

Royal Victorian Greenhouse

VI23,34,36,46



Janssens Version 2021_2
Exaco Edits 04.15.22

ASSEMBLY INSTRUCTIONS

Note: This is an all-inclusive manual. It shows optional accessories and customizations that may not apply to your greenhouse. Direct any questions to Exaco.



***Assembly Videos can
be found by scanning
the code to the left
with your
smartphone.***



www.exaco.com

877-760-8500

Or find the link to our YouTube page at www.exaco.com. Go to the Victorian Greenhouse Playlist for all videos.

Table of Contents

Introduction & General Information.....	4
Foundation Measurements and Planning.....	5
Option: Placing Greenhouse on a Stem Wall	
VI34, 36, 46 on a Stem Wall.....	6
VI 23 on a Stem Wall.....	7
Single Sliding Door on a Stem Wall.....	8
Double Sliding Door on a Stem Wall.....	9
Packing List.....	10-11
Glass Specs.....	12-13
Diagram of Greenhouse Extrusions/Profiles.....	14
Assembling your Greenhouse Frame	
Foundation Frame and Side Walls.....	15-21
Building the Roof.....	22-34
Gutter Downspouts and Roof Decorations.....	33
Retro Greenhouse Assembly.....	35
Installing the Glazing.....	36-42
Important Information before installing glazing.....	37
Polycarbonate greenhouse procedures.....	38
Glazing and Gasket Installation.....	39-42
Door Assembly and Installation	
Sliding Door Assembly and Information.....	44-48
Option: Sliding Door Low Threshold Installation.....	49-50
Sliding Door Lock.....	51-52
Hinged Door Installation.....	64-74
Hinge Adjustment.....	75-76
Window and Vent Installation	
Roof Window/Vent Assembly/Installation.....	53-54
Roof Vent Openers.....	54-56

Louvered Window Assembly/Installation	57-59
Louvered Window Cover.....	60
Option: Push Out Window Assembly.....	61-63
Shelving options	
2 Slat Shelf Assembly.....	77
5 Slat Shelf Assembly.....	78
Narrow Top Shelf Assembly.....	79
Seed Bed/Tray Assembly.....	80
Option: Shadecloth Assembly.....	81-82
Misting System.....	83
Option: Exhaust Fan Installation.....	84
Option: Fly Screens for Window/Door.....	85-87
Customer Service Information.....	88



Customer Service or Assembly Questions?

Give us a call: 1-877-760-8500

customerservice@exaco.com

www.EXACO.com

Please watch our assembly videos on our Exaco YouTube Channel, find the link at www.exaco.com, then go to the Victorian Greenhouse Playlist - or scan the QR code to the right!



PRODUCT INFORMATION

Dear customer,

Thank you for buying a Janssens high-quality aluminium greenhouse.

REMARKS

In this manual, you will find the assembly instructions for all basic/standard-model greenhouses. However, this manual also contains pages which apply to optional accessories that may not be included with your kit. *This greenhouse is designed for cultivation of plants/flowers. Therefore leakage, water drops and condensation inside the building are allowed.* The building may only be entered by competent persons during cultivation or maintenance. Aluminium profiles that are not painted may show black stains, these stains are not a production error: they can be easily removed with an aluminium cleaner available at a home improvement store. The rubber strips have been treated with oil/silicone on the interior to facilitate the assembly. The building should be mounted on a solid concrete foundation deep enough to get a solid and frost-free ground. Anchoring of the foundation should be made by the owner or operator and should be checked periodically. During winter, the roof will need to be cleared of snow or supported in a suitable way. The greenhouse should be built in a location protected from strong winds. Protective gear (such as protective gloves) should be used during assembly in order to avoid injuries. One should at all times pay attention to the local building regulations.

ASSEMBLY ORDER

The assembly procedure is the same for all our greenhouses.

- Sorting of the profiles/extrusions according to the model/size of greenhouse. The aluminum profiles (extrusions) are identified by their cross-section and length.
- Assembly of the complete aluminium framework.
- Leveling of the construction using a level
- Anchoring/securing of the greenhouse to the ground
- Glazing installation

REQUIRED TOOLS

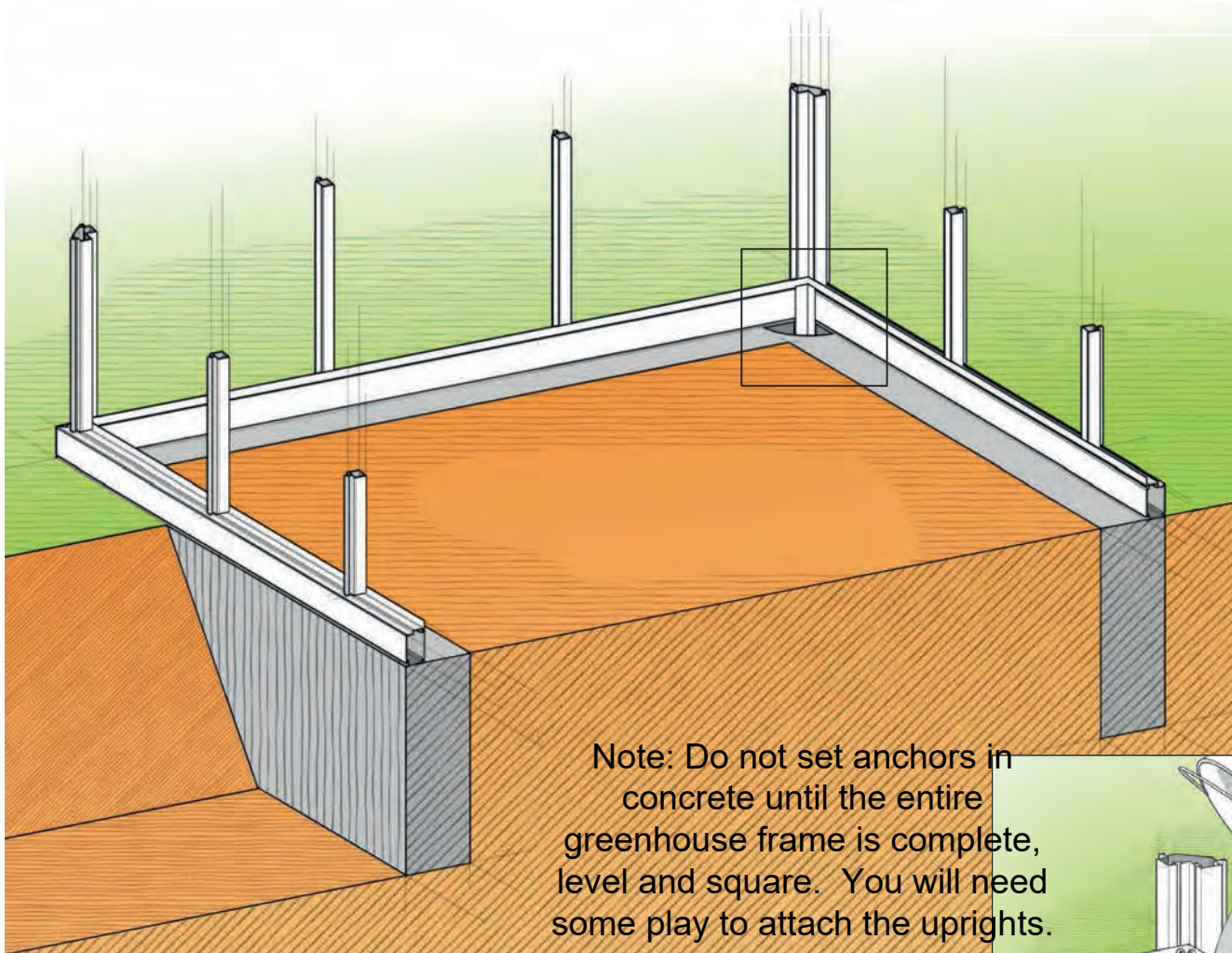
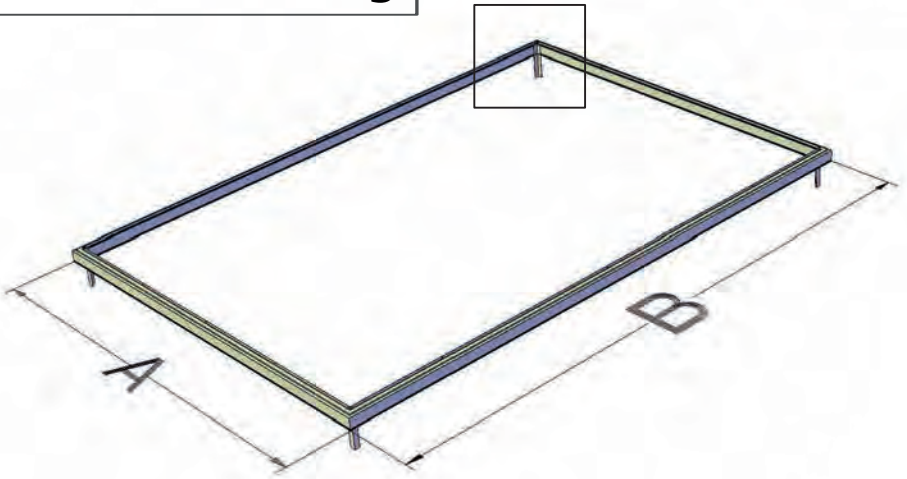
- Metric or Combination Measuring Tape (highly recommended)
- Socket wrench or spanner 10mm
- Level
- Screwdriver
- Drill + drill bit 4.2 mm
- Scissors (to cut the rubber).

We reserve the right to change the construction without prior notice!

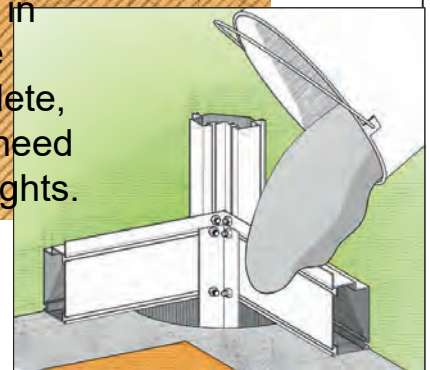
Questions? Need Assembly Support?
Please call Exaco at 877-760-8500, ext. 701 or email
customerservice@exaco.com.

Royal Victorian Foundation Drawing

	A	X	B
VI23	2360mm/93"	VI23	3098mm/122"
VI34	3098mm/122"	VI34	4574mm/180"
VI36	3098mm/122"	VI36	6050mm/ 238.2"
VI46	3836mm/151"	VI46	6050mm/ 238.2"



Note: Do not set anchors in concrete until the entire greenhouse frame is complete, level and square. You will need some play to attach the uprights.

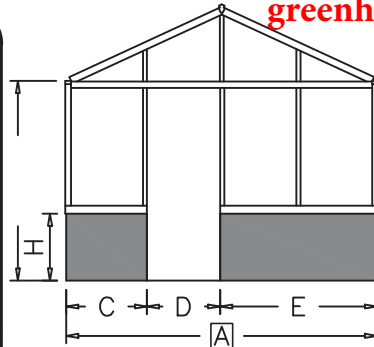
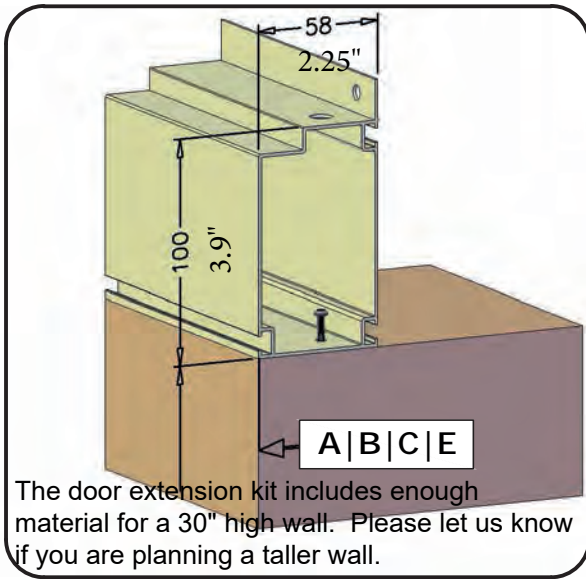


Notes:

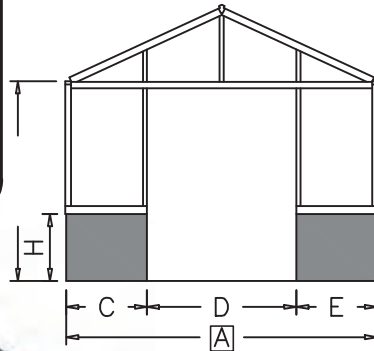
- It is recommended to build your foundation down to the frost line in your area and/or consult a local contractor for recommendations.
- Greenhouse base frame is 2.25" wide
- Corner anchor posts are 1.5" x 1.5". They attach at the interior corners of the base frame, then extend 12" below ground. Bolts attach to the bottom of the anchor to be a "catch" in the concrete. We recommend leaving a 4 to 6" hole in your concrete for the anchor. Do not embed the corner anchors into concrete until the greenhouse structure is built, leveled and square.
- Embedding the corner anchor into concrete is the most secure method, although you may choose to trim them off, cut in half, and use as L brackets to attach to the greenhouse and foundation with the appropriate stainless steel screws (i.e. Tap Con screws for concrete)

OPTION:VI 34,36,46 on Stem Wall

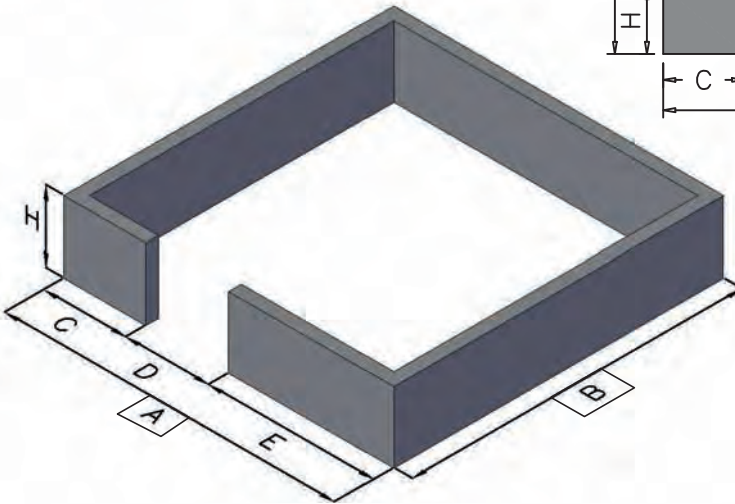
This page only applies when you have a door extension kit and are placing your greenhouse on a wall.



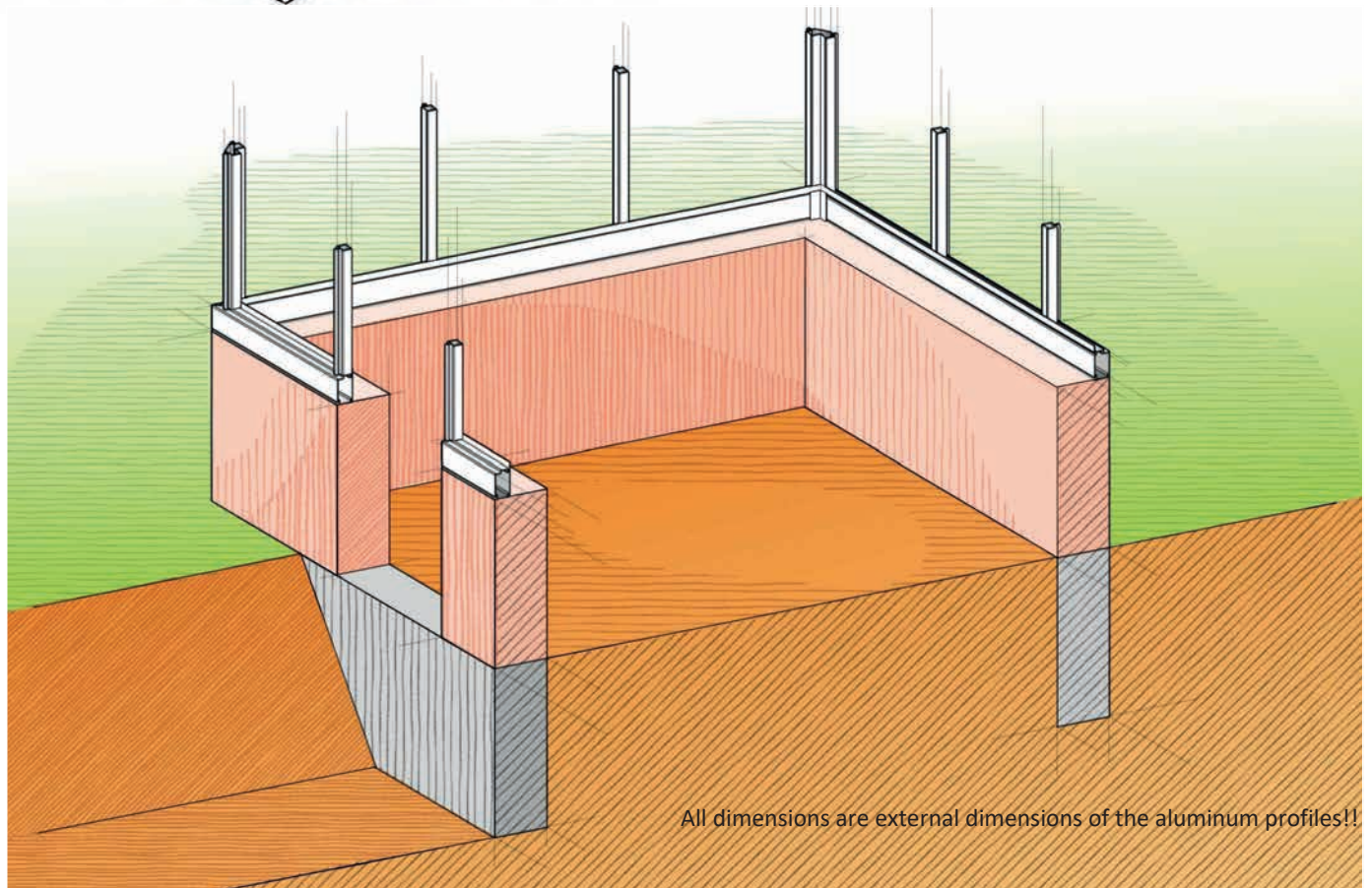
A	= 3.098 3.836
B	= 2.360 3.098 3.836 4.574 5.312 6.050
C	= 829 1.567 2.305
D	= 703 Single Door
E	= 829 1.567 2.305
!!! A = C + D + E !!!	



A	= 3.098 3.836
B	= 2.360 3.098 3.836 4.574 5.312 6.050
C	= 829 1.567 2.305
D	= 1.441 Double Door
E	= 829 1.567 2.305
!!! A = C + D + E !!!	

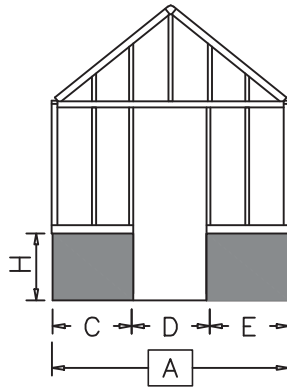
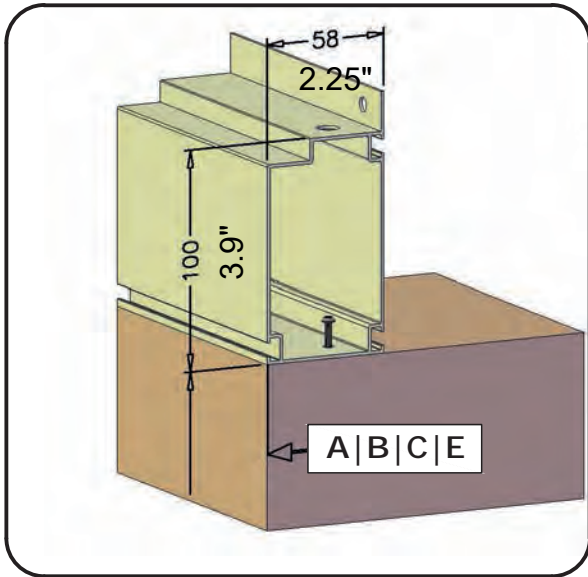


Divide millimeters by 25.4 to get inches, or use Google.
NOTE - Door/s may be on any side in any bay (except corner). "A" could be the gable end OR long wall. Use above information in conjunction with the measurements from the previous page. **Sliding door slides along outside of the greenhouse - wall must be flush with the base frame**



All dimensions are external dimensions of the aluminum profiles!!!

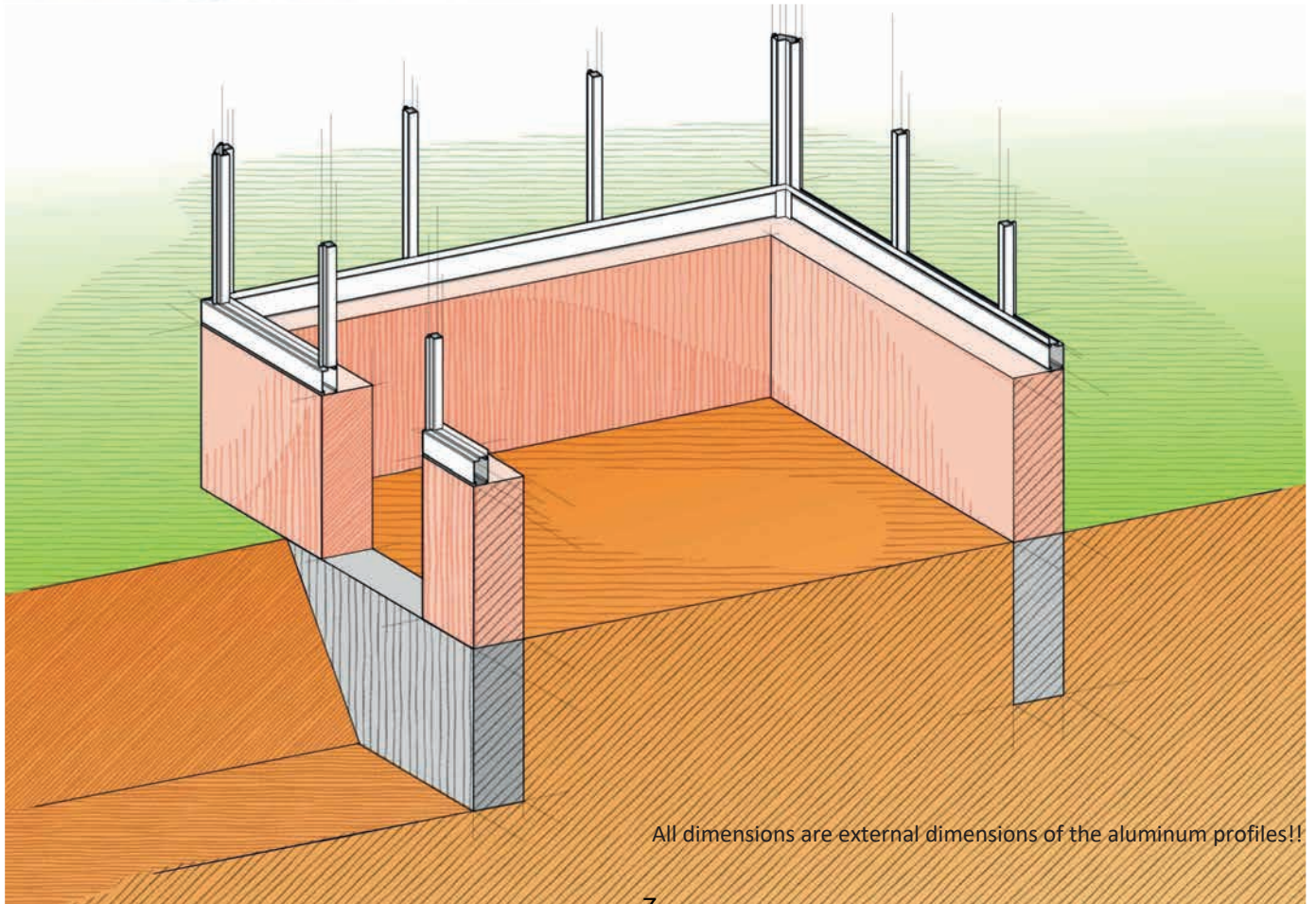
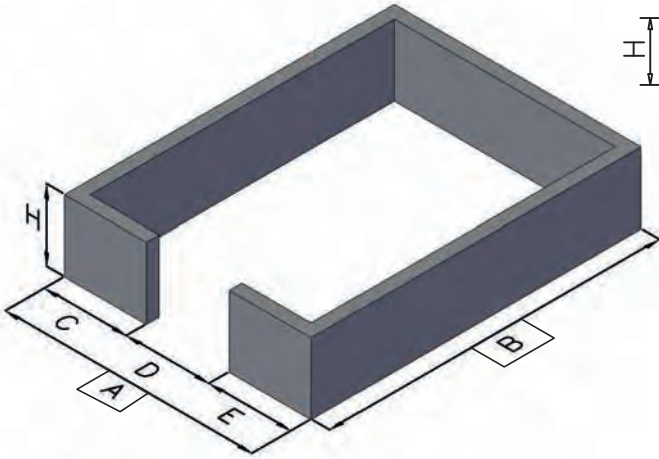
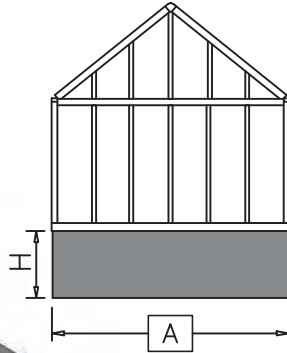
OPTION:VI 23 Stem Wall One door on Gable (narrow panes)



- A** = 2.360
- B** = 2.360 | 3.098 | 3.836
4.574 | 5.312 | 6.050
- C** = 829
- D** = 703
- E** = 829

!!! A = C + D + E !!!

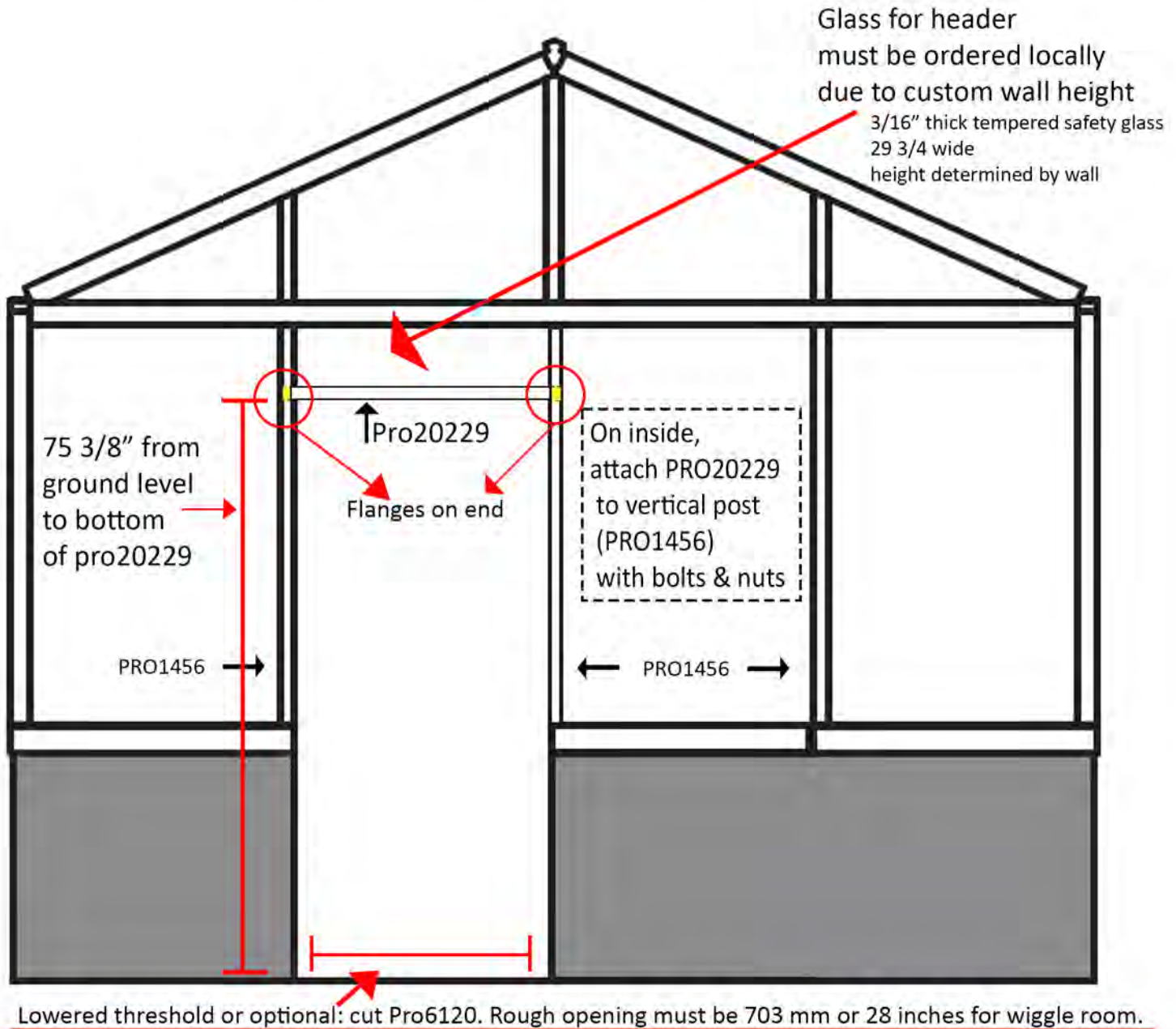
measurements above
are in millimeters



All dimensions are external dimensions of the aluminum profiles!!

Sliding door extension installation(Single)

Can be installed on long or short gable end of greenhouse



-After the doorway is framed out - move to manual for door assembly & installation

Kit will include:

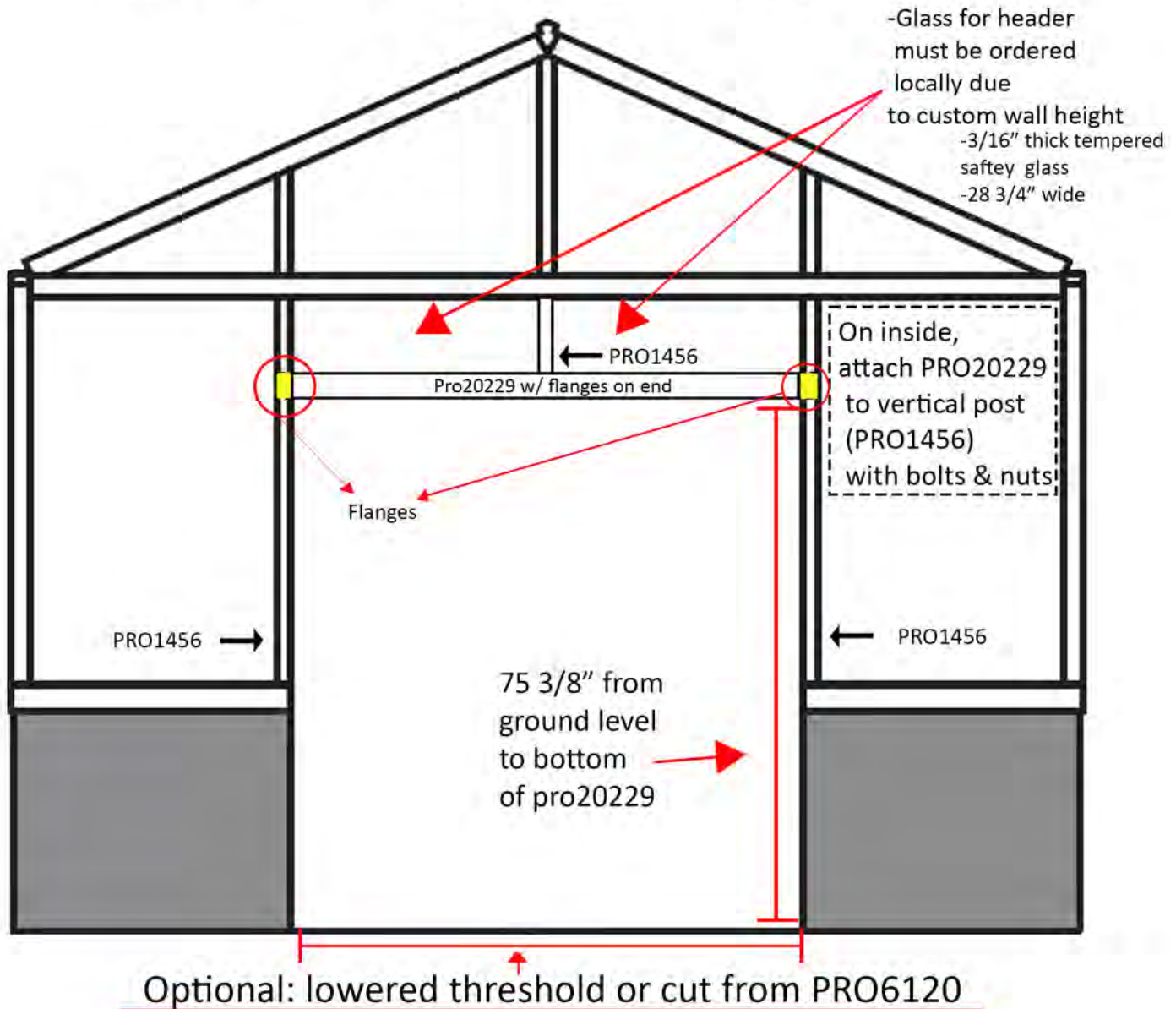
-Pro20229 w/ flanges

-(2) 72" Pro1456

-Nuts & Bolts

Sliding door extension installation (Double)

Can be installed on long or short gable end of greenhouse



-Rough opening must be 1441 mm or 57 inches for wiggle room

-After the doorway is framed out - move to manual for door assembly & installation

Kit will include:

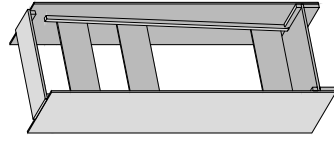
(1) Pro20229 w/ flanges

(2) 72" Pro1456

(1) 30" Pro1456 (cut to desired length)

Nuts & Bolts

PALLET Royal Victorian



NOTE: This is the packing list for the standard kit for the Royal Victorian greenhouses. If you have added optional accessories, they will not be on this list.

Identify parts by extrusion shape (cross section) and length. If you don't have one yet - we strongly recommend purchasing a metric or combination tape measure. Measurements are kept in metric for precision.

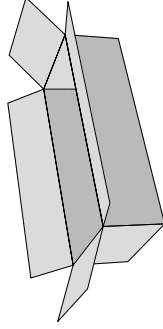
WEIGHT:	MASTER
V123	384 kg
V124	485 kg
V134	567 kg
V136	676 kg
V146	630 kg + 170 kg
DIMENSIONS:	
	800 x 900 x 2300 mm

ITEM	V123	V124	V134	V136	V146
Louvered window (Black)	1 pc	1 pc	1 pc	1 pc	1 pc
Sliding door (ESD_183_ZS)	1 pc	1 pc	1 pc	18 pc	22 pc
Roof Window (DAKR_HEL)	2 pc	3 pc	3 pc	1 pc	1 pc
PRO6578 corner profile	4 pc	4 pc	4 pc	4 pc	4 pc
PRO1456 glazing bar wall	8 pc	12 pc	14 pc	18 pc	20 pc
PRO6918 endbar roof	4 pc	4 pc	4 pc	4 pc	4 pc
PRO1456 glazing bar roof	6 pc	10 pc	10 pc	14 pc	14 pc
Gutter downspout(PRO10980 tube Ø40)	2 pc	2 pc	2 pc	2 pc	2 pc
PRO21214 wind bracing wall	8 pc	8 pc	8 pc	8 pc	8 pc
PRO1748 rubber 12m/rol	5 pc	6 pc	7 pc	8 pc	9 pc
Mixed Hardware (ZAK_H): Screw 4.8x38mm (for gutter elbow) 2 pc Bolt M6x25mm (for roof wind braces) 4 pc Screw 4.8x19mm (roof/wind braces/finials) 10 pc	1 pc	1 pc	1 pc	1 pc	1 pc
Glassholder (PRO20780) 32 pc Gutter Elbow PVC Ø40 90° PVC 2 pc Black Gutter inserts 2 + 2 pc	1 pc	1 pc	1 pc	1 pc	1 pc
BAG_GLASS SPACERS red spacers/shims 80 pc silicone 1 pc	1 pc	1 pc	1 pc	1 pc	1 pc
RIDGE DECORATION box	1 pc	1+1 pc	1+1 pc	2+1 pc	3 pc
SPANDREL (Deco Scroll Support)					
V146 Additional Nuts/Bolts (ZAK_BOUT): nut cap M6 50 pc nut M6 50 pc bolt M6x12 50 pc	Main kit of nuts and bolts will be in Colli B - see notes				

POSITION	GLASS DIMENSIONS	V123	V124	V134	V136	V146
sliding door	730 x 1850 mm	1 pc	1 pc	1 pc	1 pc	1 pc
walls	730 x 1850 mm	12 pc	16 pc	18 pc	22 pc	24 pc
under louvre-vent	730 x 825 mm	1 pc	1 pc	1 pc	1 pc	1 pc
triangle H1	1099 x 74 x 543 mm	4 pc	4 pc	-	-	-
triangle H2	730 x 74 x 411 mm	-	-	4 pc	4 pc	-
triangle H3	730 x 414 x 696 mm (113 plat)	-	-	4 pc	4 pc	-
triangle H4	730 x 72 x 357 mm	-	-	-	-	4 pc
triangle H5	730 x 360 x 645 mm	-	-	-	-	4 pc
triangle H6	361 x 648 x 737 mm (133 plat)	-	-	-	-	4 pc
roof	730 x 1250 mm	6 pc	9 pc	-	-	-
roof	730 x 1650 mm	-	-	9 pc	12 pc	-
roof	730 x 2000 mm	-	-	-	-	10 pc
roofwindow	730 x 825 mm	2 pc	3 pc	3 pc	4 pc	6 pc
under roofwindow	730 x 425 mm	2 pc	3 pc	-	-	-
under roofwindow	730 x 825 mm	-	-	3 pc	4 pc	-
under roofwindow	730 x 1180 mm	-	-	-	-	6 pc

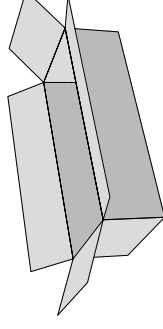
COLLI A













WEIGHT:	19 kg
VI23/VI24	25 kg
VI34/VI36	29 kg
VI46	
DIMENSIONS:	
250 x 150 x 2800 mm	VI23 / VI24
3300 mm	VI34 / VI36
4050 mm	VI46








COLLI B

WEIGHT:	26 kg
M23	39 kg
M24 / M34	52 kg
M36 / M46	
DIMENSIONS:	
250 x 150 x 3200 mm	VI23
4700 mm	VI24
6250 mm	VI36



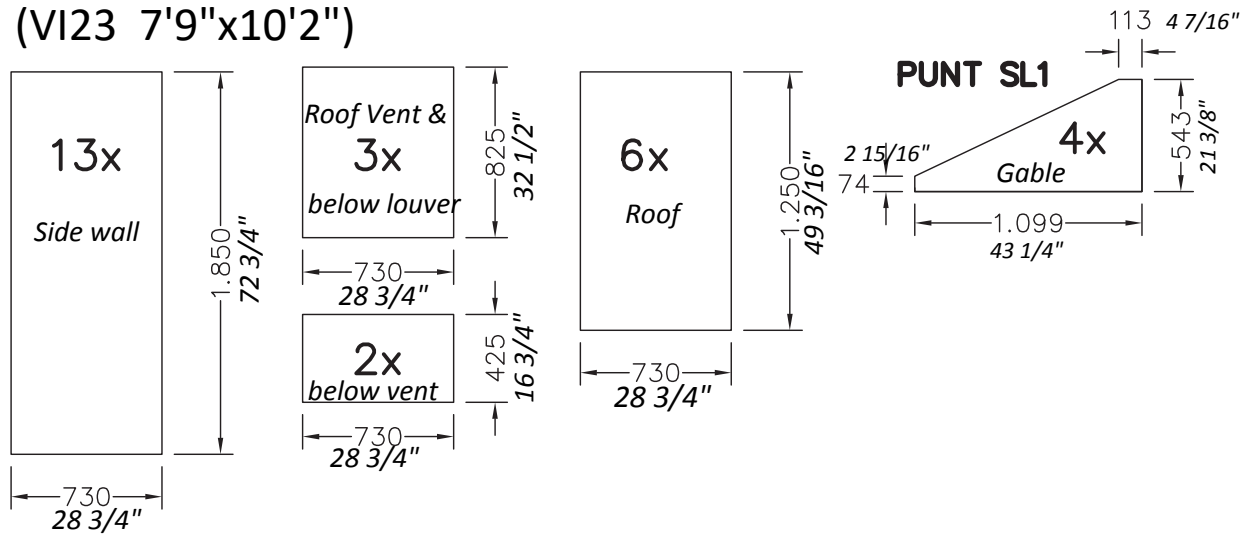
ITEM	VI23 / VI24	VI34 / VI36	VI46
 PRO6120 foundation profile	2360 mm 2 pc	3098 mm 2 pc	3836 mm 2 pc
 Roof Diagonal Support B19_1030 (round tube Ø19)	400 mm 4 pc	1030 mm 2 pc	1030 mm 2 pc
 Corner Anchors (L40X40GATFUND)	2244 mm 2 pc	400 mm 4 pc	400 mm 4 pc
 PRO20229 horizontal gable profile	2543 mm 4pc	2982 mm 2 pc	3720 mm 2 pc
 PRO21214 wind bracings roof	547 mm 2 pc	2757 mm 4 pc	2980 mm 4 pc
 PRO1456 gable glazing bar		703 mm 2 pc	736 mm 2 pc
 PRO1456 gable glazing bar 90 / 65		396 mm 2 pc	345 mm 2 pc
 PRO1456 gable glazing bar 90 / 65			634 mm 2 pc
 PRO1456 gable glazing bar 65 / 90		396 mm 2 pc	345 mm 2 pc
 PRO1456 gable glazing bar 65 / 90			634 mm 2 pc
 E400330 halfmoon glazing rubber gasket	1 pc	20 lm	20 lm
 Mixed Hardware (SAPAKHELIOS): Small Black PVC gable pieces 4+4+2 pc Corner Anchor Bolts M6x50 16 pc Corner Anchor Nut M6 16 pc Gable L brackets (L2G) 10 pc	1 pc	1 pc	1 pc

ITEM	VI23	VI24 / VI34	VI36 / VI46
 PRO6120 foundation profile	3098 mm 2 pc	4574 mm 2 pc	6050 mm 2 pc
 PRO20227 gutter profile	3098 mm 2 pc	4574 mm 2 pc	6050 mm 2 pc
 PRO6760 ridge profile	3098 mm 1 pc	4574 mm 1 pc	6050 mm 1 pc
 Assembly Bolts/Nuts (ZAK_BOUT) nut cap M6 50 pc nut M6 50 pc bolt M6x12 DIN933 A2 50 pc	2 pc	3 pc	3 pc
 Additional VI46 Corner Anchors (L40X40GATFUND)			400 mm 2 pc

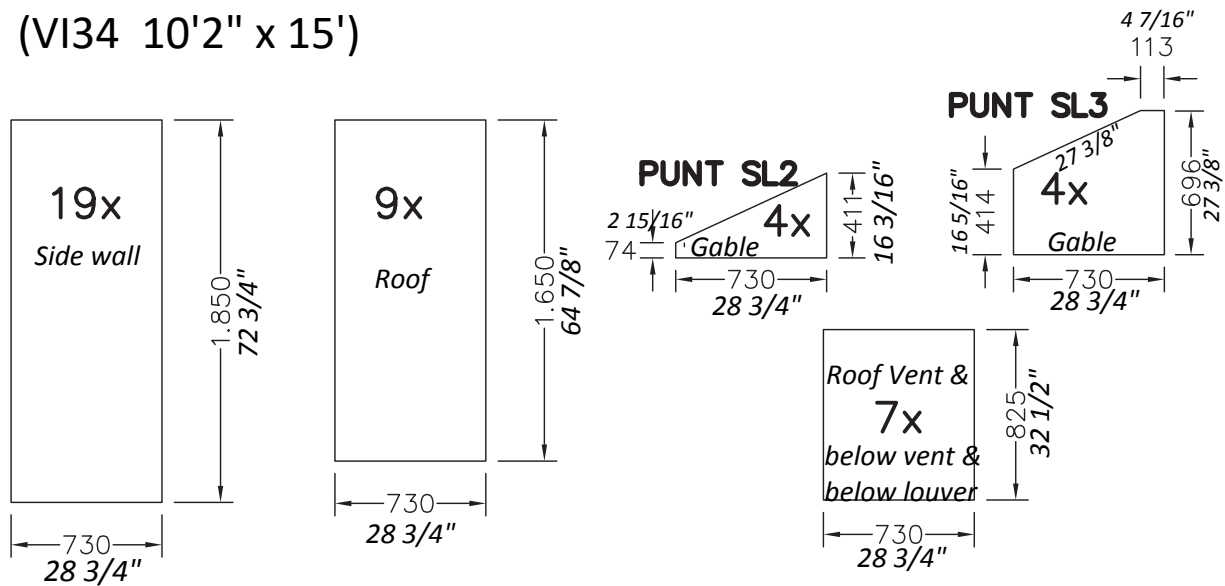
IMPORTANT!!! The packages of nuts/bolts/covers are tucked **INSIDE** the gutter profiles (PRO20227). You must cut off all shrink wrap on gutters to find them.

Royal Victorian Glass Sizes - 4mm thick (3/16")

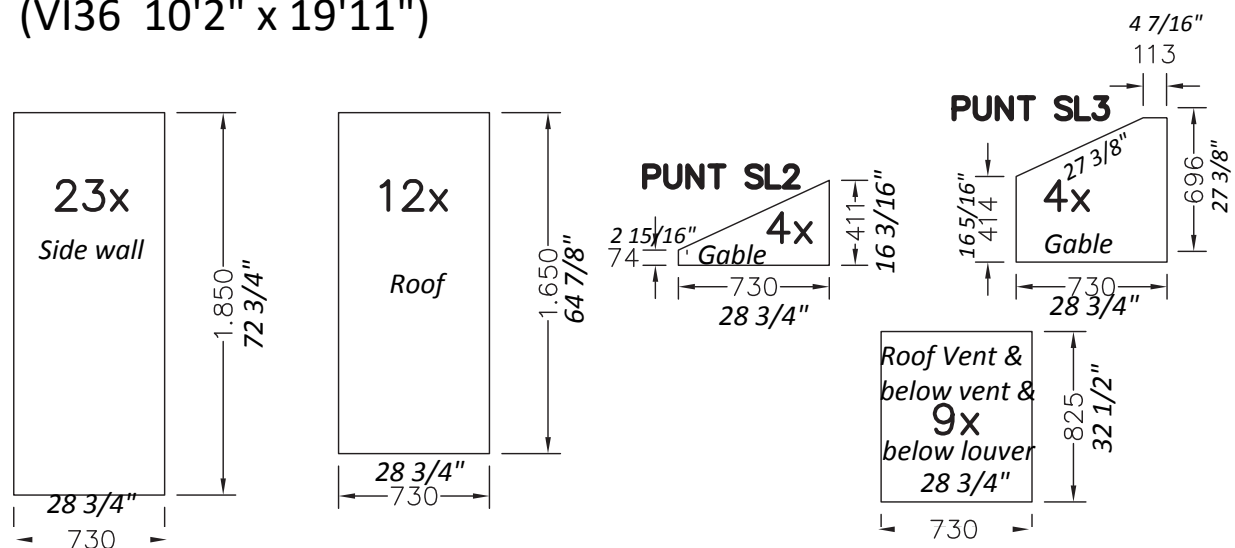
(VI23 7'9"x10'2")



(VI34 10'2" x 15')




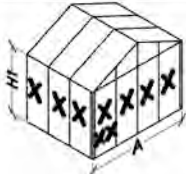
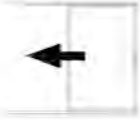




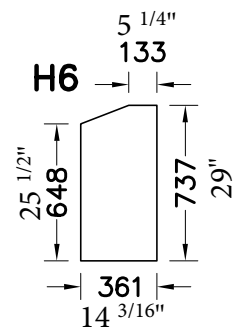
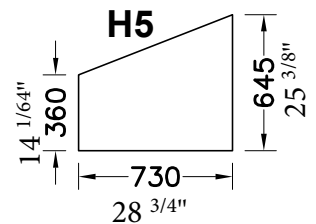
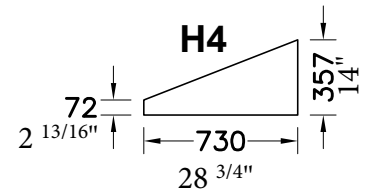
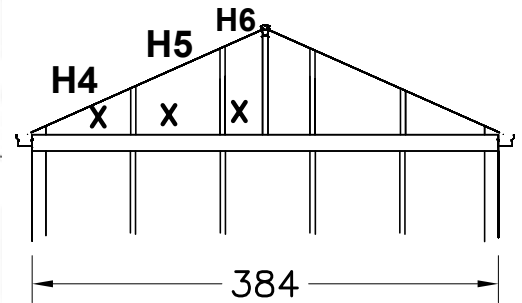
(VI36 10'2" x 19'11")



VI46 Glass

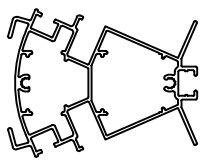
3/16" (4mm) tempered safety glass

	<p>Full Roof Pane</p> <p>A=384cm: 730 x 2.000 28 3/4" x 78 3/4"</p>
	<p>Roof Vent Pane</p> <p>730 x 825 28 3/4" x 32 1/2"</p>
	<p>Glazing Under Roof Vent</p> <p>A=384cm: 730 x 1.175 28 3/4" x 46 1/4"</p>
	<p>Side Wall Glazing</p> <p>H1=201cm: 730 x 1.850 28 3/4" x 72 3/4"</p>
	<p>Sliding Glass Door</p> <p>H1=201cm: 730 x 1.850 28 3/4" x 72 3/4"</p>
	<p>Top Hang Window</p> <p>570 x 865</p>
	<p>Glass Below Top Hang Window</p> <p>730 x 825</p>



Key to Profile (Extrusion) Placement

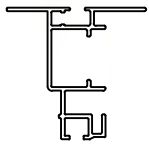
Note: Model pictured in entire manual is VI34 - your size/layout may vary.



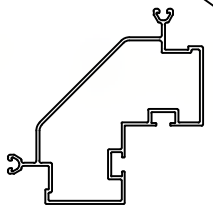
PRO6760



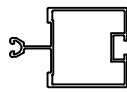
Ø 19



PRO20229

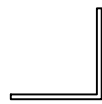


PRO6578

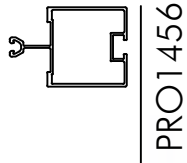


PRO1456

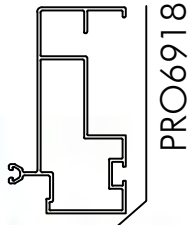
TRE



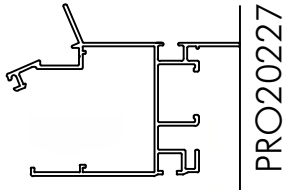
PRO210



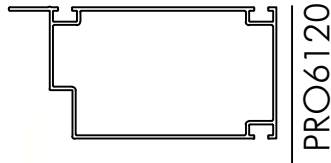
PRO1456



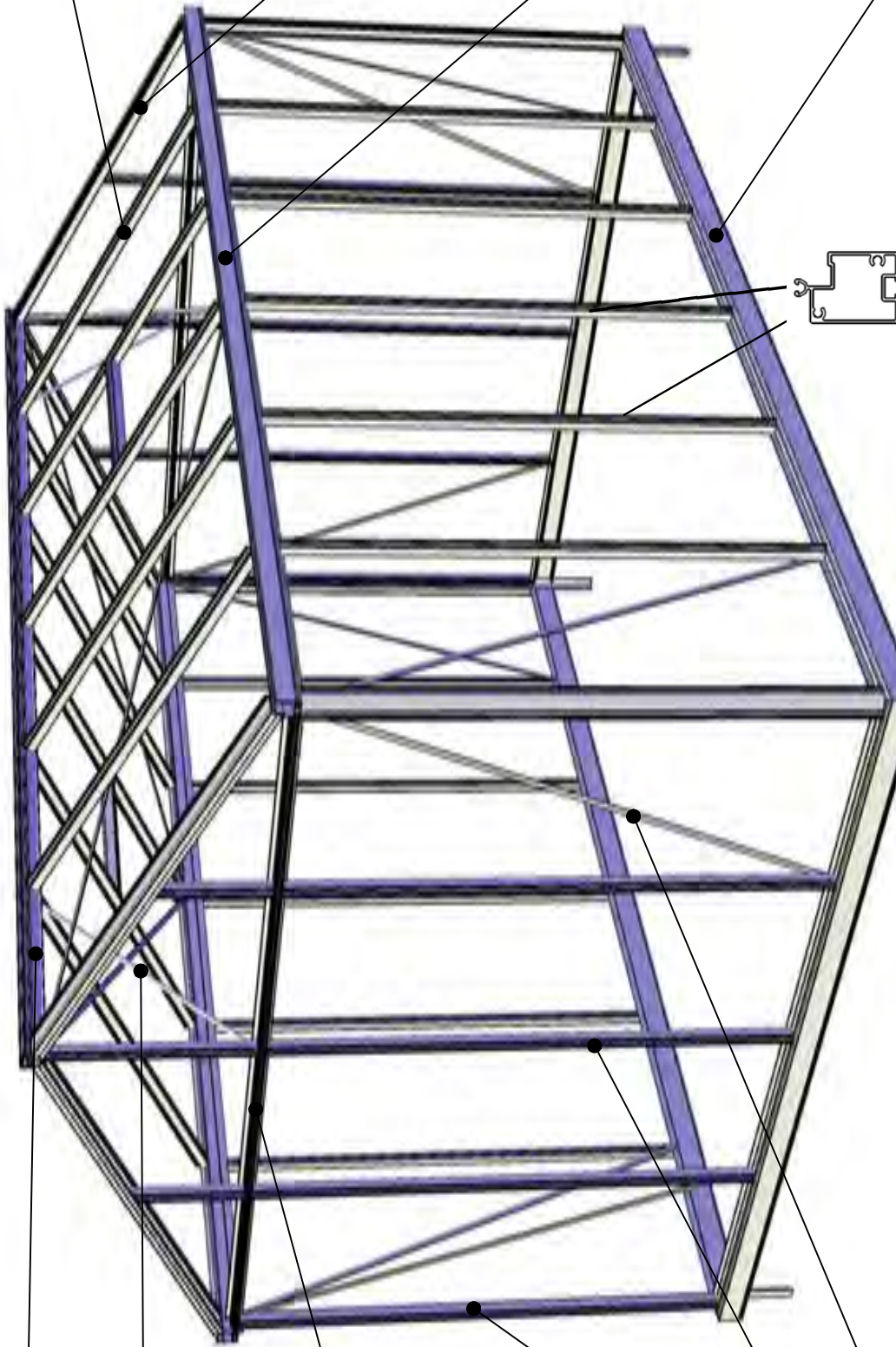
PRO6918




PRO20227



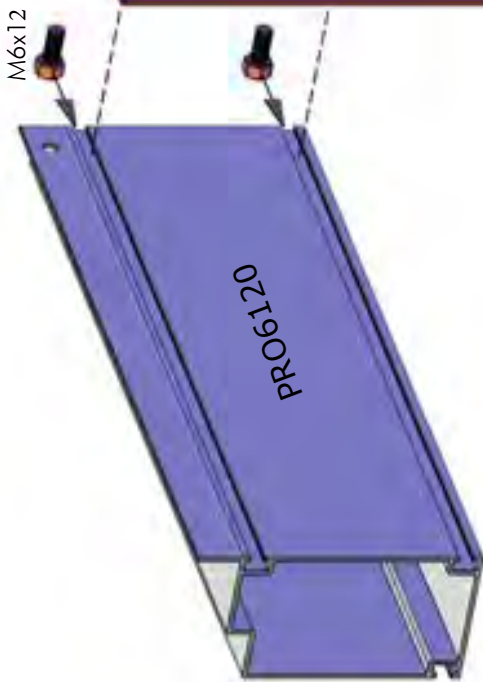
PRO6120



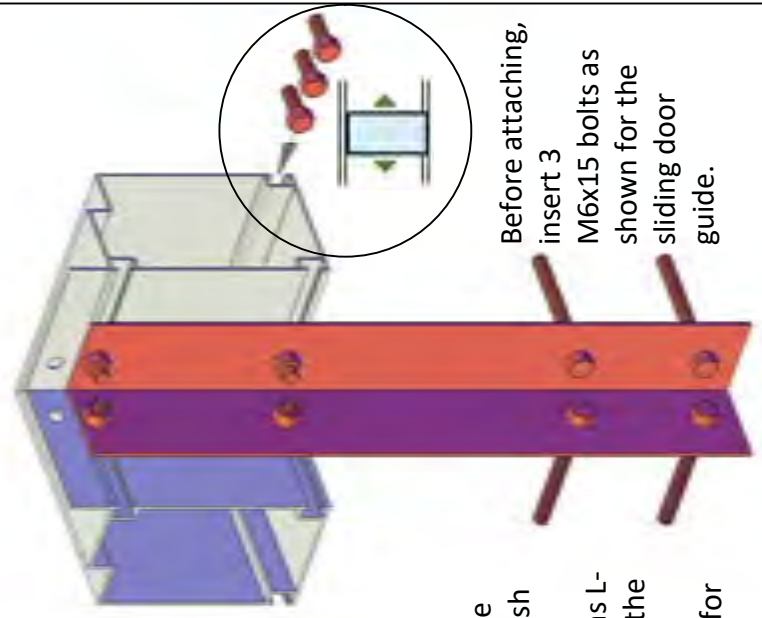
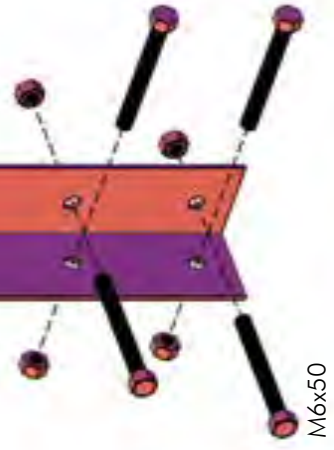
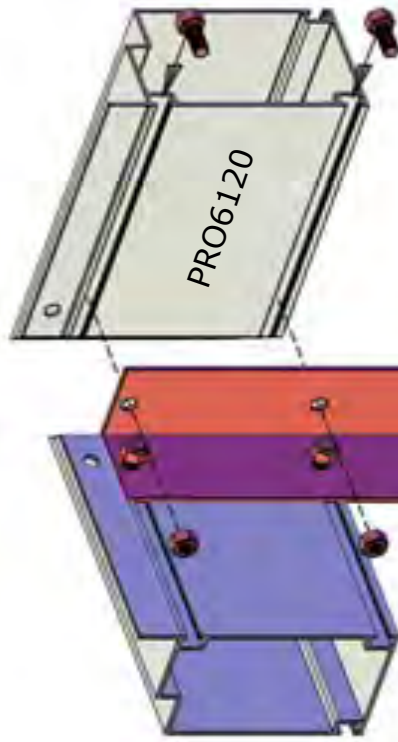
Think you are missing PRO1456 vertical supports? Read this  **PRO29909 Sliding Door Doorposts**
If you have a sliding door you will use the 72" long PRO29909 found in the door bundle to frame the doorway.

Doors may be placed on the long or the short side of the Royal Victorians.

HELIOS

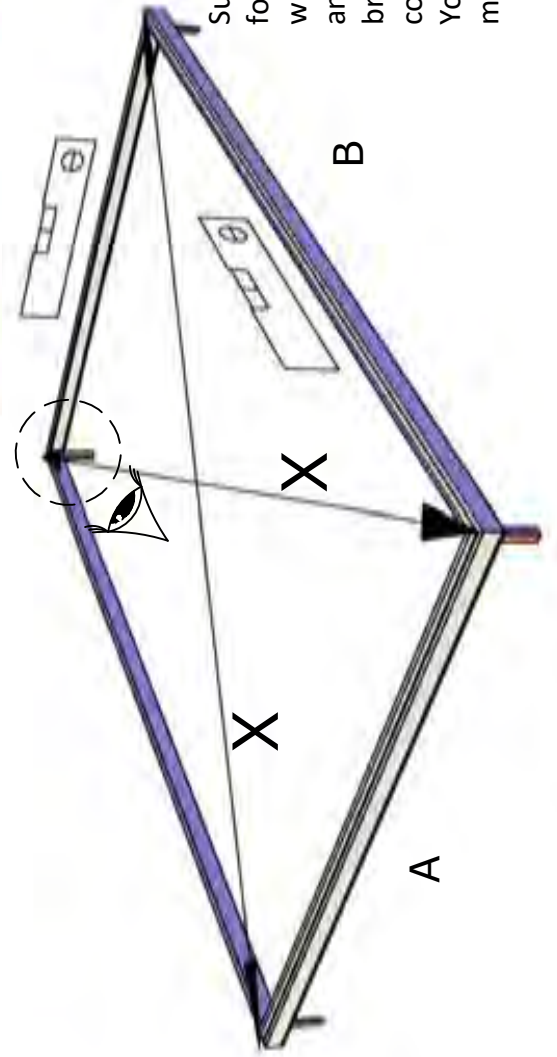


Note: When assembling the foundation in this step, only hand-tighten the nuts. The corners may need to be slightly loose to attach the corner uprights (PRO6578).

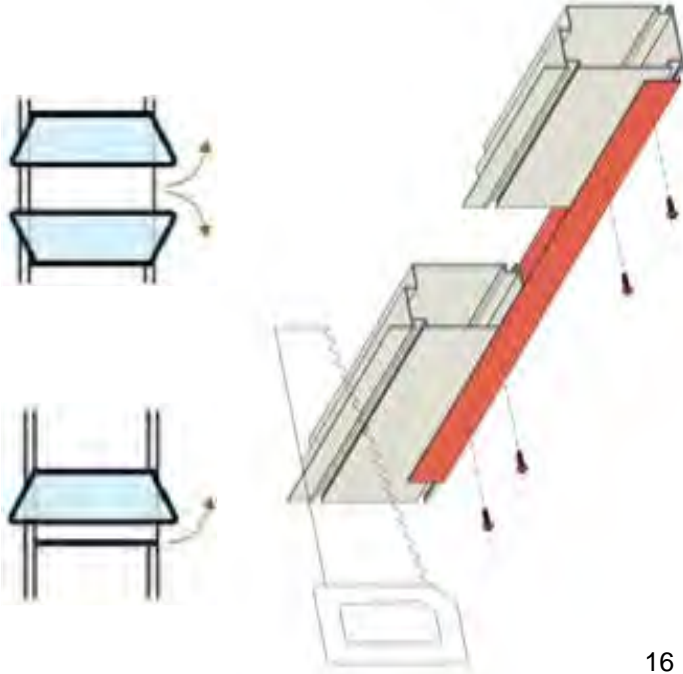


Suggestion: If installed on a concrete foundation you may cut PRO210 flush with the bottom of PRO6120. To anchor, use cut off PRO210 pieces as L-brackets to secure the PRO6120 to the concrete foundation. Please see YouTube animated assembly video for more information.

