



**Z25-19**  
**Sunoco Signs**

Property Owner: H & K Sarai Inc.  
 Applicant: Sarah Mheisen  
 Location: 427 North Court Street  
 Zoning: M-U (Multi-Use)  
 Request: Sign Variance to Section 1147.13(c) to allow unpermitted wall signs

**LOCATION AND SURROUNDING USES**

The subject site consists of 0.19 acres located on the southwest corner of North Court Street and Union Street. Adjacent properties contain the following uses and zoning:

- North – Single-Family Residential (R-3)
- South – Car Wash (M-U)
- East – Salon (M-U)
- West – Single-Family Residential (R-3)



**BACKGROUND/PROPOSED APPLICATION**

The property includes an existing Sunoco service station and convenience store. A freestanding sign is located in the northeast corner of the site, which is nonconforming per the following:

	<b>Height (Max)</b>	<b>Size (Max)</b>	<b>Setback (Min.)</b>	<b>Type</b>
Existing	15 ft. (Approx.)	37.7 sq. ft.	0 ft. from r/w	Pole
Requirement	6 ft.	12 sq. ft.	5 ft. from r/w	Pole Prohibited

In addition, two wall signs exist on the west side of the canopy, which did not receive approval.

The applicant is proposing a 9 sq. ft. wall sign on the south side of the canopy and a 23.3 sq. ft. sign on the north side of the canopy. In addition, signs are proposed on gas pumps and four 4.5 sq. ft. signs are proposed on canopy posts.

### **WALL SIGNS (SECTION 1147.13(c))**

Section 1145.13(b) states that one ground sign is permitted per nonresidential building in the M-U District.

Section 1145.13(c) states that in lieu of one permanent ground sign, one wall sign is permitted on the primary frontage, a maximum of 12 sq. ft. in area, and one wall sign is permitted on the secondary frontage, a maximum of 6 sq. ft. in area. The north and south sides of the canopy are considered frontages as they are vehicular entrances and the north side of the canopy faces West Union Street.

The proposed wall signs are thus prohibited by Section 1145.13(c) as the existing ground (pole) sign will remain. This prohibition includes signs located on the faces of the canopy and the canopy posts. Identification signs on gas pumps are not identified in the Zoning Code. Such signs are common and are currently located on site's existing pumps.

### **ROOF SIGN (SECTION 1147.10(f))**

A portion of the 9 sq. ft. wall sign projects 6 in. above the canopy, which is considered a "roof sign" prohibited per Section 1147.10(f). Unfortunately, the roof sign was not initially identified and a variance to Section 1147.10(f) was not included in the required public notice. If the variance to Section 1145.13(c) is approved to allow the 9 sq. ft. wall sign, the Board of Zoning Appeals will need to consider a prohibited roof sign at a future meeting.

### **FACTORS APPLICABLE TO SIGN VARIANCES (SECTION 1107.08(i))**

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and a sign variance should be granted:

- A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;
- B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;
- C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;
- D. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;
- E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;
- F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or
- G. The variance will be consistent with the general spirit and intent of this Ordinance.

### **APPLICANT'S RESPONSES TO STANDARDS FOR VARIANCES AND APPEALS**

The applicant's responses to the Standards for Variances and Appeals include but are not limited to the following:

- The proposed signs do not adversely impact the character or appearance of the lot or neighborhood.
- The variance sought is the minimum necessary to allow the station to be brought to its new image standards.

**FACTORS APPLICABLE TO SIGN VARIANCES ("PRACTICAL DIFFICULTY")**

The applicant shall show by a preponderance of the evidence that the variance is justified, as determined by the Board. The Board shall weigh the following factors to determine whether a practical difficulty exists and a sign variance should be granted:

A. Construction of a conforming sign would obstruct the vision of motorists or otherwise endanger public health or safety;

Proposed signs would not obstruct the vision of motorists or endanger public health or safety.

B. A conforming sign would be blocked from the sight of passing motorists due to existing buildings, trees or other obstructions;

Proposed signage would not be blocked.

C. Construction of a conforming sign would require removal or severe alteration to significant features on the site, such as removal of trees, alteration of the natural topography, obstruction of a natural drainage course, or alteration or demolition of significant historical features or site amenities;

Proposed sign does not require removal or severe alteration on site. No removal of trees, alteration of natural topography / drainage course required for what we are proposing.

D. A sign that exceeds the allowable height or area standards of this Ordinance would be more appropriate in scale because of the large size or frontage of the premises or building;

Proposing to install the signs per brand image standards. The Sunoco brand standards are required to be uniform.

E. The exception shall not adversely impact the character or appearance of the building or lot or the neighborhood;

Proposed signs do not adversely impact the character or appearance of the building / lot / neighborhood.

F. The variance sought is the minimum necessary to allow reasonable use, visibility, or readability of the sign; and/or

The variance sought will allow this station to be brought to its new image standards.

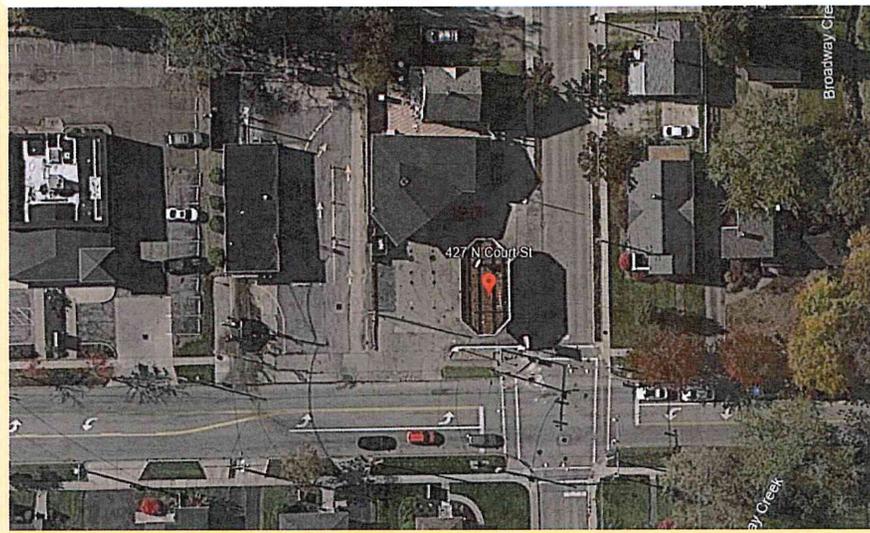
G. The variance will be consistent with the general spirit and intent of this Ordinance.

Proposed sign will be consistent with the general spirit & intent of the ordinance.



