



2026 SITE DEVELOPMENT CRITERIA - 8.14.26

NOTE: This document is for information only and is not intended to amend or supersede the current PetSmart Instructional Set, or the Final Plans and Specifications.

GENERAL INFORMATION

1. Deviations from the PetSmart Site Development Criteria may result in unexpected cost overruns, delays, and other consequential impacts to the project and the parties involved.
2. The Landlord and/or Developer are responsible for the specific site adaptation of the Instruction Set of plans for the PetSmart construction compliance with local jurisdictional agency codes, ordinances, regulations, zoning and quasi-governmental regulations or restrictions of the site and/or shopping center.
3. Landlord and/or Developer must utilize a PetSmart National Account Architect ("TI Architect") for the preparation of the TI construction plans and specifications for the building. All fees and expenses of the TI Architect are the responsibility of the Landlord and/or Developer. The TI Architect's fees should be included in the building 'soft' costs and may vary depending on the site-specific conditions or adaptation of the design required for an existing space or building. The TI Architect is familiar with the characteristics, function, use and operation of the PetSmart store. The TI Architect may reduce the risk of errors, with the plans prepared in a cost-efficient manner.
4. PetSmart has negotiated favorable purchase agreements with various National Accounts vendors and distributors for the exclusive use in PetSmart stores. There shall be no substitutions without PetSmart's written consent for "National Account" items.
5. Prior to the mandatory Pre-Design conference call and the commencement by the TI Architect of the TI construction plans, the Landlord and/or Developer (or consultants) shall provide PetSmart with the Pre-Design Criteria which includes, but is not limited to, the approved site plan, required architectural guidelines and details, geotechnical report, grading, drainage, paving, utilities, flow tests, photometric, landscaping, and irrigation plans. These items are required for a Pre-Design to be conducted. In addition, the Landlord and/or Developer shall provide a development schedule for the shopping center indicating planning, construction, and opening dates for Named Co-Tenants and other major tenants in the center.

SITE PLAN

1. The construction of the common area or such phased portions of the center shall be completed for the beneficial use and purposes intended, no later than the Delivery Date of the premises to PetSmart.
2. The common area shall allow unrestricted access for customers, pedestrians, vehicles, and delivery travel. No barriers, curbs or traffic control devices shall prevent access throughout the common area. Delivery vehicles shall be permitted only at the rear service areas of the buildings. Trucks shall not cross in front of the building entry.
3. The front sidewalk shall be concrete, 12' minimum width from face of building to face of curb, with no uneven decorative surfaces within the customer path of travel into and out of the store. A 15' ADA ramp with 5' wings shall be located directly in front of PetSmart's entry doors to the parking field for ADA accessible access and shopping carts. The front entrance shall be supplied with an ash/trash receptacle, provided by Landlord, per PetSmart's specification if a center specification is not required. Two cart corrals are required in the parking area, provided by landlord, per PetSmart's specifications. Four dedicated PetSmart spaces are required in the parking area, bollards and signage provided by PetSmart.
4. The parking lot shall contain a sufficient number of vehicle parking spaces as required by public or private restrictions, codes and ordinances, for the uses in the center, including such increased parking for restaurants, entertainment, and fitness centers. The PetSmart parking area shall contain 5 spaces per 1,000 s.f. building area, or in accordance with applicable ordinances. The parking spaces shall measure at least 9'x18'. Provide accessible spaces required by ADAAG, closest to the store entry. Compact parking spaces may be situated at least 200' from the building entry. Provide 25' wide two-way drive aisles.
5. The parking lot paving shall not exceed a maximum slope of 2% within 100' of store entry, 3% within 250' from store entry, and 2% within 40' of on-grade door at dock service area. All other areas of the paving shall not exceed a slope of 4% without PetSmart approval.
6. The concrete service area at the rear of the building shall be accessed by a pair of 3'-0" x 8'-0" double doors from the receiving area, at grade, sloping away at 2%. If this is not achievable due to site conditions, a ramp from the double doors to grade shall be provided. An area for two (2) 8-yard trash containers shall be provided and enclosure shall be provided only if required. The enclosure minimum inside clearance shall be 19'-4" x 8'-0".
7. The site shall allow a WB-67 truck (which includes a 53' trailer) to enter and exit the truck dock area. A 90' clear unobstructed distance, measured from the outside end of the 65' truck dock, must be maintained for the maneuvering of delivery trucks. Access in and out of the truck dock shall be maintained at all times.
8. All site concrete, parking, service delivery areas, and paving traffic aisles shall be designed in accordance with the geotechnical engineer investigation and recommendations set forth in the geotechnical report.
9. The site lighting system shall be illuminated with metal-halide or LED parking lot lights. The minimum illumination shall average 5 foot candles at the building entry/front sidewalk area, 3 foot candles at drive aisles and customer parking areas, 2 foot candles at the rear of the store, perimeter parking, and service drive aisles. Site security lighting is required at all other parking areas and at each building egress door. The site lighting design shall include a point by point photometric layout of the light poles including building canopy and wall pack light fixtures. The parking lot lighting and pylon signage shall connect to the house panel for the shopping center. Landscaping or other architectural features shall not be located directly in front to obstruct visibility of PetSmart signage from primary access points of the center.

