



**Paulus, Sokolowski & Sartor Engineering, PC**  
 67A Mountain Blvd. Ext.  
 Warren, NJ 07059  
 Tel: 732-560-9700 Fax: 732-764-6565

## PROPOSED PRELIMINARY ELECTRIC LOAD (860)

DATE:	5/2/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	Lisa Fisher

FEIS Proposed Action				
	<u>Assumption</u>	<u>Square ft</u>	<u>kW</u>	<u>Sub-Total (kW)</u>
<b>RESTAURANT AT POINT</b>				
Air-conditioning Load	200 sf/ton x 1 kW/ton	5000	25	
Lighting Load	1.0 watt/sf	5000	5	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
<b>Total</b>				90
<b>Condominium Units</b>				
Air-conditioning (1 Bedroom)	68	2000 sf	204	
Air-conditioning (2 Bedroom)	135	2200 sf	405	
Air-conditioning (3 Bedroom)	68	2400 sf	255	
Space Lighting (combined)	271	769820 sf	385	
Refrigerators (combined)	271		537	
Miscellaneous (combined)		769820 sf	385	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Public Restrooms (Lighting)	1.0 watt/sf	900 sf	1	
Public Restrooms (exhaust fans)			4	
Enclosed Parking Ventilation		27514.5 sf	10	
<b>Total</b>				2,193
<b>Rental Units</b>				
Air-conditioning (1 Bedroom)	176	1250 sf	330	
Air-conditioning (2 Bedroom)	252	1525 sf	567	
Air-conditioning (3 Bedroom)	75	1700 sf	197	
Space Lighting (combined)		826860 sf	571	
Refrigerators (combined)	503		996	
Miscellaneous (combined)		826860 sf	413	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Enclosed Parking Ventilation		11602.5 sf	4	
<b>Total</b>				3,085
<b>Workforce Condominium Units</b>				
Air-conditioning (1 Bedroom)	4	1025	6	

Air-conditioning (2 Bedroom)	26	1190	49	
Space Lighting (combined)		48680 sf	48	
Refrigerators (combined)	30		59	
Miscellaneous (combined)		48680 sf	24	
<b>Total</b>				186
<b>Workforce Rental Units</b>				
Air-conditioning (1 Bedroom)	8	1050	12	
Air-conditioning (2 Bedroom)	48	1210	90	
Space Lighting (combined)		57160 sf	51	
Refrigerators (combined)	56		111	
Miscellaneous (combined)		57160 sf	29	
<b>Total</b>				293
<b>Hotel</b>				
Hotel Units (Air Source PTHP units)	250	187500 sf	415	
Hotel Units (Lighting - 3.0 va/sf)	250	187500 sf	163	
Hotel Units (Miscellaneous - 0.5 w/sf)	250	187500 sf	94	
Common Area Lighting (1.0 w/sf)		248500 sf	249	
Clothes Washer (2 every other floor)	12		10	
Clothes Dryers (2 every other floor)	12		10	
Restaurant (Air-conditioning)	160	4000 sf	20	
Restaurant (Lighting - 1.0 w/sf)		4000 sf	4	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
Elevators (9 @ 50 hp)	9		336	
Retail GSF (Air-conditioning)		5300 sf	15	
Retail GSF (Lighting)		5300 sf	11	
Retail GSF (Miscellaneous)		5300 sf	5	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Marina Support Building (Air-conditioning)		600	2	
Marina Support Building (Lighting)		600	1	
Luxury Boat Marina (15 slips)	2-400 amps/slip		845	
Enclosed Parking Ventilation		158236 sf	50	
<b>West Parcel - Parking Spaces (50 spaces/pool)</b>	<b>150 watt/fix</b>	<b>39 fix</b>	<b>6</b>	
<b>Total</b>				2,300
<b>Office</b>				
Office GSF (Air-conditioning)		50000 sf	143	
Office GSF (Lighting)	1 w/sf	50000 sf	50	
Office GSF (Plug Load)	1 w/sf	50000 sf	50	
Office (Miscellaneous)	1 w/sf	50000 sf	50	
Office (Elevators - assume 2)	50 hp		75	
Enclosed Parking Ventilation (150 sf/per - 350 parking spots)		38675 sf	12	
<b>Total</b>				379
<b>Angler's Club</b>				
Angler's Club (Air-conditioning)		1500 sf	4	
Angler's Club (Lighting)		1500 sf	3	
Angler's Club (Miscellaneous)		1500 sf	2	
Angler's Club Marina (30 slips)	2-30 amps/slip		127	
Enclosed Parking Ventilation		10387 sf	3	
<b>Total for Block I</b>				139
<b>Commercial/Cultural</b>				
Commercial/Cultural GSF (Air-conditioning)		20000 sf	69	
Commercial/Cultural GSF (Lighting)		20000 sf	20	

Commercial/Cultural GSF (Miscellaneous)		20000 sf	10	
Marina Support Building (Air-conditioning)		1200 sf	3	
Marina Support Building (Lighting)		1200 sf	1	
Marina Support Building (Miscellaneous)		1200 sf	1	
Transient Marina (40 slips)	2-50 amps/slip		282	
East Parcel - Parking Spaces (50 spaces/pool)	150 watt/fix	23 fix	3	
				389
<b>PROJECT TOTAL =</b>				<b>9,054 kW</b>

**NOTES:**

1. Apartment air-conditioning assumed 16 EER unit @ 500 sf/ton
2. Apartment Lighting calculated @ 3 VA/sf. Refer to NEC 2002 Handbook Tables 220.3(A) and 220.11 for demand calcs
3. For hotel units assumed 15,000 Btuh PTHP units with power input of 1.650 kW/unit.
4. Hotel room lighting calculated at 3.0 va/sf. For demand estimation refer to NEC 2002 Handbook Tables 220.3(A) and 220.11.
5. Restaurant Calculations based on general assumptions. No detailed appliance description provided.
6. Parking Lot light based on 465 watt HPS/MH per pole. Assumed one pole will illuminate 50 parking spaces.
7. Pool pump based on 10-hp pump motor.
8. Restaurant heat load assumed @ 50 Btuh/sf.
9. The above load should be recalculated once the design is finalized.