427 N Court Street  
Medina, OH 44256

BL# 8001582702



IMAGING THE PETROLEUM INDUSTRY FOR OVER 30 YEARS

Revisions:	
Rev. 0 - Original Drawing	02/27/2024

Address: **427 N Court Street  
Medina, OH 44256**

Customer: BAZO CONSTRUCTION

Drawn by: EG

Job Number: **SUN-30120-SR**

Date: 02/27/2024

Customer Approval: \_\_\_\_\_

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# Main ID Sign

### Scope of Work:

## MID Scope Of Work TBD

Contractor working with Everbrite directly on MID SOW.  
This Page to be updated as soon as Everbrite Drawing is available

Existing MID



### Square Footage Totals:

Existing: TBV  
Proposed: TBD



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# Ultra Image Gas Canopy

**8'-0" x 14'-0" x 32'-0" x 36"**  
**Qty: 4 Canopy Columns**

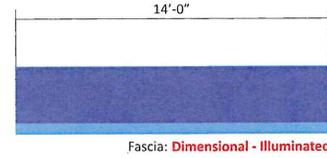
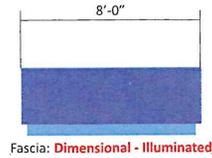
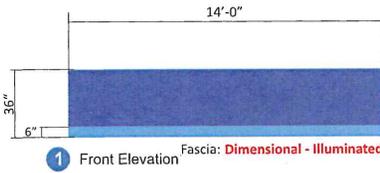
**Existing Gas Canopy**

**Dimensional - Illuminated Fascia**

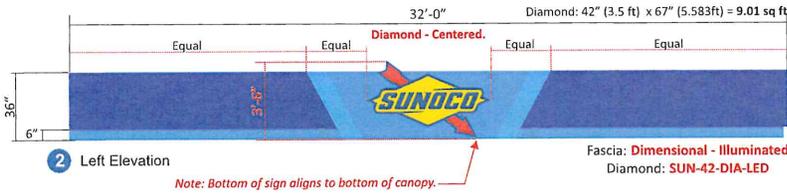
**Scope of Work:**  
 Remove existing fascia and dispose.  
 Install 36" pre-imagined Sunoco Blue/Lt Blue fascia panels.  
 Fascia to be DIMENSIONAL-ILLUMINATED on front/left/right.  
 Fascia to be FLAT NON-ILLUMINATED on rear elevations.  
 Install Qty: 1 Sunoco Wordmark Cloud Sign & Arrow on right elevation  
 Install Qty: 1 Sunoco Diamond on left elevation



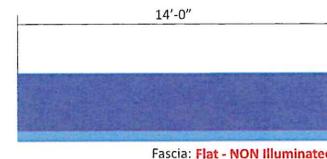
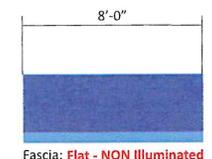
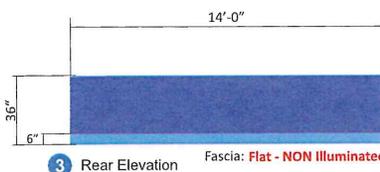
1 Front Elevation



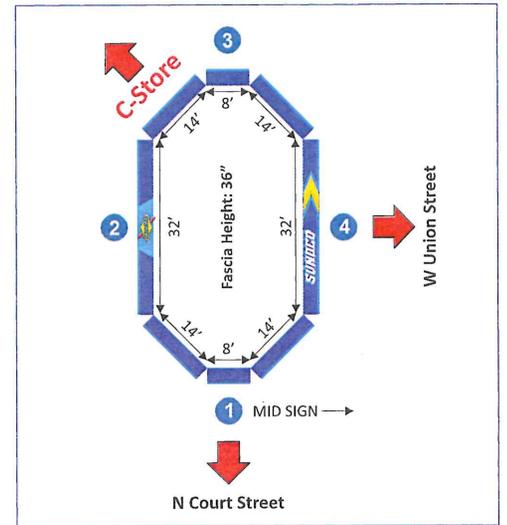
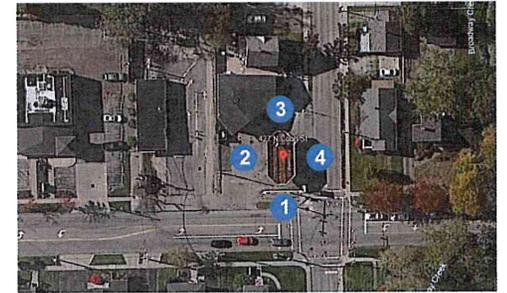
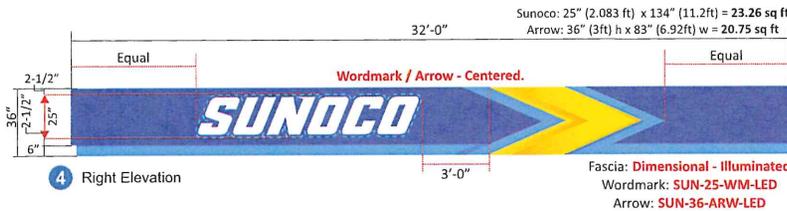
2 Left Elevation



