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Belichtungsstudie

Überarbeitung
Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Erläuterungen zur Belichtungsstudie:

Aus der Mischung der Nutzungen – Wohnen in den Obergeschossen, sowie Handel, Gastronomie und Dienstleistung im Erdgeschoss – wurde ein Gebäudekonzept entwickelt, das aus einem großen Sockelgeschoss besteht und darüber liegenden Wohngeschossen. Für den Baukörper nach außen bestimmend sind die Wohnungen, die aufgeteilt auf vier Häuser, die vier Seiten des Baufelds ab dem 1. Obergeschoss besetzen. Die vier Häuser bilden einen Blockrand mit ausgenommenen und offenen Ecken. Dazwischen füllt der Handelssockel die Fläche aus, wird jedoch nicht architektonisch bestimmend für das Gesamtgebäude.

Baukörperhöhen:

Die vier Wohngebäude erzeugen eine Silhouette, die auf die Umgebung reagieren. Der Quartierszugang und der Schweizer Platz werden markiert: der höchste Baukörper orientiert sich zum Platz, die drei sechsgeschossigen Baukörper bilden den Gartenhof.

Abstandsflächen:

Nach geltender Bayerischer Bauordnung beträgt die Tiefe der Abstandsflächen im Planungsumgriff 0,4 H, mindestens jedoch 3 m. Diese Abstandsflächen werden sowohl zu den Grundstücksgrenzen als auch zu den Straßenmittellinien vollständig eingehalten bzw. sogar immer deutlich unterschritten.Für die Gebäude des Vorhabens selbst werden ebenfalls immer die Abstandsflächen von 0,4 H eingehalten und deutlich unterschritten. Das gilt für die Außenfassaden wie auch für die Hoffassaden. Überschneidungen ergeben sich nur in den offenen Eckbereichen, die jedoch eine wesentlich günstigere Belichtung der Wohnungen ermöglichen als geschlossene Ecken.

Gebäudeausrichtung:

Entscheidend für die tatsächliche Tagesbelichtung ist jedoch vor allem die Ausrichtung der Baukörper nach den Himmelrichtungen. Es zeigt sich, dass es für die Wohnanlage im Osten an der Engadiner Straße 4 bis 8 durch die leichte Nord-West-Ausrichtung der dem Vorhaben zugewandten Fassadenseite in den für die Bewertung relevanten Wintermonaten nur zu einer sehr geringen Verschattung durch das Vorhaben kommt.

Wohnungen im Vorhaben:

Gegenüber den Nachbargebäuden ergibt sich eine verbesserte Ausgangsituation, da alle Wohnungen erst ab einer Bodenhöhe von 5,50 m oberhalb des Erdgeschosses angeordnet sind. Darüber hinaus kann im eigenen Gebäude die Wohnungsaufteilung und die Grundrissorganisation in der weiteren Planung an die jeweilige Situation angepasst werden. Die offenen Ecken und die dort mögliche dreiseitige Belichtung an den freien Enden der Wohngebäude ermöglichen eine qualitativ wesentliche bessere Zimmeraufteilung als im Fall von geschlossenen Blockecken.

Erläuterung

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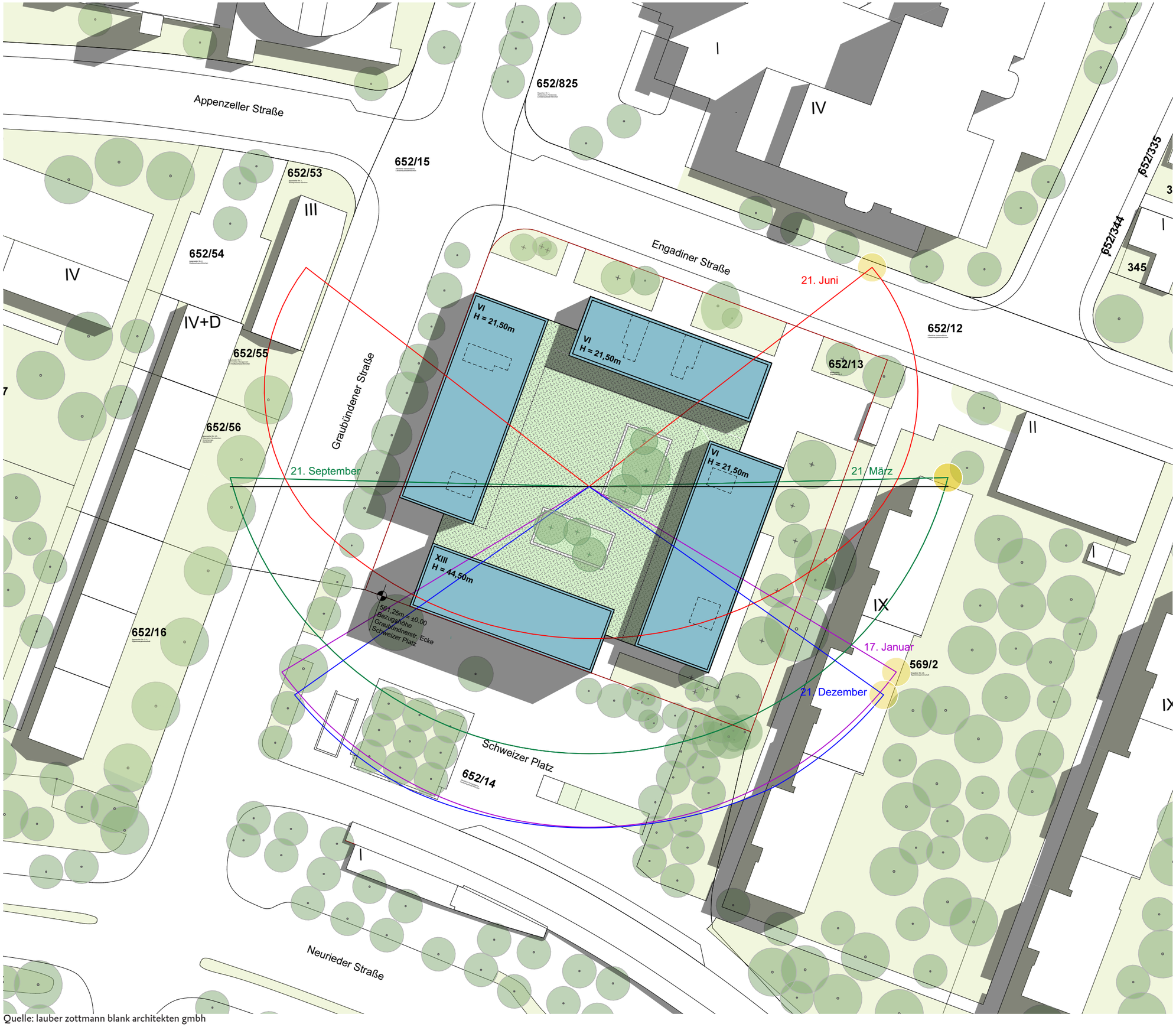

Quelle: lauber zottmann blank architekten gmbh

Grundstücksdaten:

Höhenlage 561 m NHN
Breitengrad: 48° 5‘ 23,2656“
Längengrad: 11° 28‘ 52,7052“

Sonnenverlauf

M 1:750

Stand: 28.11.2025

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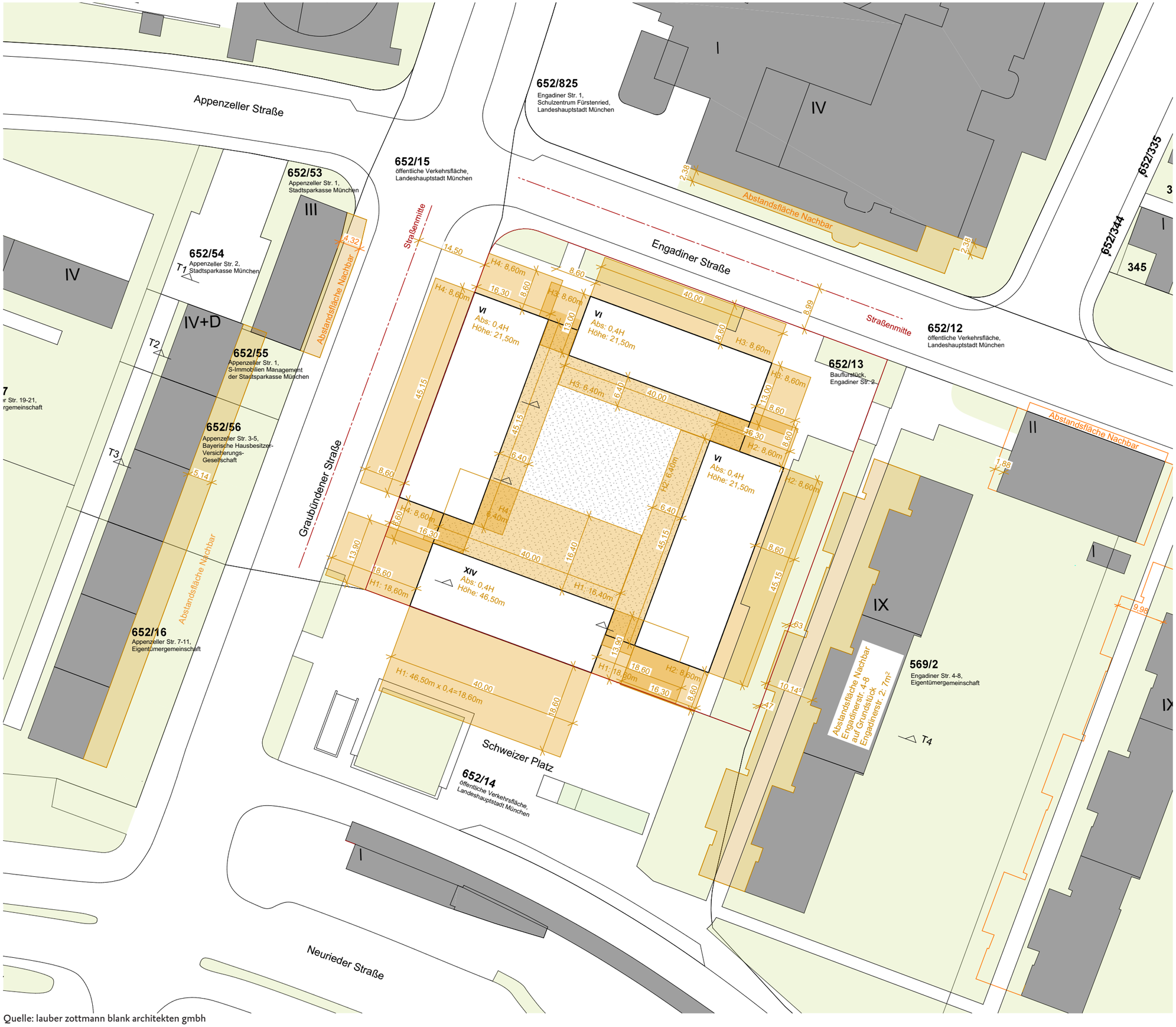

Quelle: lauber zottmann blank architekten gmbh

Hinweis: Die Abstandsflächen beziehen sich auf die Bezugshöhe Graubündnerstraße Ecke Schweizer Platz

Abstandsflächen 0,4H

M 1:750

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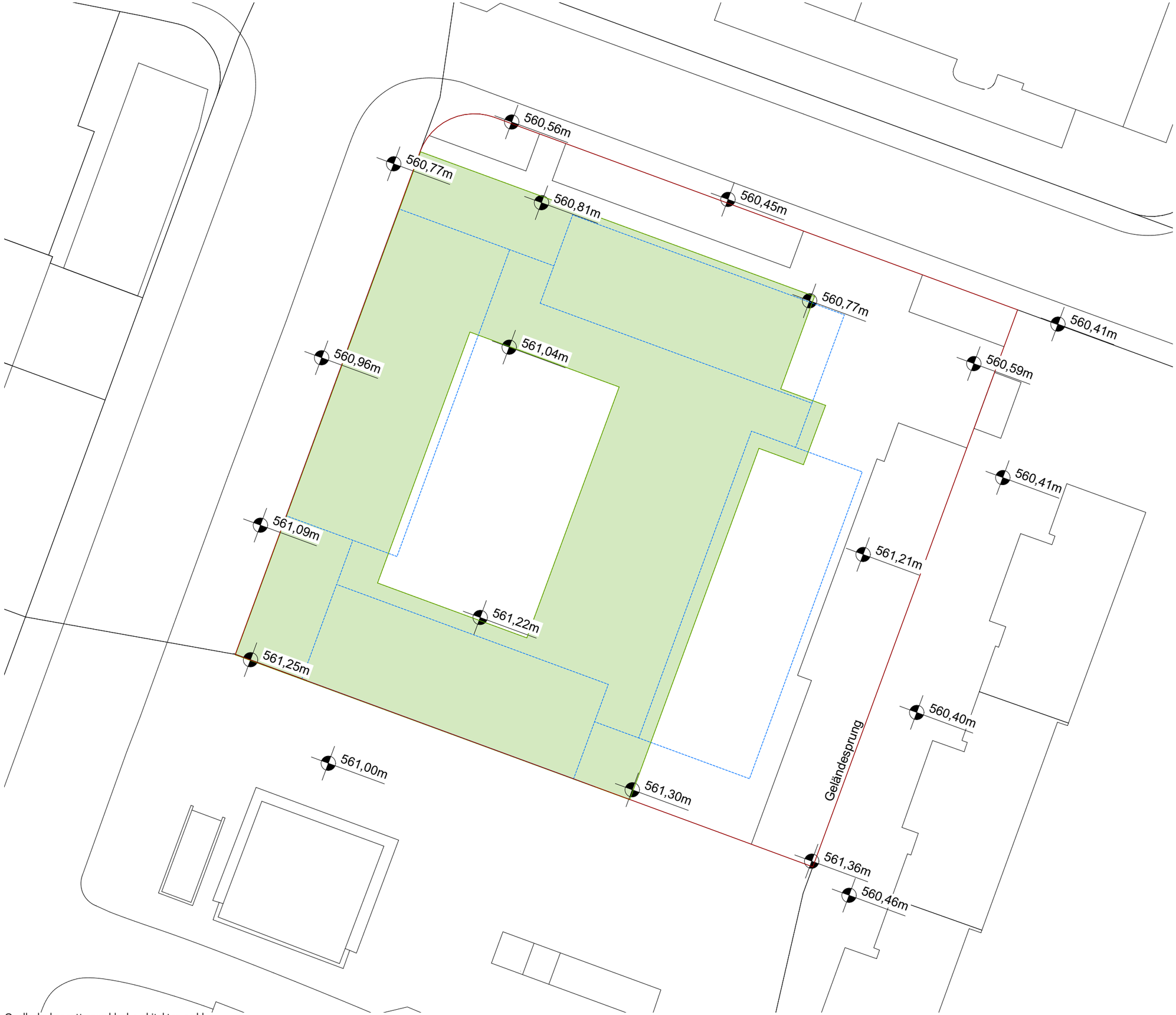

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Geländehöhen
Aufmaß Bestand

M 1:500

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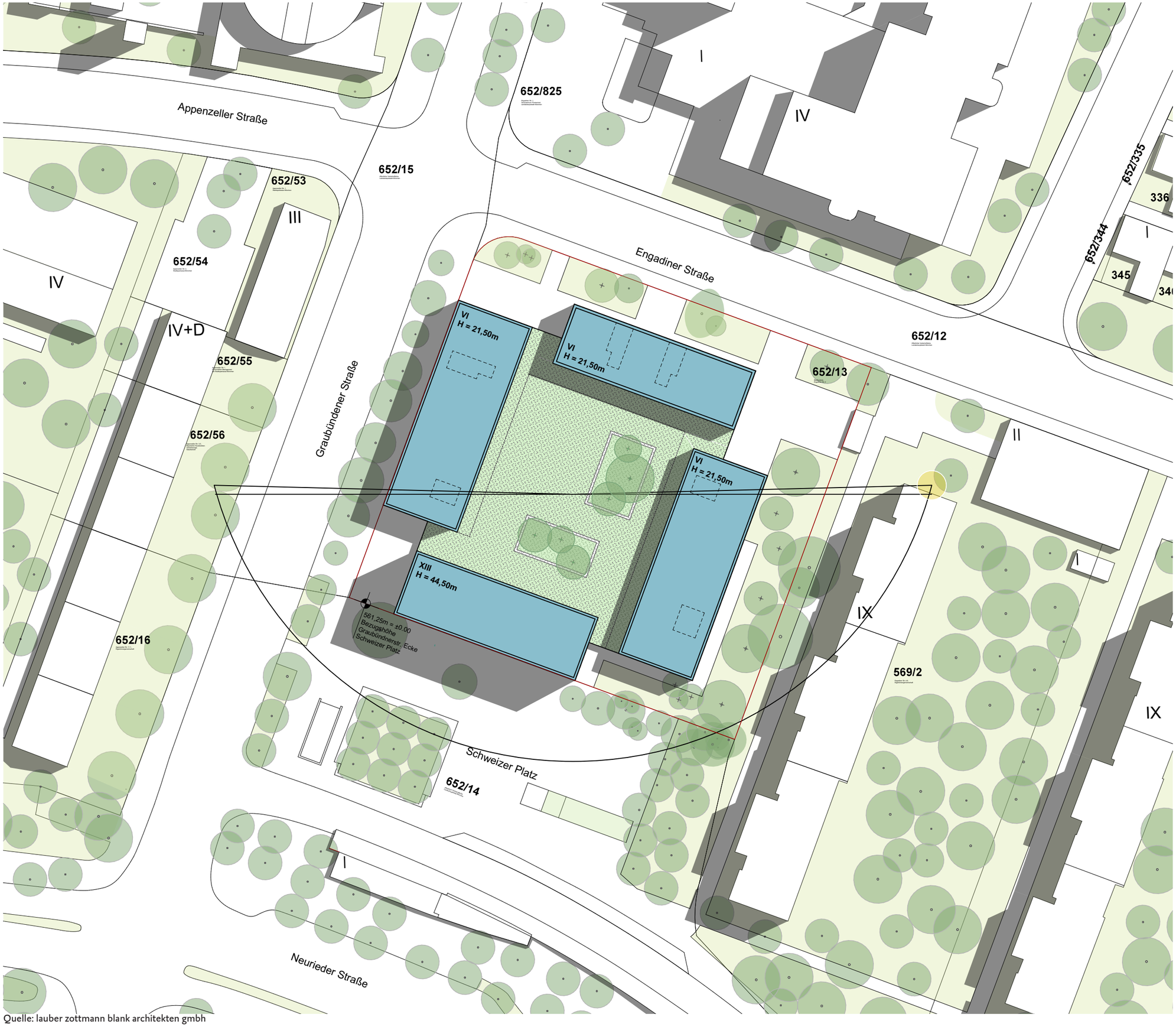

N

Belichtungsstudie 21. März
Tagzeitraum von 6:12-18:29 Uhr

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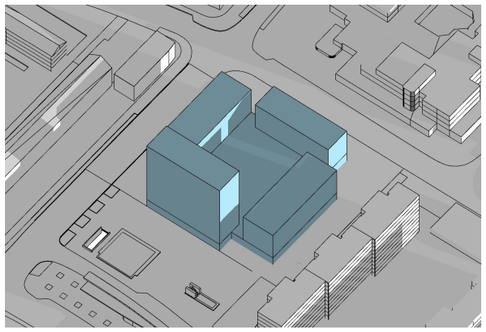

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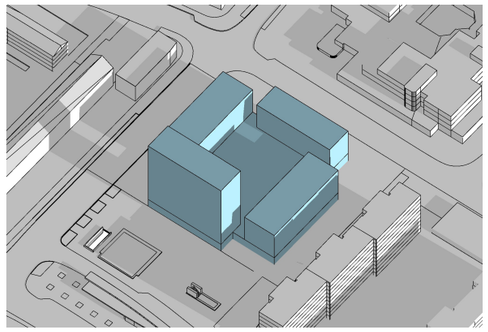

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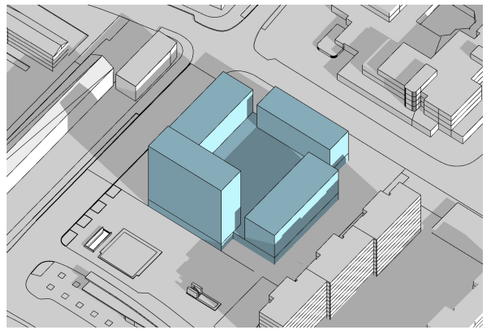

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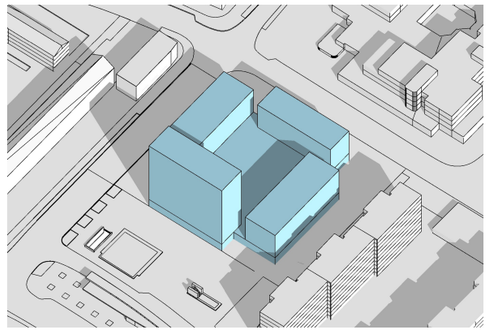

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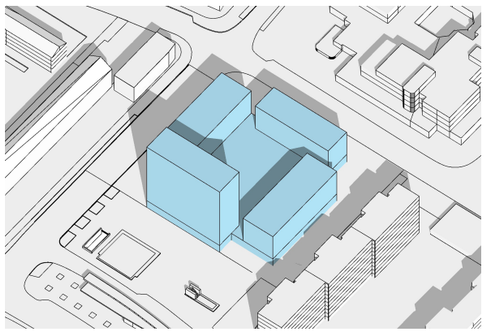

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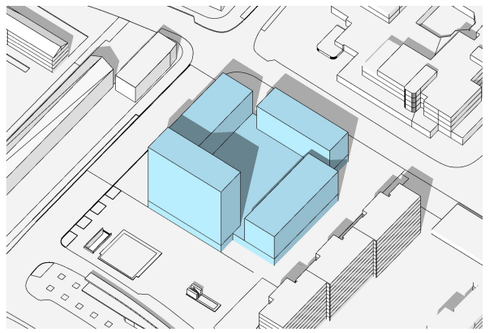

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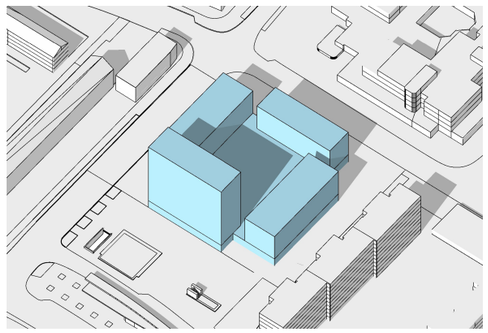

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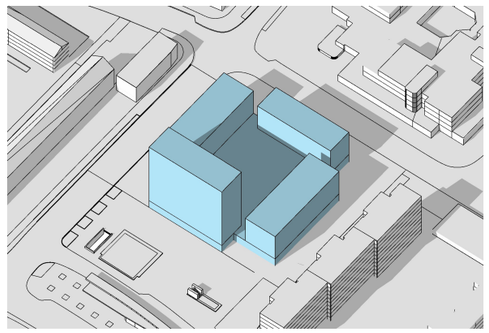

