



11444 Kaltz Ave. Warren, MI 48089
P: (586)759-2700 F: (586)759-2703
kdeters@metrodetroitsigns.com

DATE: 06/14/22

TO: City of Detroit HDC

FROM: Kevin Deters
Metro Detroit Signs

RE: SGN2022-00167, 168, 169, and 170 – four wall signs
1465 Centre St AKA 230 E Grand River

We are applying for four wall signs on this multi-tenant building. We are proposing two Lockton wall signs and two UHY wall signs (one of each on the north and the west elevations). The Lockton wall signs are each 3' x 18.75' (56.25 sq feet). The UHY wall signs are each 15' x 4' (60 sq feet).

The existing building is vacant. The proposed new signs are intended to identify the new tenants. The wall signs are internally illuminated letters with aluminum cans and plastic faces.

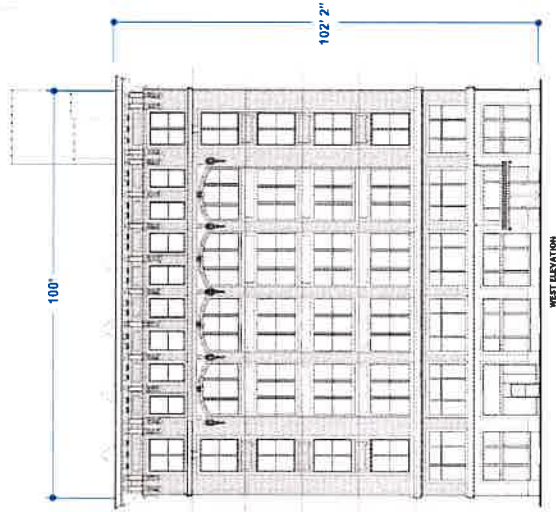
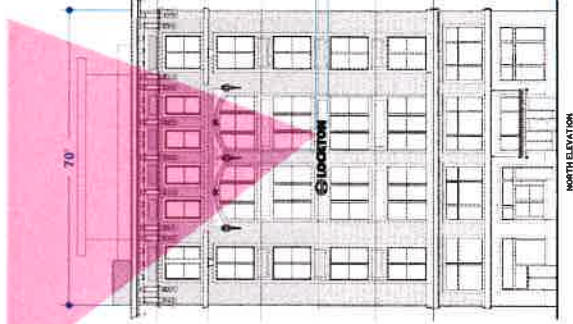
Attached is our HDC application with the drawings of the signs showing the elevations. I have also included photos of the existing site as well as the deed and a letter of authorization from the owner. There are currently no signs on the building.

Feel free to call me at (586)759-2700 if anything else is needed. Thank you for your assistance.

Lockton wall sign - north elevation - SGM2022-00167

3' x 18.75' = 56.25 sq ft

LOCKTON 1



LOCKTON

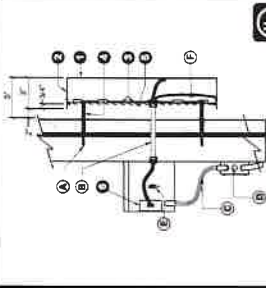
- 3" deep aluminum channel letters
- Black aluminum faces and returns
- Clear acrylic 3/16" thick letter backs
- Internal 6500k white LED for halo illumination
- 4 - 6 stainless 1/4" diameter studs with 4" embedment per letter for mounting
- Letters to be stood off the facade by 2"
- Remote power supplies



SIGN DIMENSIONS

36"x225" Overall - 56.25 Sq. Ft.

HALO LIT CHANNEL LETTERS



UL LISTED

INSTALL

- A. Non-Corrosive Securement Using 4-70 amp 120v Circuits Required
- B. Appropriate Mounting Hardware (supplied by others)
- C. Liquid Tight Connector/Conduits
- D. Enclosed in Weather-Resistant Enclosure
- E. Enclosed in Weather-Resistant Enclosure
- F. Enclosed in Weather-Resistant Enclosure
- G. 5/8" Flexible Conduit Whip to 120v Connection from Letter Return to Transformer Can (Required)

NOTING THE FOLLOWING CHART

1/4" x 8" Stainless Steel Studs with 4" Embedment
Minimum 4-6 Per Letter

| | |
|--|---|
| FACE: MATERIAL: 3/16" ALUMINUM COLOR: Black | RETURNS: MATERIAL: 3/16" ALUMINUM COLOR: Black |
| ILLUMINATION: MATERIAL: LED COLOR: White | STANDOFFS: MATERIAL: 1/4" DIAM ALUMINUM COLOR: White |
| BACKS: MATERIAL: CLEAR ACRYLIC NOTE: BACKS ARE TO BE STOOD OFF 2" FROM FACADE | ELECTRICAL: MATERIAL: 120V WIRE NOTE: BACKS ARE TO BE STOOD OFF 2" FROM FACADE |