3 Rear Elevation



4 Right Elevation



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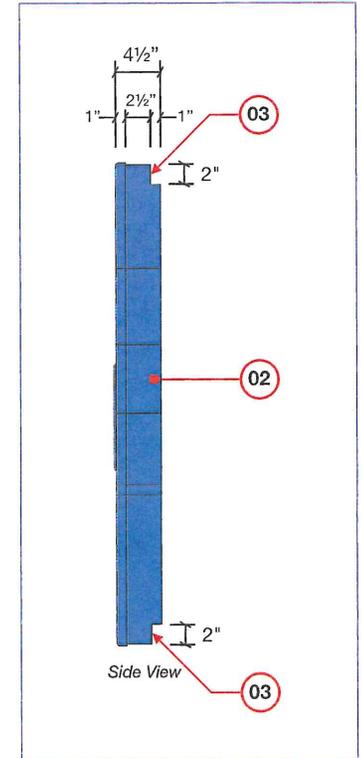
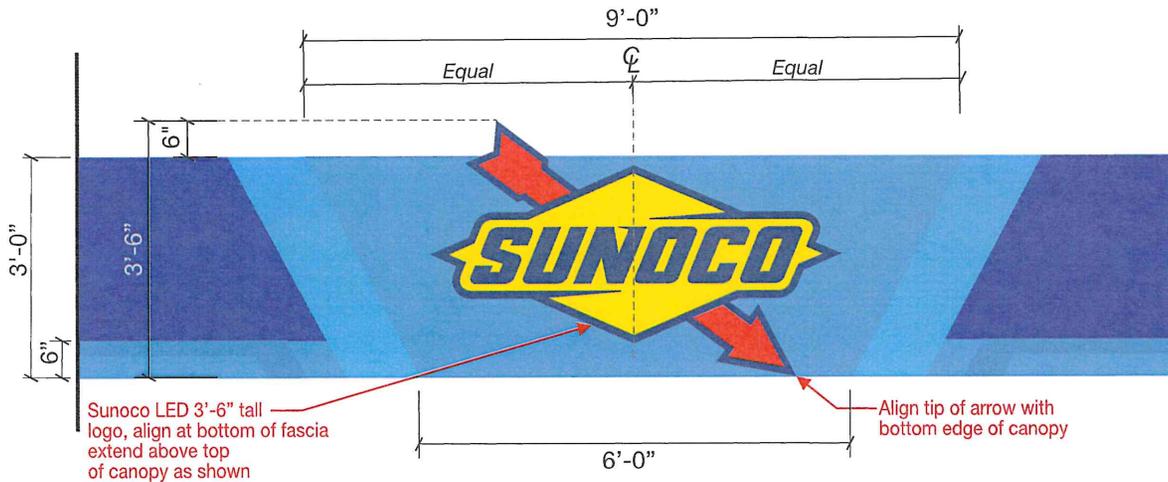
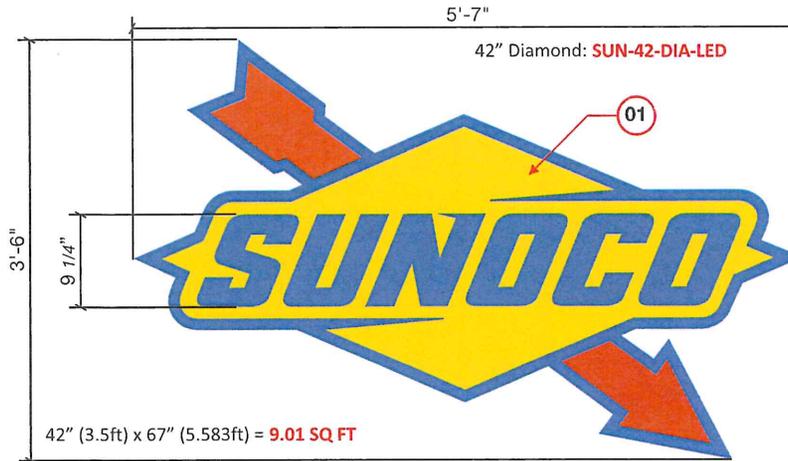
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## Canopy Diamond Sign

- 01 -Vacuum Formed Polycarbonate Face w/ 1/4" thk Embossed Logo (See Emboss Detail Below)
- 02 -Vacuum Formed Polycarbonate Opaque Backer w/ clear "window" around rear perimeter for Halo Lighting.
- 03 -Clear Halo Window around Rear Perimeter of sign



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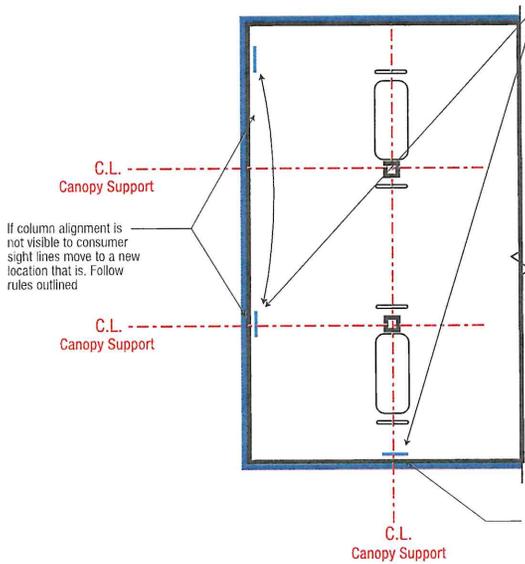


# CLEARANCE SIGNS & PUMP # SIGN SPECS

## OPTIONAL

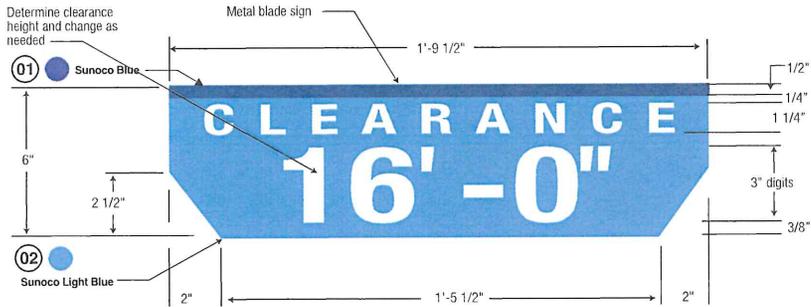
### Note:

- 1. Canopy Clearance Sign should be positioned in the most visible sight lines for consumers entering the forecourt.**
- 2. Align off column as first priority. If that location does not provide adequate visibility, move to a position that does.**
- 3. Do not position Clearance sign under a Sunoco word mark sign or Sunoco diamond sign when possible. Follow rules established on this sheet**
- 4. (2) Clearance signs are typically used per canopy. If more are needed, seek approval from Sunoco reimage team**



Plan View - Location of sign

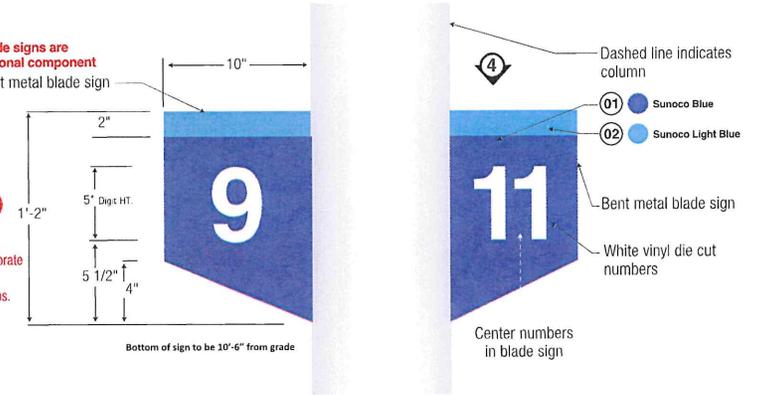
SCALE: 1 1/2" = 1'-0"



