Lot: 1 THRU 24

OWNER
SEATTLE PUBLIC SCHOOLS
MS 22-331, PO BOX 34165
SEATTLE, WA 98124
PHONE: (206) 252-0151

GENERAL NOTE:
THIS PROJECT DOES NOT INCLUDE ANY SITE RELATED WORK. CONTRACTORS STAGING, LAYDOWN AREAS, USE OF LIFTS, OR USE OF OTHER EQUIPMENT SHALL BE LIMITED TO EXISTING HARDSCAPE PAVED SURFACES

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MCGILVRA ELEMENTARY SCHOOL

WOOD WINDOW & DOOR REPAIRS

1617 38TH AVE E,
SEATTLE, WA 98112

PERMIT SET
6/2/2026

REVISIONS	
#	DATE

PROJECT ARCHITECT
PROJECT MANAGER
DRAWN SDL

SITE PLAN

A-0.0
P2216

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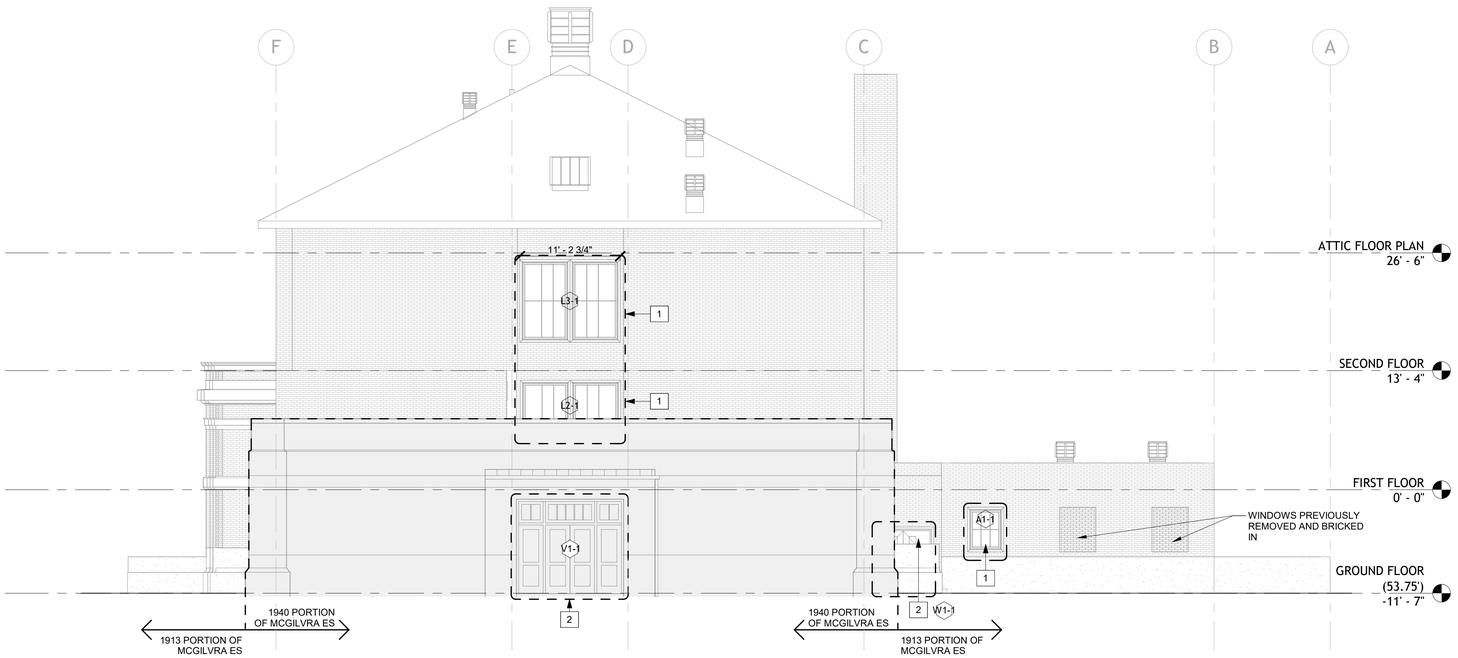
ENVELOPE UPGRADES KEYNOTE LEGEND	
1	REFURBISH EXISTING WOOD WINDOWS, EXTERIOR CASINGS, AND WOOD SUBSILLS. REPLACE SINGLE PANE GLAZING WITH VACUUM INSULATED GLAZING UNITS (VIG'S). REPLACE EXISTING WEATHER SEALS. REPLACE EXISTING SEALANTS AT WINDOW PERIMETER.
2	ALTERNATE-1: REFURBISH EXISTING WOOD DOORS AND FIXED WINDOWS. REPLACE SINGLE PANE GLAZING WITH VACUUM INSULATED GLAZING UNITS (VIG'S).
3	ALTERNATE-2: REFURBISH EXISTING WOOD WINDOWS, EXTERIOR CASINGS, AND WOOD SUBSILLS. REPLACE SINGLE PANE GLAZING WITH VACUUM INSULATED GLAZING UNITS (VIG'S). REPLACE EXISTING WEATHER SEALS. REPLACE EXISTING SEALANTS AT WINDOW PERIMETER.
4	ALTERNATE-3: REFURBISH EXISTING WOOD DOORS AND FIXED WINDOWS. REPLACE SINGLE PANE GLAZING WITH VACUUM INSULATED GLAZING UNITS (VIG'S).