230 EAST GRAND RIVER (1465 CENTRE STREET)

Sales Person: Paul Deters
Drawn By: Connie Fotiu
Date: 5/10/2022
File Name: 230 East Grand River.cdr
Lockton 1 Pg 2

Revision: 8/3/2022 #7
Work Order #: XXX
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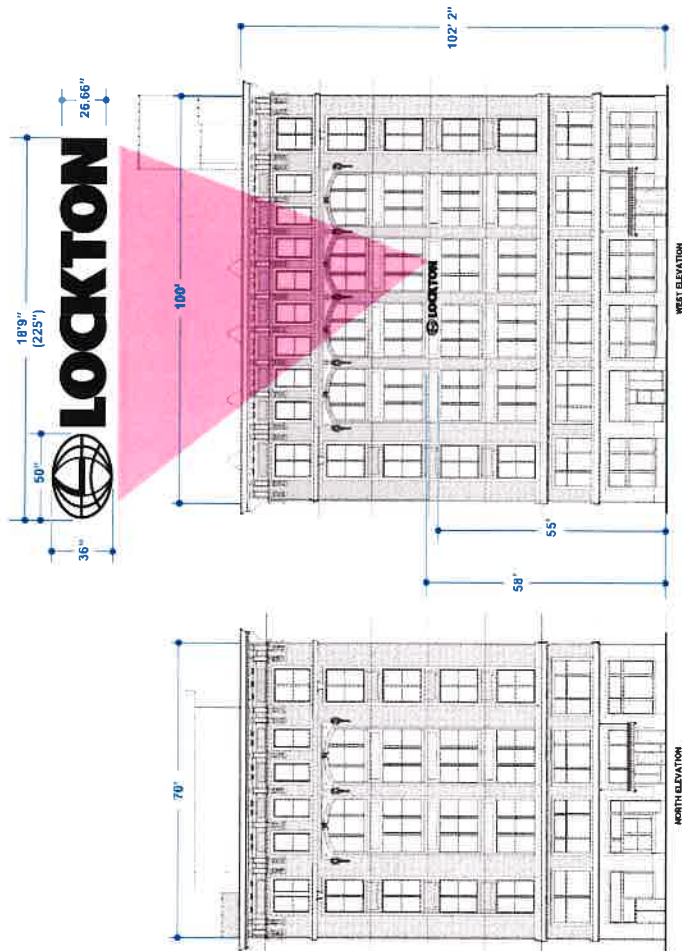
METRO SIGNS
ILLUMINATION & LIGHTING

METRO DETROIT OFFICE
11444 KURTZ AVE
WARREN, MI 48092
PHONE: 586-769-2700
WWW.METROSIGNS.COM

Facebook, Instagram, LinkedIn icons

Lockton wall sign - west elevation - 5/10/2022 - 00168
 3' x 18.75' = 56.25 sq ft

LOCKTON 2



- LOCKTON**
- 3" deep aluminum channel letters
 - Black aluminum faces and returns
 - Clear acrylic 3/16" thick letter backs
 - Internal 6500k white LED for halo illumination
 - 4 - 6 stainless 1/4" diameter studs with 4" embedment per letter for mounting
 - Letters to be stood off the facade by 2"
 - Remote power supplies

230 EAST GRAND RIVER (1465 CENTRE STREET)

Sales Person: Paul Deters

Drawn By: Connie Fotiu

Date: 5/10/2022

File Name: 230 East Grand River.cdr
 Lockton 2 Pg 3

Revision: 8/3/2022 #7

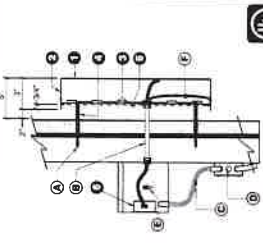
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Customer Signature _____ Date _____

Work Order #: XXX

SIGN DIMENSIONS
 36"x225" Overall - 56.25 Sq. Ft.

HALO LIT CHANNEL LETTERS



INSTALL

UL LISTED

TYPICAL SECTION DETAIL
 NOT TO SCALE

A. Non-Conductive Screws (Using #10 and #12N) Screws Required
 Appropriate Mounting Hardware (Supplied by others)
 B. Liquid Tight Connectors w/ Connections (Disconnect Junction Provided)
 C. 1/4" Brass Bolt w/ Washer
 D. 1/4" Brass Conduit Whip to 120" Length
 E. 1/4" Brass Conduit Whip to 120" Length
 F. 1/4" Brass Conduit Whip to 120" Length
 G. 1/4" Brass Conduit Whip to 120" Length
 H. 1/4" Brass Conduit Whip to 120" Length

