

INTERIOR ALTERATIONS
FOR
"THE VAULT AT PORT JEFFERSON"
228 EAST MAIN STREET,
PORT JEFFERSON, NY, 11777

PROGRAM LIST

BASEMENT FLOOR	
UNIT 1	904 S.F.
UNIT 2	684 S.F.
GYM	426 S.F.
"THE VAULT"	160 S.F.
FIRST FLOOR	
UNIT 3	765 S.F.
UNIT 4	630 S.F.
COMMERCIAL AREA	1,226 S.F.
SECOND FLOOR	
UNIT 5	733 S.F.
UNIT 6 (PENTHOUSE SUITE)	1,117 S.F.



ENSPIRE
Design Group, PLLC

Architect
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info@enspirepllc.com www.enspirepllc.com
MICHAEL F. MORBILLO, AIA – Principal
New York State License #25202

Mechanical, Electrical, Plumbing Consultant

OWNER/APPLICANT:
A2 228E MAIN LLC

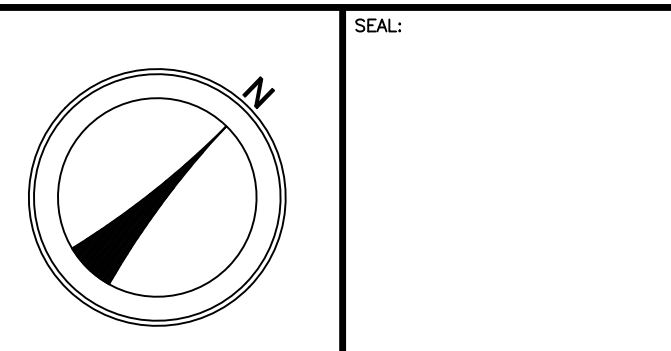
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General Notes

2.	6/13/25	CLIENT REVISIONS
1.	5/29/25	CLIENT REVISIONS

No.	Date	Revision Description
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PROJECT TITLE:
**INTERIOR ALTERATIONS
FOR
"THE VAULT AT
PORT JEFFERSON"**
**228 E MAIN STREET,
PORT JEFFERSON, N.Y. 11777
SCTM# 0206-12-3-12**

TITLE SHEET:

COVER SHEET

PROJECT NO. **24-112**
DATE: **5/21/2025**
DESIGN BY: **MICHAEL F. MORBILLO, AIA**
DRAWN BY: **T/J/ JAS**
CHECKED BY: **MF**
SCALE: **AS PER PLAN**

SHEET NO.

