

A division of Steven Schmidt Construction, Inc. Lic# 1064  
(507) 663-0482 • www.schmidthomes.com  
1325 Armstrong Road, Northfield, MN 55057



Mr. Chris Heinemen  
City of Northfield Community Development Director  
801 Washington St.  
Northfield MN 55057

March 8, 2017

Re: Basil's addition

Dear Mr. Heineman,

I've included information regarding the 19' x 48' addition, onto the north side of the Basil's Pizza restaurant, located at 301 South Water St.

The design of a one story building was granted variances in October of 2016. The overall design captures the owners desire to create a look and feel of a Greek restarunt while still maintaining continuity with the existing building and the surrounding buildings.

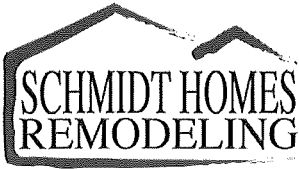
The overall cost of the addition, as drawn, will be \$130,000.00. Cost is shown in the attached construction statement. These costs will be paid directly by the owner without any financing.

We look forward to your support for this project.

Respectfully submitted on behalf of Theologia Pitsavas (owner)

A handwritten signature in black ink, appearing to read "Steven J. Schmidt".

Steven J. Schmidt  
President



A division of Steven Schmidt Construction, Inc. Lic# 1064  
 (507) 663-0482 • www.schmidthomes.com  
 1325 Armstrong Road, Northfield, MN 55057



Theologia Pitsavas  
 Basil's Pizza  
 301 Water St. So.  
 Northfield MN 55057

Price Sheet: 19' x 48' addition

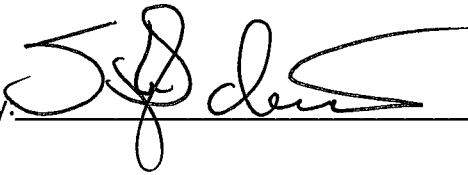
3-8-2017

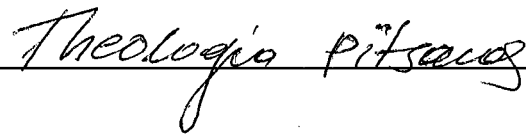
All items listed are included in the estimated final price. Allowance items are listed along with the amount.

Addition plan and layout will need to be finalized to provide a final estimated cost.

Site staking/ survey		included
Lot		by owner
Blue prints		by owner
Excavating, backfill, rough grade		included
Building permit		included
Foundation & concrete floor		included
Foundation and underfloor insulation		included
Lumber, millwork, siding, roofing, millwork		included
6- Hayfield vinyl windows		included
2- commercial full view glass entrance doors		included
Carpentry labor, framing, siding, millwork installation		included
Steps to grade		included
HVAC new roof top unit for heat & cooling		included
Electrical connected into existing panel		included
Roofing : TPO flat roof		included
Siding : 4x8 cement board paint & brick front & side wainscot		included
Fiberglass insulation walls R21, ceiling R 48		included
Install and tape drywall, drywall returns at windows		included
Smooth finish on ceiling & walls	included	
Light fixture allowance		\$ 1,500.00
Painting walls and ceiling		included
Tile flooring	allowance	\$ 7,000.00
Plumbing		\$ 3,000.00
Debris removal		SSC
Interest & construction carrying cost		by owner
Construction heat and electricity		by owner
		-----
Total estimated cost for addition		\$ 130,500.00

Upgrade one bathroom to comply w/code	\$ 5,000.00
Total cost of requested items	\$ 135,500.00

