



VERSION 2023.3 Exaco edits 7.18.23  
MOUNTING INSTRUCTIONS -

# MOUNTING INSTRUCTIONS

## GIGANT

*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.*



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



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



# INFORMATION FOR MOUNTING

## DESCRIPTION AND PURPOSE OF THIS PRODUCT

Congratulations on your purchase of a new JANSSENS greenhouse! A greenhouse aims to cultivate seedlings, vegetables, flowers, etc. in soil or containers, only accessible to a qualified person. The product largely protects these crops from rain and wind and provides a warmer climate behind glass.

A greenhouse is not intended to be a living space or meeting place for people. For this purpose, we recommend other products. Small leaks, water leaks, drafts, and condensation are possible and unavoidable. All items stored or used in the greenhouse, including chairs or tables, must be able to withstand external conditions in terms of heat, cold, and humidity.

## PREPARING THE CONSTRUCTION SITE

A prepared construction site is an absolute requirement for the smooth assembly of your greenhouse!

- The ground must be stable, firm, level and free of all obstacles.
- A space of about 80 cm is required around the greenhouse for the placement of ladders and doing the glazing.
- When installing AGAINST a wall, this wall must be stable, level, and square.
- All materials for anchoring the greenhouse to a wall, on a wall, or to the foundation (such as plugs, wedge bolts, chemical anchors, etc.) are NOT provided in the kit because their use varies by region, construction site, and contractor.
- Leftover packaging, plastic, cardboard, as well as the wood of the glass pallet are not taken back.
- The greenhouse should be built in a place sheltered from wind or heavy storms.
- Always observe the locally applicable building regulations.

## FOUNDATION

The greenhouse must be placed on a sufficiently load-bearing (concrete) foundation that is provided up to a solid frost-free ground.

The dimensions of our aluminum structures always concern the outer dimensions of the structure.

We recommend a concrete foundation as a ring beam on the outer dimensions of the greenhouse. It must be 100% level and flat so that the lower profile can be mounted on it without the need of much additional levelling.

In some cases (small rectangular greenhouses), it is also possible to anchor only the 4 corners of the greenhouse, in which case the option of a lowered threshold at the doors is NOT possible anymore! Get detailed advice on the foundation from your professional. The anchoring as well as the regular checking of the condition must always be provided by the owner or operator.

## STORAGE OF THE GOODS

- The delivery must be stored in a dry place, protected from direct sunlight and any form of moisture.
- Excessive humidity or condensation in the packaging can quickly lead to corrosion on profiles and/or glass in the form of white deposits, spots, etc.!
- The glass box is very heavy and fragile, handle it with care and always place it on a horizontal surface.
- Look at the safety-instructions on the yellow sticker on the glass box before opening the glass box.

## REQUIRED TOOLS

- Wrench and screwdriver Nr. 10
- Crosshead screwdriver
- Spirit level
- Drill and drill bit Ø4.2
- Metal saw
- Silicone gun
- Ladder and/or scaffolding stelling

- During assembly, suitable protective clothing must be worn at all times (e.g. safety shoes, safety gloves, etc.).

## ASSEMBLY SEQUENCE

1. Unpacking, sorting, and checking all components.
2. Leveling the base profiles horizontally and vertically.
3. Assembling and building the entire structure, temporarily fixing it in place.
4. Checking the horizontal and vertical alignment of the structure again.
5. Checking and finally tightening/fastening all attachments and components.
6. Installing glazing and added elements.
7. Finally anchoring the garden greenhouse in concrete.

## REMARKS

This manual is prepared for all standard constructions (Action Models) and is also applicable as a guide for other models where we recommend assembly by a skilled team. *We reserve the right to make construction changes.*

### IMPORTANT!

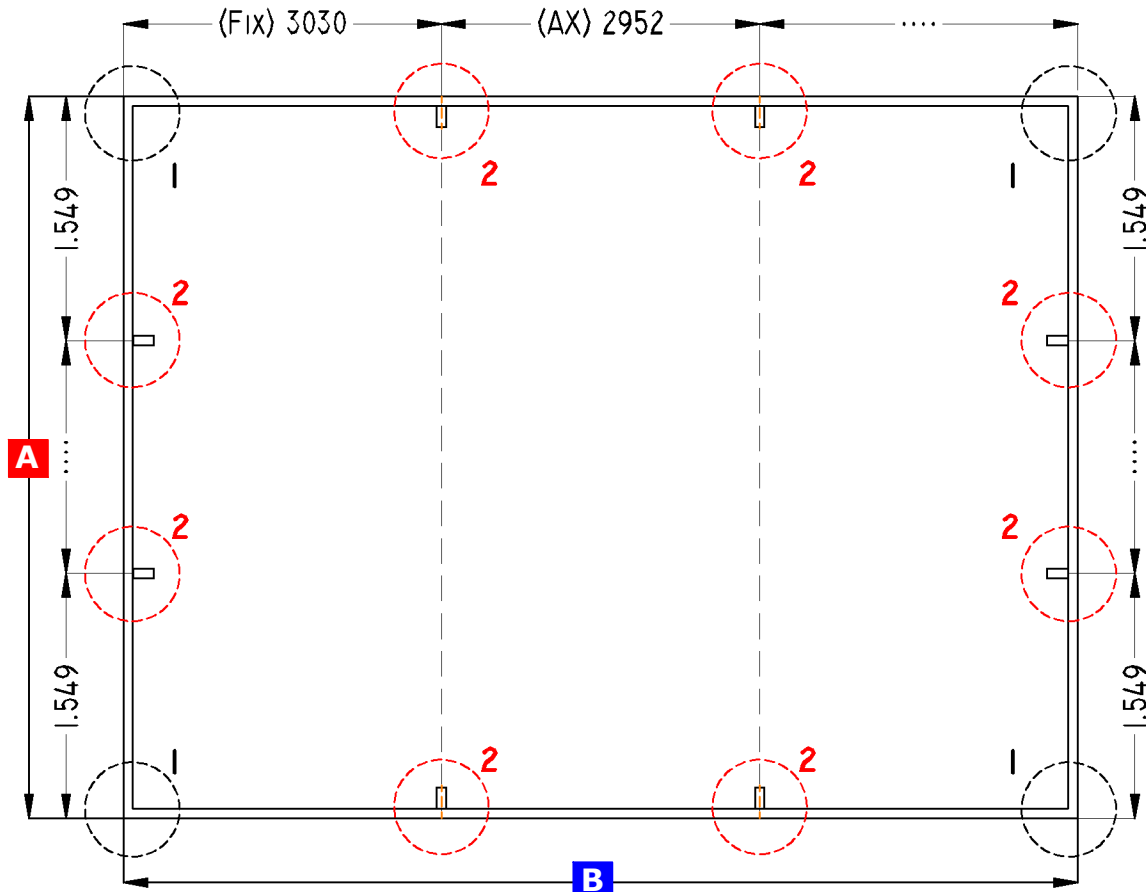
Always read the entire manual before starting!

- Only assemble in dry and windless weather and keep children away from the construction site.
- When unpacking the profiles, do not use sharp or pointed objects to avoid damaging the paintwork.
- Always comply with local building regulations, which are the responsibility of the buyer/owner.
- Insurance: it is advisable to inform your insurance company about the installation of your greenhouse.
- During heavy snowfall, the greenhouse roof must be cleared OR sufficiently supported OR the greenhouse must be heated to maintain a temperature of 12°C.
- During a storm, all open parts should be closed (roof windows, doors, side windows, etc.).
- The black rubber strips are treated with oil on the inside, which facilitates quick and easy assembly.
- Black stains on the blank aluminum profiles? These can be removed with an aluminum cleaning agent. This is not a production defect.
- It is recommended to clean your greenhouse twice a year, check the gutters, check moving parts and oil if necessary, and clear the door's bottom rail of sand or gravel.

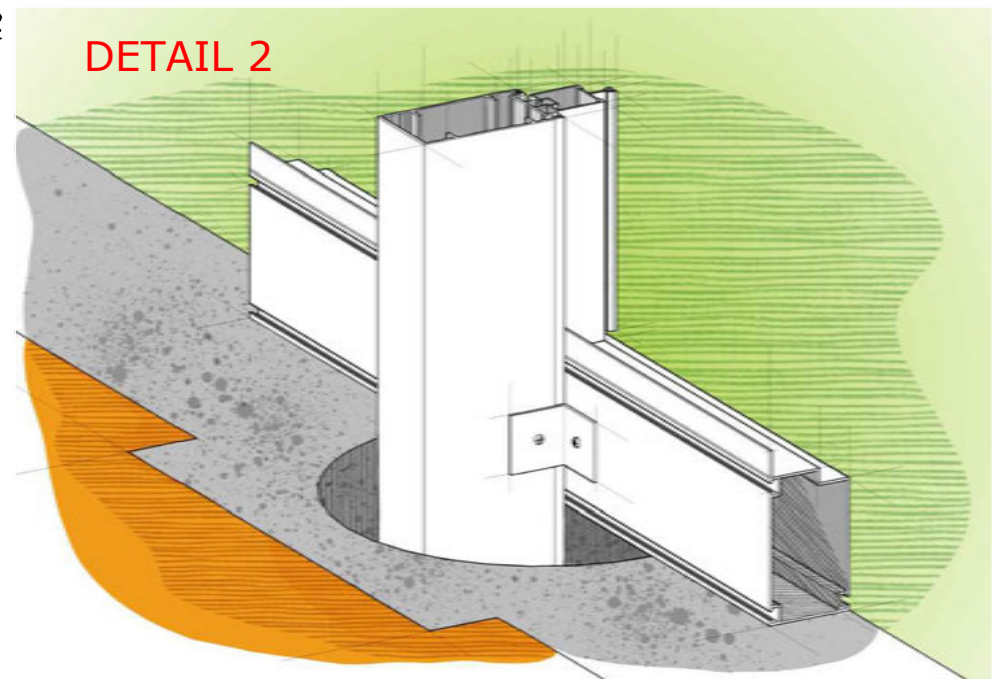
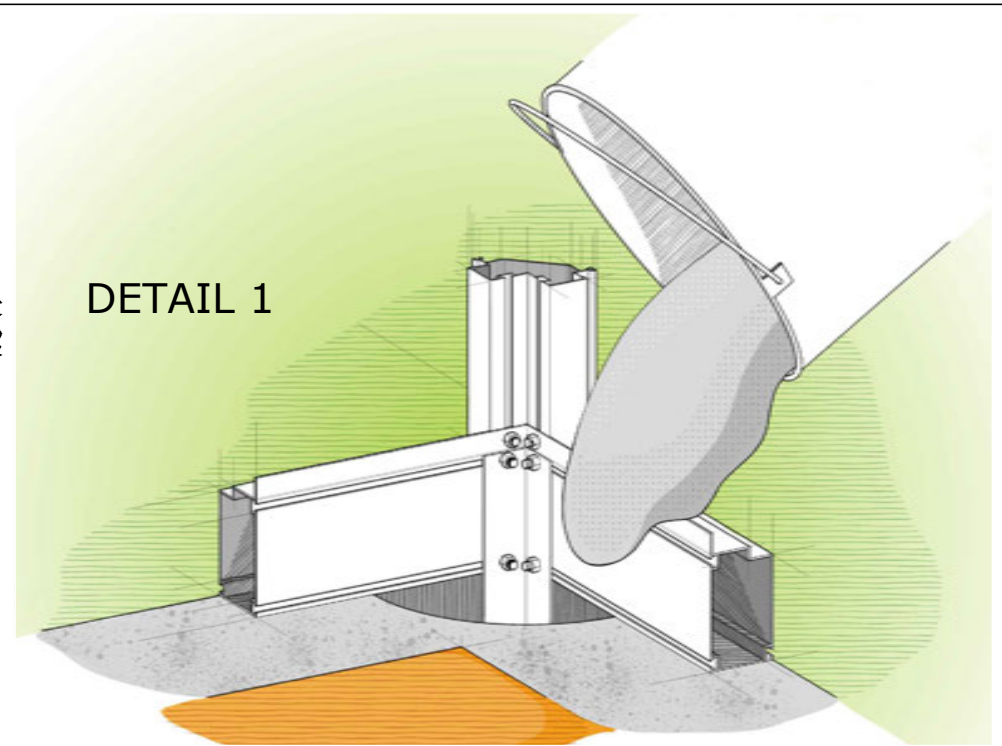
*Our constructions are delivered as building kits. For all custom greenhouses (custom models) and larger buildings (Arcadia, Gigant, Modern, Cathedral, etc.), we recommend assembly by a skilled, professional installer who got trained for these products. If you lack the necessary expertise, do not hesitate to seek the help of a professional installer.*