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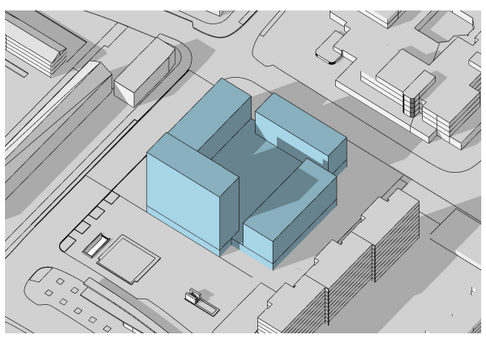

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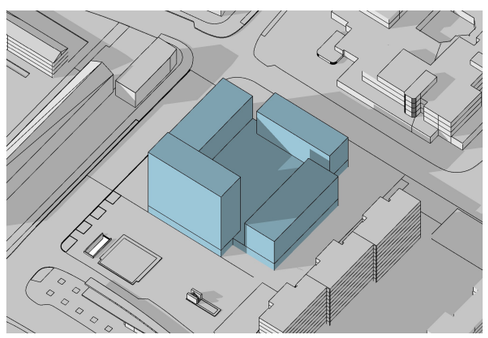

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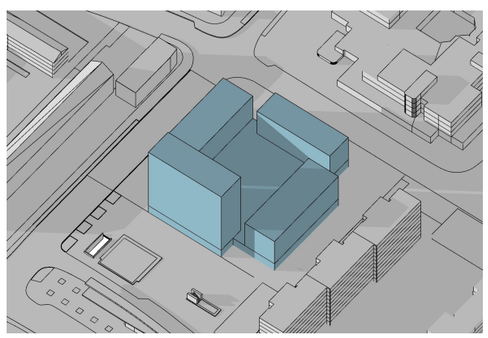

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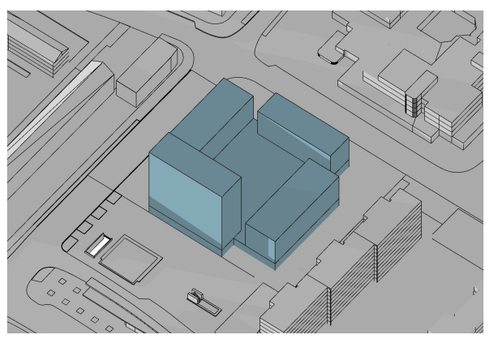

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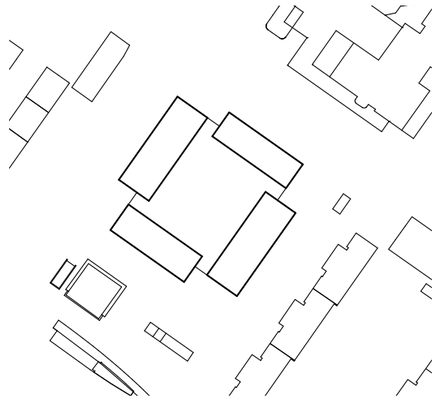

A - Blick Südost

Belichtungsstudie 21. März
Tagzeitraum von 6:12 - 18:29 Uhr
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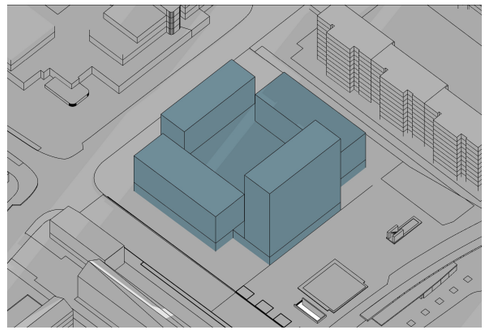

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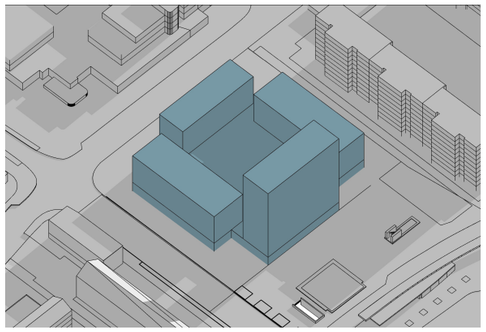

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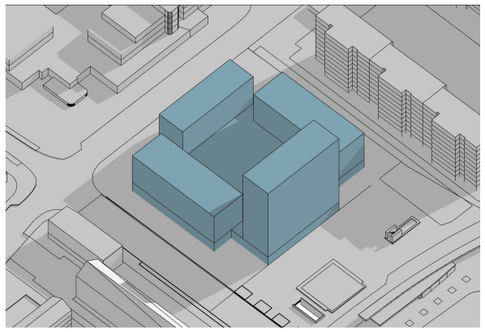

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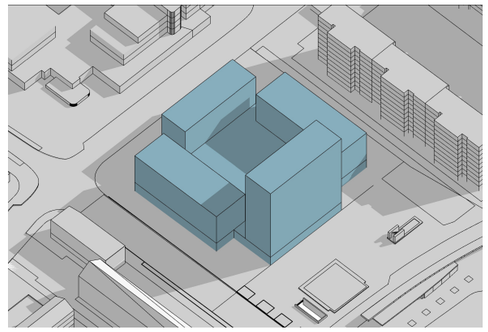

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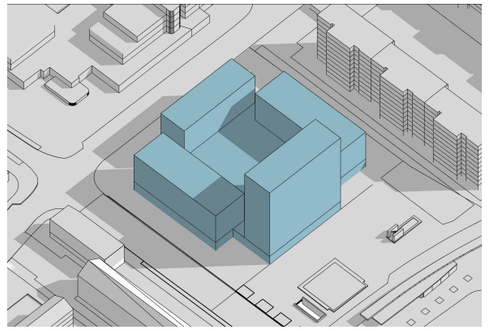

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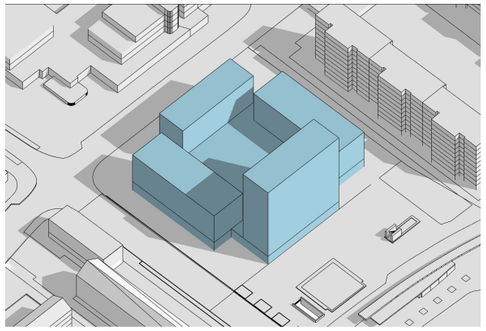

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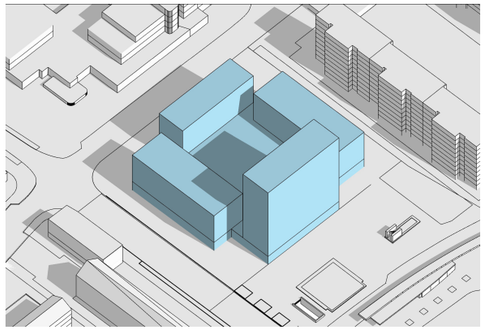

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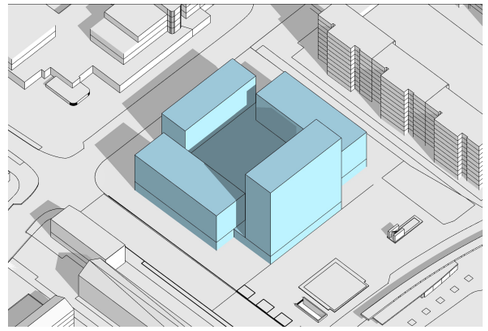

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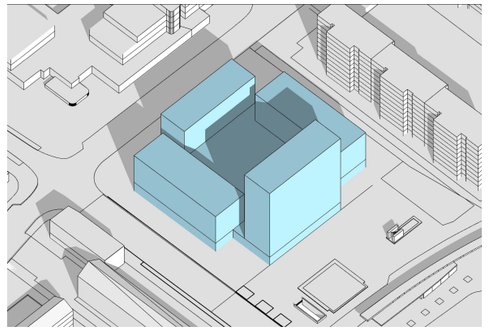

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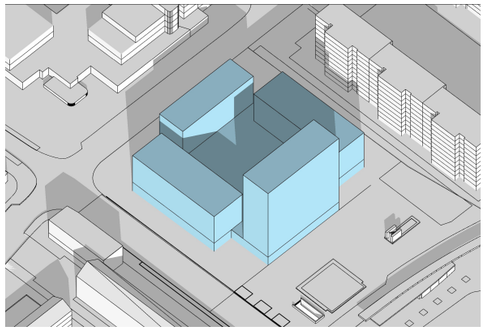

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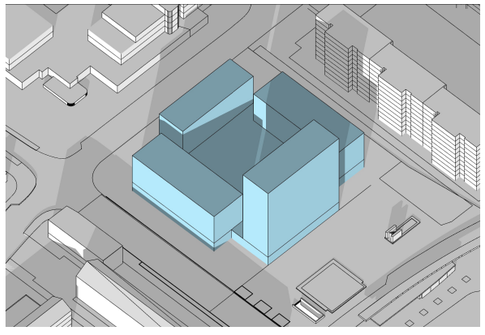

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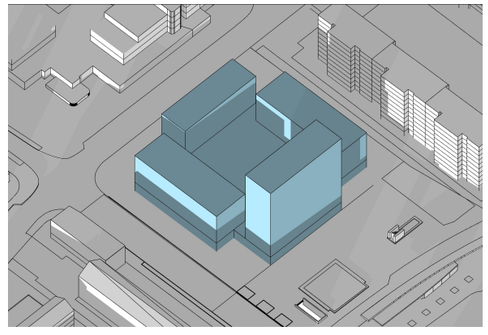

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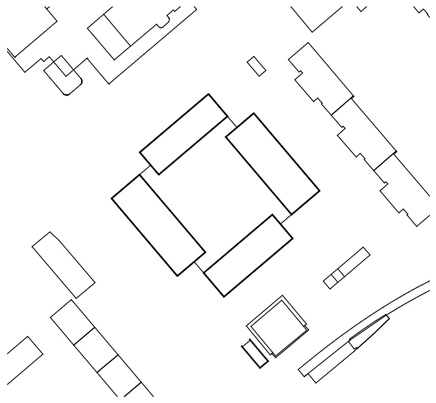

B - Blick Südwest

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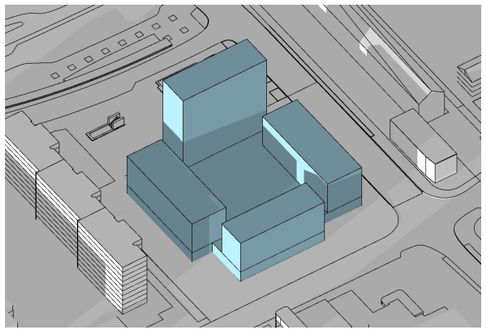

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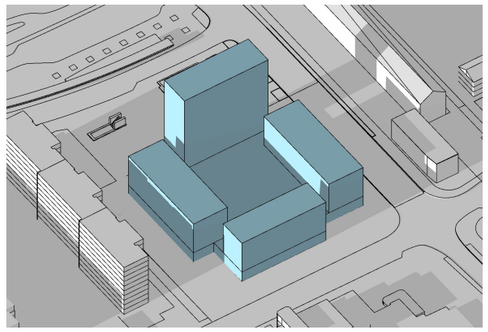

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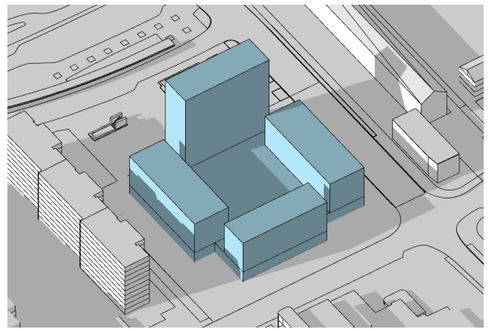

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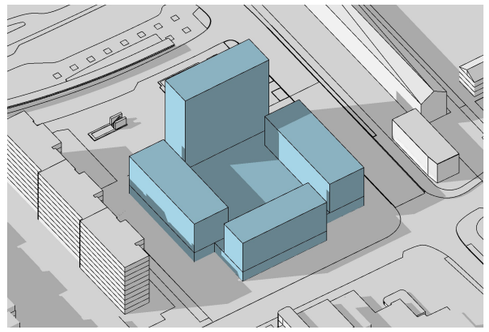

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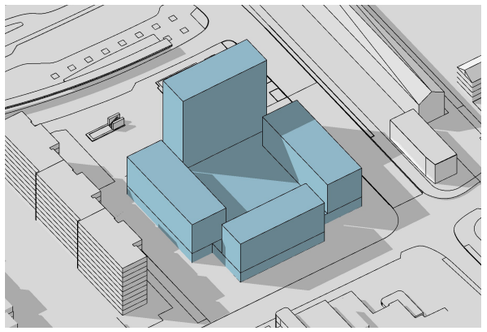

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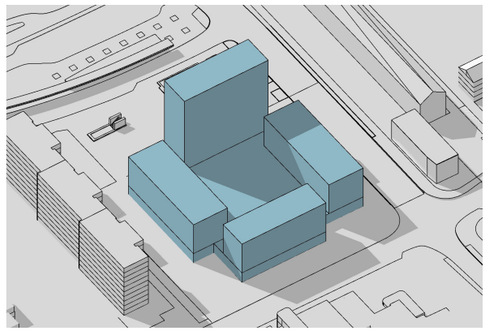

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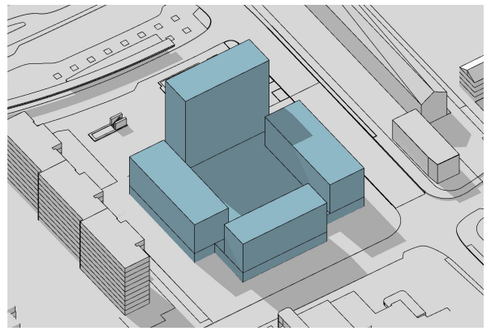

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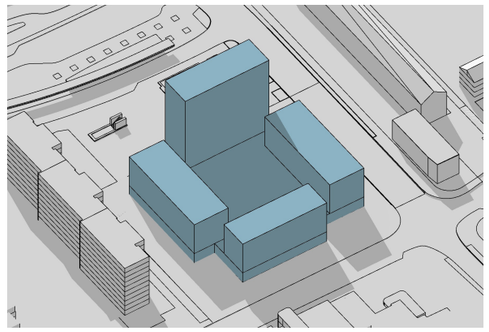

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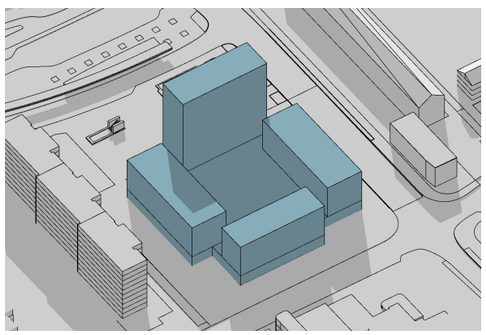

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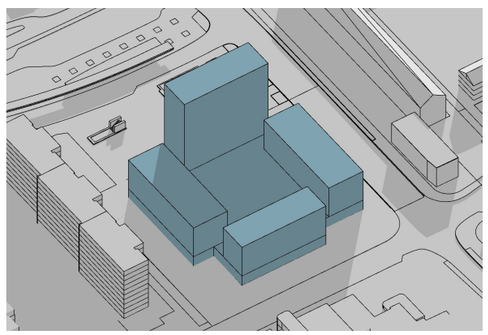

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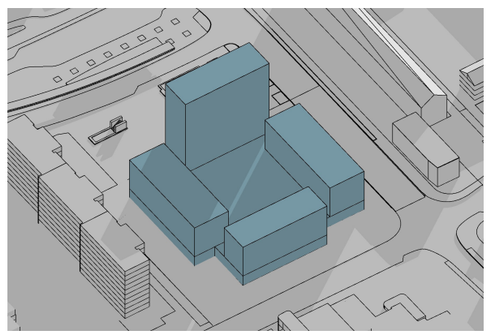

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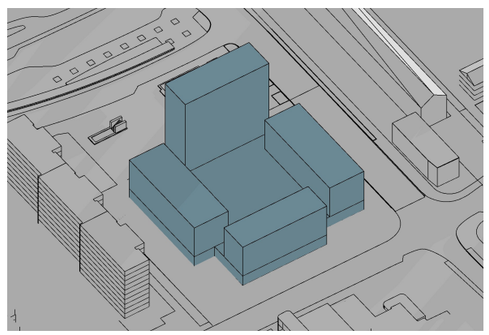

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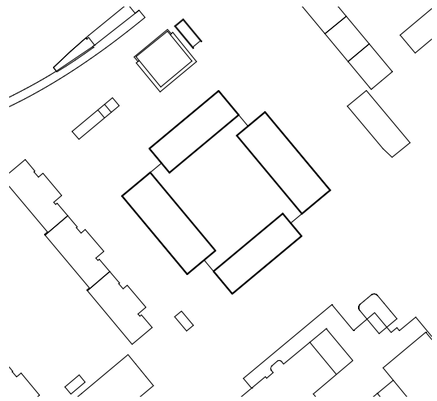

C - Blick Nordost

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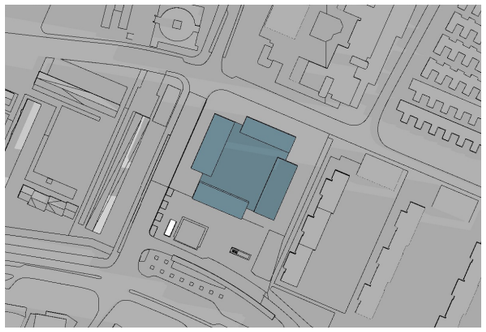

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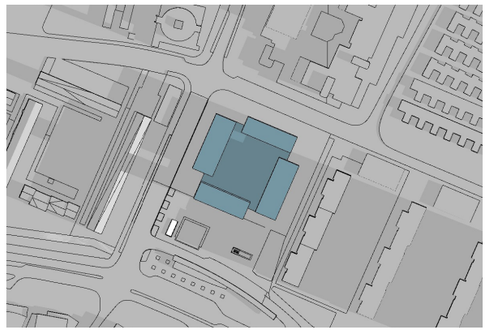

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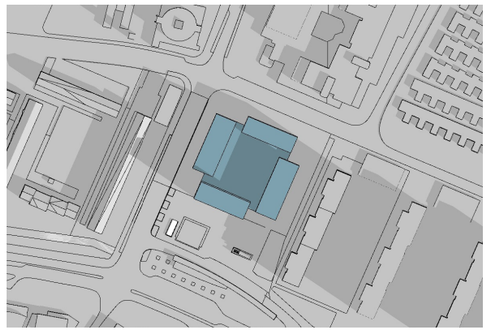

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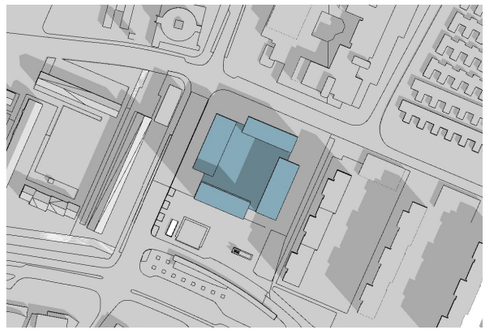

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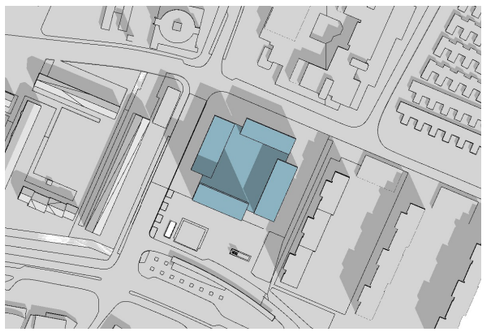

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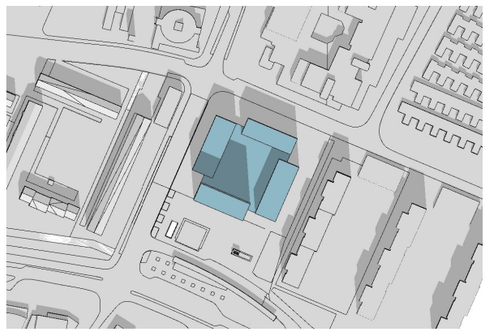

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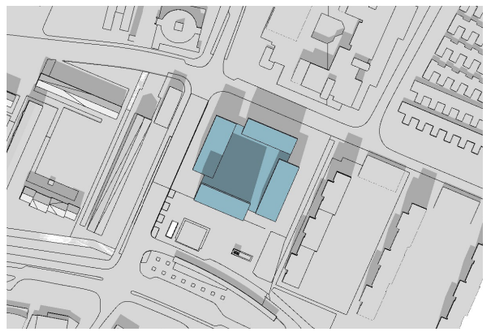

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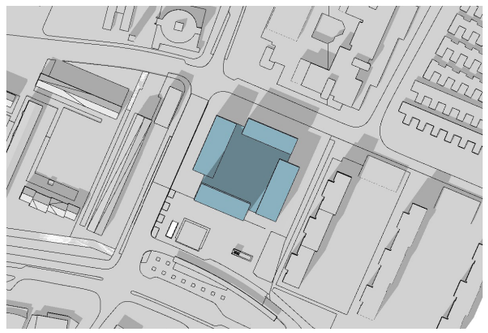

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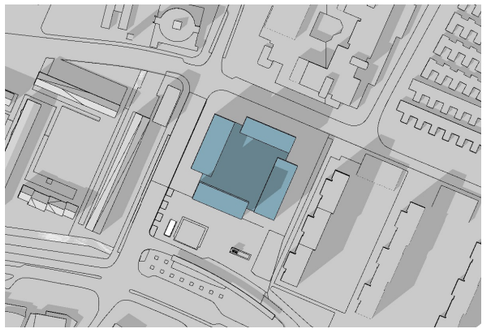

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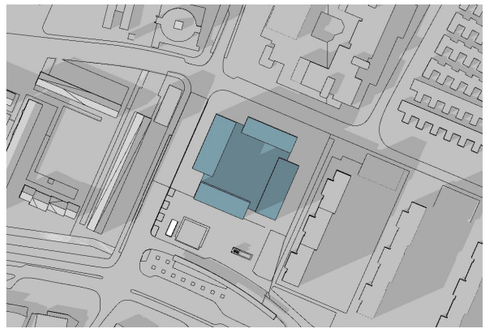

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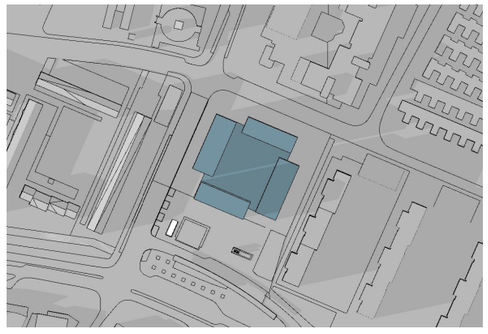

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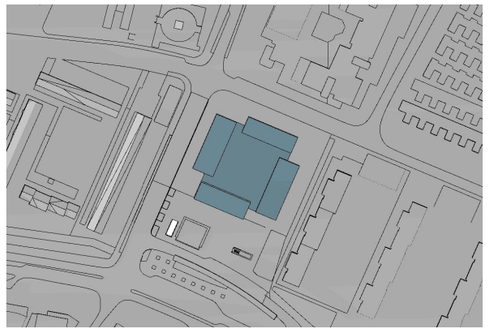

