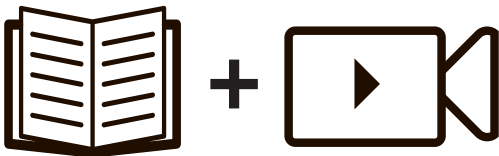


# EOS JUNIOR VICTORIAN



Version 2021\_2

## MOUNTING INSTRUCTIONS



<http://janssens-alusystems.be/downloads>



*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.*

***The Junior Victorian assembly is similar to the Royal Victorian. Please watch our animated assembly video on our Exaco Trading Co YouTube Channel. Find the link at [www.exaco.com](http://www.exaco.com)***



***[www.exaco.com](http://www.exaco.com)  
877-760-8500***

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## **Product Information**

Dear customer,

Thank you for buying a high-quality aluminium greenhouse model JUNIOR.

### 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.

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.**

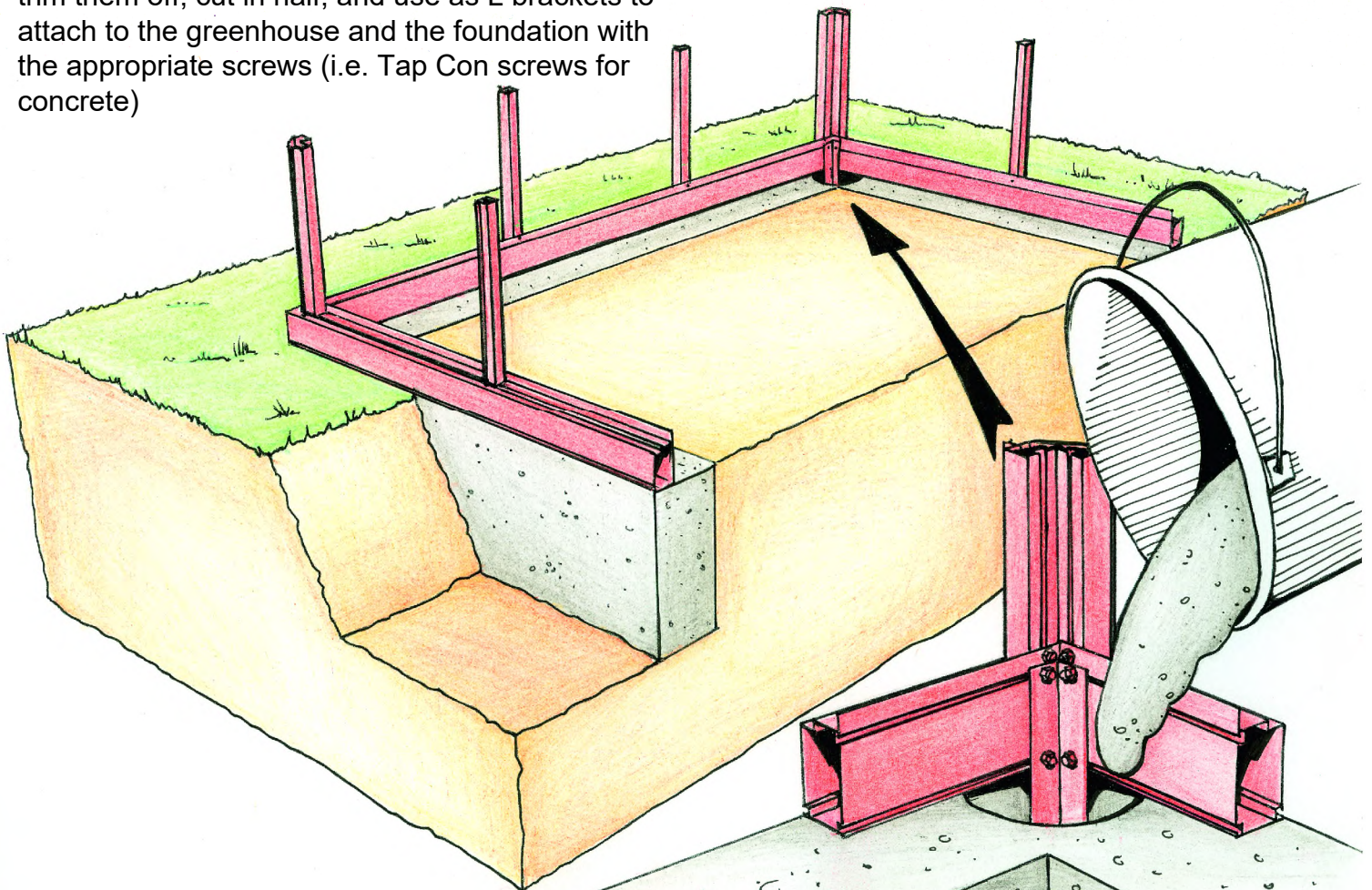
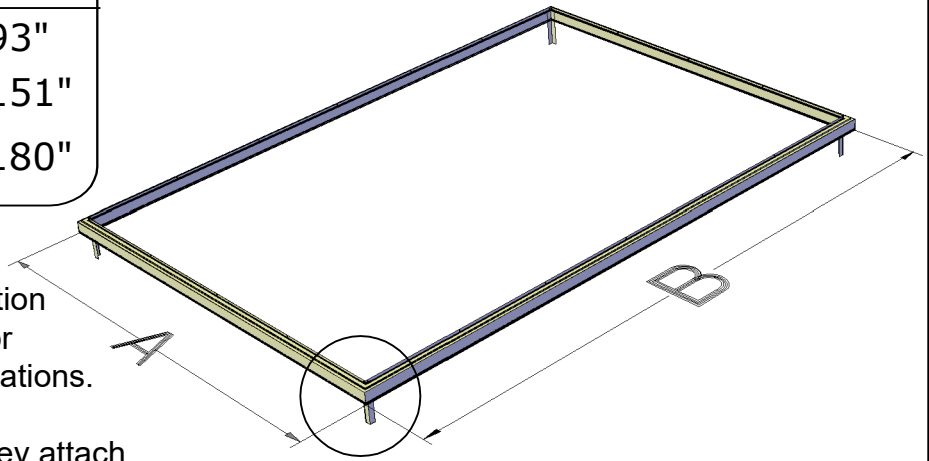


# JUNIOR VICTORIAN

A	X	B
2360mm or 93"	JVIC23-2360mm/93"	
	JVIC24-3836mm/151"	
	JVIC25-4574mm/180"	

## 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 1/4" wide
- Corner anchor posts are 1.5" x 1.5". They attach at the interior corners of the base frame. The anchor posts then extend 12" into the ground/ concrete. There will be bolts inserted at the bottom of the anchor to "catch" in the concrete.
- Do not embed the corner anchor into the concrete until the entire greenhouse is assembled, level, and square. It is recommended to leave a 5 to 6" hole in the concrete for the anchor.
- 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 the foundation with the appropriate screws (i.e. Tap Con screws for concrete)



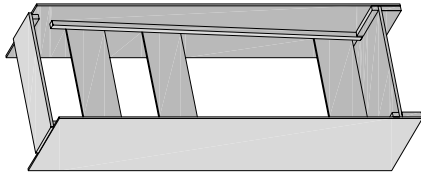
**VERY IMPORTANT!!! Do not set the corners in concrete until the entire greenhouse frame is complete, level and square. You may need some play to install the uprights.**



## STANDING PALLET

WEIGHT: 386 kg  
J23 435 kg  
J25 485 kg

DIMENSIONS:  
800 x 900 x 2200 mm



3

ITEM	J23	J24	J25
DAKR_HEL (Roof window)	1 pc	2 pc	2 pc
ZAKJE_H (Hardware pack)	1 pc	1 pc	1 pc
PRO6578 corner profile	1430 mm 4 pc	4 pc	4 pc
PRO6918 endbar roof	1430 mm 4 pc	4 pc	4 pc
PRO1456 glazing bar	1430 mm 14 pc	18 pc	22 pc
PRO10980 round tube Ø40	1500 mm 2 pc	2 pc	2 pc
PRO1748 rubber 12,5m/rol	4 pc	4 pc	4 pc
TRE wind bracings sides	1614 mm 8 pc	8 pc	8 pc
ZAKJE_SILICONEN (silicone/shims)	1 pc	1 pc	1 pc
ESD_183_Z5 (single sliding doopr)	1 pc	1 pc	1 pc
ridge decoration (box)	1 pc	1+1 pc	1+1 pc

POSITION	GLAS DIMENSIONS	J23	J24	J25
door	730 x 1850 mm	1 pc	1 pc	1 pc
gables + roof	730 x 1450 mm	20 pc	23 pc	27 pc
triangle E3	361 x 520 x 290 mm (*70)	2 pc	2 pc	2 pc
triangle E1	730 x 680 x 85 mm	4 pc	4 pc	4 pc
triangle E2	361 x 910 x 690 (*70)	2 pc	2 pc	2 pc
roofwindow	730 x 825 mm	1 pc	2 pc	2 pc
underneed roofwindow	730 x 625 mm	1 pc	2 pc	2 pc

SEE NEXT PAGE FOR GLASS ILLUSTRATION /COUNT IN INCHES

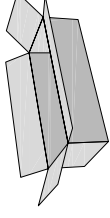
**Sapak\_EOS** contains:  
(black PVC gable/ridge covers, long bolts & nuts for corner anchors, small L brackets for gable assembly (L2G))

**Main hardware for assembling the greenhouse** will be found in the longest box - **INSIDE** the gutter profiles. You will need to remove the shrink wrap to find them, they will not slide out.

## COLLIA JUNIOR

WEIGHT: 22 kg

DIMENSIONS:  
240 x 120 x 2600 mm



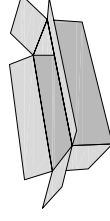
## PACKING LIST "EOS JUNIOR"

ITEM	J23/J24/J25
PRO6120 foundation profile	2360mm 2 pc
PRO20229 horizontal gable prof.	2244 mm 1 pc
PRO20229 horizontal gable prof.	768mm L 1 pc
PRO20229 horizontal gable prof.	768mm R 1 pc
PRO20229 horizontal gable prof.	768mm L,R,1 pc
L 40x40 GATFUND(corner anchors)	400 mm 4 pc
PRO1456 glazing bar	918 mm 1 pc
PRO1456 glazing bar	672 mm L 1 pc
PRO1456 glazing bar	672 mm R 1 pc
PRO1456 glazing bar	520 mm 1 pc
PRO1456 glazing bar	2130 mm L 1 pc
PRO1456 glazing bar	2130 mm R 1 pc
TRE wind bracings sides	2065 mm 2 pc
SAPAK_EOS	1 pc

## COLLI B EOS & JUNIOR

WEIGHT:  
J23 30 kg  
J24 35 kg  
J25 40 kg

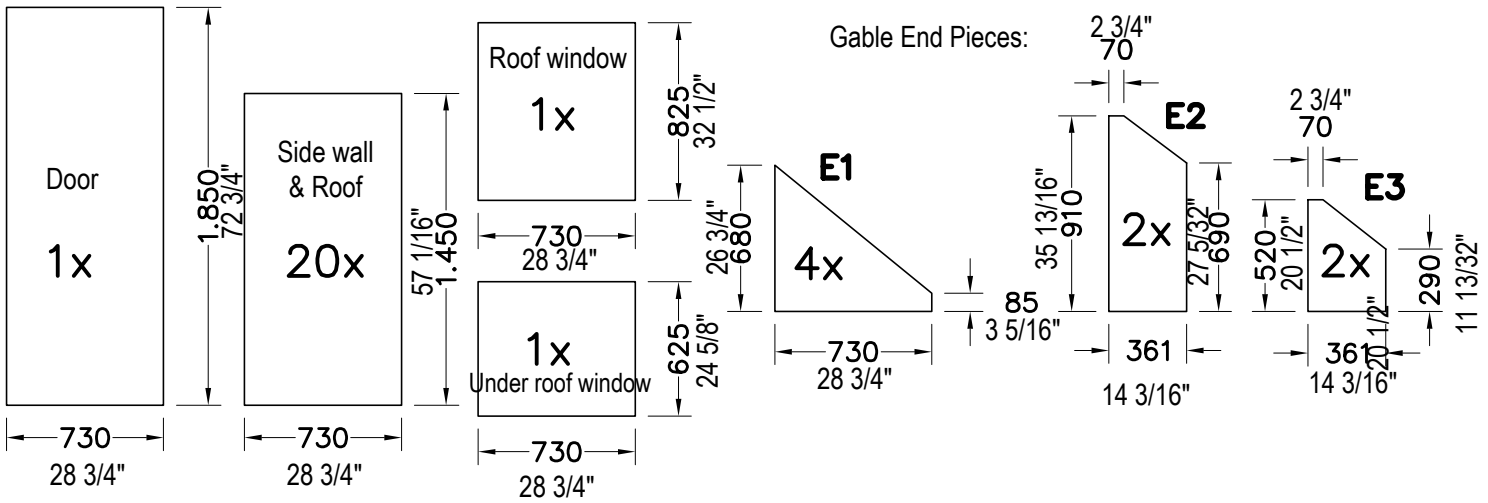
DIMENSIONS:  
240 x 120 x 3200 mm J23  
4000 mm J24  
4700 mm J25



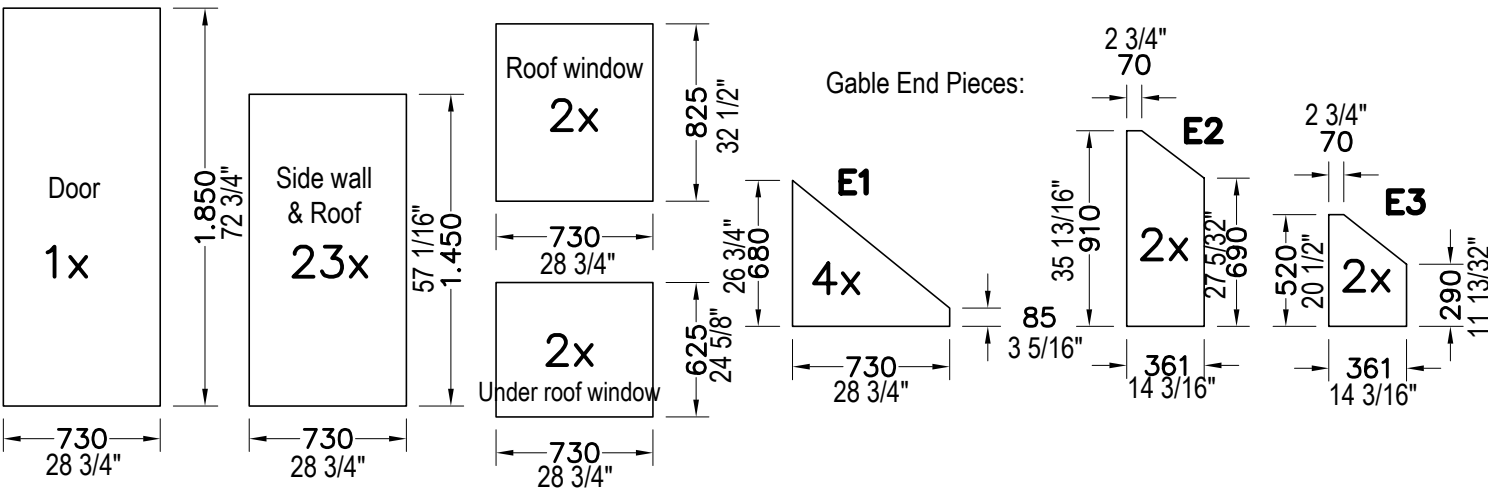
ITEM	J23	J24	J25
PRO6120 foundation profile	3098 mm 2 pc	3836 mm 2 pc	4574 mm 2 pc
PRO20779 gutter profile	3098 mm 2 pc	3836 mm 2 pc	4574 mm 2 pc
PRO40091 ridge profile	3098 mm 1 pc	3836 mm 1 pc	4574 mm 1 pc
ZAKJE_BOUT_? (12mm long bolts/nuts/caps -inside gutter profiles under shrink wrap)	3 pc	3 pc	3 pc

**GLASS-SET EOS JUNIOR 23 236x310**

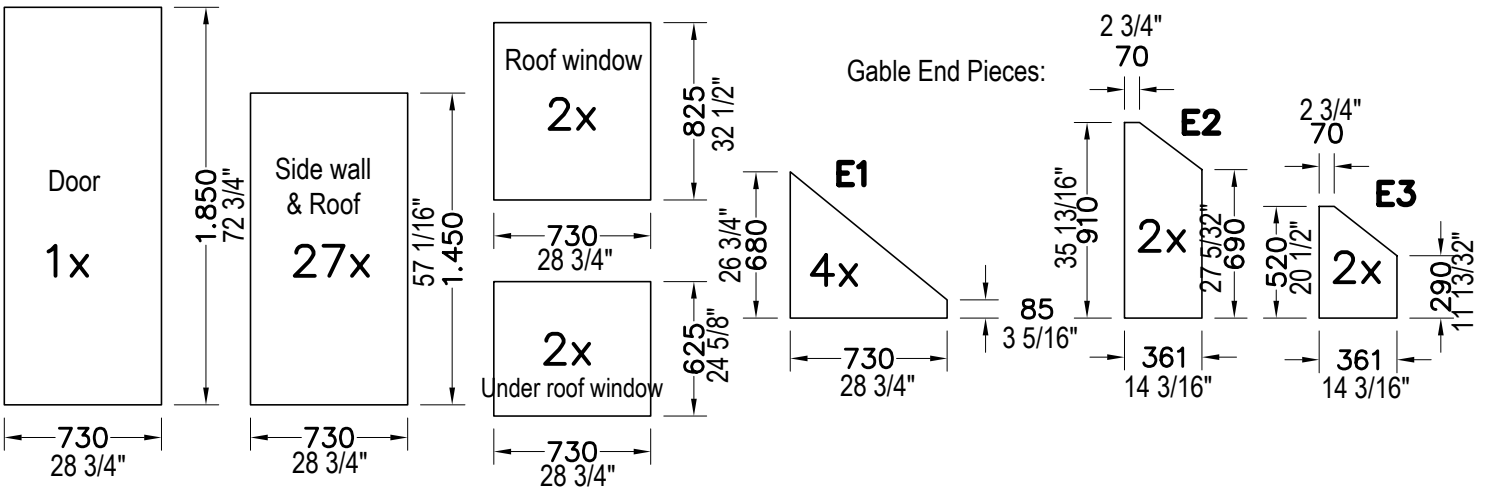
All Glass is 4mm / 3/16" thick tempered safety glass and replacments may be ordered from a local glass shop.



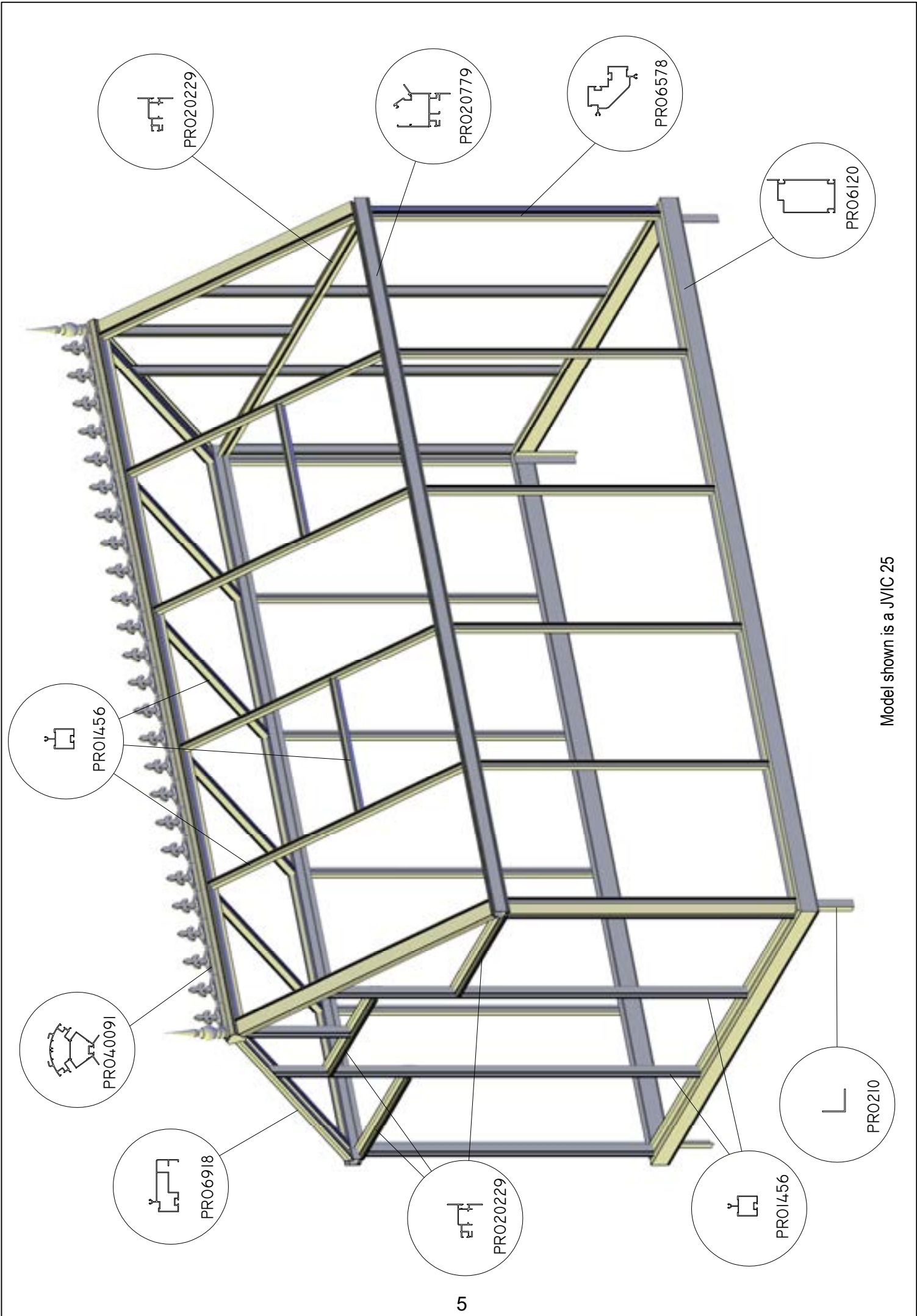
**GLASS-SET EOS JUNIOR 24 236x384**



**GLASS-SET EOS JUNIOR 25 236x458**



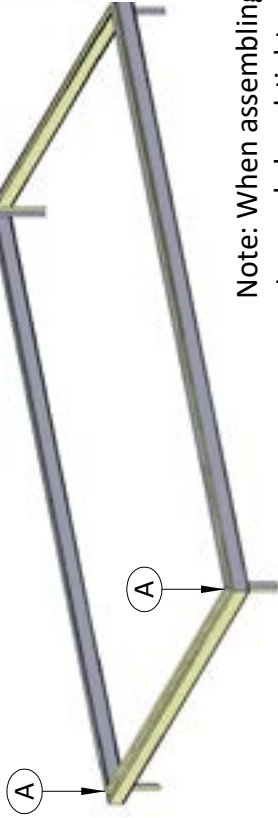
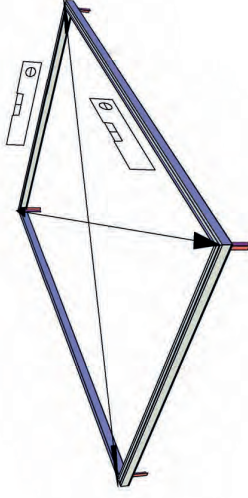
Alle tekeningen zijn steeds buitenaanzicht - Alle afmetingen in mm.



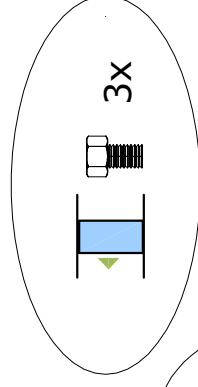
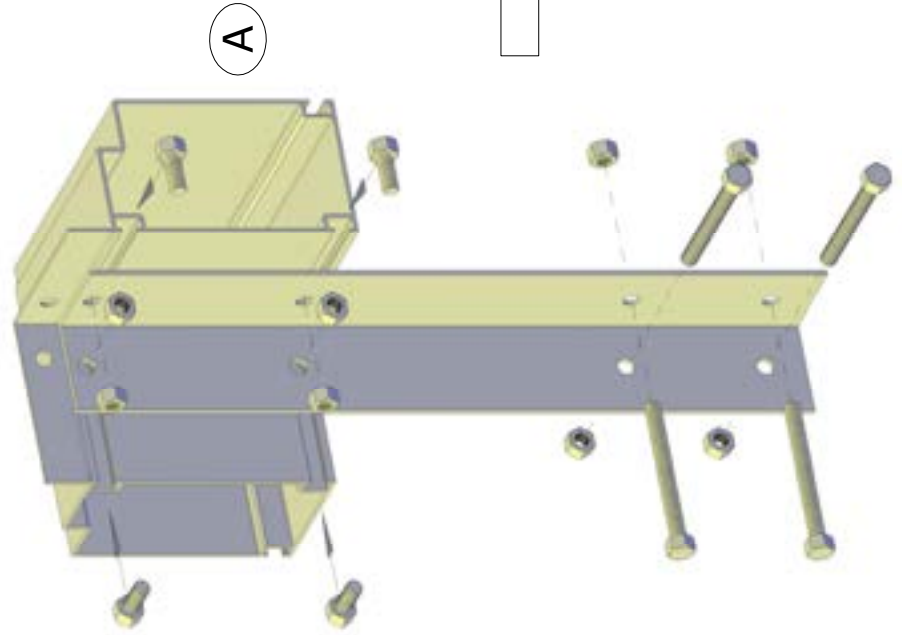
Model shown is a JVIC 25



Ensure your diagonals are equal and foundation is level before proceeding.





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).

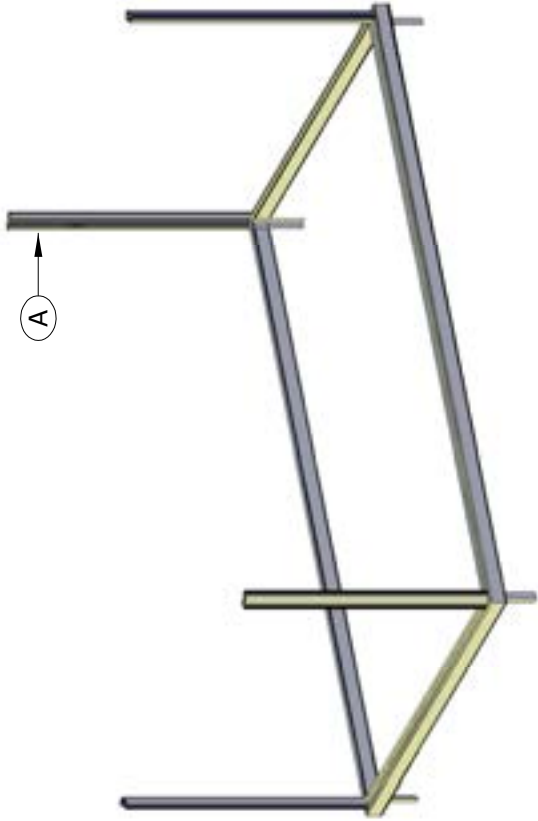


Before attaching, insert 3 M6x15 bolts as shown for the sliding door guide.