ILLUMINATION
 1 1/2" x 3 1/2" Stainless Steel Studs with 4" Embedment
 Minimum 4-6 Per Letter

| | |
|---|--|
| FACE: MATERIAL: 3/16" ALUMINUM COLOR: BLACK | RETURNS: MATERIAL: 1/2" DEPTH 100% ALUM COLOR: BLACK |
| ILLUMINATION: MATERIAL: LED COLOR: WHITE | STANDOFFS: MATERIAL: 1/4" DIA 100% ALUM COLOR: FINISH TO MATCH FACE |
| BACKS: MATERIAL: 1/4" CLEAR MATERIAL: 1/4" CLEAR NOTE: BACKS REQUIRED TO BE RETURN 3/4" | ELECTRICAL: POWER SUPPLIES BEHIND WALL 20 AMP CIRCUIT (S) REQUIRED @ 120V |

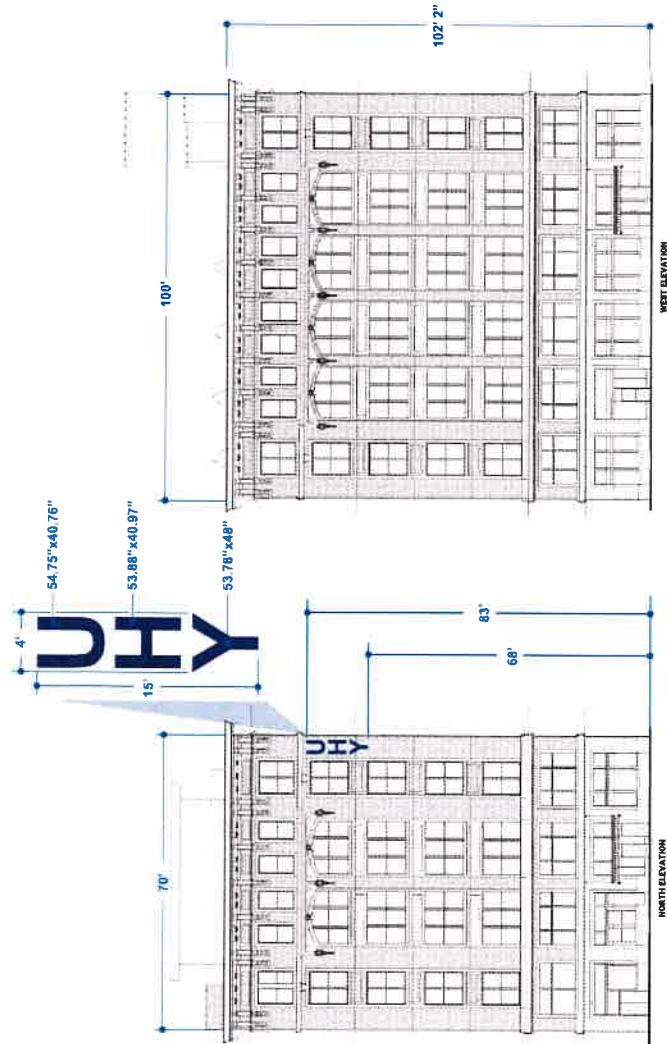


METRO DETROIT OFFICE:
 11444 KATZ AVE
 WARREN, MI 48090
 PH: 586-752-4700
 WWW.METRODETROIT.COM



UHY wall sign - north elevation - SGV2022 - 00169
 15' x 4' = 60 sq

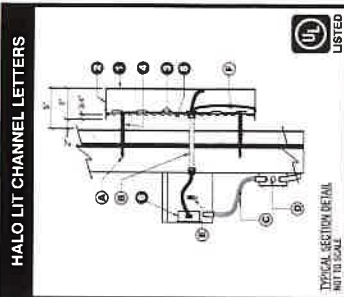
UHY 1



- UHY**
- 3" deep aluminum channel letters
 - Painted dark blue (Pantone294) aluminum faces and returns
 - Clear acrylic 3/16" thick letter backs
 - Internal 6500k white LED for halo illumination
 - 4 - 6 stainless 1/4" diameter studs with 4" embedment per letter for mounting
 - Letters to be stood off the facade by 2"
 - Remote power supplies



SIGN DIMENSIONS
 180"x48" Overall - 60 Sq. Ft.



INSTALL

- Use Corrosion Resistant Wiring 10-20 amp 120V Circuits Required
- Appropriate Mounting Hardware
- Use of "Hot Leads" Connections E Disconnect Switch Provided
- Use of "Hot Leads" Connections F Disconnect Switch Provided
- Use of "Hot Leads" Connections G Disconnect Switch Provided
- Use of "Hot Leads" Connections H Disconnect Switch Provided
- Use of "Hot Leads" Connections I Disconnect Switch Provided
- Use of "Hot Leads" Connections J Disconnect Switch Provided
- Use of "Hot Leads" Connections K Disconnect Switch Provided
- Use of "Hot Leads" Connections L Disconnect Switch Provided
- Use of "Hot Leads" Connections M Disconnect Switch Provided
- Use of "Hot Leads" Connections N Disconnect Switch Provided
- Use of "Hot Leads" Connections O Disconnect Switch Provided
- Use of "Hot Leads" Connections P Disconnect Switch Provided
- Use of "Hot Leads" Connections Q Disconnect Switch Provided
- Use of "Hot Leads" Connections R Disconnect Switch Provided
- Use of "Hot Leads" Connections S Disconnect Switch Provided
- Use of "Hot Leads" Connections T Disconnect Switch Provided
- Use of "Hot Leads" Connections U Disconnect Switch Provided
- Use of "Hot Leads" Connections V Disconnect Switch Provided
- Use of "Hot Leads" Connections W Disconnect Switch Provided
- Use of "Hot Leads" Connections X Disconnect Switch Provided
- Use of "Hot Leads" Connections Y Disconnect Switch Provided
- Use of "Hot Leads" Connections Z Disconnect Switch Provided