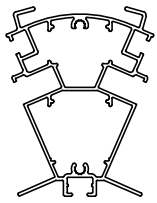
*Warranty terms are limited to the re-delivery of parts, with exclusion of all liability.*

# " GIGANT "

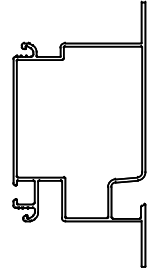


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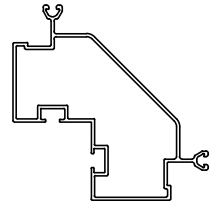




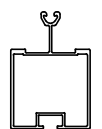
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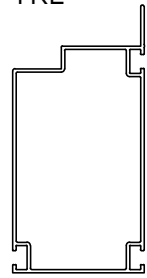


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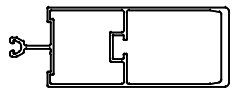


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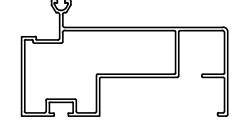
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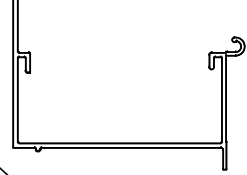
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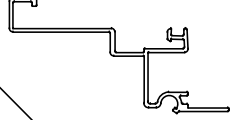
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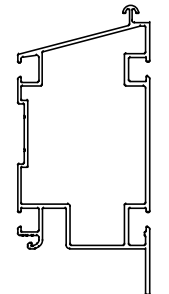
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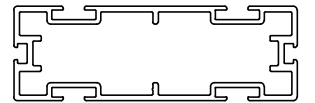
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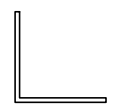
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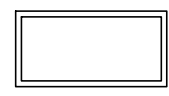
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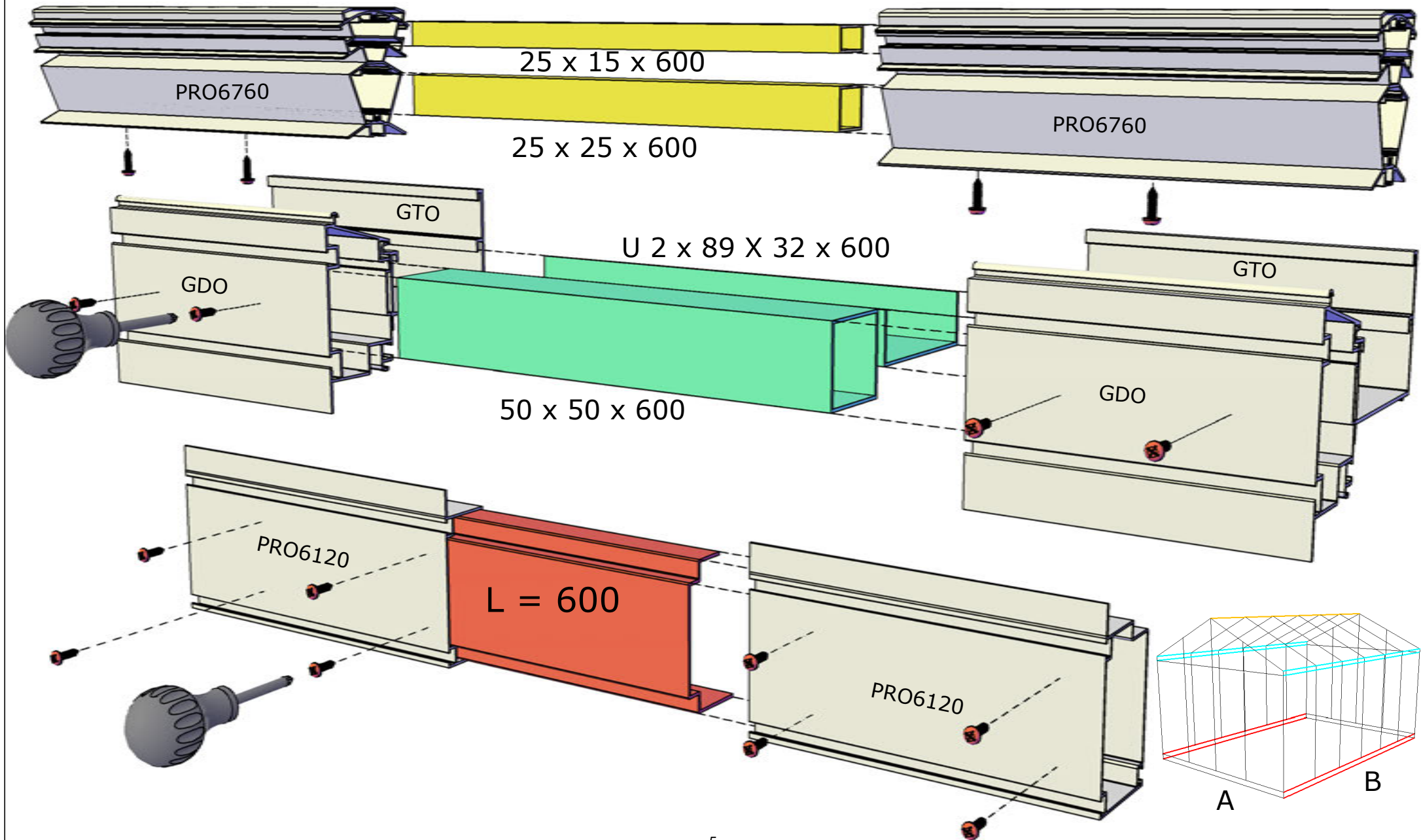


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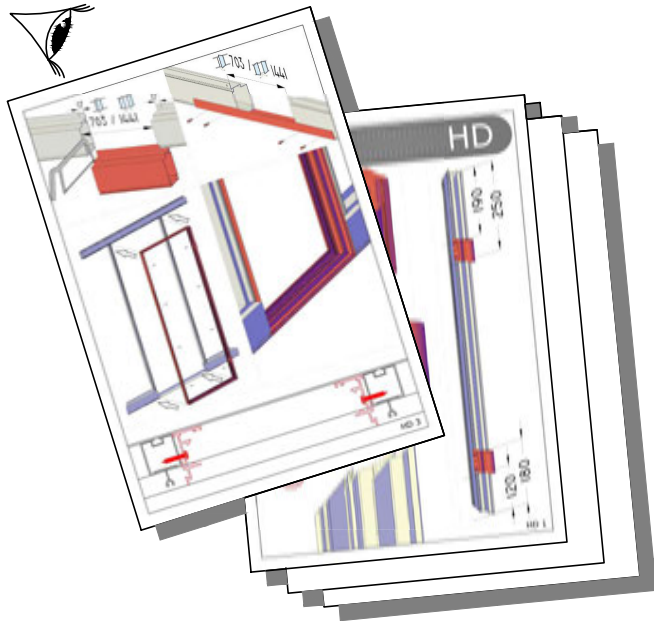
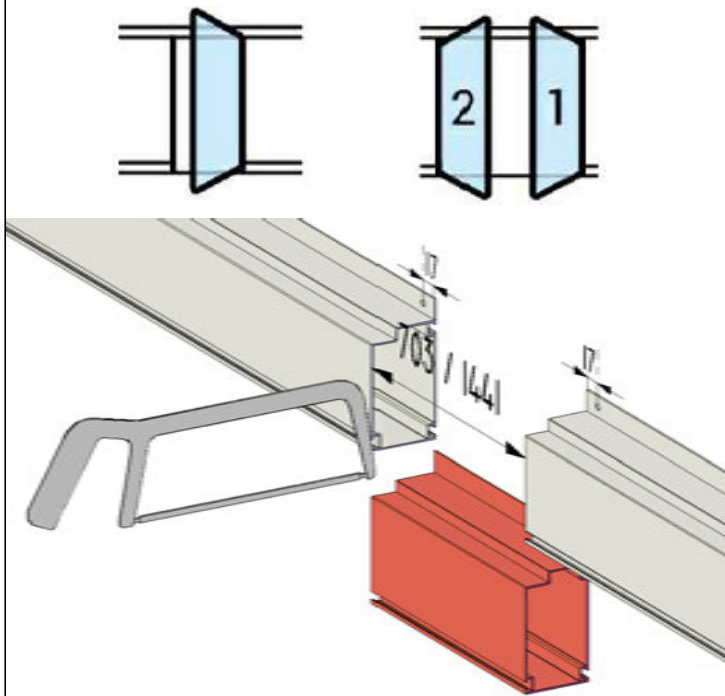


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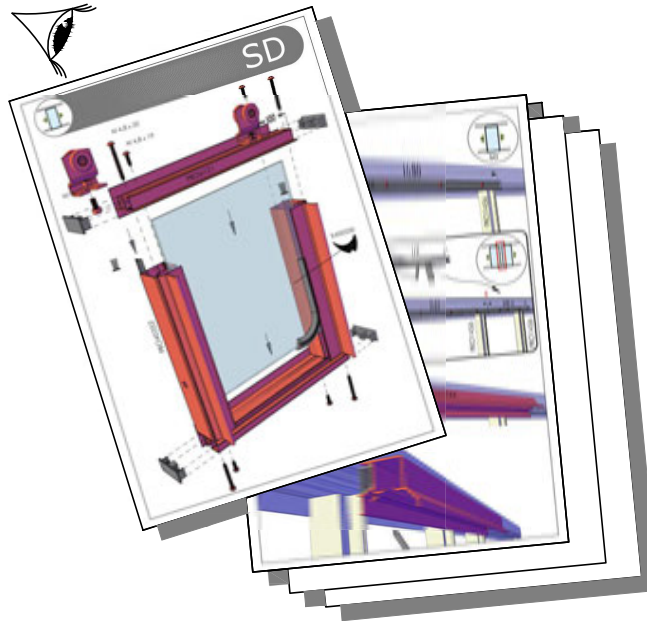
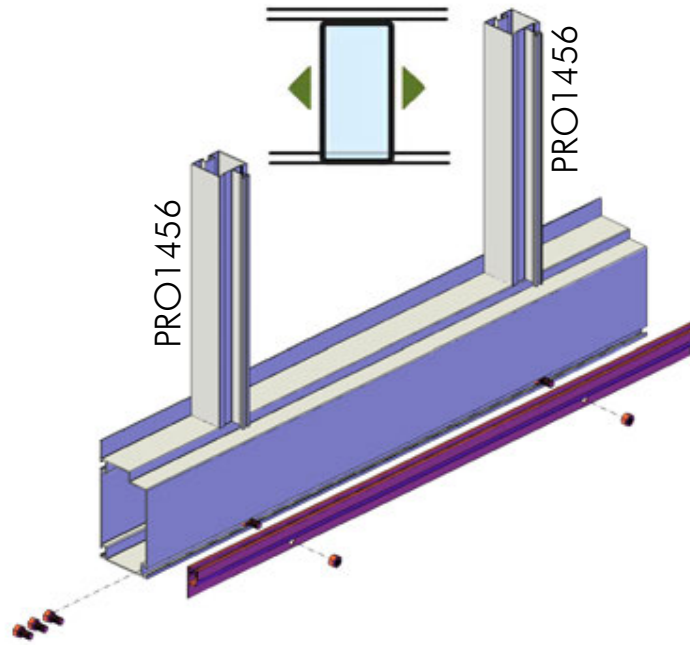
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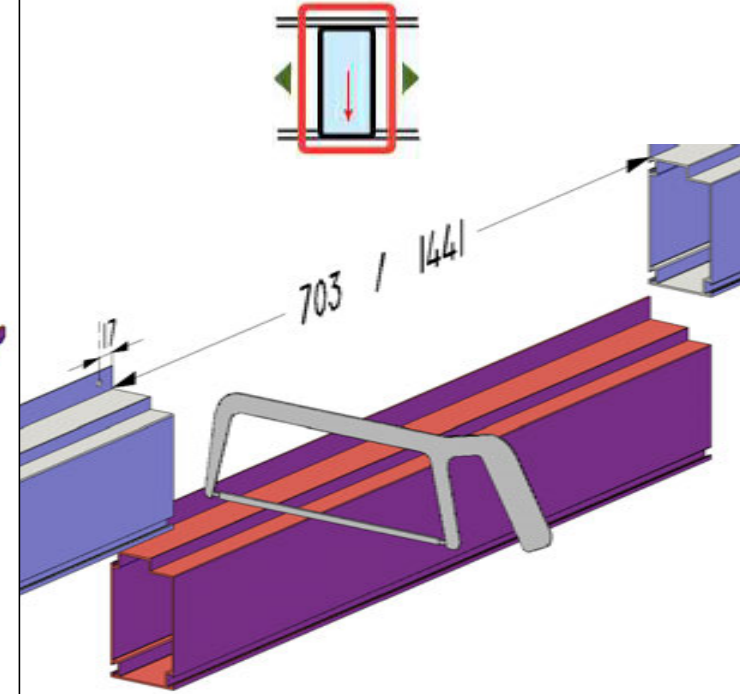
OPTION: **HD** (hinged door)

