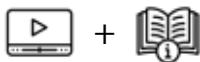




Exaco Edits 01.27.23  
Janssens VERSION 2023.1

# MOUNTING INSTRUCTIONS

## MODERN



[HTTPS://JANSSENS-ALUSYSTEMS.BE/EN/DOWNLOADS](https://janssens-alusystems.be/en/downloads)



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

*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 Modern 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)***

# PRODUCT INFORMATION

Thank you for buying a high-quality aluminum greenhouse.

## REMARKS

In all drawings you find the mounting-instructions for all basic standard-models (Action Models). However this manual should be a sufficient guidance for all special-case greenhouses. 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 a aluminium cleaner available at every good drugstore. 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 has 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 mounting in order to avoid injuries. One should at all times pay attention to the local building regulations.

## STORAGE

The packages and glass boxes must be stored in a dry place, protected from sunlight and any form of moisture. Excessive humidity or condensation inside the packaging may lead to corrosion on profiles and/or glass!

## ASSEMBLY ORDER

The assembly procedure is the same for all our greenhouses. - Sorting of all profiles and articles.

- Mounting of the complete aluminium construction.
- Leveling of the construction using a waterlevel.
- Securing the building to the ground
- Glazing.

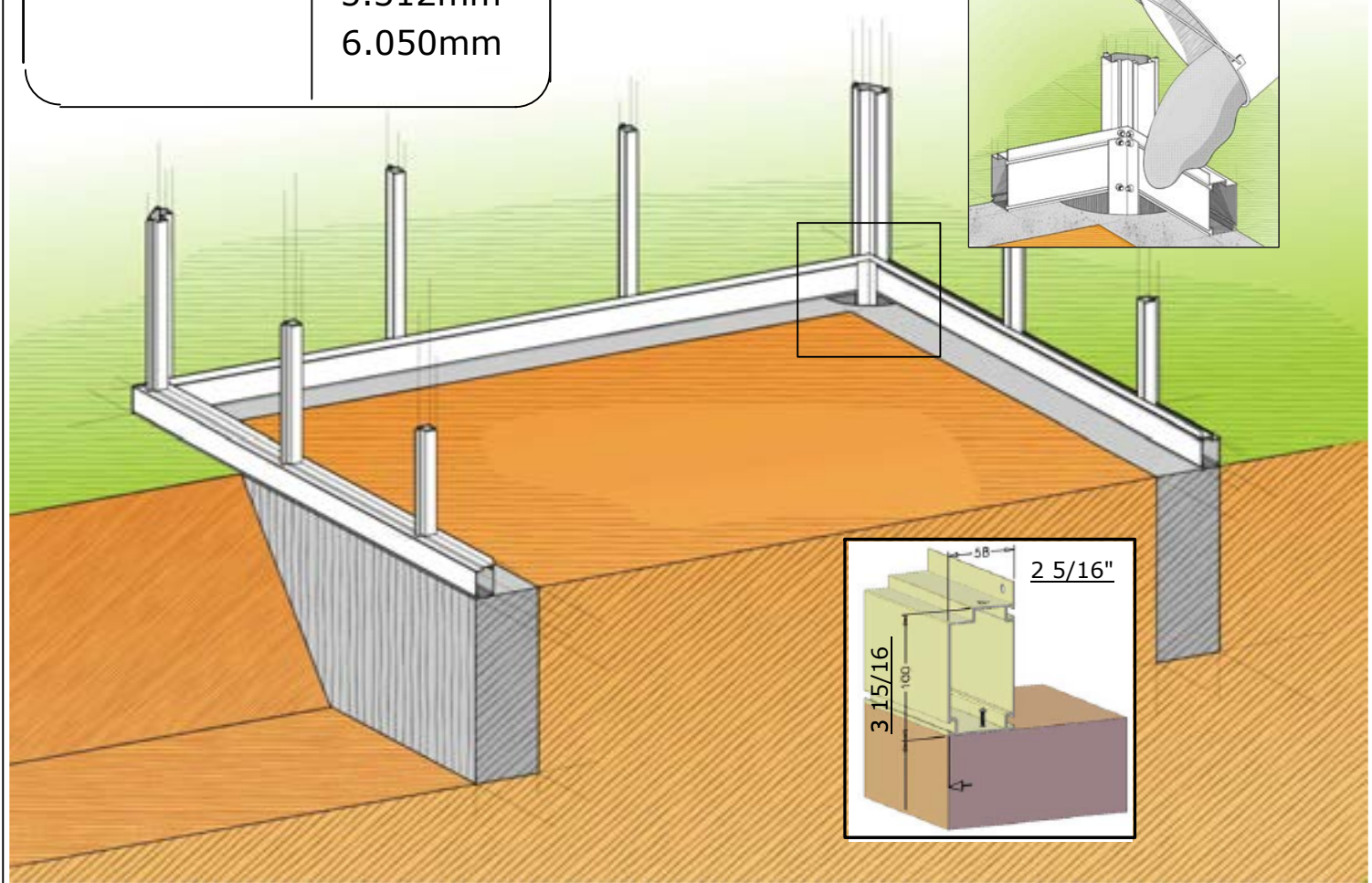
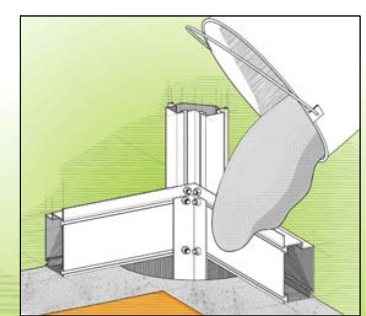
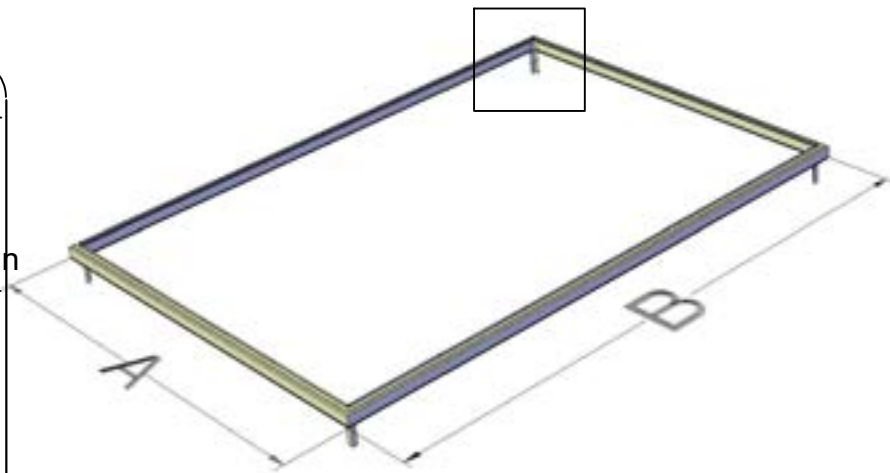
## REQUIRED TOOLS

Socket wrench nr. 10 or spanner nr. 10, water-level, screwdriver, drilling machine + drill 4.2 mm, scissors (to cut the rubber).

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

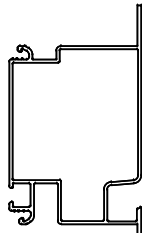
# " MODERN "

A	X	B
M23 2360mm / 93 in		3098mm / 122 in
M34 3098mm / 122in		4574mm / 180 in
M36 3098mm / 122in		6050mm / 238.2 in
	2.360mm	3.098mm
2.360mm		3.836mm
3.098mm		4.574mm
		5.312mm
		6.050mm

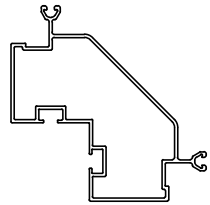


## **Important notes for preparing your site:**

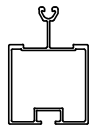
- Do not set anchors in concrete until the entire greenhouse frame is complete, level, and square. You will need some play to attach the uprights.
- It is recommended to build your foundation down to the frost line in your area. Consult with a local contractor for recommendations
- Greenhouse base frame 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 are attached to the bottom of the anchor to be a "catch" in the concrete. We recommend leaving a 4-6" hole in your concrete for the anchors. Do NOT embed the corner anchors into concrete until the greenhouse is built, leveled and square.
- Embedding the corner anchor into concrete is the most secure method, although you may choose to trim them off and cut them into halves or thirds and use them to attach the greenhouse to the foundation frame/concrete with stainless-steel concrete screws.



PRO1454



PRO6578

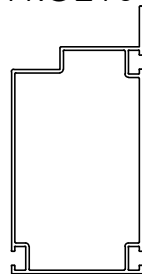


PRO1456

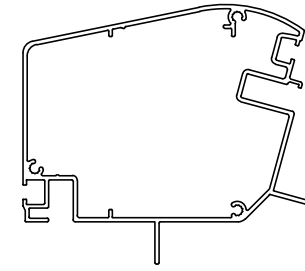
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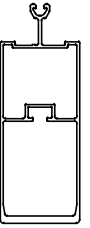
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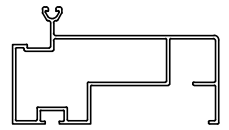
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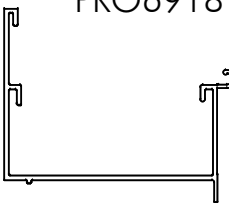
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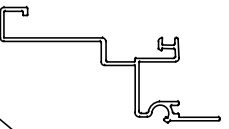
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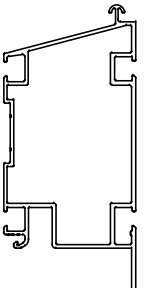
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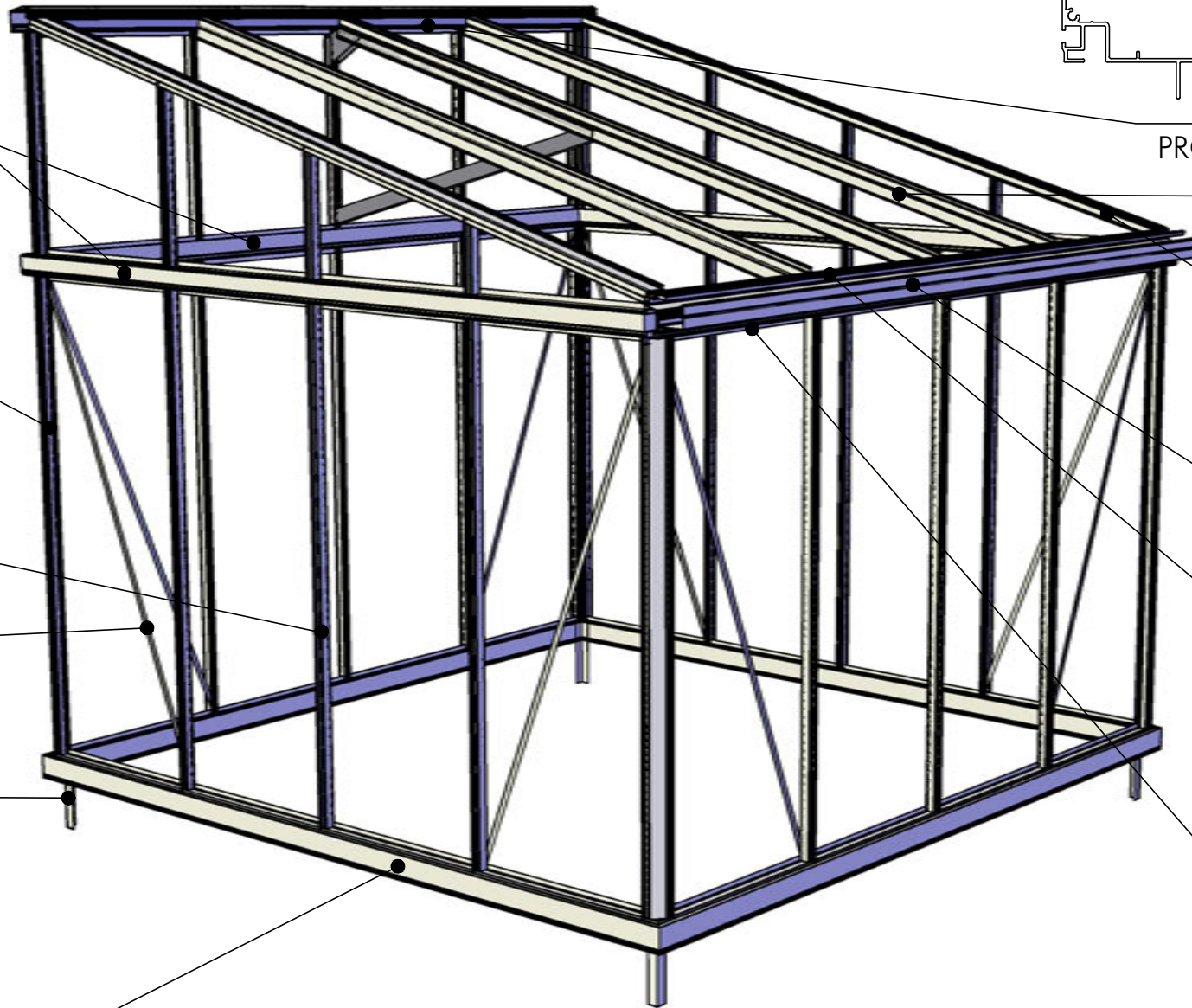
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GSO



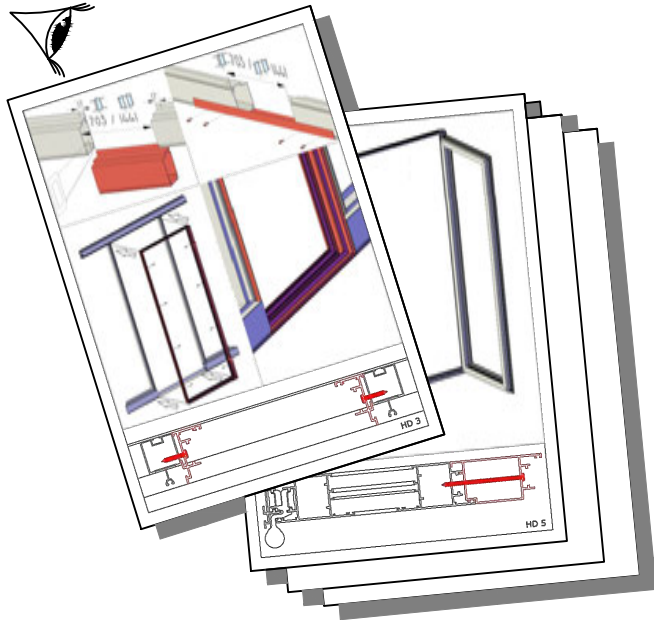
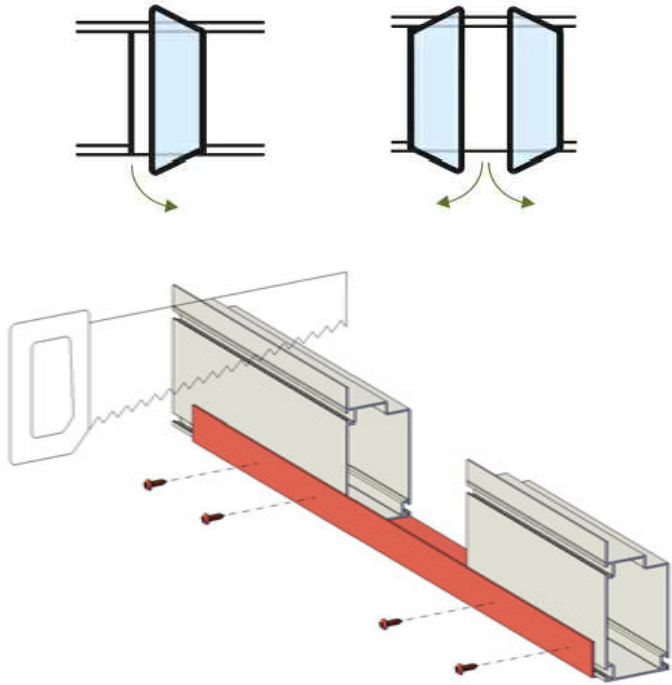
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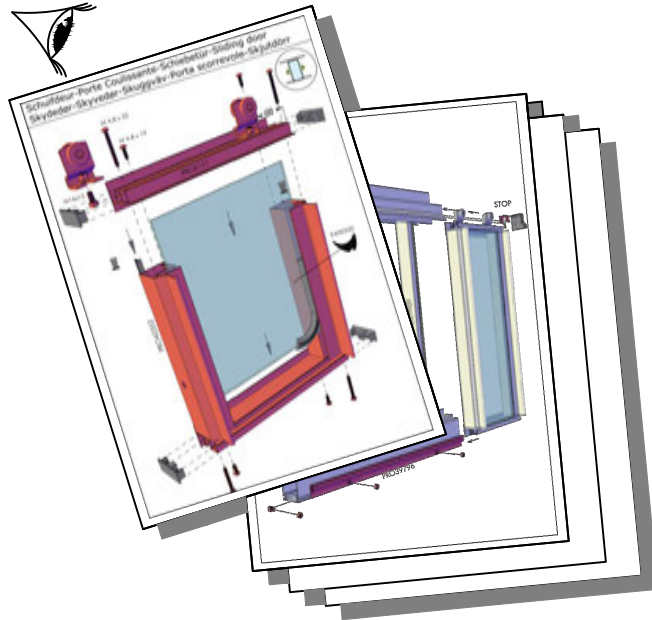
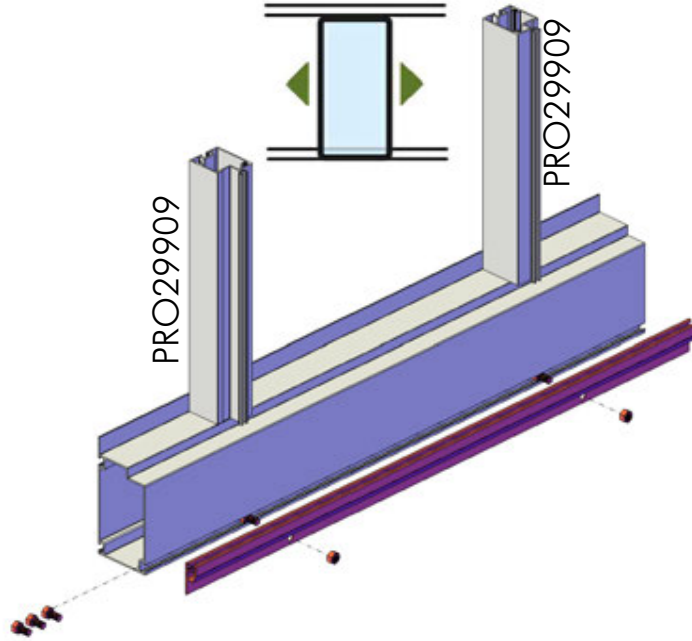
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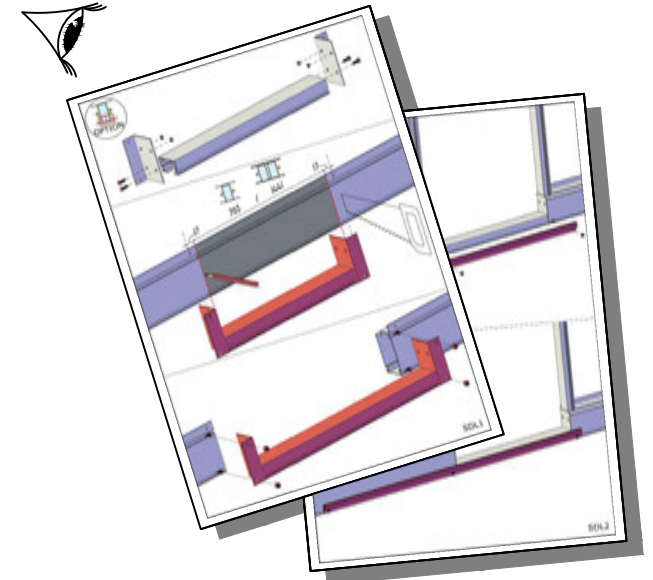
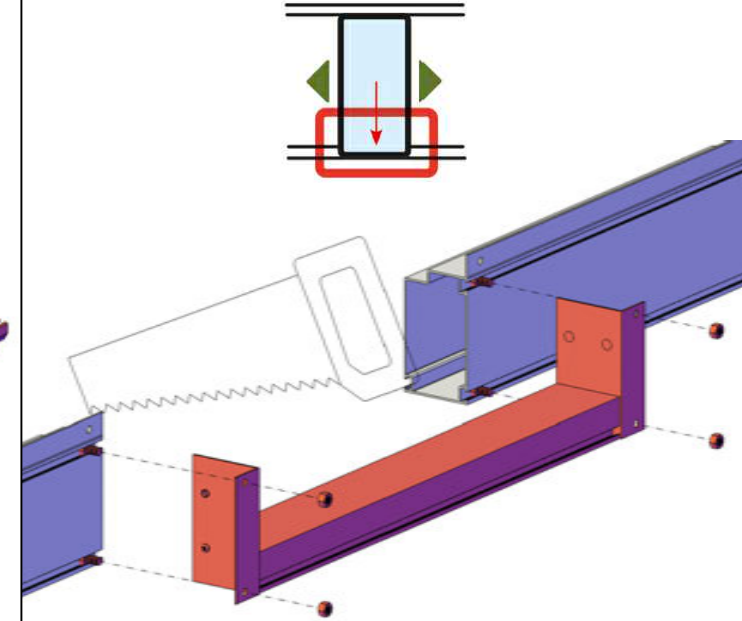
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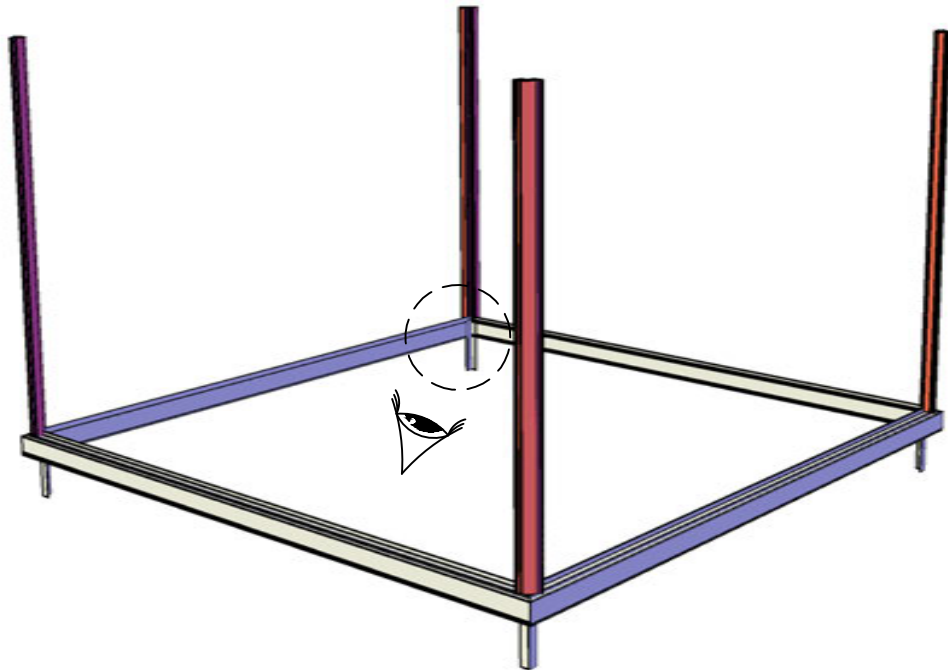
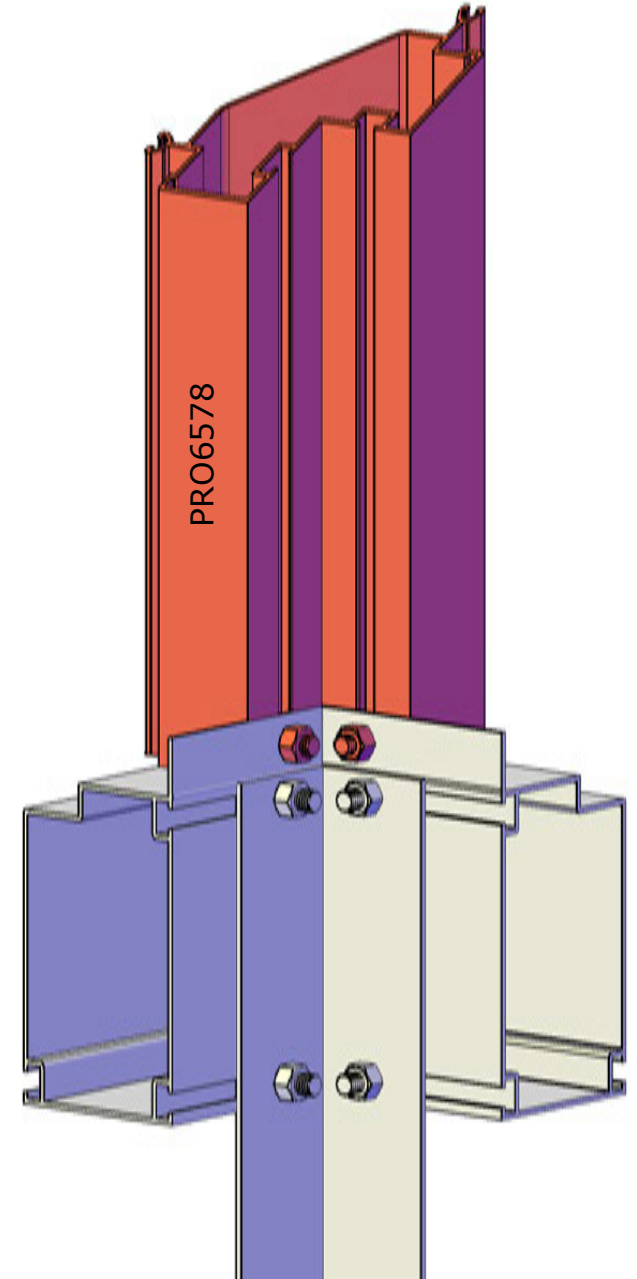
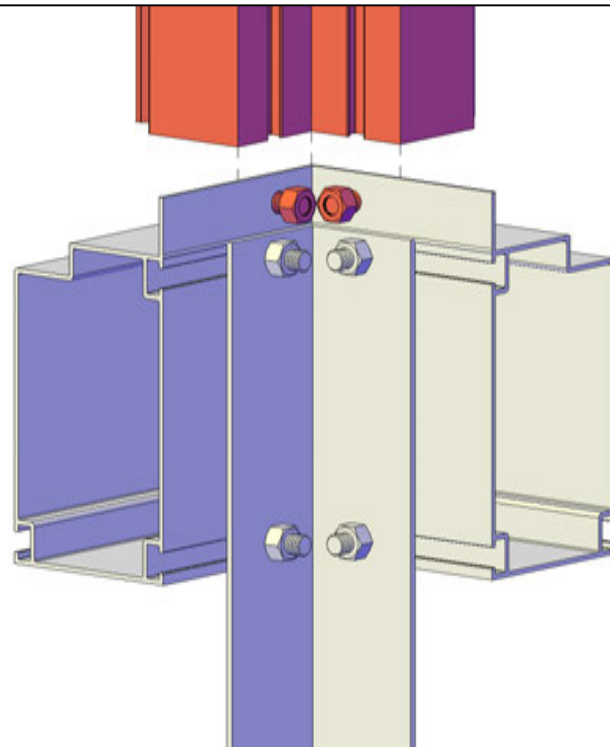
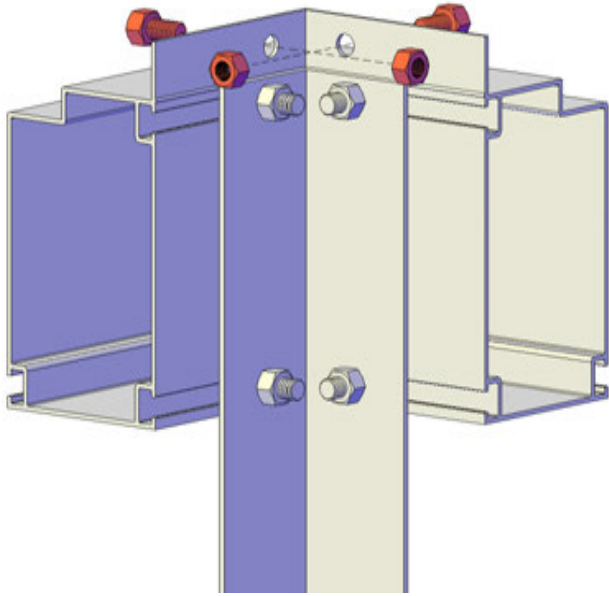
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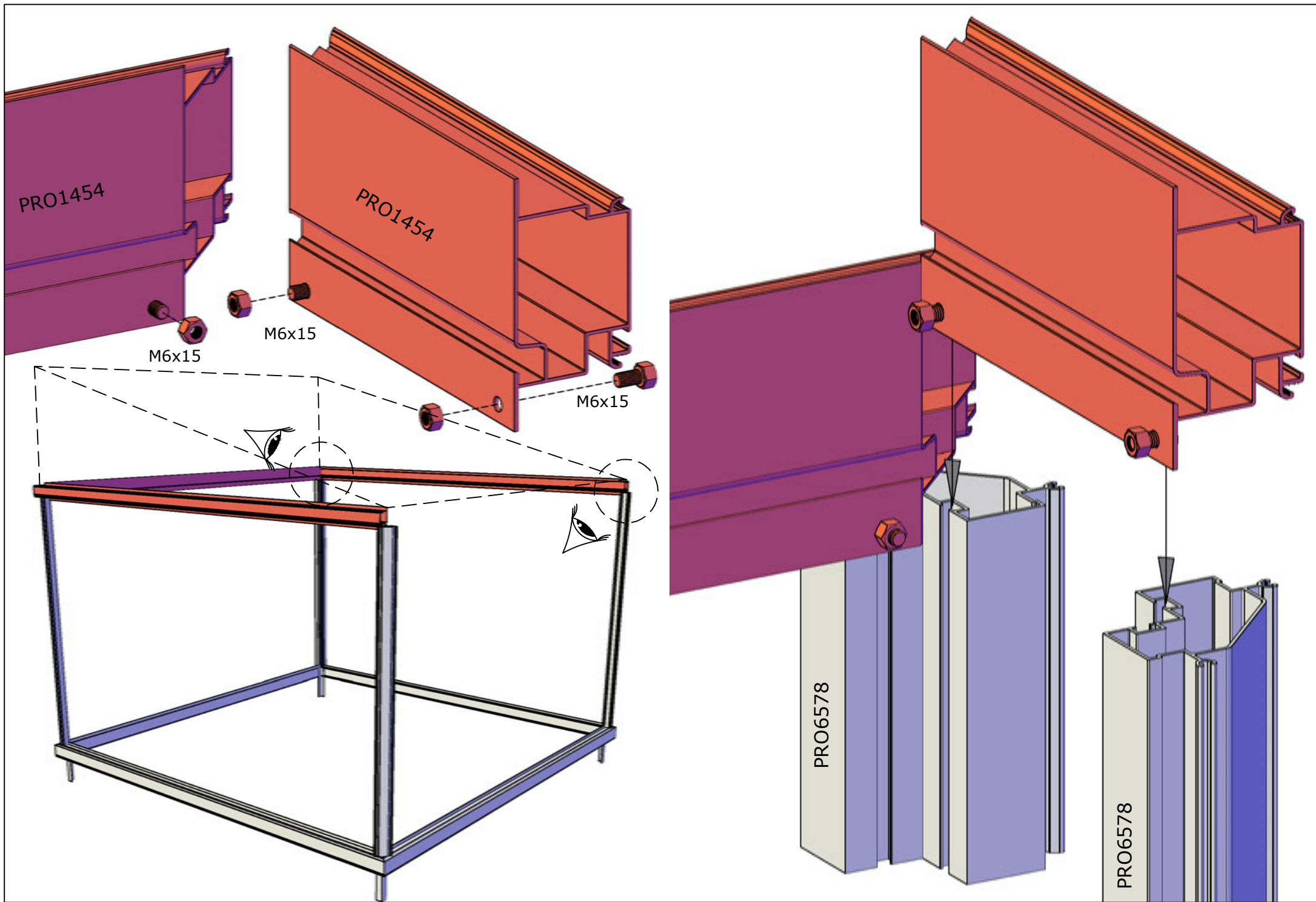


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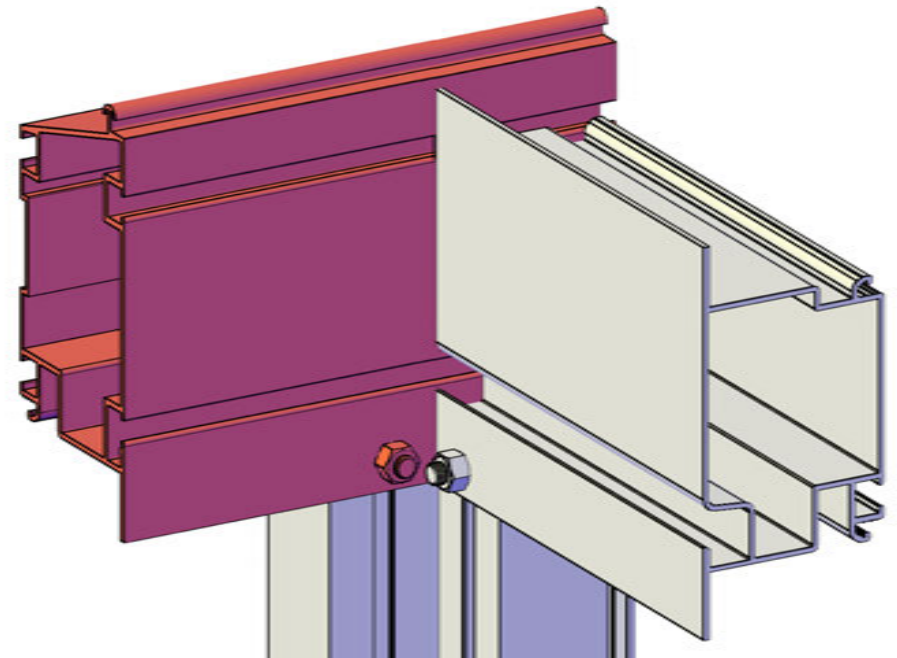
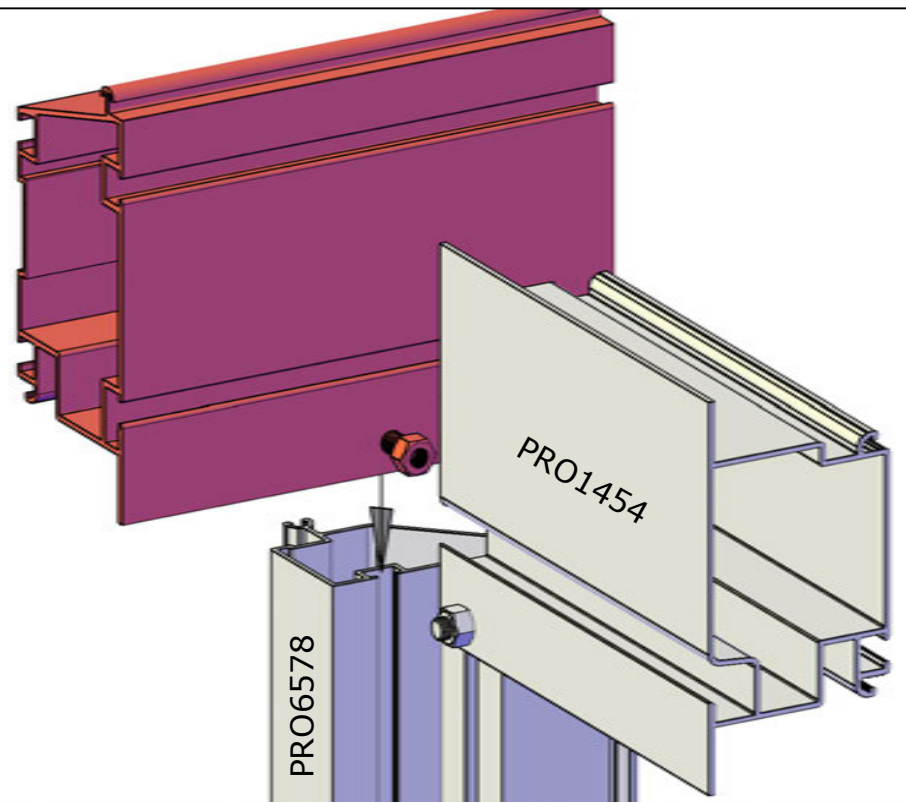
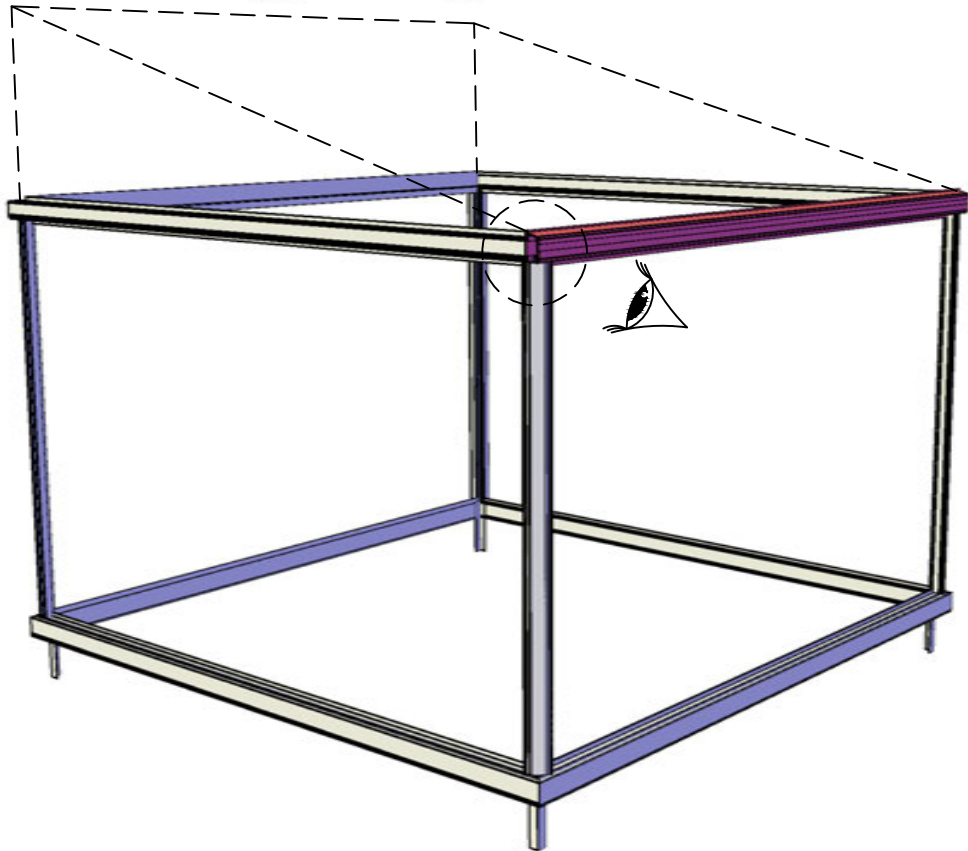
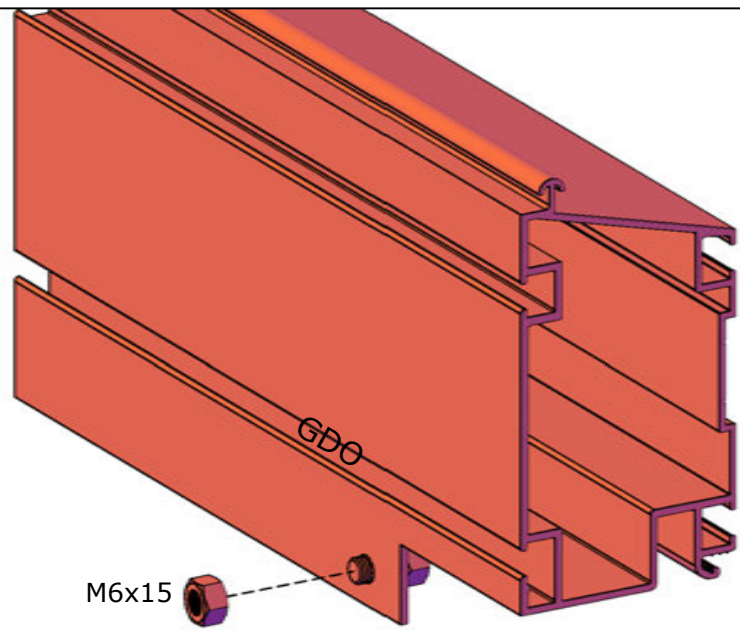


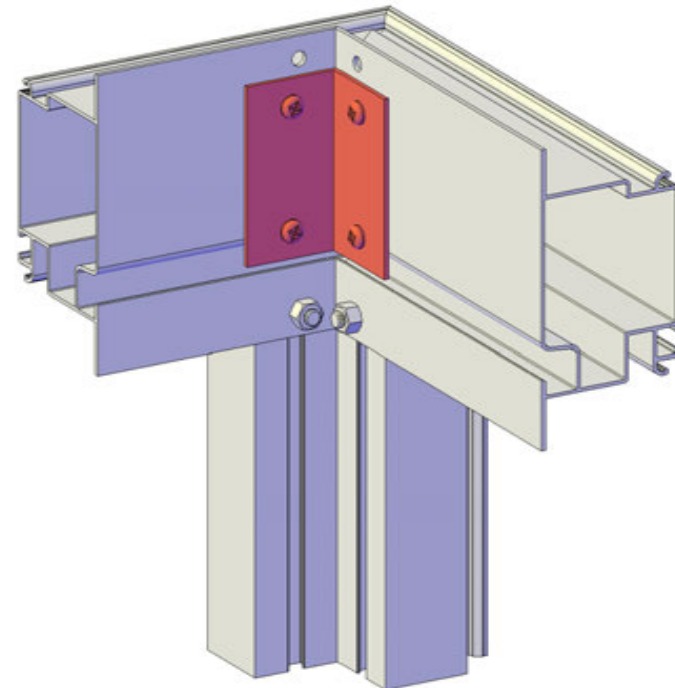
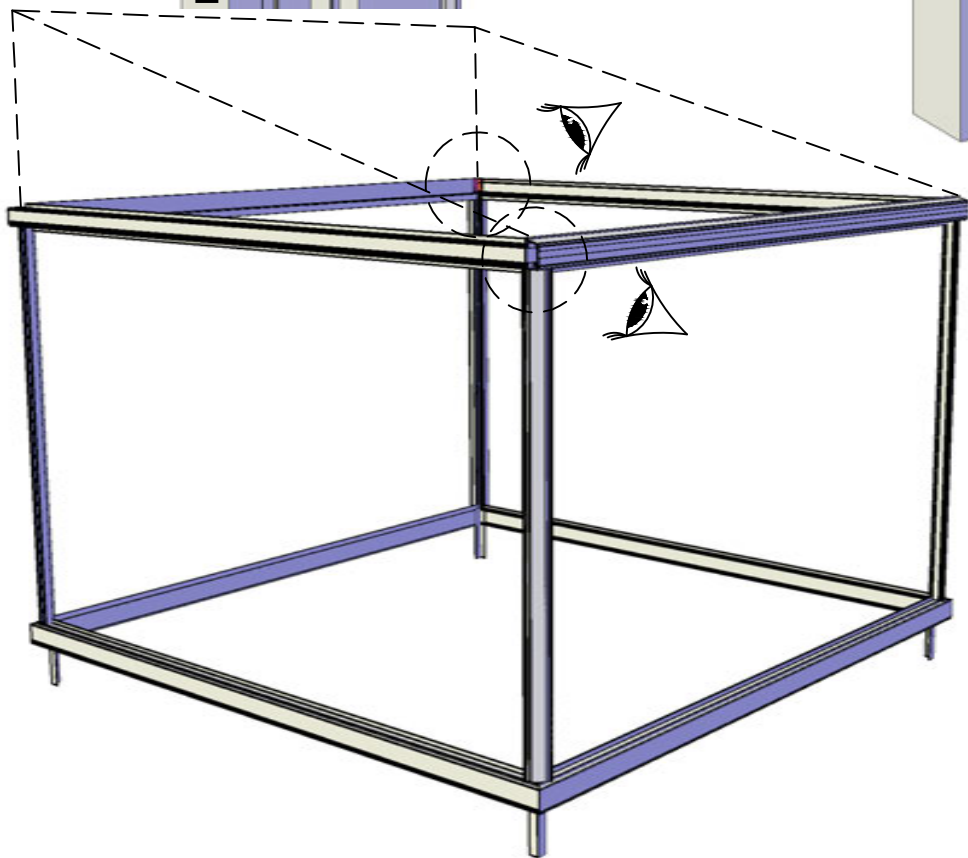
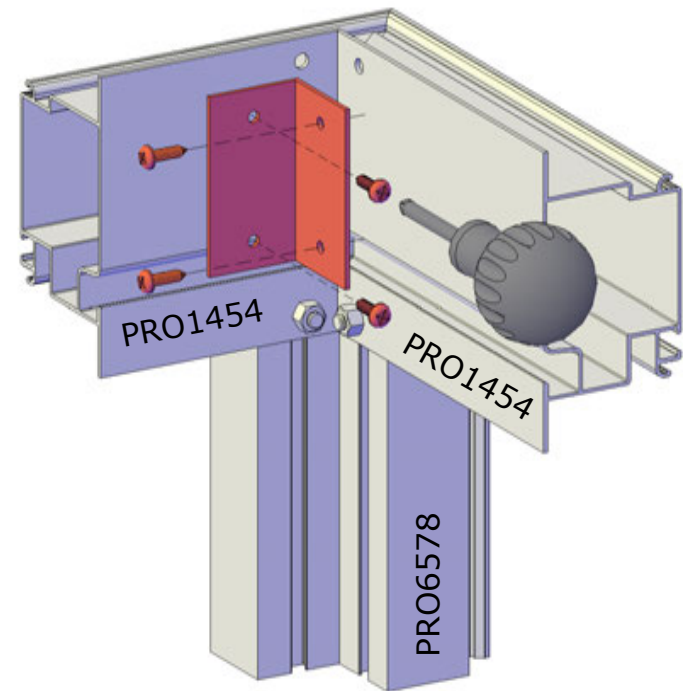
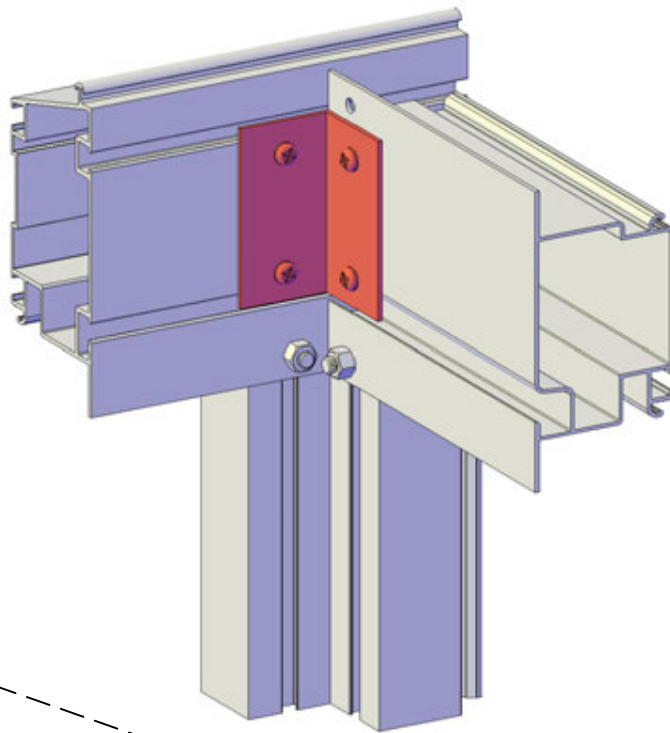
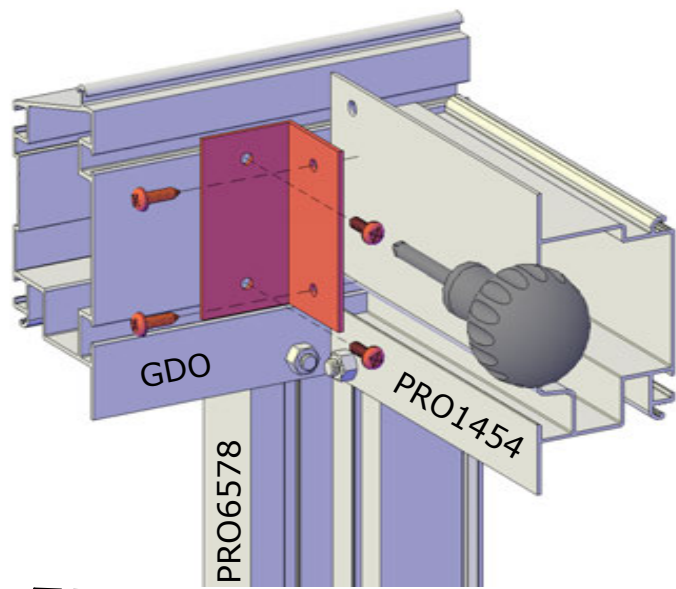
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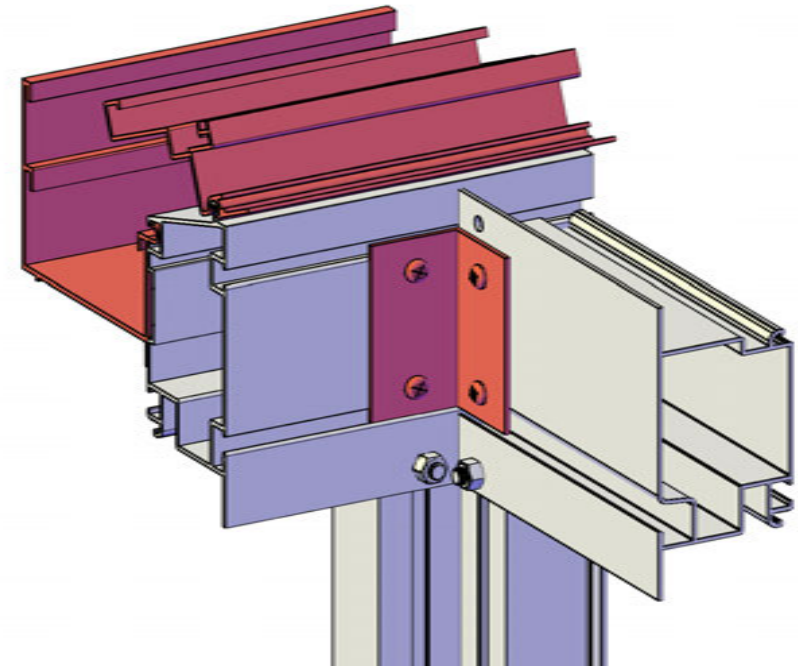
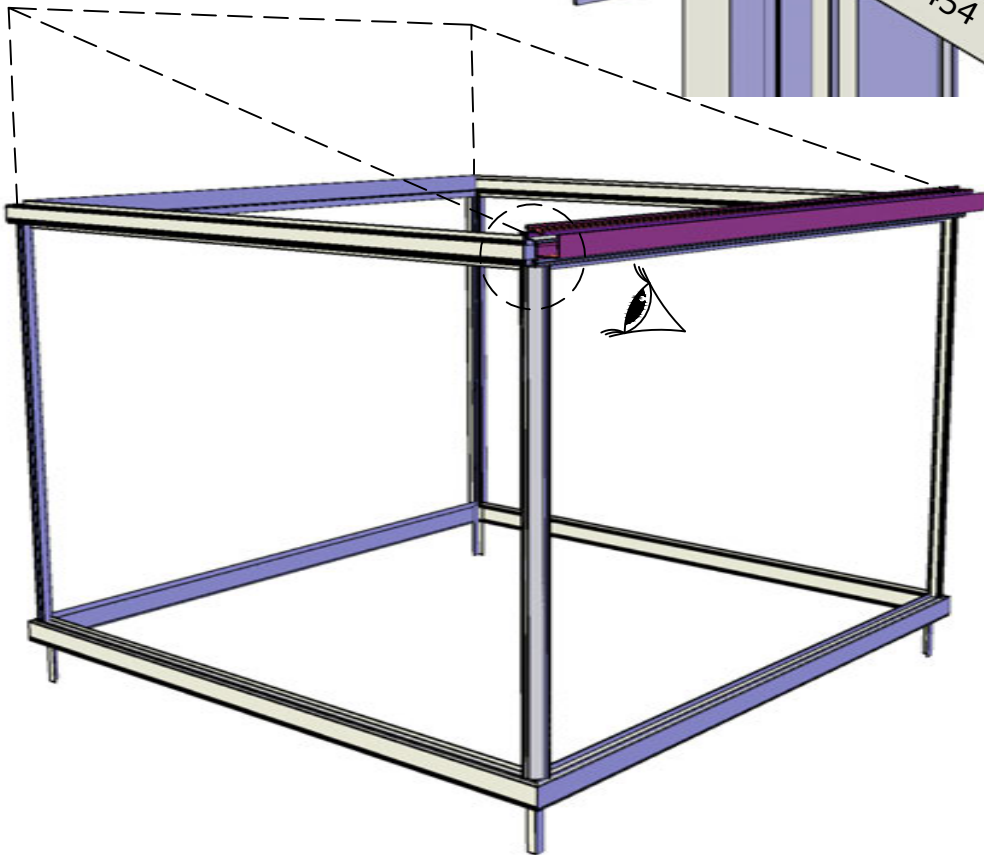
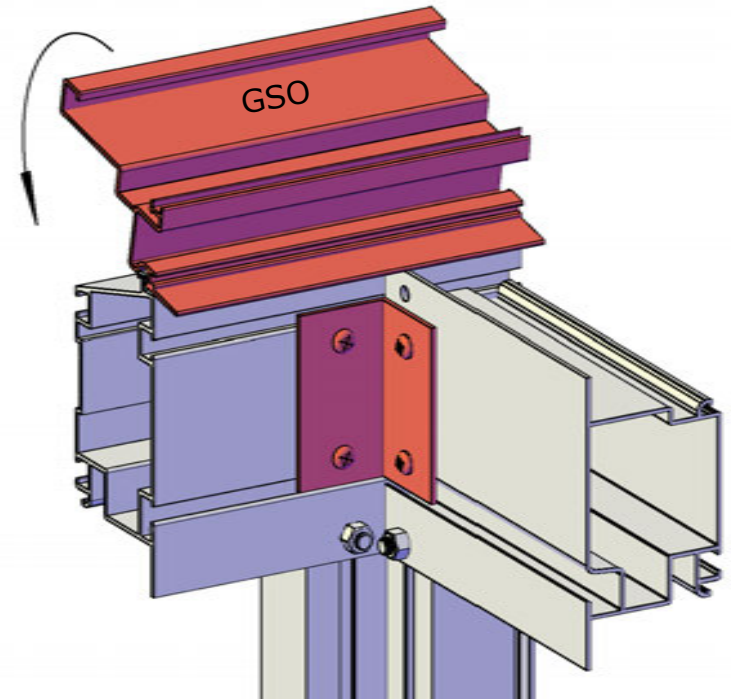
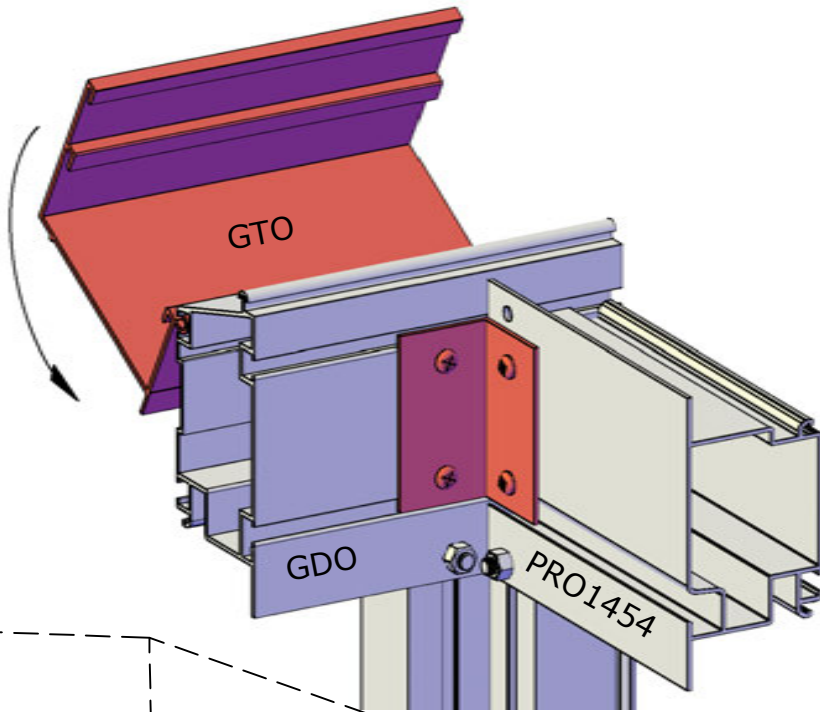










