

Old Lyme Addition CREATES UNIQUE OPPORTUNITY FOR AMITY CONSTRUCTION

By **ED MURPHY**
Special to the Day

Many builders know how to think outside the box; a select few have the aptitude and ability to think outside the foundation.

But that's just one of the many attributes that set Amity Construction & Design apart from the competition.

The Amity crew was faced with that challenge recently when a family in Old Lyme asked them to add an entertaining area to their small house on the shoreline. The clients wanted Amity to bump out an addition as far as they could go in the back yard, but it was soon discovered that a septic setback prevented them from extending the foundation as far back as they would have liked.

Approaching the situation as a creative opportunity rather than a barrier that would force compromises and limit the scope of the project, Amity utilized its design-build approach – that brings together professional design and construction expertise – to produce an innovative plan that accommodated all of the wishes of the owners.

First, the foundation was expanded to the limits allowed by the septic setback, then the floor system was cantilevered – or extended – past the foundation and over the setback line. The structural system had to be modified dramatically to accommodate this approach. Adding to the level of difficulty was the fact that the house is in a 120-mph wind zone, which required Amity to devise and install various hold-down devices to provide the structural integrity necessary to resist damage in a severe storm.

That challenge overcome, Amity Construction and Design went about the work of adding 415 square feet of artistry to the original 1,430-square-foot summer home that had a constricting layout with a small living room, small dining room and a cramped kitchen.

To help the owner visualize the finished product, Amity developed photo realistic 3D designs and images which shows the new Old Lyme addition. The open and inviting kitchen-family room now is the perfect space to enjoy for many years!



An Old Lyme waterfront home expands with a new addition for family living. To create the extra space for this addition took creative thinking and a "cantilevered" floor system.

This was acceptable during summer visits, but the family now wanted to transform the structure into a year-round home, which would require room for indoor entertaining.

No problem at all: The addition accommodates the family and living rooms in an open concept with vaulted ceiling and a fireplace with built-in bookshelves. It also features a built-in TV, sound bar above the fireplace and a closet for additional storage.

There is a 14-foot wide opening from the addition to the house, and the kitchen peninsula has been located below the

separation to define the two spaces. As part of the project, the client opted to replace the kitchen in the existing portion of the home. The cabinetry is built right here in Connecticut. Outside, the addition will have two decks, perfect for warm-weather entertaining. They also are having Amity install new siding on the entire house and replace all of the windows, along with hardwood flooring throughout most of the house.

Let Amity Construction & Design – a custom builder of homes, additions and commercial space – help you transform your design dreams into

reality. To schedule an appointment, call 860.434.5500, visit them on the web at www.AmityCd.com or visit their

Showroom and Design Center in the Old Lyme Marketplace on Halls Road.

To See More: Visit www.AmityCD.com to view more photos of this work in progress. A video depicting all phases of the completed project is coming soon and will be available on the Amity website.

Next Month: A barn that has been transformed into a posh palace for its equine guests.



We invite you to visit our Showroom and Design Center in the Old Lyme Marketplace on Halls Road.

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