LIGHTING INFORMATION
 1/4" x 6" Stainless Steel Studs with 4" Embedment
 Minimum 4-6 Per Letter

| | |
|---|---|
| FACE: MATERIAL: 3" DEEP ALUMINUM CHANNEL COLOR: PAINTED BLUE | RETURNS: MATERIAL: 3" DEEP ALUMINUM CHANNEL COLOR: PAINTED BLUE |
| ILLUMINATION: MATERIAL: 6500K WHITE LED COLOR: WHITE | STANDOFFS: MATERIAL: 1/4" DIA. STAINLESS STEEL COLOR: PAINTED BLUE |
| BACKS: MATERIAL: CLEAR ACRYLIC NOTE: BACKS RECESSED INTO LETTERS | ELECTRICAL: MATERIAL: 10-20 AMP 120V CIRCuits NOTE: DISCONNECT SWITCH PROVIDED |

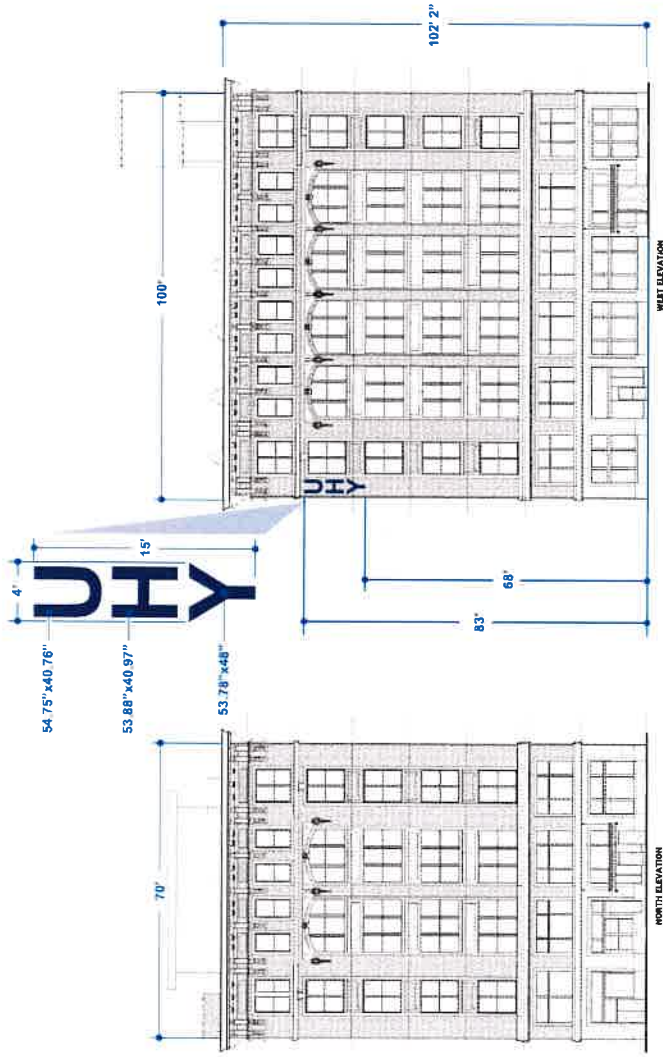
| | | | | | |
|--|---|-------------------------------|------------------------|--|------------------------------|
| 230 EAST GRAND RIVER GRAND RIVER (1465 CENTRE STREET) | Sales Person: Paul Deters | Drawn By: Connie Fotiu | Date: 5/10/2022 | File Name: 230 East Grand River.cdr UHY 1 Pg 4 | Revision: 8/3/2022 #8 |
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| | Customer Signature | Date | | | |

METRO SIGNS
 ILLUMINATION
 B.LIGHTING

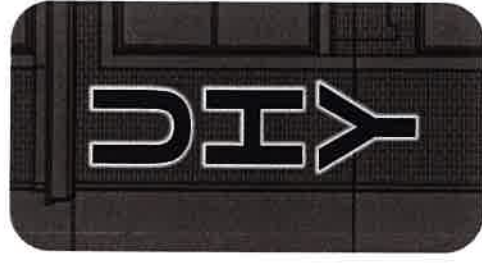
METRO DETROIT OFFICE
 11444 Valley Ave
 Warren, MI 48092
 Phone: 586-759-2700
 WWW.METRODETROIT.COM