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## PROPOSED PRELIMINARY ELECTRIC LOAD (860)

DATE:	5/2/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	Lisa Fisher

Modified BR Mix for Sensitivity Analysis				
	<u>Assumption</u>	<u>Square ft</u>	<u>kW</u>	<u>Sub-Total (kW)</u>
<b>RESTAURANT AT POINT</b>				
Air-conditioning Load	200 sf/ton x 1 kW/ton	5000	25	
Lighting Load	1.0 watt/sf	5000	5	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
<b>Total for Restaurant</b>				90
<b>Condominium Units</b>				
Air-conditioning (1 Bedroom)	63	2000 sf	189	
Air-conditioning (2 Bedroom)	127	2200 sf	381	
Air-conditioning (3 Bedroom)	81	2400 sf	304	
Space Lighting (combined)	271	769820 sf	385	
Refrigerators (combined)	271		537	
Miscellaneous (combined)		769820 sf	385	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Public Restrooms (Lighting)	1.0 watt/sf	900 sf	1	
Public Restrooms (exhaust fans)			4	
Enclosed Parking Ventilation		27514.5 sf	10	
<b>Total for Block A</b>				2,202
<b>Rental Units</b>				
Air-conditioning (1 Bedroom)	166	1250 sf	311	
Air-conditioning (2 Bedroom)	236	1525 sf	531	
Air-conditioning (3 Bedroom)	101	1700 sf	265	
Space Lighting (combined)		816010 sf	563	
Refrigerators (combined)	503		996	
Miscellaneous (combined)		816010 sf	408	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Enclosed Parking Ventilation		11602.5 sf	4	
<b>Total for Block E</b>				3,086
<b>Workforce Condominium Units</b>				
Air-conditioning (1 Bedroom)	5	1025	8	

Air-conditioning (2 Bedroom)	21	1190	39	
Air-conditioning (3 Bedroom)	5	1400	11	
Space Lighting (combined)		48680 sf	48	
Refrigerators (combined)	31		61	
Miscellaneous (combined)		48680 sf	24	
<b>Total for Block F</b>				<b>192</b>
<b>Workforce Rental Units</b>				
Air-conditioning (1 Bedroom)	8	1050	12	
Air-conditioning (2 Bedroom)	39	1210	73	
Air-conditioning (3 Bedroom)	8	1400	18	
Space Lighting (combined)		57160 sf	51	
Refrigerators (combined)	55		109	
Miscellaneous (combined)		57160 sf	29	
<b>Total for Block G</b>				<b>292</b>
<b>Hotel</b>				
Hotel Units (Air Source PTHP units)	250	187500 sf	415	
Hotel Units (Lighting - 3.0 va/sf)	250	187500 sf	163	
Hotel Units (Miscellaneous - 0.5 w/sf)	250	187500 sf	94	
Common Area Lighting (1.0 w/sf)		248500 sf	249	
Clothes Washer (2 every other floor)	12		10	
Clothes Dryers (2 every other floor)	12		10	
Restaurant (Air-conditioning)	160	4000 sf	20	
Restaurant (Lighting - 1.0 w/sf)		4000 sf	4	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
Elevators (9 @ 50 hp)	9		336	
Retail GSF (Air-conditioning)		5300 sf	15	
Retail GSF (Lighting)		5300 sf	11	
Retail GSF (Miscellaneous)		5300 sf	5	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Marina Support Building (Air-conditioning)		600	2	
Marina Support Building (Lighting)		600	1	
Luxury Boat Marina (15 slips)	2-400 amps/slip		<b>845</b>	
Enclosed Parking Ventilation		158236 sf	50	
<b>West Parcel - Parking Spaces (50 spaces/pool)</b>	<b>150 watt/fix</b>	<b>39 fix</b>	<b>6</b>	
<b>Total for Block C</b>				<b>2,300</b>
<b>Office</b>				
Office GSF (Air-conditioning)		50000 sf	143	
Office GSF (Lighting)	1 w/sf	50000 sf	50	
Office GSF (Plug Load)	1 w/sf	50000 sf	50	
Office (Miscellaneous)	1 w/sf	50000 sf	50	
Office (Elevators - assume 2)	50 hp		75	
Enclosed Parking Ventilation (150 sf/per - 350 parking spots)		38675 sf	12	
<b>Total for Block D</b>				<b>379</b>
<b>Angler's Club</b>				
Angler's Club (Air-conditioning)		1500 sf	4	
Angler's Club (Lighting)		1500 sf	3	
Angler's Club (Miscellaneous)		1500 sf	2	
Angler's Club Marina (30 slips)	2-30 amps/slip		<b>127</b>	
Enclosed Parking Ventilation		10387 sf	3	
<b>Total for Block I</b>				<b>139</b>
<b>Commercial/Cultural</b>				