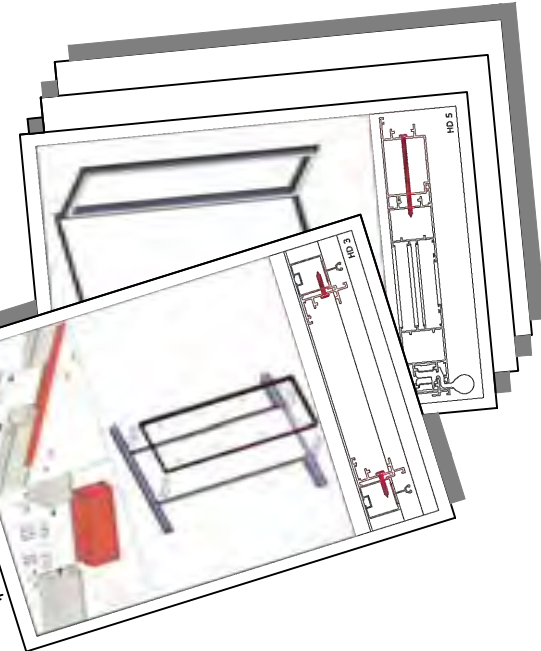
Before attaching, insert 3 M6x15 bolts as shown for the sliding door guide.



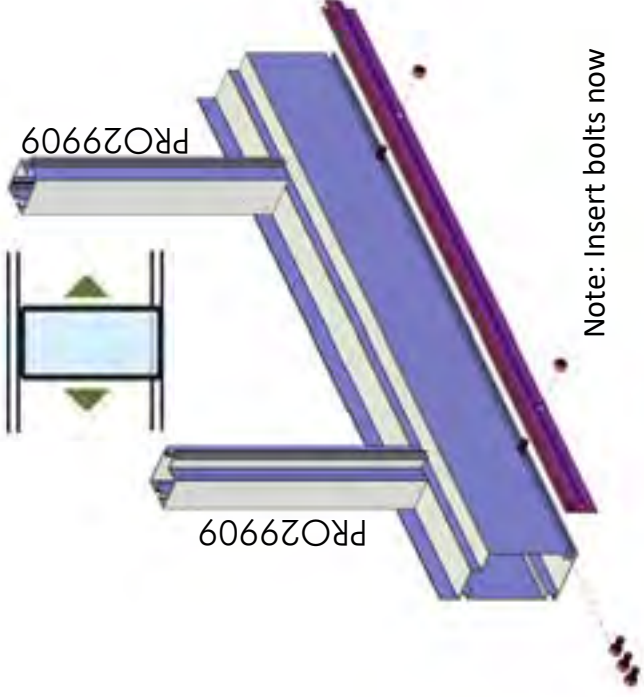
Upgrade OPTION: HINGED DOOR



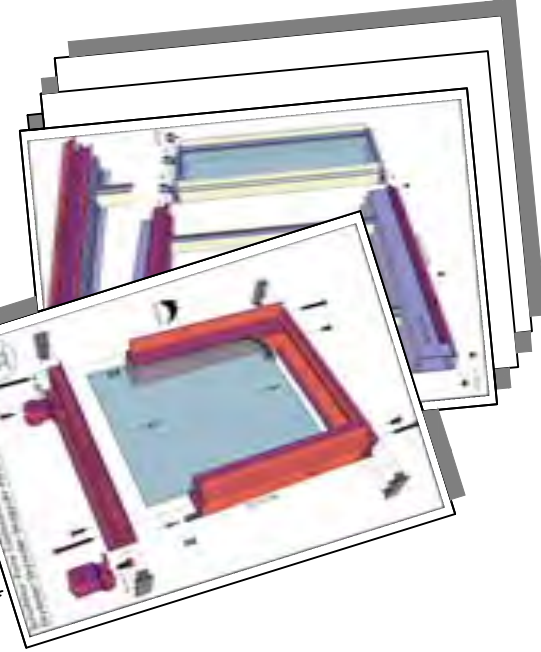
See pages H_52 (HD1 -HD10) for instructions



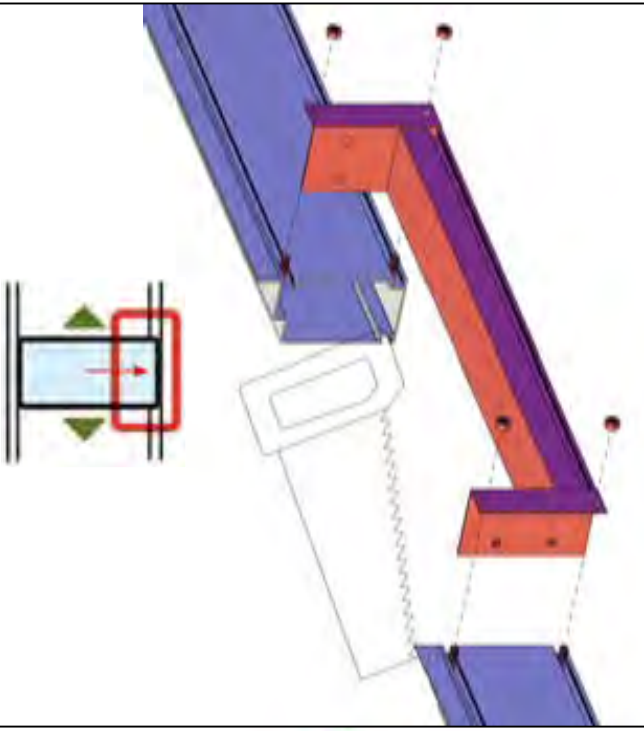
Standard: SLIDING DOOR



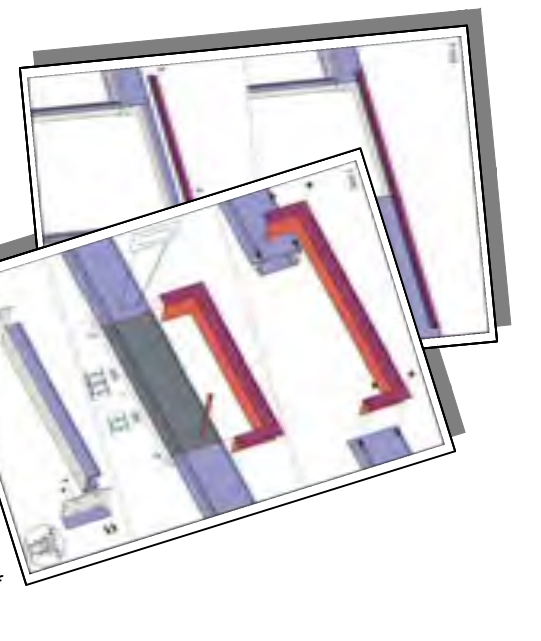
See pages H_35 (H_34-36) for instructions



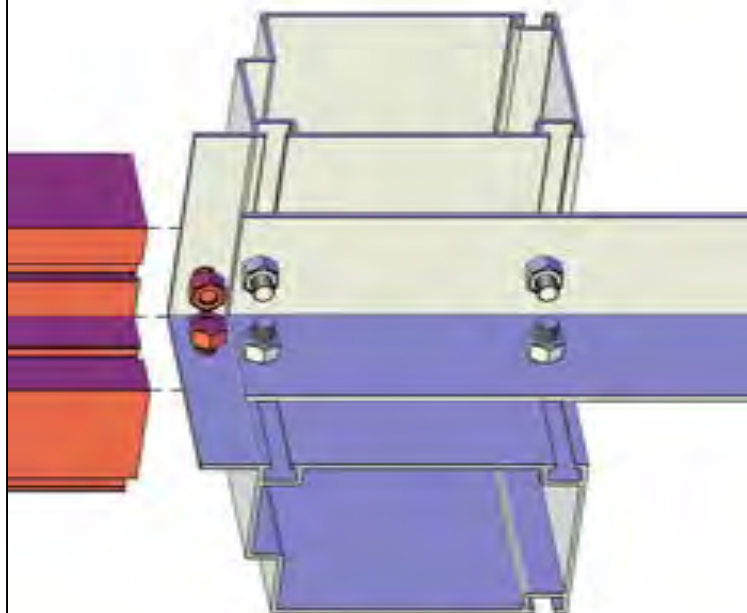
Upgrade Option for sliding door:
LOW THRESHOLD



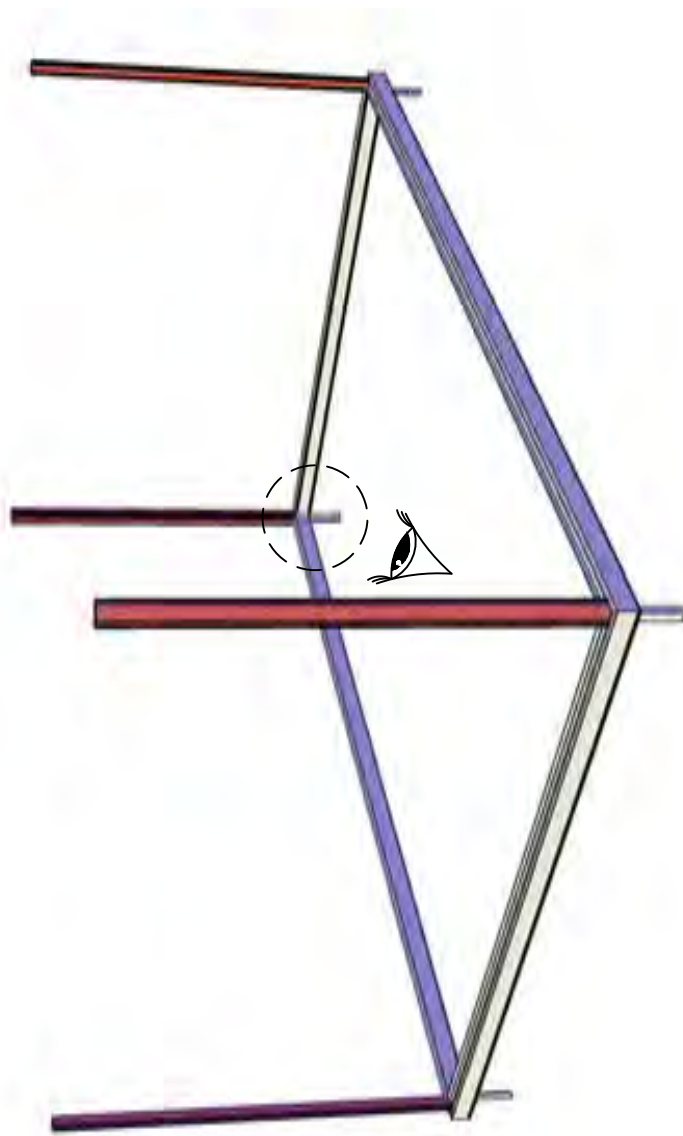
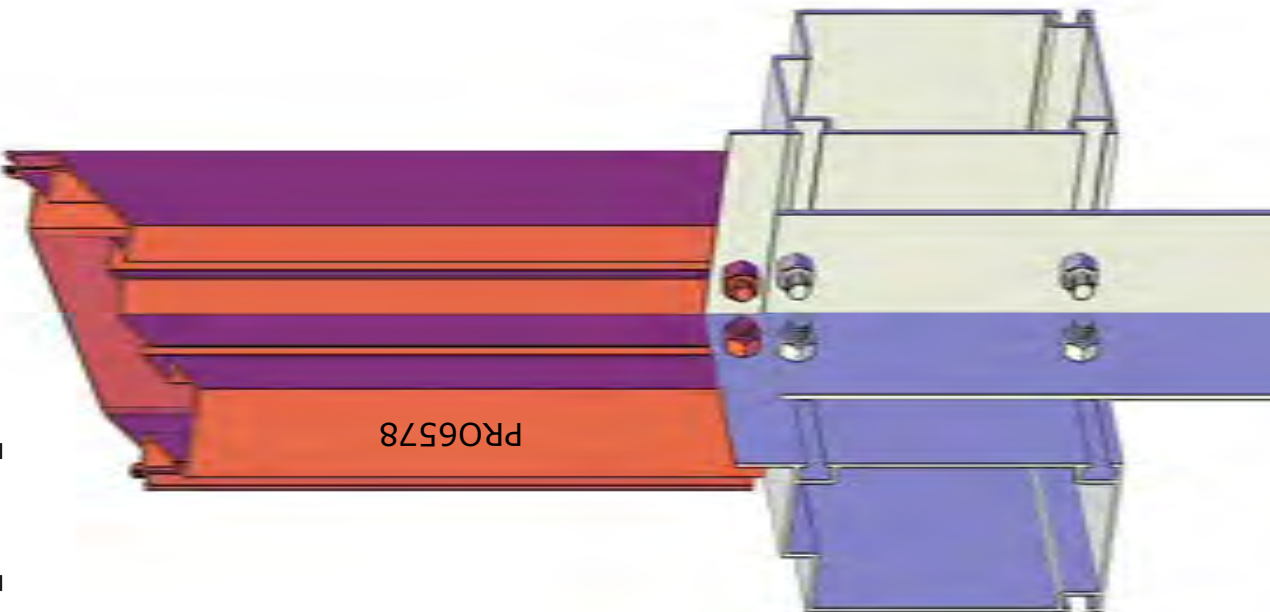
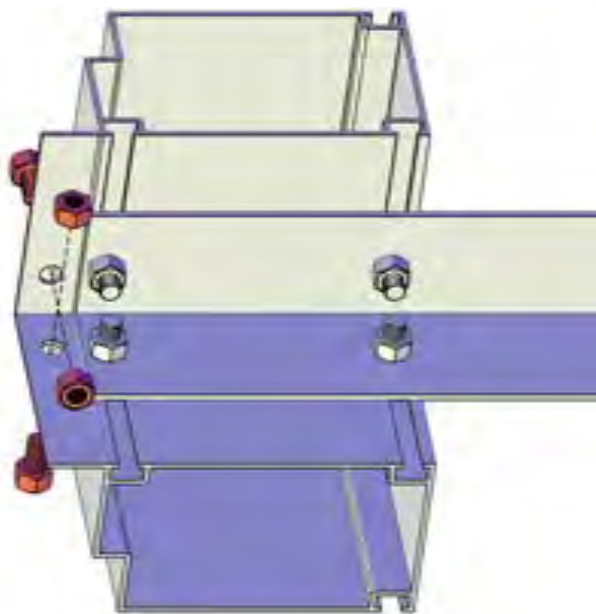
See pages H_37 (SDL1-2) for instructions

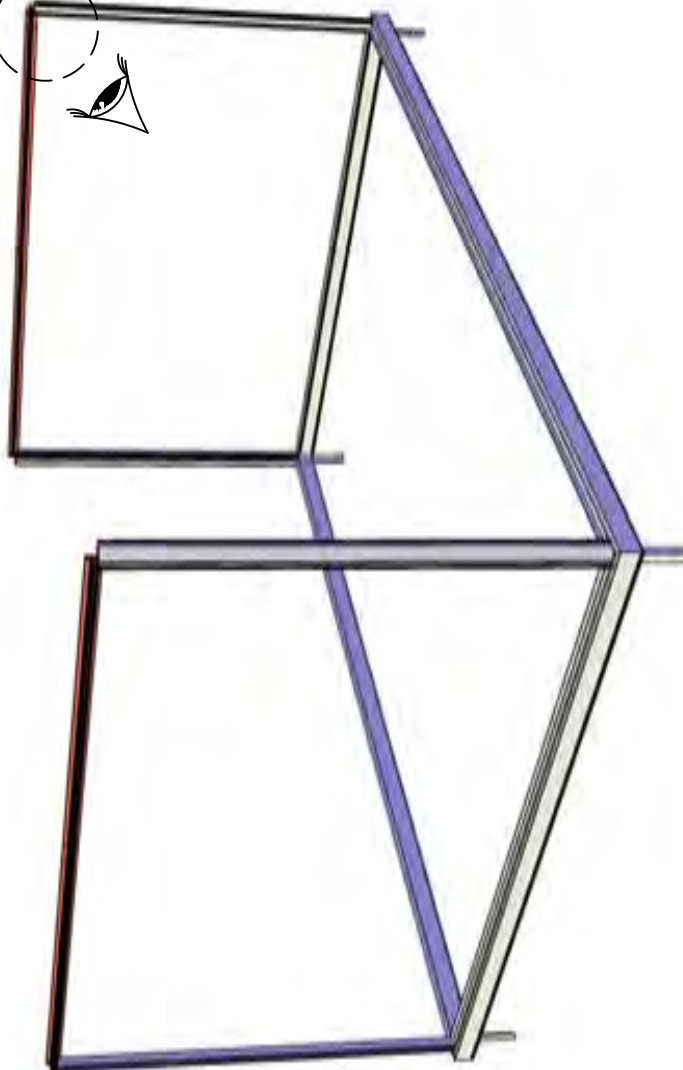
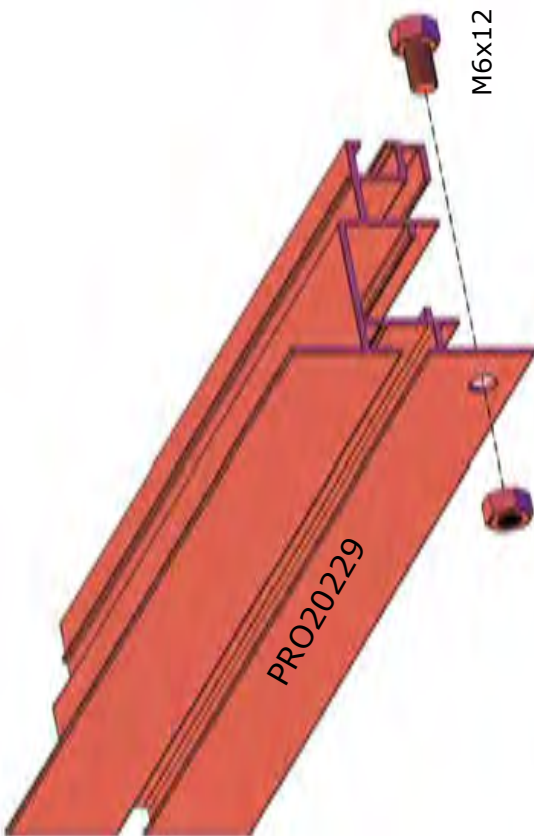
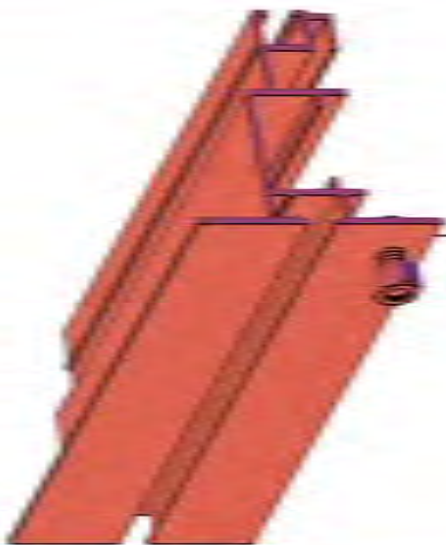
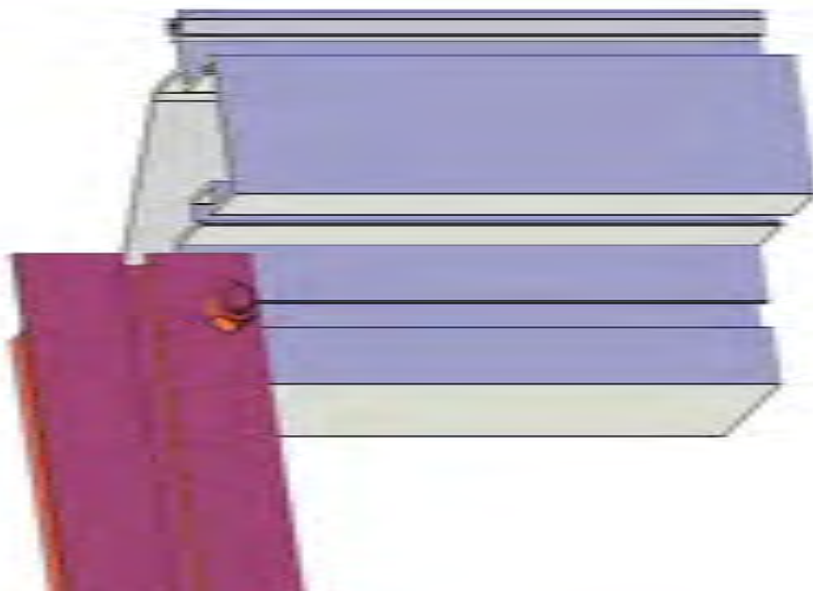


Optional: Insert a bolt into each corner post channel for where the top shelf and/or Seed Tray will be located. See page H_62 and H_63 for location information.

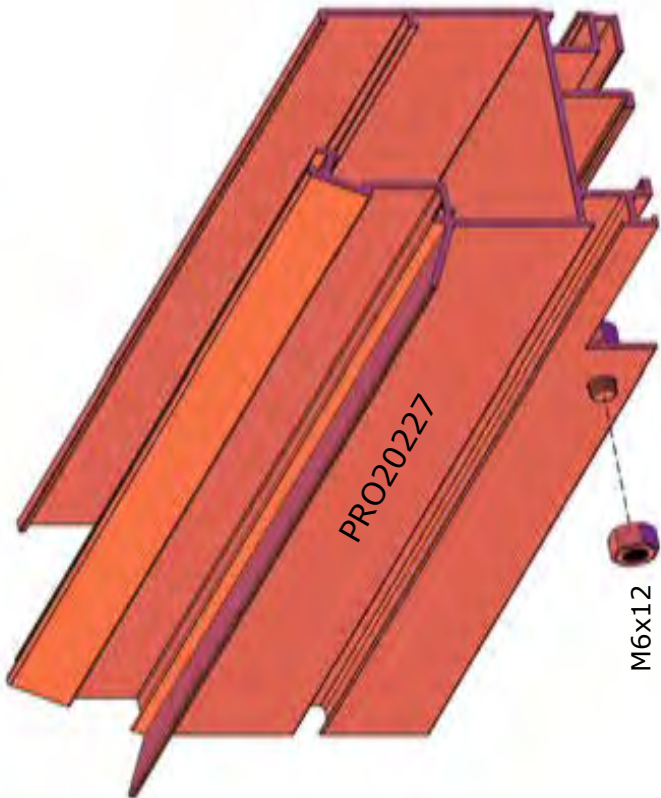
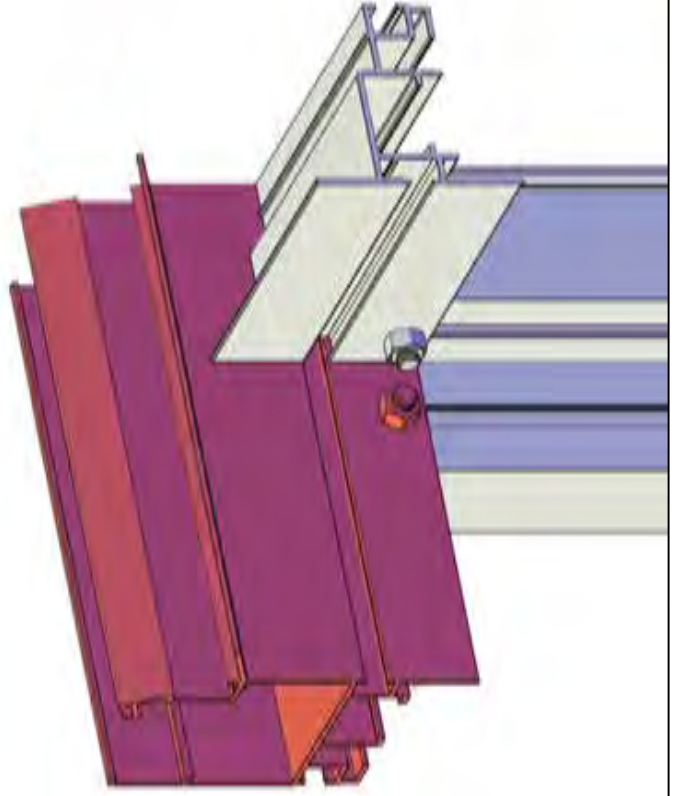
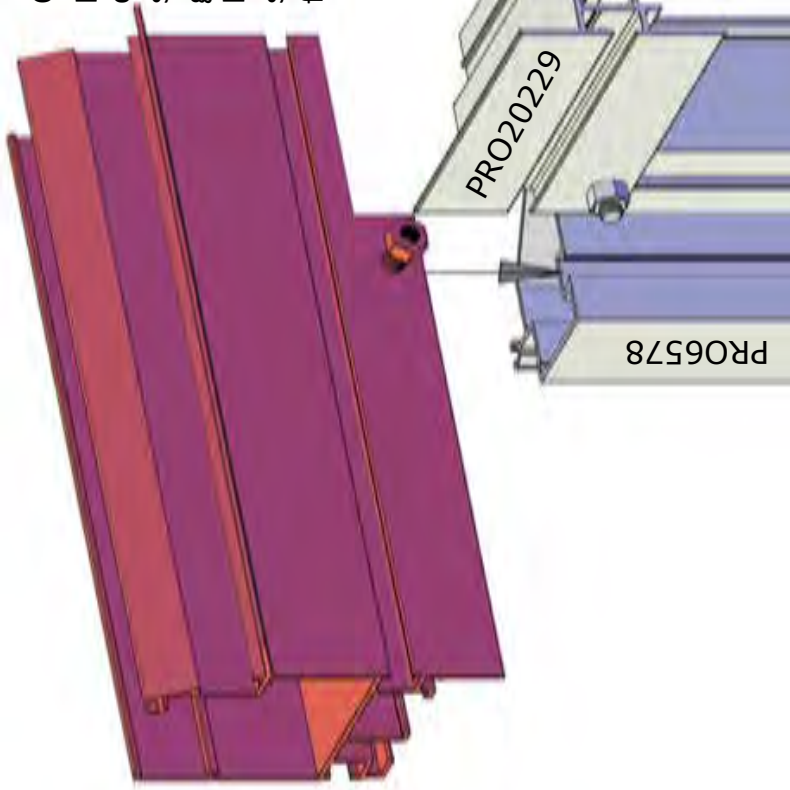


M6x12



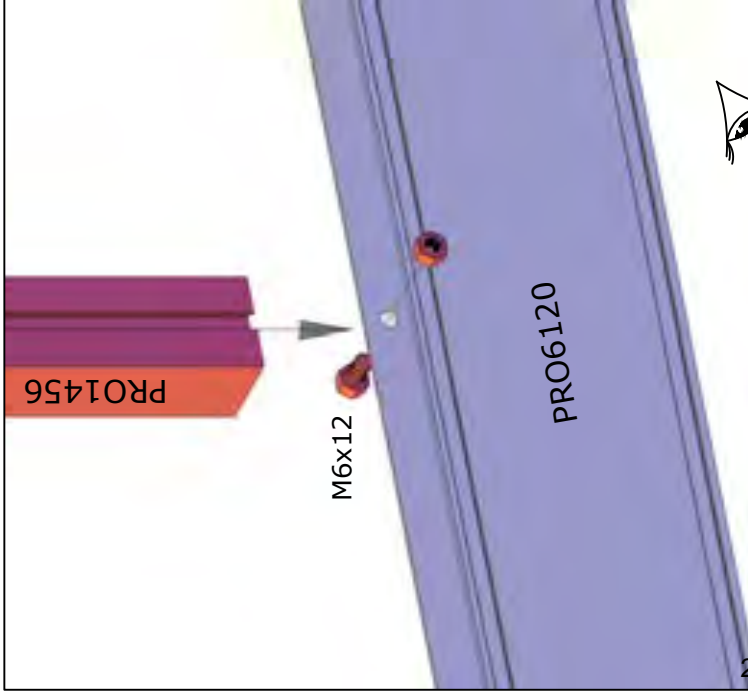


OPTIONAL: If you purchased shade curtains, insert the slider loops into the gutter profile channel before this assembly step. See page H_64 for more information.



M6x12

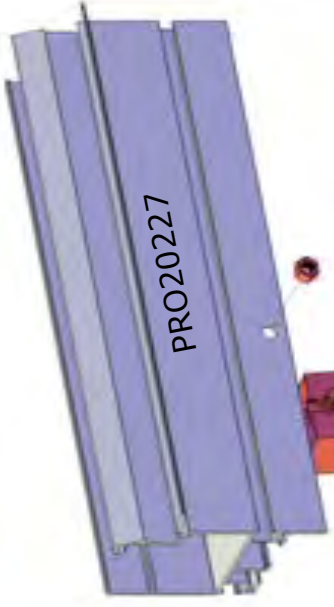




PRO1456

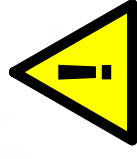
M6x12

PRO6120



PRO20227

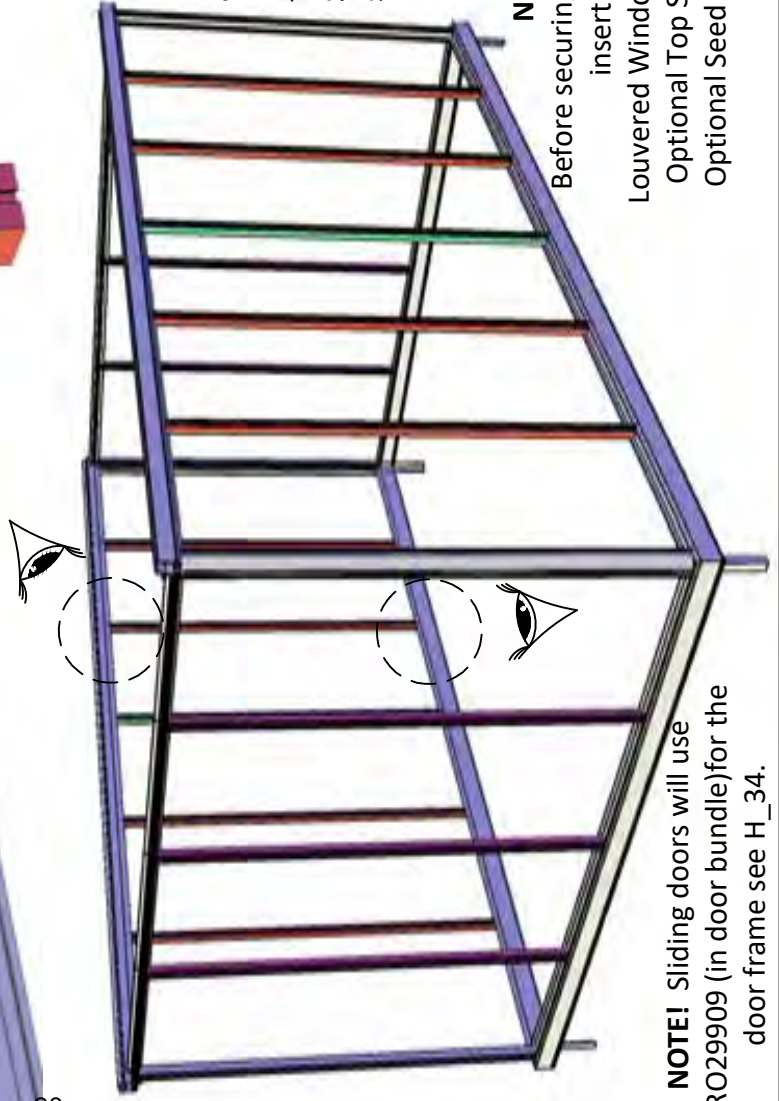
M6x25



B > 4m58



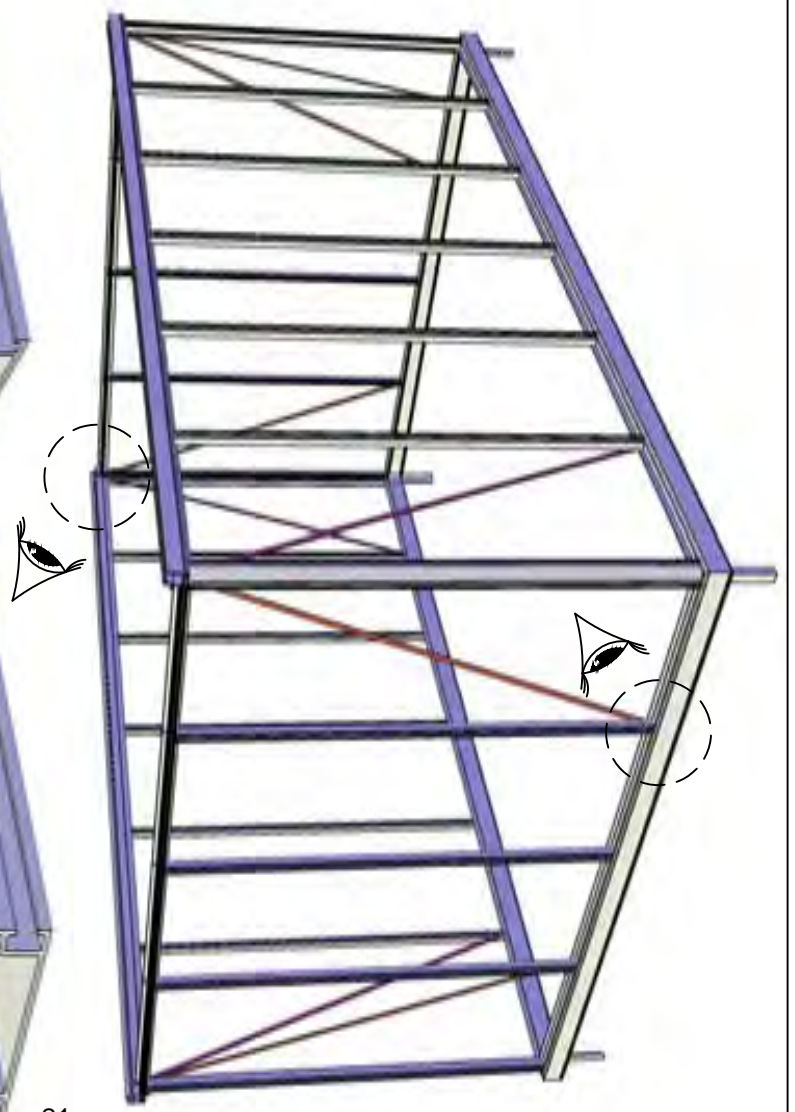
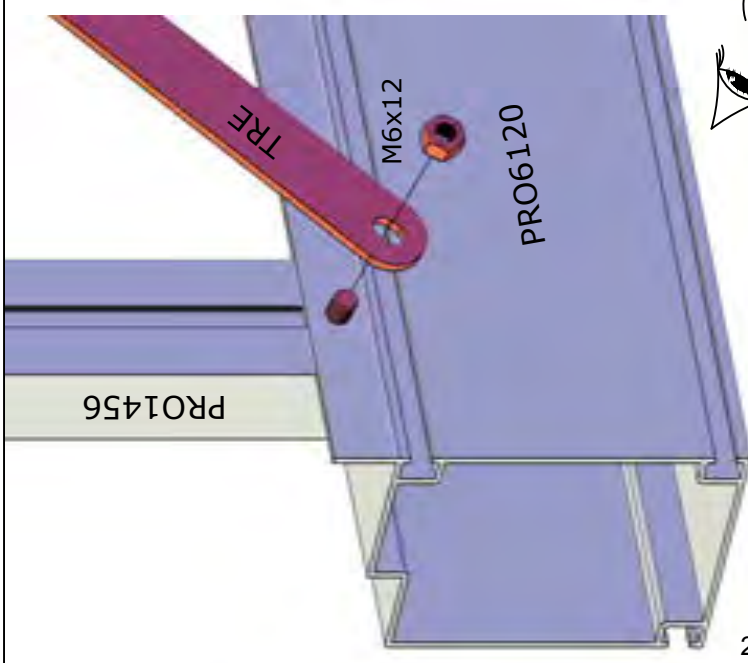
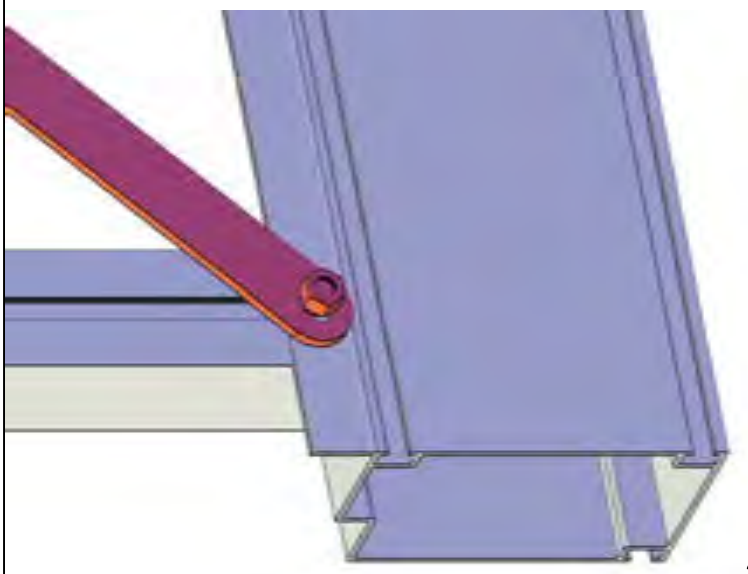
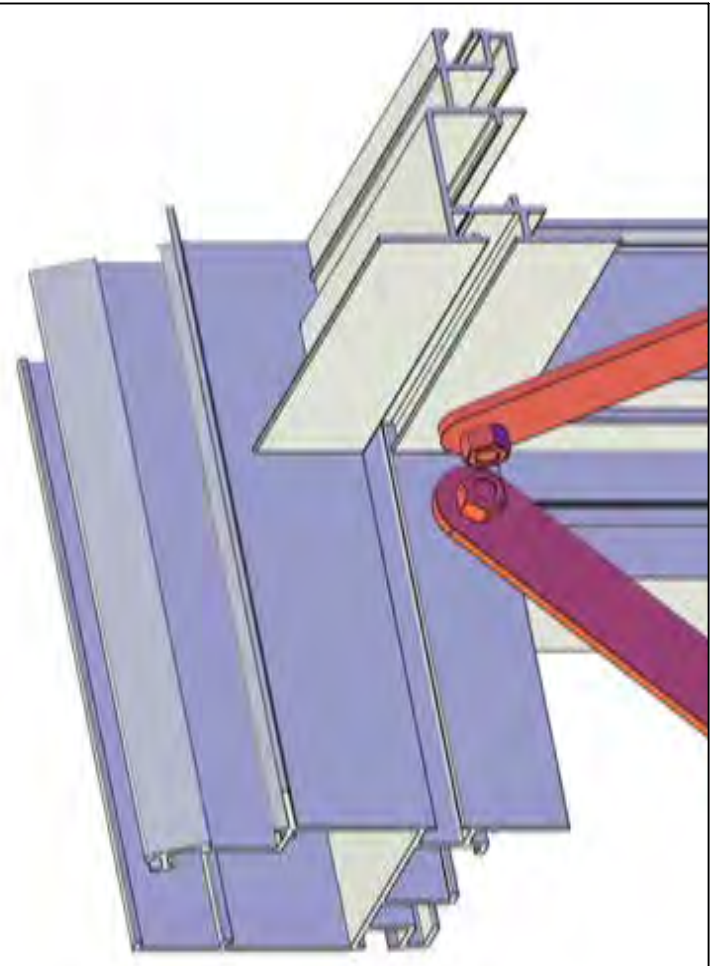
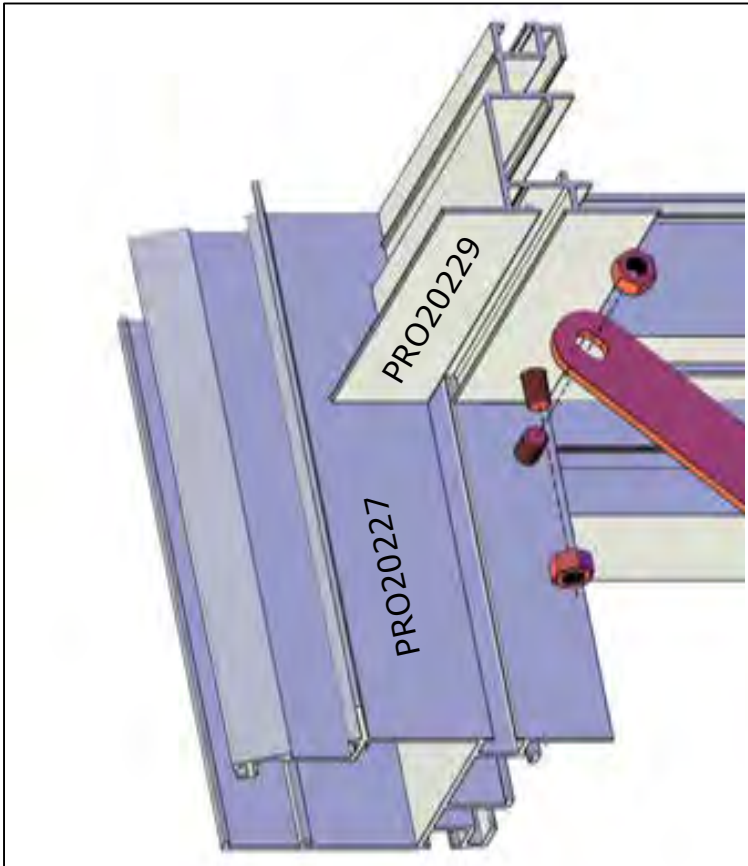
If length > 4580mm (i.e. VI36 and VI46) then insert 2 bolts (from Spandrel package) in the center profile for Spandrels/Scroll Supports - see H_20 and H_21 for more information.

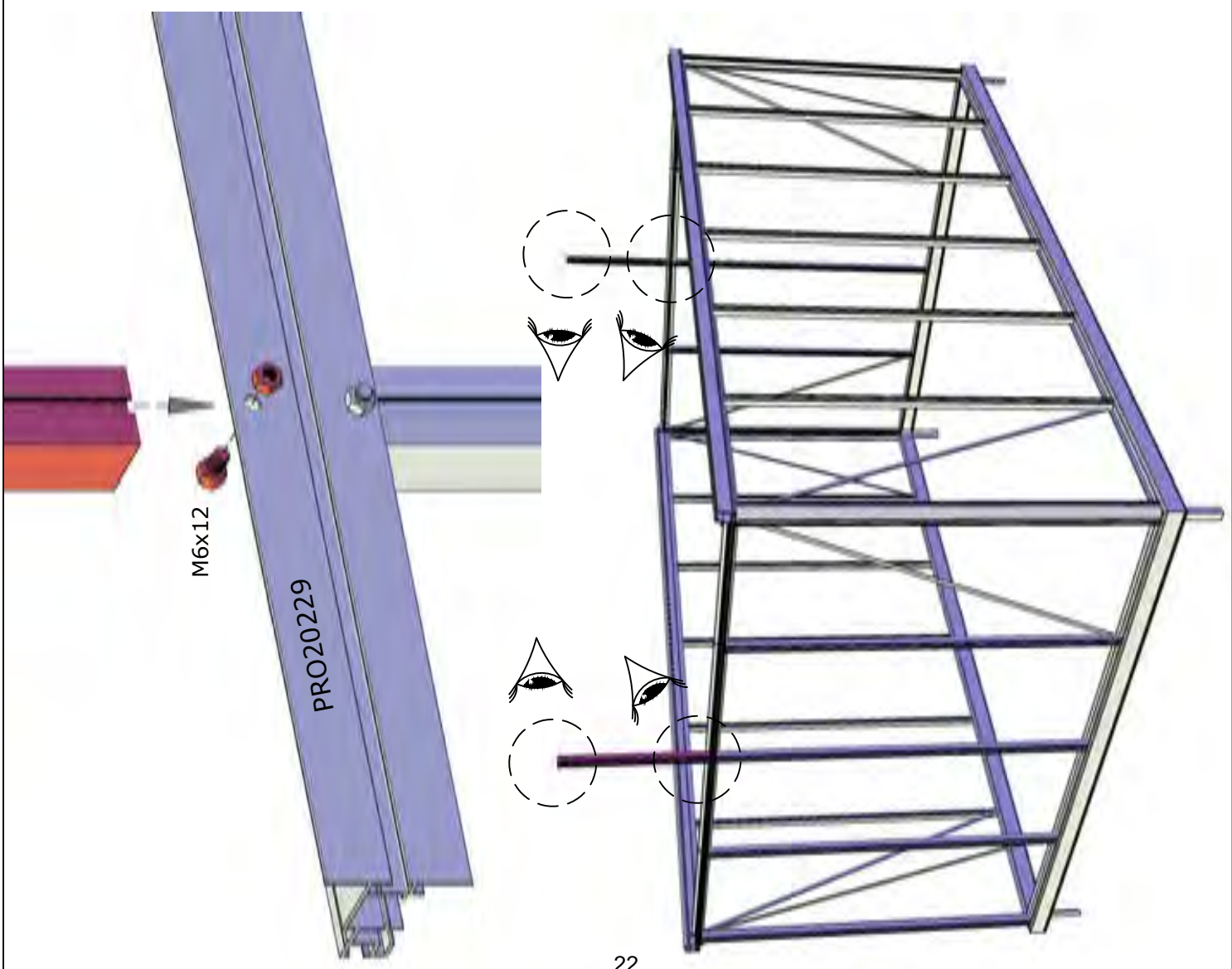


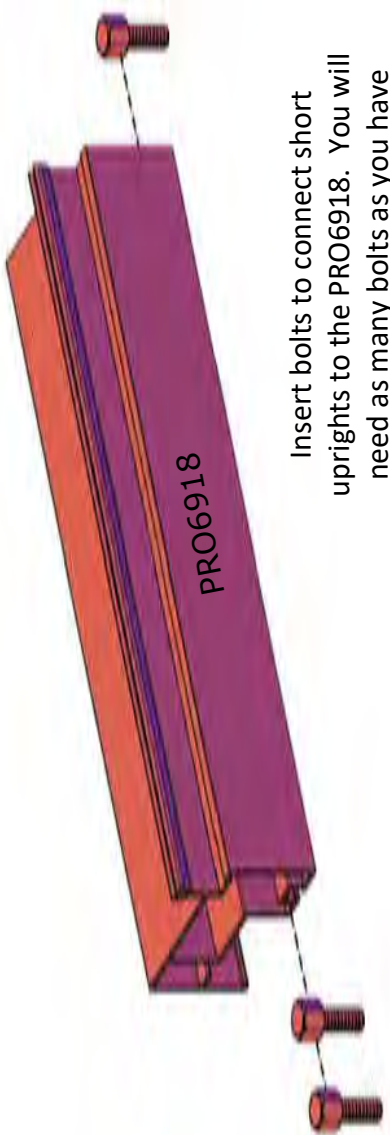
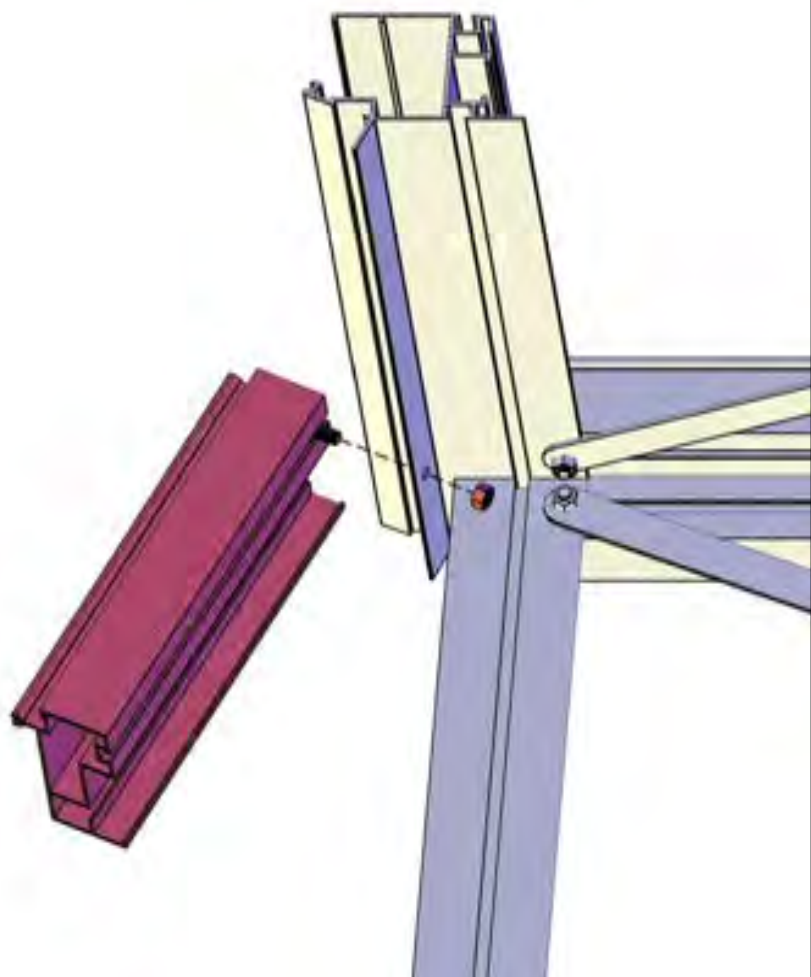
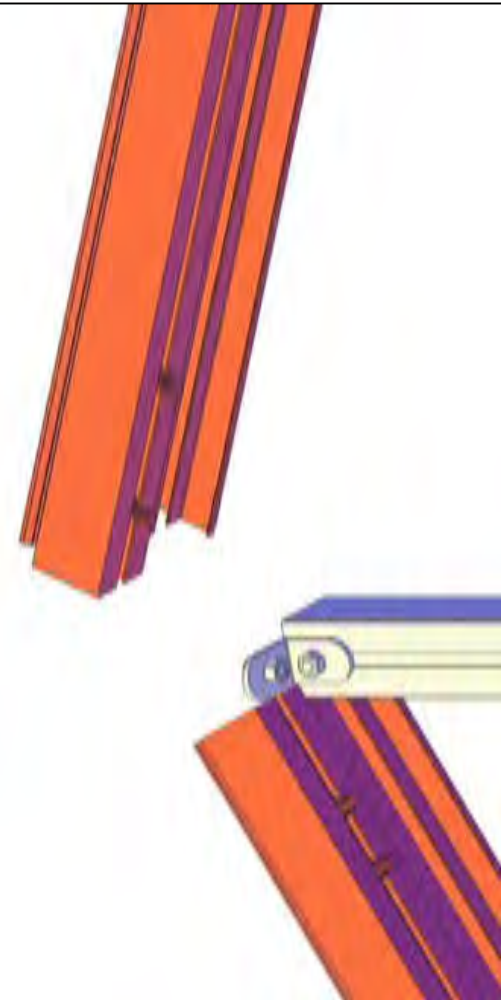
NOTE!

Before securing vertical profiles, insert bolts for:
 Louvered Window, see p. H_44-46
 Optional Top Shelf, see p. H_62
 Optional Seed Tray, see p. H_63

NOTE! Sliding doors will use PRO29909 (in door bundle) for the door frame see H_34.

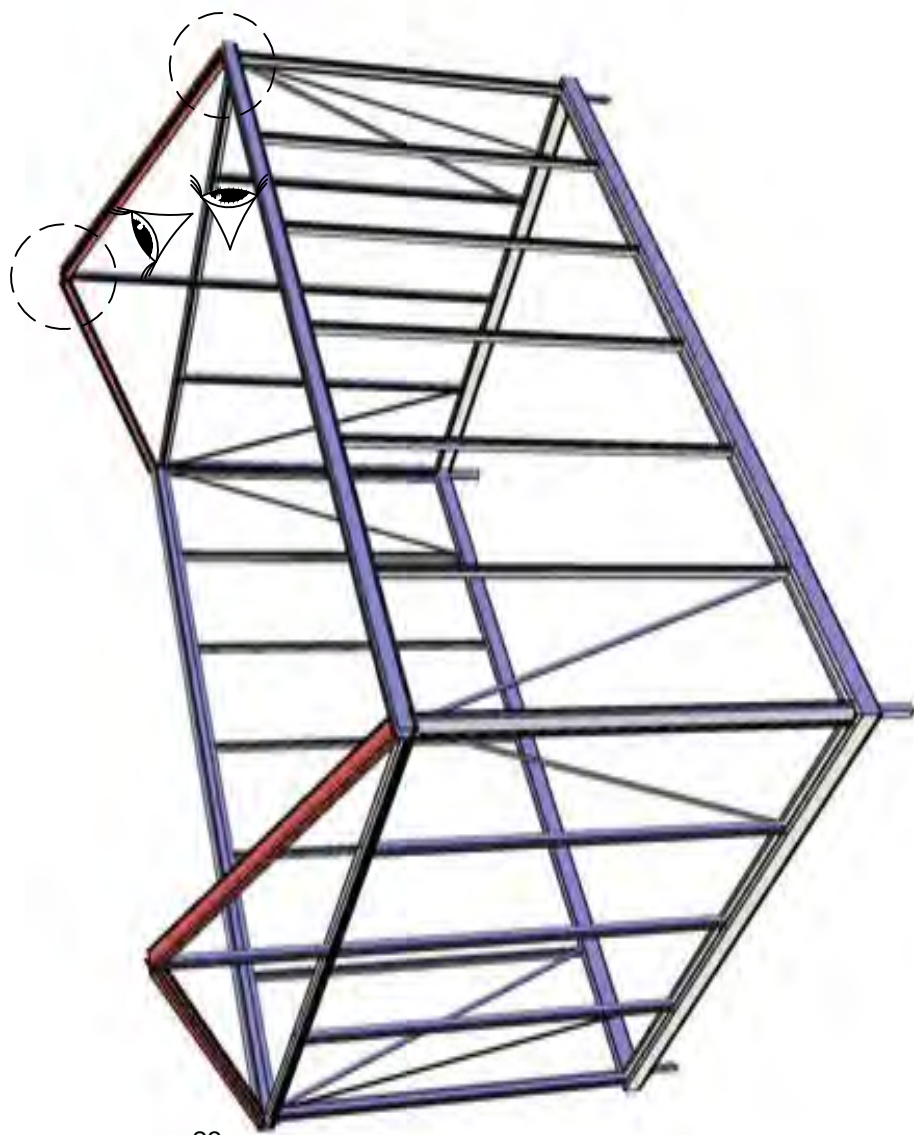




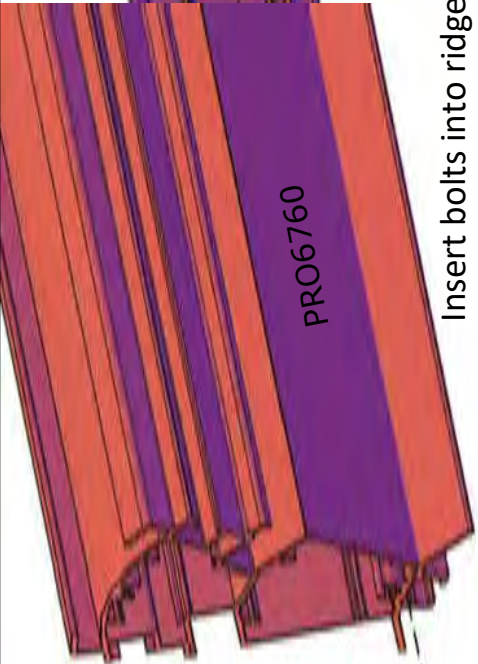
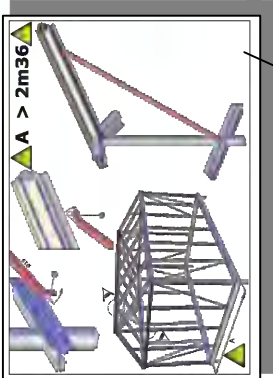
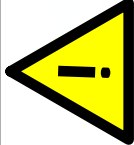


Insert bolts to connect short uprights to the PRO6918. You will need as many bolts as you have short uprights.