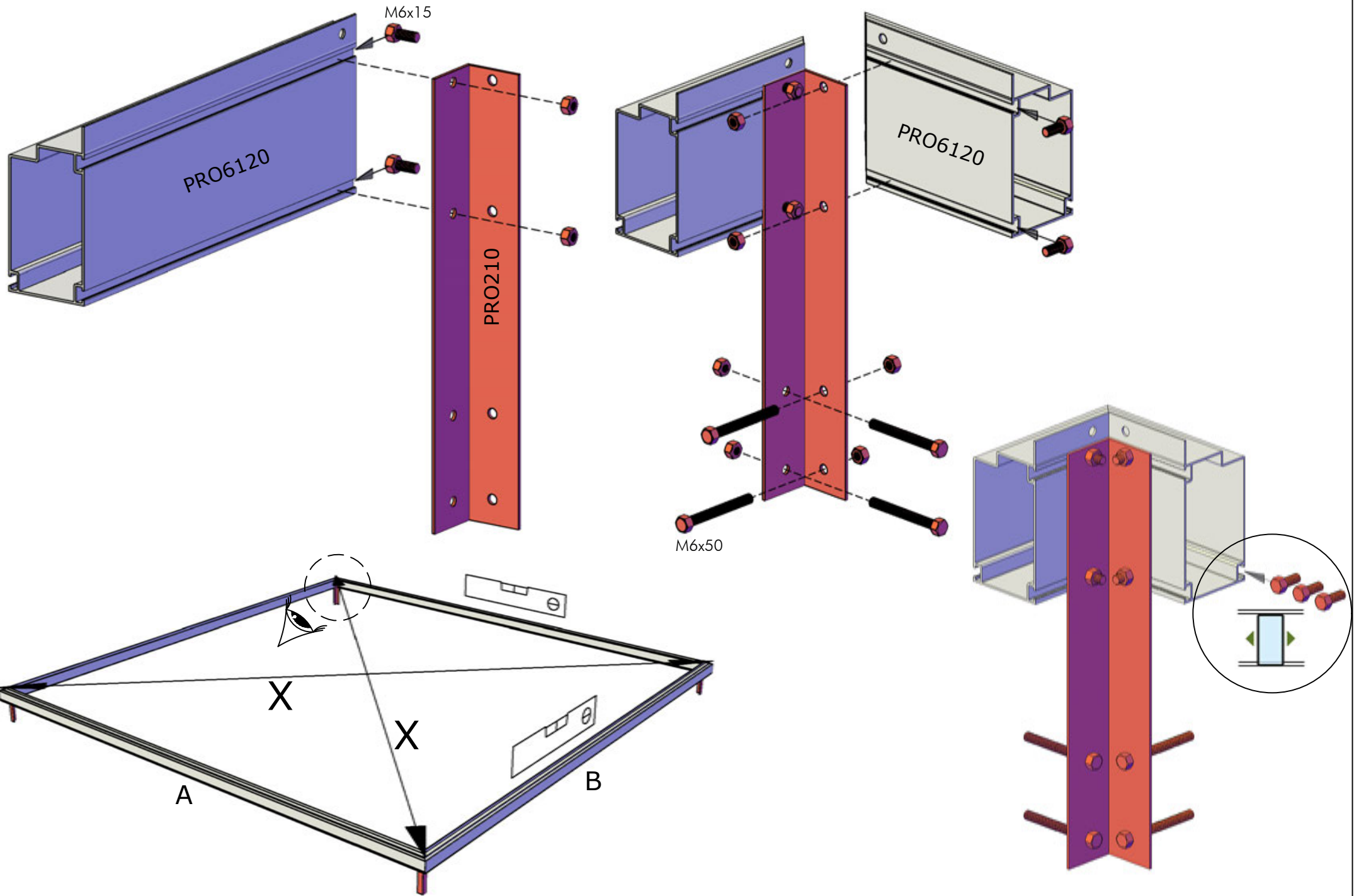


OPTION: **SD** (sliding door)

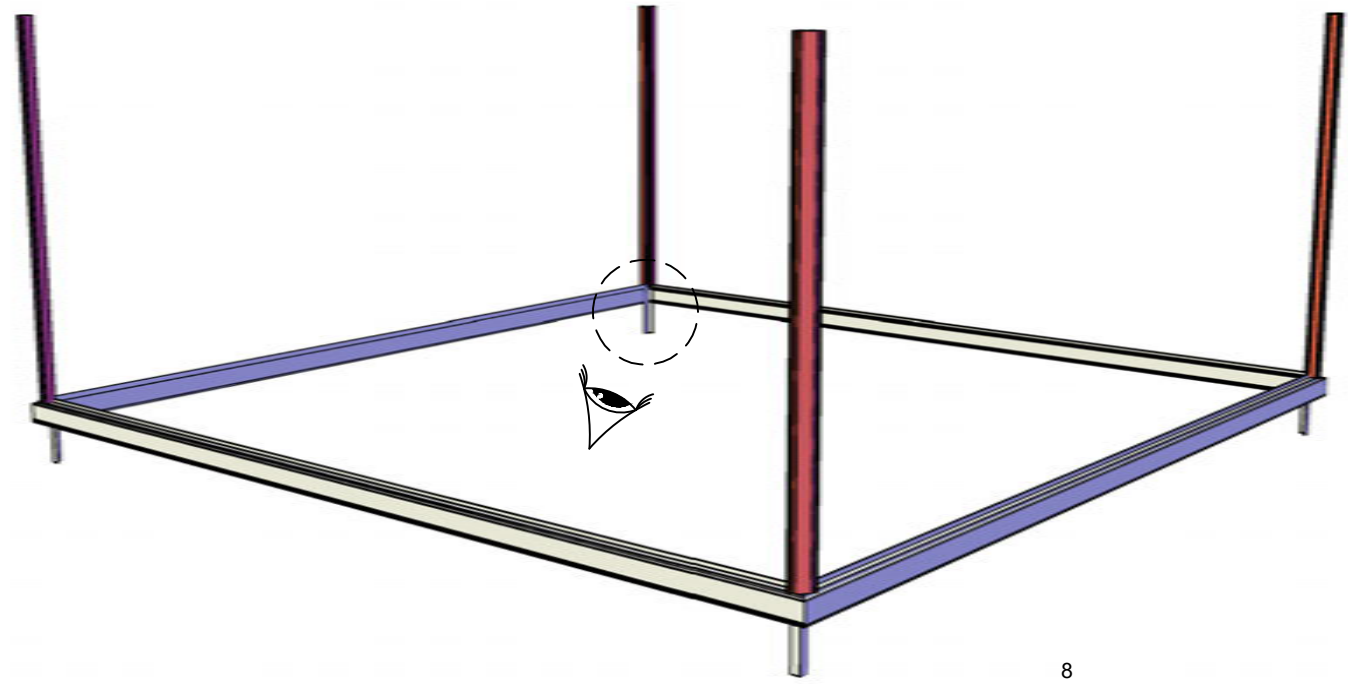
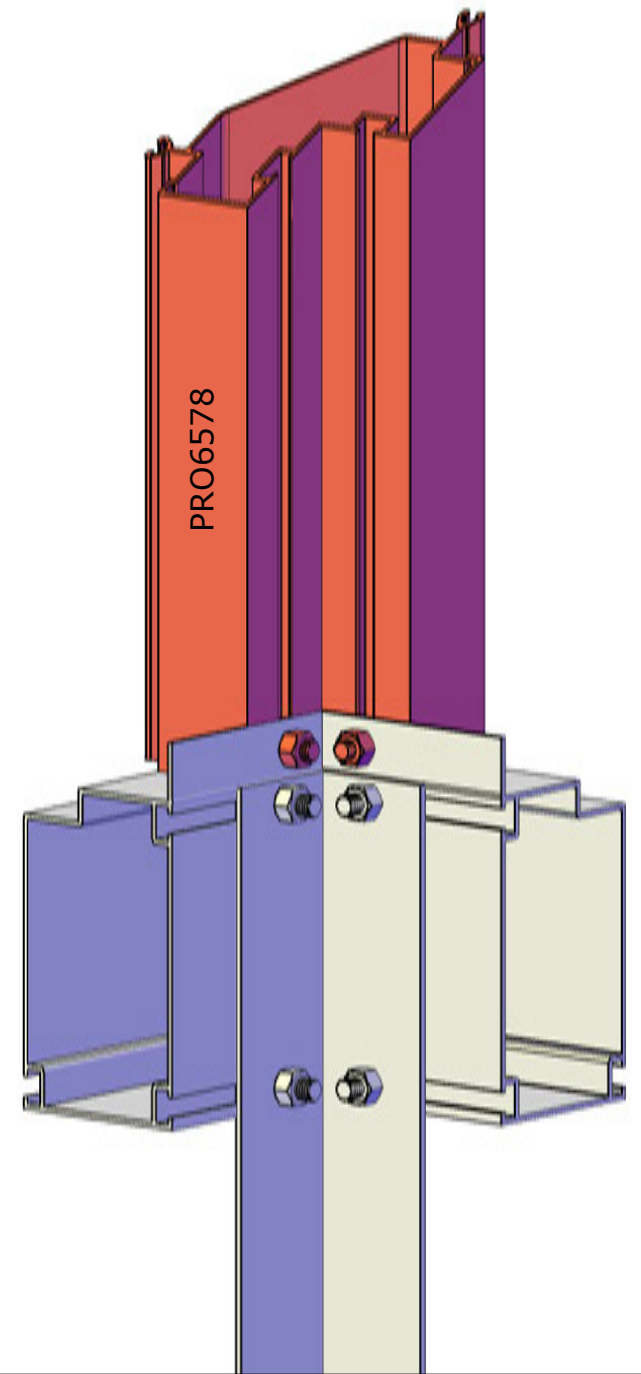
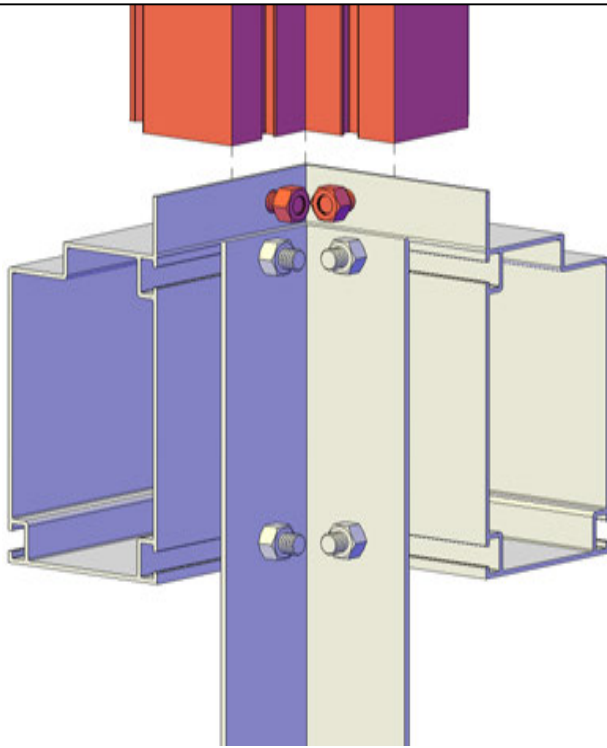
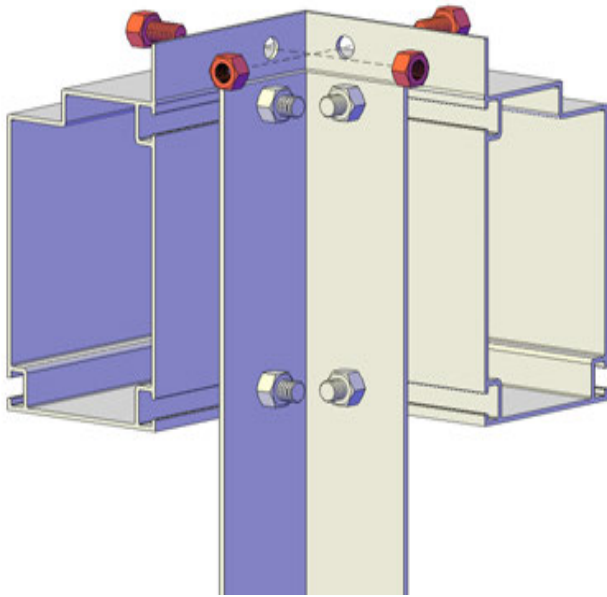