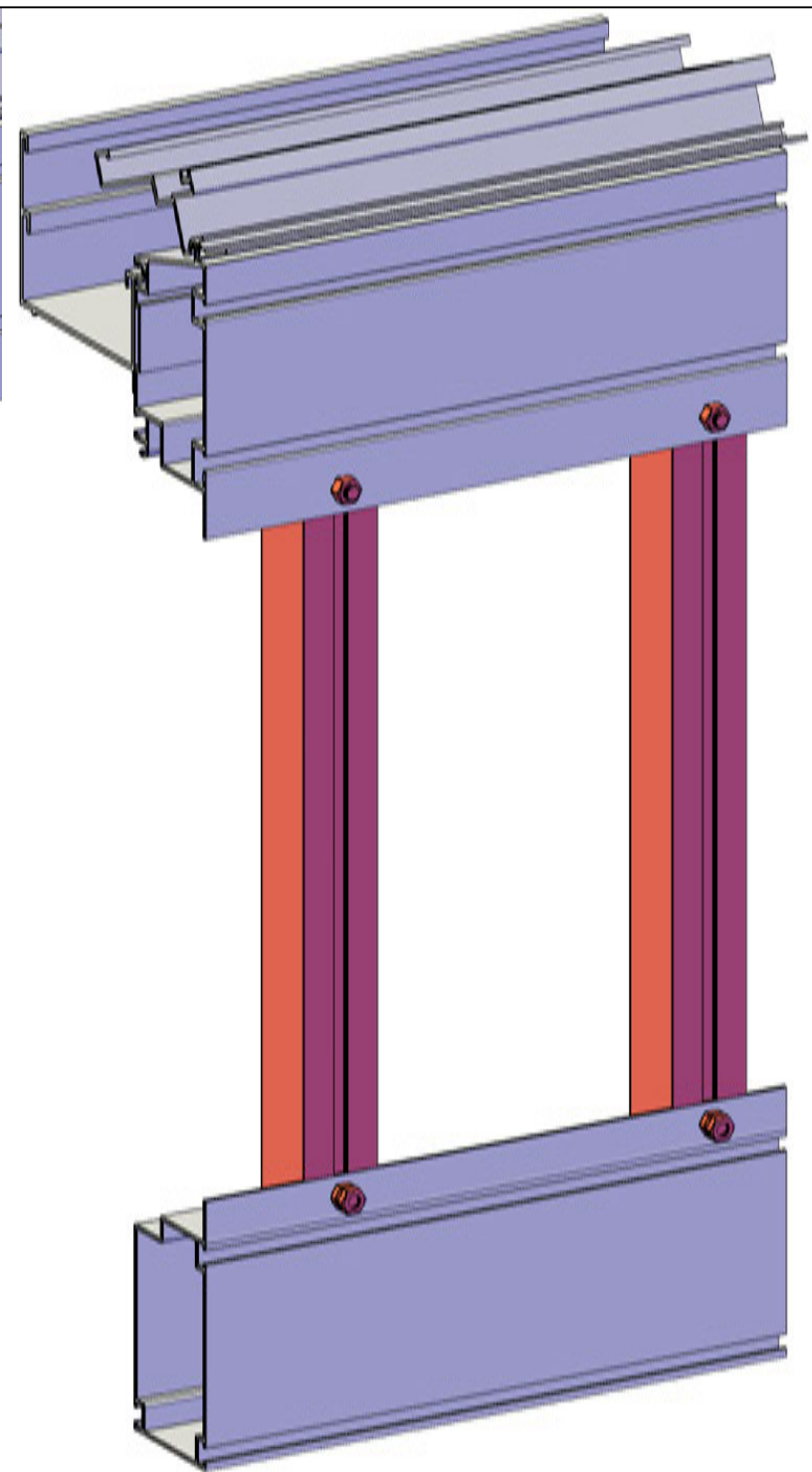
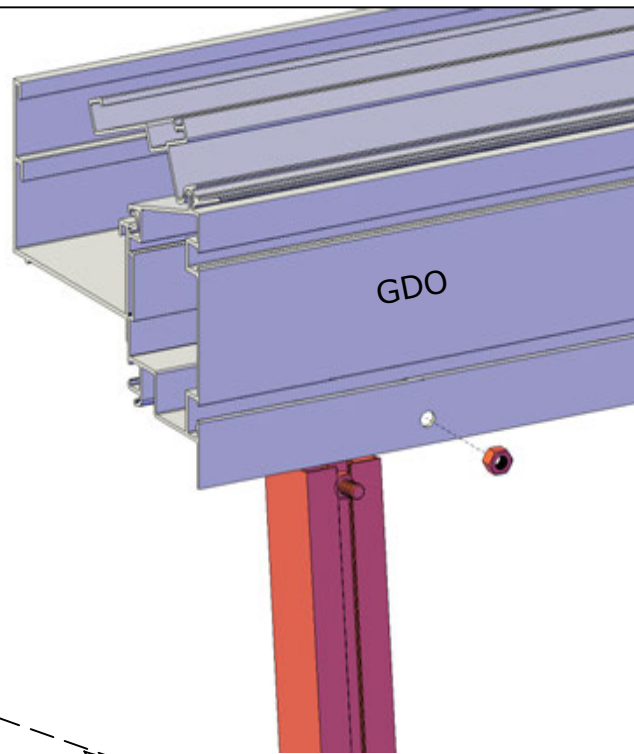
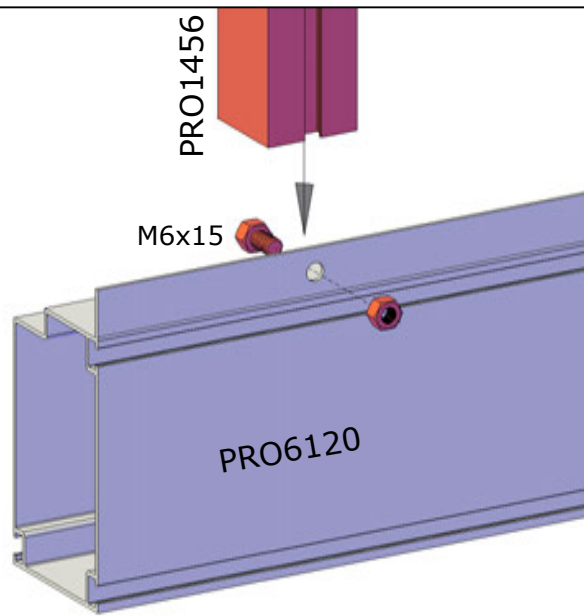
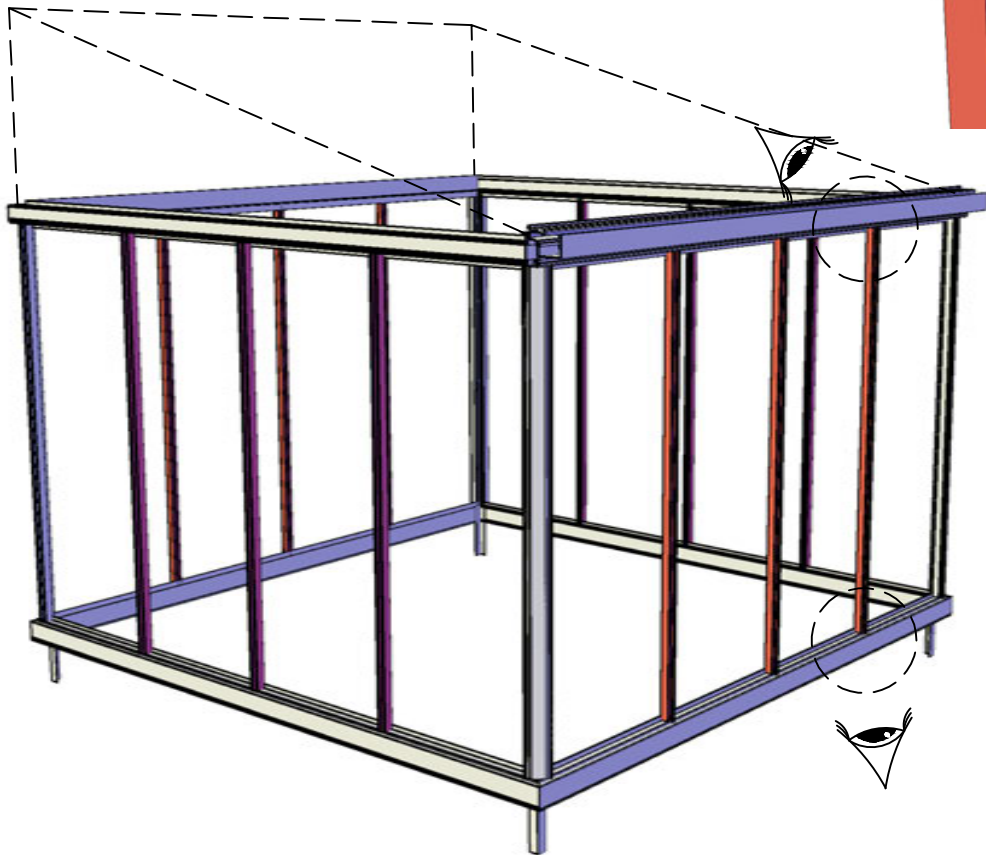


PRO1456

M6x15

PRO6120

GDO



PRO1456

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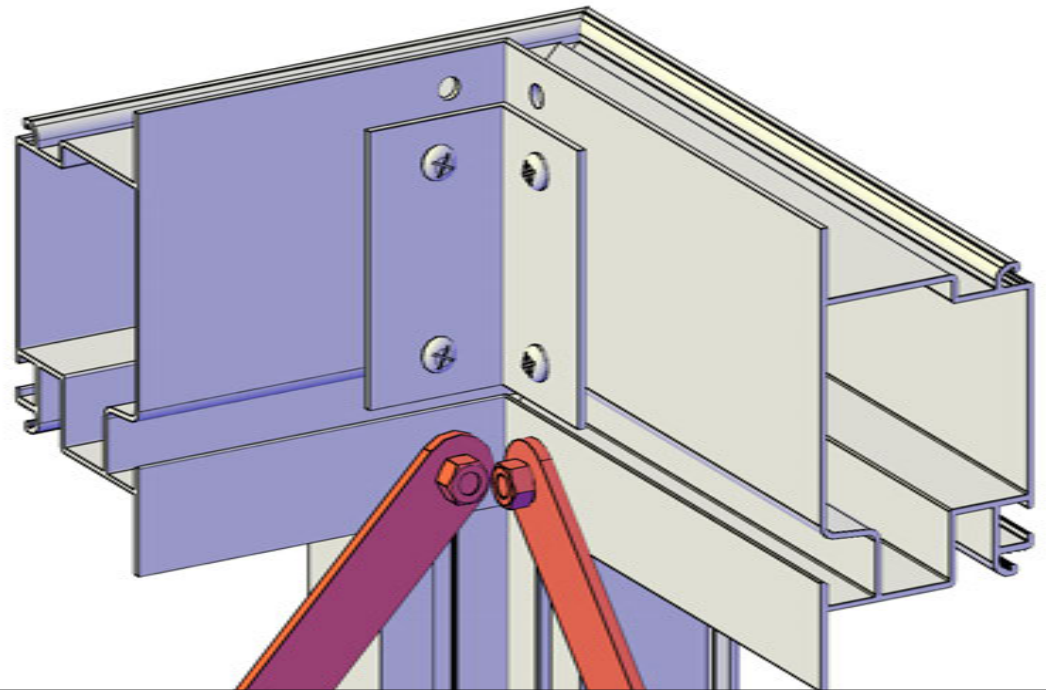
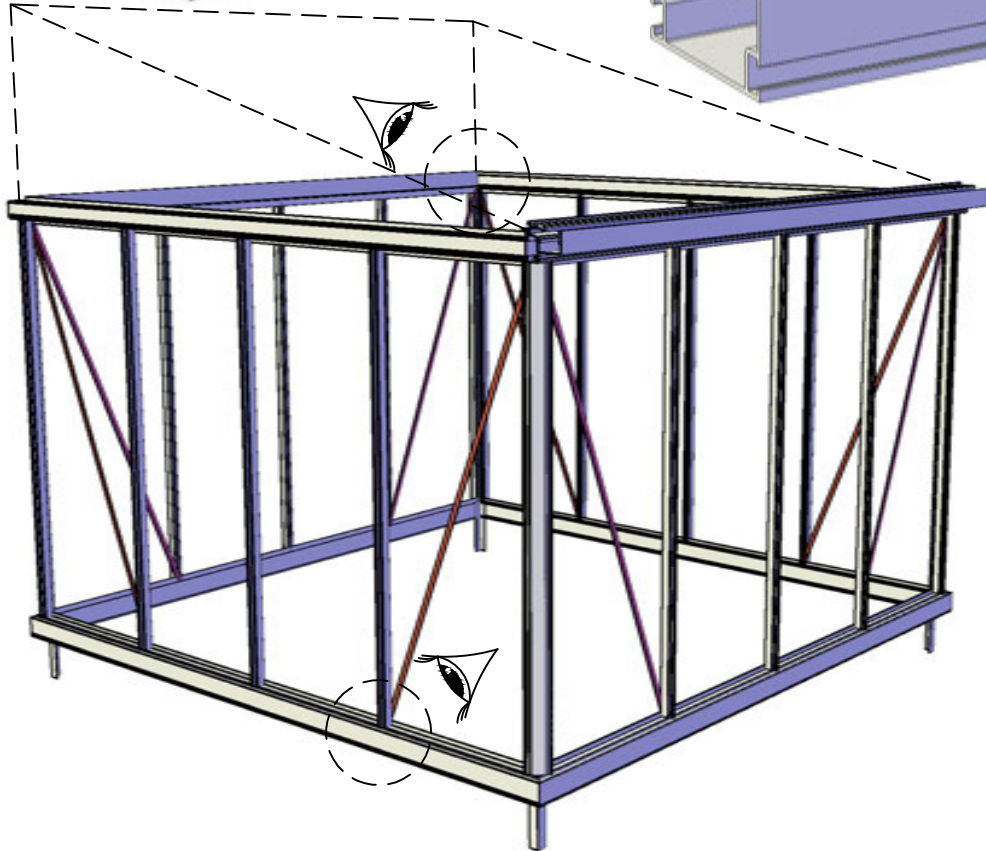
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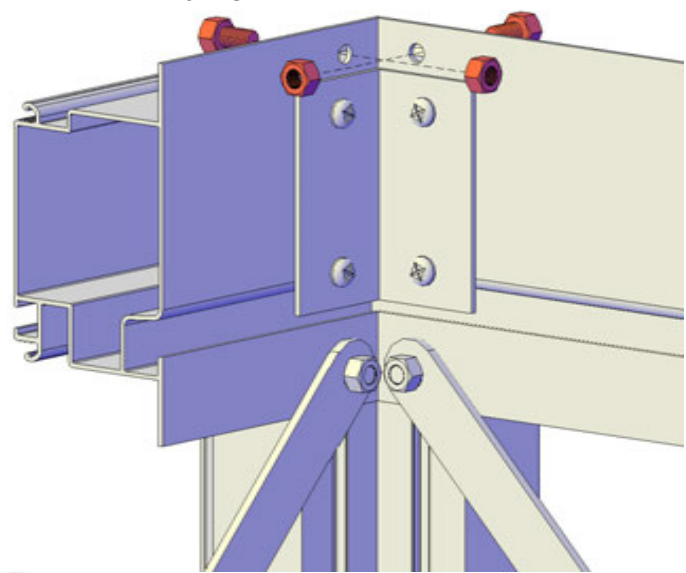
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PRO1454

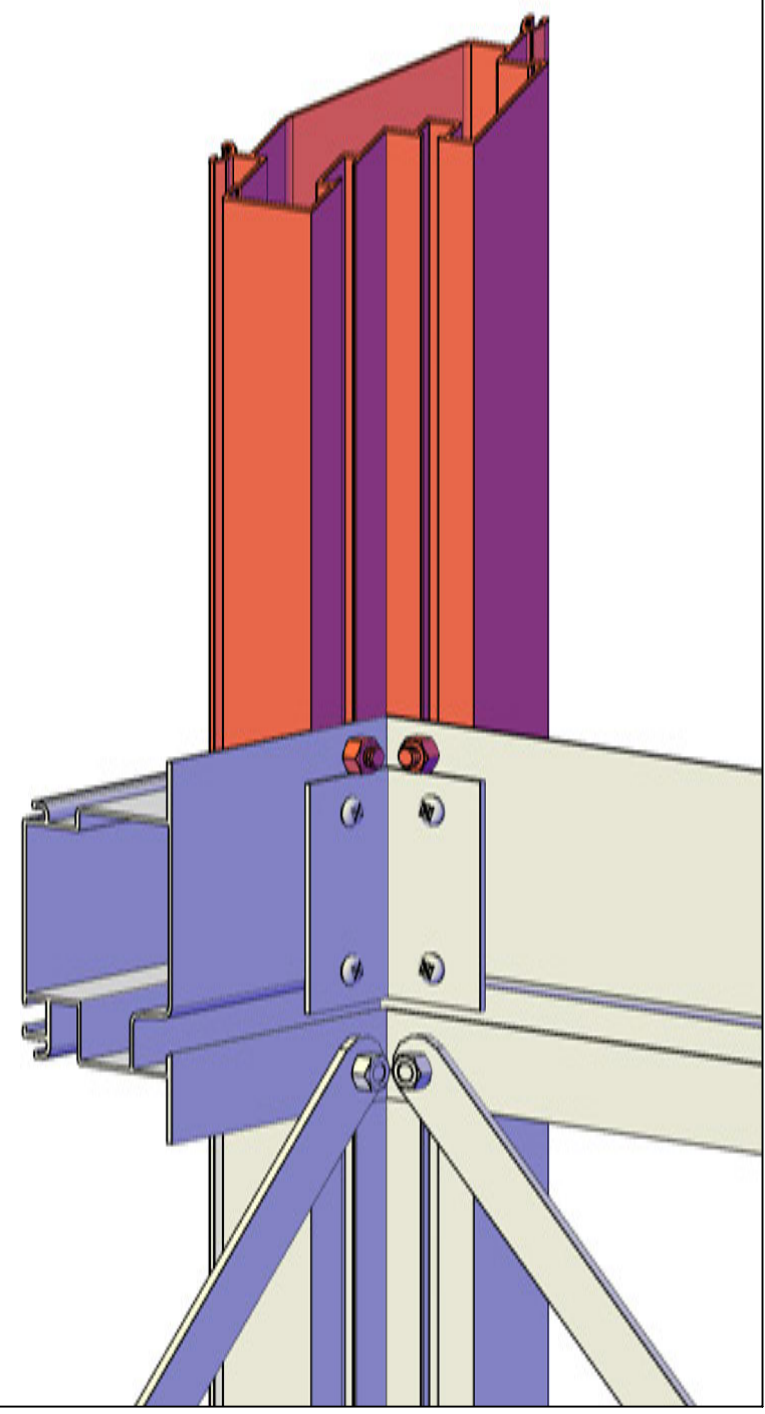
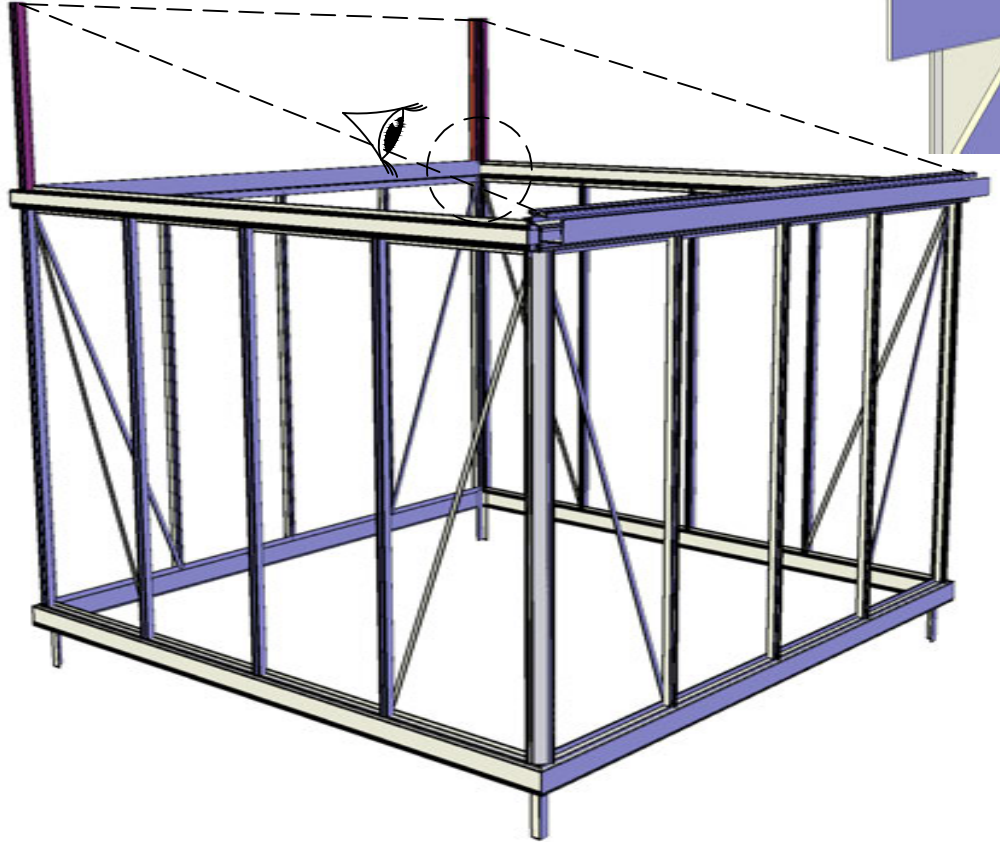
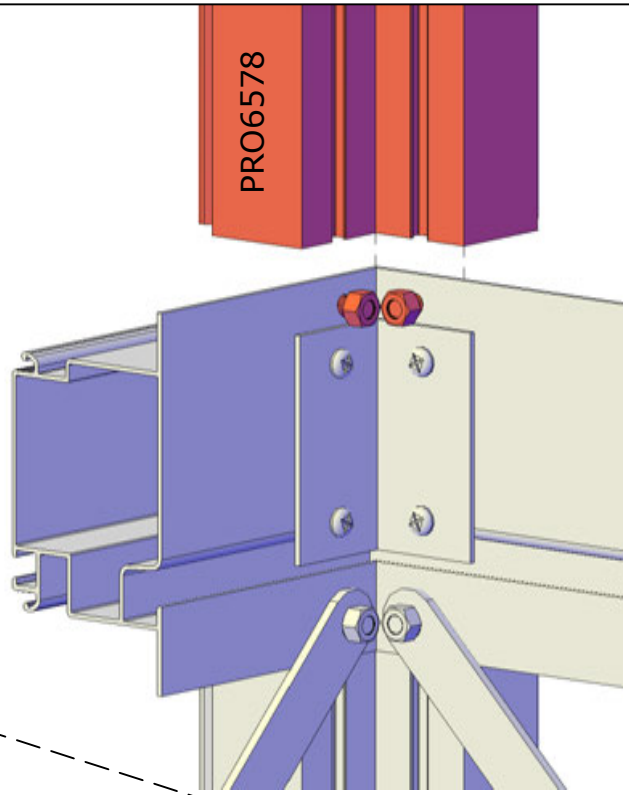
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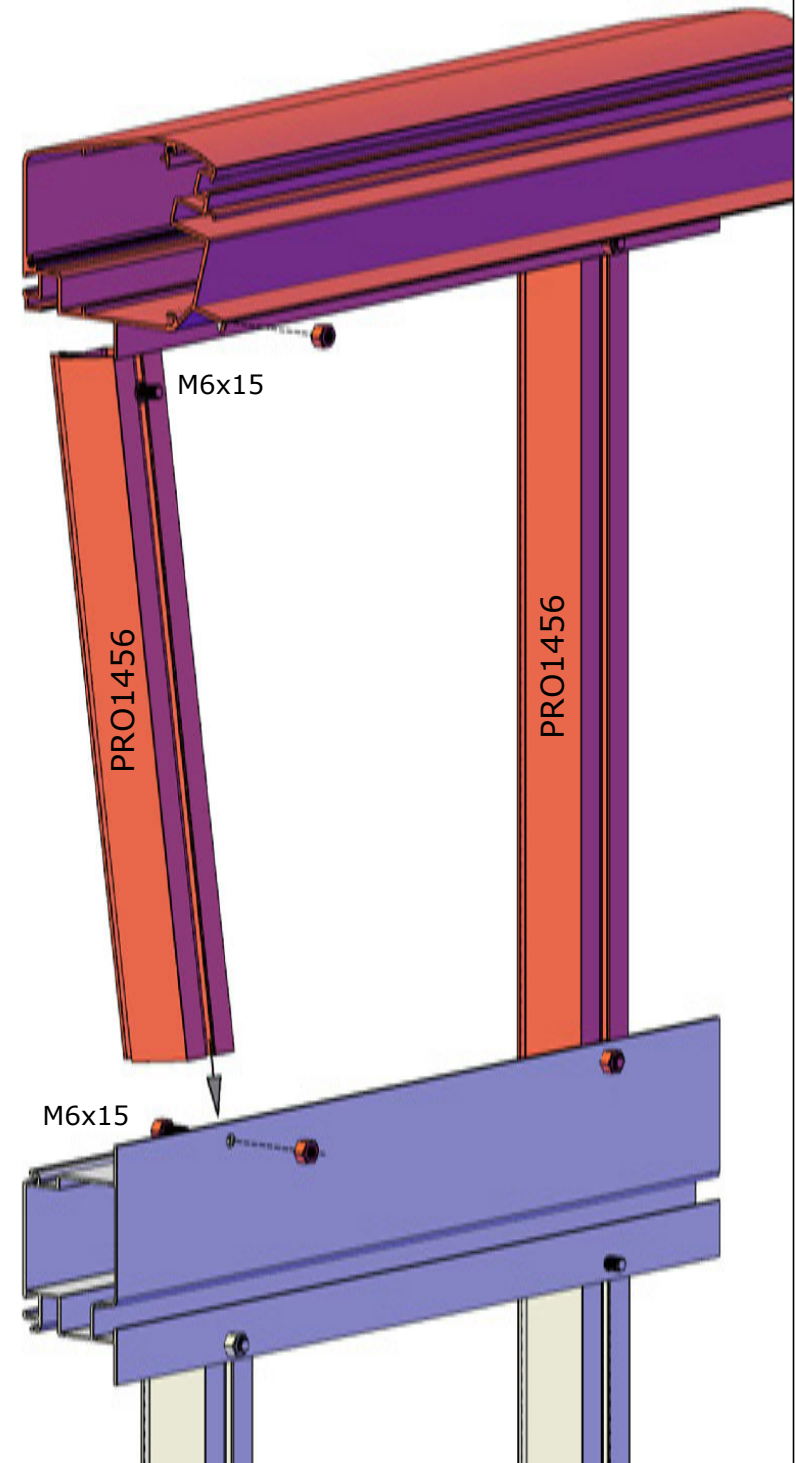
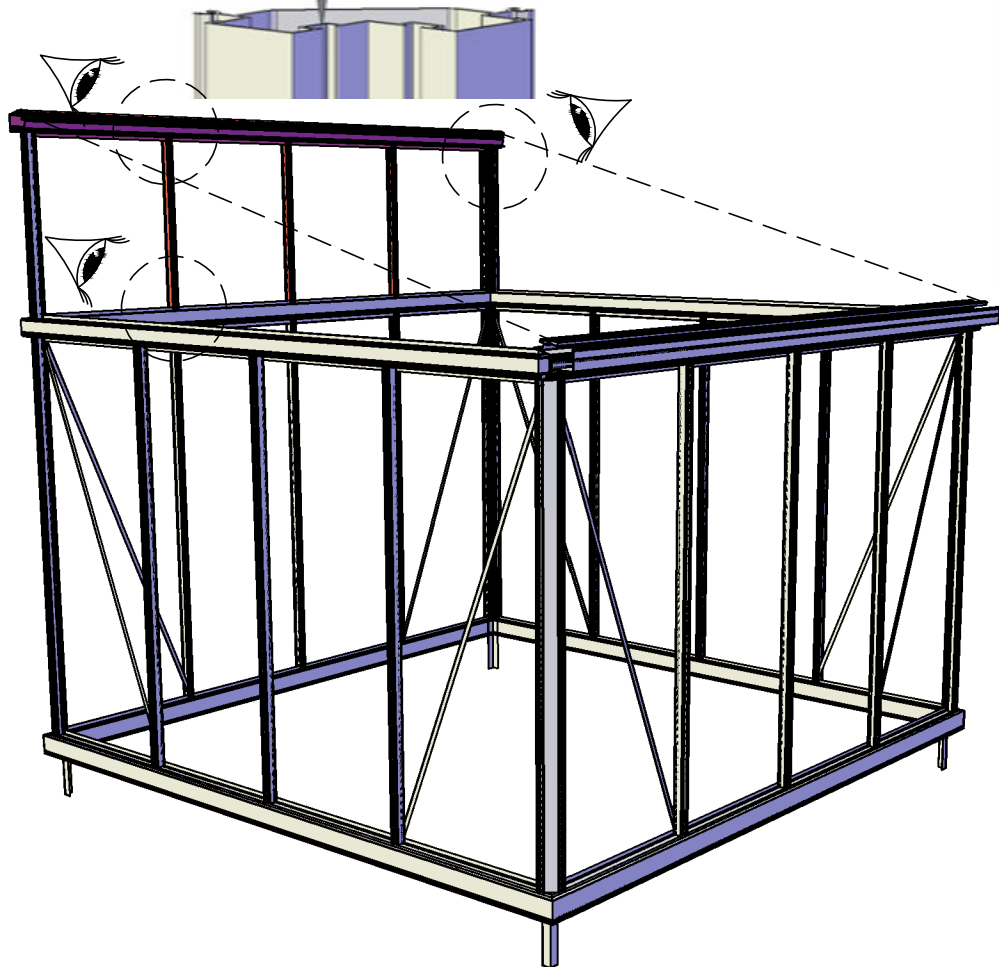
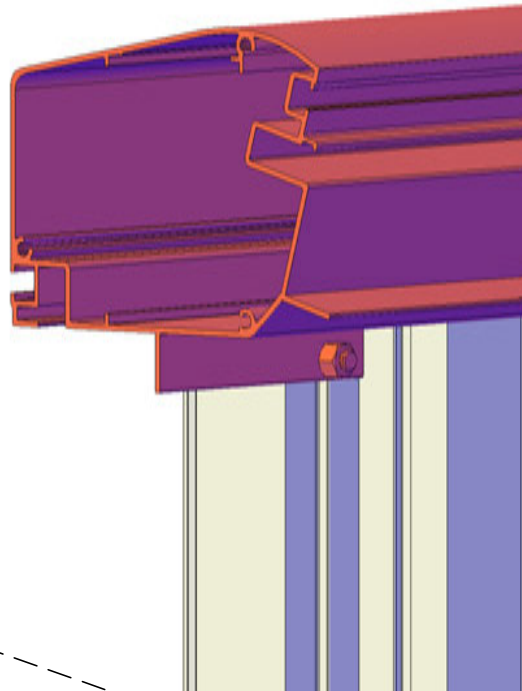
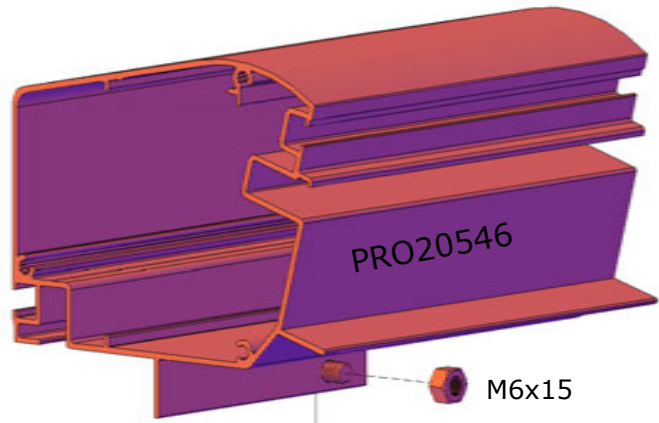


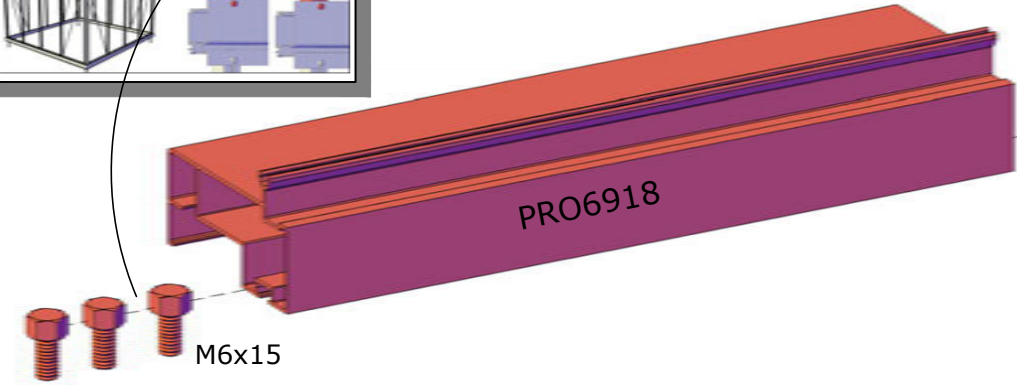
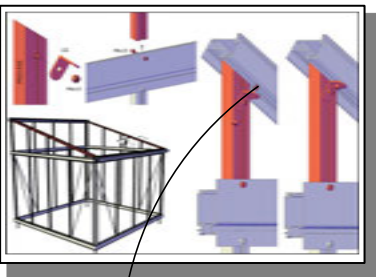
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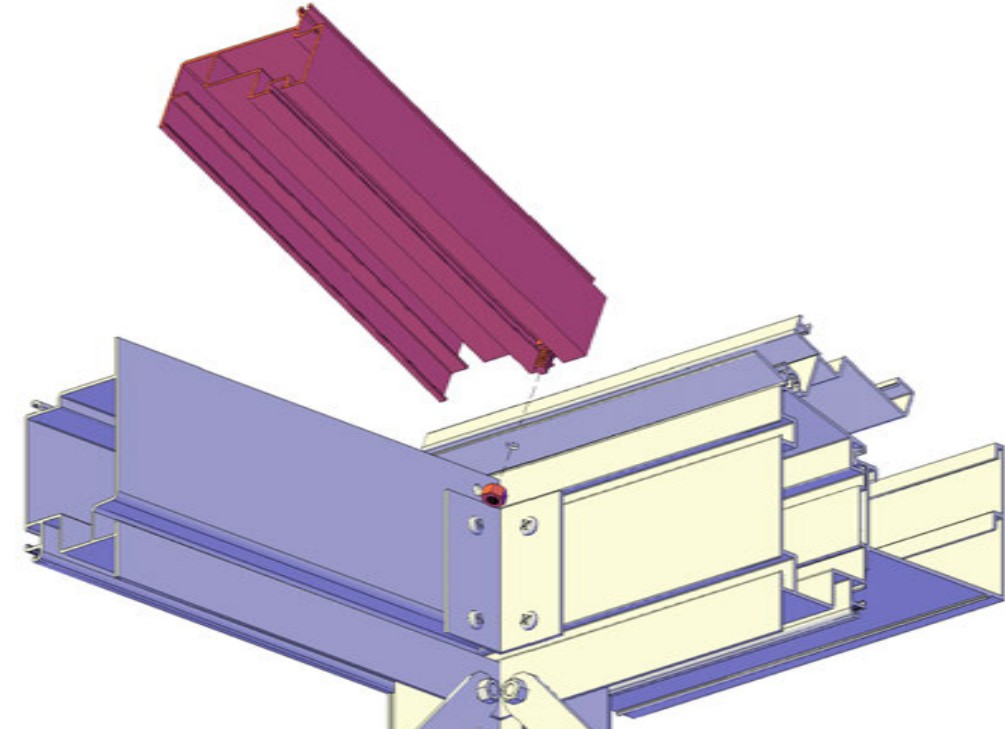
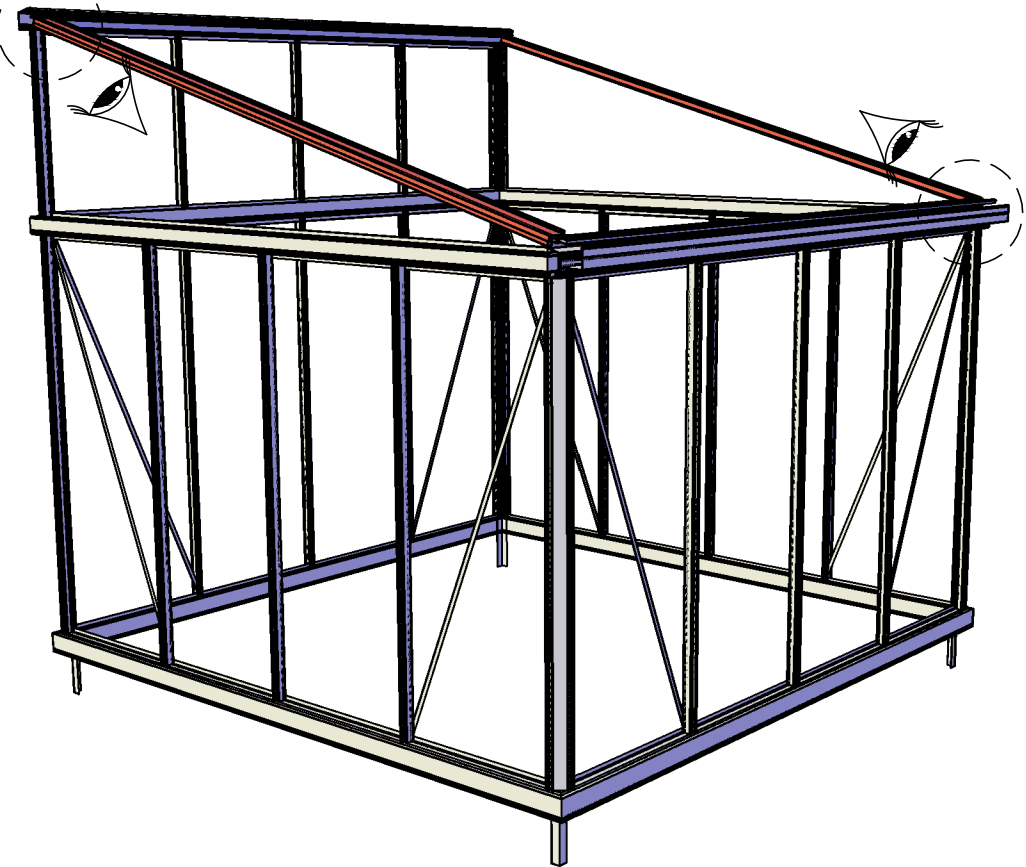
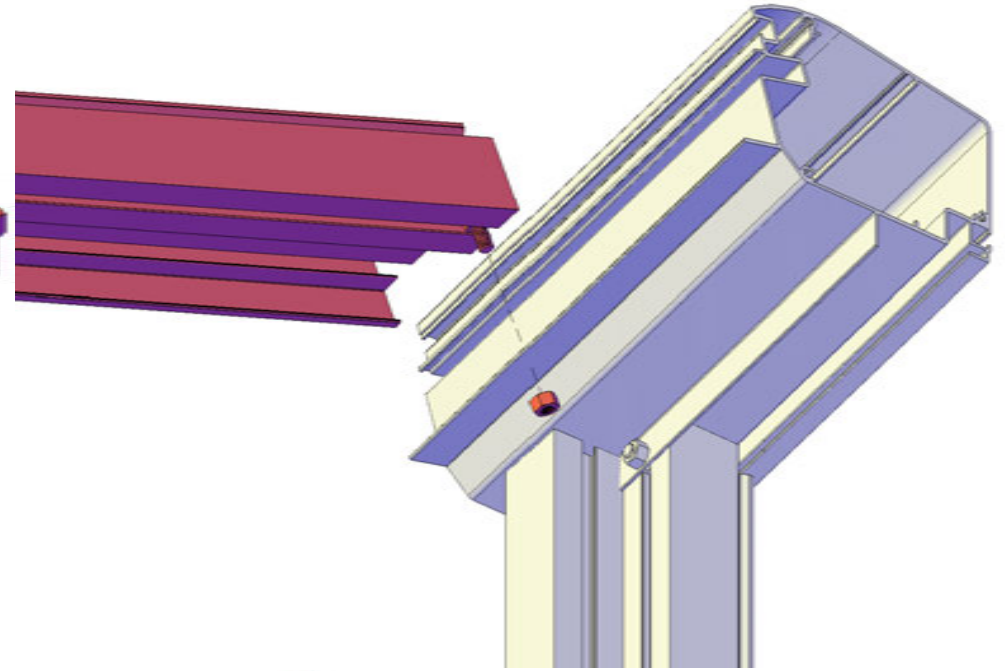
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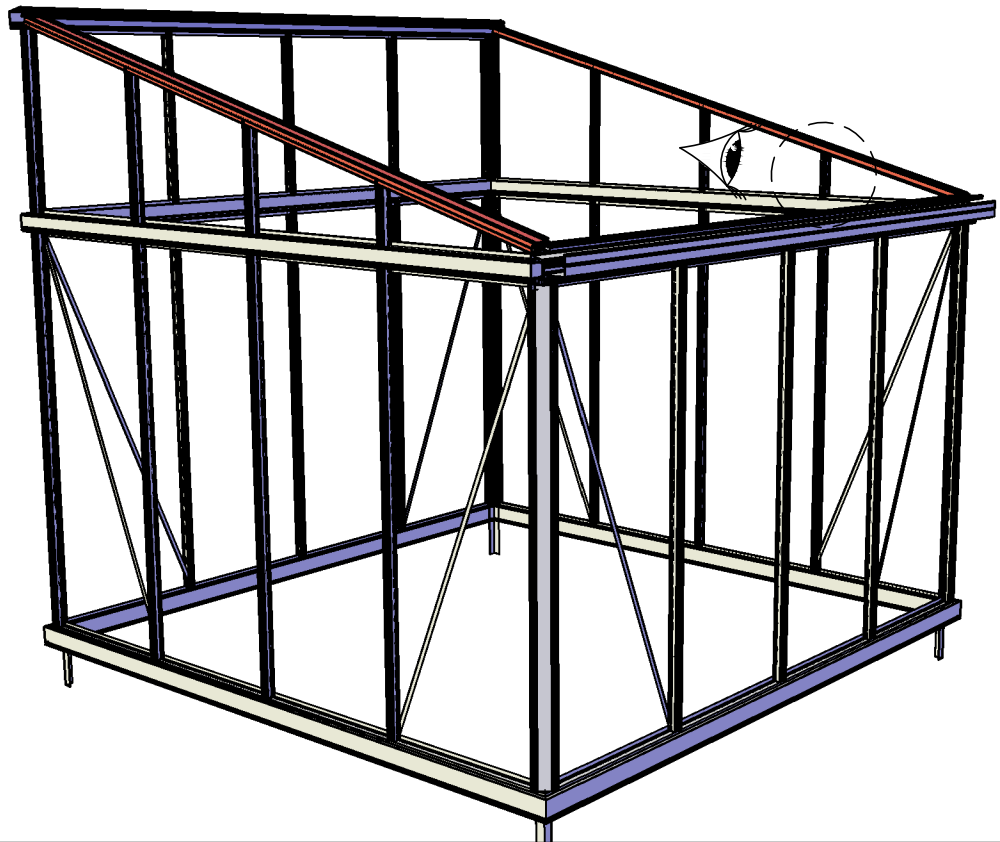
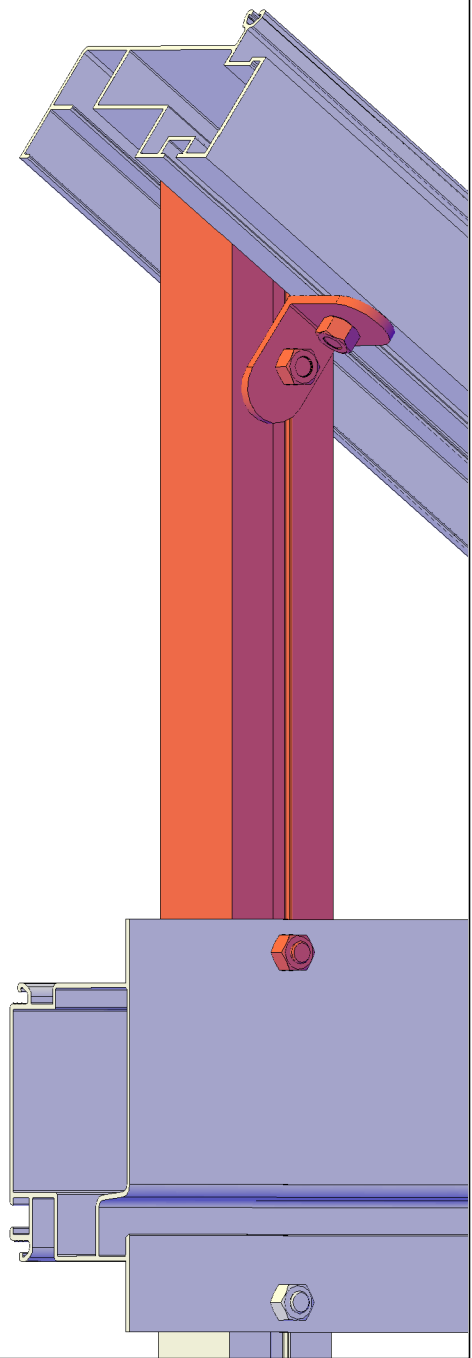
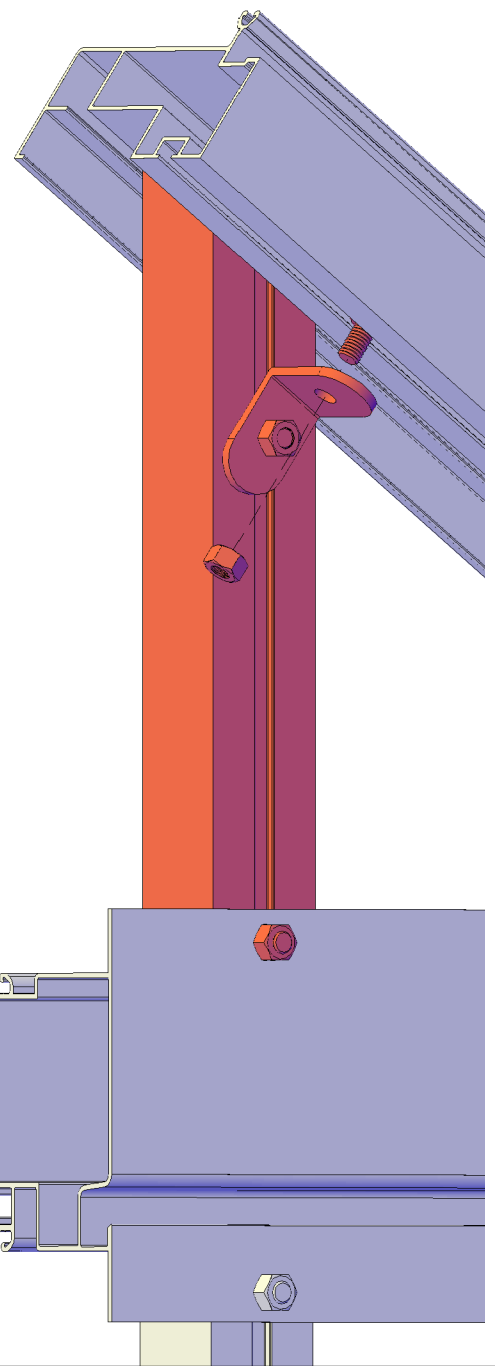
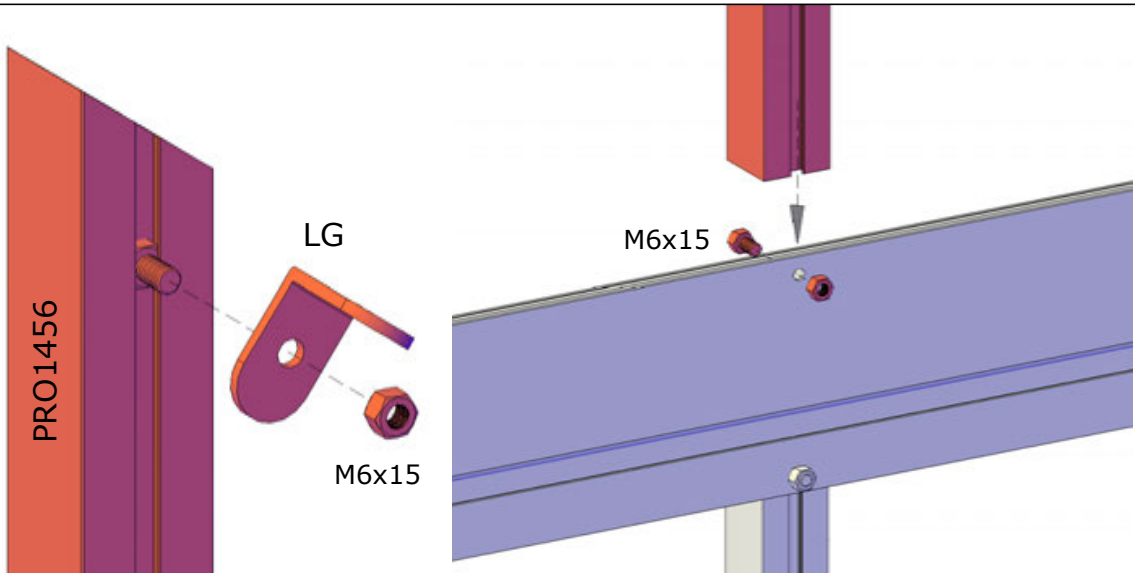


