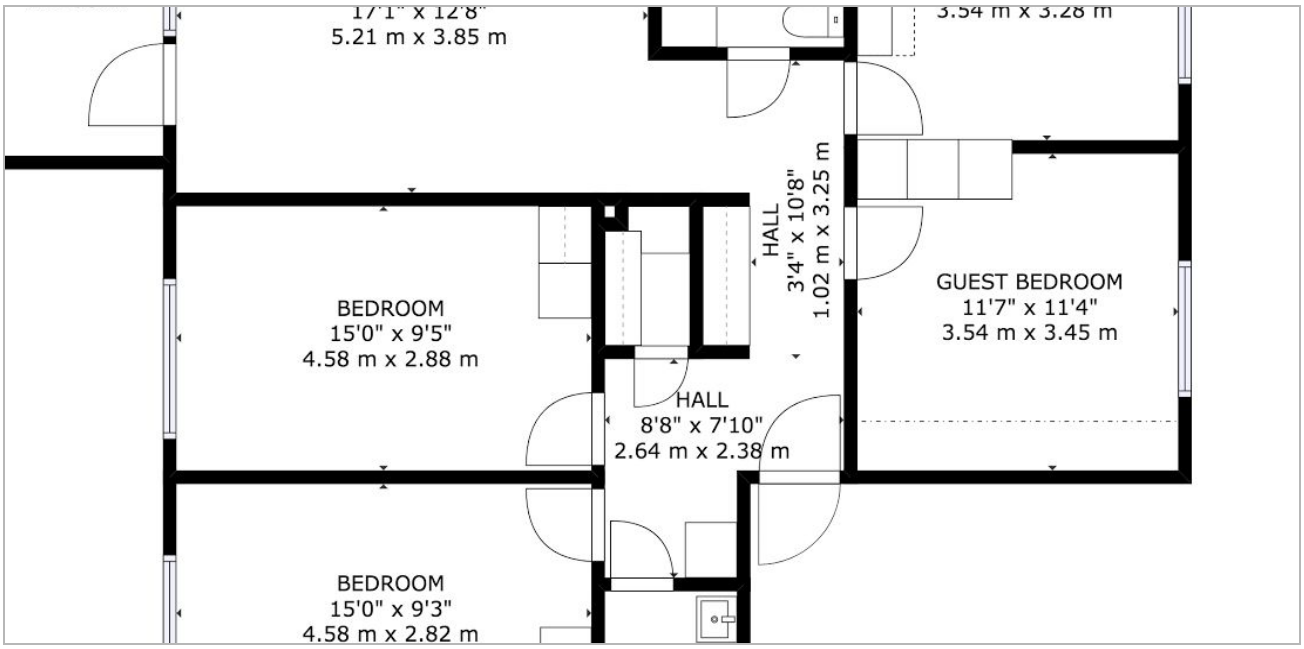


Schematic Floor Plans Best Practices

Summary

Transform your Matterport model into a Schematic Floor Plan purpose-built for residential real-estate marketing. Matterport floor plans not only include individual room measurements and illustrations of property features, but also includes the total floor area calculation.

This guide provides quick tips for scanning a residential property so your model includes all of the scan data required to produce a complete Schematic Floor Plan.

> These are only general guidelines. Use your best judgment for each specific case.

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Introduction

Suitable Property Types

Matterport Schematic Floor Plans are recommended for the purpose of residential real-estate marketing.

The Floor Plans are not suitable for all property types and applications. As such, we advise that users avoid requesting Matterport Schematic Floor Plans for large commercial spaces including retail, offices and warehouses unless they are otherwise aware of the compatibility of Schematic Floor Plans for that use case.

Regional Measuring Standards

In the What To Expect section below, you can find information regarding how Matterport floor plans are produced along with how measurements are calculated. Measuring standards vary from one region of the world to another so we recommend you check the measuring standards in the country or locality where you will market the area.

Specific measuring standards and practices are legal requirements in certain countries. These standards and requirements **may differ** from how Matterport Schematic Floor Plans are created and measurements calculated. It is **your responsibility** to ensure that the Matterport Schematic Floor Plans meet the local standards and legal requirements of the country and region the floor plan will be in use or made available to the public.

Validating Measurements

In the Scanning Technique section later, we provide instructions on how to best avoid errors that can occur due to misalignment or missing 3D data.

Aside from following these instructions, we also suggest you validate the measurements provided on the floor plan by taking reference measurements while on-site. Later, cross-reference with the Schematic Floor Plan from Matterport as a double check against any unexpected errors.

Scanning Technique

If you are scanning a residential property and **you know you will order** a Schematic Floor Plan later, follow these guidelines below to ensure your model includes all of the required 3D data to generate a complete floor plan.

> Only a single property should be included in each model. If you include multiple properties in a single model, the area calculation included on the floor plan will be the sum of all properties in the model.