OPTION: **KSD** (low threshold)

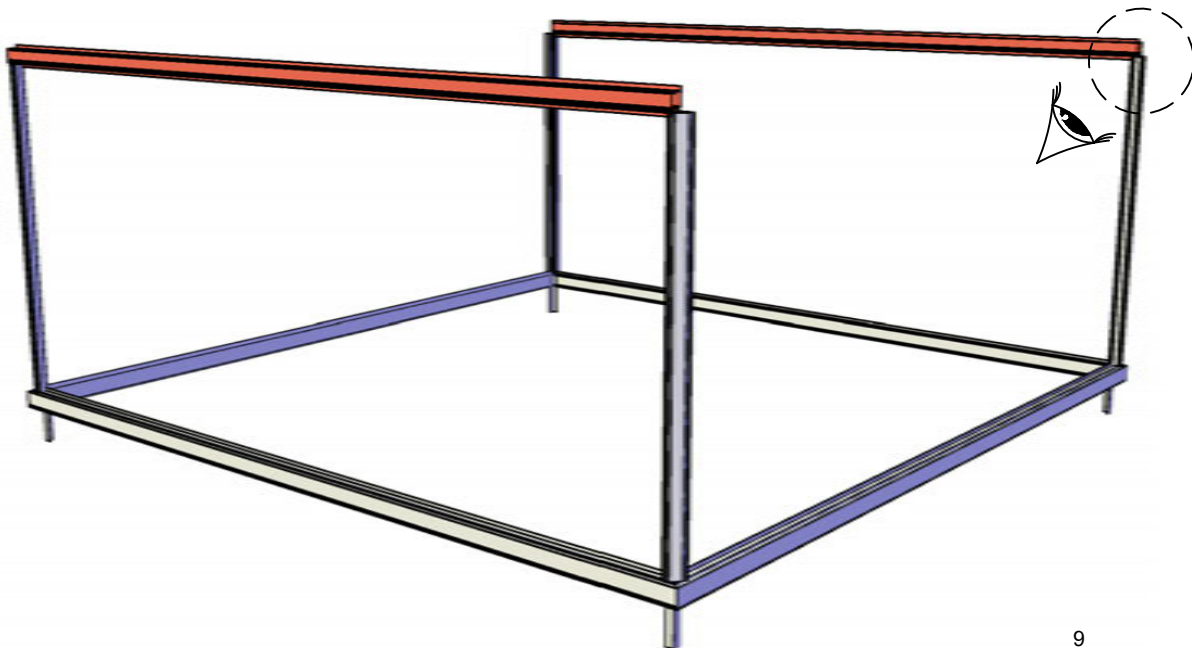
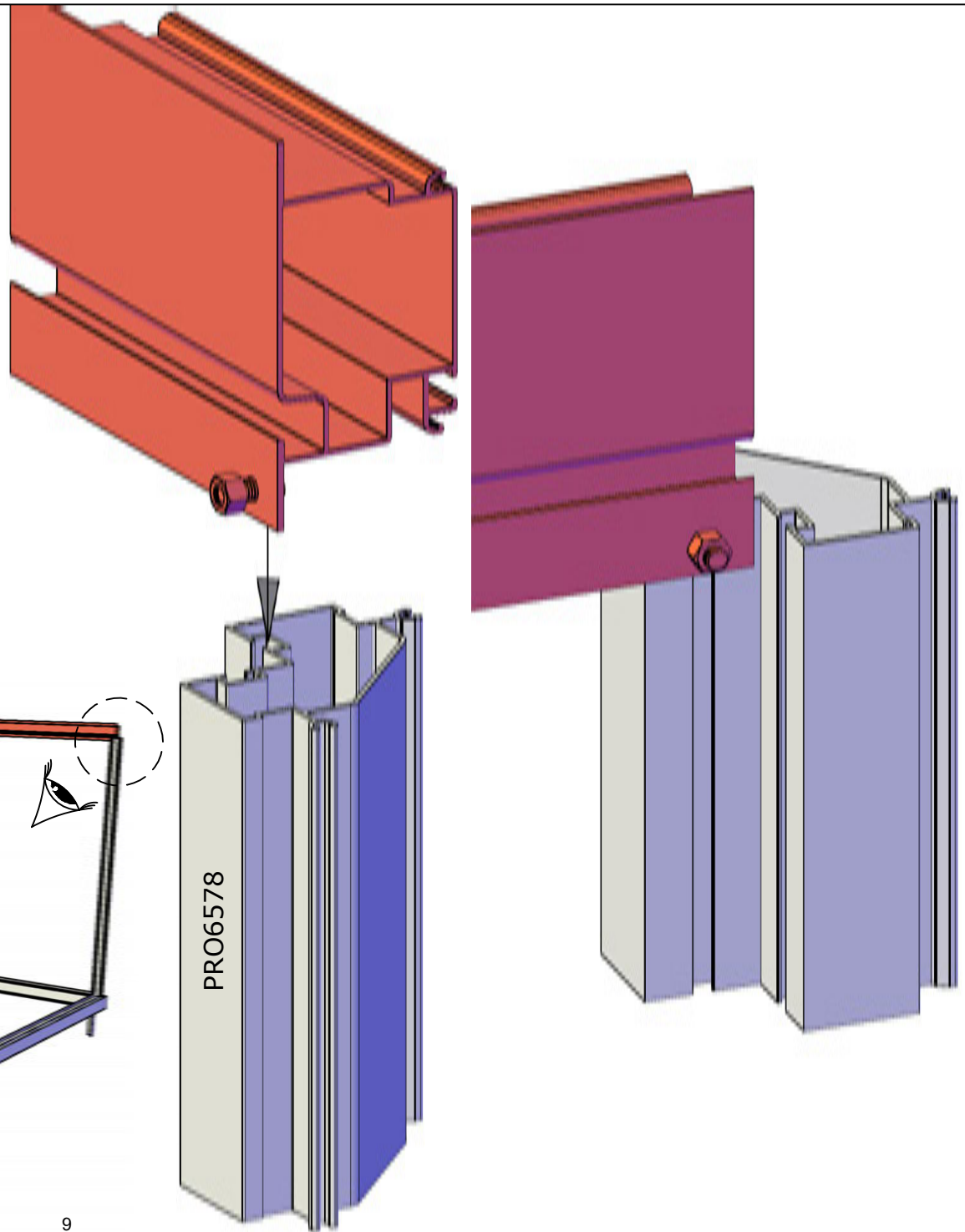
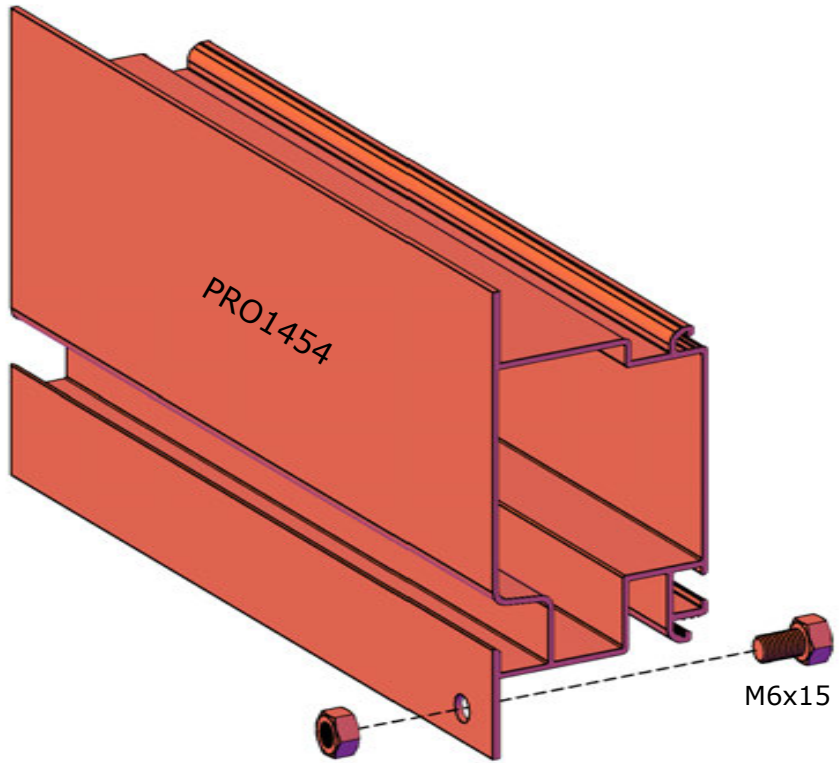