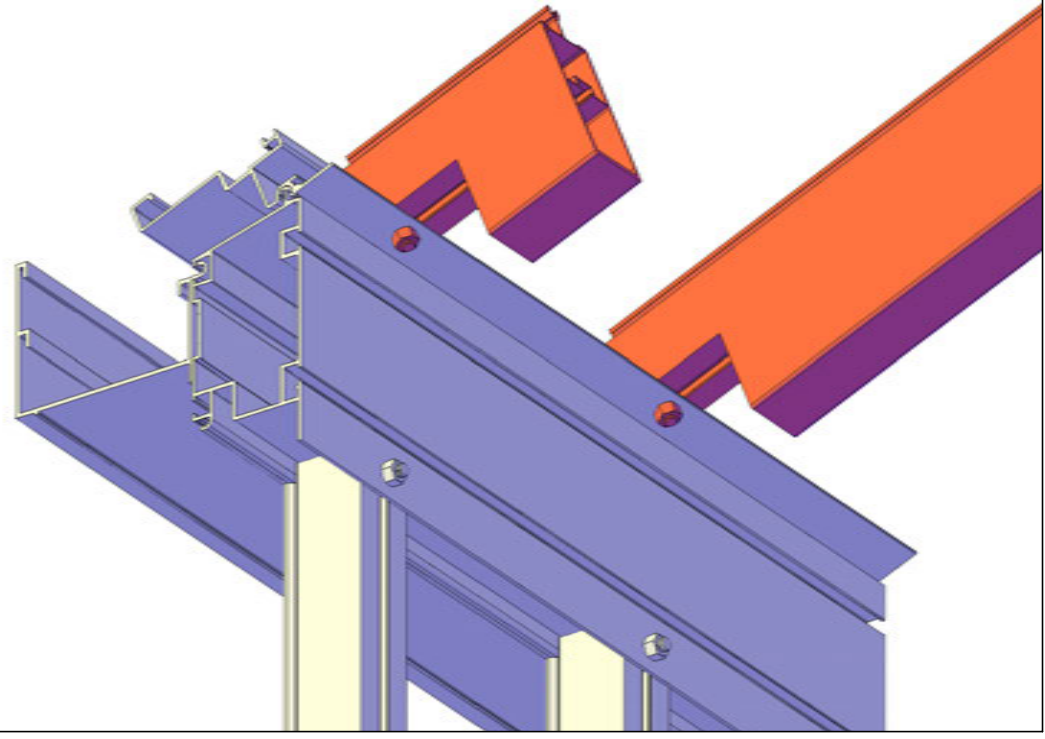
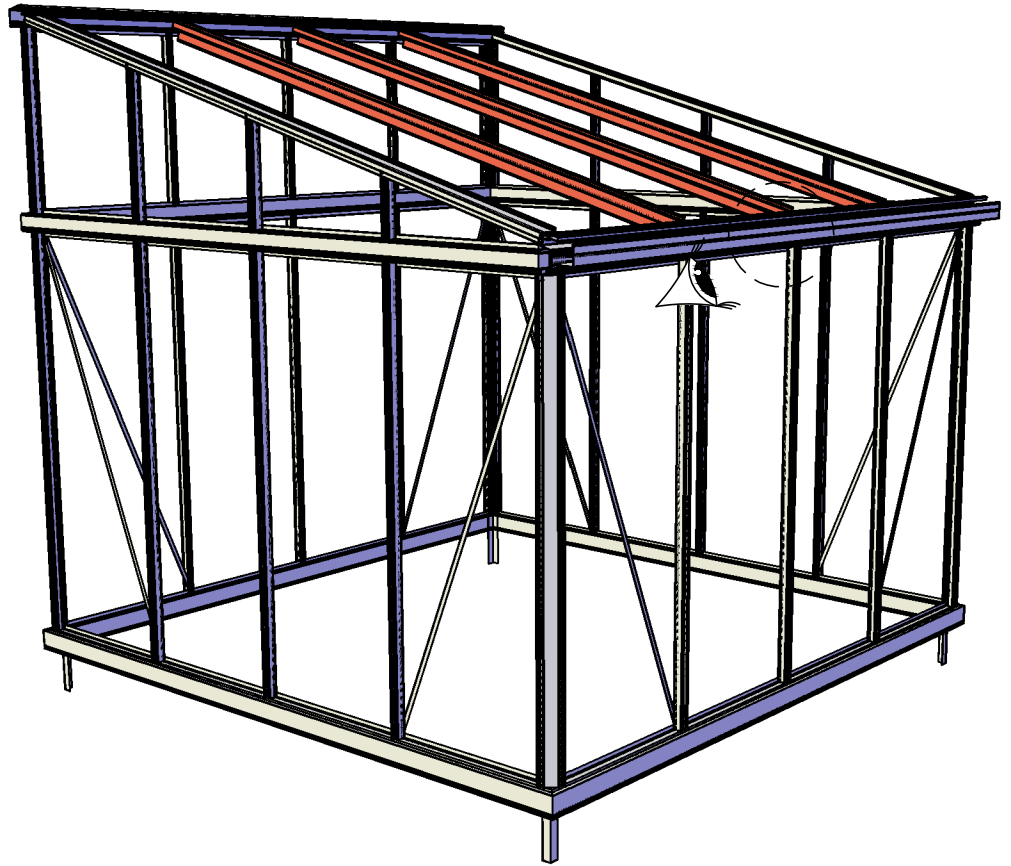
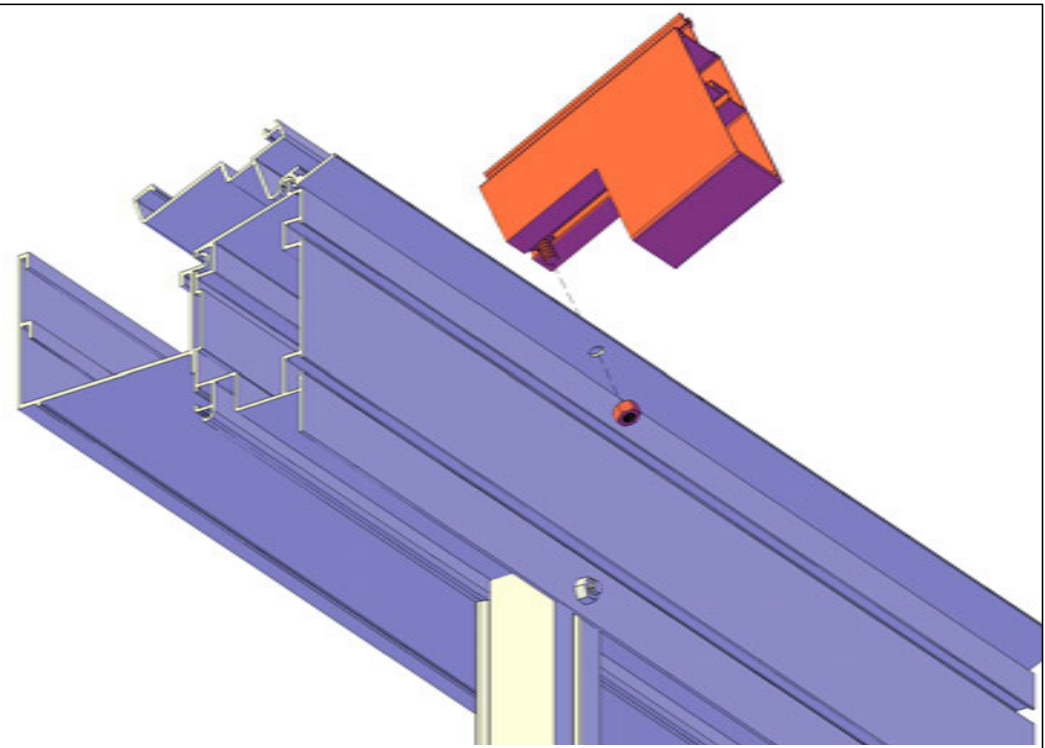


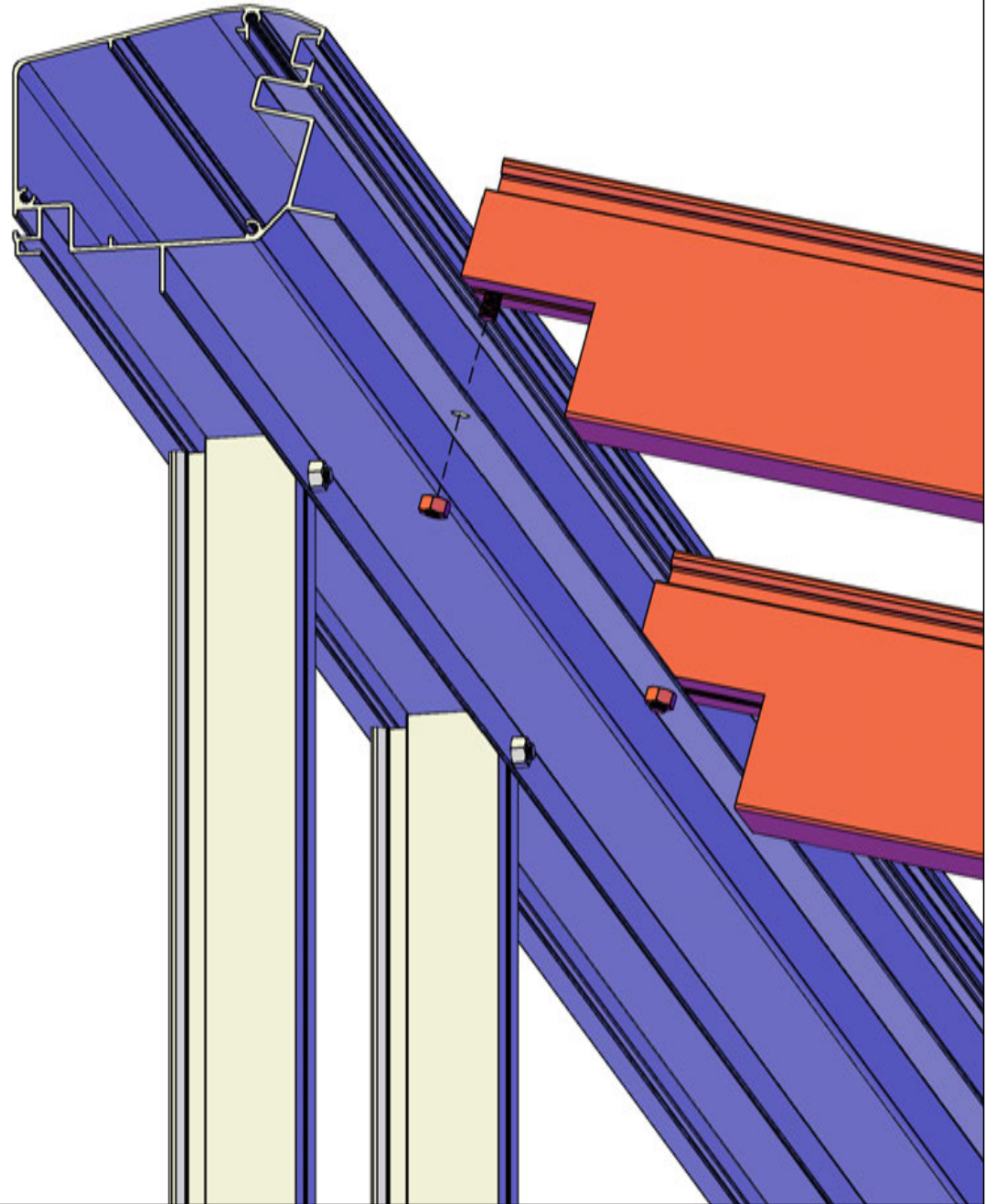
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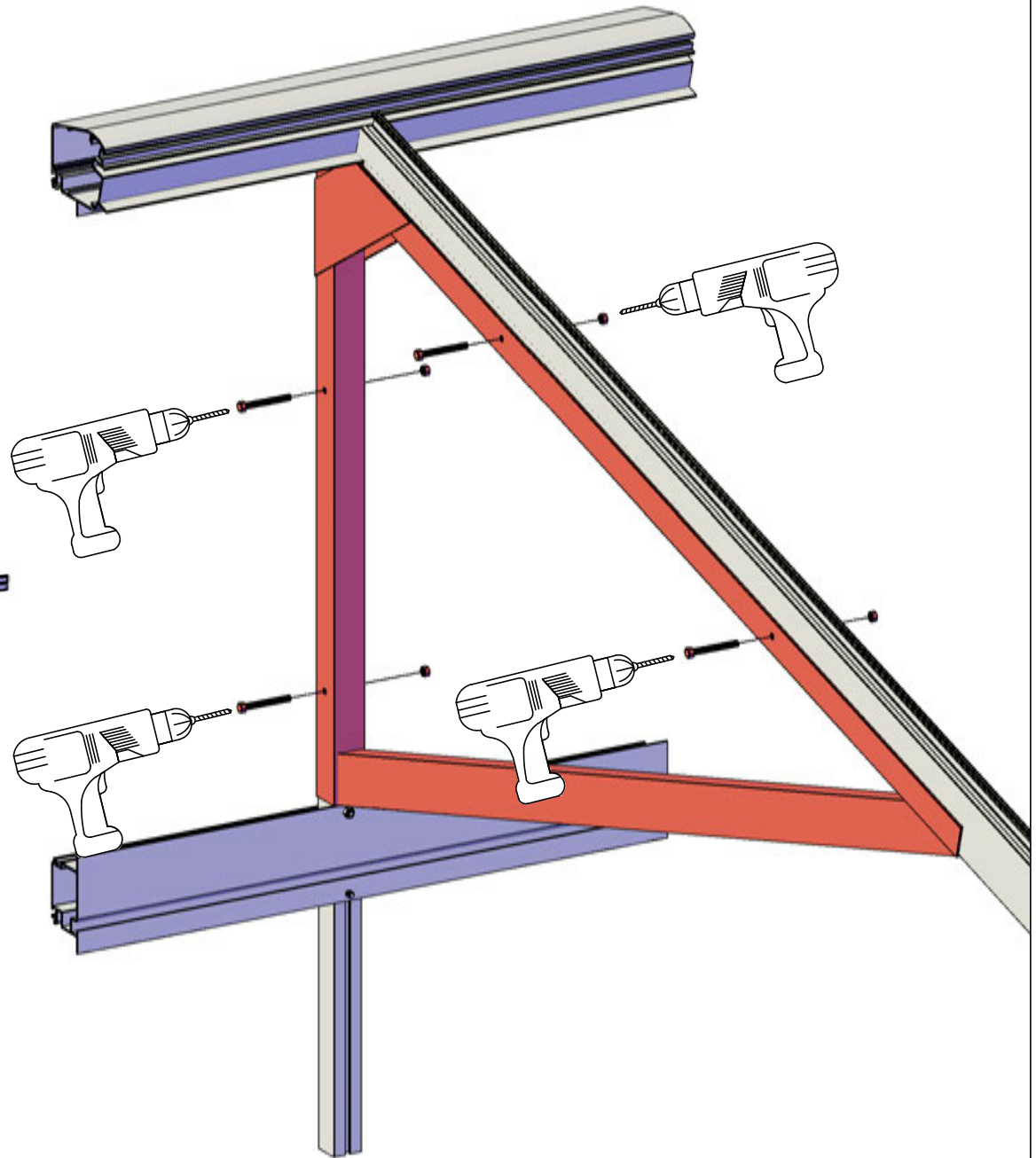
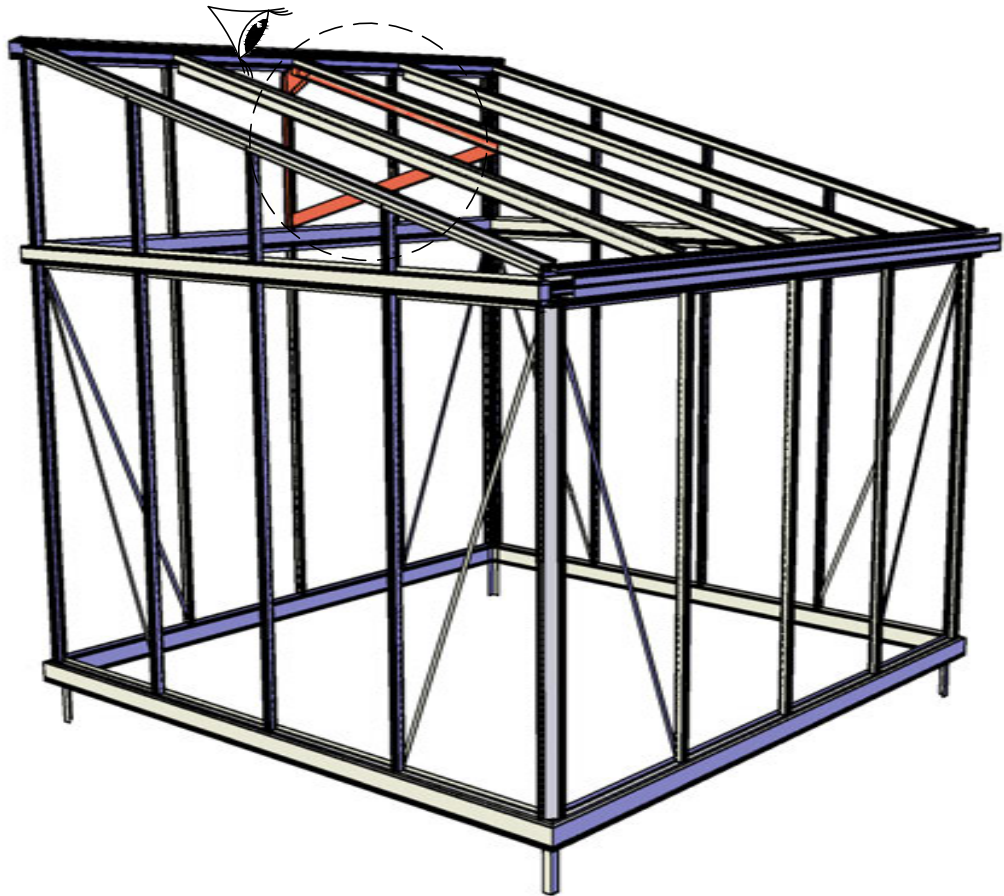




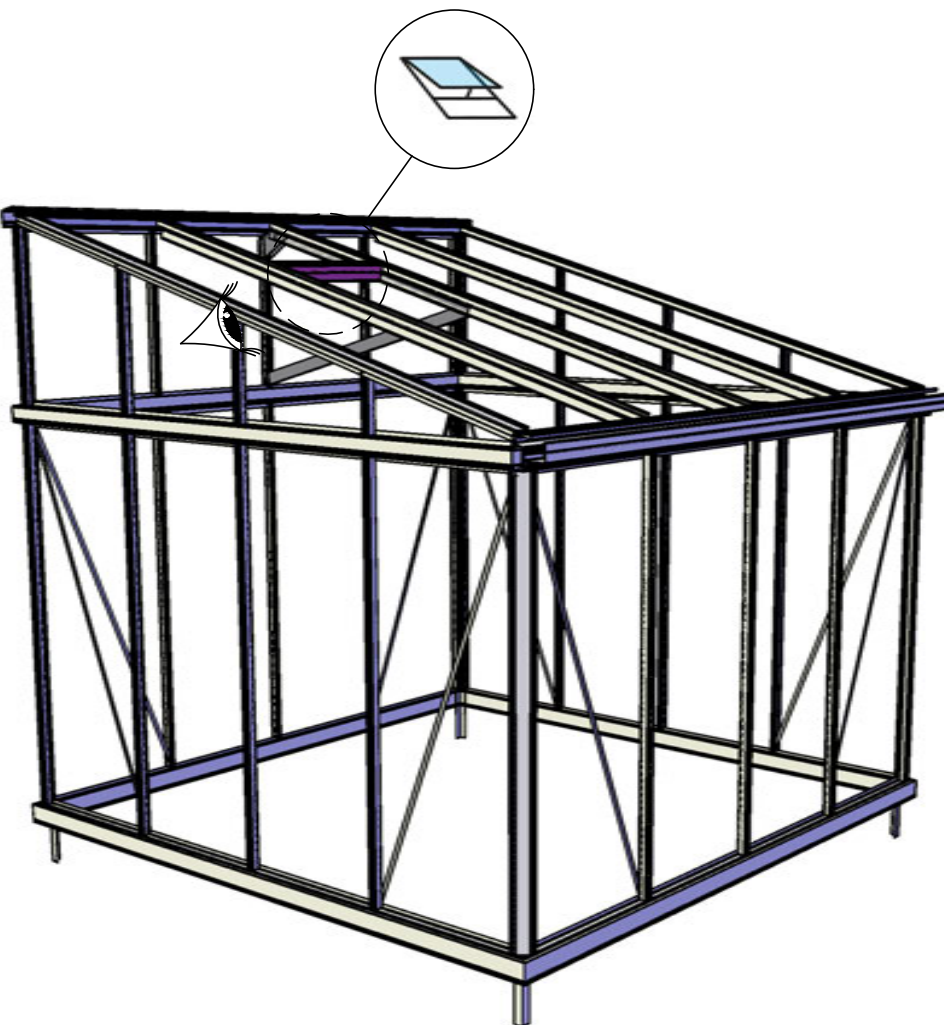
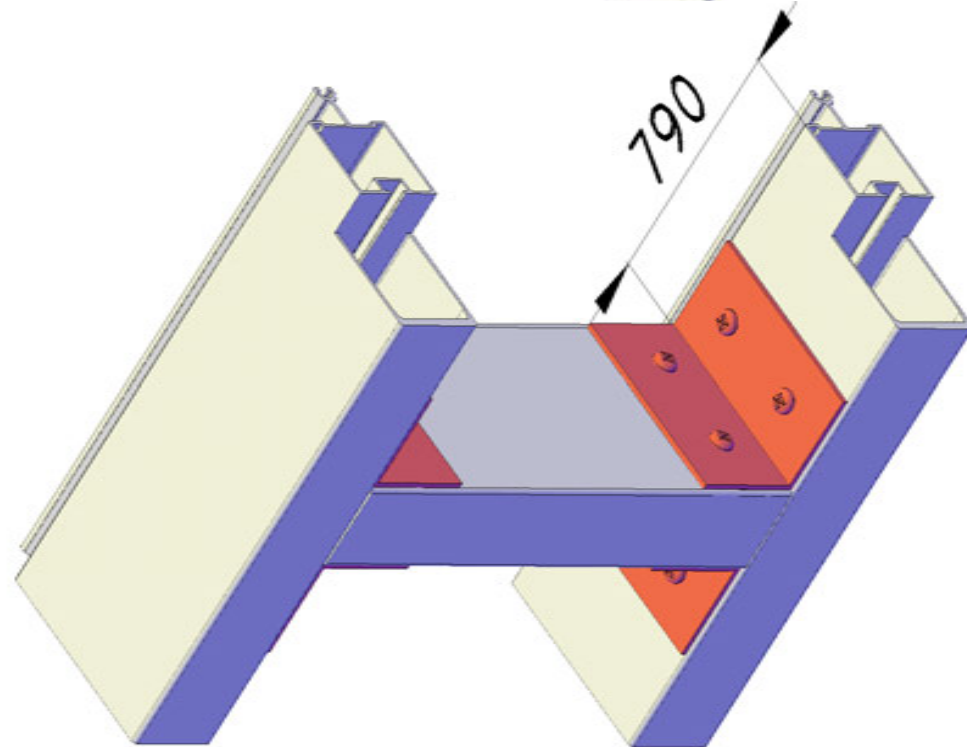
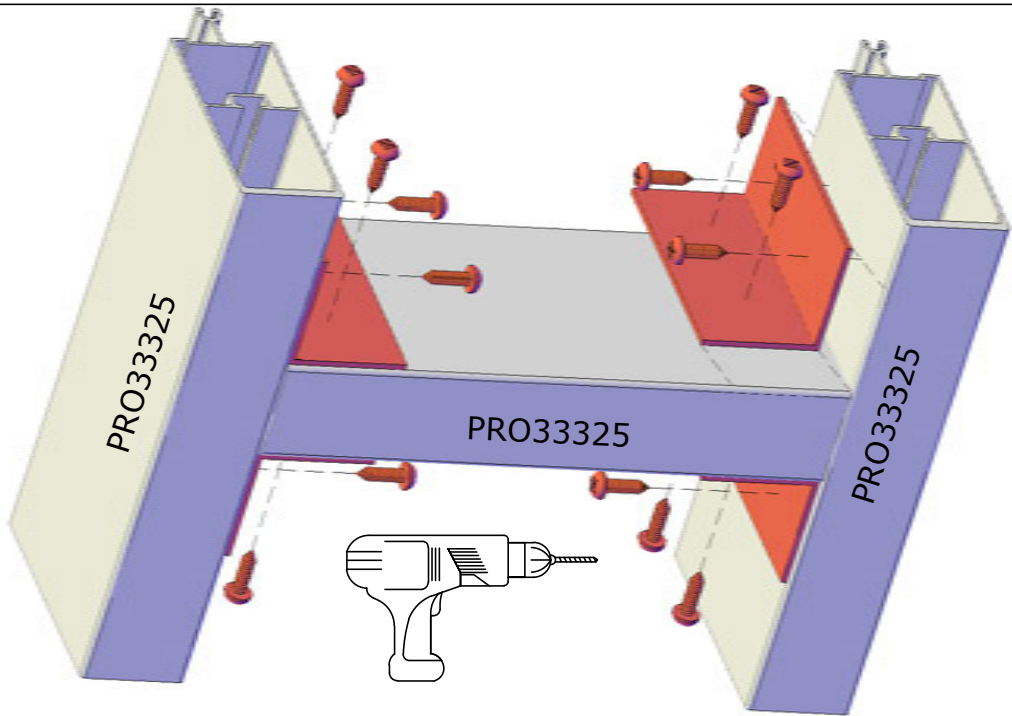


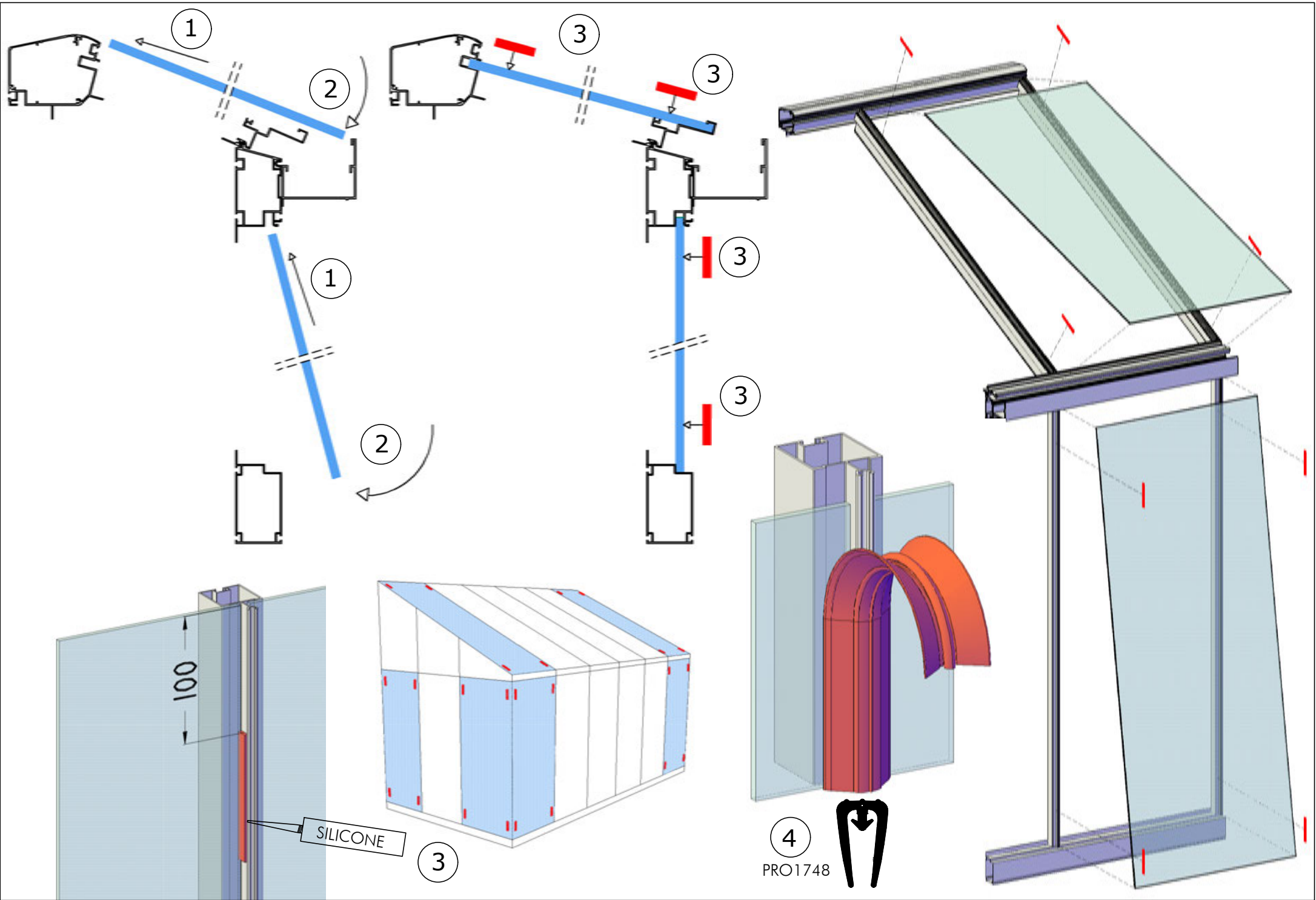


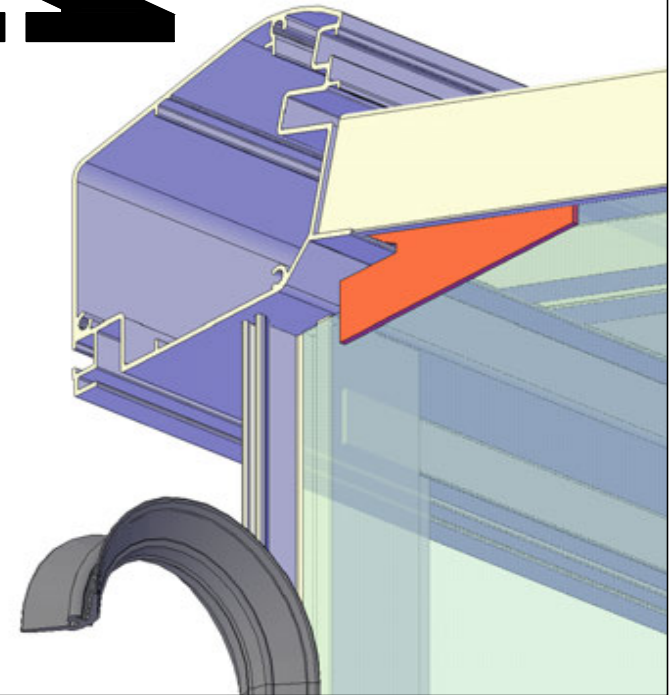
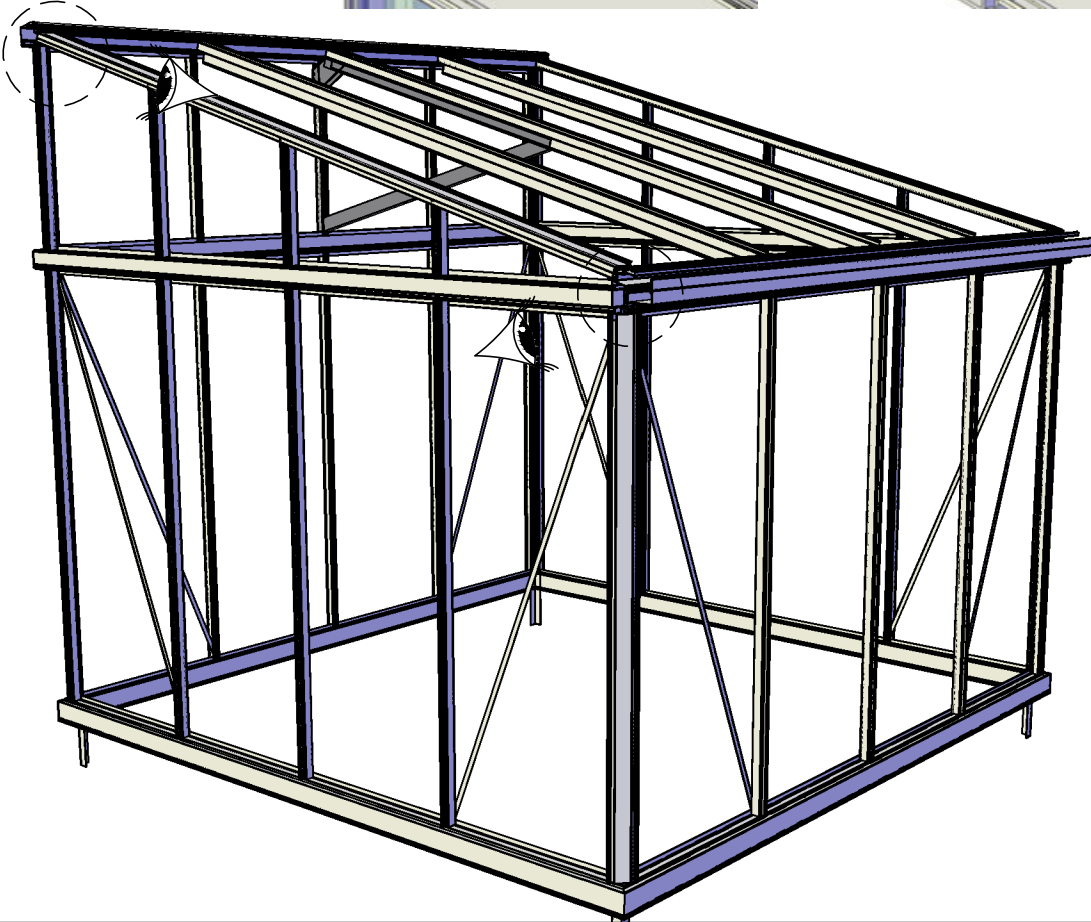
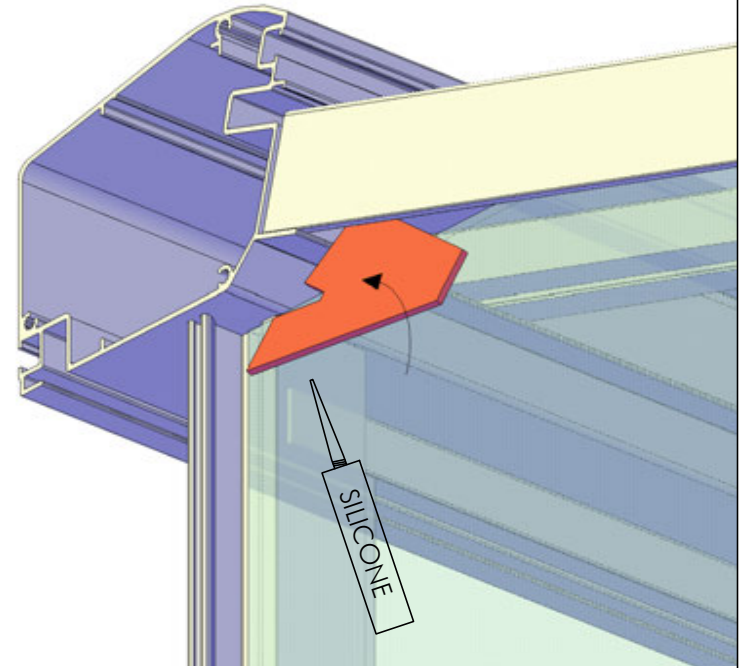
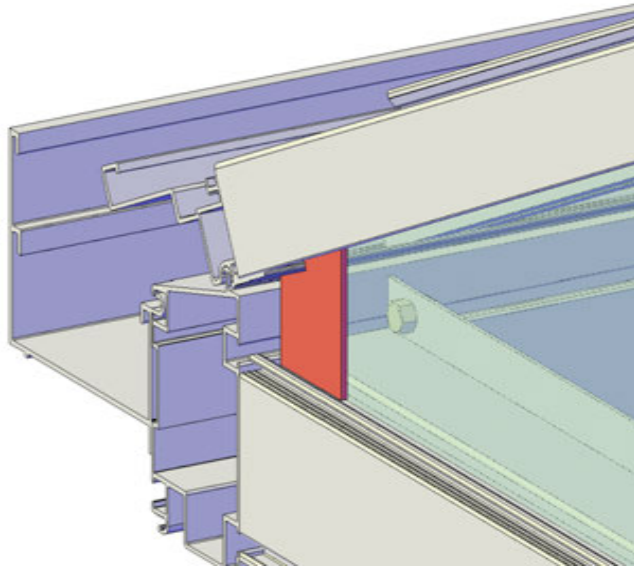
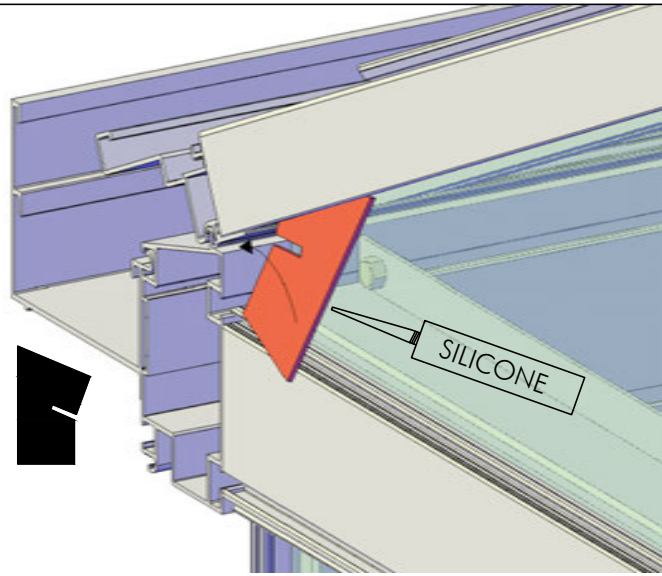
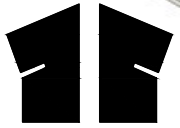






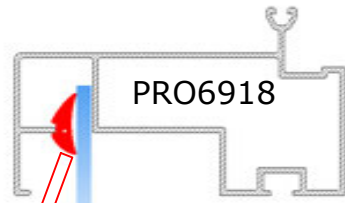




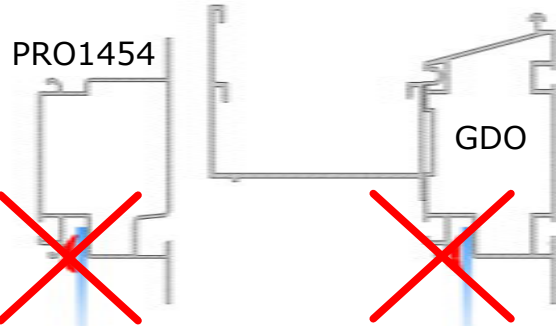
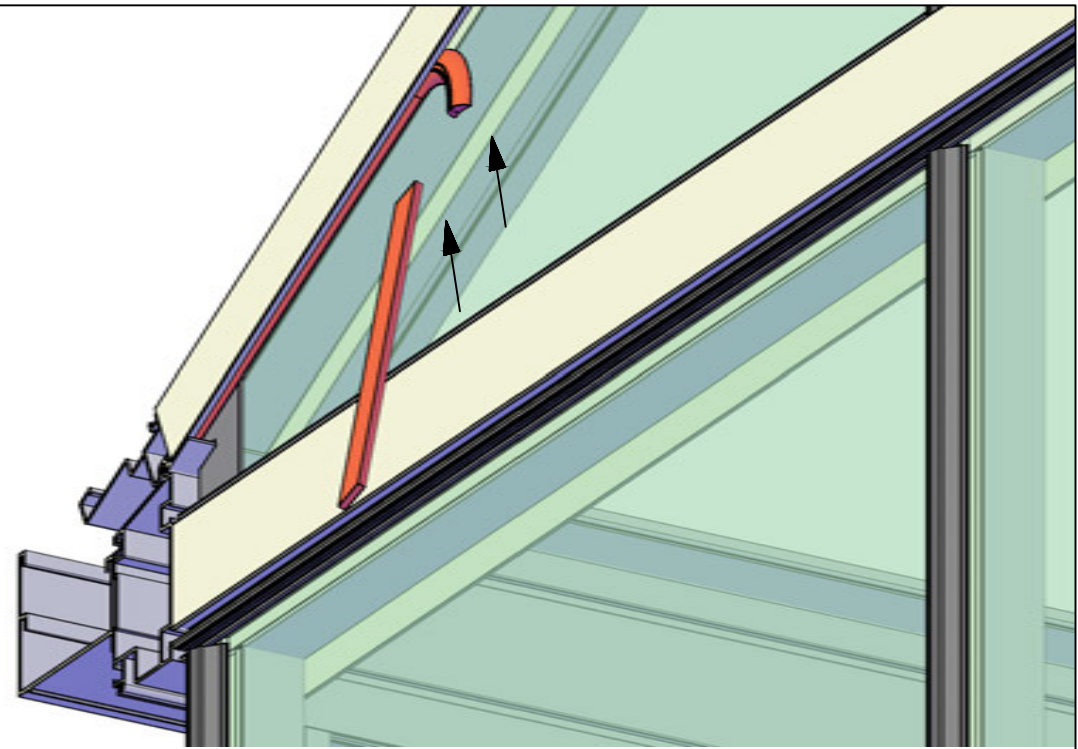
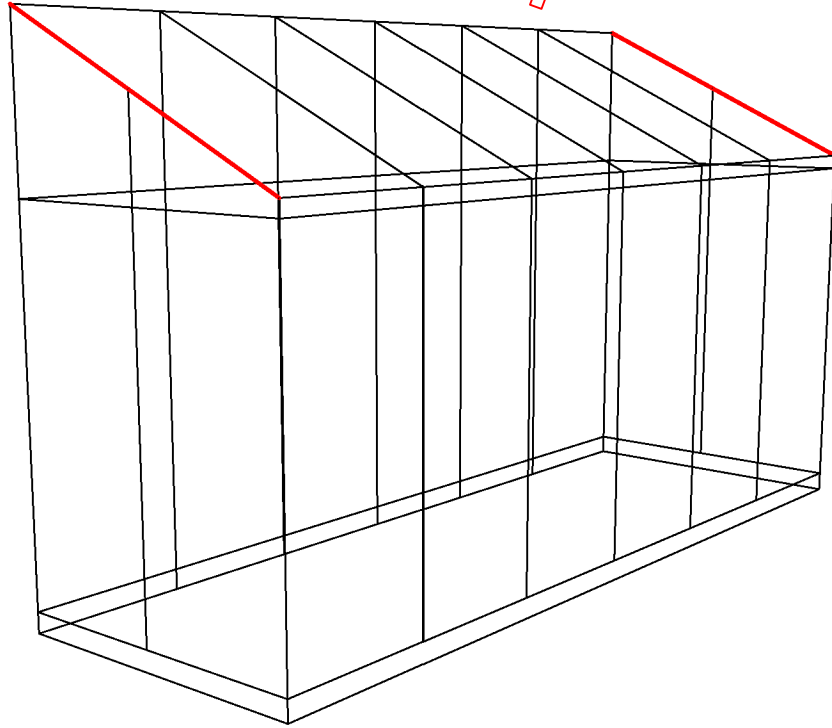