UHY wall sign - ~~west~~ west elevation - SEN 2022 - 00170
 15' x 4' = 60 #

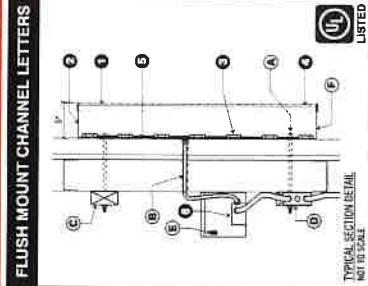
UHY 2



- UHY**
- 3" deep aluminum channel letters
 - Painted dark blue (Pantone294) aluminum faces and returns
 - Clear acrylic 3/16" thick letter backs
 - Internal 6500k white LED for halo illumination
 - 4 - 6 stainless 1/4" diameter studs with 4" embedment per letter for mounting
 - Letters to be stood off the facade by 2"
 - Remote power supplies



SIGN DIMENSIONS
 180" x 48" Overall - 60 Sq. Ft.



INSTALL

- Non-Combustible Securement Using Appropriate Mounting Hardware
 - 1/4" Reusable Conduit Whip to 120" @ Last End of Raceway
 - Blockage as Required per Location
 - 20 amp 120v Circuit Required (Supplied by others)
 - Disconnect Switch Provided
 - 1/4" Whip holes as Required
- | IDENTIFY | MATERIAL | FINISH | WOOD | METAL |
|---|----------|--------|------|-------|
| 1/4" BOLTS THRU WALL | | | | |
| 1/4" LAGS W/ SHIELDS | | | | |
| 1/4" LAG BOLTS | | | | |
| 1/4" TOGGLE BOLTS | | | | |
| 1 FACER: PERMANENT 247 | | | | |
| 2 RETURNS: MATERIAL: 5" DEEP ALUM COLOR: 302 | | | | |
| 3 ILLUMINATION: MATERIAL: LED COLOR: 302 | | | | |
| 4 TRIM/CAP: MATERIAL: WHITE TRIMCAP COLOR: 302 | | | | |
| 5 BACKER: MATERIAL: 302 | | | | |
| 6 ELECTRICAL: POWER SUPPLY: 20 AMP 120V CIRCUIT REQUIRED @ 120V | | | | |

Notes:

230 EAST GRAND RIVER (1465 CENTRE STREET)

Sales Person: Paul Deters
 Drawn By: Connie Fotiu

Date: 5/10/2022
 File Name: 230 East Grand River.cdr
 UHY 2 Pg 5

Revision: 8/3/2022 #8
 Work Order#: XXX

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 Phone: 586-768-2700
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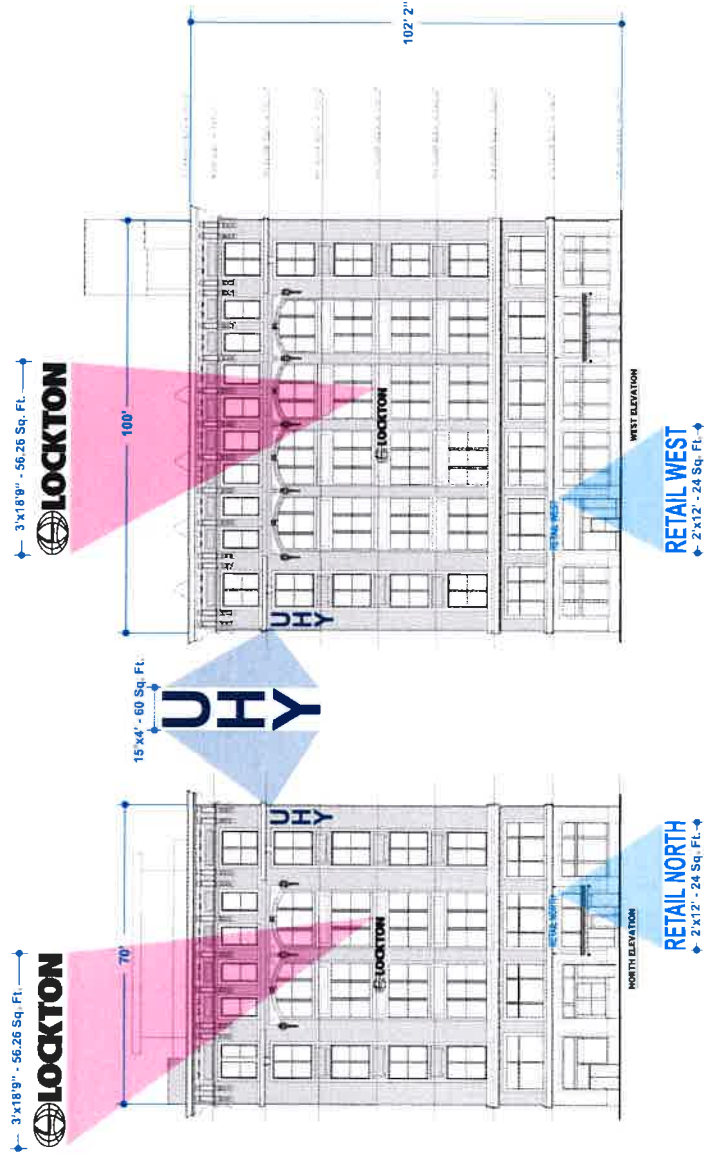
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Customer Signature _____ Date _____