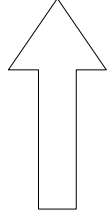
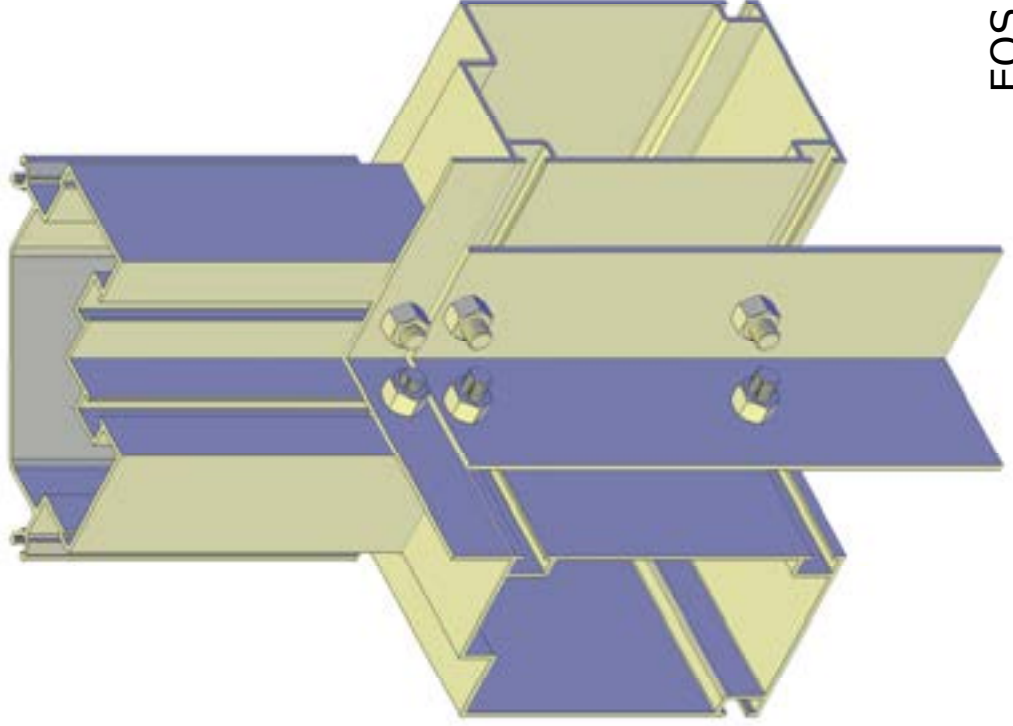
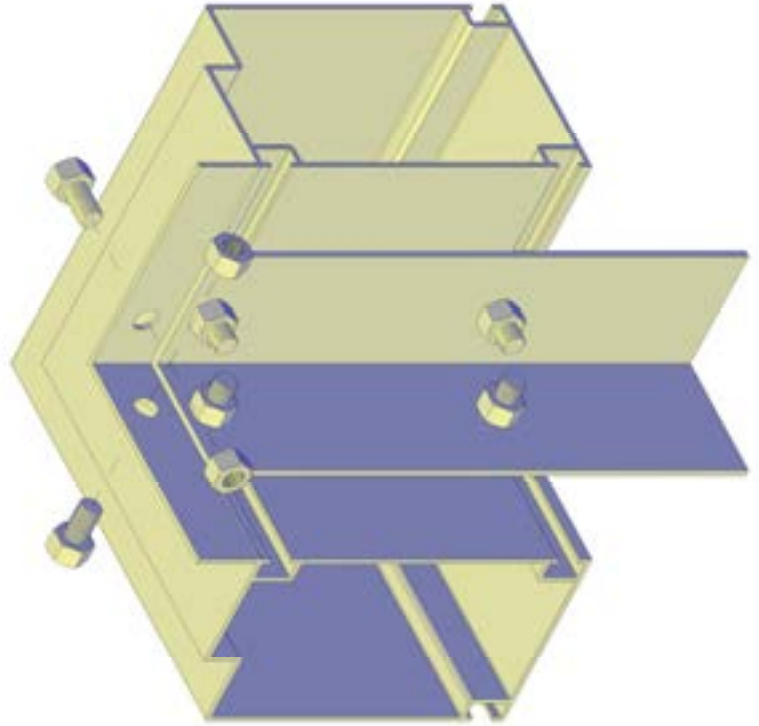
Suggestion: If installed on a concrete foundation you may cut PRO210 flush with the bottom of PRO6120. To anchor, use cut off PRO210 pieces as L-brackets to secure the PRO6120 to the concrete foundation. Please see YouTube animated Royal Victorian assembly video for more information.

ITEM	PC.	JH23	JH24	JH25
PRO210	4 PC.	400 MM	400 MM	400 MM
PRO6120	2 PC.	2.360 MM	2.360 MM	2.360 MM
PRO6120	2 PC.	3.098 MM	3.836 MM	4.574 MM
M6X15	16 PC.			
M6X50	16 PC.			

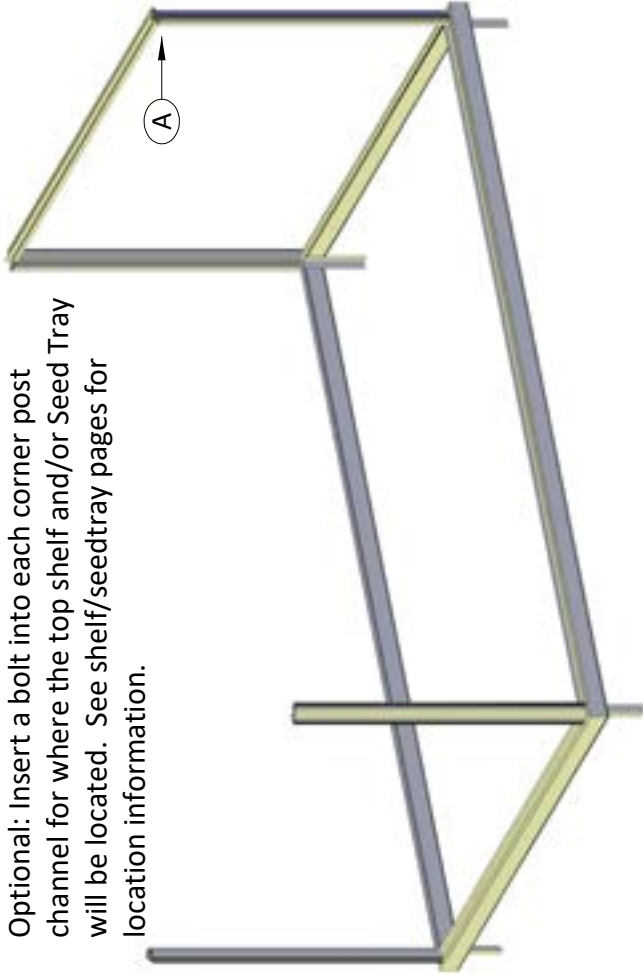
ITEM	PC.	JH23/24/25
 PRO6578	4 PC.	1.430 MM
 M6x15	8 PC.	





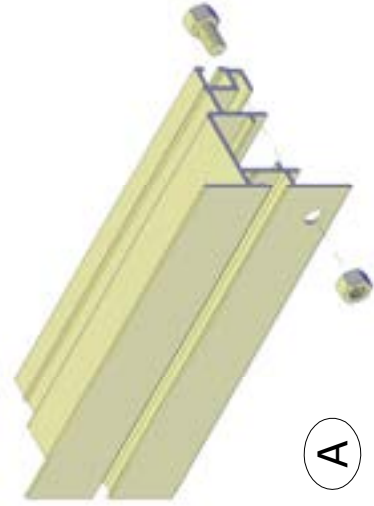
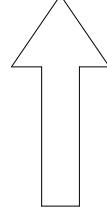
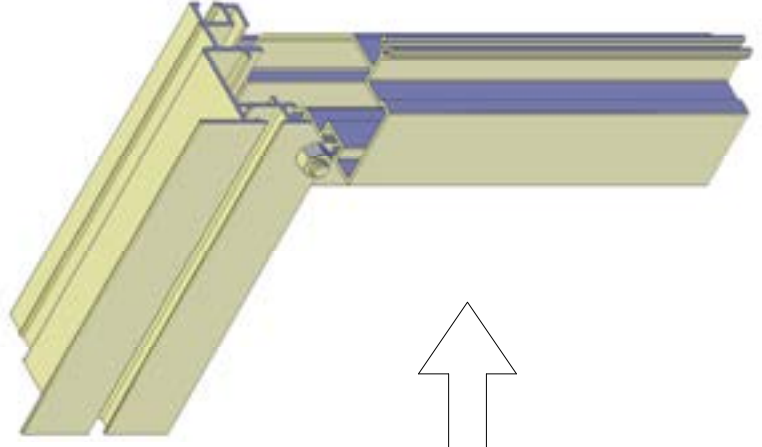
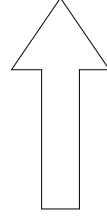
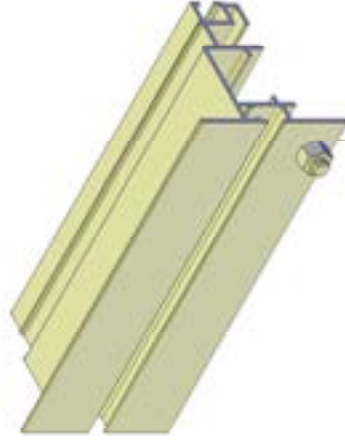
Helpful tip: If you are struggling with the corner post (PRO6578), loosen the nuts on the corner anchor to give you a bit of wiggle, then tighten all nuts. It is also helpful to have a second person hold the threaded ends of the bolt to orient the head correctly while the assemble places the corner post (PRO6578).



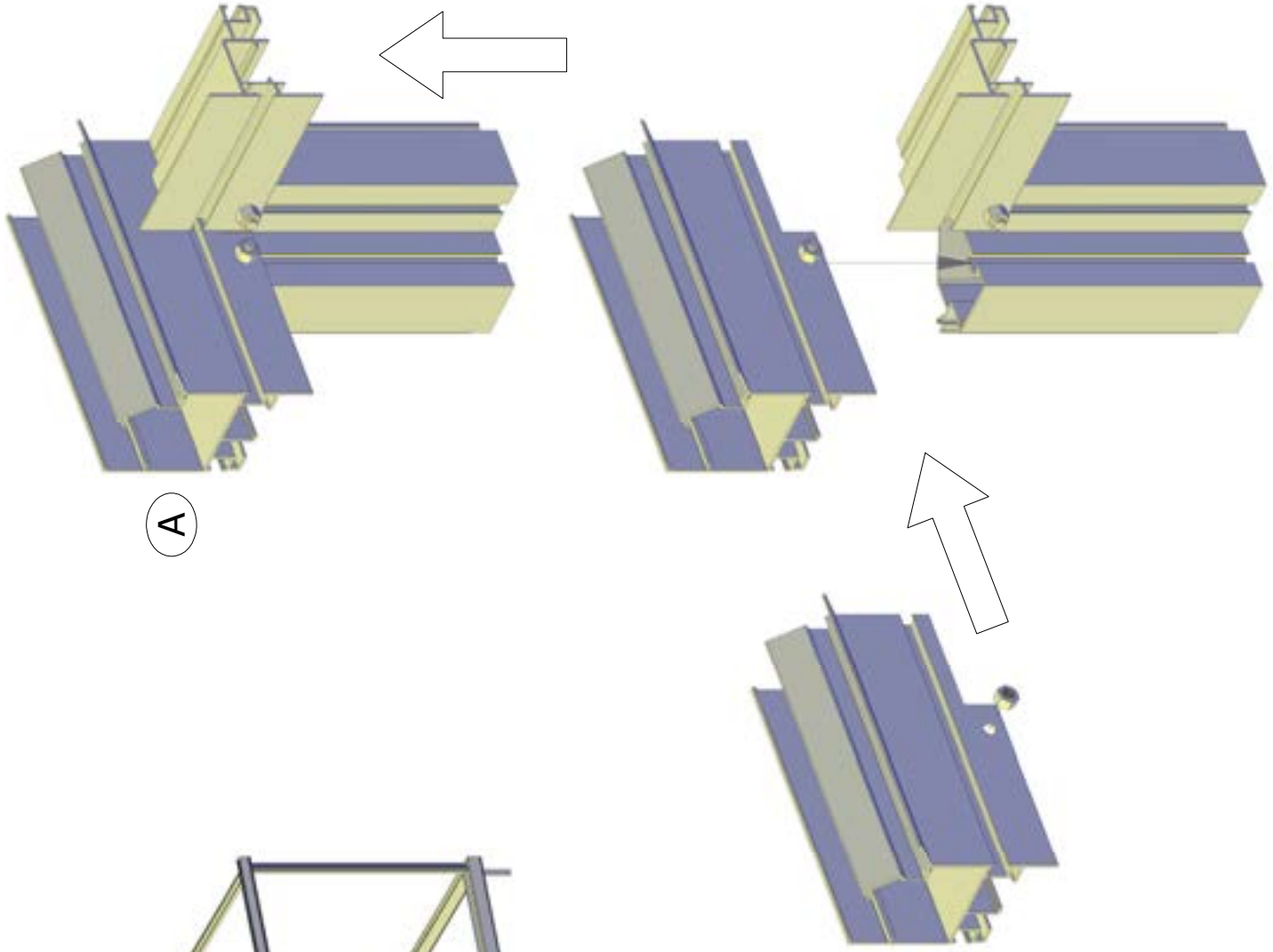
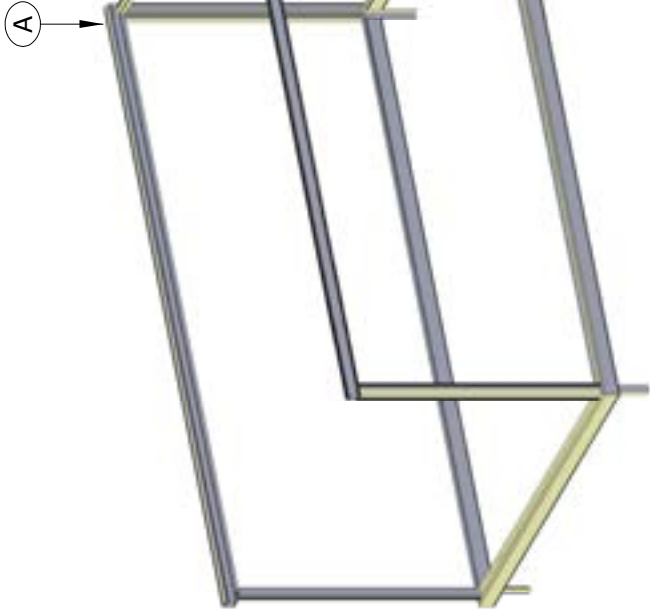
Optional: Insert a bolt into each corner post channel for where the top shelf and/or Seed Tray will be located. See shelf/seedtray pages for location information.



ITEM	PC.	L
 PR020229	1 PC.	2.244 MM
 M6x12	2 PC.	

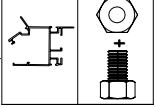


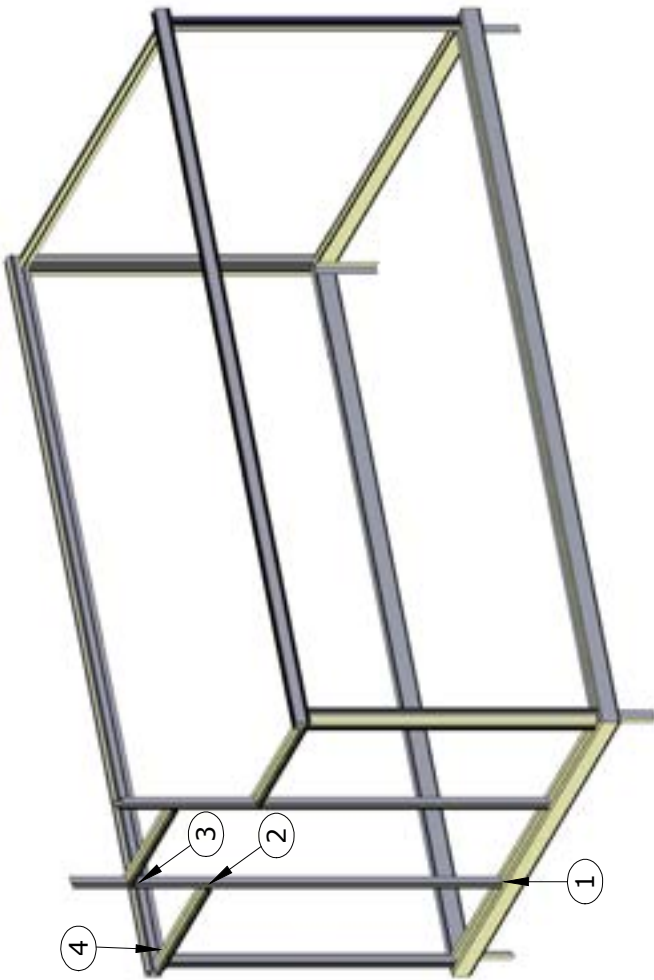
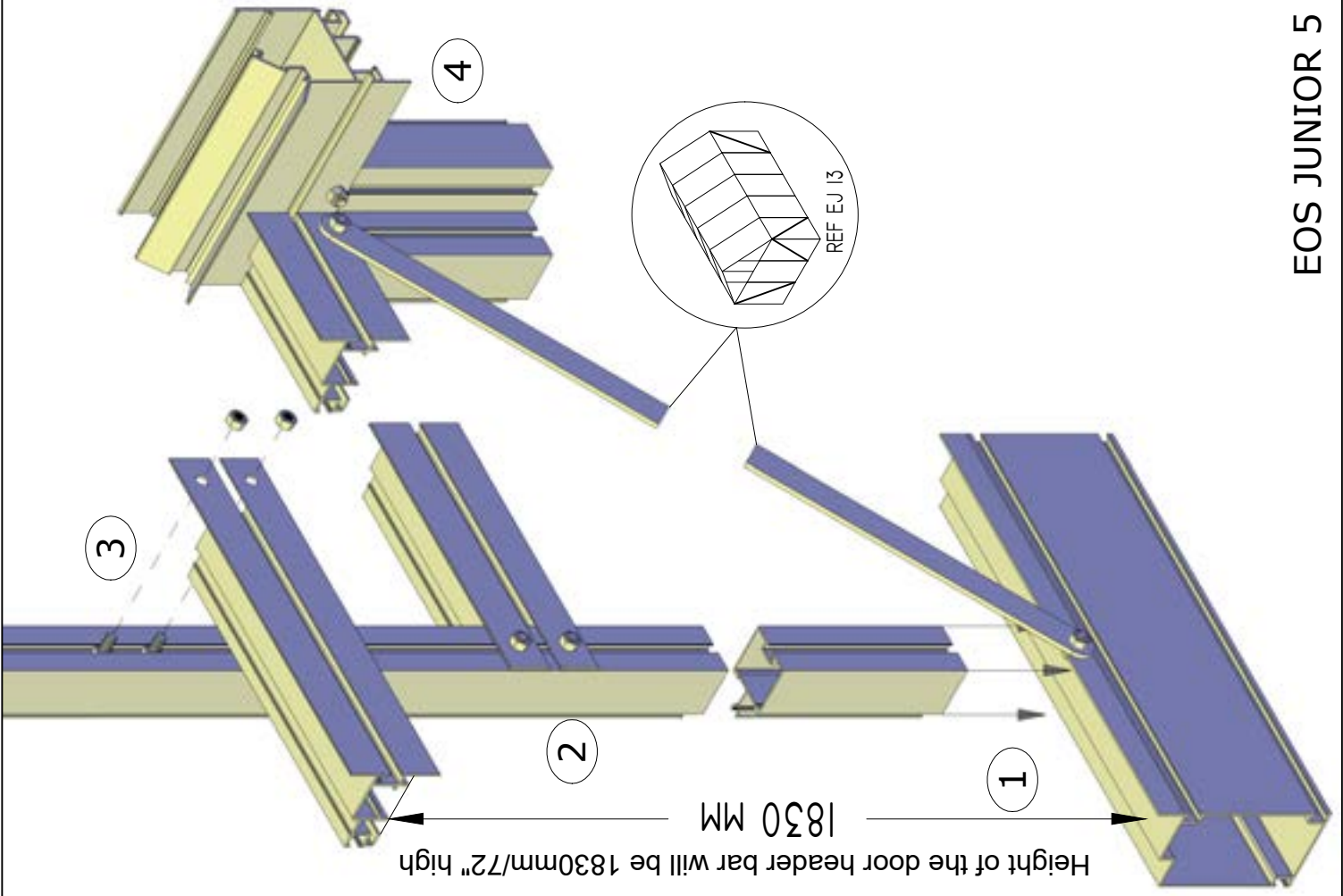







OPTIONAL: If you purchased shade curtains, insert the slider loops into the gutter profile channel before this assembly step. See shadecloth pages for more information.

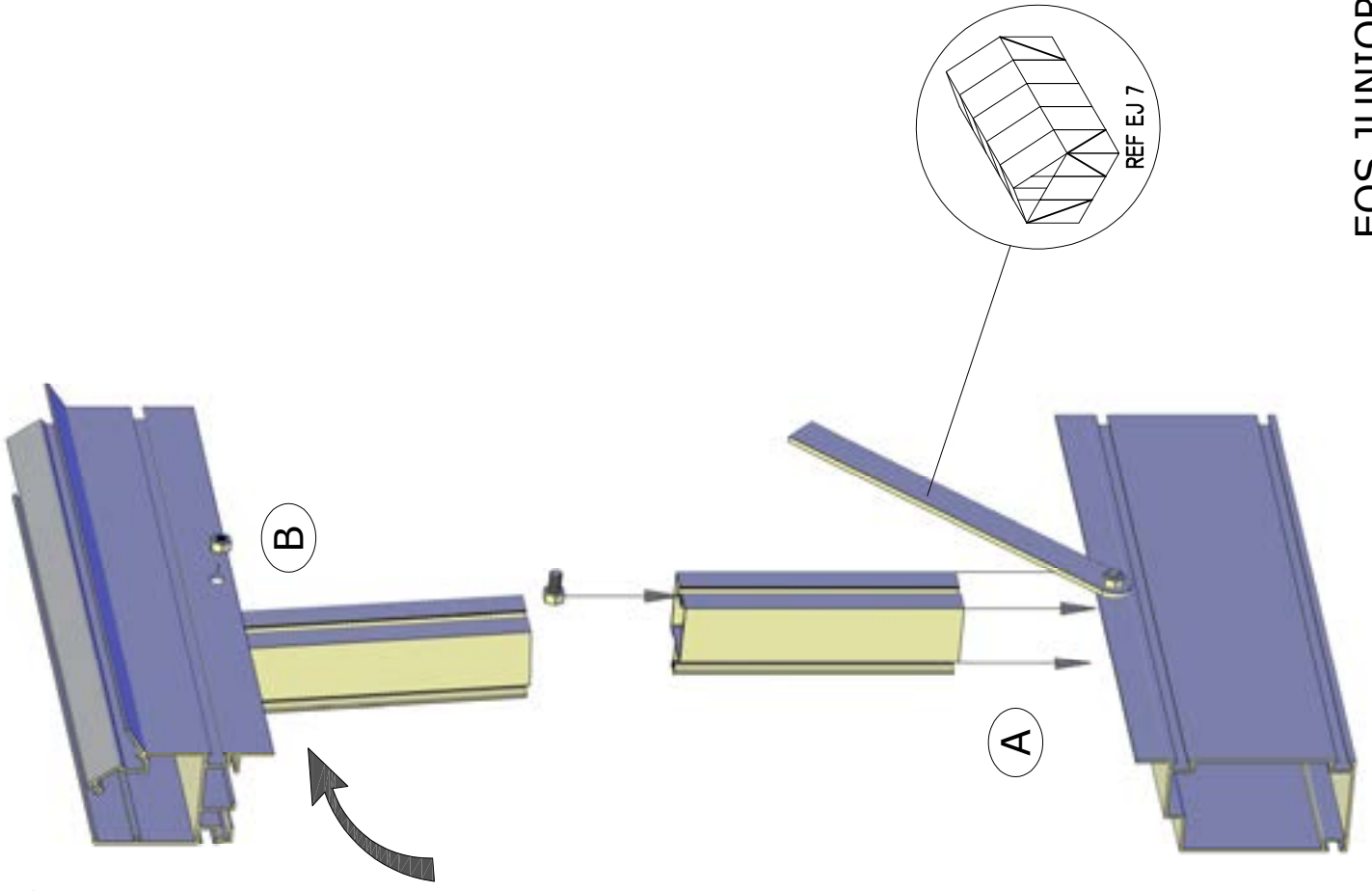
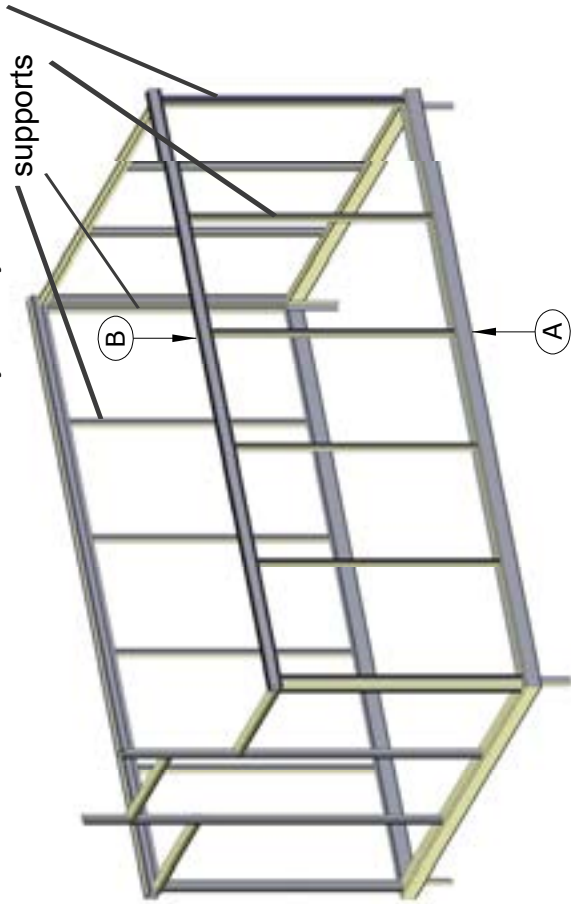
ITEM	PC.	JH23	JH24	JH25
PR020779	2 PC.	3.098 MM	3.836 MM	4.574 MM
M6X15	4 PC.			