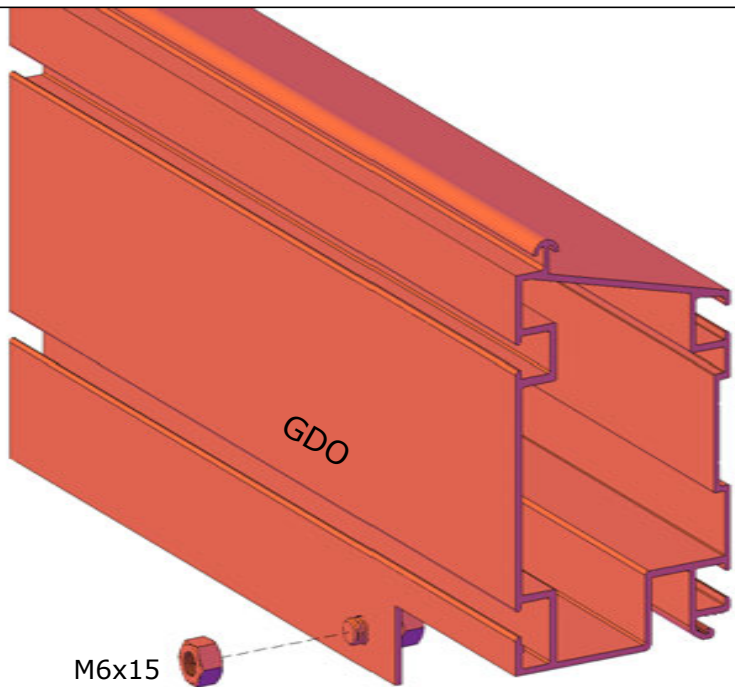


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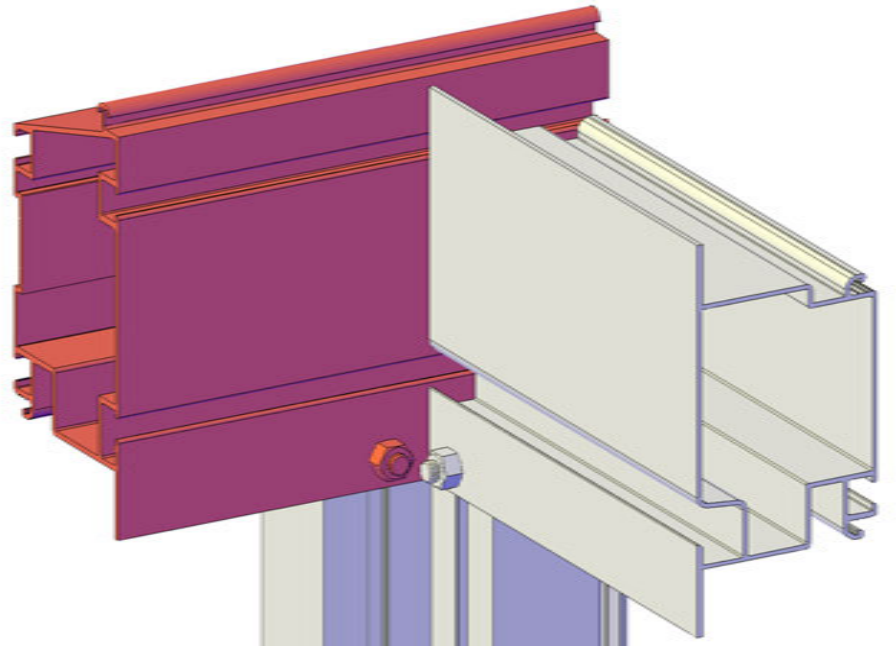
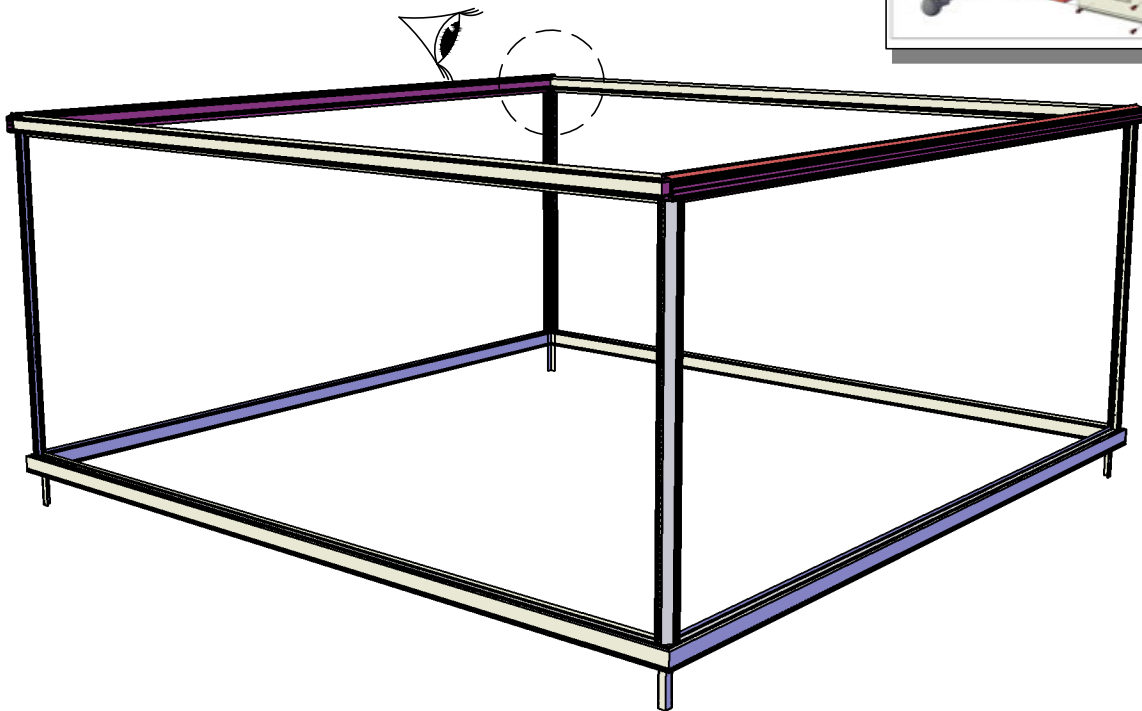
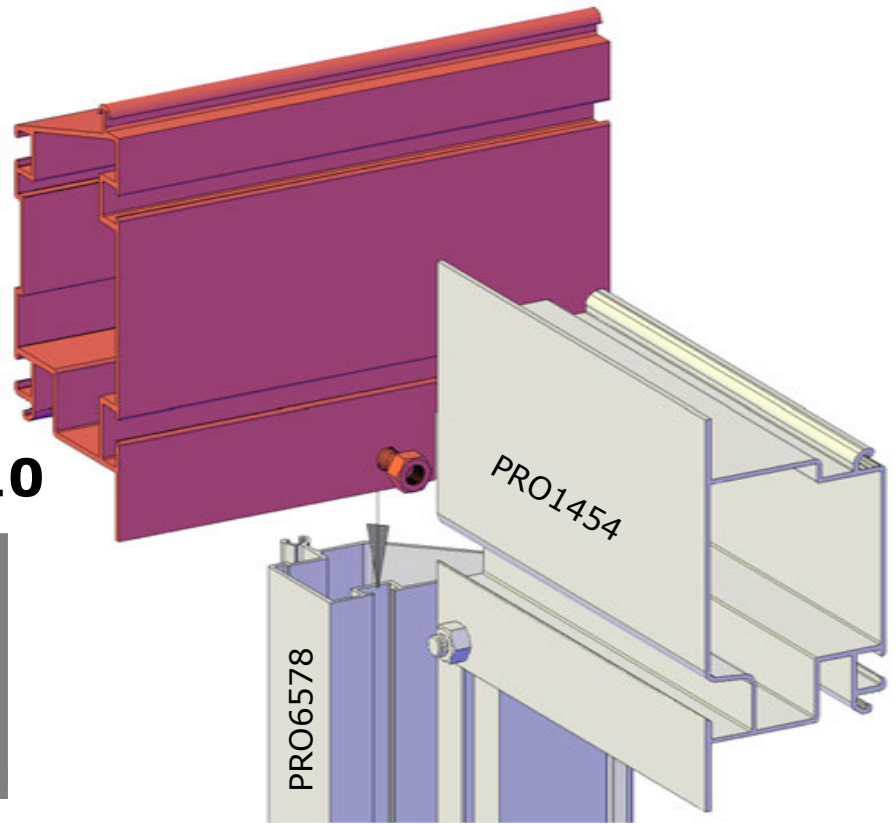
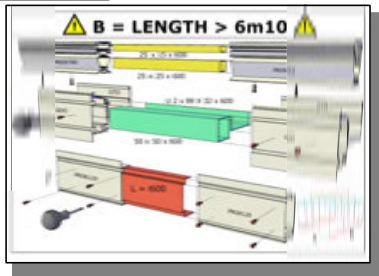






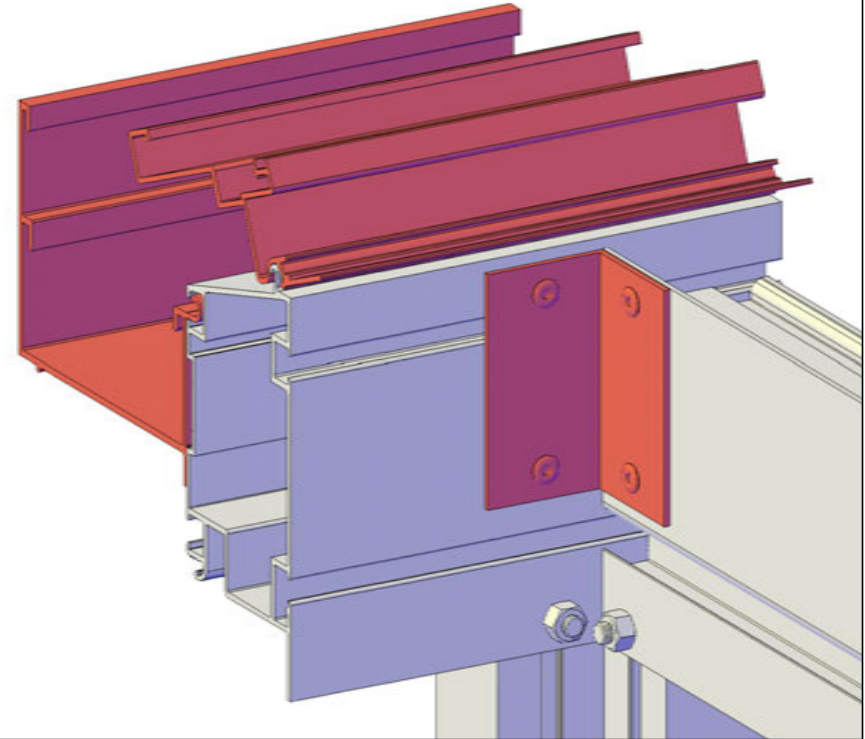
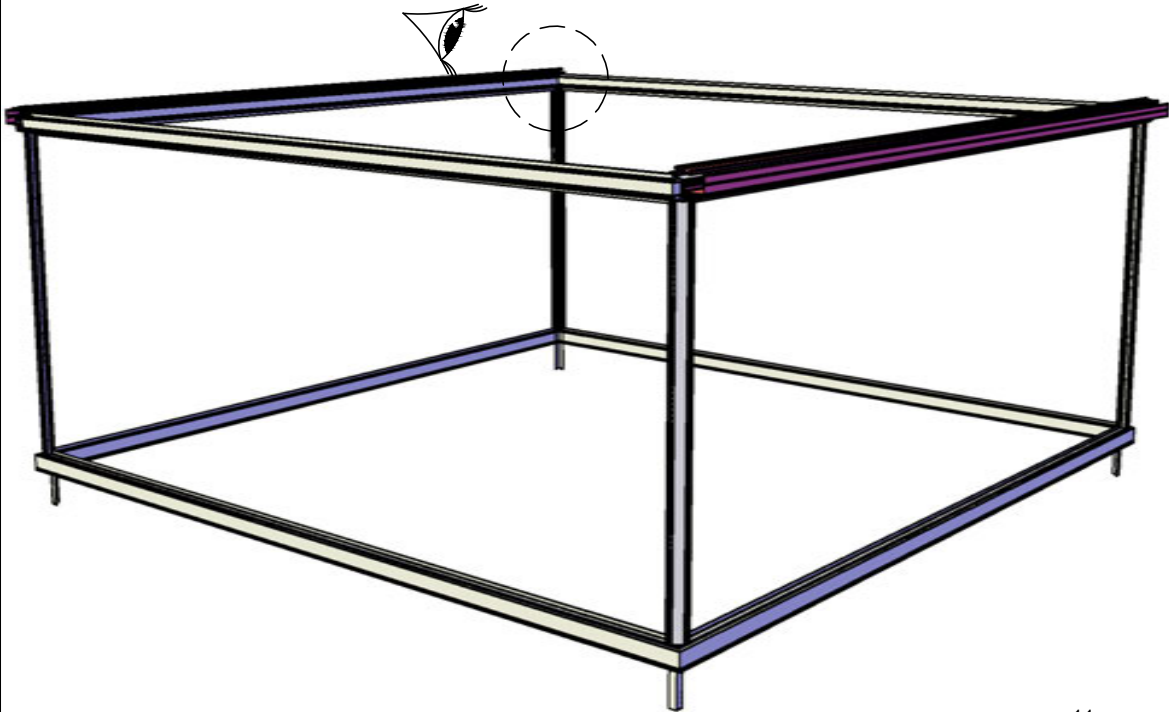
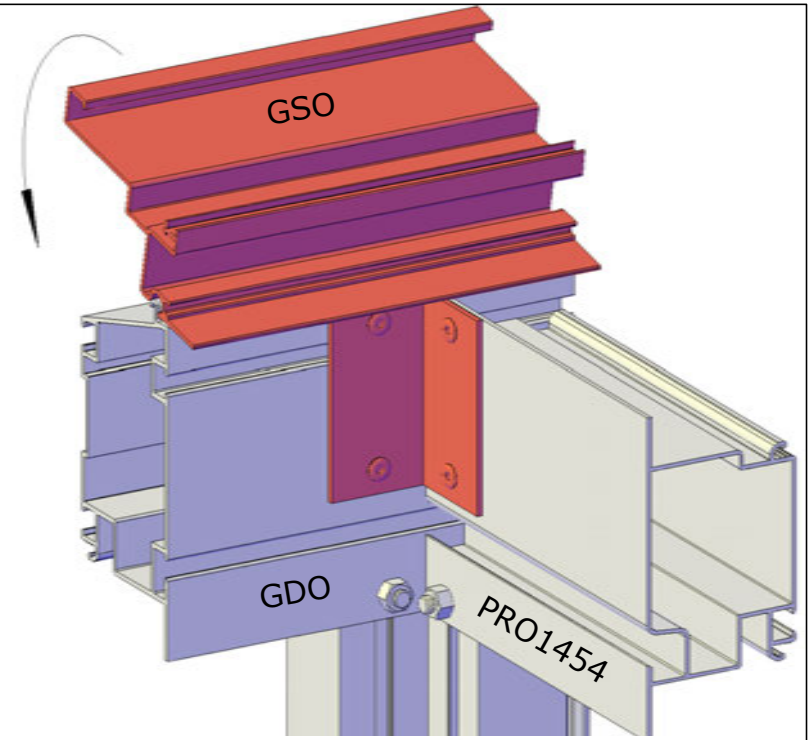
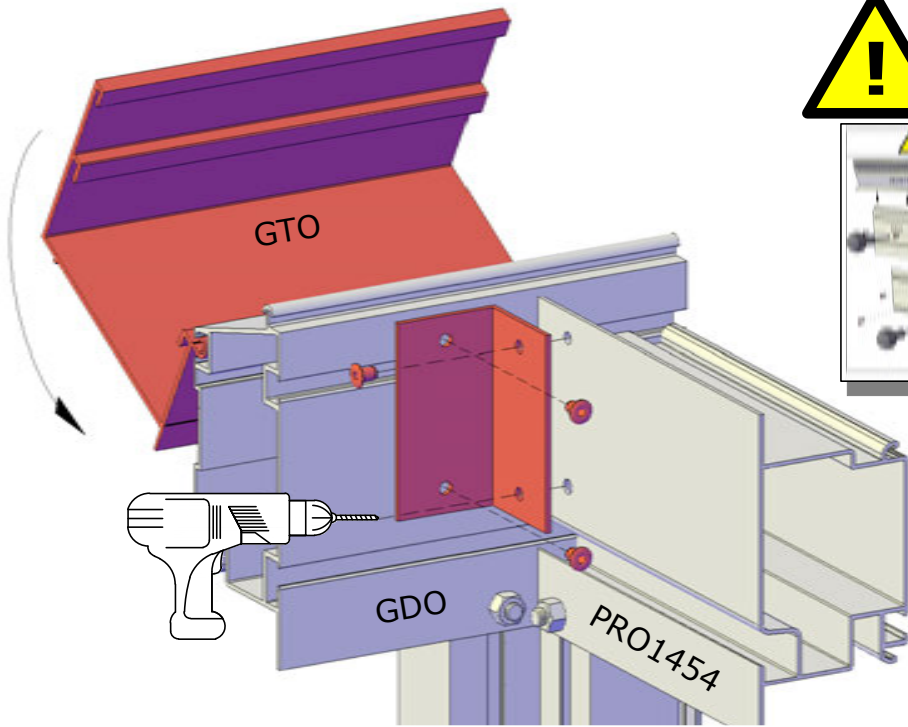
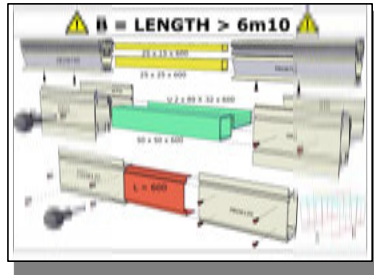