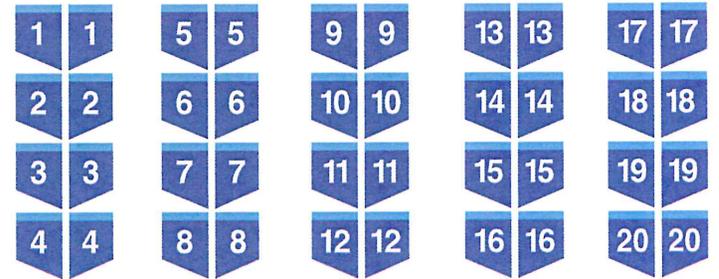
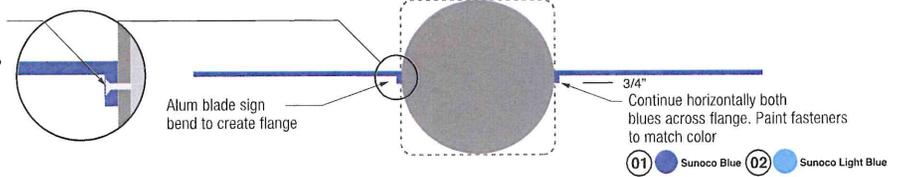
### Fuel Blade Sign (Optional)

Blade signs are not recommended for sites that have 5 or less dispensers. If site has 6 or more dispensers it is recommended to incorporate blade signs. Flag signs are mounted on the canopy columns. Should be visible for both the consumer and C-Store.

Blade signs are optional component  
Bent metal blade sign



All fasteners to be same color as blade, countersunk



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## Canopy Deck & Lighting

### Scope of Work:

Pressure wash gas canopy decking.  
 Paint gas canopy decking white IF NEEDED.  
 Replace decking lights with LED if existing are not already LED.

*Per Sunoco specifications, all gas canopy decks should be White; diesel canopy decking should be painted Black. Canopy decks should be clean and free of peeling paint. Canopy decks that are not clean should be power washed. Canopy decks should be freshly re-painted if the underside was previously painted.*

*All canopy lights should be fully functional with clean lenses. Damaged or missing lenses should be replaced. If site does not currently have LED decking lights they must be updated to LED.*

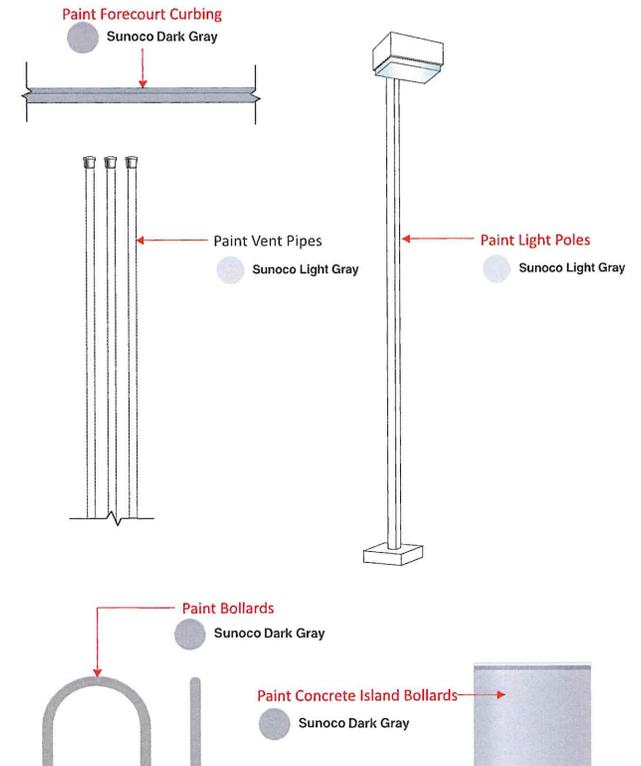
## Existing Gas Canopy Decking & Lighting



## Forecourt Imaging

### Forecourt Scope of Work:

Vent Pipes to be painted Sunoco Light Gray  
 Forecourt Bollards to be painted Sunoco Dark Gray  
 Light poles to be painted Sunoco Light Gray  
 Painted curbing to be re-painted Sunoco Dark Gray



Note: If bollards are stainless steel they are to remain unpainted



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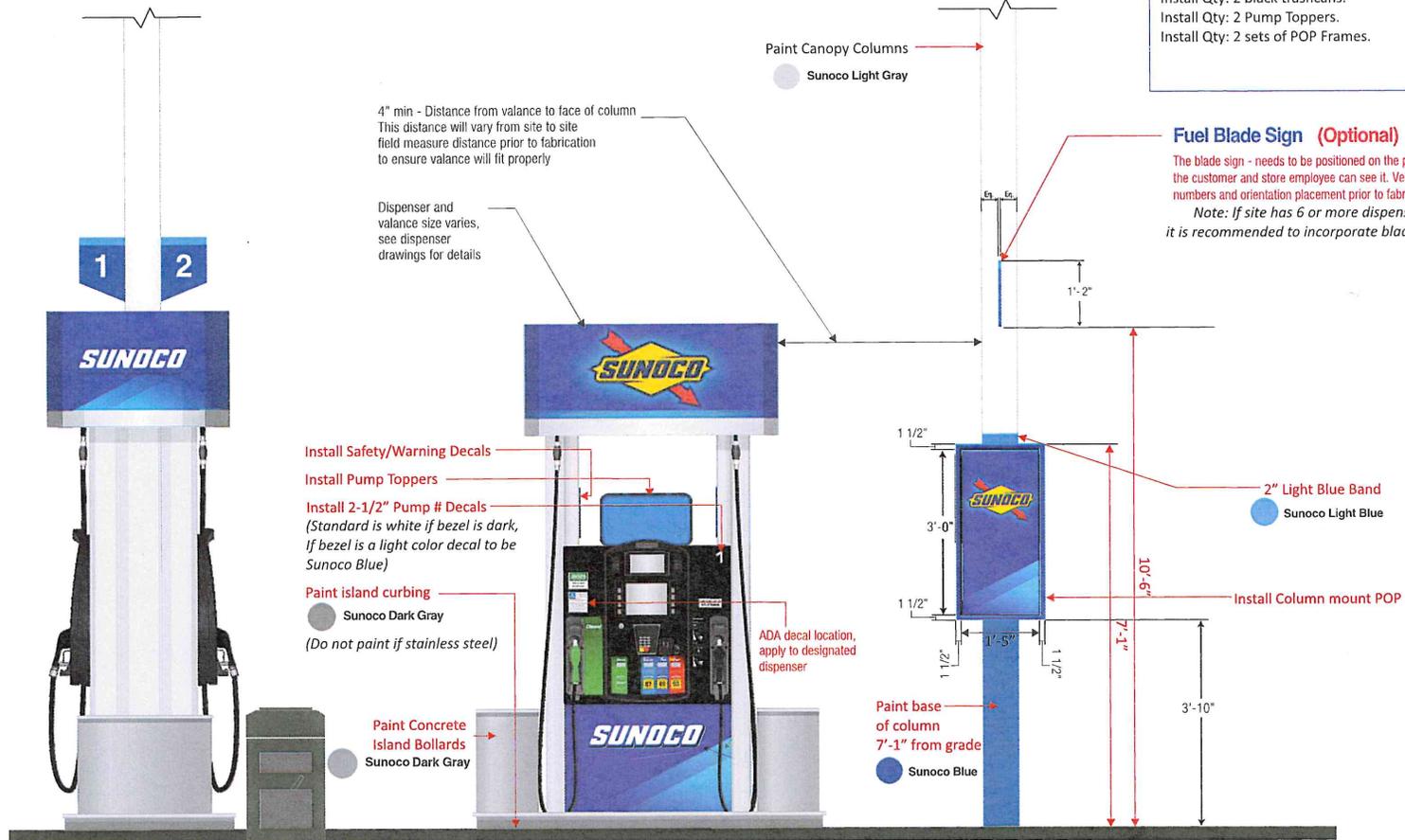
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## Under Canopy Imaging