M6x12



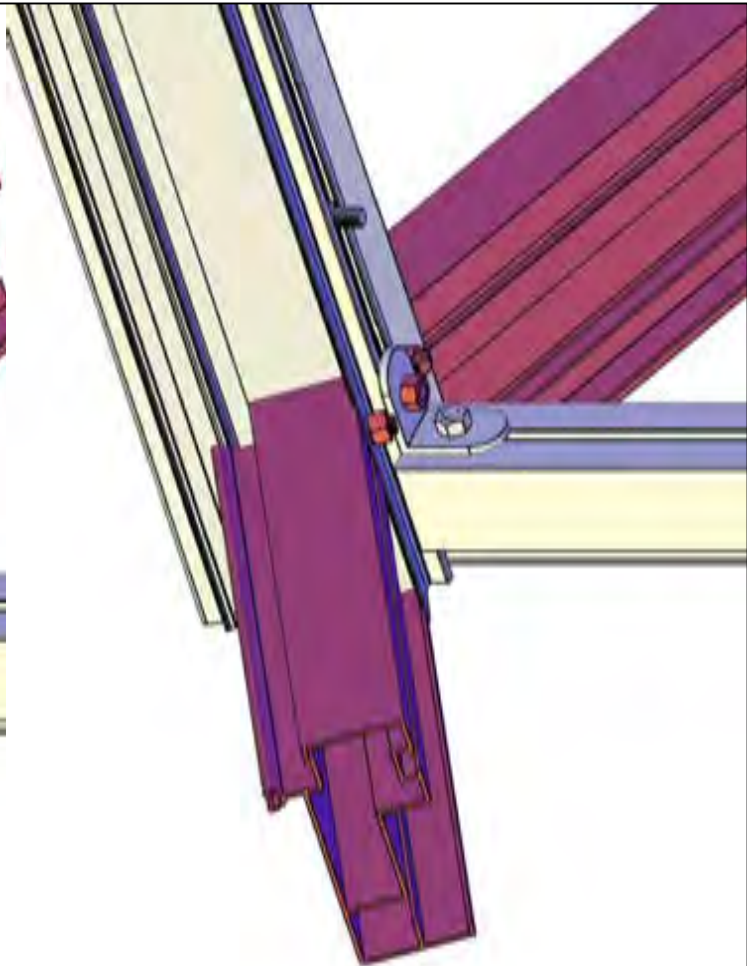
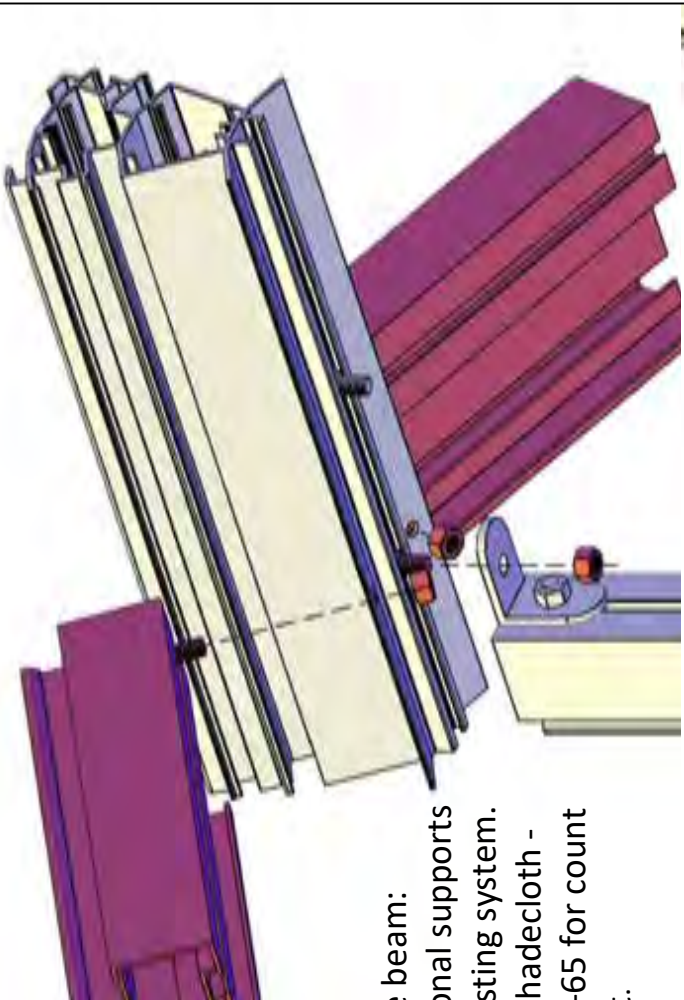
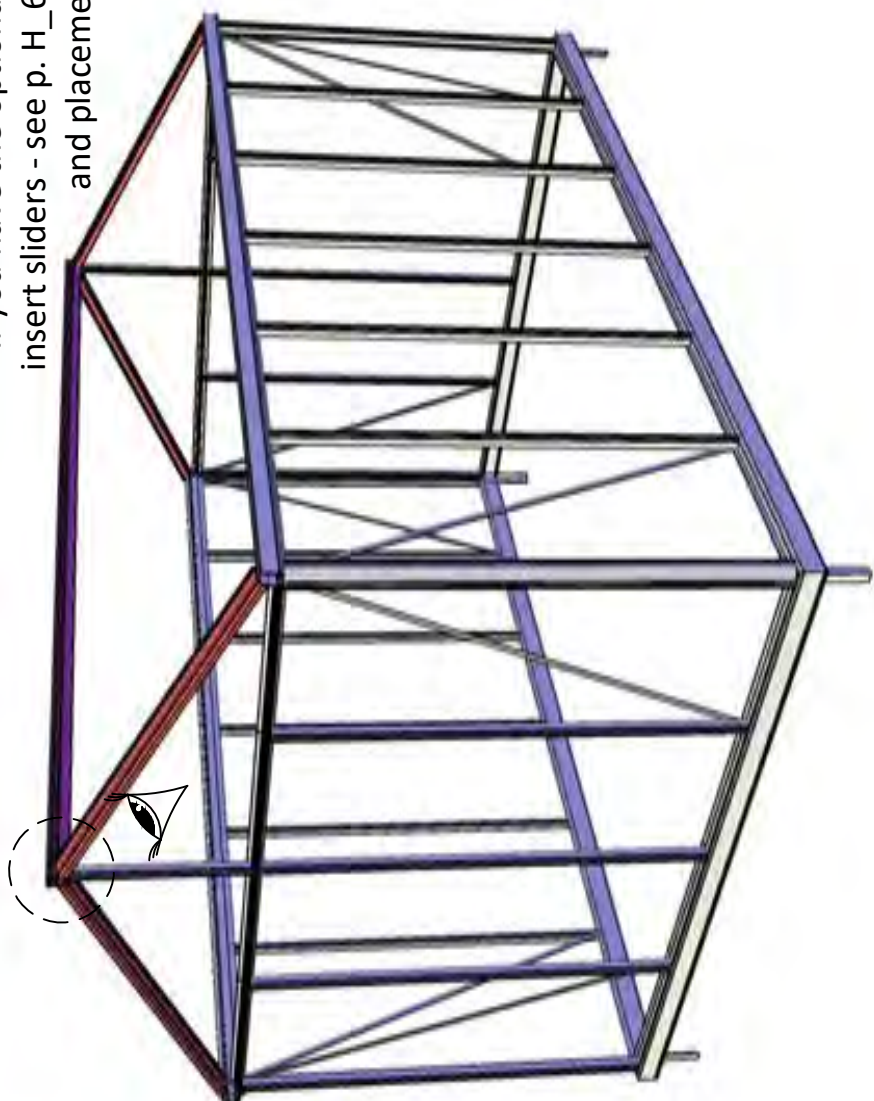
Only for models over
2360mm (i.e. V134, 36,
46) See p. H_17

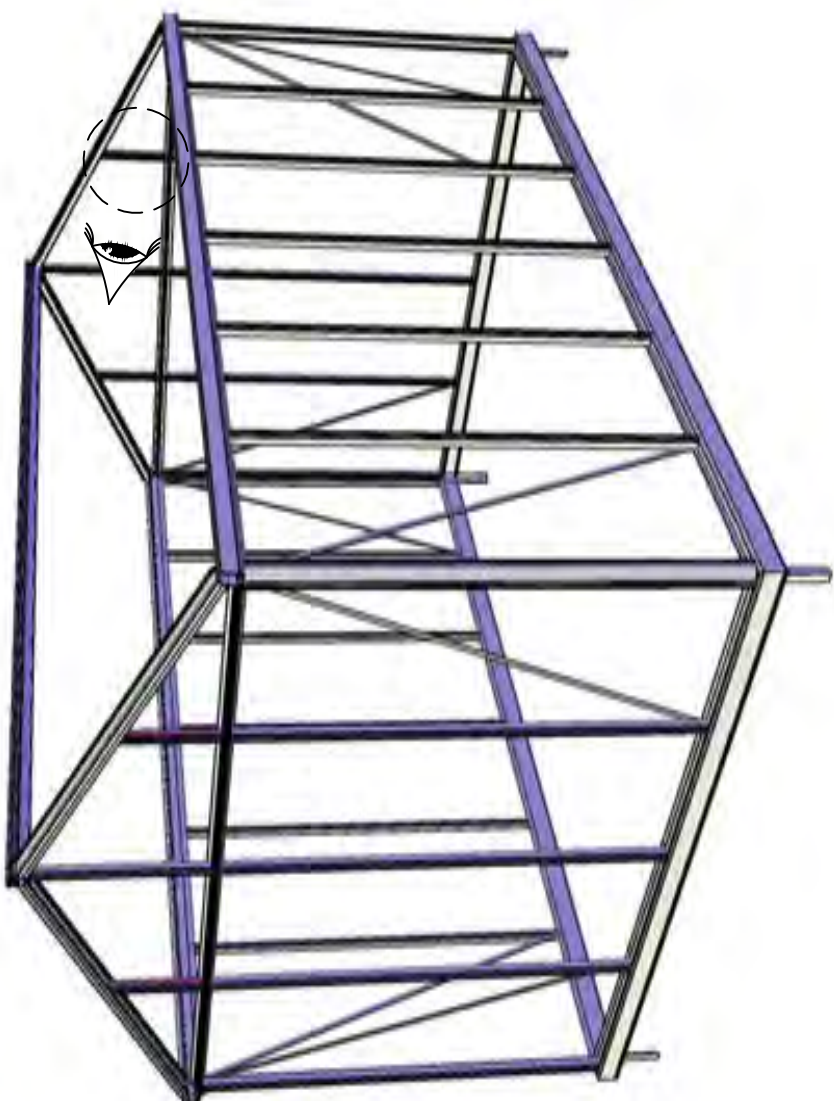
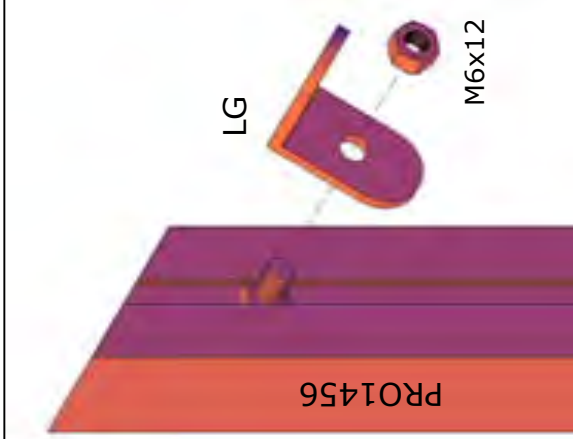
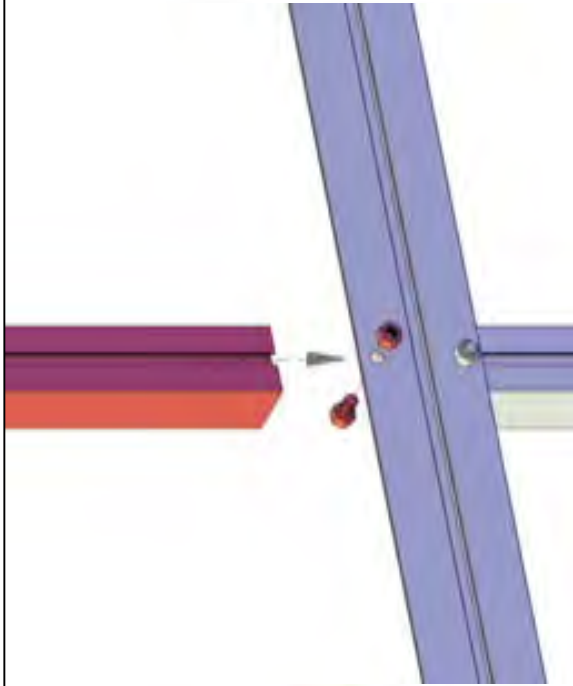
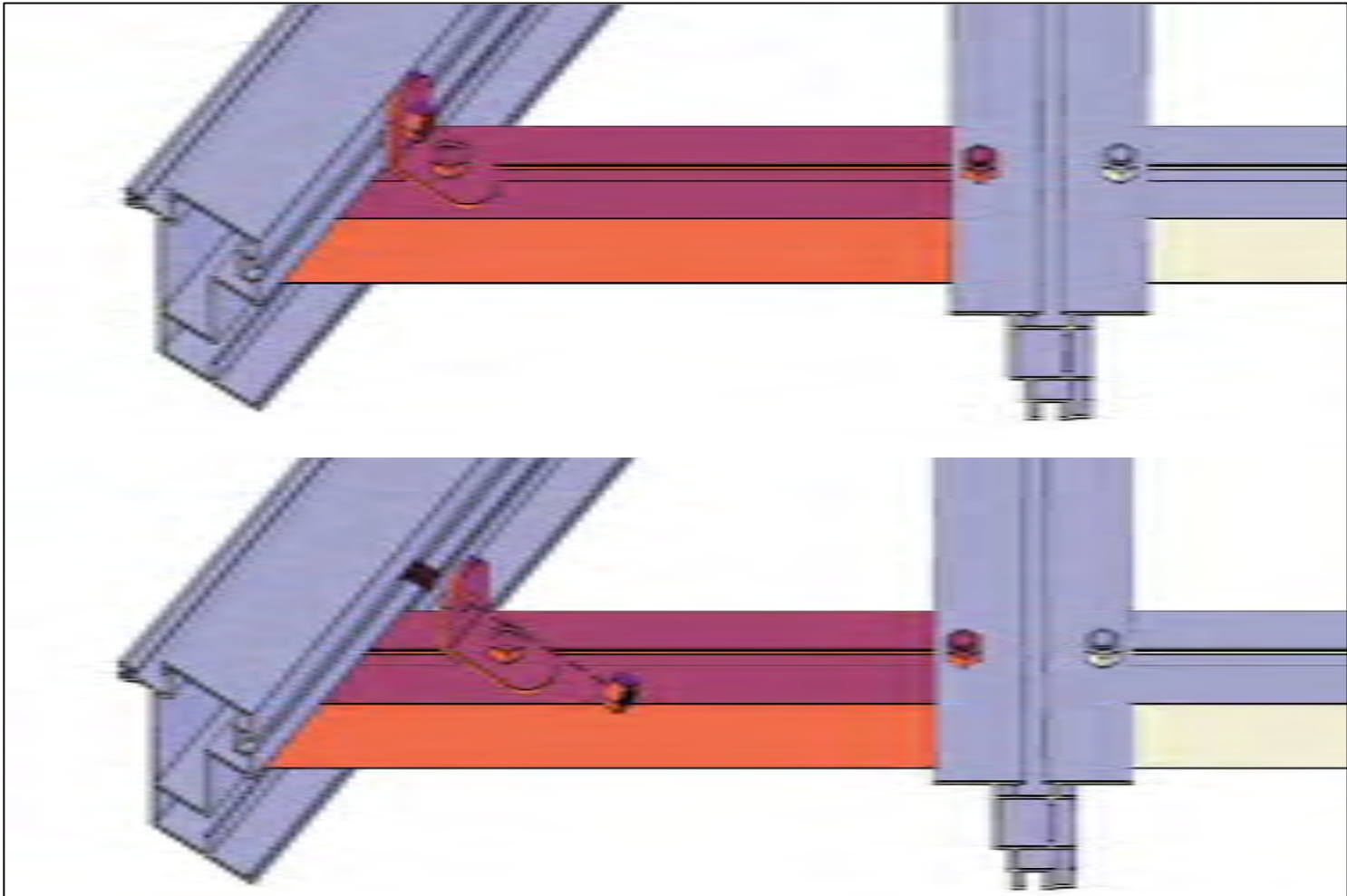


PRO6760

M6x12

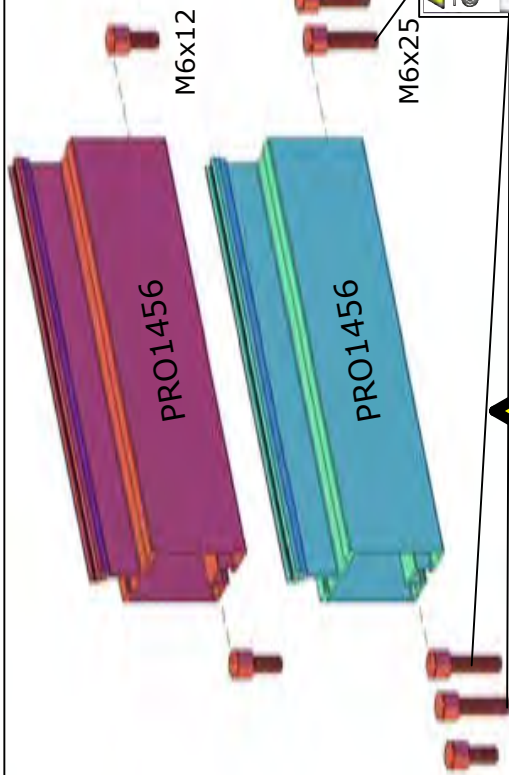
Insert bolts into ridge beam:
2 for L brackets, 2 for diagonal supports
(except V123), and 3 for misting system -
If you have the optional shadecloth -
insert sliders - see p. H_64-65 for count
and placement.



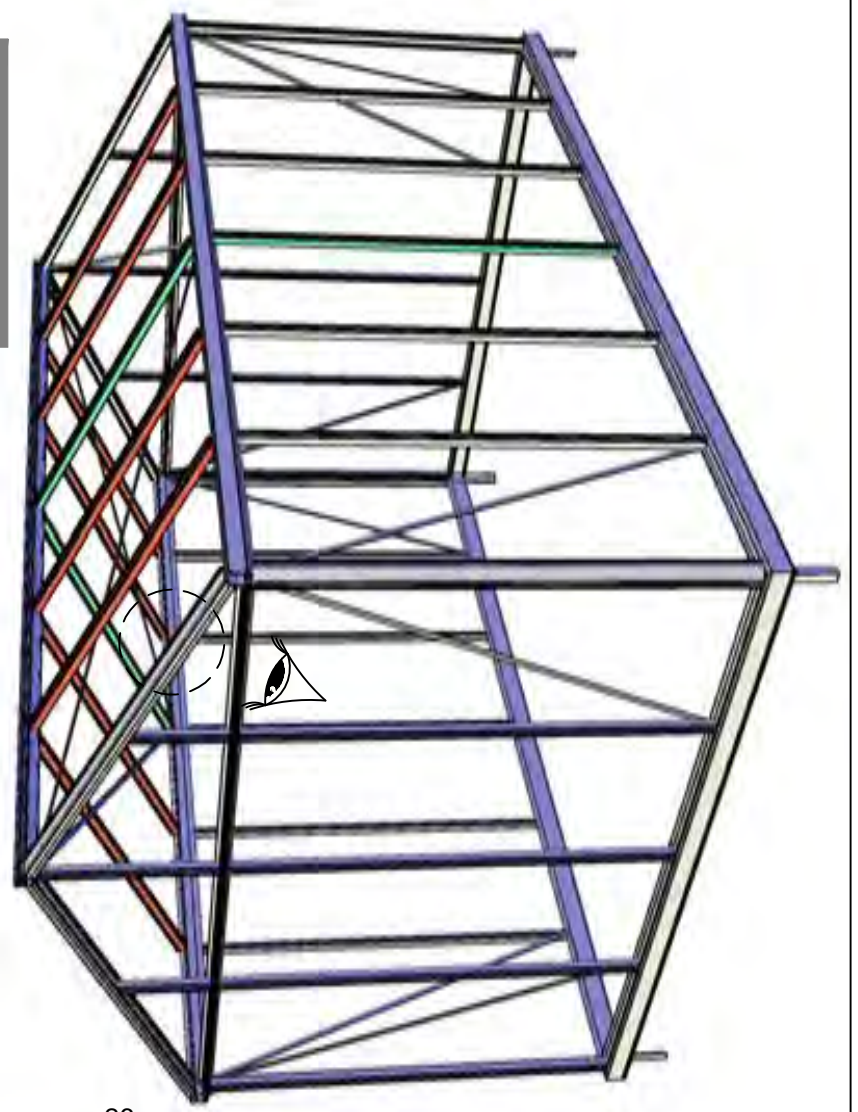
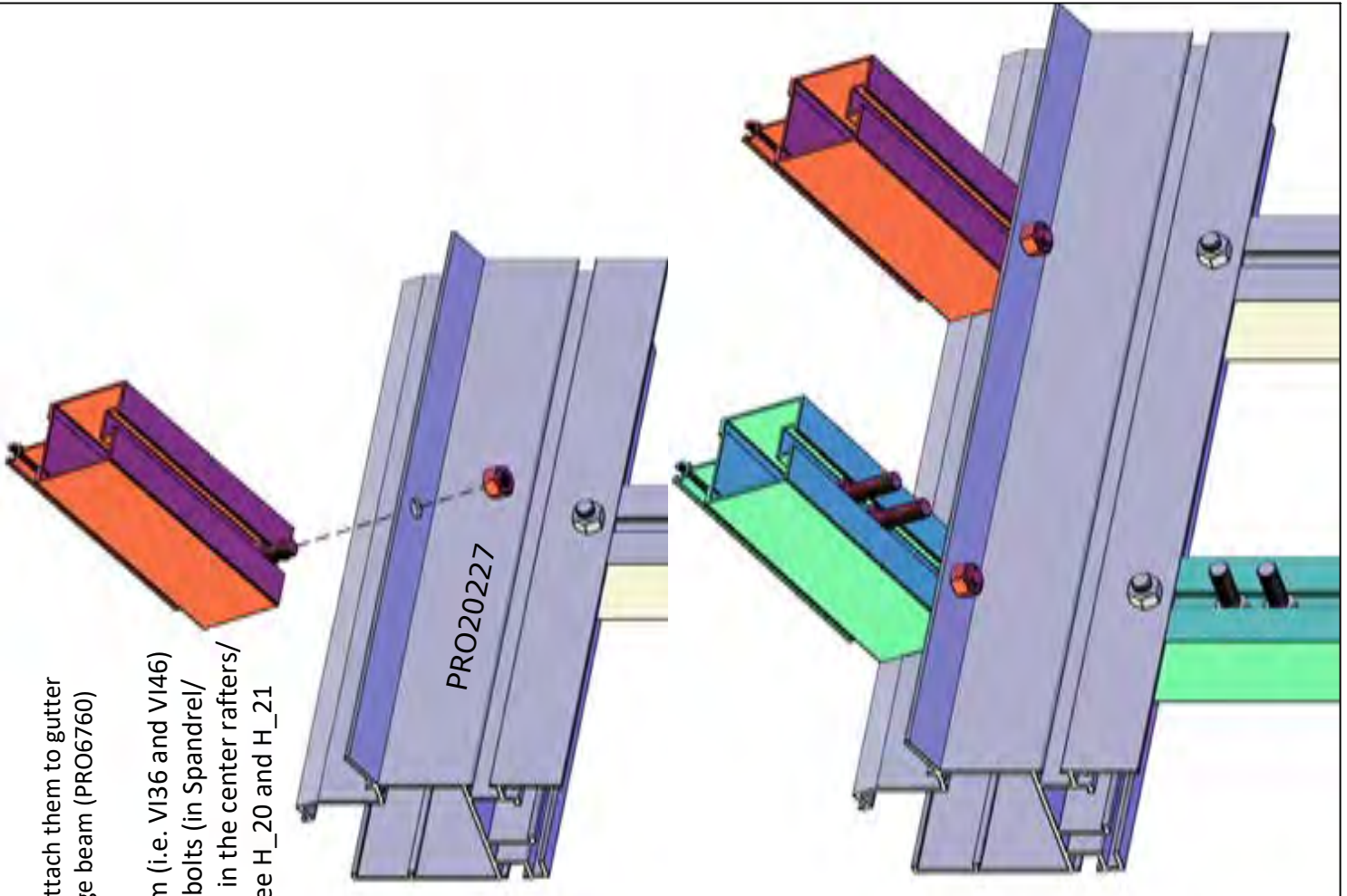


Insert bolts into rafters to attach them to gutter profile (PRO20227) and ridge beam (PRO6760)

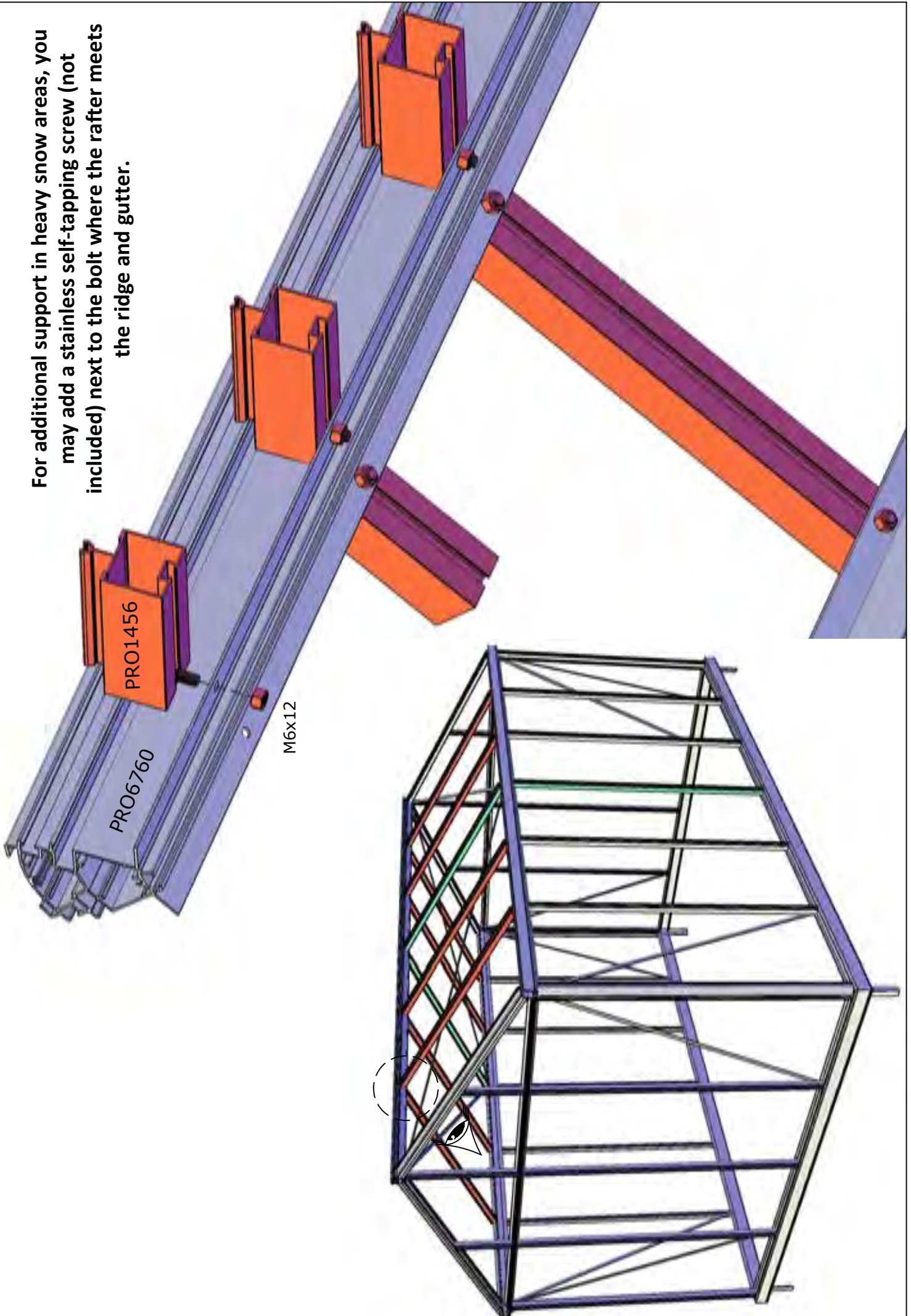
Only if length > 4580mm (i.e. VI36 and VI46) then insert 25mm long bolts (in Spandreel/ Scroll Support package) in the center rafters/ vertical wall profiles - see H_20 and H_21



! **B > 4m58**

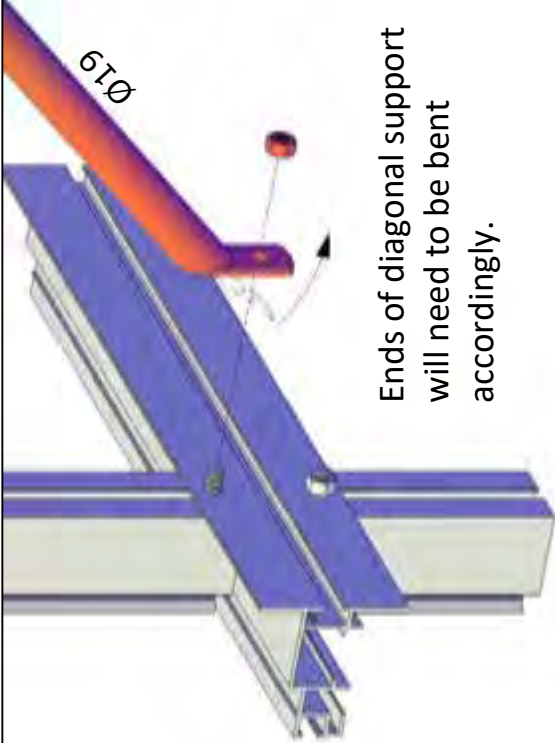
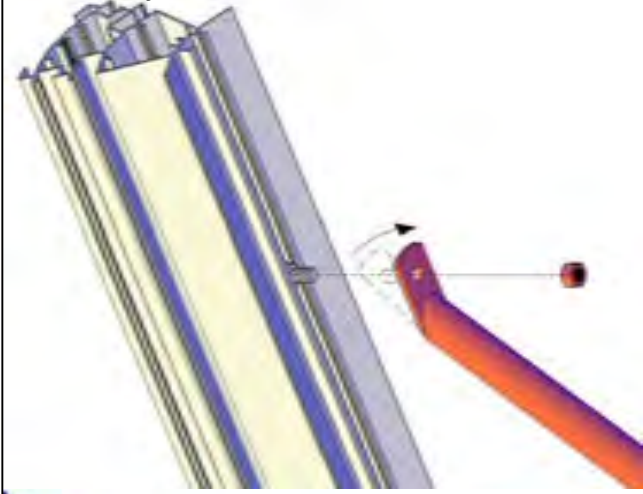


For additional support in heavy snow areas, you may add a stainless self-tapping screw (not included) next to the bolt where the rafter meets the ridge and gutter.

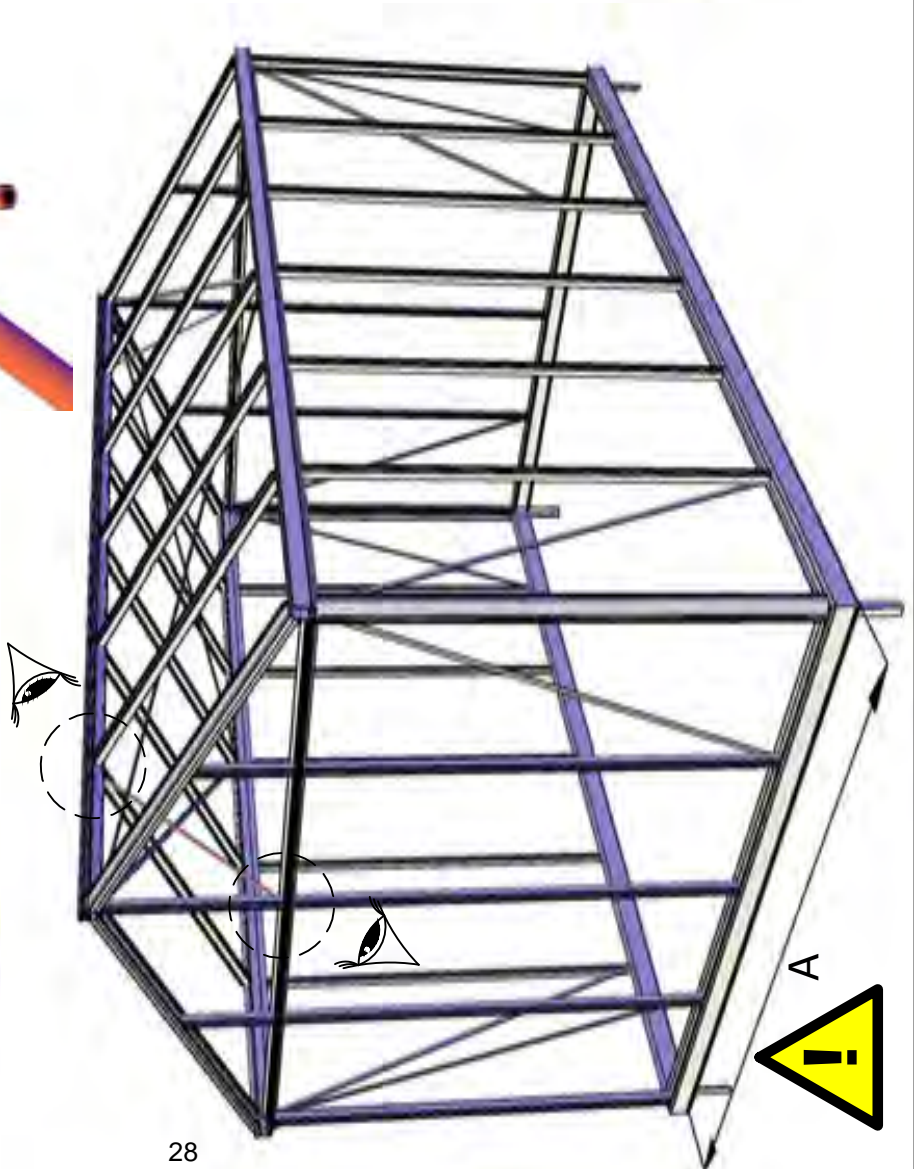
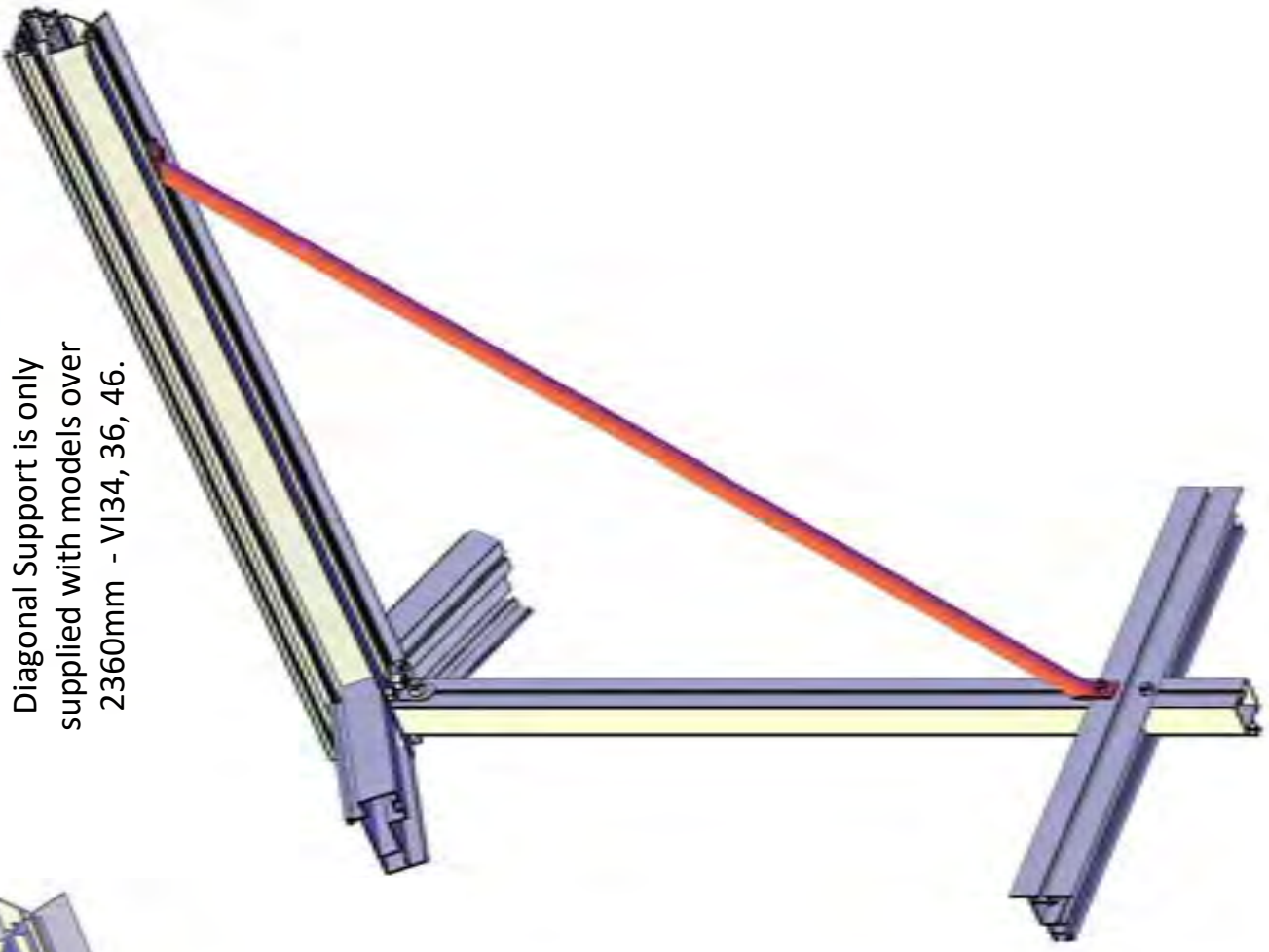


⚠️ A > 2m36 ⚠️

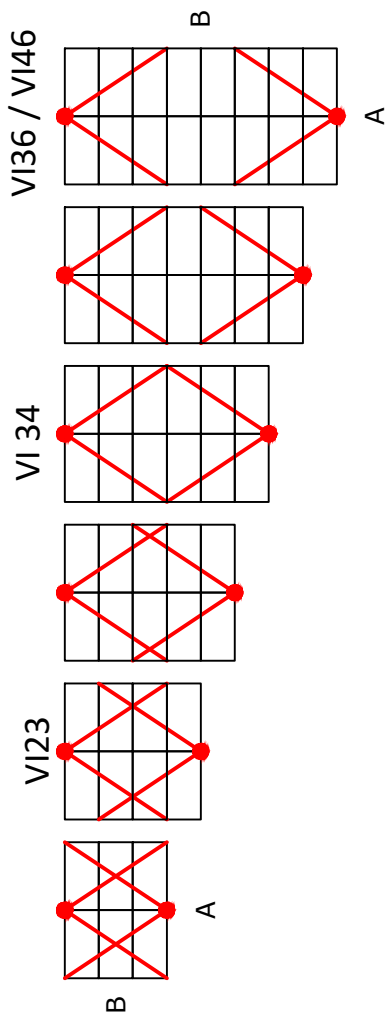
Diagonal Support is only supplied with models over 2360mm - V134, 36, 46.



Ends of diagonal support will need to be bent accordingly.



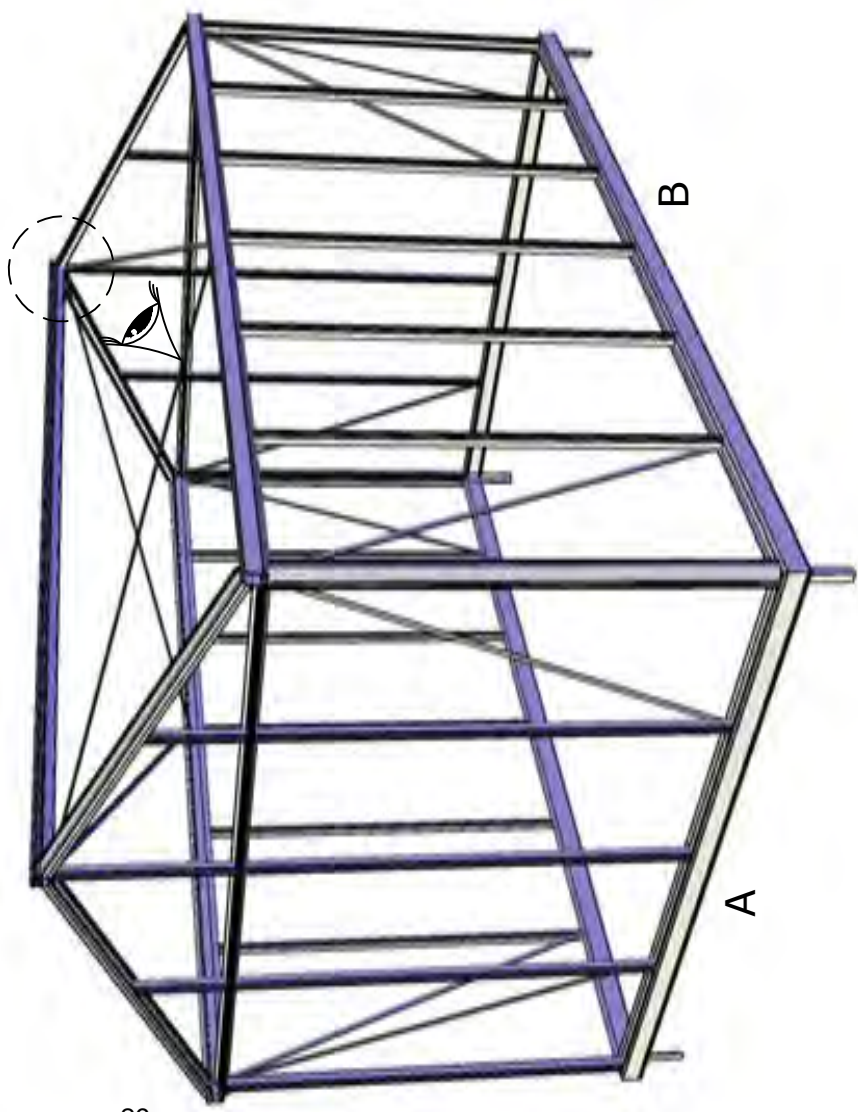
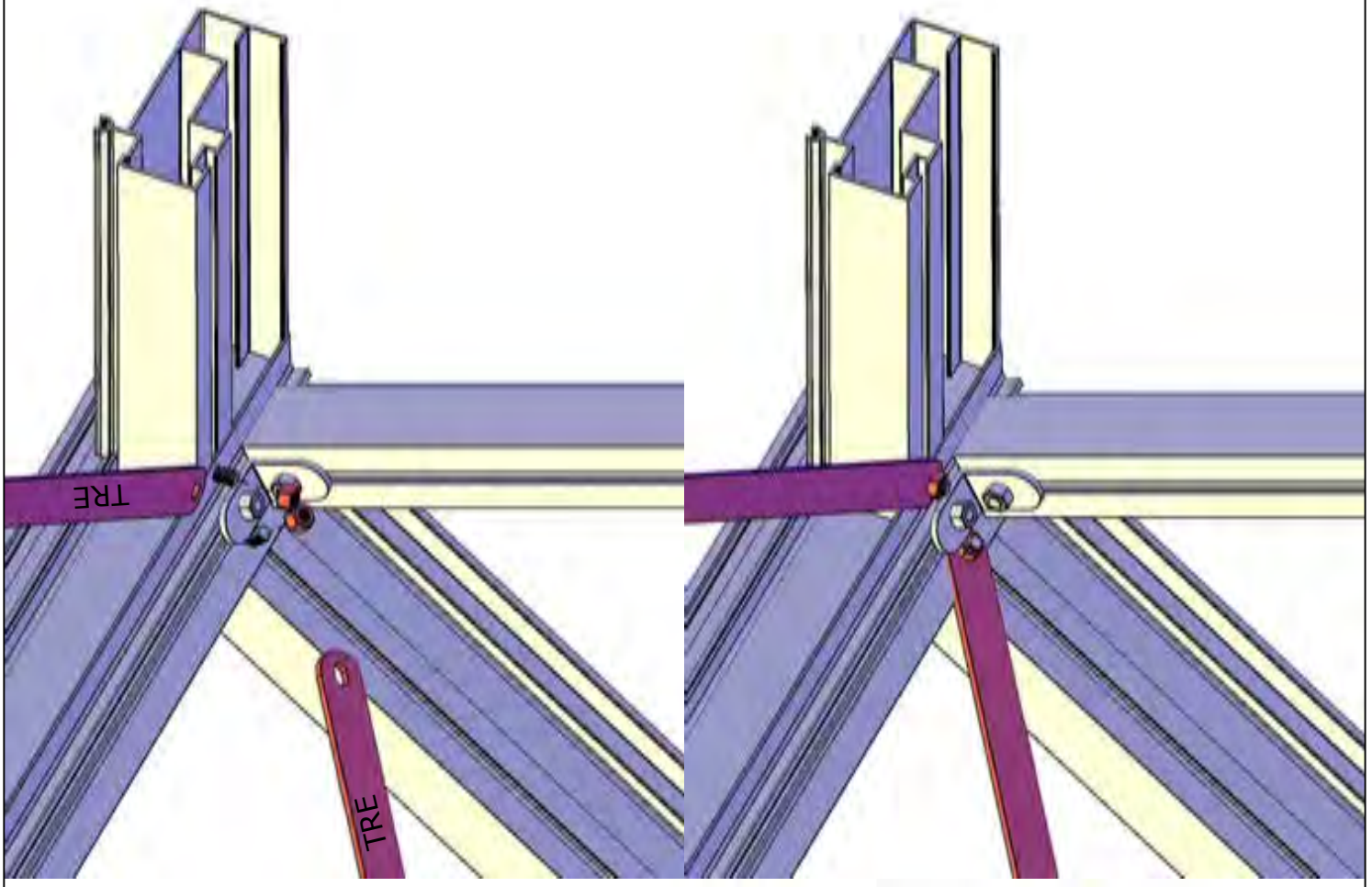
Placement of Roof Wind Braces (TRE) - View from above
 Attach at ridge beam first with 12mm bolts



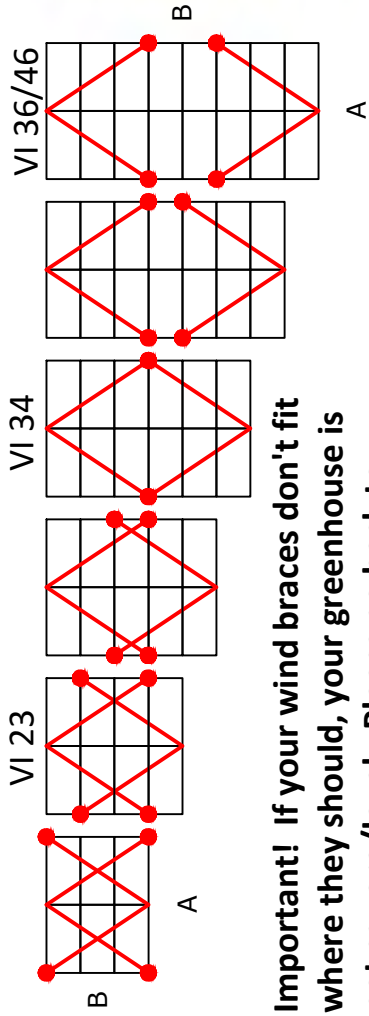
VI36 / VI46

VI 34

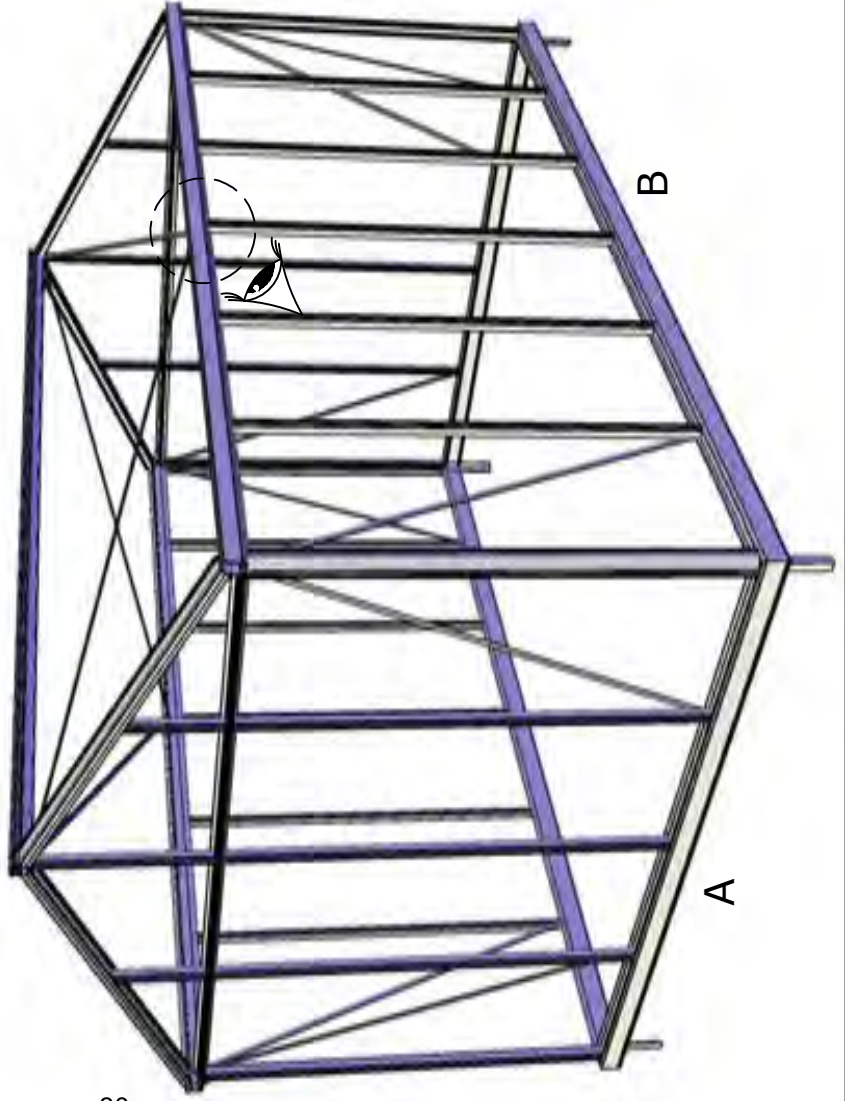
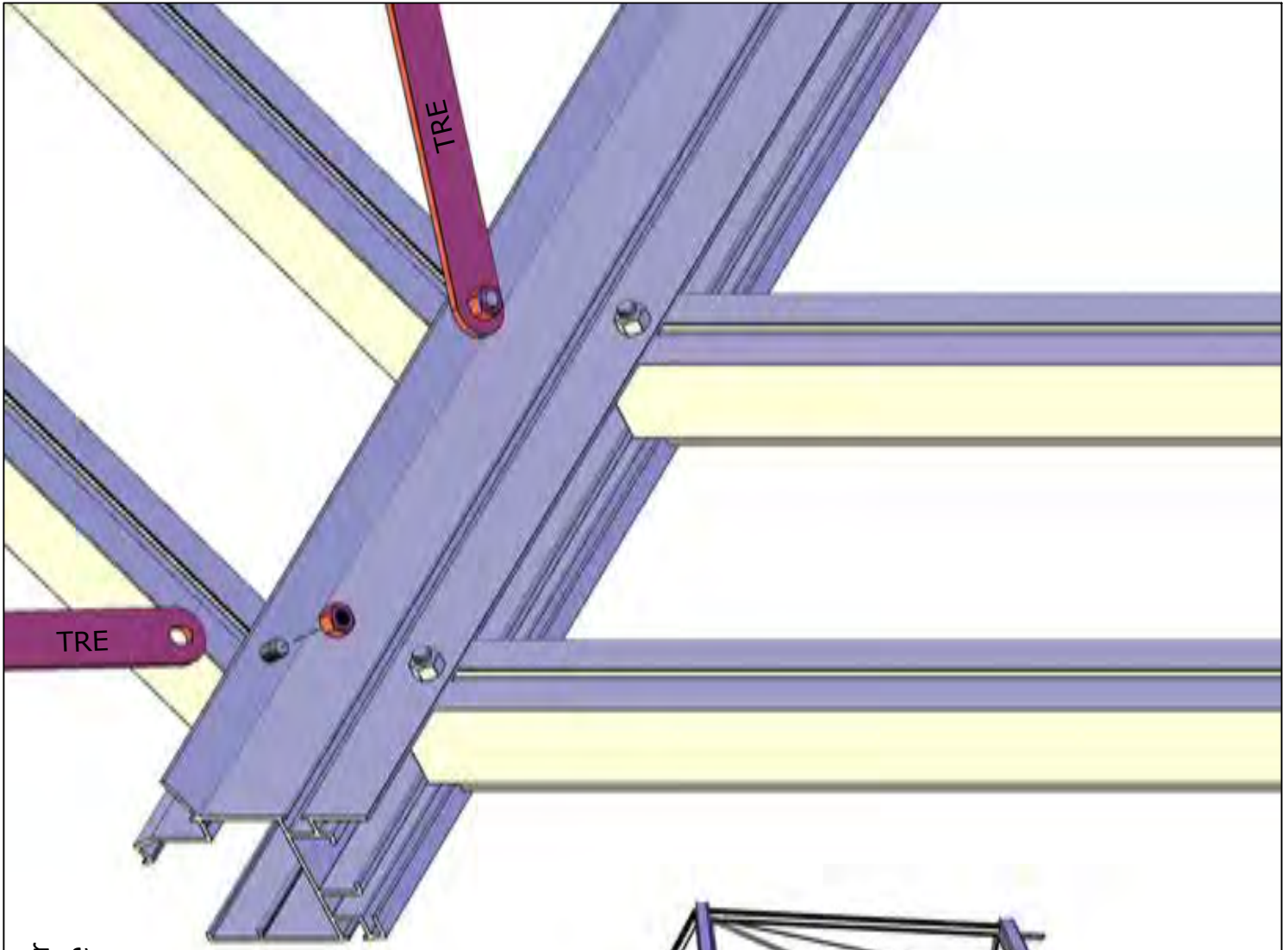
VI23



Placement of Wind Braces (TRE) View from above. Attach at gutter profile. NOTE for VI34: Use 25mm bolt in (ZAK_H) to accommodate both braces on a single bolt.

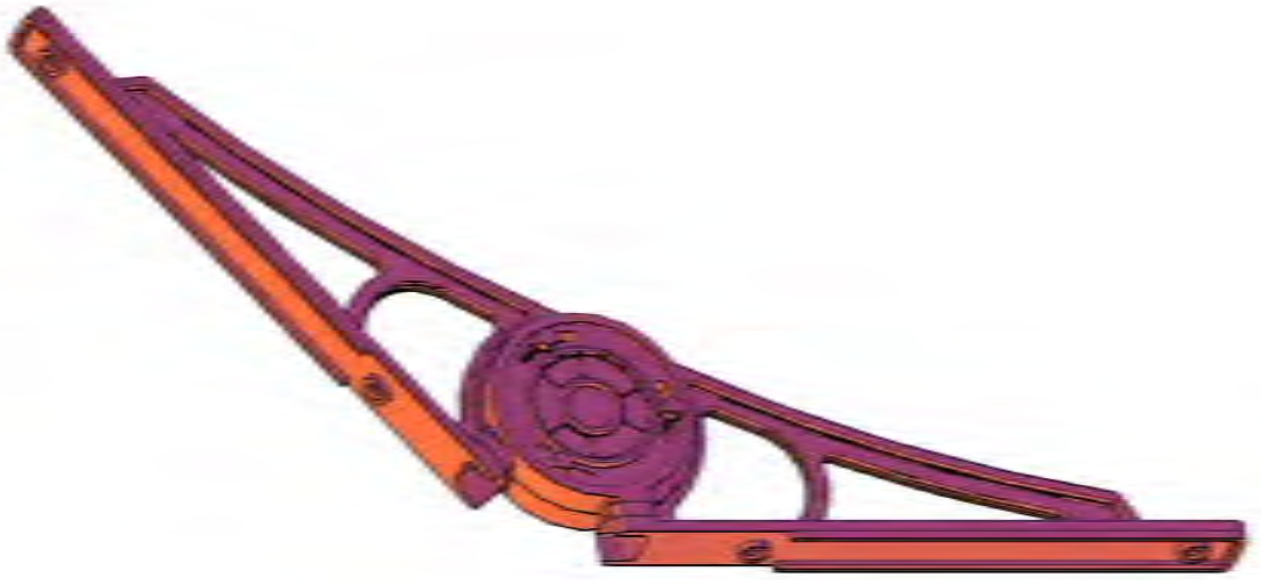
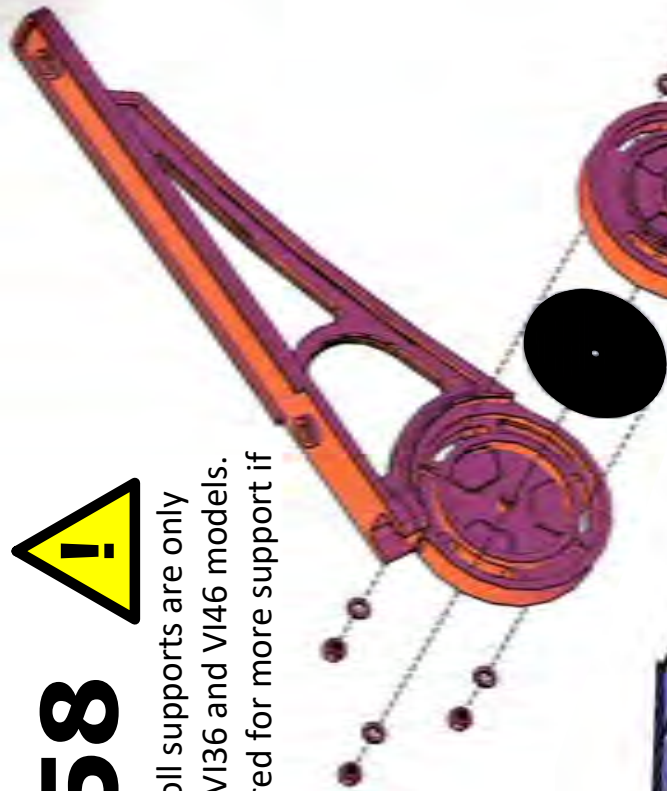
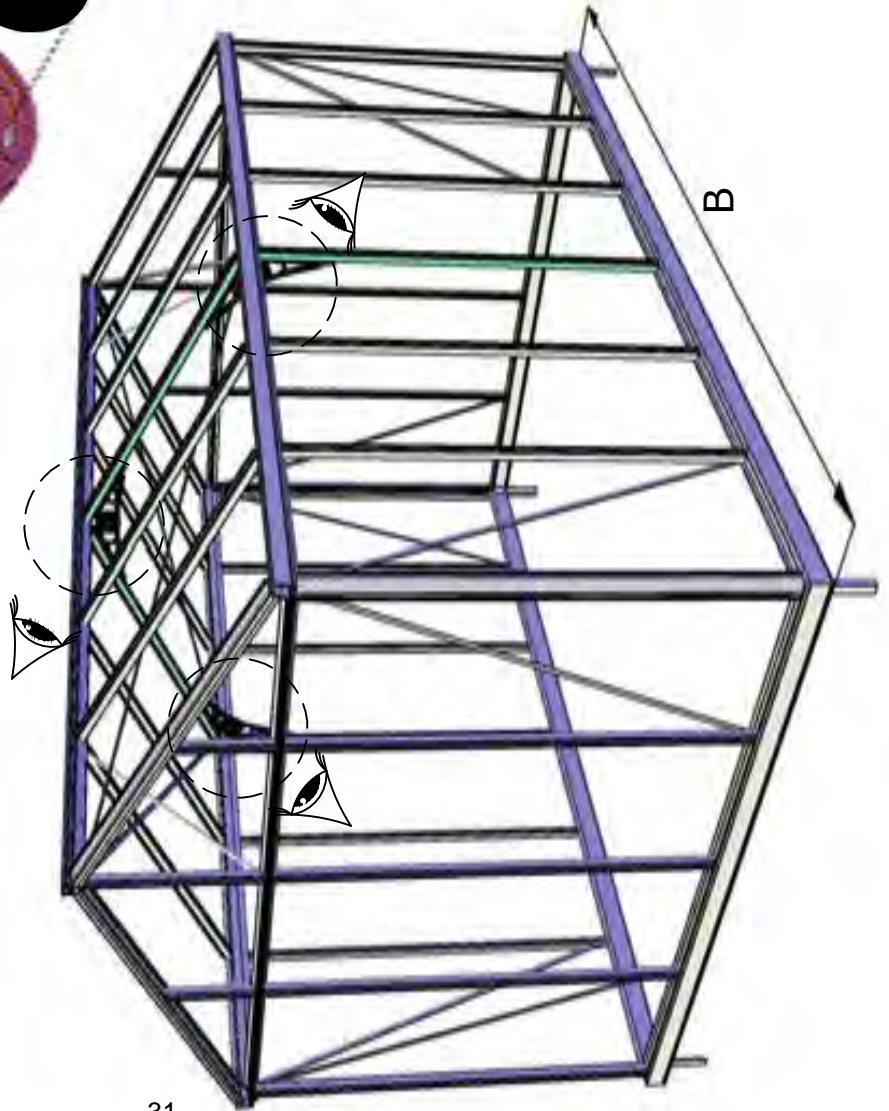
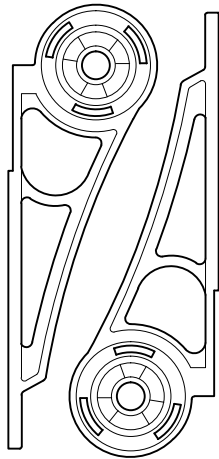


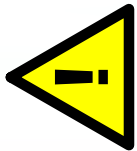
Important! If your wind braces don't fit where they should, your greenhouse is not square/level. Please go back to ensure your structure is square!



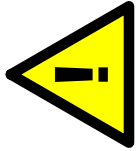
⚠ B > 4m58 ⚠

Spandrels/Scroll supports are only included with VI36 and VI46 models. More be ordered for more support if needed.

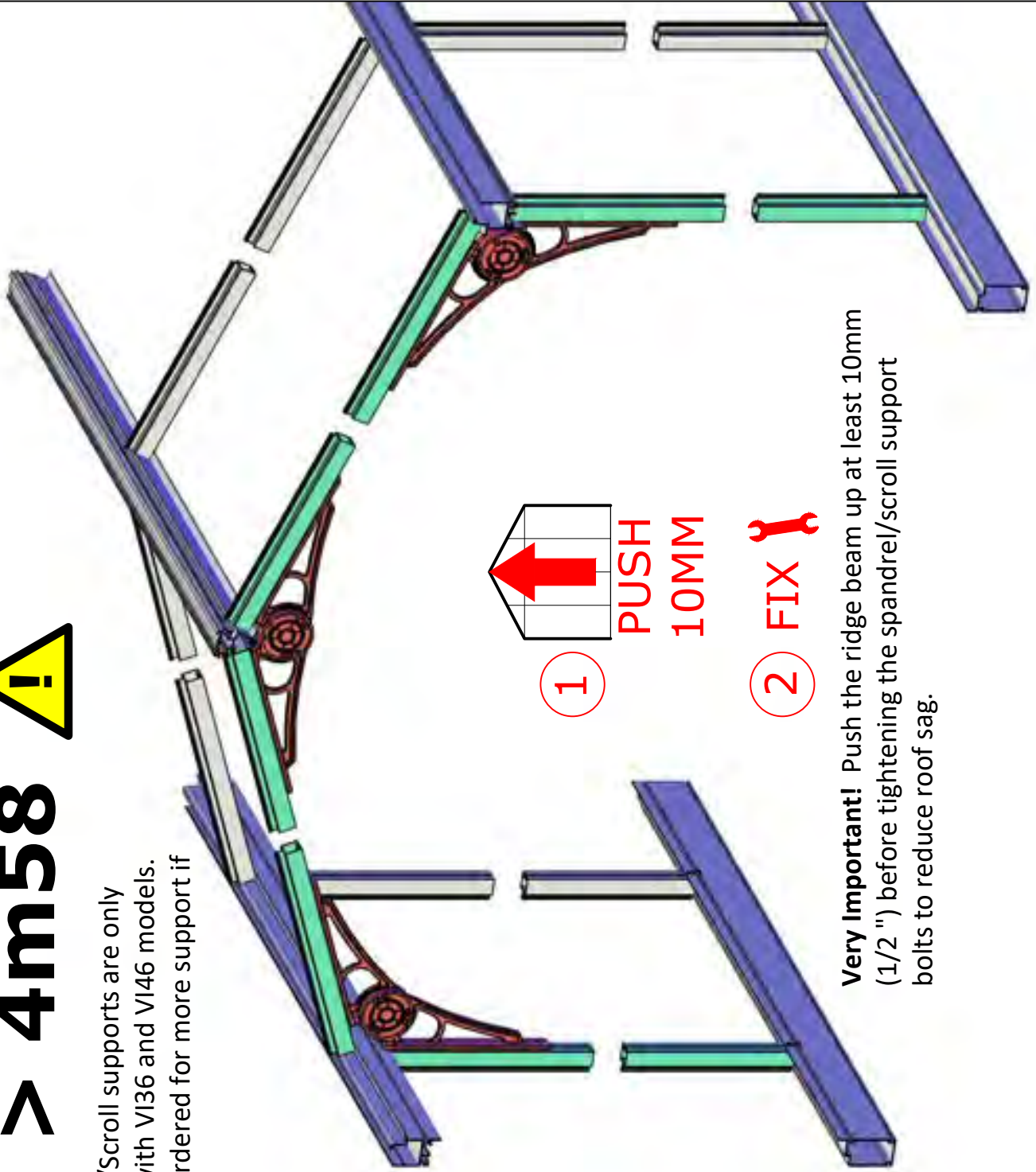
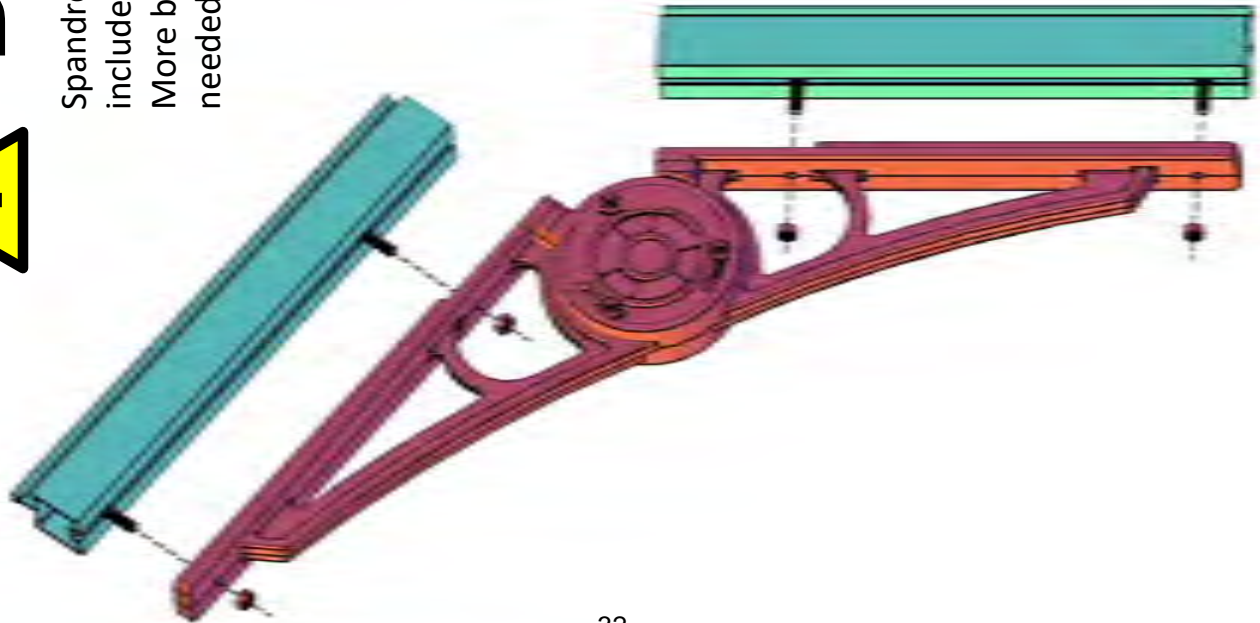




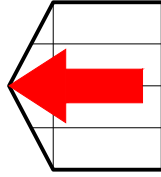
B > 4m58



Spandrels/Scroll supports are only included with V136 and V146 models. More be ordered for more support if needed.



1



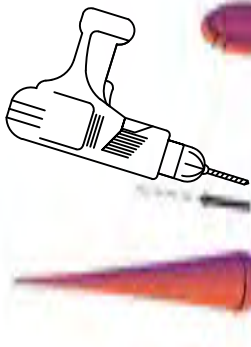
**PUSH
10MM**

2

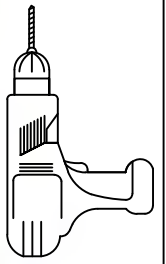
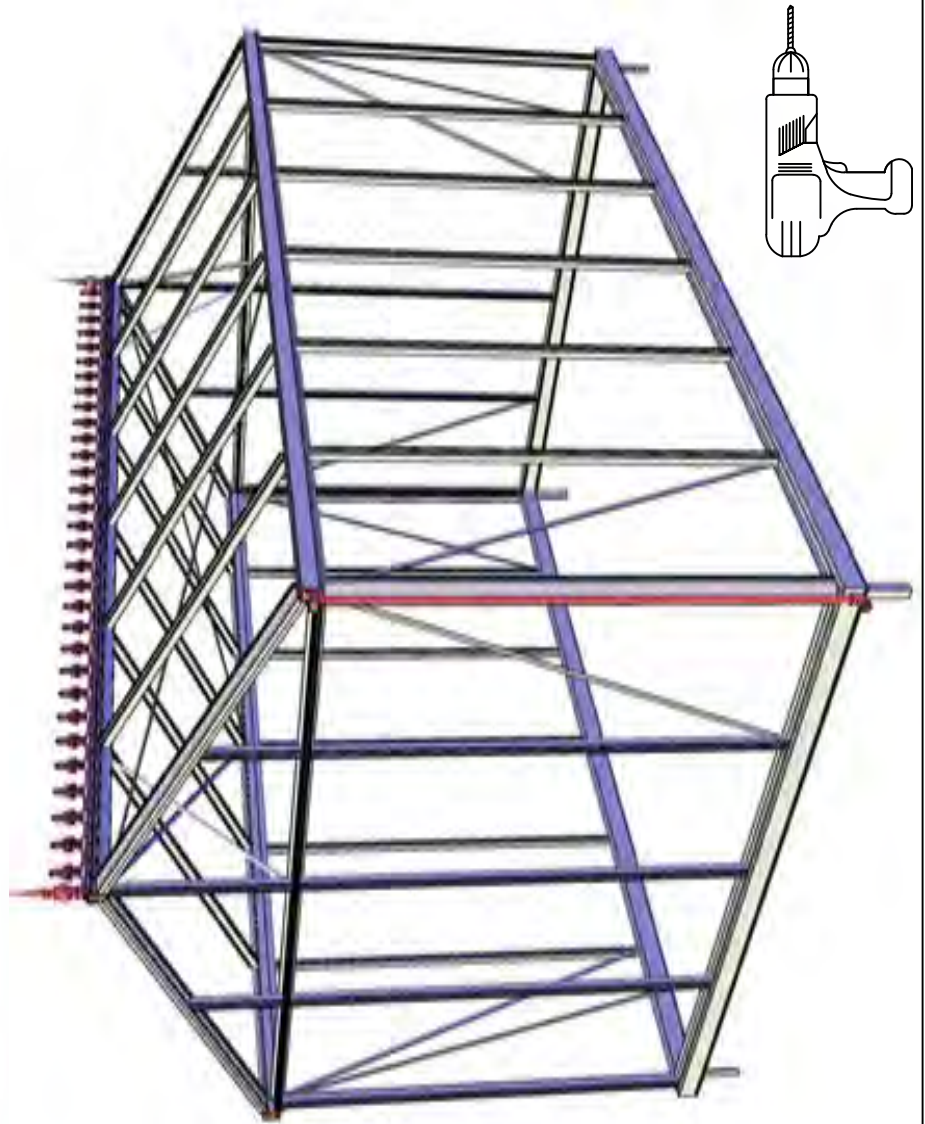
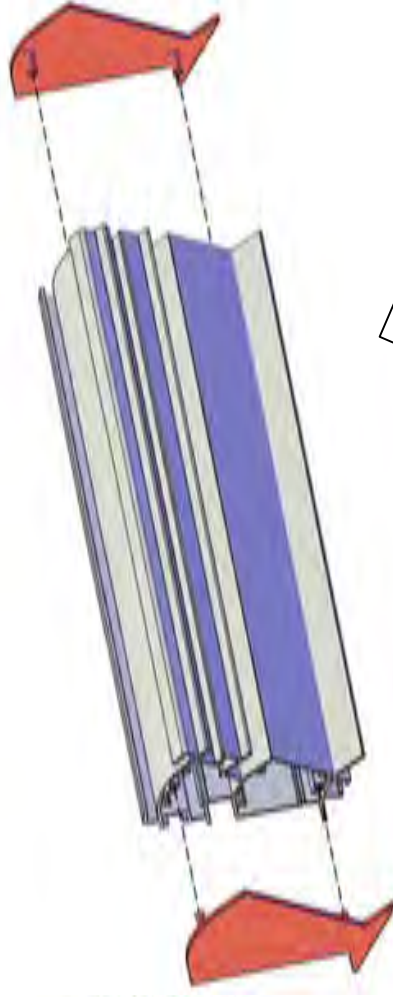


FIX

Very Important! Push the ridge beam up at least 10mm (1/2 ") before tightening the spandrel/scroll support bolts to reduce roof sag.