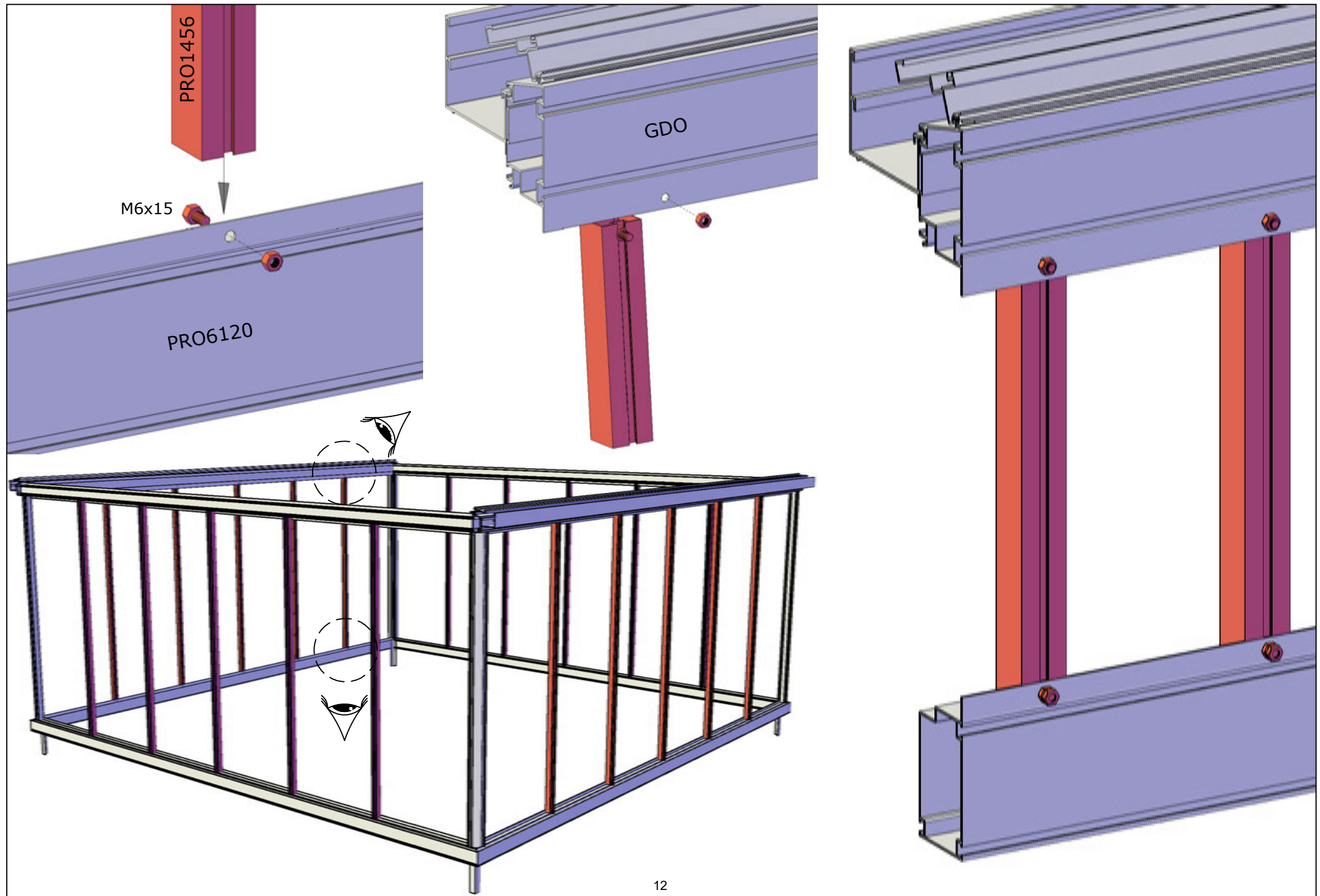
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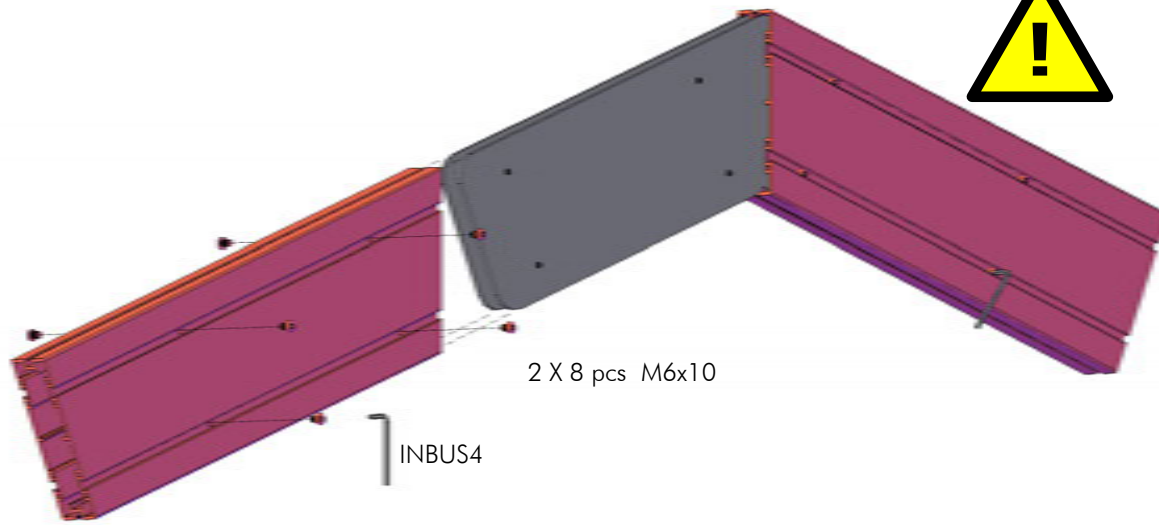
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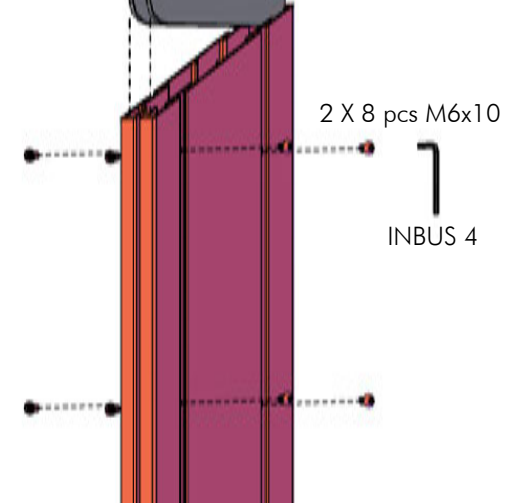
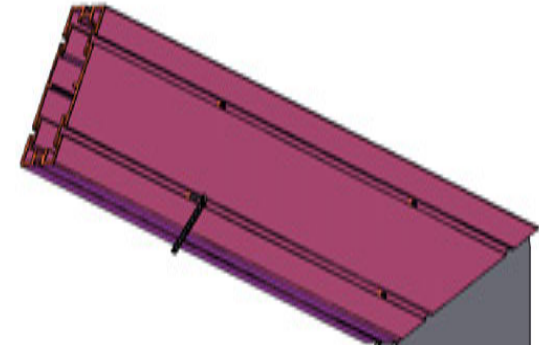