### Under Gas Canopy Scope of Work:

Canopy columns to be painted Sunoco Light Gray - w/ bottom 7'-1" from grade painted Sunoco Blue with 2" Light Blue Band.  
 Fuel Islands to be painted Sunoco Dark Gray. (Unless stainless steel)  
 Concrete Bollards to be painted Sunoco Dark Gray. (Unless stainless steel)  
 Install Qty: 2 black trashcans.  
 Install Qty: 2 Pump Toppers.  
 Install Qty: 2 sets of POP Frames.



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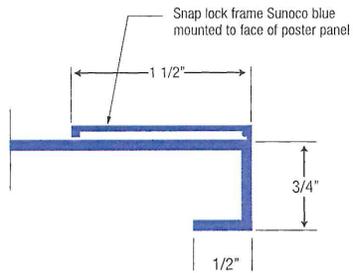
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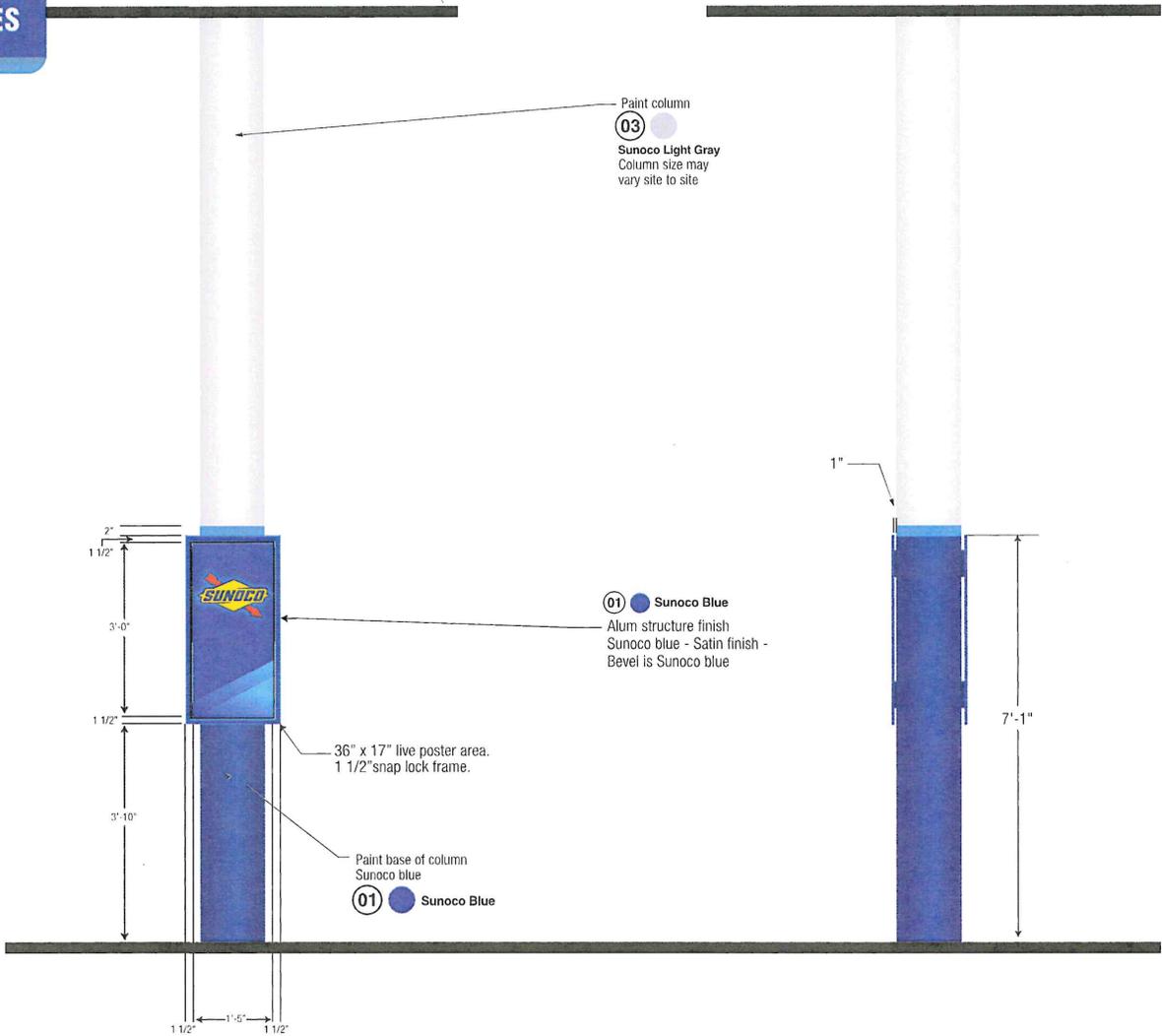
# POP COLUMN FRAMES



Secure snap lock poster backing and frame to column. Conceal fasteners and anchors



36" x 17" live poster area-  
1 1/2" snap lock frame.