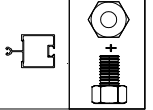


ITEM	PC.	L
 PRO20229	3 pc.	768 MM L + R + LR
 PRO1456	2 pc.	2.130 MM
 M6X12	12 pc.	


Optional: if you ordered a seedtray shelf, you may insert a bolt in these vertical

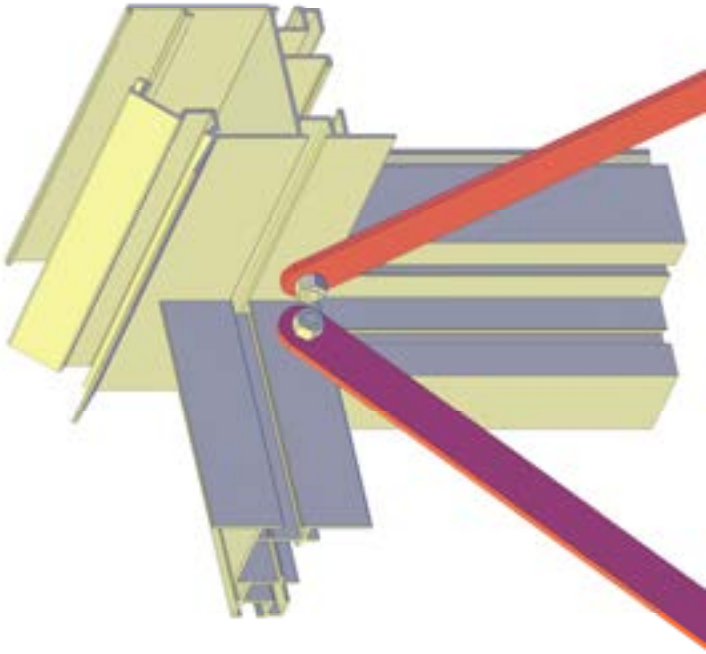
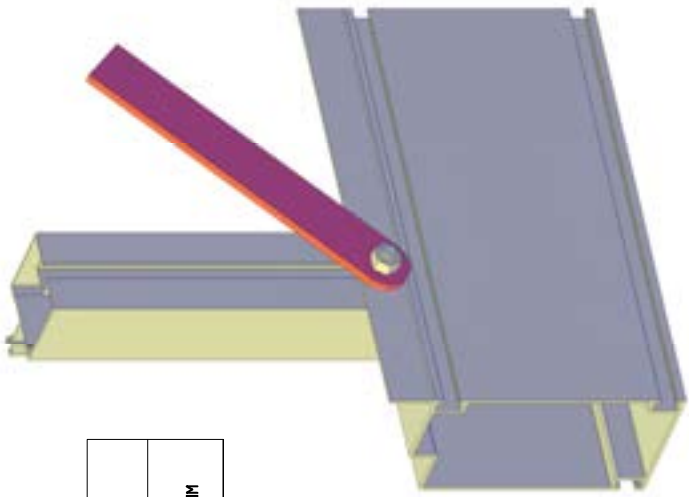


ITEM	L	JH23	JH24	JH25
PRO1456	1,430 MM	8 PC.	10 PC.	12 PC.
M6X15		16 PC.	20 PC.	24 PC.

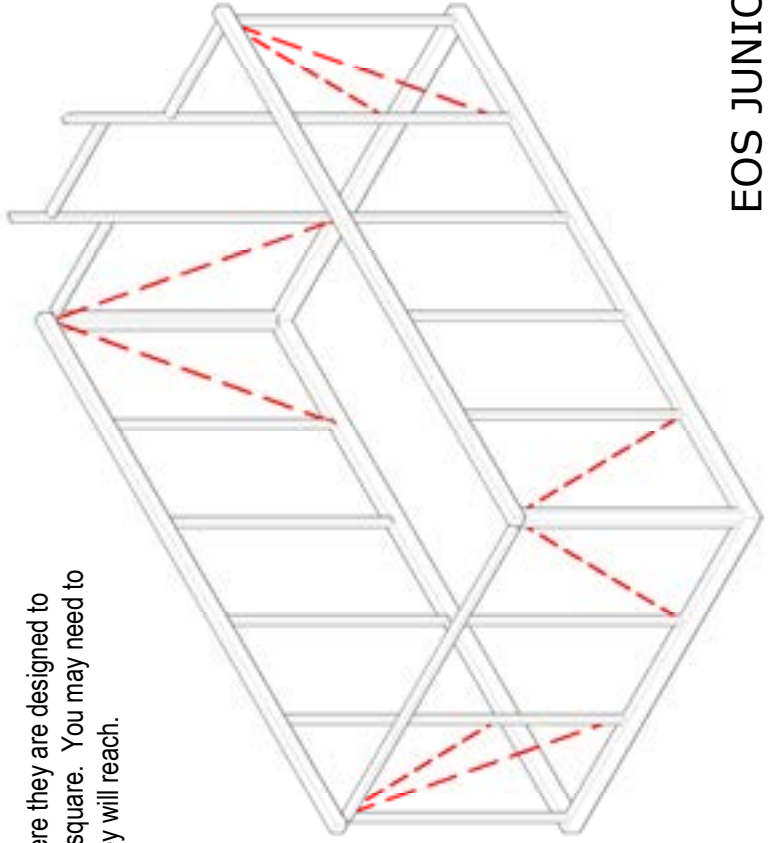
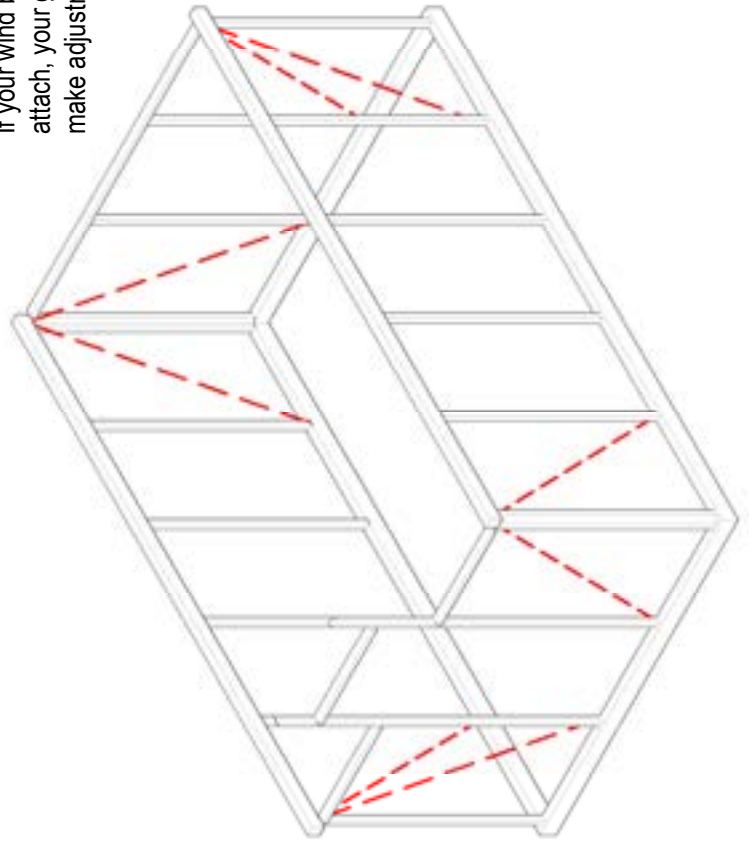




	ITEM	PC.	L
	TRE	8 pc.	1.611 m

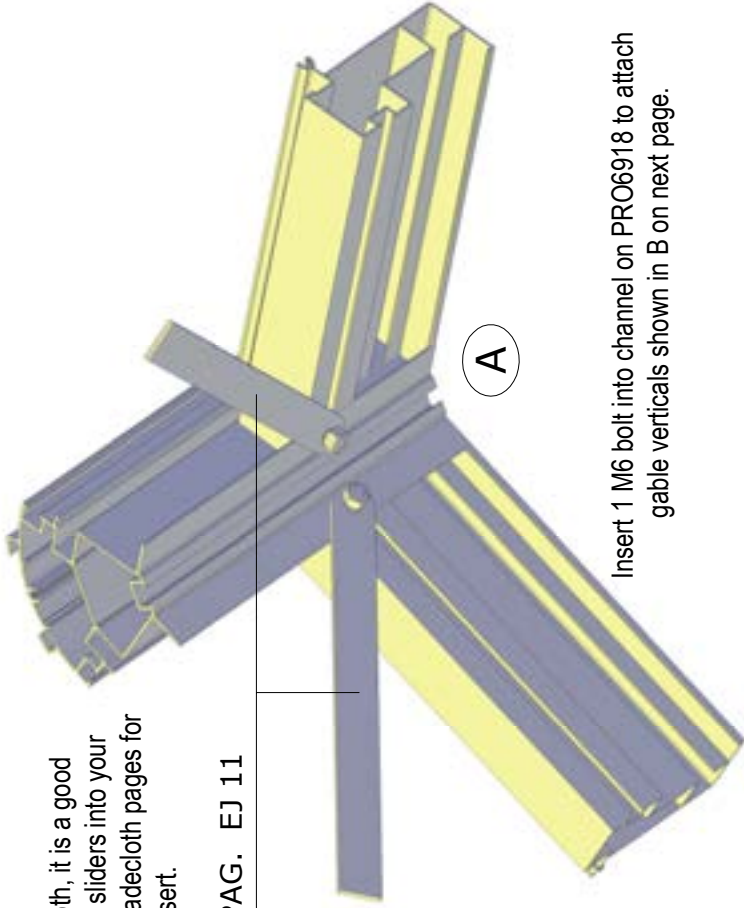
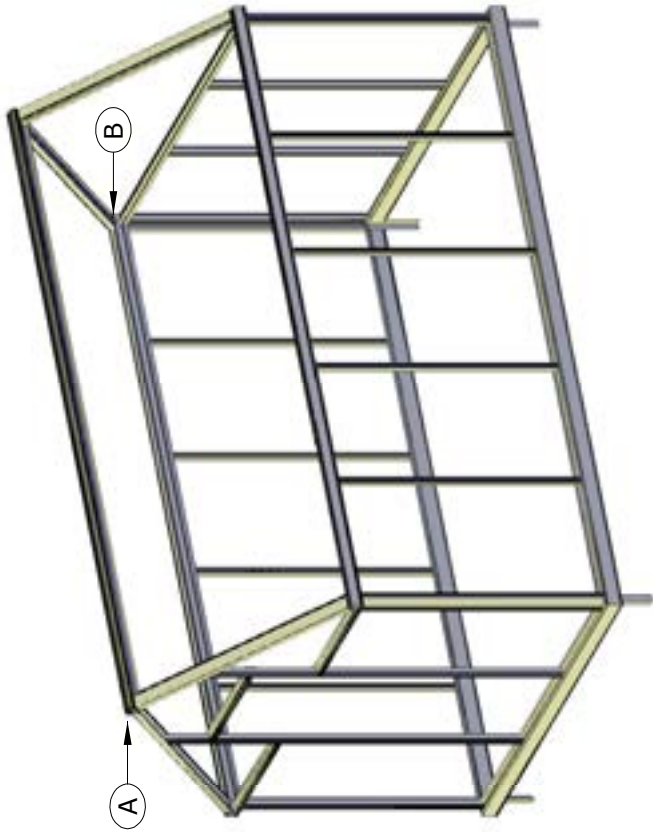


If your wind braces do not reach where they are designed to attach, your greenhouse is not level/square. You may need to make adjustments at this time so they will reach.

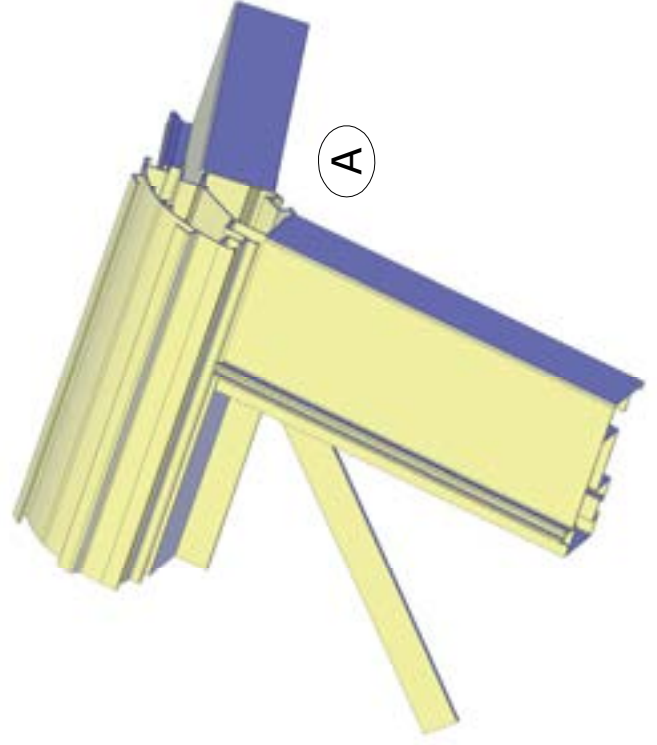
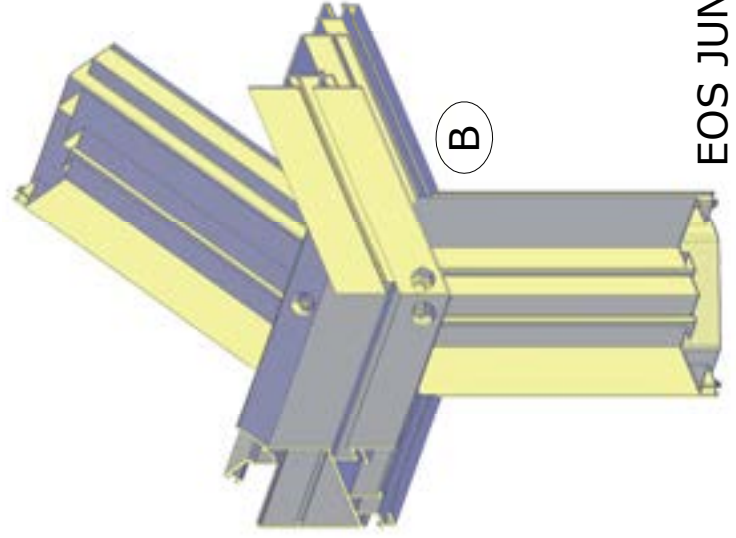




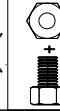
Note! If you have a shadecloth, it is a good time to insert the shadecloth sliders into your ridge beam channel. See shadecloth pages for information and amount to insert.

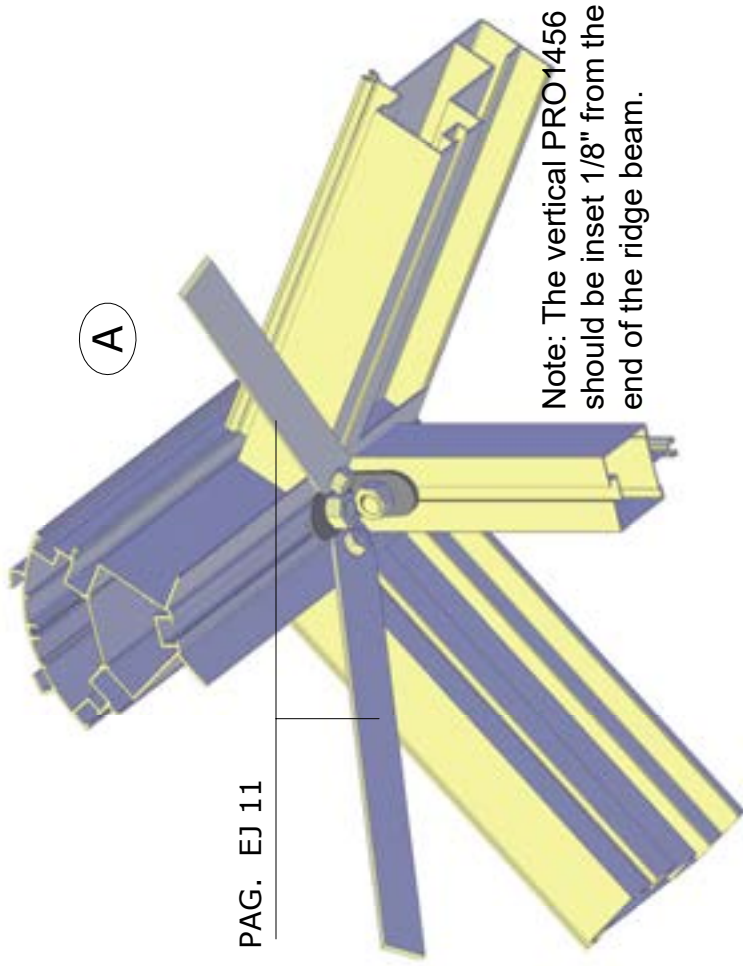
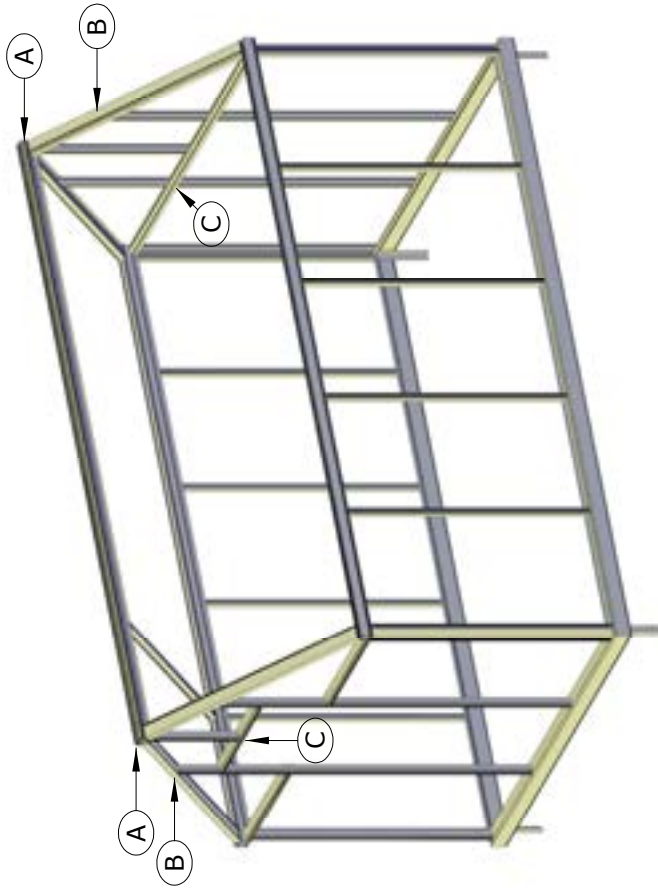
PAG. EJ 11



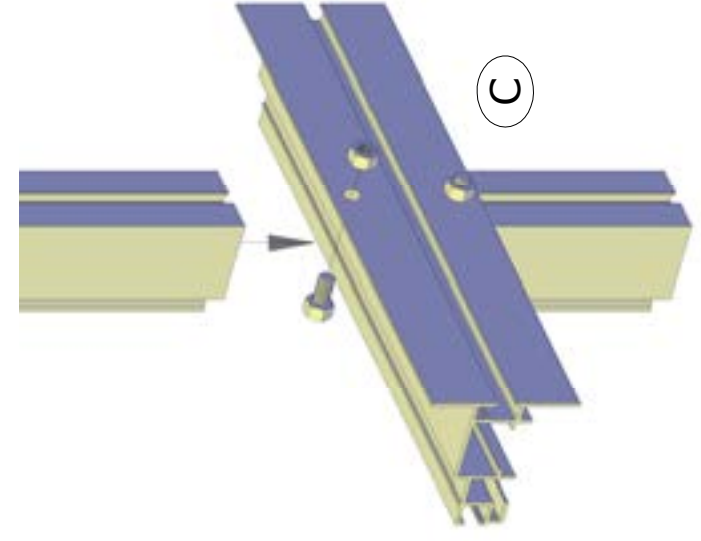
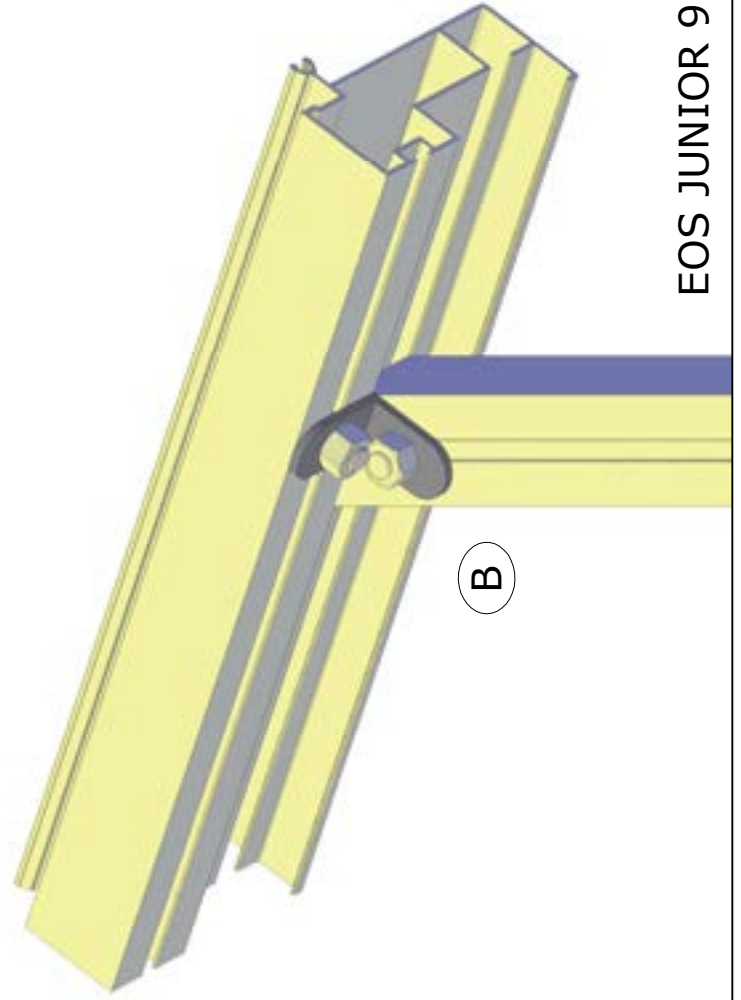
Insert 1 M6 bolt into channel on PRO6918 to attach gable verticals shown in B on next page.








ITEM	PC.	JH23	JH24	JH25
 PRO6918	4 PC.	1.430 MM	1.430 MM	1.430 MM
 PRO40091	1 PC.	3.098 MM	3.836 MM	4.574 MM
 M6X15		8 PC.	8 PC.	8 PC.

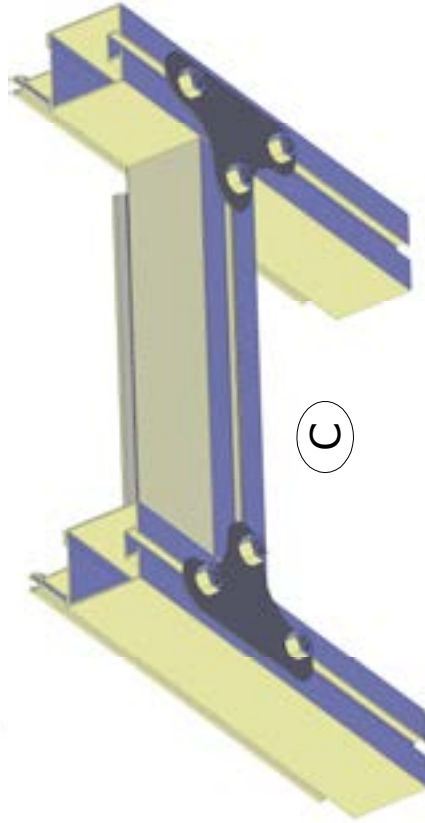
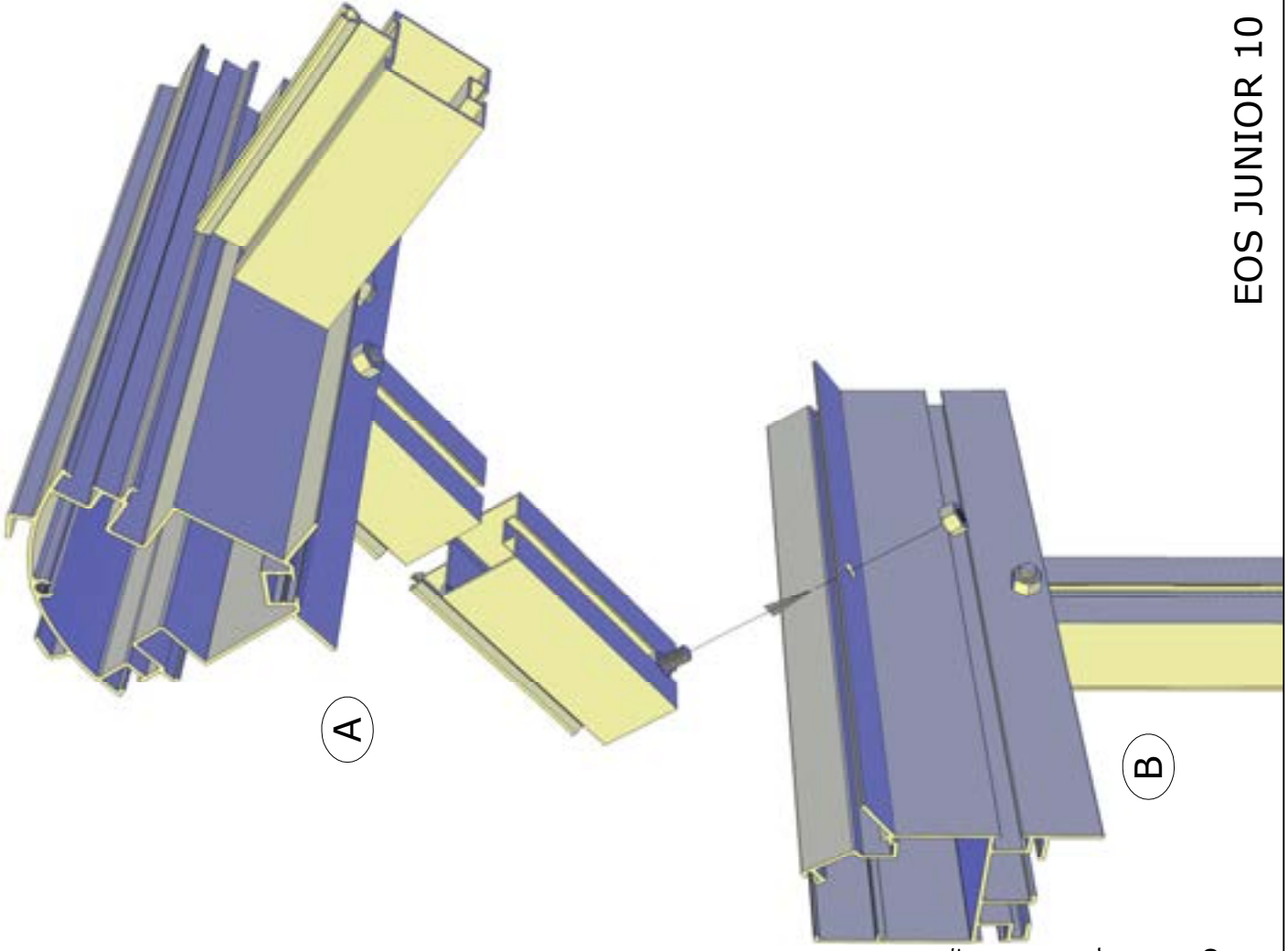
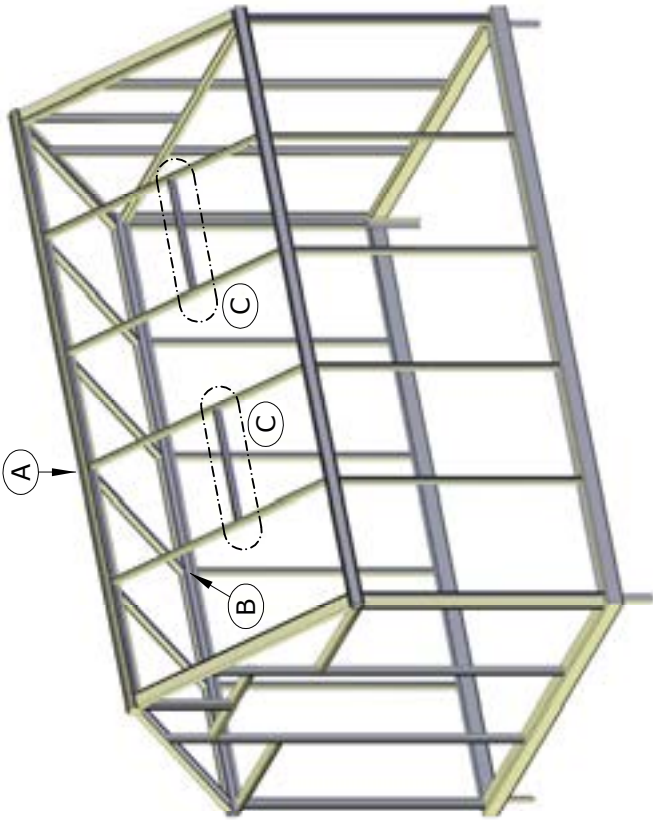


Note: The vertical PRO1456 should be inset 1/8" from the end of the ridge beam.