E400330

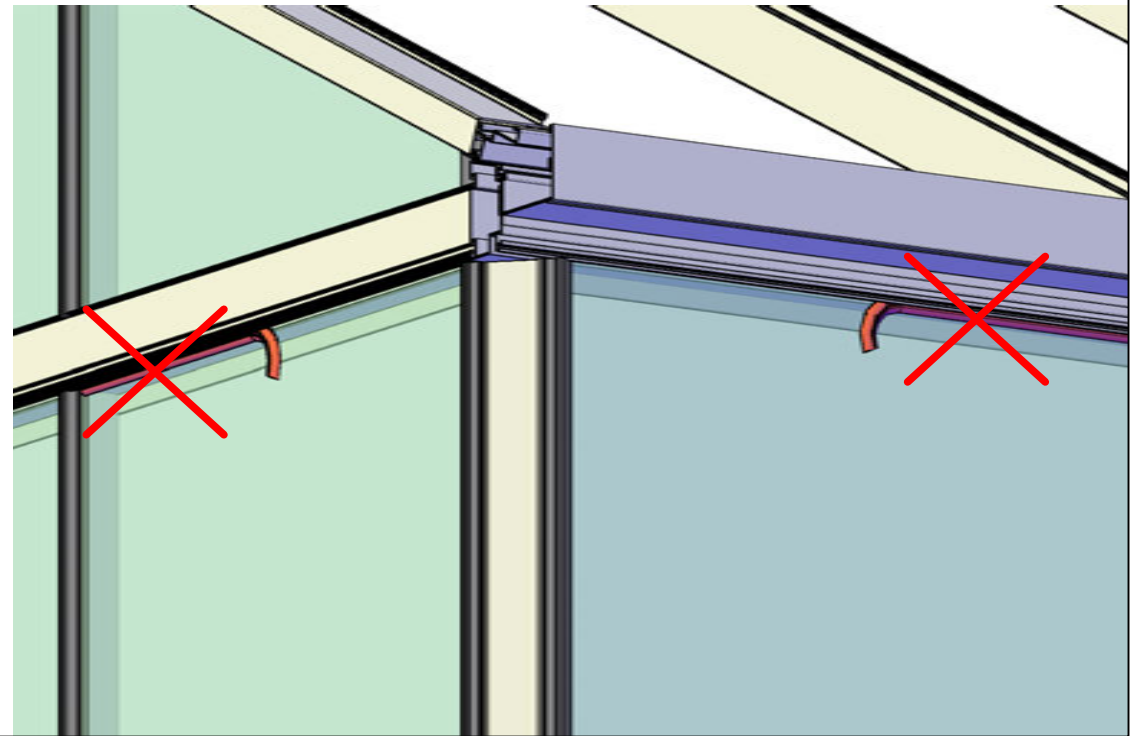


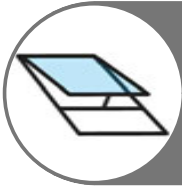
PRO6918



PRO1454

GDO

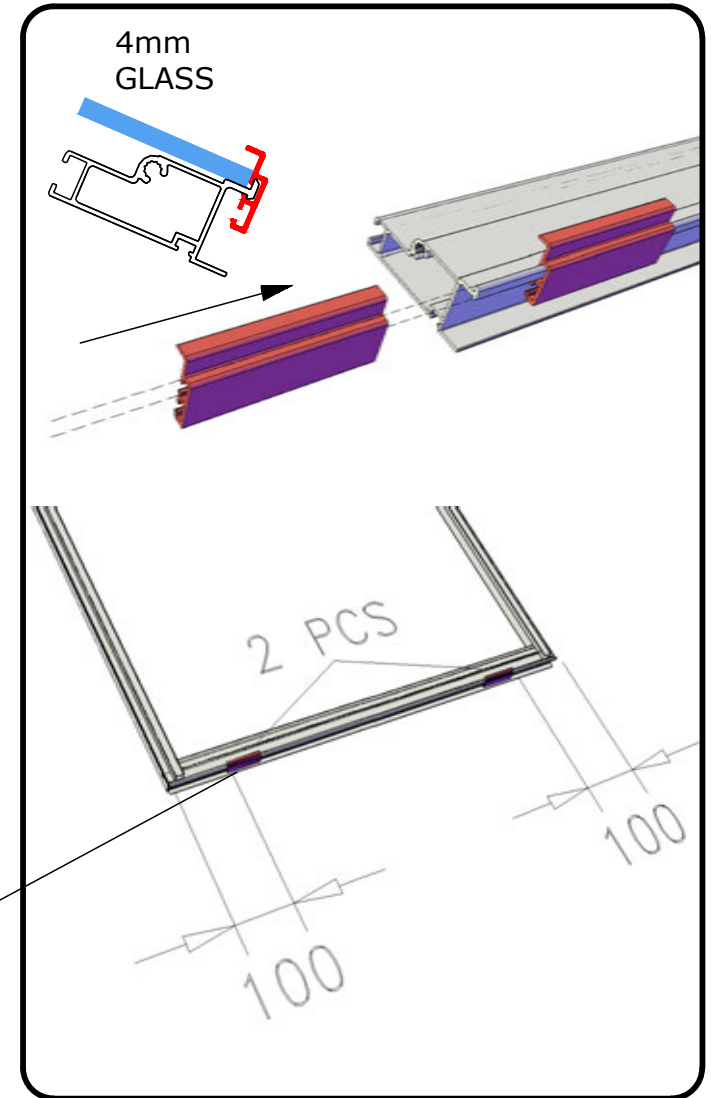
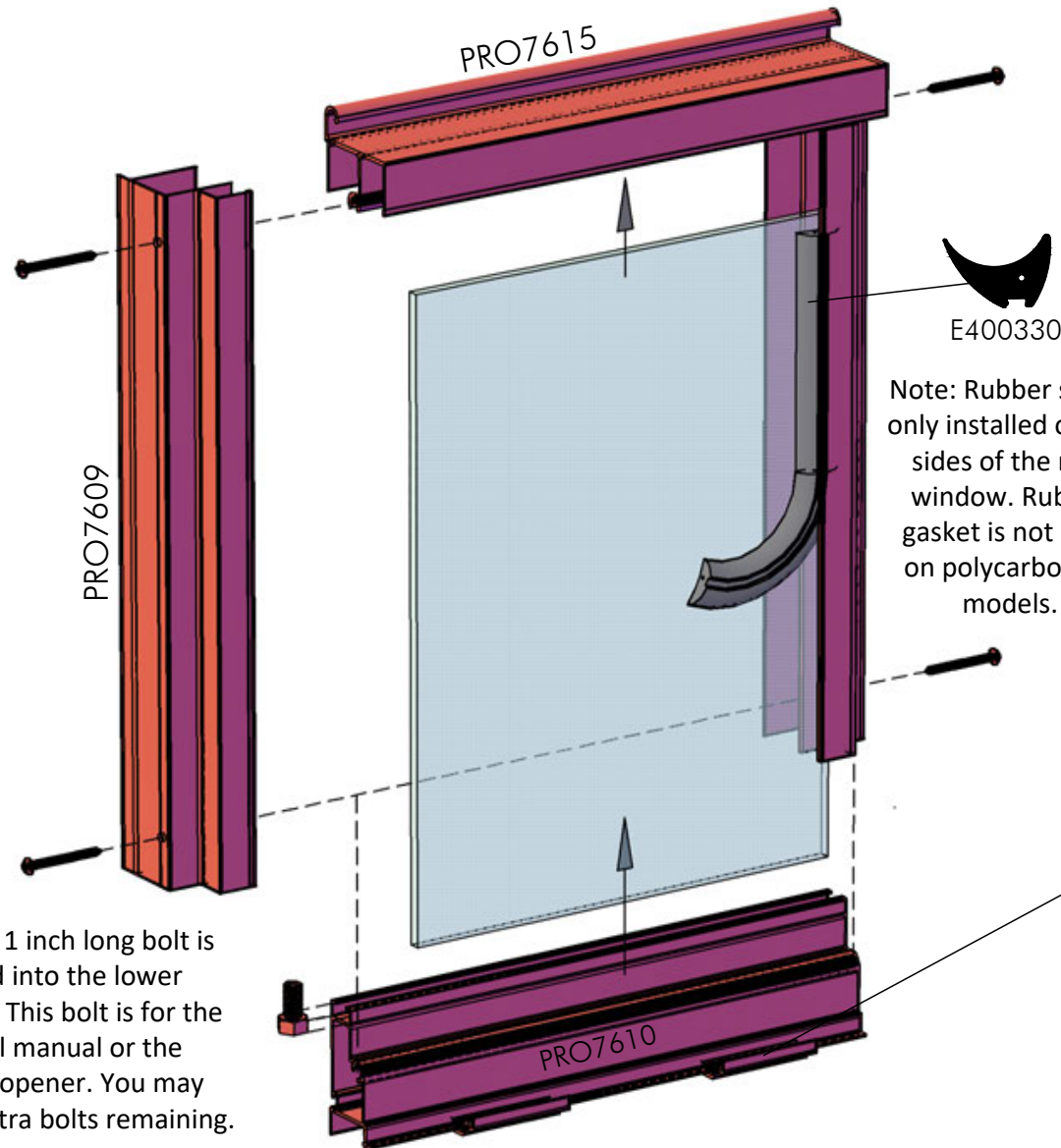




# Roof Window /Vent -

all hardware will be included in roof vent package - including crossbar to frame opening

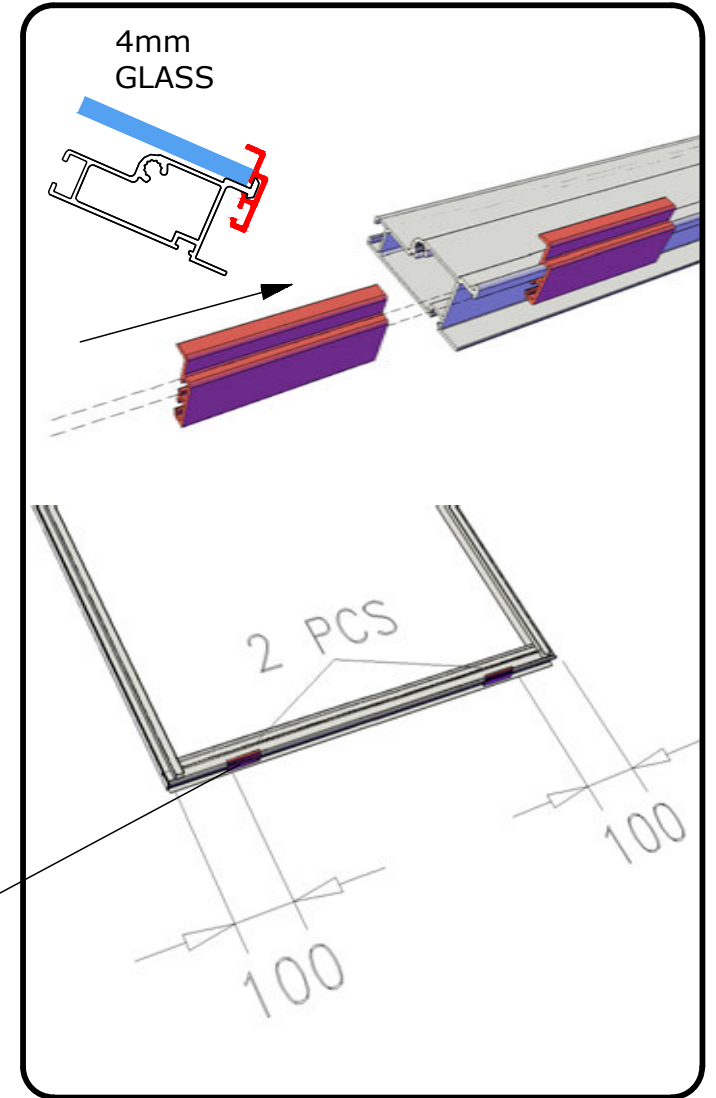
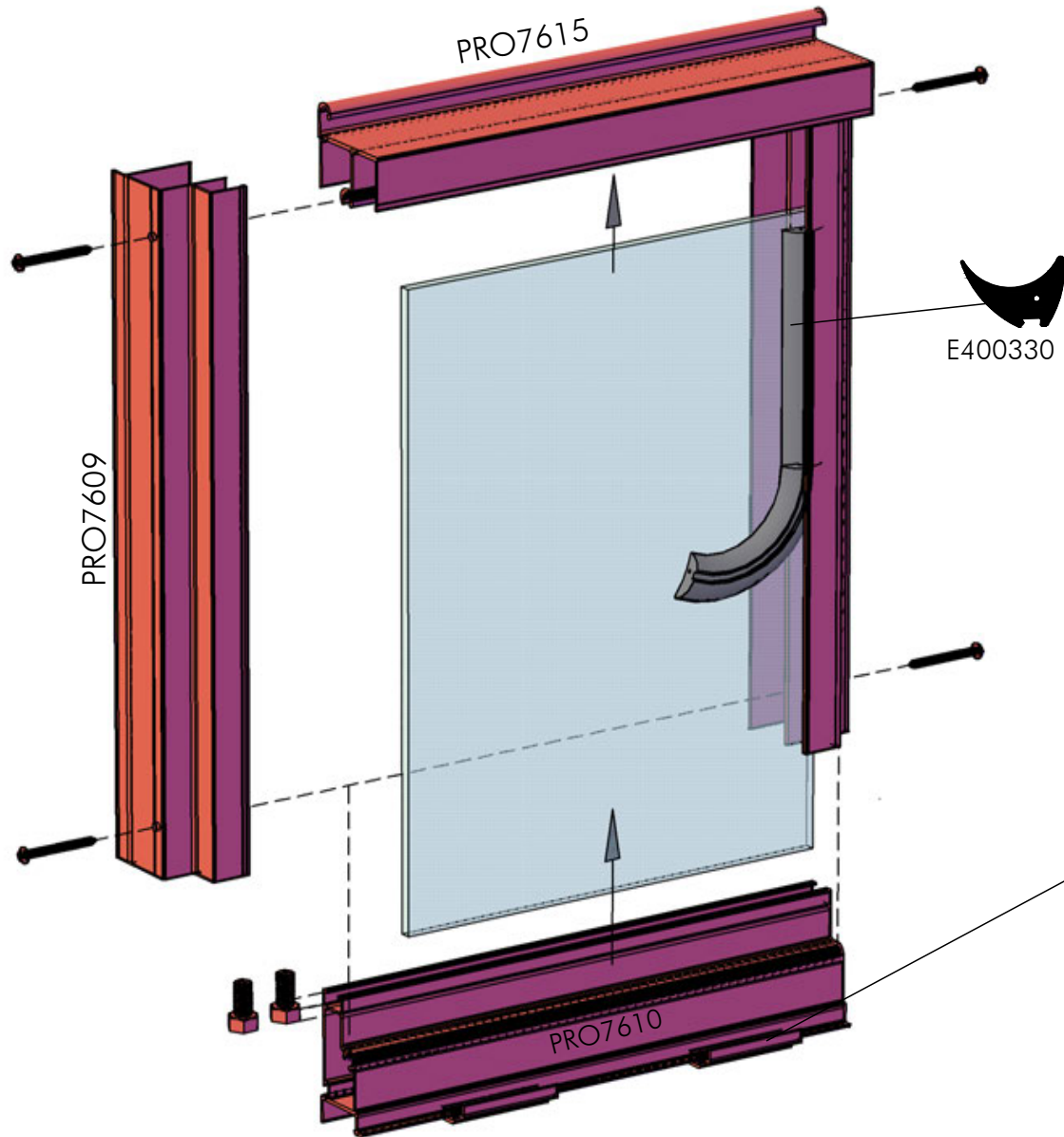
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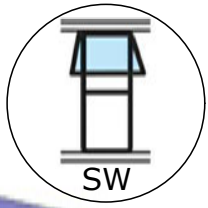




Push out window

SW

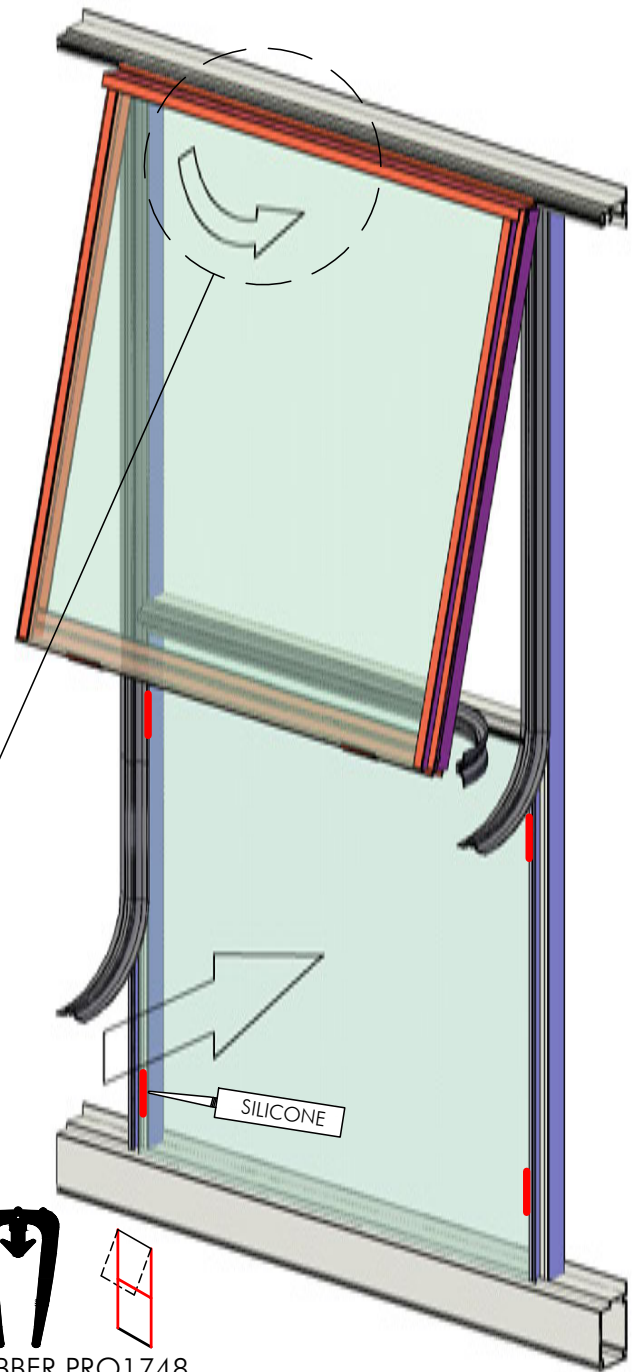
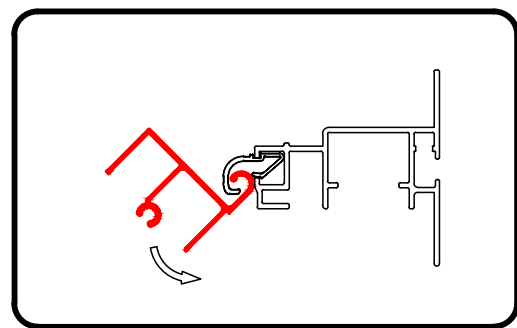
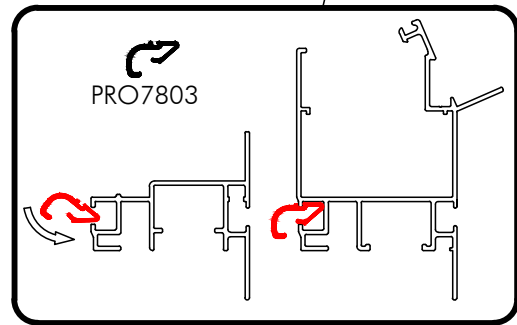
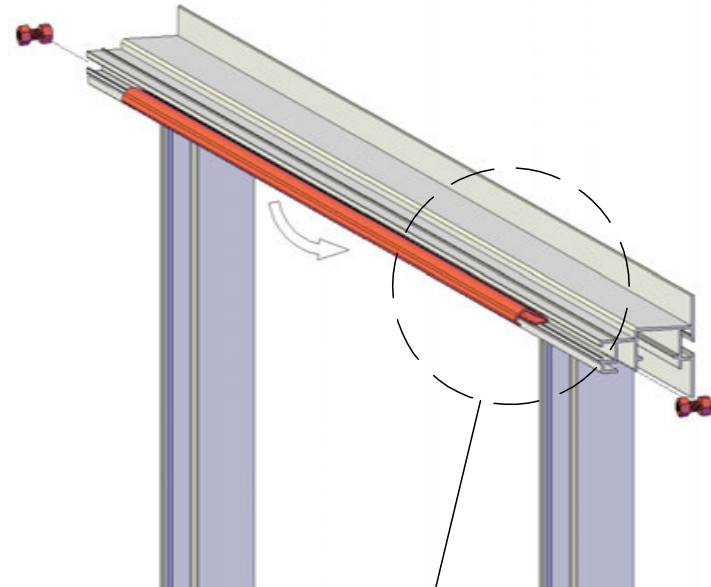




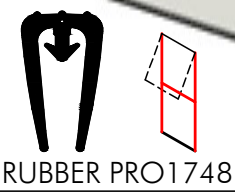
990

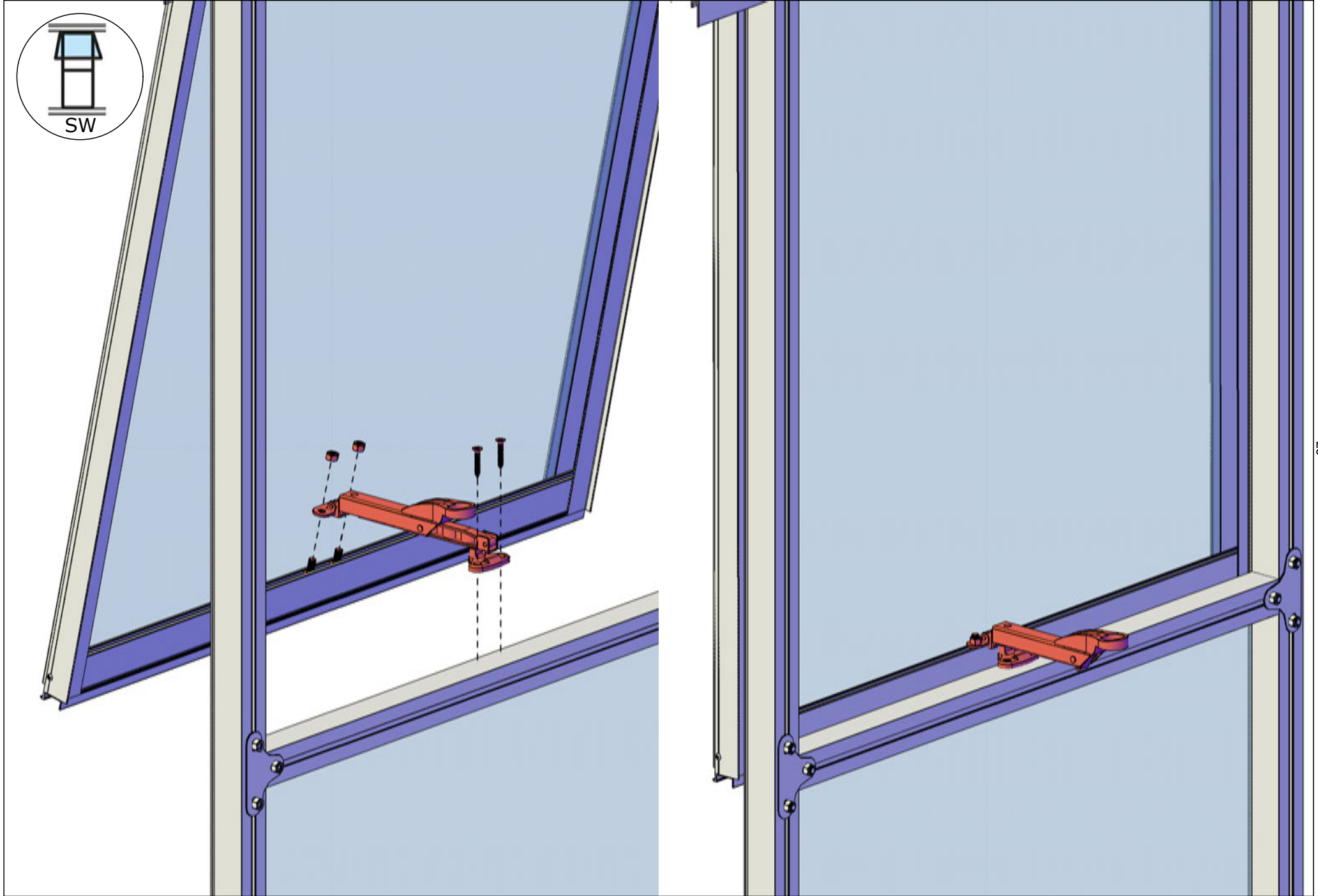
PRO1456

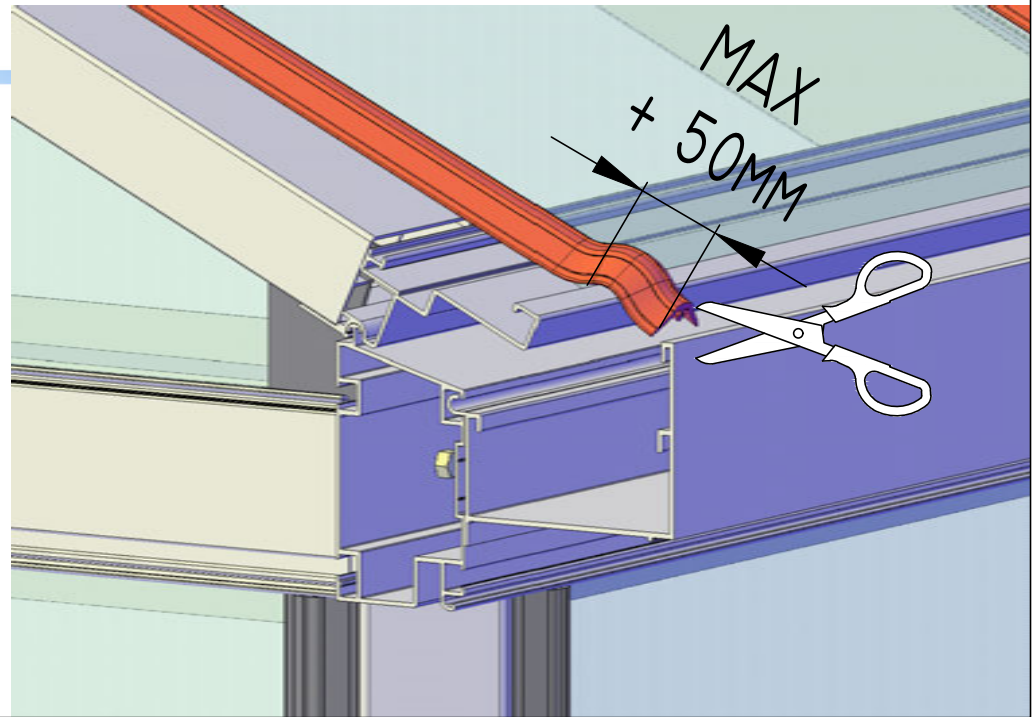
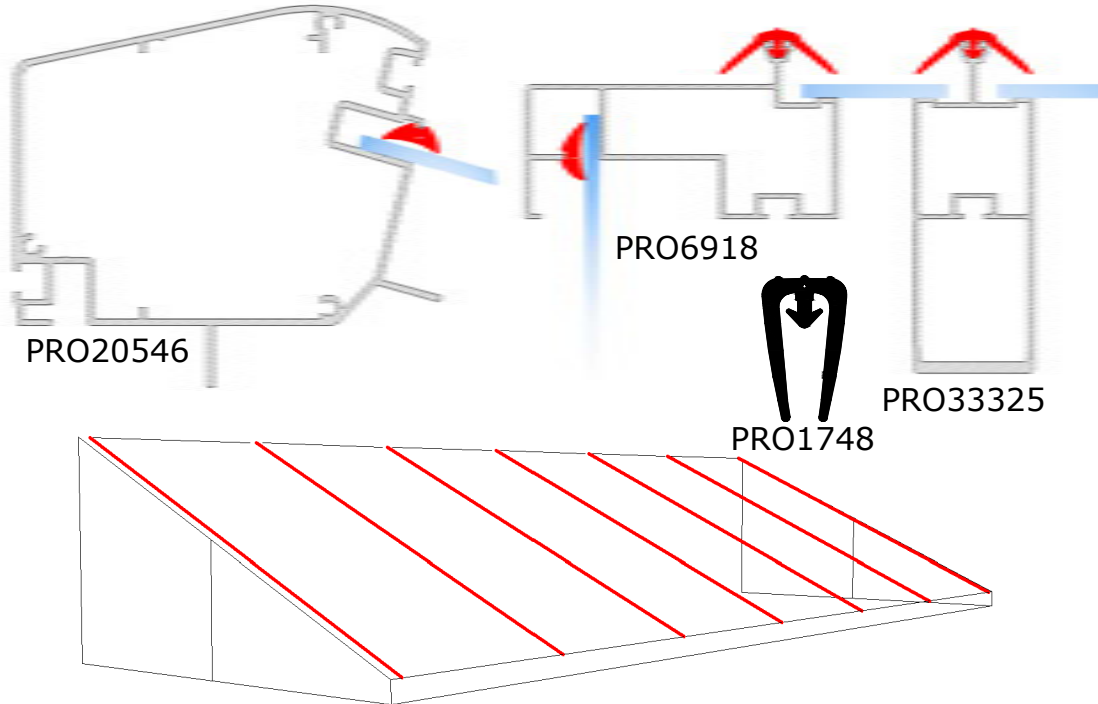
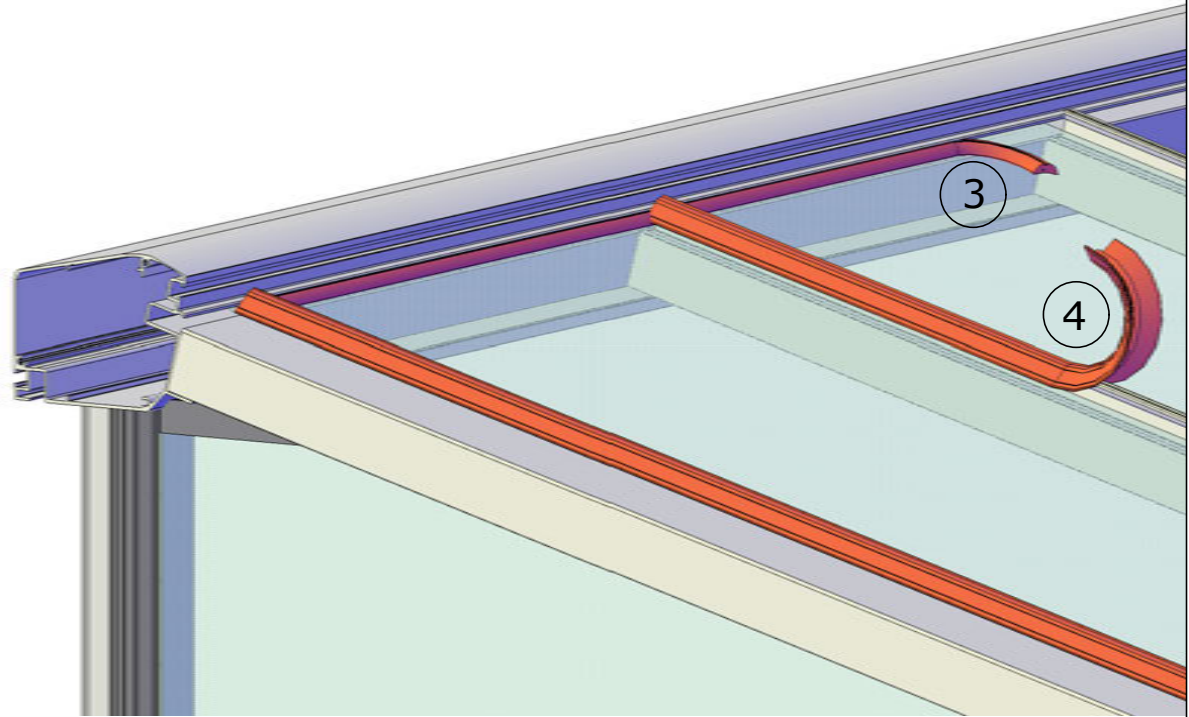
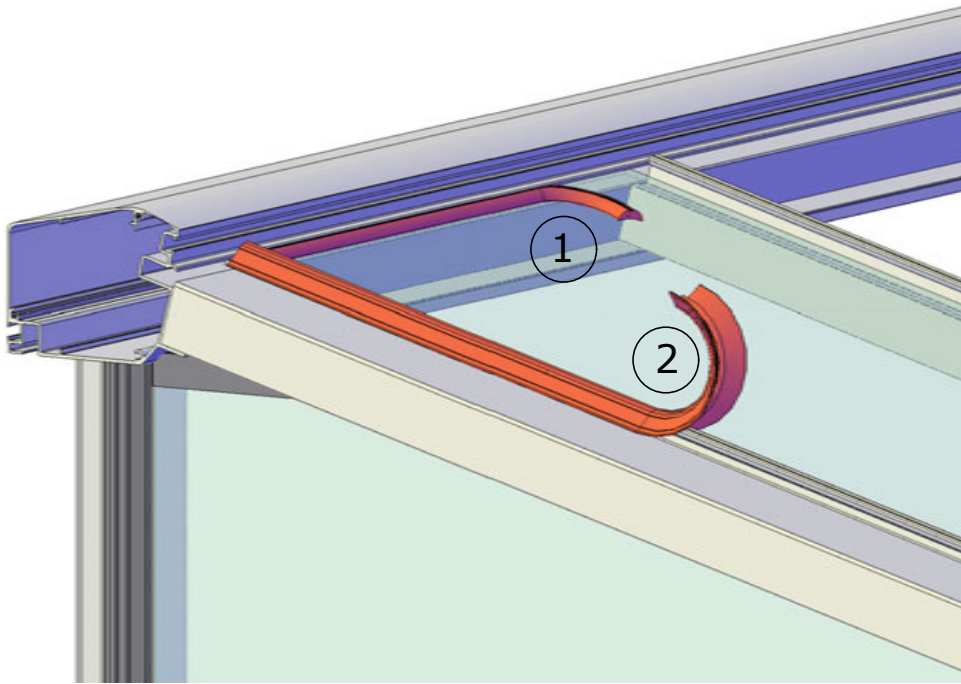
You may have a shorter push out window. If so, install small piece of glass and crossbar (PRO1456) underneath your window.

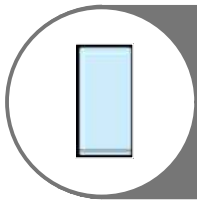


SILICONE



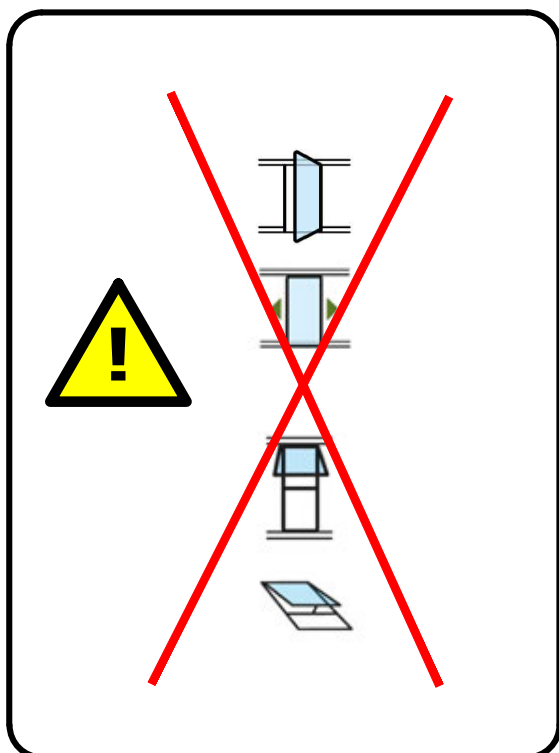
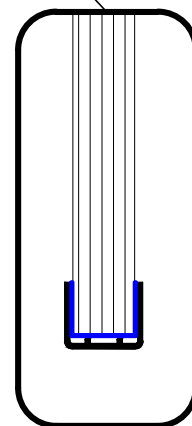
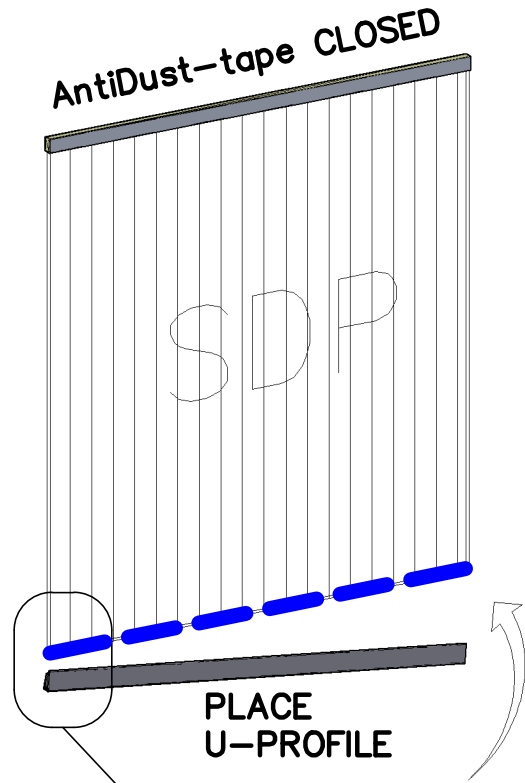
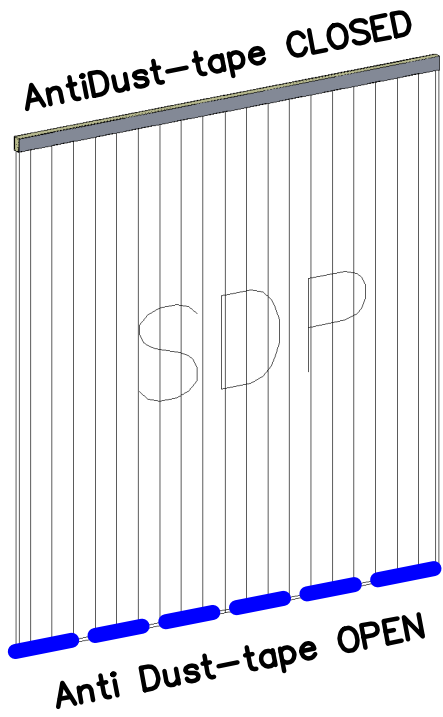






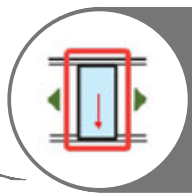
HELIOS polycarbonate 10mm

# SDP



# ACCESSORIES

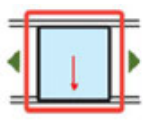




# OPTIONAL UPGRADE: Fall 2022 Low Threshold for Sliding Door/s

# KSD

KSD\_70



KSD\_144

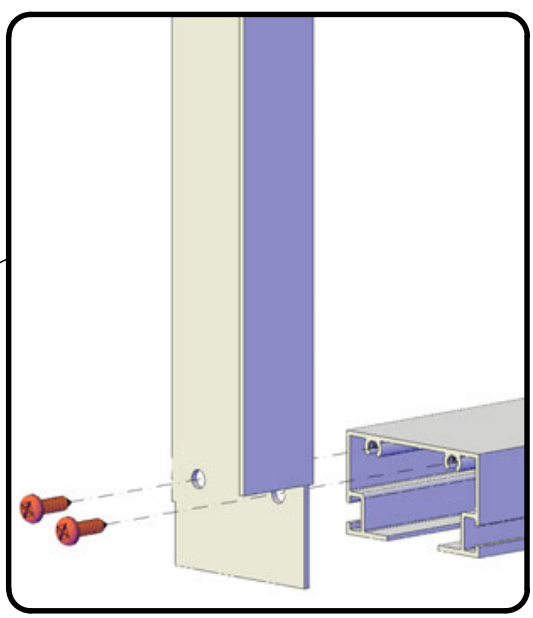
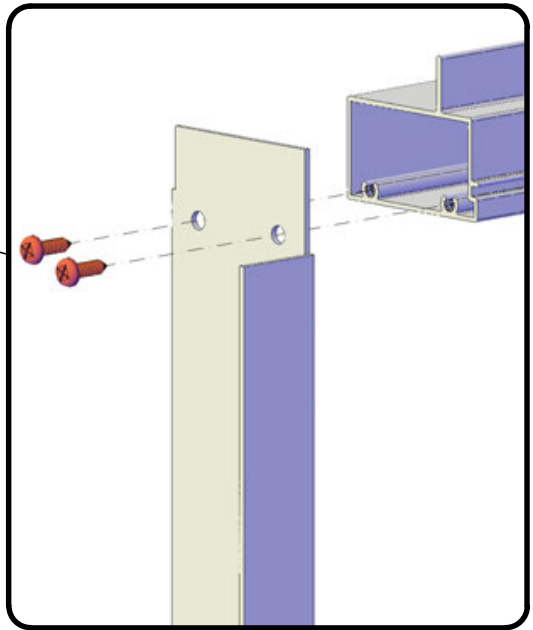
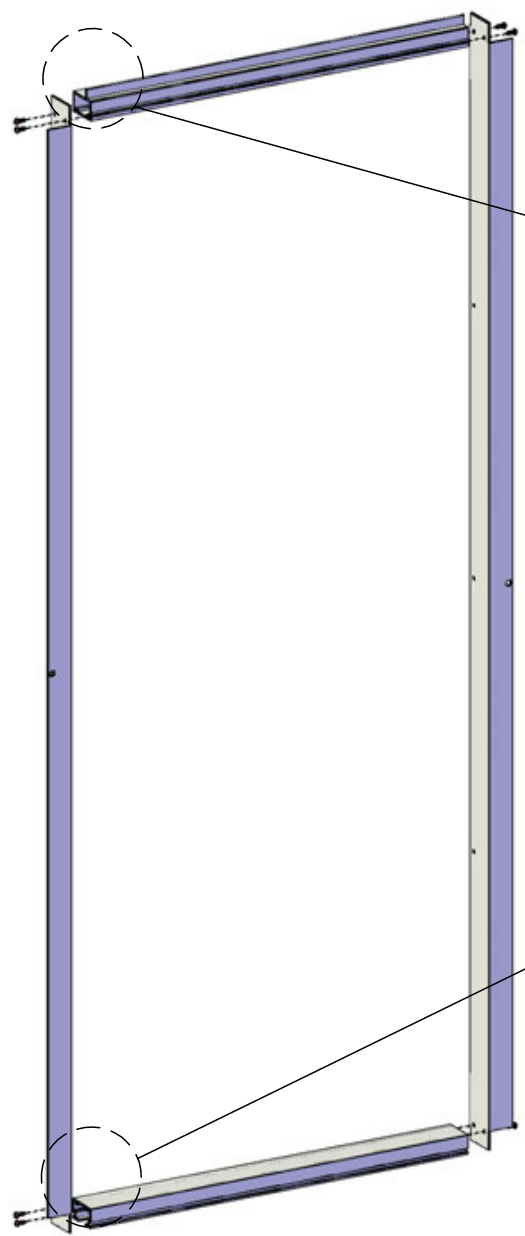
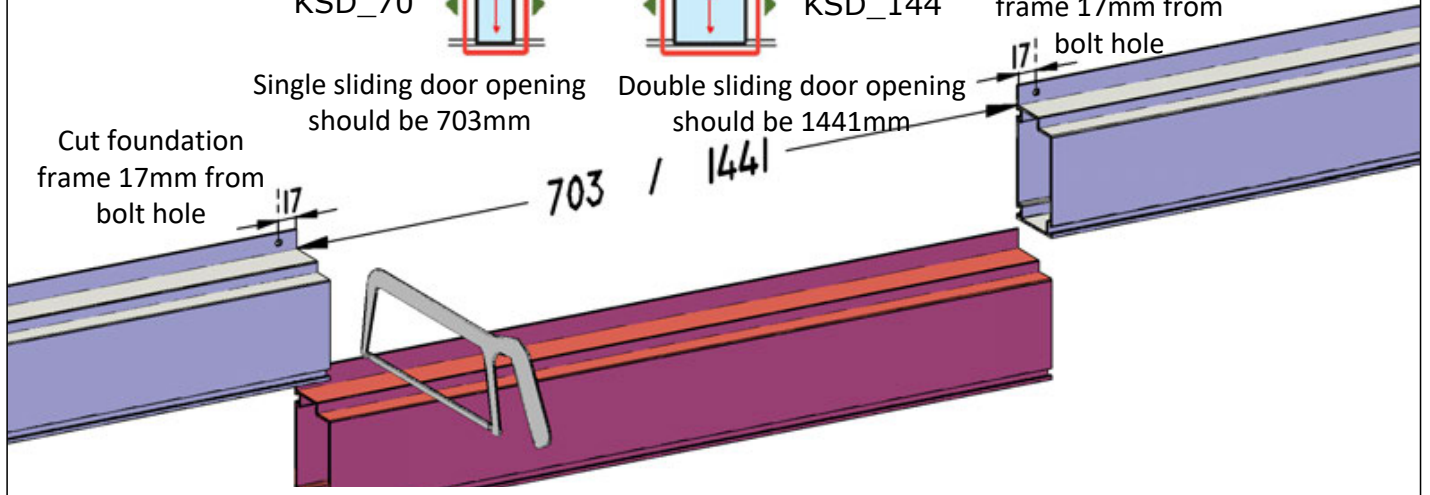
Cut foundation  
frame 17mm from  
bolt hole

Single sliding door opening  
should be 703mm

Double sliding door opening  
should be 1441mm

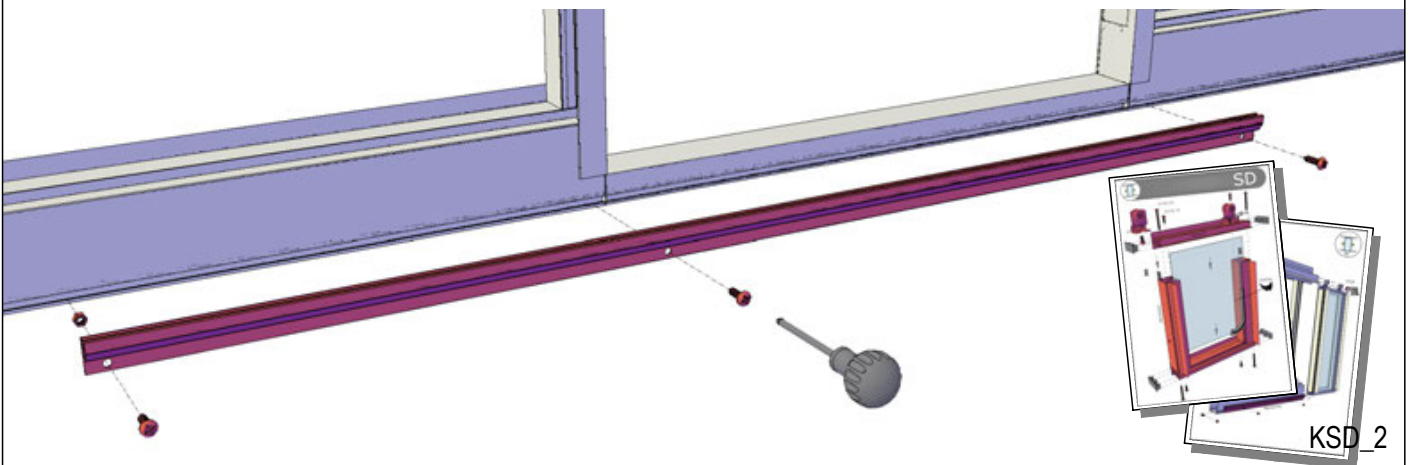
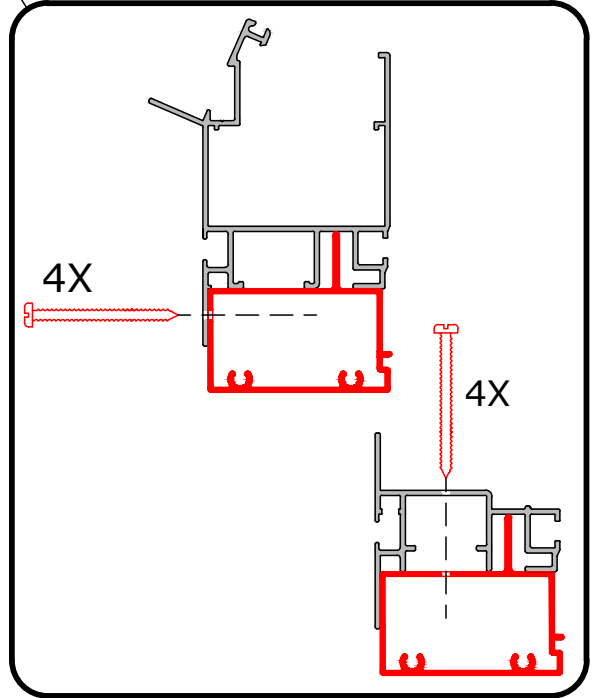
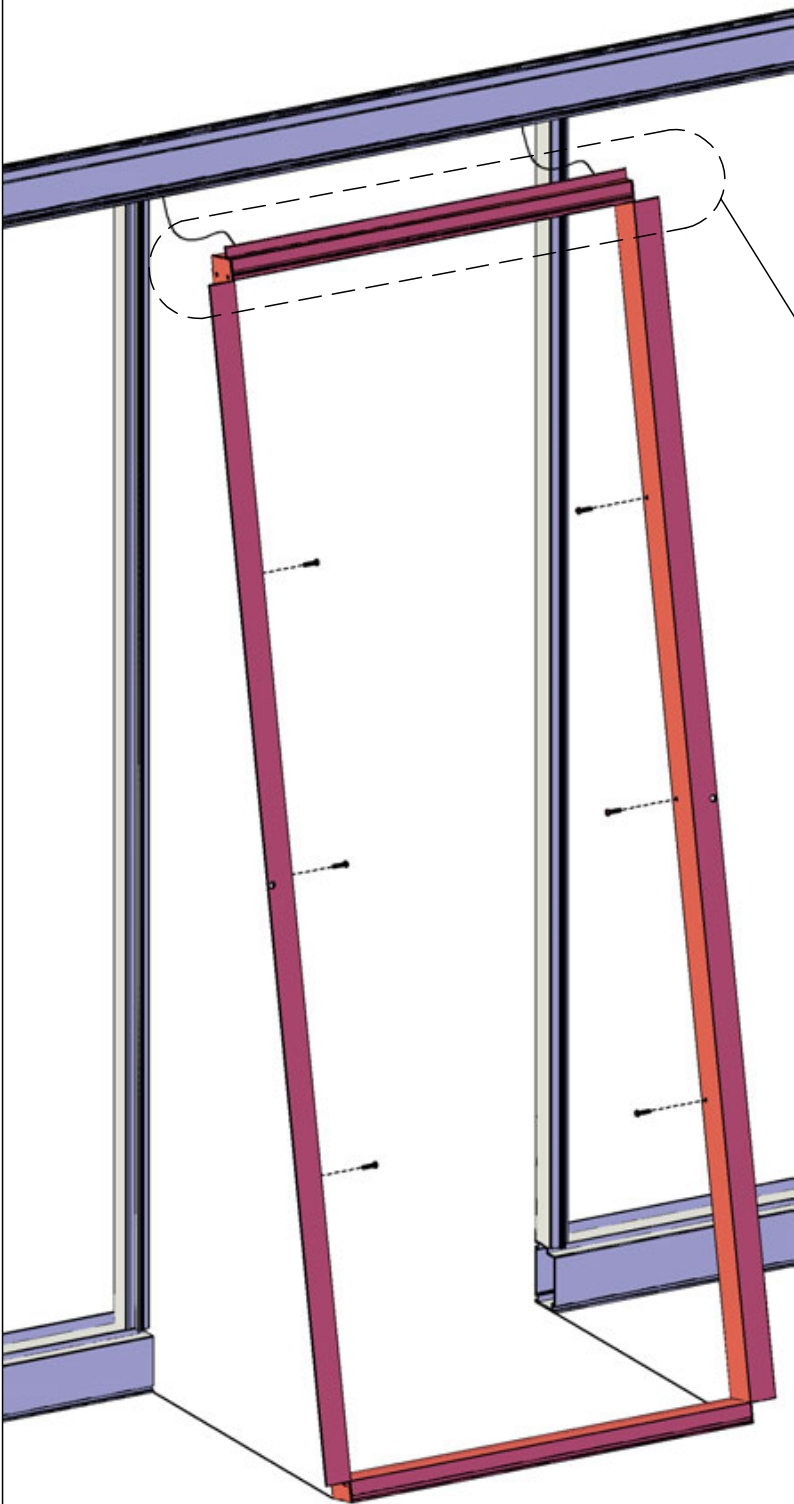
Cut foundation  
frame 17mm from  
bolt hole