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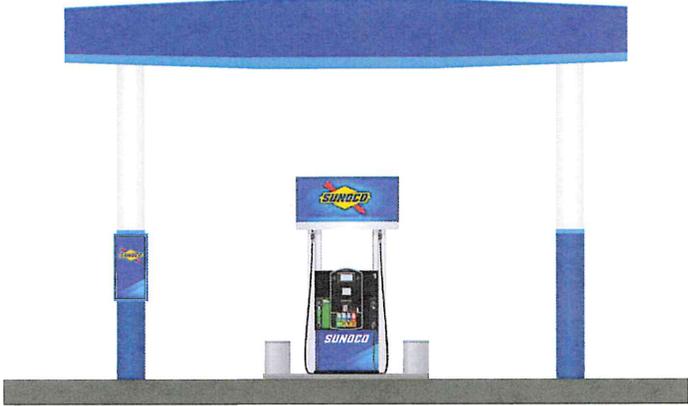
Date: 02/27/2024

Customer Approval: \_\_\_\_\_

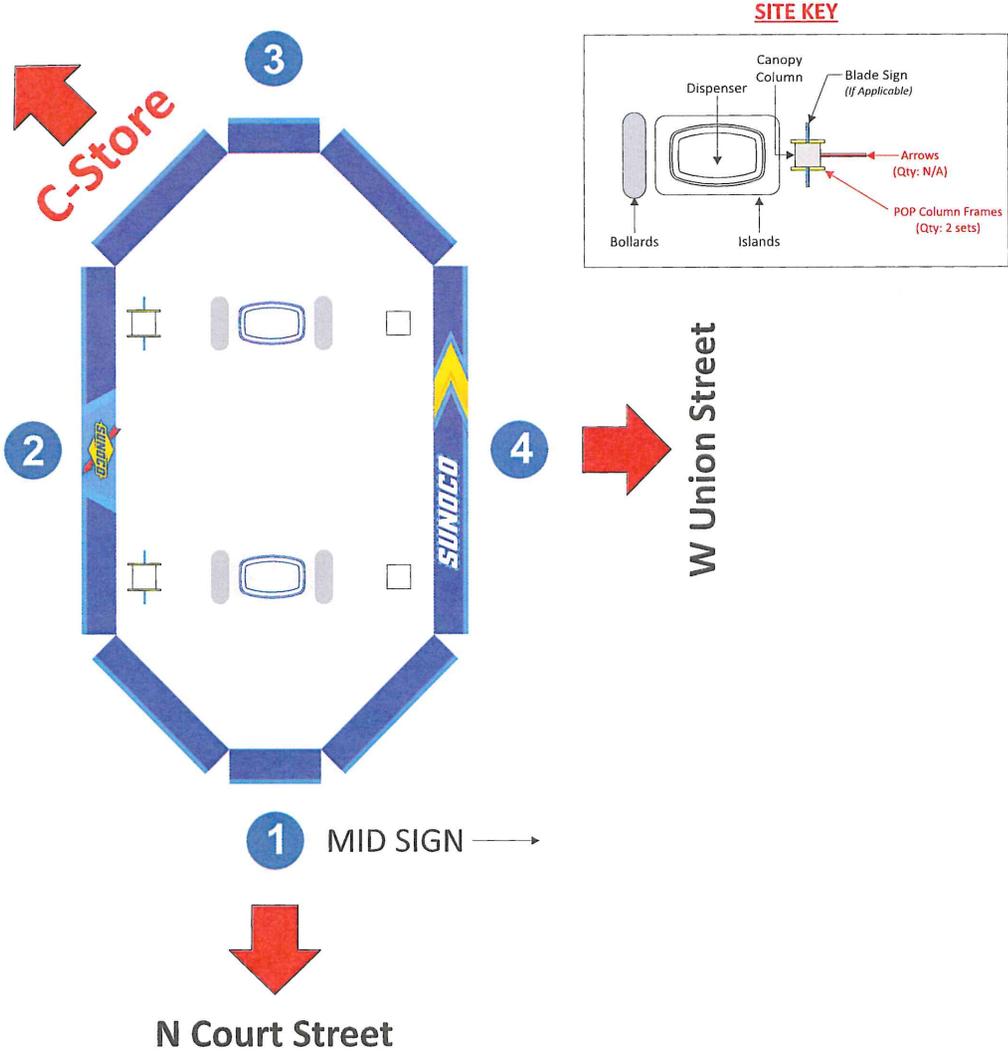
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**SUNOCO** Under Canopy Imaging



Existing Under Gas Canopy:



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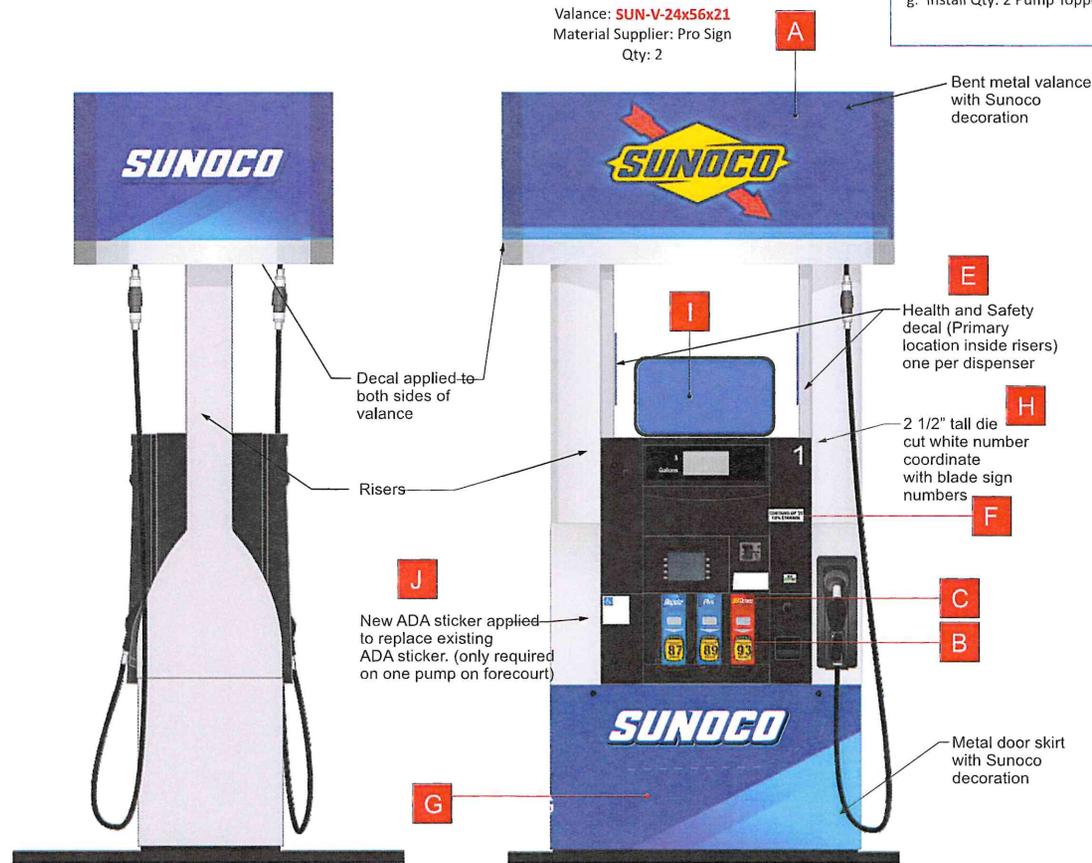