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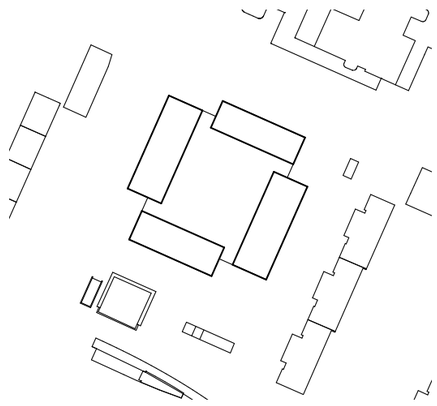


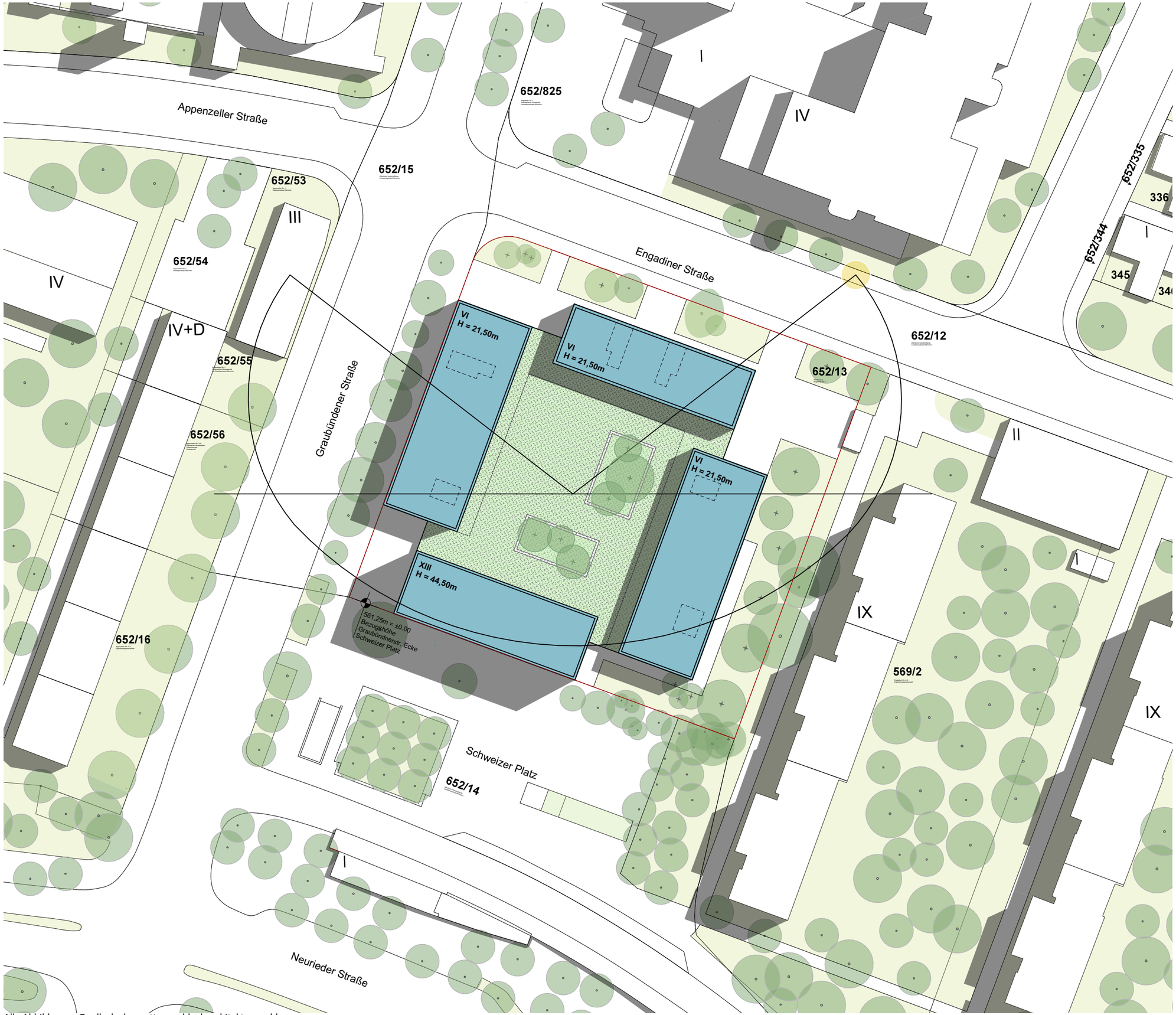
D- Aufsicht

Belichtungsstudie 21. März
Tagzeitraum von 6:12-18:29 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh

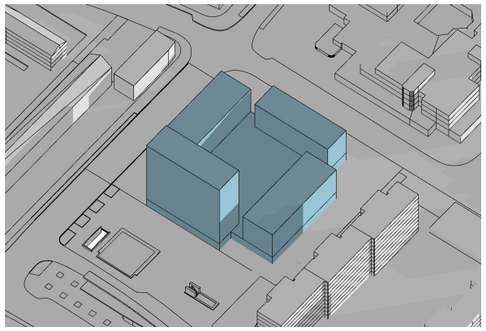


Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh

Belichtungsstudie 21. Juni
Tagzeitraum von 4:14 - 20:18 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor



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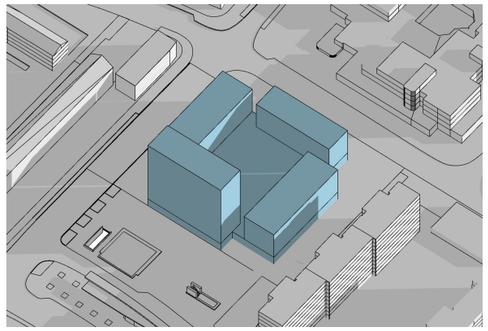

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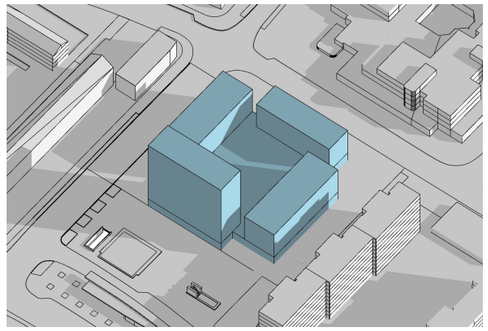

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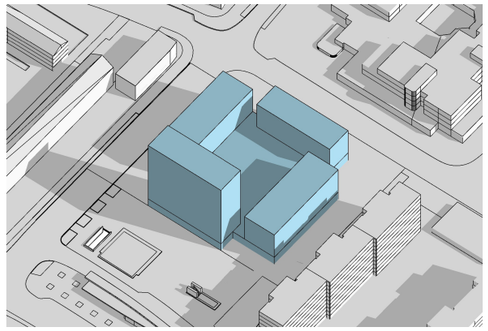

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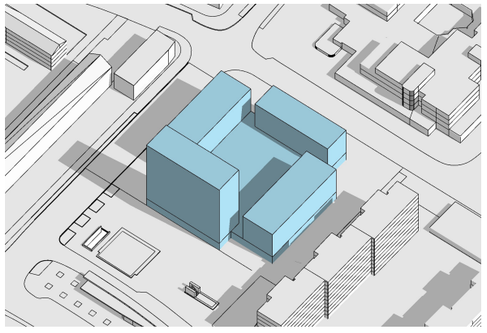

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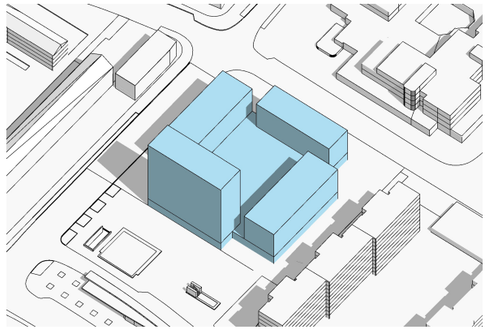

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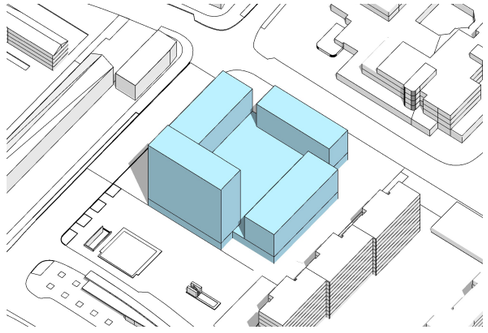

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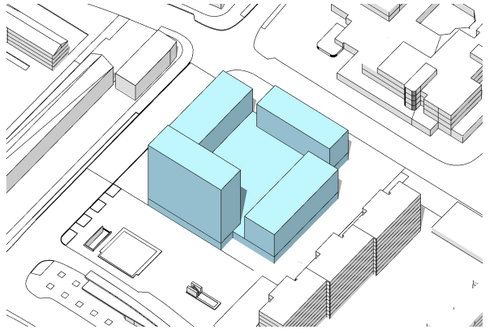

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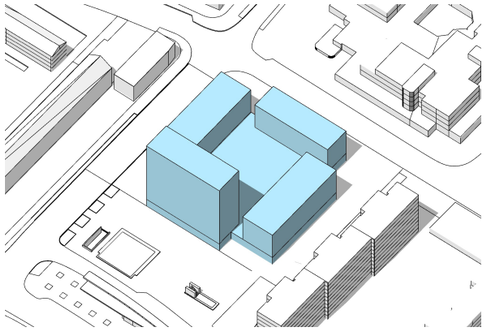

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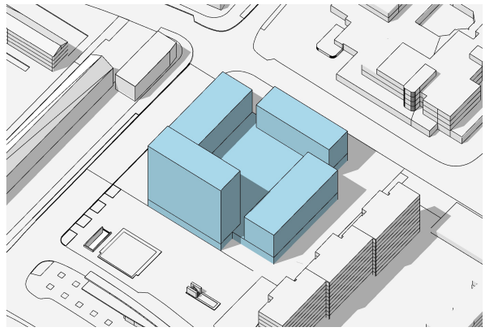

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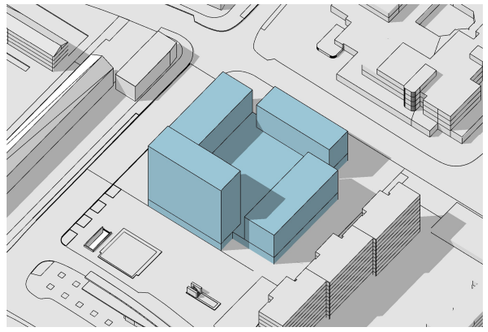

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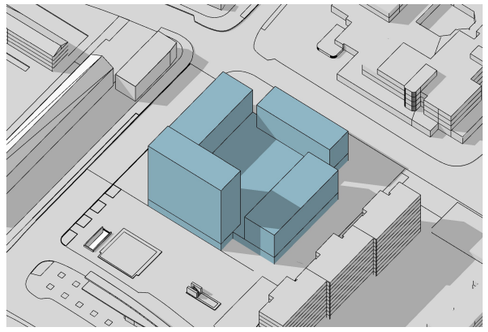

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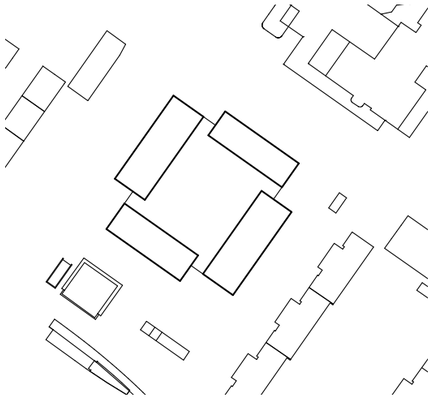
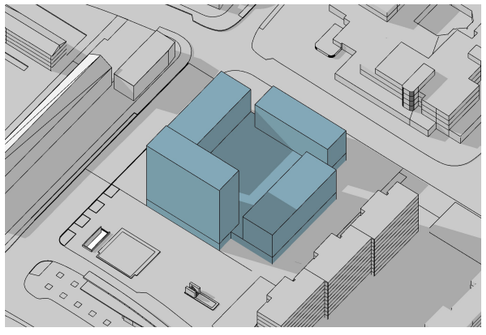


A - Blick Südost



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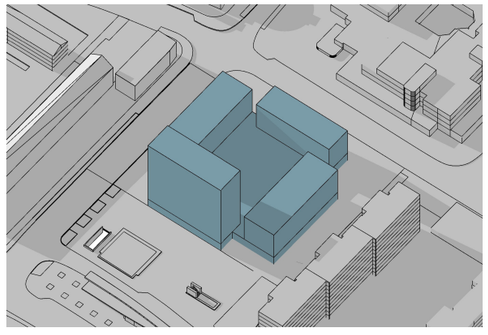

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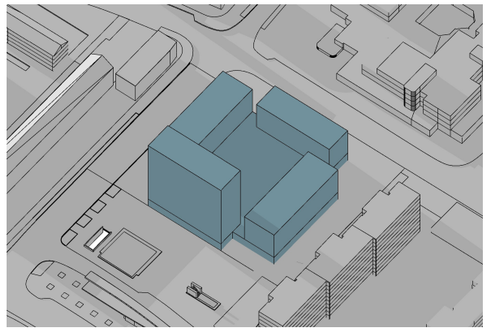

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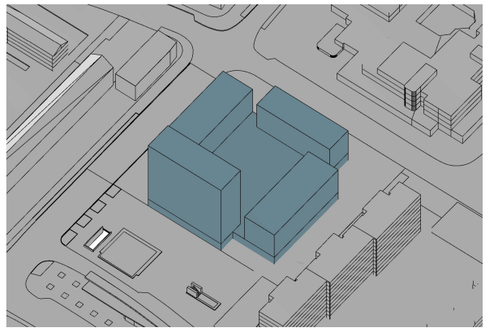


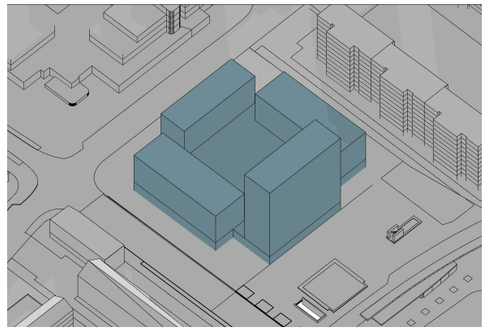
20:00 Uhr

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh

Belichtungsstudie 21. Juni
Tagzeitraum von 4:14 - 20:18 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor



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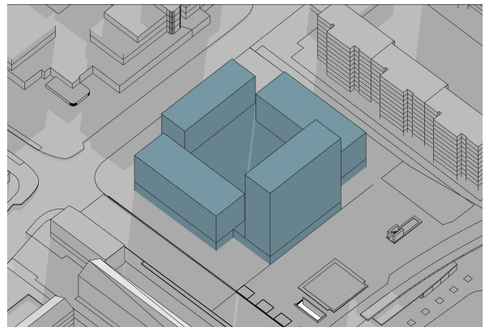

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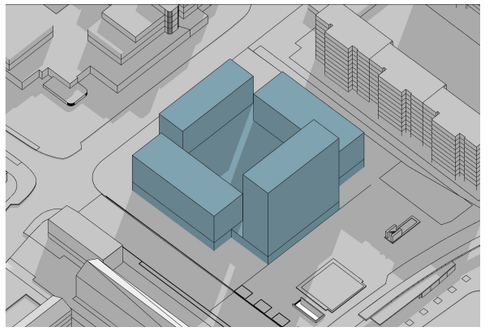

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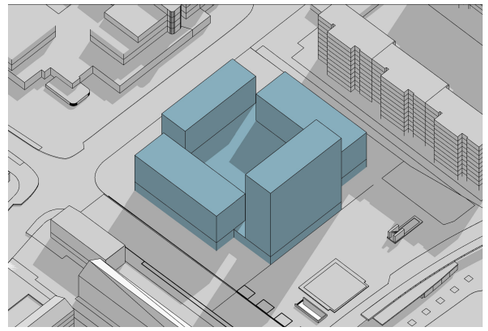

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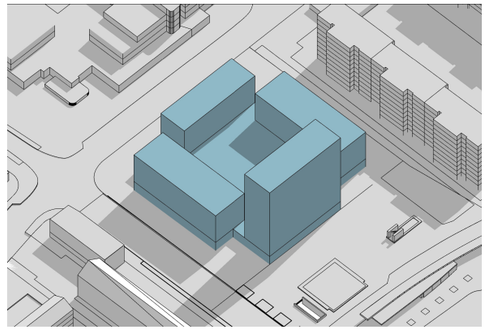

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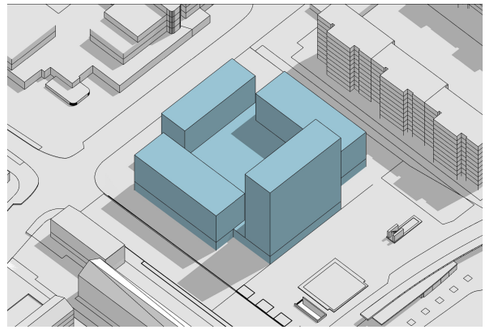

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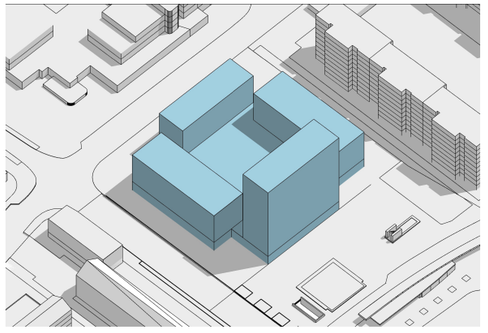

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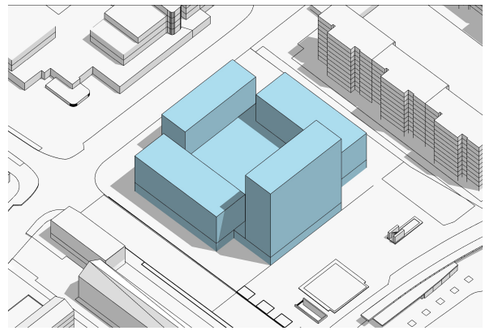

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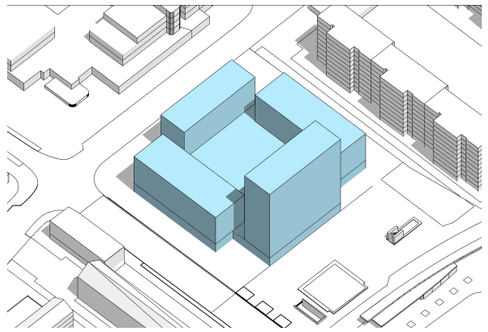

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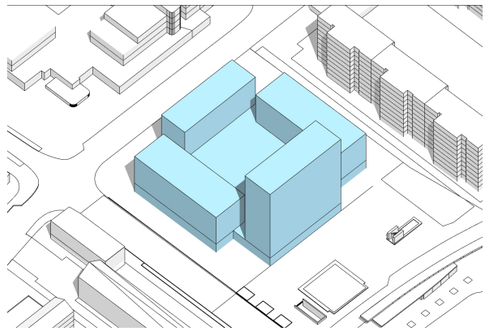

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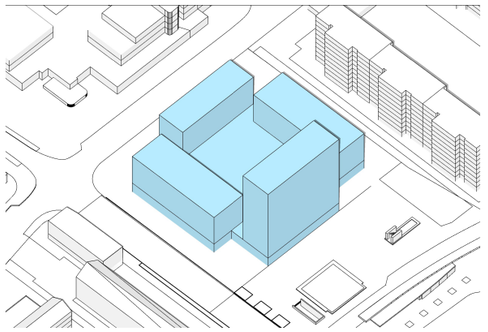

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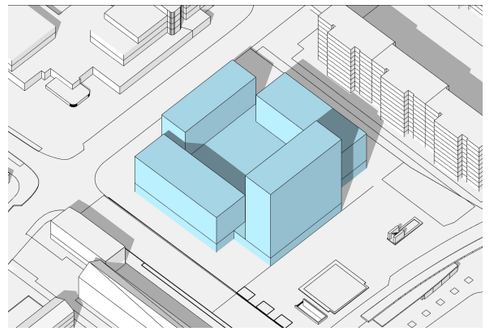

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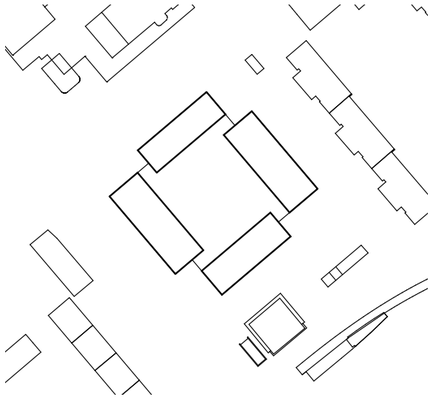
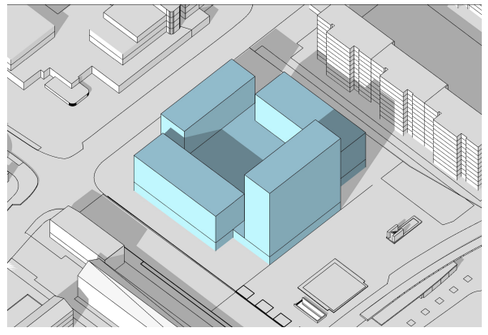


B - Blick Südwest



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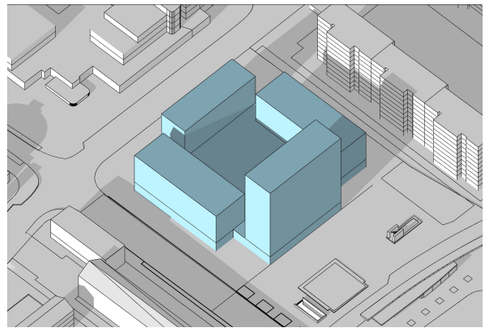

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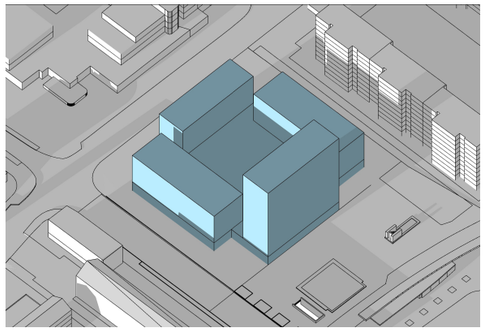

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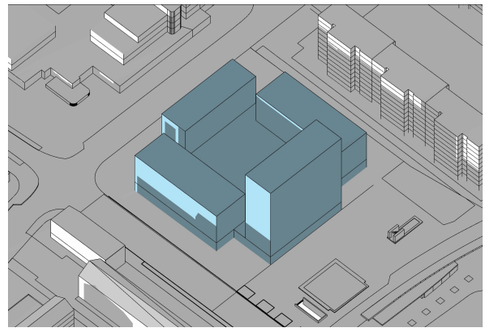


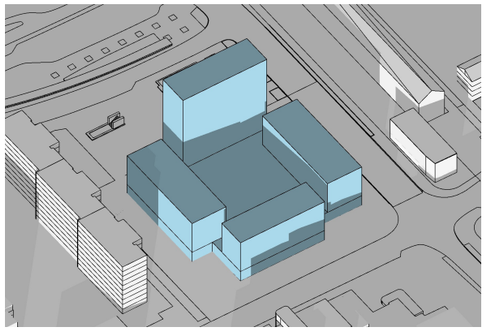
20:00 Uhr

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh

Belichtungsstudie 21. Juni
Tagzeitraum von 4:14 - 20:18 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor



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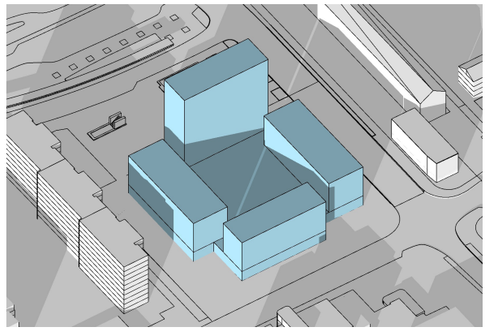

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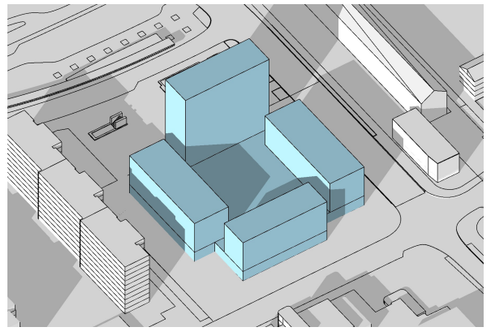

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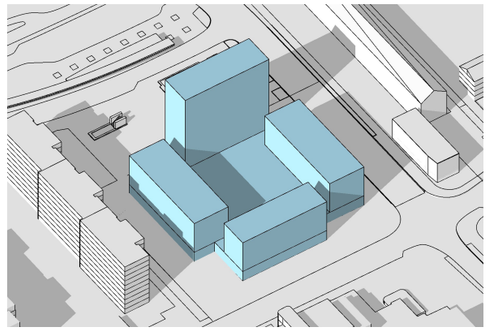

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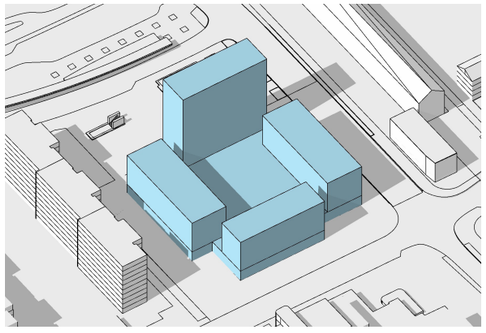

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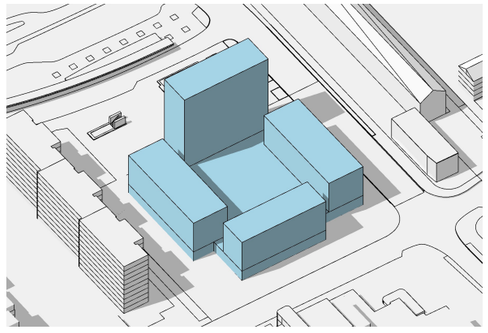

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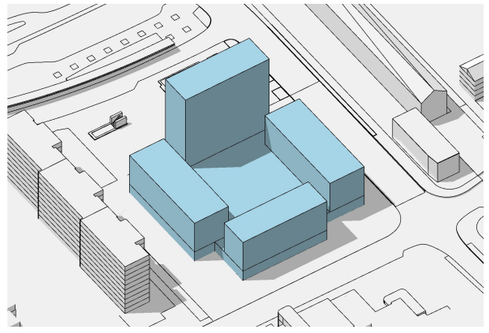

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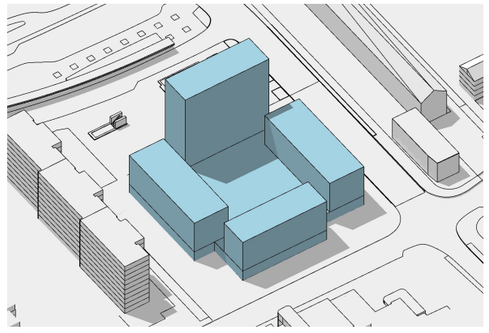

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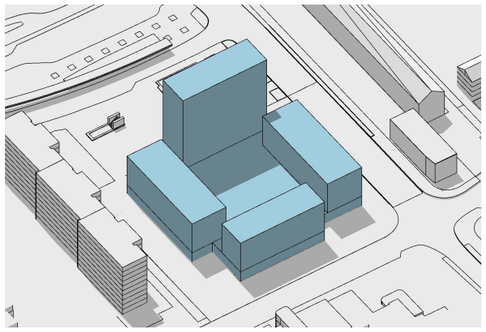

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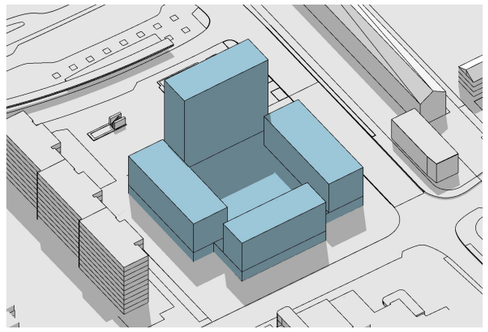

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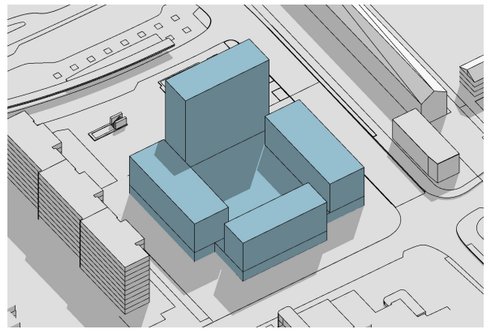

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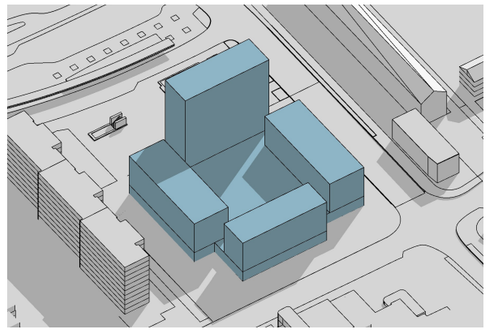

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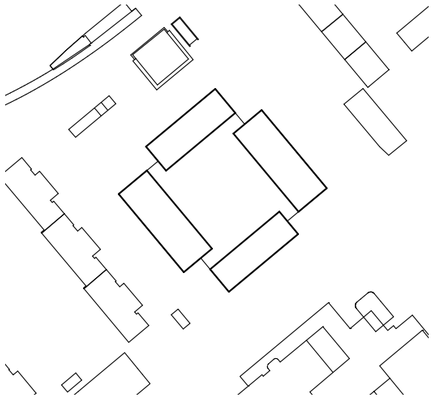
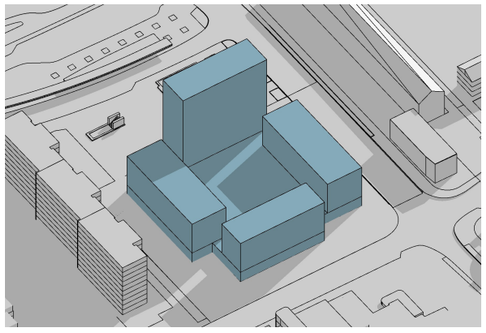


C - Blick Nordost



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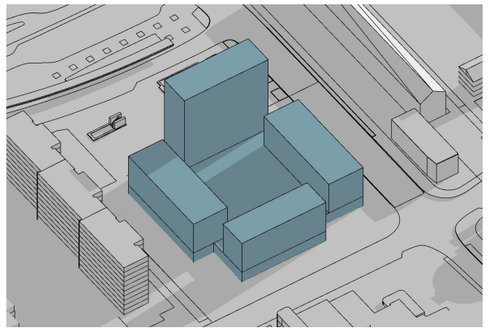

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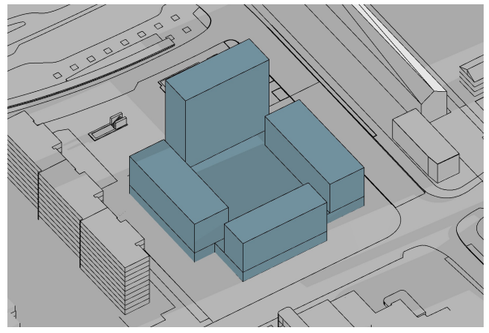

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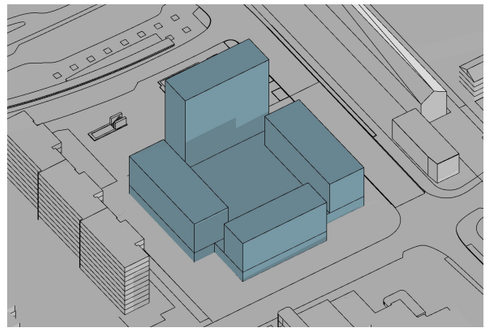


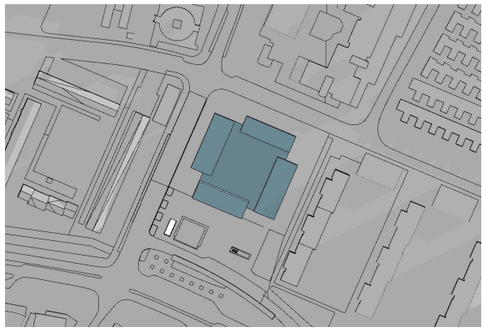
20:00 Uhr

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh

Belichtungsstudie 21. Juni
Tagzeitraum von 4:14 - 20:18 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor



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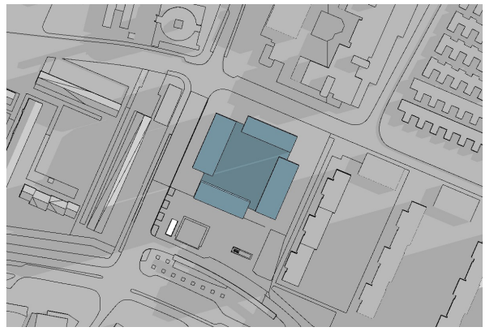

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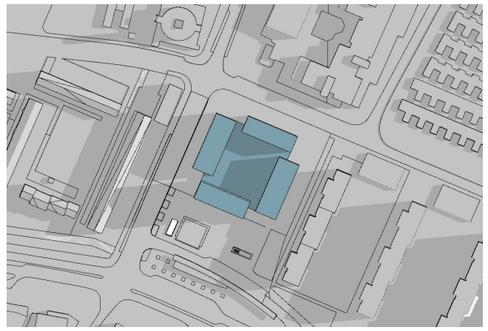

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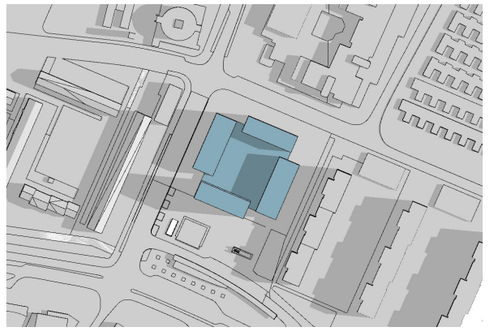

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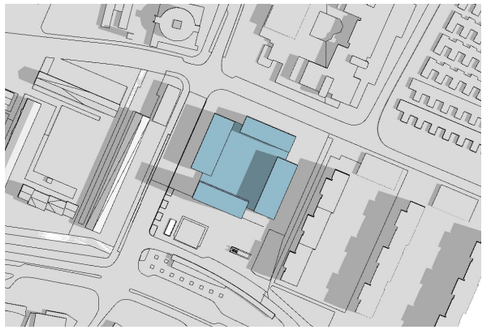

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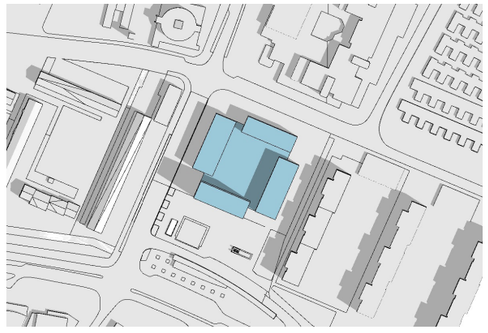

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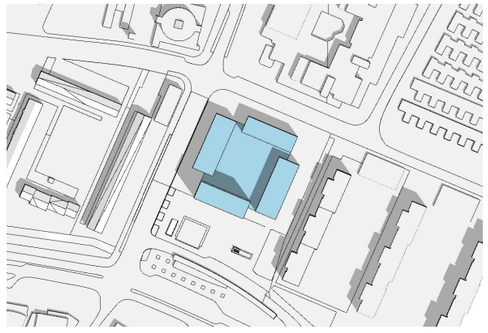

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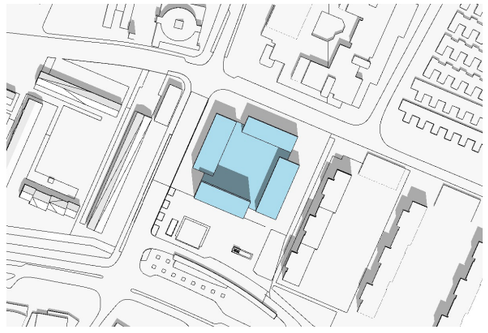

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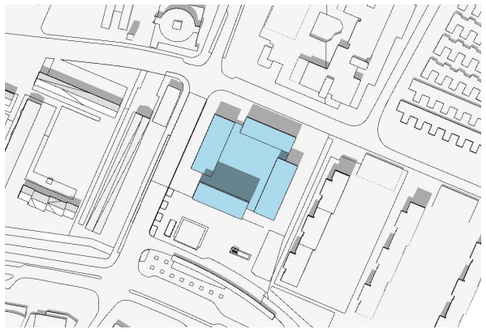

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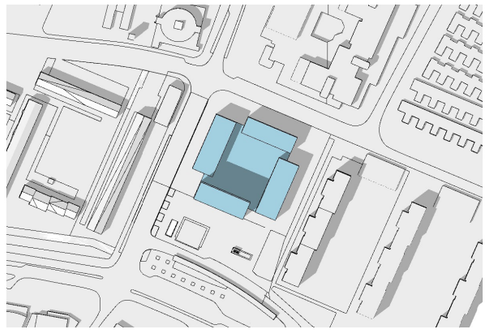

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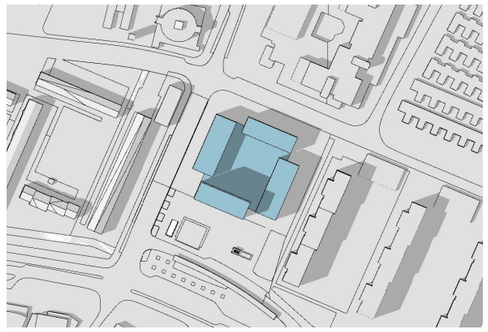

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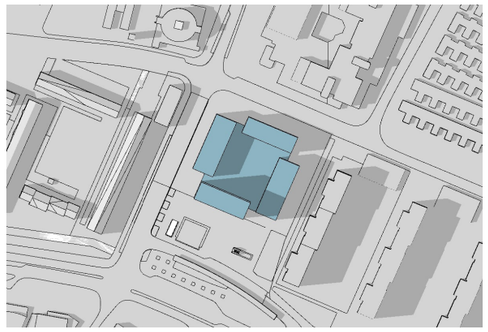

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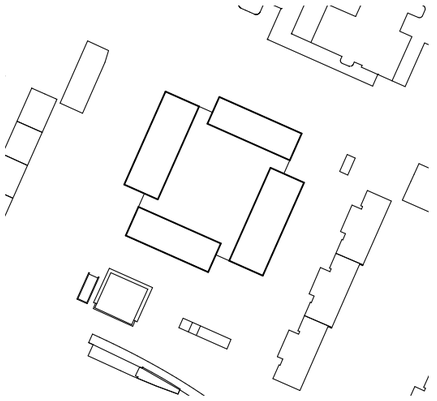
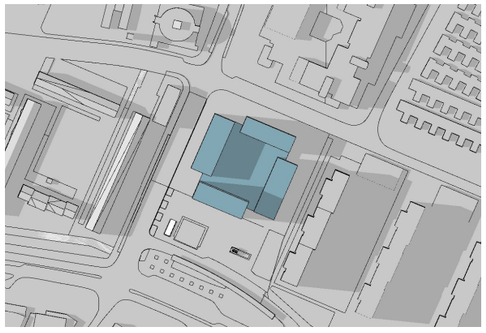


D- Aufsicht



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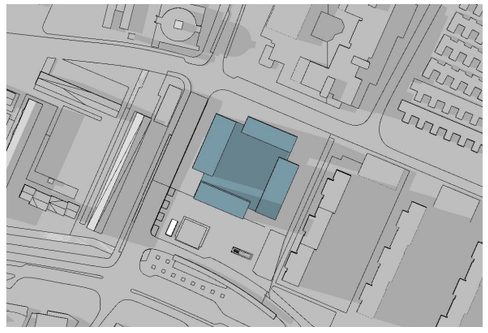

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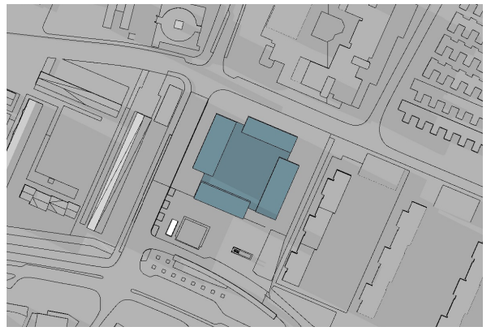

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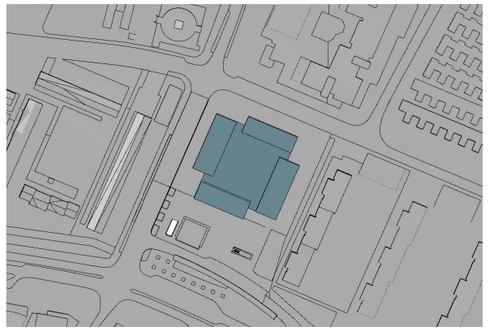


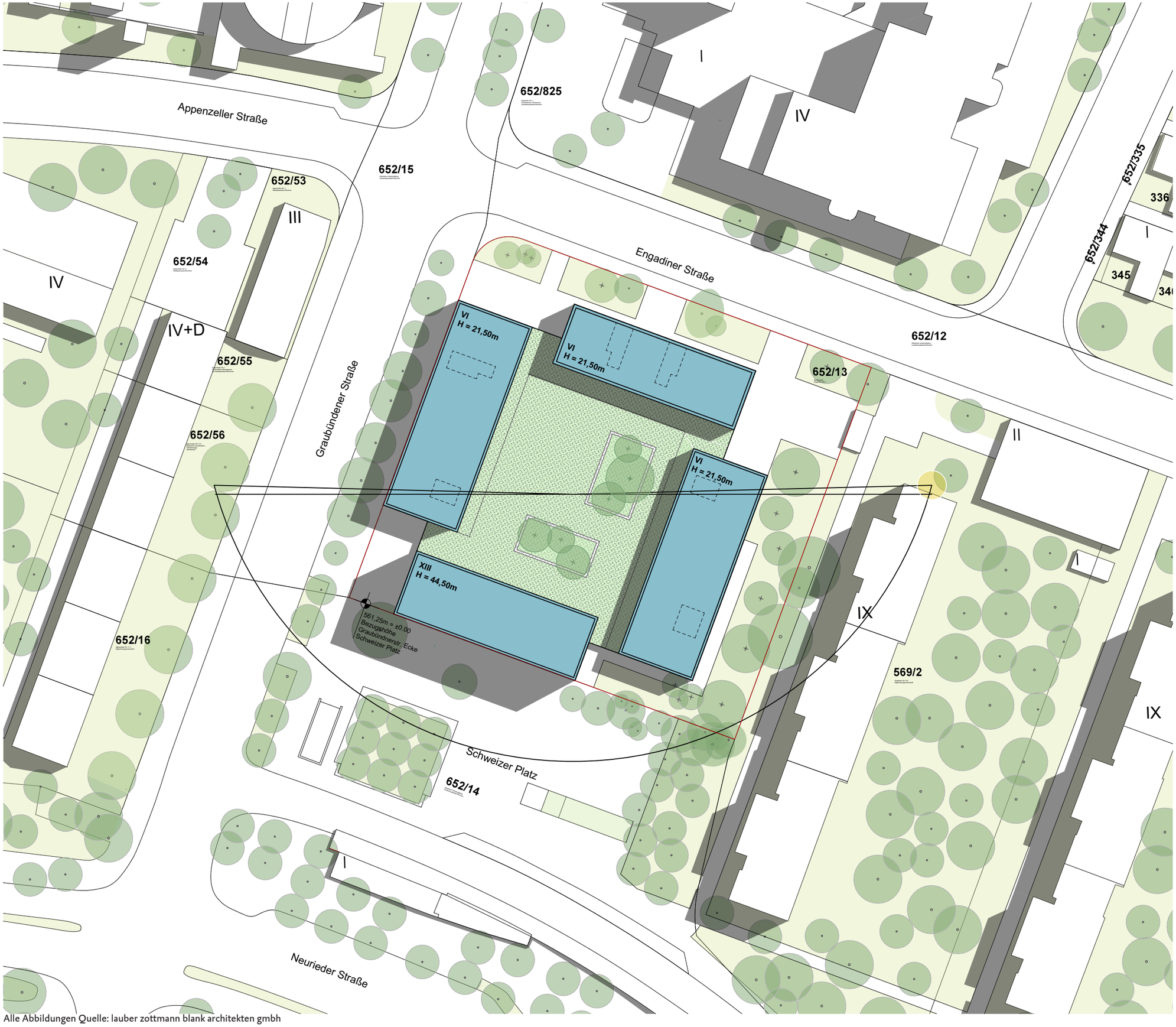
20:00 Uhr

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh

Belichtungsstudie 21. Juni
Tagzeitraum von 4:14 - 20:18 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor



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Belichtungsstudie 21. September
Tagzeitraum von 5:59 - 18:14 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
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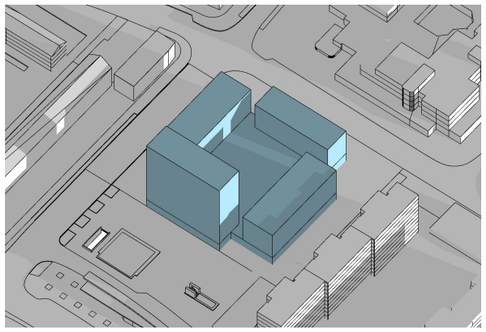

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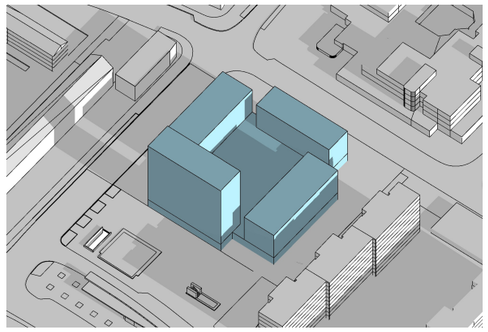