UTILITIES

1. All utilities shall be placed underground at locations designated by PetSmart, independent from any other Tenant, separately metered and in adequate supply. All fees, including, development fees, impact fees, tap fees, permit and meter fees, including prior tenant delinquencies are the responsibility of the Landlord or Developer, to allow PetSmart to arrange for a billing account for customary consumption charges.
2. The minimum 4" sanitary sewer (6" for a PetsHotel) connection shall be stubbed into the building on the rear wall of the receiving area. is typically located at the right rear, or other mutually acceptable location that will not cause floor clean-outs in the sales area. The sanitary sewer invert elevation shall be a minimum of 7'-0" below finish floor at entry of building area, with approximately 285 l.f. developed length at a 2% slope.
3. A minimum 6" fire line shall enter the dock receiving area at the location shown on the fixture plan. The automatic fire sprinkler system shall be designed in accordance with NFPA 13, and 231C for high-pile rack storage in the receiving area. The sprinkler system shall be designed for Mercantile Occupancy, Commodity Classification 3, and Ordinary Hazard with a minimum density required by the applicable fire codes and local fire officials. The fire sprinklers in each case shall be designed to the requirements of NFPA 13, "Installation of Sprinkler Systems". Sprinkler system shall be independent from any other Tenants. Confirm flow test reports adequate water pressure (60 PSI static, 45 PSI residual, at 1,300 Gallons per minute) without the need of a fire pump, or pressure reduction. If the required water pressure is not available per PetSmart's requirements, Landlord shall install a fire pump at its sole cost.
4. The automatic sprinkler shall be monitored by a remote central station supervised fire alarm system provided by PetSmart's National Account vendor.
5. A minimum 1-1/2" (2" for a PetsHotel) domestic water line shall be provided with a valve, capped and stubbed into the building in the receiving area near the fire riser. A 1-1/2" (2" for a PetsHotel) water meter shall be connected and ready for PetSmart to arrange a customary billing account for the consumption charges. Landlord and/or Developer shall ensure the water service is in adequate supply for PetSmart's typical consumption. The anticipated water use is approximately 1,500 to 1,800 gallons per day (3,200 to 3,400 for the PetsHotel). The pressure at the point of entry to the building must be 60 PSI static, 45 PSI residual.
6. The electrical requirements are 277/480 volts (347/600 volts in Canada), 3-phase, 4-wire, 400-amp service, (600-amp service for a PetsHotel). The electrical service shall enter the building on the rear wall of the receiving area as shown on PetSmart's fixture plan. The electrical system is an integrated electrical wall furnished by PetSmart's National Account vendor. The electrical system wall is UL approved, delivered to the site with pre-wired panels, transformers, fire alarm, EMS, and telephone mounting board.
7. Telephone and broadband services shall enter the building in the receiving area adjacent the electrical panels. Provide (1) 3" conduit with broadband service (minimum requirement 25MB down / 5MB up) and a (1) 3" conduit with 25 live pair telephone cables from the distribution points to PetSmart's specified locations. Dedicated telephone service shall be operational for the fire alarm system prior to fixture delivery.
8. The gas line shall be located at a convenient location along the rear of the building. The gas line shall extend exposed onto the roof and connecting to the HVAC equipment. The equipment is designed for medium pressure gas service, 2 psig. Total gas demand is approximately 1.3 million BTU/H (2.0 million BTU/H for the PetsHotel), but Landlord and/or Developer shall verify regional load requirements.
9. The truck dock trench drain shall connect to a storm drain system and provide positive drainage without a sump pump. Roof drain leaders may discharge onto the surface or connect to the storm sewer system.