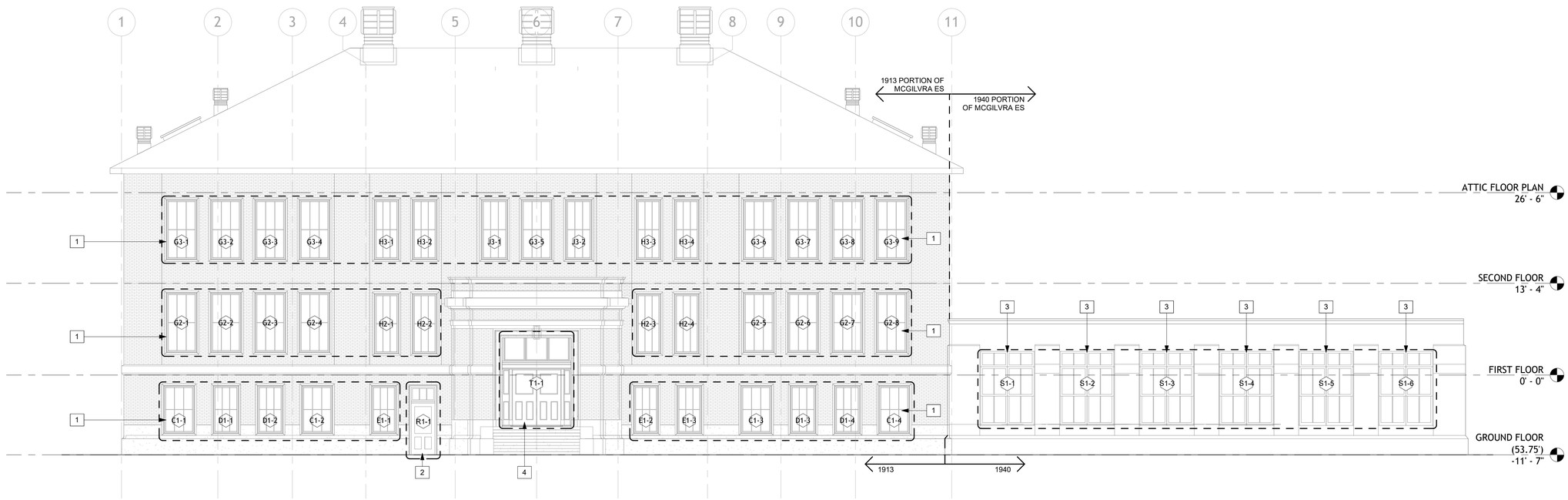
ELEVATION GRAPHIC LEGEND

→ KEYNOTE

U1-1 → WINDOW TYPE / WINDOW NUMBER / FLOOR LOCATION



1 NORTH ELEVATION



2 EAS ELEVATION