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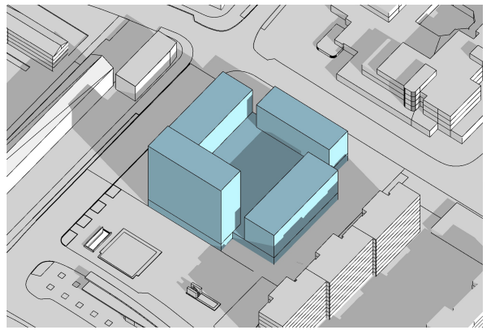

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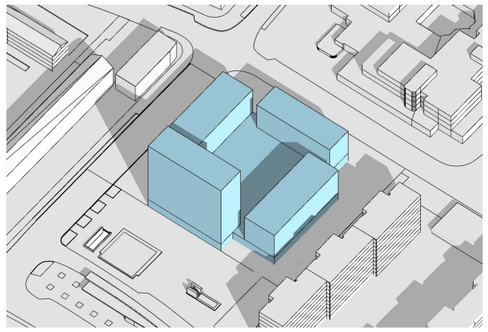

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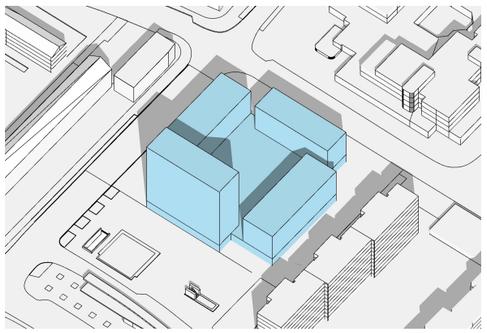

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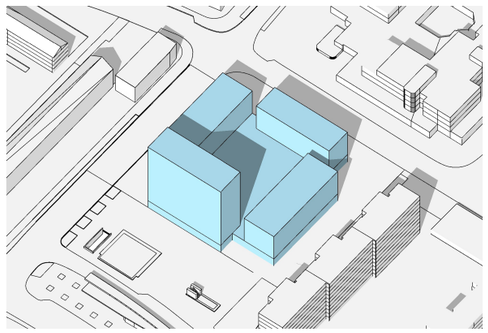

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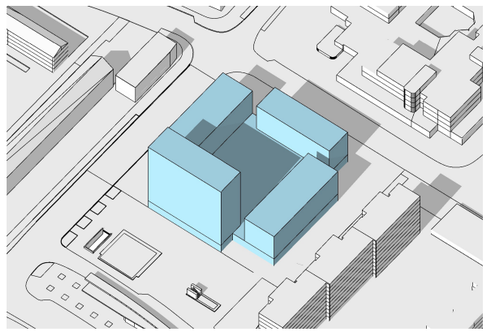

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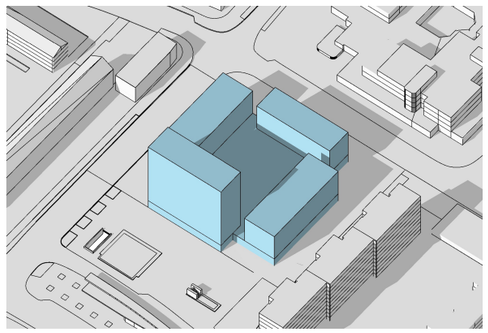

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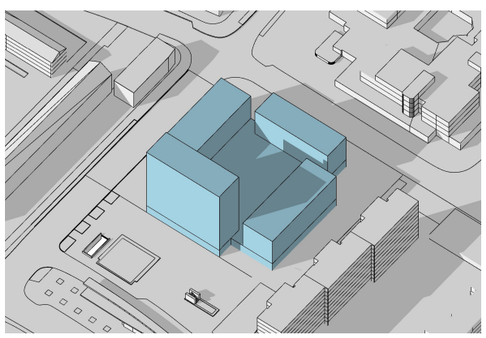

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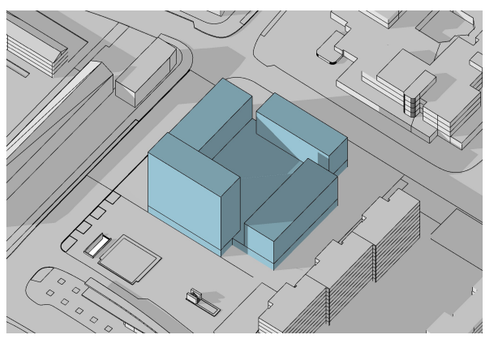

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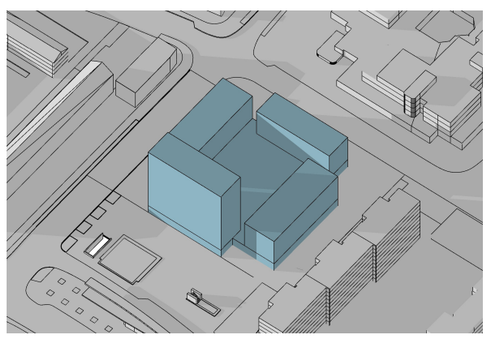

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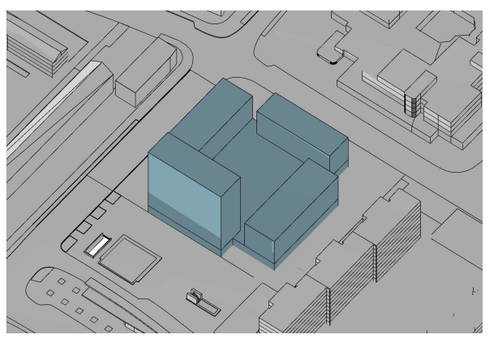

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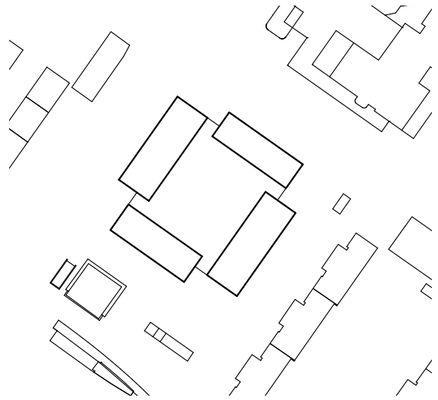

A - Blick Südost

Belichtungsstudie 21. September
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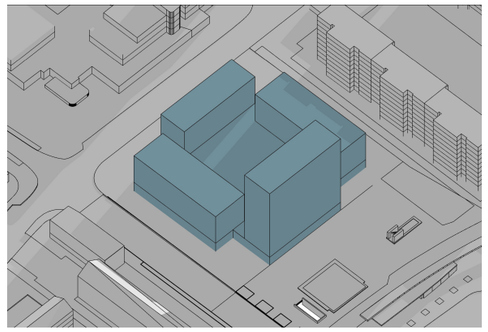

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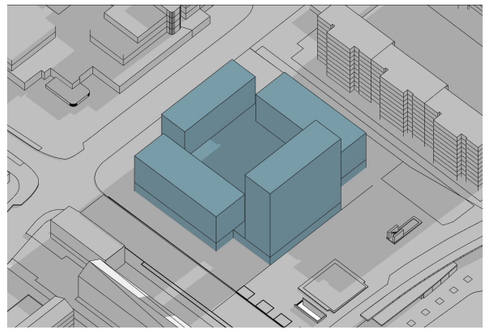

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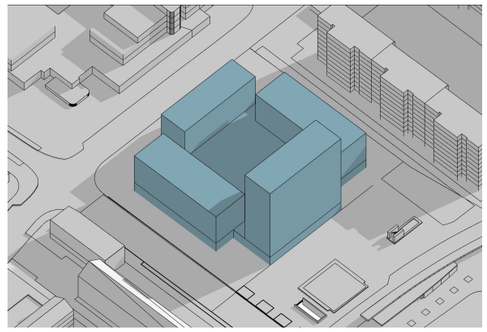

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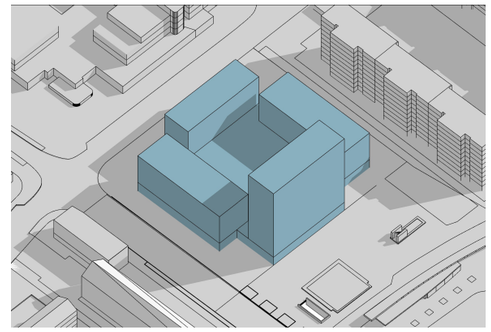

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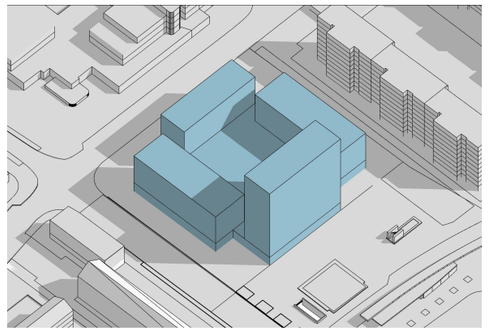

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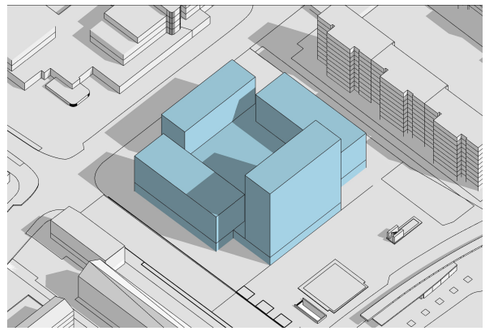

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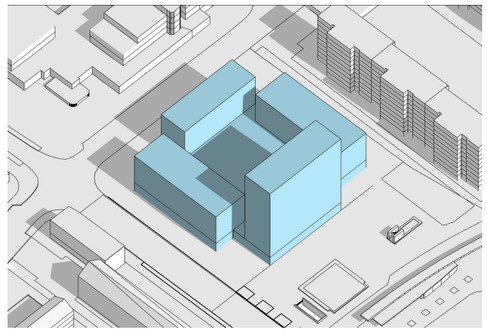

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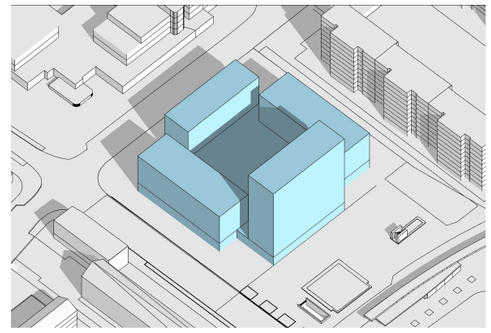

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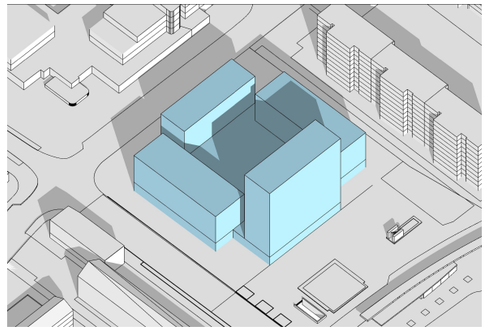

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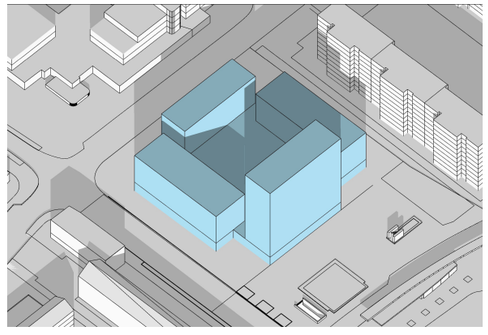
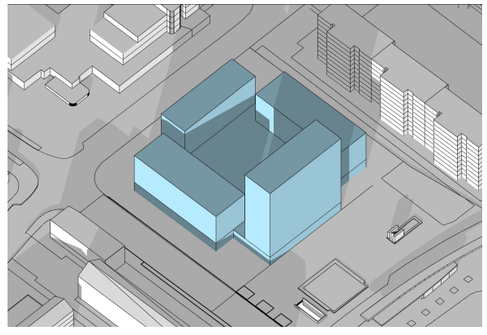


16:00 Uhr



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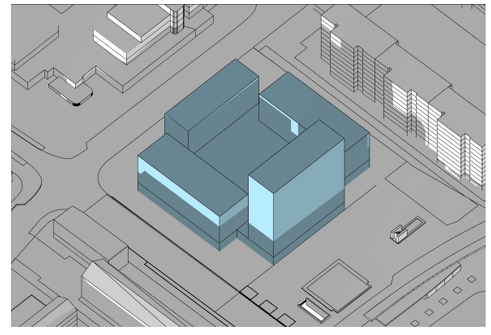
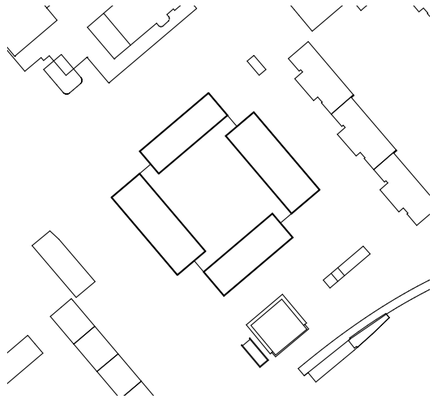


18:00 Uhr

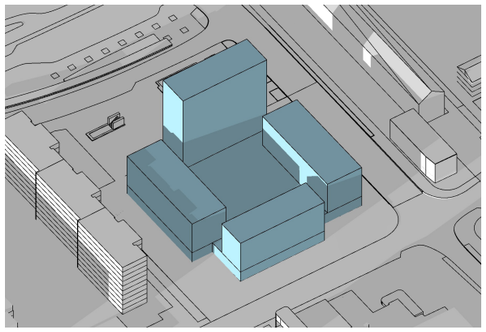


B - Blick Südwest

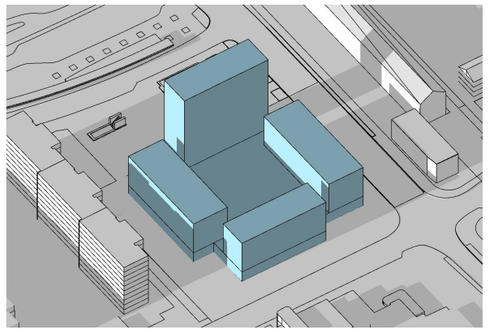
Belichtungsstudie 21. September
Tagzeitraum von 5:59 - 18:14 Uhr
Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

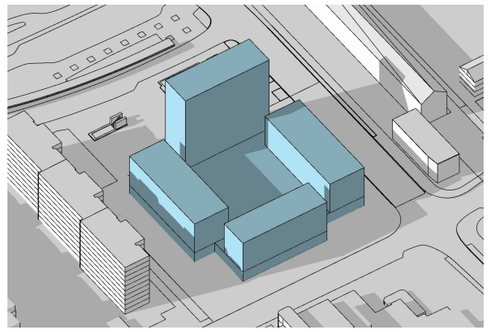
Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh



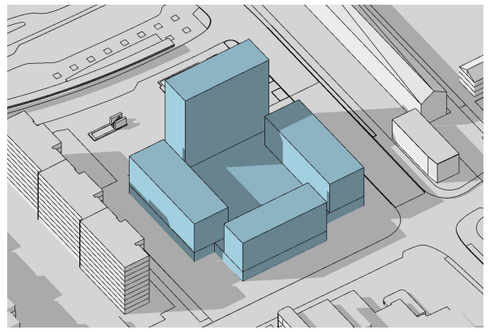
7:00 Uhr



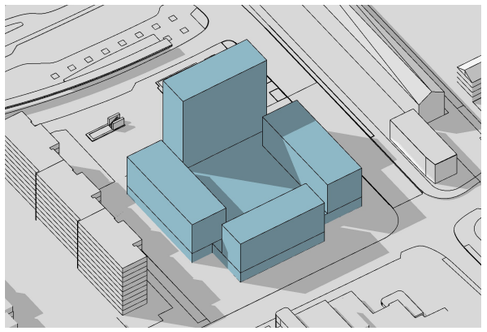
8:00 Uhr



9:00 Uhr



10:00 Uhr



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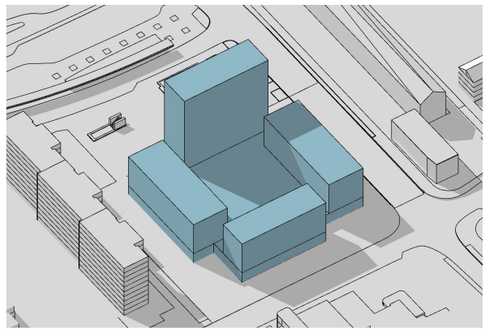

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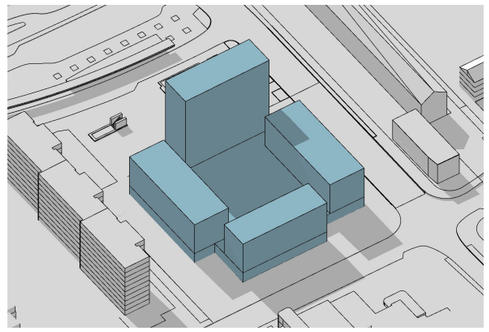

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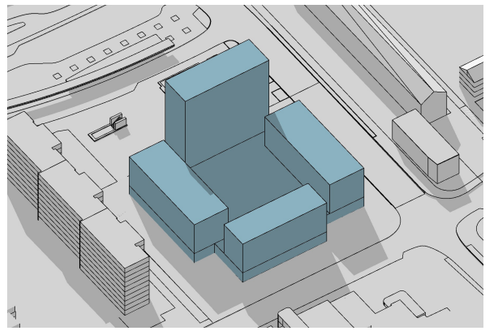

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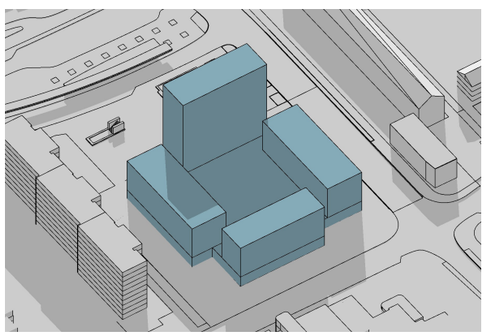

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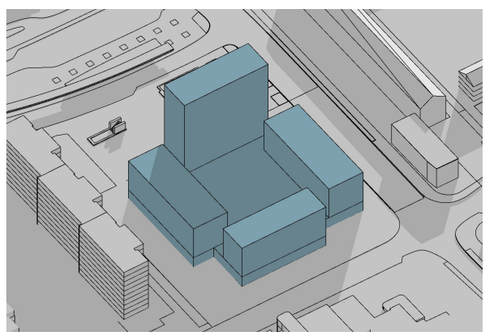

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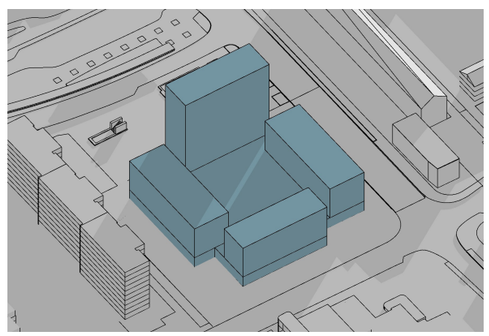

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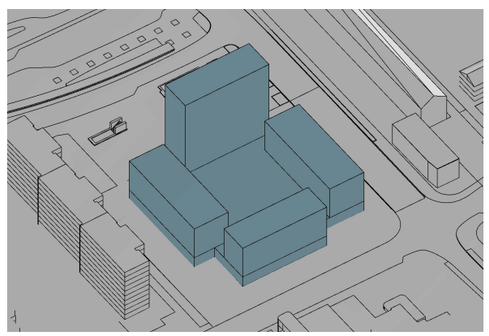
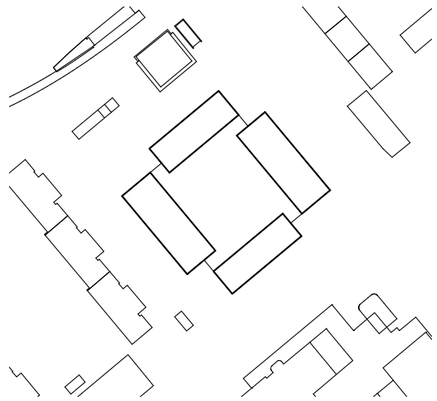


18:00 Uhr

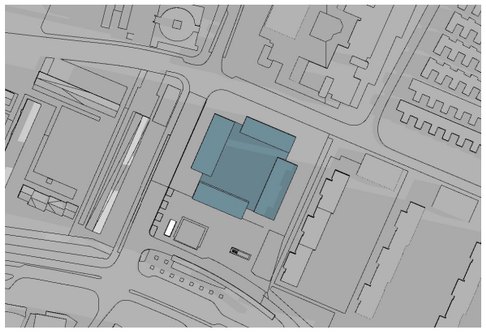


C - Blick Nordost

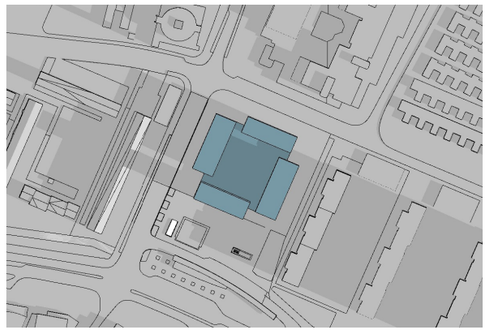
Belichtungsstudie 21. September
Tagzeitraum von 5:59 - 18:14 Uhr
Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh



7:00 Uhr



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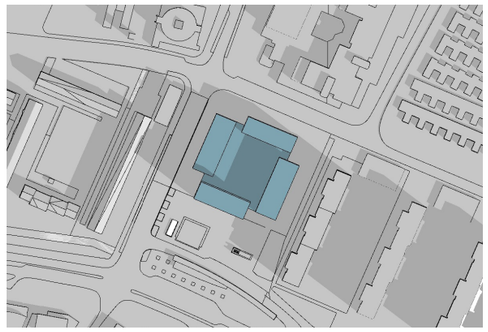

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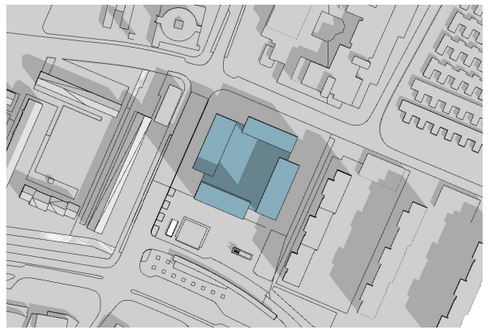

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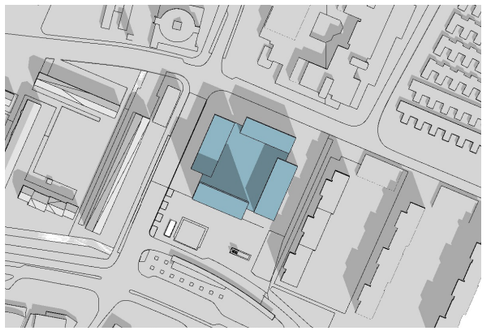

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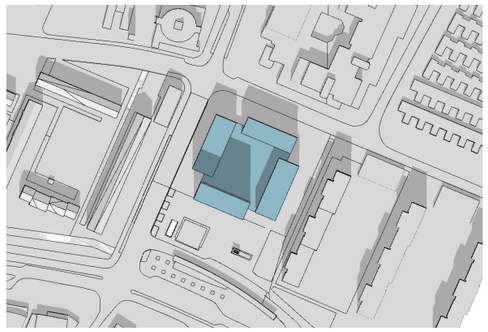