Submitted by:  \_\_\_\_\_

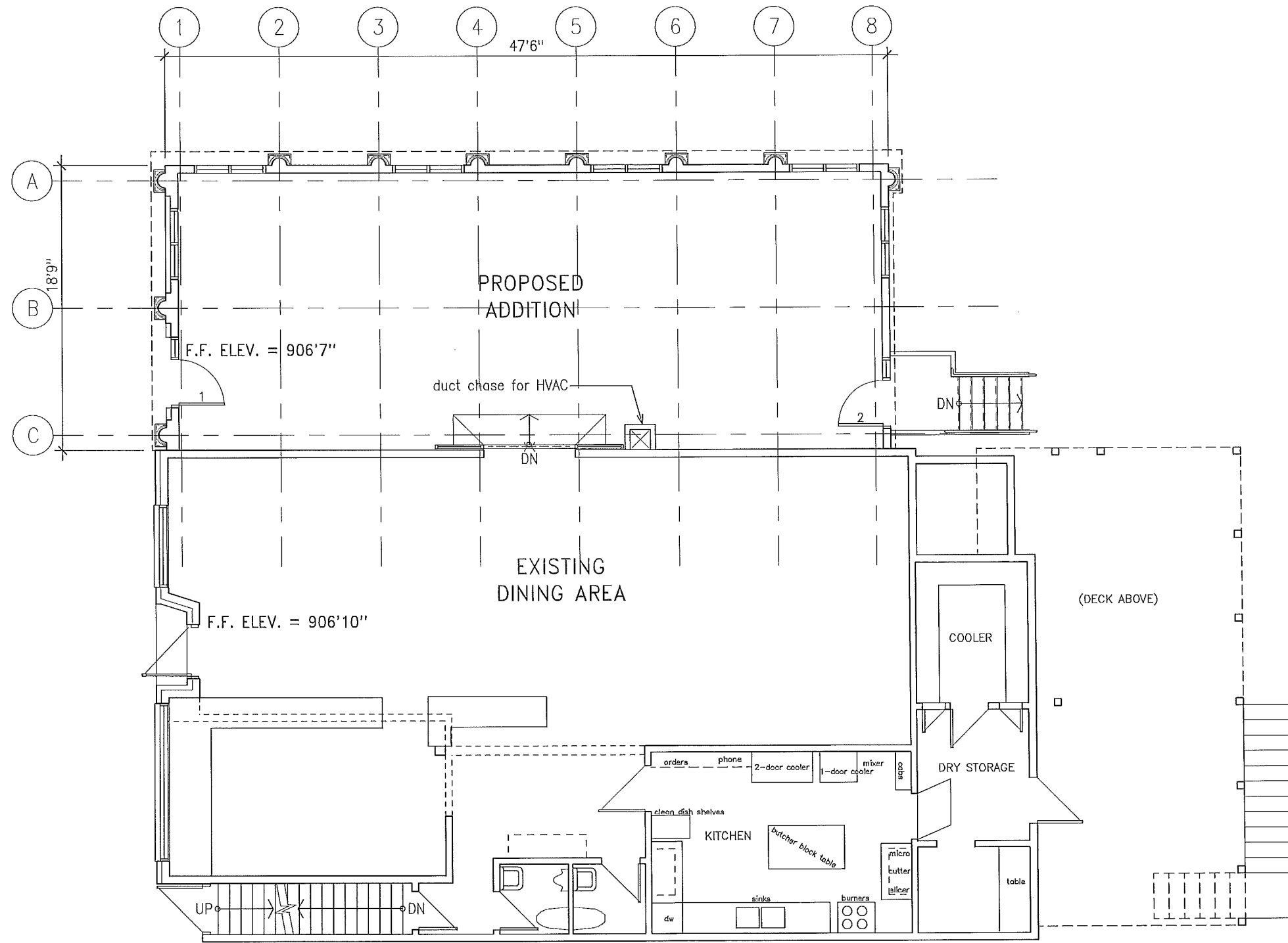
Accepted by:  \_\_\_\_\_



\* NORTH ELEVATION - New  
 S M S Q 17.004 • 2017.02.02 • \*\*\* • SCALE: Graphic 0 4' 8' 16'  
 Basil's Pizza • 301 Water St. S. • Northfield, Minnesota