Use 19mm screw from ZAK_H



SILICONE

SILICONE

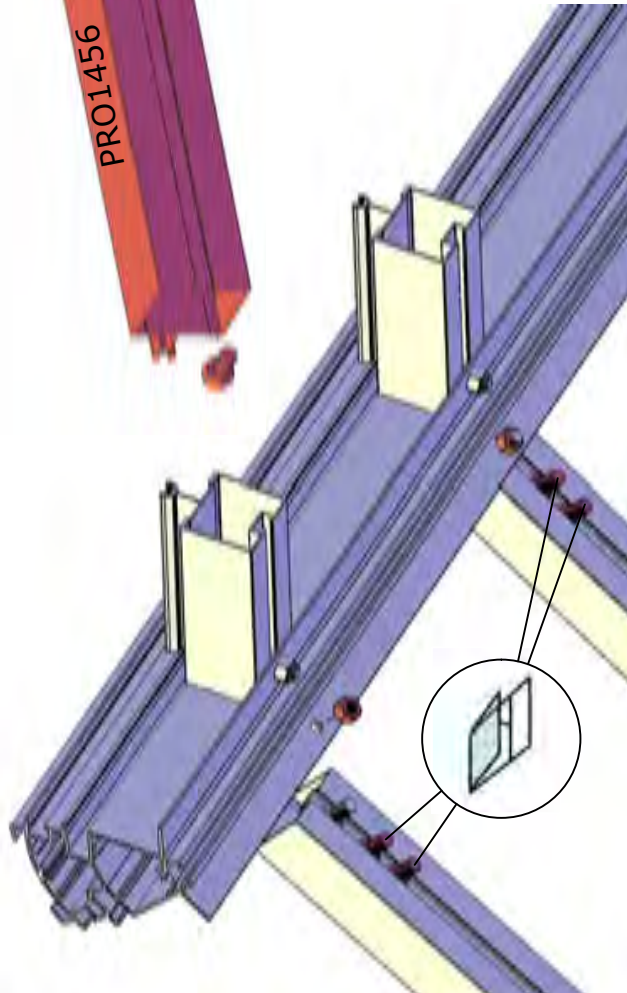
Note: Attach the elbow to the greenhouse base. First, drill a small hole in the back of the elbow and then a small hole in the frame of the greenhouse for the screw to thread into. Run the screw through the hole on the inside of the elbow and into the greenhouse base.

Use 38mm screw from (ZAK_H)

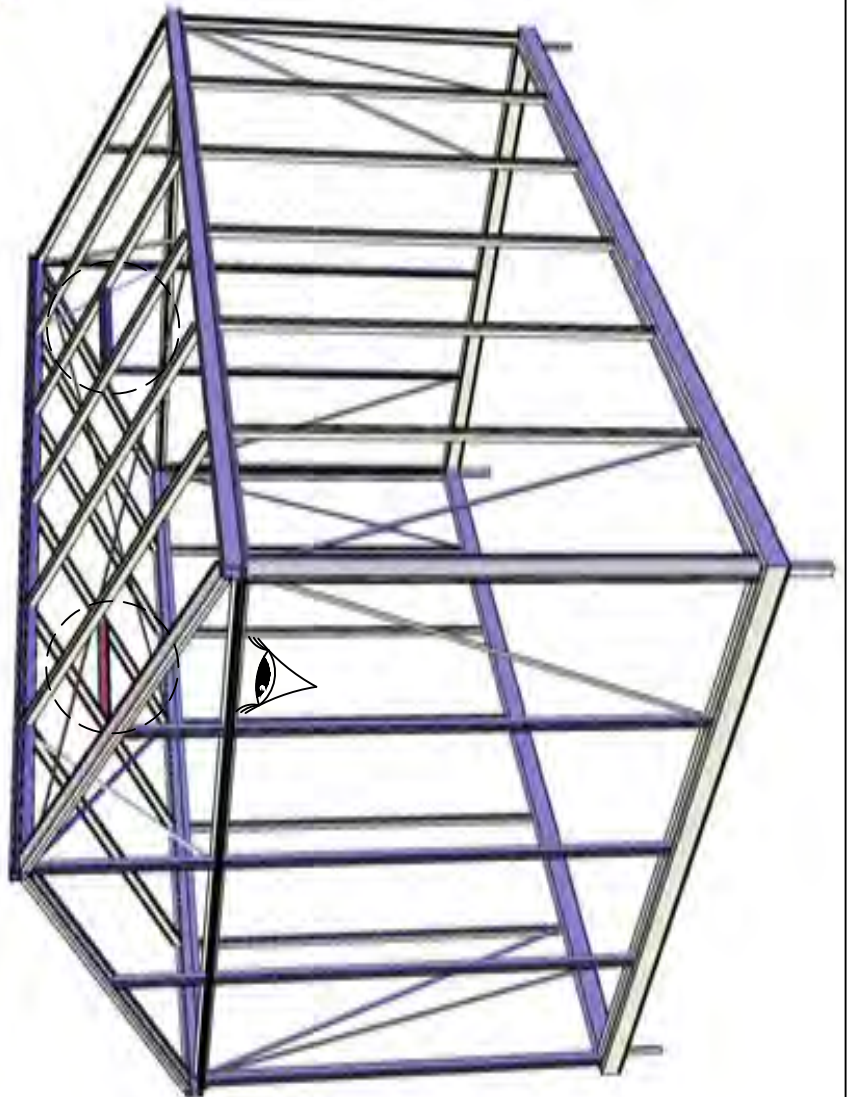
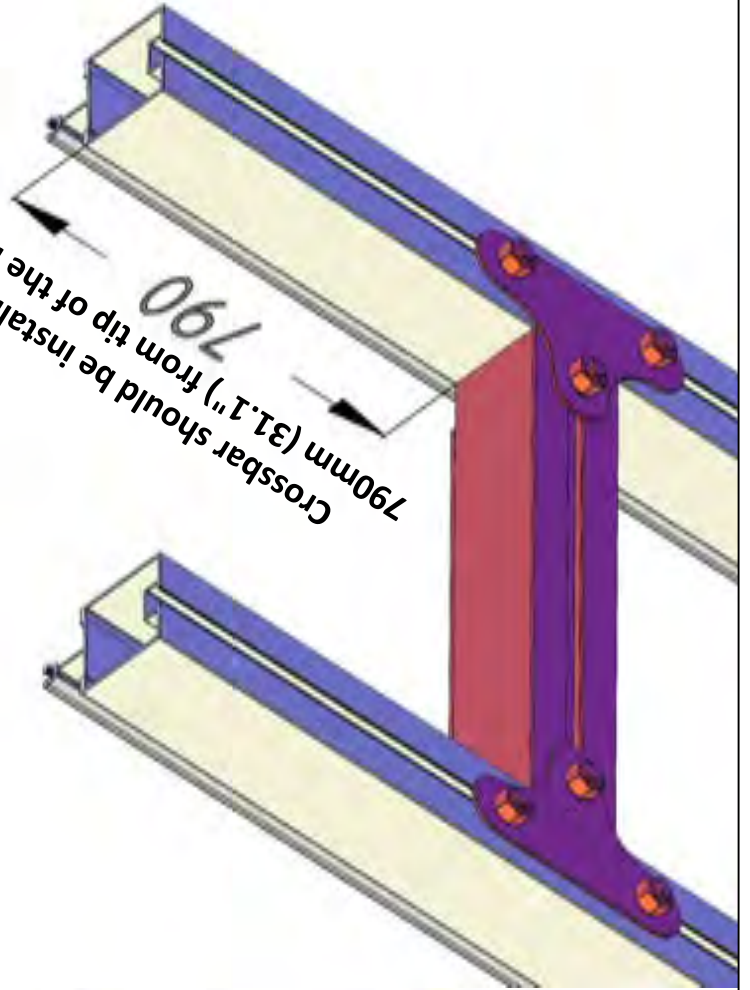
M6x12 Crossbar for framing roof vent opening. Roof Vents can be installed in any bay. Insert bolts to attach connecting plate.



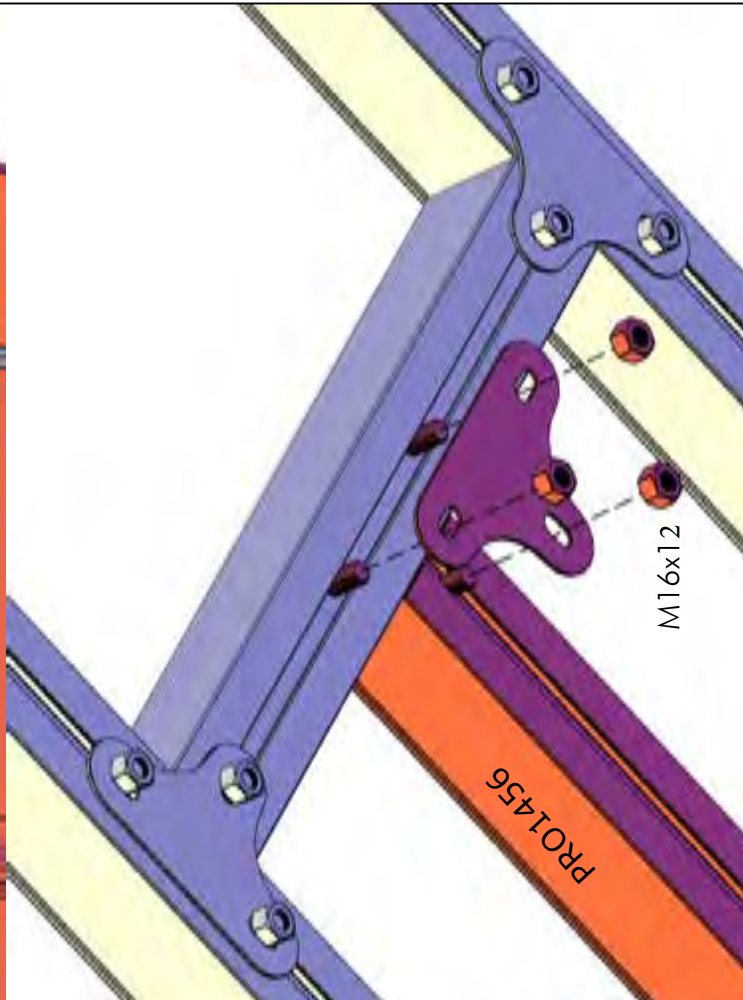
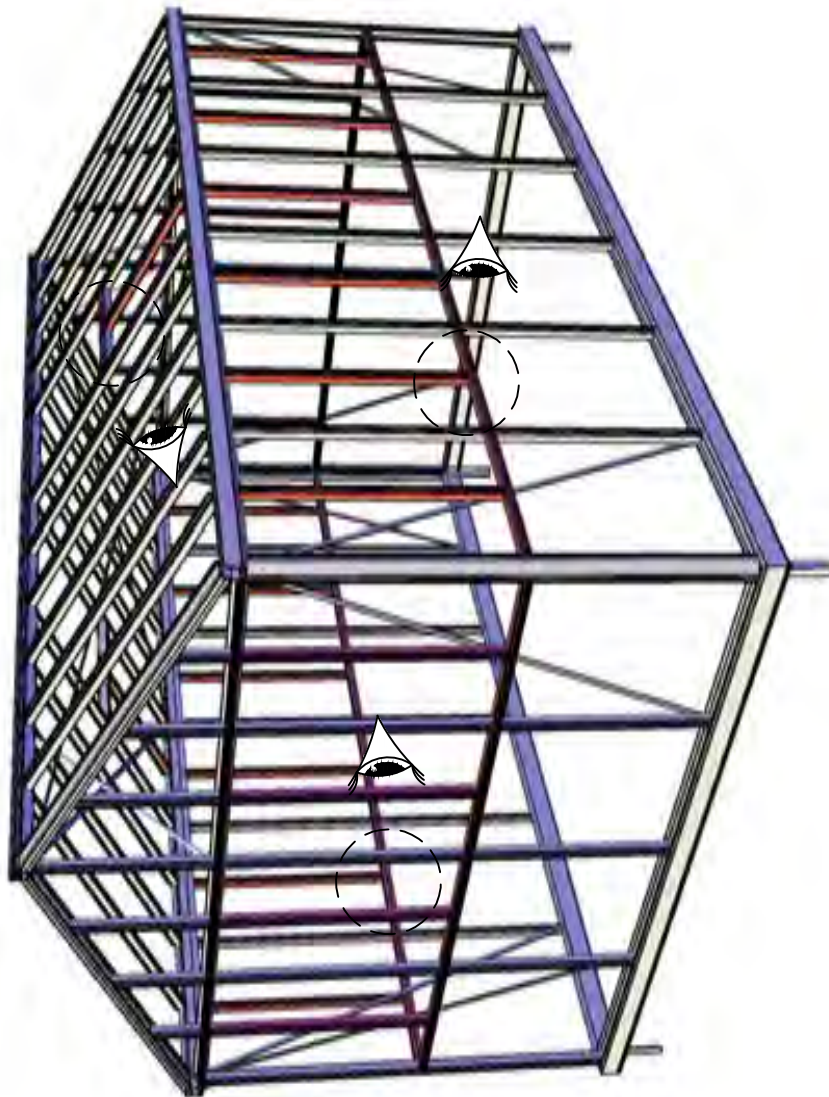
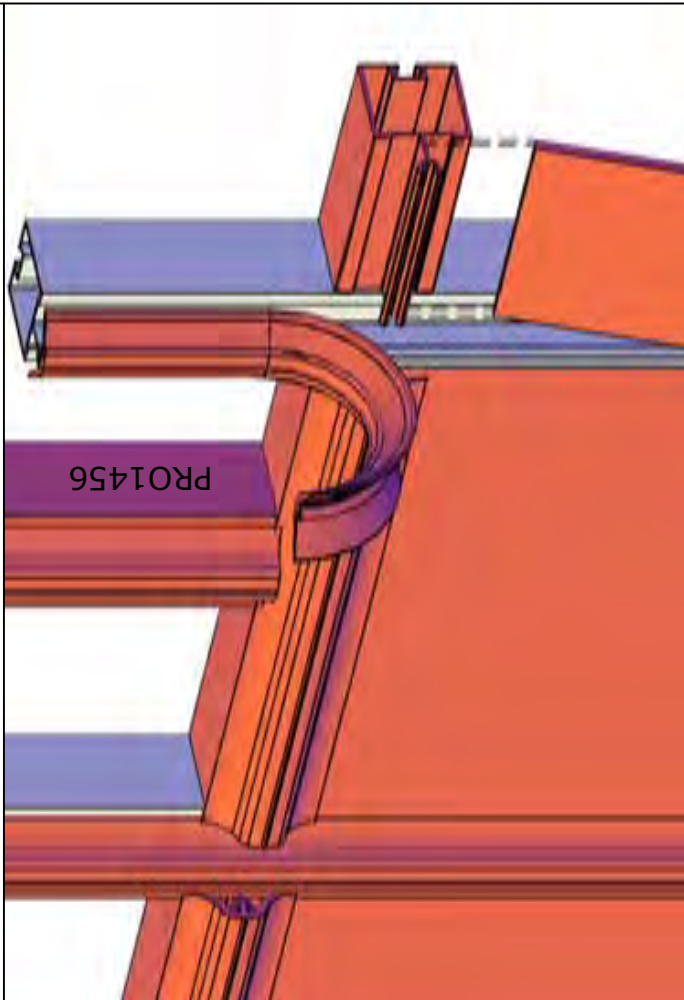
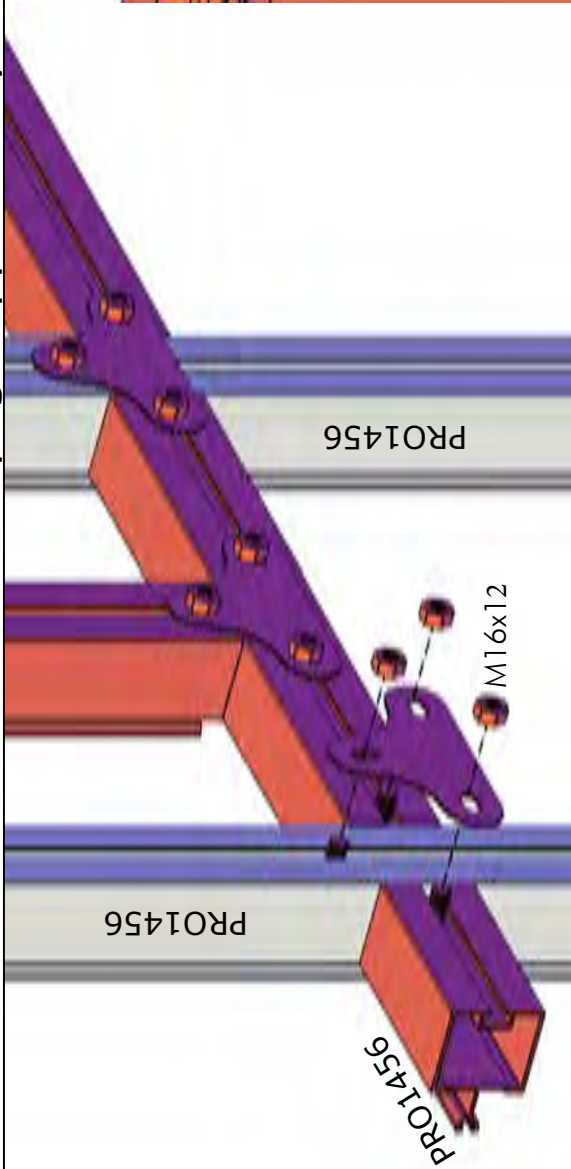
PRO1456



790mm (31.1") from tip of the rafter
Crossbar should be installed

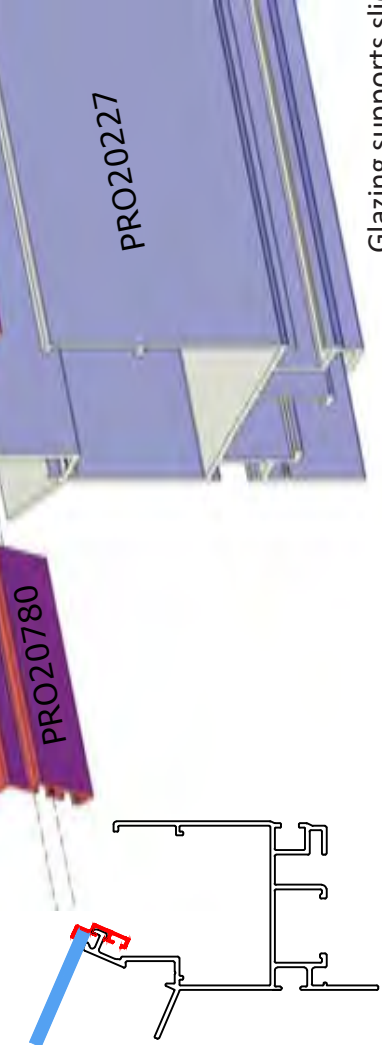


This page applies only to "RETRO" Model



Find your Glass Holders in ZAK_H (with your gutter pieces and other hardware)

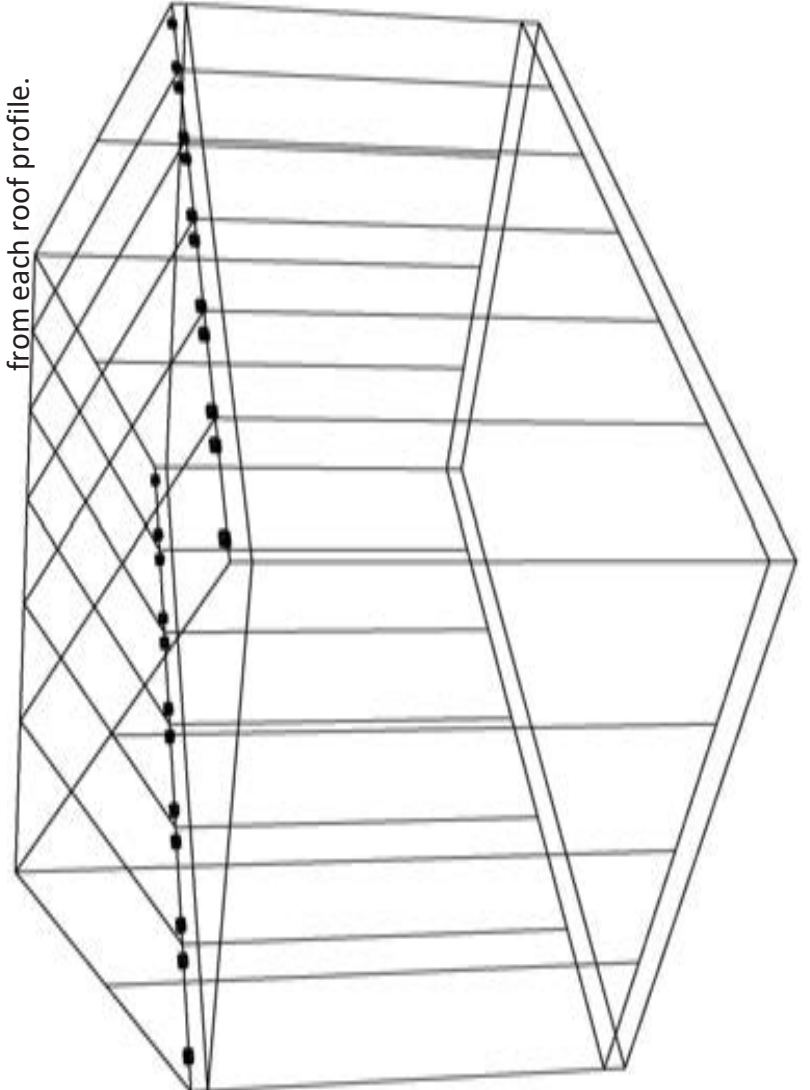
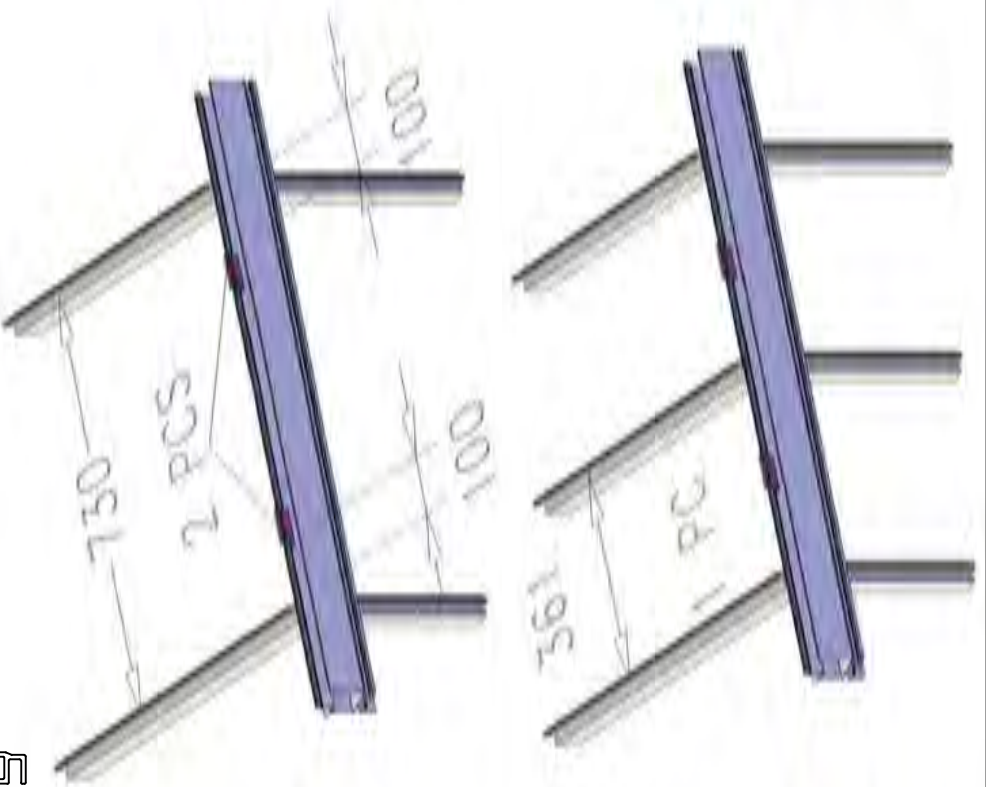
4mm GLASS



10mm POLYCARBONATE



Glazing supports slide onto the gutter profile, space them 100mm or 4 inches from each roof profile.



You are now ready to install your glazing. If you have polycarbonate glazing, please refer to next page for specific prep regarding the polycarbonate panels - you will not use the crescent shaped gasket (E400330) with your polycarbonate panels.

Tips for installing your glazing (more detailed steps/diagrams follow - this is an overview):

Use the provided glass suction cup - it helps a lot!

Wait until the end to install your roof vents - it will be easier to pop through the openings as needed to place the roof pieces and gaskets.

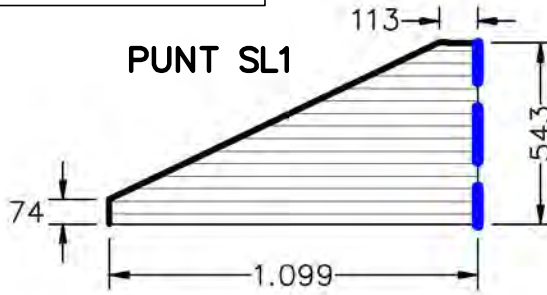
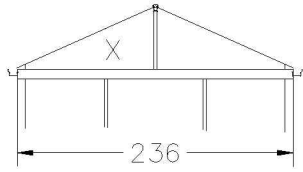
Start with your small, angled gable ends. For the smallest corner pieces, you may need to remove the vertical profile (PRO1456) next to it. Place the glazing, then replace profile. Secure the glass with the heavy duty gasket (PRO1748) on the verticals. Insert the crescent gasket (E400330) into the eaves (see figure on following pages) - it will be held in a flange that is further up than the one you can see.

Do the roof next - always work one pane at a time! Slide top edge of glass into the ridge beam and set bottom into glassholder (PRO20780). Place one pane, then insert crescent gasket (E400330) into ridge and heavy duty gasket (PRO1748) into the channel on the rafter (PRO1456) on the far side of the glass. Place the next piece of glazing, then insert crescent gasket into ridge and the heavy duty gasket into the rafter on the far side. Repeat for the rest of the roof. You will also add the heavy duty gasket into the crossbar (PRO1456) that frames the roof vent openings.

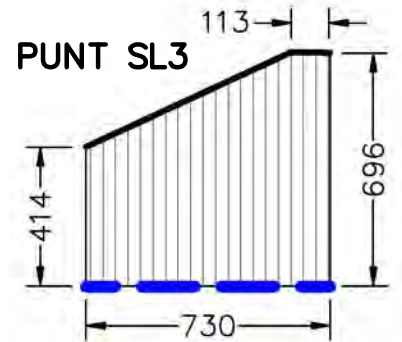
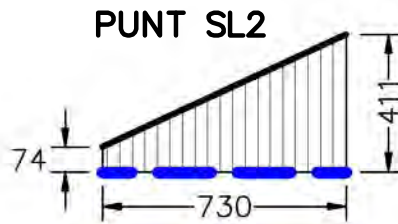
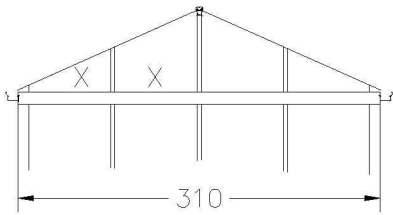
Finally place your sidewall panes, working one at a time. Place a panel, then secure one side with heavy duty gasket (PRO1748), place next panel, then secure where the two panel meet with gasket (PRO1748). **NOTE:** The crescent gasket (E400330) is **NOT** inserted at the top of the sidewall. There will be no gasket there.

HELIOS polycarbonate 10mm

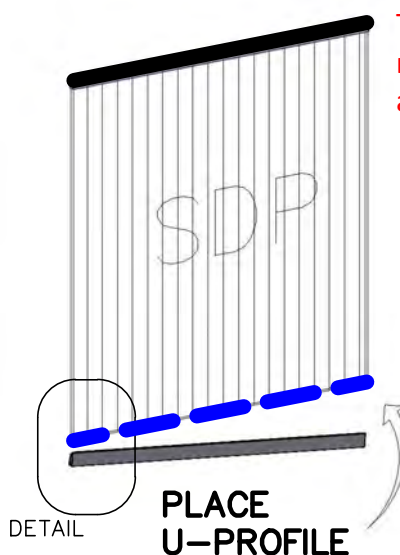
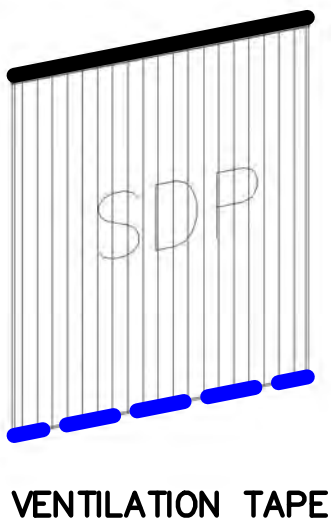
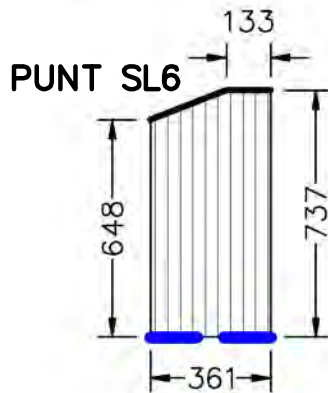
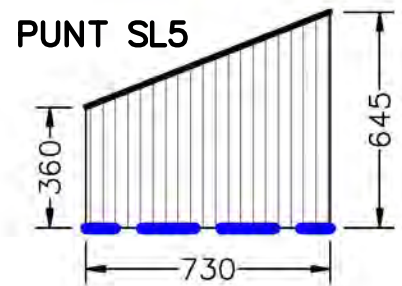
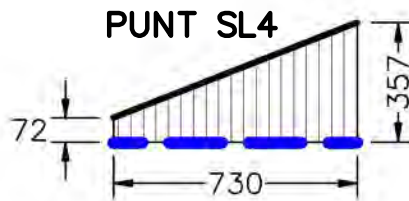
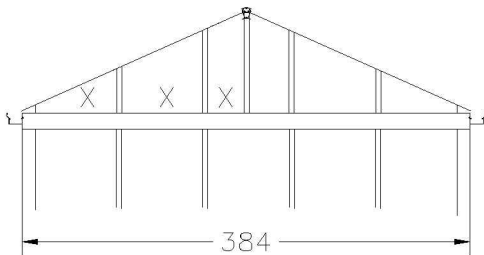
This page is for polycarbonate units only.



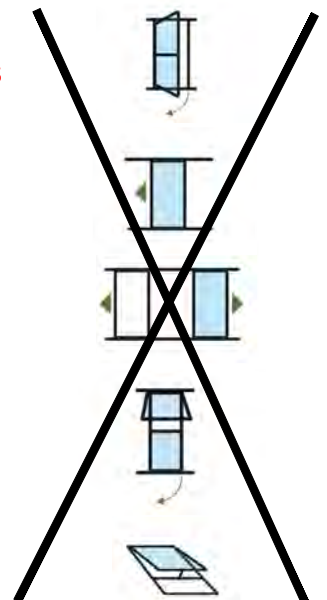
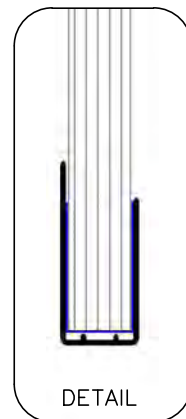
The crescent seal (E400330) is NOT used with polycarbonate. It may be shipped with your unit, but it is only for GLASS panels.

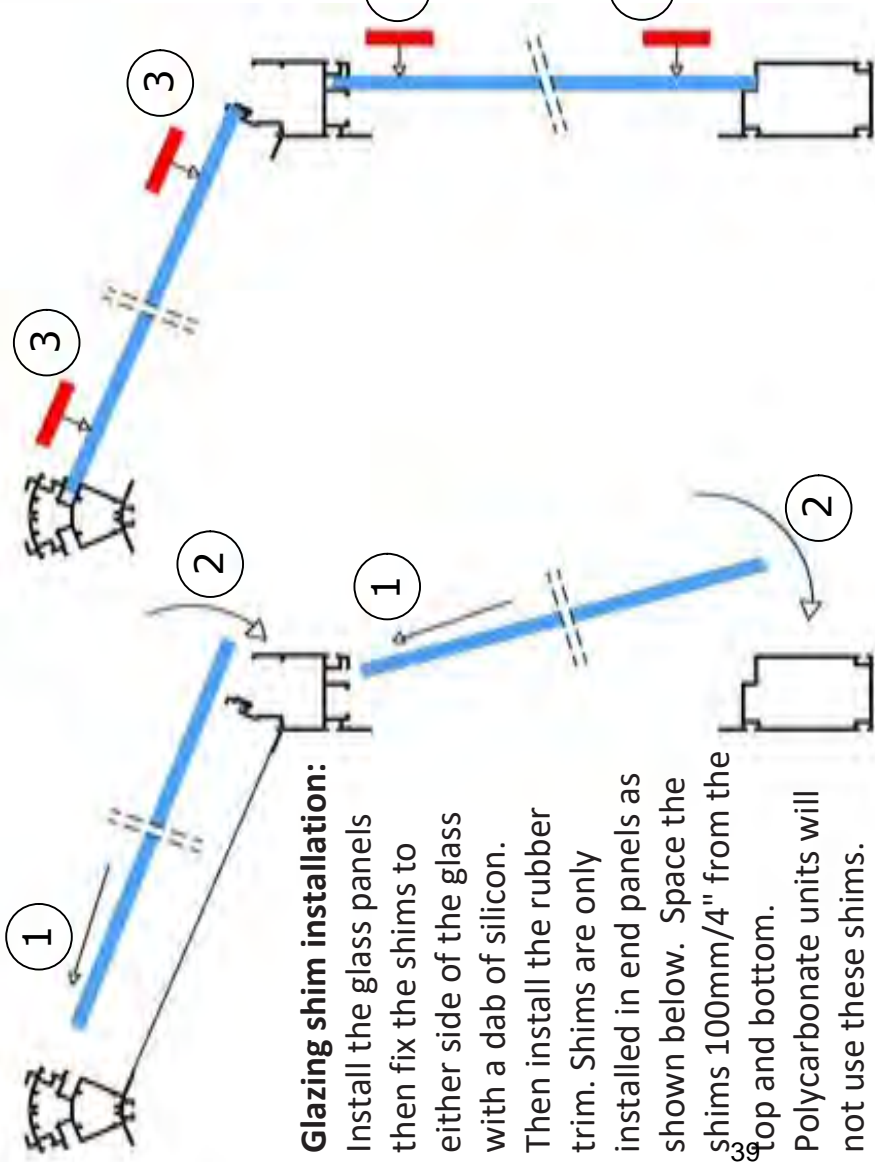


Remove the protective film, but leave the silver sealed tape and ventilation tape on the ends. Ventilation tape indicates the bottom of the panel.



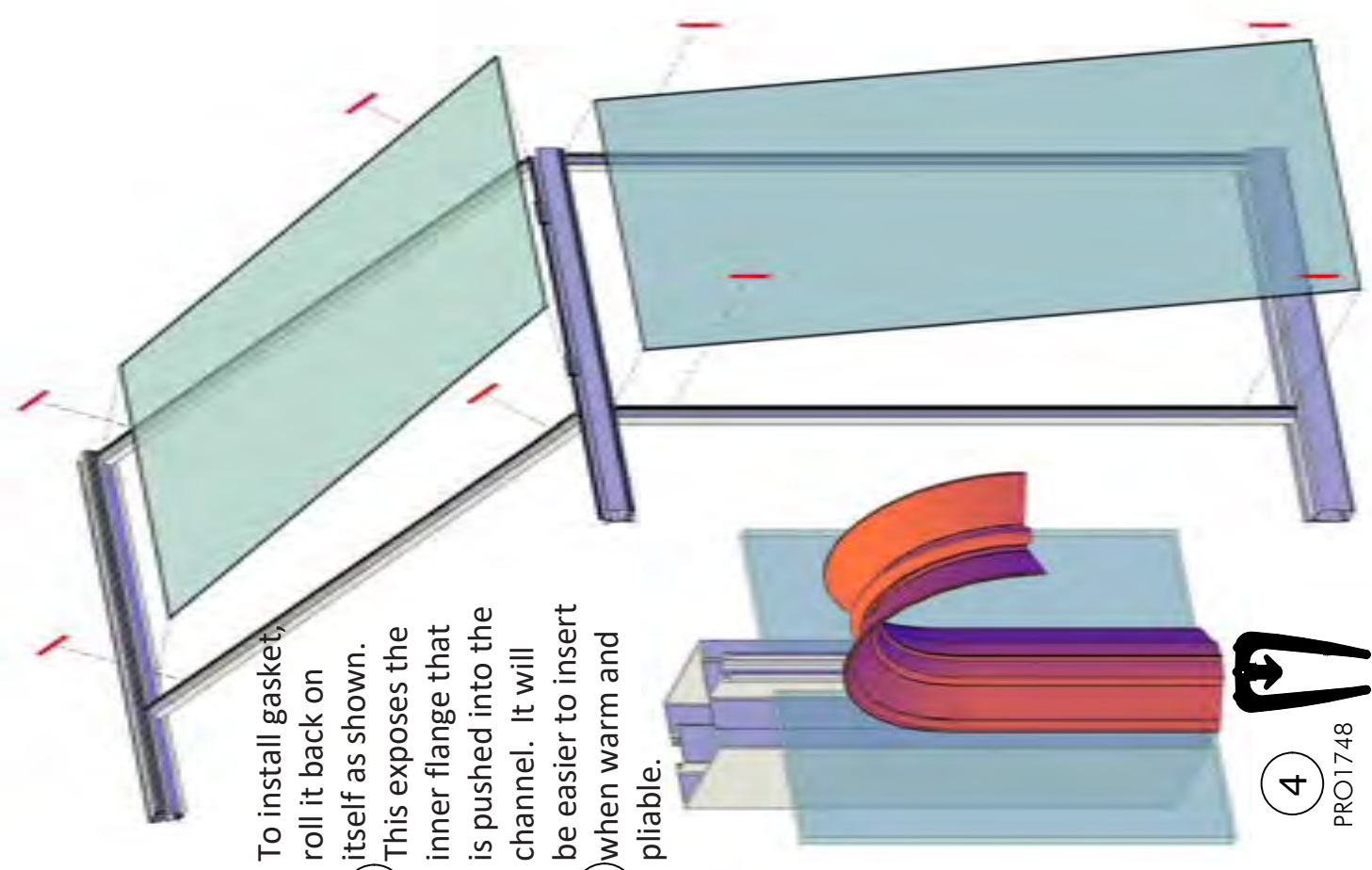
The U-profiles are not used in the doors and windows.





Glazing shim installation:

Install the glass panels then fix the shims to either side of the glass with a dab of silicon. Then install the rubber trim. Shims are only installed in end panels as shown below. Space the shims 100mm/4" from the top and bottom. Polycarbonate units will not use these shims.

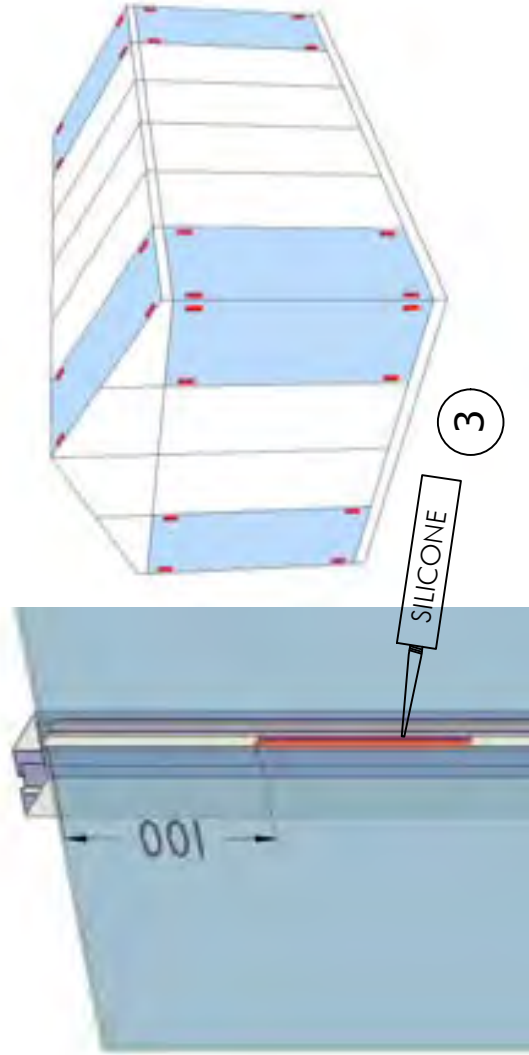


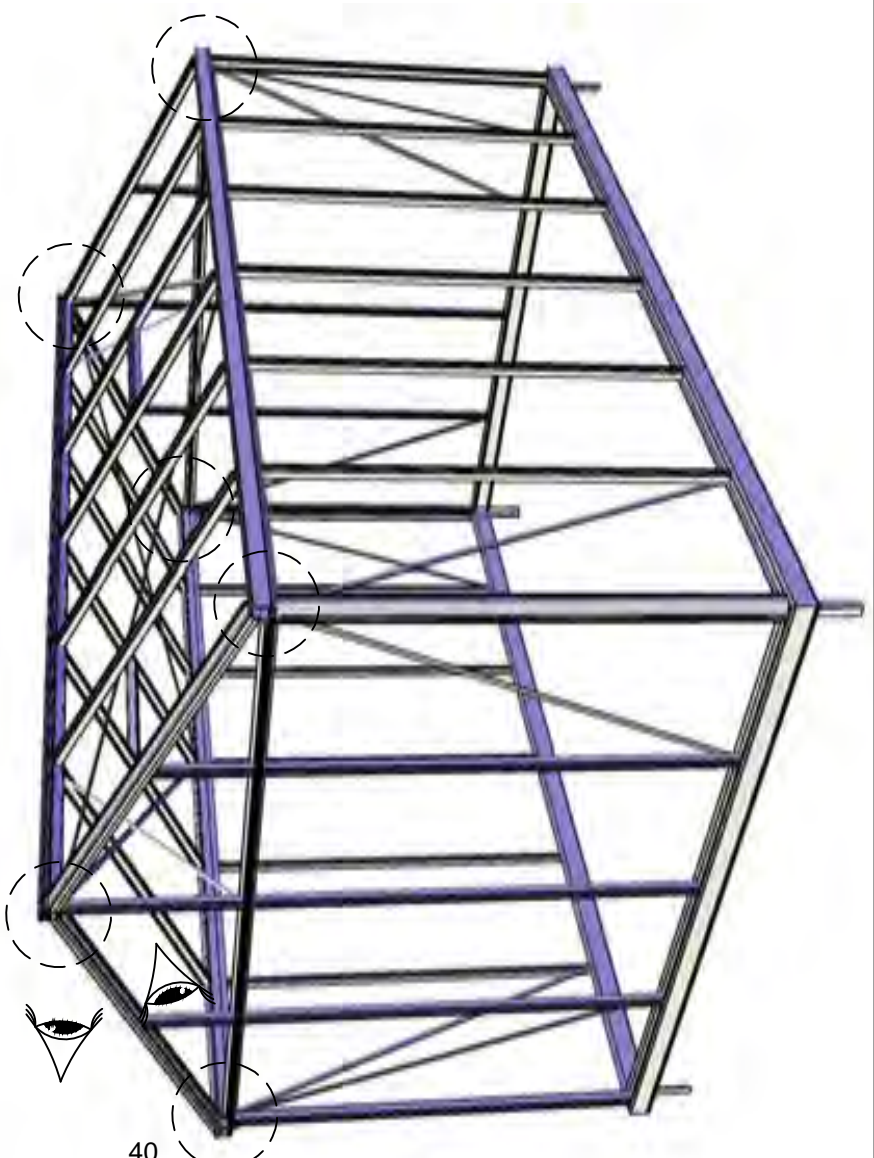
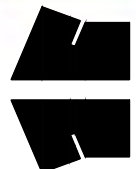
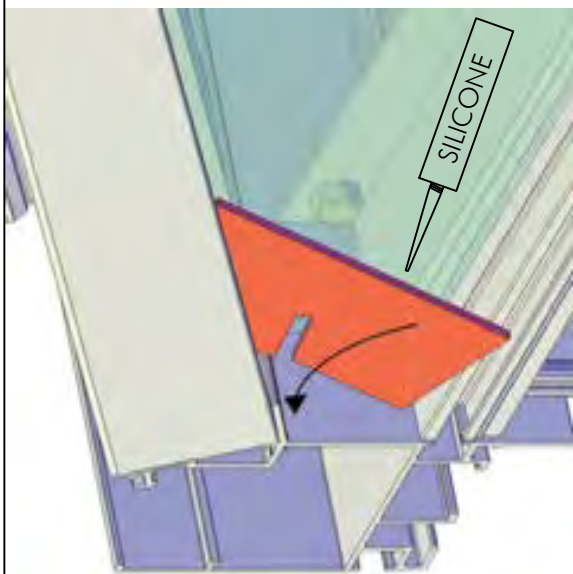
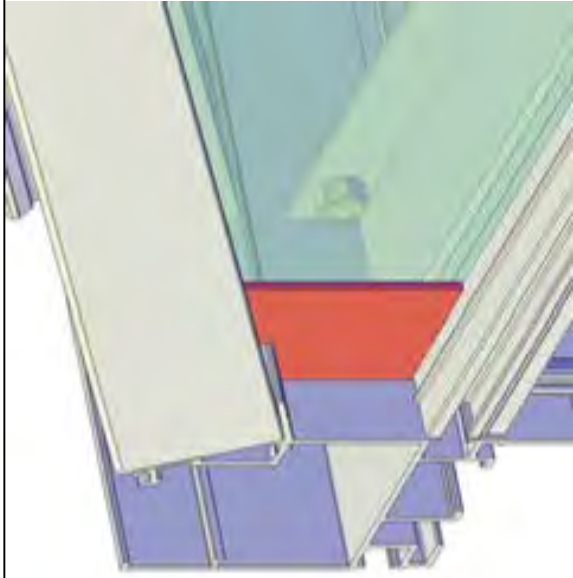
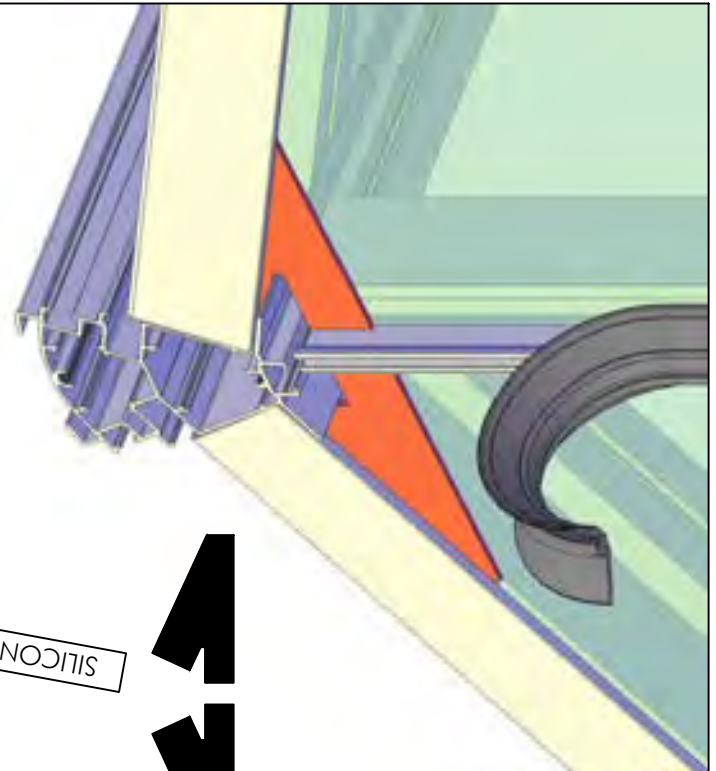
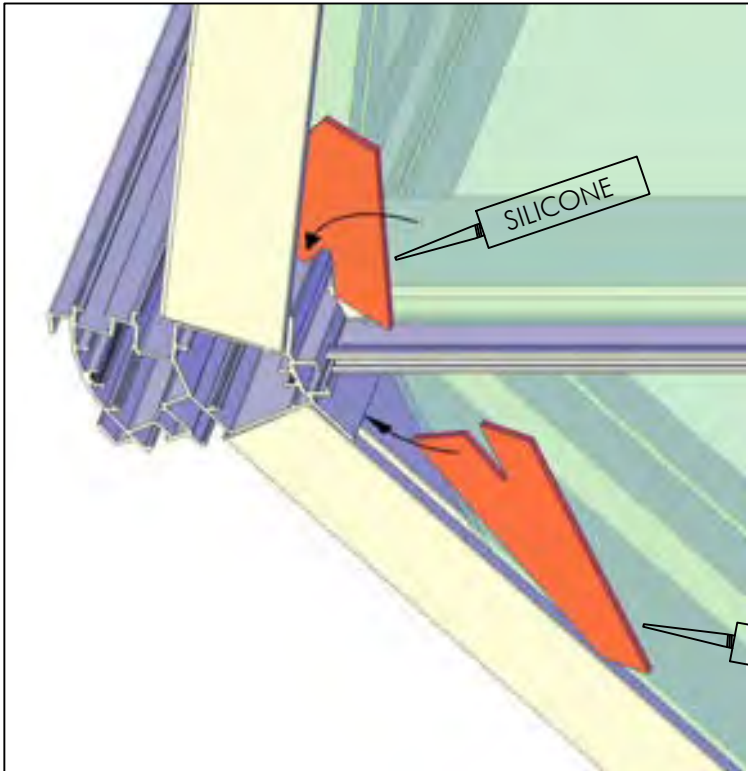
To install gasket, roll it back on itself as shown. This exposes the inner flange that is pushed into the channel. It will be easier to insert when warm and pliable.



4

PRO1748



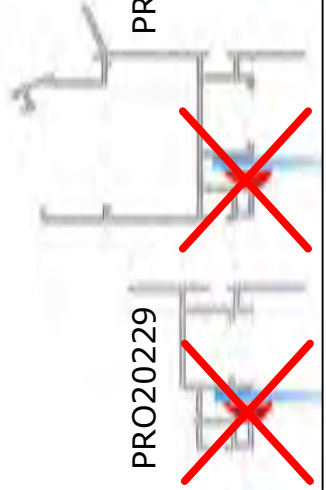
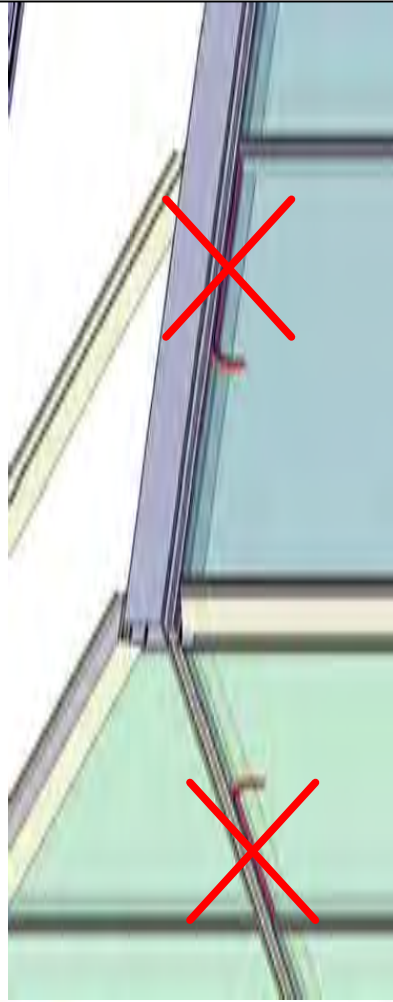
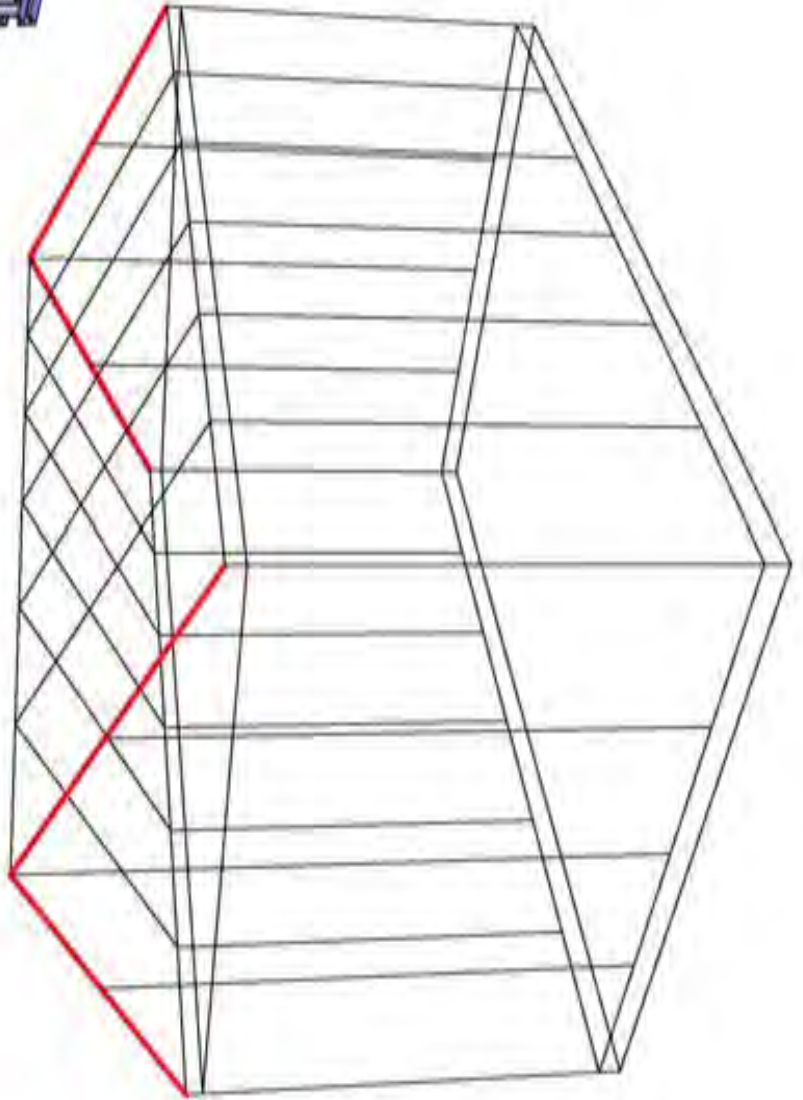
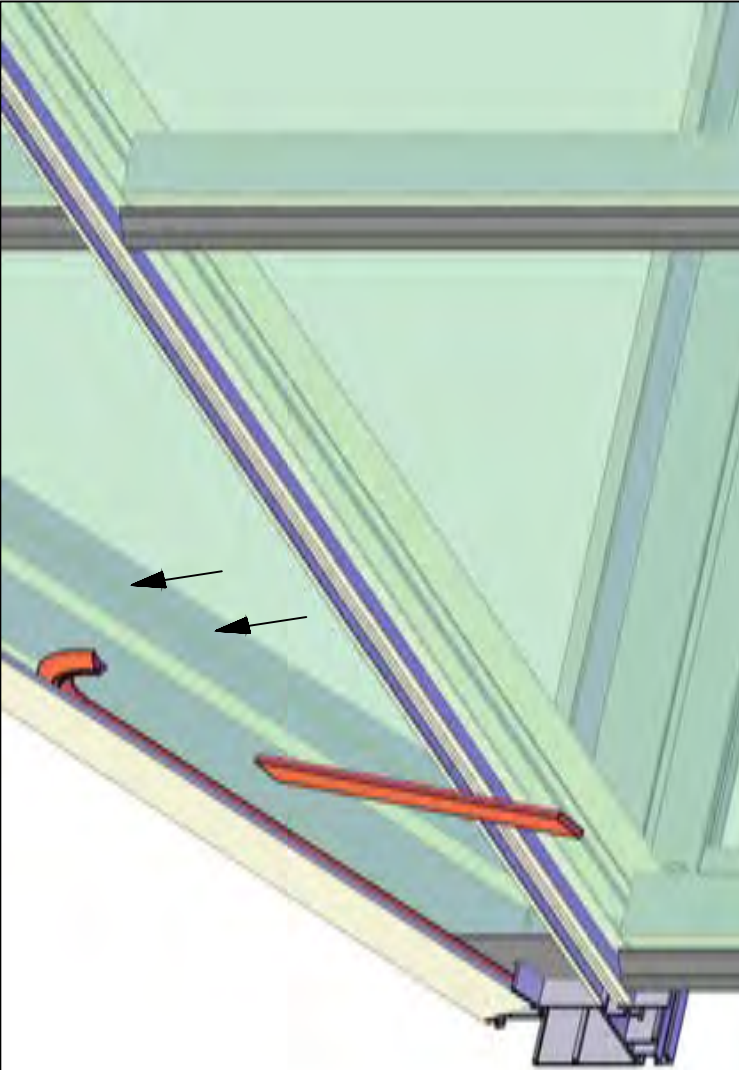




Crescent seal is only installed in the eaves and roof.



It helps to use a tool to push the gasket up under the eaves. Note that it inserts under the second flange further up.

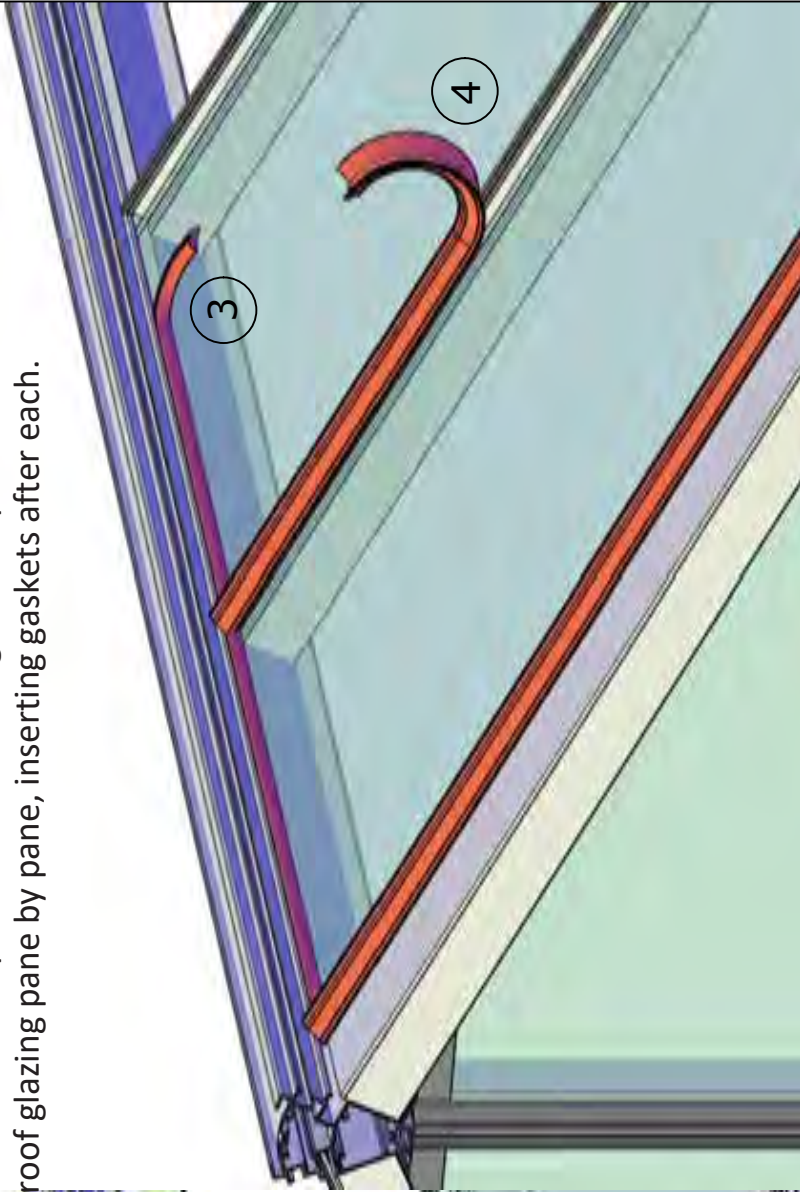
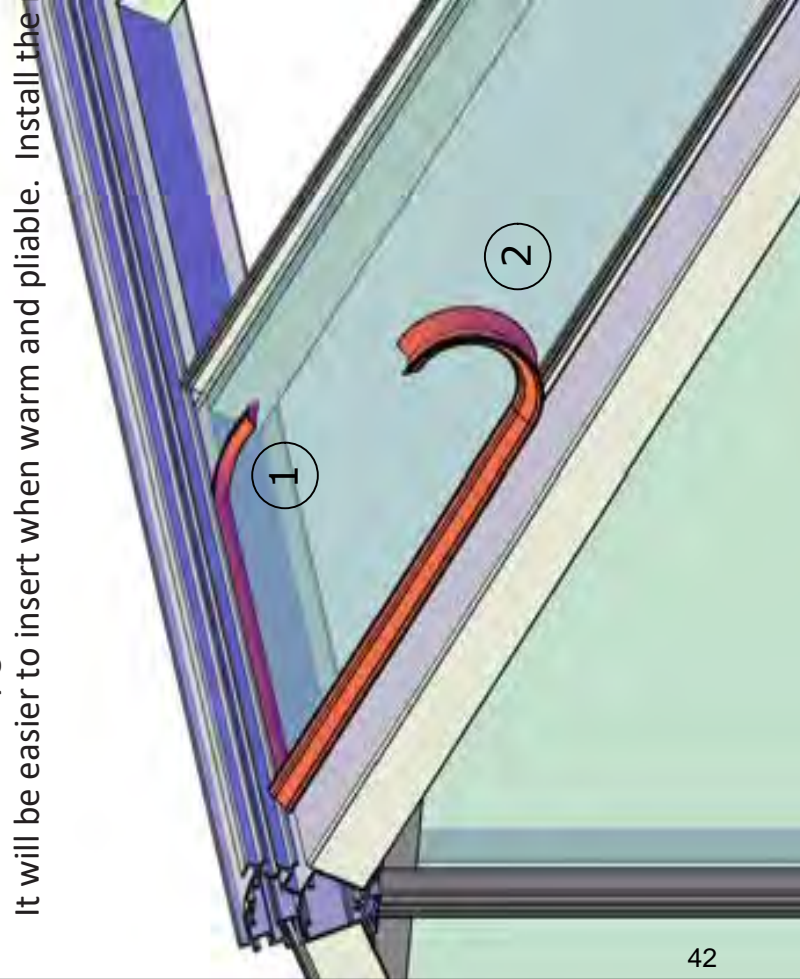


Crescent seal is only installed in the eaves and roof. Not along side walls.