## Dispenser Imaging

### Existing Dispensers Under Gas Canopy:



Wayne Ovation 2 (3+0)  
Qty = 2



#### Gas Dispenser Scope of Work:

Existing Wayne Ovation 2 (Qty: 2 3+0) dispensers to be re-imaged to Sunoco Centennial image specs with materials supplied by LSI / ProSign to include:

- SUNOCO Valances provided by ProSign to be fitted on all dispensers (Qty: 2)
- Install new Metal Door Skins (Qty: 2 set)
- Install LSI provided PID/Octane/Crind Overlay decals (Qty: 2 set)
- Install 2-1/2" Pump # Decal to dispenser crind/bezel.
- Health & Safety decals (2 per dispenser) installed on inside risers
- Install all required regulatory decals as needed (ethanol, low sulfur, ADA etc.)
- Install Qty: 2 Pump Topper Frames

#### Required Dispenser Items:

- A** Valance
- B** Octane Decals
- C** Fuel Grade Decals (PIDs)
- D** ULSD Decal (if applicable)
- E** Health/Safety/Warning Decals
- F** Ethanol Decals
- G** Door Skirt
- H** 2-1/2" Pump # Decals
- I** Pump Topper
- J** ADA Decal
- K** Diesel Surround Overlay (if applicable)



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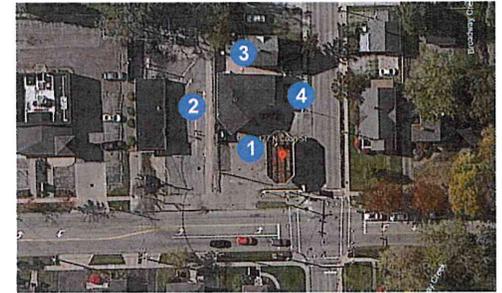
# C-Store Imaging

Existing C-Store



Scope of Work:

**No C-Store Image Work**



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## Color Specifications

### Sunoco Bright Blue

**Material / Color Match**  
Pantone Process Blue C Match

**Color Usage on Site**  
Dispenser Valance and Skirt gradations, MID Gradation accent

### Sunoco Light Blue

**Material / Color Match**  
Pantone 2935 C Match  
3M Film - Intense Blue

**Color Usage on Site**  
Canopy Fascia, Canopy Arrow Accents, Bollards, Blade Sign Accent, POP Accent, Architectural Forecourt Arrow Vertical Accent, Express Store fascia, Car Wash

### Sunoco Medium Blue

**Material / Color Match**  
Pantone 2935C Match

**Color Usage on Site**  
Sign on Express Store

### Sunoco Blue

**Material / Color Match**  
Pantone 288 C Match  
3M Film - Sapphire Blue  
ACM - Reynobond Duragloss 3000 Sapphire Blue

**Color Usage on Site**  
Canopy Fascia, Dispenser, Canopy Column, Blade Signs, POP Frame, Architectural Forecourt Arrow, MID Panels, Undercanopy Kiosk Fascia, Express Store fascia, Car Wash



### Paint Spec

**Sherwin Williams**  
Intense Blue - Satin Finish  
**Color Usage on Site**  
Bollards

SHERWIN-WILLIAMS 703461	10/02/20
262-452-2931	Order# 0033205
INTERIOR	ARCHITECTURAL
COLOR TO GO	LATEX
SATIN	FIN 60000E
INTENSE BLUE	
CUSTOM SHEER-COLOR FORMULA	
CCX-COLORANT	OZ 32 64 128
01-Black	- - 1
02-White	- 12 1
11-Blue	- 12 1
QUANT	
66120454	UL TRACSEEP
	66095596
30 TRAGE GRAPHICS	
Non Returnable Tinted Color	
WARNING: To ensure consistent color, always order enough paint to complete the job and include all components of the same color before application. Please refer to our website from time to time for updates from color change or other info.	
0033205-002	



### Paint Spec

**Sherwin Williams**  
Sapphire Blue - Satin Finish  
**Color Usage on Site**  
Canopy Column, Retro Fit MID Structural Columns, Undercanopy Kiosk Fascia

SHERWIN-WILLIAMS 703461	10/02/20
262-452-2931	Order# 0033205
INTERIOR	ARCHITECTURAL
COLOR TO GO	LATEX
SATIN	FIN 60000E
SAPPHIRE BLUE	
CUSTOM SHEER-COLOR FORMULA	
CCX-COLORANT	OZ 32 64 128
01-White	- 12 1
11-Blue	- 12 1
03-Regatta	- 12 1
QUANT	
66120454	UL TRACSEEP
	66095596
30 TRAGE GRAPHICS	
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0033205-001	

### Sunoco Light Gray

**Material / Color Match**  
SW 6253 Olympus White

**Color Usage on Site**  
Canopy Columns, Vent Stacks, Site Lighting Poles, Undercanopy Kiosk Walls, Mullions for Kiosk if not approved approved colors, Express Store walls, Car Wash Walls

### Paint Spec

**Sherwin Williams**  
6253 Olympus White - Satin Finish

**Color Usage on Site**  
Canopy Columns, Vent Stacks, Site Lighting Poles, Undercanopy Kiosk Walls, Mullions for Kiosk if not approved approved colors

SHERWIN-WILLIAMS 703461	10/02/20
262-452-2931	Order# 0033205
INTERIOR	ARCHITECTURAL
COLOR TO GO	LATEX
SATIN	FIN 60000E
6253 OLYMPUS WHITE	
SHEER-COLOR FORMULA	
CCX-COLORANT	OZ 32 64 128
01-Black	- 1 1 1
QUANT	
66120454	EXTRA WHITE
	66095541
SUNOCO LT GREY	
Non Returnable Tinted Color	
WARNING: To ensure consistent color, always order enough paint to complete the job and include all components of the same color before application. Please refer to our website from time to time for updates from color change or other info.	
0033205-003	