ITEM	PC.	L
 PRO1456	1 PC.	918 MM
 PRO1456	2 PC.	672 MM
 PRO1456	1 PC.	520 MM
 M6X12	16 PC.	
 LG	6 PC.	

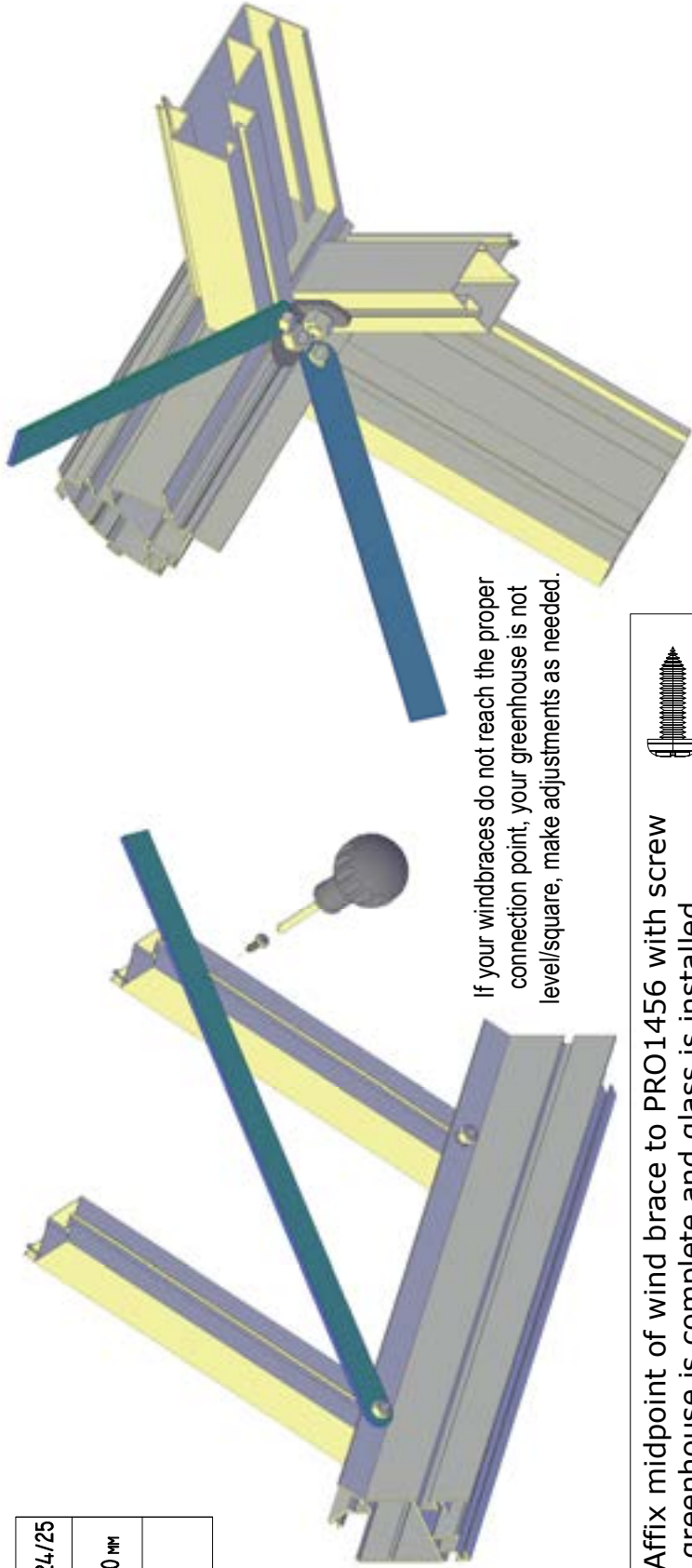




Crossbar and brackets for framing roof vent opening can be found in the window bundles. Roof Vents can be installed in any bay. Insert bolts to attach connecting plate. The crossbar should be located about 790mm (just over 31") from the connection point with the ridge beam. You may need to adjust slightly when placing the glass.

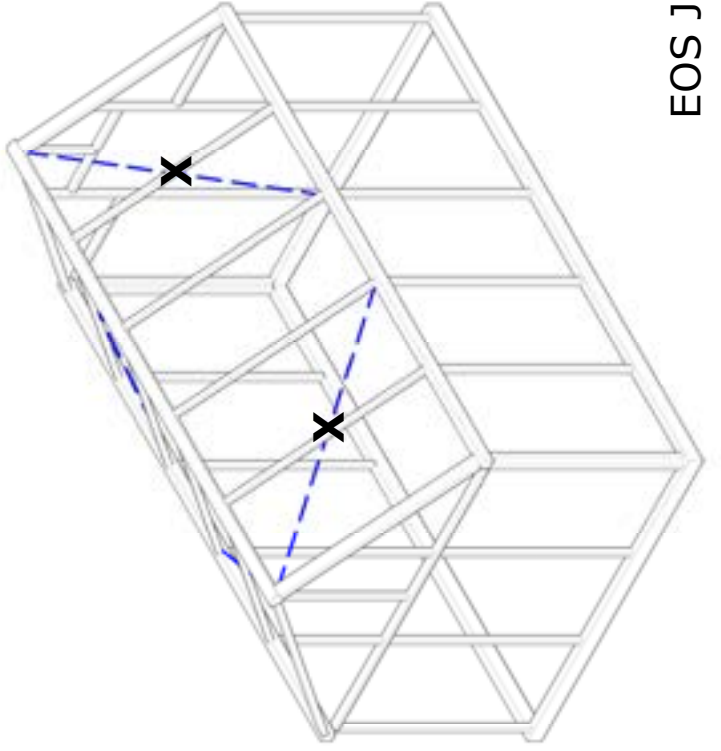
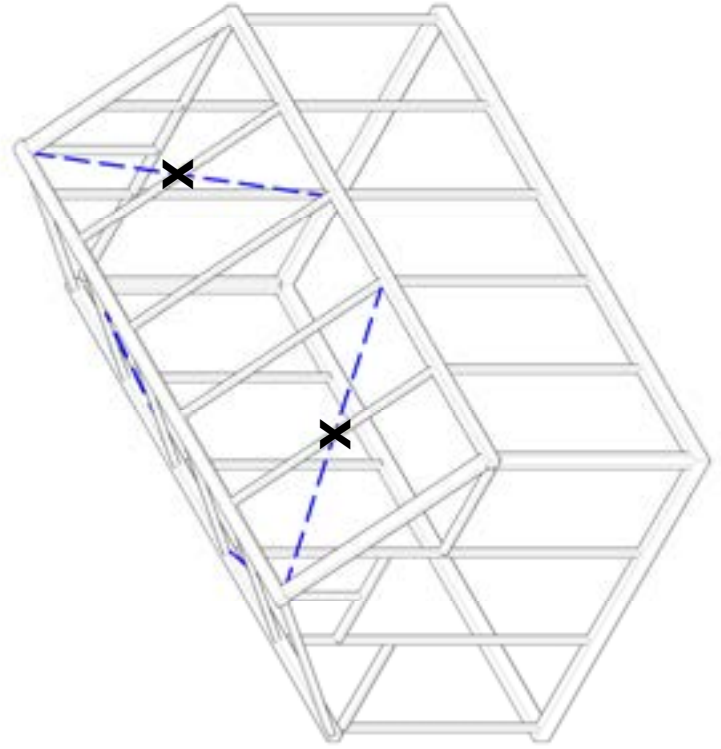
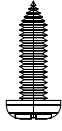
ITEM	L	JH23	JH24	JH25
	PRO1456	6 PC.	8 PC.	10 PC.
	1,430 MM	1 PC.	2 PC.	2 PC.
	703 MM	18 PC.	28 PC.	32 PC.
		2 PC.	4 PC.	4 PC.

	ITEM	PC.	JH23/24/25
	TRE	4 PC.	2.060 MM
		4 PC.	



If your windbraces do not reach the proper connection point, your greenhouse is not level/square, make adjustments as needed.

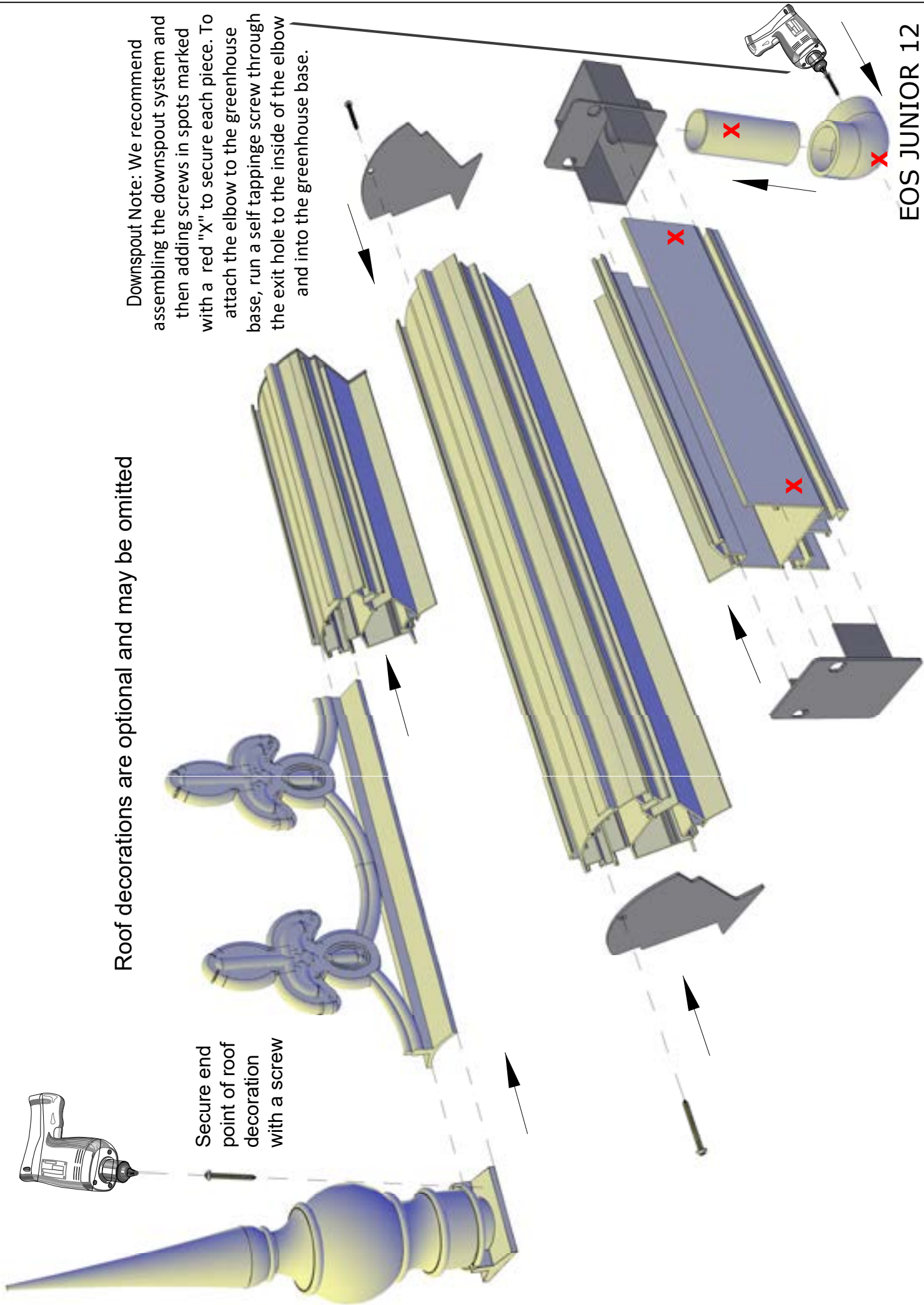
**X** = Affix midpoint of wind brace to PRO1456 with screw after greenhouse is complete and glass is installed.



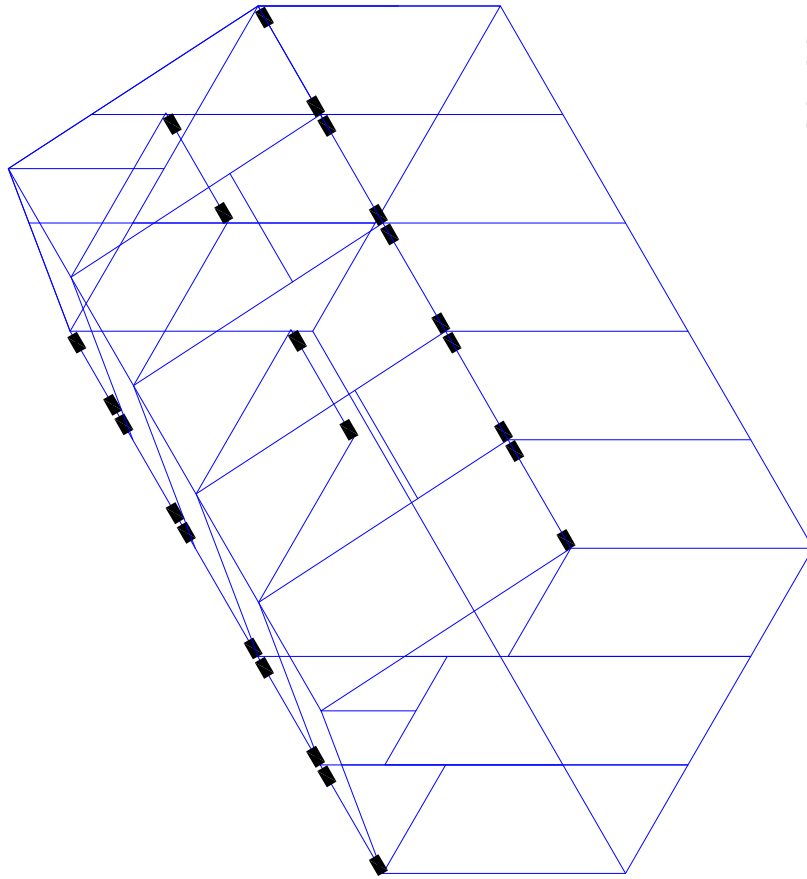
Roof decorations are optional and may be omitted

Secure end point of roof decoration with a screw

Downspout Note: We recommend assembling the downspout system and then adding screws in spots marked with a red "X" to secure each piece. To attach the elbow to the greenhouse base, run a self tapping screw through the exit hole to the inside of the elbow and into the greenhouse base.



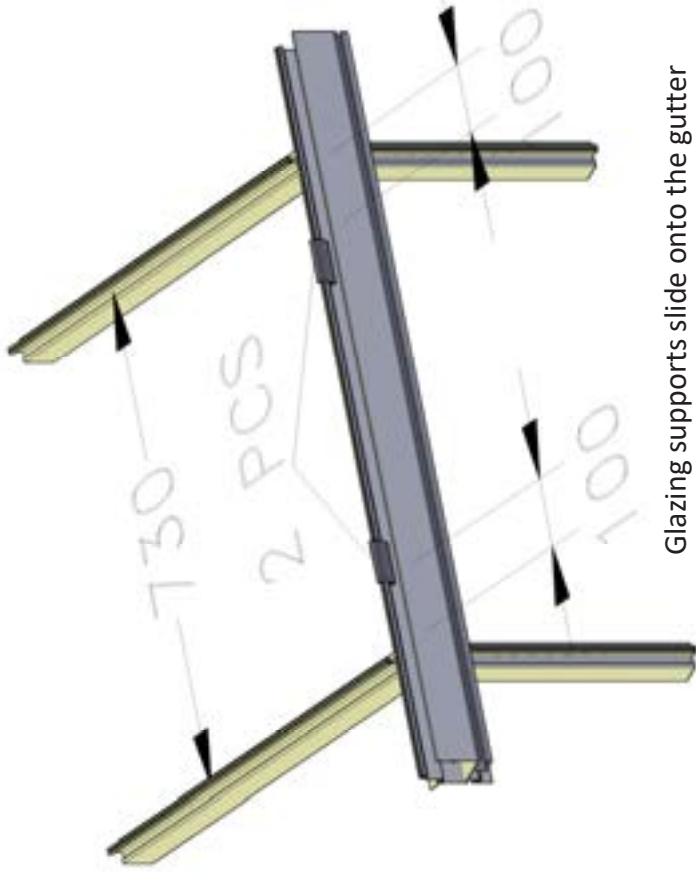
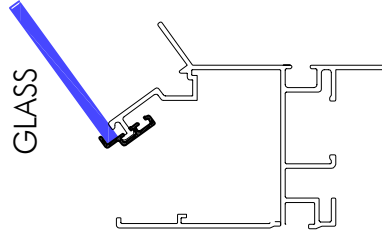




Pro 20780



4 mm  
GLASS

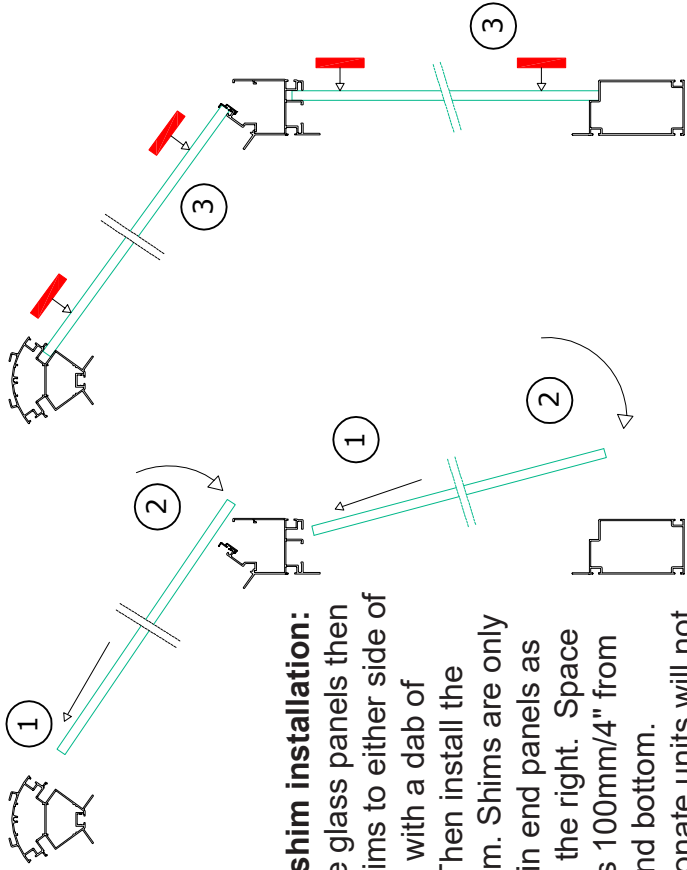


Glazing supports slide onto the gutter profile from the end. Space them 100mm or 4 inches from each roof profile.

**Overview Notes on Glass Installation - Instructions on subsequent pages:**

- We recommend beginning with the angled gable glass at the front of the pallet, then the roof glass, so that you can maneuver your ladder better while working.
- Place one piece at a time, adding the ridge gasket (E400330) at the top and heavy duty gasket (PRO1748) after placing each pane on the roof.
- Slide roof vents into position after all roof glass has been placed.
- Then install side wall glass panes

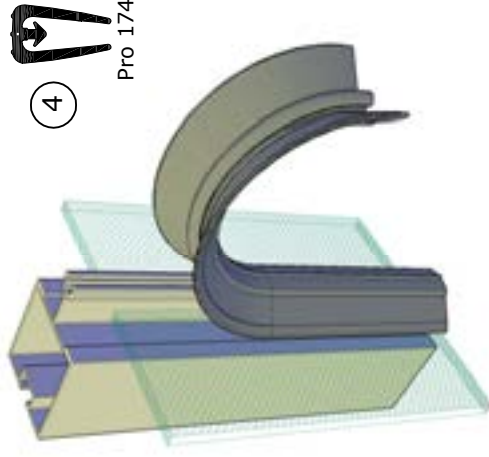
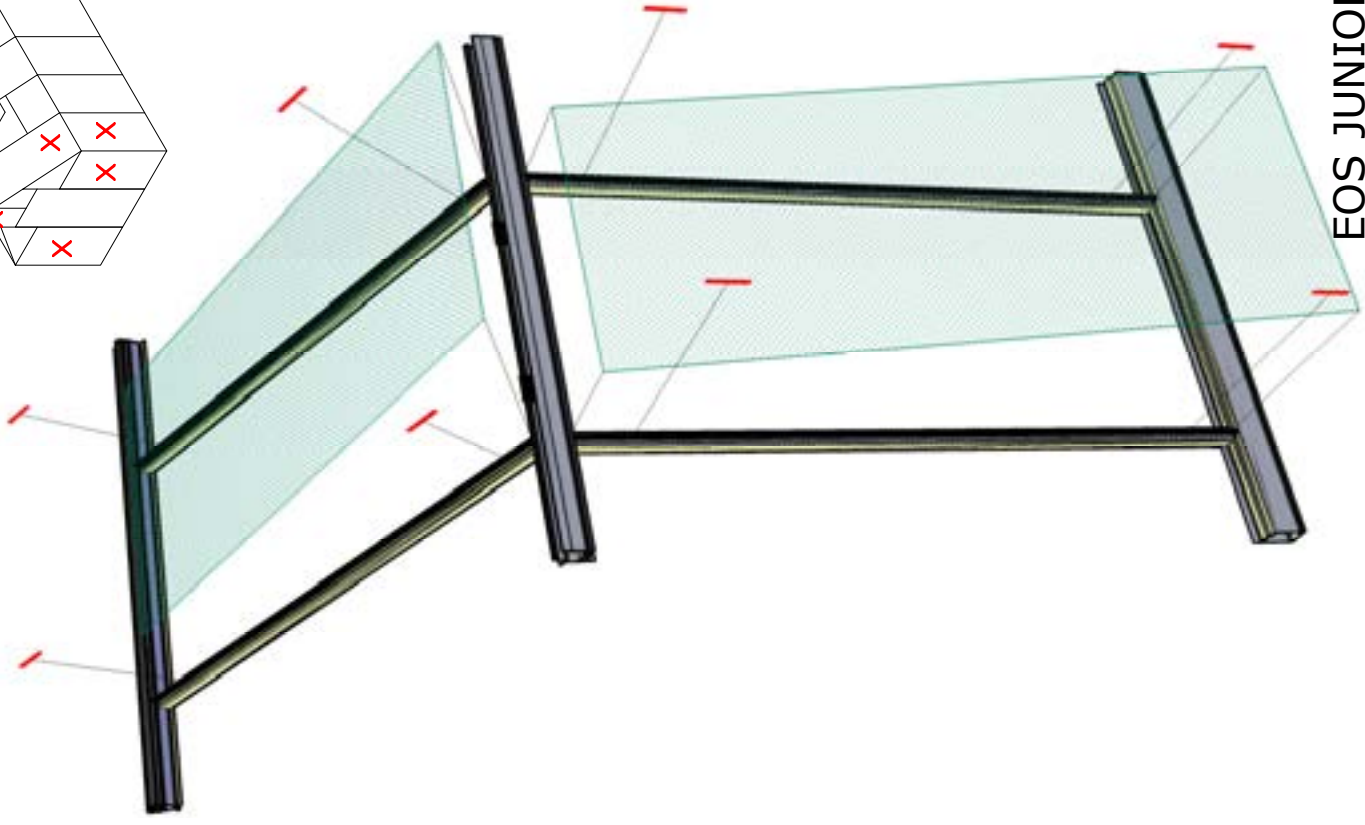
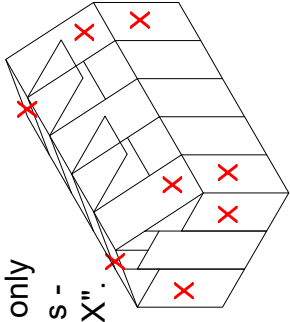




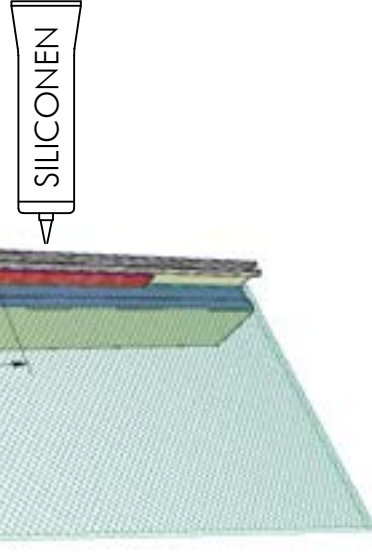
**Glazing shim installation:**

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 to the right. Space the shims 100mm/4" from the top and bottom. Polycarbonate units will not use these shims.