703 / 1441

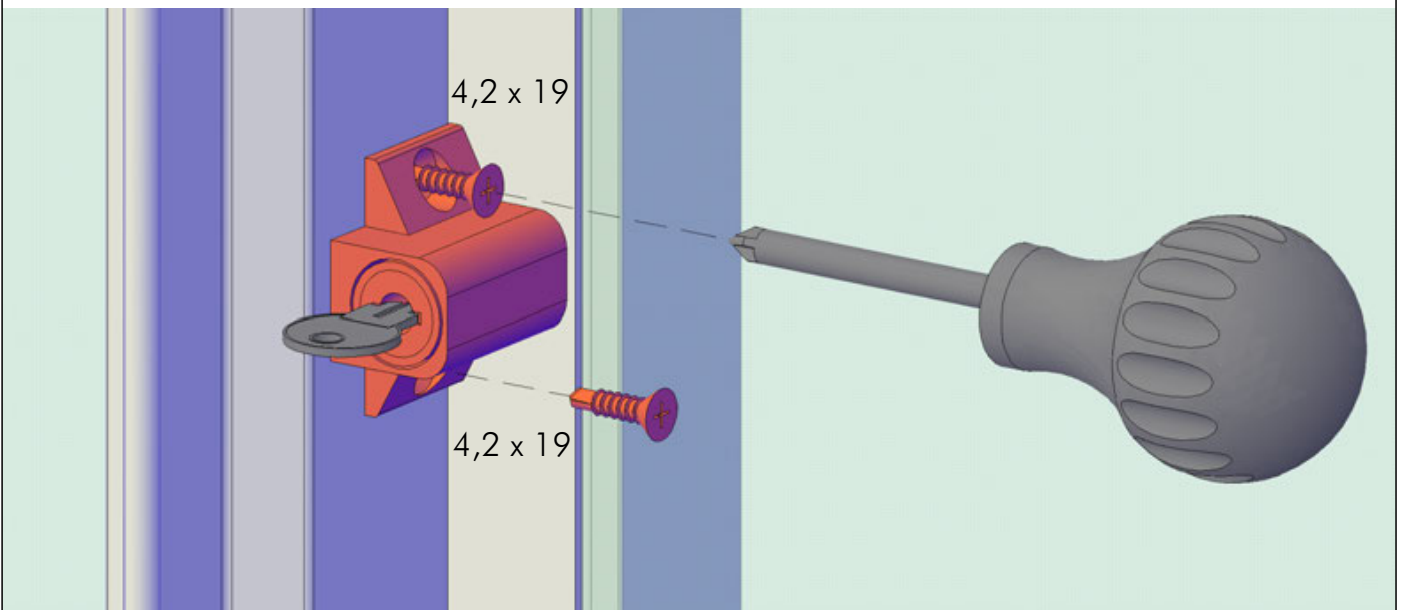
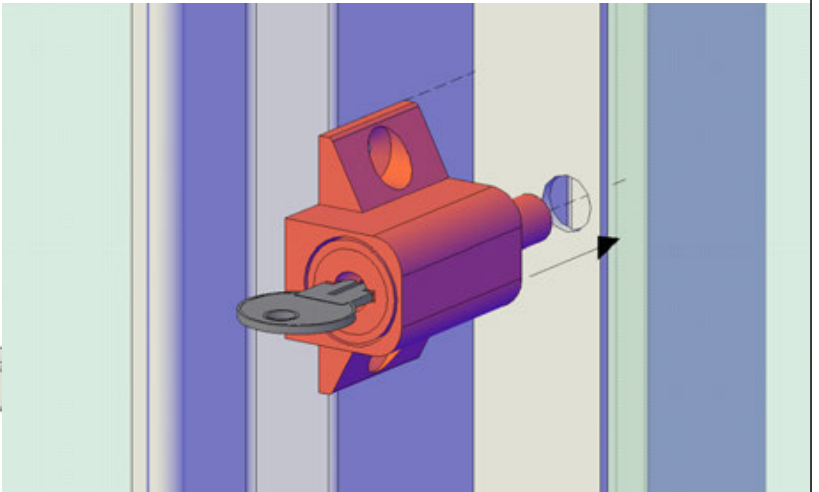
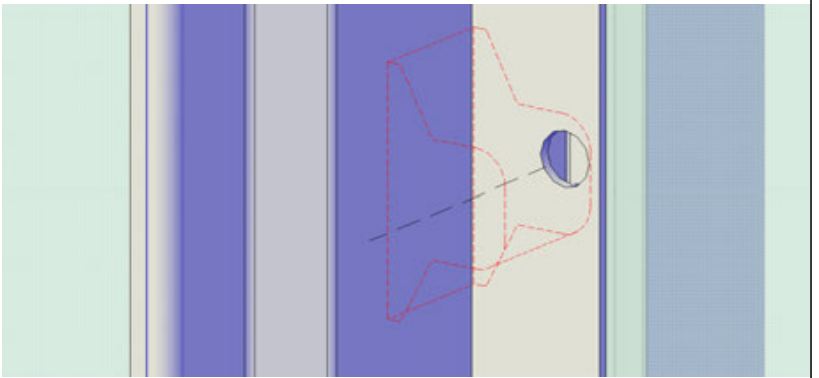
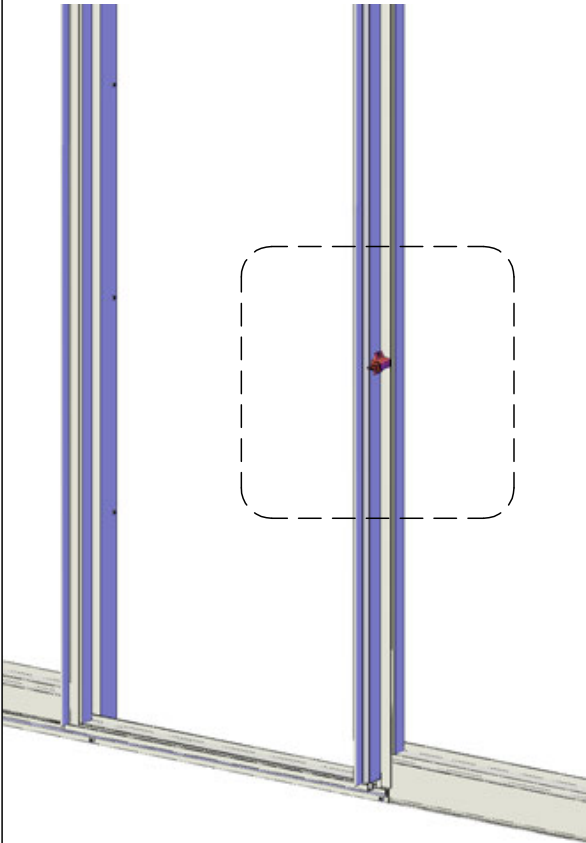
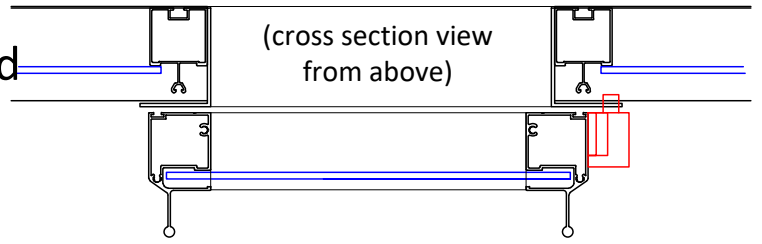
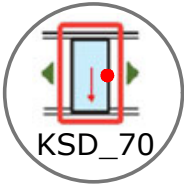
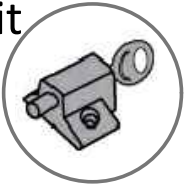


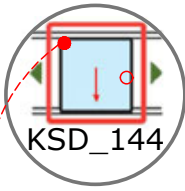
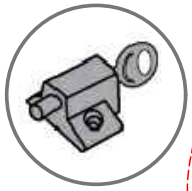
KSD\_1

OPTIONAL UPGRADE: Fall 2022 - Low Threshold for Sliding Door/s

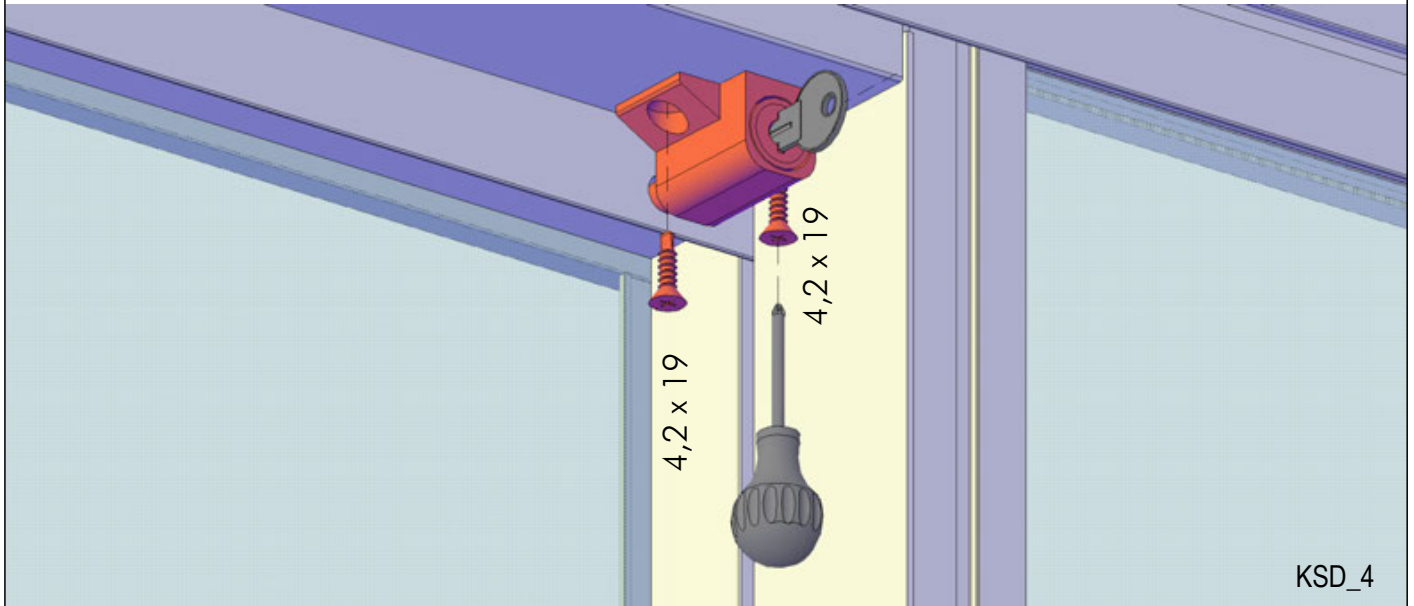
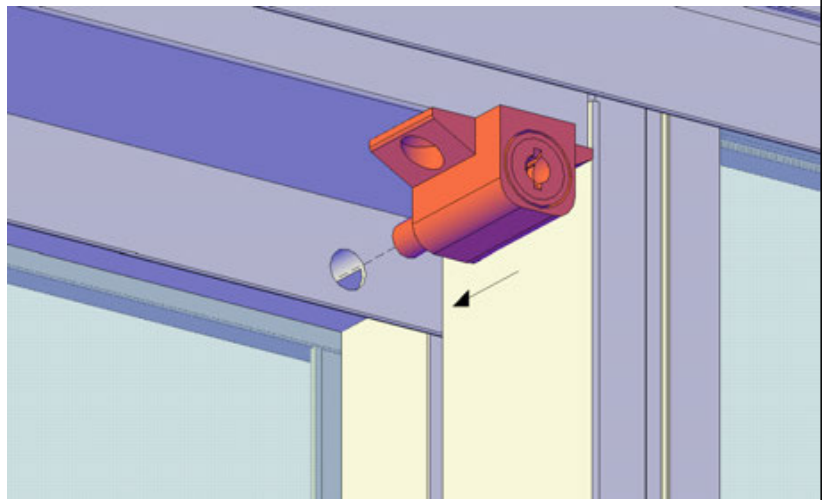
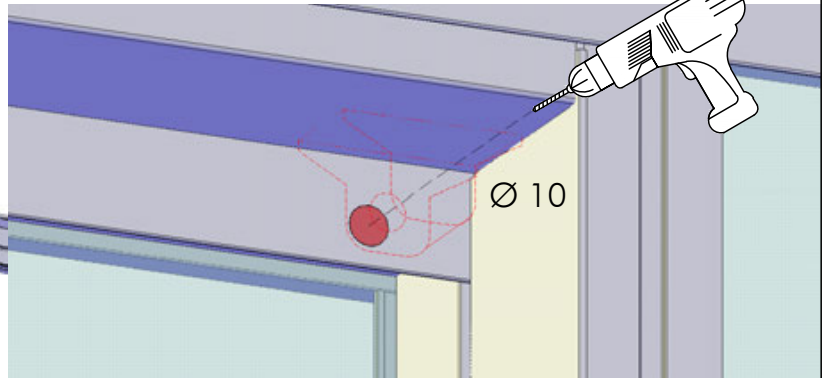
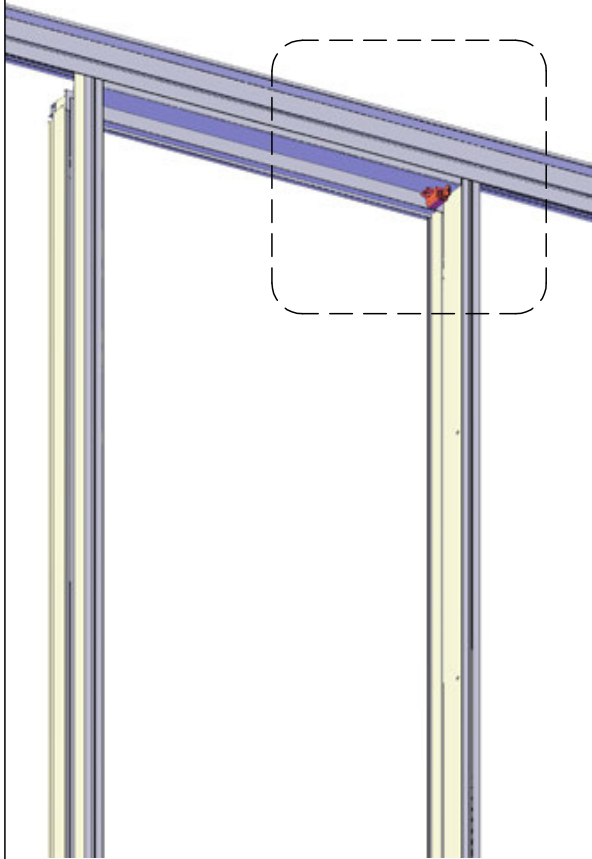
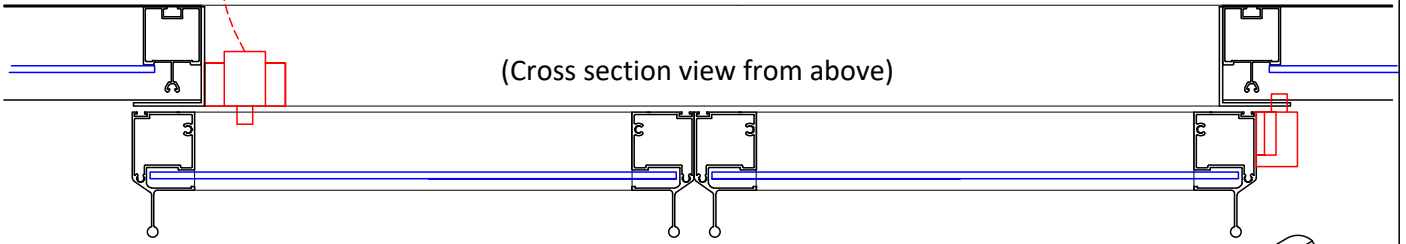


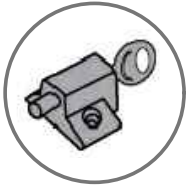
# Optional Upgrade: Lock installation with Low Threshold Kit



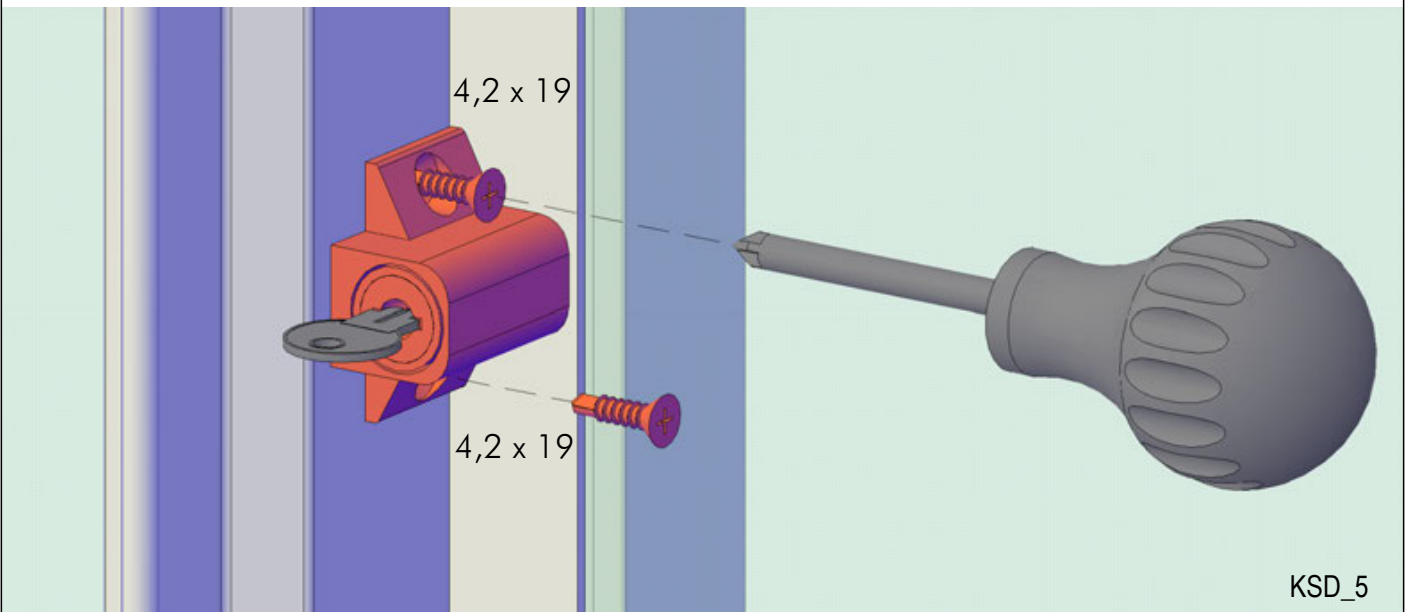
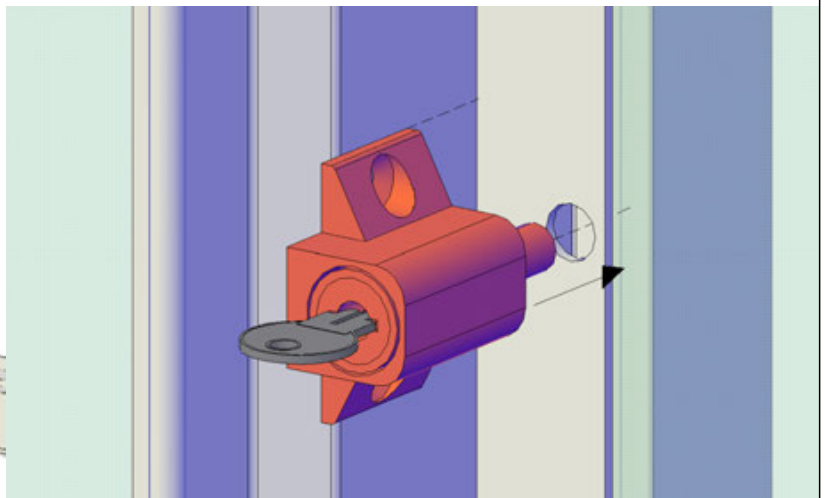
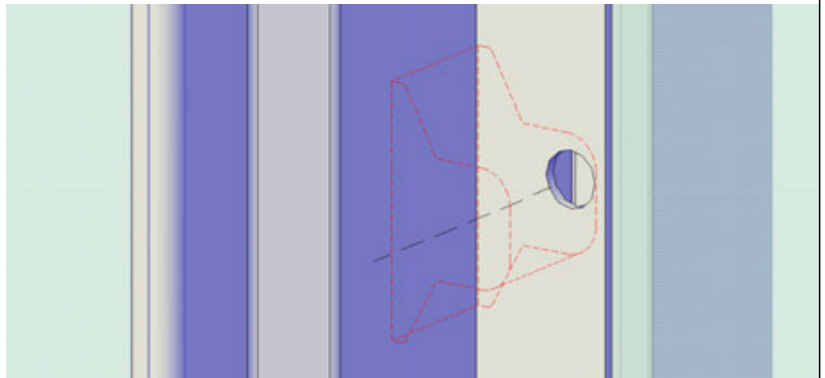
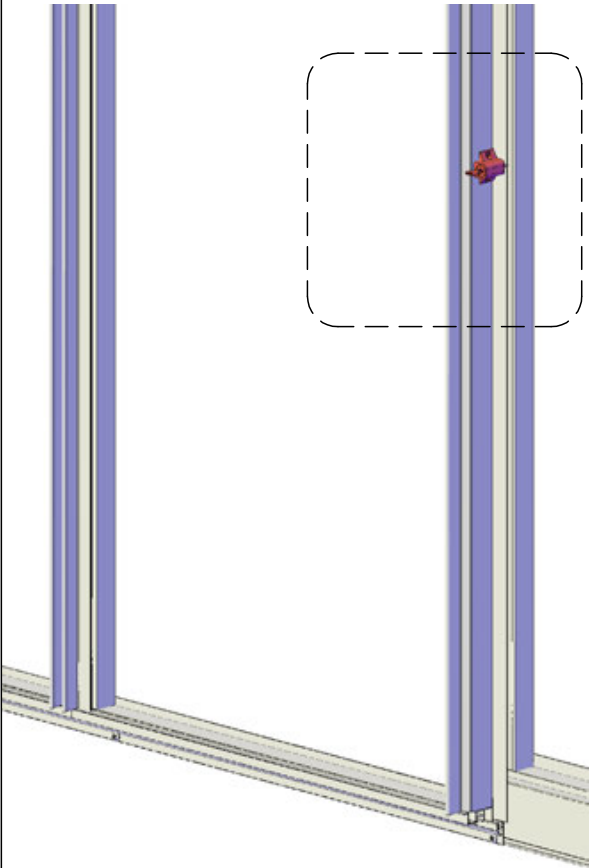
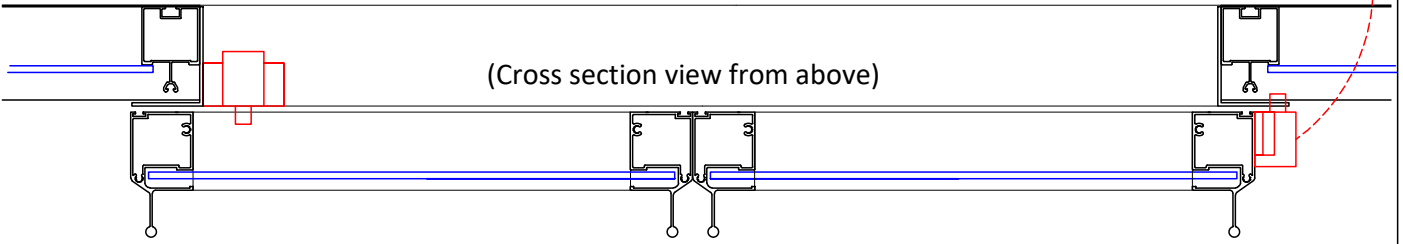
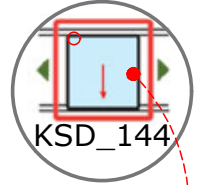


# Optional Upgrade: Lock installation with Low Threshold Kit (Double Sliding Door - installed on the inside on one door)

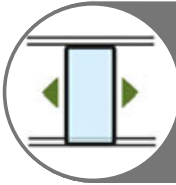




# Optional Upgrade: Lock installation with Low Threshold Kit (Double Sliding Door - installed on the exterior for other door)

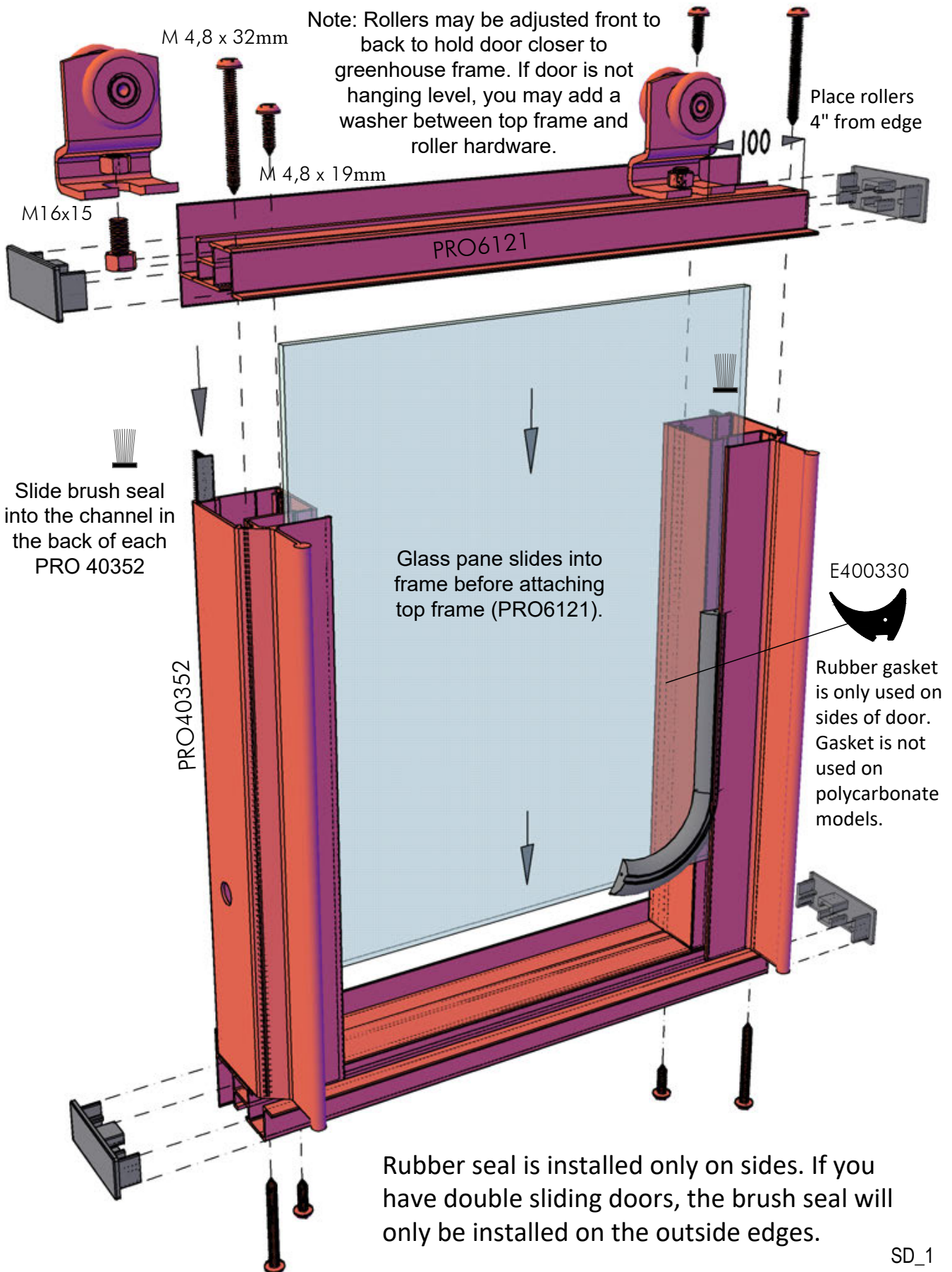


KSD\_5



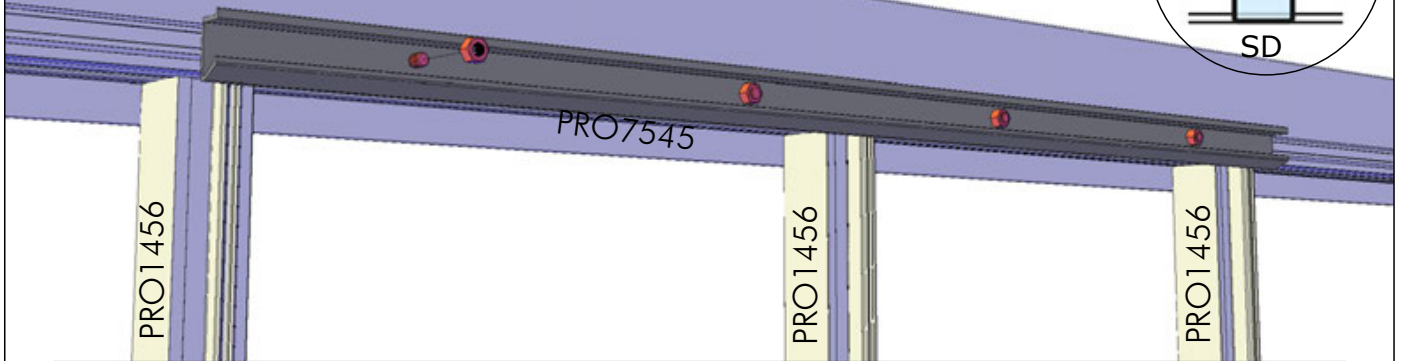
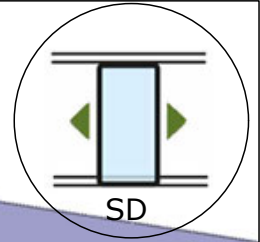
Sliding Door (Standard for most models). VI36 and 46 come with a double sliding door. Additional doors may be added to your greenhouse.

**SD**

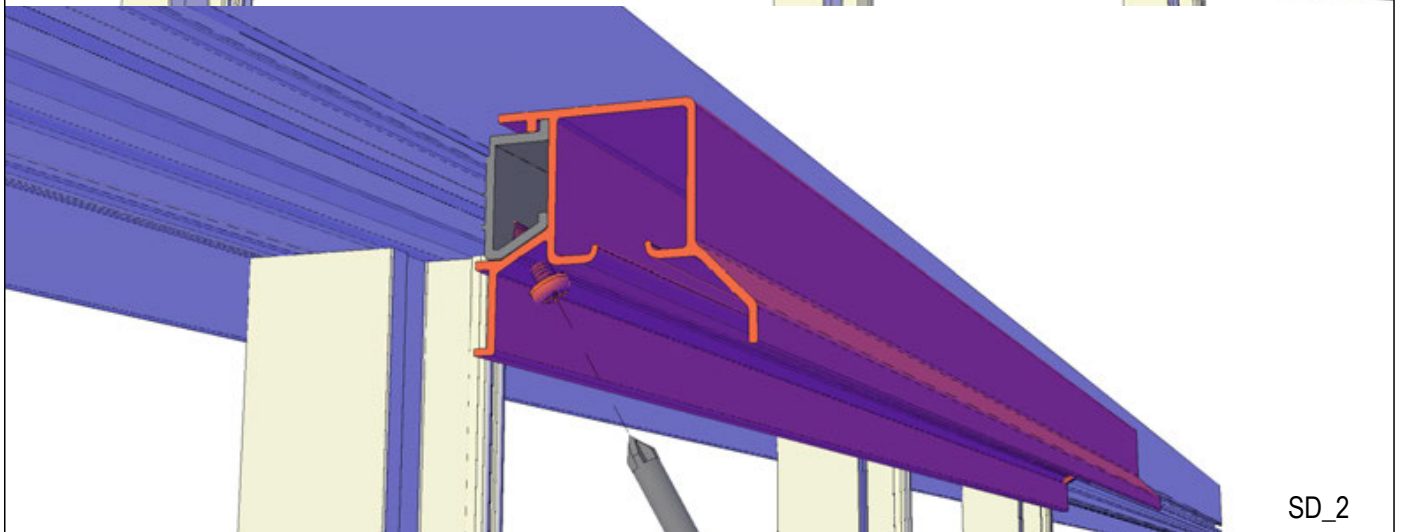
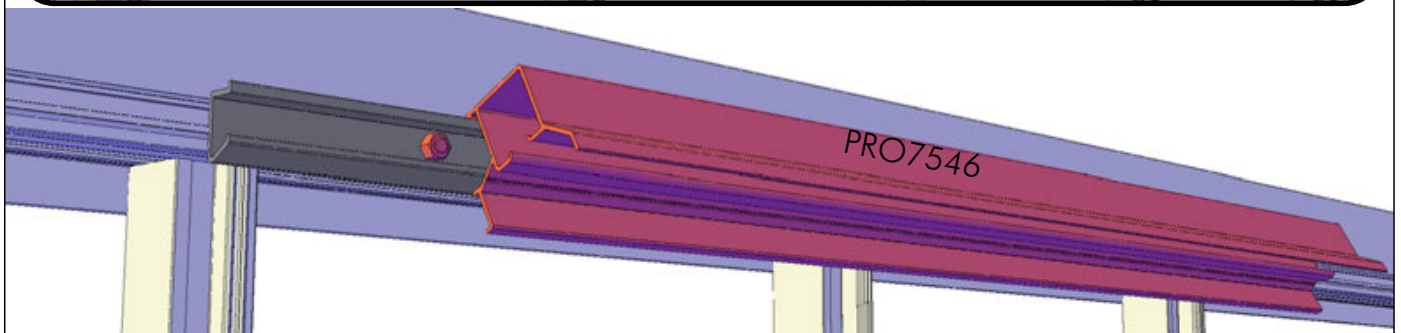
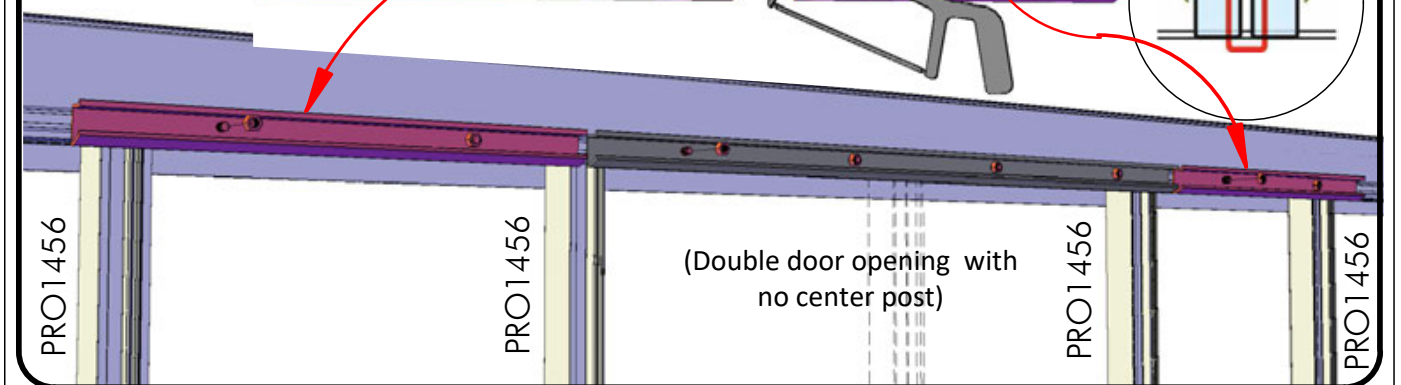
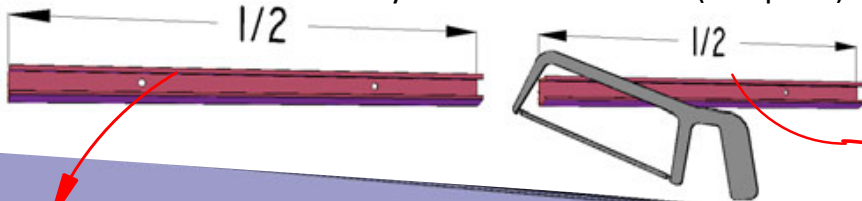


SD\_1

**Sliding Door:** Sliding door/s may be attached in any bay (with exceptions to corner placement)

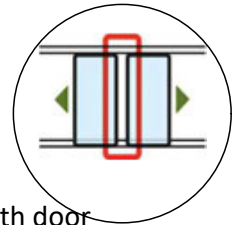


**IMPORTANT for Double Sliding Door Opening!!** Cut one PRO7545 in half. Place long PRO7545 in center (to support double opening) and the half PRO7545 on either side. Do not cut PRO7545 if you have a stem wall (See p. 19).

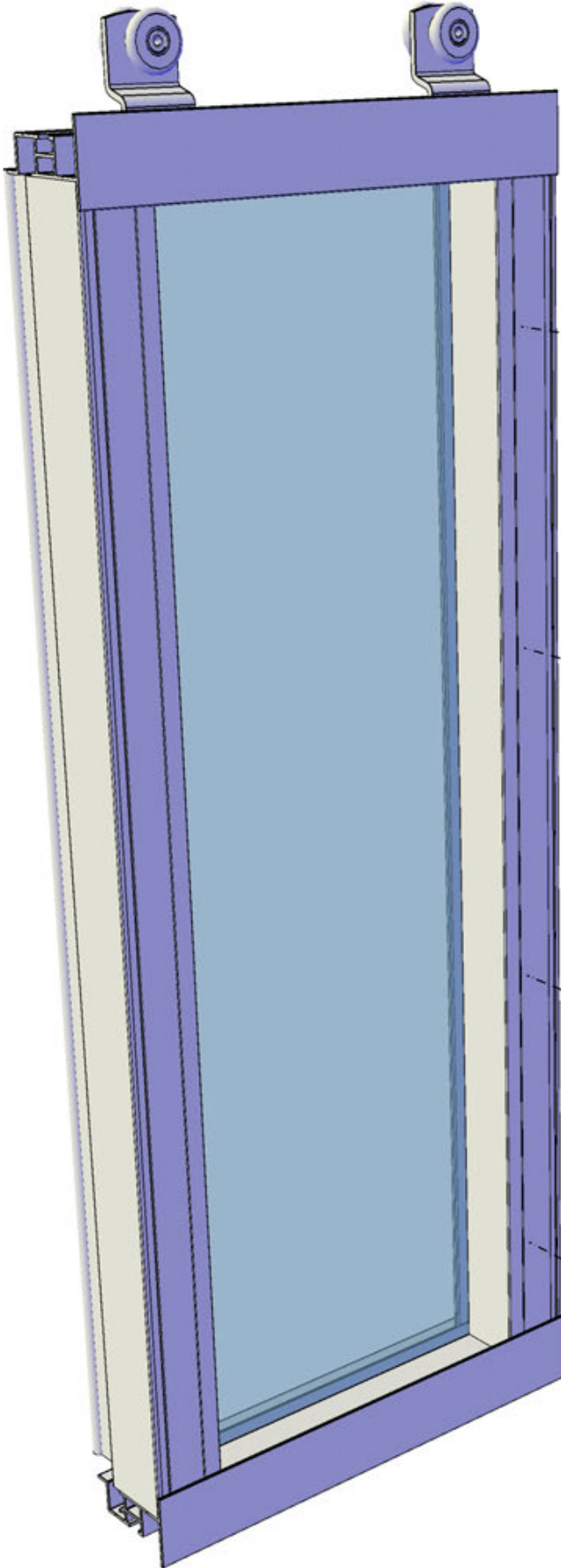


SD\_2

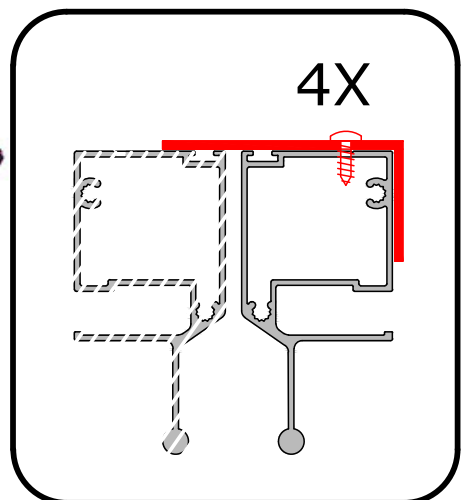
# OPTION: Double Sliding Door



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

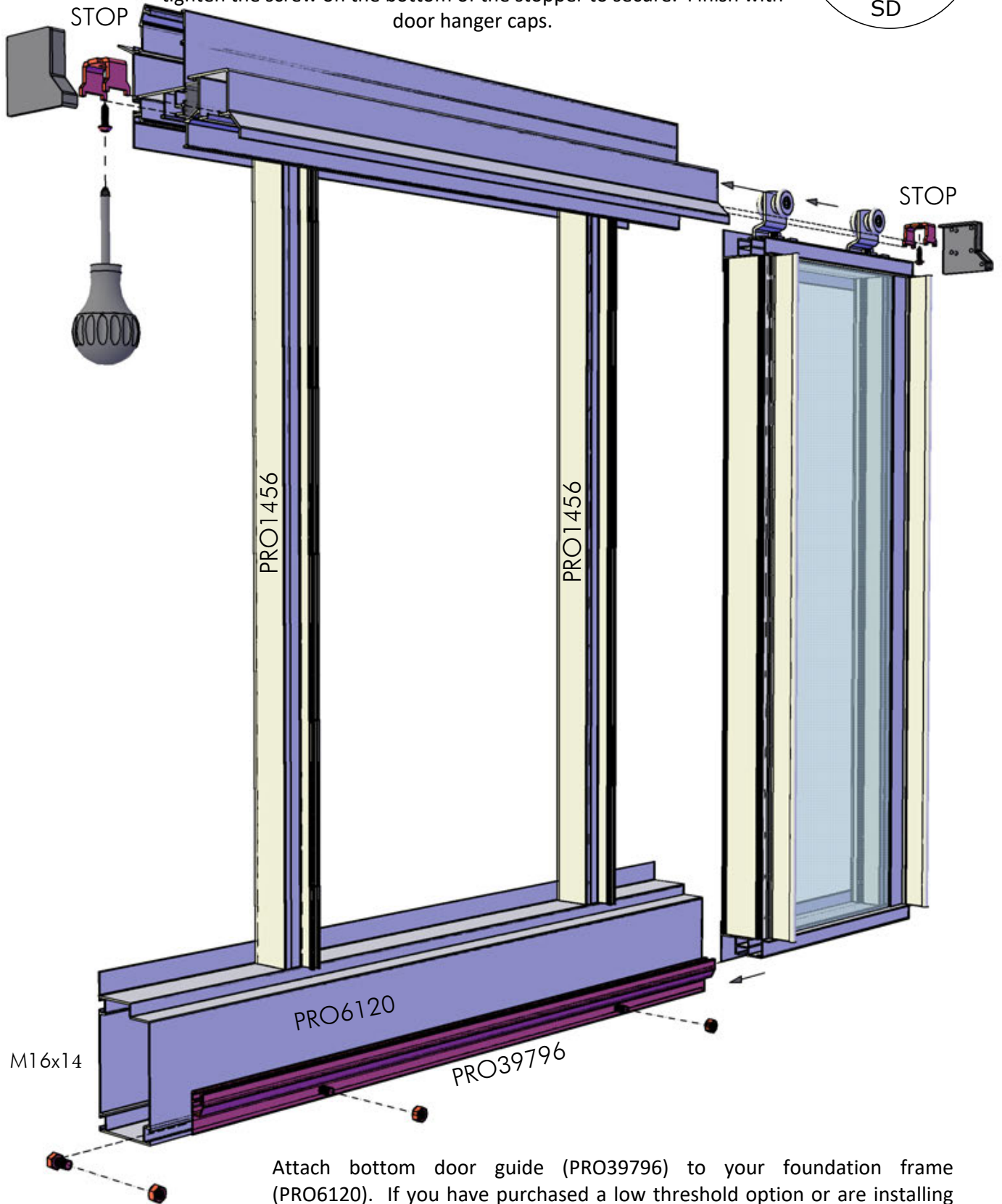
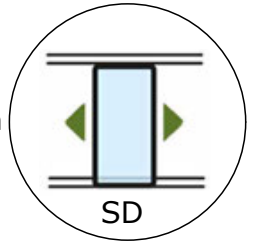


If you have a double sliding door, you will have a long L bracket that will attach to close any gap between the two doors.





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

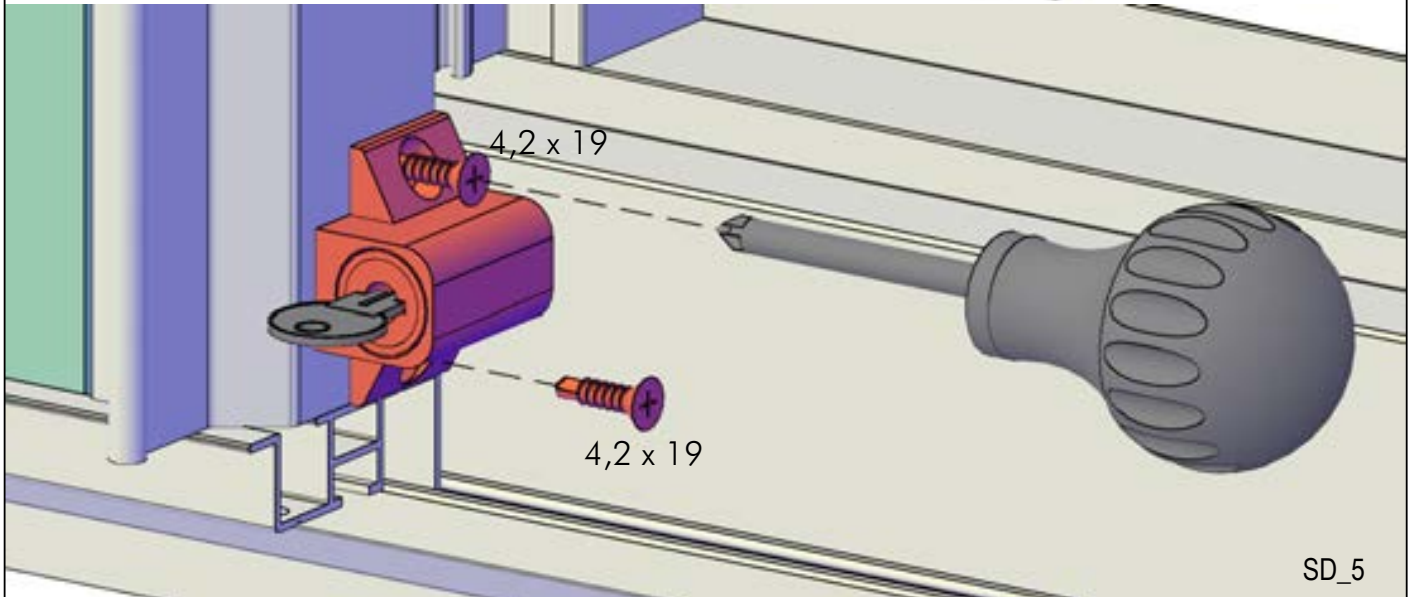
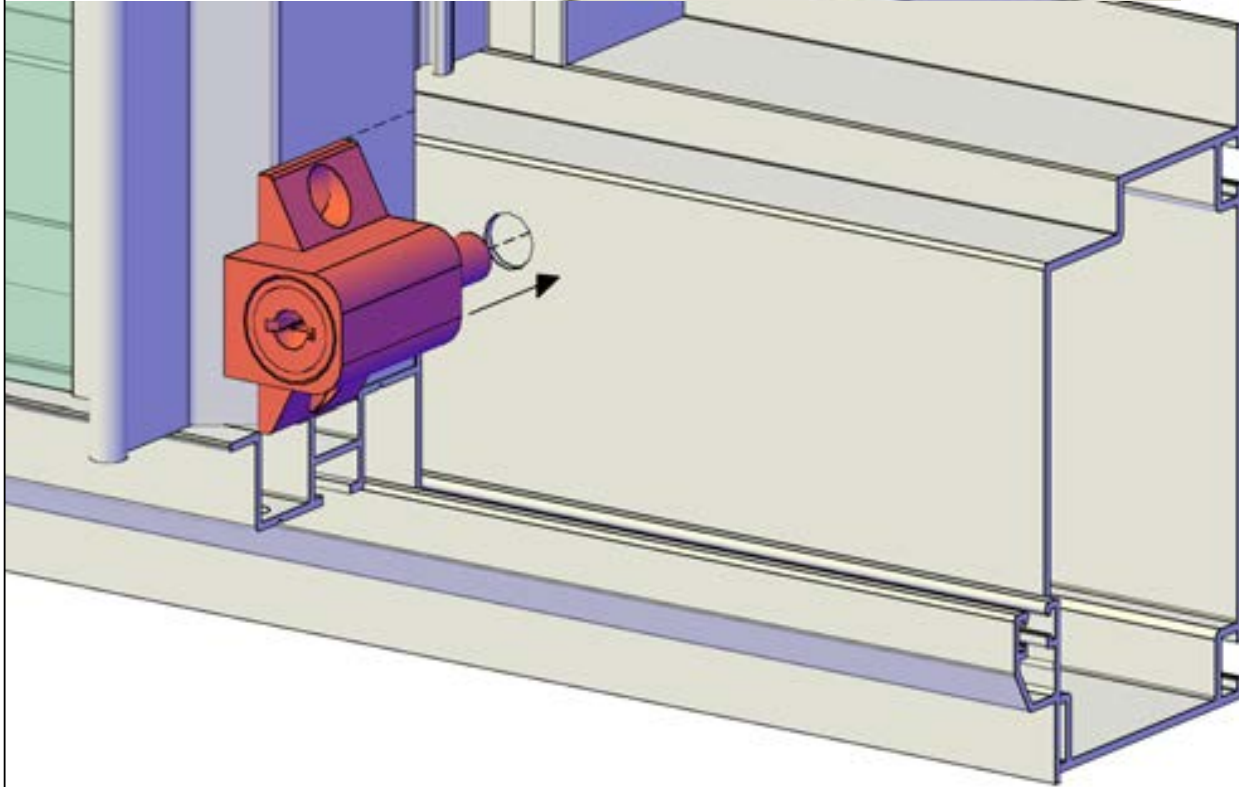
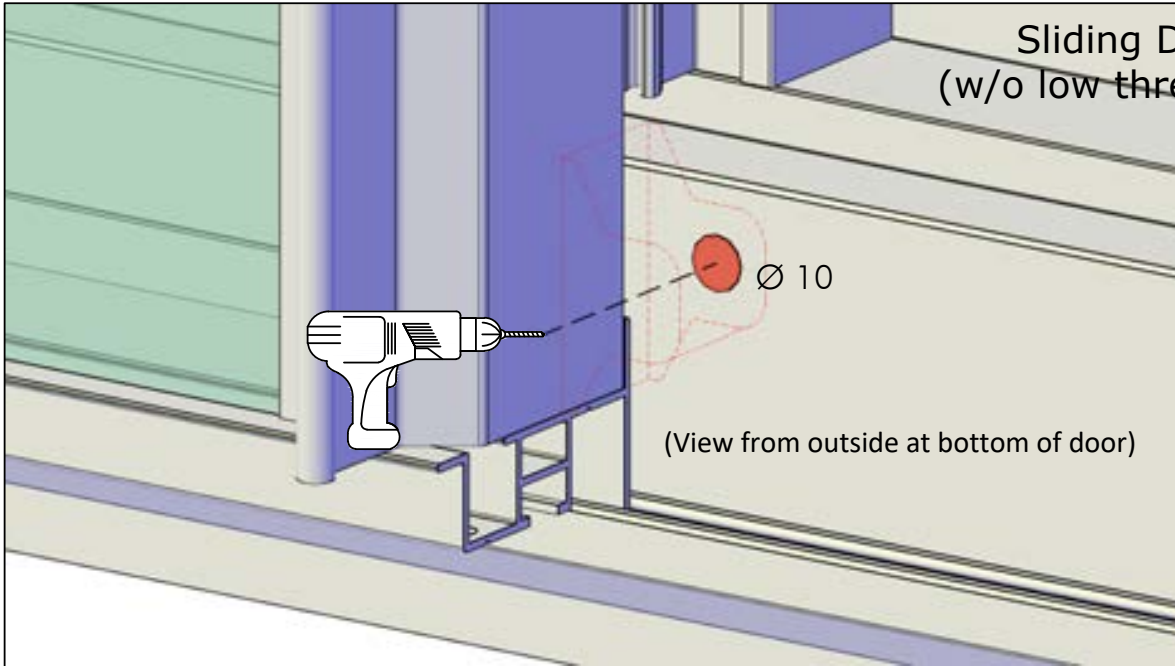


Attach bottom door guide (PRO39796) to your foundation frame (PRO6120). If you have purchased a low threshold option or are installing your greenhouse on a wall, please refer to the following pages marked SD\_MUR for stem wall and KSD for low threshold kit before installing door, bottom door guide, and locks.