A-0

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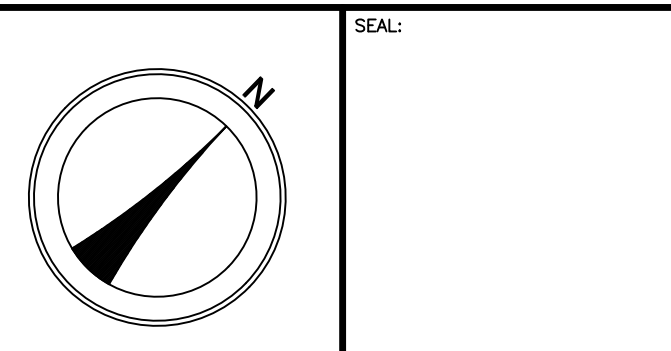
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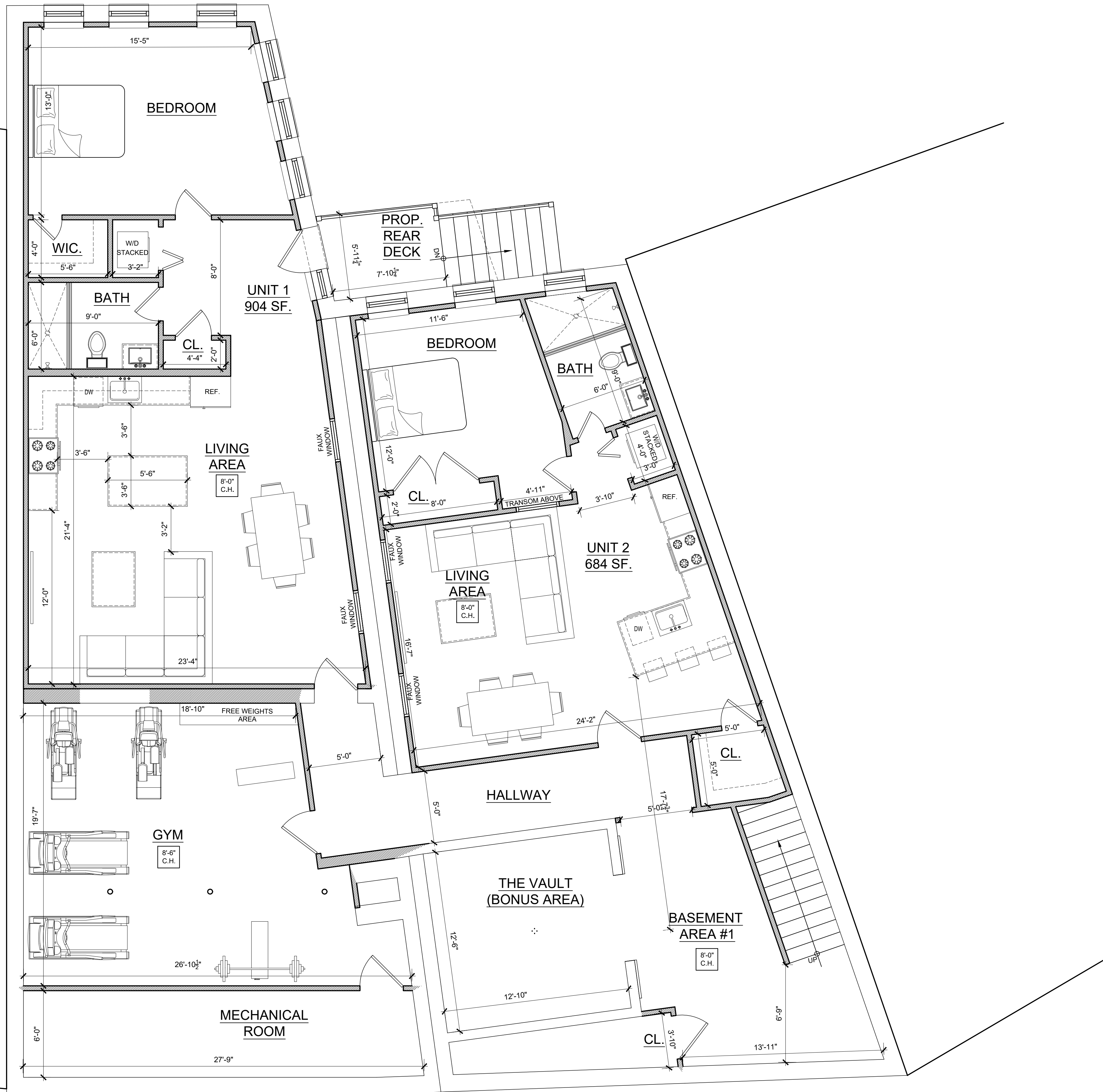


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TITLE SHEET:
BASEMENT PLAN

PROJECT NO. **24-112**
DATE: **5/21/2025**
DESIGN BY: **MICHAEL F. MORBILLO, AIA**
DRAWN BY: **TJJ/JAS**
CHECKED BY: **MFH**
SCALE: **AS PER PLAN**

SHEET NO.
A-1



BASEMENT PLAN

SCALE: 1/4"= 1'-0"

PROPOSED UNIT 1 AREA+ 904 S.F.
PROPOSED UNIT 2 AREA+ 684 S.F.
PROPOSED REAR DECK AREA+ 48 S.F.
PROPOSED GYM AREA+ 428 S.F.
PROPOSED BONUS AREA+ 160 S.F.