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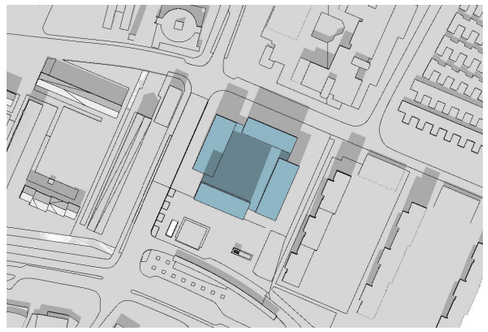

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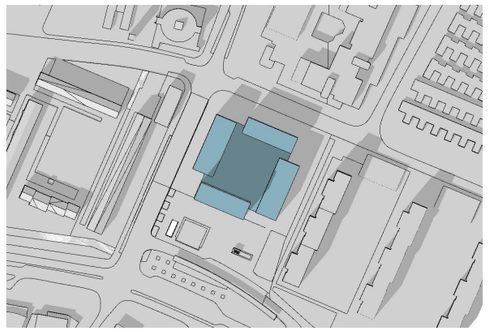

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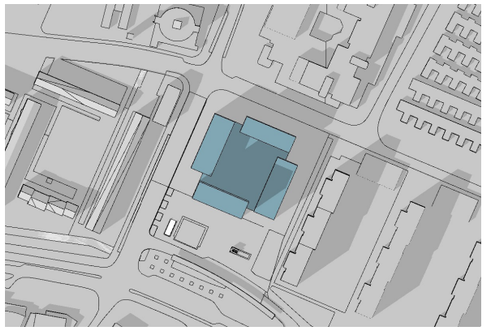

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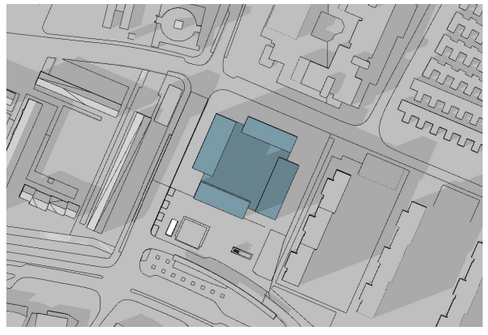

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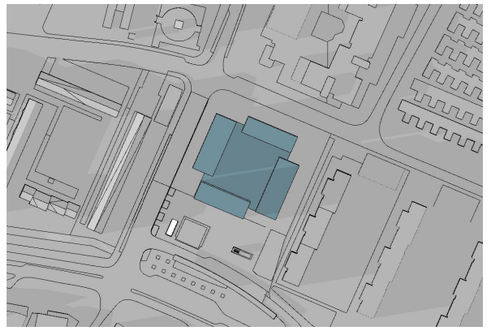

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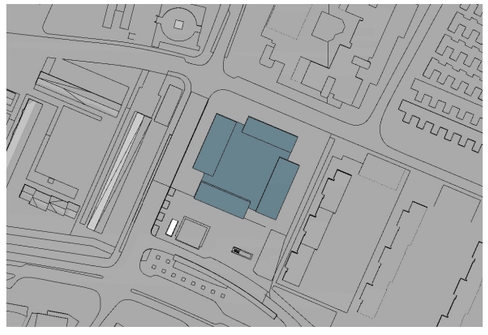

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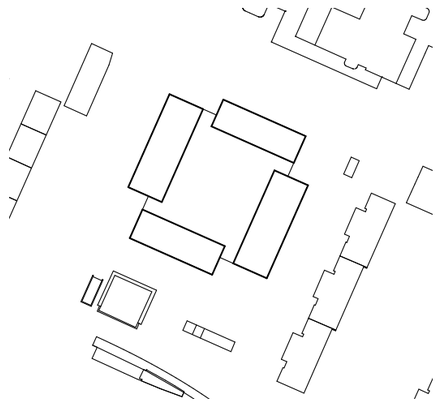


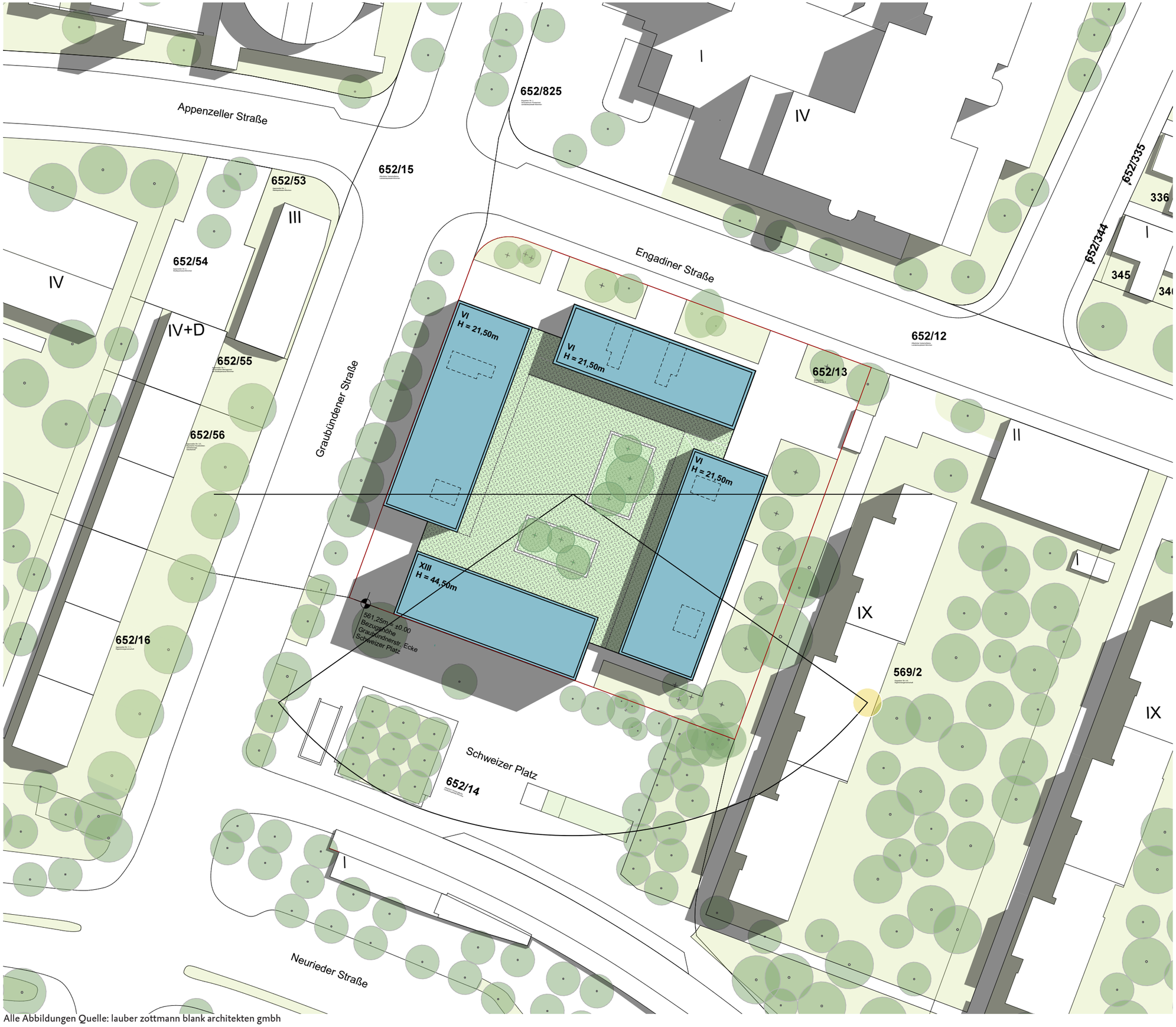
D - Aufsicht

Belichtungsstudie 21. September
Tagzeitraum von 5:59 - 18:14 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh

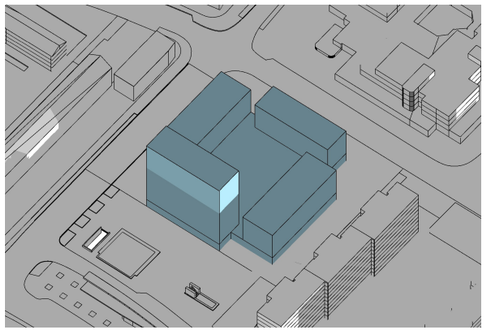


Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh

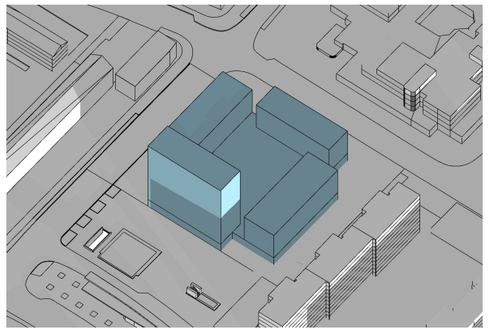
Belichtungsstudie 21. Dezember
Tagzeitraum von 8:01 - 16:23 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor



8:00 Uhr



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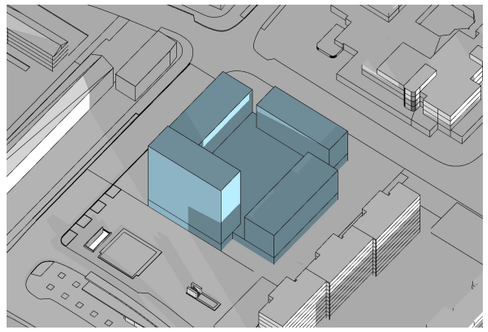

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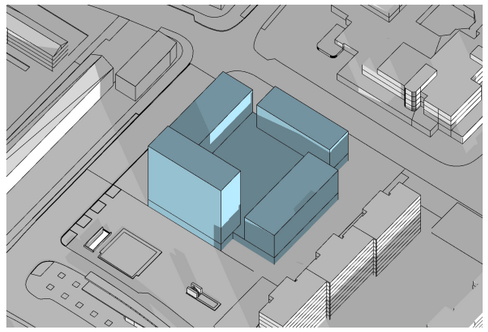

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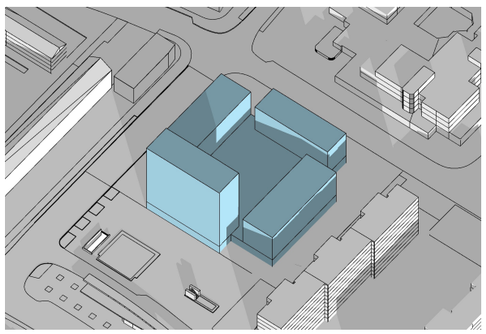

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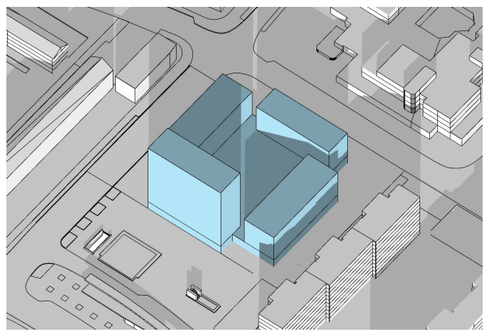

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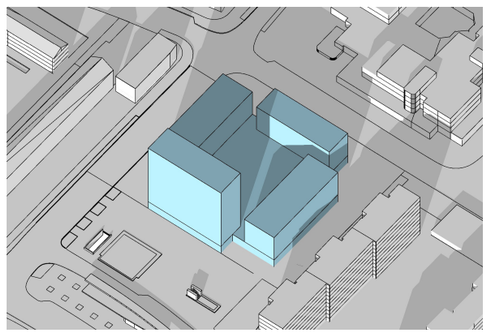

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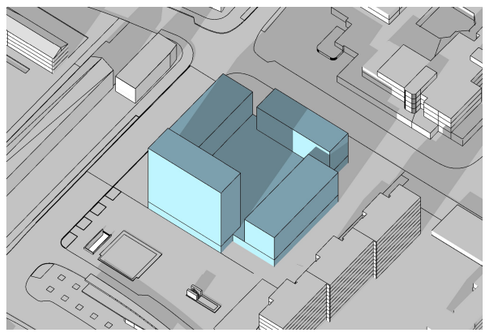

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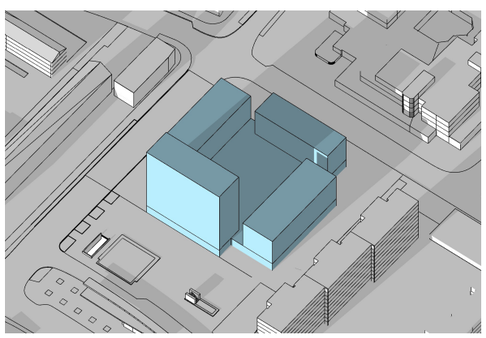

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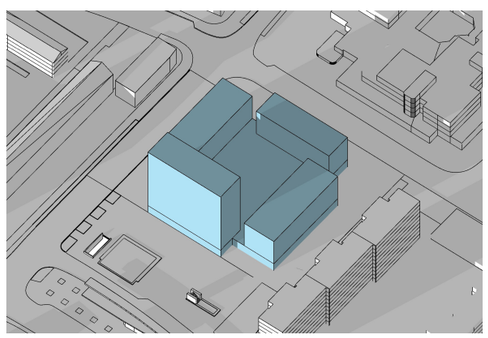

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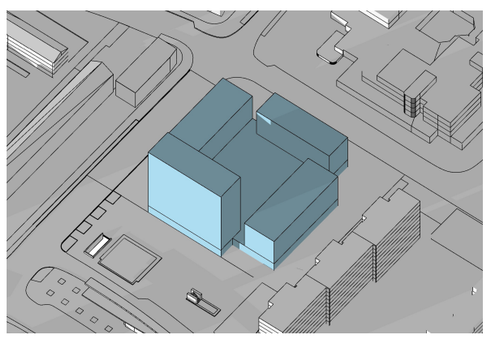

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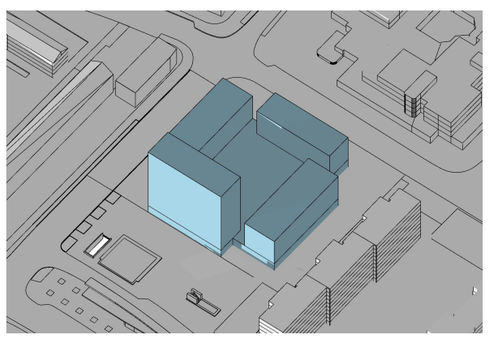
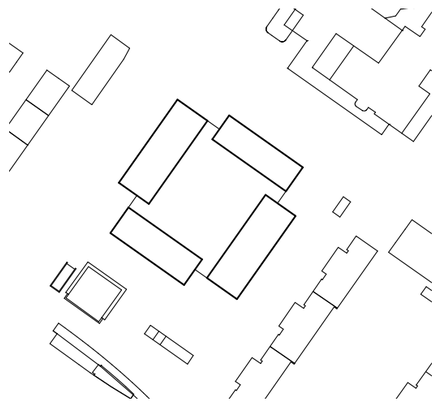


16:00 Uhr

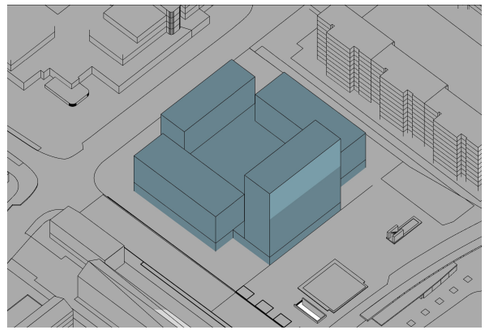


A - Blick Südost

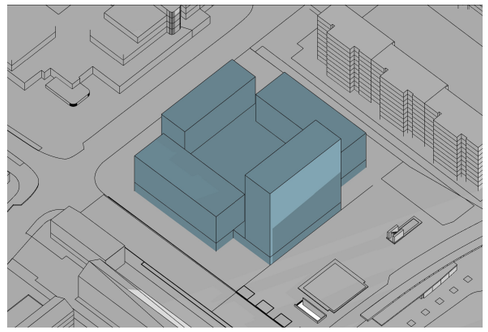
Belichtungsstudie 21. Dezember
Tagzeitraum von 8:01 - 16:23 Uhr
Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh



8:00 Uhr



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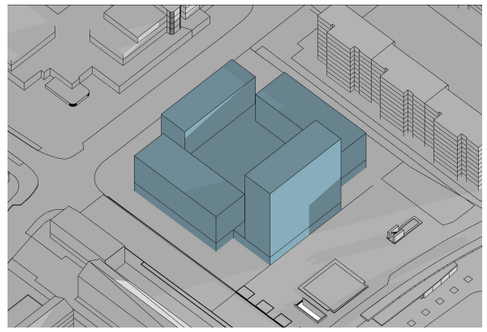

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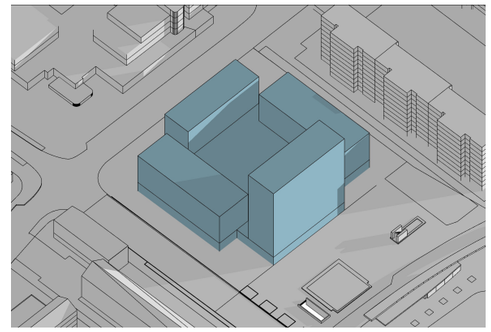

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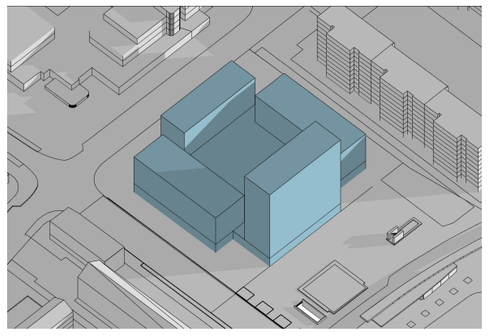

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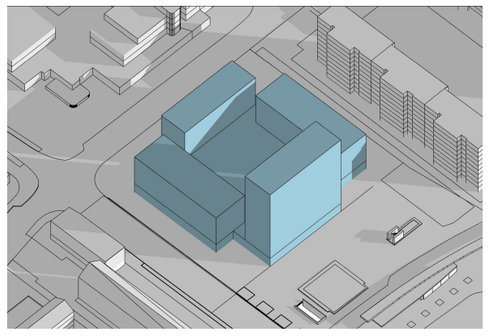

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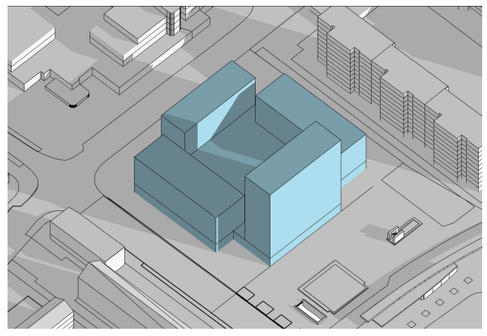

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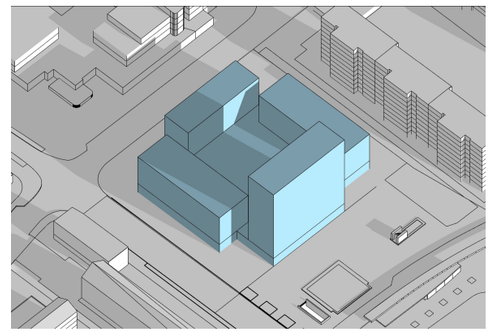

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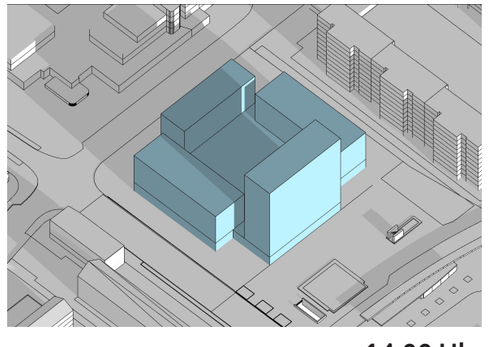
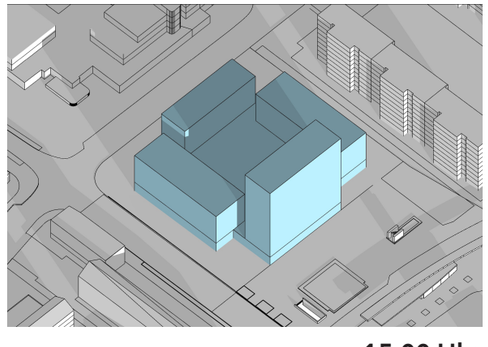
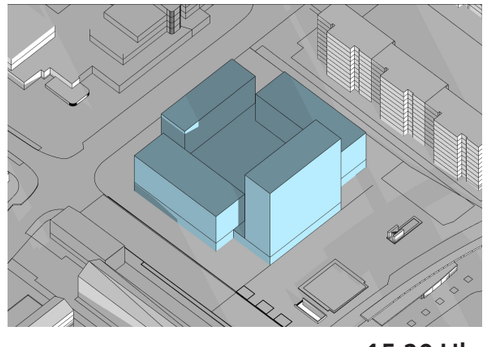


14:00 Uhr



15:00 Uhr



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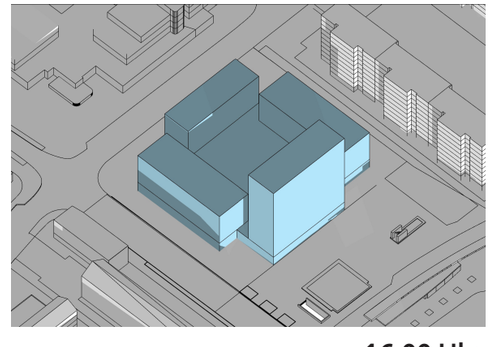
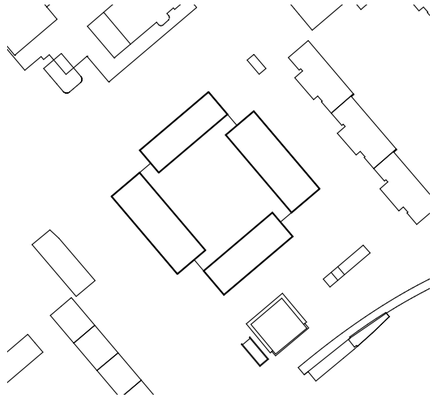


16:00 Uhr

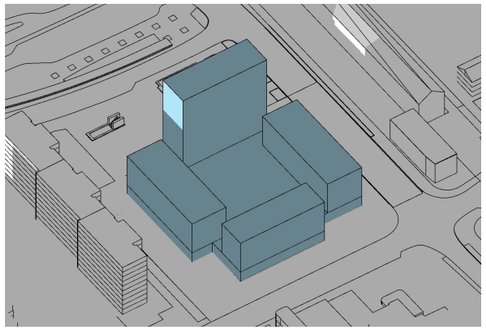


B - Blick Südwest

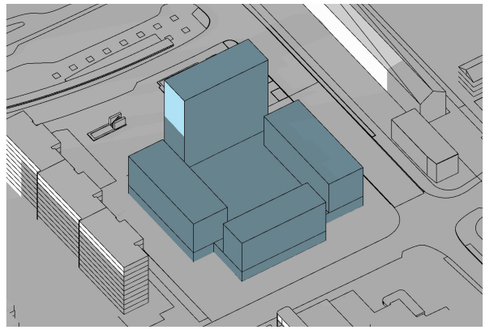
Belichtungsstudie 21. Dezember
Tagzeitraum von 8:01 - 16:23 Uhr
Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh



