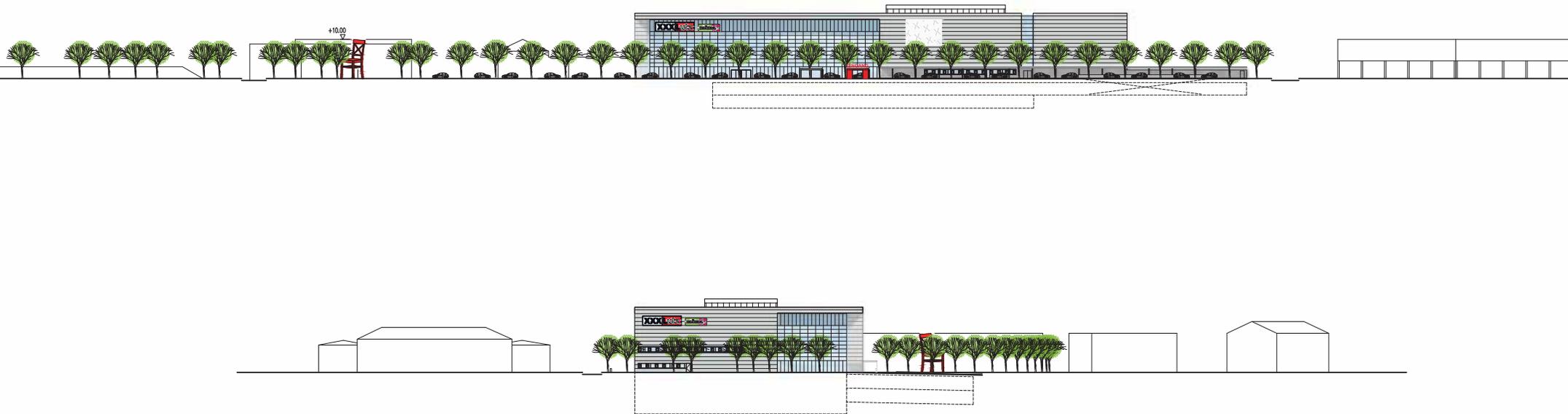


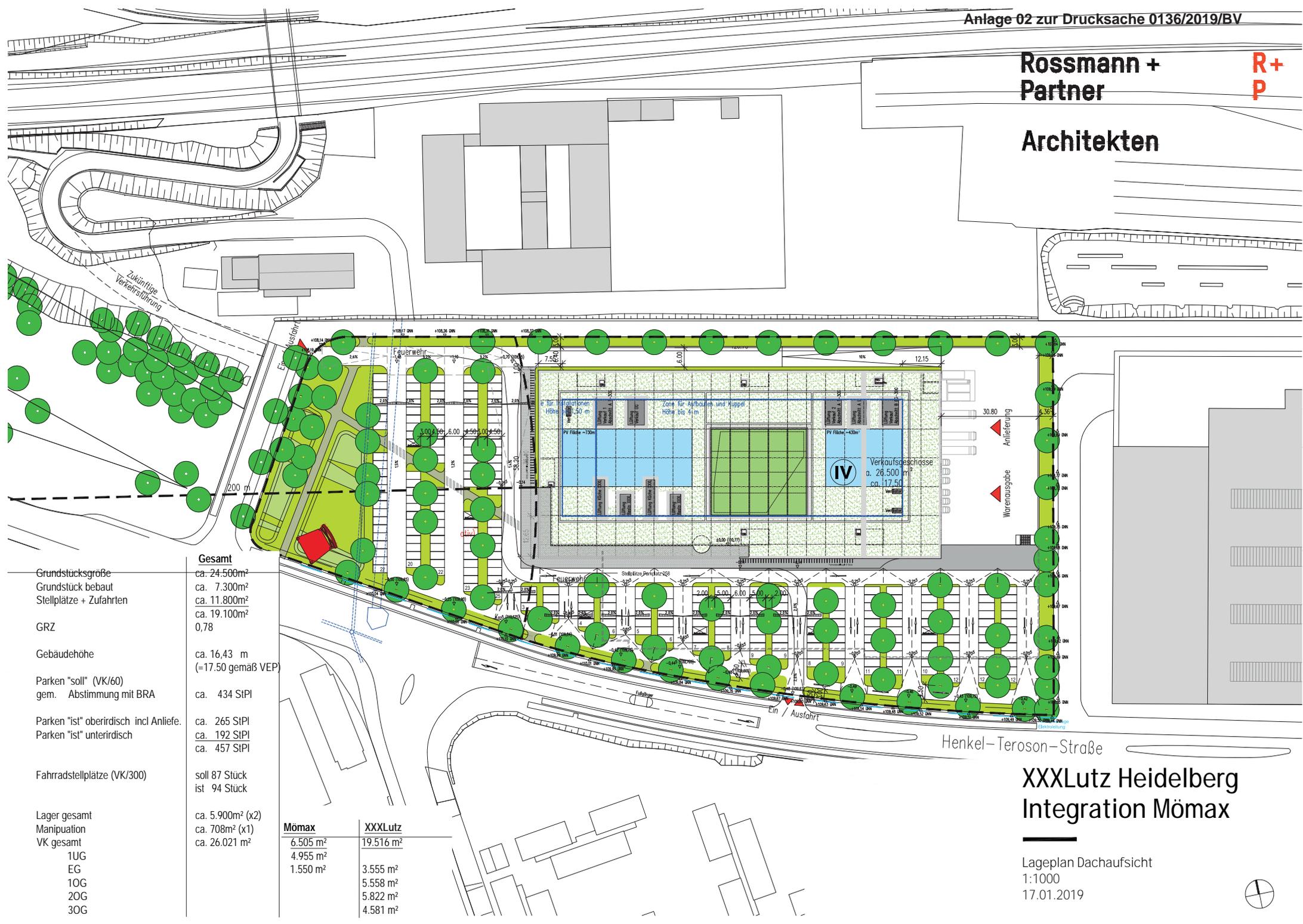
**Rossmann +
Partner**

**R+
P**

Architekten



**XXXLutz Heidelberg
Integration Mömax**



- Grundstücksgröße ca. 24.500m²
- Grundstück bebaut ca. 7.300m²
- Stellplätze + Zufahrten ca. 11.800m²
- ca. 19.100m²
- GRZ 0,78
- Gebäudehöhe ca. 16,43 m (=17,50 gemäß VEP)
- Parken "soll" (VK/60) gem. Abstimmung mit BRA ca. 434 StPl
- Parken "ist" oberirdisch incl Anliefe. ca. 265 StPl
- Parken "ist" unterirdisch ca. 192 StPl
- ca. 457 StPl
- Fahrradstellplätze (VK/300) soll 87 Stück ist 94 Stück

Lager gesamt	ca. 5.900m ² (x2)
Manipulation	ca. 708m ² (x1)
VK gesamt	ca. 26.021 m ²
1UG	
EG	
10G	
20G	
30G	