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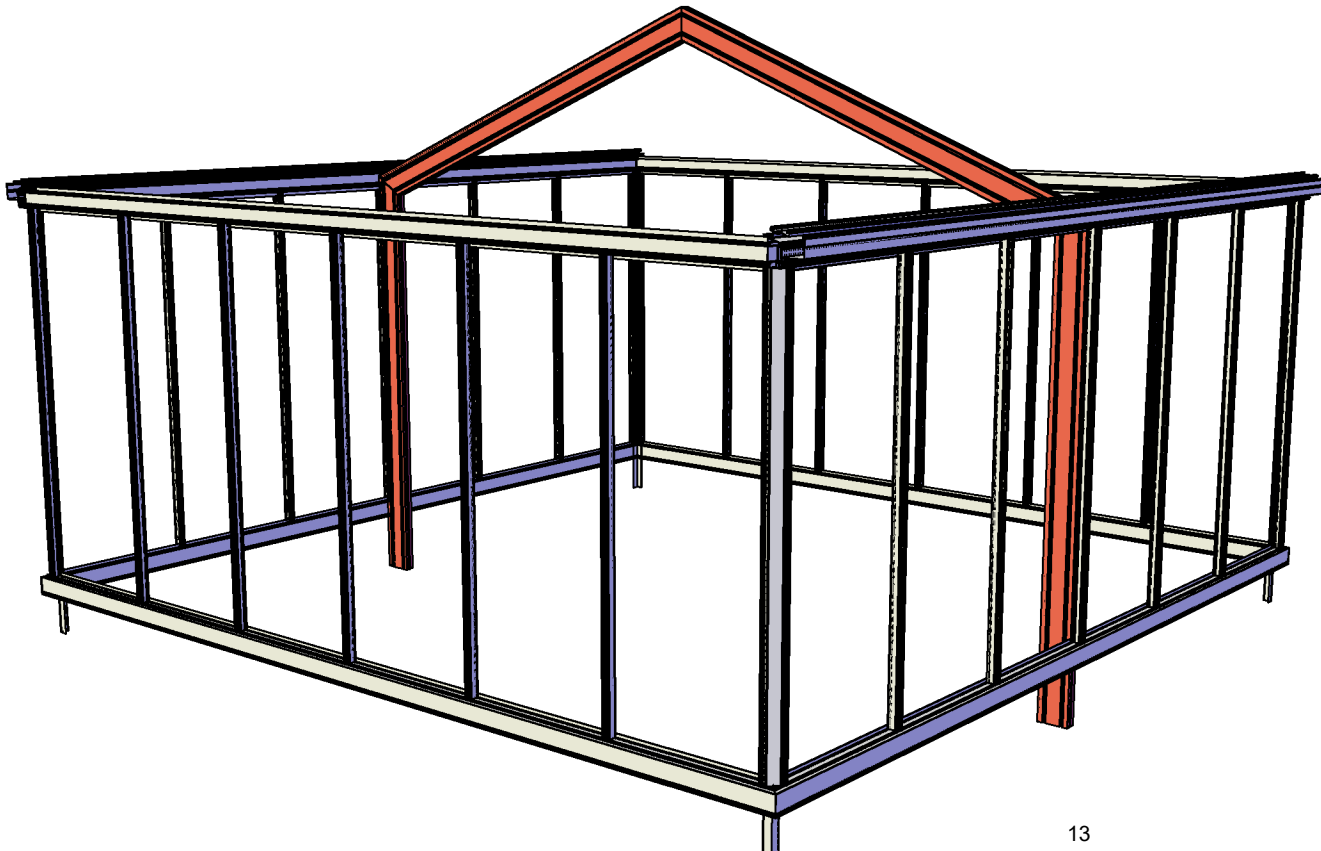
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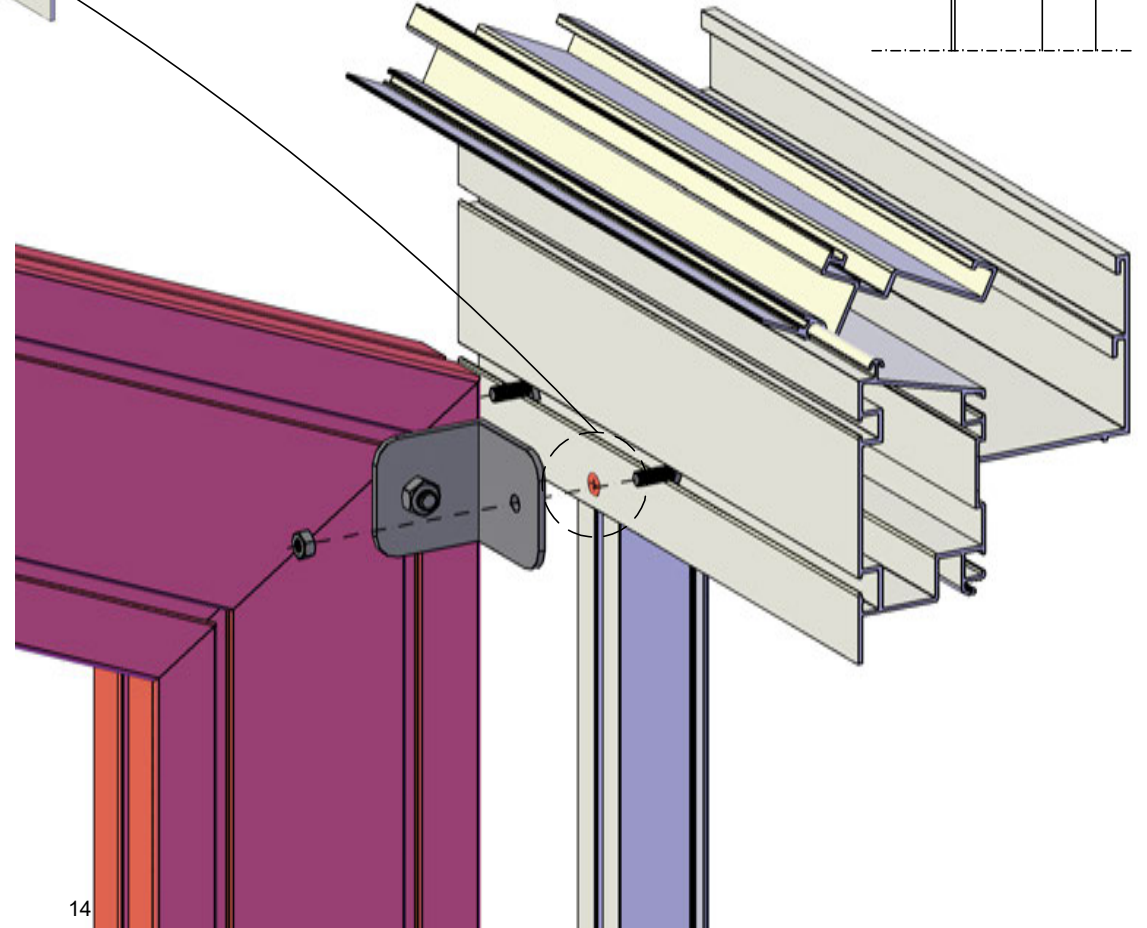
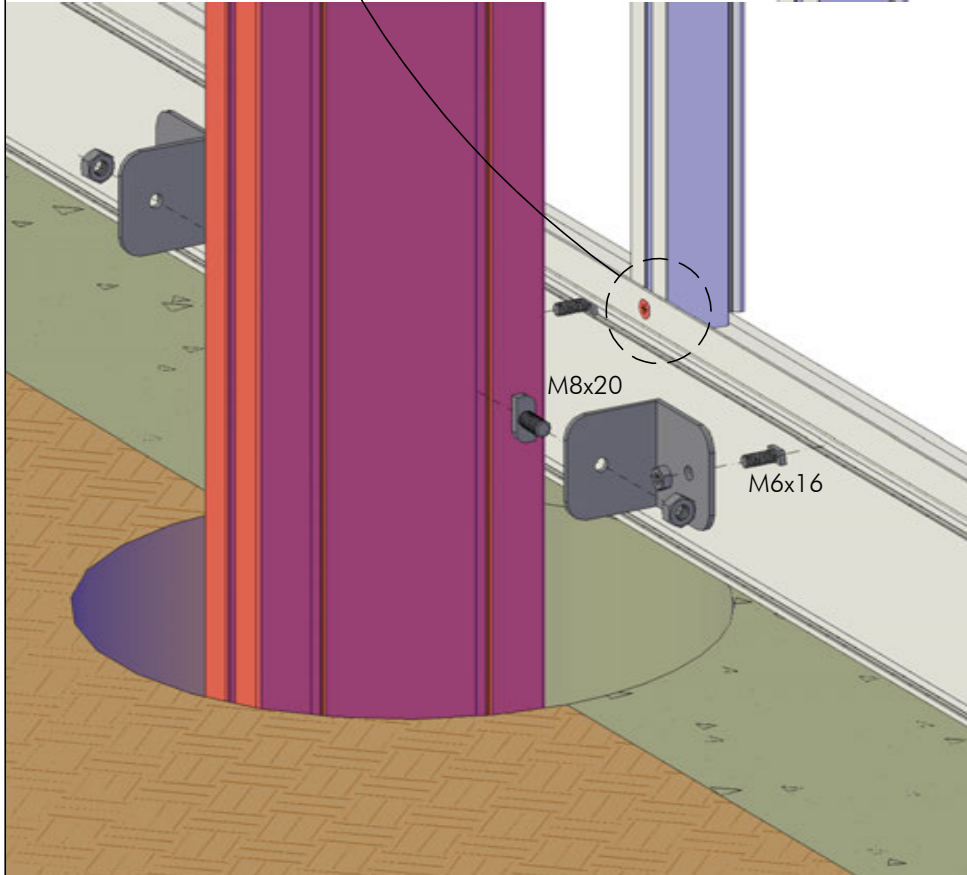
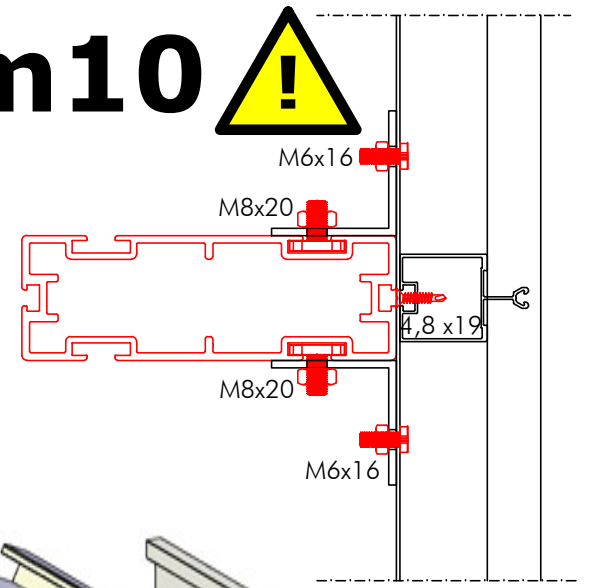
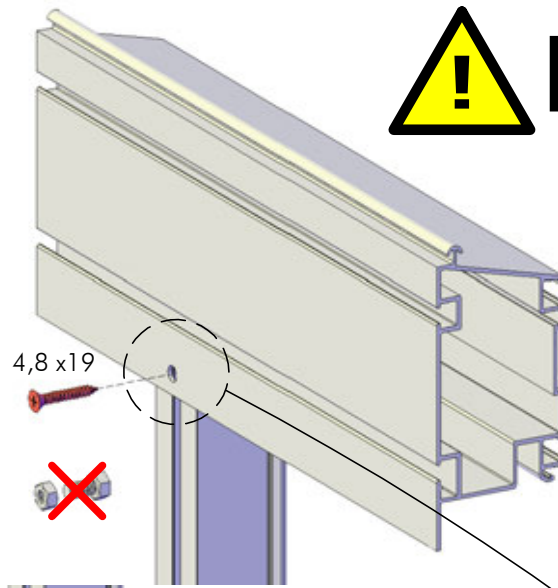
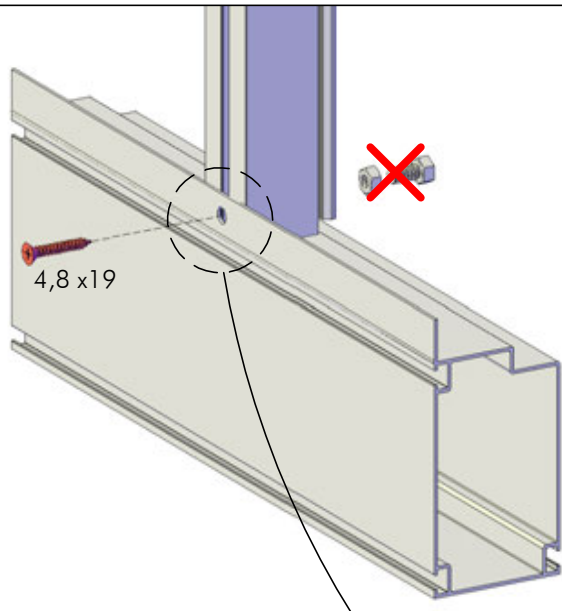


