

Modular Home Construction Proposal: Mackinac Island, MI

1. Project Overview

- **Project Location:** 3933 Pine Cove Ln, Mackinac Island, MI
- **Housing Type:** Custom Prefabricated Modular Home (Victorian / Vernacular Style compliant)
- **Square Footage:** 1280
- **Target Construction Start Date:** November 1st 2026
- **Estimated Completion Date:** May 1st 2027

2. Phase 1: Off-Site Factory Fabrication & Permitting

Timeline: November 2026 - February 2027

All structural modules are built in a controlled, climate-regulated factory on the mainland by Backcountry

- **Design & Engineering:** Finalize city-approved building plans matching strict Mackinac Island exterior design guidelines (e.g., pitched roofs, compatible Victorian aesthetics).
- **City Approvals:** Submit architectural designs, site plans, and temporary trailer permits to the [City of Mackinac Island Planning Commission](#) for approval.

3. Phase 2: Site Preparation & Foundation

Timeline: November 2026

Before the modules arrive, local licensed crews will perform on-site preparation.

- **Site Prep:** Clear the lot and install city water, sewer, and electric utilities.
- **Foundation Work:** Pour a concrete piles or Sono tube foundation suitable for Mackinac Island frost lines.
- **Heavy Hauling Prep:** Secure necessary backhoes or loaders to escort module transport trailers over the island's unpaved/brick roads if required.

4. Phase 3: Marine Transport & Module Setting

Timeline: November 1st 2026-May 1st 2027

5. Phase 4: On-Site Finishing & Final Inspections

Timeline:

- **Interior/Exterior Trades:** Licensed island-based subcontractors will finalize roof trusses, siding, electrical/plumbing connections, and drywall seams.
- **Final Inspections:** Conduct final building, zoning, and safety inspections with the City of Mackinac Island Zoning and Building Department to issue the Certificate of Occupancy.