Commercial/Cultural GSF (Air-conditioning)		20000 sf	69	
Commercial/Cultural GSF (Lighting)		20000 sf	20	
Commercial/Cultural GSF (Miscellaneous)		20000 sf	10	
Marina Support Building (Air-conditioning)		1200 sf	3	
Marina Support Building (Lighting)		1200 sf	1	
Marina Support Building (Miscellaneous)		1200 sf	1	
Transient Marina (40 slips)	2-50 amps/slip		282	
East Parcel - Parking Spaces (50 spaces/pool)	150 watt/fix	23 fix	3	
				389
<b>PROJECT TOTAL =</b>				<b>9,069 kW</b>

**NOTES:**

1. Apartment air-conditioning assumed 16 EER unit @ 500 sf/ton
2. Apartment Lighting calculated @ 3 VA/sf. Refer to NEC 2002 Handbook Tables 220.3(A) and 220.11 for demand calcs
3. For hotel units assumed 15,000 Btuh PTHP units with power input of 1.650 kW/unit.
4. Hotel room lighting calculated at 3.0 va/sf. For demand estimation refer to NEC 2002 Handbook Tables 220.3(A) and 220.11.
5. Restaurant Calculations based on general assumptions. No detailed appliance description provided.
6. Parking Lot light based on 465 watt HPS/MH per pole. Assumed one pole will illuminate 50 parking spaces.
7. Pool pump based on 10-hp pump motor.
8. Restaurant heat load assumed @ 50 Btuh/sf.
9. The above load should be recalculated once the design is finalized.



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## PROPOSED PRELIMINARY ELECTRIC LOAD (860)

DATE:	5/2/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	Lisa Fisher

<b>DEIS / Initial FEIS (Now Alternative 1)</b>				
	<u>Assumption</u>	<u>Square ft</u>	<u>kW</u>	<u>Sub-Total (kW)</u>
<b>RESTAURANT AT POINT</b>				
Air-conditioning Load	200 sf/ton x 1 kW/ton	5000	25	
Lighting Load	1.0 watt/sf	5000	5	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
<b>Total for Restaurant</b>				<b>90</b>
<b>Condominium Units</b>				
Air-conditioning (1 Bedroom)	148	2000 sf	444	
Air-conditioning (2 Bedroom)	297	2200 sf	891	
Air-conditioning (3 Bedroom)	149	2400 sf	559	
Space Lighting (combined)	594	769820 sf	385	
Refrigerators (combined)	594		1,176	
Miscellaneous (combined)		769820 sf	385	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Public Restrooms (Lighting)	1.0 watt/sf	900 sf	1	
Public Restrooms (exhaust fans)			4	
Enclosed Parking Ventilation		27514.5 sf	10	
<b>Total for Block A</b>				<b>3,862</b>
<b>Rental Units</b>				
Air-conditioning (1 Bedroom)	63	1250 sf	118	
Air-conditioning (2 Bedroom)	90	1525 sf	203	
Air-conditioning (3 Bedroom)	27	1700 sf	71	
Space Lighting (combined)		816010 sf	563	
Refrigerators (combined)	180		356	
Miscellaneous (combined)		816010 sf	408	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Enclosed Parking Ventilation		11602.5 sf	4	
<b>Total for Block E</b>				<b>1,731</b>
<b>Workforce Condominium Units</b>				
Air-conditioning (1 Bedroom)	13	1025	20	

Air-conditioning (2 Bedroom)	73	1190	137	
Space Lighting (combined)		48680 sf	48	
Refrigerators (combined)	86		170	
Miscellaneous (combined)		48680 sf	24	
<b>Total for Block F</b>				<b>399</b>
<b>Workforce Rental Units</b>				
Air-conditioning (1 Bedroom)	0	0	0	
Air-conditioning (2 Bedroom)	0	0	0	
Space Lighting (combined)		0 sf	0	
Refrigerators (combined)	0		0	
Miscellaneous (combined)		0 sf	0	
<b>Total for Block G</b>				<b>0</b>
<b>Hotel</b>				
Hotel Units (Air Source PTHP units)	250	187500 sf	415	
Hotel Units (Lighting - 3.0 va/sf)	250	187500 sf	163	
Hotel Units (Miscellaneous - 0.5 w/sf)	250	187500 sf	94	
Common Area Lighting (1.0 w/sf)		248500 sf	249	
Clothes Washer (2 every other floor)	12		10	
Clothes Dryers (2 every other floor)	12		10	
Restaurant (Air-conditioning)	160	4000 sf	20	
Restaurant (Lighting - 1.0 w/sf)		4000 sf	4	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
Elevators (9 @ 50 hp)	9		336	
Retail GSF (Air-conditioning)		5300 sf	15	
Retail GSF (Lighting)		5300 sf	11	
Retail GSF (Miscellaneous)		5300 sf	5	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Marina Support Building (Air-conditioning)		600	2	
Marina Support Building (Lighting)		600	1	
Luxury Boat Marina (15 slips)	2-400 amps/slip		<b>845</b>	
Enclosed Parking Ventilation		158236 sf	50	
<b>West Parcel - Parking Spaces (50 spaces/pool)</b>	<b>150 watt/fix</b>	<b>39 fix</b>	<b>6</b>	
<b>Total for Block C</b>				<b>2,300</b>
<b>Office</b>				
Office GSF (Air-conditioning)		50000 sf	143	
Office GSF (Lighting)	1 w/sf	50000 sf	50	
Office GSF (Plug Load)	1 w/sf	50000 sf	50	
Office (Miscellaneous)	1 w/sf	50000 sf	50	
Office (Elevators - assume 2)	50 hp		75	
Enclosed Parking Ventilation (150 sf/per - 350 parking spots)		38675 sf	12	
<b>Total for Block D</b>				<b>379</b>
<b>Angler's Club</b>				
Angler's Club (Air-conditioning)		1500 sf	4	
Angler's Club (Lighting)		1500 sf	3	
Angler's Club (Miscellaneous)		1500 sf	2	
Angler's Club Marina (30 slips)	2-30 amps/slip		<b>127</b>	
Enclosed Parking Ventilation		10387 sf	3	
<b>Total for Block I</b>				<b>139</b>
<b>Commercial/Cultural</b>				
Commercial/Cultural GSF (Air-conditioning)		20000 sf	69	
Commercial/Cultural GSF (Lighting)		20000 sf	20	