# Sliding Door Lock (w/o low threshold kit)

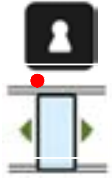


Install lock at bottom of a:  
- single sliding door  
- first door of double sliding doors  
- both of your double sliding doors



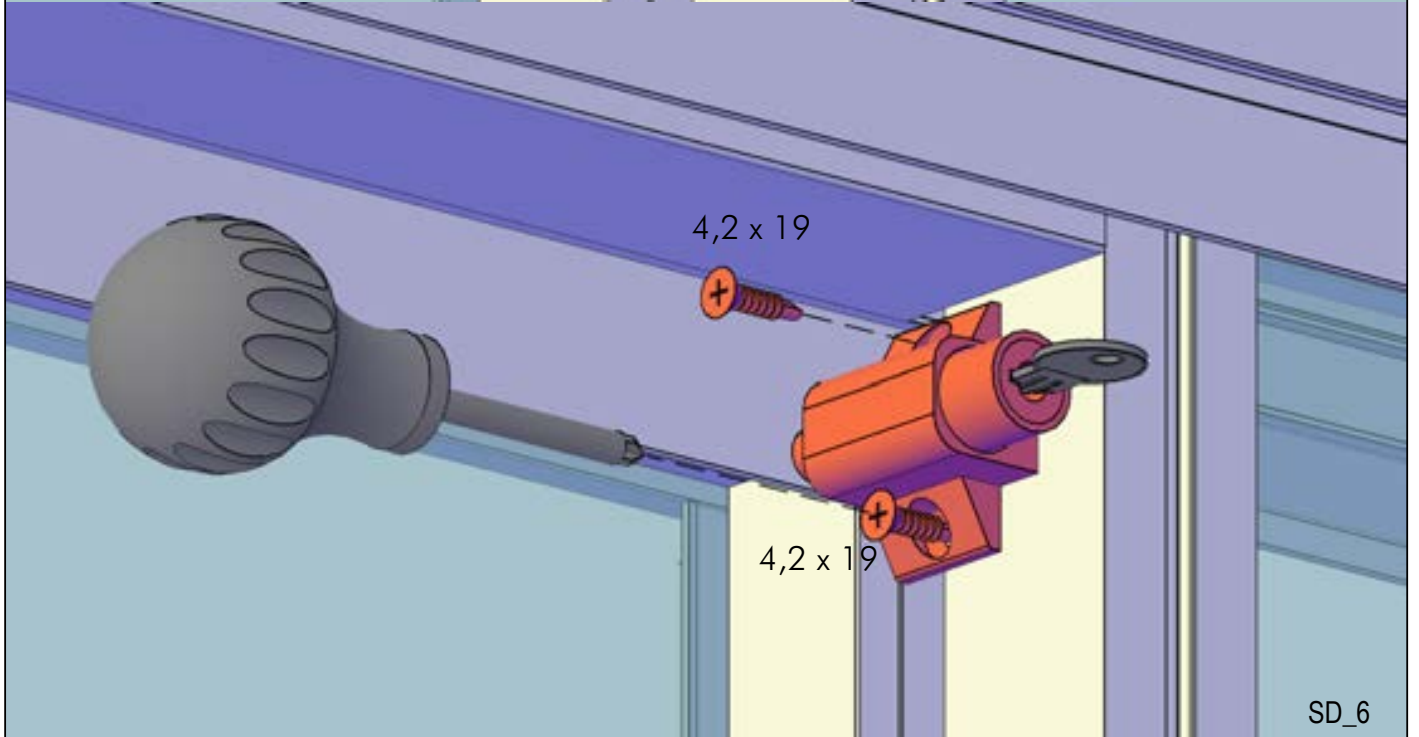
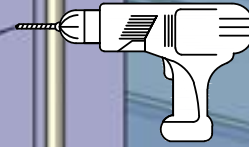
(View from inside at top of door)

### Double Sliding Door Lock (w/o low threshold kit)



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

Ø 10

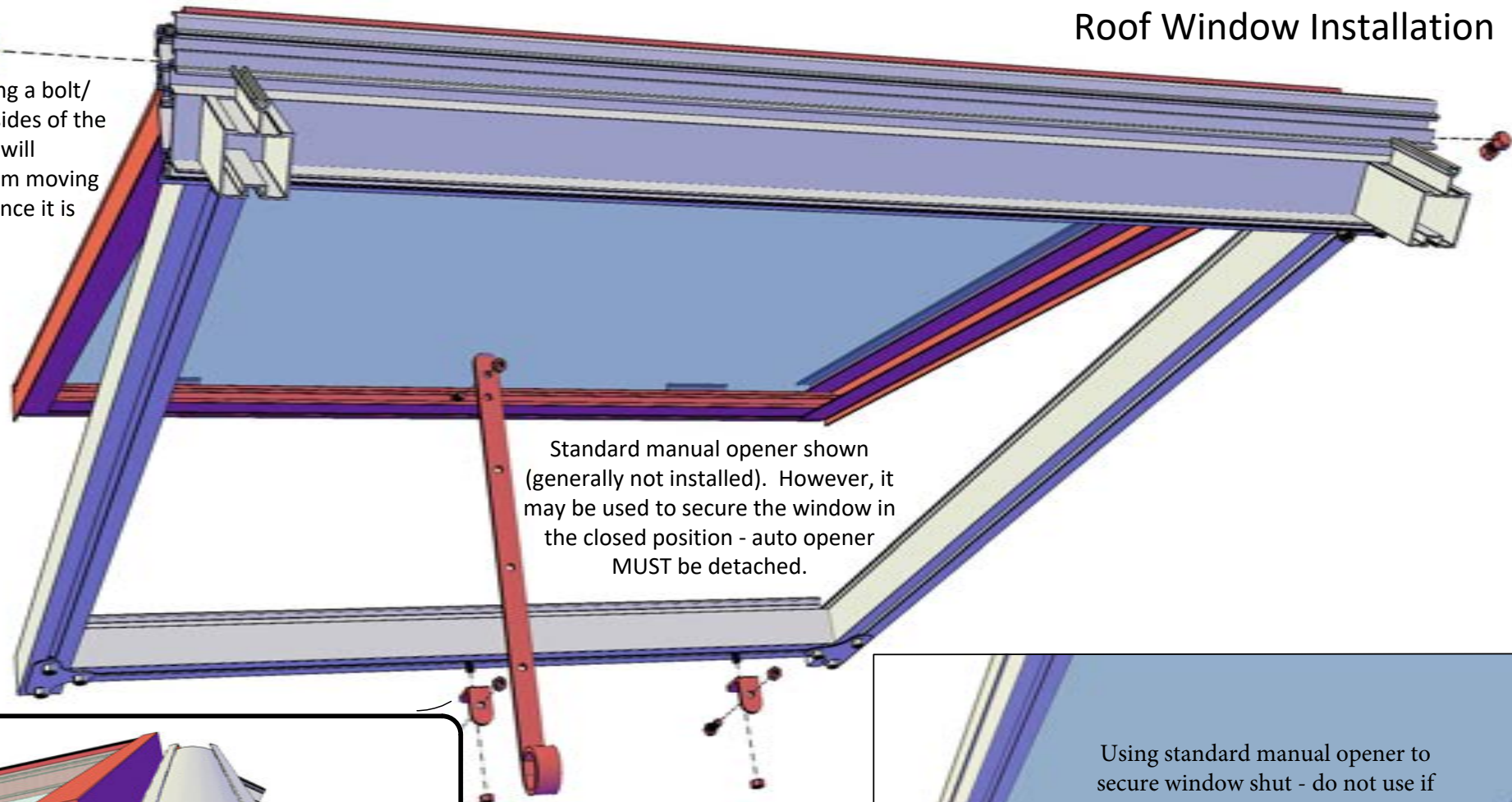


SD\_6

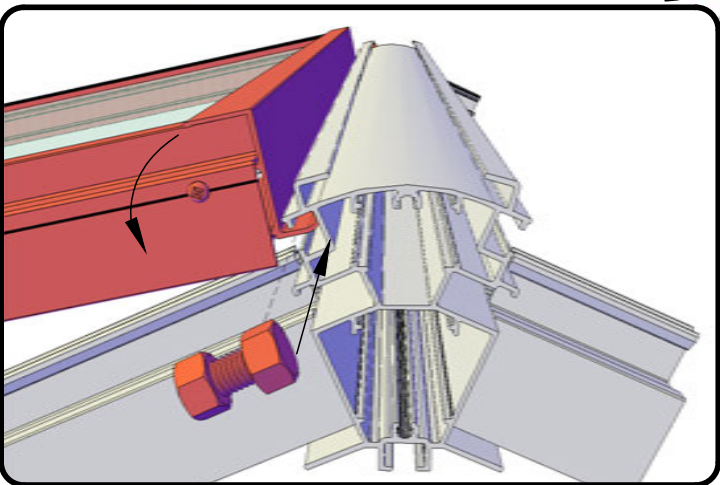


# Roof Window Installation

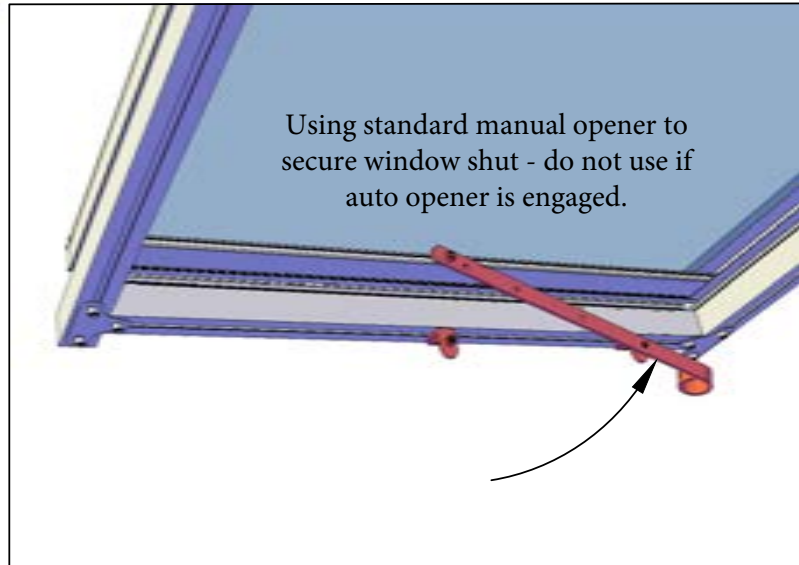
**Note:** Inserting a bolt/nut on both sides of the roof window will prevent it from moving side to side once it is in place.



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.



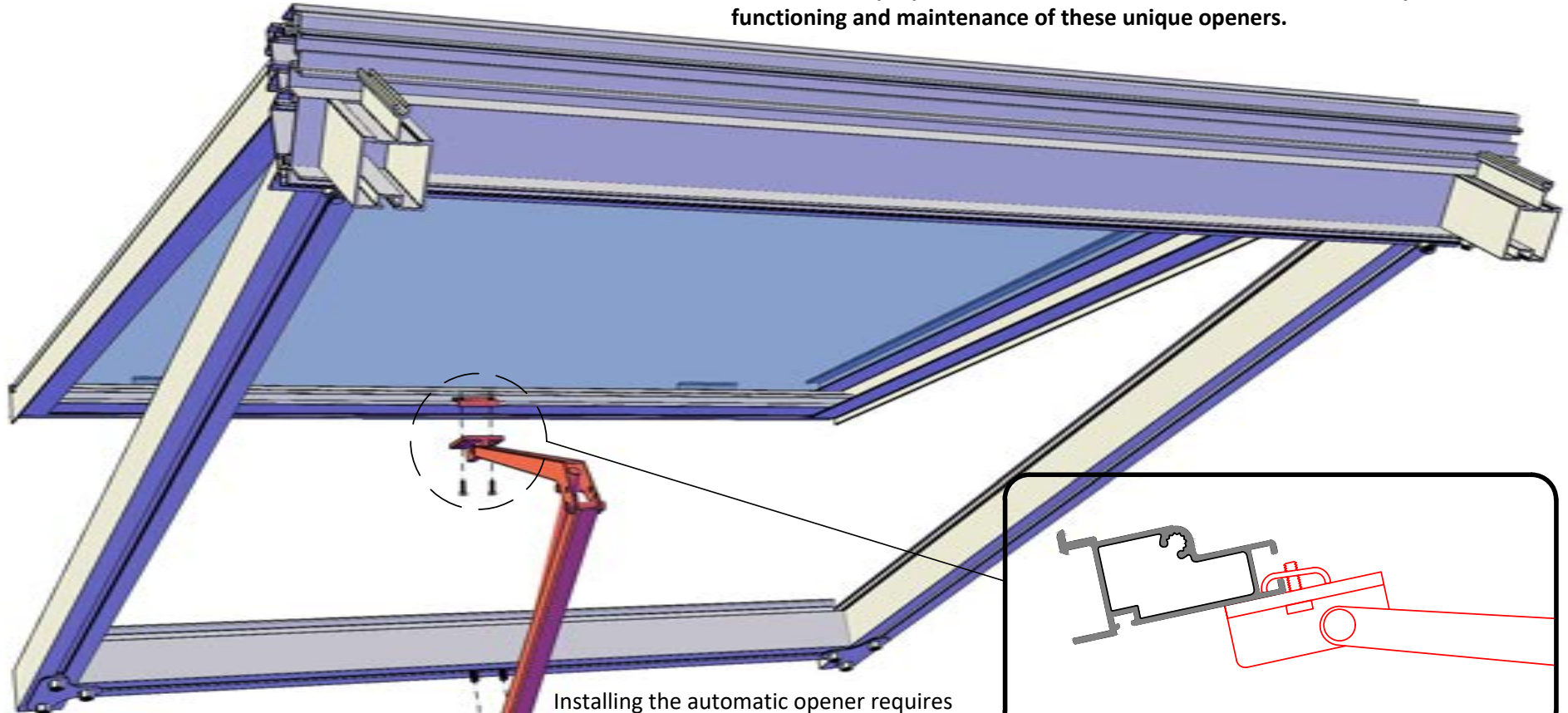
**TO INSTALL:** Slide window into the ridge beam from either end of the greenhouse. The "hook" on the top of the roof window profile will slide into the channel of the ridge beam (shown to the left).



Using standard manual opener to secure window shut - do not use if auto opener is engaged.

# OPTION: Auto Opener (Ventomax)

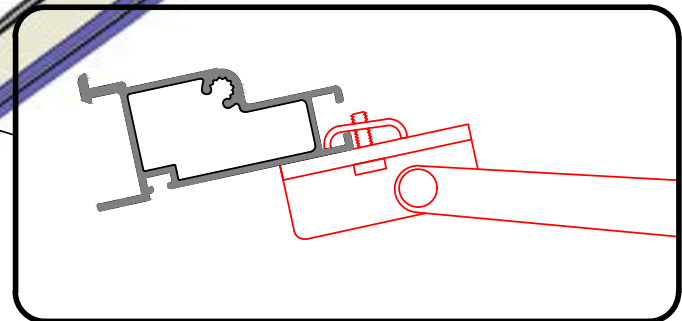
**IMPORTANT!** Read installation instructions included in your Ventomax auto opener box to ensure proper installation. There is also information to fully understand the functioning and maintenance of these unique openers.



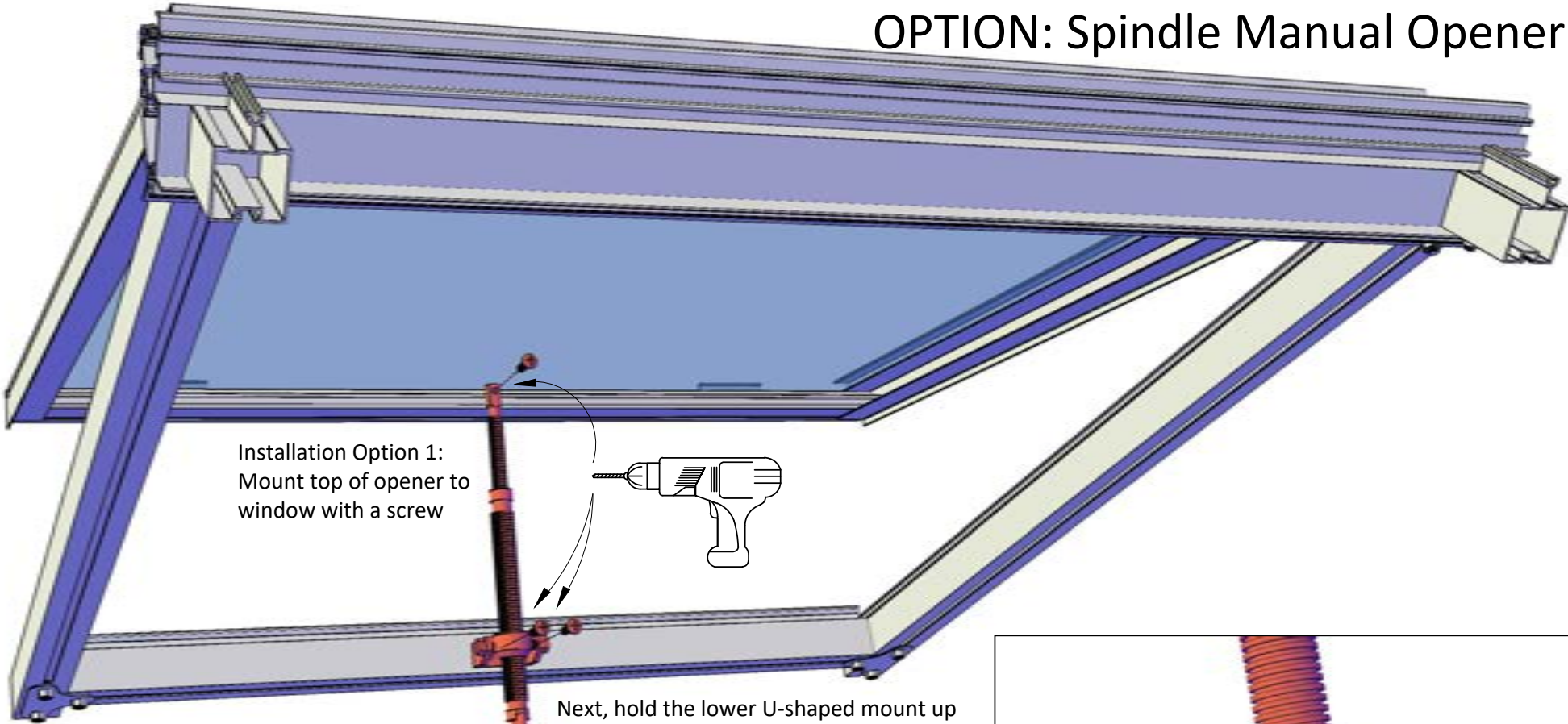
The Ventomax openers work with an oil filled piston (black cylinder). The oil begins to expand around 72 degrees and will push out and open your window when the temperature in the greenhouse is above 75 degrees (outdoor temp will likely be cooler).

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)

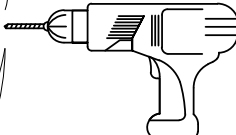
**If you are struggling to install your piston and it is above 70 degrees, place the piston in cold water/ fridge for 10 minutes so the rod can retract.**  
**Oil piston rod 2-3 times/year with a light oil such as WD40 or even olive oil.**



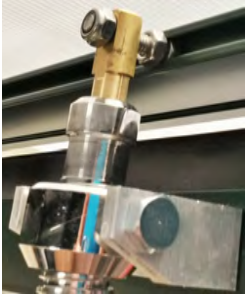
# OPTION: Spindle Manual Opener



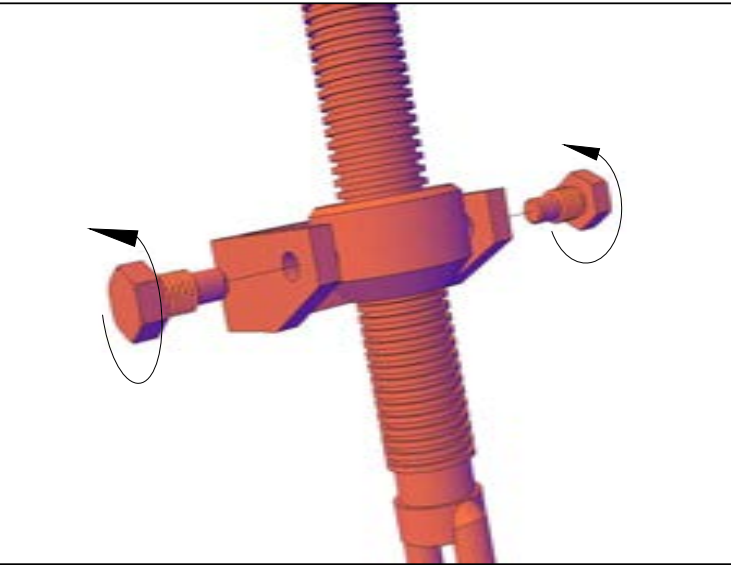
Installation Option 1:  
Mount top of opener to  
window with a screw

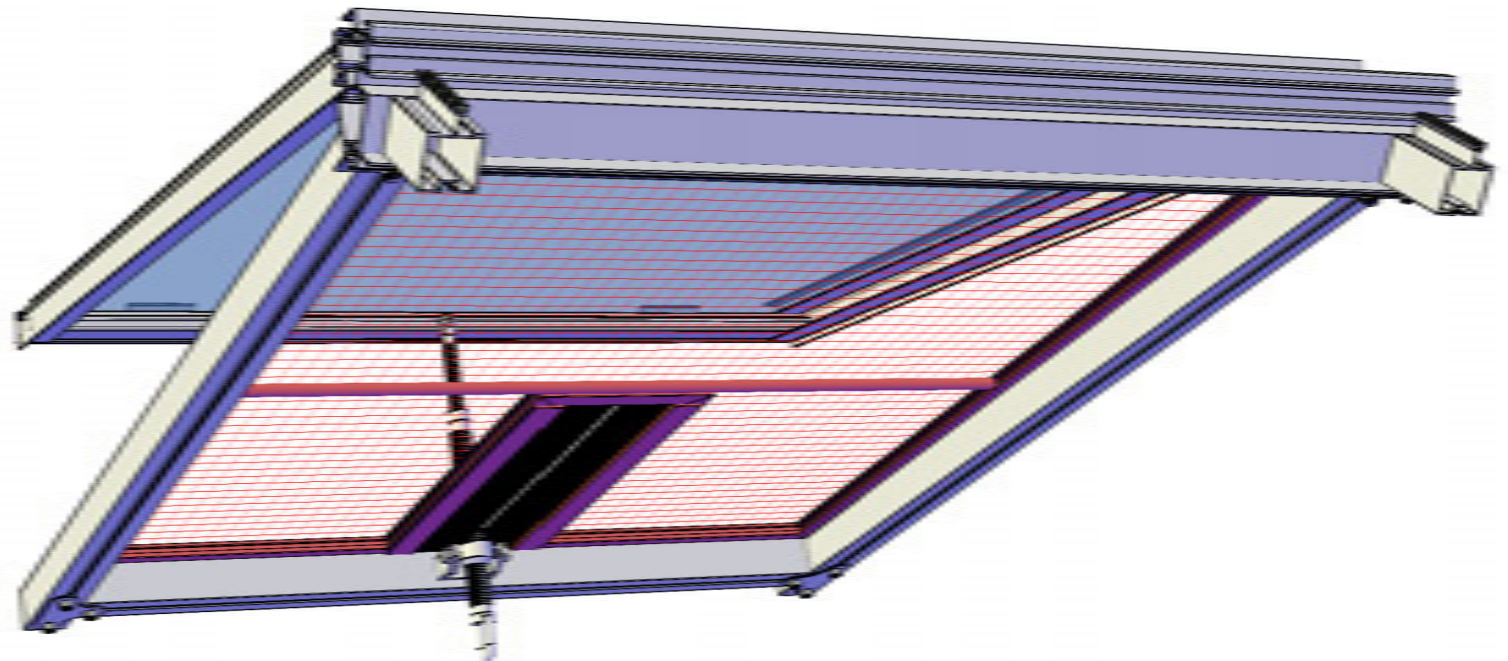
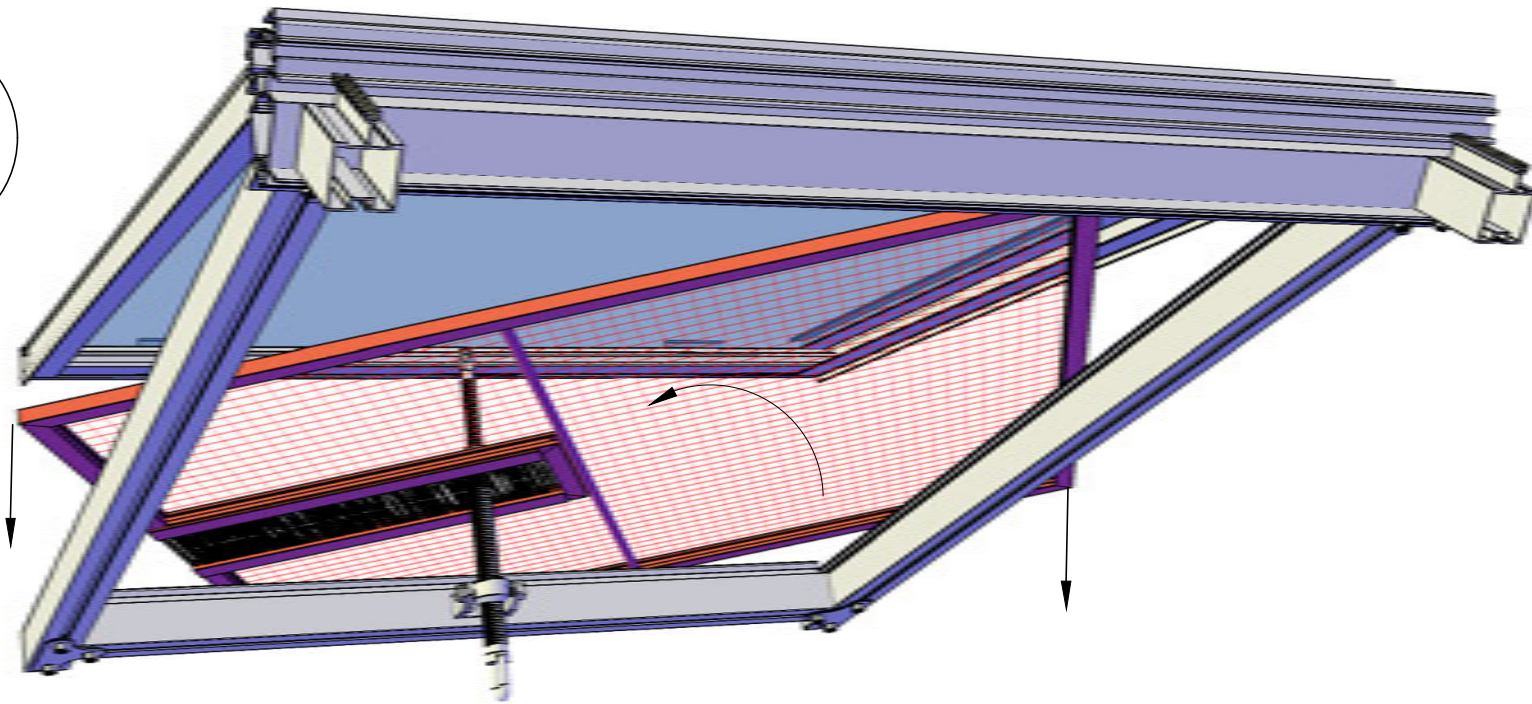
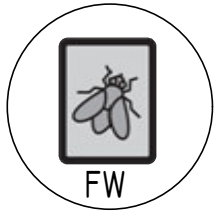


Installation Option 2: Insert a 1 inch long bolt into  
lower roof window channel. Slide to the center and  
lock it in place with a nut as shown below.



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

# LV

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

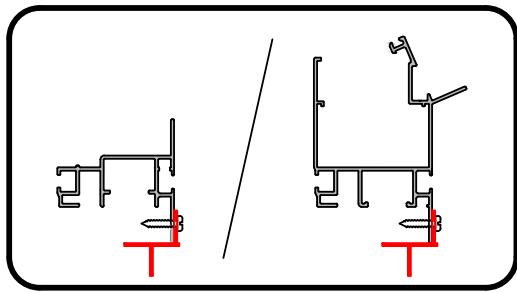
Numbers below refer to steps in the following pages



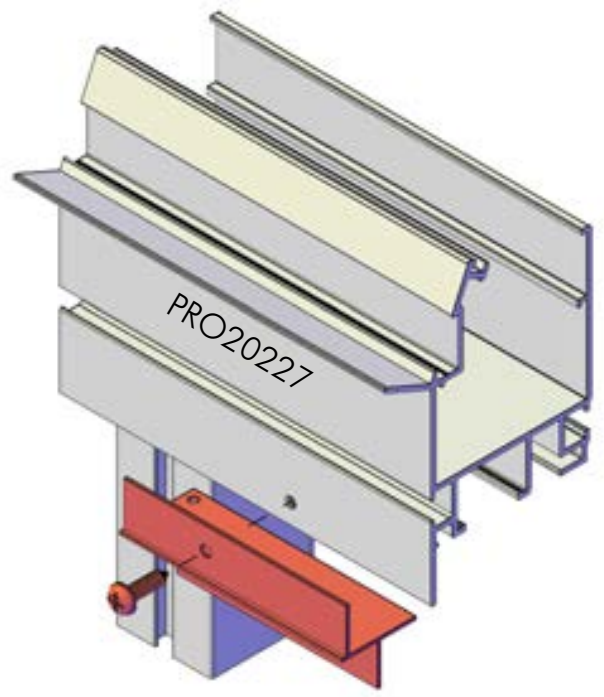
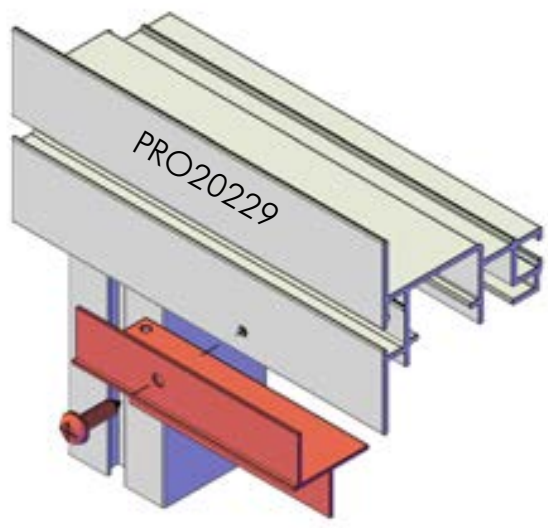
It is likely that your kit include an automatic opener (SESAM LIBERTY) for the louvre vent. Please refer to the Installation and Care manual packaged with the Sesam Liberty opener. You will need to remove the manual opener following the directions.

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

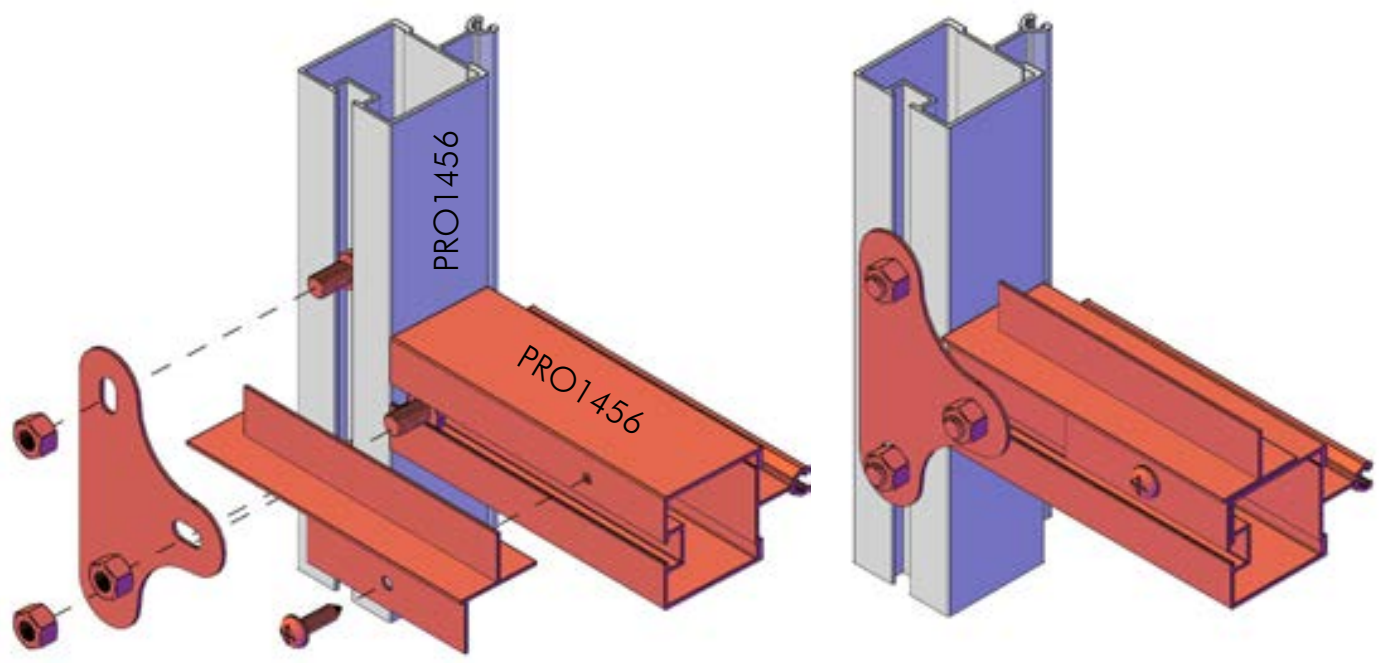
1



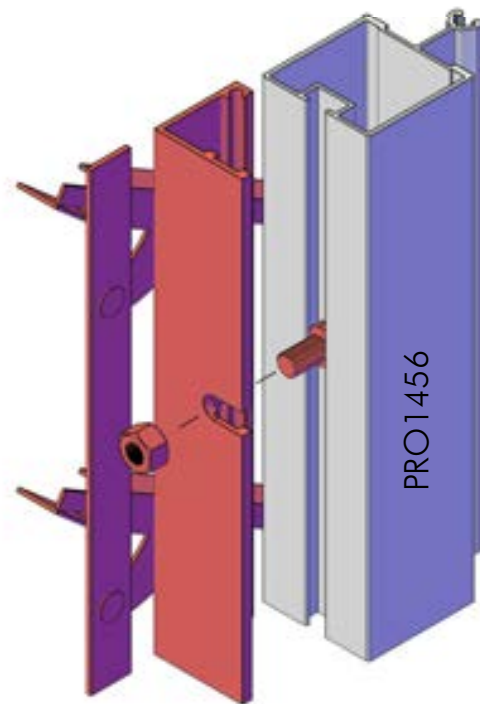
Louvre window may be installed on sidewall (under gutter profile (PRO20227)) or on gable end (under horizontal gable profile (PRO20229)). Both are shown to the left and below.



2



3

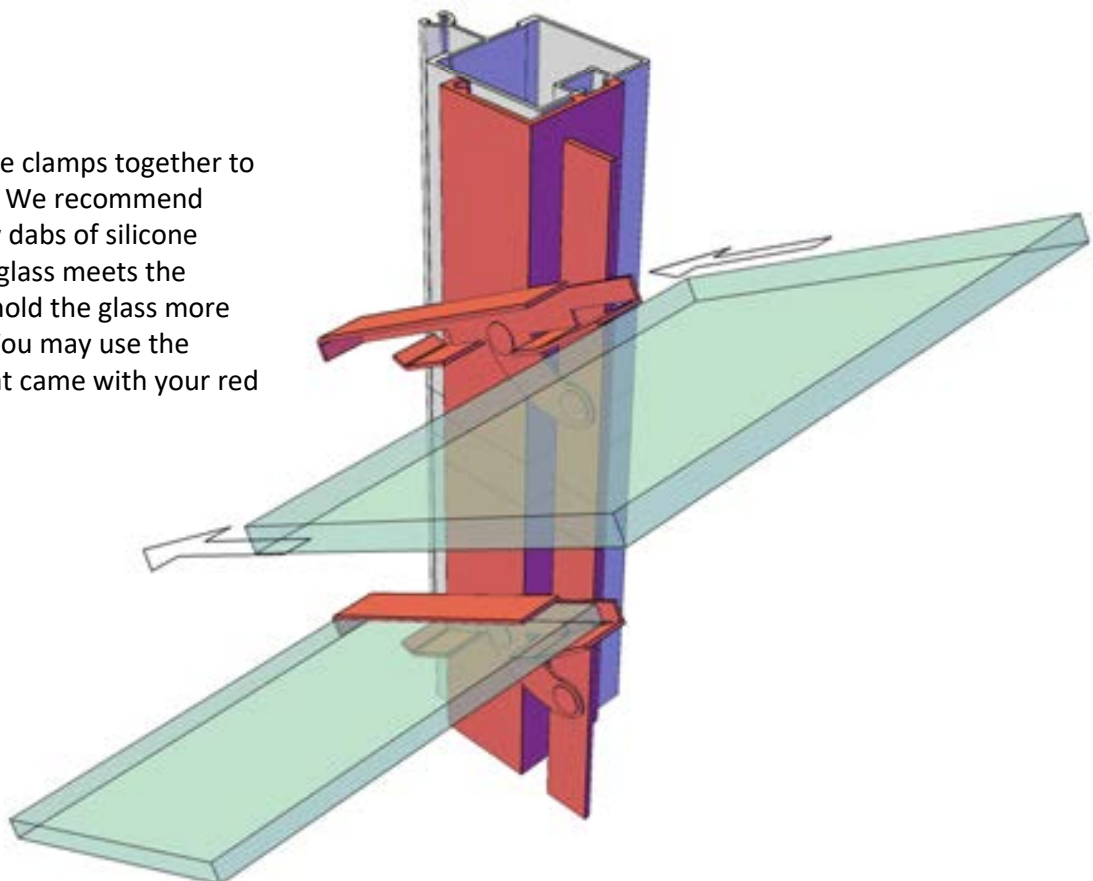


Insert a washer (not included) between black louvre frame and the greenhouse profile at all four bolt locations.

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:

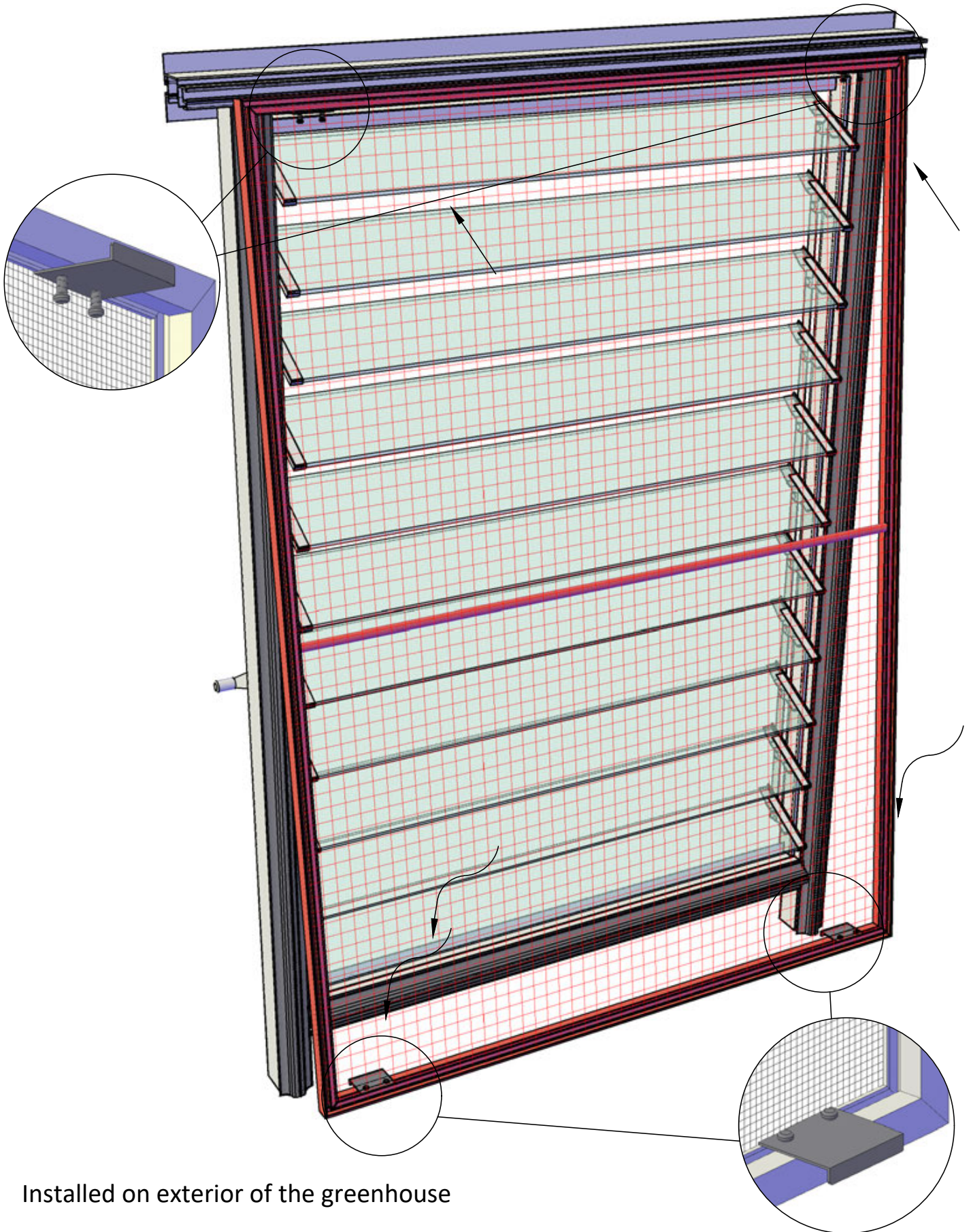
- Unscrew the piston from your auto opener
- Go outside the greenhouse and pull back the heavy duty rubber gaskets that hold in the panes of glass to the left, right, and bottom of the louvered window (see picture to the right)
- Place the lexan panel over the louvers as though it were a pane of glass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



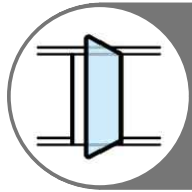


OPTIONAL UPGRADE: Louvered  
Window Fly Screen

# FLV



Installed on exterior of the greenhouse



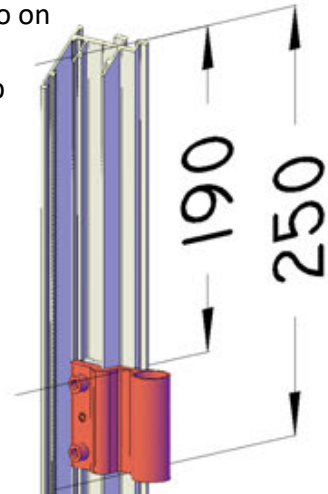
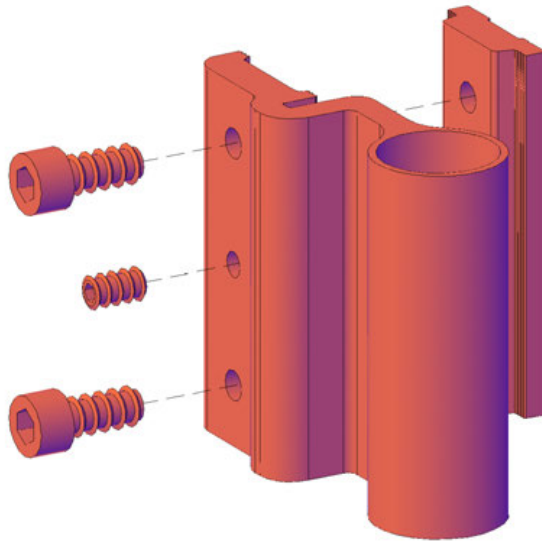
# OPTIONAL UPGRADE: Hinged Door

# HD

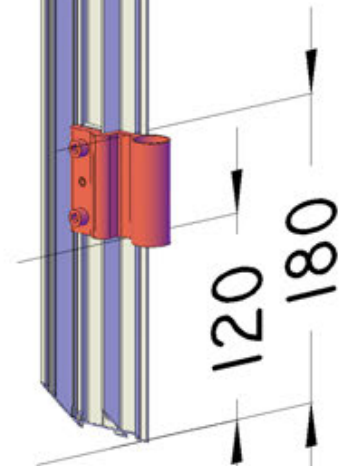
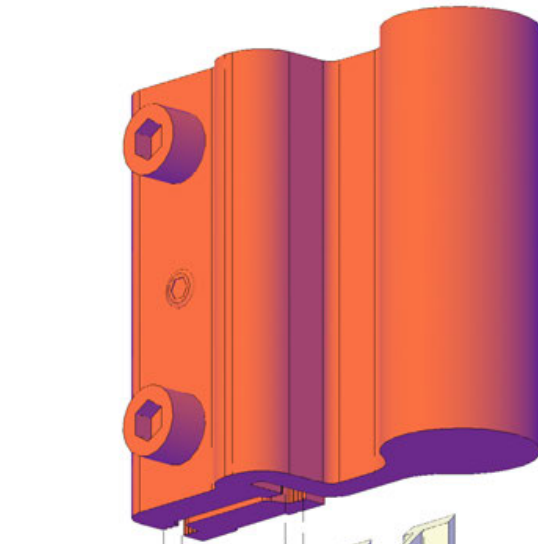
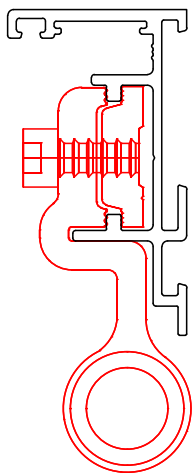


IMPORTANT: Find Janssens Accessory installation video on our site here:

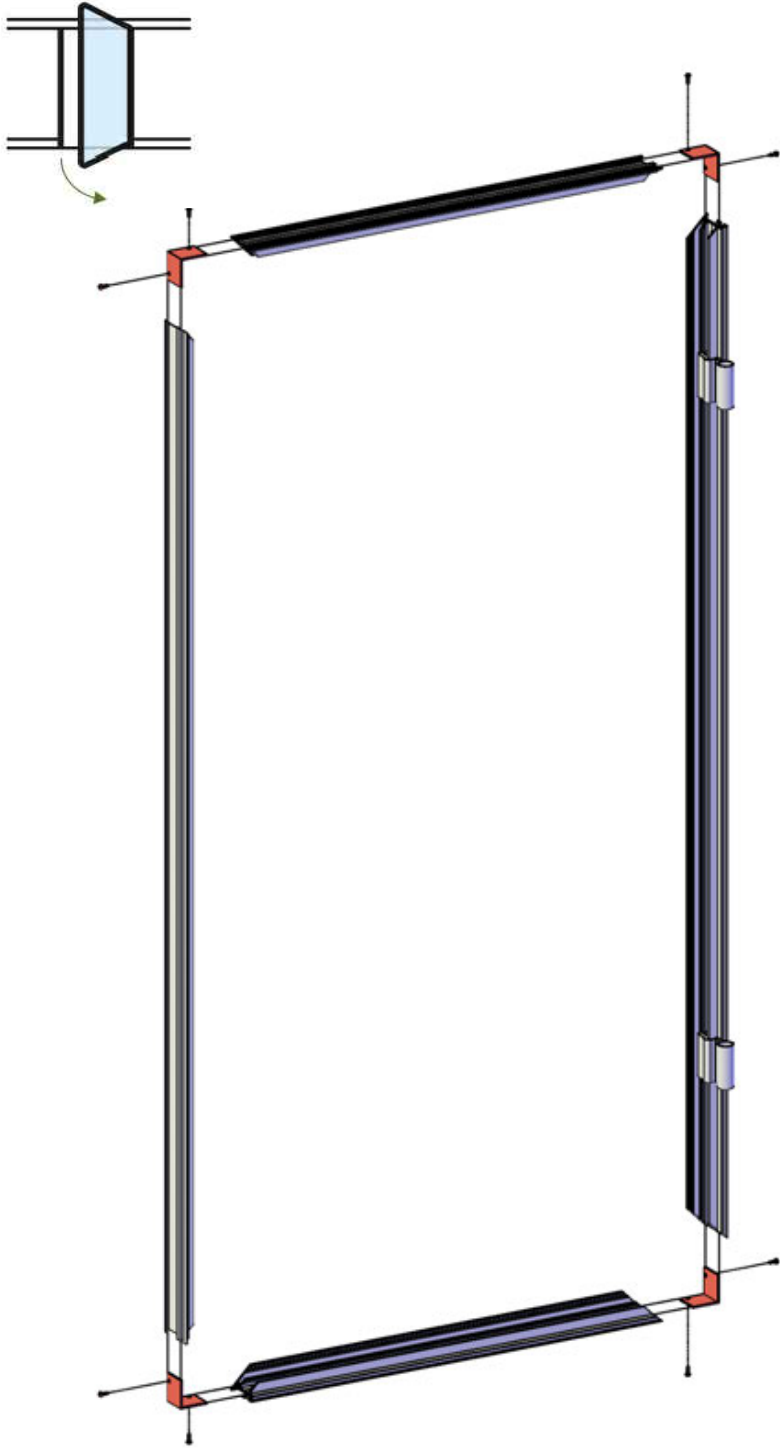
<https://www.exaco.com/greenhouse-victorian.php>








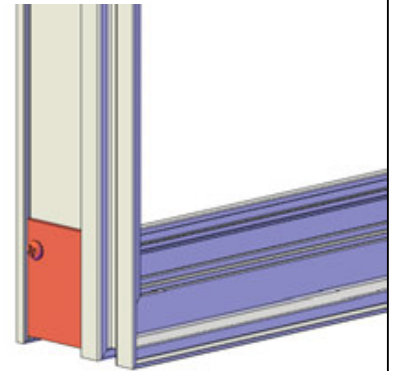
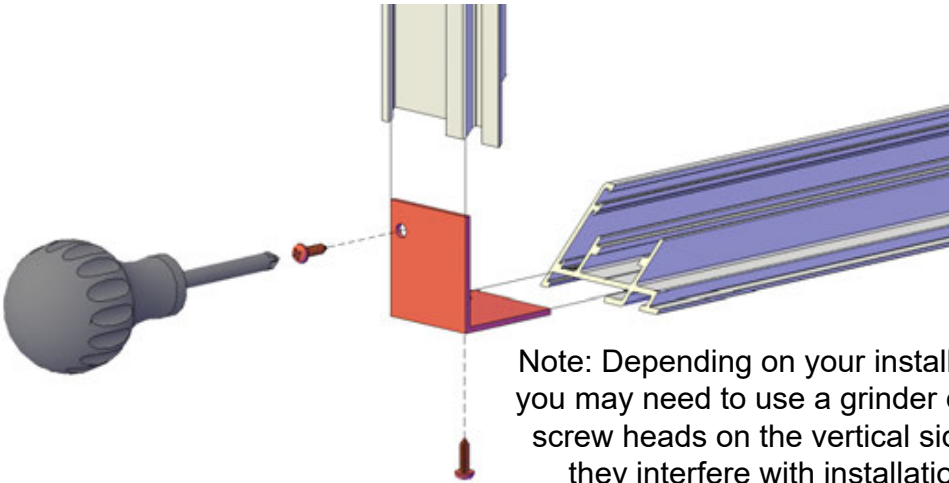
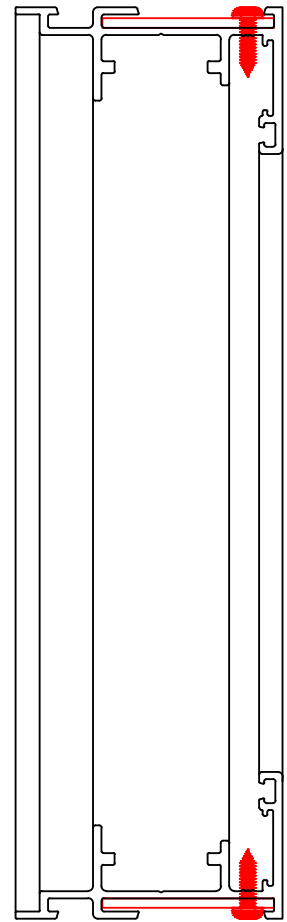
Hinges in door jamb will need to be adjusted.  
Distances are in millimeters.