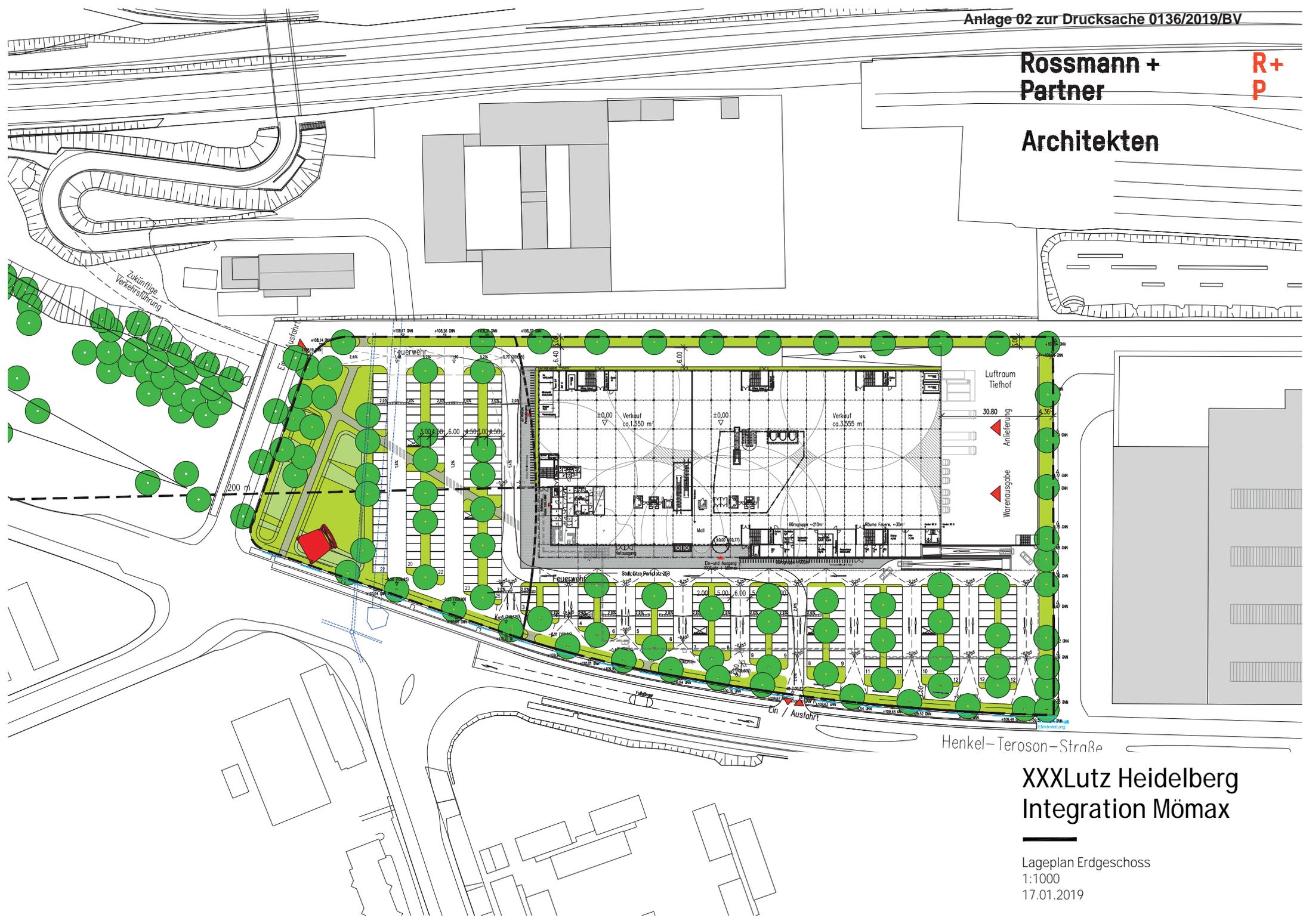
Mömax	XXXLutz
6.505 m ²	19.516 m ²
4.955 m ²	3.555 m ²
1.550 m ²	5.558 m ²
	5.822 m ²
	4.581 m ²