Commercial/Cultural GSF (Miscellaneous)		20000 sf	10	
Marina Support Building (Air-conditioning)		1200 sf	3	
Marina Support Building (Lighting)		1200 sf	1	
Marina Support Building (Miscellaneous)		1200 sf	1	
Transient Marina (40 slips)	2-50 amps/slip		282	
East Parcel - Parking Spaces (50 spaces/pool)	150 watt/fix	23 fix	3	
				389
<b>PROJECT TOTAL =</b>				<b>9,289 kW</b>

**NOTES:**

1. Apartment air-conditioning assumed 16 EER unit @ 500 sf/ton
2. Apartment Lighting calculated @ 3 VA/sf. Refer to NEC 2002 Handbook Tables 220.3(A) and 220.11 for demand calcs
3. For hotel units assumed 15,000 Btuh PTHP units with power input of 1.650 kW/unit.
4. Hotel room lighting calculated at 3.0 va/sf. For demand estimation refer to NEC 2002 Handbook Tables 220.3(A) and 220.11.
5. Restaurant Calculations based on general assumptions. No detailed appliance description provided.
6. Parking Lot light based on 465 watt HPS/MH per pole. Assumed one pole will illuminate 50 parking spaces.
7. Pool pump based on 10-hp pump motor.
8. Restaurant heat load assumed @ 50 Btuh/sf.
9. The above load should be recalculated once the design is finalized.



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## PROPOSED PRELIMINARY ELECTRIC LOAD (1085)

DATE:	7/28/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	Lisa Fisher

<b>ALTERNATE DENSITY (Alternate 2)</b>				
	<u>Assumption</u>	<u>Square ft</u>	<u>kW</u>	<u>Sub-Total (kW)</u>
<b>RESTAURANT AT POINT</b>				
Air-conditioning Load	200 sf/ton x 1 kW/ton	5000	25	
Lighting Load	1.0 watt/sf	5000	5	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
<b>Total</b>				90
<b>Condominium Units</b>				
Air-conditioning (1 Bedroom)	86	2000 sf	258	
Air-conditioning (2 Bedroom)	171	2200 sf	513	
Air-conditioning (3 Bedroom)	86	2400 sf	323	
Space Lighting (combined)	342	769820 sf	385	
Refrigerators (combined)	342		677	
Miscellaneous (combined)		769820 sf	385	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Public Restrooms (Lighting)	1.0 watt/sf	900 sf	1	
Public Restrooms (exhaust fans)			4	
Enclosed Parking Ventilation		27514.5 sf	10	
<b>Total</b>				2,563
<b>Rental Units</b>				
Air-conditioning (1 Bedroom)	222	1250 sf	416	
Air-conditioning (2 Bedroom)	318	1525 sf	716	
Air-conditioning (3 Bedroom)	95	1700 sf	249	
Space Lighting (combined)		816010 sf	563	
Refrigerators (combined)	635		1,257	
Miscellaneous (combined)		816010 sf	408	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Enclosed Parking Ventilation		11602.5 sf	4	
<b>Total</b>				3,621
<b>Workforce Condominium Units</b>				
Air-conditioning (1 Bedroom)	6	1025	9	

Air-conditioning (2 Bedroom)	32	1190	60	
Space Lighting (combined)		48680 sf	48	
Refrigerators (combined)	38		75	
Miscellaneous (combined)		48680 sf	24	
<b>Total</b>				216
<b>Workforce Rental Units</b>				
Air-conditioning (1 Bedroom)	11	1050	17	
Air-conditioning (2 Bedroom)	60	1210	113	
Space Lighting (combined)		57160 sf	51	
Refrigerators (combined)	71		141	
Miscellaneous (combined)		57160 sf	29	
<b>Total</b>				349
<b>Hotel</b>				
Hotel Units (Air Source PTHP units)	125	93750 sf	208	
Hotel Units (Lighting - 3.0 va/sf)	125	93750 sf	87	
Hotel Units (Miscellaneous - 0.5 w/sf)	125	93750 sf	47	
Common Area Lighting (1.0 w/sf)		342250 sf	342	
Clothes Washer (2 every other floor)	12		10	
Clothes Dryers (2 every other floor)	12		10	
Restaurant (Air-conditioning)	160	4000 sf	20	
Restaurant (Lighting - 1.0 w/sf)		4000 sf	4	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
Elevators (9 @ 50 hp)	9		336	
Retail GSF (Air-conditioning)		5300 sf	15	
Retail GSF (Lighting)		5300 sf	11	
Retail GSF (Miscellaneous)		5300 sf	5	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Marina Support Building (Air-conditioning)		600	2	
Marina Support Building (Lighting)		600	1	
Luxury Boat Marina (15 slips)	2-400 amps/slip		845	
Enclosed Parking Ventilation		158236 sf	50	
<b>West Parcel - Parking Spaces (50 spaces/pool)</b>	<b>150 watt/fix</b>	<b>39 fix</b>	<b>6</b>	
<b>Total</b>				2,064
<b>Office</b>				
Office GSF (Air-conditioning)		50000 sf	143	
Office GSF (Lighting)	1 w/sf	50000 sf	50	
Office GSF (Plug Load)	1 w/sf	50000 sf	50	
Office (Miscellaneous)	1 w/sf	50000 sf	50	
Office (Elevators - assume 2)	50 hp		75	
Enclosed Parking Ventilation (150 sf/per - 350 parking spots)		38675 sf	12	
<b>Total</b>				379
<b>Angler's Club</b>				
Angler's Club (Air-conditioning)		1500 sf	4	
Angler's Club (Lighting)		1500 sf	3	
Angler's Club (Miscellaneous)		1500 sf	2	
Angler's Club Marina (30 slips)	2-30 amps/slip		127	
Enclosed Parking Ventilation		10387 sf	3	
<b>Total</b>				139
<b>Commercial/Cultural</b>				
Commercial/Cultural GSF (Air-conditioning)		20000 sf	69	
Commercial/Cultural GSF (Lighting)		20000 sf	20	