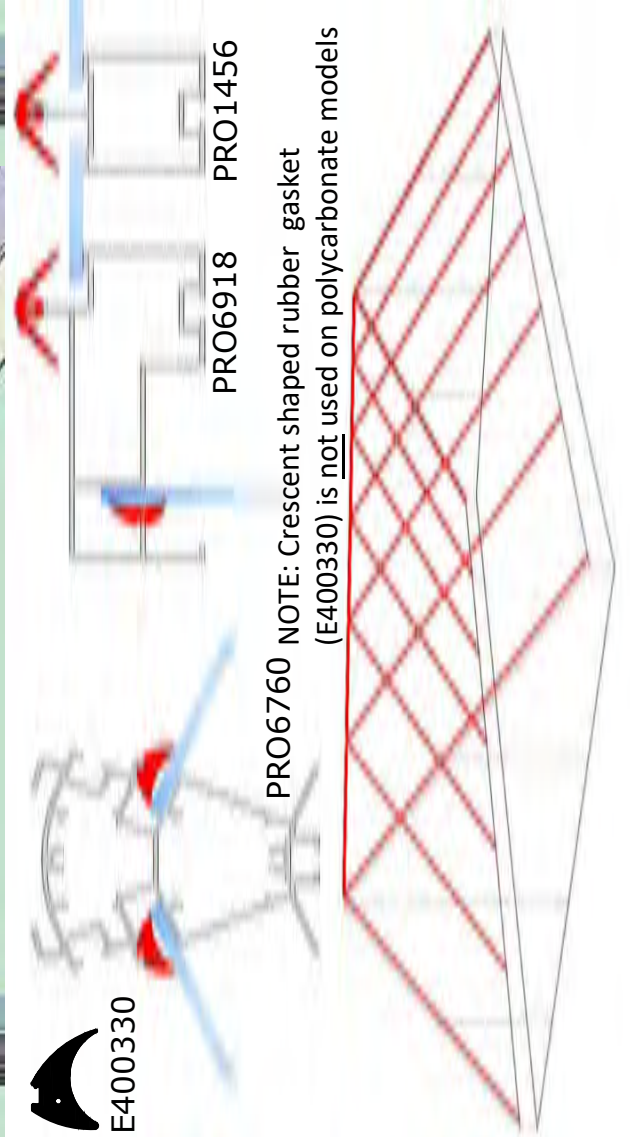
PRO20229

PRO20227

To install heavy gasket, it is easiest to roll it back on itself as shown. This exposes the inner flange that is pushed into the channel. It will be easier to insert when warm and pliable. Install the roof glazing pane by pane, inserting gaskets after each.

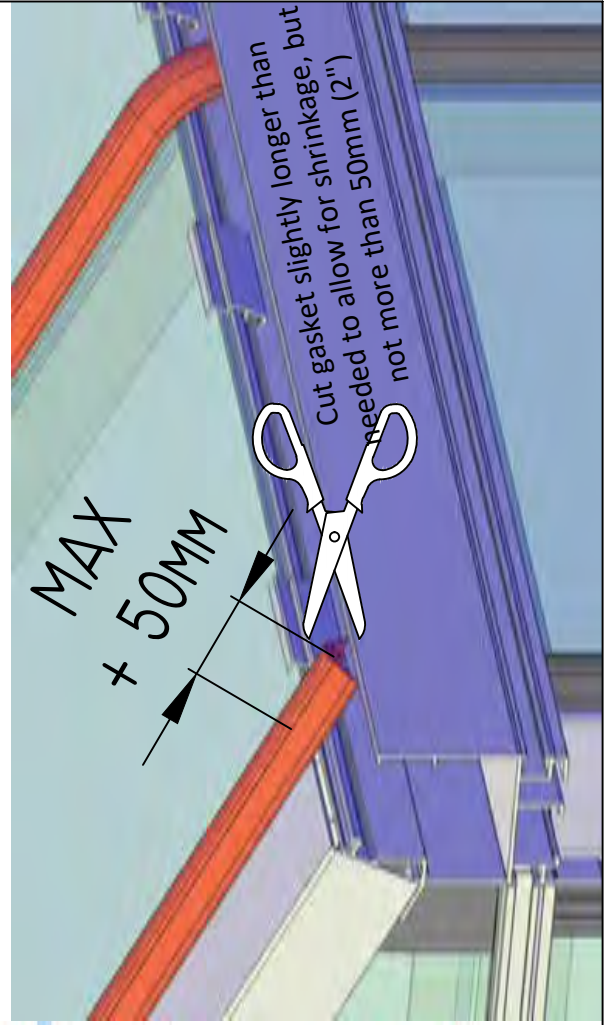


E400330



PRO6918 PRO1456

PRO6760 NOTE: Crescent shaped rubber gasket (E400330) is not used on polycarbonate models



MAX + 50MM

Cut gasket slightly longer than needed to allow for shrinkage, but not more than 50mm (2")

ACCESSORIES

This section contains many of the optional accessories.

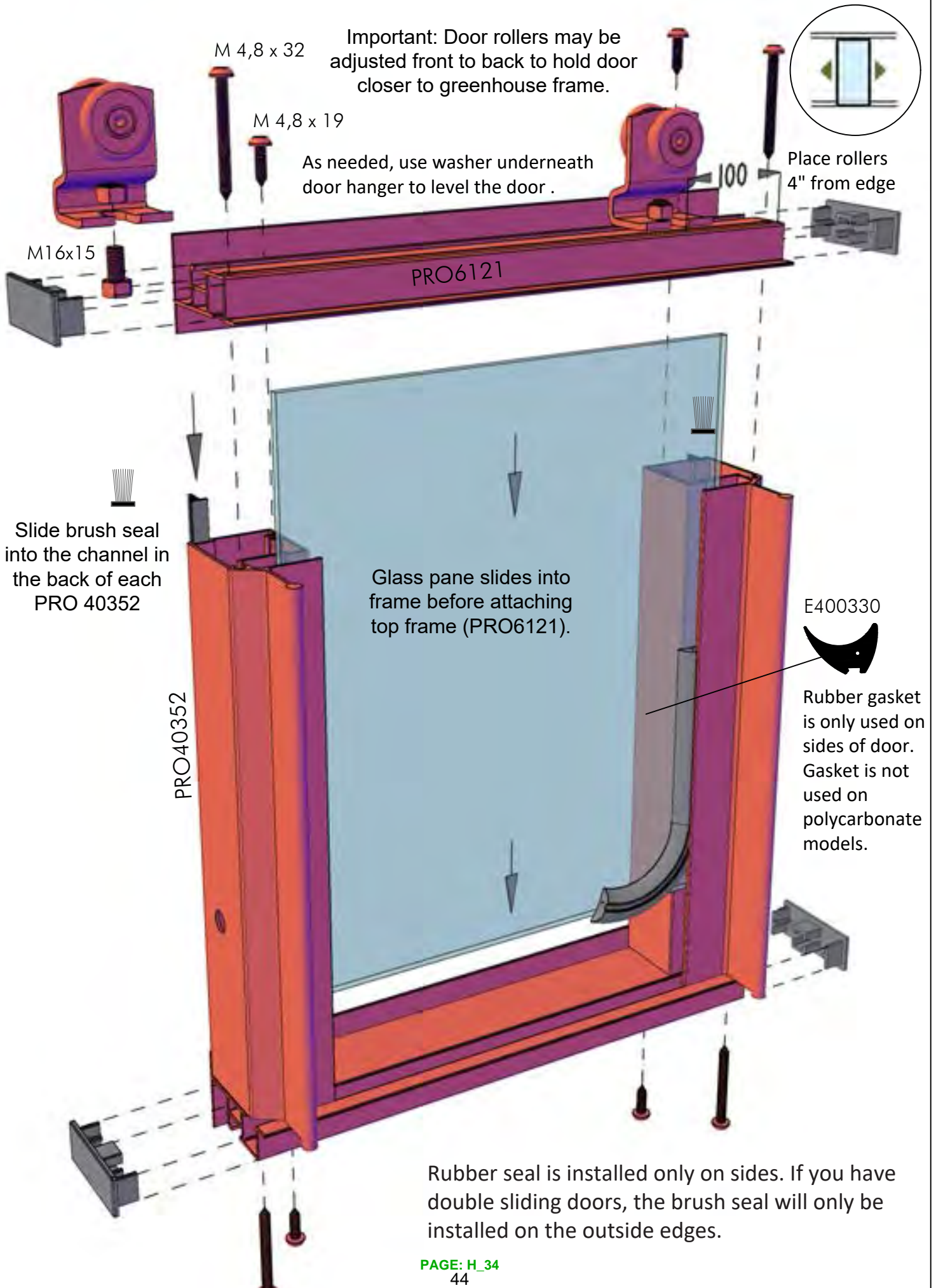
You will have some, but likely not all, items seen in this section.

IMPORTANT: Find Janssens Accessory installation video on our site here:

<https://www.exaco.com/greenhouse-victorian.php>

It will be immensely helpful!

Sliding door (standard for most models) Some models will have double sliding doors.



M 4,8 x 32

Important: Door rollers may be adjusted front to back to hold door closer to greenhouse frame.

M 4,8 x 19

As needed, use washer underneath door hanger to level the door .

Place rollers 4" from edge

100

M16x15

PRO6121

Slide brush seal into the channel in the back of each PRO 40352

Glass pane slides into frame before attaching top frame (PRO6121).

E400330

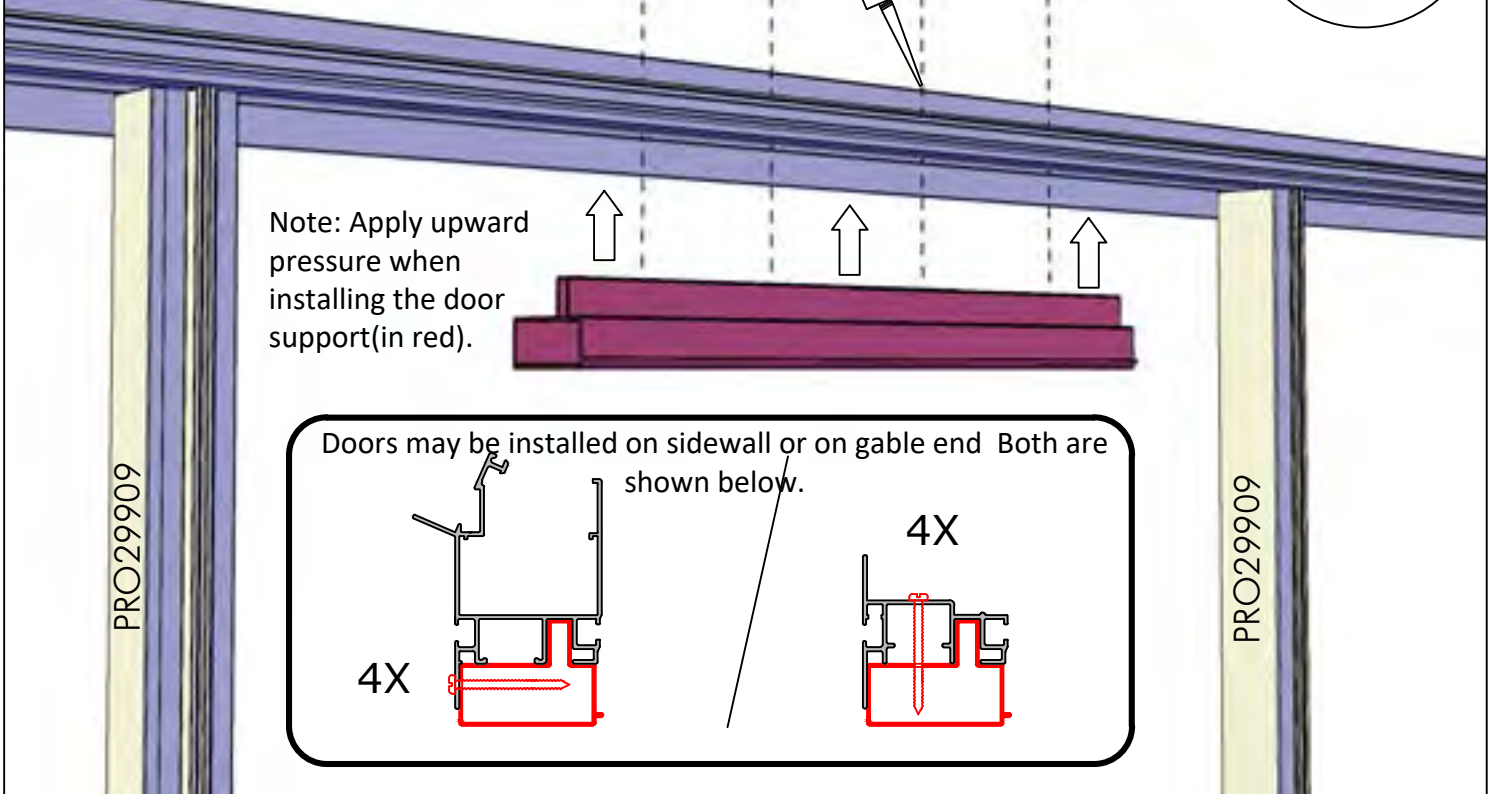
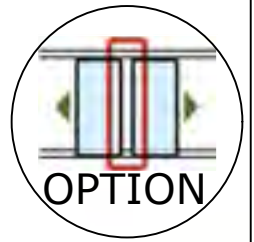
Rubber gasket is only used on sides of door. Gasket is not used on polycarbonate models.

PRO40352

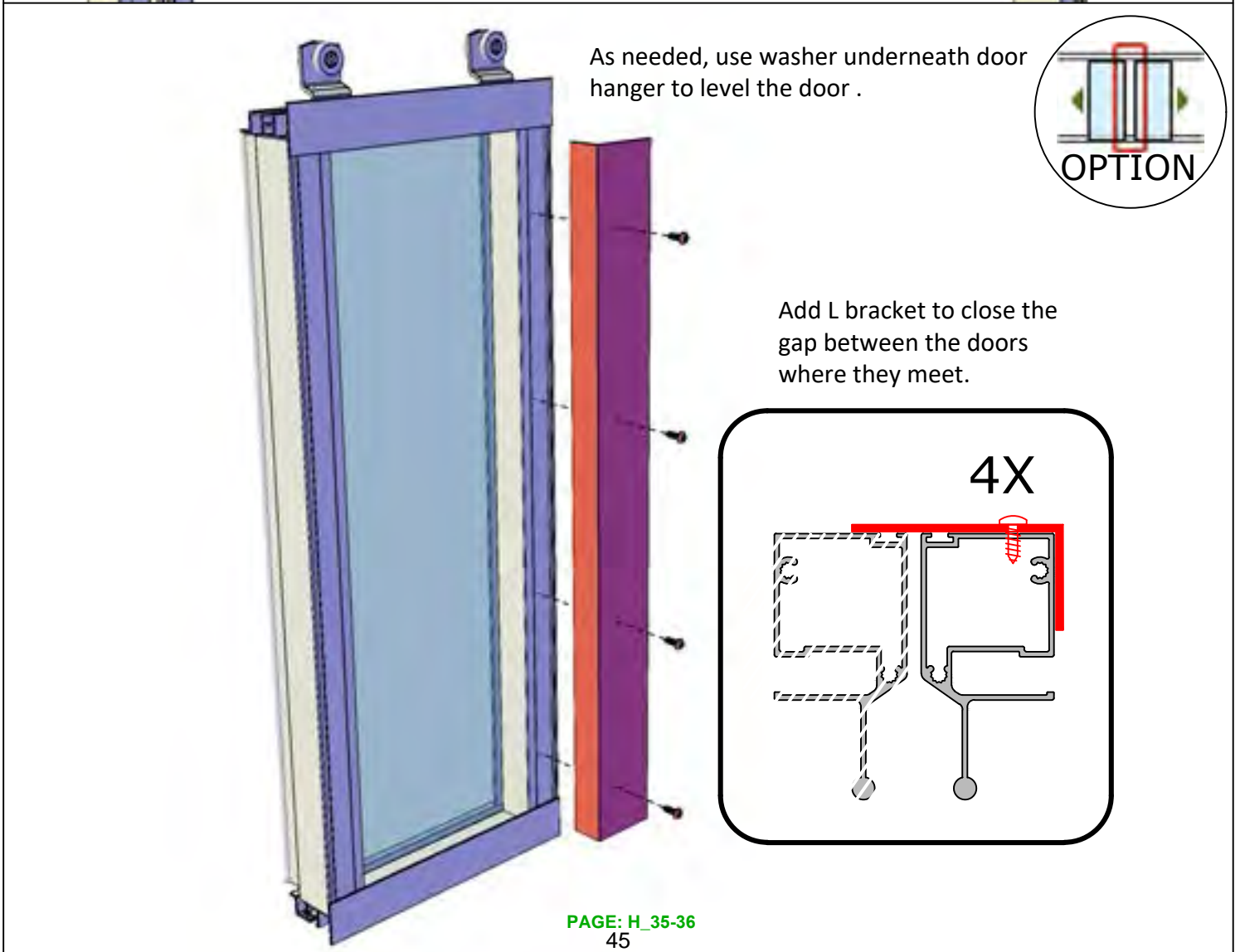
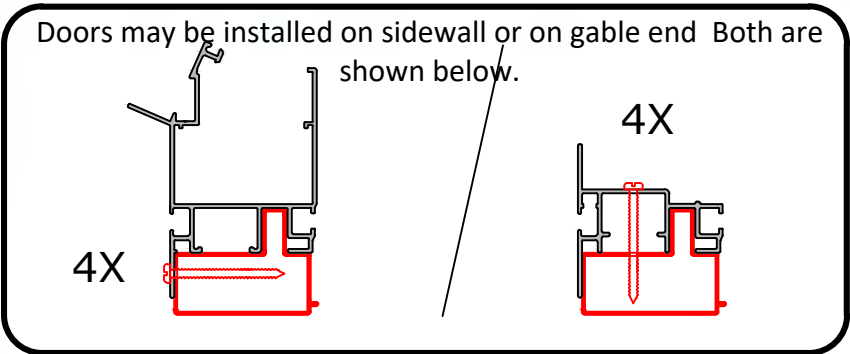
Rubber seal is installed only on sides. If you have double sliding doors, the brush seal will only be installed on the outside edges.

OPTION: Double Sliding Door

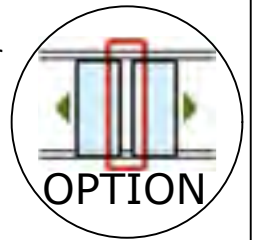
If you have a double sliding door, you will have an extra bundle with the following 2 pieces. The top piece adds support. The piece below closes the gap between the two doors.



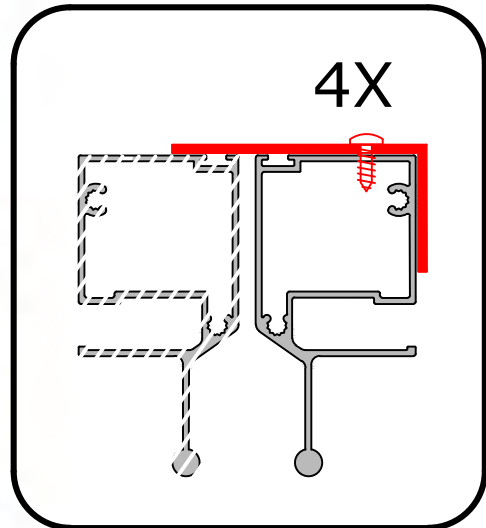
Note: Apply upward pressure when installing the door support (in red).



As needed, use washer underneath door hanger to level the door .

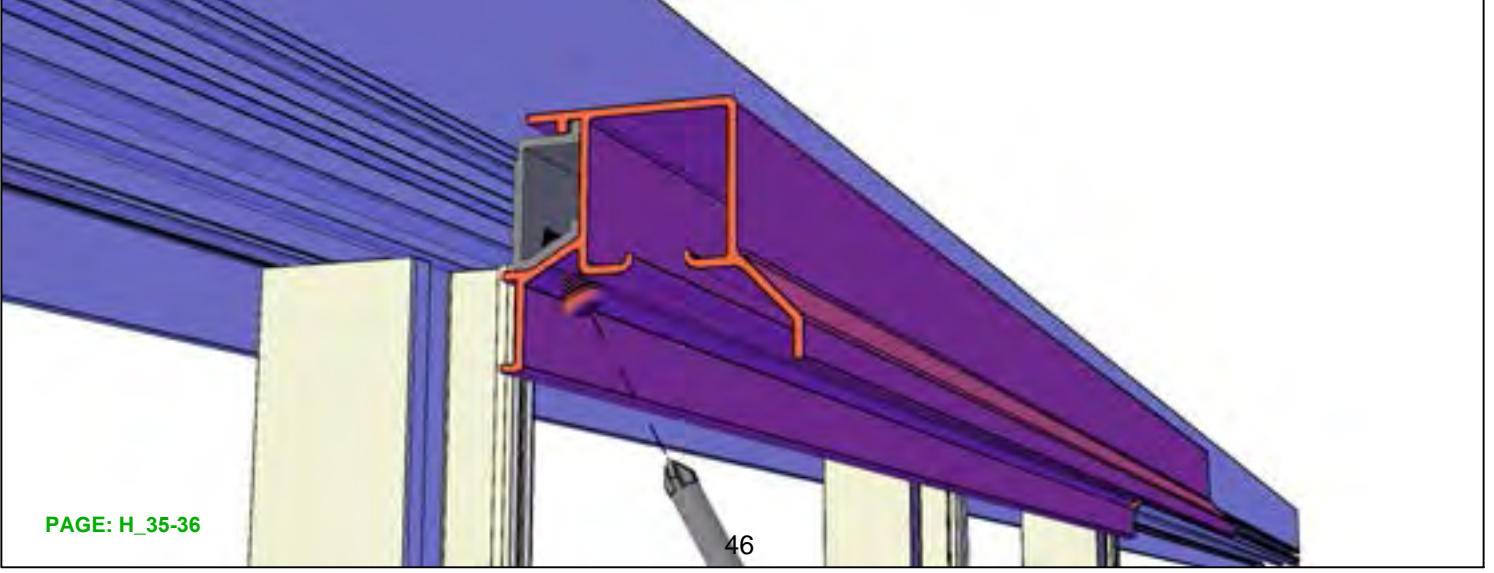
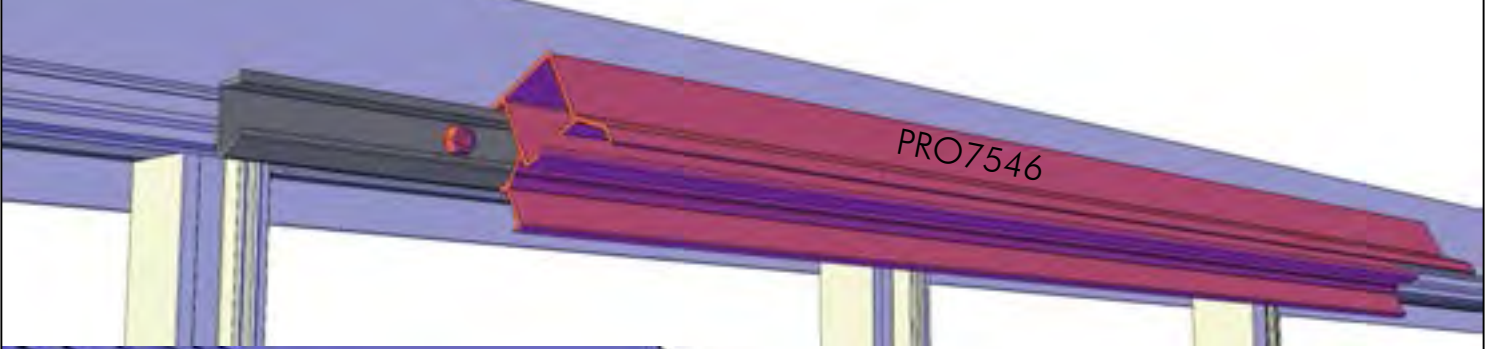
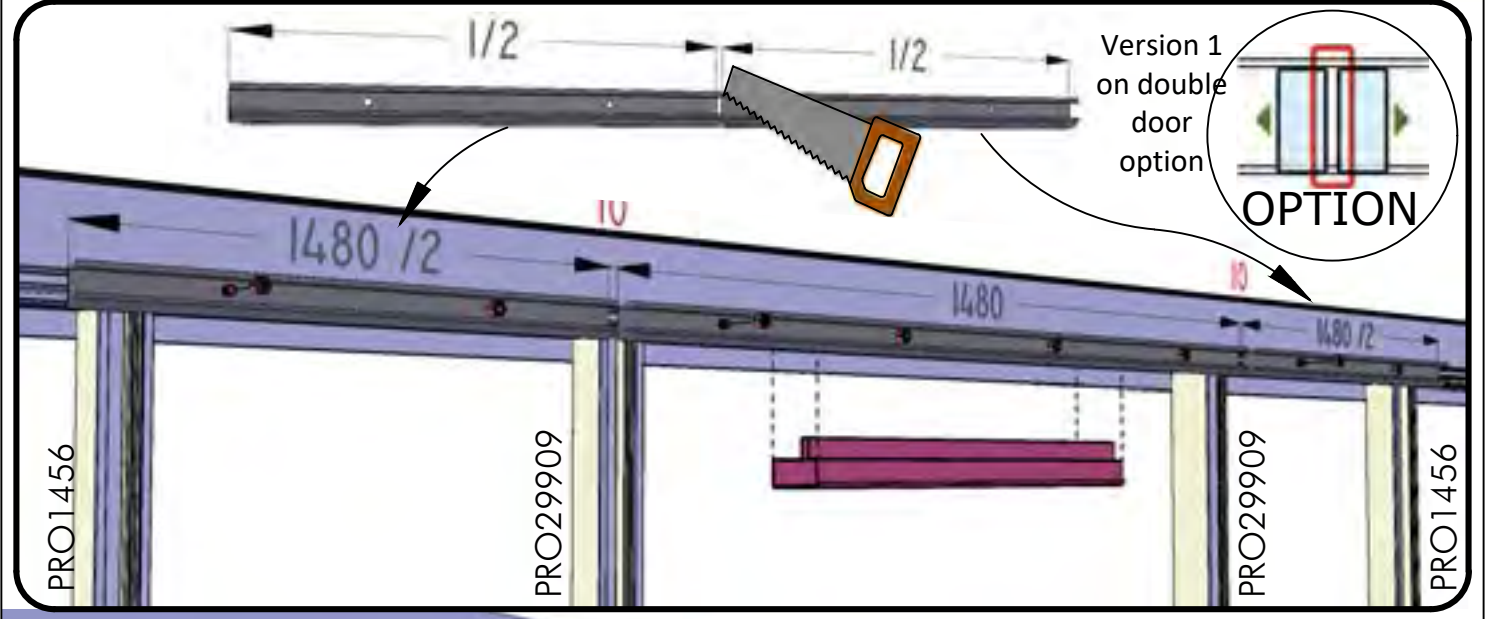
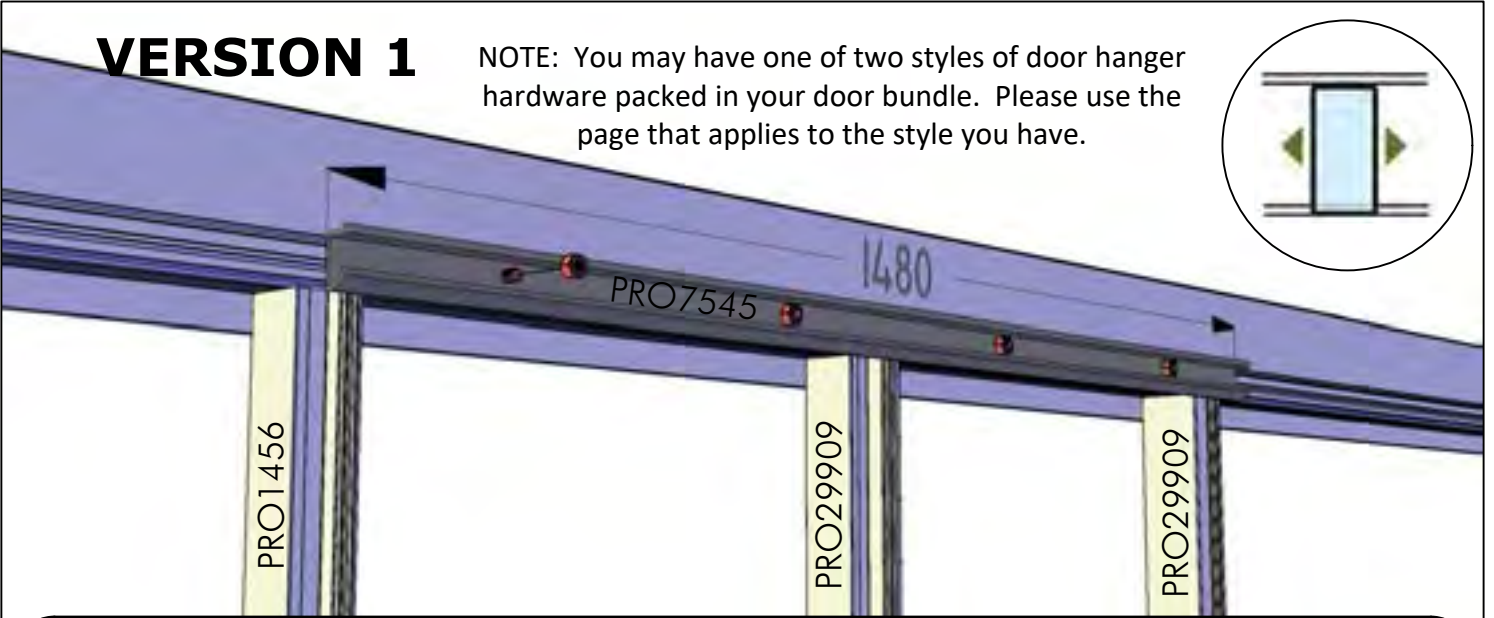
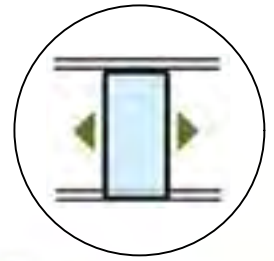


Add L bracket to close the gap between the doors where they meet.



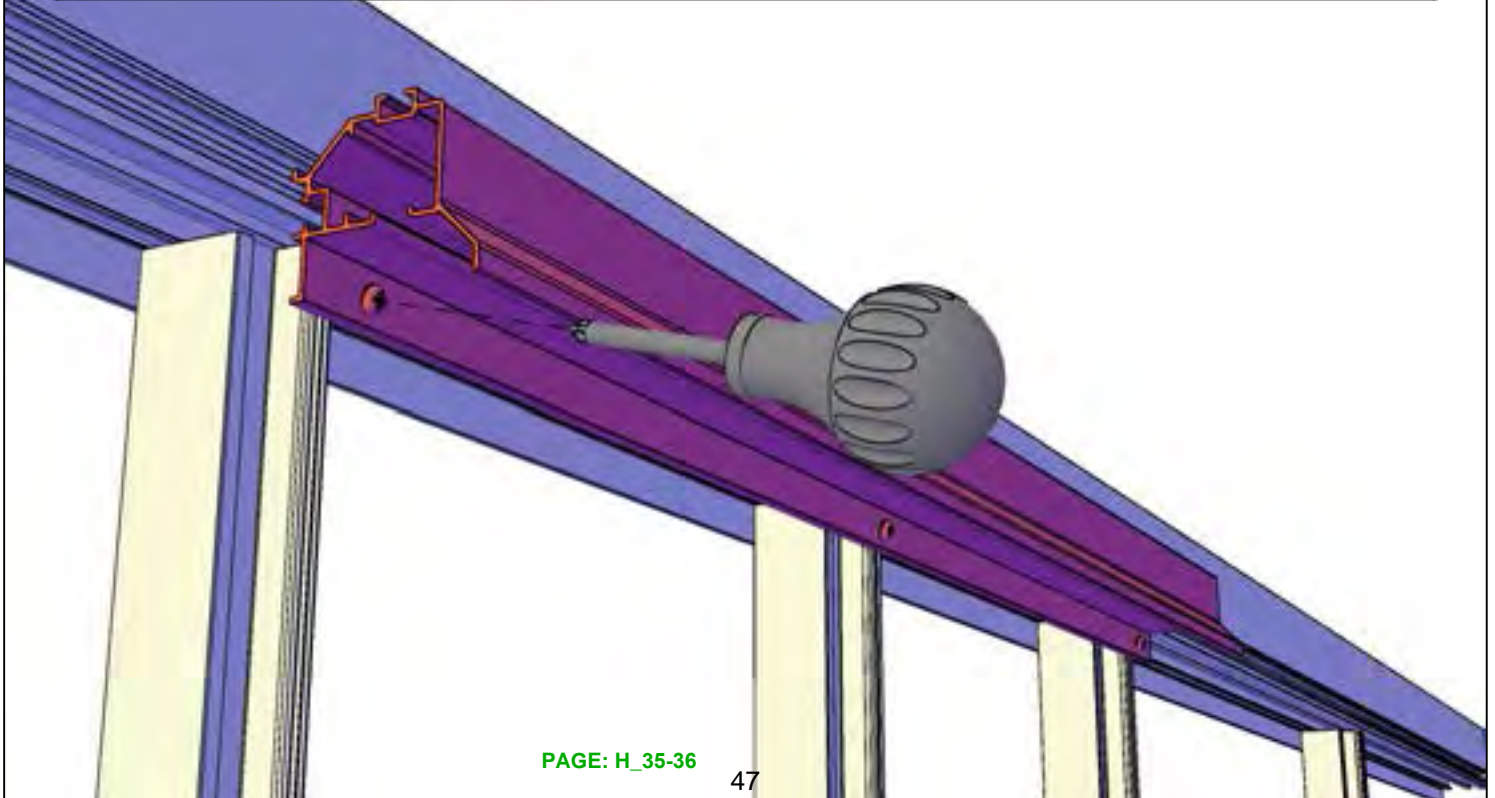
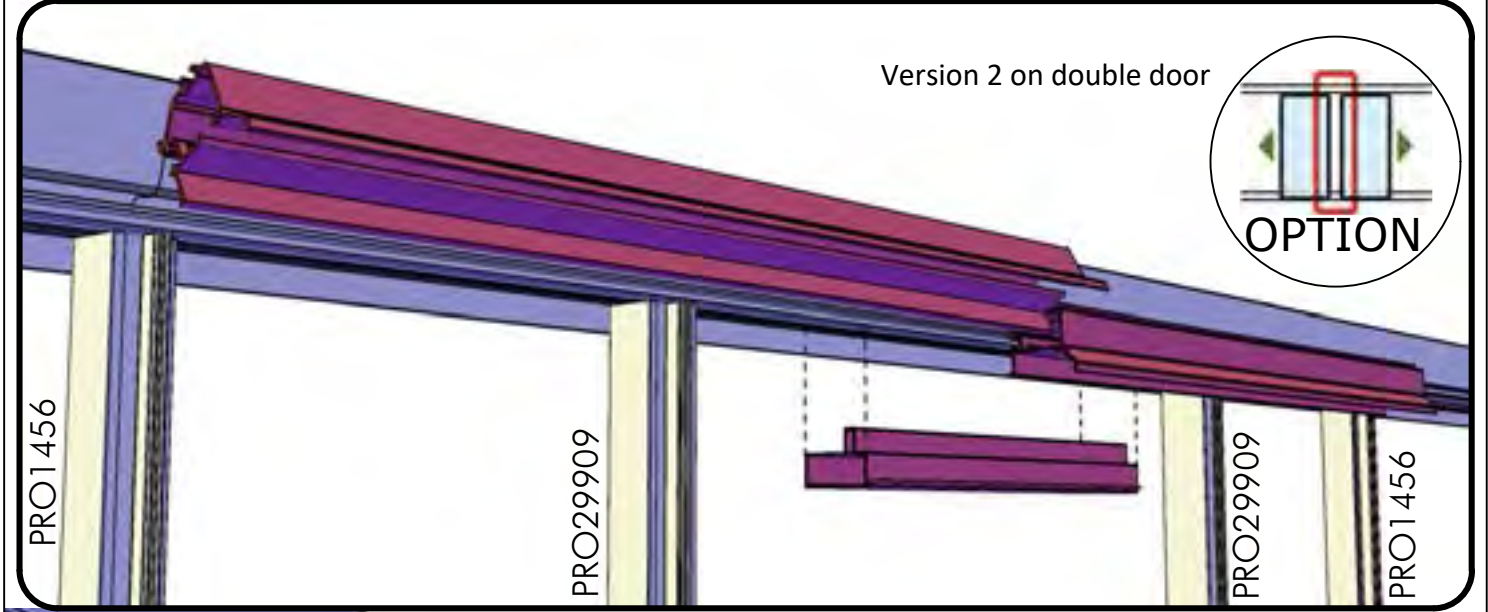
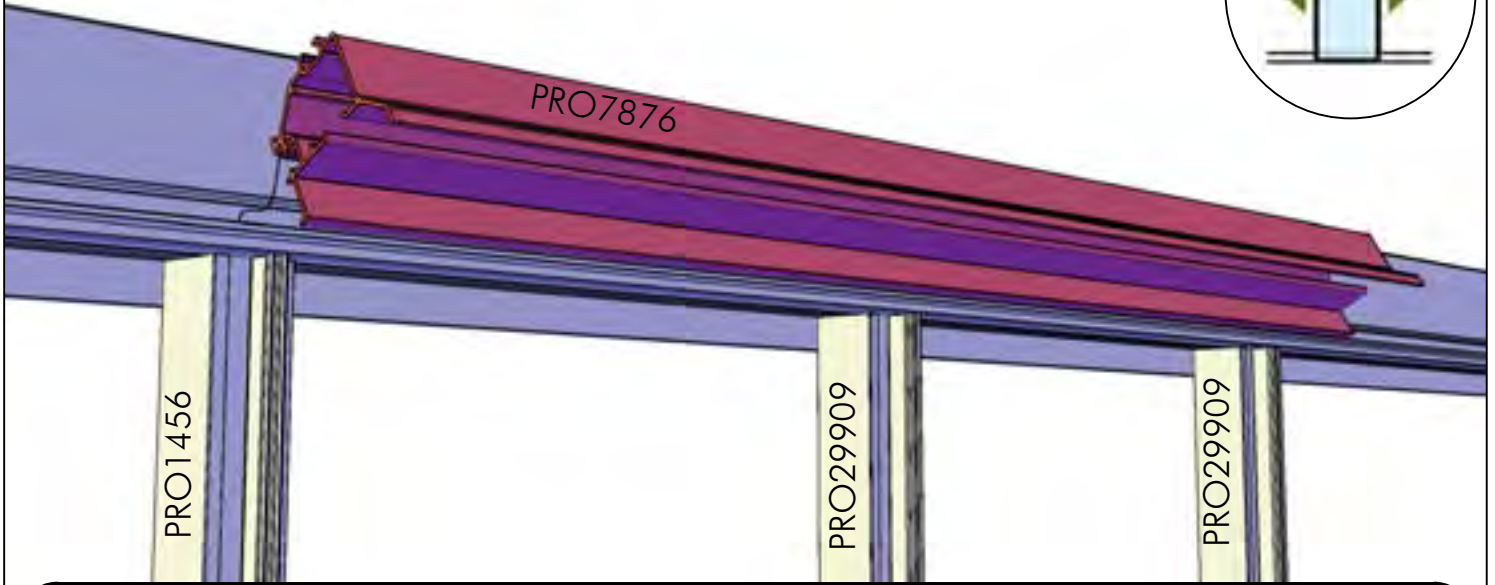
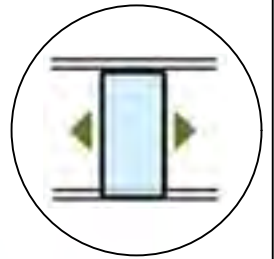
VERSION 1

NOTE: You may have one of two styles of door hanger hardware packed in your door bundle. Please use the page that applies to the style you have.

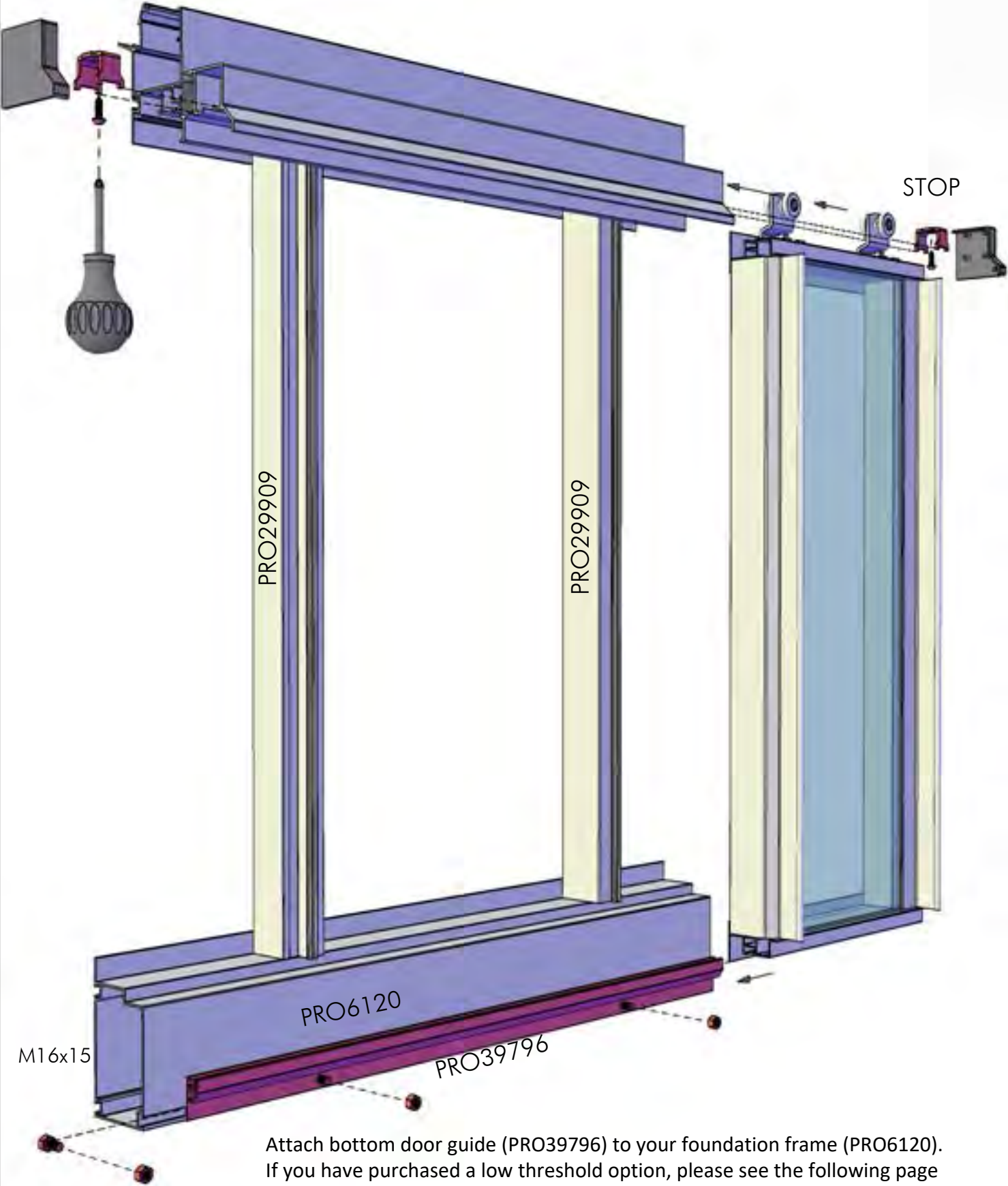


VERSION 2

NOTE: You may have one of two styles of door hanger hardware packed in your door bundle. Please use the page that applies to the style you have.



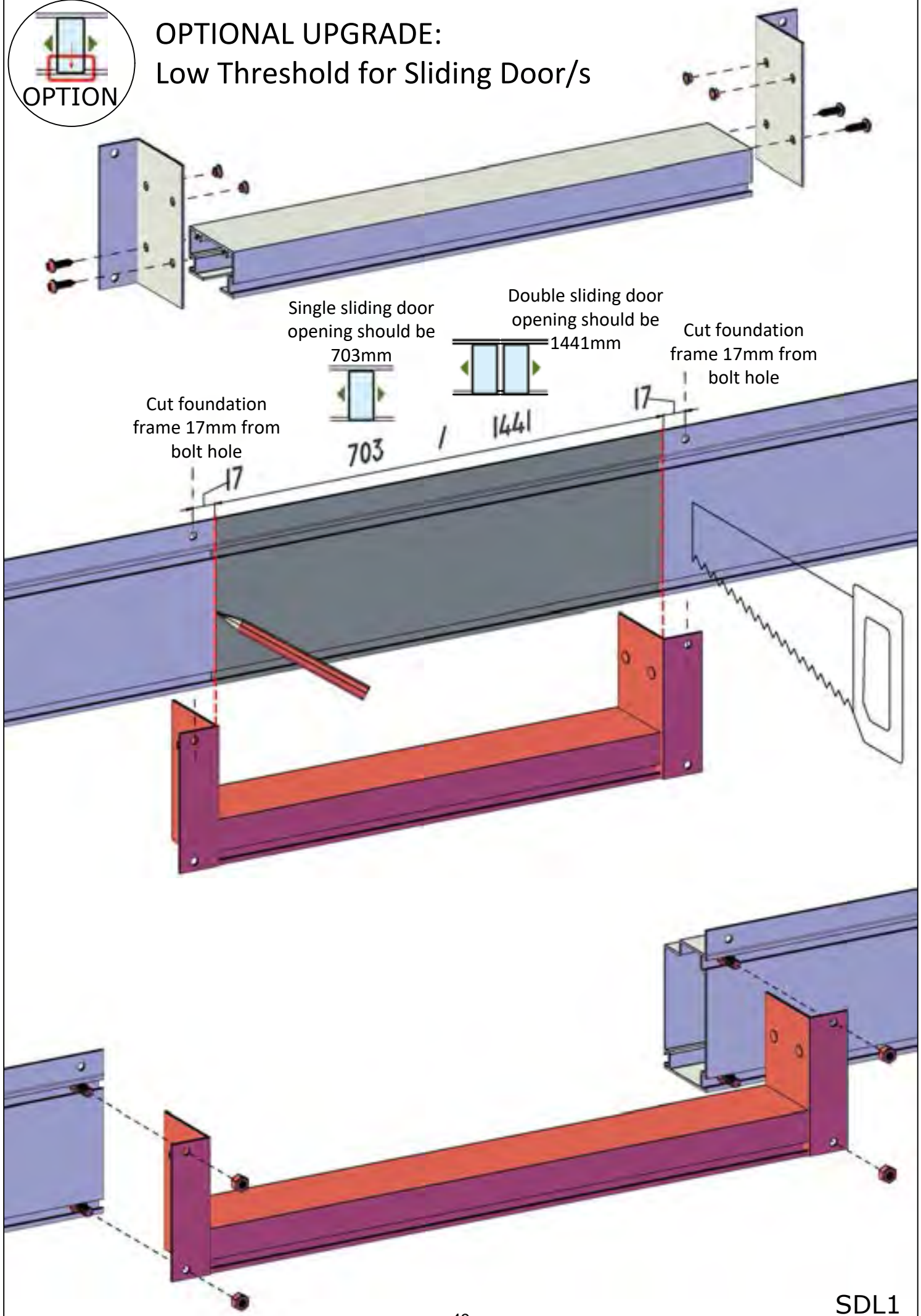
Slide door rollers into top door hanger (PRO7546 or PRO7876) and slide a stopper on either side. Determine how far you want your door to slide, then tighten the screw on the bottom of the stopper to secure. Finish with door hanger caps.

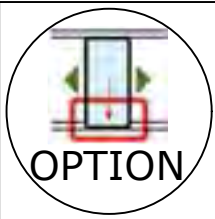


Attach bottom door guide (PRO39796) to your foundation frame (PRO6120). If you have purchased a low threshold option, please see the following page for instructions.

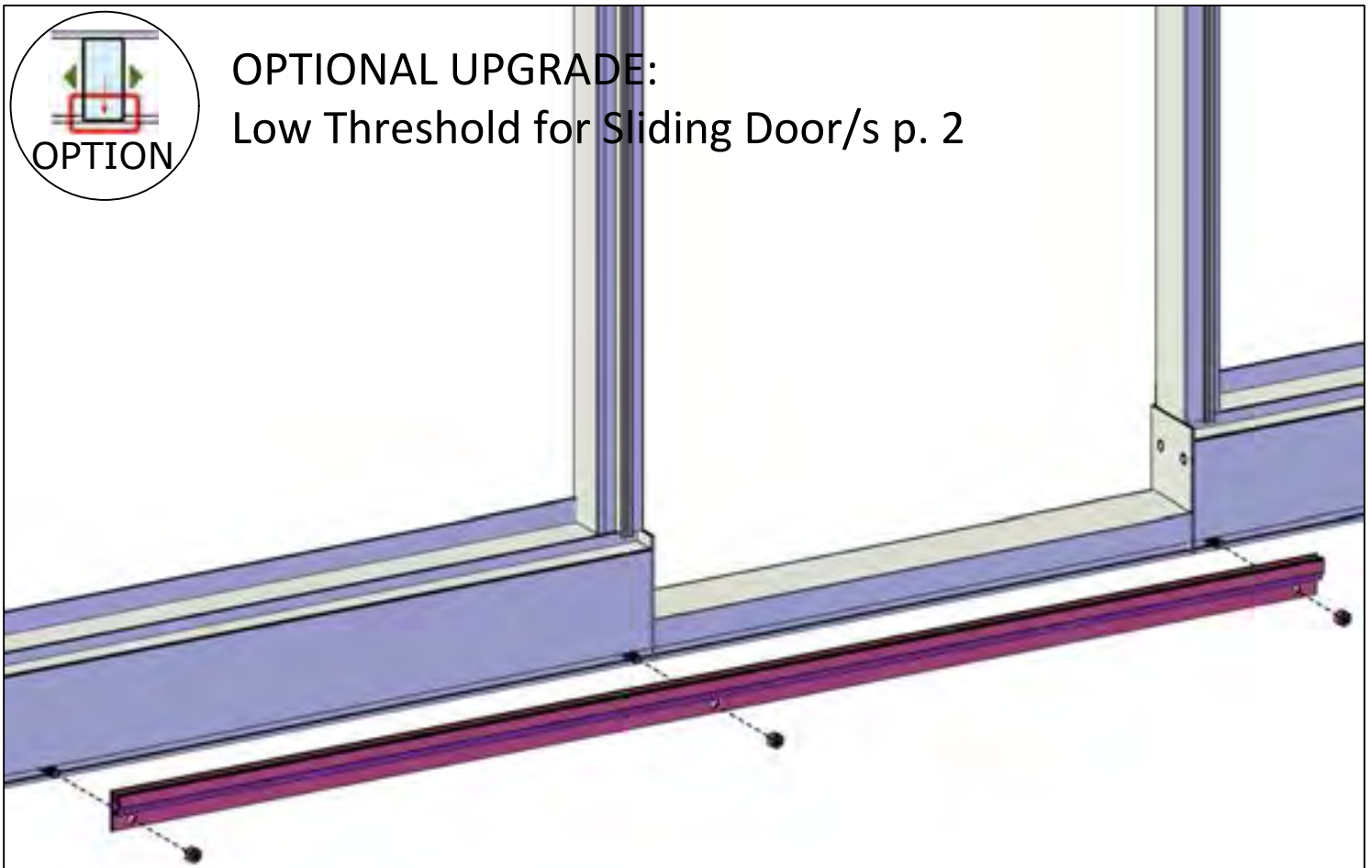


OPTIONAL UPGRADE: Low Threshold for Sliding Door/s

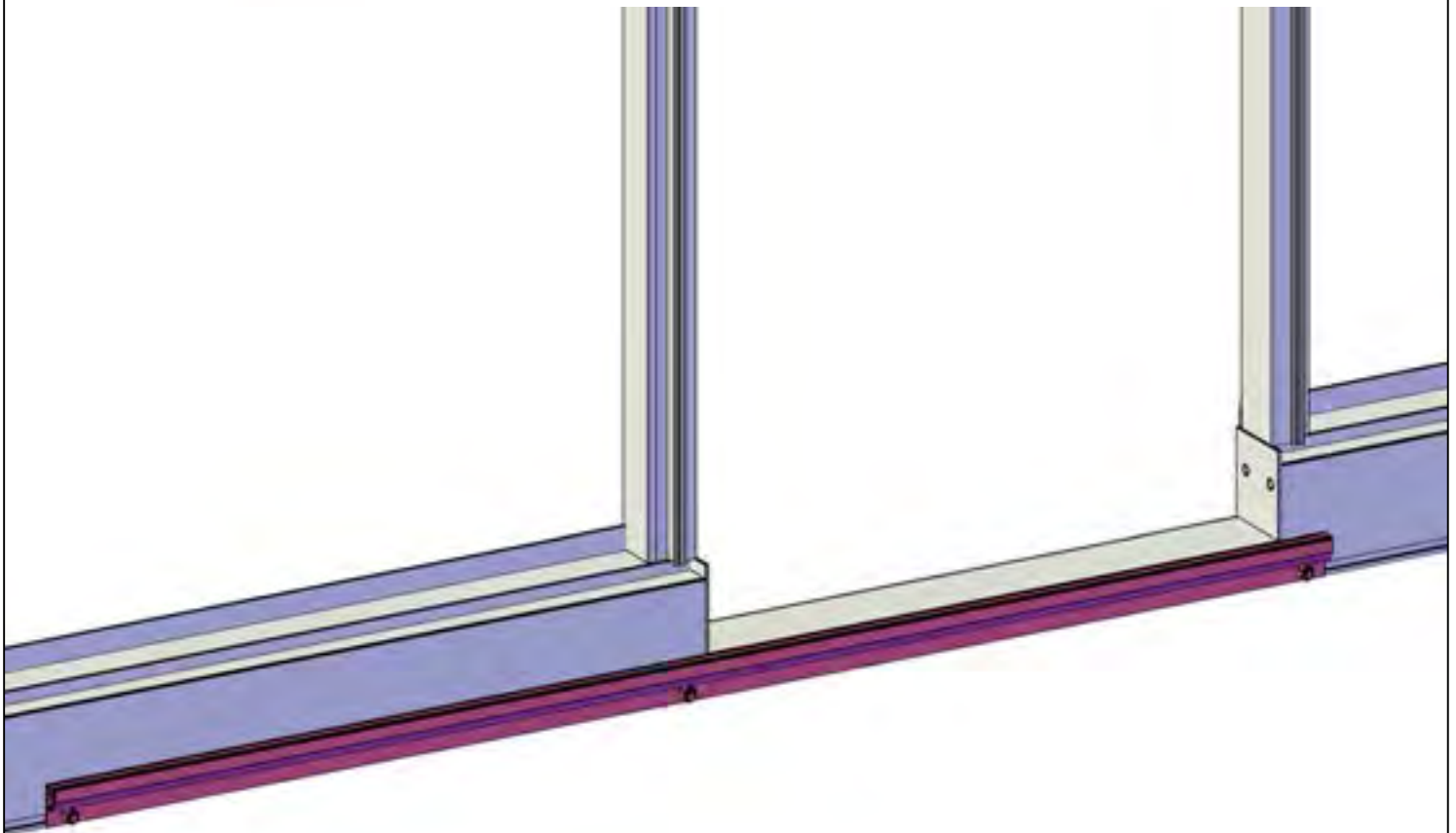




OPTIONAL UPGRADE: Low Threshold for Sliding Door/s p. 2



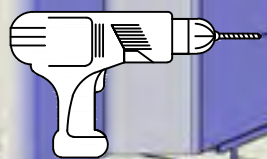
Attach bottom door guide to low threshold and foundation frame.



OPTION

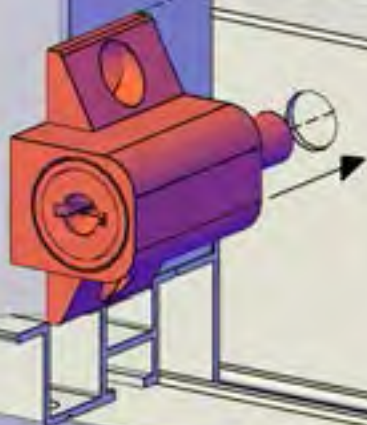


- Install lock at bottom of a:
- single sliding door
- first door of double sliding doors
- both of your double sliding doors



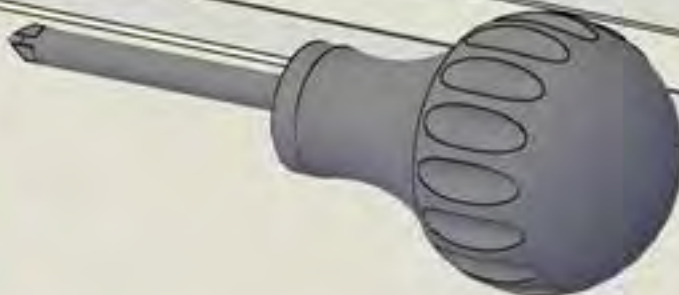
Ø 10

(View from outside at bottom of door)



4,2 x 19

4,2 x 19



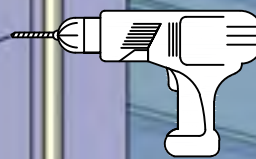
OPTION



If you have a double sliding door, you may install one lock on the inside of your greenhouse as shown

(View from inside at top of door)

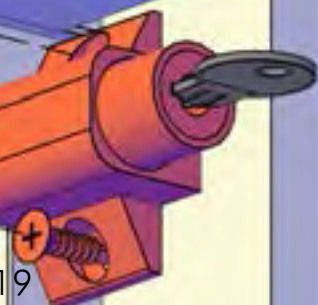
Ø 10



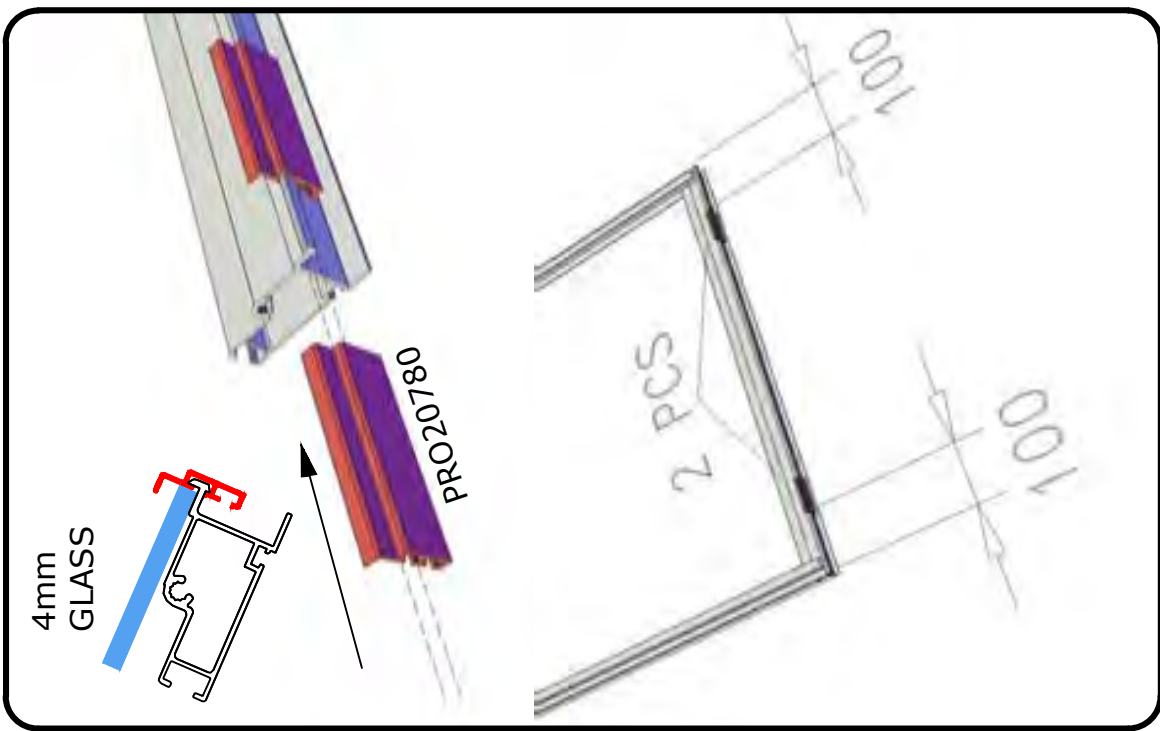
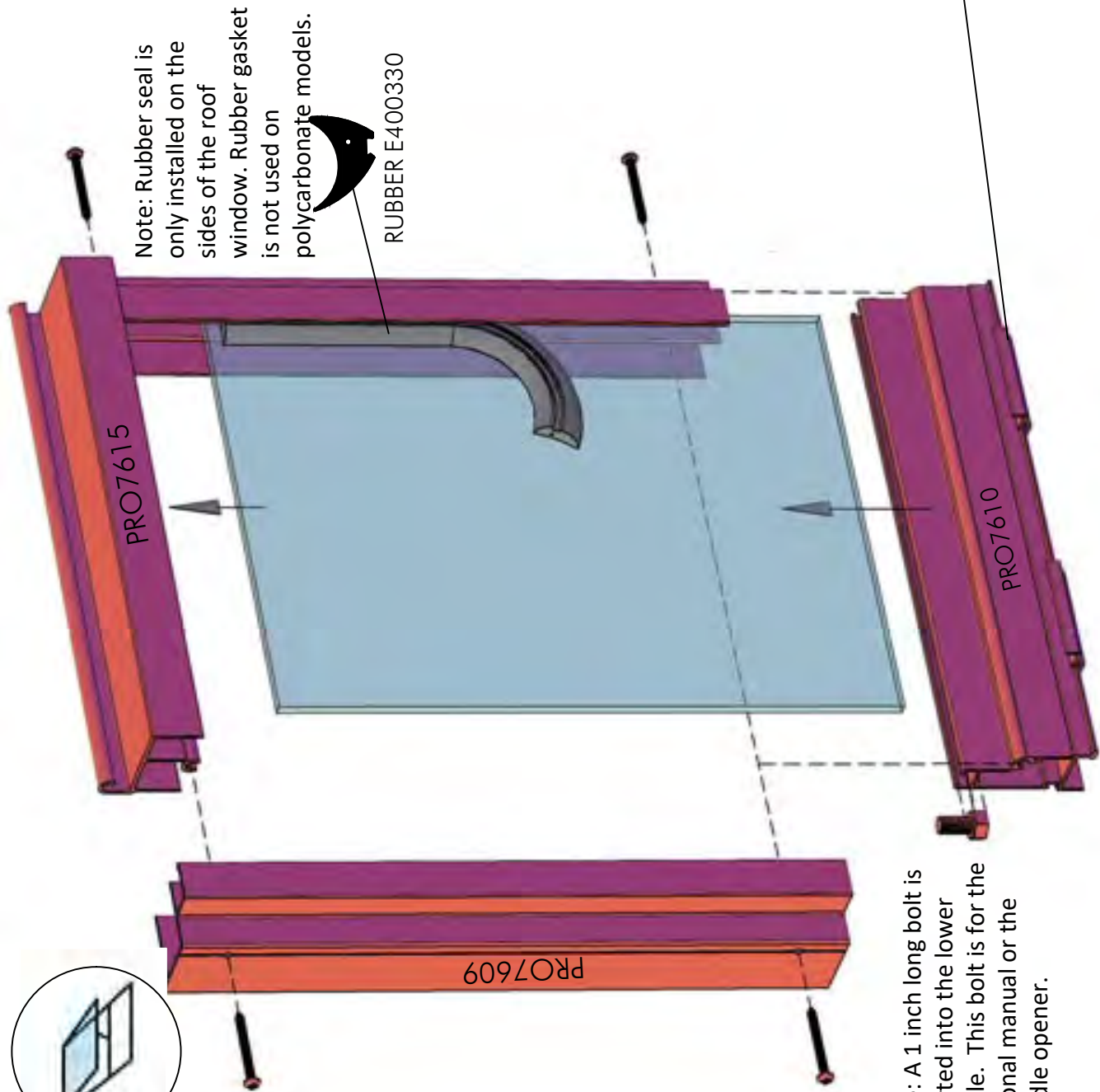
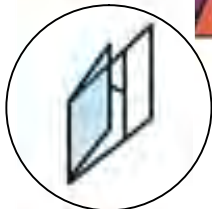
4,2 x 19



4,2 x 19



Roof Window Vent - all hardware is in roof window package



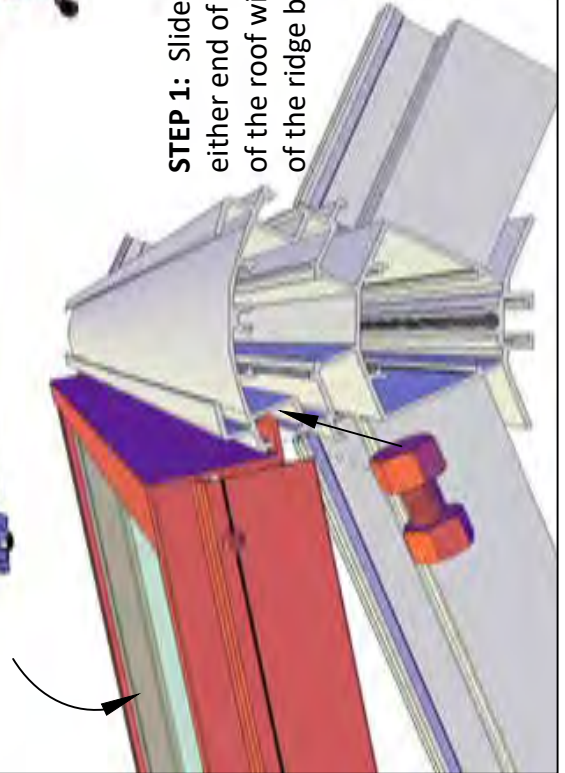
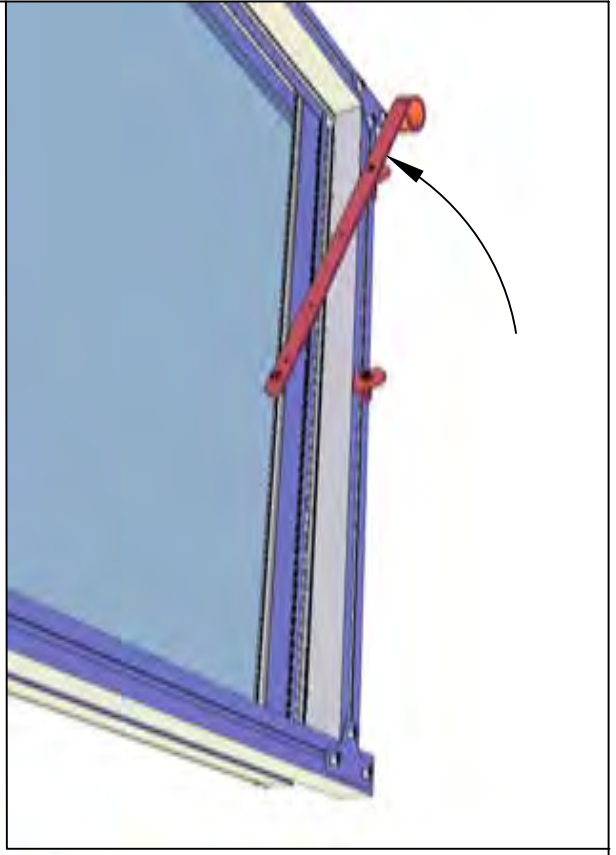
Note: A 1 inch long bolt is inserted into the lower profile. This bolt is for the optional manual or the spindle opener.