8:00 Uhr



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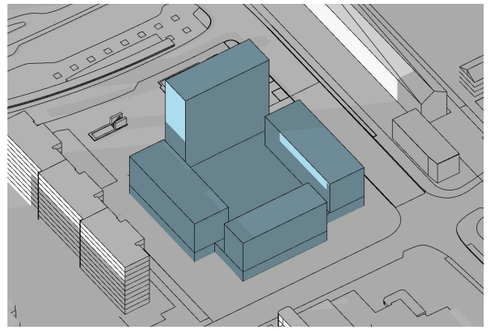
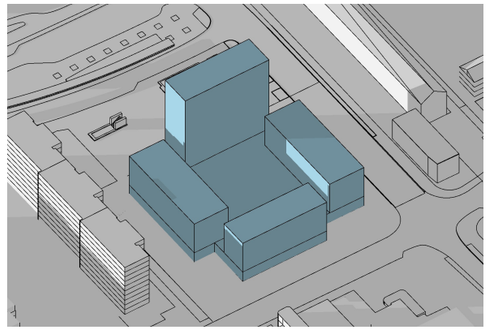


9:00 Uhr



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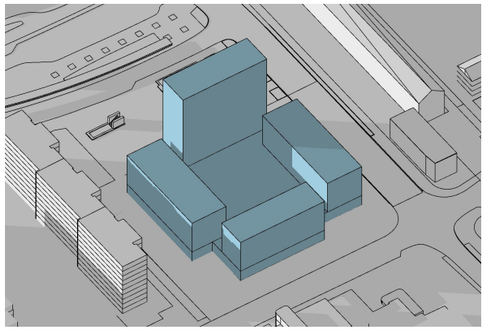

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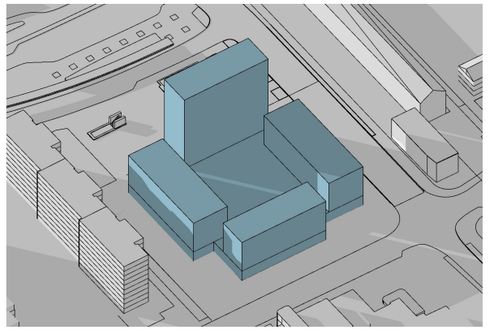

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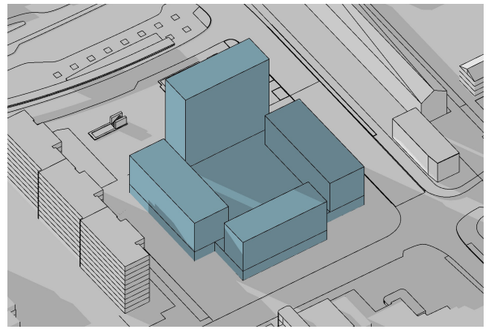

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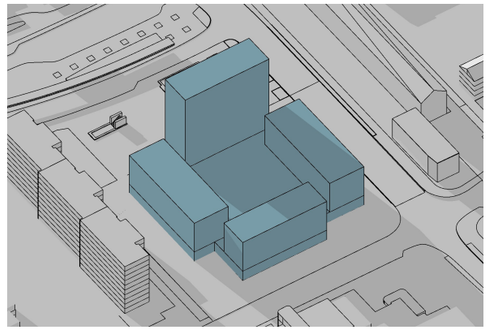

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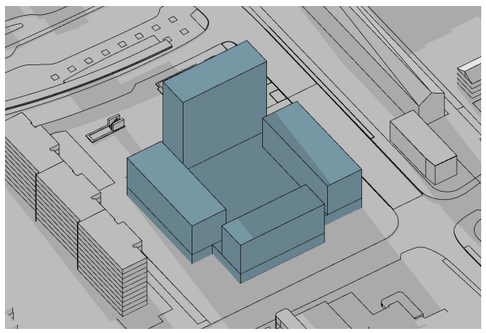

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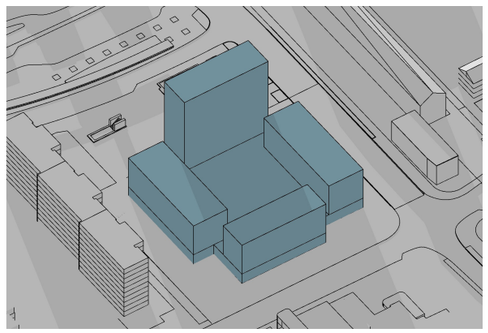

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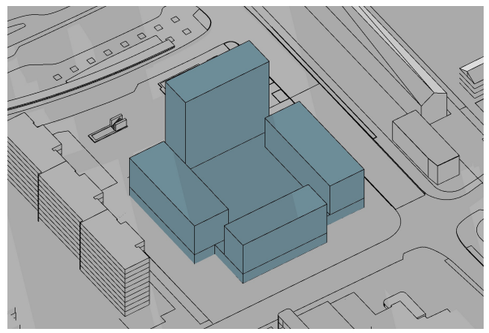

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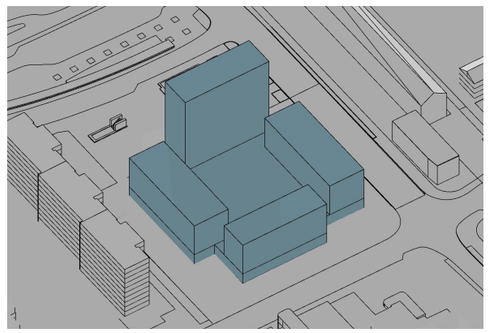

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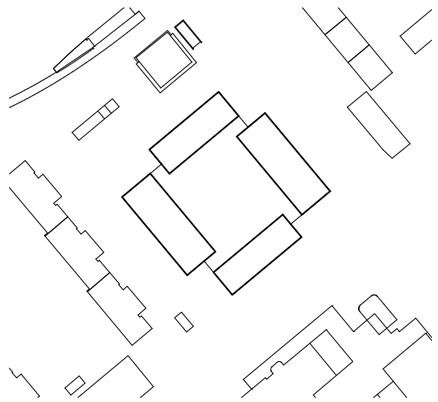


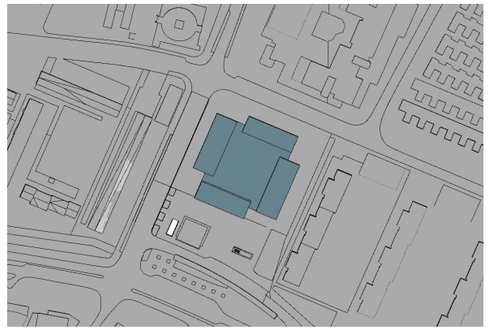
C - Blick Nordost

Belichtungsstudie 21. Dezember
Tagzeitraum von 8:01 - 16:23 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh



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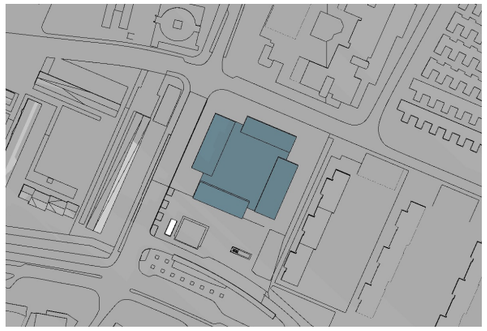

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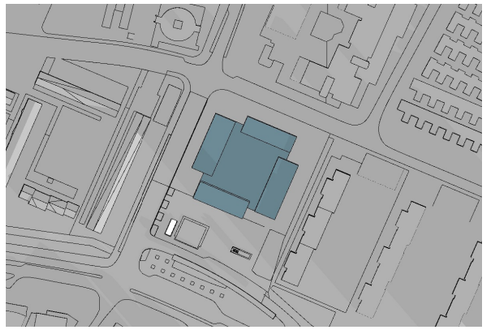

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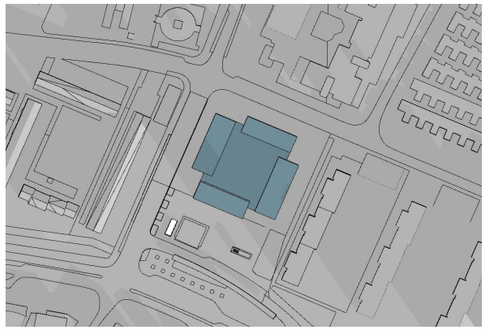

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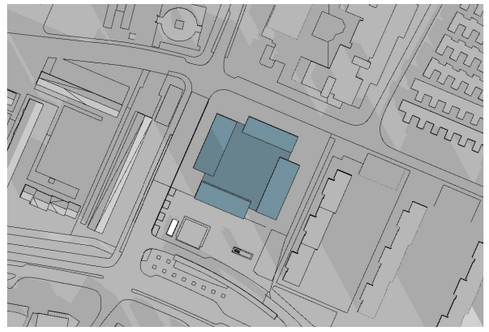

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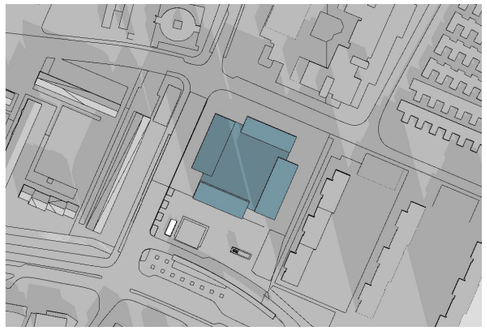

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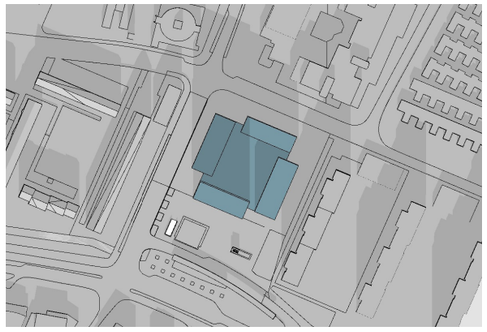

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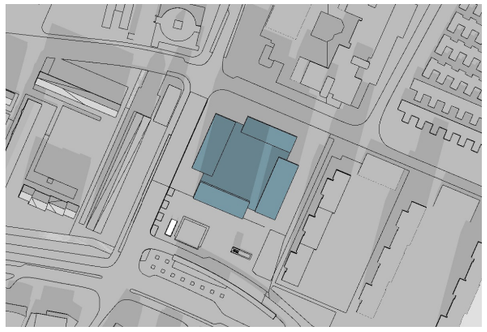

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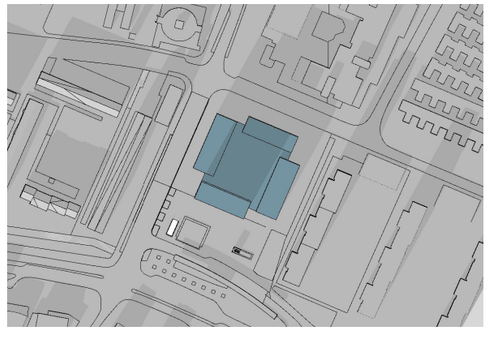

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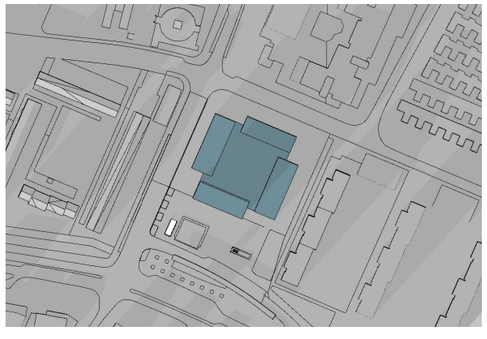

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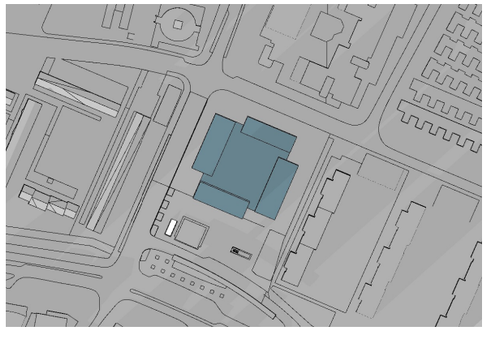

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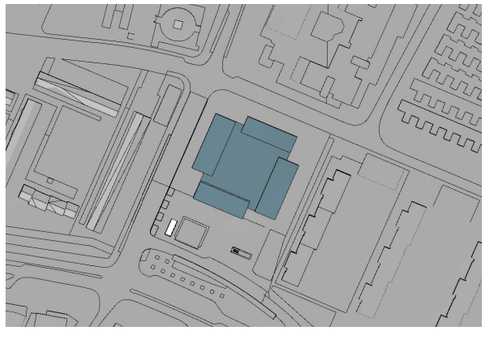

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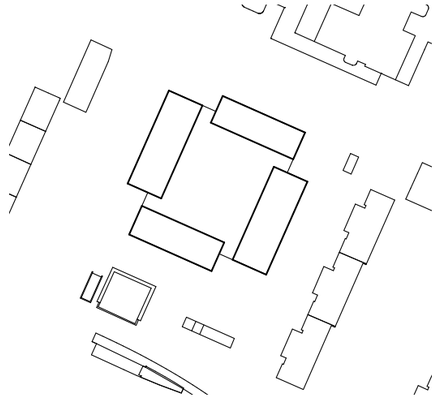


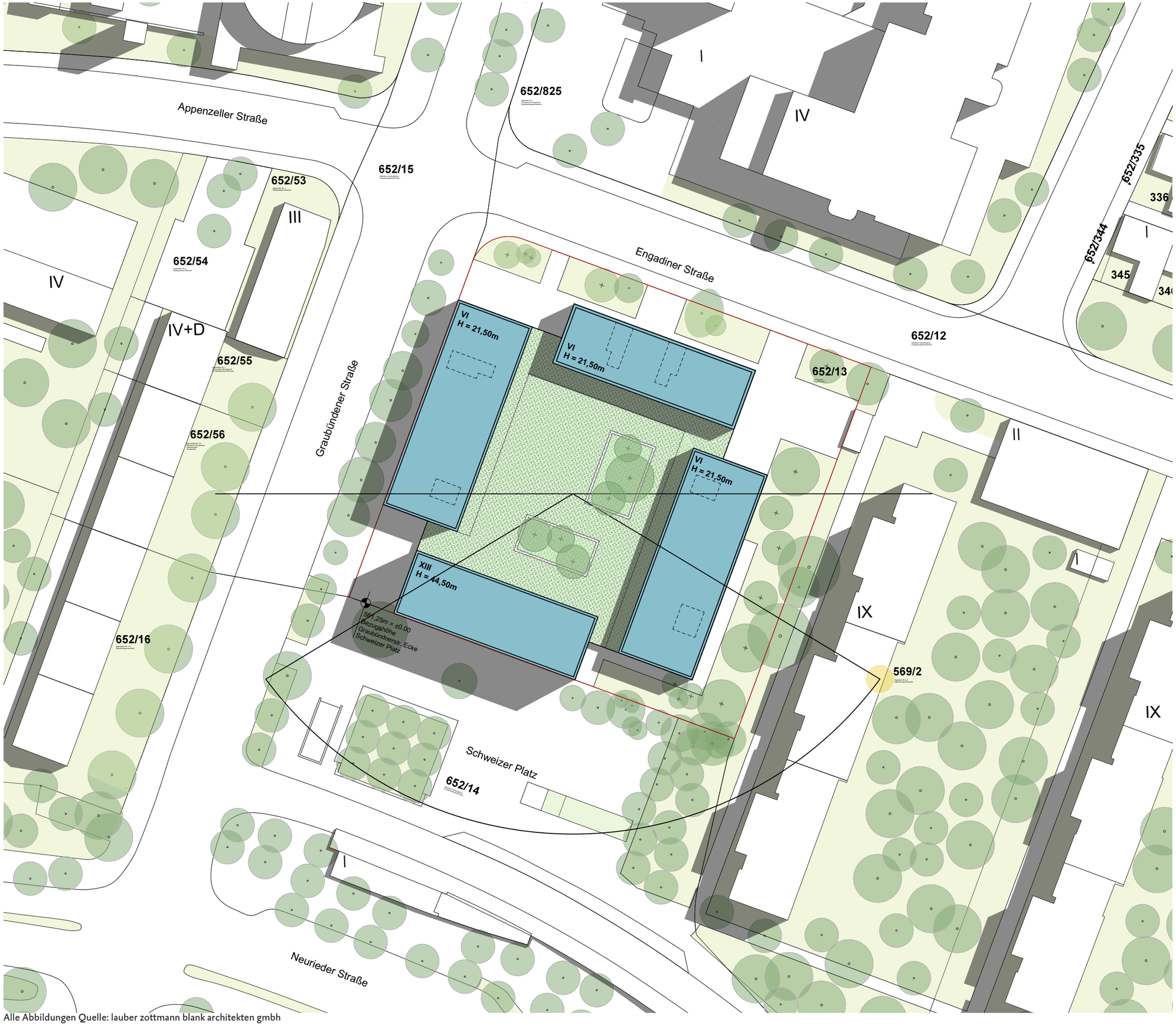
D - Aufsicht

Belichtungsstudie 21. Dezember
Tagzeitraum von 8:01 - 16:23 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh

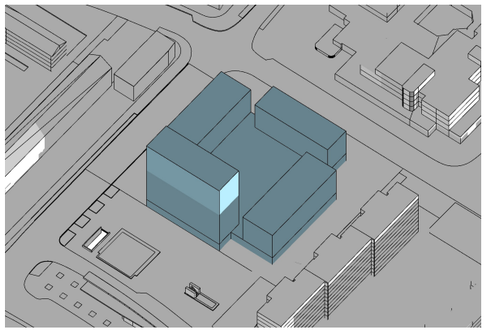


Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh

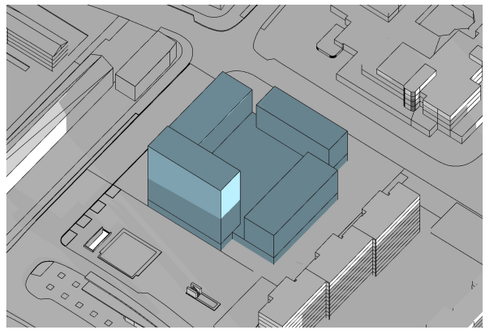
Belichtungsstudie 17. Januar
Tagzeitraum von 7:57 - 16:51 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor



8:00 Uhr



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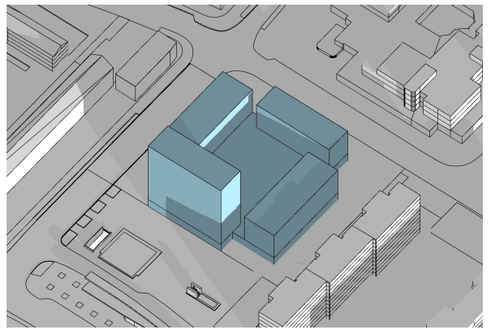

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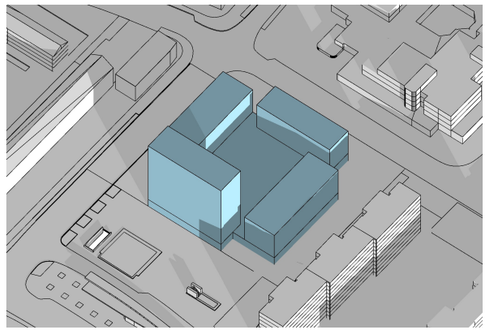

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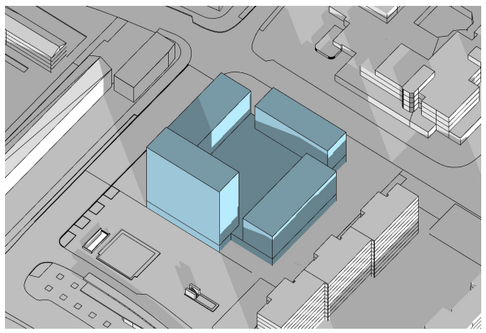

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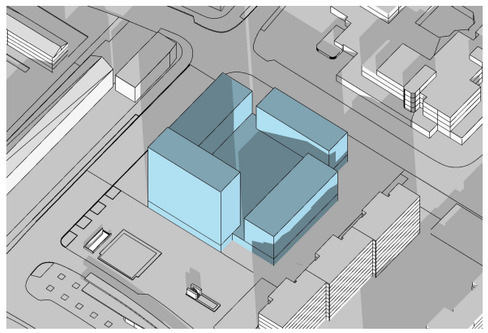

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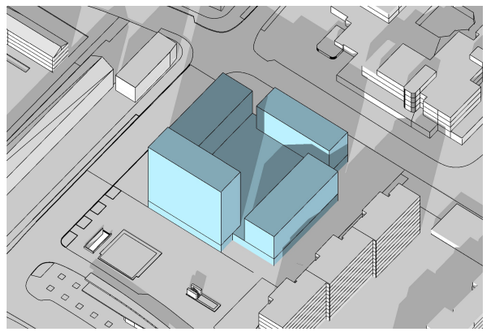

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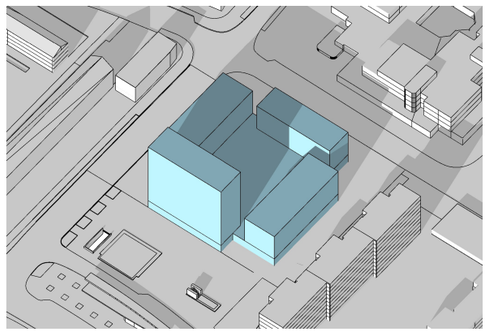

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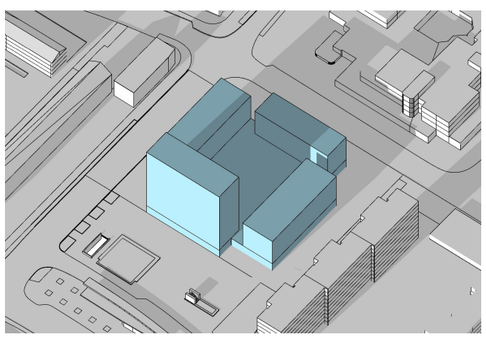

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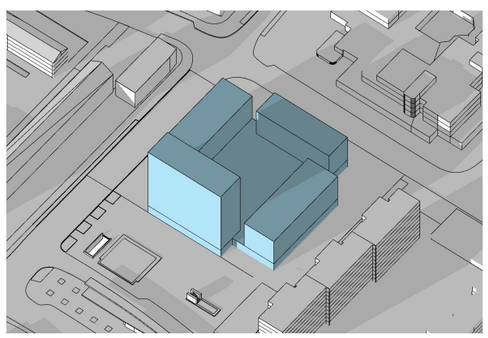