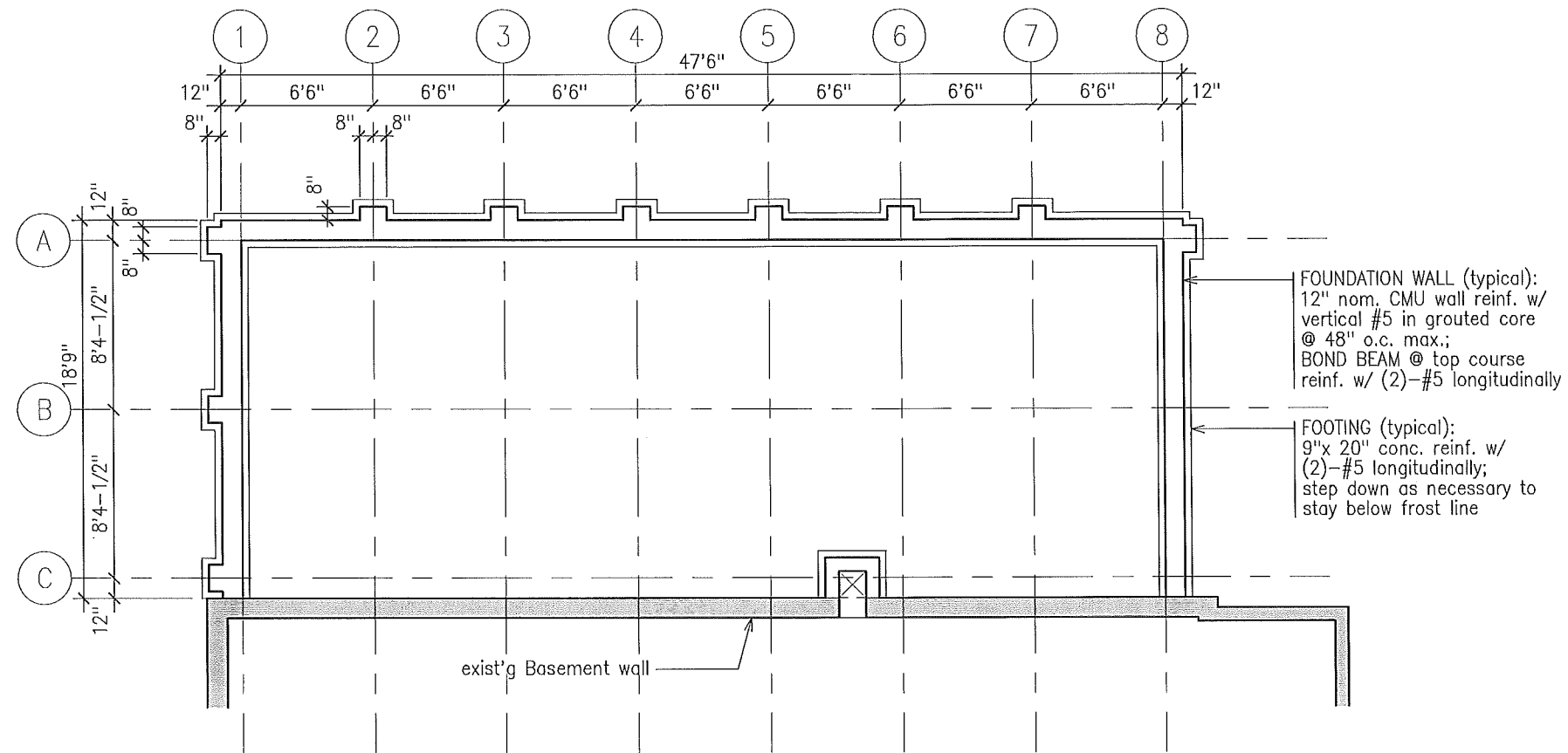
\* WEST ELEVATION - New  
 S M S Q 17.004 • 2017.02.02 • \*\*\* • SCALE: Graphic 0 4' 8' 16'  
 Basil's Pizza • 301 Water St. S. • Northfield, Minnesota