Commercial/Cultural GSF (Miscellaneous)		20000 sf	10	
Marina Support Building (Air-conditioning)		1200 sf	3	
Marina Support Building (Lighting)		1200 sf	1	
Marina Support Building (Miscellaneous)		1200 sf	1	
Transient Marina (40 slips)	2-50 amps/slip		282	
East Parcel - Parking Spaces (50 spaces/pool)	150 watt/fix	23 fix	3	
				389
<b>PROJECT TOTAL =</b>				<b>9,811 kW</b>

**NOTES:**

1. Apartment air-conditioning assumed 16 EER unit @ 500 sf/ton
2. Apartment Lighting calculated @ 3 VA/sf. Refer to NEC 2002 Handbook Tables 220.3(A) and 220.11 for demand calcs
3. For hotel units assumed 15,000 Btuh PTHP units with power input of 1.650 kW/unit.
4. Hotel room lighting calculated at 3.0 va/sf. For demand estimation refer to NEC 2002 Handbook Tables 220.3(A) and 220.11.
5. Restaurant Calculations based on general assumptions. No detailed appliance description provided.
6. Parking Lot light based on 465 watt HPS/MH per pole. Assumed one pole will illuminate 50 parking spaces.
7. Pool pump based on 10-hp pump motor.
8. Restaurant heat load assumed @ 50 Btuh/sf.
9. The above load should be recalculated once the design is finalized.



**Paulus, Sokolowski & Sartor Engineering, PC**  
 67A Mountain Blvd. Ext.  
 Warren, NJ 07059  
 Tel: 732-560-9700 Fax: 732-764-6565

## PROPOSED PRELIMINARY ELECTRIC LOAD (1085)

DATE:	7/28/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	Lisa Fisher

Modified BR Mix for Sensitivity Analysis				
	<u>Assumption</u>	<u>Square ft</u>	<u>kW</u>	<u>Sub-Total (kW)</u>
<b>RESTAURANT AT POINT</b>				
Air-conditioning Load	200 sf/ton x 1 kW/ton	5000	25	
Lighting Load	1.0 watt/sf	5000	5	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
<b>Total for Restaurant</b>				90
<b>Condominium Units</b>				
Air-conditioning (1 Bedroom)	80	2000 sf	240	
Air-conditioning (2 Bedroom)	159	2200 sf	477	
Air-conditioning (3 Bedroom)	103	2400 sf	386	
Space Lighting (combined)	342	769820 sf	385	
Refrigerators (combined)	342		677	
Miscellaneous (combined)		769820 sf	385	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Public Restrooms (Lighting)	1.0 watt/sf	900 sf	1	
Public Restrooms (exhaust fans)			4	
Enclosed Parking Ventilation		27514.5 sf	10	
<b>Total for Block A</b>				2,572
<b>Rental Units</b>				
Air-conditioning (1 Bedroom)	209	1250 sf	392	
Air-conditioning (2 Bedroom)	299	1525 sf	673	
Air-conditioning (3 Bedroom)	127	1700 sf	333	
Space Lighting (combined)		816010 sf	563	
Refrigerators (combined)	635		1,257	
Miscellaneous (combined)		816010 sf	408	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Enclosed Parking Ventilation		11602.5 sf	4	
<b>Total for Block E</b>				3,638
<b>Workforce Condominium Units</b>				
Air-conditioning (1 Bedroom)	5	1025	8	