Glazing shims are only used on end panels - shown with a red "X".

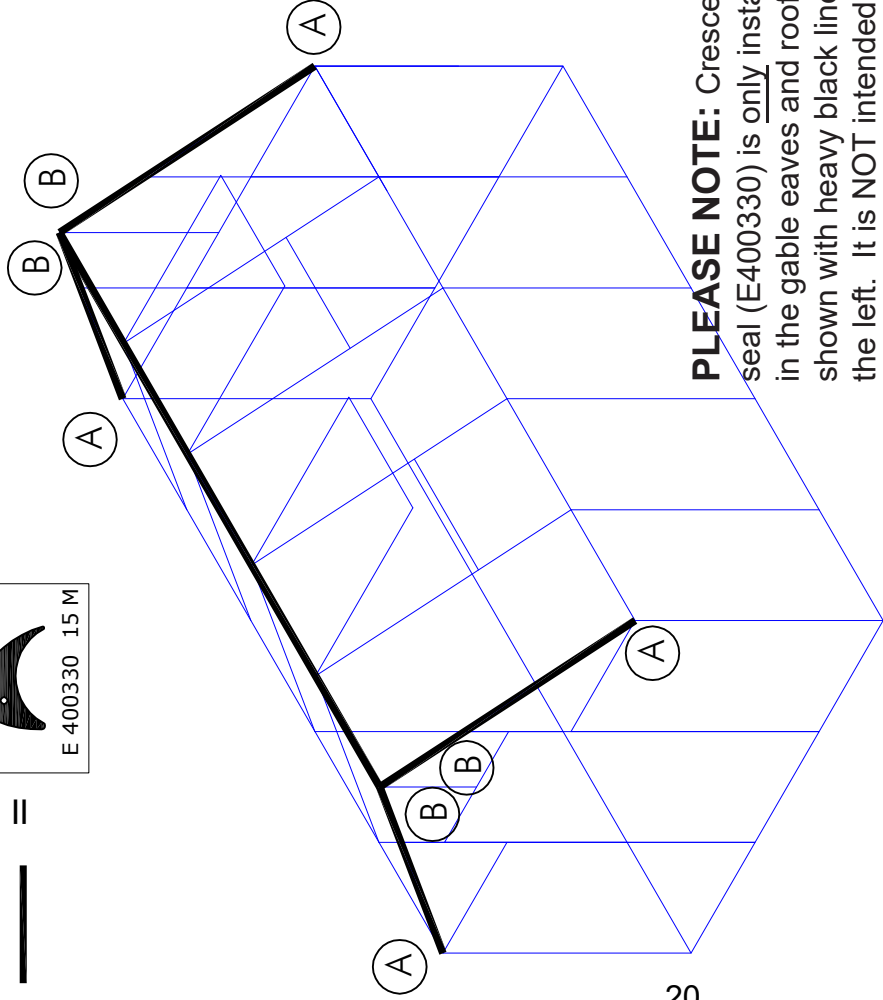


To install gasket, roll it back on itself as shown. This exposes the inner flange that is pushed into the channel. It will be easier to insert when warm and pliable.

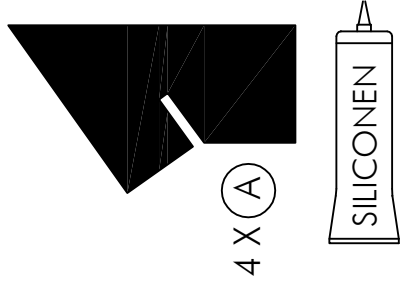




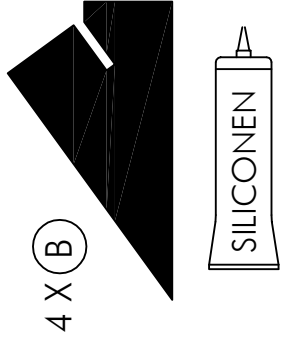
— =



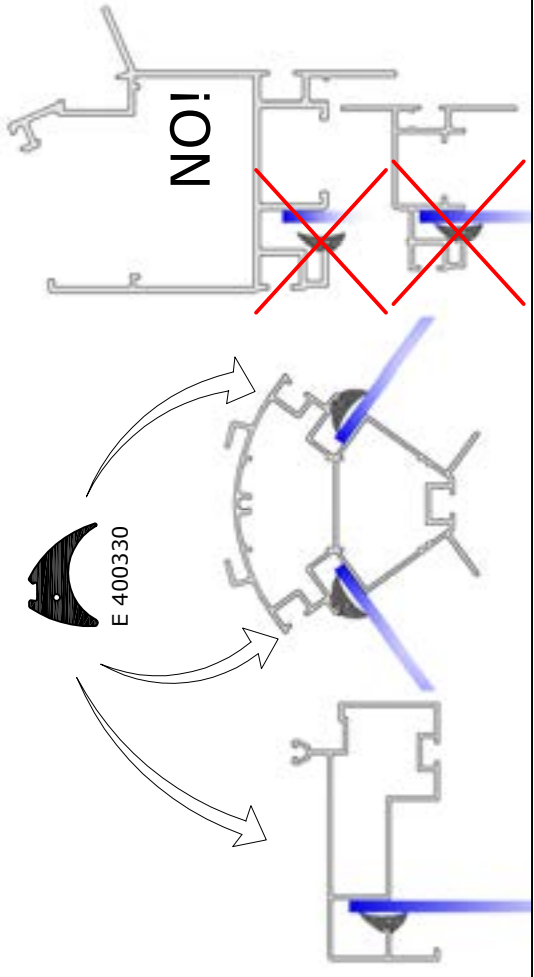
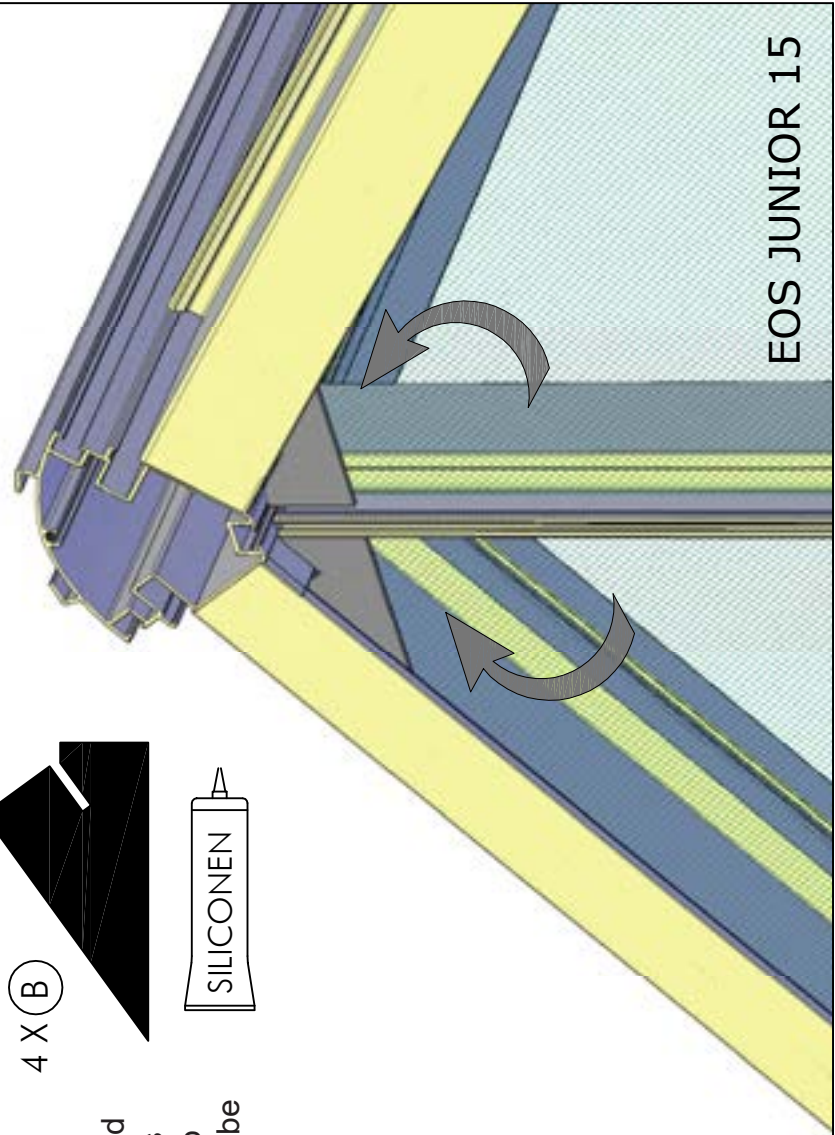
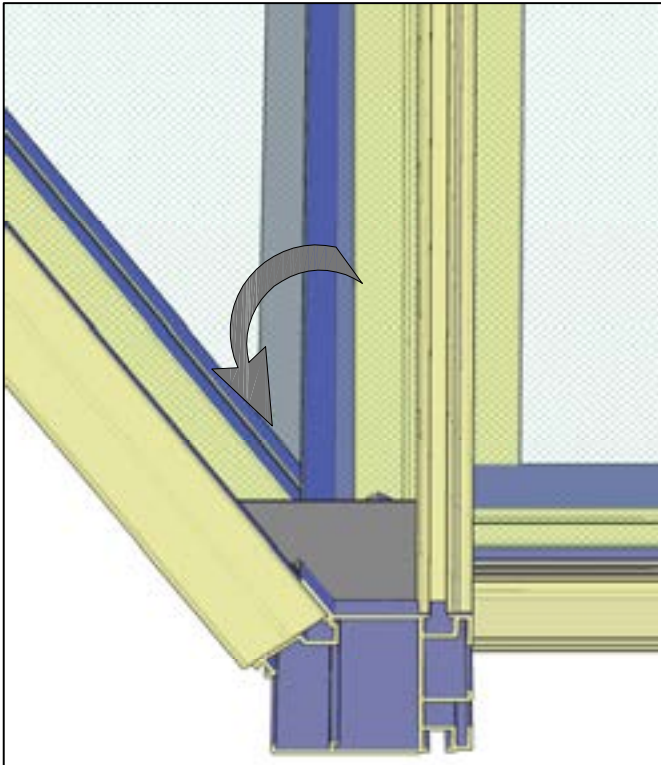
**PLEASE NOTE:** Crescent seal (E400330) is only installed in the gable eaves and roof as shown with heavy black line to the left. It is **NOT** intended to be used along vertical side walls.



4 X (A)



4 X (B)



# ACCESSORIES

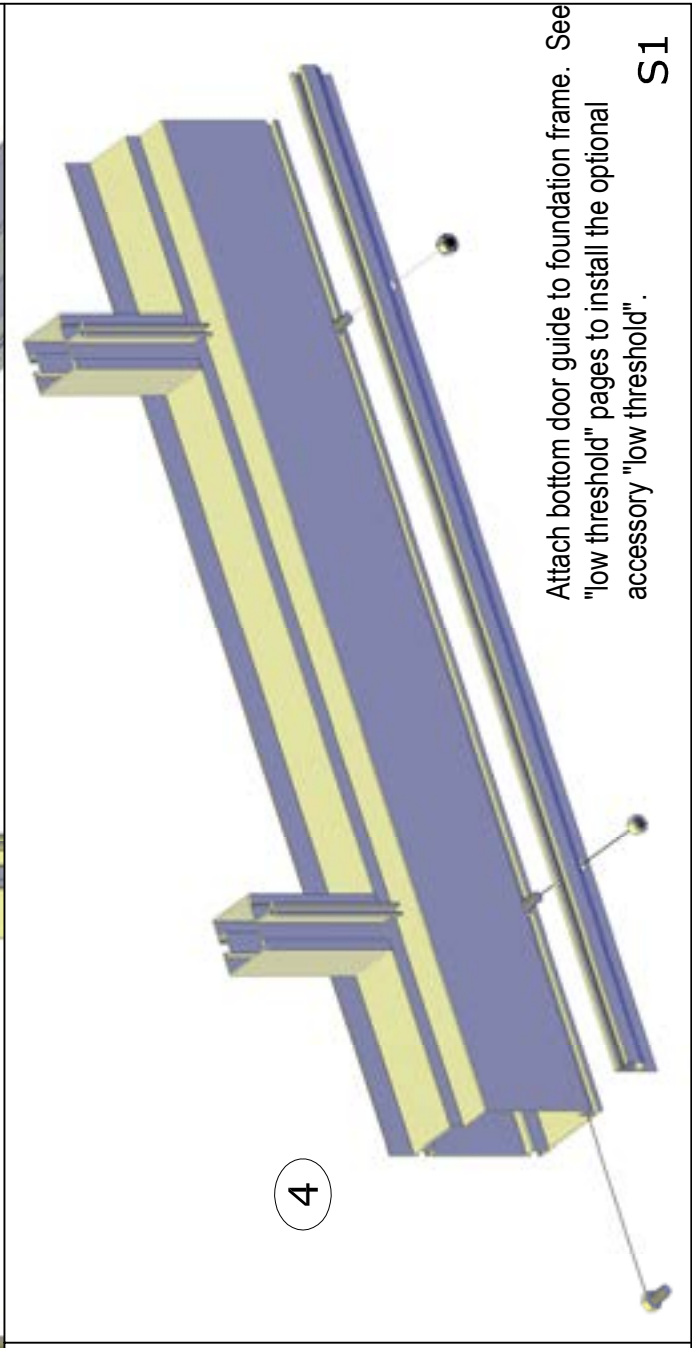
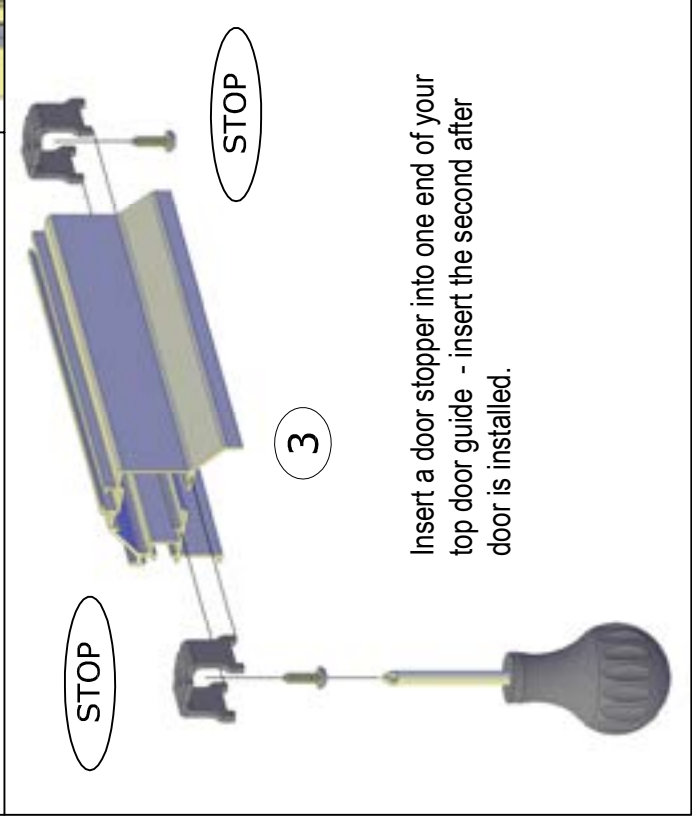
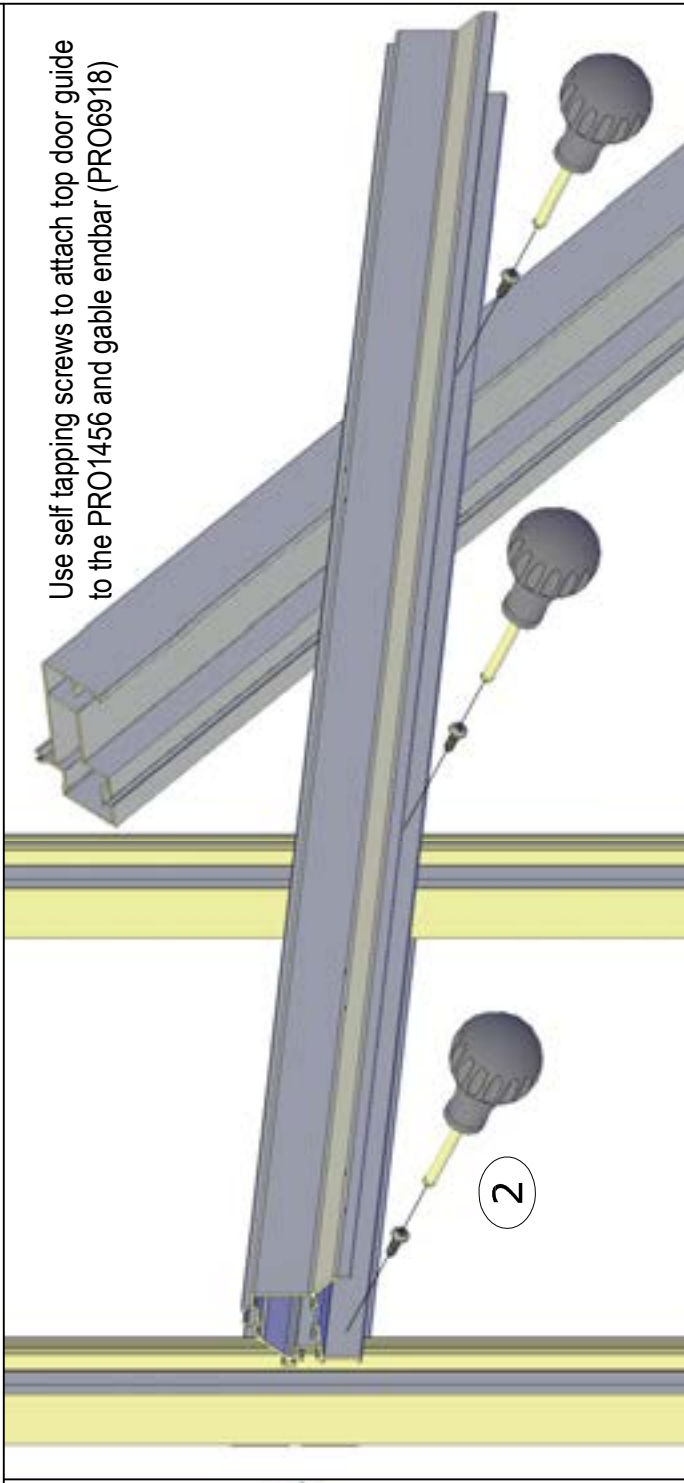
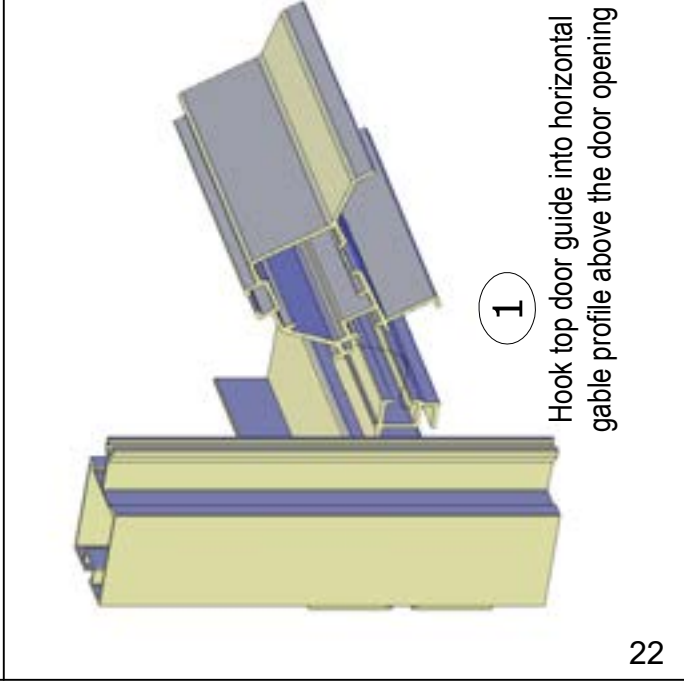
Your Junior Victorian greenhouse includes a single sliding door and 1 -2 roof vents depending on the size of the model.

The other accessories on the following pages are optional and may be ordered such as: locks, shade cloth, shelves, etc.



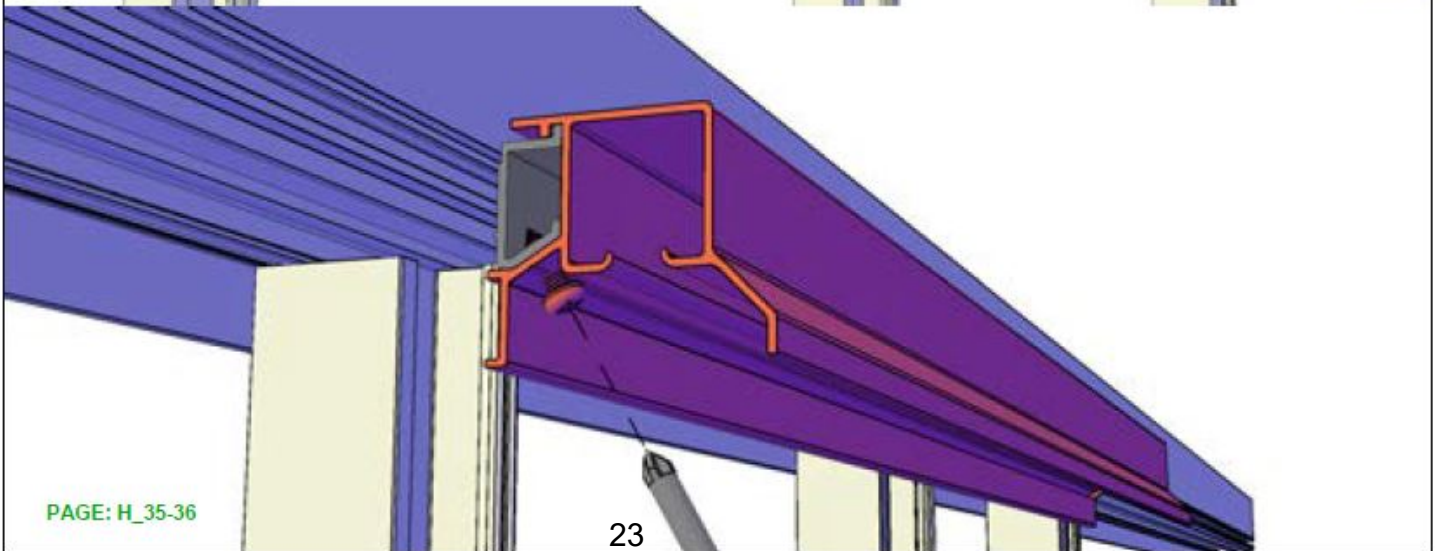
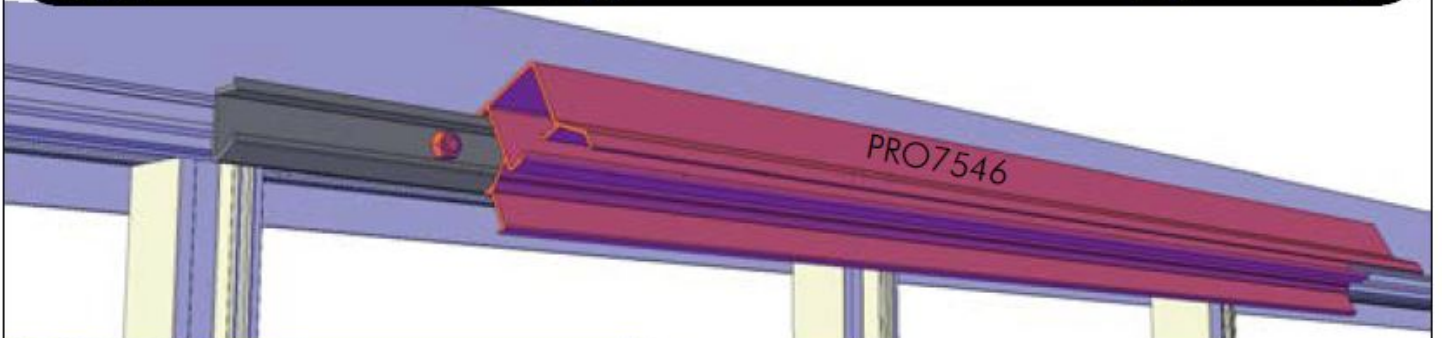
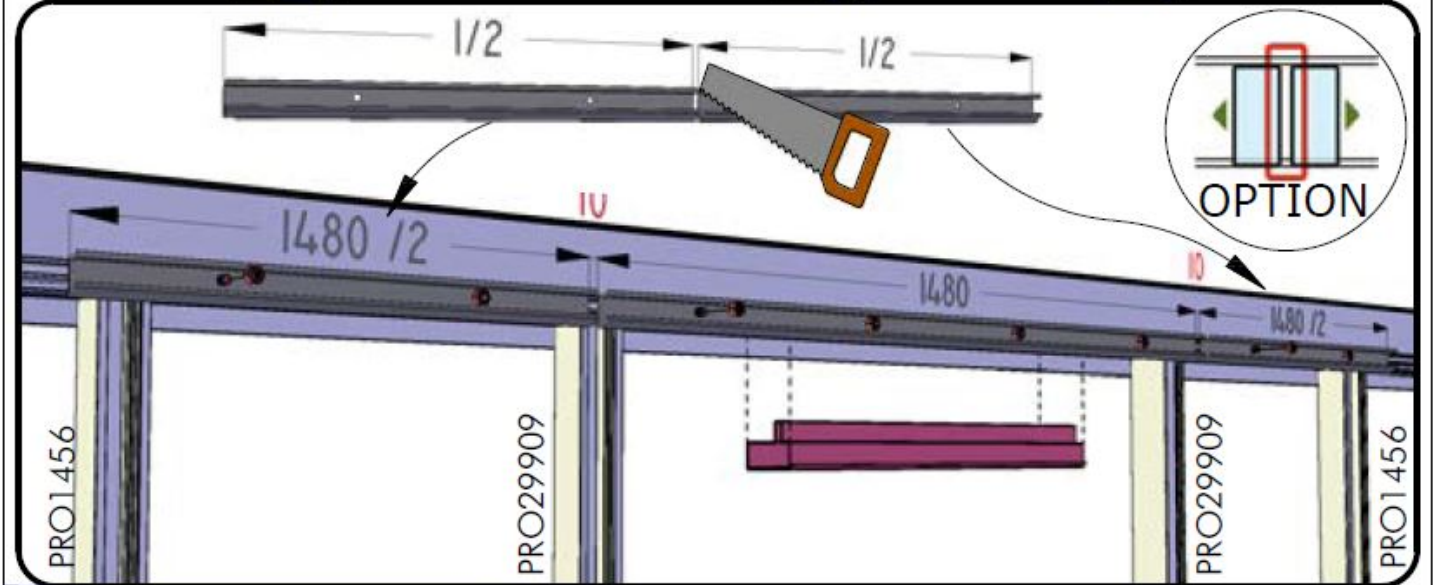
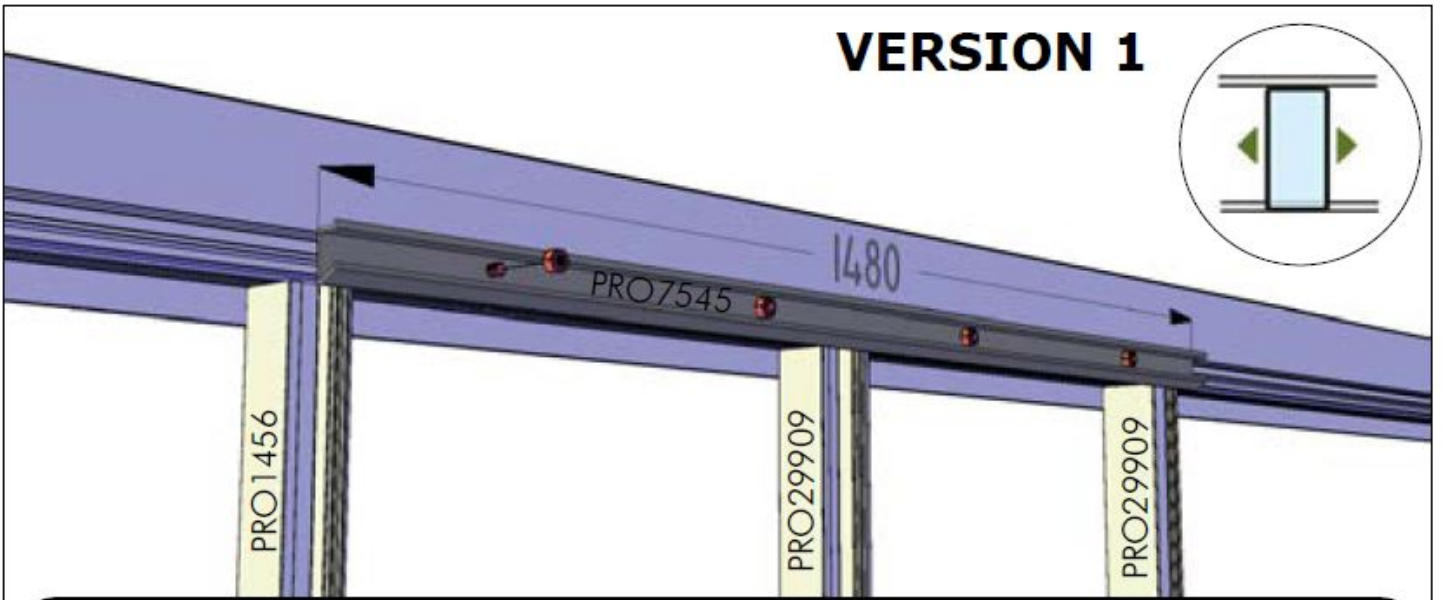
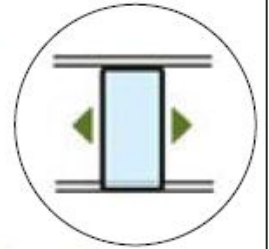
# Sliding Door Assembly and Installation