All Proposed Signs at Site (6 wall signs) and Site Plan
 For information Only

MASTER SITE PLAN



230 E Grand River Ave, Detroit, MI 48226

230 EAST
 GRAND RIVER
 (1465 CENTRE STREET)

Sales Person: Paul Deters

Drawn By: Connie Fotiu

Date: 3/29/2022

File Name: 230 East Grand River.cdr
 Master Site Plan Pg 1

Revision: 5/13/2022 #7

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Customer Signature

Date

Work Order#: XXX

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 11444 K Ritz Ave
 Warren, MI 48092
 Phone: 586-795-2700
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METRO SIGNS
 LIGHTING

f @ in

Photo of South elevation

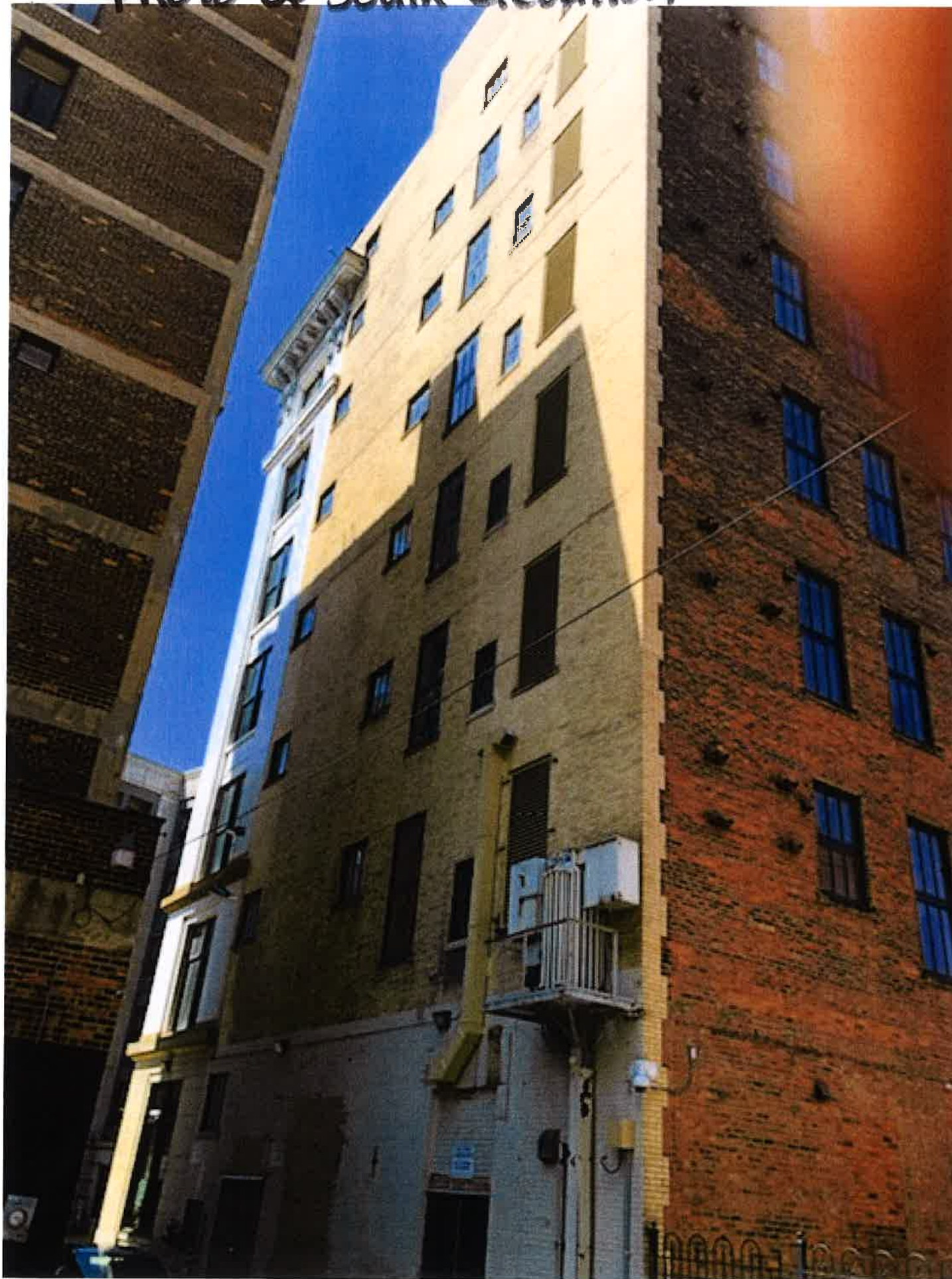


PHOTO OF NORTH ELEVATION FACING CENTRE ST.