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MCGILVRA ELEMENTARY SCHOOL

WOOD WINDOW & DOOR REPAIRS
1617 38TH AVE E,
SEATTLE, WA 98112

PERMIT SET	
	6/2/2026

REVISIONS		
#		DATE

PROJECT ARCHITECT	
PROJECT MANAGER	
DRAWN	MAT

ELEVATIONS

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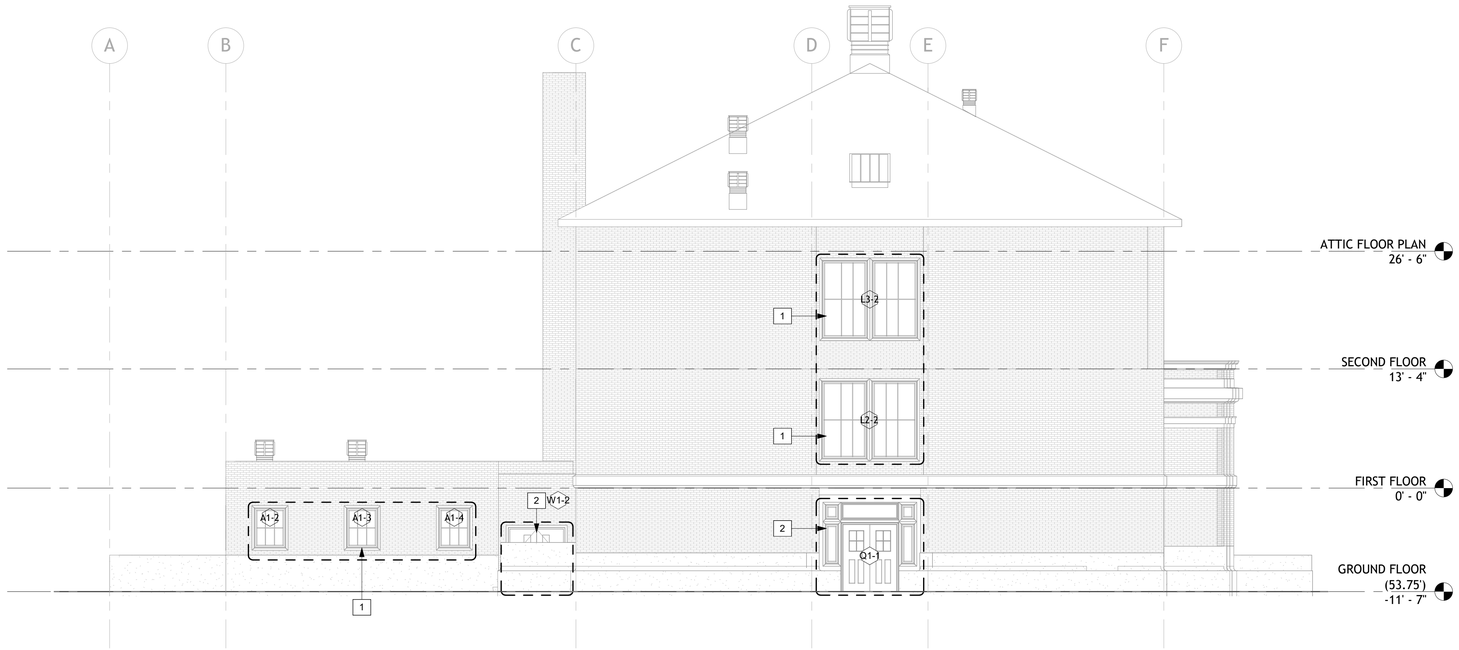
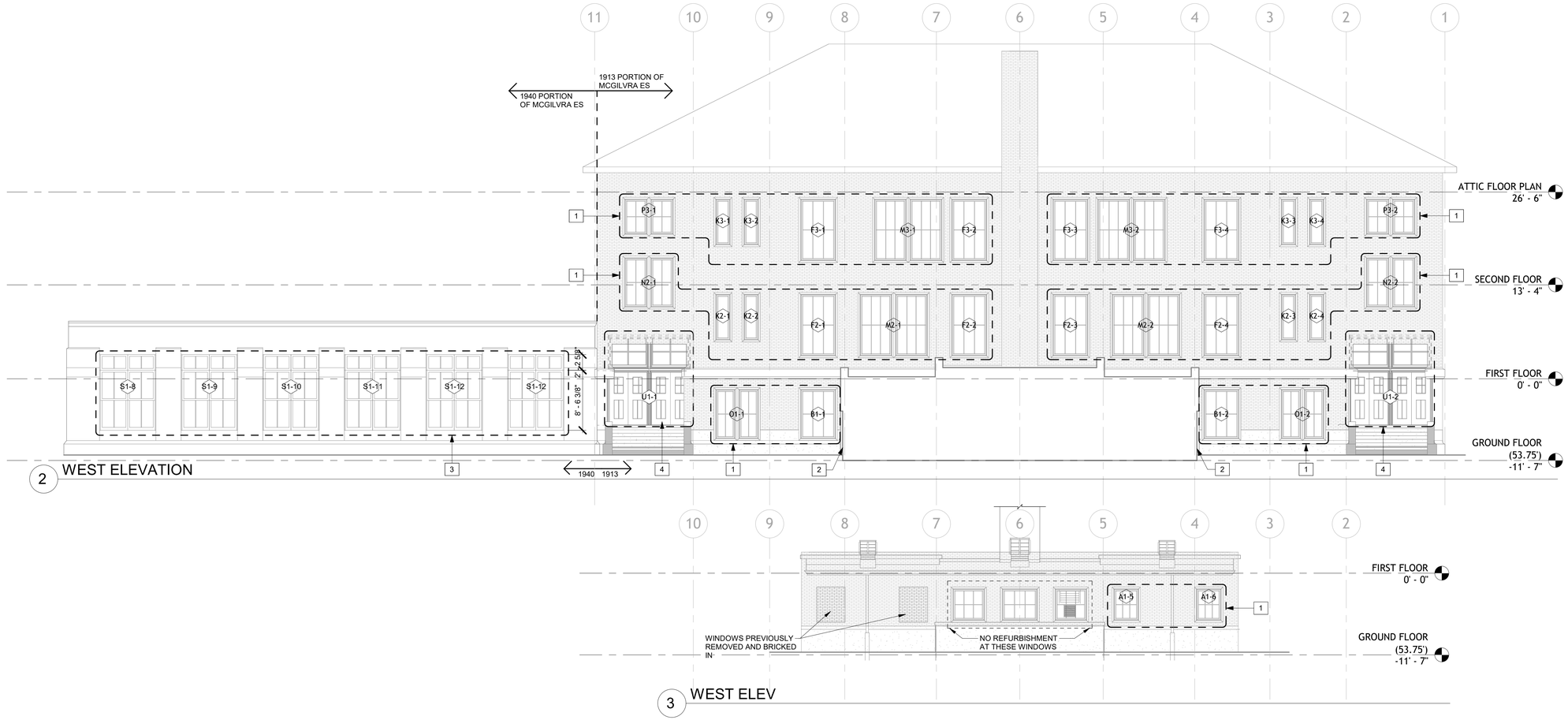
P2216