Henkel-Teroson-Straße

XXXLutz Heidelberg
Integration Mömax

Lageplan Dachaufsicht
1:1000
17.01.2019

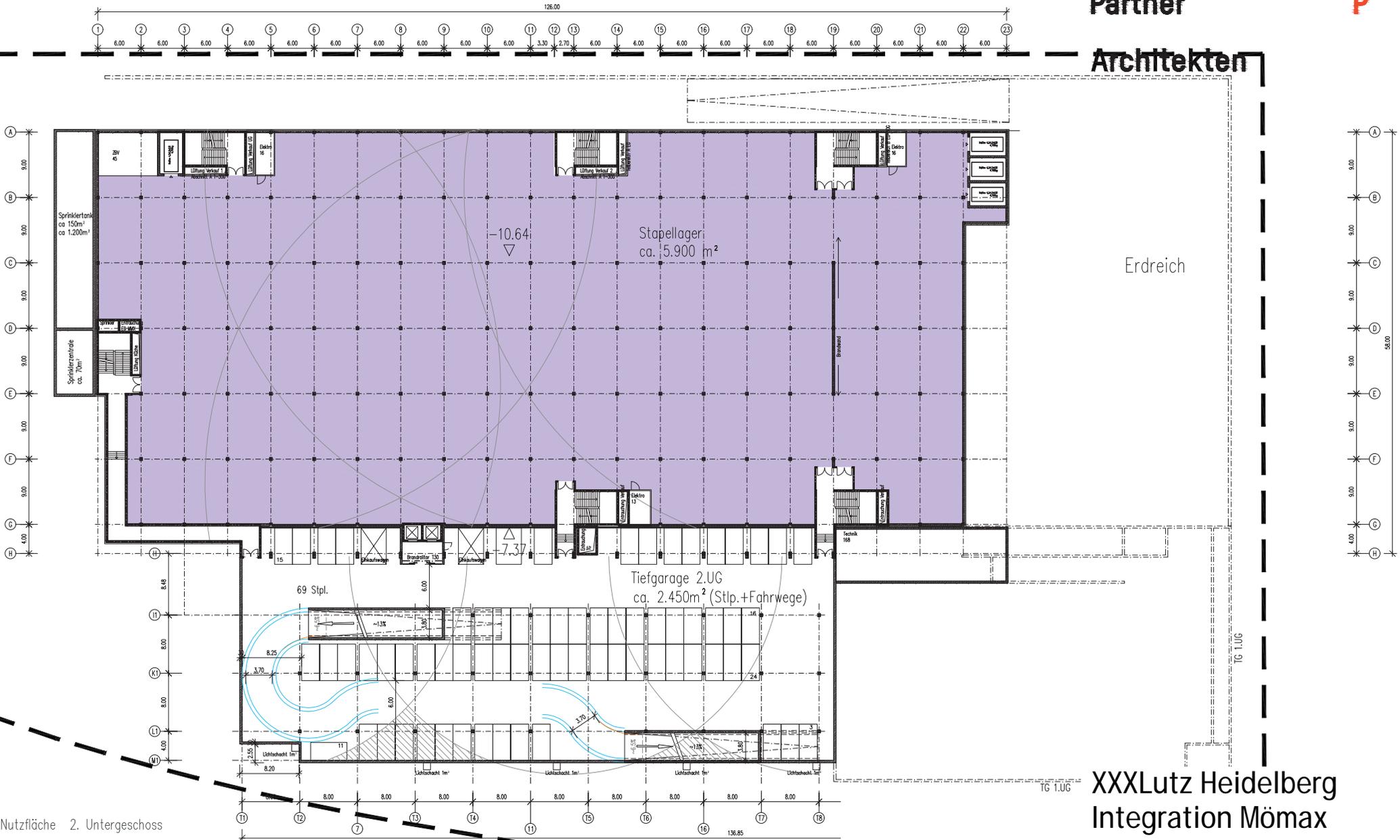




Henkel-Teroson-Straße

XXXLutz Heidelberg Integration Mömax

Lageplan Erdgeschoss
1:1000
17.01.2019

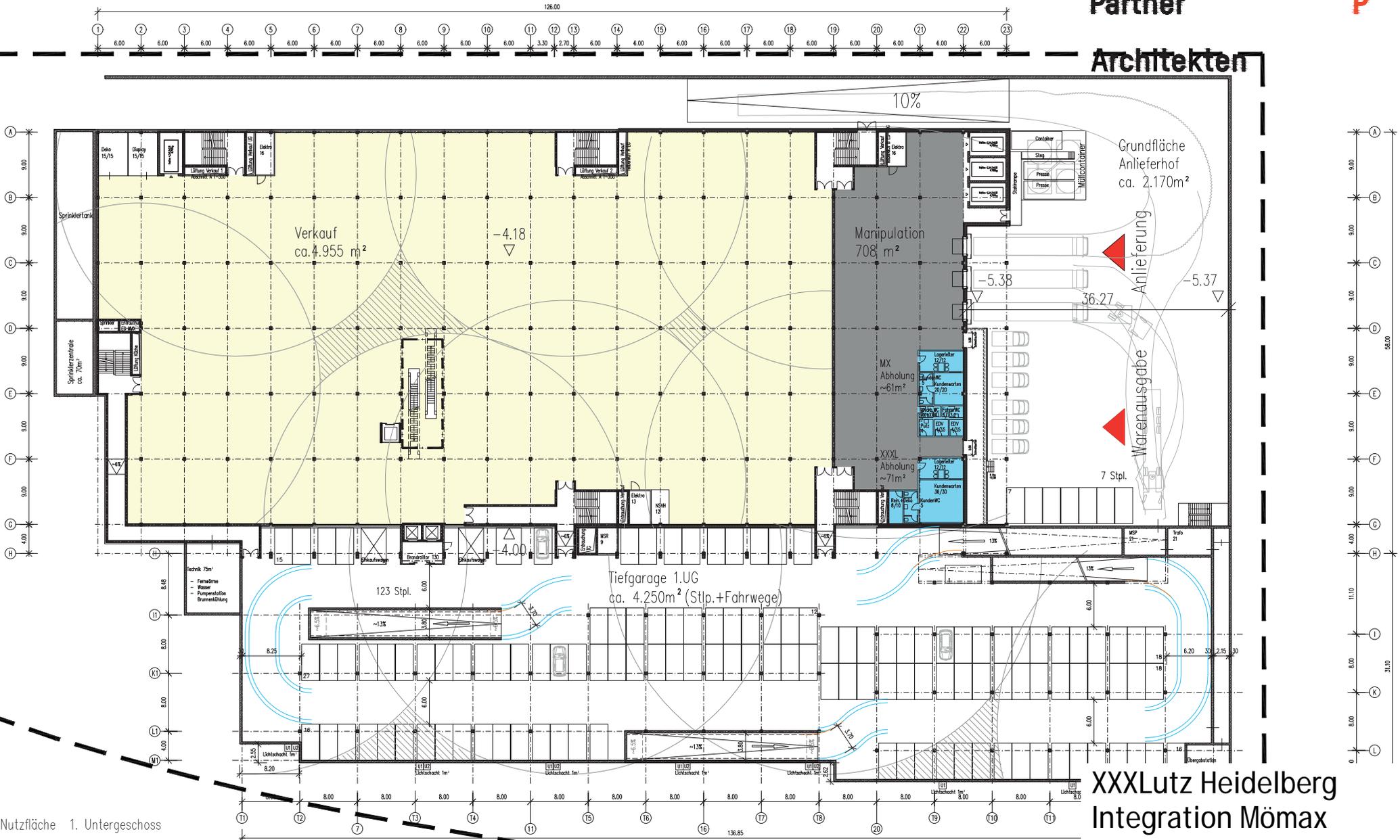


Nutzfläche 2. Untergeschoss

Lagerfläche ca. 5.900 m² (gestapelt)

XXXLutz Heidelberg
Integration Mömax

2. Untergeschoss
1:500
17.01.2019



Nutzfläche 1. Untergeschoss

Verkaufsfläche MMX	ca. 4.955 m ²
Manipulation	ca. 708 m ²
Büro	ca. 132m ²

XXXLutz Heidelberg
Integration Mömax

1. Untergeschoss
1:500
17.01.2019

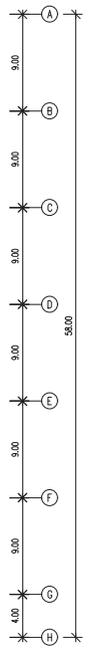


Architekten

Luftraum Tiefhof

30.80

4.36%



Stellplätze Parkplatz 258

Feuerwehr

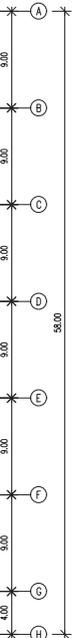
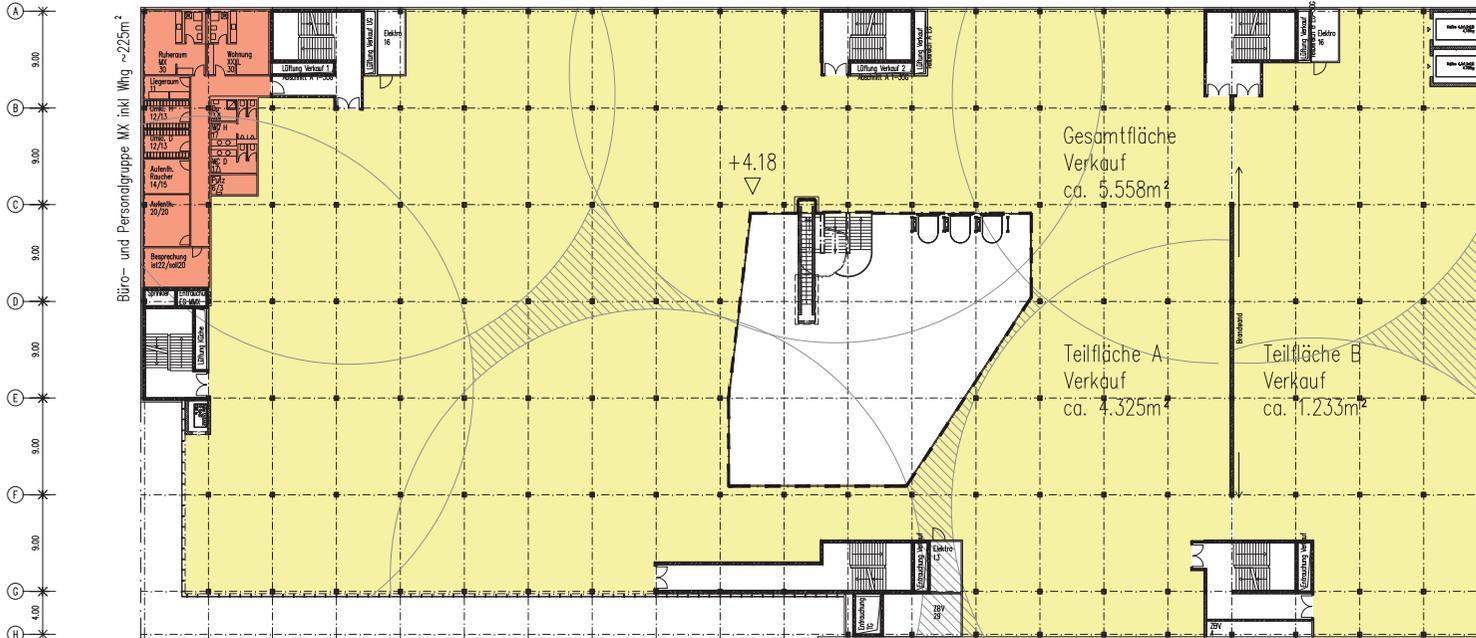
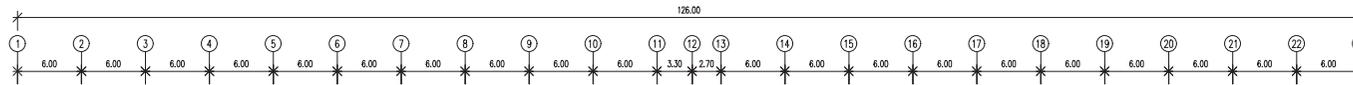
XXXLutz Heidelberg
Integration Mömax

Nutzfläche Erdgeschoss	
Verkaufsfläche	MÖMAX 1.550m ² XXXLutz 3.550m ²
Büro	90m ² 220m ²
Resto	400m ²

Erdgeschoss
1:500
17.01.2019

Fußgänger

Ein / Ausfahrt

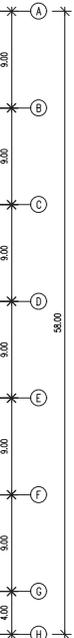
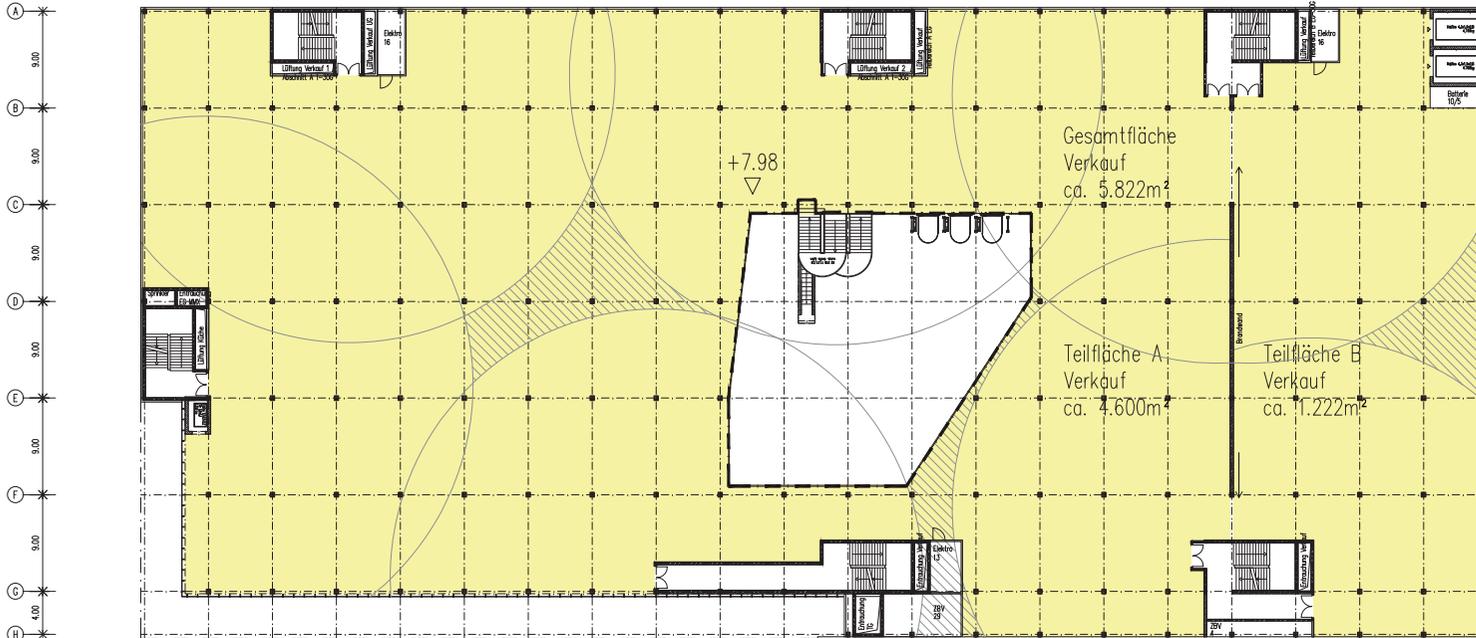
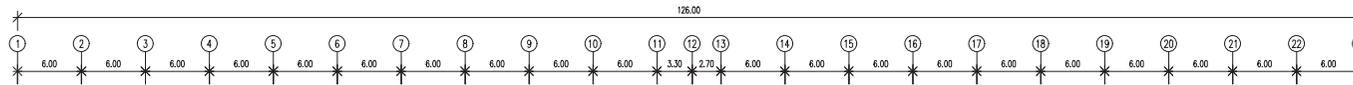