Air-conditioning (2 Bedroom)	27	1190	51	
Air-conditioning (3 Bedroom)	5	1400	11	
Space Lighting (combined)		48680 sf	48	
Refrigerators (combined)	38		75	
Miscellaneous (combined)		48680 sf	24	
<b>Total for Block F</b>				<b>217</b>
<b>Workforce Rental Units</b>				
Air-conditioning (1 Bedroom)	11	1050	17	
Air-conditioning (2 Bedroom)	49	1210	92	
Air-conditioning (3 Bedroom)	8	1400	18	
Space Lighting (combined)		57160 sf	51	
Refrigerators (combined)	71		141	
Miscellaneous (combined)		57160 sf	29	
<b>Total for Block G</b>				<b>347</b>
<b>Hotel</b>				
Hotel Units (Air Source PTHP units)	125	93750 sf	208	
Hotel Units (Lighting - 3.0 va/sf)	125	93750 sf	87	
Hotel Units (Miscellaneous - 0.5 w/sf)	125	93750 sf	47	
Common Area Lighting (1.0 w/sf)		342250 sf	342	
Clothes Washer (2 every other floor)	12		10	
Clothes Dryers (2 every other floor)	12		10	
Restaurant (Air-conditioning)	160	4000 sf	20	
Restaurant (Lighting - 1.0 w/sf)		4000 sf	4	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
Elevators (9 @ 50 hp)	9		336	
Retail GSF (Air-conditioning)		5300 sf	15	
Retail GSF (Lighting)		5300 sf	11	
Retail GSF (Miscellaneous)		5300 sf	5	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Marina Support Building (Air-conditioning)		600	2	
Marina Support Building (Lighting)		600	1	
Luxury Boat Marina (15 slips)	2-400 amps/slip		<b>845</b>	
Enclosed Parking Ventilation		158236 sf	50	
<b>West Parcel - Parking Spaces (50 spaces/pool)</b>	<b>150 watt/fix</b>	<b>39 fix</b>	<b>6</b>	
<b>Total for Block C</b>				<b>2,064</b>
<b>Office</b>				
Office GSF (Air-conditioning)		50000 sf	143	
Office GSF (Lighting)	1 w/sf	50000 sf	50	
Office GSF (Plug Load)	1 w/sf	50000 sf	50	
Office (Miscellaneous)	1 w/sf	50000 sf	50	
Office (Elevators - assume 2)	50 hp		75	
Enclosed Parking Ventilation (150 sf/per - 350 parking spots)		38675 sf	12	
<b>Total for Block D</b>				<b>379</b>
<b>Angler's Club</b>				
Angler's Club (Air-conditioning)		1500 sf	4	
Angler's Club (Lighting)		1500 sf	3	
Angler's Club (Miscellaneous)		1500 sf	2	
Angler's Club Marina (30 slips)	2-30 amps/slip		<b>127</b>	
Enclosed Parking Ventilation		10387 sf	3	
<b>Total for Block I</b>				<b>139</b>
<b>Commercial/Cultural</b>				

Commercial/Cultural GSF (Air-conditioning)		20000 sf	69	
Commercial/Cultural GSF (Lighting)		20000 sf	20	
Commercial/Cultural GSF (Miscellaneous)		20000 sf	10	
Marina Support Building (Air-conditioning)		1200 sf	3	
Marina Support Building (Lighting)		1200 sf	1	
Marina Support Building (Miscellaneous)		1200 sf	1	
Transient Marina (40 slips)	2-50 amps/slip		282	
East Parcel - Parking Spaces (50 spaces/pool)	150 watt/fix	23 fix	3	
				389
<b>PROJECT TOTAL =</b>				<b>9,835 kW</b>

**NOTES:**

1. Apartment air-conditioning assumed 16 EER unit @ 500 sf/ton
2. Apartment Lighting calculated @ 3 VA/sf. Refer to NEC 2002 Handbook Tables 220.3(A) and 220.11 for demand calcs
3. For hotel units assumed 15,000 Btuh PTHP units with power input of 1.650 kW/unit.
4. Hotel room lighting calculated at 3.0 va/sf. For demand estimation refer to NEC 2002 Handbook Tables 220.3(A) and 220.11.
5. Restaurant Calculations based on general assumptions. No detailed appliance description provided.
6. Parking Lot light based on 465 watt HPS/MH per pole. Assumed one pole will illuminate 50 parking spaces.
7. Pool pump based on 10-hp pump motor.
8. Restaurant heat load assumed @ 50 Btuh/sf.
9. The above load should be recalculated once the design is finalized.



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 67A Mountain Blvd. Ext.  
 Warren, NJ 07059  
 Tel: 732-560-9700 Fax: 732-764-6565

## PROPOSED PRELIMINARY ELECTRIC LOAD (1085)

DATE:	7/28/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	Lisa Fisher

Modified Tenure Mix for Sensitivity Analysis				
	<u>Assumption</u>	<u>Square ft</u>	<u>kW</u>	<u>Sub-Total (kW)</u>
<b>RESTAURANT AT POINT</b>				
Air-conditioning Load	200 sf/ton x 1 kW/ton	5000	25	
Lighting Load	1.0 watt/sf	5000	5	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
<b>Total for Restaurant</b>				90
<b>Condominium Units</b>				
Air-conditioning (1 Bedroom)	193	2000 sf	579	
Air-conditioning (2 Bedroom)	385	2200 sf	1,155	
Air-conditioning (3 Bedroom)	193	2400 sf	724	
Space Lighting (combined)	771	769820 sf	385	
Refrigerators (combined)	771		1,527	
Miscellaneous (combined)		769820 sf	385	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Public Restrooms (Lighting)	1.0 watt/sf	900 sf	1	
Public Restrooms (exhaust fans)			4	
Enclosed Parking Ventilation		27514.5 sf	10	
<b>Total for Block A</b>				4,776
<b>Rental Units</b>				
Air-conditioning (1 Bedroom)	72	1250 sf	135	
Air-conditioning (2 Bedroom)	102	1525 sf	230	
Air-conditioning (3 Bedroom)	31	1700 sf	81	
Space Lighting (combined)		816010 sf	563	
Refrigerators (combined)	205		406	
Miscellaneous (combined)		816010 sf	408	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Enclosed Parking Ventilation		11602.5 sf	4	
<b>Total for Block E</b>				1,835
<b>Workforce Condominium Units</b>				
Air-conditioning (1 Bedroom)	13	1025	20	