1 SOUTH ELEVATION

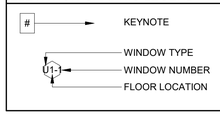


2 WEST ELEVATION

3 WEST ELEV

ENVELOPE UPGRADES KEYNOTE LEGEND	
1	REFURBISH EXISTING WOOD WINDOWS, EXTERIOR CASINGS, AND WOOD SUBSILLS. REPLACE SINGLE PANE GLAZING WITH VACUUM INSULATED GLAZING UNITS (VIG'S). REPLACE EXISTING WEATHER SEALS. REPLACE EXISTING SEALANTS AT WINDOW PERIMETER.
2	ALTERNATE-1: REFURBISH EXISTING WOOD DOORS AND FIXED WINDOWS. REPLACE SINGLE PANE GLAZING WITH VACUUM INSULATED GLAZING UNITS (VIG'S).
3	ALTERNATE-2: REFURBISH EXISTING WOOD WINDOWS, EXTERIOR CASINGS, AND WOOD SUBSILLS. REPLACE SINGLE PANE GLAZING WITH VACUUM INSULATED GLAZING UNITS (VIG'S). REPLACE EXISTING WEATHER SEALS. REPLACE EXISTING SEALANTS AT WINDOW PERIMETER.
4	ALTERNATE-3: REFURBISH EXISTING WOOD DOORS AND FIXED WINDOWS. REPLACE SINGLE PANE GLAZING WITH VACUUM INSULATED GLAZING UNITS (VIG'S).

ELEVATION GRAPHIC LEGEND



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4220 REGISTERED ARCHITECT SCOTT M STEMPER STATE OF WASHINGTON

MCGILVRA ELEMENTARY SCHOOL

WOOD WINDOW & DOOR REPAIRS

1617 38TH AVE E,
SEATTLE, WA 98112

PERMIT SET
6/2/2026

REVISIONS		
#		DATE

PROJECT ARCHITECT
PROJECT MANAGER
DRAWN Author

ELEVATIONS

A-2.1
P2216

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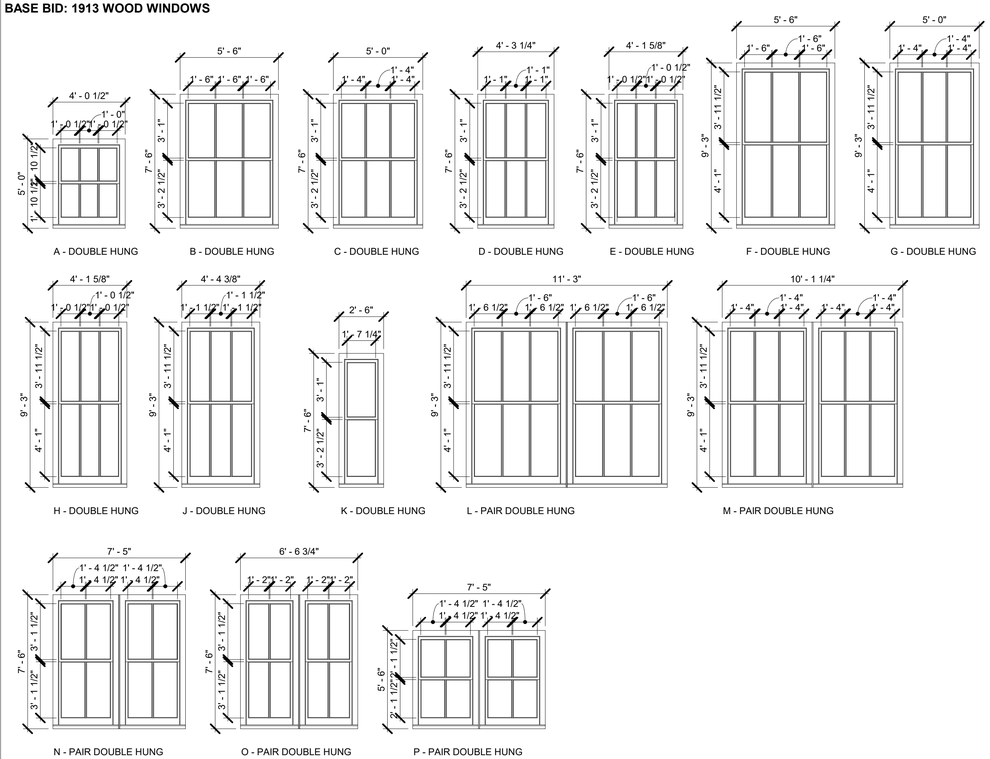
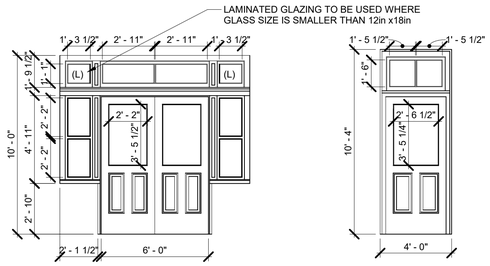
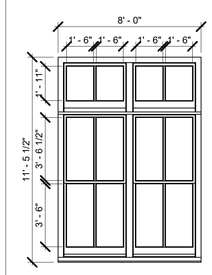
BASE BID: 1913 WOOD WINDOWS



