



Date: September 25, 2025

To: Tyler Appel
Drees Homes
8521 Six Forks Road, Suite 500
Raleigh, NC 27615

Re: 25-FRM-205
Garage Wall Anchorage
Lot 118 Tobacco Road
273 Priming Way
Angier, NC 27501
Permit No.: SFD2507-0039

Mr. Appel:

At your request, a site visit was made to the above referenced single family residence under construction to address the anchor bolts and threaded rods in the garage.

Observations:

1. The two $\frac{5}{8}$ " threaded rods embedded into the foundation at each side of the middle one-car garage door opening were observed to be outside of the center one-third of the 2x6 sill plates.
2. The $\frac{1}{2}$ " anchor bolts embedded into the foundation were observed to be outside of the center one-third of the sill plates at the following locations:
 - a. Two anchor bolts in the 2x6 sill plate on the wing wall between the one-car garages.
 - b. One anchor bolt in the 2x6 sill plate on the wing wall between the two-car and one-car garage.
 - c. Two anchor bolts in the 2x4 sill plate on the right garage wall.

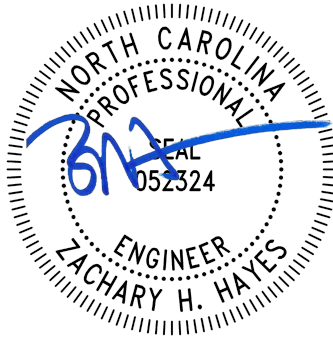
Analysis and Recommendations:

1. Install a Simpson Strong-Tie HTT4 hold-down at each of the four $\frac{5}{8}$ " threaded rods at the above noted garage door opening. Add 2x4 studs as needed to provide the required wood members to fasten the hold-downs per the manufacturer's specifications.
2. Secure the above noted sill plates to the foundation with $\frac{1}{2}$ " diameter by 6" long Simpson Strong-Tie Titen HD screw anchors installed within the center one-third of the sill plates spaced no more than 4'-0" o.c. with a screw anchor within 12" of each corner.

The garage walls secured to the foundation in the prescribed manners above will provide the required support for all imposed loads.

Please contact us if you have any questions.

Respectfully submitted,
Hayes Structural Consulting & Design, PLLC



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by Zachary H.
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