



Access to property information benefits everyone - Faster decision making, better planning, and easier navigation are the results. Our 3D Tours include accurate 2D Floor Plans, 360° images, and readily measurable space dimensions.

At RDG we know the importance of accurate 2D Floor Plans and the value they offer for your business. Every 3D Tour project includes As-Built Floor Plans in both online and printable formats to drive sales with future development in mind.

Floor Plans are a great way to represent your space in 2 dimensions as well as understand your entire property at a glance. They give context to each room relative to the whole and help with planning and decision making. They are an interactive part of our 3D Tours and are available in both CAD and .pdf formats.

What is a 3D Tour?

In simplest terms, our 3D Tours are a series of 360° images where you can easily navigate from one 360° image to another. In each 360° image, you can look left-right and up-down. In addition, you can move between 360° images, zooming in and out during such transitions, resulting in the immersive experience of moving through your 3D space. These are browser-based for ease of use by you and prospective tenants or buyers.

360° Image Navigation

Our 3D Tours allow navigation through your 3D space by either clicking on a hotspot (white ring) or simply in a desired direction of movement. Your 3D Tour then renders a transition to the next location simulating movement within your 3D space.

Floor Plan Navigation and Location Tracking

Without some type of a map as a reference, it can be very difficult to navigate a floor layout. For this reason, we provide you with a Floor Plan or a map alongside the 360° image to guide your experience, indicating your current position and viewing direction as displayed on the Floor Plan. The Floor Plan/Map is a basic outline of the space for easy orientation

Simply clicking on a Floor Plan can allow instant teleportation to another location across the floor, providing intuitive navigation.

Floor Plan or map navigation is a unique tool used in very few 3D tours. We are proud to have it in ours!

The technology used in our 3D Tours is superior to other types (such as “dollhouse”), providing a more professional and effective use of Floor Plan navigation.

Floor & Room Dimensions – Our 3D Tour camera systems’ time-of-flight laser scanner gives confidence in measurements. Feel assured that we will deliver reliable measurements and Floor Plans with a typical dimensional uncertainty of 0.5% or less.

Square Footage/Floor Areas attach value to a property and are successfully used in marketing of the spaces, comparable analysis, and Automated Valuation Models. In the space measurement marketplace, you sometimes see claims of 99% accuracy from other companies. This is more of an attempt to use marketing-speak and over-simplify the information.

Each of our 3D Tours provides detailed and defensible square footage analysis and the typical square footage uncertainty easily meets the requirements of various property measurement standards (such as 2% for BOMA).

Advanced measurements will change the way you understand a space by giving you the freedom to measure either directly in the Floor Plan or in an image on our 3D Tour. This is next level virtual immersion at its best.

RDG’s 3D Virtual Tour Technology

These days, 3D tours are widely used for visualizing and marketing indoor spaces. However, now they are also used to provide detailed space documentation such as Floor Plans and measurements.

Our Capture Equipment is Top-of-the-Line

Among the many different 360° cameras, the one we have chosen is the Ricoh THETA Z1, a state-of-the-art camera. This camera features a slim two lens design which reduces parallax errors, while cameras with more than two lenses will have higher parallax errors and more stitching artifacts.

What does this mean to you?



The 360° images produced by our camera is superior. Because 360° images are captured in one shot, the onsite capture speed is fast in comparison to using cameras with lower technology that require many shots. In an ideal environment, a ±3000 sq ft space can be captured in 15 minutes.

As 360° cameras alone do not include any measurement technology, we've got you covered there. We've partnered with iGuide, investing in the more elaborate iGuide Planix camera system.

iGuide

What's the difference?

The iGUIDE PLANIX camera system by Planitar features a 360° camera combined with a time-of-flight 2D LIDAR laser scanner with a long range. The combined 360° imagery and 2D laser point cloud data allow for not only constructing accurate Floor Plans, but also making measurements in 3D space.

This allows RDG to process your data & produce your 3D Tour with accurate Existing Conditions Floor Plans and property measurements.

Due to the long range of the LIDAR, the iGUIDE camera needs fewer camera positions to collect the necessary data and its onsite capture speed is about the same as with 360° cameras while at the same time providing much more accurate measurement data for constructing Floor Plans. This converts to less time in the field and more competitive pricing for a superior product.



Measurements in 3D Tours

LIDAR

Lidar-based systems, such as RDG's, use time-of-flight laser measurement and produce accurate laser point clouds. Floor plans created from such data have the highest accuracy of all the methods described in this review, with 0.5% uncertainty. The benefit is that time-of-flight laser measurement error does not depend on the distance measured, it is always constant. It means that no matter how large or small a room is, its measured size may be off by the same fixed amount, say one inch.

On the other hand, with other technologies using structured light and structure from image measurements, the error grows fast with measured distance. The math says, for example, that if a 10 foot room is measured using just one camera position and the measurement error is 1 inch with one of those technologies, then for a 20 foot room measured with one camera position the error will be 4 inches.

Square Footage Accuracy

When property square footage is computed from Floor Plans, the resulting percentage error in square footage is twice the percentage error in the Floor Plan measurements. So, structured light systems will typically have a 2% error in square footage whereas our system (LIDAR system) will be well below 2%.

The 2% level is important, because it is the maximum allowable square footage error in several property measurement standards, like the BOMA standards for commercial real estate.

What's the cost? & How long does it take?

Depending upon the Project's: location, site conditions (ie. empty vs. crowded space), square footage, and time of day availability (ie. evening hours only) the pricing will vary. As for timing, most projects can be shot in one about a day. File preparation for processing, the data processing itself, and creation of the As-Built Floor Plans etc. can usually be completed and delivered in about a week.

In today's competitive market, we know you need to continually stand out from the competition. Showcasing professional, interactive, and detailed 3D Tours and accurate Floor Plans can make all the difference.

**For pricing and to schedule a 3D Tour of your property, contact
RDGs *3D Tour* division today:**

Phone - (516) 616-6111

E-mail – 3dtours@r-d-g.com