



# Kramer combines two home-sized units

By Associated Designs

If you're looking for a duplex nice enough for you to live in while renting out the other unit, the Kramer is worth serious consideration. Family members or long-time friends might also entertain the idea of building it jointly so they can live in close proximity.

Each of the units is the size of a standard home, with nearly 1,800 square feet of living space plus a two-car garage. The plan is designed for construction on a lot that slopes down at the rear, so each

unit has an elevated deck off the kitchen, as well as a patio accessed via sliding glass doors in the family room below.

Unit A is set about two feet forward of mirror-image Unit B. Centrally placed garages offer a sense of privacy for the entry porches, while double walls provide sound buffering between adjacent bedrooms on both the main and walk-out basement floors.

Entering each, you step into a vaulted foyer with a coat closet just inside the door. The foyer ceiling slopes up to its apex at the end of

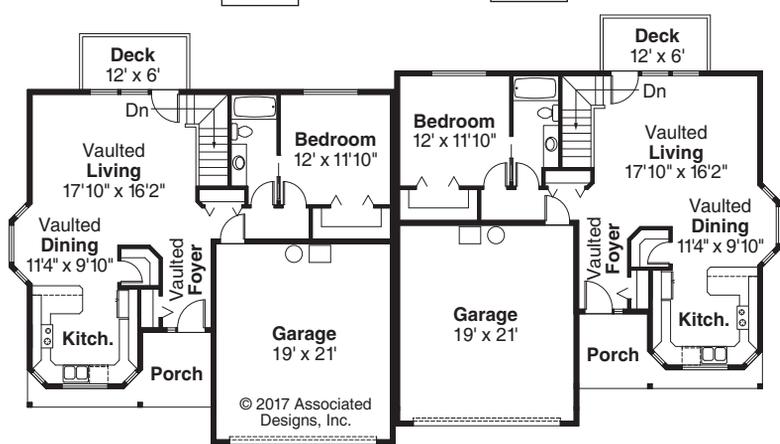
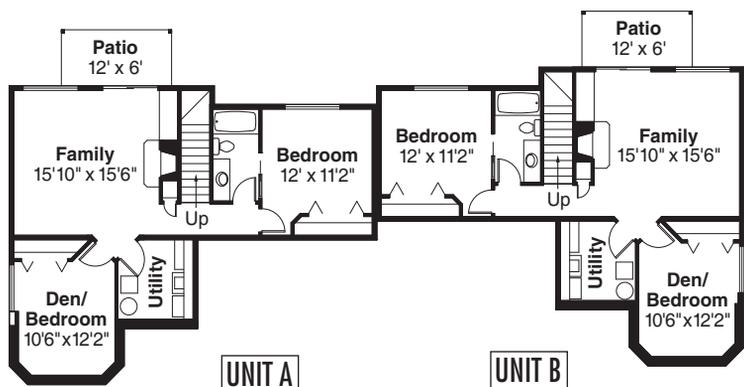
the passageway, then begins sloping down as the space opens out into the dining area and living room.

A bay window brightens and expands the dining area, which is open to the flat-ceilinged kitchen with only a flush eating bar between. Kitchen features include a good-size walk-in pantry, a sink with a front view, and counters on four sides.

The main floor bedroom has a walk-in closet and direct access to the bathroom. A door in the hallway across from the bedroom links with the garage.

Downstairs in each of the Kramer's units, are two bedrooms, a full-sized utility room, a bathroom, and a family room with fireplace.

Associated Designs is the original source for the Kramer 60-022. For more information or to view other designs, visit [www.AssociatedDesigns.com](http://www.AssociatedDesigns.com) or call 800-634-0123.



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**Kramer**  
PLAN 60-022

DUPLEX	UNIT A	UNIT B
Upper Floor	940 sq.ft.	940 sq.ft.
Lower Floor	850 sq.ft.	850 sq.ft.
Living Area	1790 sq.ft.	1790 sq.ft.
Garage	425 sq.ft.	425 sq.ft.
Total Dimensions	84' x 40'	

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