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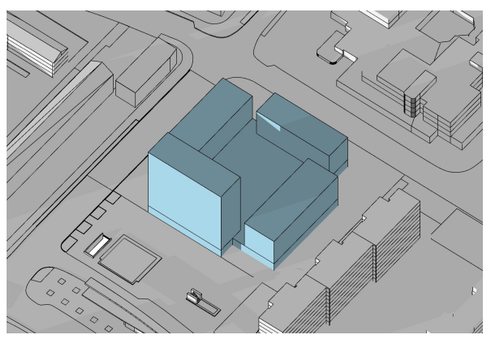

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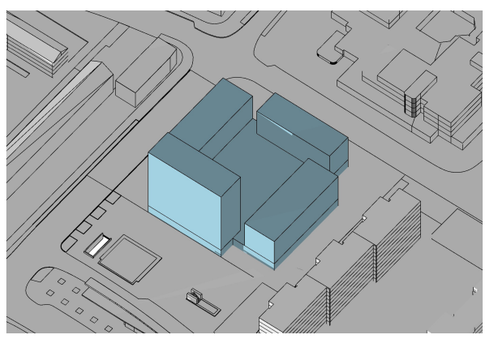

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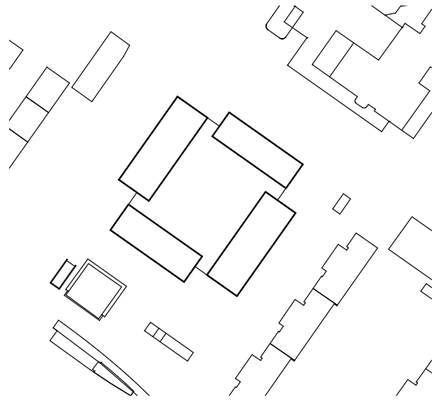


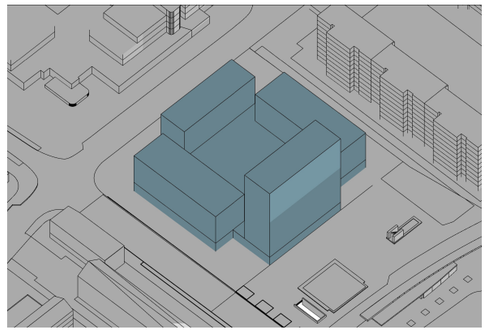
A - Blick Südost

Belichtungsstudie 17. Januar
Tagzeitraum von 7:57 - 16:51 Uhr

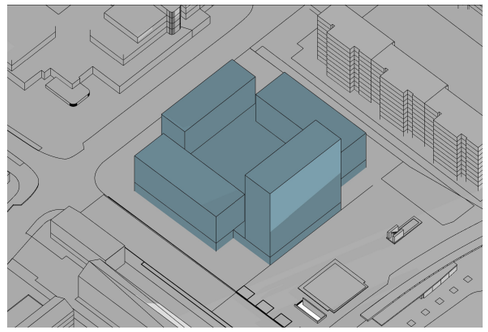
Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh



8:00 Uhr



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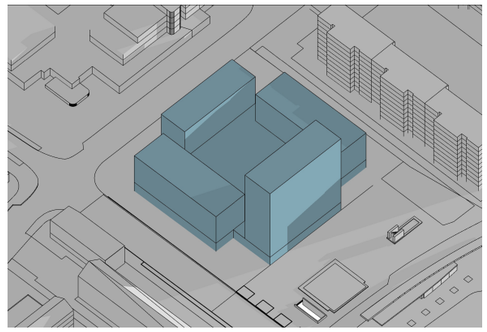

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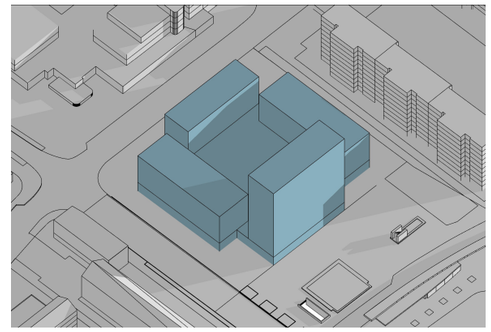

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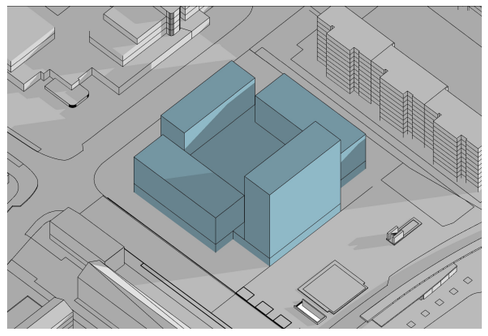

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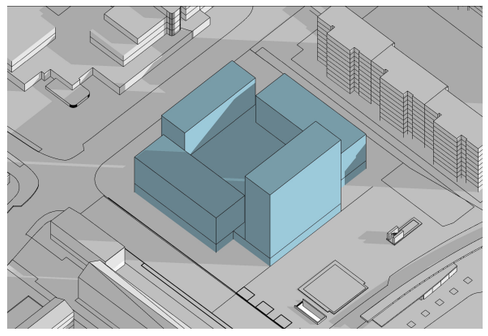

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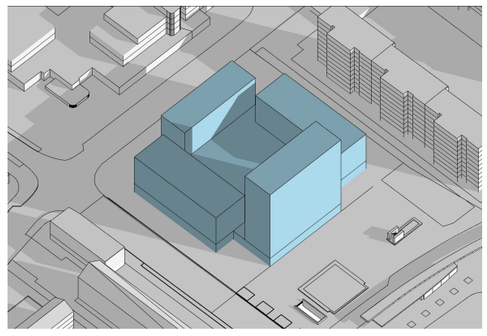

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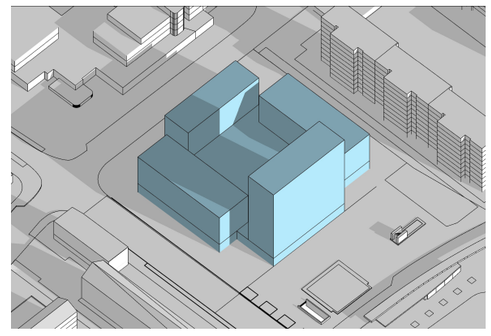
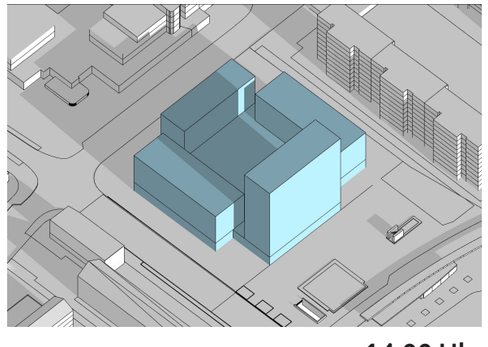


13:00 Uhr



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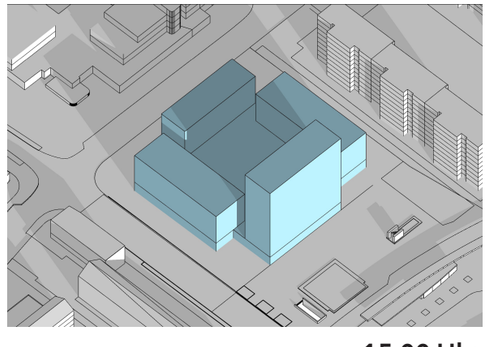

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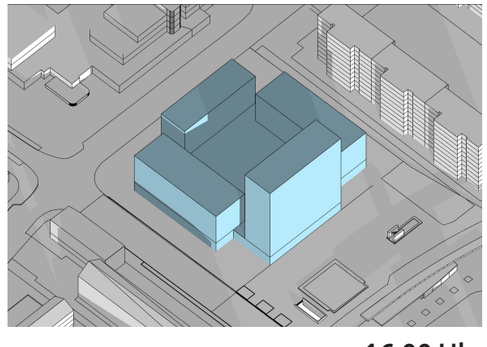

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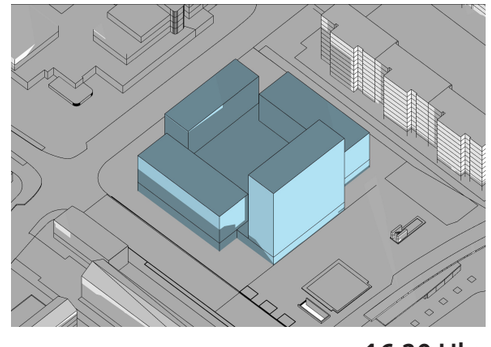

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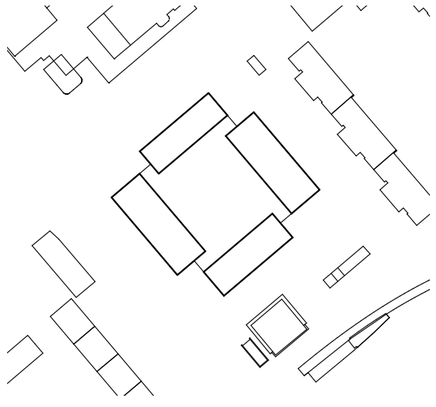
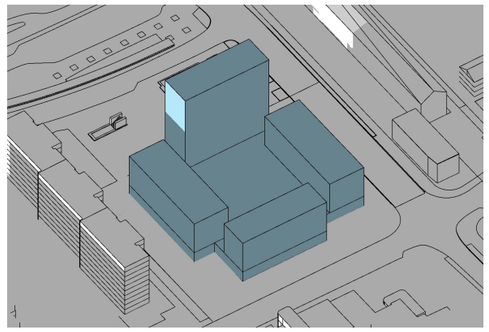


B - Blick Südwest

Belichtungsstudie 17. Januar
Tagzeitraum von 7:57 - 16:51 Uhr
Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh



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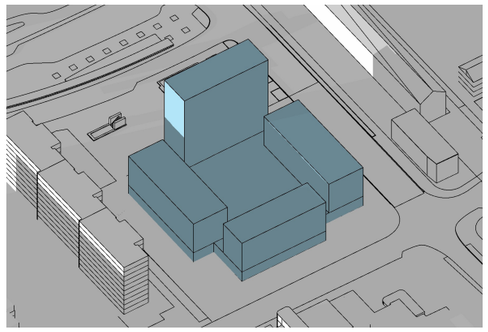

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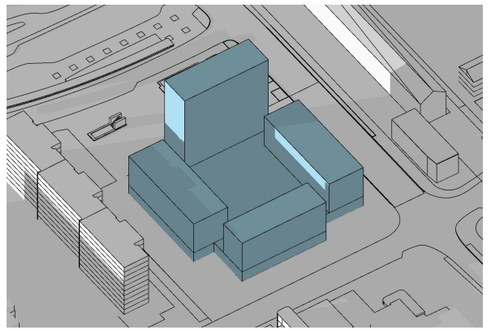

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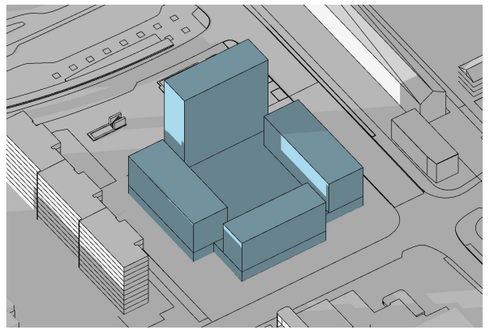

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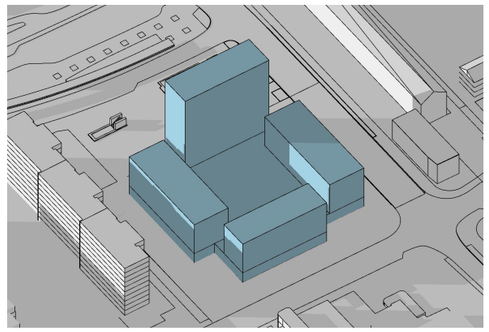

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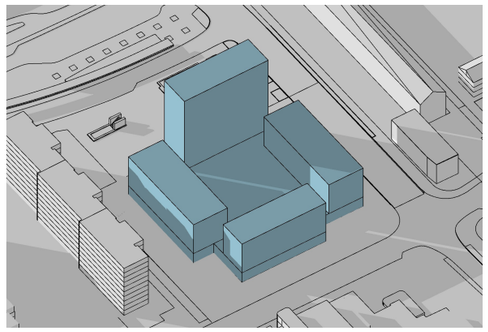

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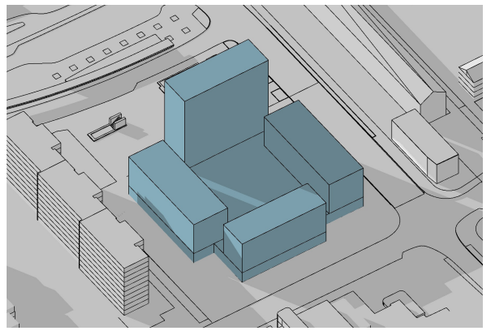

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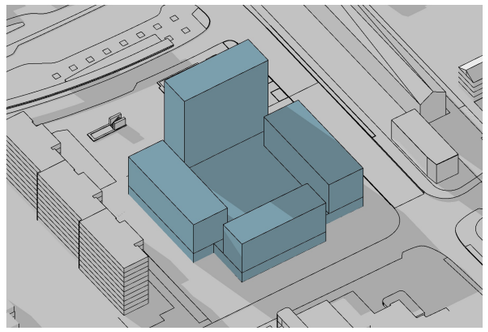

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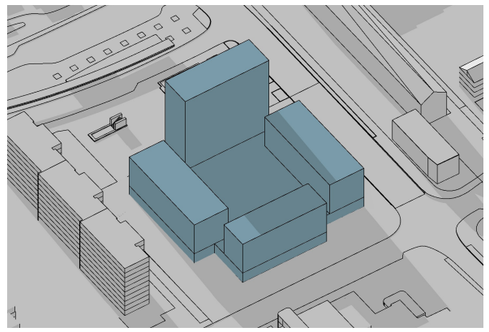

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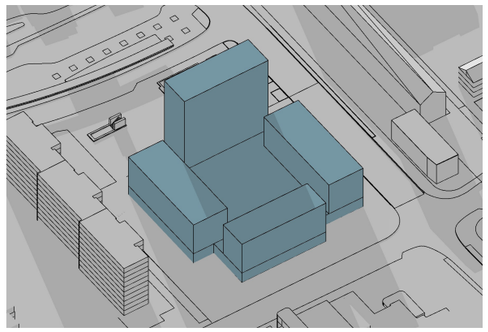

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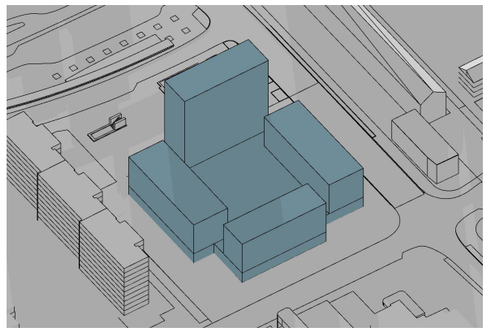

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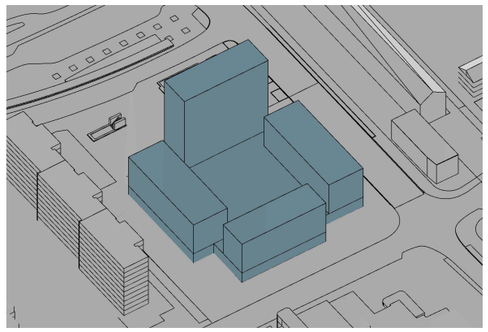

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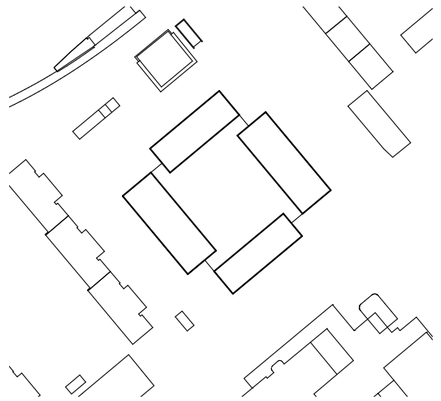


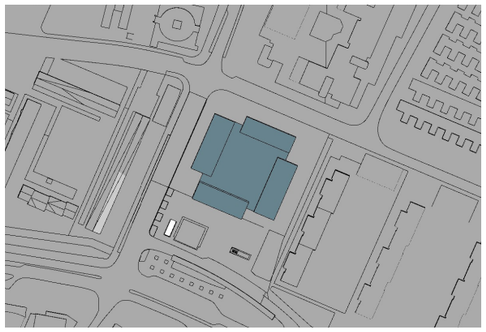
C - Blick Nordost

Belichtungsstudie 17. Januar
Tagzeitraum von 7:57 - 16:51 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
Immobilien Kontor

Alle Abbildungen Quelle: lauber zottmann blank architekten gmbh



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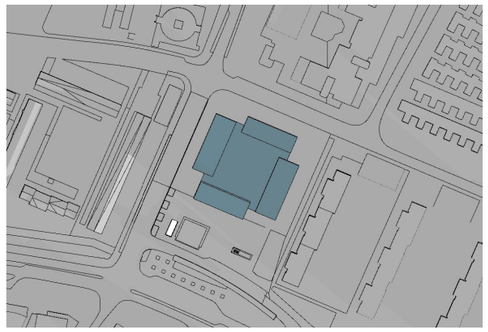

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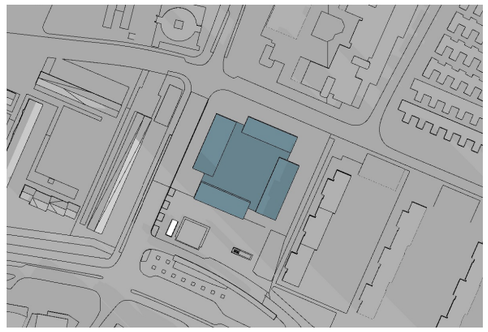

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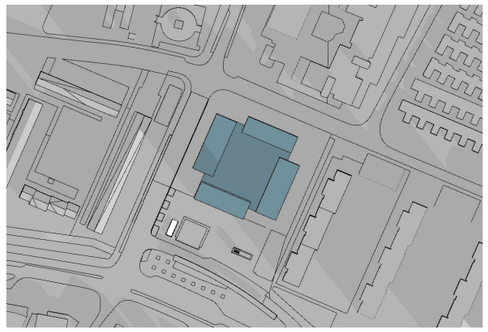

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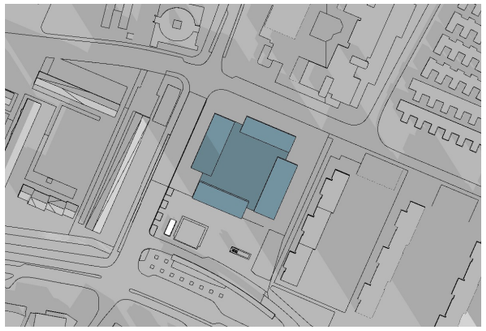

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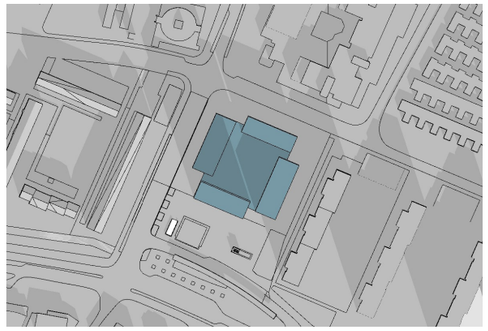

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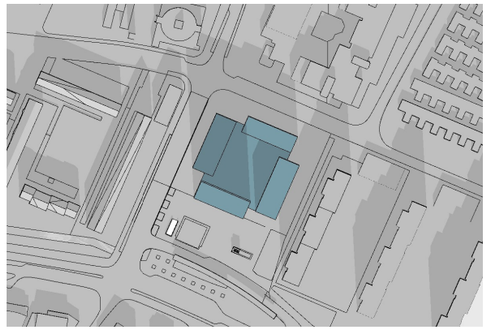

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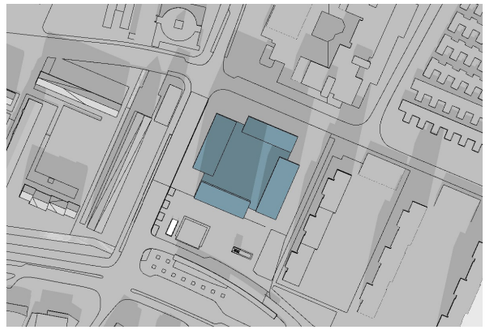

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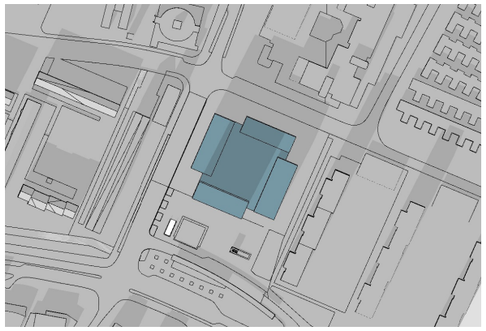

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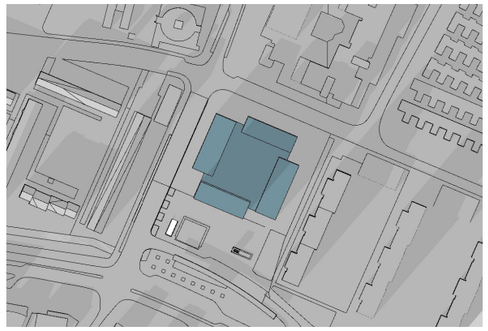

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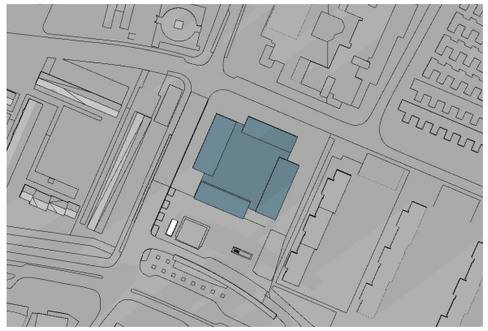

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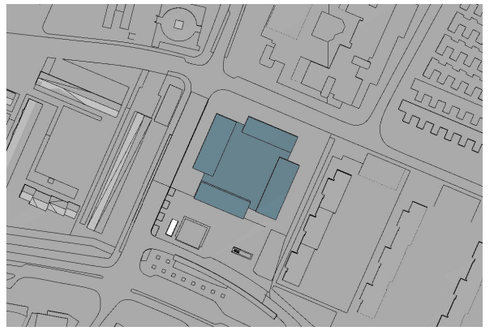

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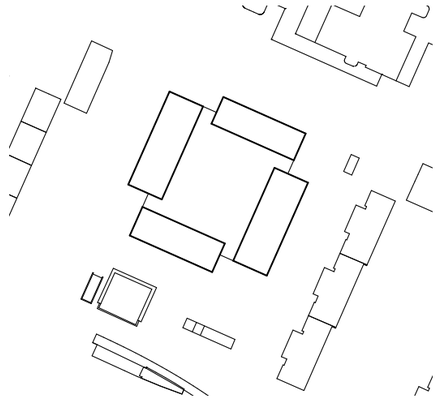

D- Aufsicht

Belichtungsstudie 17. Januar
Tagzeitraum von 7:57-16:51 Uhr

Stand: 28.11.2025

Sektoraler Bebauungsplan
Engadinerstraße 2 in München
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