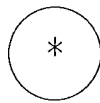
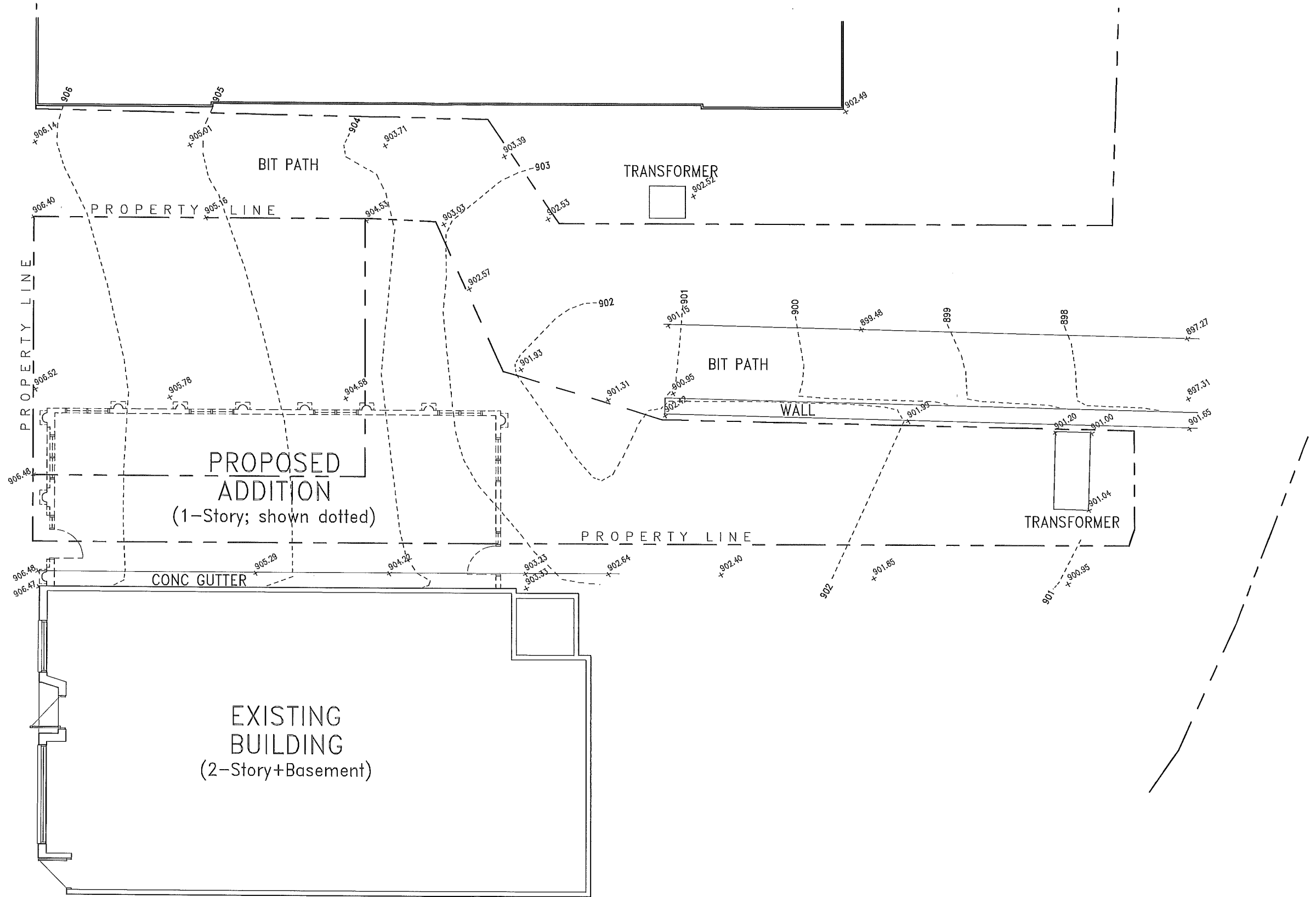
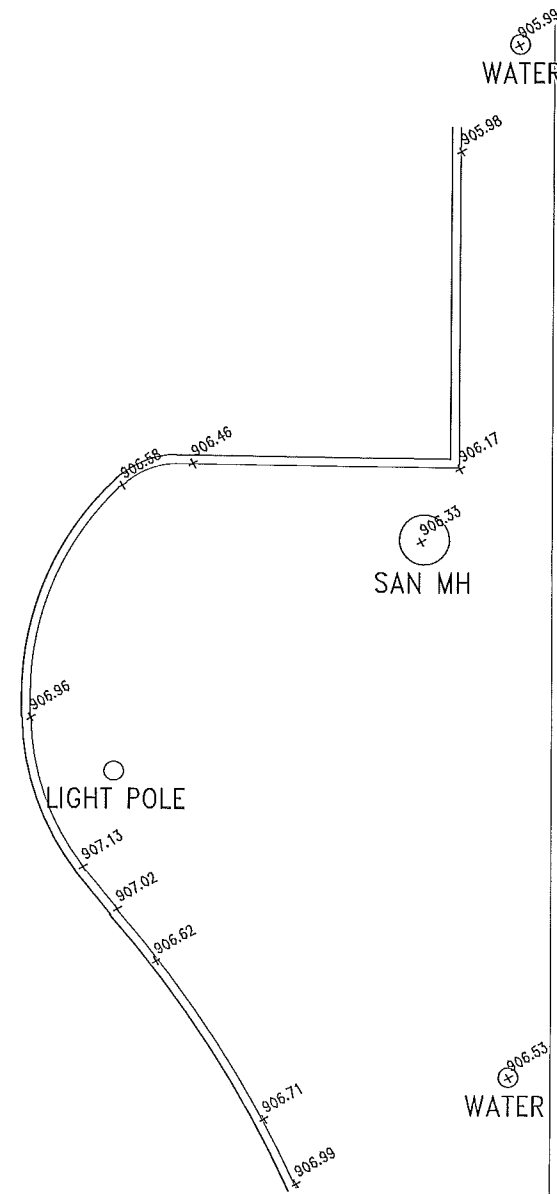
\*
S M S Q 17.004
2017.02.10
\*\*\*
SCALE: Graphic
0 4' 8' 16'