HD 1

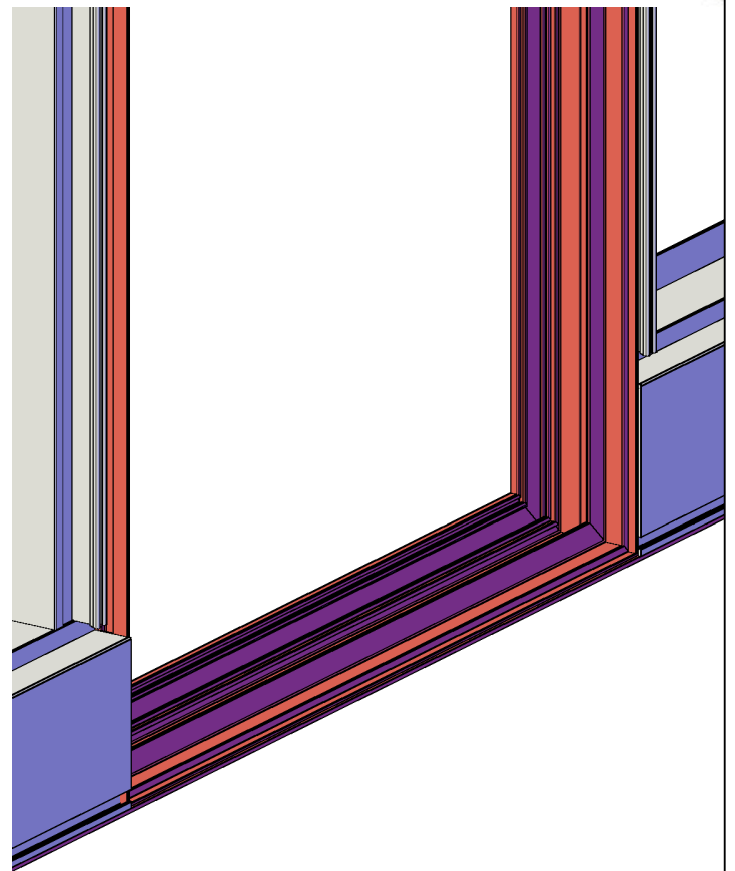
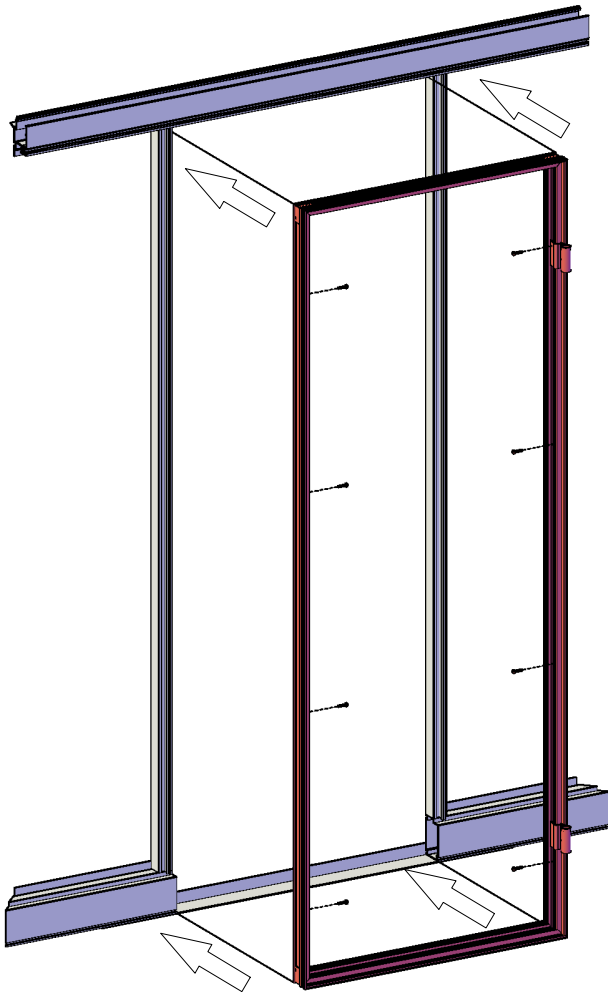
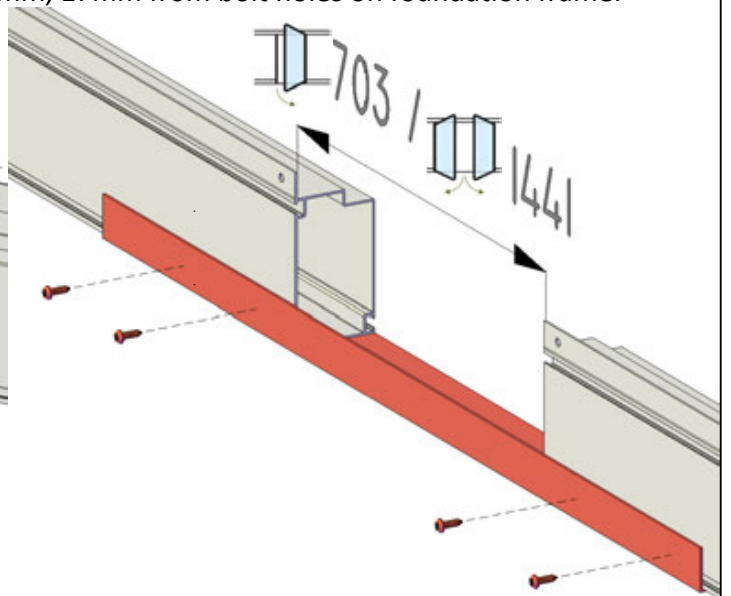
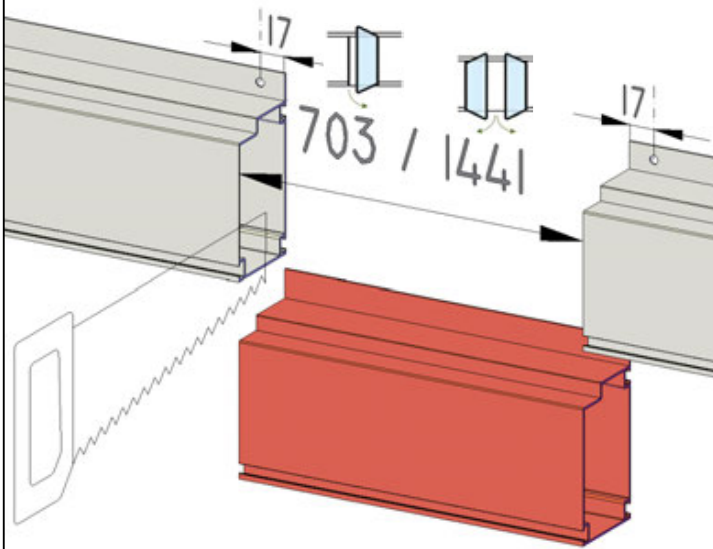


	ITEM	PC.	L
	L 40X40	4 PC	36 MM
	PRO6280	2 PC	703 MM
	PRO6280	2 PC	1.441 MM
	PRO6280	2 PC	1.930 MM
	4,2 x 13	8 PC	

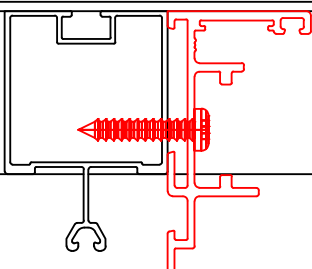


Note: Depending on your installation, you may need to use a grinder on the screw heads on the vertical sides if they interfere with installation.

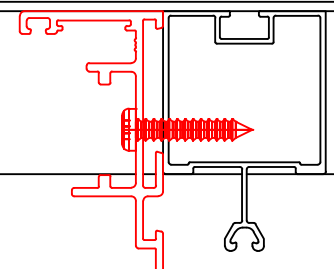
Double Hinged door will need opening of 1441mm, 17mm from bolt holes on foundation frame.



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

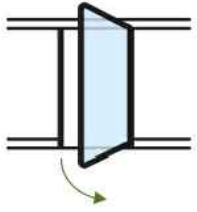


(view from top)

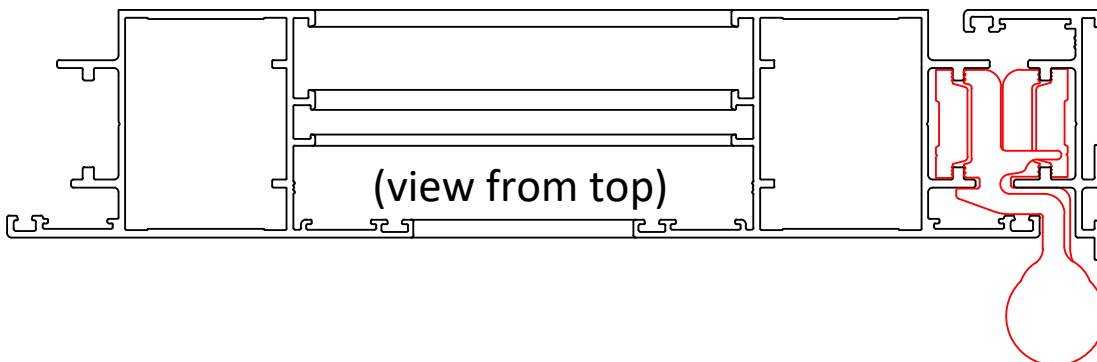
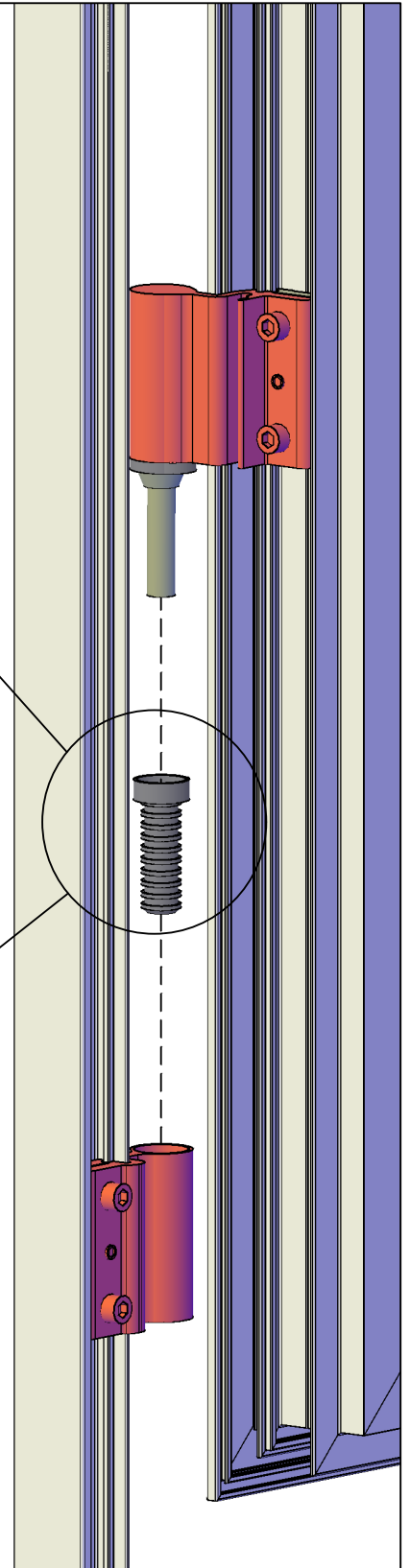
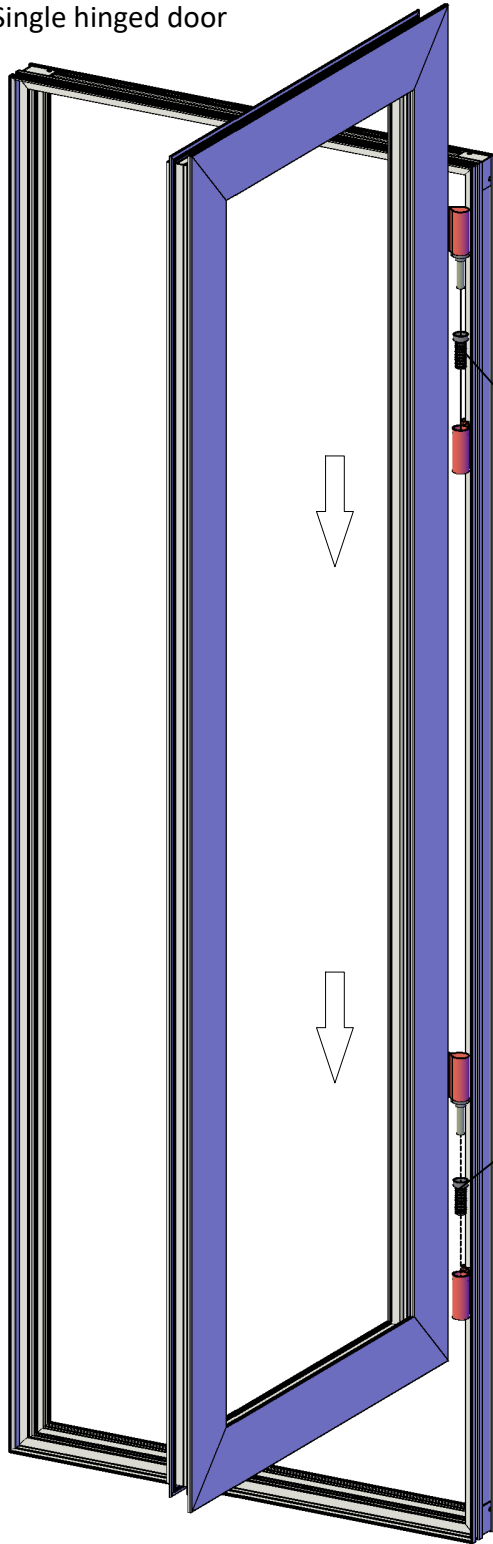


HD 3

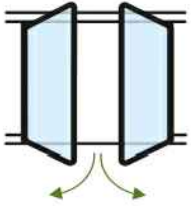




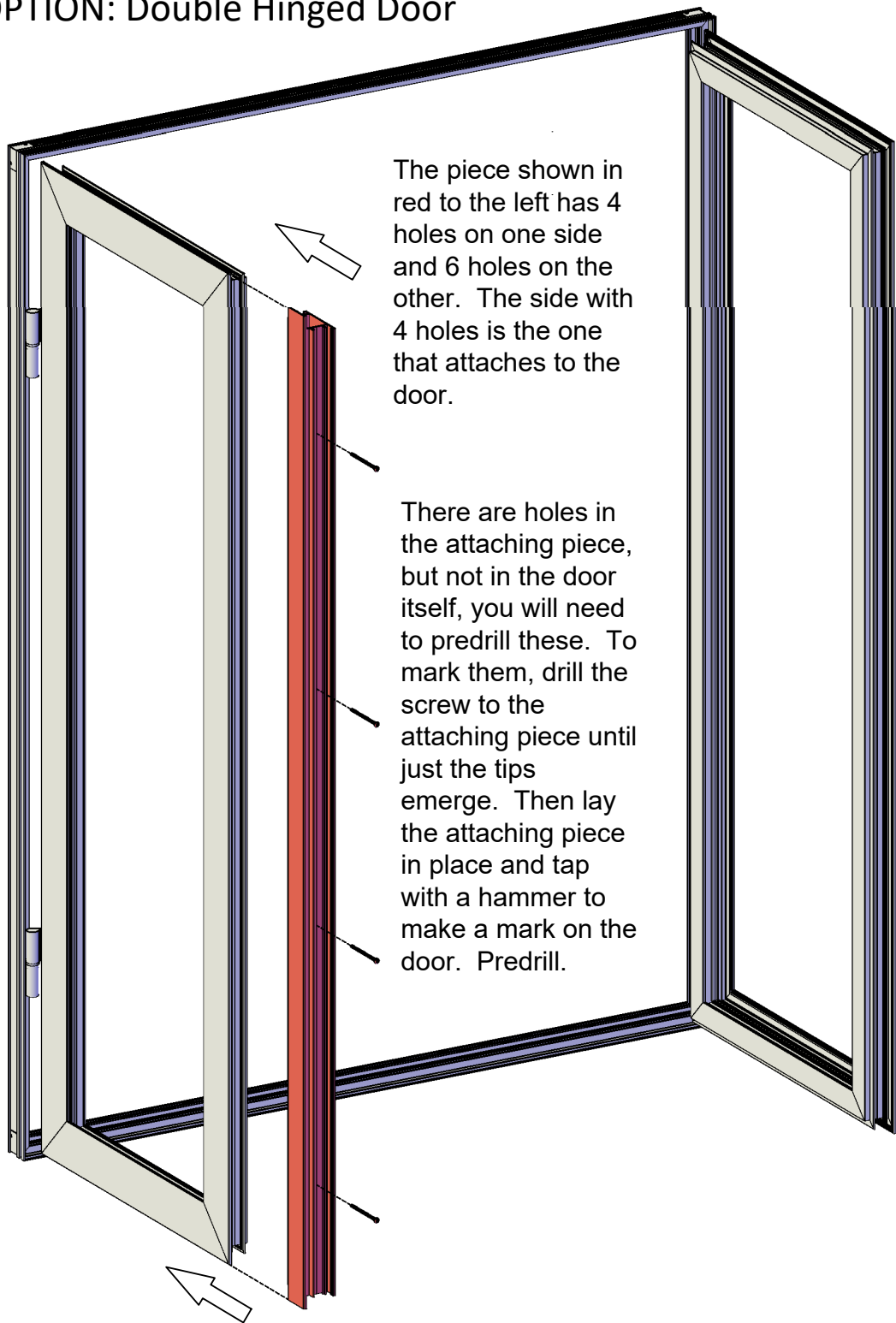
Single hinged door



HD 4

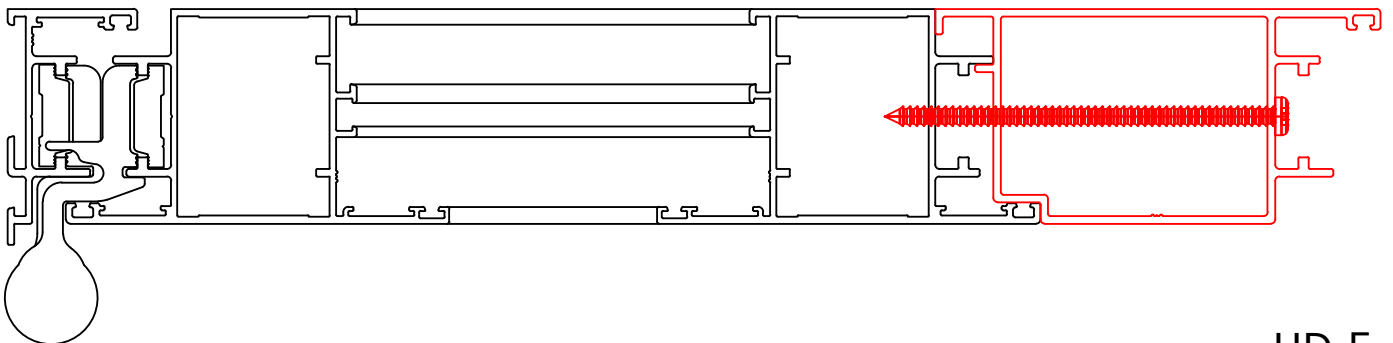


## OPTION: Double Hinged Door

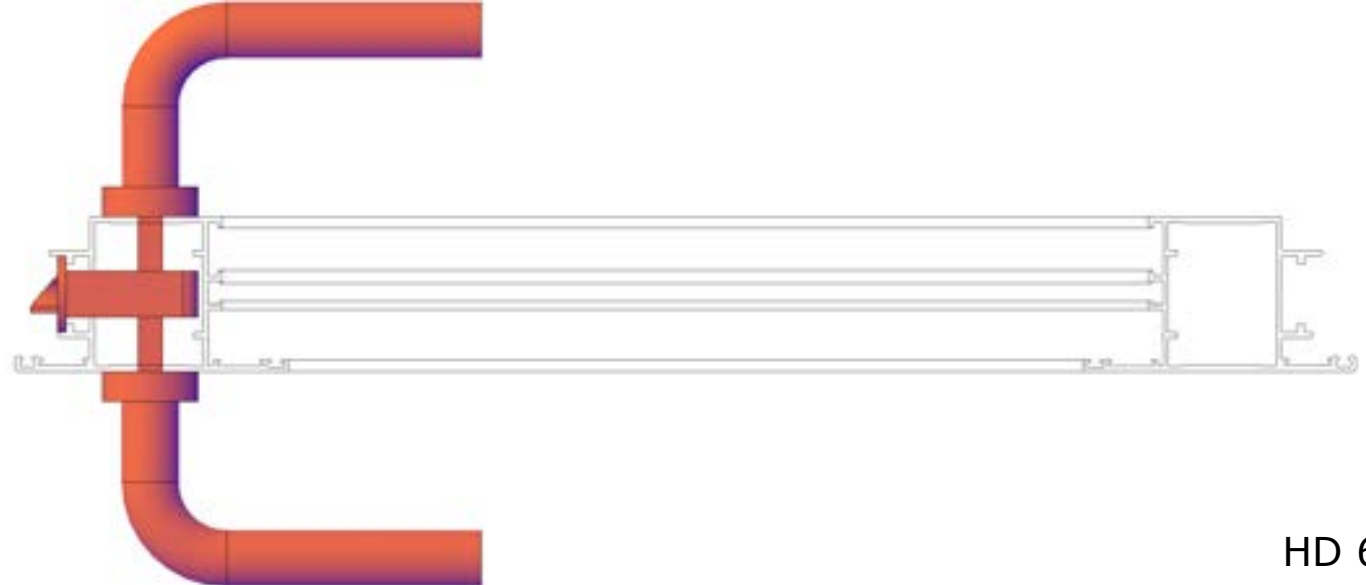
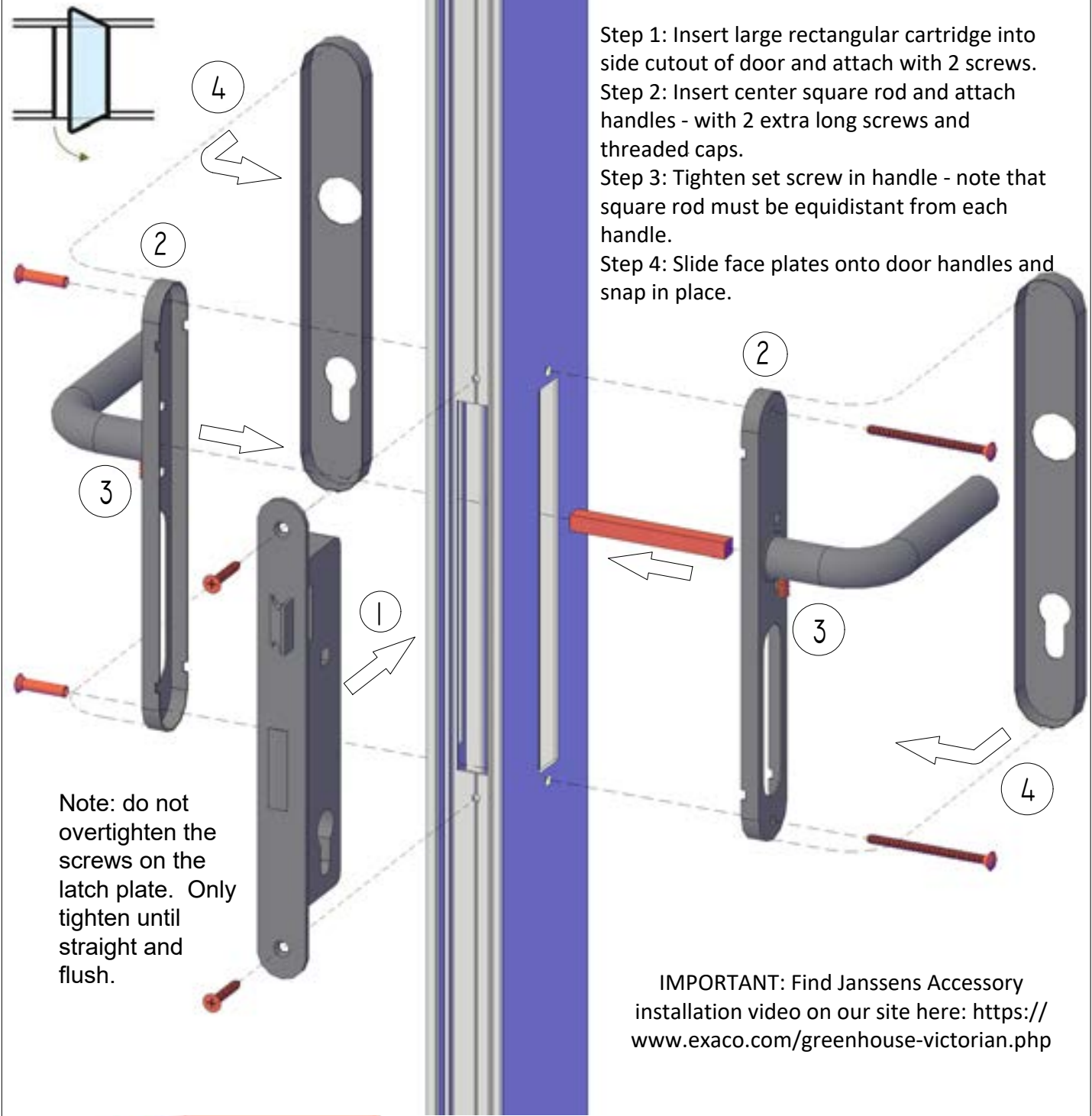


The piece shown in red to the left has 4 holes on one side and 6 holes on the other. The side with 4 holes is the one that attaches to the door.

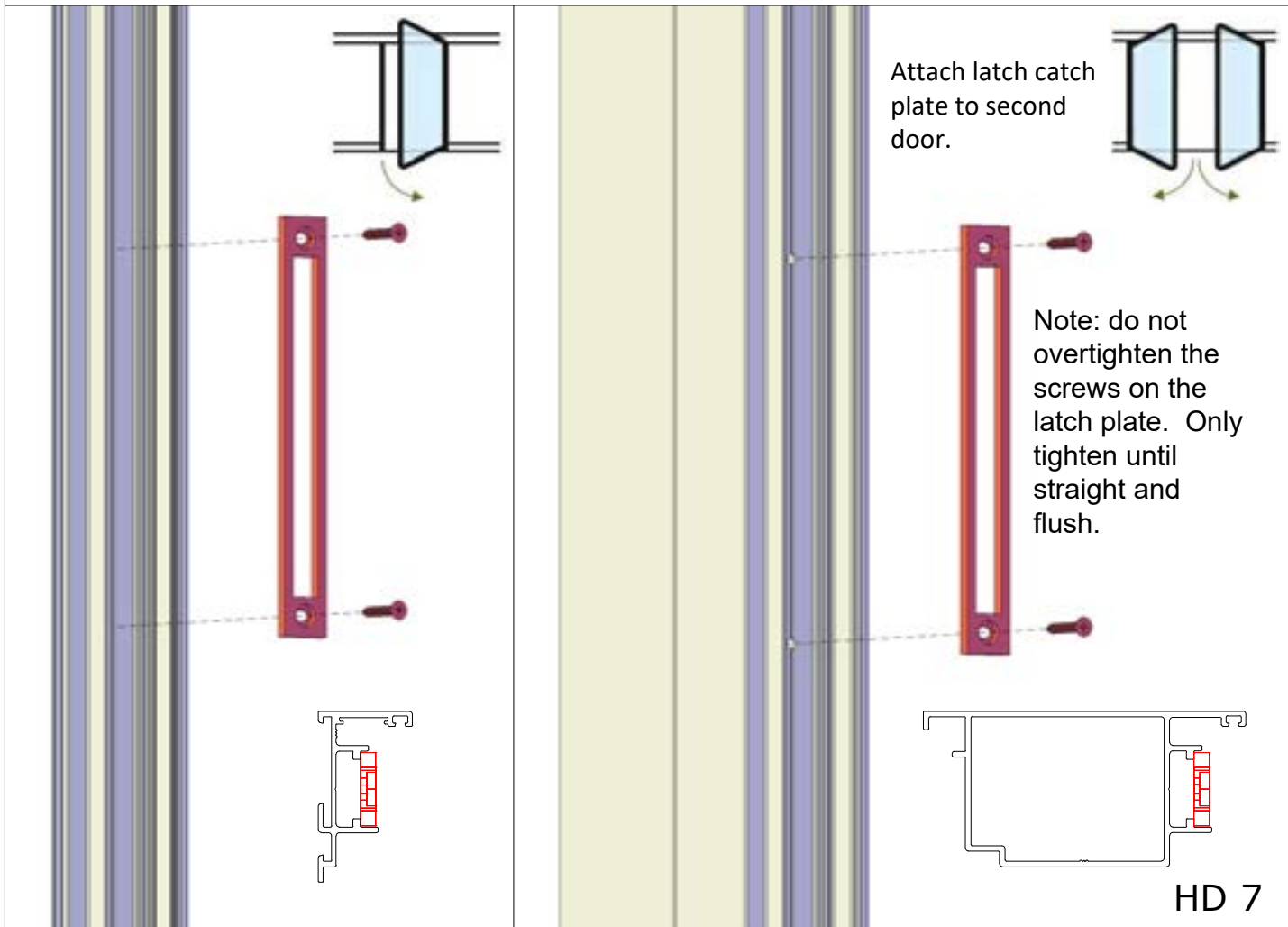
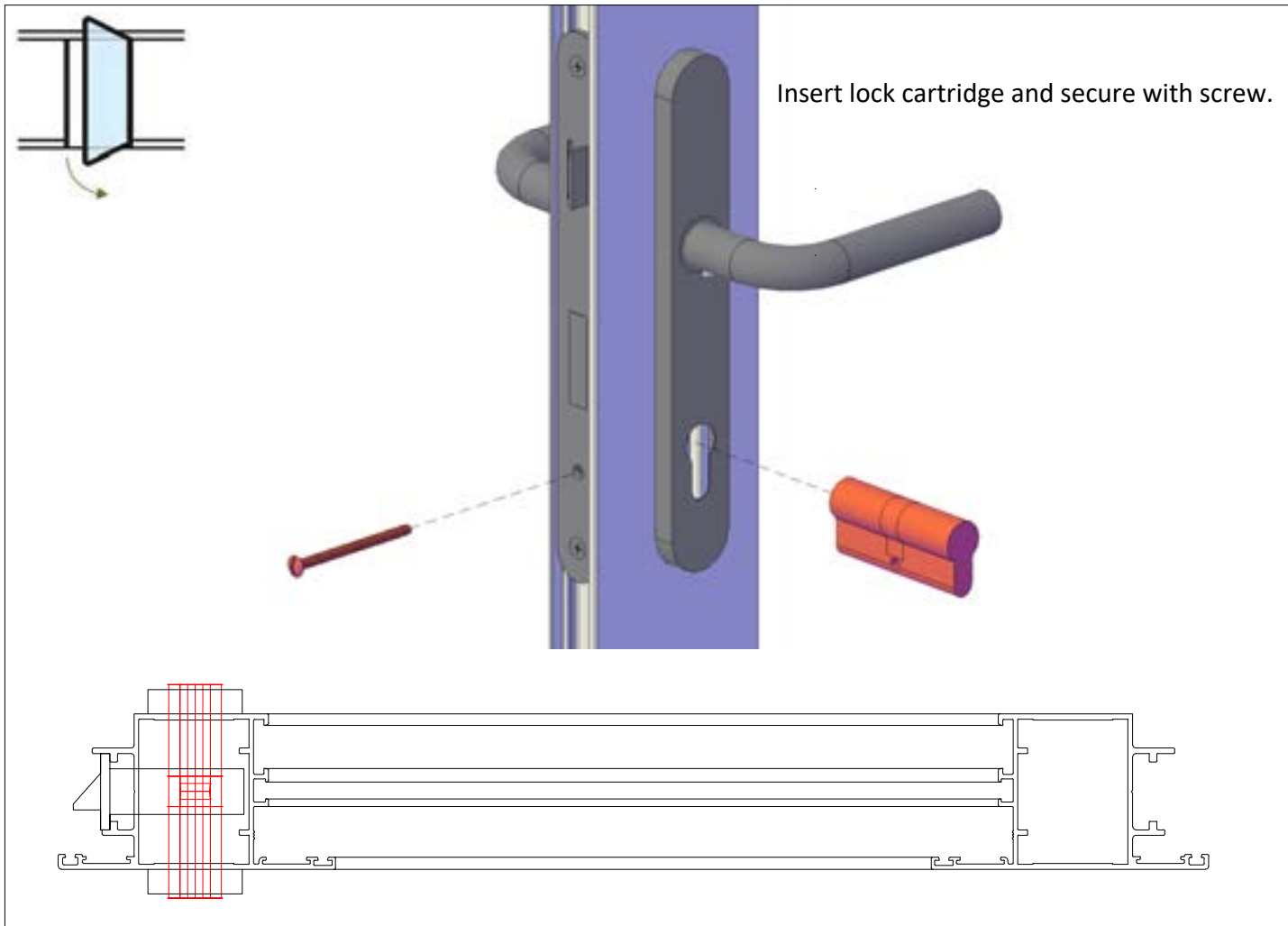
There are holes in the attaching piece, but not in the door itself, you will need to predrill these. To mark them, drill the screw to the attaching piece until just the tips emerge. Then lay the attaching piece in place and tap with a hammer to make a mark on the door. Predrill.



HD 5

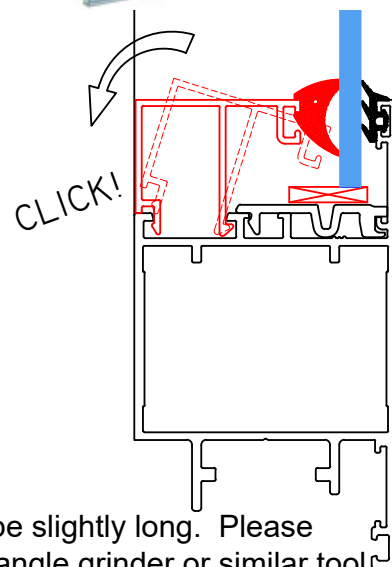
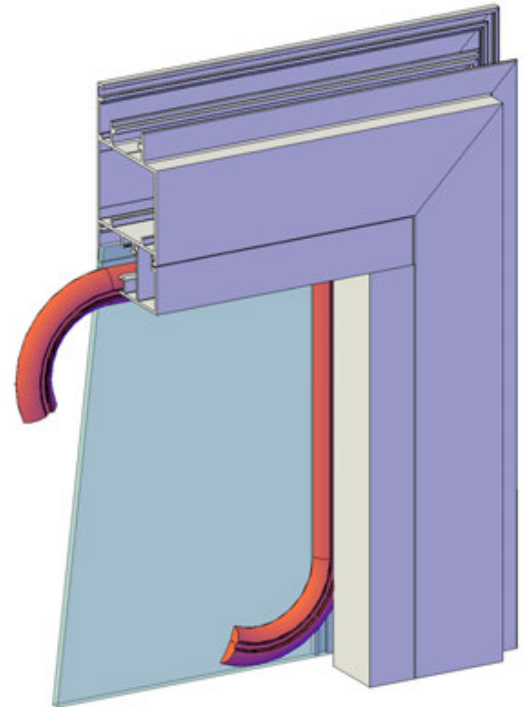
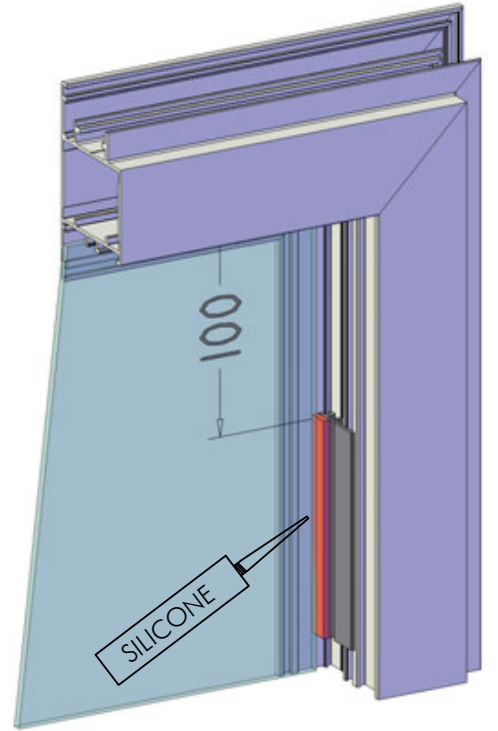
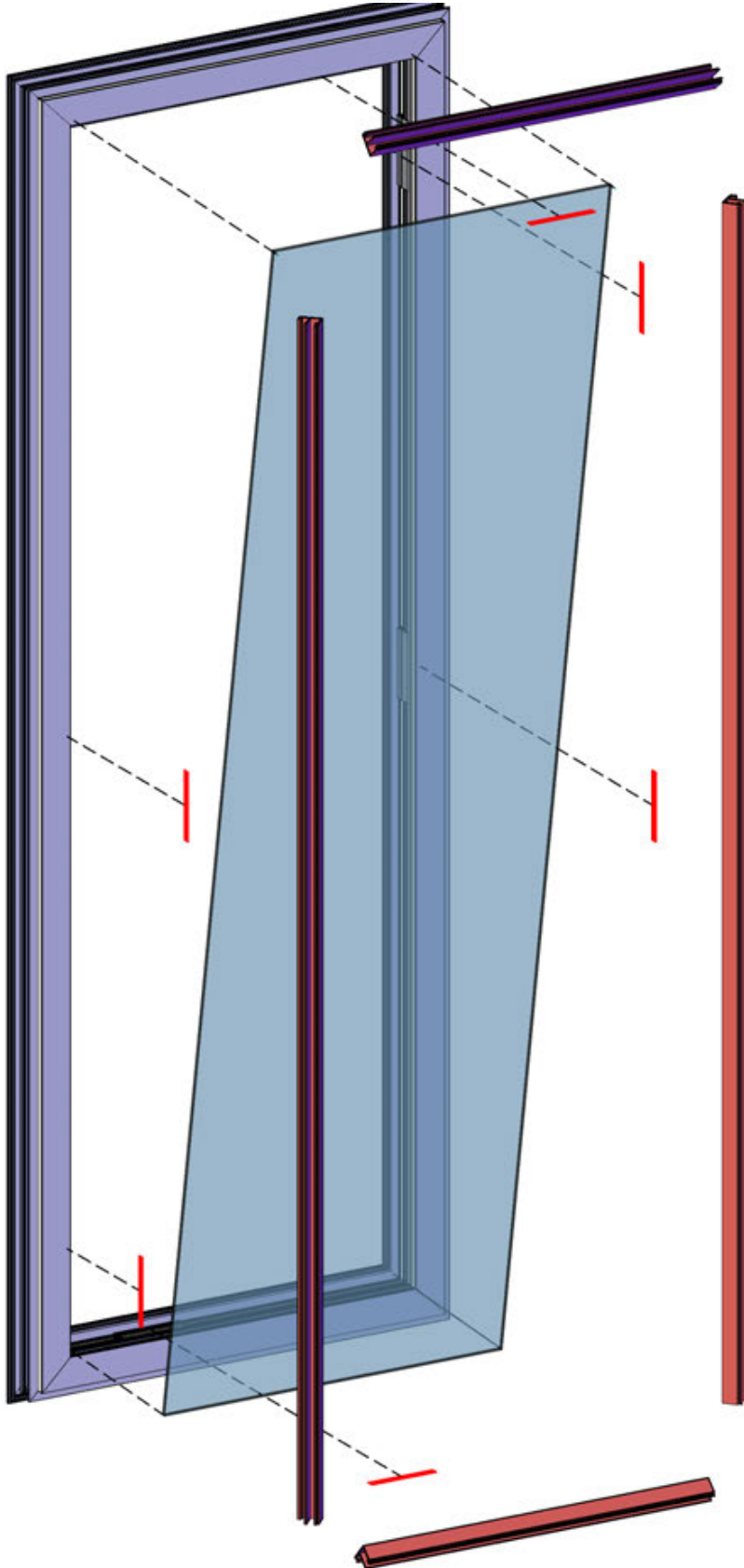
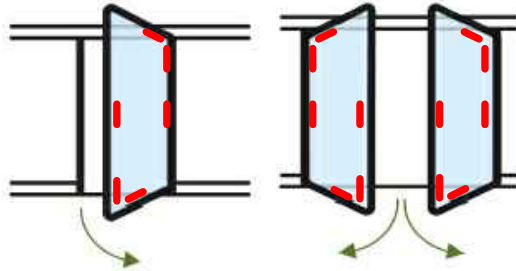


HD 6



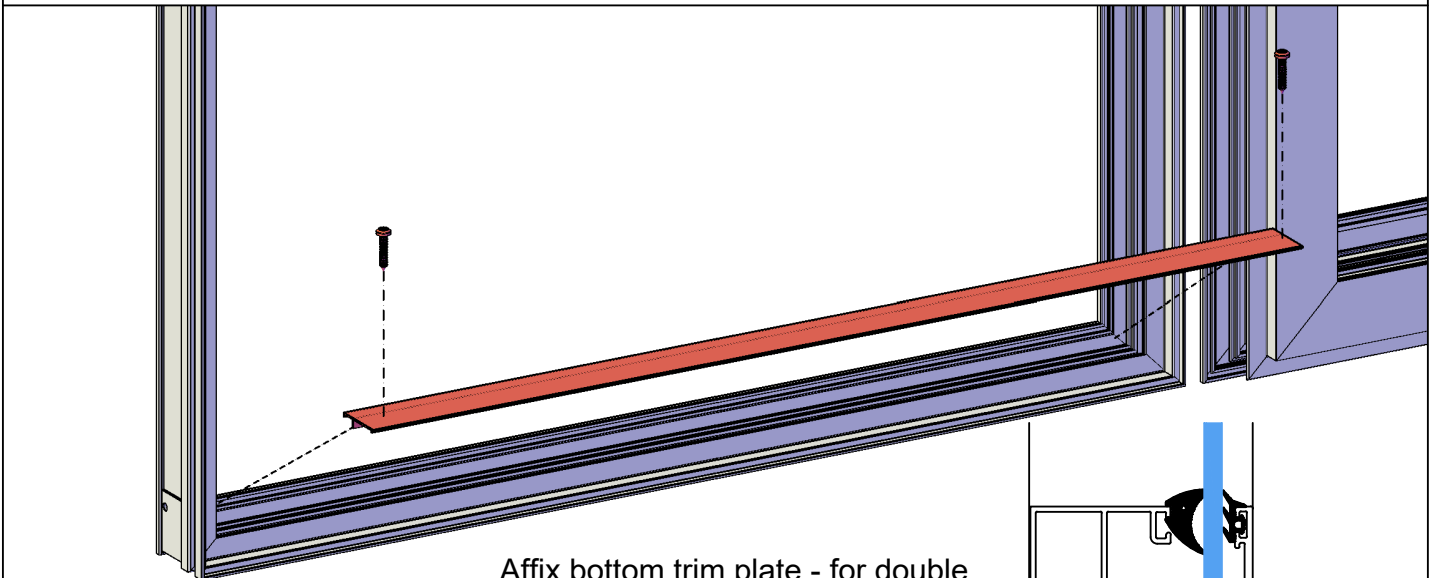
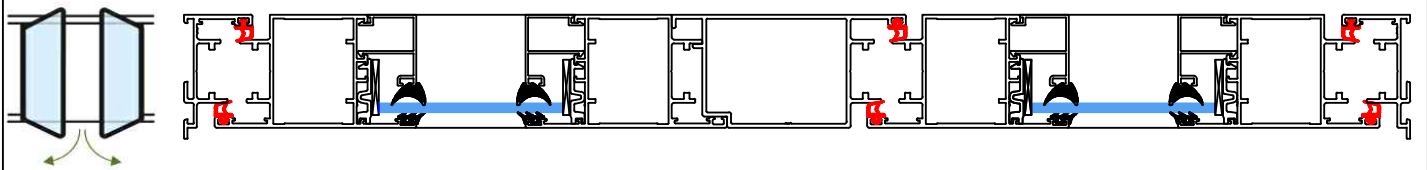
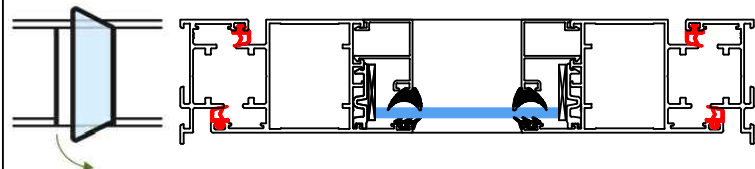
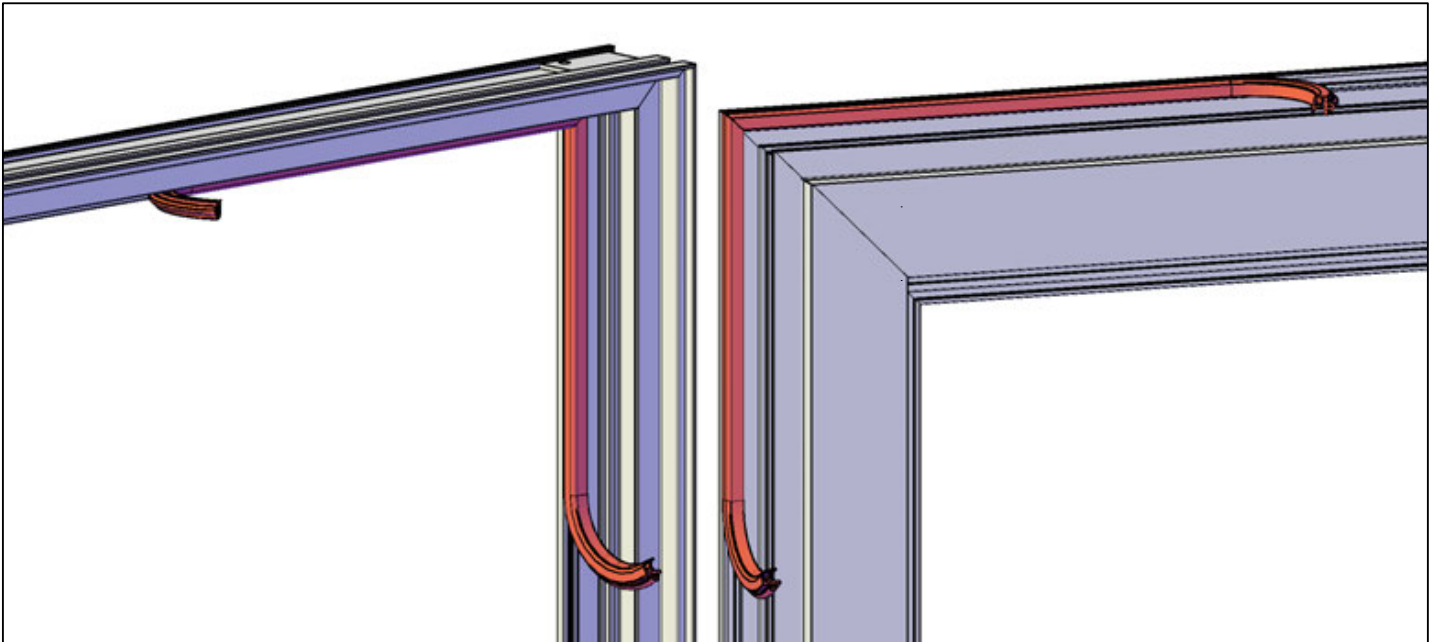
HD 7

For the next step, we recommend placing the door flat until glass is installed.