Nutzfläche 1. Obergeschoss

	MÖMAX	XXXLutz
Verkaufsfläche	-m ²	5.558m ²
Personal	225m ²	-m ²

XXXLutz Heidelberg Integration Mömax

1. Obergeschoss
1:500
17.01.2019

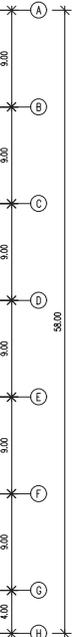
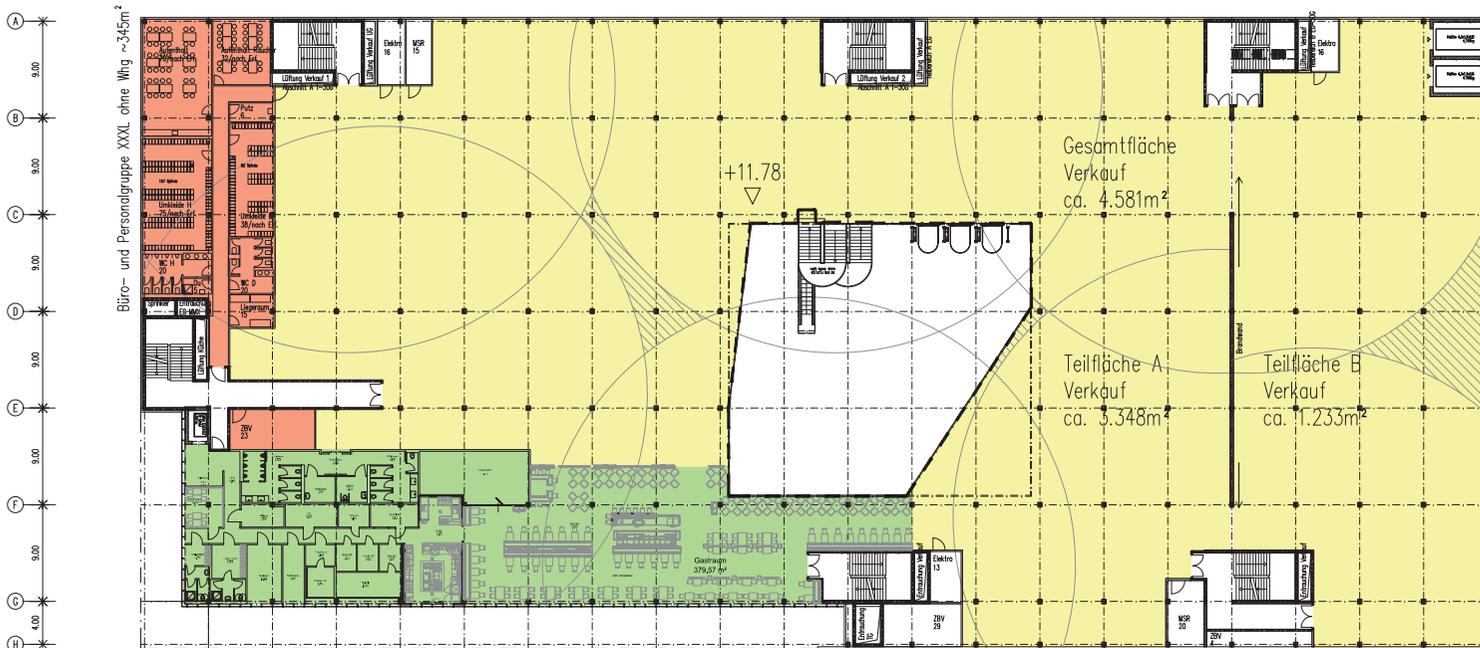
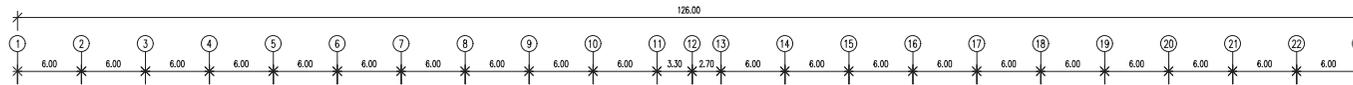


Nutzfläche 2. Obergeschoss

Verkaufsfläche XXXLutz 5.822m²

XXXLutz Heidelberg
Integration Mömax

2. Obergeschoss
1:500
17.01.2019

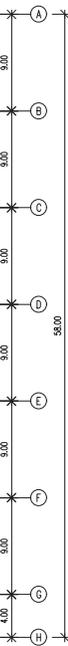
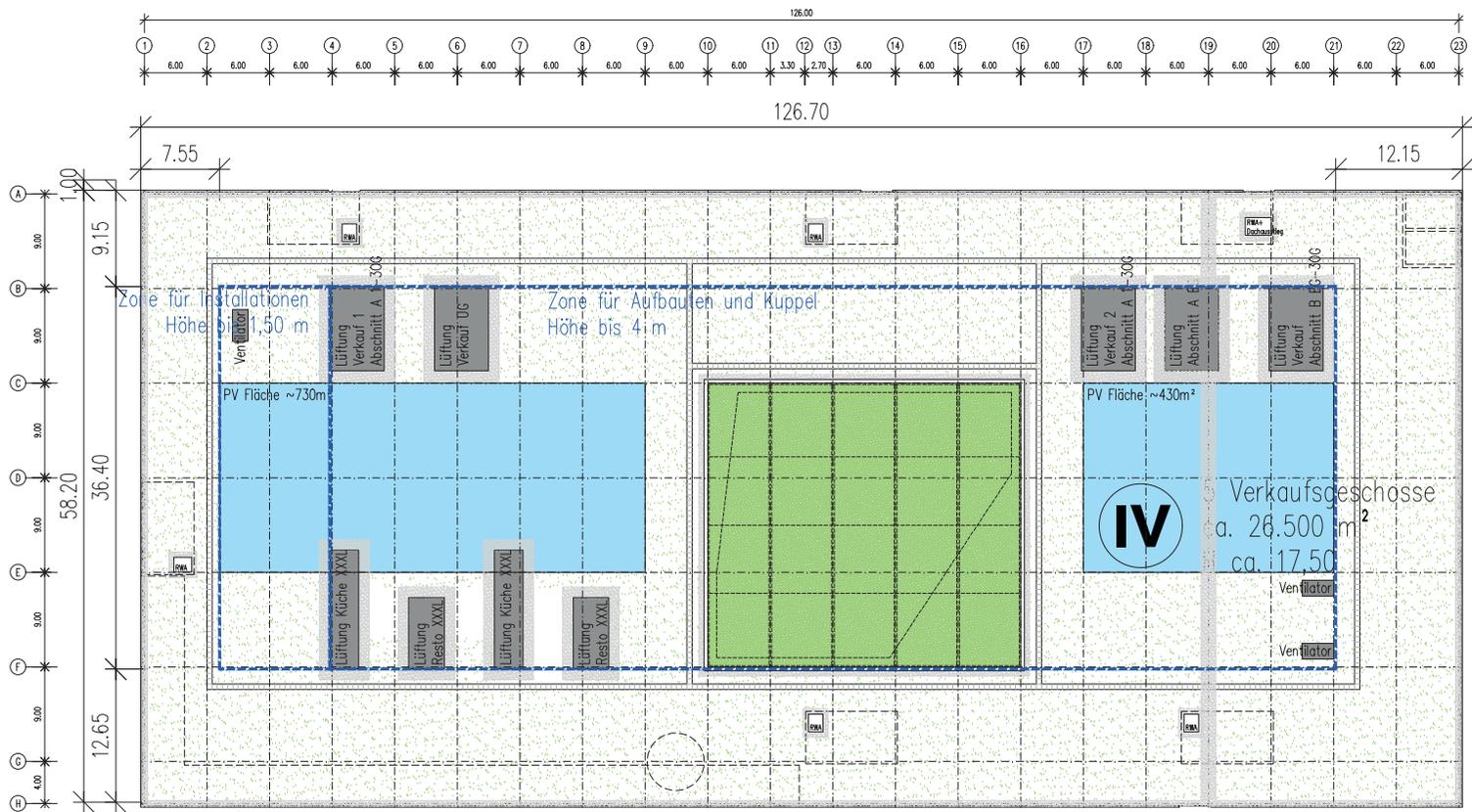


