The Urban Farming Institute of Boston is preparing to redevelop this long abandoned lot located two blocks from our recently completed and restored flagship headquarters at the Fowler Clark Epstein Farm on Norfolk St. in Mattapan. This packet is submitted to the BPDA for Comprehensive Farm Review (CFR) in accordance with Article 89 of the city of Boston Zoning code.

The Urban Farming Institute, with a host of volunteers and neighborhood residents, built boxes for a temporary “farm” on the site in the spring of 2017. In the fall of 2018, the site was chosen by Youth Build Boston for its 10 year Anniversary Day of Service. Supervised by Starlite construction and Youth Build, volunteers built a 10’ x 10’ shed that had been previously designed by YBB’s Designery program. This structure is under the 120 SF requirement for a building permit. Also in the fall of 2018, the YBB Designery program undertook a sign design project to the Article 89 specifications and produced a prototype. The sign meets the requirements of 89-4 and includes the option for some temporary information similar to the sign at the Woolson Street garden two blocks away. All of these projects are illustrated in the attached packet.

We are extremely pleased to have received CPA funds to build the Astoria farm this spring. It is conceived as a simple farm that will serve as a farming “annex” to the FCE Farm – a place for production, but also for learning and experimentation with various farming methods. We hope it will be an excellent addition to the City of Boston’s urban agriculture initiative.

Attached you will find:

- Photographs
- Existing conditions
- Proposed plan
- Utilities and storm water retention
- Engineer plans for water connection
- Shed – drawings and photos
- Signage – drawings and photos
11-21 Flint Street

Parcel #: 1403901000 & 1403902000

Neighborhood: Mattapan

Lot Size: 6,928 & 6,893
Existing Conditions
NOTES:

1. TREES TO BE REMOVED AS NOTED ON PLAN.

2. BACKFLOW PREVENTER ENCLOSURE AND METER PIT CONFIGURATION AND LOCATION TO BE FINALIZED BY CIVIL ENGINEER.

3. IRRIGATION PLAN TO BE REVIEWED BY CONTRACTOR.

4. PANELS LINES DERIVED FROM THE TITLE REPORT.

5. UTILITIES INFORMATION PROVIDED BY BWSC INSTALLATION OF WATER MAINS: 10/27/00 UNDERLAY AS BUILT PLAN #: A86-29 SHEET PROVIDED BY BOSTON WATER AND SEWER COMMISSION.

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Branding + Function

The focus of the UFI Shed design is to combine the utility of a traditional shed (storage of tools & equipment) with a modern design that showcases UFI’s brand while meeting its mission to develop and promote commercial urban farming in communities that need it the most.

Features include:

1. Lockable Barn Door system for easy access to shed interior
2. Corrugated metal exterior for durability, ease of construction, & purchased w/ UFI colors
3. Covered “porch” for extra protection from elements
4. Window or similar type of opening for natural interior light
5. Structure to be anchored to concrete block, sonotubes, or similar
The roof has been designed to extend past the front door to provide protection from the elements for farmers and visitors to the site. The extended roof on the side also provides protection for both the shed itself as well as extra areas for storage/work.

The interior features lots of room for tool storage as well as an optional 2nd-level storage area for lighter items. A rain barrel can also be attached to the gutters to collect stormwater.
The bottom of the shed is a standard 10x10' clearance area (100 s.f.). For general tool and equipment storage. It will have a minimum 6'-8" overhead clearance.

Above the main area, there will be a 60 s.f. storage area for additional small tools, pots, etc. The highest point will be at 3'-0" and the back of the storage will have a height of 1'-6".

There will also be a 4'x10' covered front porch for protection from the elements. The roof will also extend 2' past each side for additional protection.

The structure will be made of wood and bottom of frame will remain a minimum of 6" above the gravel base below. The exterior siding will be corrugated metal.
Shed framing consists mostly of 2x4 studs at 24" OC, 16" OC if needed.

Peak of roof framing can be connected to either a ridge board or rafter hardware connections, whichever is better & easier.