**NOTE: You may have one of two versions of upper door guides. If your guide does not match these images, proceed to the next page.**

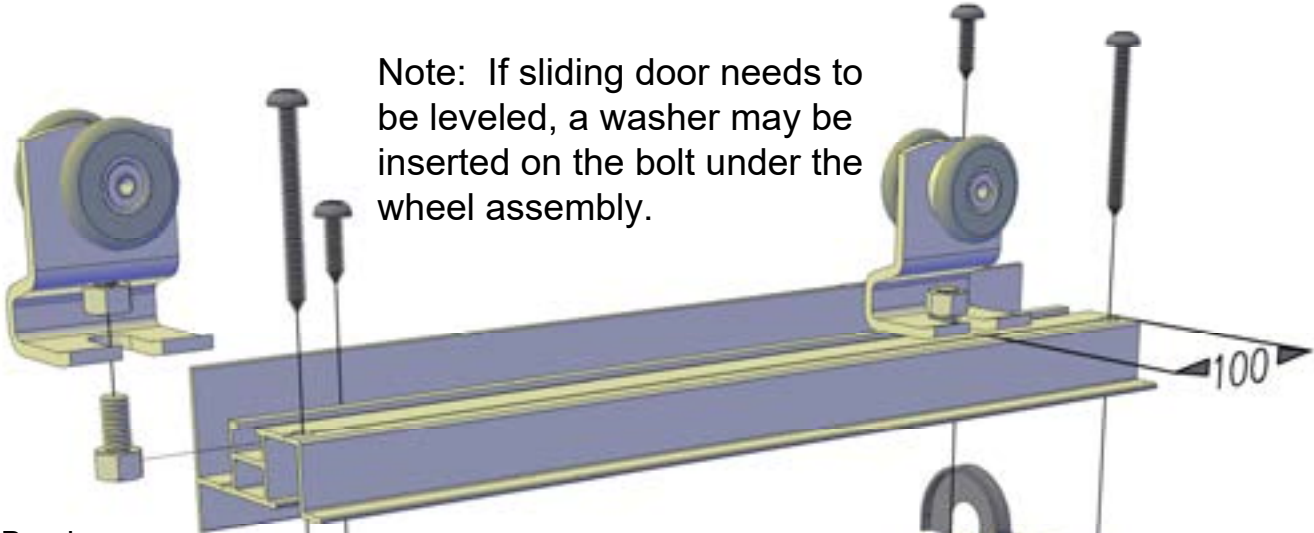




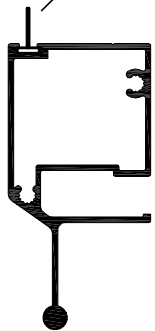
# VERSION 1



Note: If sliding door needs to be leveled, a washer may be inserted on the bolt under the wheel assembly.



Brush seal slides into channel.



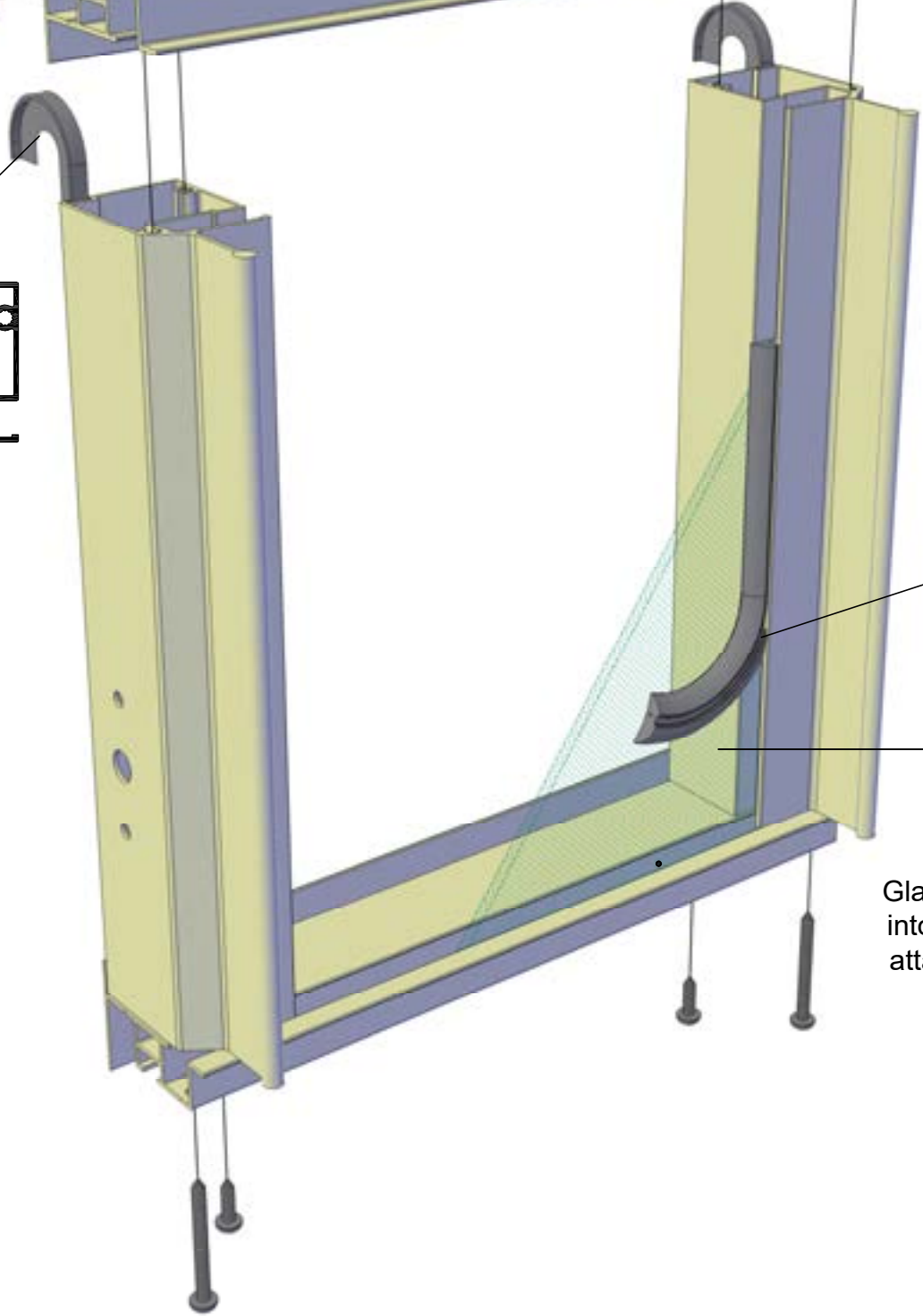
Gasket is only installed on the sides

E 400330

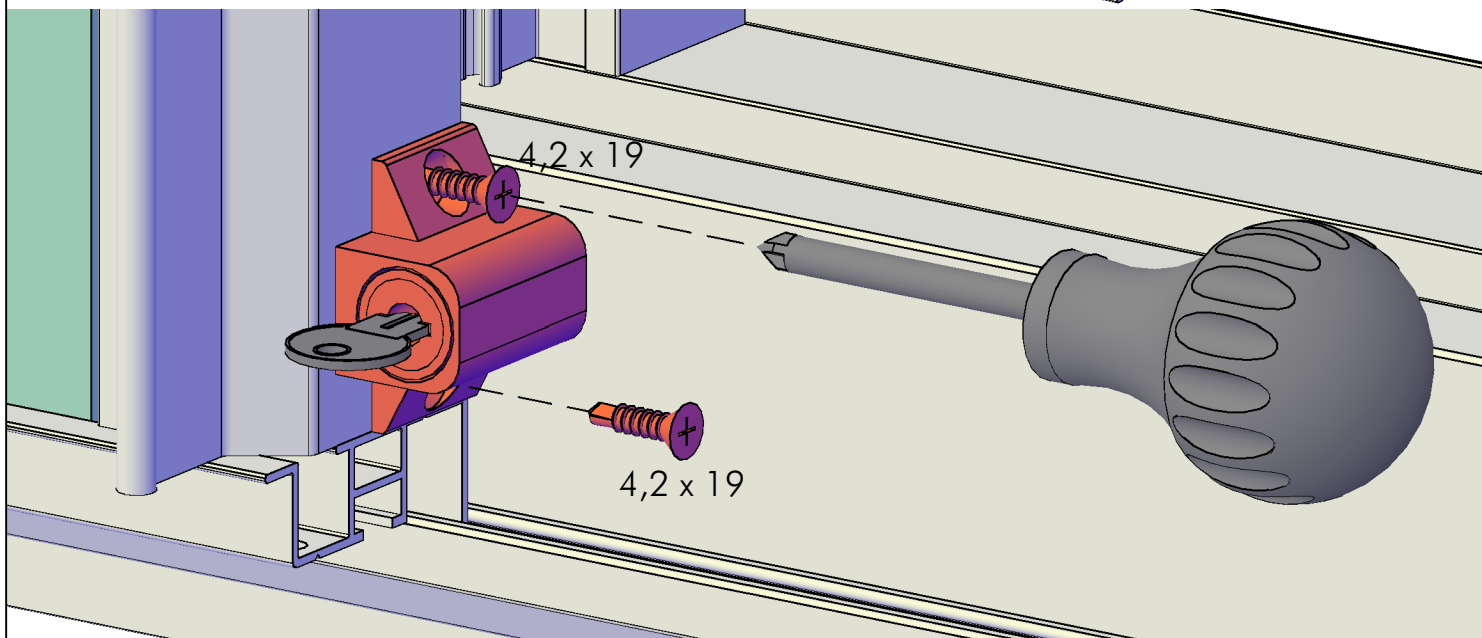
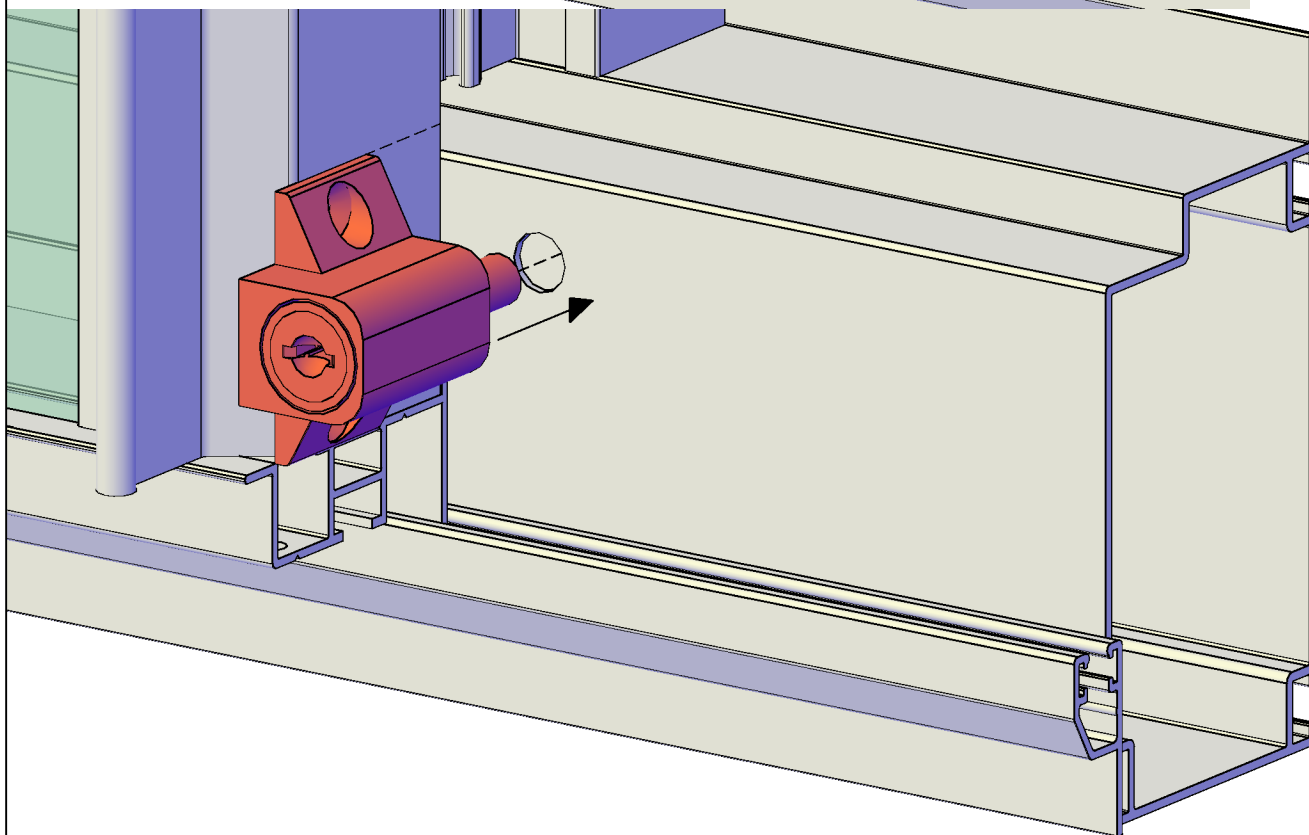
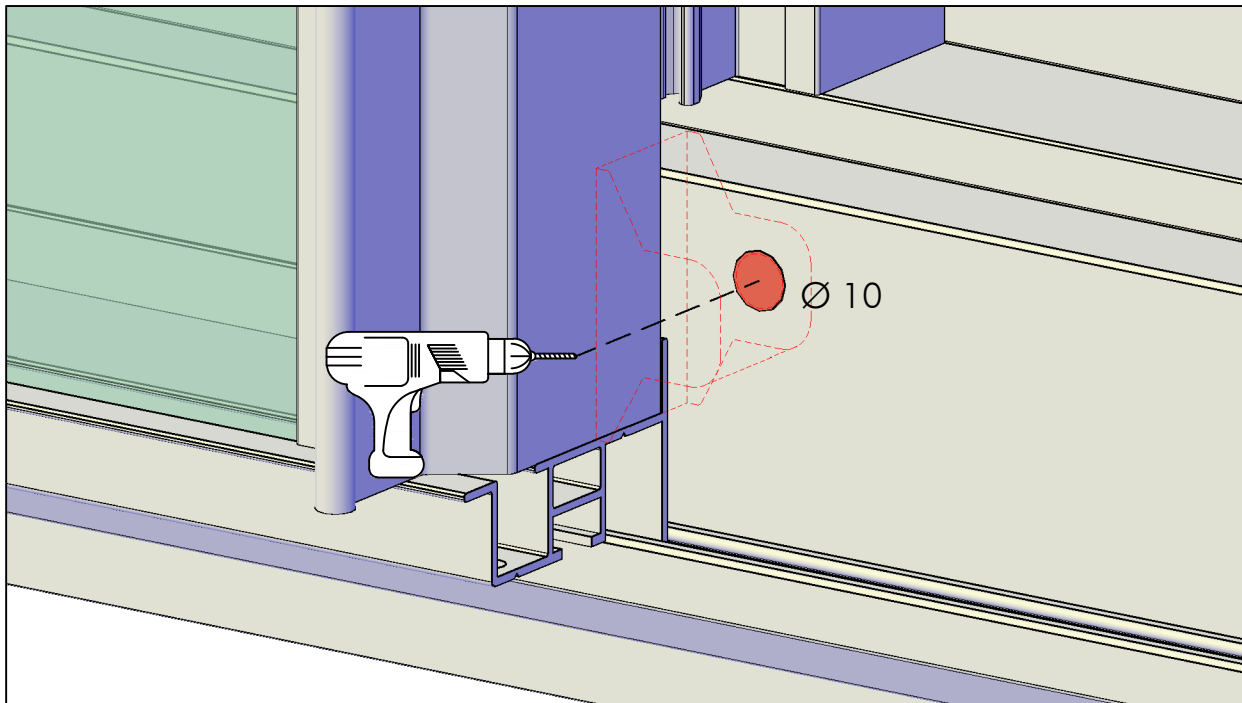
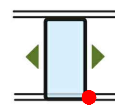


GLAS

Glass pane slides into frame before attaching the top piece.



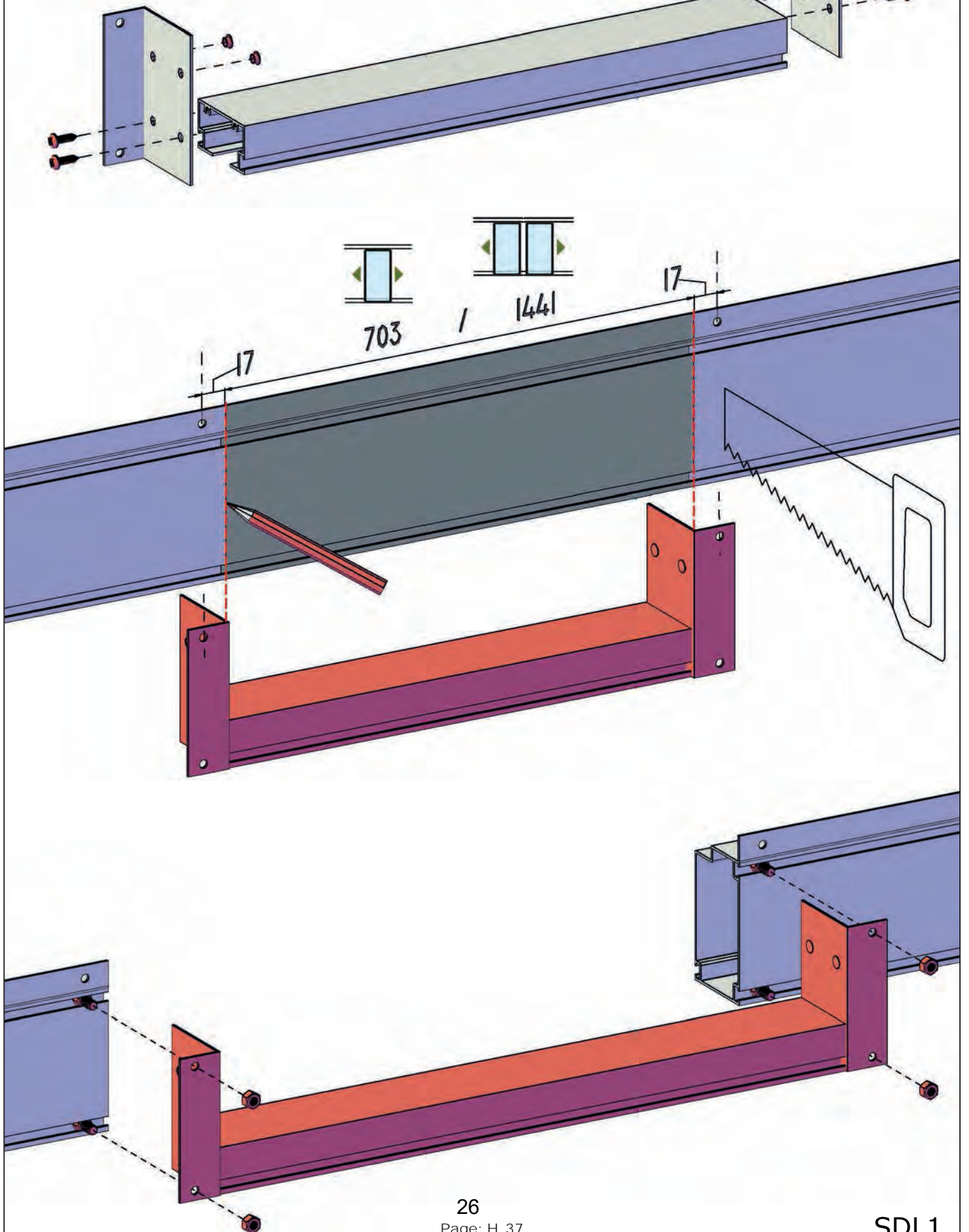
OPTION







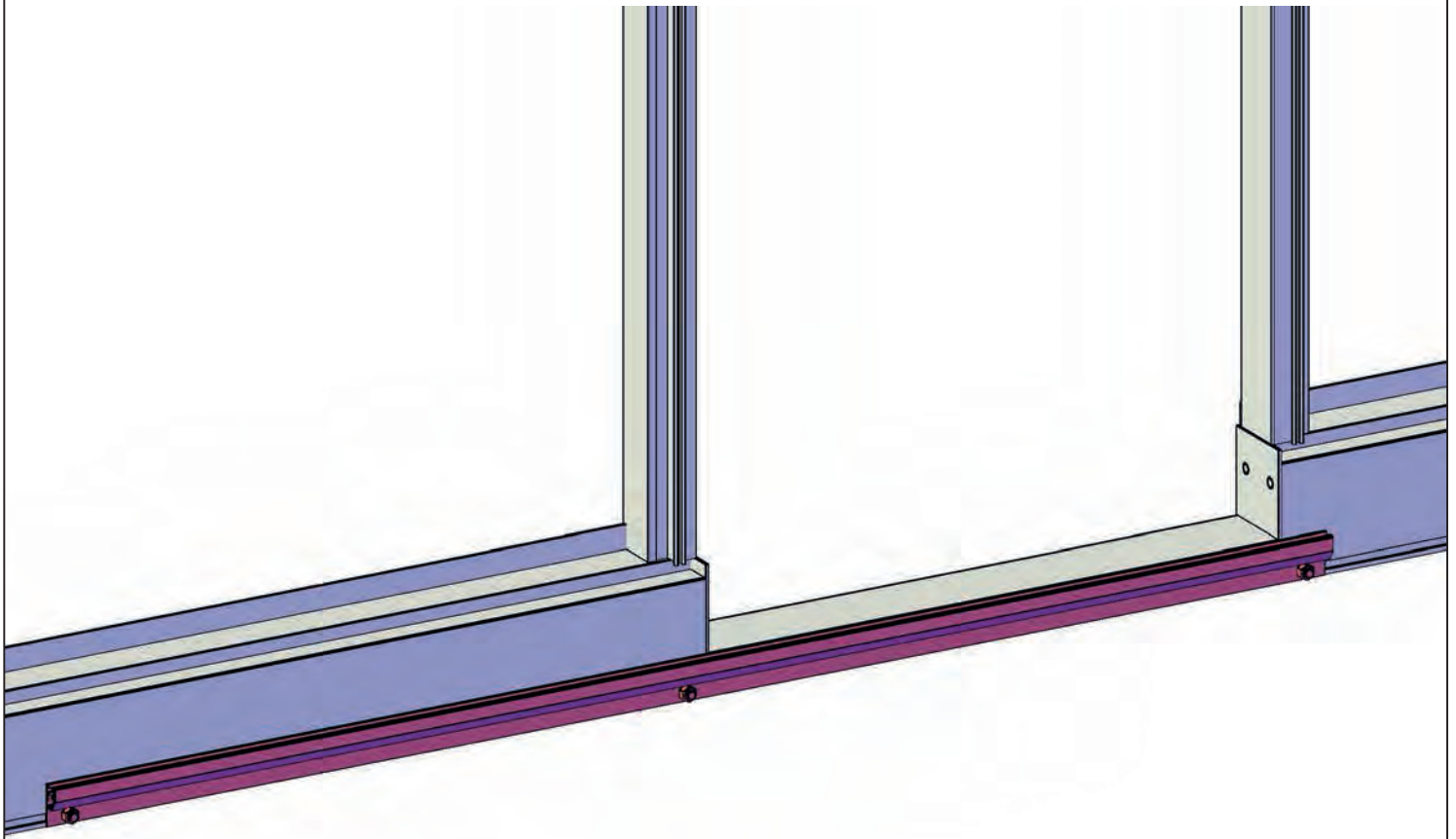
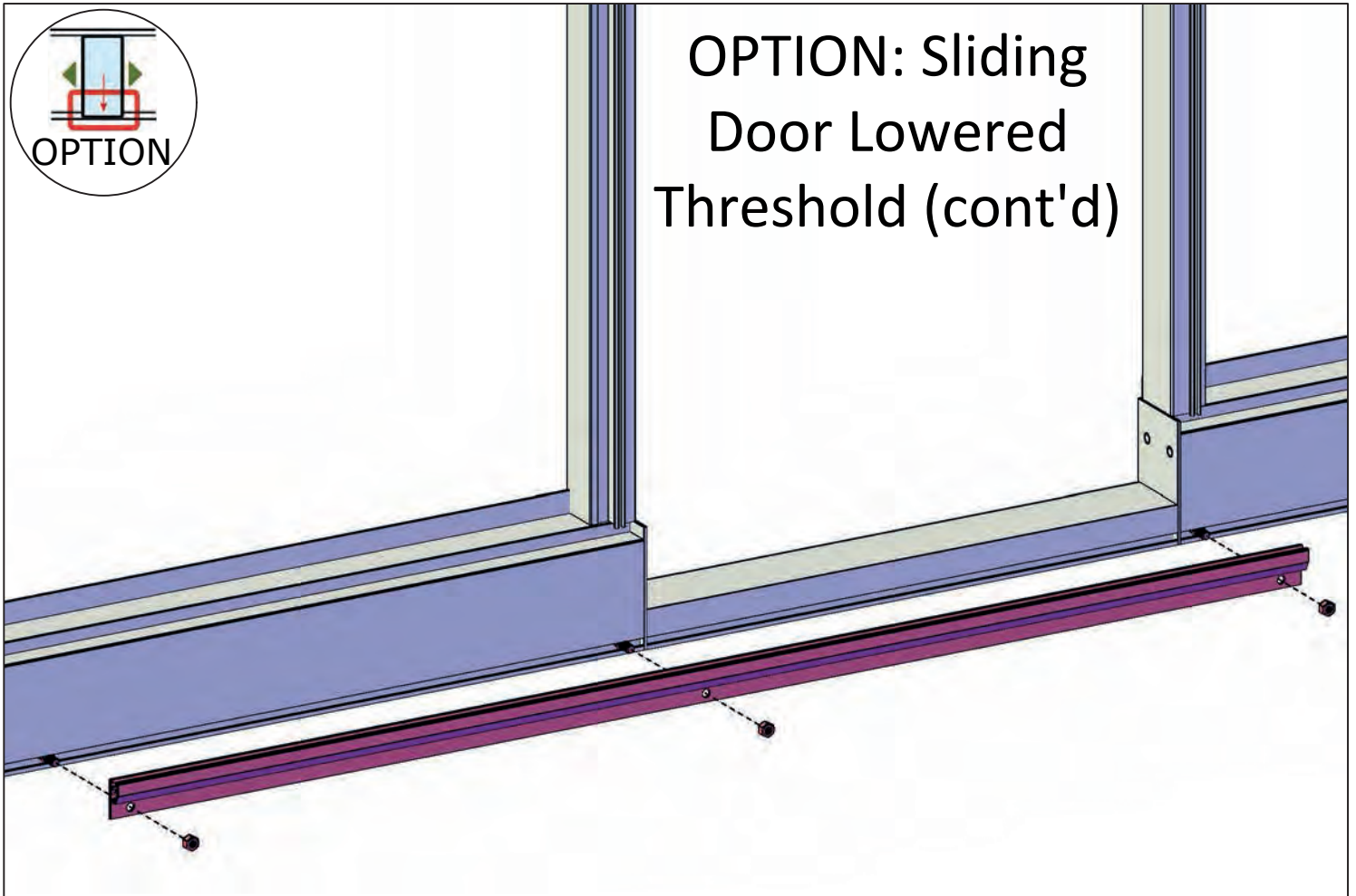
# OPTION: Sliding Door Lowered Threshold