LEGEND

EXISTING FRAMED WALL
NEW FRAMED WALL
REMOVED WALL

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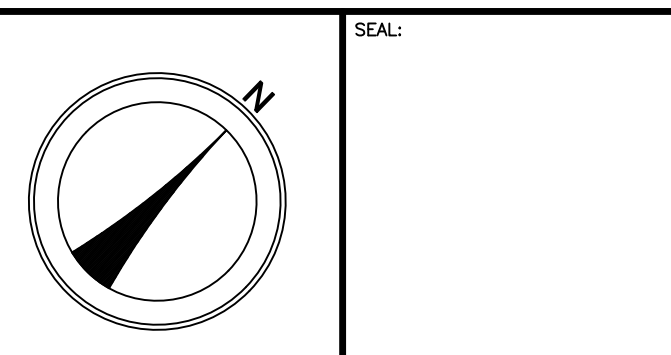
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SCTM# 0206-12-3-12**

TITLE SHEET:
FIRST FLOOR PLAN

PROJECT NO. 24-112	SHEET NO.
DATE: 5/21/2025	A-2
DESIGN BY: MICHAEL F. MORBILLO, AIA	
DRAWN BY: T/J JAS	
CHECKED BY: MF	
SCALE: AS PER PLAN	



FIRST FLOOR PLAN

SCALE: 1/4"= 1'-0"

PROPOSED UNIT 3 AREA= 765 S.F.
PROPOSED UNIT 4 AREA= 630 S.F.
PROPOSED COMMERCIAL AREA = 1,228 S.F.

LEGEND

	EXISTING FRAMED WALL
	NEW FRAMED WALL
	REMOVED WALL

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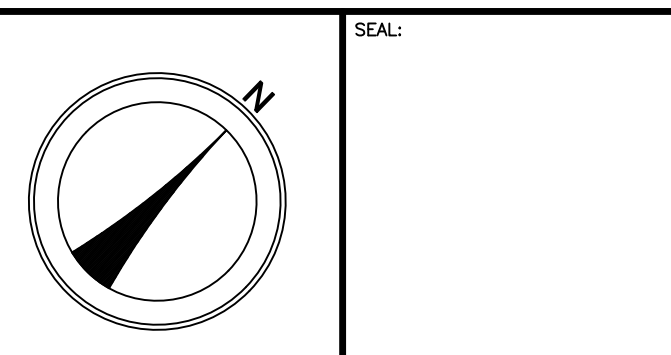
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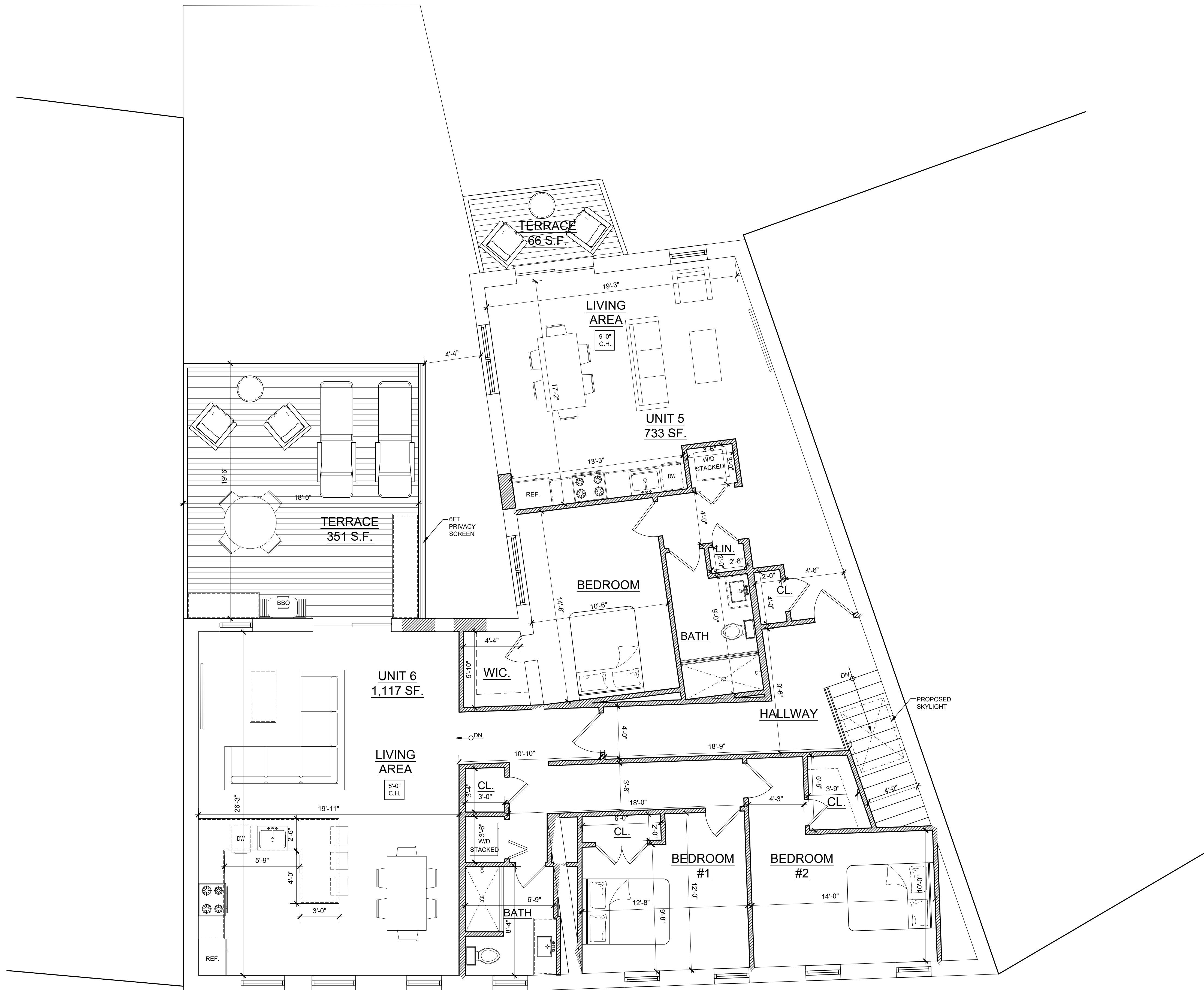