  
 NORTH

Basil's Pizza
• 301 Water St. S.
• Northfield, Minnesota



SOUTH WATER STREET



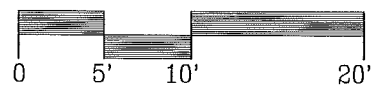
S M S Q 17.004  
Basil's Pizza

2017.02.02

\*\*\*

S I T E P L A N

SCALE: Graphic



EXISTING BUILDING  
(2-Story+Basement)

PROPOSED ADDITION  
(1-Story; shown dotted)

TRANSFORMER

TRANSFORMER

BIT PATH

BIT PATH

WALL

CONC GUTTER

WATER

WATER

SAN MH

LIGHT POLE

PROPERTY LINE

PROPERTY LINE

PROPERTY LINE

905.99

905.98

906.17

906.33

906.96

906.46

907.13

907.02

906.62

906.71

906.99

906.53

906.48

906.41

905.78

904.55

904.22

903.23

903.31

902.64

902.40

901.85

901.04

900.95

905.14

905.01

904

903.71

903.39

902.55

902.52

902.49

906.40

905.16

904.51

903.93

902.57

901.75

900

899.48

899

898

897.27

897.31

901.65

901.20

901.00

901.04

901.04

906.48

905.78

904.55

904.22

903.23

903.31

902.64

902.40

901.85

901.04

900.95

906.48

906.41

905.78

904.55

904.22

903.23

903.31

902.64

902.40

901.85

901.04

900.95

906.48

906.41

905.78

904.55

904.22

903.23

903.31

902.64

902.40

901.85

901.04

900.95

906.48

906.41

905.78

904.55

904.22

903.23

903.31

902.64

902.40

901.85

901.04

900.95

906.48

906.41

905.78

904.55

904.22

903.23

903.31

902.64

902.40

901.85

901.04

900.95

906.48

906.41

905.78

904.55

904.22

903.23

903.31

902.64

902.40

901.85

901.04

900.95

906.48

906.41

905.78

904.55

904.22

903.23

903.31

902.64

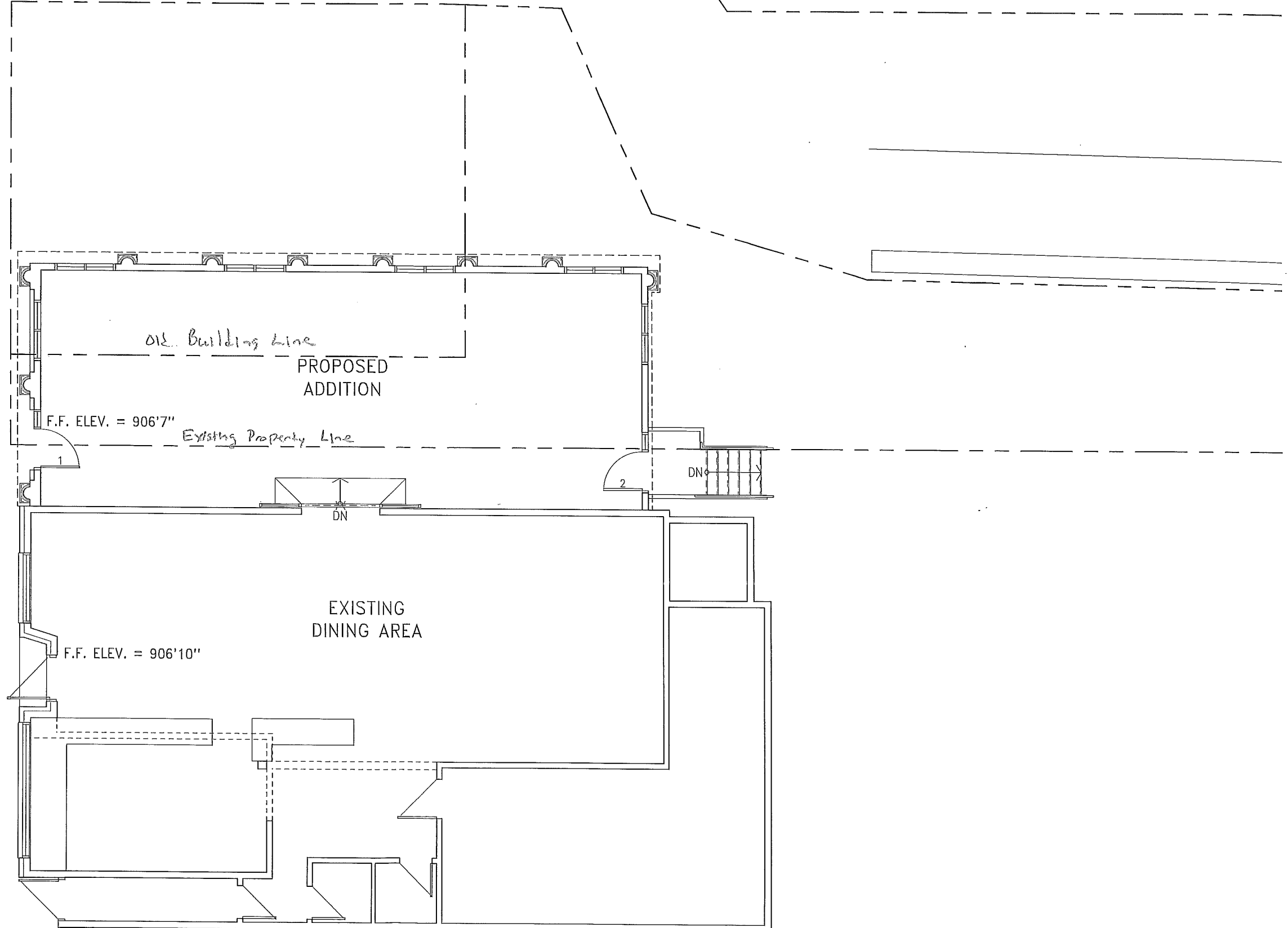
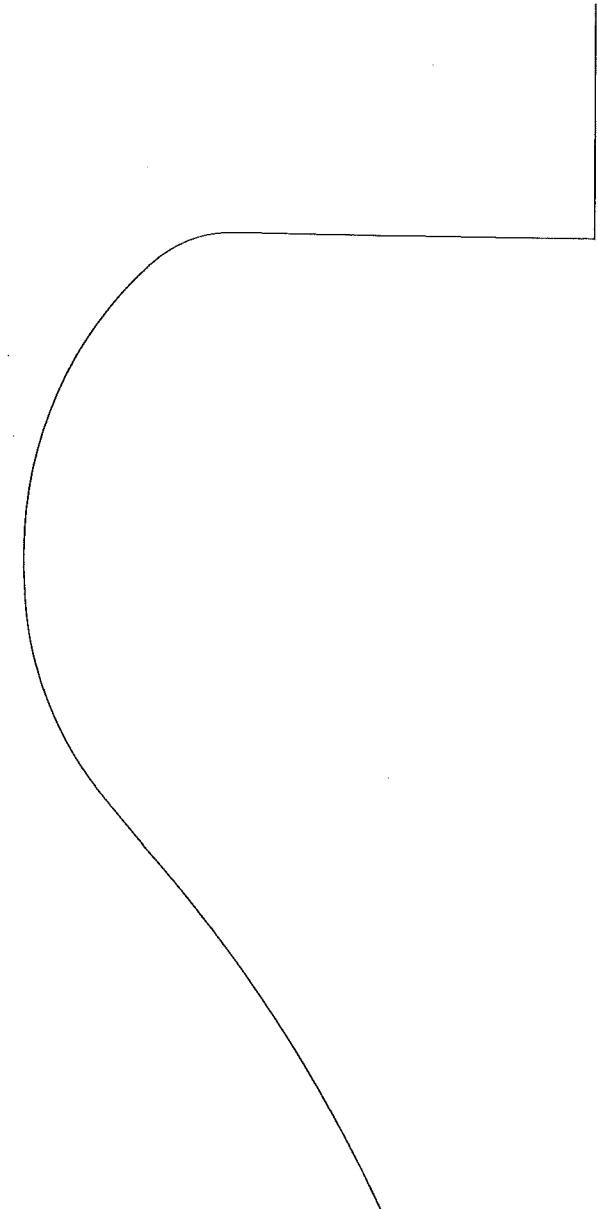
902.40