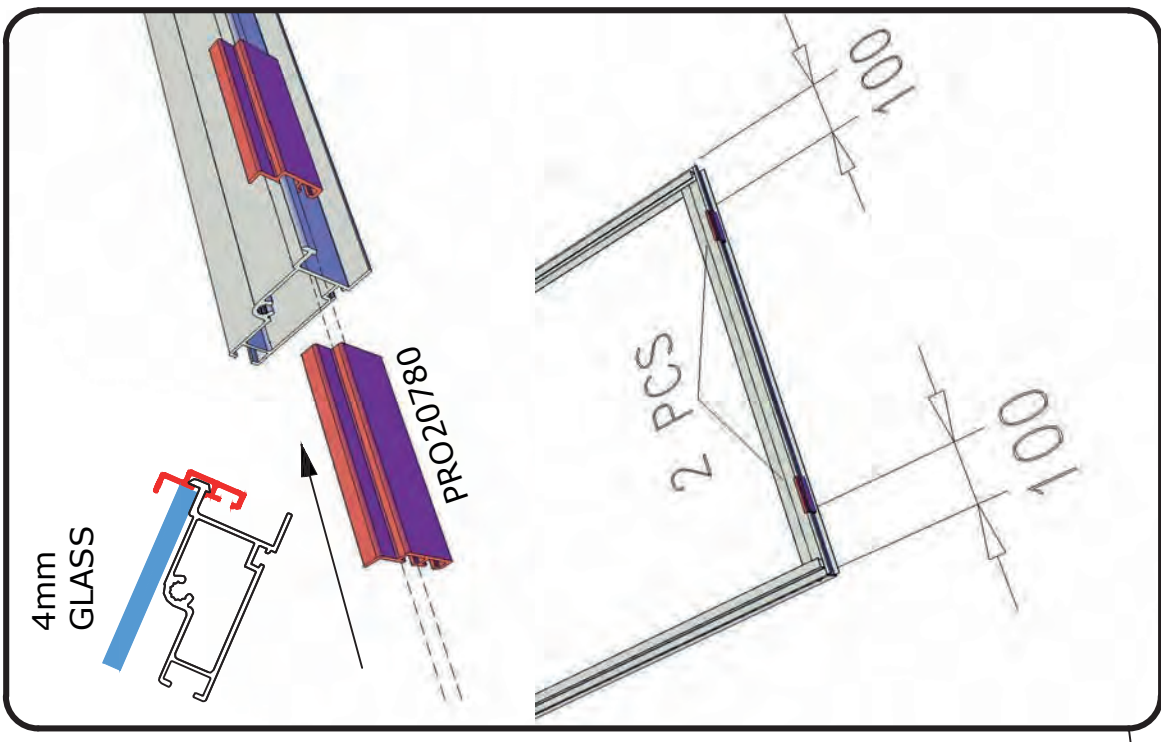
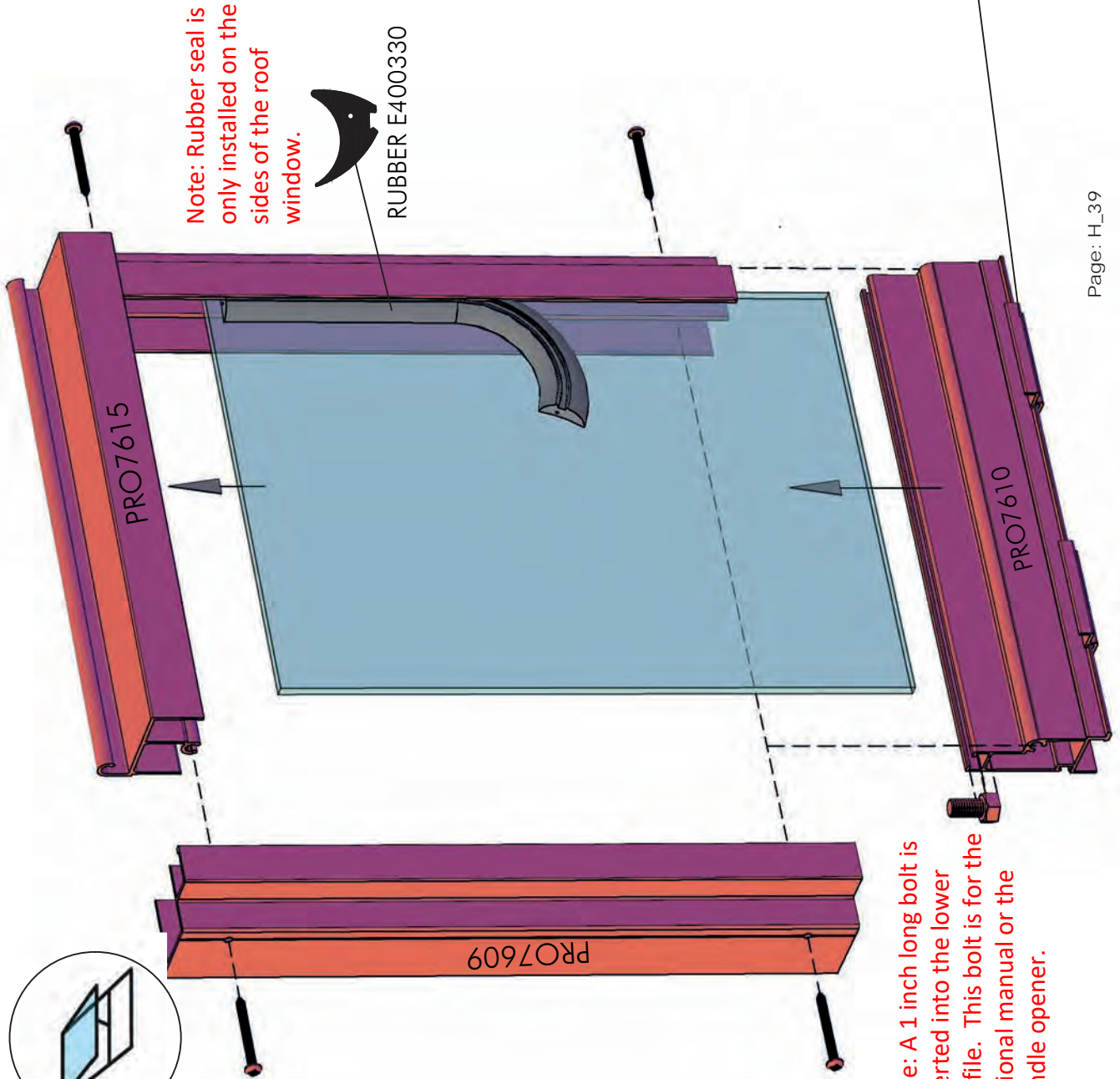
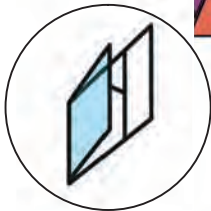




# OPTION: Sliding Door Lowered Threshold (cont'd)



# Roof window - all hardware is in roof window package

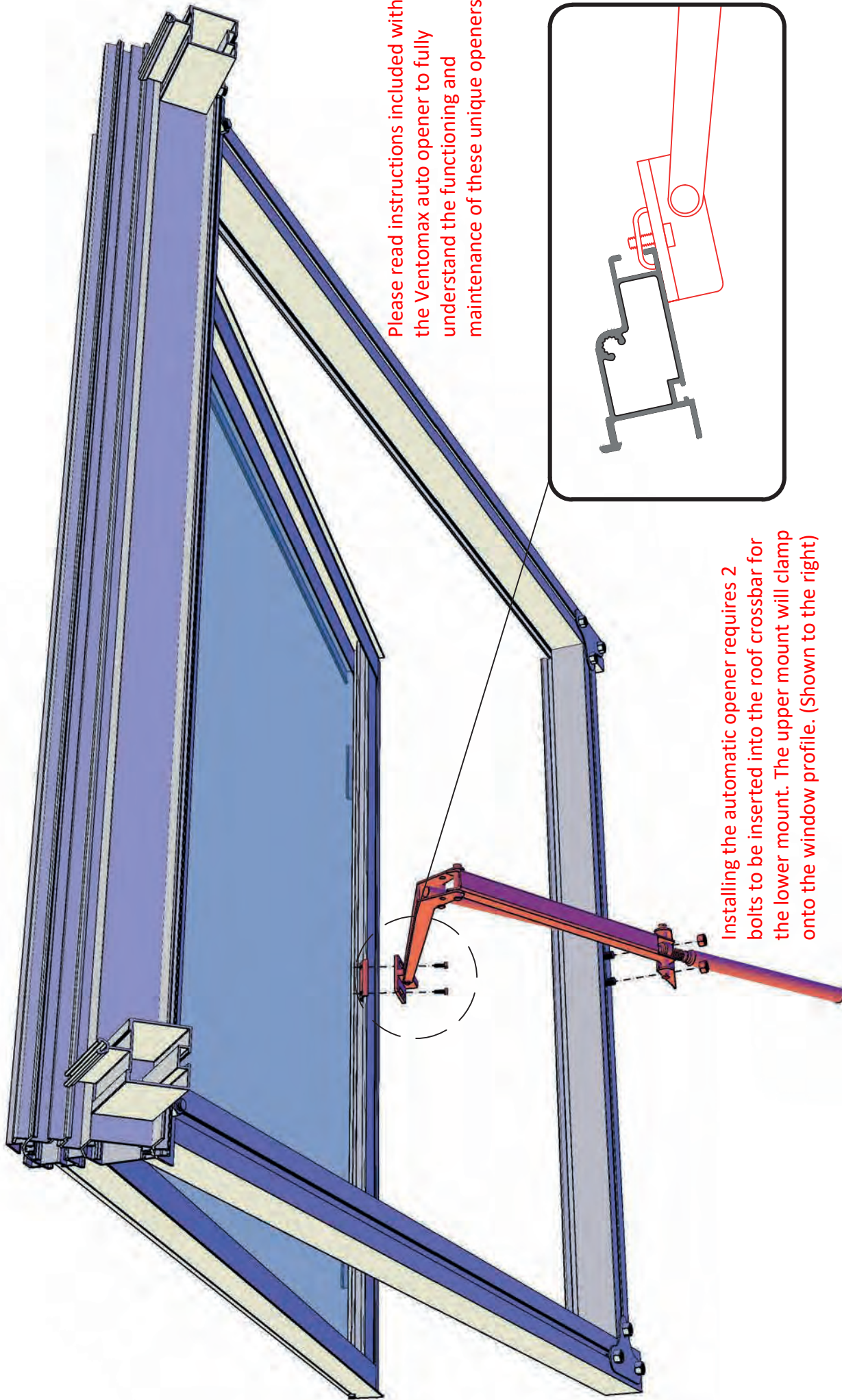








# OPTION: Auto Opener (Ventomax)

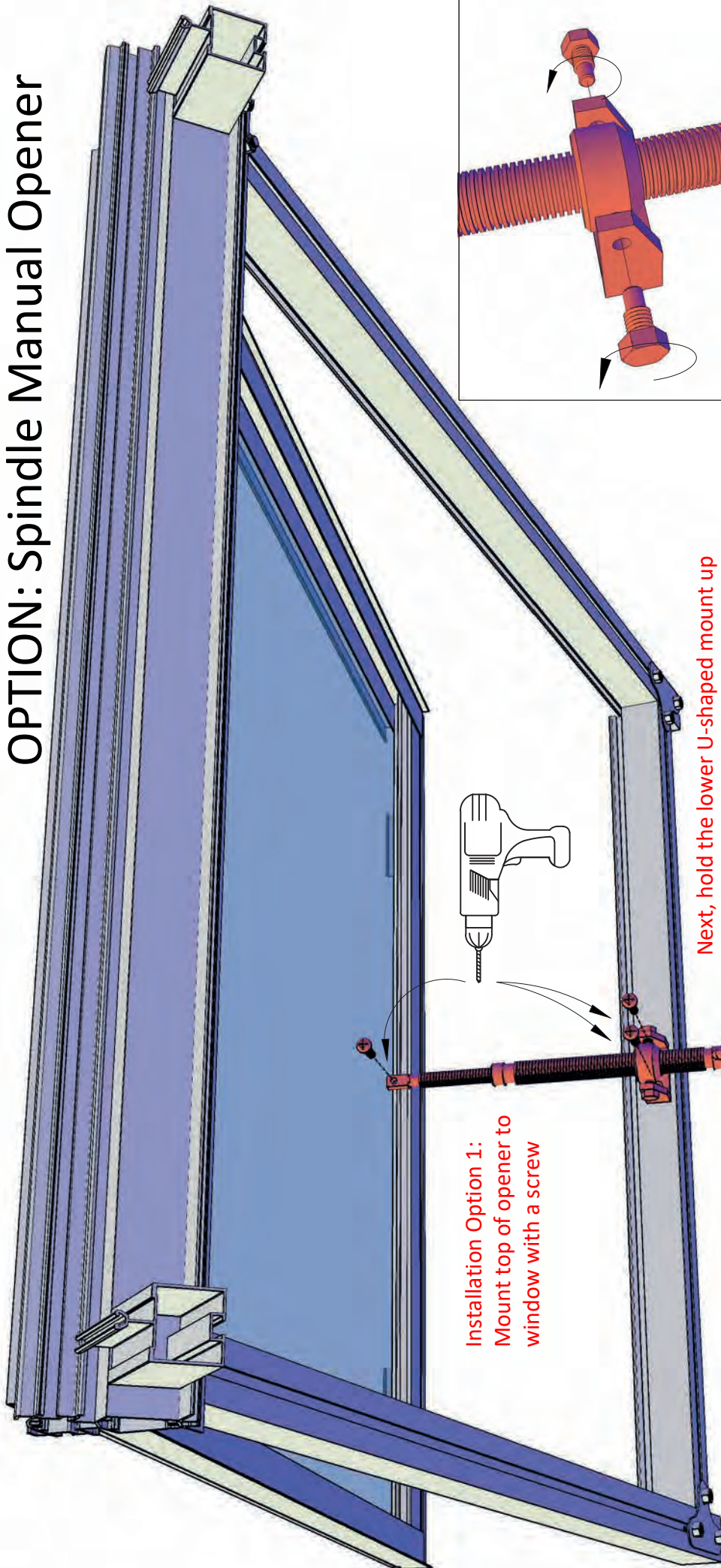


Please read instructions included with the Ventomax auto opener to fully understand the functioning and maintenance of these unique openers.

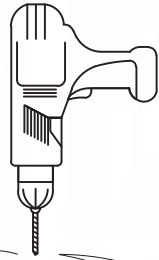
Installing the automatic opener requires 2 bolts to be inserted into the roof crossbar for the lower mount. The upper mount will clamp onto the window profile. (Shown to the right)



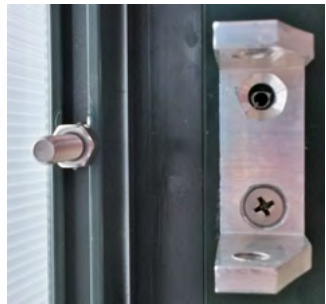
# OPTION: Spindle Manual Opener



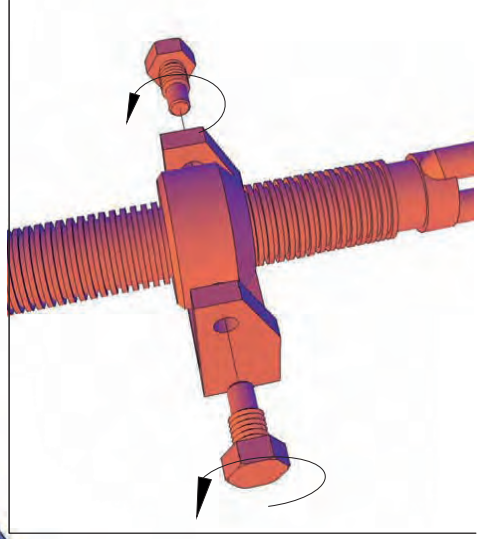
**Installation Option 1:**  
Mount top of opener to window with a screw

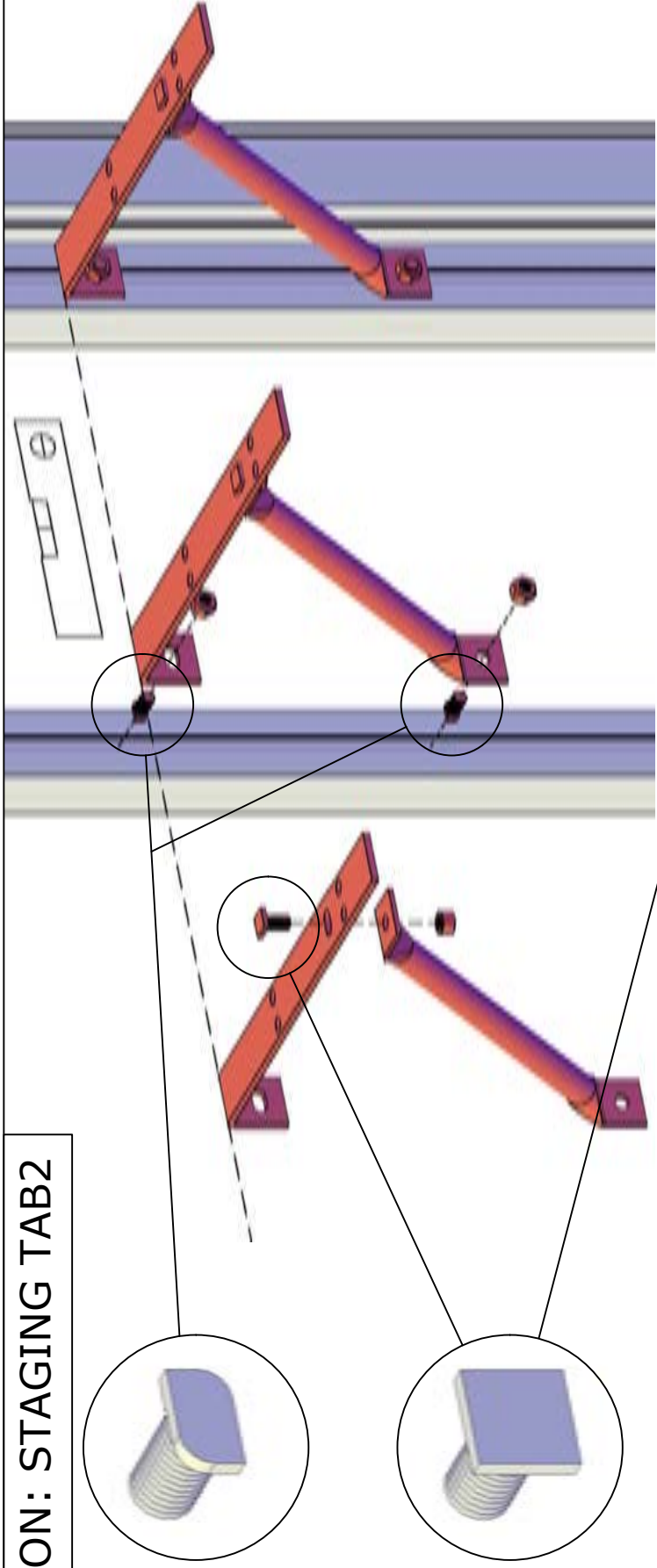


**Installation Option 2:** Insert a 1 inch long bolt into lower roof window channel. Slide to the center and lock it in place with a nut as shown below.

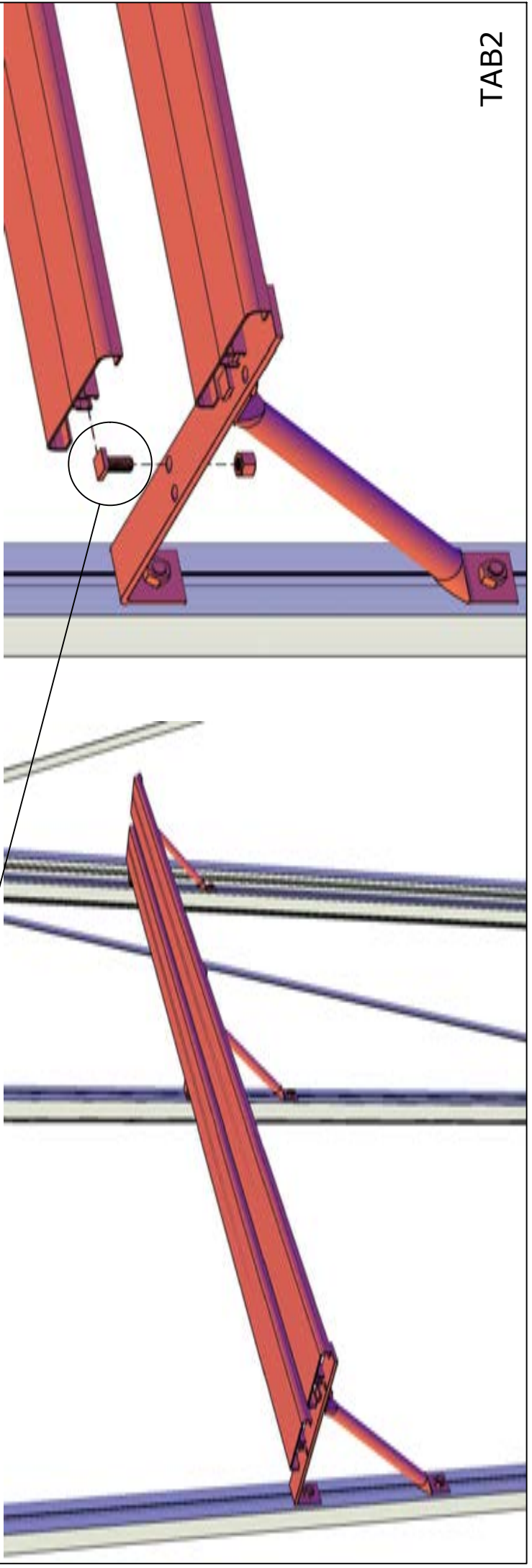


Next, hold the lower U-shaped mount up to the crossbar and mark the center of one hole. Using a 1/8" drill bit, drill the first hole, then screw the bracket on, check for level - then mark and drill the second hole. Slide the brass part of the opener over the bolt in the window channel. Use the supplied 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.