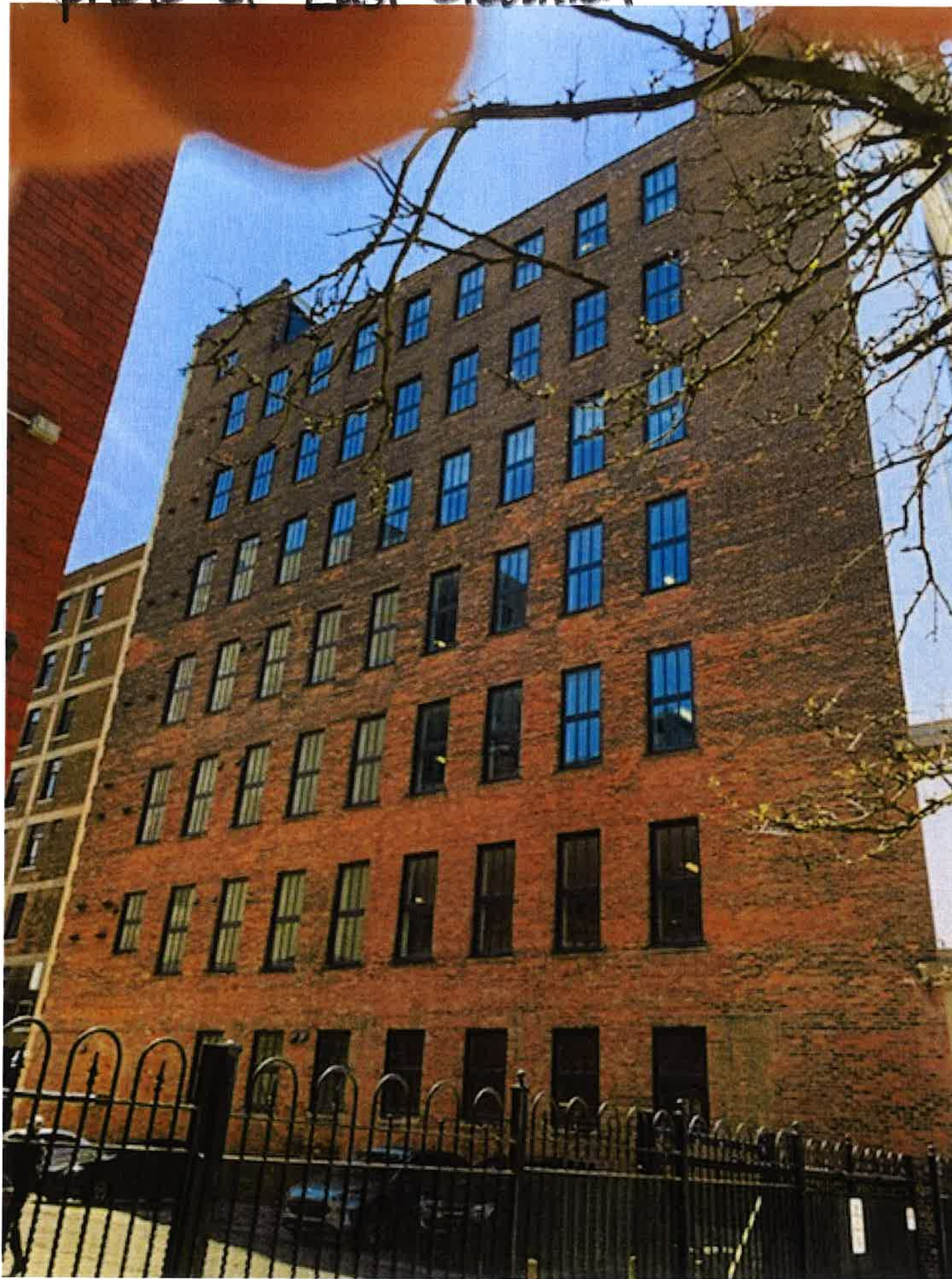


W. GR

Photo of West elevation facing
Grand River Ave



Photo of East elevation

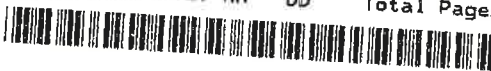


Deed - Page 1 of 4

~~18 OCT 3 AM 9:17~~

P.A. 327 OF 1968
AFFIDAVIT FILED

Bernard J. Youngblood
Wayne County Register of Deeds
2018287932 L: 54653 P: 103
10/04/2018 09:27 AM DD Total Pages: 4



[Space Above This Line is for Recording Information]

WAYNE CO. REG. 18 OCT 4 AM 9:25

COVENANT DEED

Lear Corporation, a Delaware corporation ("Grantor"), whose address is 21557 Telegraph Road, Southfield Michigan 48033, grants, bargains, sells and conveys to **230 E. Grand River, LLC**, a Michigan limited liability company ("Grantee"), whose address is 3501 W. Maple Road, Suite B, Troy, MI 48084, the property situated in the City of Detroit, County of Wayne, State of Michigan, described as follows (the "Property"):

SEE ATTACHED LEGAL DESCRIPTION ON EXHIBIT A.

for the full consideration of: SEE filed Real Estate Transfer Tax Valuation Affidavit.