Nutzfläche 3.Obergeschoss

	XXXLutz
Verkaufsfläche	4.581m ²
Personal	345m ²
Resto	810m ²

XXXLutz Heidelberg Integration Mömax

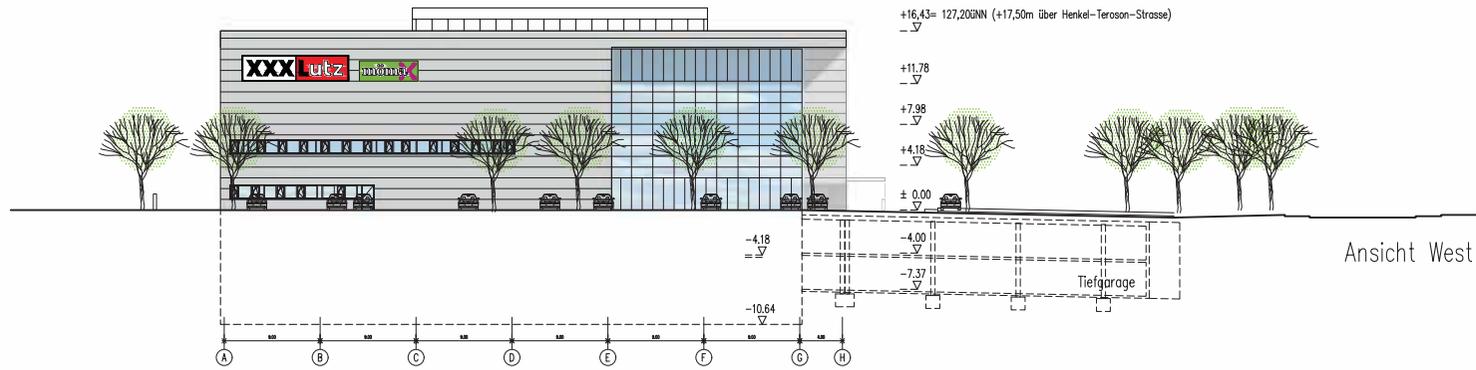
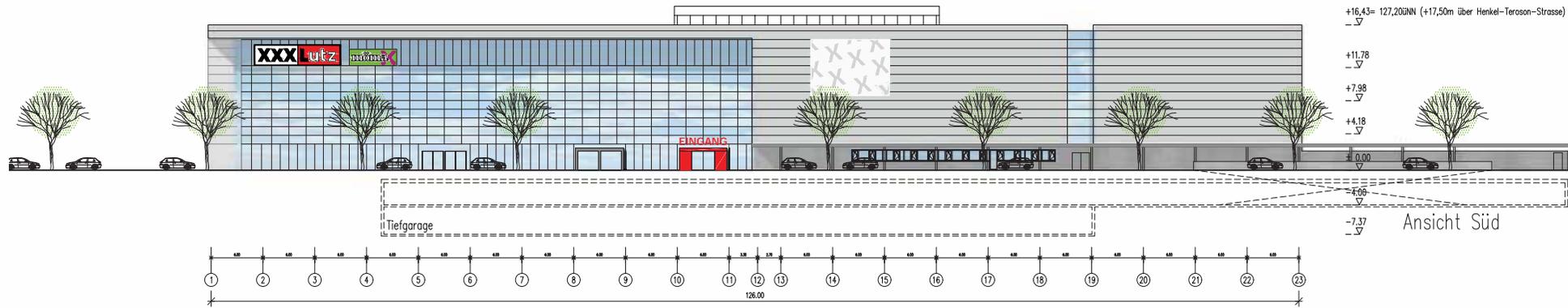
3. Obergeschoss
1:500
17.01.2019



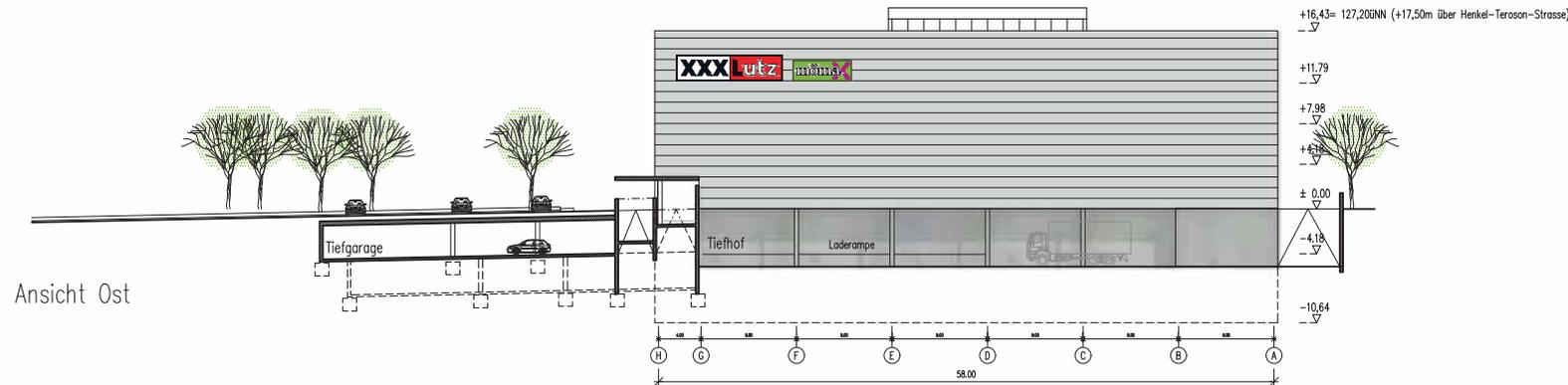
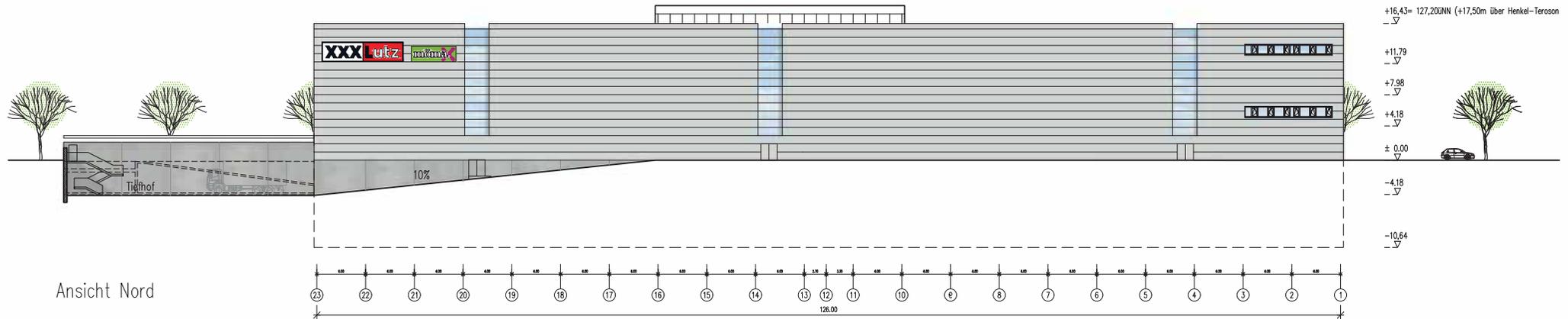
- bekiest
- begrünt
- PV
- Aufbauten (nicht begrünt)