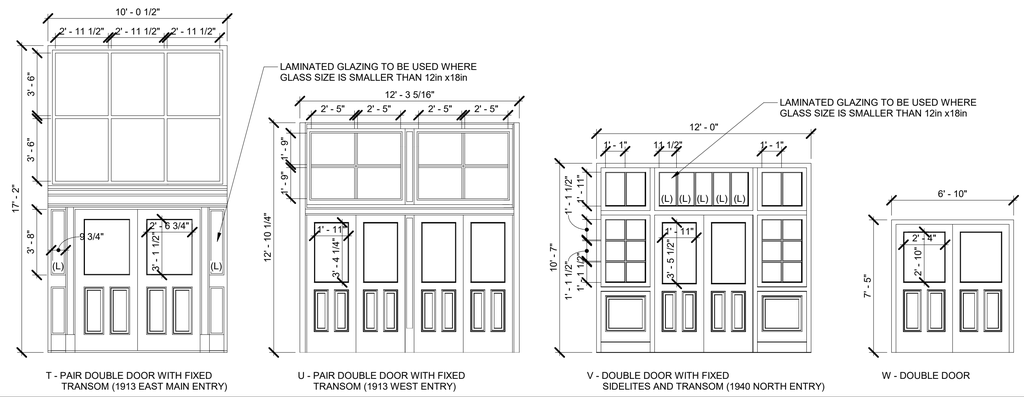
ALTERNATE-1: 1913 GROUND LEVEL WOOD DOORS AND WINDOWS



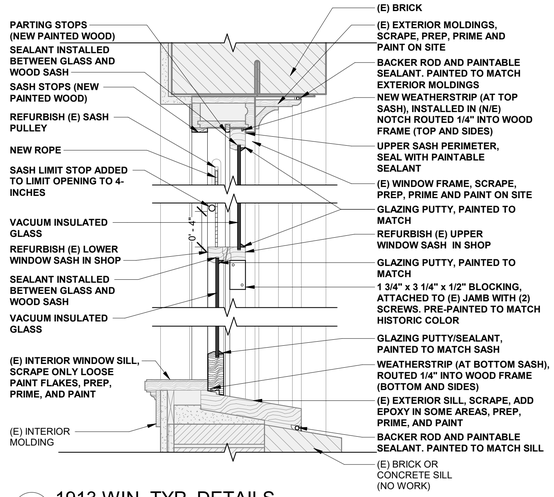
ALTERNATE-2: 1940 WOOD WINDOWS

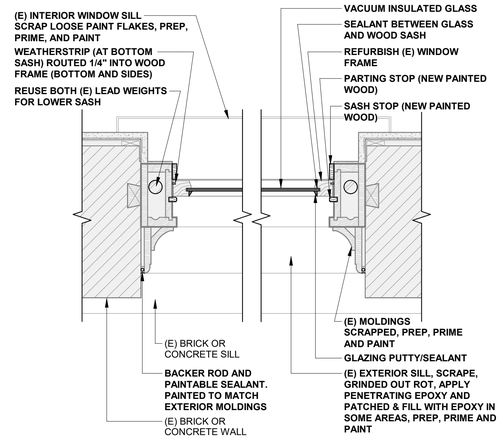


ALTERNATE-3: REMAINING 1913 & 1940 WOOD DOORS AND WINDOWS

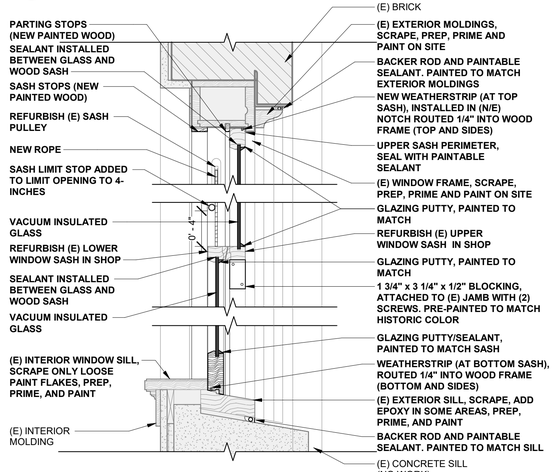


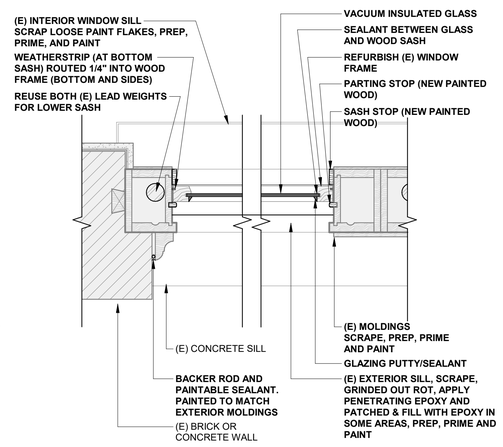
1 WINDOW TYPES





2 1913 WIN. TYP. DETAILS





3 1940 WIN. TYP. DETAILS

GENERAL NOTES

