



## STATE OF CALIFORNIA CORRECTIONS BUILDING

LANCASTER, CALIFORNIA

**ARCHITECT:**

**Browne Architects, Inc.**  
P.O. Box 3051  
Lancaster, CA 93534

Charles L. Browne  
*Principal*

**STRUCTURAL ENGINEER:**

Tetra Tech, Inc.

**GENERAL CONTRACTOR:**

Ashford Construction Company, Inc.

**MASONRY CONTRACTOR:**

Nibbelink Masonry

**BLOCK PRODUCER:**

Desert Block Company, Inc.

**OWNER:**

Cambridge Lane, LLC.

**Architect's Commentary:** This 21,842 square-foot building is the second building, in a series of buildings, within this industrial park. The owner liked the original building so much that, we used the rich design as inspiration for the second building. This building was streamlined by deleting the recessed entries from the original design and adding this area to the leaseable area. This tenant had a requirement for numerous smaller offices around the front perimeter and interior of the building. There was also a need for much larger training rooms and classrooms along the rear of the building. The training room was fitted with a Won-door, which allows the training room to be split into two smaller rooms as needed. There are three other features which differ from the original building. First, the owner wanted to add small metal canopies, over the front main entries and glazed areas. This provides limited shade and protection from the elements. The canopies provide, a little more "three-dimension" to the front of the building. Perforated metal panels were used, as covering for the canopies. This allowed filtered sunlight to cast shadows, in the morning, on the building. Second, a

larger 440 square-foot metal canopy was placed on the north side of the building to serve as an outdoor covered break area for the classrooms. Cool water misters were provided under the canopy to provide additional comfort in the desert heat. Lastly, the owner had a great idea that helped finish off the top of the building. We used a design from the southwest in the sienna brown color concrete masonry (CMU), which sets down around the corners of the building.

The most distinctive feature on this building is the cantilevered corner windows. Cantilevering 5'-4" at the front and 4'-0" at the side, it completely opens up the corners. From inside or outside, the windows seem to "break the box" and add natural light to the design. It feels like the concrete masonry is floating above the windows. The remainder of the building has very large storefront windows, which further adds to the "light and airy" feel of the building. All the glass in the building is tinted, low "e" squared glass to filter the harsh rays of the low angle sun.

The design of the building starts out with using an 8"x8"x16", sienna brown color, four-score concrete masonry units (CMU) at the base. On top of that CMU, we used 8"x8"x16", half-score, spice color, smooth-face CMU. This gives the illusion of an 8"x8"x8" CMU. Then, an accent band was added using an 8"x8"x16", warm gray color, four-score CMU. This narrow band was repeated mid-way on the building with one layer of 8"x8"x16", half-score, spice color, smooth-face CMU between the warm gray band. Finally, at the top of the building is the "icing on the cake". The 8"x8"x16", sienna brown color, four-score concrete masonry was a great finishing touch. In fact, once laid, the owner liked it better than the sister building.

A structural panelized wood roof system was used to provide the required structural ties to the concrete masonry and to minimize cost. The structural engineer also used an innovative drag design using a 1" diameter and 1-3/8" threadbars by DYWIDAG-Systems International (DSI) to connect the rebar embedded deep into the concrete masonry shear walls.

Overall, with all the extras the build was constructed for \$1.36 per square-foot, and has proven to be a perfect combination of style, leaseability, and durability.



Photography: Mitch Rubin, Desert Block Company, Inc.