XXXLutz Heidelberg Integration Mömax

Dachaufsicht
1:500
17.01.2019



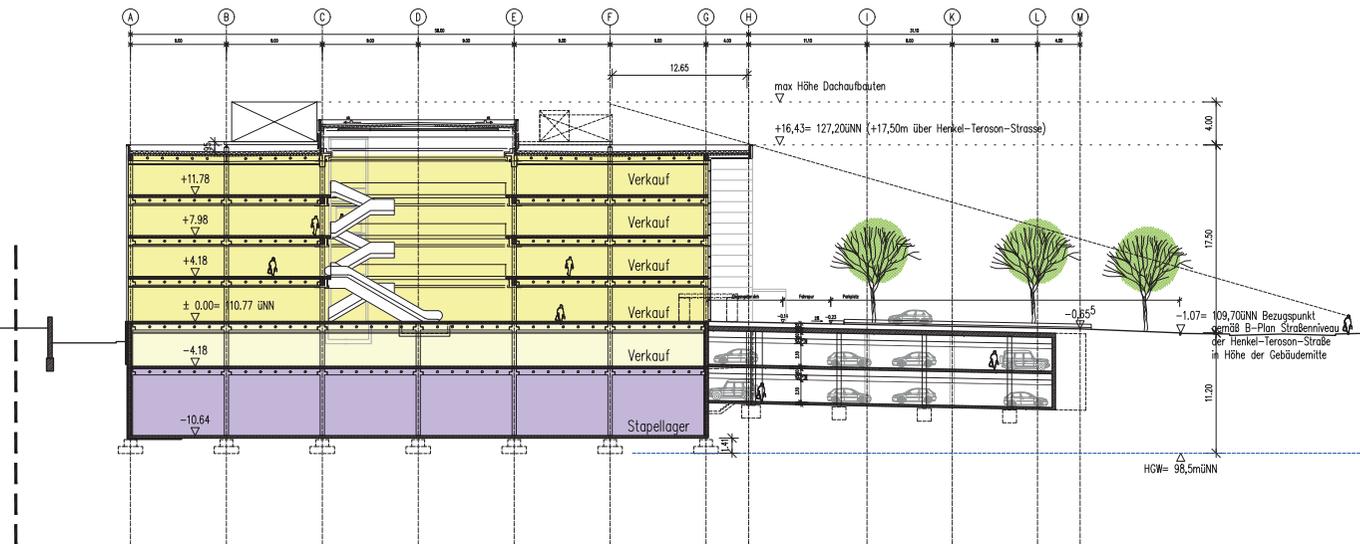
XXXLutz Heidelberg
Integration Mömax



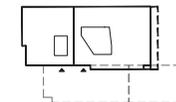
XXXLutz Heidelberg Integration Mömax

Ansicht Nord + Ost
1:500
17.01.2019

B-B



XXXLutz Heidelberg
Integration Mömax



Querschnitt B-B
1:500
17.01.2019

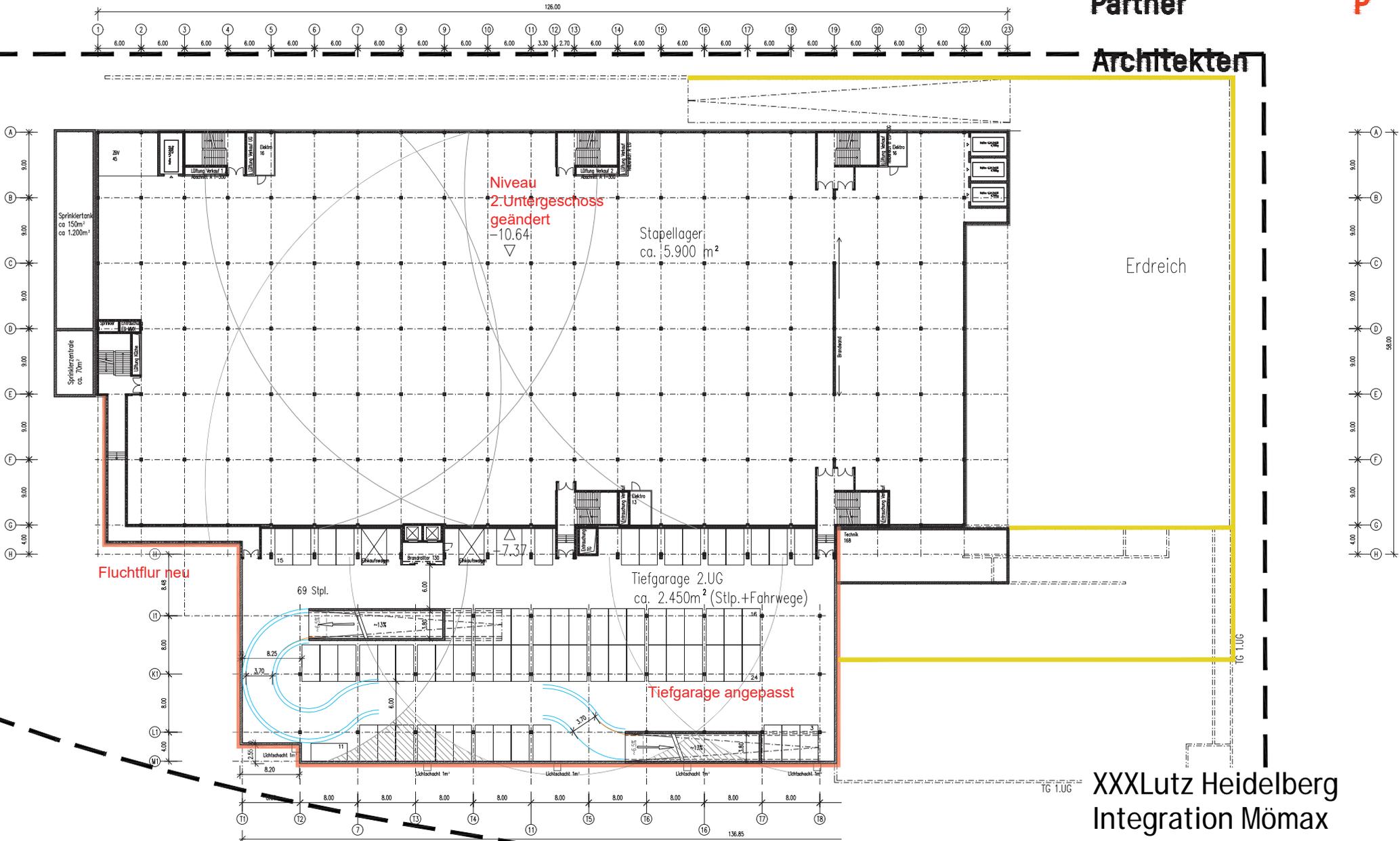
**Rossmann +
Partner**



Architekten