Areas to Include in Your Model

The rooms and areas below will be visible on your Schematic Floor Plan so long as they have been scanned and are included in the model at the point you request a Schematic Floor Plan. Please make sure you scan all of these rooms and areas so they can be illustrated on to your floor plans.

- All interior living spaces (Bedrooms, bathrooms, kitchen etc).
- Built-in closets (where possible)
- Storage rooms
- Basements
- Galleries
- Hallways
- Conservatories

360º Views

Matterport can only include measurements for areas that have been scanned in **3D Scan** mode. Areas that have been captured in **360º View** mode will not appear in the floor plan, and will not be included in the Gross Internal Area.

How to Scan Each Room and Area

Proper scanning will ensure you have good 3D model that we can generate a great Schematic Floor Plan later on. Poor scanning can cause problems later.

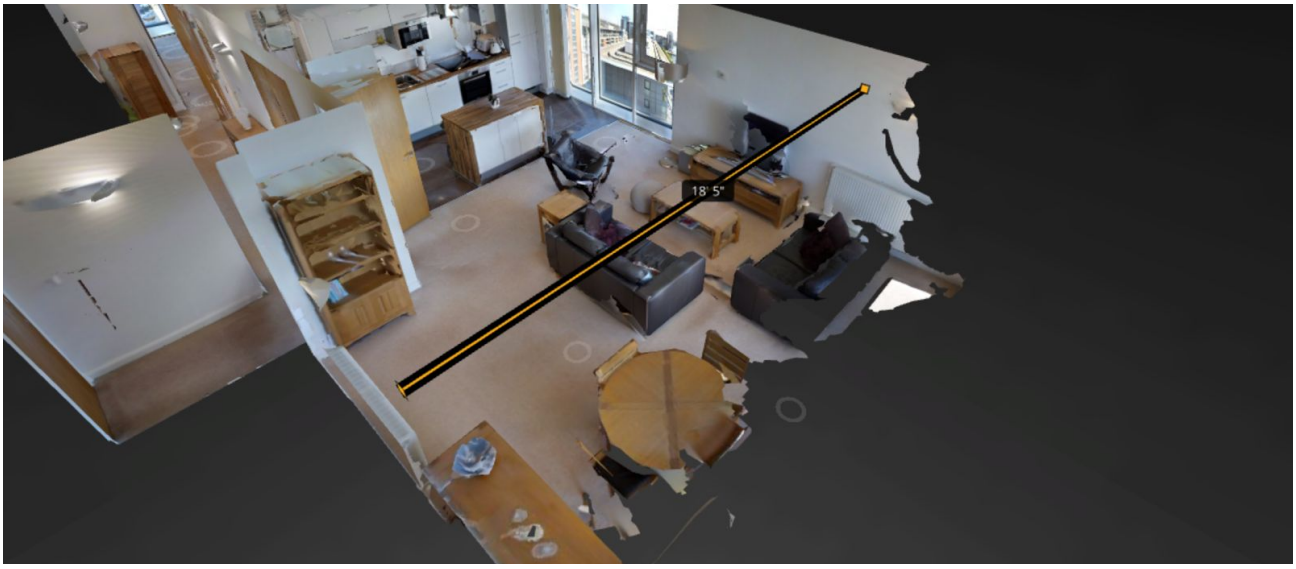
- Scan all areas and floors of the property in **one single model**. If you cannot do that, then you will need to request an individual floor plan for each Matterport model you create for the property.
- Position every new scan 5 to 8 ft (1.5 to 2.5 m) apart and within a line-of-sight to a previous scan.
- Ensure that there are not any missing areas from the capture app where data might be missing. If you see black areas in the minimap on the Capture app while scanning, take extra scans to fill them in as much as possible.

Avoiding Errors

Errors or missing 3D data in your Matterport Space **can lead to an inaccurate Schematic Floor Plan.**

MIssing 3D Data

If the model is missing 3D data in certain areas, such as in the example below, the dimensions will be estimated based on adjacent measurements in the model.



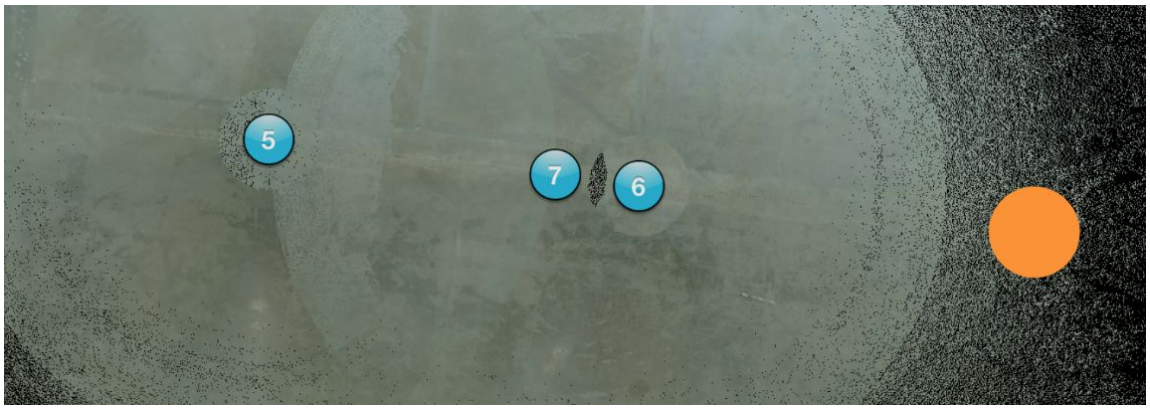
To ensure that these estimates are correct, you should take measurements using a laser measure or measuring tape to cross-reference with the measurements shown on the Schematic Floor Plan.