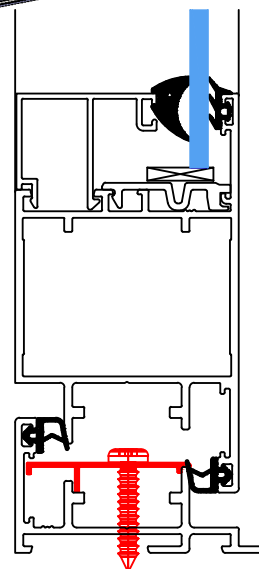


NOTE: the horizontal glazing strips shown in red above may be slightly long. Please measure and trim to fit your door using a hacksaw, hand file, angle grinder or similar tool.

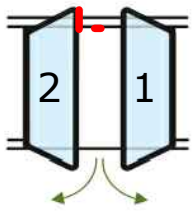
HD 8



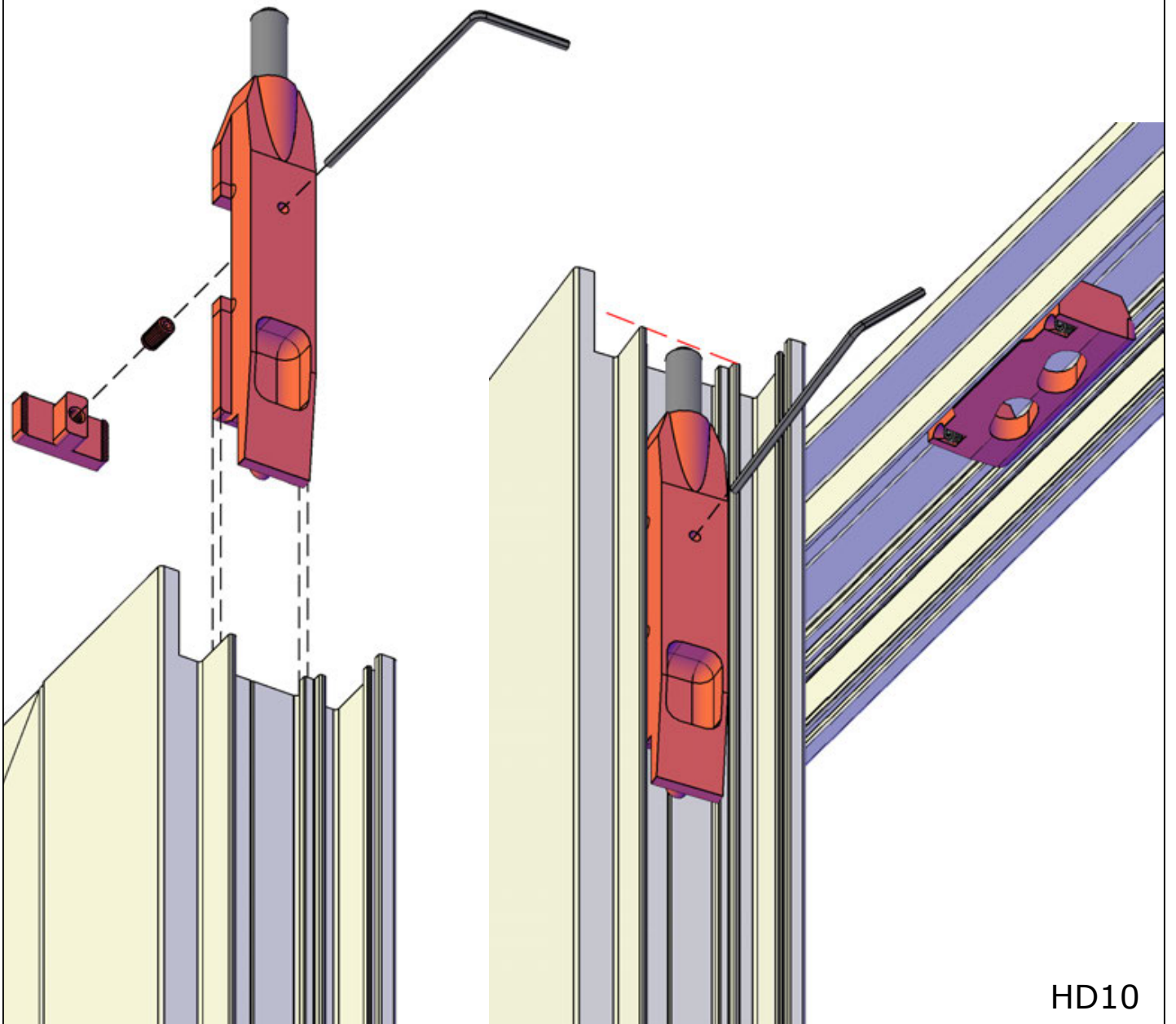
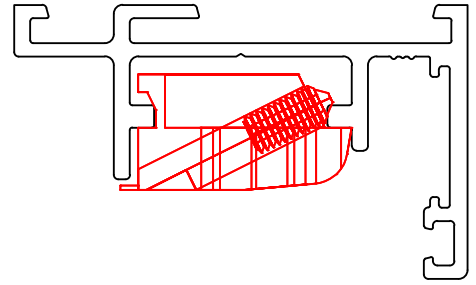
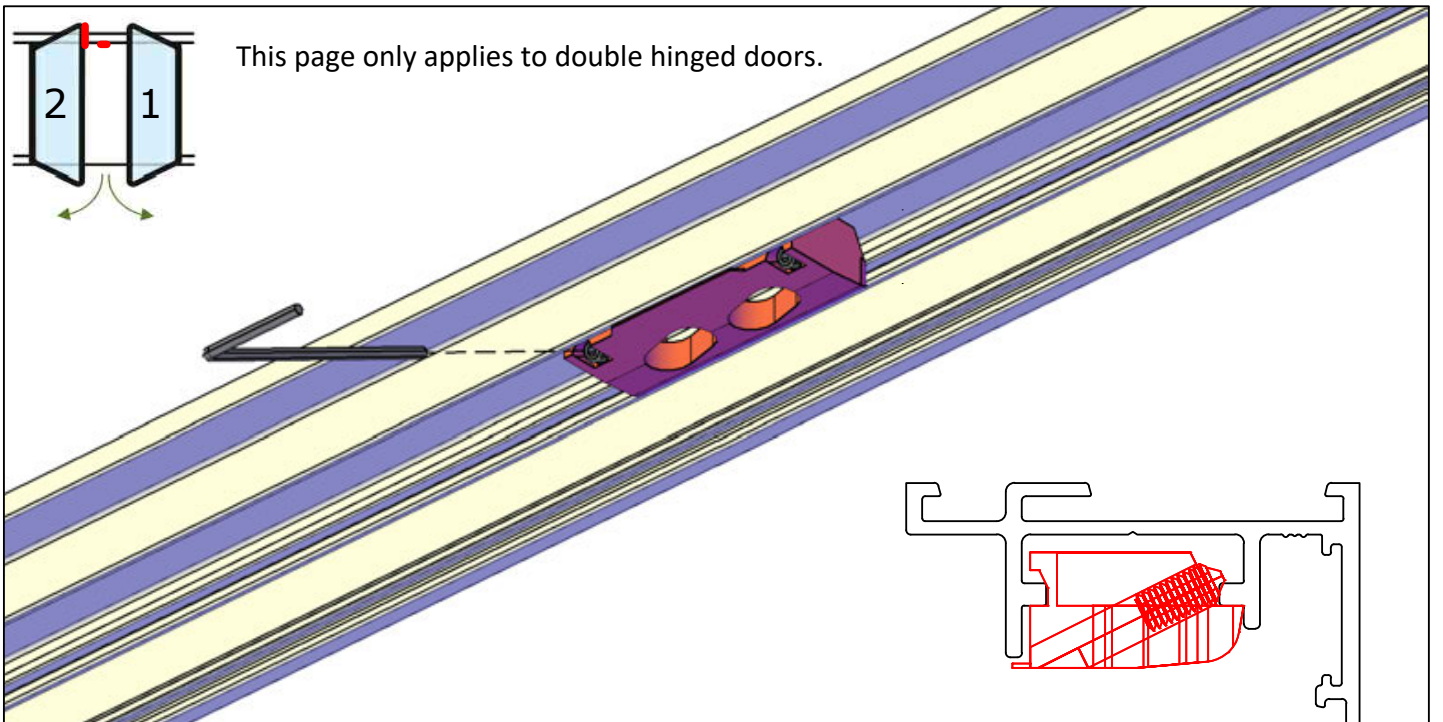
Affix bottom trim plate - for double doors see next page.



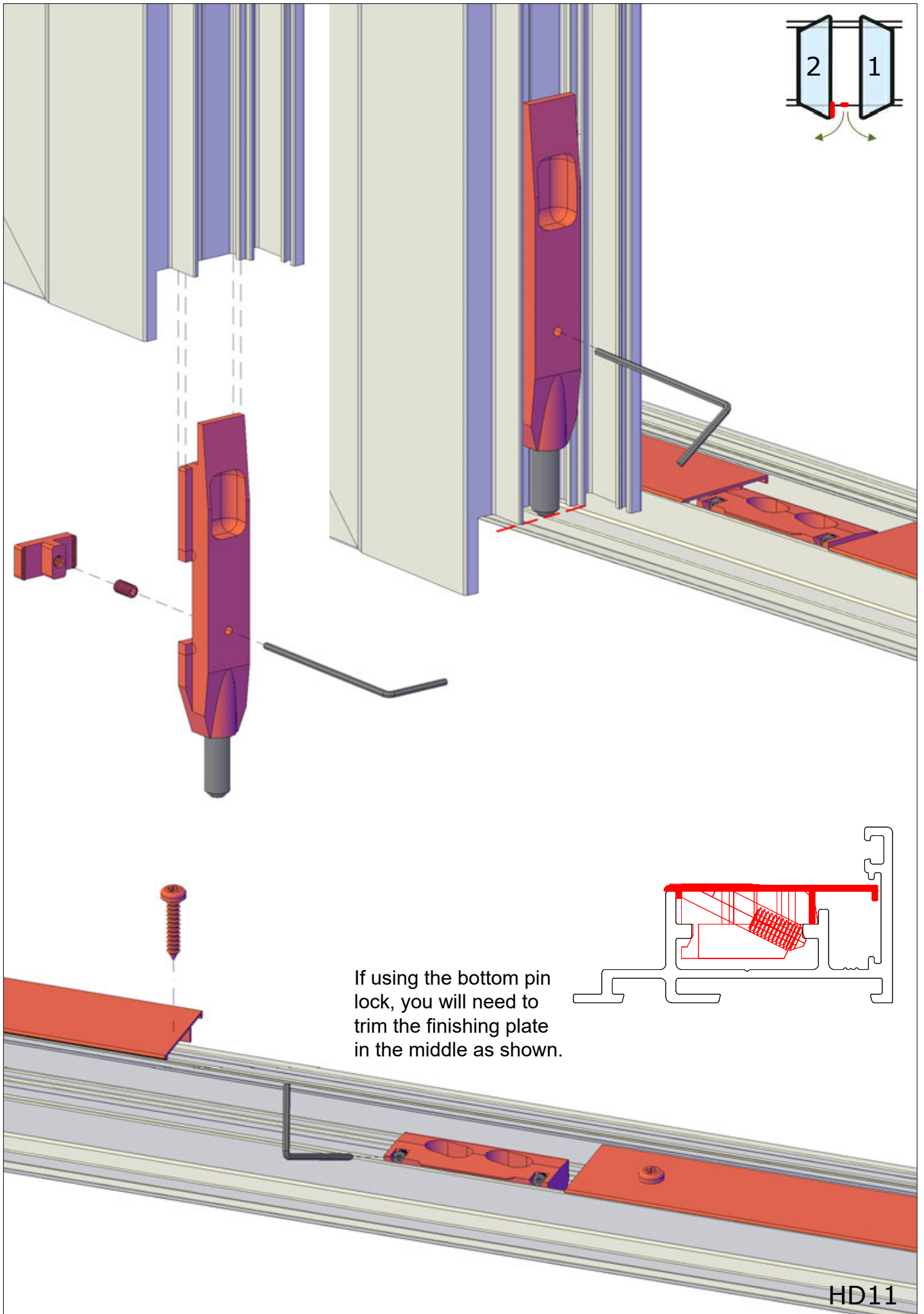
HD 9



This page only applies to double hinged doors.



HD10

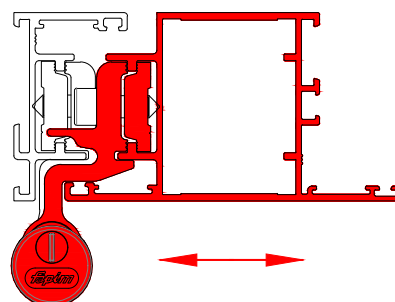
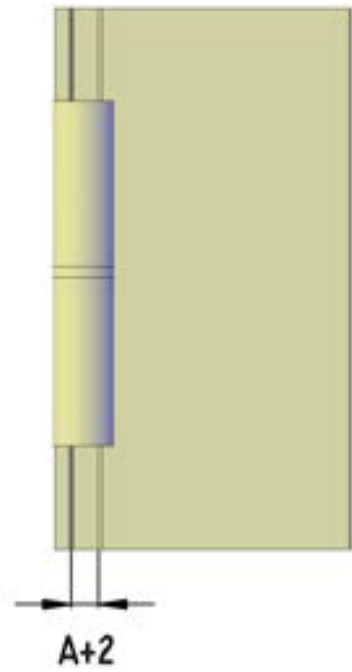
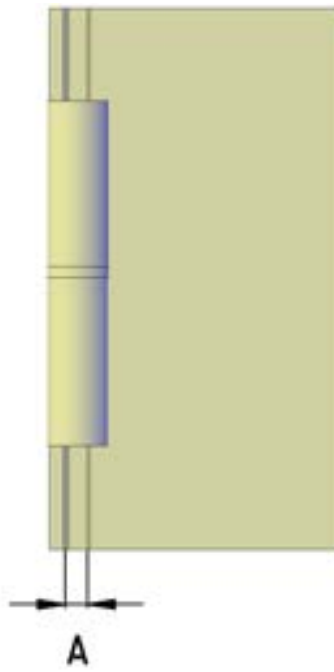
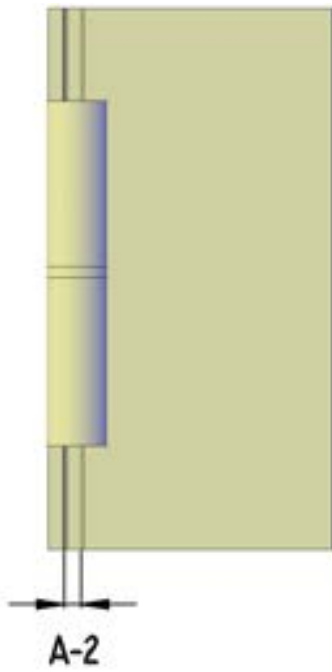
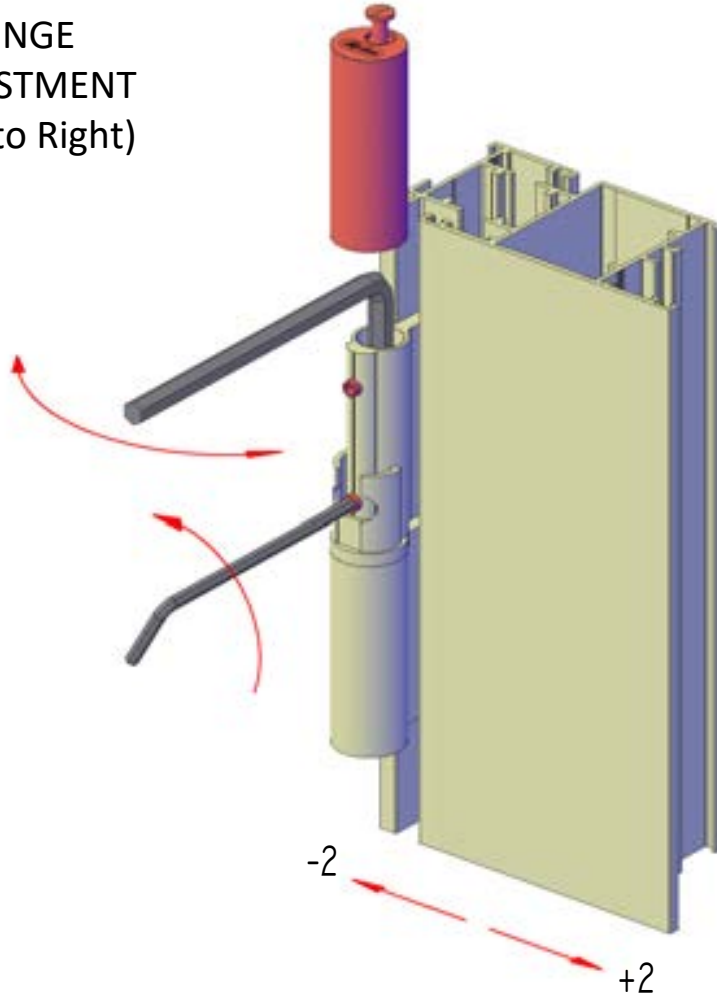


If using the bottom pin lock, you will need to trim the finishing plate in the middle as shown.





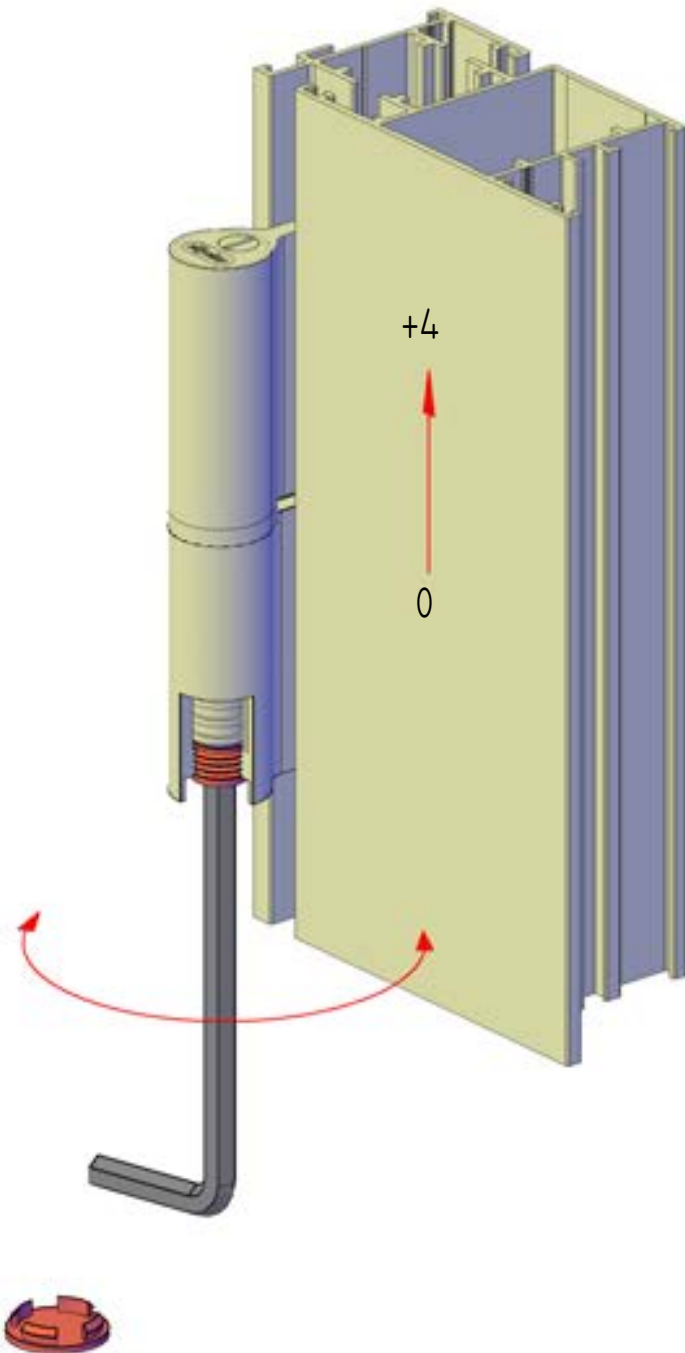
HINGE  
ADJUSTMENT  
(Left to Right)



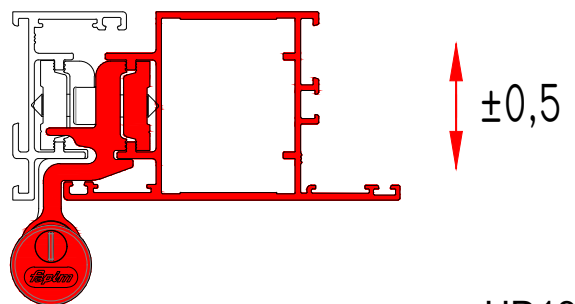
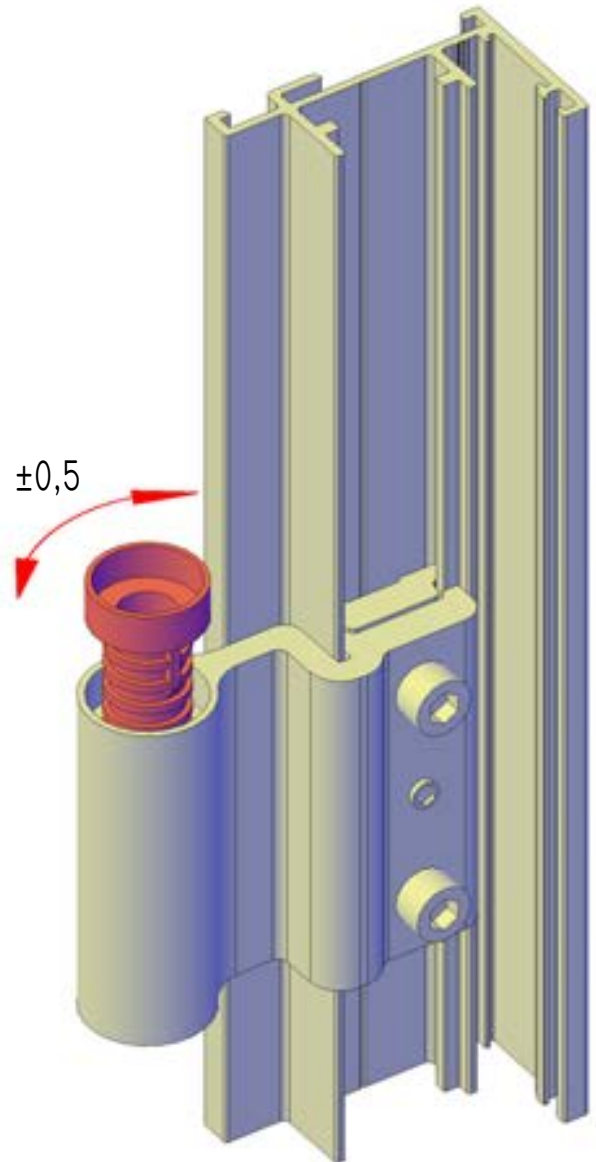
HD12



### HINGE ADJUSTMENT (Up)

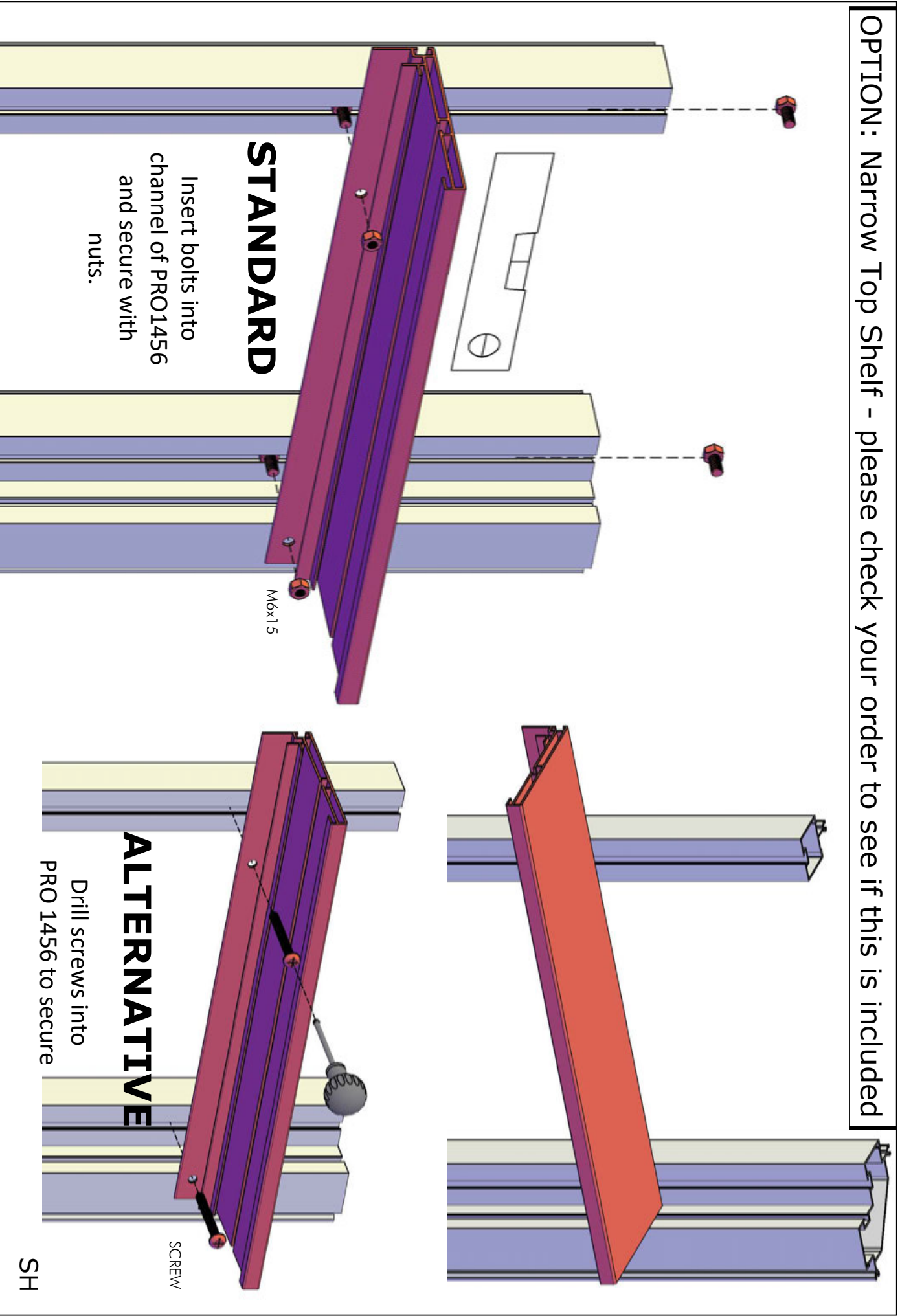


### HINGE ADJUSTMENT (Front/Back)

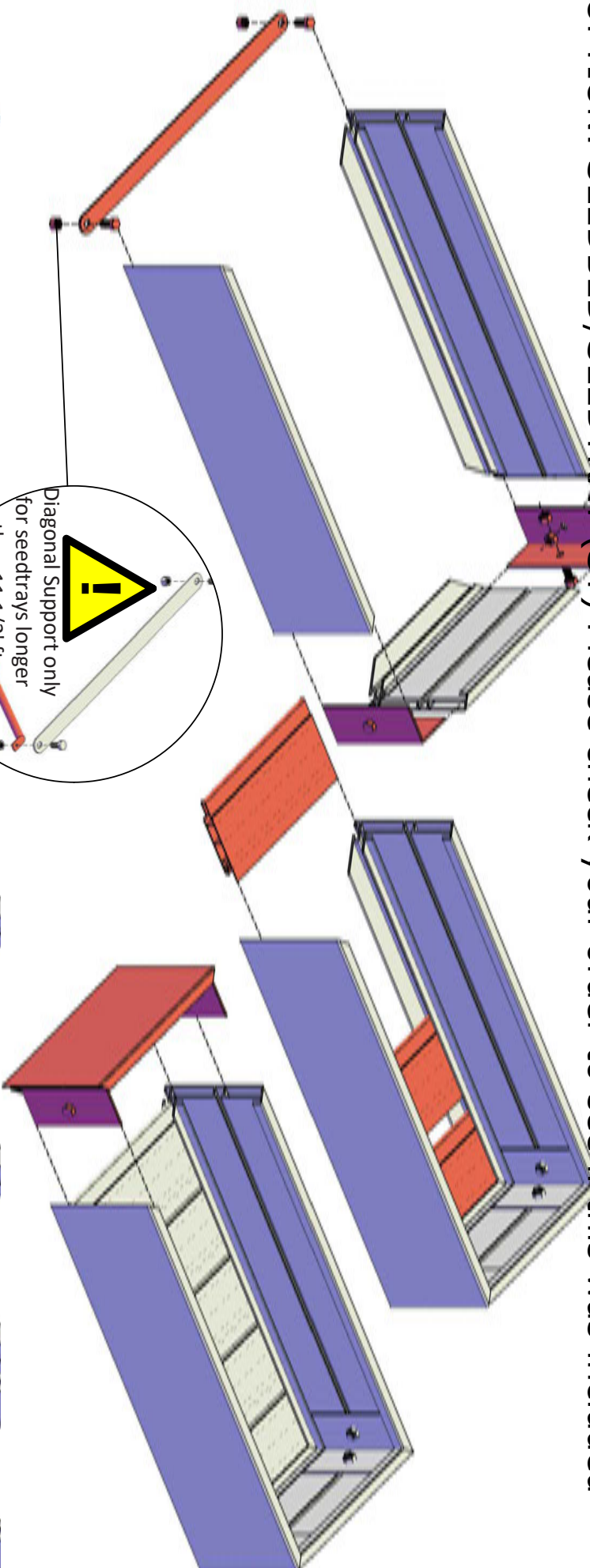


HD13

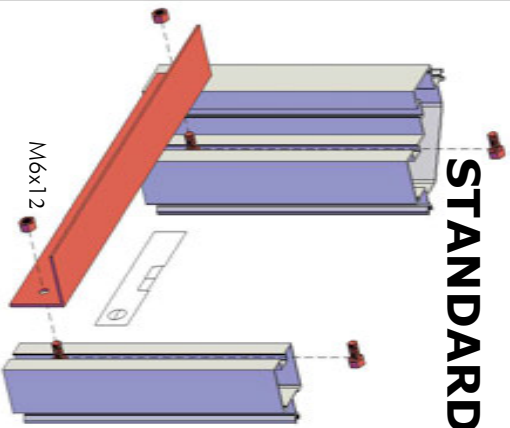
OPTION: Narrow Top Shelf - please check your order to see if this is included



OPTION: SEEDBED/SEEDTRAY (ST) Please check your order to see if this was included

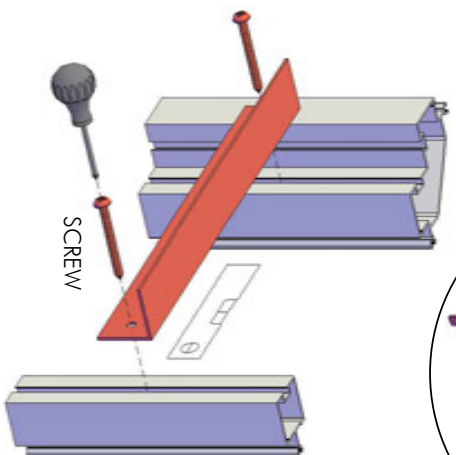


### STANDARD

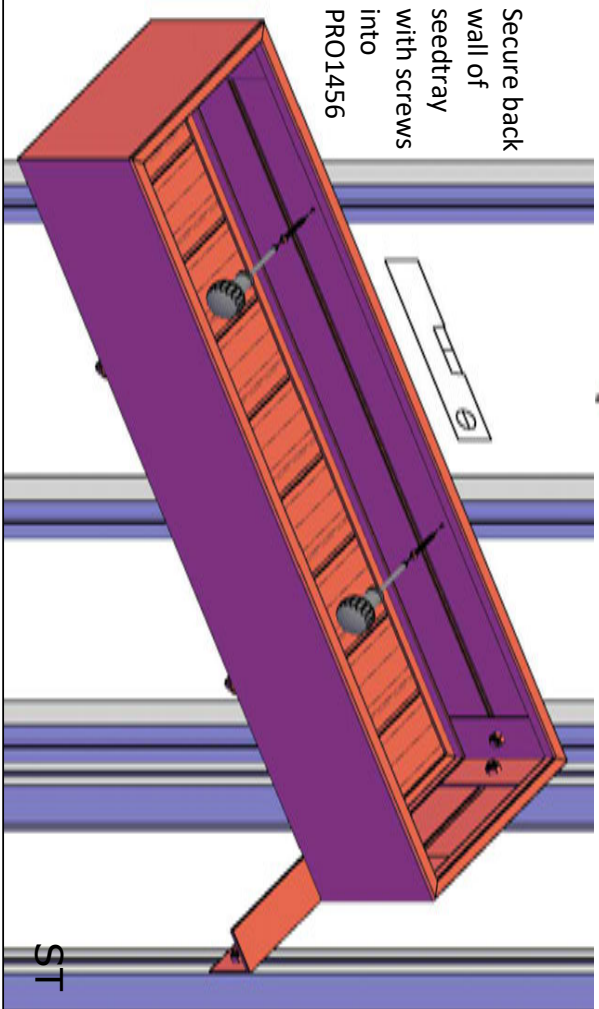


Attach L bracket to bolts inserted into corner post and PRO1456

### ALTERNATIVE

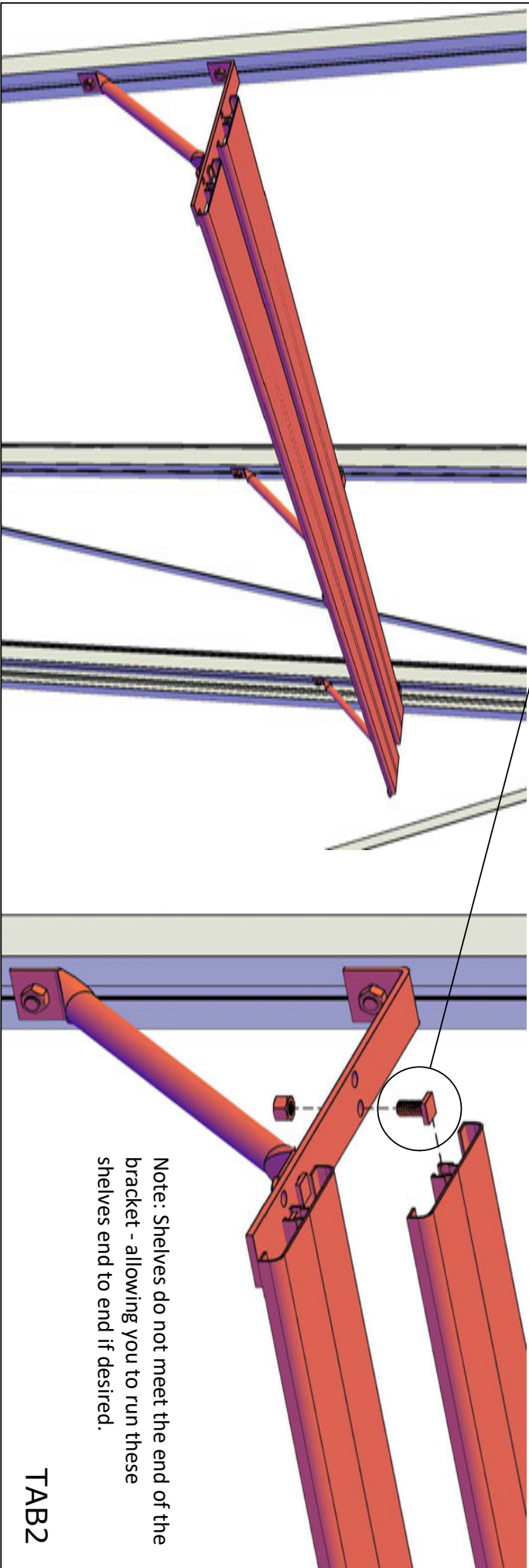
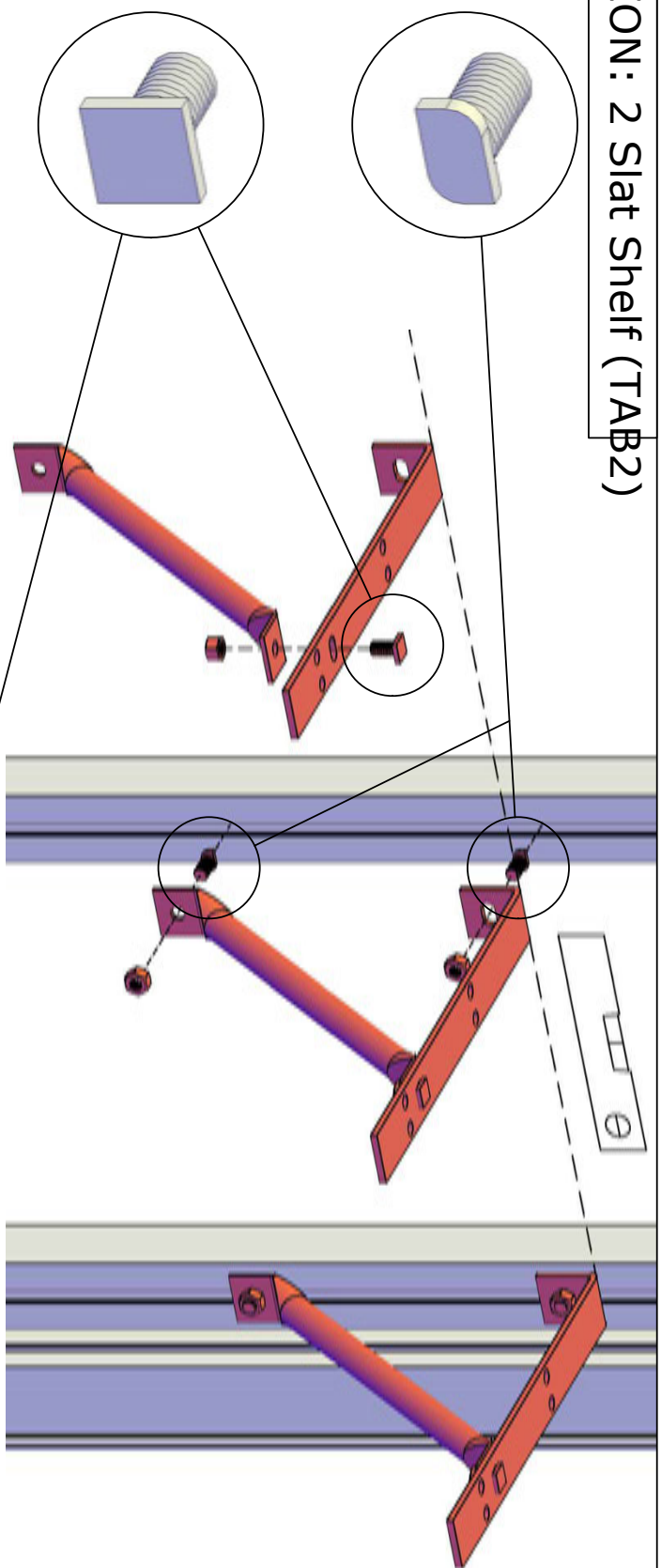


Secure back wall of seedtray with screws into PRO1456

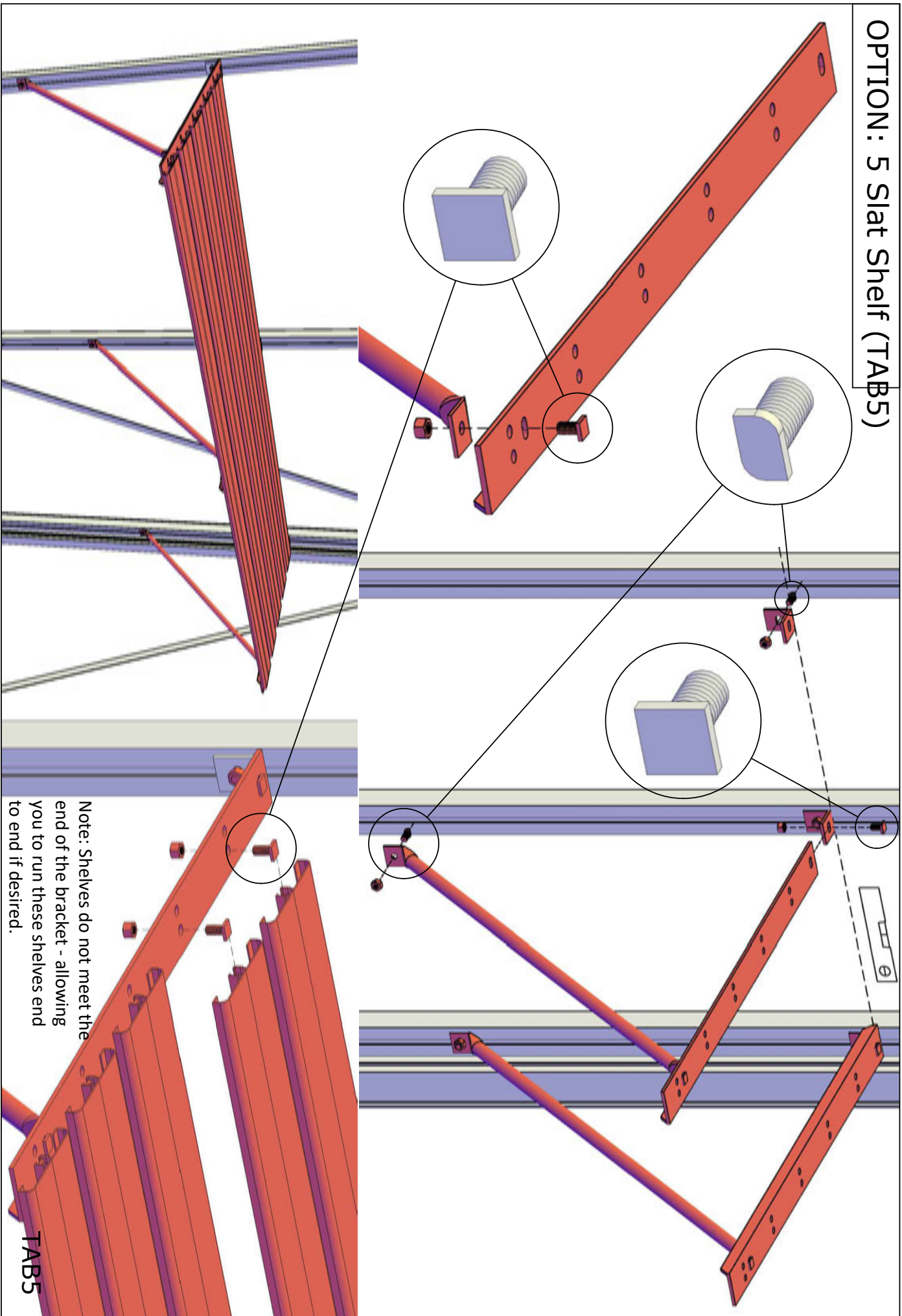


ST








OPTION: 2 Slat Shelf (TAB2)



# OPTION: 5 Slat Shelf (TAB5)



TYPE **Vi23 310** **Vi34/36 458**

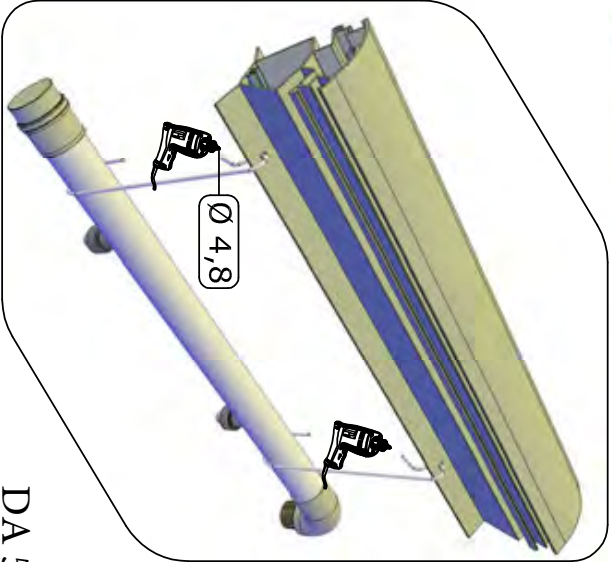
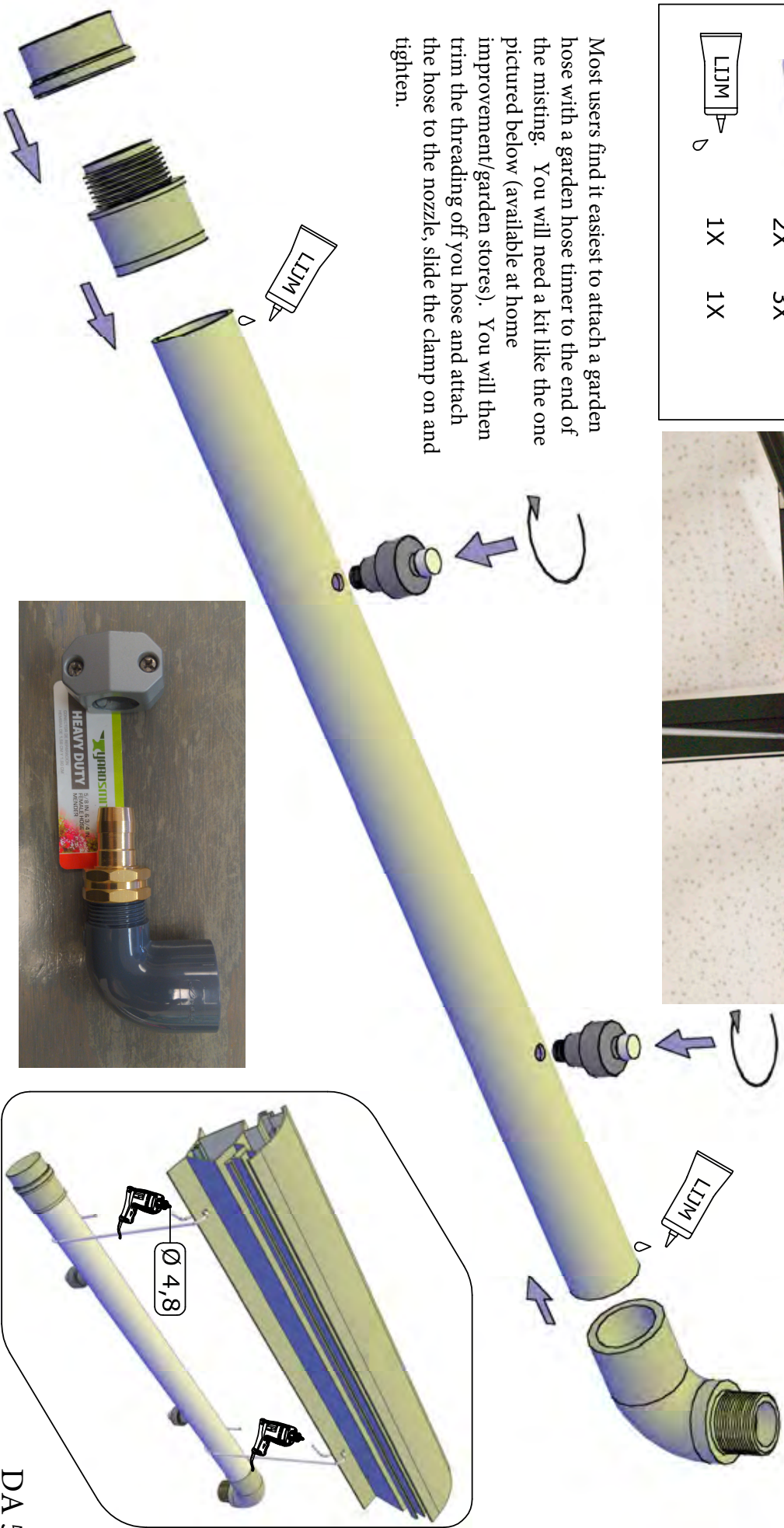
	3X	4X
	1X	1X
	1X	1X
	2300	3300
	2X	3X
	1X	1X
	1X	1X

# Misting System (If Equipped)



**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.



DA 5

## INSTALLING AN EXHAUST FAN IN A VICTORIAN GREENHOUSE

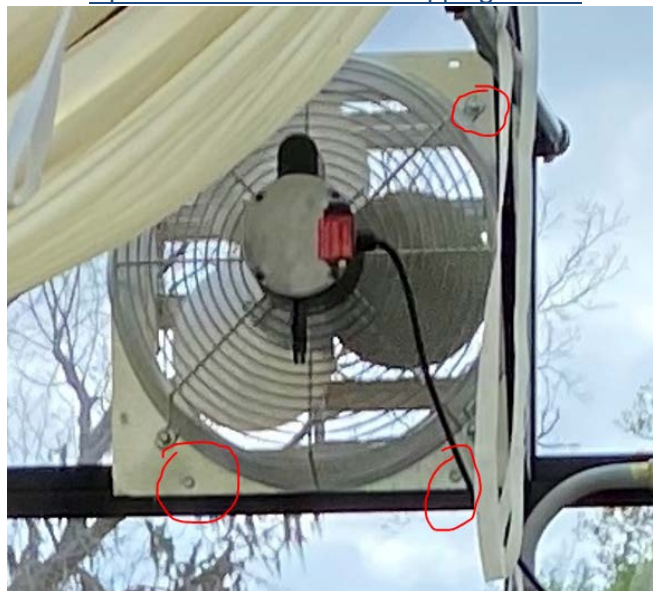
The exhaust fan in a Victorian Greenhouse should be installed up high in one of the gable ends of the greenhouse. If you happen to have polycarbonate walls on your Victorian, you may cut an opening in the polycarbonate to accommodate the fan. If you have glass glazing, we recommend replacing one of your 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.



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