### Sunoco Silver

**Material / Color Match**  
Pantone 877 C Match

**Color Usage on Site**  
Valance Band, Unbranded diesel canopy fascia band



### Paint Spec

TBD  
Powder Coated Metal  
**Color Usage on Site**  
Valance Band

### Sunoco Medium Gray

**Material / Color Match**  
Pantone Cool Gray 6 C Match

**Color Usage on Site**  
Unbranded Canopy Fascia  
Wainscot on Car Wash



### Paint Spec

**Sherwin Williams**  
G255 Morning Fog  
**Color Usage on Site**  
Unbranded Canopy Fascia

SHERWIN-WILLIAMS 703461	10/02/20
262-452-2931	Order# 0033205
INTERIOR	ARCHITECTURAL
COLOR TO GO	LATEX
SATIN	FIN 60000E
G255 MORNING FOG	
SHEER-COLOR FORMULA	
CCX-COLORANT	OZ 32 64 128
01-Black	- 1 1
13-Deep Gold	- 1 1
QUANT	
66120451	EXTRA WHITE
	66095541
SUNOCO MORNING FOG	
Non Returnable Tinted Color	
WARNING: To ensure consistent color, always order enough paint to complete the job and include all components of the same color before application. Please refer to our website from time to time for updates from color change or other info.	
0033205-005	

### Sunoco Dark Gray

**Color Usage on Site**  
Canopy Island Curbs

### Paint Spec

**Sherwin Williams**  
6256 Serious Gray - Satin Finish

**Color Usage on Site**  
Canopy Island Curbs

SHERWIN-WILLIAMS 703461	10/02/20
262-452-2931	Order# 0033205
INTERIOR	ARCHITECTURAL
COLOR TO GO	LATEX
SATIN	FIN 60000E
6256 SERIOUS GRAY	
SHEER-COLOR FORMULA	
CCX-COLORANT	OZ 32 64 128
01-Black	- 12 1
01-Black	- 20 1 1
QUANT	
66120453	DEEP
	66095596
SUNOCO DK GREY	
Non Returnable Tinted Color	
WARNING: To ensure consistent color, always order enough paint to complete the job and include all components of the same color before application. Please refer to our website from time to time for updates from color change or other info.	
0033205-004	



## Material Part Summary



Contact  
sunoco@prosign.net

### Illuminated:

### DIAMOND

### Decals:

- Part # SUN-36-DIA-LED
- Part # SUN-42-DIA-LED (Qty: 1)
- Part # SUN-48-DIA-LED
- Part # SUN-54-DIA-LED



- Part # SUN-36-DIA-VNL
- Part # SUN-42-DIA-VNL
- Part # SUN-48-DIA-VNL

### Illuminated:

### WORDMARKS

### Decals:

- Part # SUN-25-WM-LED (Qty: 1)
- Part # SUN-32-WM-LED



- Part # SUN-25-WM-VNL
- Part # SUN-32-WM-VNL

### Non-Illuminated:

- Part # SUN-25-WM-NI
- Part # SUN-32-WM-NI

## DISPENSER VALANCES

### GAS:

- Part # SUN-V-24x43x21
- Part # SUN-V-24x56x21 (Qty: 2)
- Part # SUN-V-24x56x27
- Part # SUN-V-24x58x25
- Part # SUN-V-24x68x30
- Part # SUN-V-24x56x36
- Part # SUN-V-16x50x34
- Part # SUN-V-16x56x36

Verify Make/Model  
of Dispensers  
Before Ordering!

### DIESEL:

- Part # SUN-V-24x43x21D
- Part # SUN-V-24x56x21D
- Part # SUN-V-24x56x27D
- Part # SUN-V-24x58x25D
- Part # SUN-V-24x68x30D
- Part # SUN-V-24x56x36D

### Illuminated:

### CANOPY ARROWS

### Decals:

- Part # SUN-36-ARW-LED (Qty: 1)
- Part # SUN-42-ARW-LED
- Part # SUN-48-ARW-LED



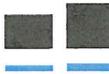
- Part # SUN-36-ARW-VNL
- Part # SUN-42-ARW-VNL
- Part # SUN-48-ARW-VNL

### Non-Illuminated:

- Part # SUN-36-ARW-NI
- Part # SUN-42-ARW-NI
- Part # SUN-48-ARW-NI

## SOLID COLORED VINYL

- Part # SUN-SV37-BLUE
- Part # SUN-SV48-BLUE
- Part # SUN-SV6-INTBLU
- Part # SUN-SV8-INTBLU



Daniela Morin  
dmorin@federalhealth.com  
903-589-2100 ext. 2159

## POP POSTER FRAMES / ARROWS



- Part # SUN0012 (Qty: 2 sets)  
POP Poster Frame

Note: POP frames come in a set of 2 from Fed Health.



- Part # SUN0013  
Small Fuel Island Arrow

## CANOPY COLUMN WRAPS



- Part # SUN0015 (Qty: 4)  
2" Intense Blue Vinyl Decal

Note: Need Qty: 1 per canopy column

## CLEARANCE SIGNS / BLADE SIGNS (OPTIONAL)



CLEARANCE  
16'-0"

IF CHOSEN:

- Part # SUN001 Qty: 2



9

### IF CHOSEN:

- Part # SUN004 (Qty: 4)  
Blade Sign 1-12 Number Set
- Part # SUN-006  
Blade Sign 12-24 Number Set
- Part # SUN-007  
Blade Sign 12-24 Number Set

## DISPENSER DECALS

- Health & Safety Decal (Large) - 2 per dispenser required
- Health & Safety Decal (Small) - (Qty: 4) Note: These Decals are supplied by LSI and should be included in your custom quote.
- Dispenser ADA Decal - (Qty: 2)
- 10% Ethanol Decals - (Qty: 4)



## REQUIRED TRASH CAN



- Part # 73720199 (Qty: 2)  
30 Gal Black Waste/Windshield Hex Service Center w/ Anchor Kit & One Sauerseege  
Note: 1 per dispenser required

cpservice@commercialzone.com

For other optional items refer to the DCI Tab on the Sunoco Distributor Centennial Order Form

## PUMP TOPPER FRAMES



- Part # 911B  
(12" x 20" Hanging - Side Load)
- Part # 910 (Qty: 2)  
(12" x 20")

Dawn@mmdisplays.com  
Bobdigiorgio@mmdisplays.com

Note: Everbrite, LSI & Fed Health all require CUSTOM Site Specific Quotes. Please contact them directly for your site specific material quote(s)



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## Contractor Checklist

THIS SECTION TBD