Roof Window Installation

Note: Inserting a bolt/nut on both sides of the roof window will prevent it from moving side to side once it is in place.

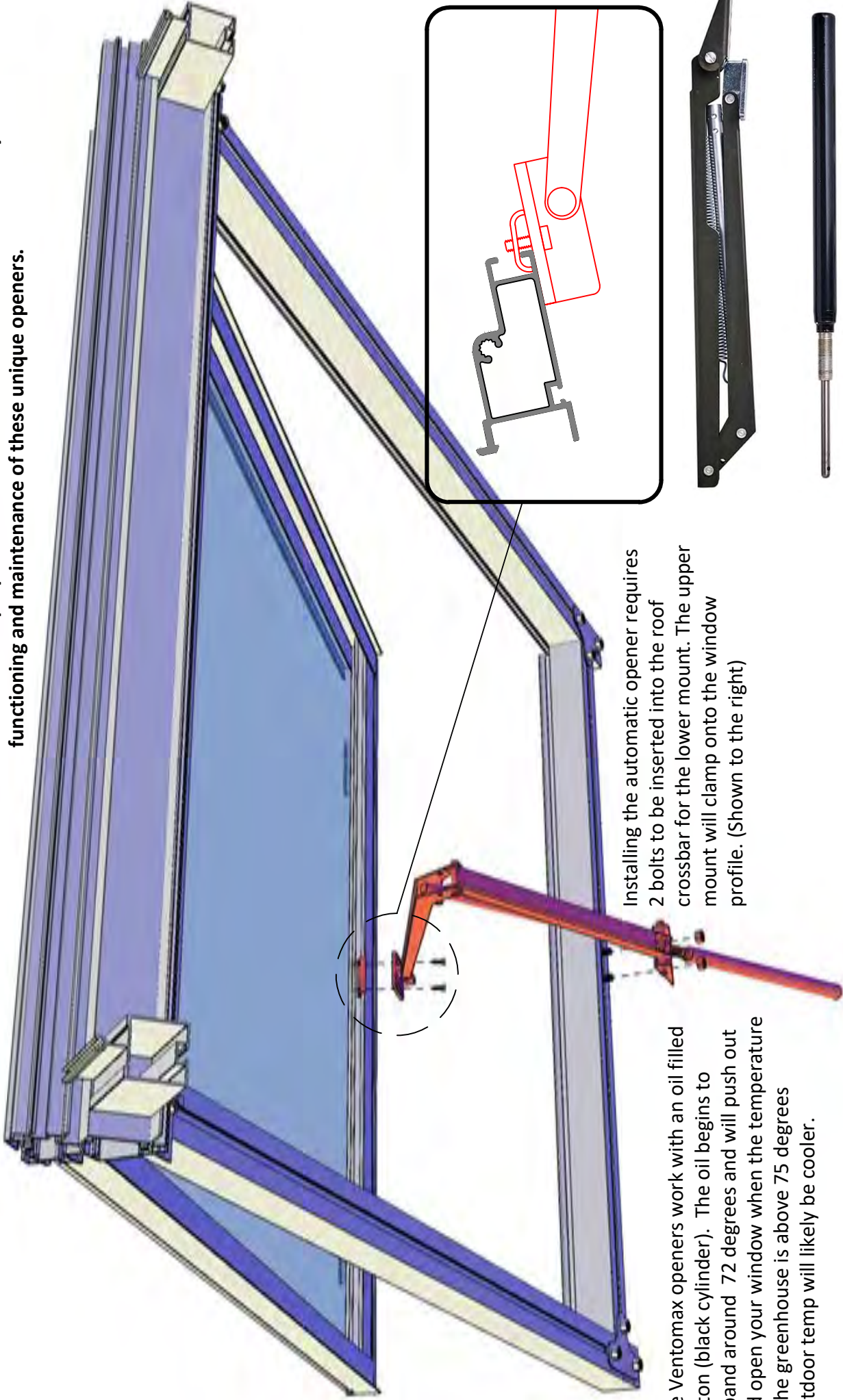
Standard manual opener shown (generally not installed). However, it may be used to secure the window in the closed position - auto opener **MUST** be detached.

STEP 1: Slide window into the ridge beam from either end of the greenhouse. The "hook" on the top of the roof window profile will slide into the channel of the ridge beam.



OPTION: Auto Opener (Ventomax)

IMPORTANT! Read installation instructions included in your Ventomax auto opener box to ensure proper installation. There is also information to fully understand the functioning and maintenance of these unique openers.

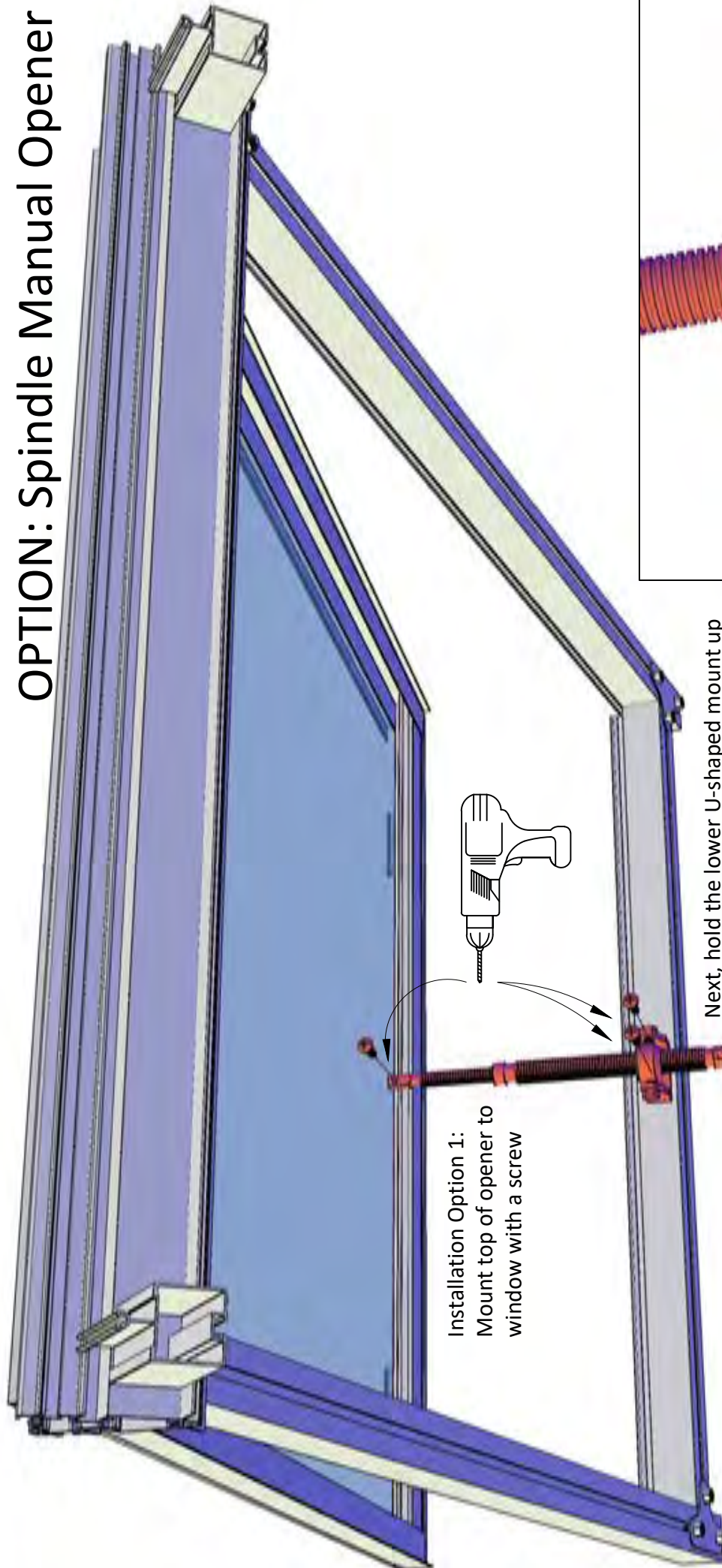


The Ventomax openers work with an oil filled piston (black cylinder). The oil begins to expand around 72 degrees and will push out and open your window when the temperature in the greenhouse is above 75 degrees (outdoor temp will likely be cooler).

Installing the automatic opener requires 2 bolts to be inserted into the roof crossbar for the lower mount. The upper mount will clamp onto the window profile. (Shown to the right)

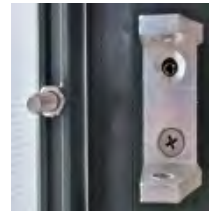
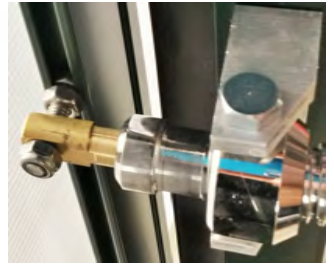
If you are struggling to install your piston and it is above 70 degrees, place the piston in cold water/ fridge for 10 minutes so the rod can retract. Oil piston rod 2-3 times/year with a light oil such as WD40 or even olive oil.

OPTION: Spindle Manual Opener

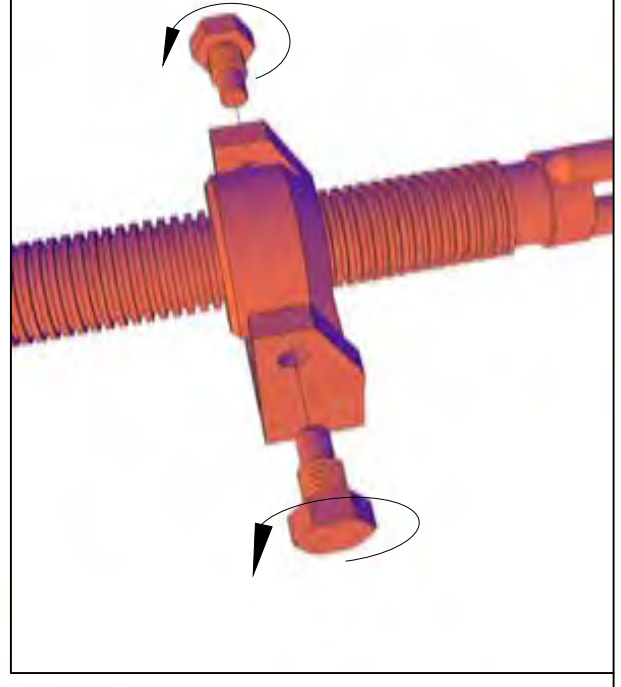


Installation Option 1:
Mount top of opener to
window with a screw

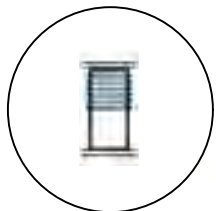
Installation Option 2: Insert a 1 inch long bolt into lower roof window channel. Slide to the center and lock it in place with a nut as shown below.



Next, hold the lower U-shaped mount up to the crossbar and mark the center of one hole. Using a 1/8" drill bit, drill the first hole, then screw the bracket on, check for level - then mark and drill the second hole. Slide the brass part of the opener over the bolt in the window channel. Use the supplied nylock nut to secure the opener on the top mounting bolt. Finally thread the large side bolts into the U-shaped mount and the opener is installed.



Louvre Window - All Standard Royal models include one louvred window



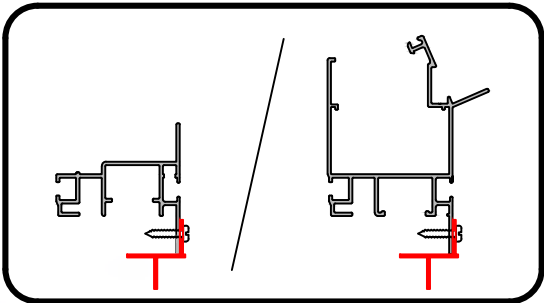
Note: All louvered window are black (even with green models).



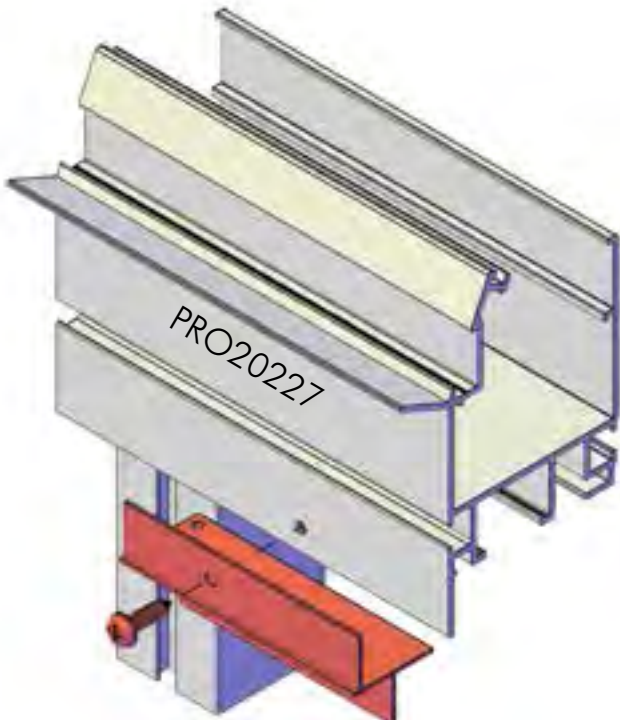
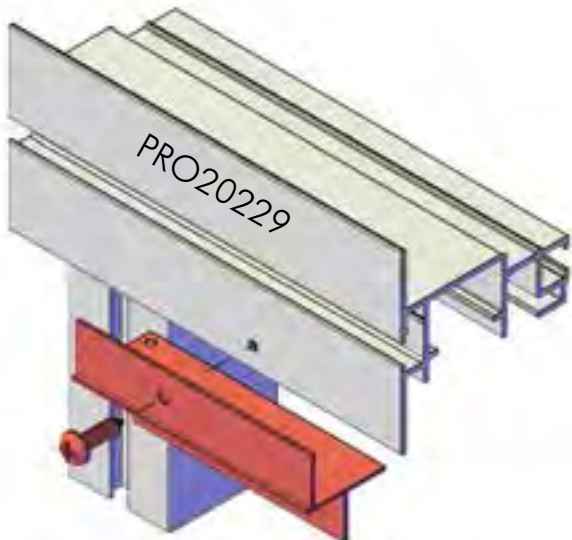
It is likely that your kit include an automatic opener (SESAM LIBERTY) for the louvre vent. Please refer to the Installation and Care manual packaged with the Sesam Liberty opener. You will need to remove the manual opener following the directions.

Piston maintenance: apply a light oil (WD40 or olive oil work) to the piston rod to keep it moving smoothly 2-3 times/year.

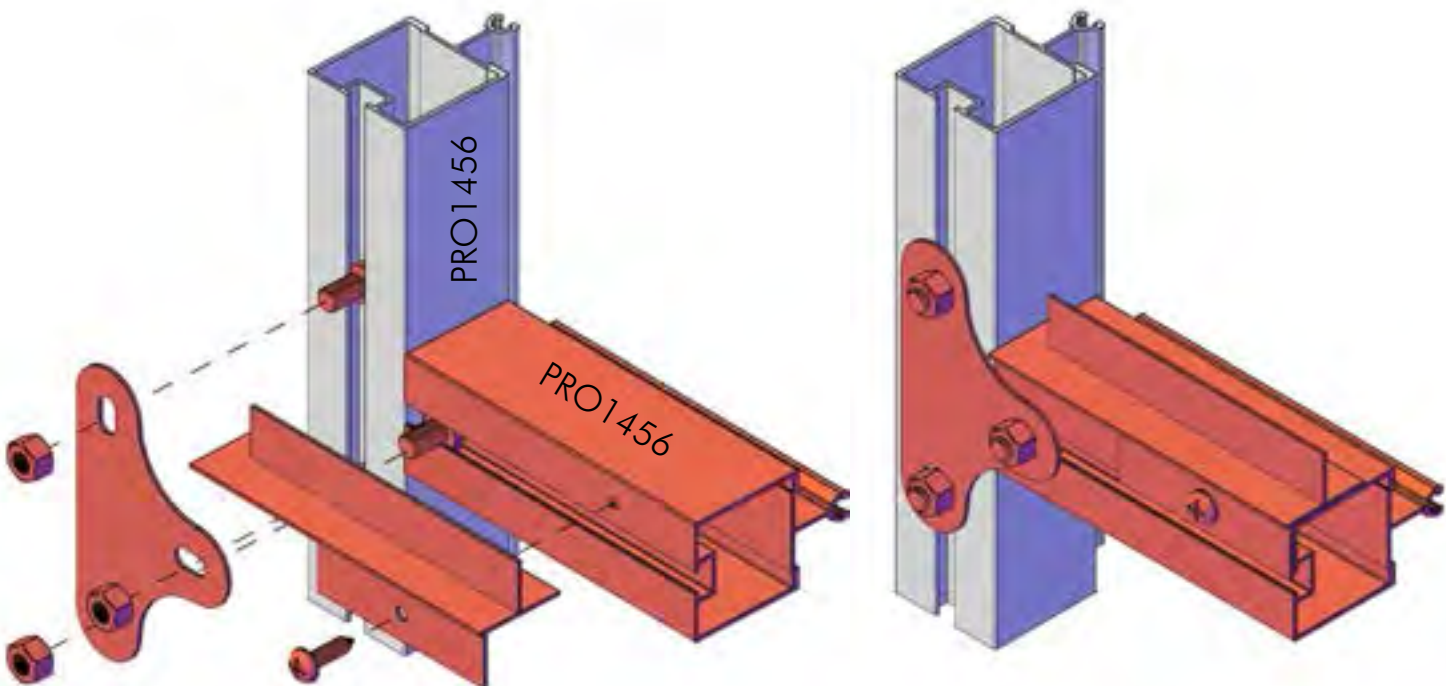
1



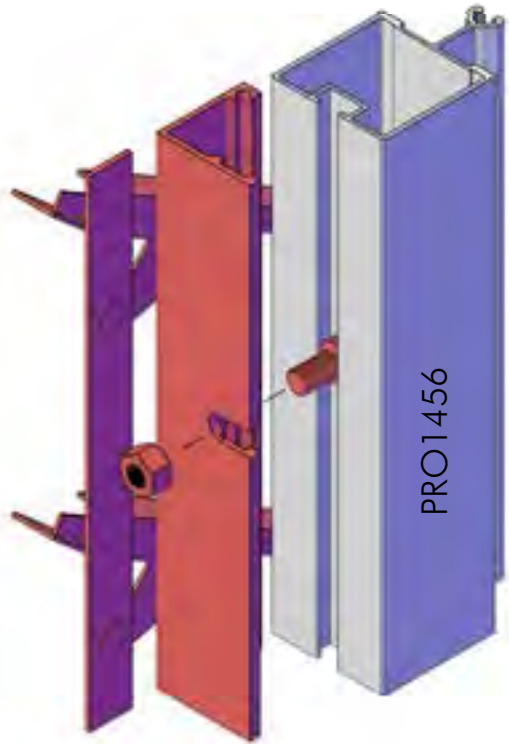
Louved window may be installed on sidewall (under gutter profile (PRO20227)) or on gable end (under horizontal gable profile (PRO20229)). Both are shown to the left and below.



2



3

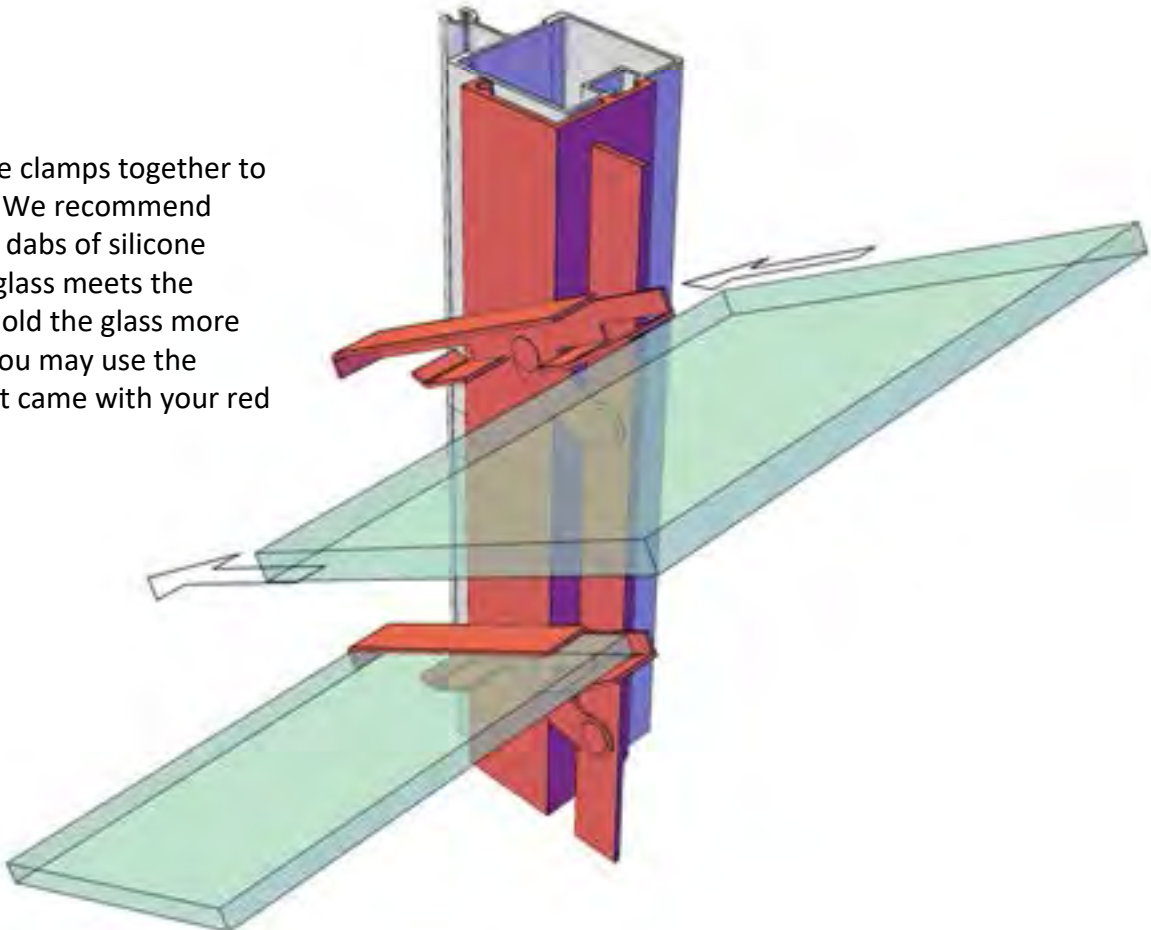


Insert a washer (not included) between black louvre frame and the greenhouse profile at all four bolt locations.

4X

4

Pinch louvre clamps together to hold glass. We recommend using a few dabs of silicone where the glass meets the clamps to hold the glass more securely. You may use the silicone that came with your red shims.



Louver Window Cover

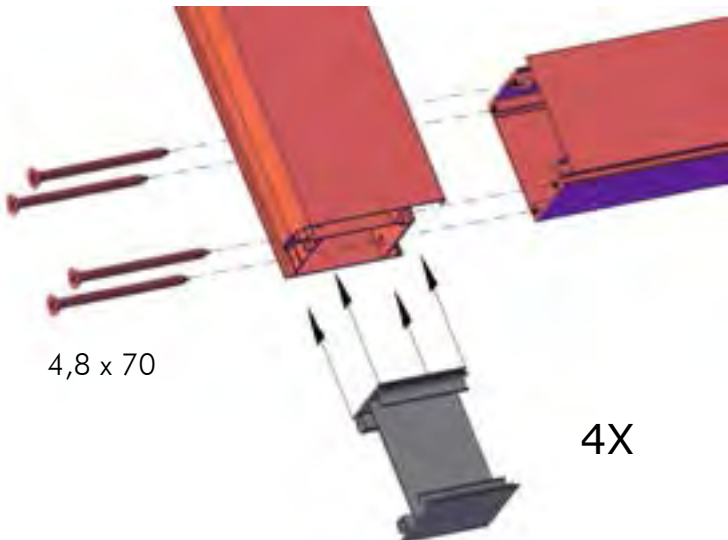
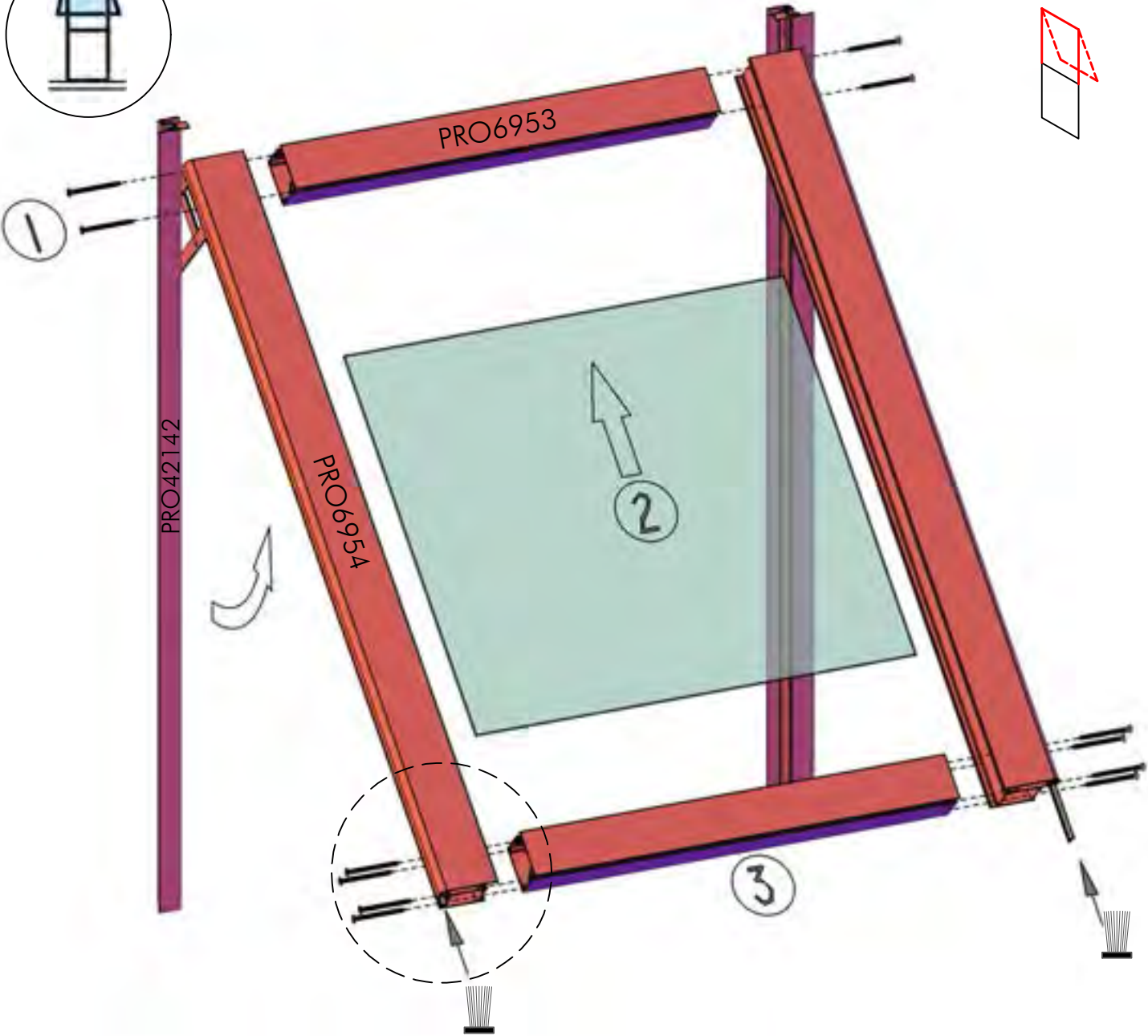
During cold weather, the louvered window may get drafty. Your kit includes a lexan cover to seal the louvers during this time.

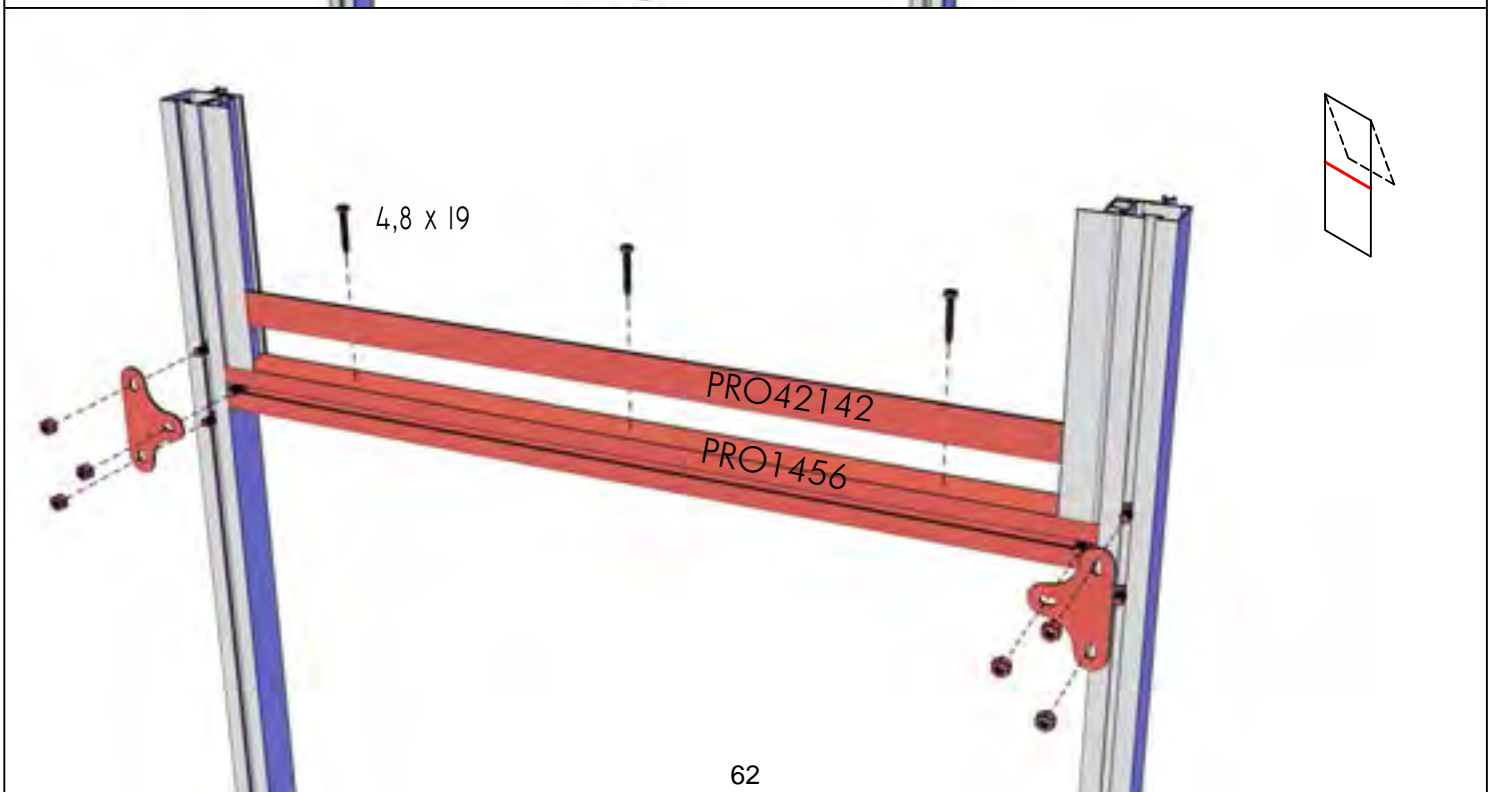
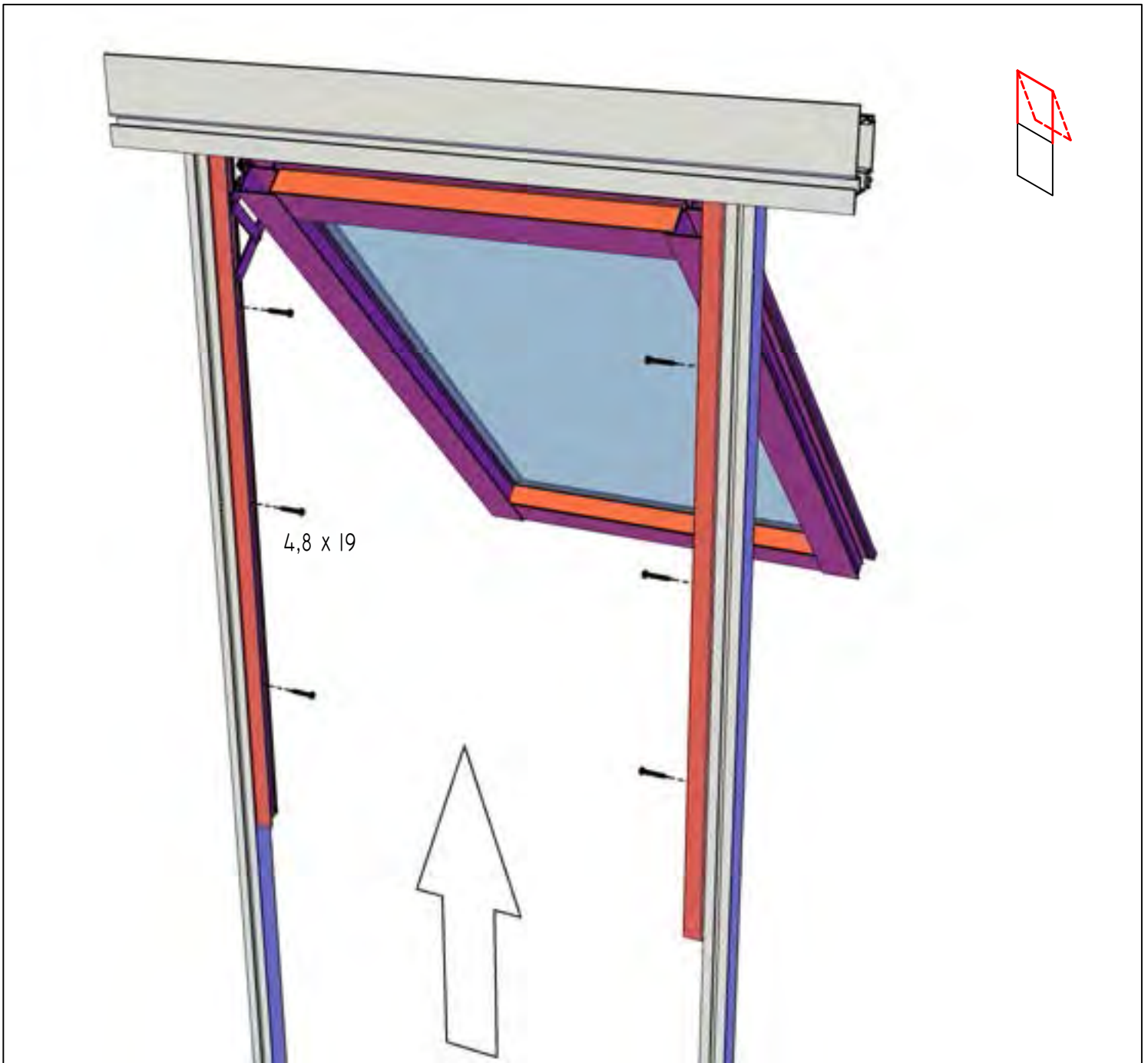
To install the Lexan panel:

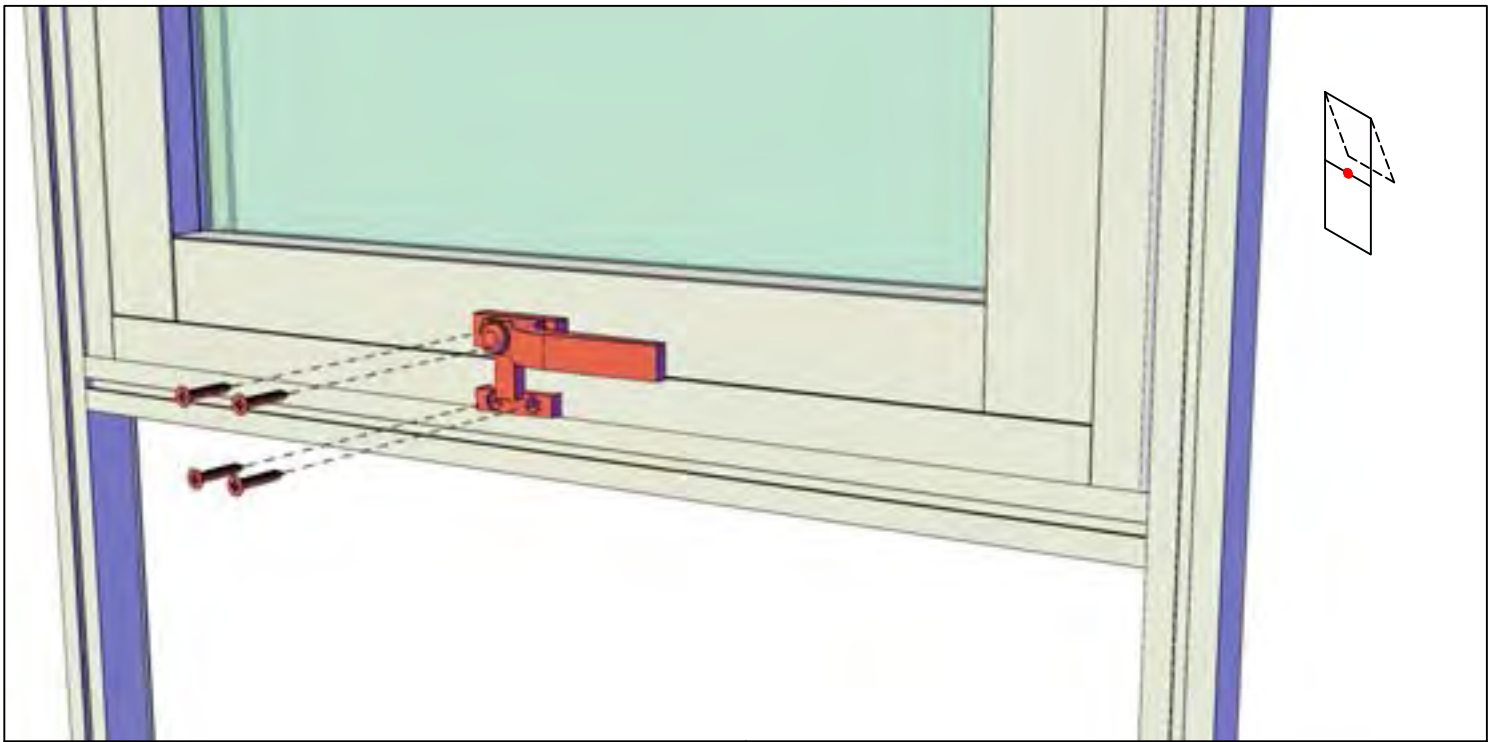
- Unscrew the piston from your auto opener
- Go outside the greenhouse and pull back the heavy duty rubber gaskets that hold in the panes of glass to the left, right, and bottom of the louvered window (see picture to the right)
- Place the lexan panel over the louvers as though it were a pane of glass and replace all the heavy duty gaskets (see photos below)



OPTION: Push out window - no standard Royals include this option unless added



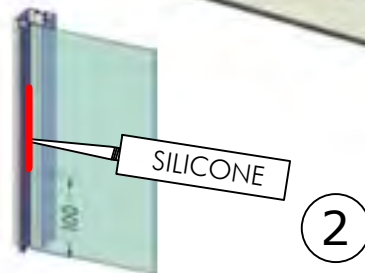
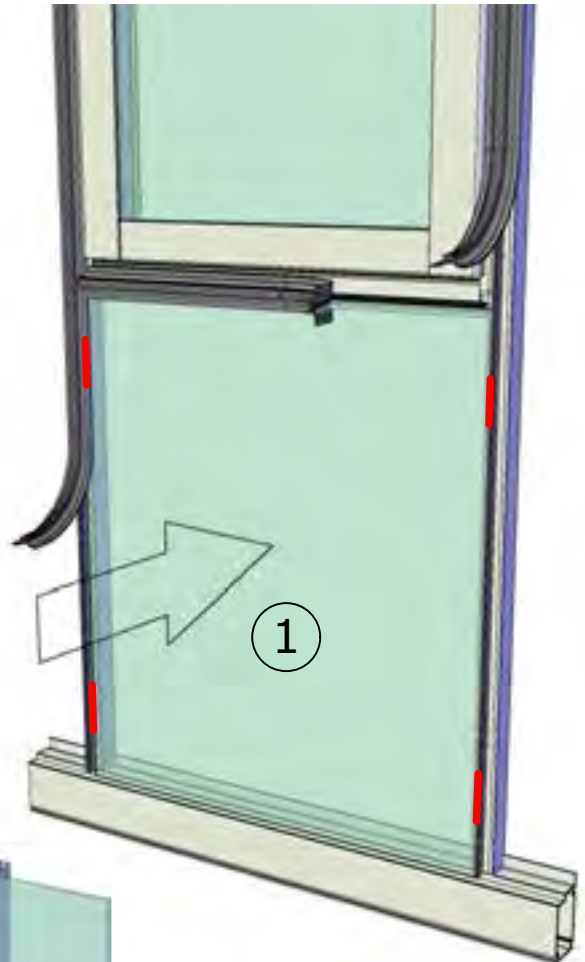
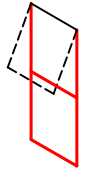




RUBBER E400330

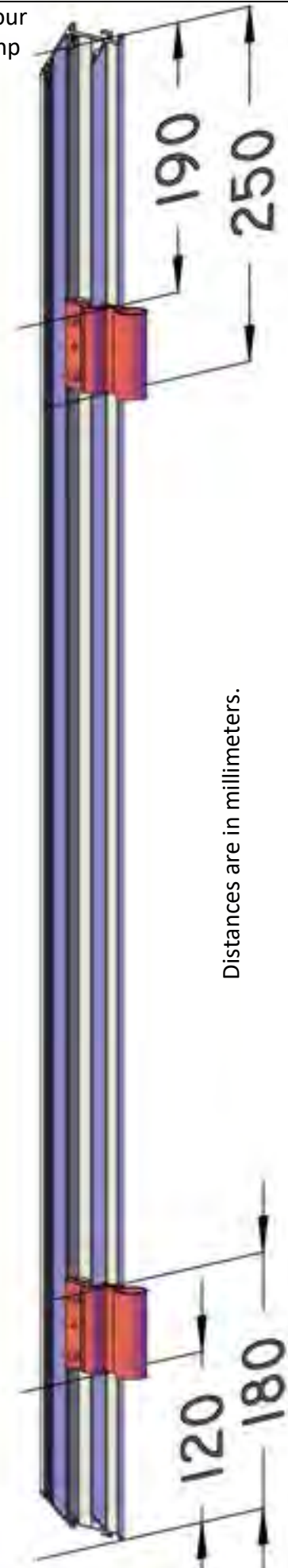
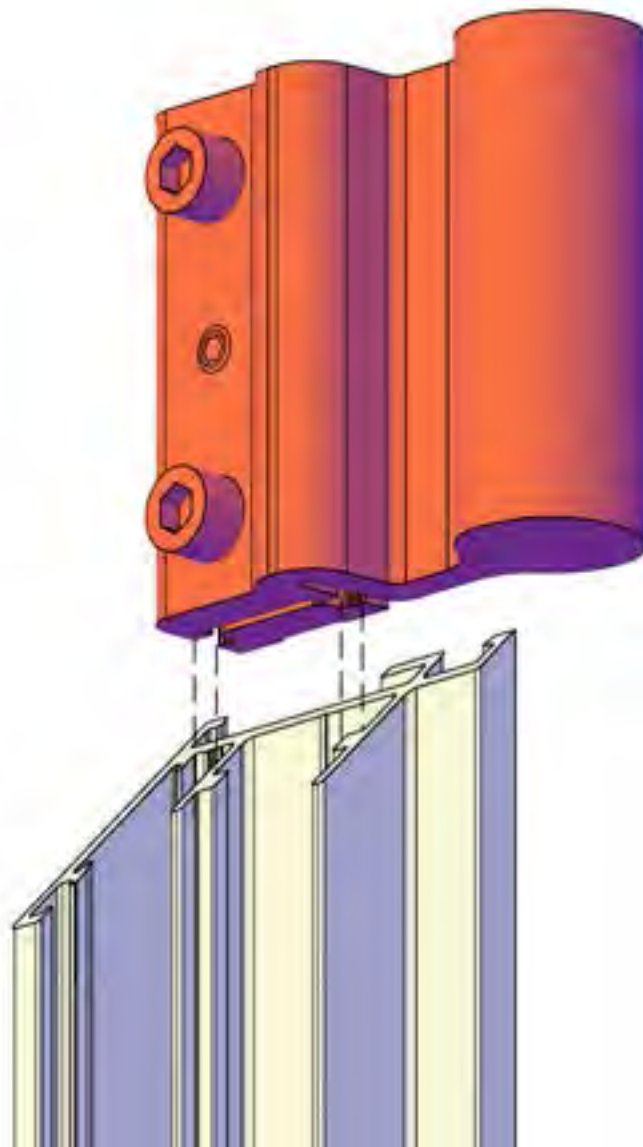
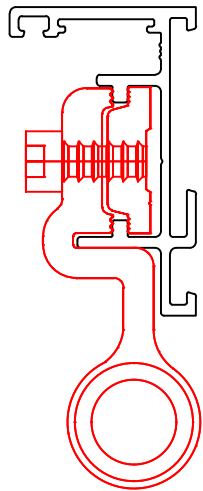
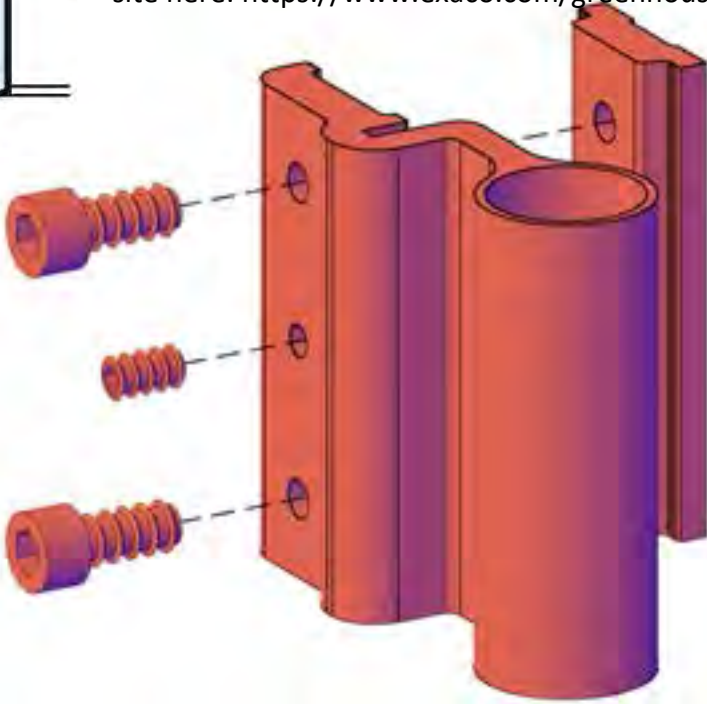
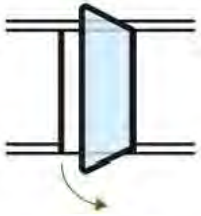


RUBBER PRO1748



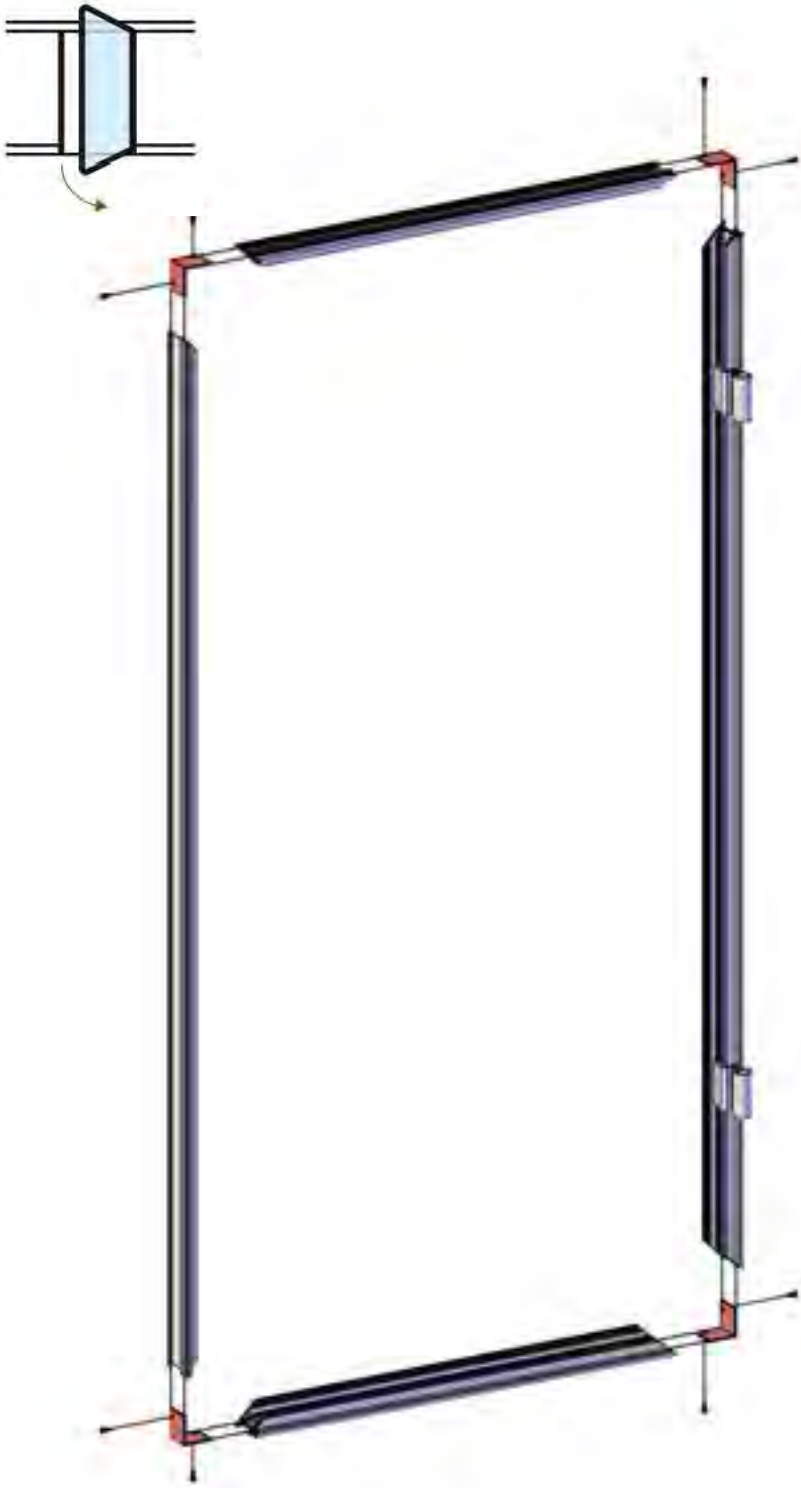
OPTION: Hinged Door






IMPORTANT: Find Janssens Accessory installation video on our site here: <https://www.exaco.com/greenhouse-victorian.php>

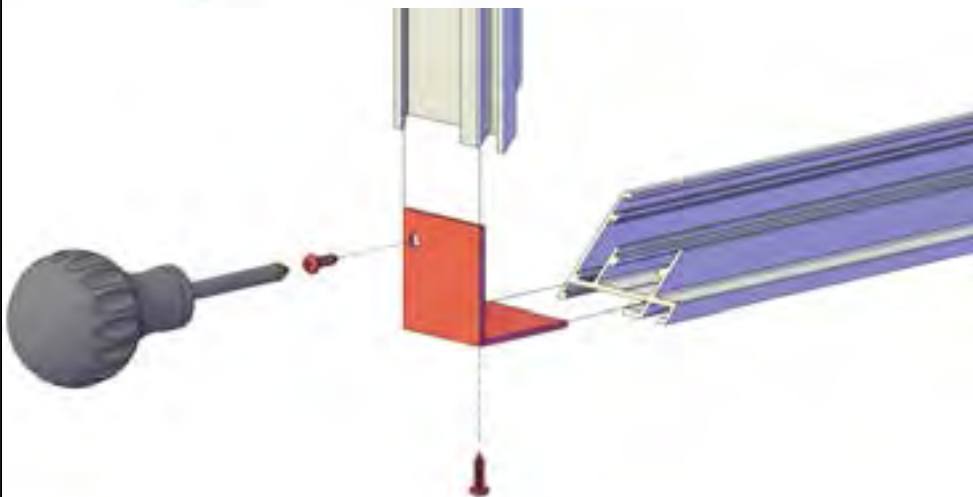
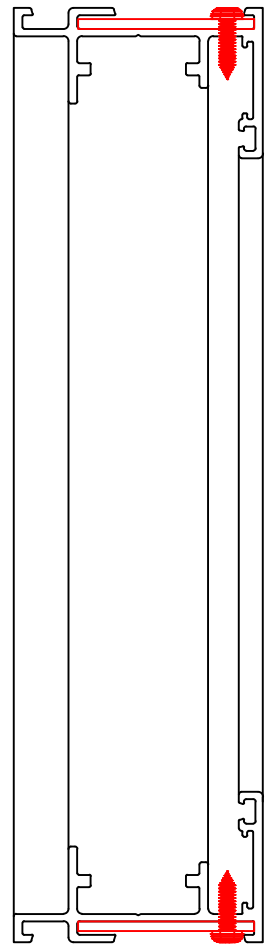


Distances are in millimeters.

HD 1

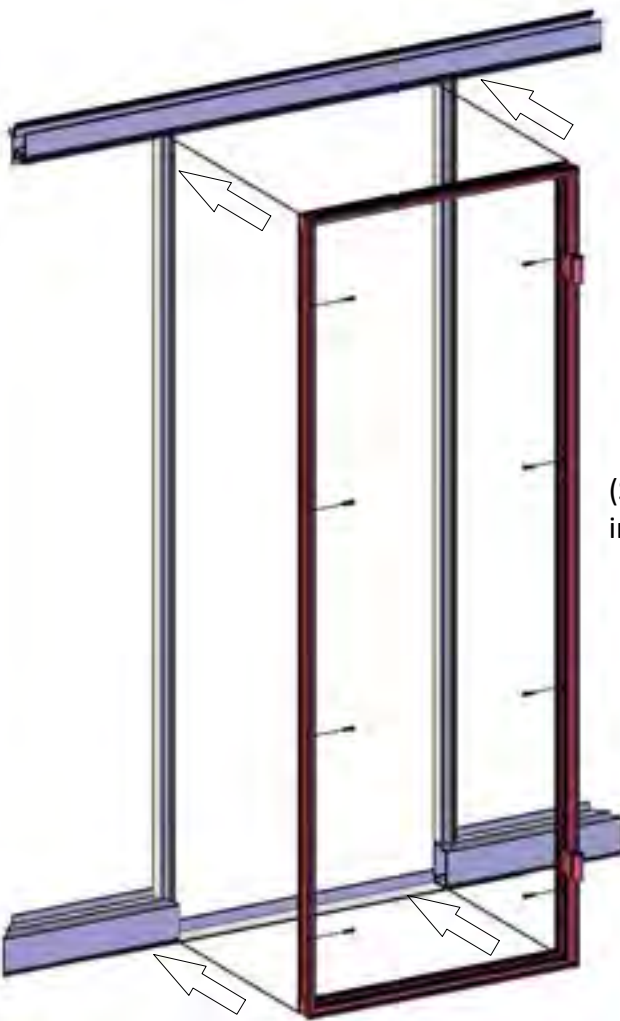
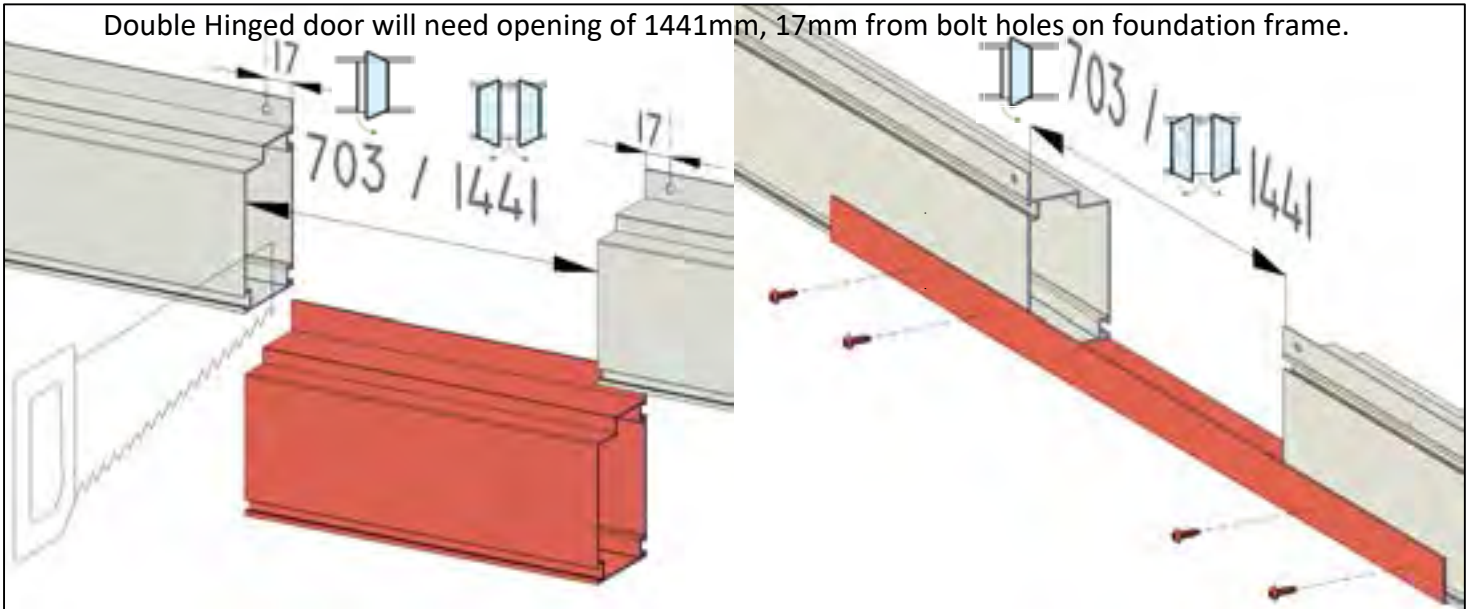


	ITEM	PC.	L
	L 40X40	4 PC	36 MM
	PRO6280	2 PC	703 MM
	PRO6280	2 PC	1.441 MM
	PRO6280	2 PC	1.930 MM
	4,2 x 13	8 PC	

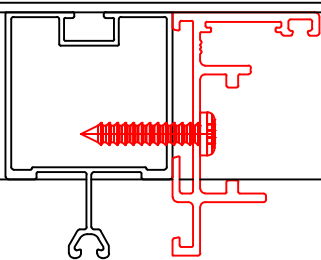


HD 2

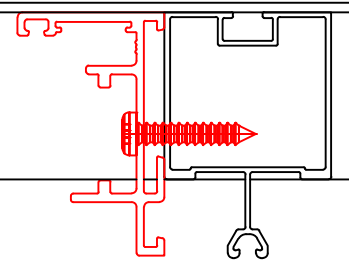
Double Hinged door will need opening of 1441mm, 17mm from bolt holes on foundation frame.