1. HISTORIC WOOD WINDOW AND DOOR REFURBISHMENT AND GLAZING REPLACEMENT WORK IS EXPECTED TO OCCUR IN A PHASED MANNER OVER MULTIPLE SUMMERS.
2. ADDITIVE ALTERNATES ARE BASED ON PRIORITY FOR WOOD WINDOW AND DOOR REPAIRS / REFURBISHMENT NEEDS AND ENERGY EFFECIENCY / SOUND TRANSMISSION IMPROVEMENTS.
3. AS PART OF PHASED REPAIRS BASE BID AND ALTERNATE SCOPES OF WORK SHALL BE COMPLETED ACROSS ENTIRE ELEVATIONS EACH SUMMER.

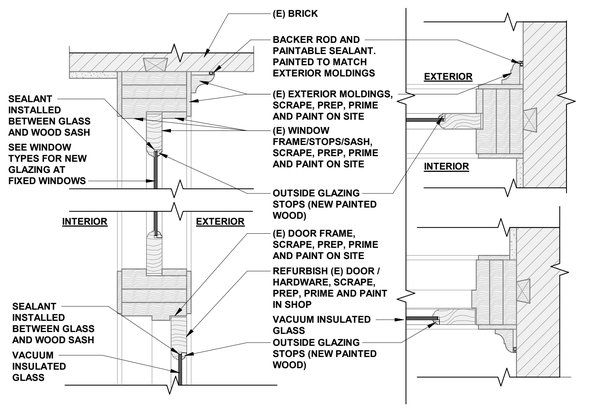
GLAZING NOTES:

1. "VIG", VACUUM INSULATED GLAZING IS TO BE USED FOR RELACEMENT OF ALL GLASS AS PART OF WINDOW REFURBISHMENT UNLESS NOTED OTHERWISE. "(L)" INDICATES SURVEYED LOCATIONS WHERE LAMINATED GLASS WILL BE REQUIRED DUE TO MEASUREMENTS OF EXISTING GLASS THAT IS SMALLER THAN THE MINIMUM 12in X 18in SIZE AVAILABLE FOR VACUUM INSULATED GLAZING
2. ALL NEW GLAZING, I.E. VACUUM INSULATED OR LAMINATED INCLUDED IN THIS PROJECTS BASE AND ALL ALTERNATES SHALL USE THE SAME FILMS TO MAINTAIN A CONSISTENT APPEARANCE ACROSS ALL ELEVATIONS.
3. GLAZING SIZES INDICATED ARE APPROXIMATE, +/- 1/4-INCH. CONTRACTOR SHALL ASSUME VARIATIONS OCCUR BETWEEN SIMILAR WINDOWS AND FIELD / SHOP VERIFY ALL SASH SIZES FOR NEW GLAZING.

GLAZING TYPES

VIG, VACUUM INSULATED GLASS
1. OUTBOARD LITE
   A. FLOAT GLASS, 5/32-INCH THICK, CLEAR TINT, LOW E2-270 ON FACE #2
2. VACUUM SPACE
   A. 0.02-INCH, HERMETICALLY SEALED VACUUM SPACE
3. INBOARD LITE
   A. FLOAT GLASS, 5/32-INCH THICK, CLEAR TINT
4. VACUUM PORTS
   A. LOCATED ON BOTTOM CORNER OF INBOARD LITE
5. U-FACTOR
   A. U-0.063
6. SOLAR HEAT GAIN COEFFECIENT
   A. 0.35 MAX

L, LAMINATED GLASS
1. OUTBOARD LITE
   A. LAMINATED FLOAT GLASS, 5/32-INCH THICK, CLEAR TINT, LOW E2-270 ON FACE #2
2. INBOARD LITE
   A. FLOAT GLASS, 5/32-INCH THICK, CLEAR TINT
3. U-FACTOR
   A. U-1.11
4. SOLAR HEAT GAIN COEFFECIENT
   A. 0.35 MAX



4 FIXED WIN & DOOR. TYP. DETAIL

STEMPER AC
WWW.STEMPERAC.COM | 206.624.2777
4000 DELRIDGE WAY SW | SUITE 200 | SEATTLE, WA 98106

4220 REGISTERED ARCHITECT SCOTT M STEMPER STATE OF WASHINGTON

MCGILVRA ELEMENTARY SCHOOL

WOOD WINDOW & DOOR REPAIRS

1617 38TH AVE E,
SEATTLE, WA 98112

PERMIT SET
6/2/2026

REVISIONS	
#	DATE

PROJECT ARCHITECT

PROJECT MANAGER

DRAWN
Author

WINDOW AND DOOR SCHEDULE

A-5.0
P2216


MOCK-UP
WINDOW

MOCK-UP WINDOW

Reading Comprehension Strate
*Rereading
*Asking questions
*Make inferences
*Making predictions
*Visualizing

Punctuation
Period . tells you when it's the end of a sentence
Question Mark ? end of a sentence that asks
Exclamation Point ! ends a sentence with strong feeling
Comma , * in dialogue * in between sentences with conjuction * listing >2
Quotation marks " " dialogue * titles
apostrophe ' * contractions * ownership * Rules bad
Luciano like brainrot. Dom also likes it.
Does Aries like fighting? What happened, Rye?
Fiddlesticks! It's a PlayStation 5!
"Okno," she said.
Nomi likes cookies, but Alton doesn't like them.
Jono loves sushi, ice cream, tacos and pizza.
"will not → won't
"I am → I'm

WANTED
THE BRAVER GOBLIN