The Property is conveyed subject to the matters set forth on attached Exhibit B. Subject to the matters set forth on Exhibit B, Grantor covenants to and agrees with Grantee, that Grantor will warrant and defend the Property conveyed unto the Grantee, its successors and assigns, forever, against the lawful claims and demands of all persons claiming by, from, or under the Grantor, but against no other claims or persons.

Dated as of this 18th day of September, 2018

Lear Corporation, a Delaware corporation

By: 
R. Douglas Daugherty

Its: Vice President of Global Facilities and Real Estate

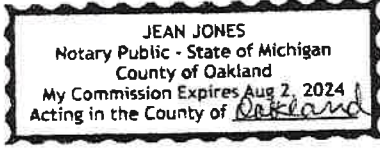
LSB1059109
BHAM-CM
Detroit_15646929_1

Deed - Page 2 of 4

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)
 OAKLAND)

The foregoing instrument was acknowledged before me this 17th day of September, 2018, by R. Douglas Daugherty, the Vice President of Global Facilities and Real Estate of Lear Corporation, a Delaware corporation, on behalf of said entity.

Jean Jones 09/17/2018
Notary Public Oakland County, Michigan
Acting in Oakland County
My commission expires: 08/02/2024



County Treasurer's Certificate City Treasurer's Certificate

Drafted by:
Andrew Z. Spilkin
Bodman PLC
201 W. Big Beaver Road, Suite 500
Troy, Michigan 48084
248-743-6000

When Recorded Return To: Grantee

Send Subsequent Tax Bills To: Grantee

Deed - Page 3 of 4

EXHIBIT A TO COVENANT DEED

LEGAL DESCRIPTION

The land located in the City of Detroit, County of Wayne, State of Michigan, and described as follows:

Lot 62 and the West 5.35 feet of Lot 61, Plat of Section 9, Governor & Judges Plan, as recorded in Liber 34, Page 552 of Deeds, Wayne County Records.

Street Address: 1465 and 1473 Centre and 230 Grand River, Detroit, Michigan.

Tax Item No.: : 01-004050

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of this instrument. No representation is made as to the status of any tax liens or taxes owed to any other entities.

No: 29822 Erin A. Shabun Not Examined
Date 10/3/19 WAYNE COUNTY TREASURER Clerk CB

EXHIBIT B TO COVENANT DEED

PERMITTED EXCEPTIONS

1. Easements, rights-of-way, restrictions, reservations, agreements, notifications, oil & gas leases, mineral rights, water rights and other matters of record;
2. Any matters which an accurate survey or inspection of the Property would disclose;
3. All laws, ordinances and other legal requirements or restrictions applicable to the Property, including historical designation restrictions;
4. The rights of the public and of any governmental unit in any part thereof taken, used or deeded for street, road, highway, wetland, utility or drainage purposes;
5. The interest, if any, of any governmental unit in the oil, gas and mineral rights in and under the Property;
6. Taxes and assessments, whether general or special, and any lien arising therefrom, which are not due and payable as of the date of this Deed;
7. All other matters against which the Grantee is insured by title insurance;
8. Any liens or other matters arising from Grantee's inspections of the Property;
9. The Lease Agreement between Grantor and Spectacles, Inc. dated July 21, 2017, as amended by Amendment to Lease dated January 9, 2018 (the "Lease");
10. Terms and conditions contained in Resolution as recorded in Liber 16839, page 463, Wayne County Records;
11. Terms and conditions contained in Resolution for the Madison-Harmonie Historic District as recorded in Liber 25593, page 895, Wayne County Records, Affidavit of Historic Designation Restrictions, recorded in Liber 26423, page 339, Wayne County Records;
12. Terms and conditions contained in Zoning Ordinance Decision as recorded in Liber 29553, page 1626, Wayne County Records;
13. Terms and conditions contained in Planning & Development Department Resolution as recorded in Liber 40994, page 1610, Wayne County Records; and
14. Terms and conditions contained in Zoning Ordinance Decision as recorded in Liber 46321, page 719, Wayne County Records.

230 East Grand River, LLC.

May 11, 2022

City of Detroit
2 Woodward Ave
Detroit, MI 48226

Letter from Owner
with illumination detail

To Whom It May Concern:

I, Sanford Nelson, the owner of the property located at 230 E Grand River, authorize Metro Detroit Signs to secure permits for and to install the wall signs. The hours of illumination for the signs will be 5:00pm to 10:00pm. The signs' luminance will not exceed 3,500 NITS. Feel free to contact me at 248-721-2002 if you have any questions.

Sincerely,



Sanford Nelson