(Single door shown, double door jamb installation will be identical)

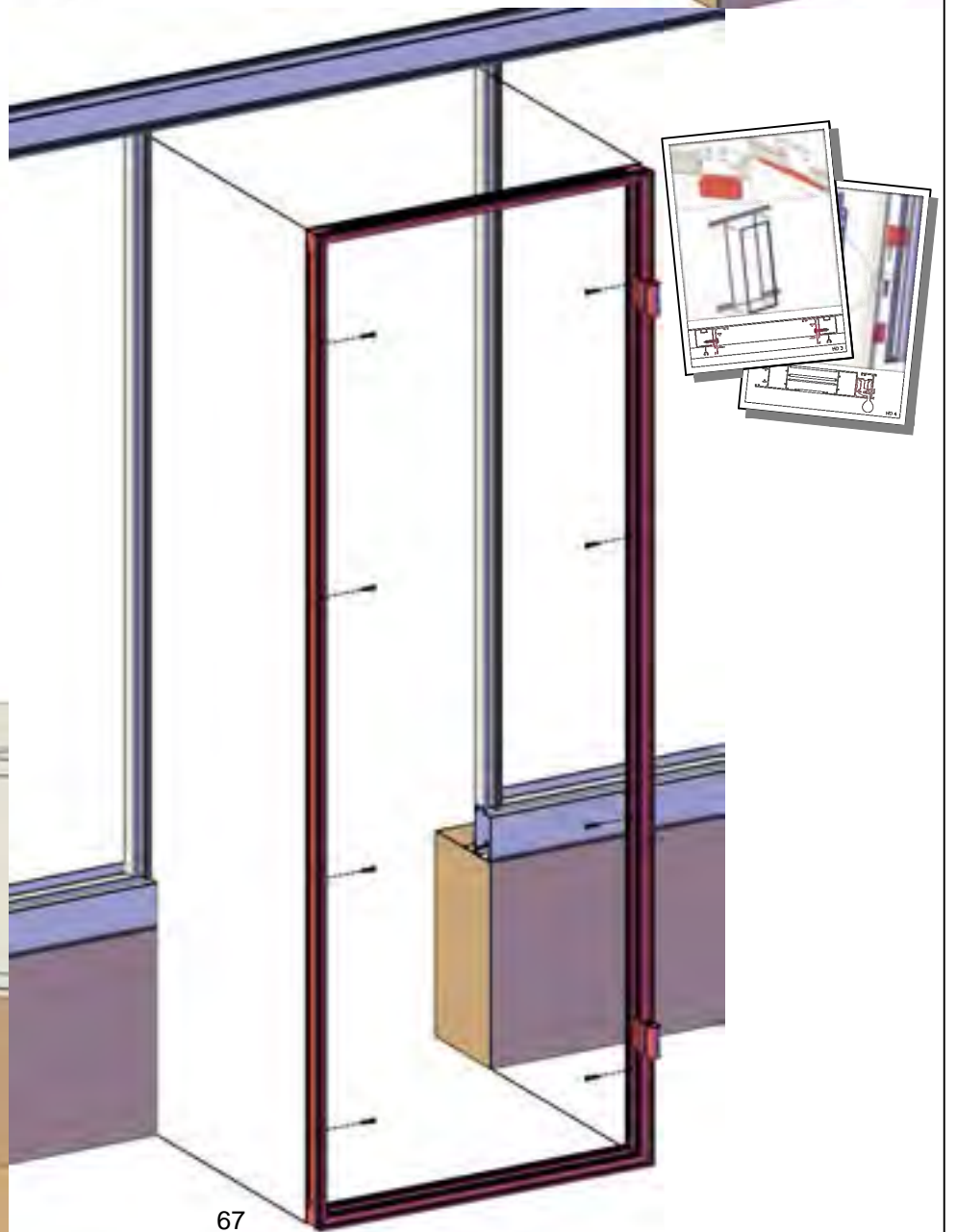
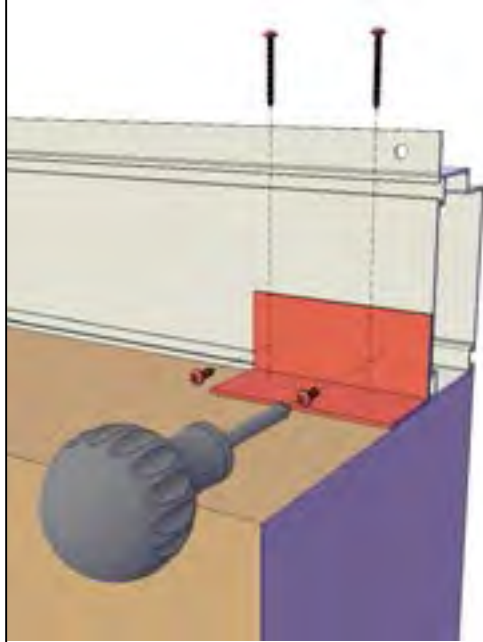
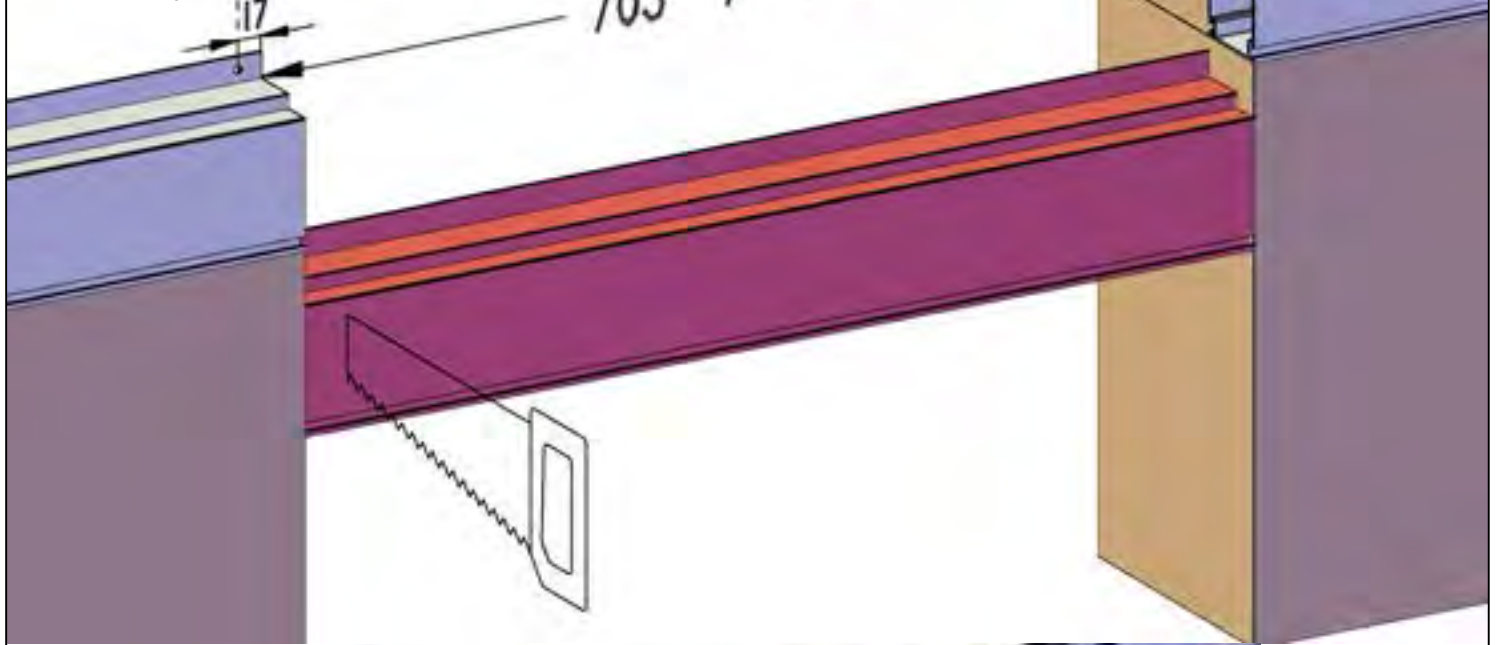


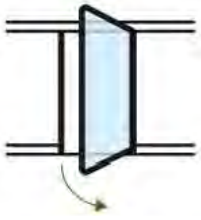
(view from top)



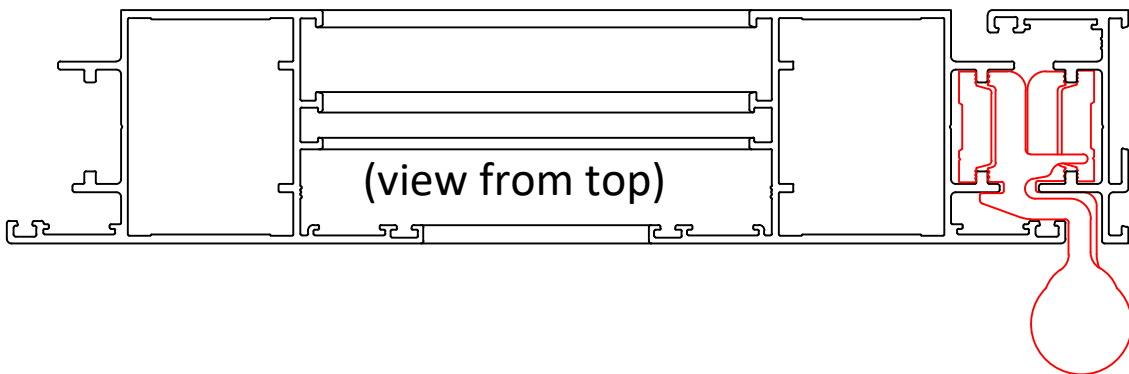
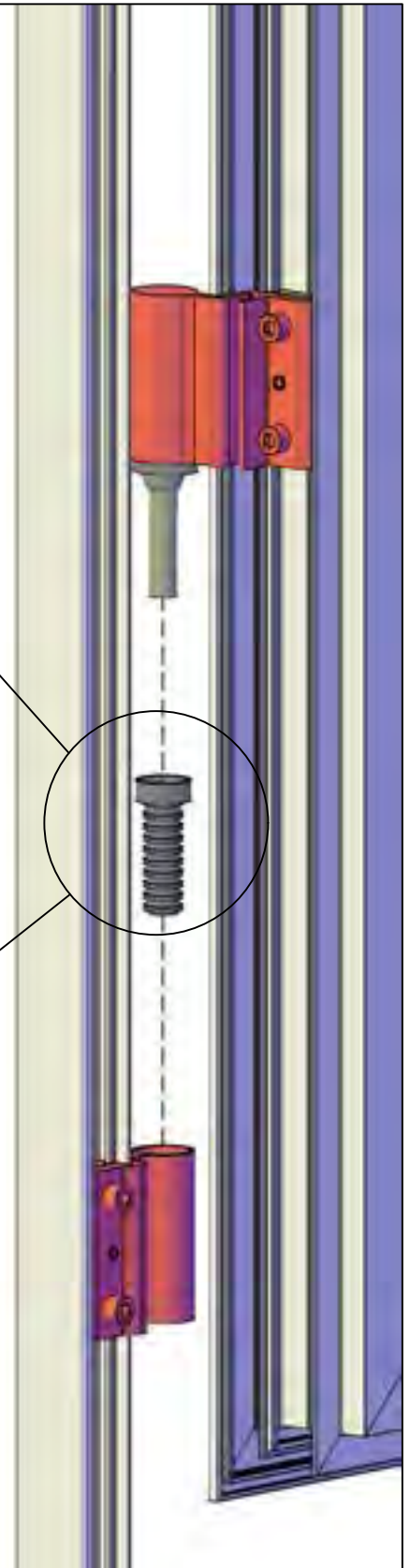
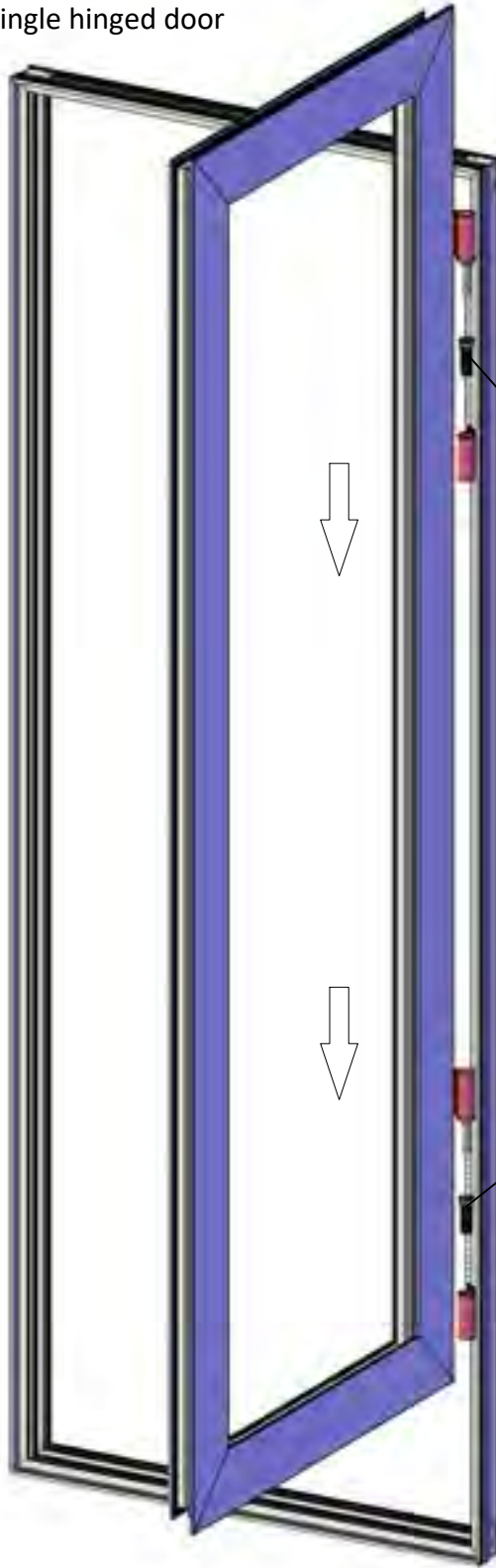
HD 3

OPTION: Hinged door on a stem wall (door extension kit will be needed)





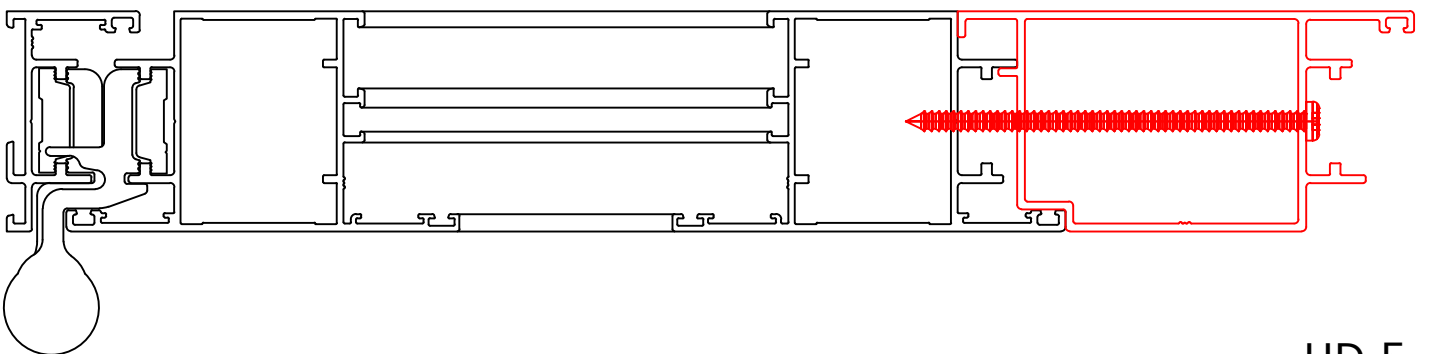
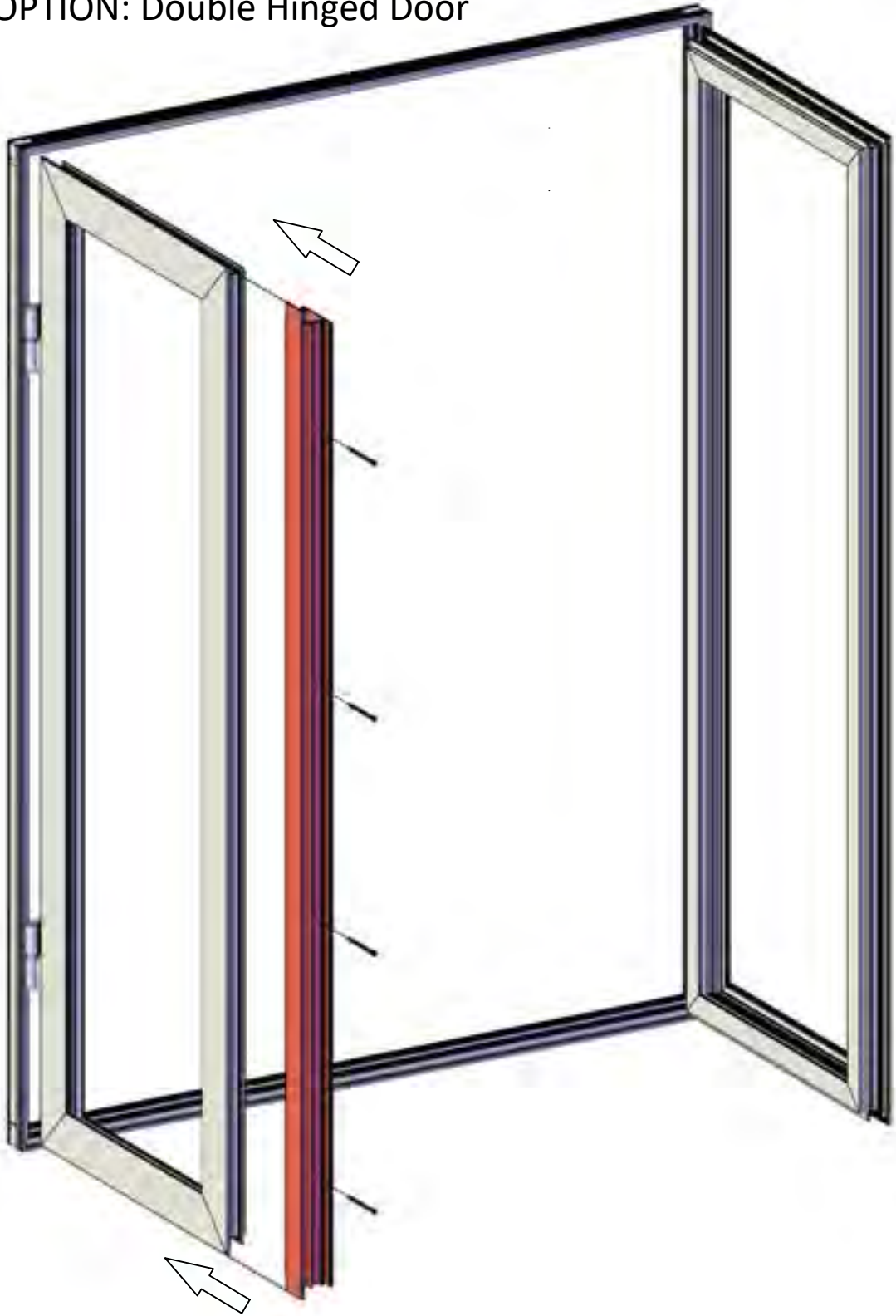
Single hinged door



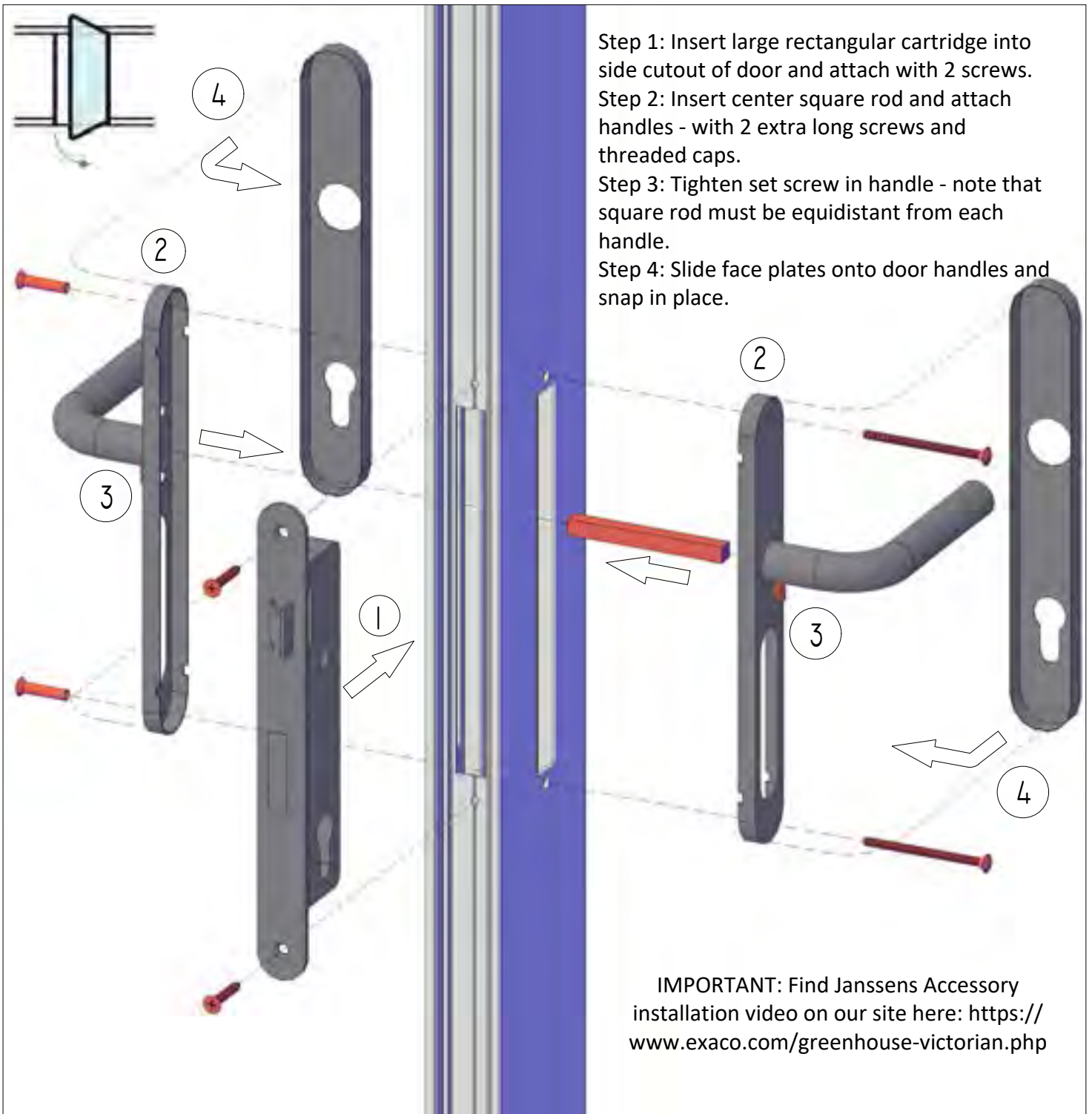
HD 4



OPTION: Double Hinged Door



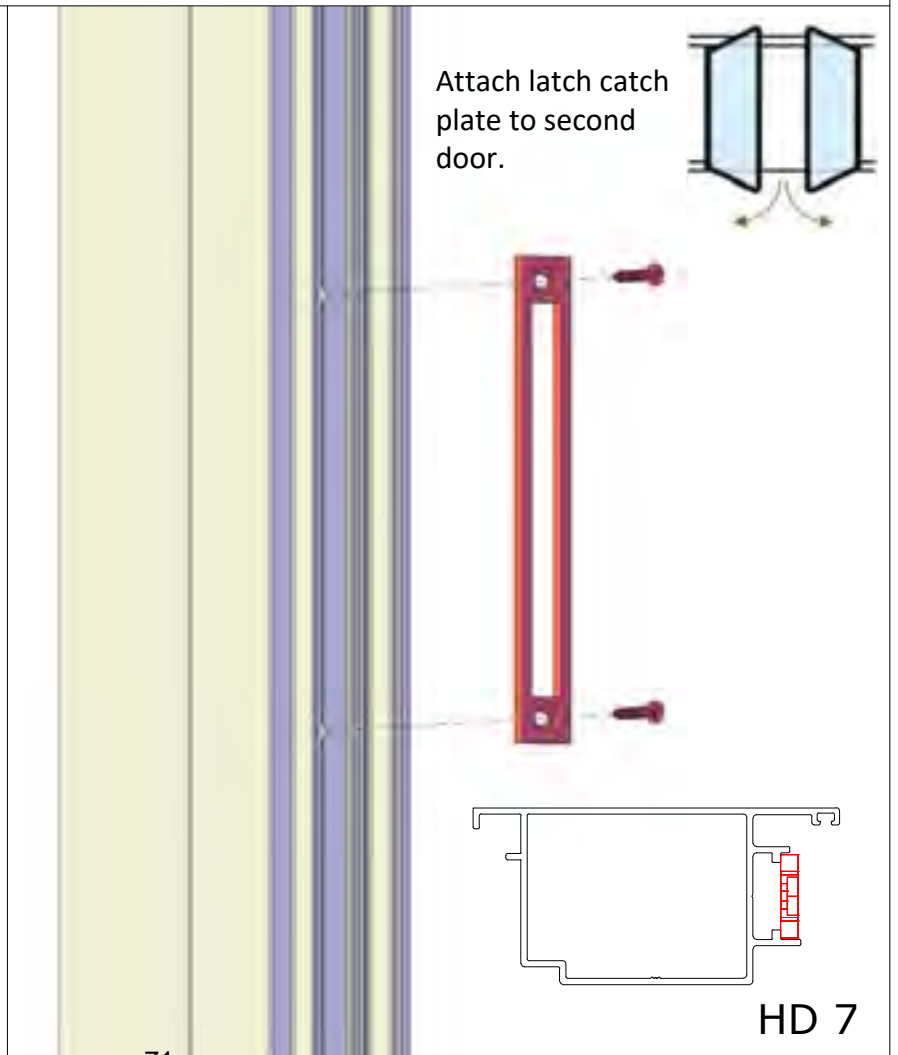
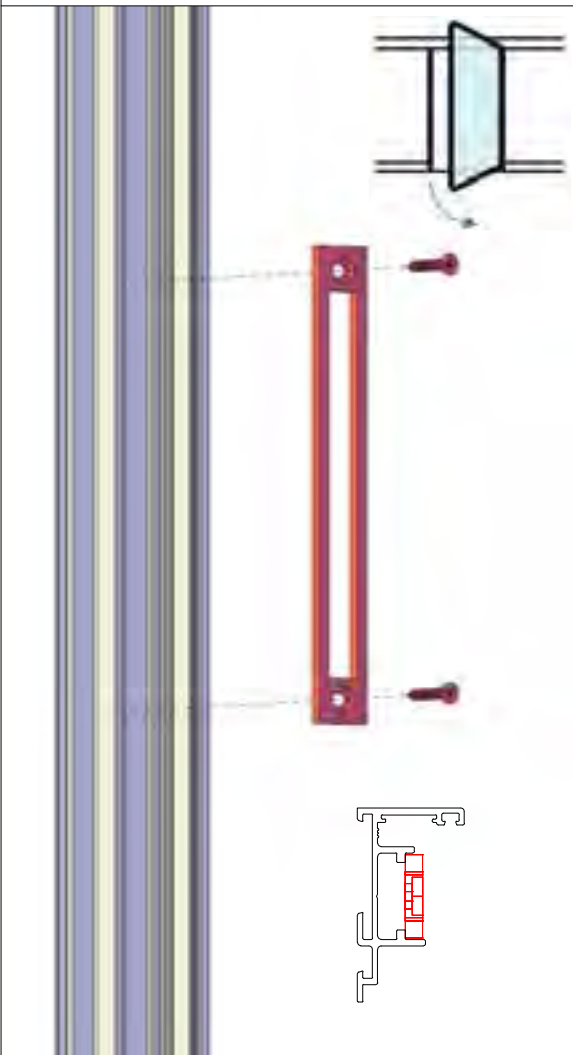
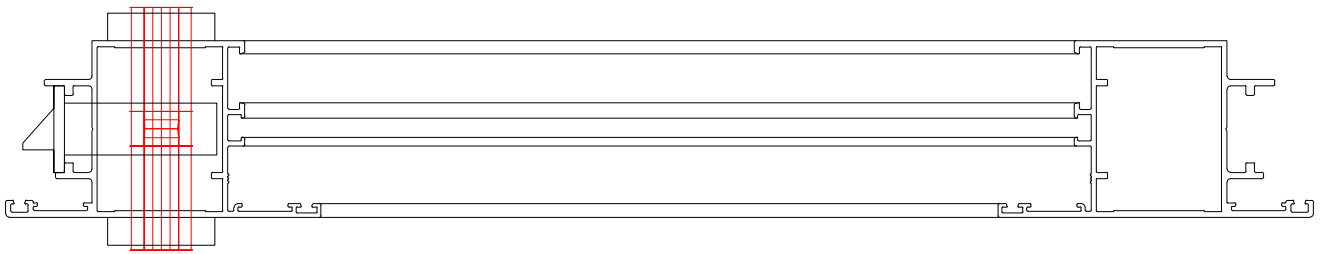
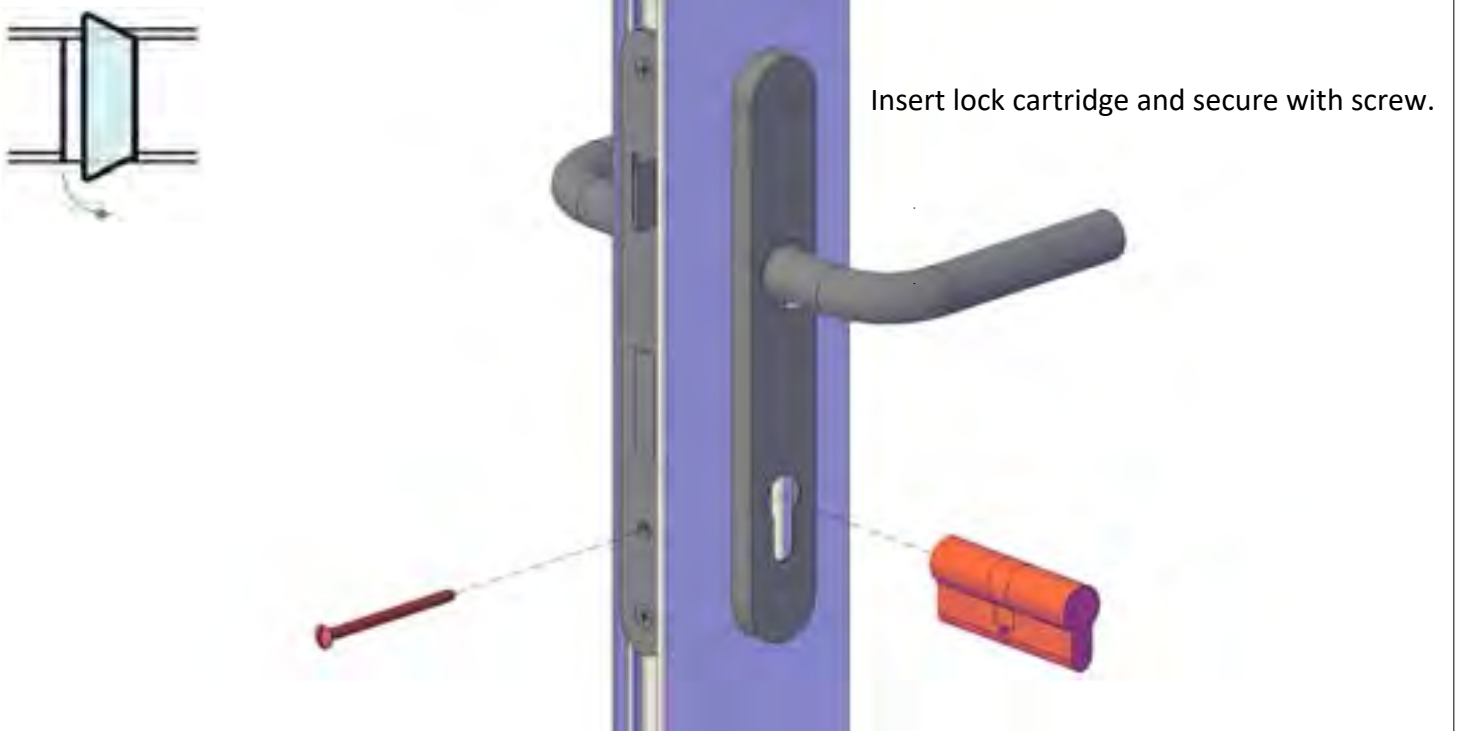
HD 5



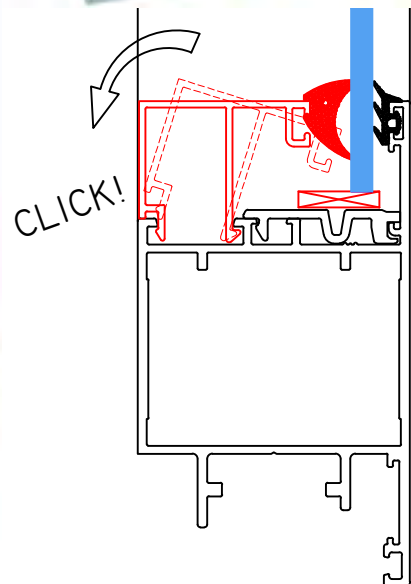
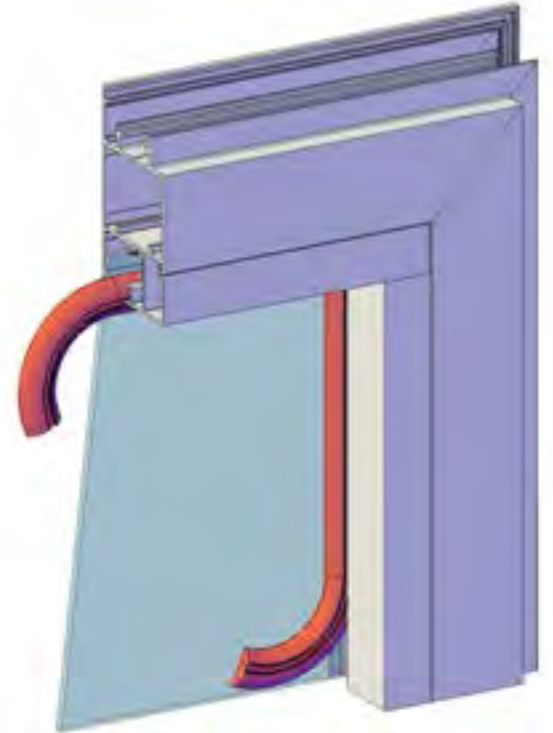
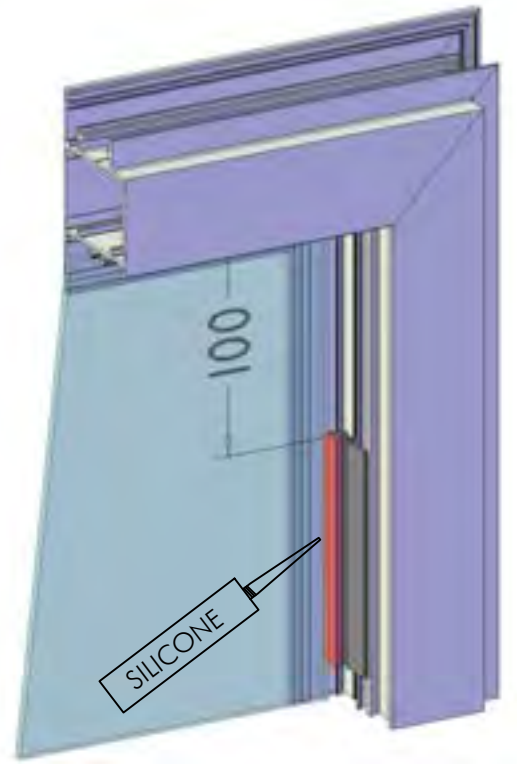
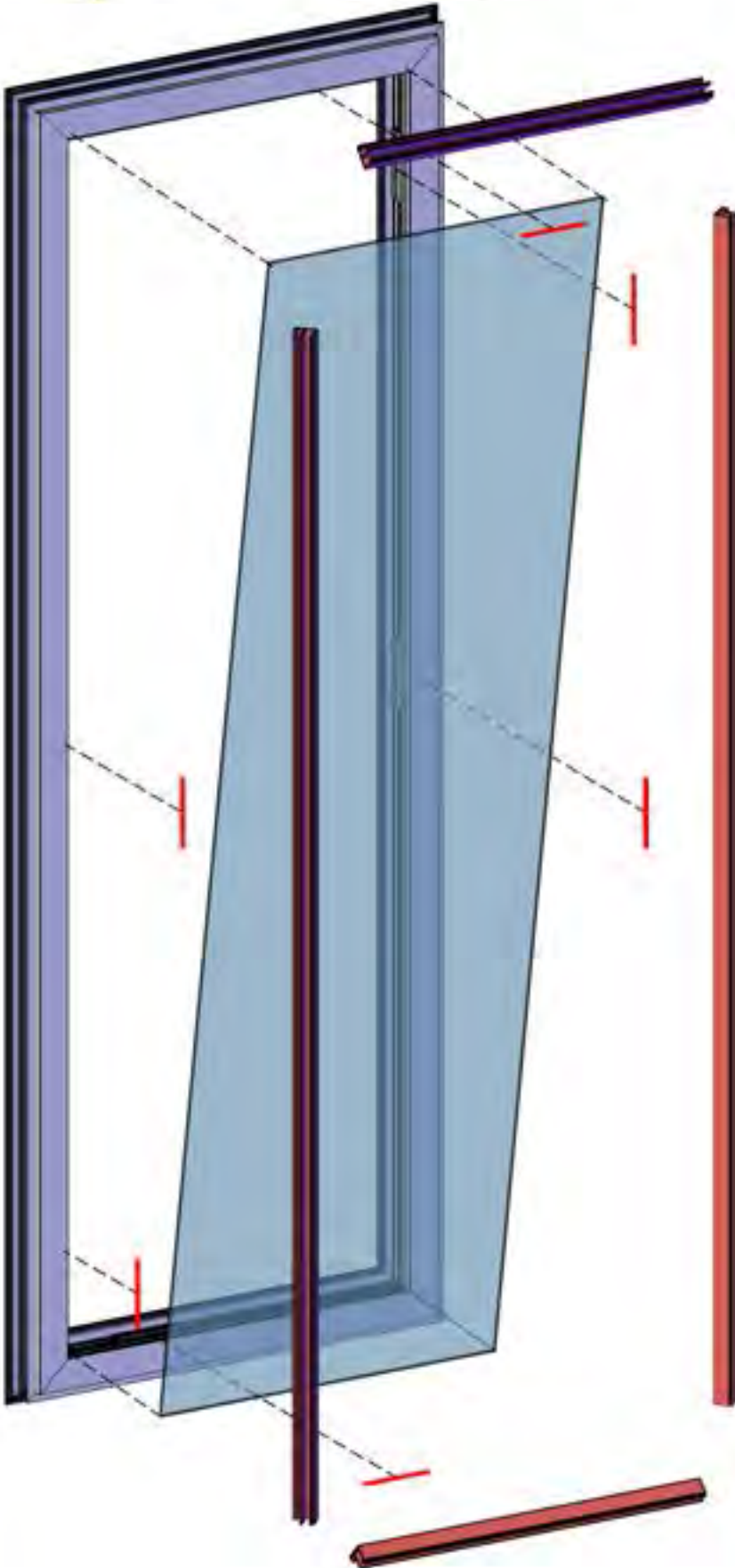
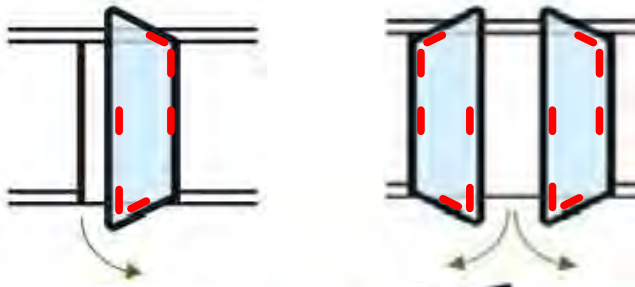
Step 1: Insert large rectangular cartridge into side cutout of door and attach with 2 screws.
 Step 2: Insert center square rod and attach handles - with 2 extra long screws and threaded caps.
 Step 3: Tighten set screw in handle - note that square rod must be equidistant from each handle.
 Step 4: Slide face plates onto door handles and snap in place.

IMPORTANT: Find Janssens Accessory installation video on our site here: <https://www.exaco.com/greenhouse-victorian.php>

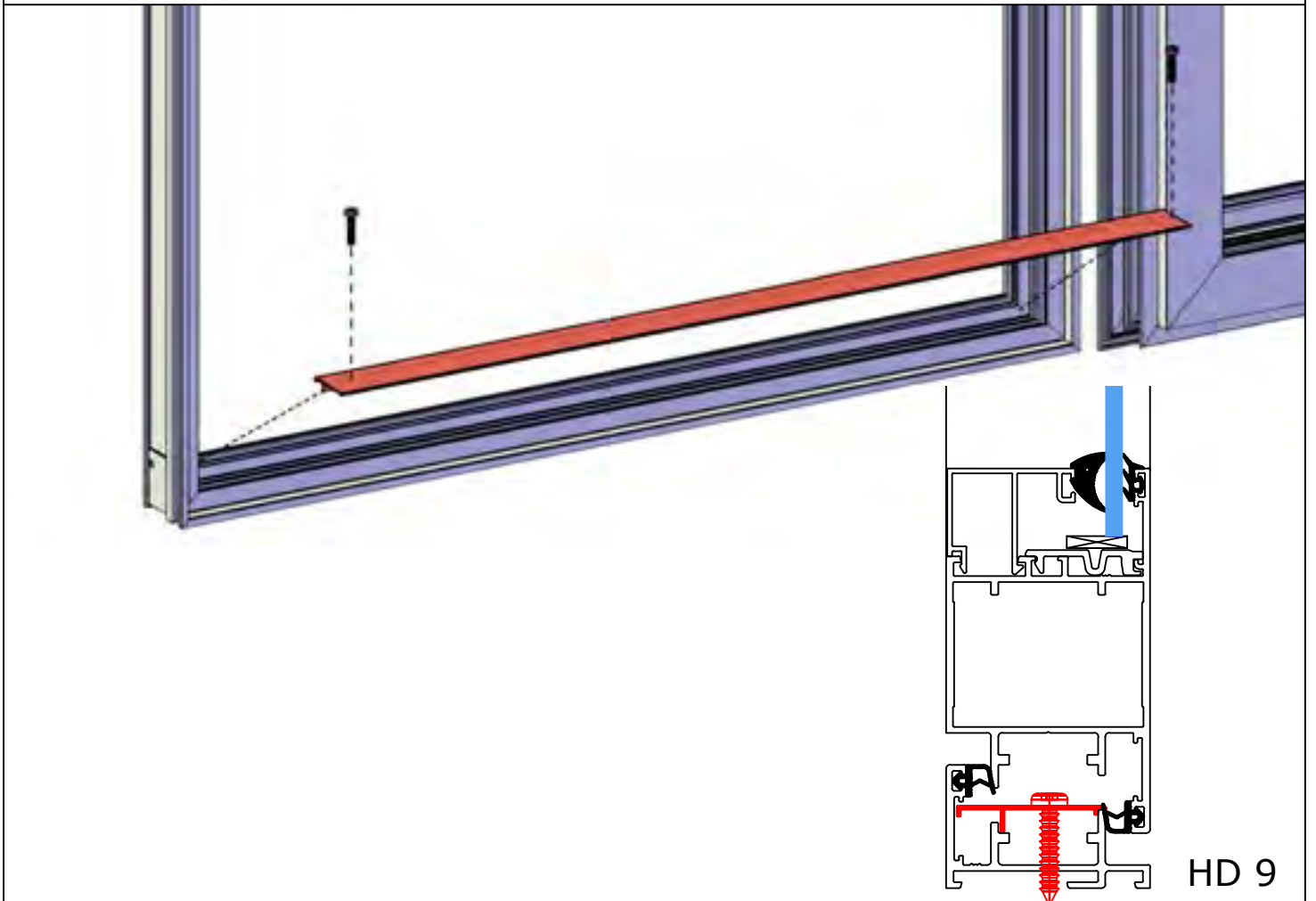
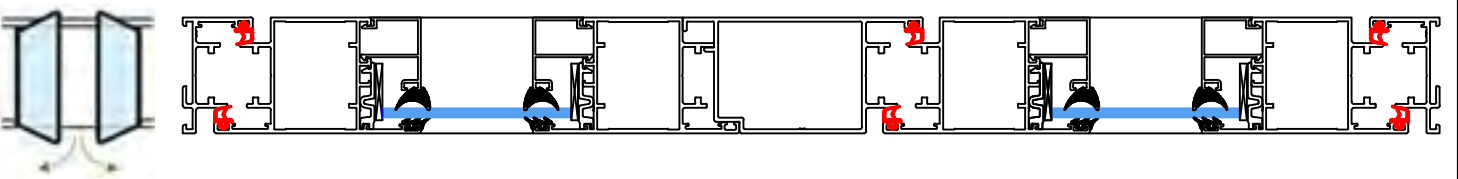
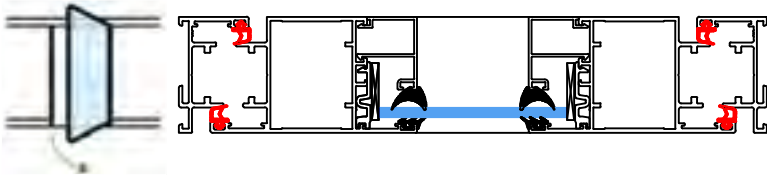
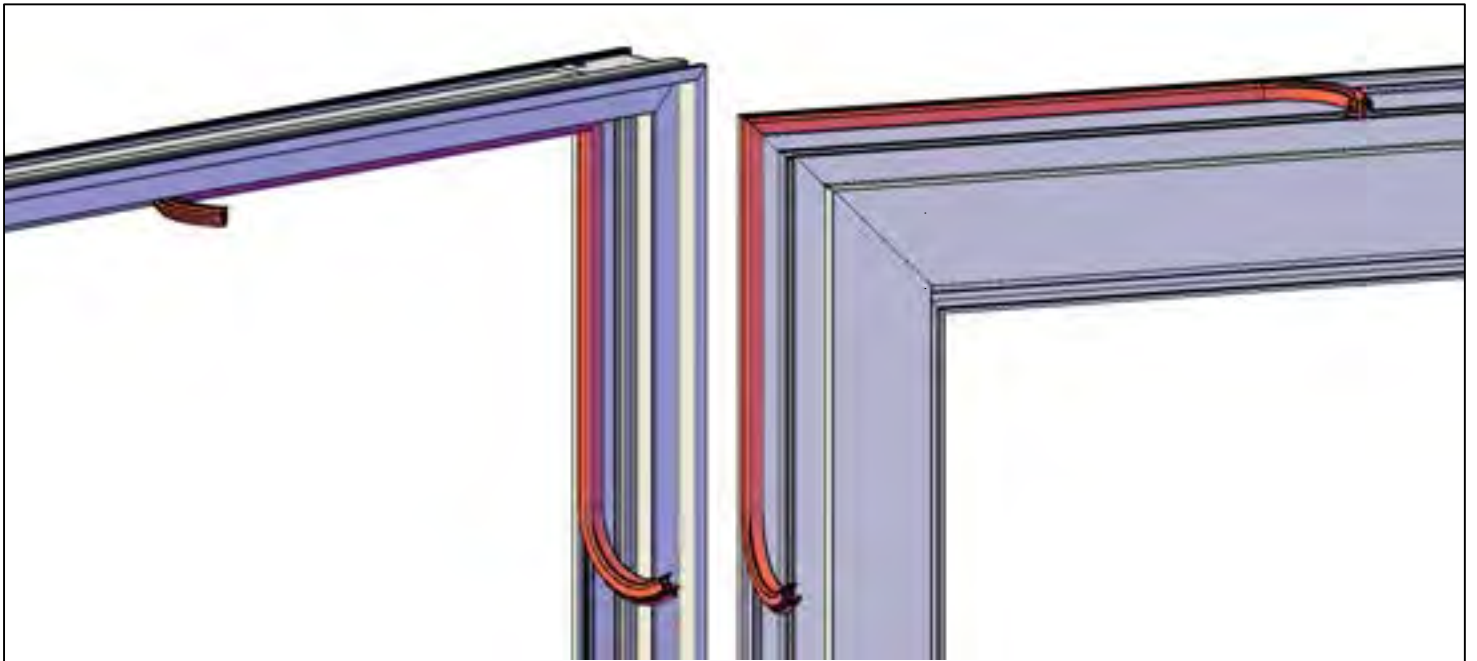


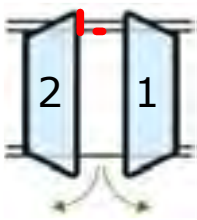


HD 7

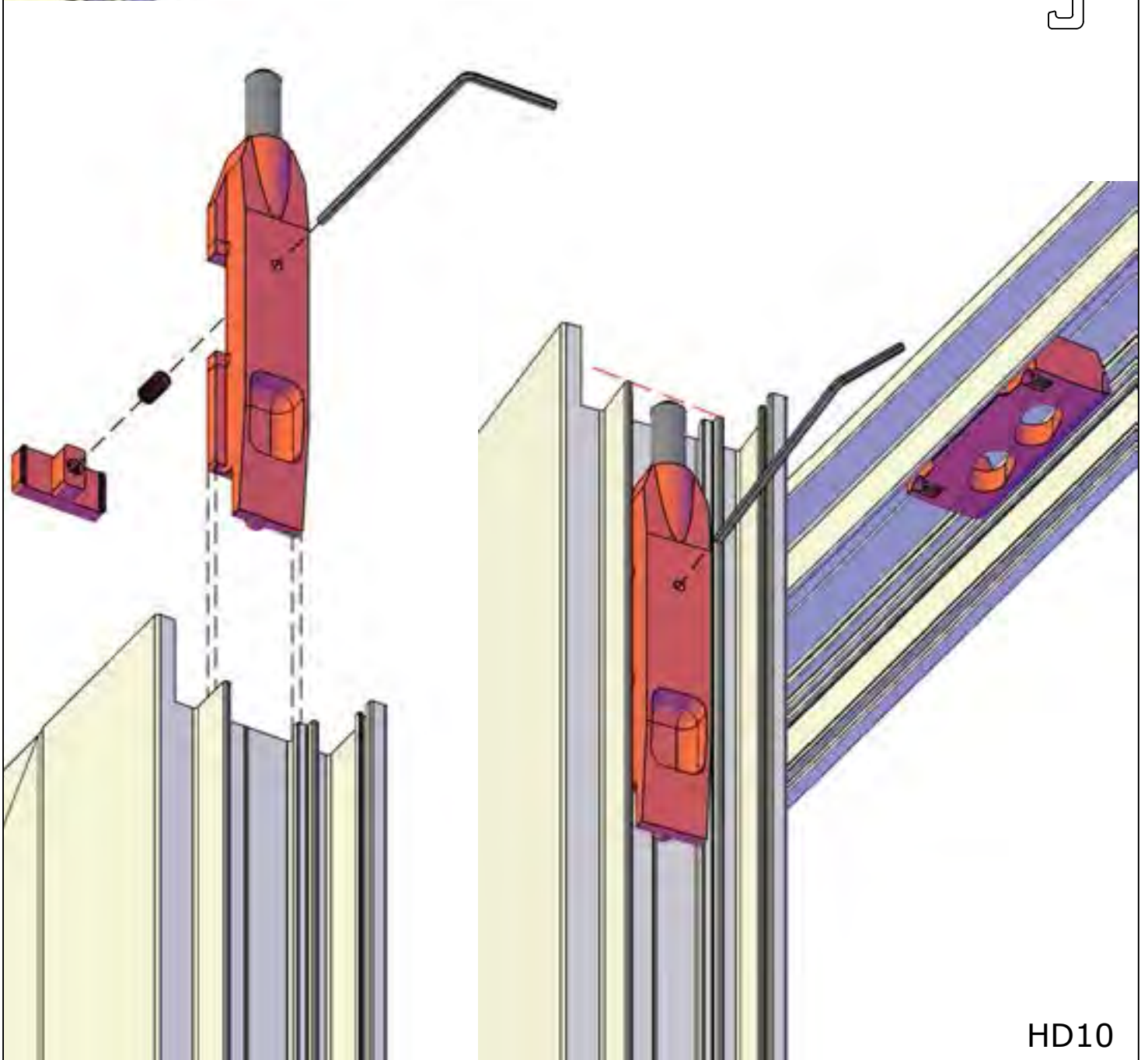
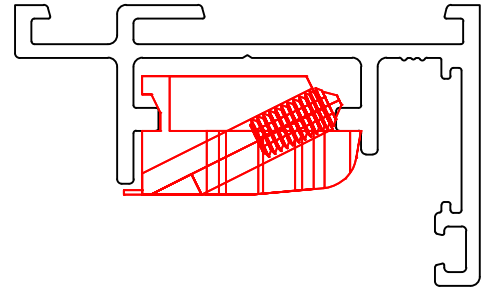
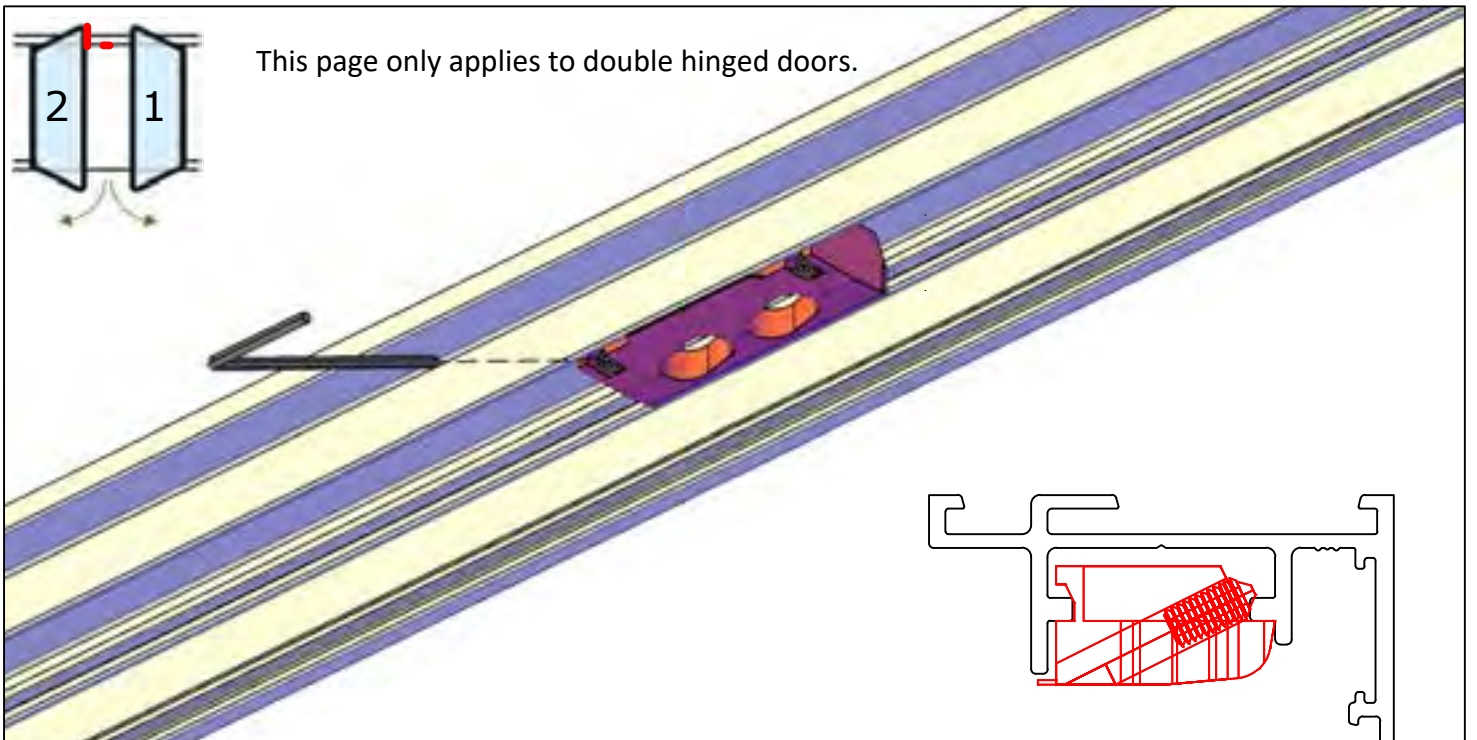


HD 8





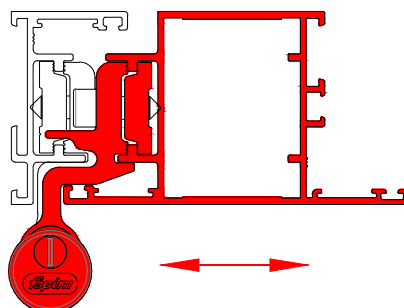
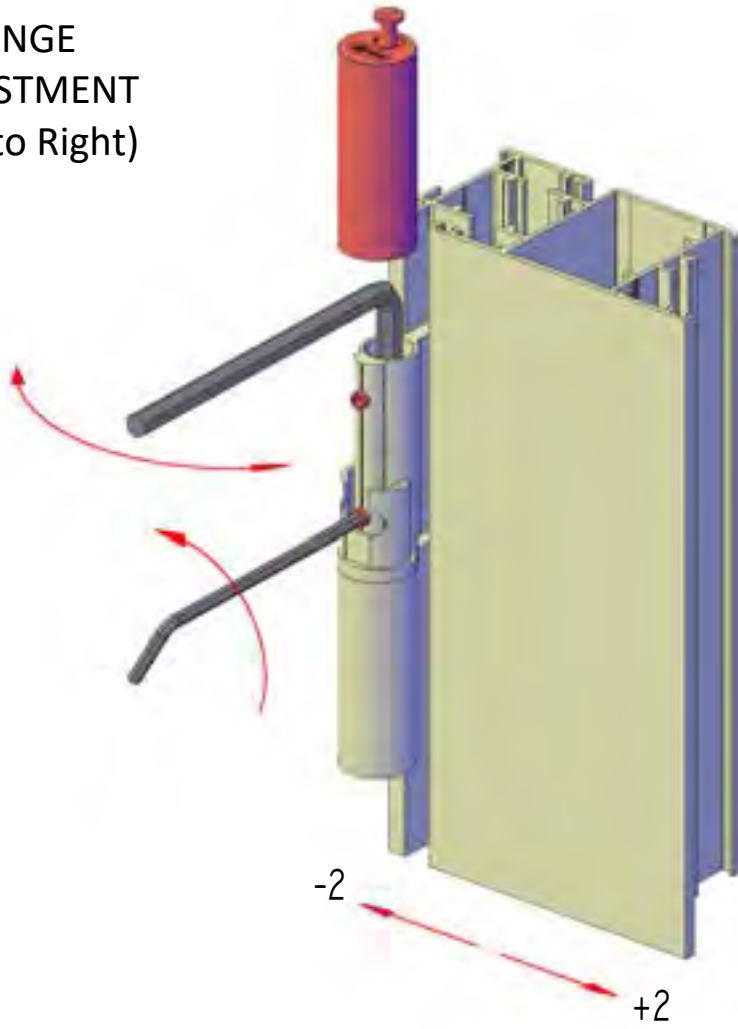
This page only applies to double hinged doors.