Floor joists are PT and sit at least 4-6" above grade (gravel bed below)

Box/frame for small window needed but not shown

Exterior to be wrapped in corrugated metal, attached directly to studs

*Bracing, blocking, headers not shown
2-Plat-Forms
1 @ 10 x 10

1 @ 4 x 10

Area 10 x 10 = 100 sq ft

1-10 x 10
- Rim Joist 4/10 2 x 6
- Joist 2/10 2 x 6
- Solid blocking 2/10 2 x 6
- Hugus 2 25

2-4 x 10
- Rim Joist 2/10 2 x 6
- Joist 2 1/4 2 x 6

Decking
5/4 x 6 PT Decking
2 x 25 LF = 50 LF
Total SF 140 x 2 x 25 = 350 LF .25
ADD 5 1/2

Deck Blocks 20

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<th>JOB NO.</th>
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<td>OFI Shed 1ST Floor Materials</td>
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DATE: 9-15-18
GCSK: 2/5
REF:
Wall Framing
Main Building
Plates
- Double top plates + single bottom plate 3 x 4 = 12/16 2 x 4

Studs
- 2 x 4 x 8'
  - 3 3/8" - 2 x 4

Ceiling Joists
- N. J. - 2/10' 2 x 4
- J. S. - 7/8' 2 x 6

Plywood Sheathing
- 10 x 5
  - 2 sheets 3/4

Roof
- Ridge 9/16' 2 x 8
- Ridge 8/10' 2 x 8
- Roofers 8 pitch
  - 4 pitch
  - 12/10' 2 x 4

Porch Post
- 2 x 4 x 8'

Porch Ledger
- 2 1/10' 2 x 4
- 2 1/8' 2 x 4

Gable End Framing
- 8 1/8' 2 x 4
- 9 1/1 Cringles under slat

Loft Ledger
- 2 1/10' 2 x 6
- 2 1/8' 2 x 4

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<td>UFI Shed Framing List</td>
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By: Gary Shaw
Date: 9-13-18
GCSK: 4/15
Ref: 
Roofing:
- Classic Rib Steel Roof Panel
- Color Charcoal
  - 24" x 12" 6
  - 24" x 8" 6
  - Ridge cap
  - Screws

Rake over Hang
- Frame out of PT leave exposed 12/8' 2x4 PT

Windows:
- Home Depot
- Jeld-Wen 23 3/4" x 35 1/2" @ $160 ea total 2

Side Wall
- use same corrugated roof product
  - solid blocking 18/10/2 2x4
  - corrugated sheet good 8'/36" x 8'
  - 4" Ridge Cap 8'/36" x 12'
  - Box of screws

Sliding Barn Door → $280
- National Hardware M105-7265116 Track $80
  - Plain Box Rail or Galvanized
- Field made Barn door 1x8 PT 4/8' 1x8 PT
- Bottom keep 1/2 aluminum angle $35 ea

Materials Cut
- Roofing, Sidewall, Window + Door

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BY: Graig Sherr
DATE: 9-13-18
GCSK: 57/5
REF:
Youth Build Boston sign design for UFI Astoria Farm

PLAN VIEW

I'X2 STRAPPING TO SUPPORT ROOF
I'X6 TOP BOARD TO CAP
SCREW 1/2" PLYWOOD SIGNS ONTO PLYWOOD BACKING

LASER ENGRAVED LETTERING
LASER ENGRAVED LETTERING
CHALK LETTERING

1/8" PLYWOOD, WITH CHALKBOARD PAINT
PLYWOOD BACKING
I'X6 SIDEBOARD
4'X4 POST

CORRUGATED ROOF

I'X2 STRAPPING TO SUPPORT METAL ROOF
I'X6 SIDE BOARD
I'X2 DOOR FRAME WITH CLEAR COVER

I'X2 DOOR FRAME WITH CLEAR COVER
4'X4 POST

HEIGHT WILL NOT EXCEED 4'0" PER 5.14

FRONT VIEW (FASTENED SIGN) SIDE VIEW BACK VIEW (SWINGING DOOR)

1 ORTHOGONAL VIEWS

SCALE: 1" = 1'-0"

2'X4 FRAME
1/8" PLYWOOD BACKING
I'X6 BOARD

HOT GLUE MAGNETS TO FRAME AND PLYWOOD

SCREW CORK BACKING ONTO PLYWOOD
1'X2 DOOR FRAME
CLEAR PLASTIC SURFACE, SCREW TO FACE OF FRAME

1 DOOR CLOSING DETAIL

SCALE: 1" = 1'-0"
Prototype

I build. I serve. I am.

Astoria Quarter Acre Farm
The Urban Farming Institute

Phone: 617-989-9920
Email: info@urbanfarminginstitute.org