> Contact us if any measurements on your Schematic Floor Plan does not match measurements you have taken with a laser measure or measuring tape.

Misalignment

A misalignment is when the Matterport Capture app thinks it aligned the scan, but it actually placed the scan in the wrong spot.

In the example below, scan 7 was placed between scan 5 and scan 6 in the app. However, in real life scan 7 was where the orange circle is. Scan 7 was a misalignment.



It is very important to correct misalignments while you are scanning because if left unaddressed they can result in substantially inaccurate measurements, and missing or incorrect rooms.

Please read see our Alignment Errors & Misalignments Guide to learn how to identify instances of misalignment and resolve the issue.

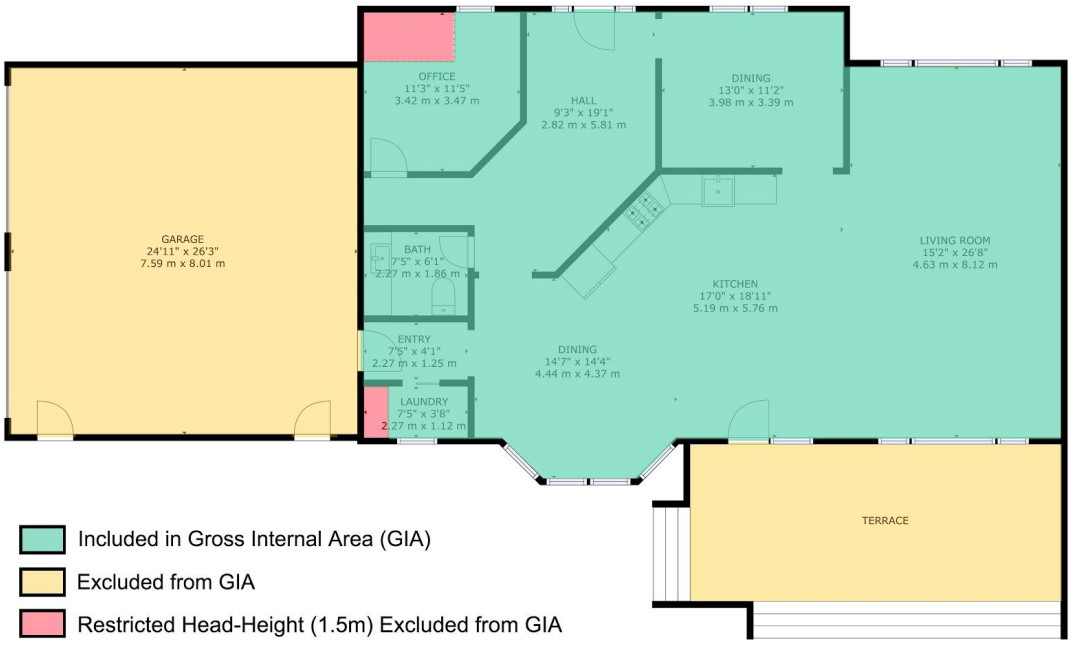
What to Expect

How is the Size of the Property Calculated?

Matterport Schematic Floor Plans includes the estimated size of the property based on the floor area of the uploaded model.

The size is based on the Gross Internal Area (GIA) which is calculated from the inside perimeter of the property and includes all internal areas excluding voids or areas below 1.5m head-height.

Example of How a Floor Plan is Calculated:



Which areas are not included in Area Calculation (GIA):

- Balconies and terraces
- Garages
- Conservatories
- Verandas
- Gardens
- Greenhouses
- Patios
- Areas of restricted head height (below 5 ft or 1.5 m)

Additional Information Included on Floor Plans

Beyond the area calculation (GIA), Matterport Schematic Floor Plans also includes the following information regarding the property:

- An area calculation for individual floors
- Individual room measurements
- Room labels
- Illustrations of permanent features (such as kitchen units, toilets, sinks and bathtubs)
- Legal disclaimers

The Schematic Floor Plan Service

2 Day Delivery Time

Once you have requested a Schematic Floor Plan from your my.matterport.com account, your floor plan will generated and delivered to you within **two business days**.

Available File Formats

All Matterport Schematic Floor Plans are delivered as both PNG and PDF files:

- PNG: Each floor of the property model are delivered as separate PNG files.
- PDF: All floors of the property model will be featured in a single, one page PDF file.