PETSMART BUILDING

1. The prototypical PetSmart store contains square footages as shown on the various prototypes on PetSmart's Real Estate website. (www.PetSmartstores.com/RE case sensitive) The various prototypes are based on 8" masonry walls and the interior layout and fixture plan may be reversed as required by site conditions. The receiving dock shall be oriented to the left or right rear of the building, and truck well may be oriented at an angle due to site constraints, with PetSmart approval.
2. The typical building shall be supported on continuous spread footings with anticipated differential and total settlements shall be less than ½" in 40' and 1" respectively. The floor is conventional concrete slab-on-grade 4,000 p.s.i., 4" slab thickness at the main sales area, 6" slab thickness in the rear receiving area of the building. The sales floor shall be designed at a minimum live load of 200 p.s.f. with a 150 p.c.i. modulus of subgrade reaction with provisions to support concentrated loads for heavily loaded pallets, loaded forklift and pallet jacks, and high-pile storage racks in the receiving area, in accordance with the professional geotechnical engineer recommendation.
3. The building height shall be 22'-4" to the top of the roof deck, sloping to gridline F. The minimum parapet height is 24'-0" (See specific prototype for exact building heights) at the front of the building. The entry canopy extends up to a minimum height of 30'-0" (See specific prototype for exact building heights). When in-line with taller Tenants it is expected that the building/canopy height will be increased to be in proportion with those Tenants in addition to meeting the minimum height requirements. Increased parapet height for screening of roof top units may be required by local authorities. The minimum interior clearance is 14'-4" to the bottom of the structure at Sales and 16'-4" at Receiving.
4. The PetSmart prototype is designed with 8" masonry exterior walls. The lower portion of the exterior elevation is single-score CMU, the upper portion of the elevation, the sides and rear of the building is smooth-face painted CMU. The exterior finish of the canopy is EIFS. The building paint finishes shall be white and grey colors specified by PetSmart and may be designed in conformance with the architectural theme of the center with PetSmart approval. The canopy shall be a light color background for PetSmart's trademark signage. Dark colors or materials behind the signage are discouraged. All finish materials and colors shall be submitted to PetSmart for review prior to the Pre-design conference call.
5. The roof shall be constructed with open-web steel joists open-web steel girders, and decking furnished by PetSmart's National Account vendor. The interior roof structure shall be exposed and painted in all sales and receiving areas. Minimum interior clearance is 14'-4" to the bottom of structure at Sales and 16'-4" at Receiving. Wood systems are strongly discouraged.
6. The roof insulation shall be a minimum 5" polyisocyanurate applied onto the surface of the roof deck, with a minimum R-Value of 30. Interior batt or ceiling insulation is not permitted in the sales area. The roofing materials are Carlisle Sure-Weld TPO roofing system. (PetSmart National Account)
7. The mechanical equipment/HVAC units must be furnished by PetSmart's National Account vendor and installed by Landlord in the locations specified by PetSmart's Final Plans and Specifications. Landlord shall be responsible for any structural reinforcement of the roof structure as it relates to the HVAC unit locations. The HVAC units are prewired with an EMS controller, smoke detectors, and convenience outlets. The EMS system is controlled from PetSmart offices in Phoenix, Arizona. No substitutions are permitted for PetSmart National Accounts.
8. The PetSmart trademark sign consists of a 54" letter curvilinear text with the ascender bounce line and ball above. The letters "Pet" and the ball are red in color, the letters "Smart" and the bounce lines are blue. Ancillary signage includes, but is not limited to, Grooming, Adoptions, Training, Banfield, and/or PetsHotel.