901.85

901.04

900.95

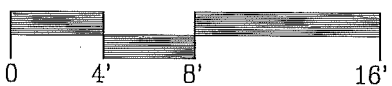


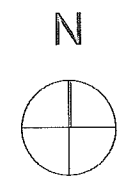
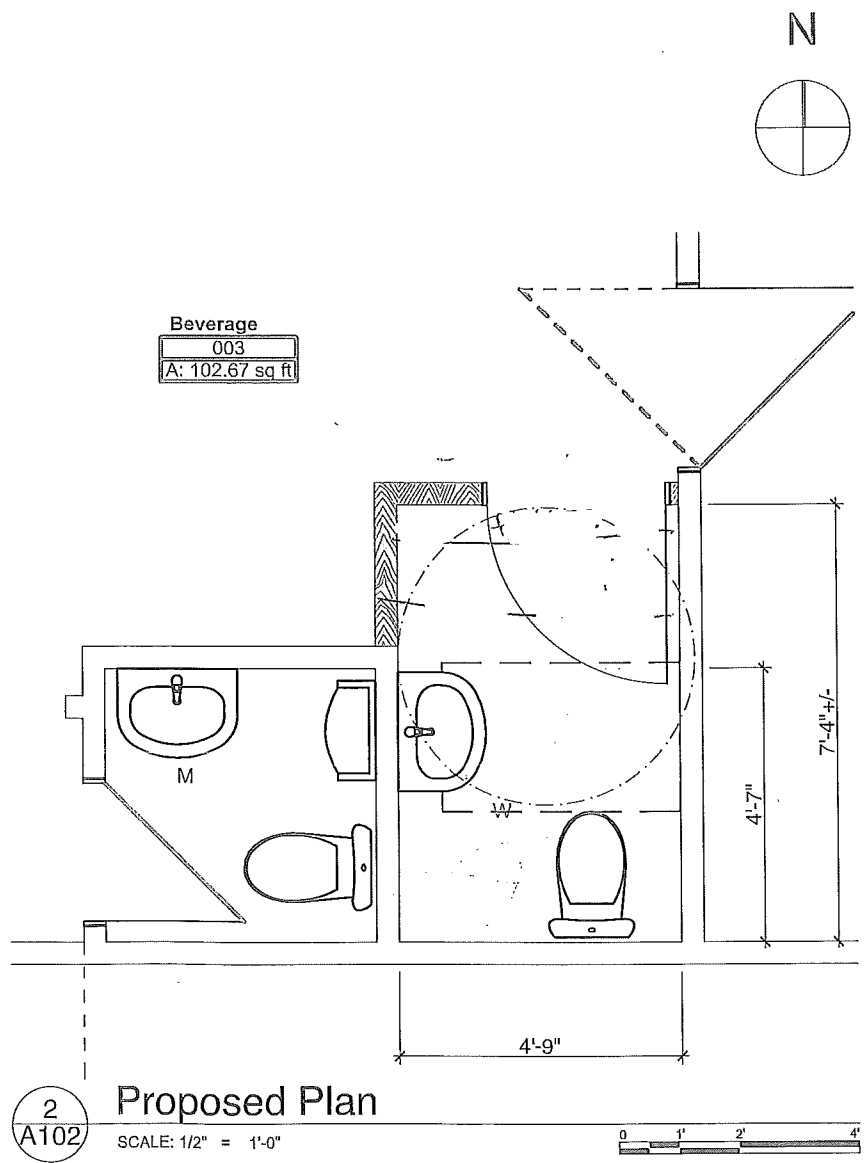
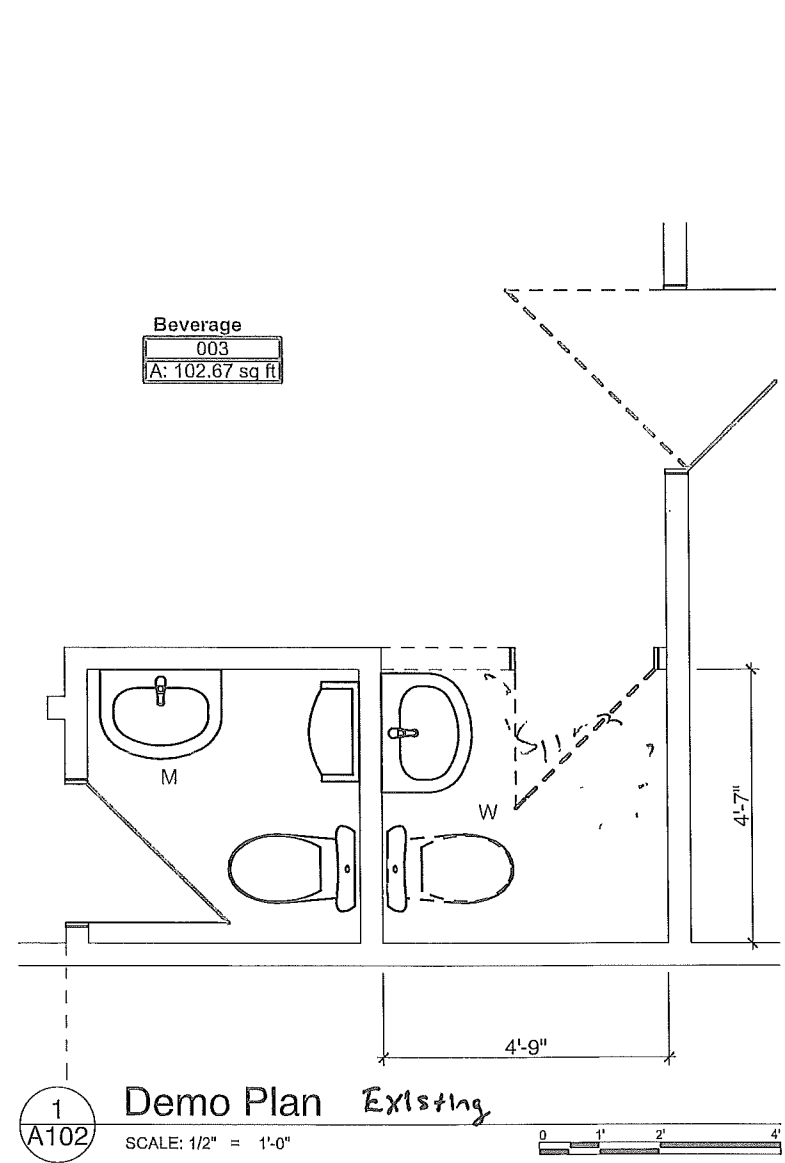