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TITLE SHEET:

SECOND FLOOR PLAN

PROJECT NO. 24-112	SHEET NO.
DATE: 5/21/2025	A-3
DESIGN BY: MICHAEL F. MORBILLO, AIA	
DRAWN BY: TJJ/JAS	
CHECKED BY: MFH	
SCALE: AS PER PLAN	



SECOND FLOOR PLAN

SCALE: 1/4"= 1'-0"

PROPOSED UNIT 5 AREA= 733 S.F.
PROPOSED UNIT 6 AREA= 1,117 S.F.

LEGEND

	EXISTING FRAMED WALL
	NEW FRAMED WALL
	REMOVED WALL



FRONT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"

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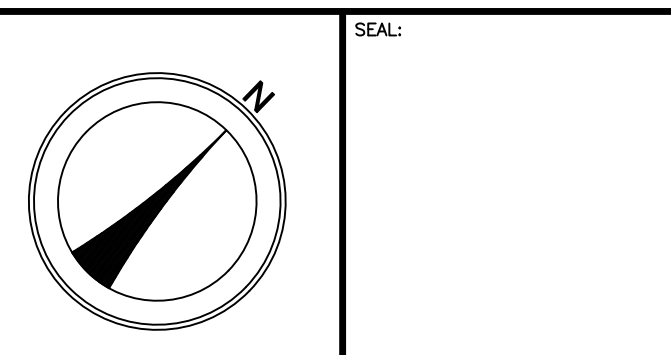
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TITLE SHEET:
ELEVATIONS

PROJECT NO. 24-112	SHEET NO.
DATE: 5/21/2025	A-4
DESIGN BY: MICHAEL F. MORBILLO, AIA	
DRAWN BY: T./J. JAS	
CHECKED BY: MF	
SCALE: AS PER PLAN	