HD10

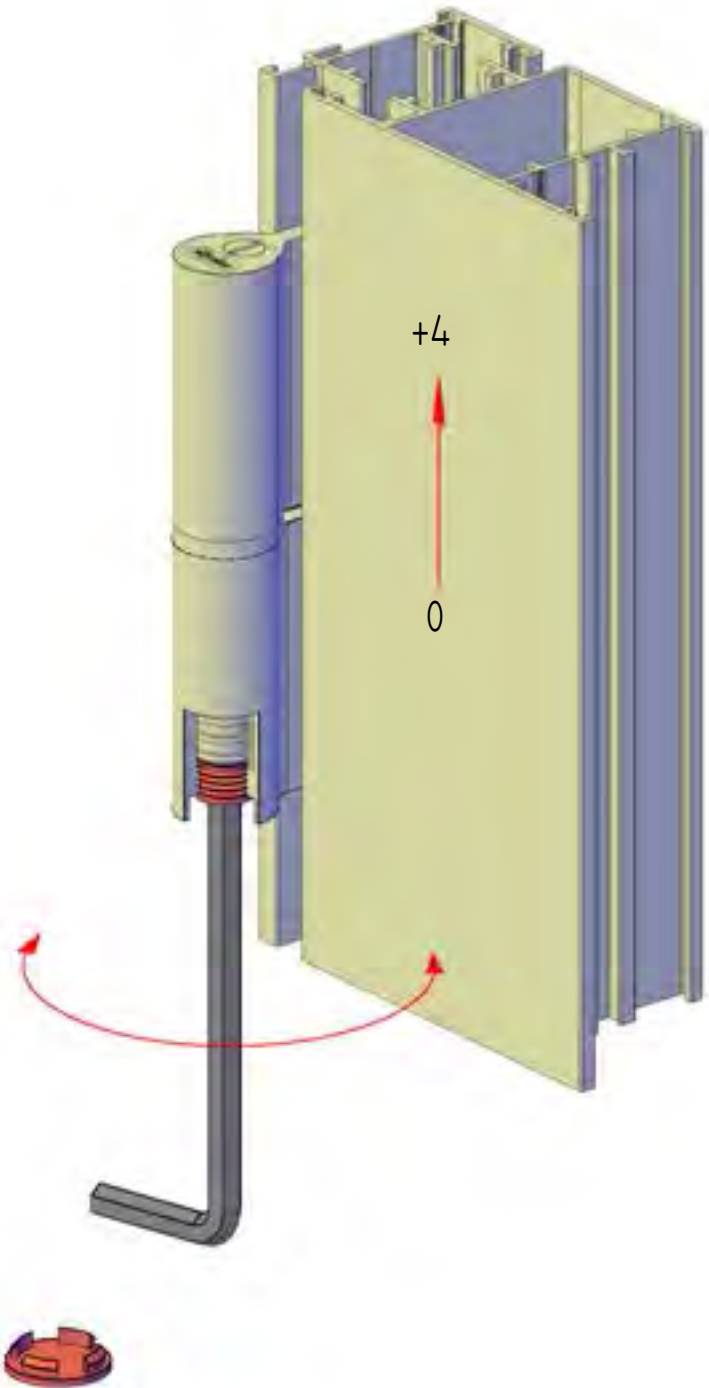


HINGE
ADJUSTMENT
(Left to Right)

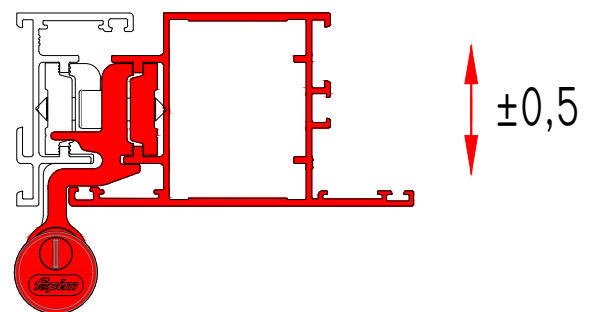
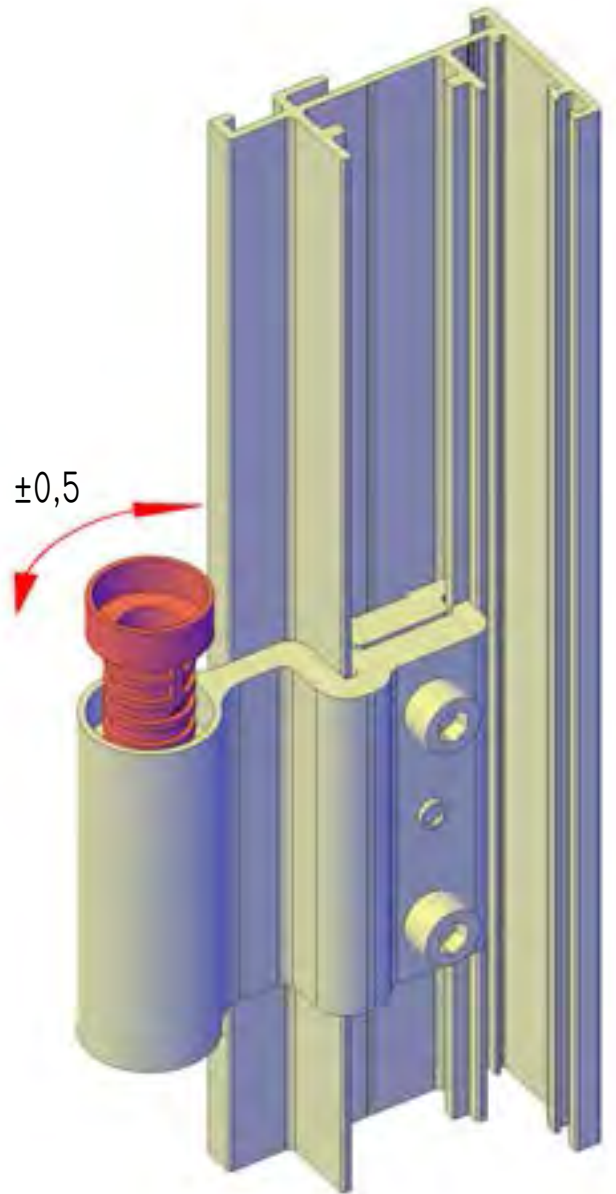




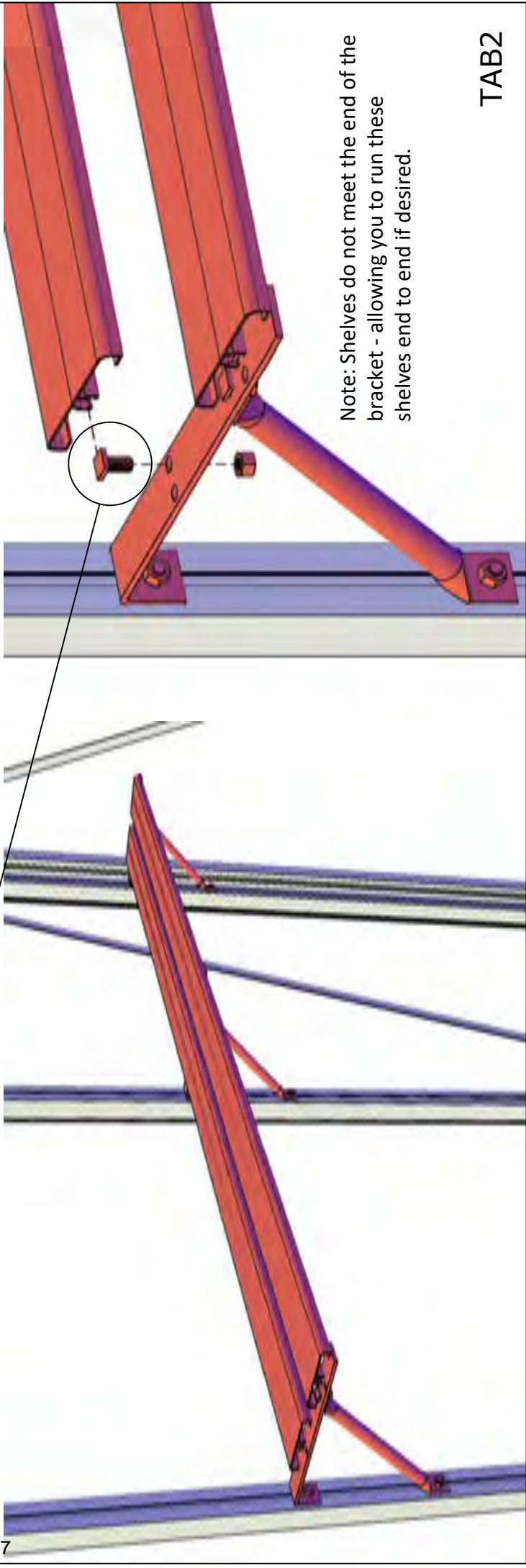
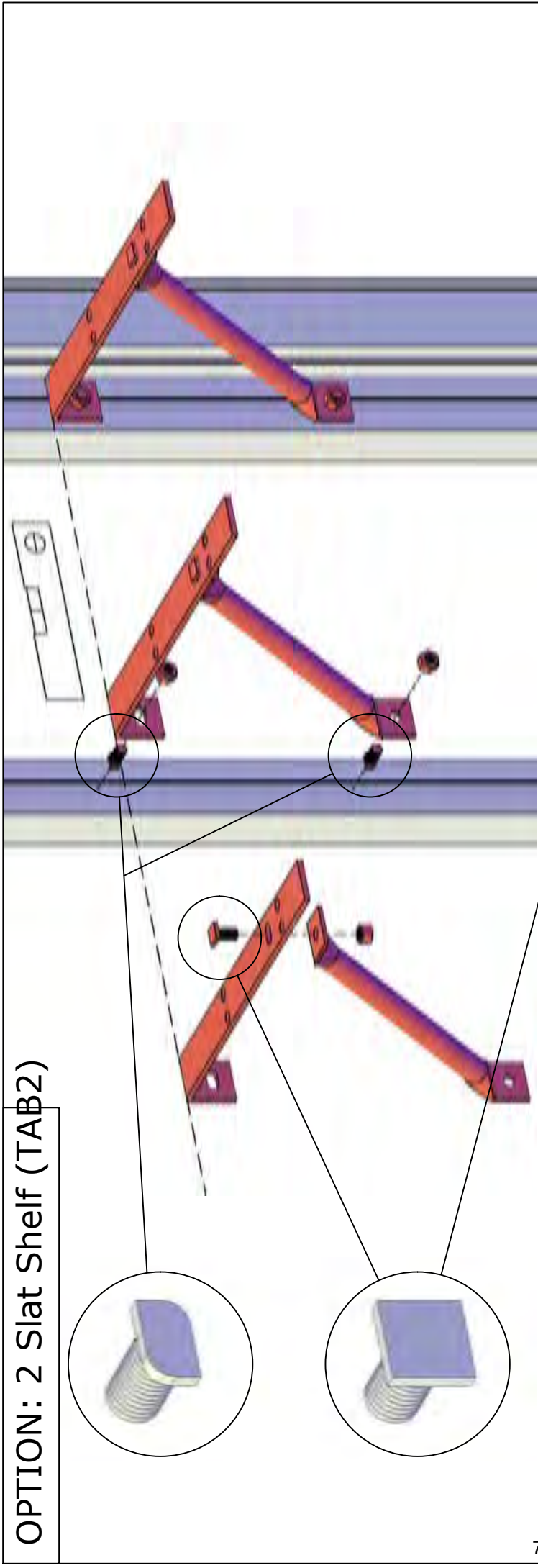
HINGE ADJUSTMENT (Up)



HINGE ADJUSTMENT (Front/Back)



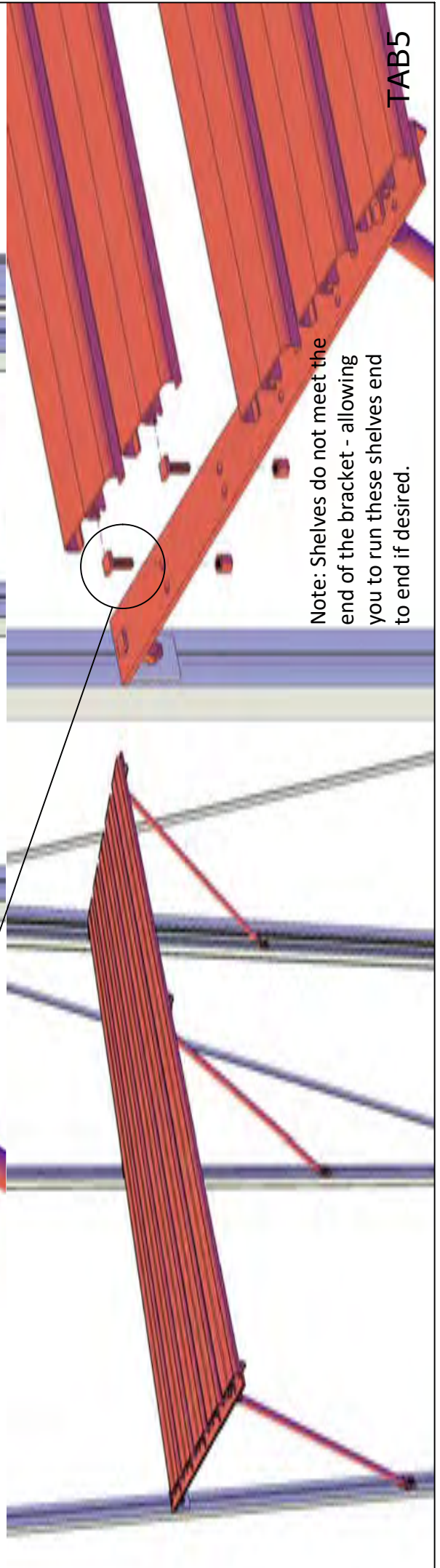
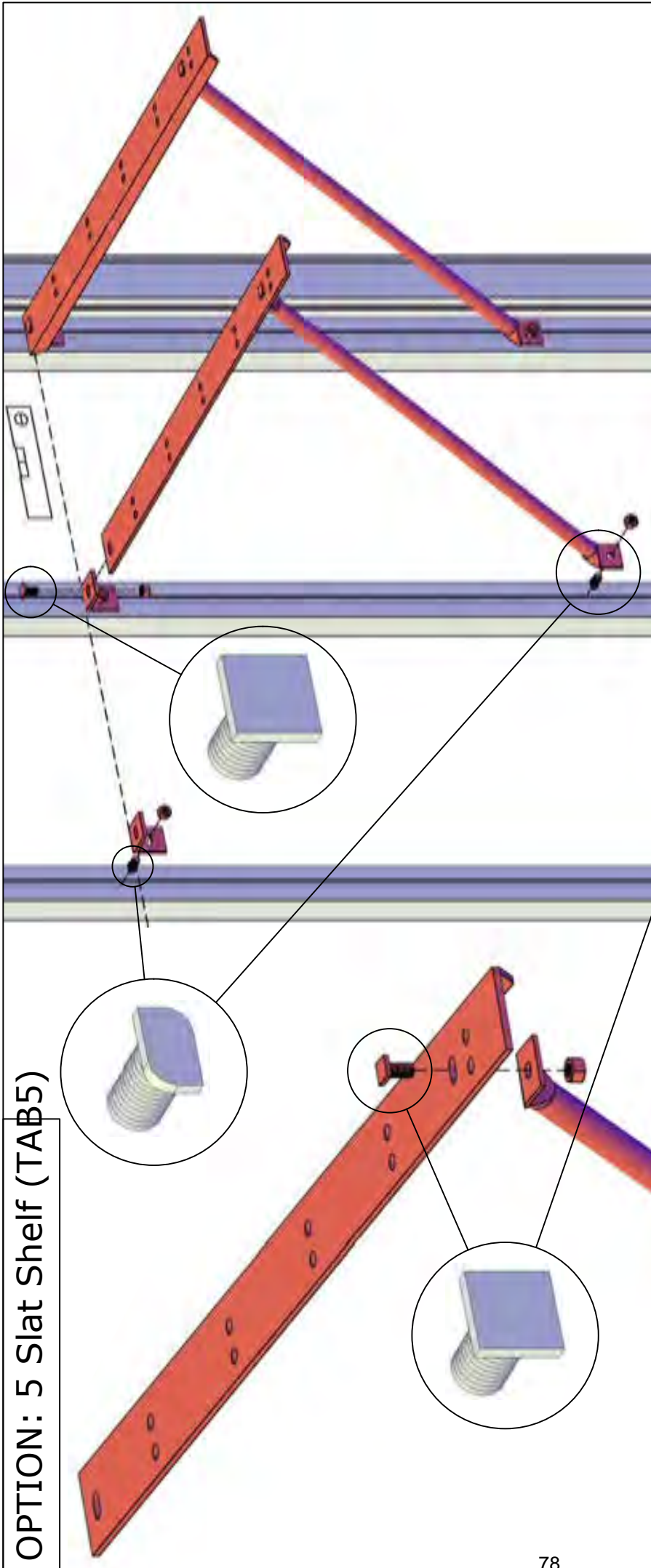
OPTION: 2 Slat Shelf (TAB2)



Note: Shelves do not meet the end of the bracket - allowing you to run these shelves end to end if desired.

TAB2

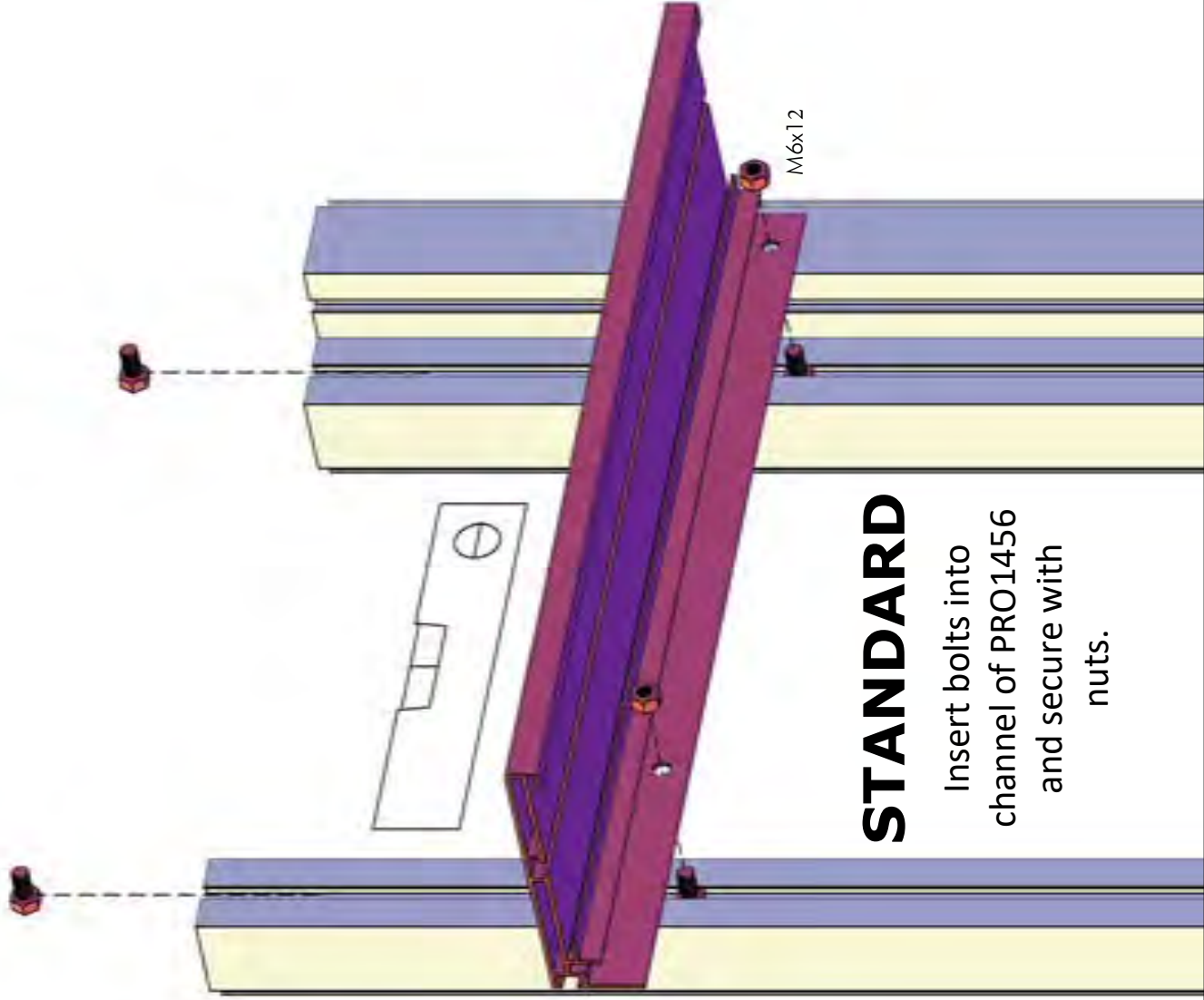
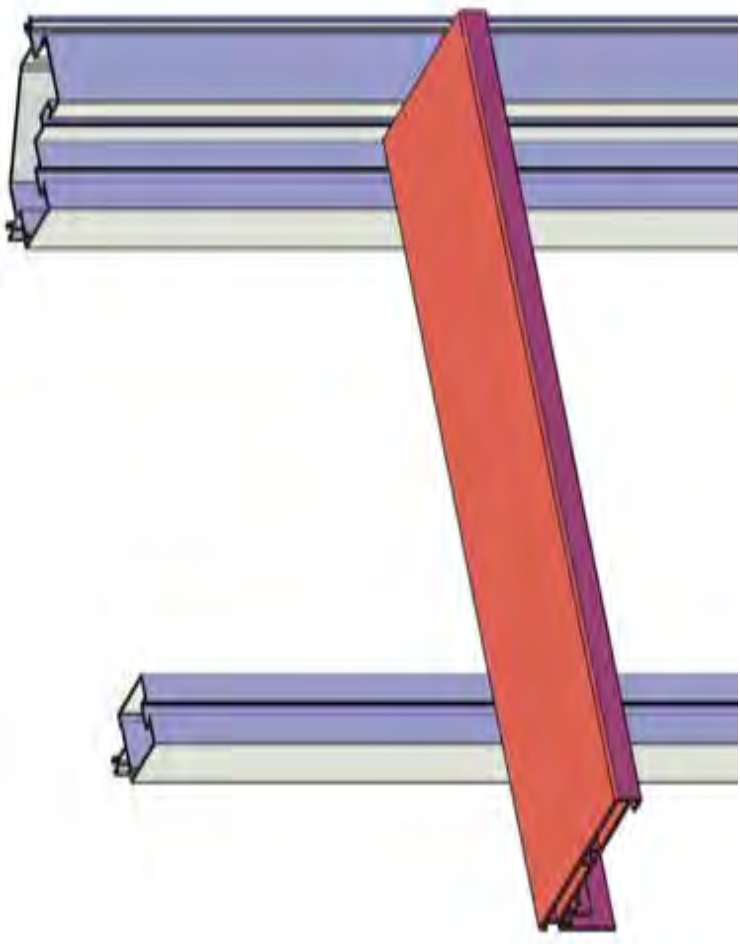
OPTION: 5 Slat Shelf (TAB5)



Note: Shelves do not meet the end of the bracket - allowing you to run these shelves end to end if desired.

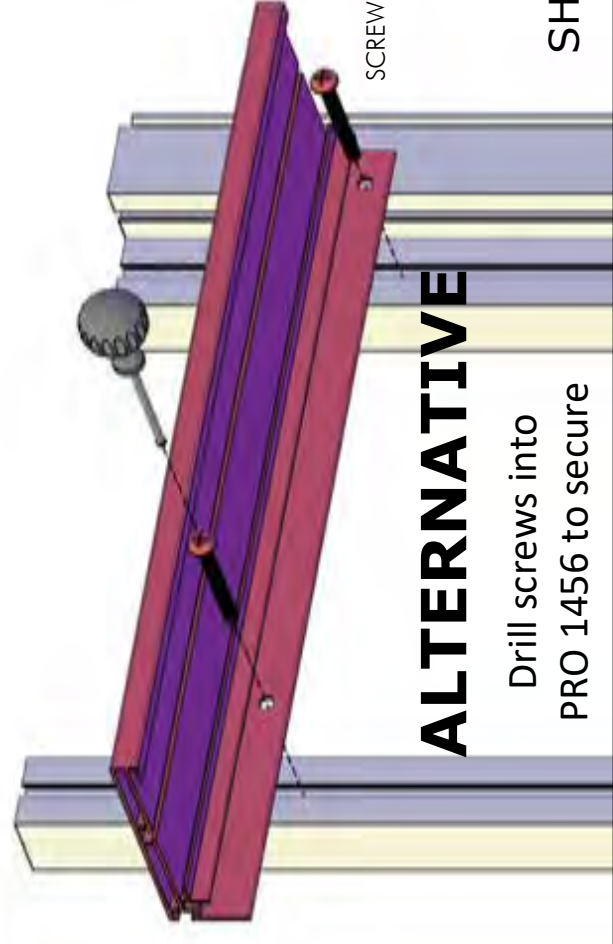
TAB5

OPTION: Narrow Top Shelf



STANDARD

Insert bolts into channel of PRO1456 and secure with nuts.

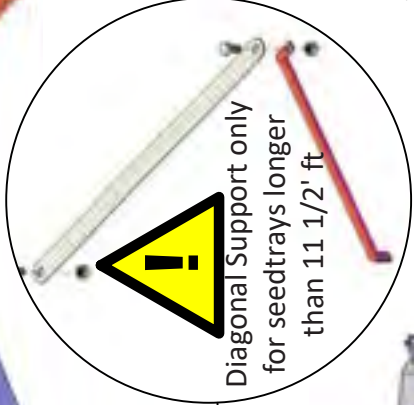
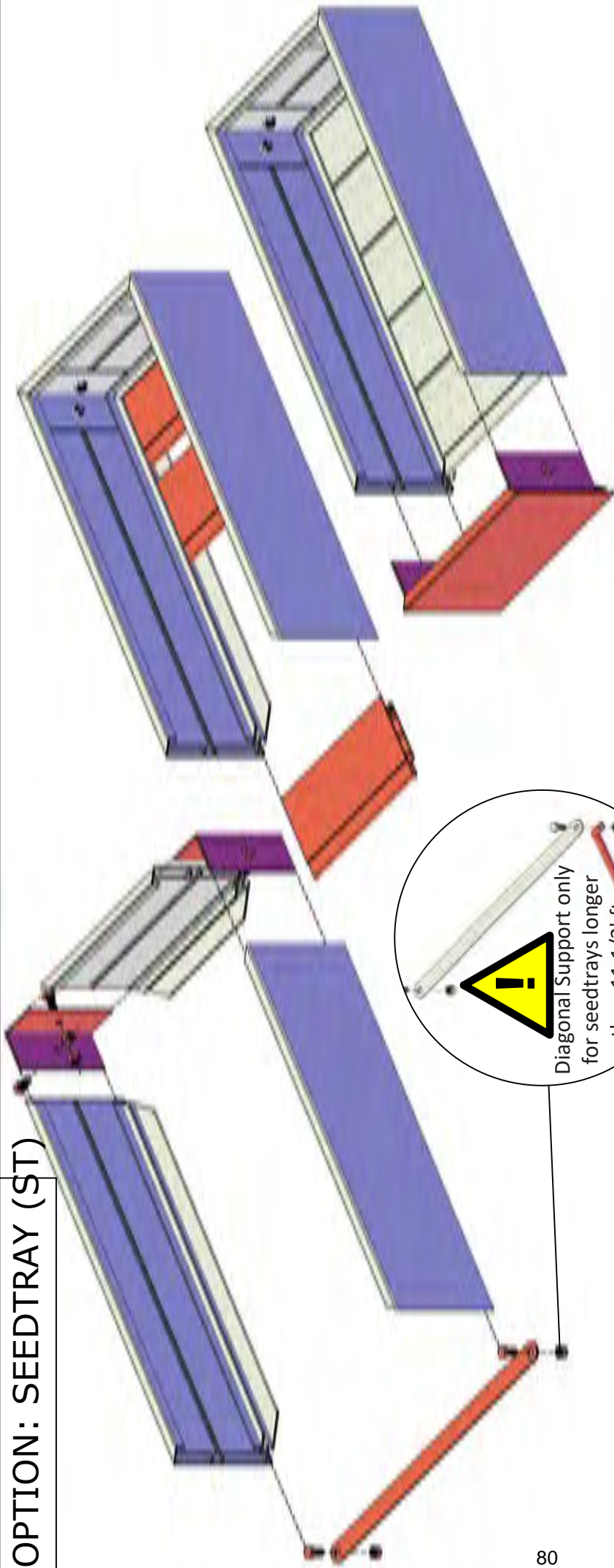


ALTERNATIVE

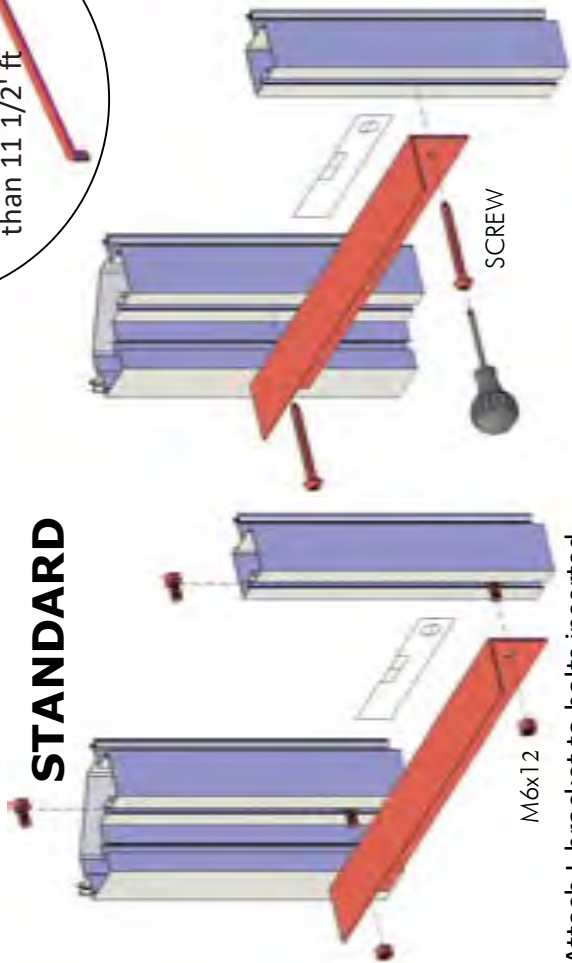
Drill screws into PRO 1456 to secure

SH

OPTION: SEEDTRAY (ST)

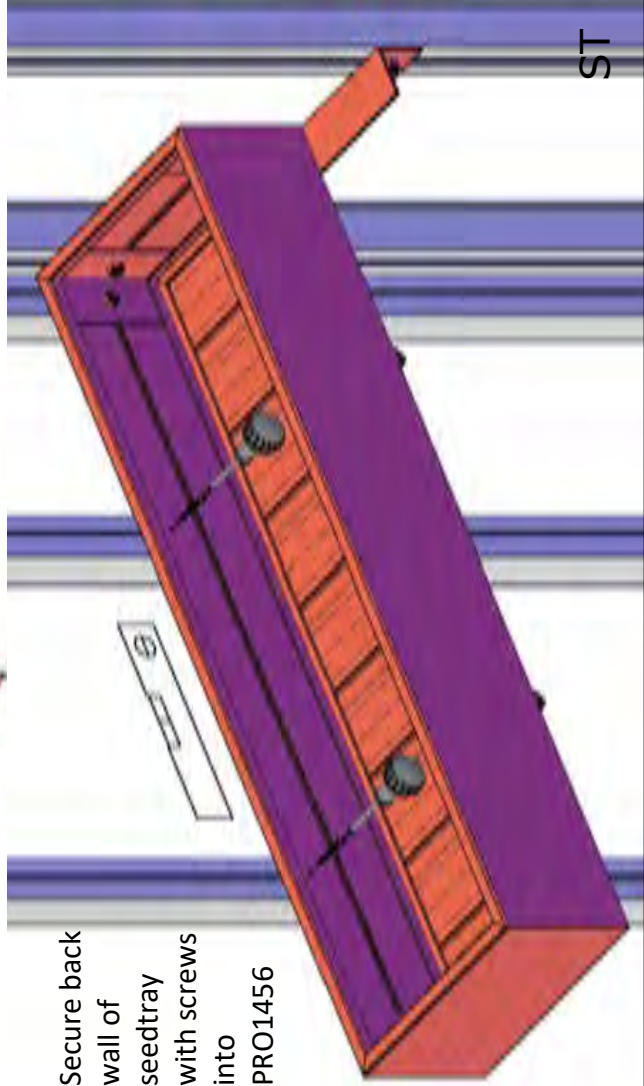


STANDARD



M6x12

Attach L bracket to bolts inserted into corner post and PRO1456





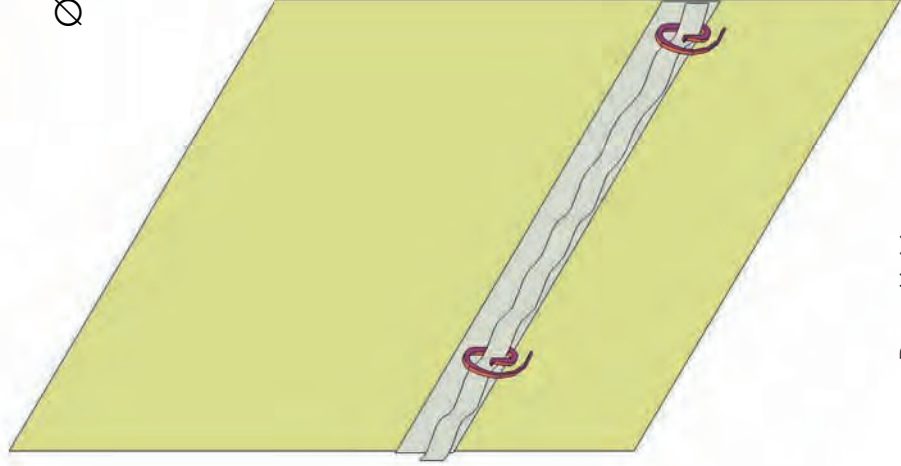
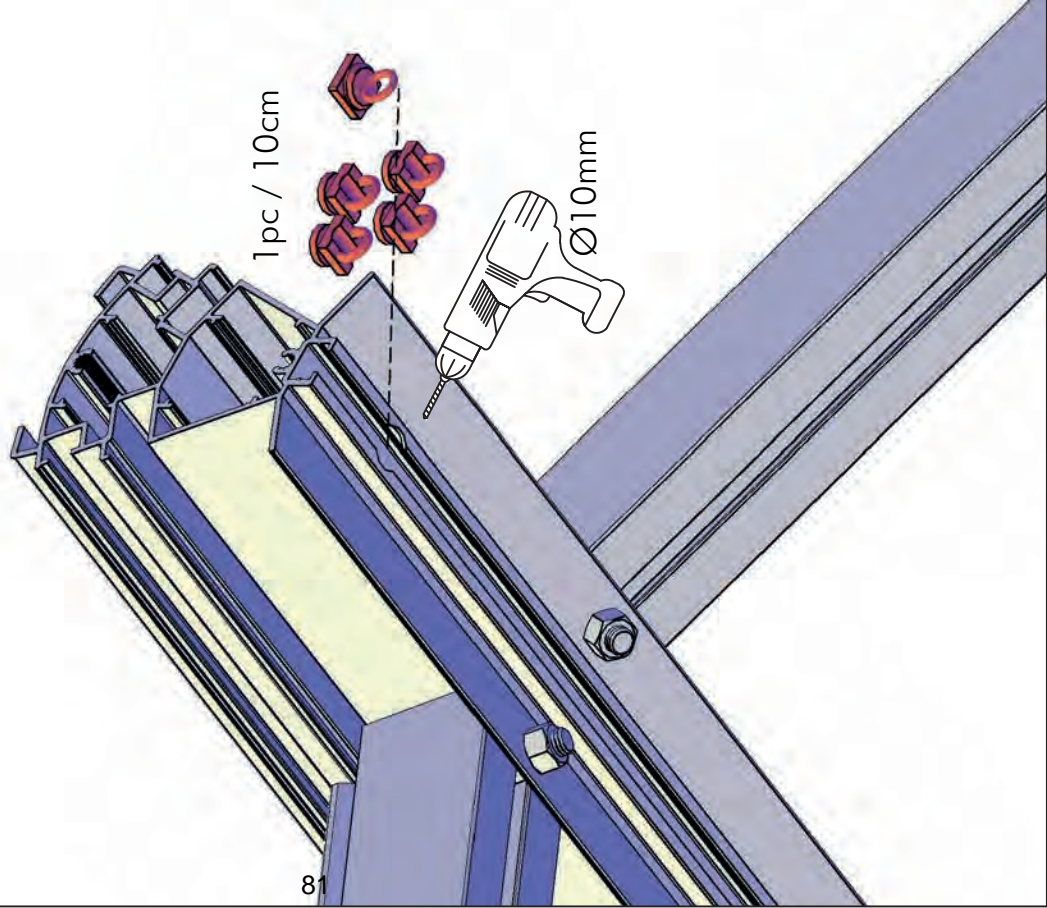
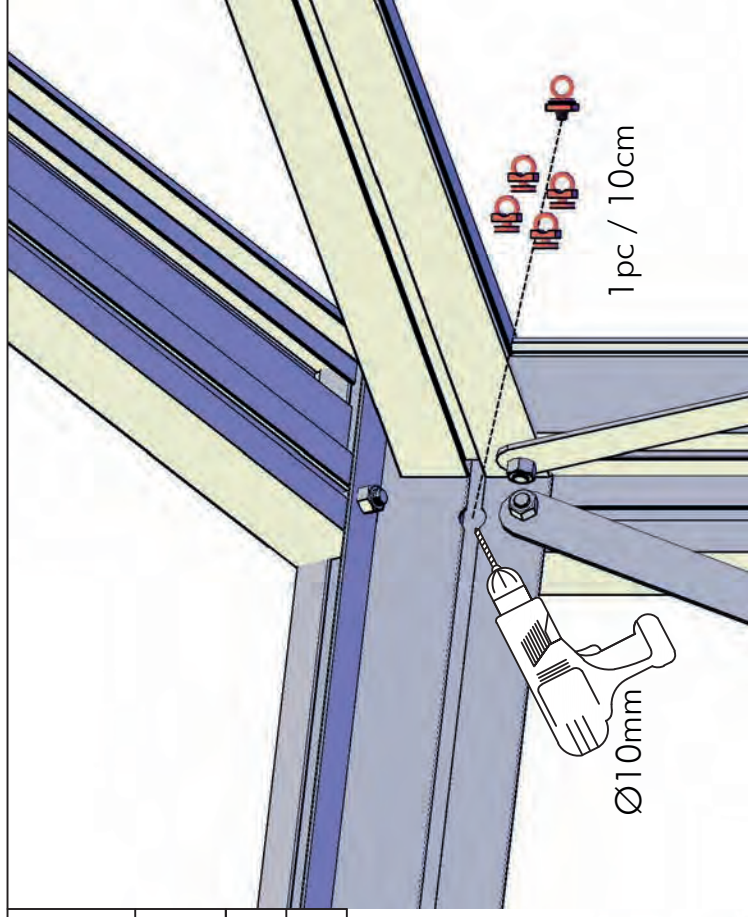
Secure back wall of seedtray with screws into PRO1456

ALTERNATIVE

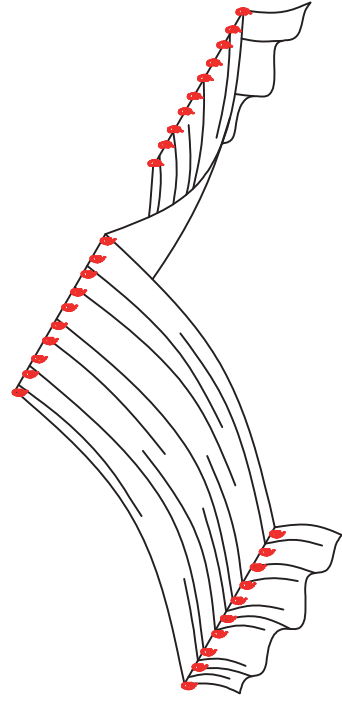
ST

OPTION: Shadecloth (please see next page as well)

TYPE	SUN236_73	SUN310_73	SUN236_300	SUN310_300
	24 pcs	24 pcs	93 pcs	93 pcs
	24 pcs	24 pcs	93 pcs	93 pcs



Insert hooks every 6th loop



HELIOS

OPTIONAL ACCESSORY: SHADECLOTH

Inserting the curlicue hooks into the curtain: The curlicue hooks that insert into the curtain will go in every 6th loop in the white ribbon— look at the picture diagram to ensure you are inserting them in the correct direction so the curtain hangs well. Your curtains will have one looped ribbon running across the center (for the ridge) and 3 white looped ribbons on either side. If you have a VI23 you will use the ribbons closest to the center, the VI34 and 36 as well as the Royal Orangerie use the center ribbons. The VI46 will use the ribbons closest to the edge. Please note in the 10 ft long curtains there are 2” gaps located about 30” in from each edge along the center ridge ribbon, this is not a defect. These gaps are intentional to allow for misting system support hooks (as needed) and diagonal supports (VI 34/36/46). **Please note: if you have forgotten to insert any items during assembly, you may “notch” the channel with a ½” drill bit in an inconspicuous place. We can send a touch up paint pen if you need one.**

VI 23 (7’9” x 10’2”) - One shadecloth section (SUN236-300). The misting system is best hung from one bolt/hook at one end of the shadecloth and through the intentional gap at the other side. This allows for the curtain to be gathered around one of the hooks when not needed. Insert the following in this order:

- In ridge profile:
 - 1 bolt (for L bracket that connects at gable end)
 - Twist lock (optional)
 - 30 Sliding Eye Hooks
 - Twist lock (optional)
 - 1 bolt (for L bracket that connects at gable end)
- In each gutter profile:
 - 1 Twist lock (optional)
 - 30 Sliding Eye Hooks
 - 1 Twist lock

VI 34 (10’2” x 15’) - Has three separate curtains – (2) SUN310-73 (these smaller sections fit between each gable end and the diagonal support) and (1) SUN310-300 (placed in the longer middle section). The misting system is best hung from 2 bolts/hooks placed next to each diagonal support so the larger curtain moves freely in the middle. Insert the following in this order:

- In ridge profile:
 - 1 bolt (for L bracket that connects at gable end)
 - 9 Sliding Eye Hooks
 - 1 bolt for diagonal support
 - 1 bolt for hook for misting system
 - Twist lock (optional)
 - 30 Sliding Eye Hooks
 - Twist lock (optional)
 - 1 bolt for hook for misting system
 - 1 bolt for diagonal support
 - 9 Sliding Eye Hooks
 - 1 bolt (for L bracket that connects at gable end)
- In each gutter profile:
 - 1 Twist lock (optional)
 - 48 Sliding Eye Hooks
 - 1 Twist lock






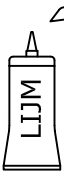
VI 36 (10’2” x 19’11”) and VI 46 (12’7” x 19’11”) -Shade cloths are (2) SUN310-300. The diagonal supports at the gable ends will be inserted through the intentional gaps in the shadecloth. The misting system is best supported by (3) bolts/hooks: one by each of the diagonal supports and one in the center. The VI 36 and VI 46 have additional “scroll” supports that are placed across the gutter and ridge profiles in the middle of the greenhouse – there is no hardware inserted in these profiles for the supports, but they will be mentioned. Insert the following in this order:

- In ridge profile:
 - 1 bolt (for L bracket that connects at gable end)
 - 9 Sliding Eye Hooks
 - 1 bolt for diagonal support
 - 1 bolt for hook for misting system
 - 20 Sliding Eye Hooks
 - Twist lock (optional)
 - 1 bolt for hook for misting system
 - Space for “scroll” support
 - 1 Twist lock (optional)
 - 20 Sliding Eye Hooks
 - 1 bolt for hook for misting system
 - 1 bolt for diagonal support
 - 9 Sliding Eye Hooks
 - 1 bolt (for L bracket that connects at gable end)
- In each gutter profile:
 - 1 Twist lock (optional)
 - 30 Sliding Eye Hooks
 - Space for “scroll” support
 - 30 Sliding Eye Hooks
 - 1 Twist lock (optional)

Misting System (If Equipped)

Vi23 Vi34/36

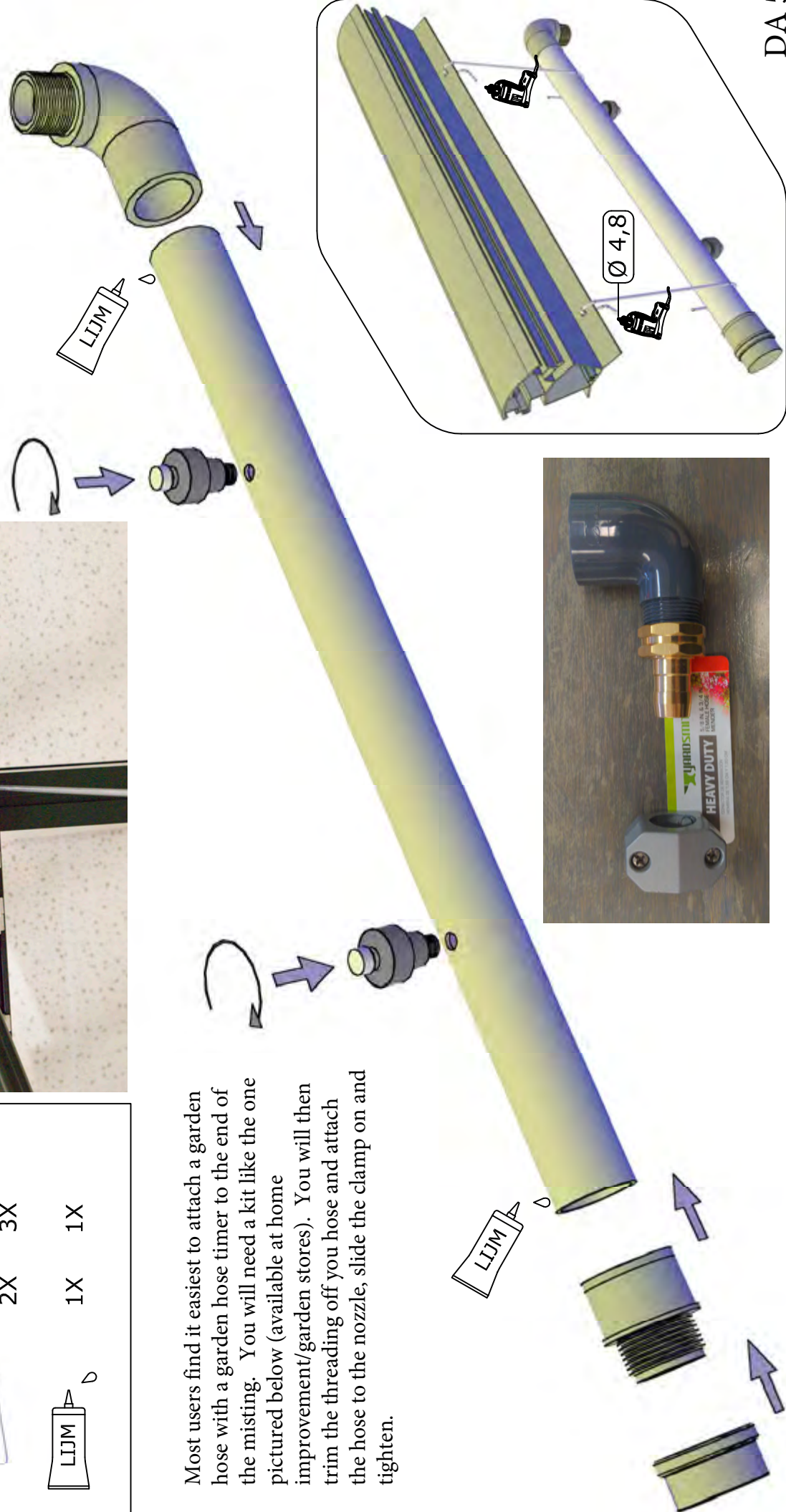
TYPE **310 458**

	3X	4X
	1X	1X
	1X	1X
	2300	3300
	2X	3X
	1X	1X



Note: If curtains are going to be installed, the misting system should be hung with bolts as shown to the left. The hangers will need top be bent into position.

If there are no curtains it can be hung by drilling holes and hooking the hangers through them. (Shown below)



Most users find it easiest to attach a garden hose with a garden hose timer to the end of the misting. You will need a kit like the one pictured below (available at home improvement/garden stores). You will then trim the threading off you hose and attach the hose to the nozzle, slide the clamp on and tighten.



INSTALLING AN EXHAUST FAN IN A VICTORIAN GREENHOUSE

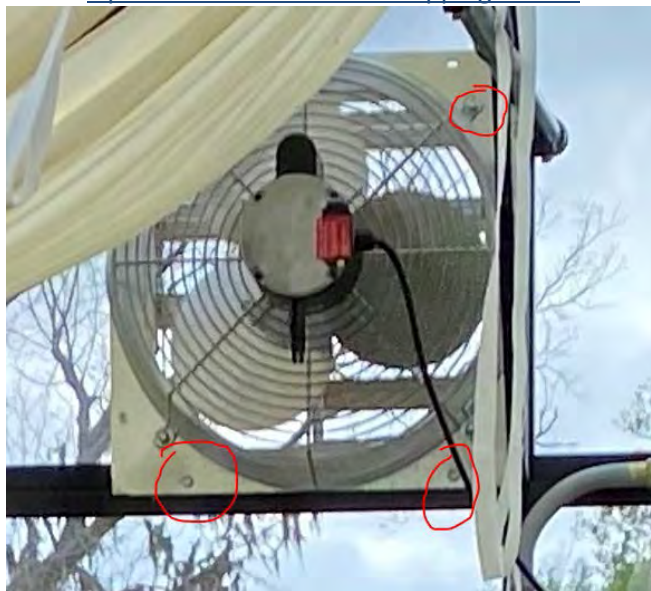
The exhaust fan in a Victorian Greenhouse should be installed up high in one of the gable ends of the greenhouse. If you happen to have polycarbonate walls on your Victorian, you may cut an opening in the polycarbonate to accommodate the fan. If you have glass glazing, we recommend replacing one of your upper angled gable panes with a piece of Lexan. We do offer a pre-cut panel for purchase that is cut with this unusual shape (with a square cut out) that will replace one of the gable panes of glass.

OPTION 1: Attach fan with bolts inserted into channel of PRO1456



Once your panel with the cutout for the fan is in place, mount the fan on the interior of the greenhouse using bolts in the channels of the aluminum extrusions. These bolts will fit through the holes on the exhaust fan. You may need to cut the corner off due to the diagonal support beam being in the way. Once the fan is mounted on two sides to the aluminum extrusions caulk around the area where the box of the shutters meets the glazing.

Option 2: Attach with self-tapping screws

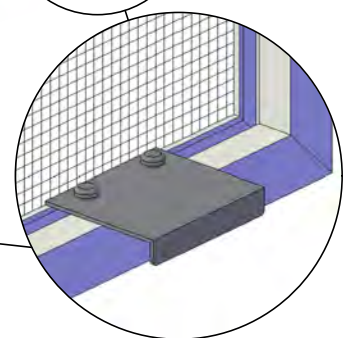
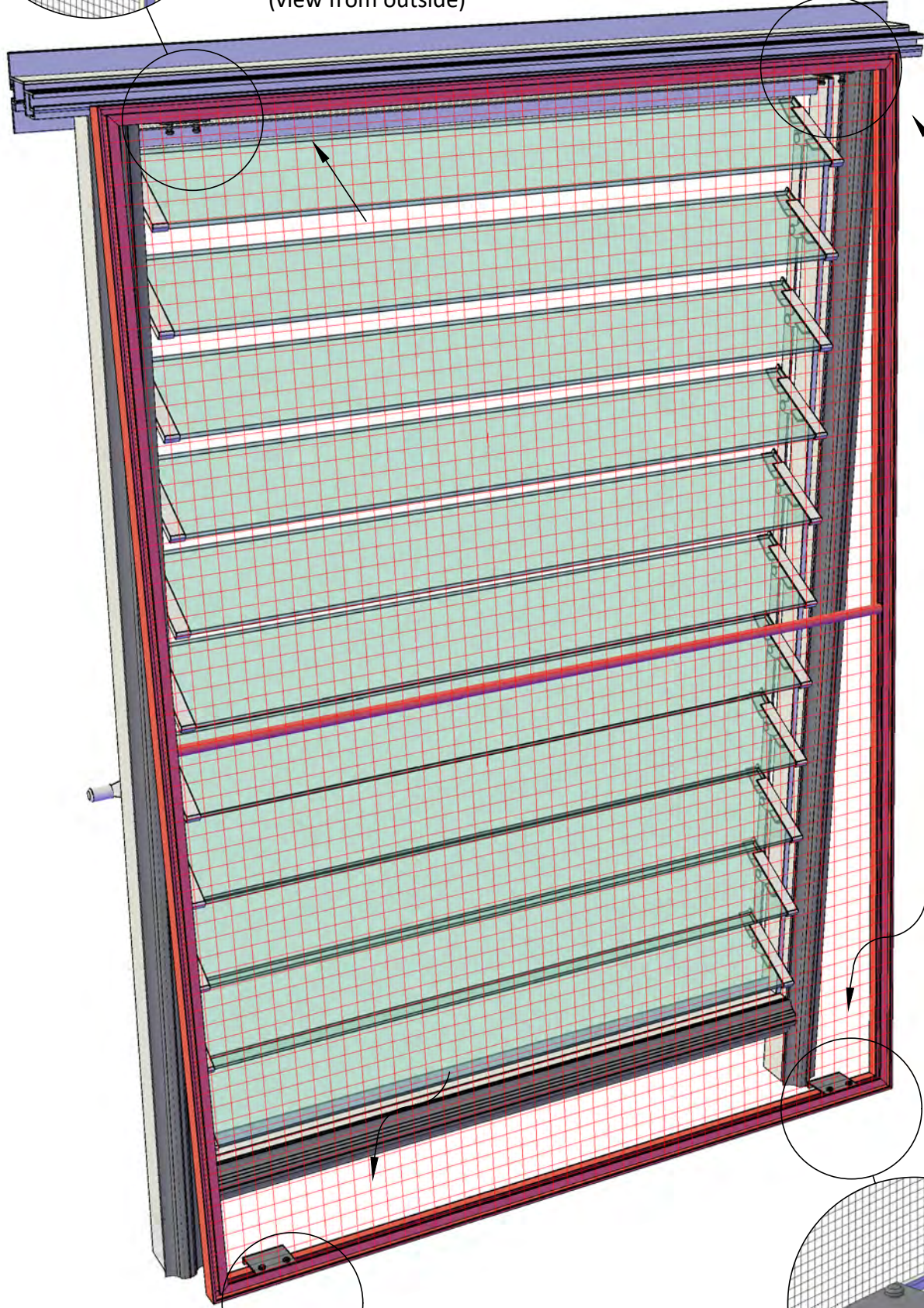
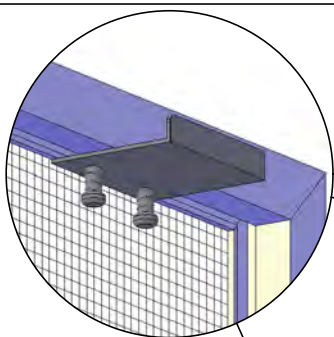


Conversely, you can use self-tapping screws to hold the Exhaust Fan in place. Pre-drill holes in the exhaust fan metal to match up with the Pro1456 Gable piece. You may need to cut the corner off due to the diagonal support beam being in the way. Once the fan is mounted on two sides to the aluminum extrusions caulk around the area where the box of the shutters meets the glazing.

OPTIONAL ACCESSORY:
Louvre Window Fly Screen

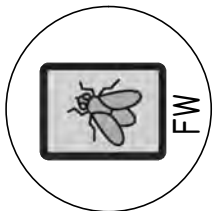
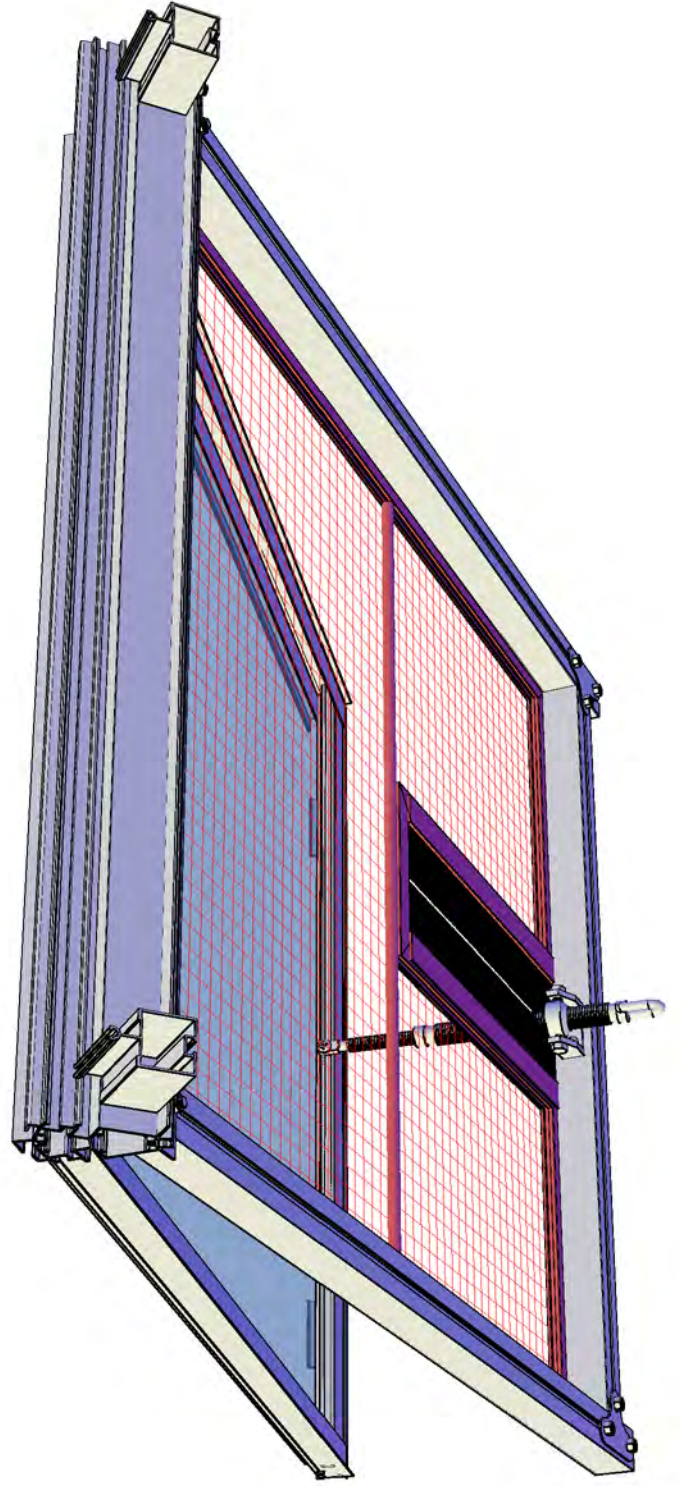
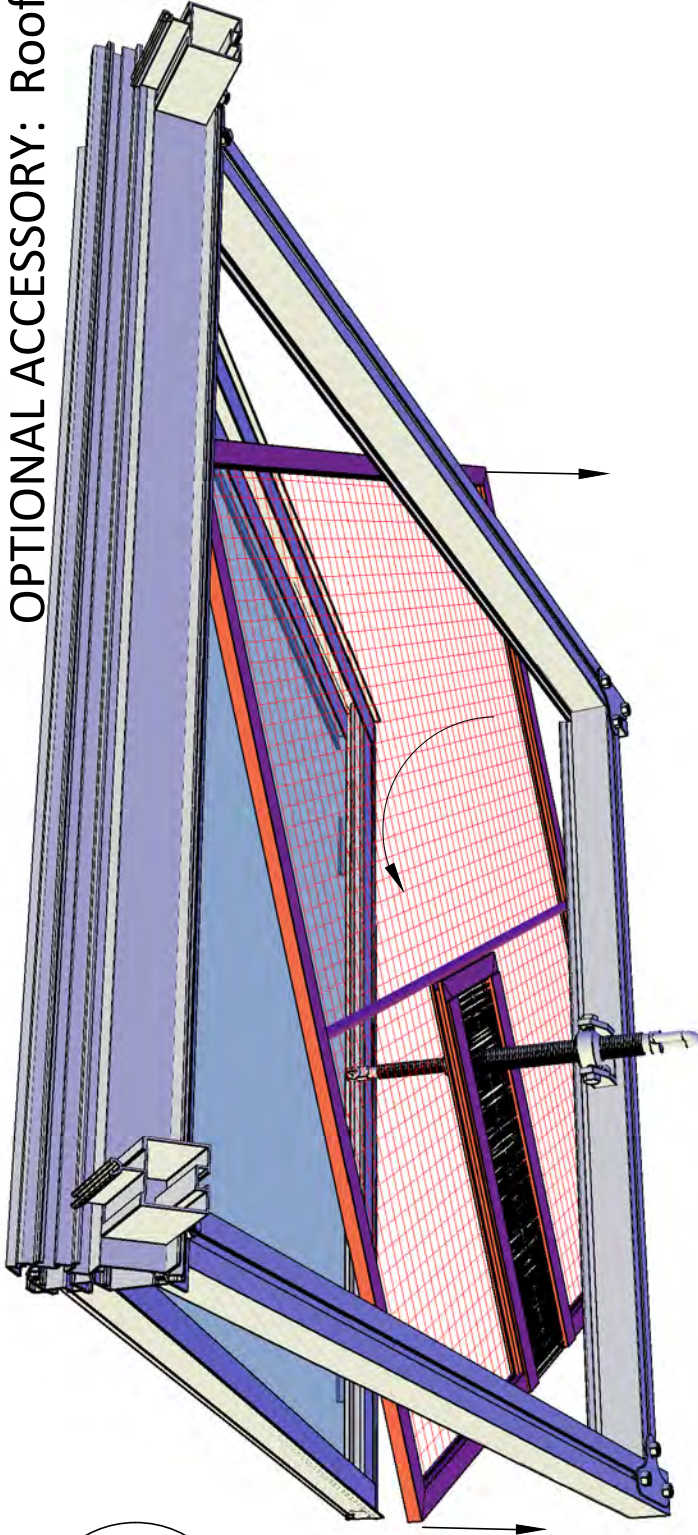


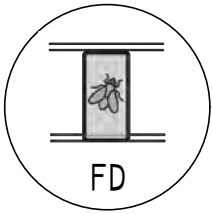
(view from outside)



OPTIONAL ACCESSORY: Roof Vent Fly Screen

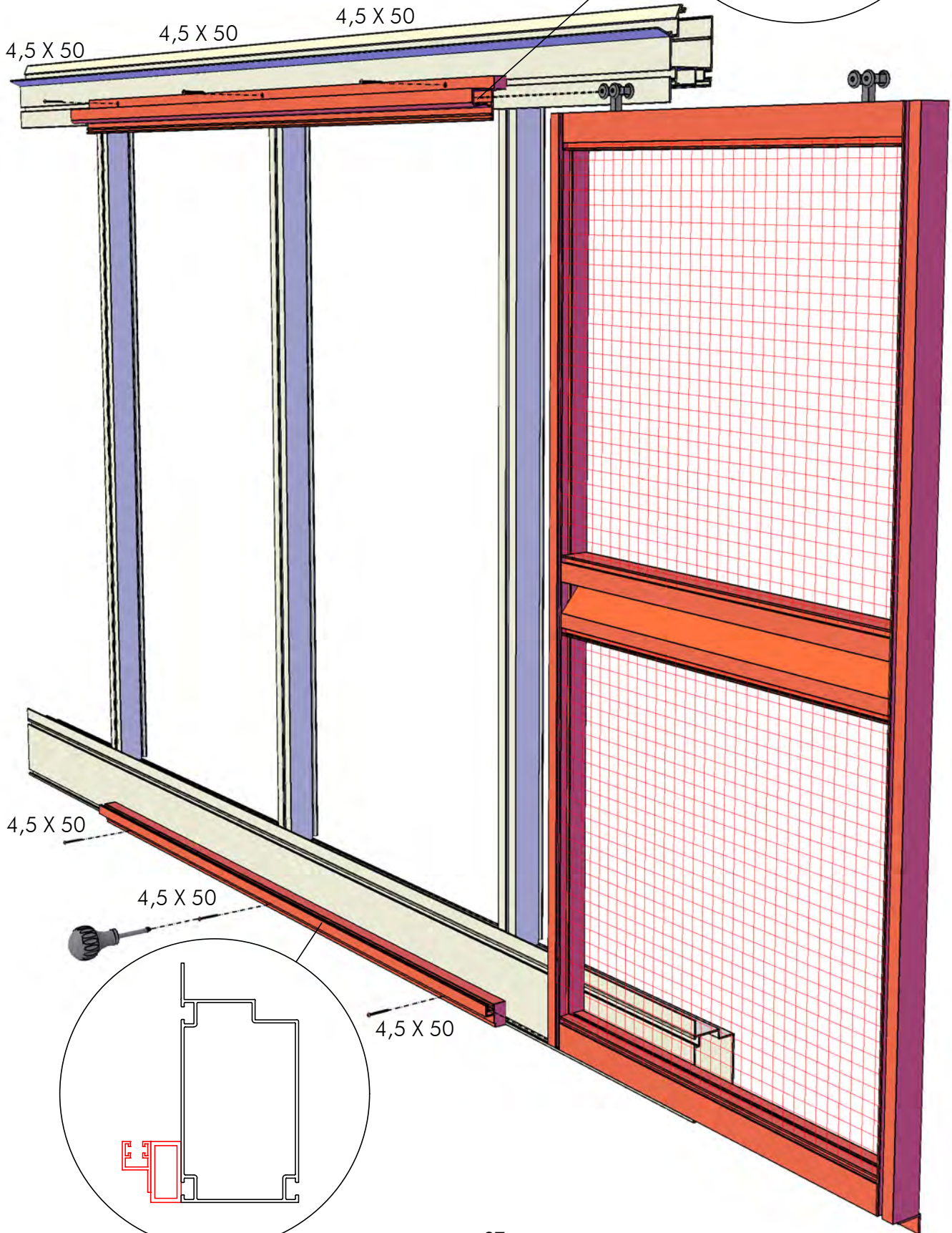
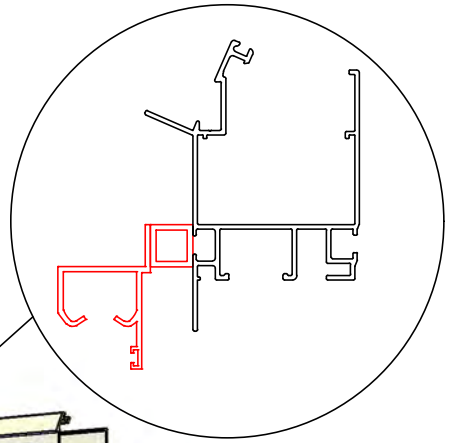
(view from inside)





OPTIONAL ACCESSORY: Sliding Screen Door

(view from inside)





Customer Service or
Assembly Questions?

Give us a call
Toll free: 1-877-760-8500
customerservice@exaco.com
Exaco Trading
www.EXACO.com

*Please watch our animated assembly
video on our Exaco Trading Co
YouTube Channel.
Find the link at www.exaco.com*

Janssens NV Mechelsesteenweg 388, B-2500 Lier Belgium
(T) +32 15 30 67 80 (W) www.janssens-alusystems.be (E) info@janssens-alusystems.be