FLOOR PLAN - Addition

S M S Q 17.004 • 2017.02.02 • \*\*\* • SCALE: Graphic 0 4' 8' 16'

Basil's Pizza • 301 Water St. S. • Northfield, Minnesota





Wilmot  
Architecture  
Office  
21 East Exchange Street  
The Exchange Building #407  
Saint Paul, Minnesota  
612-245-8155  
www.wilmot.com

**Basil's Pizza  
Restroom Remodel**  
301 Water St. Northfield, Minnesota

THIS DOCUMENT IS THE PROPERTY OF WILMOT ARCHITECTURE OFFICE, P.C. AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WILMOT ARCHITECTURE OFFICE, P.C.

DO NOT DIMENSION OR DIMENSIONS BY SCALING OFF THESE DRAWINGS.

THIS DRAWING IS A PRELIMINARY DRAWING AND IS NOT TO BE USED FOR CONSTRUCTION. ANY CHANGES TO THIS DRAWING SHALL BE MADE BY A SEPARATE DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CONDITIONS ON THE JOB SITE AND CONTACT THE ARCHITECT IMMEDIATELY.

Project Number:  
#1513  
Project Architect:  
Steve Wilmot, AIA  
Drawn By:  
Steve Wilmot  
Issue: 27 Apr 2016 For Review

Restroom Plan  
**A102**  
File: 1513.rvt - Print: 5/15/16