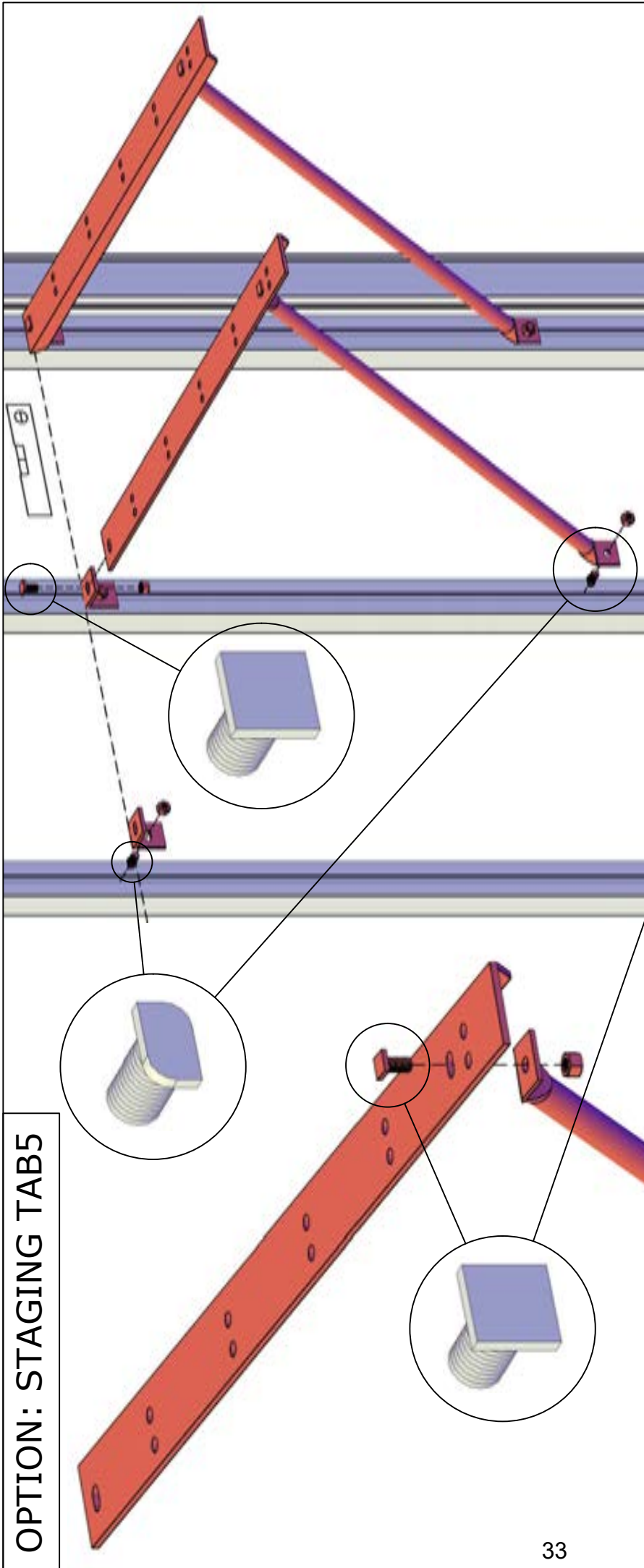




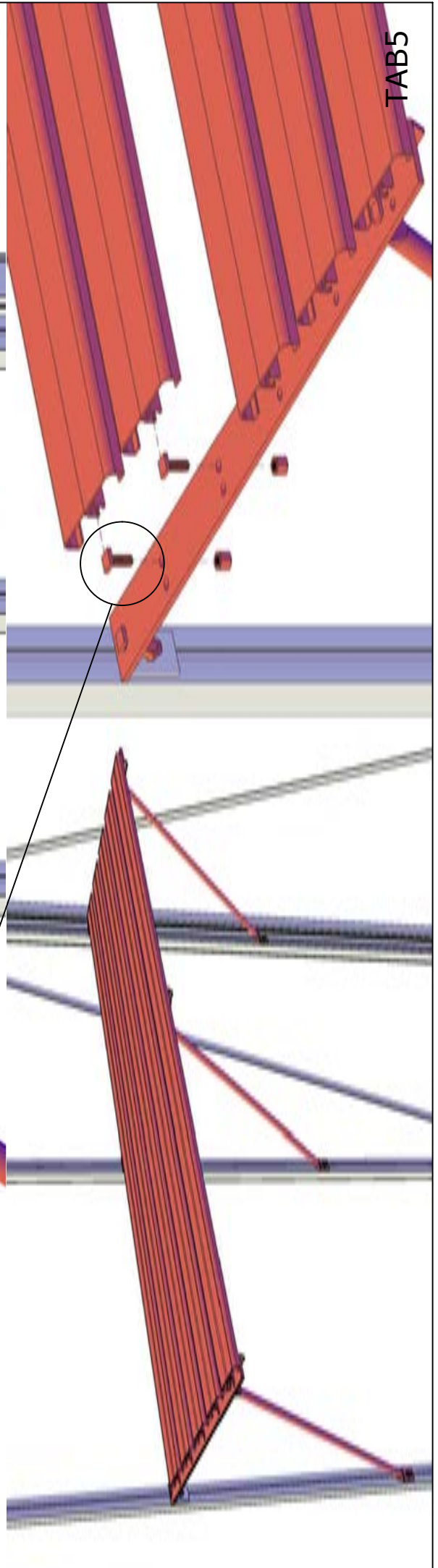
OPTION: STAGING TAB2



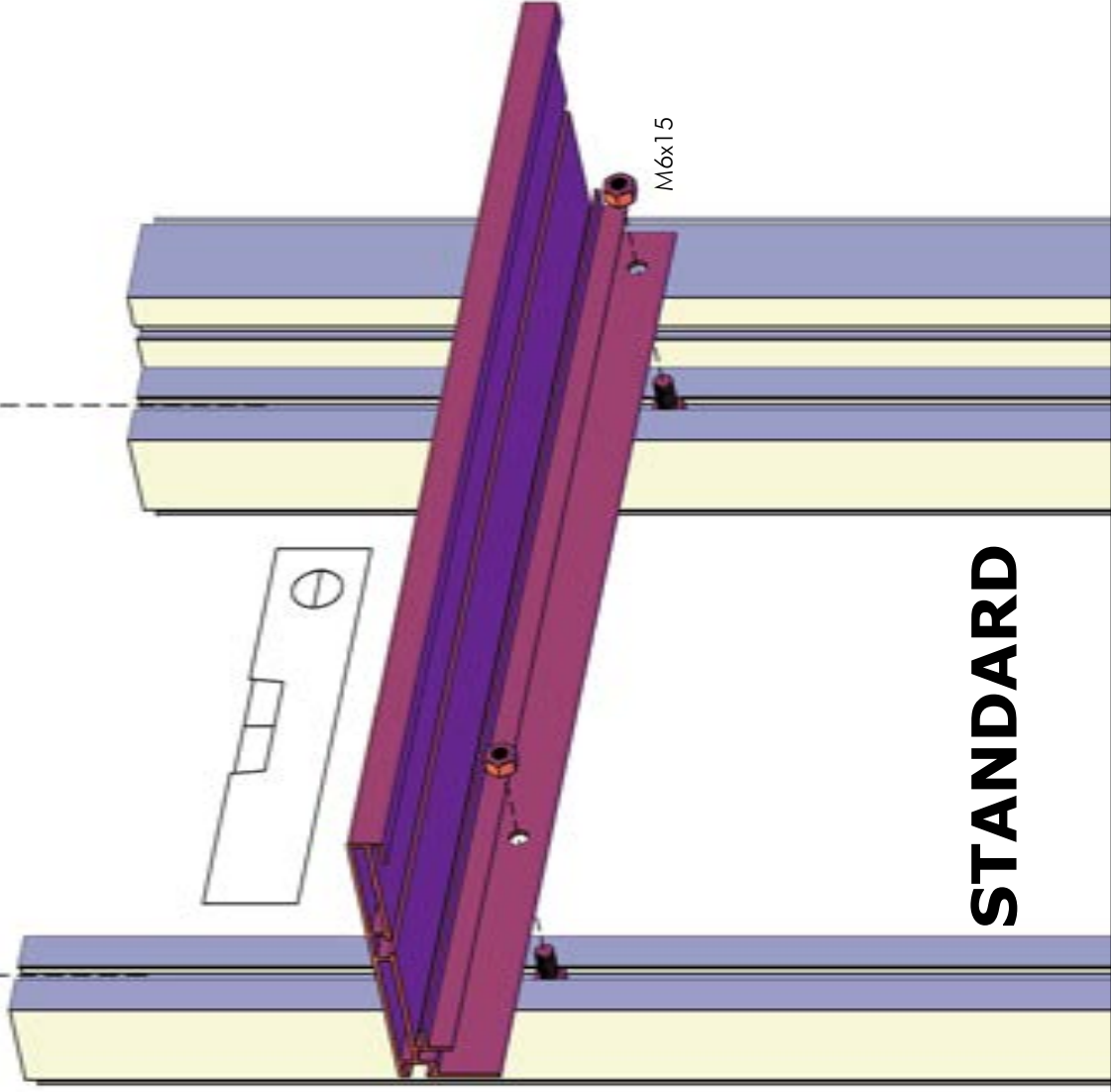
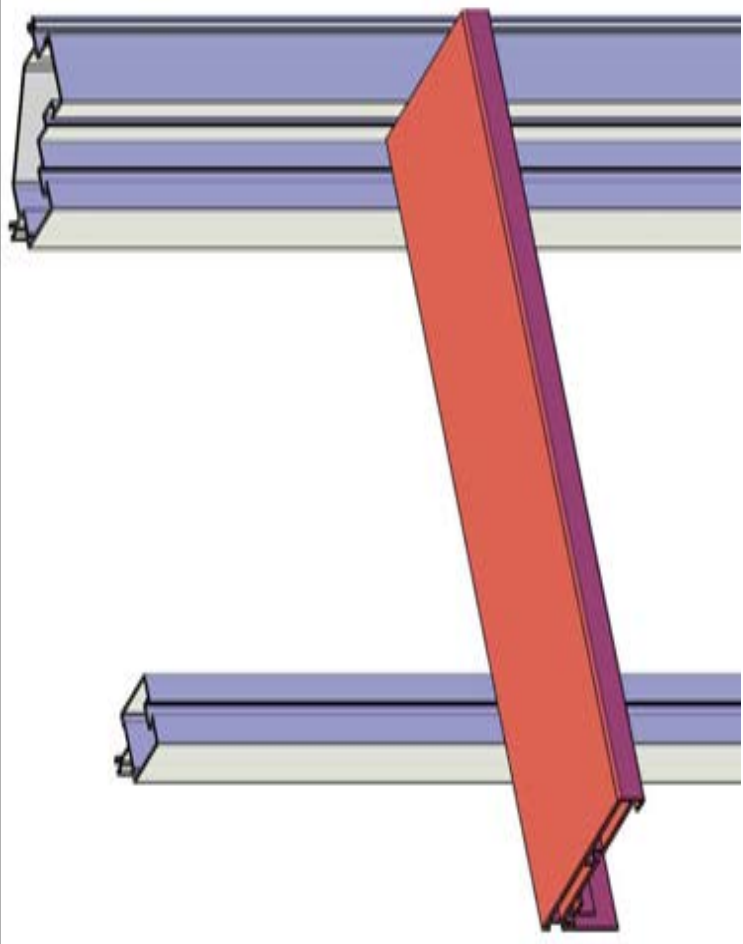




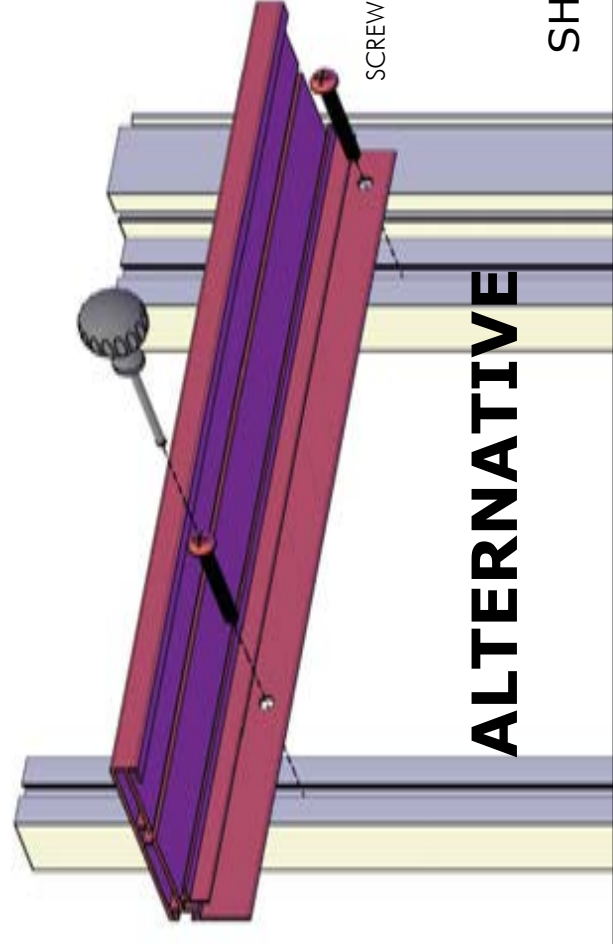
OPTION: STAGING TAB5



TAB5



**STANDARD**

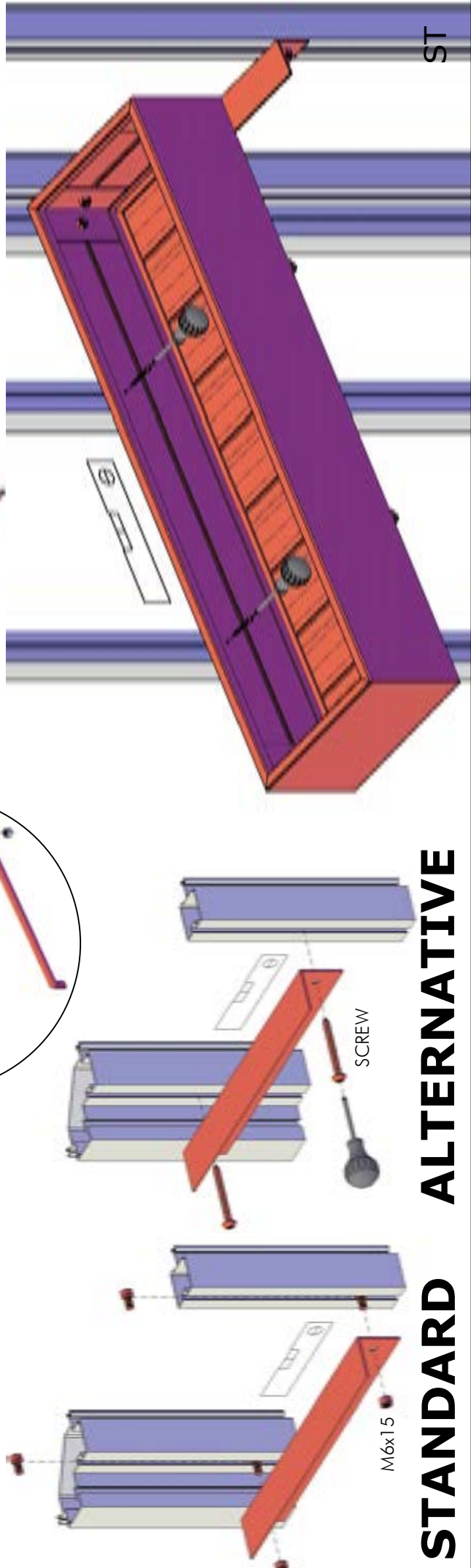
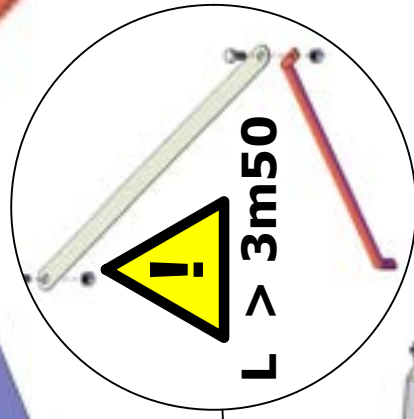
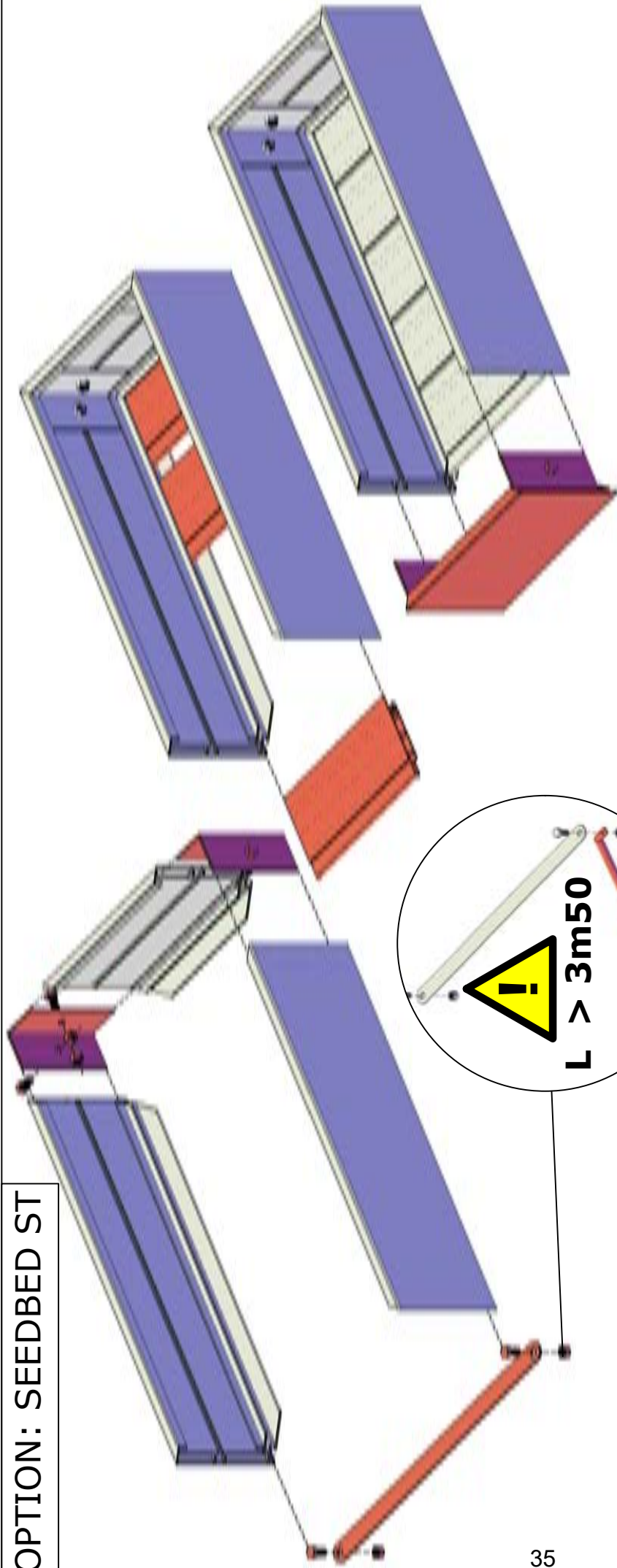


**ALTERNATIVE**

SH



OPTION: SEEDBED ST

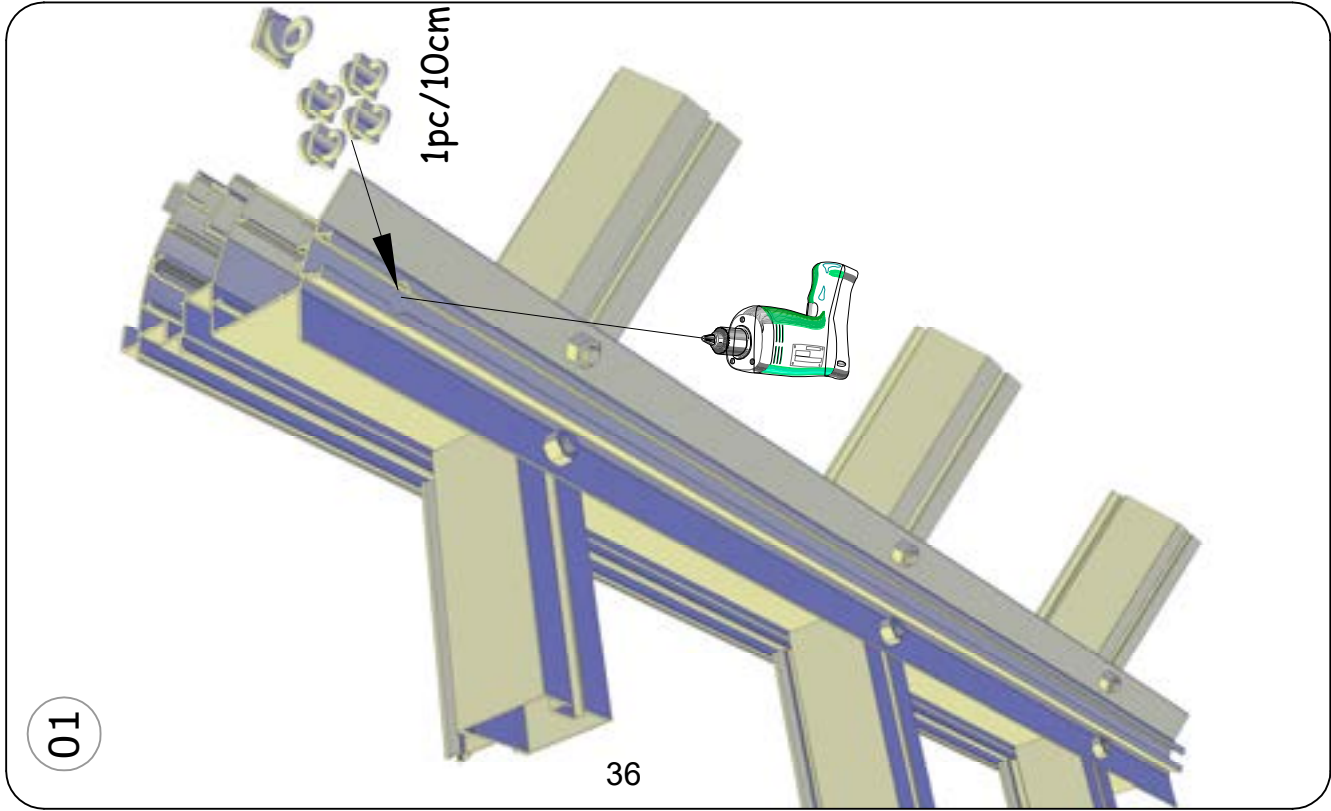


STANDARD ALTERNATIVE

ST

# OPTION: Shadecloth

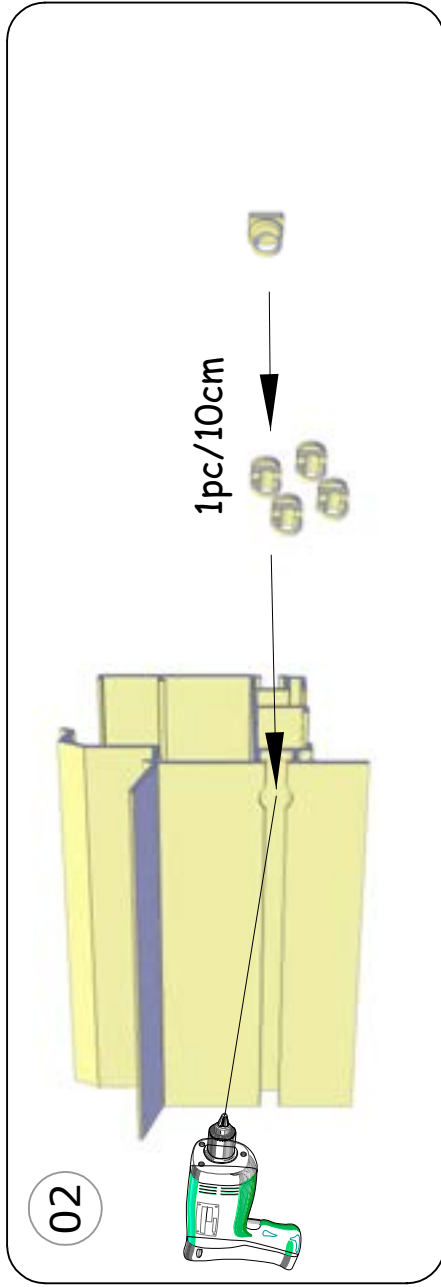
May be added after assembly - you will need to notch the ridge and gutter profile channels with a 1/2" drill bit. See next page for curtain sliders insertion instructions specific to your model.



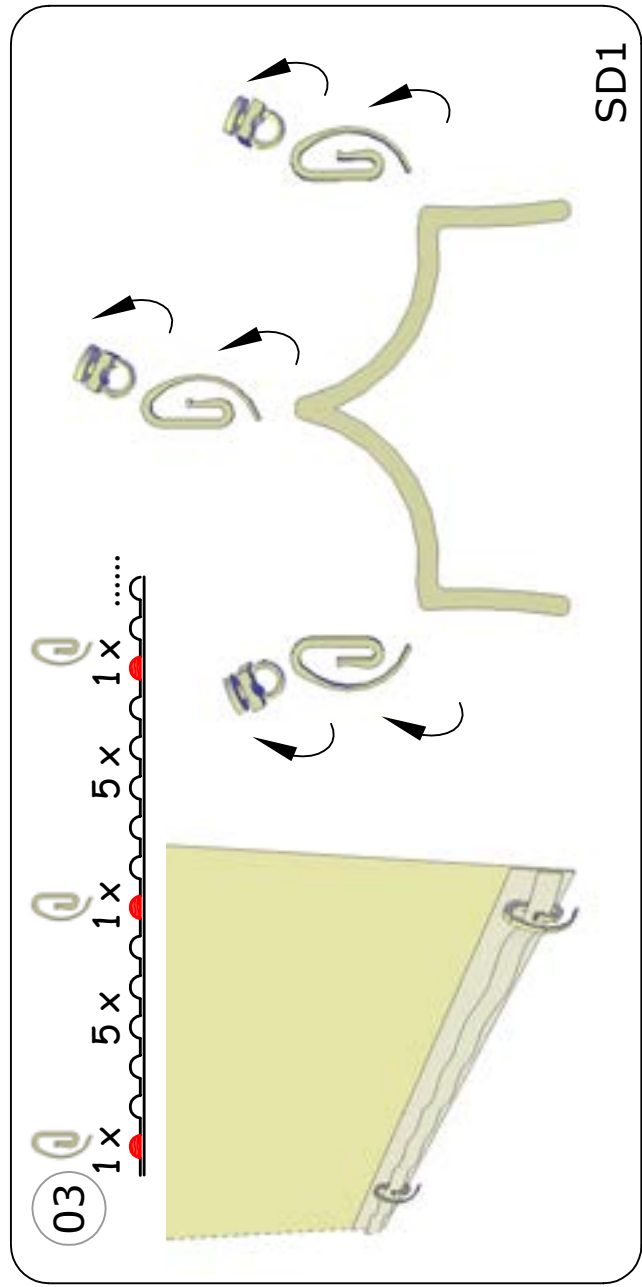
01

36

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



02



03

SD1

## OPTIONAL ACCESSORY: SHADECLOTH

**Inserting the curlicue hooks into the curtain:** The curlicue hooks that insert into the curtain will go in every 6<sup>th</sup> 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. 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 and diagonal supports (as needed for various models). **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.**

### JVIC 23 (7'8" x 10'2")

Has on shadecloth (1) SUN236-300. Insert the following in this order:

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

### JVIC 24 (7'8" x 12'6")

Has two separate curtains – (1) SUN236-73 (this smaller section goes at one gable end) and (1) SUN236-300. Insert the following in this order:

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

### JVIC 25 (7'8" x 15')

Has two separate curtains – (2) SUN236-73 (this smaller section goes at one gable end) and (1) SUN236-300. Insert the following in this order:

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



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](http://www.exaco.com)*

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(T) +32 15 30 67 80 (W) [www.janssens-alusystems.be](http://www.janssens-alusystems.be) (E) [info@janssens-alusystems.be](mailto:info@janssens-alusystems.be)