Air-conditioning (2 Bedroom)	73	1190	137	
Space Lighting (combined)		48680 sf	48	
Refrigerators (combined)	86		170	
Miscellaneous (combined)		48680 sf	24	
<b>Total for Block F</b>				<b>399</b>
<b>Workforce Rental Units</b>				
Air-conditioning (1 Bedroom)	3	1050	5	
Air-conditioning (2 Bedroom)	20	1210	38	
Space Lighting (combined)		57160 sf	51	
Refrigerators (combined)	23		46	
Miscellaneous (combined)		57160 sf	29	
<b>Total for Block G</b>				<b>167</b>
<b>Hotel</b>				
Hotel Units (Air Source PTHP units)	125	93750 sf	208	
Hotel Units (Lighting - 3.0 va/sf)	125	93750 sf	87	
Hotel Units (Miscellaneous - 0.5 w/sf)	125	93750 sf	47	
Common Area Lighting (1.0 w/sf)		342250 sf	342	
Clothes Washer (2 every other floor)	12		10	
Clothes Dryers (2 every other floor)	12		10	
Restaurant (Air-conditioning)	160	4000 sf	20	
Restaurant (Lighting - 1.0 w/sf)		4000 sf	4	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
Elevators (9 @ 50 hp)	9		336	
Retail GSF (Air-conditioning)		5300 sf	15	
Retail GSF (Lighting)		5300 sf	11	
Retail GSF (Miscellaneous)		5300 sf	5	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Marina Support Building (Air-conditioning)		600	2	
Marina Support Building (Lighting)		600	1	
Luxury Boat Marina (15 slips)	2-400 amps/slip		<b>845</b>	
Enclosed Parking Ventilation		158236 sf	50	
<b>West Parcel - Parking Spaces (50 spaces/pool)</b>	<b>150 watt/fix</b>	<b>39 fix</b>	<b>6</b>	
<b>Total for Block C</b>				<b>2,064</b>
<b>Office</b>				
Office GSF (Air-conditioning)		50000 sf	143	
Office GSF (Lighting)	1 w/sf	50000 sf	50	
Office GSF (Plug Load)	1 w/sf	50000 sf	50	
Office (Miscellaneous)	1 w/sf	50000 sf	50	
Office (Elevators - assume 2)	50 hp		75	
Enclosed Parking Ventilation (150 sf/per - 350 parking spots)		38675 sf	12	
<b>Total for Block D</b>				<b>379</b>
<b>Angler's Club</b>				
Angler's Club (Air-conditioning)		1500 sf	4	
Angler's Club (Lighting)		1500 sf	3	
Angler's Club (Miscellaneous)		1500 sf	2	
Angler's Club Marina (30 slips)	2-30 amps/slip		<b>127</b>	
Enclosed Parking Ventilation		10387 sf	3	
<b>Total for Block I</b>				<b>139</b>
<b>Commercial/Cultural</b>				
Commercial/Cultural GSF (Air-conditioning)		20000 sf	69	
Commercial/Cultural GSF (Lighting)		20000 sf	20	

Commercial/Cultural GSF (Miscellaneous)		20000 sf	10	
Marina Support Building (Air-conditioning)		1200 sf	3	
Marina Support Building (Lighting)		1200 sf	1	
Marina Support Building (Miscellaneous)		1200 sf	1	
Transient Marina (40 slips)	2-50 amps/slip		282	
East Parcel - Parking Spaces (50 spaces/pool)	150 watt/fix	23 fix	3	
				389
<b>PROJECT TOTAL =</b>				<b>10,238 kW</b>

**NOTES:**

1. Apartment air-conditioning assumed 16 EER unit @ 500 sf/ton
2. Apartment Lighting calculated @ 3 VA/sf. Refer to NEC 2002 Handbook Tables 220.3(A) and 220.11 for demand calcs
3. For hotel units assumed 15,000 Btuh PTHP units with power input of 1.650 kW/unit.
4. Hotel room lighting calculated at 3.0 va/sf. For demand estimation refer to NEC 2002 Handbook Tables 220.3(A) and 220.11.
5. Restaurant Calculations based on general assumptions. No detailed appliance description provided.
6. Parking Lot light based on 465 watt HPS/MH per pole. Assumed one pole will illuminate 50 parking spaces.
7. Pool pump based on 10-hp pump motor.
8. Restaurant heat load assumed @ 50 Btuh/sf.
9. The above load should be recalculated once the design is finalized.



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 67A Mountain Blvd. Ext.  
 Warren, NJ 07059  
 Tel: 732-560-9700 Fax: 732-764-6565

## PROPOSED PRELIMINARY ELECTRIC LOAD (1120)

DATE:	5/2/2011
PROJECT NO.:	03610-001
PROJECT NAME:	<b>Glen Isle Glen Cove Waterfront Redevelopment</b>
PROJECT TOWN:	City of Glen Cove, Nassau County, NY
PREPARED BY:	Lisa Fisher