"ROT-GELB" Darstellung der Veränderungen

XXXLutz Heidelberg
Integration Mömax



XXXLutz Heidelberg
Integration Mömax

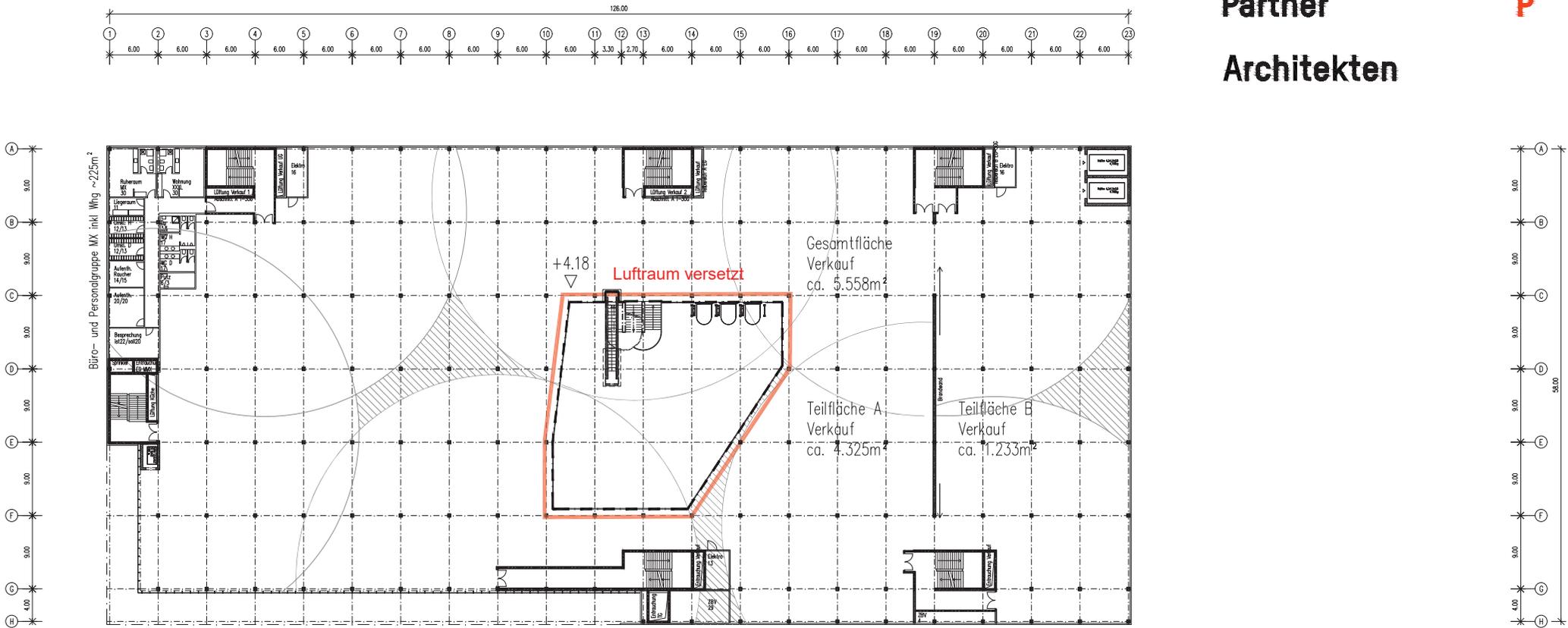


XXXLutz Heidelberg
Integration Mömax



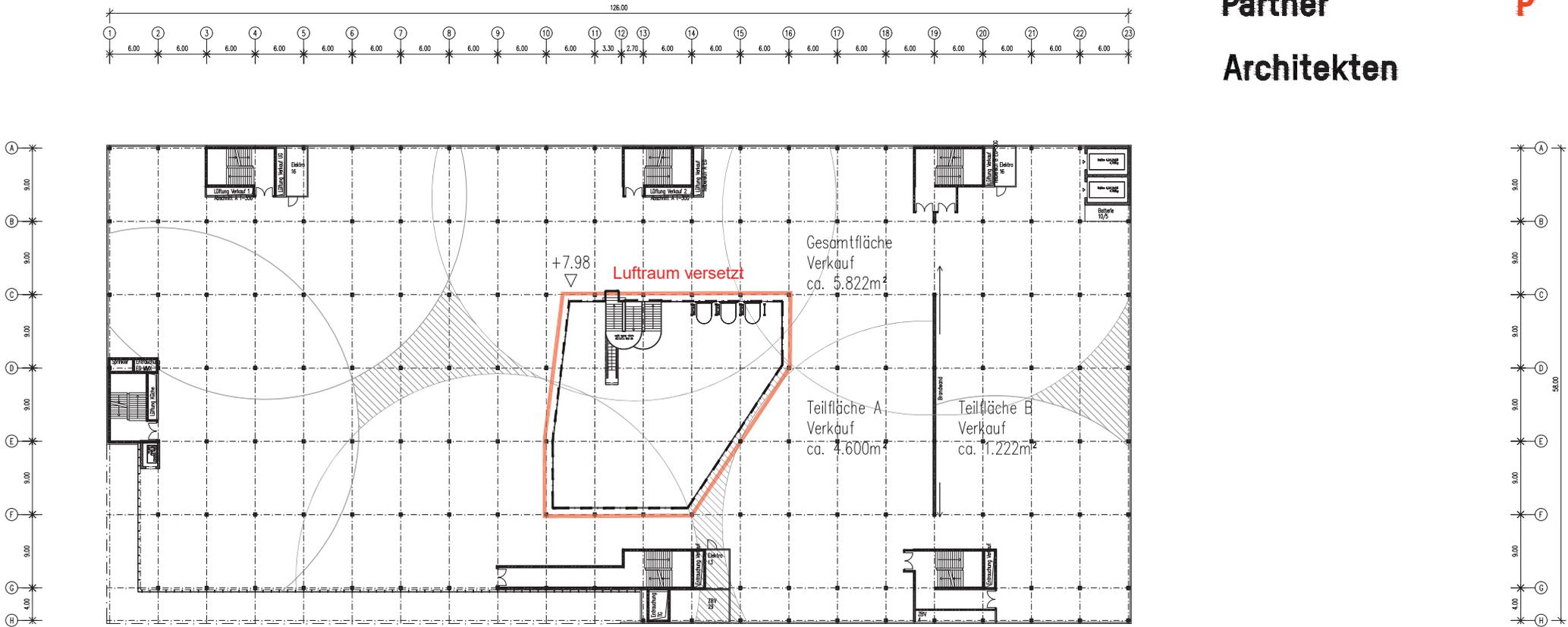
XXXLutz Heidelberg
Integration Mömax

Erdgeschoss
1:500
17.01.2019



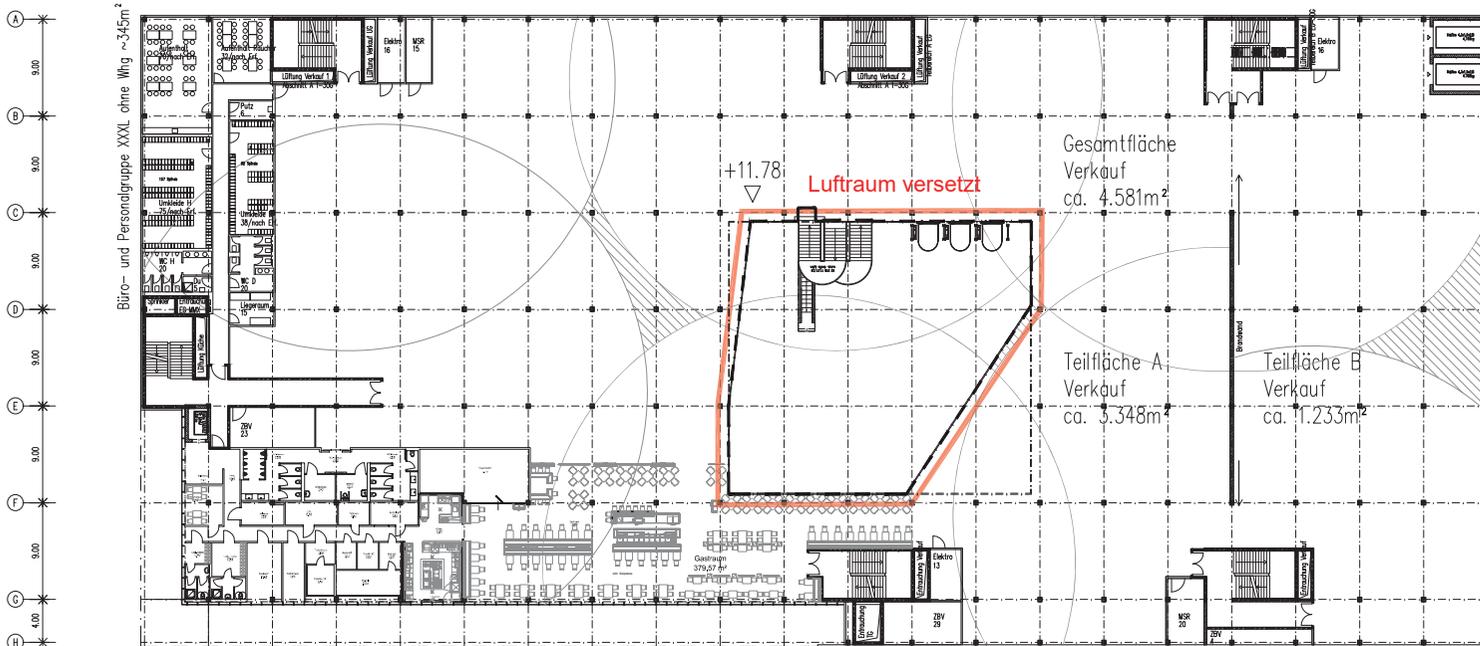
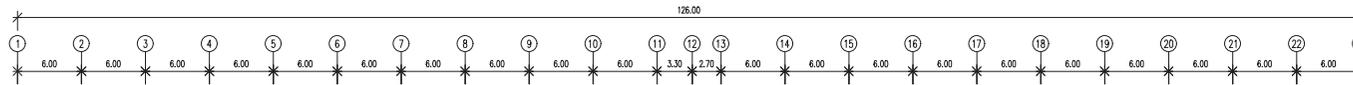
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Integration Mömax

1. Obergeschoss
1:500
17.01.2019



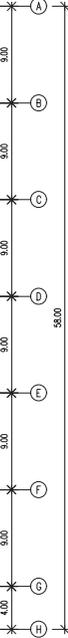
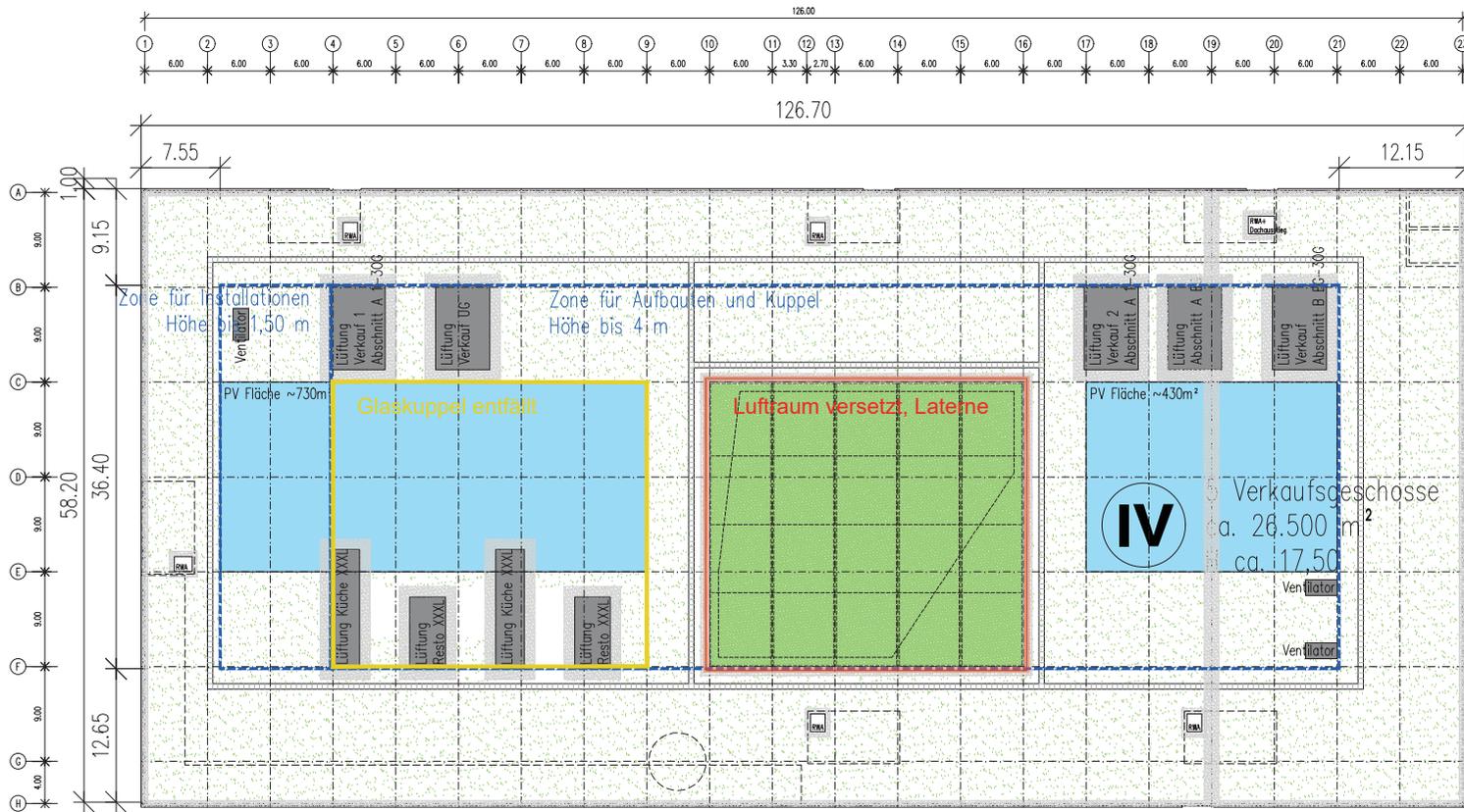
XXXLutz Heidelberg
Integration Mömax

2. Obergeschoss
1:500
17.01.2019



XXXLutz Heidelberg Integration Mömax

3. Obergeschoss
1:500
17.01.2019

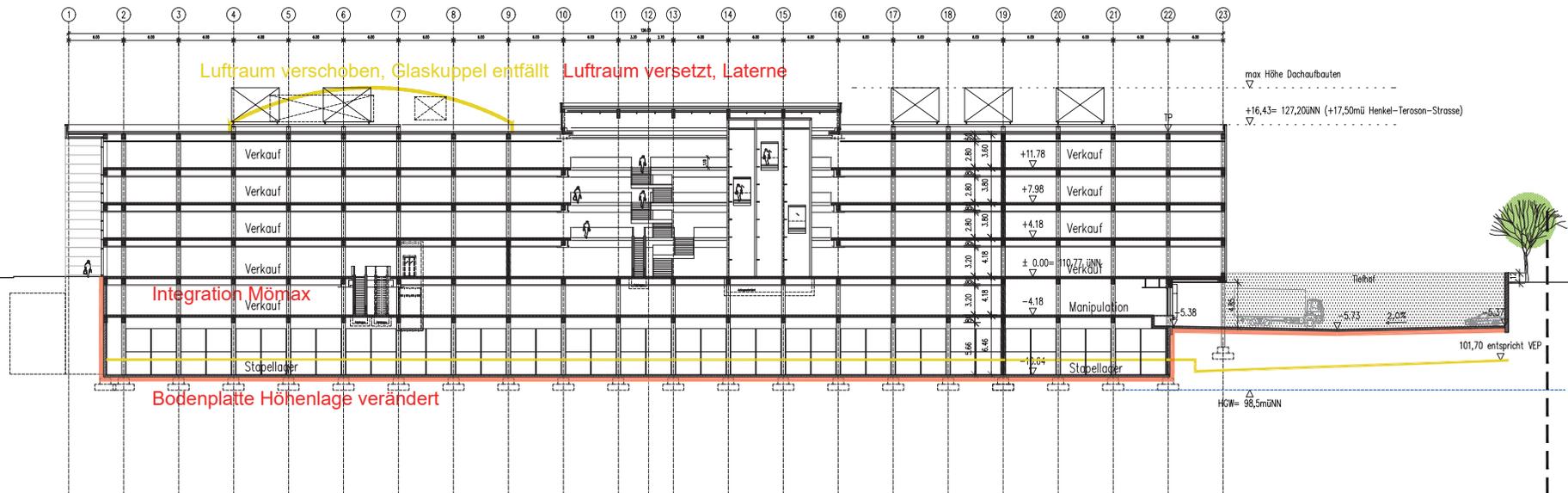


- bekiest
- begrünt
- PV
- Aufbauten (nicht begrünt)

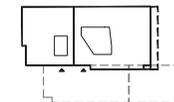
XXXLutz Heidelberg
Integration Mömax

Dachaufsicht
1:500
17.01.2019

A-A

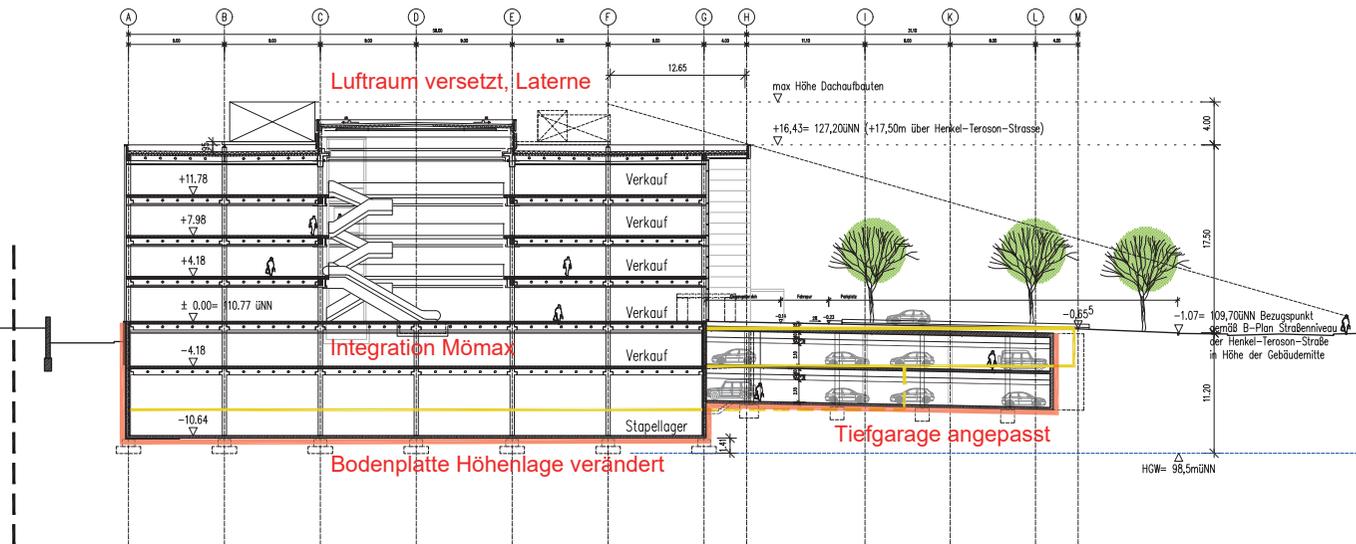


XXXLutz Heidelberg
Integration Mömax

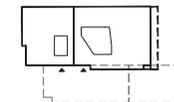


Längsschnitt A-A
1:500
17.01.2019

B-B



XXXLutz Heidelberg
Integration Mömax



Querschnitt B-B
1:500
17.01.2019