DEIS Alternate E - Max. Build Out (For reference only - not being further studied)				
	<u>Assumption</u>	<u>Square ft</u>	<u>kW</u>	<u>Sub-Total (kW)</u>
<b>RESTAURANT AT POINT</b>				
Air-conditioning Load	200 sf/ton x 1 kW/ton	5000	25	
Lighting Load	1.0 watt/sf	5000	5	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
<b>Total for Restaurant</b>				90
<b>Condominium Units</b>				
Air-conditioning (1 Bedroom)	195	2000 sf	585	
Air-conditioning (2 Bedroom)	390	2200 sf	1,170	
Air-conditioning (3 Bedroom)	195	2400 sf	731	
Space Lighting (combined)	780	769820 sf	385	
Refrigerators (combined)	780		1,544	
Miscellaneous (combined)		769820 sf	385	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Public Restrooms (Lighting)	1.0 watt/sf	900 sf	1	
Public Restrooms (exhaust fans)			4	
Enclosed Parking Ventilation		27514.5 sf	10	
<b>Total for Block A</b>				4,823
<b>Rental Units</b>				
Air-conditioning (1 Bedroom)	80	1250 sf	150	
Air-conditioning (2 Bedroom)	114	1525 sf	257	
Air-conditioning (3 Bedroom)	34	1700 sf	89	
Space Lighting (combined)		816010 sf	563	
Refrigerators (combined)	228		451	
Miscellaneous (combined)		816010 sf	408	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Enclosed Parking Ventilation		11602.5 sf	4	
<b>Total for Block E</b>				1,930
<b>Workforce Condominium Units</b>				
Air-conditioning (1 Bedroom)	17	1025	26	

Air-conditioning (2 Bedroom)	95	1190	178	
Space Lighting (combined)		48680 sf	48	
Refrigerators (combined)	112		222	
Miscellaneous (combined)		48680 sf	24	
<b>Total for Block F</b>				497
<b>Workforce Rental Units</b>				
Air-conditioning (1 Bedroom)	0	0	0	
Air-conditioning (2 Bedroom)	0	0	0	
Space Lighting (combined)		0 sf	0	
Refrigerators (combined)	0		0	
Miscellaneous (combined)		0 sf	0	
<b>Total for Block G</b>				0
<b>Hotel</b>				
Hotel Units (Air Source PTHP units)	250	187500 sf	415	
Hotel Units (Lighting - 3.0 va/sf)	250	187500 sf	163	
Hotel Units (Miscellaneous - 0.5 w/sf)	250	187500 sf	94	
Common Area Lighting (1.0 w/sf)		248500 sf	249	
Clothes Washer (2 every other floor)	12		10	
Clothes Dryers (2 every other floor)	12		10	
Restaurant (Air-conditioning)	160	4000 sf	20	
Restaurant (Lighting - 1.0 w/sf)		4000 sf	4	
Refrigerators			10	
Walk-in Coolers/Freezers			10	
Chest Freezers			1	
Larger Coffee Makers			10	
Grill			3	
Plate Warmers			6	
Heating Table			10	
Misc. Kitchen Equipment			10	
Elevators (9 @ 50 hp)	9		336	
Retail GSF (Air-conditioning)		5300 sf	15	
Retail GSF (Lighting)		5300 sf	11	
Retail GSF (Miscellaneous)		5300 sf	5	
Pool (20'x40'x5' deep) = 30,000 gal/365 days			7	
Marina Support Building (Air-conditioning)		600	2	
Marina Support Building (Lighting)		600	1	
Luxury Boat Marina (15 slips)	2-400 amps/slip		845	
Enclosed Parking Ventilation		158236 sf	50	
<b>West Parcel - Parking Spaces (50 spaces/pool)</b>	<b>150 watt/fix</b>	<b>39 fix</b>	<b>6</b>	
<b>Total for Block C</b>				2,300
<b>Office</b>				
Office GSF (Air-conditioning)		50000 sf	143	
Office GSF (Lighting)	1 w/sf	50000 sf	50	
Office GSF (Plug Load)	1 w/sf	50000 sf	50	
Office (Miscellaneous)	1 w/sf	50000 sf	50	
Office (Elevators - assume 2)	50 hp		75	
Enclosed Parking Ventilation (150 sf/per - 350 parking spots)		38675 sf	12	
<b>Total for Block D</b>				379
<b>Angler's Club</b>				
Angler's Club (Air-conditioning)		1500 sf	4	
Angler's Club (Lighting)		1500 sf	3	
Angler's Club (Miscellaneous)		1500 sf	2	
Angler's Club Marina (30 slips)	2-30 amps/slip		127	
Enclosed Parking Ventilation		10387 sf	3	
<b>Total for Block I</b>				139
<b>Commercial/Cultural</b>				
Commercial/Cultural GSF (Air-conditioning)		20000 sf	69	
Commercial/Cultural GSF (Lighting)		20000 sf	20	

Commercial/Cultural GSF (Miscellaneous)		20000 sf	10	
Marina Support Building (Air-conditioning)		1200 sf	3	
Marina Support Building (Lighting)		1200 sf	1	
Marina Support Building (Miscellaneous)		1200 sf	1	
Transient Marina (40 slips)	2-50 amps/slip		282	
East Parcel - Parking Spaces (50 spaces/pool)	150 watt/fix	23 fix	3	
				389
<b>PROJECT TOTAL =</b>				<b>10,548 kW</b>

**NOTES:**

1. Apartment air-conditioning assumed 16 EER unit @ 500 sf/ton
2. Apartment Lighting calculated @ 3 VA/sf. Refer to NEC 2002 Handbook Tables 220.3(A) and 220.11 for demand calcs
3. For hotel units assumed 15,000 Btuh PTHP units with power input of 1.650 kW/unit.
4. Hotel room lighting calculated at 3.0 va/sf. For demand estimation refer to NEC 2002 Handbook Tables 220.3(A) and 220.11.
5. Restaurant Calculations based on general assumptions. No detailed appliance description provided.
6. Parking Lot light based on 465 watt HPS/MH per pole. Assumed one pole will illuminate 50 parking spaces.
7. Pool pump based on 10-hp pump motor.
8. Restaurant heat load assumed @ 50 Btuh/sf.
9. The above load should be recalculated once the design is finalized.