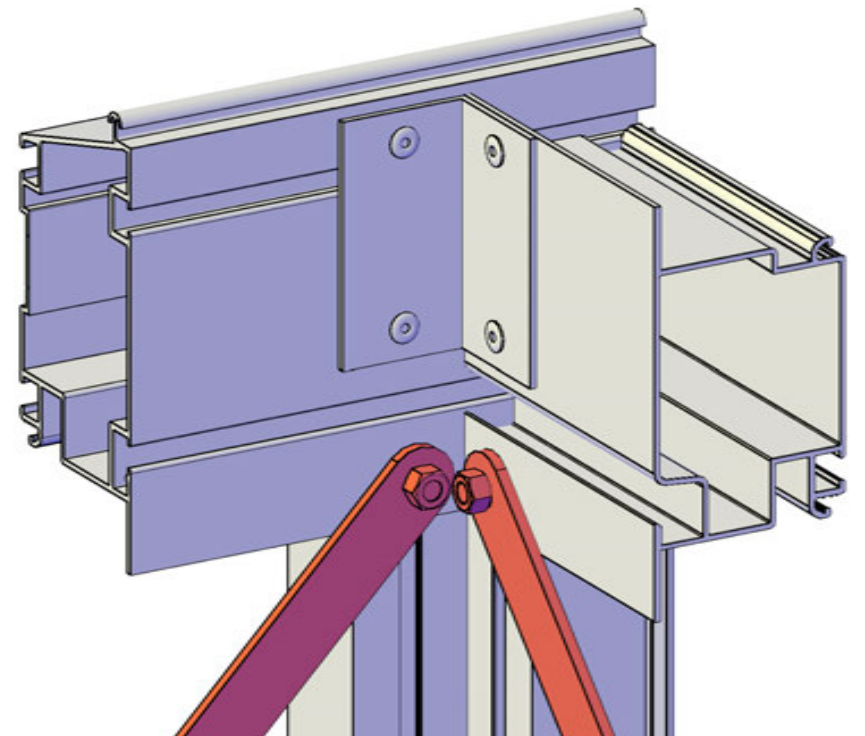
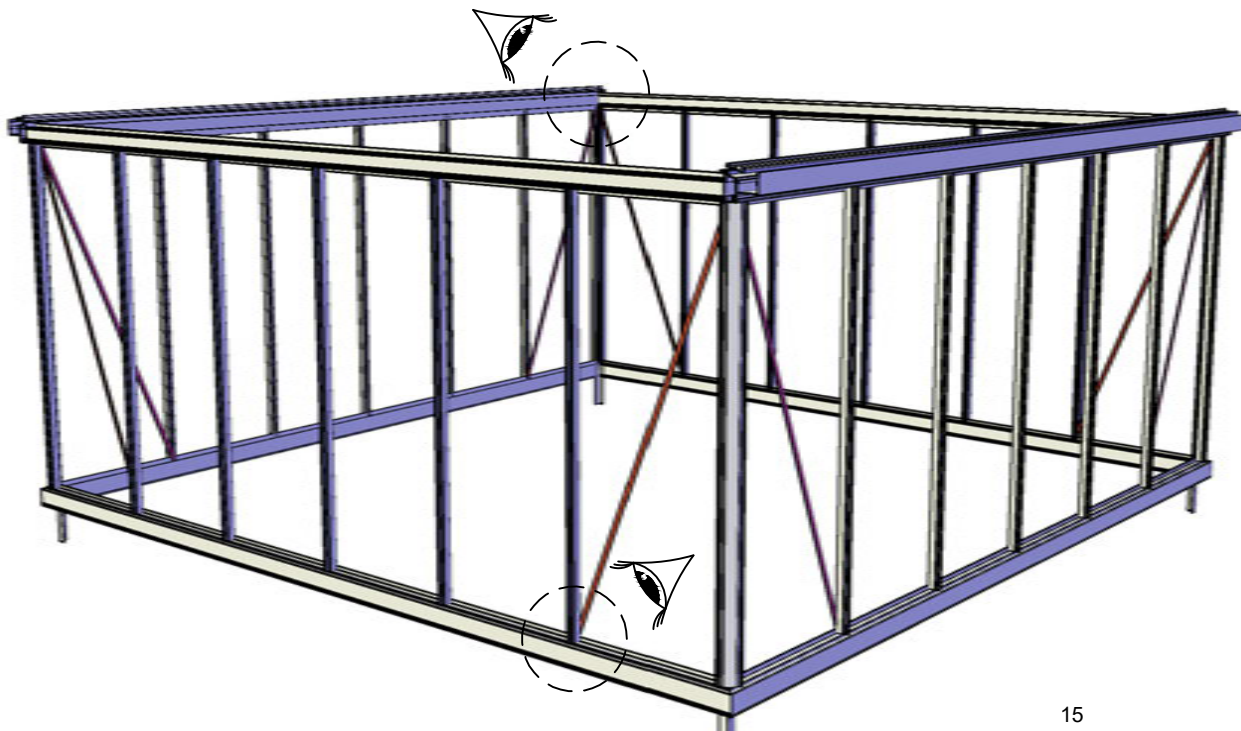
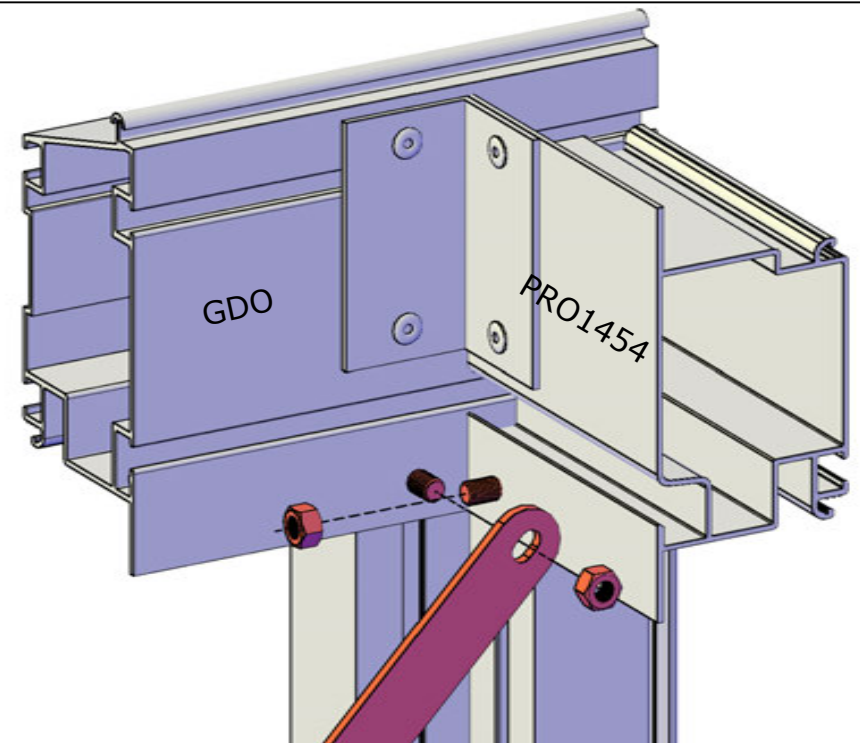
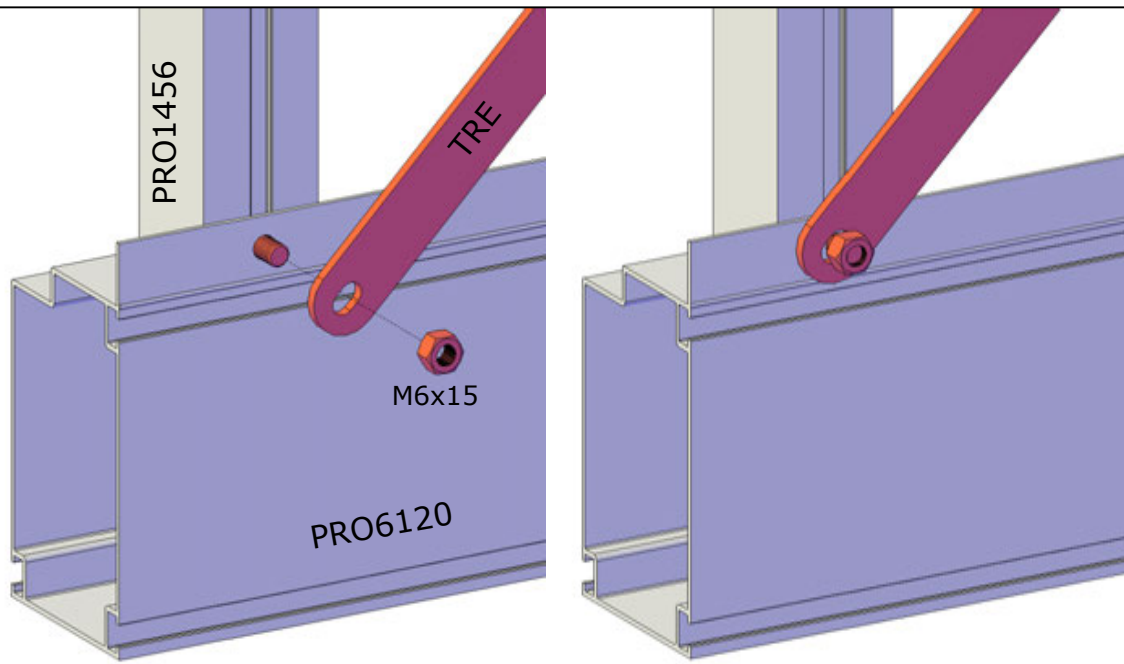
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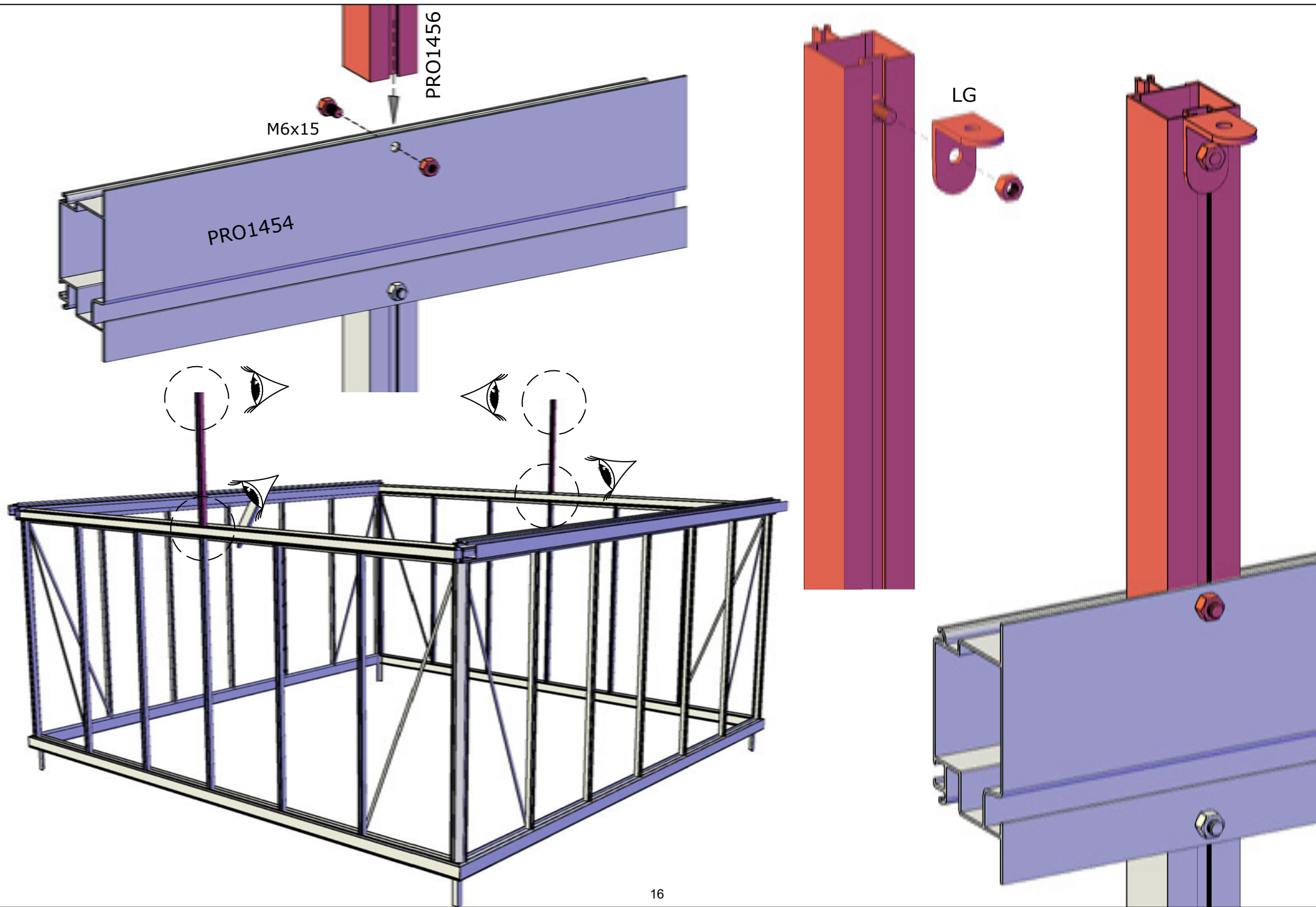
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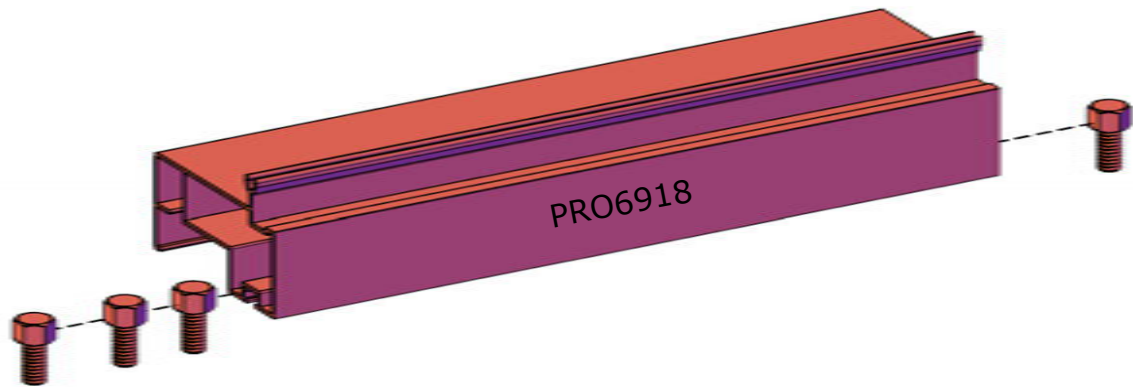
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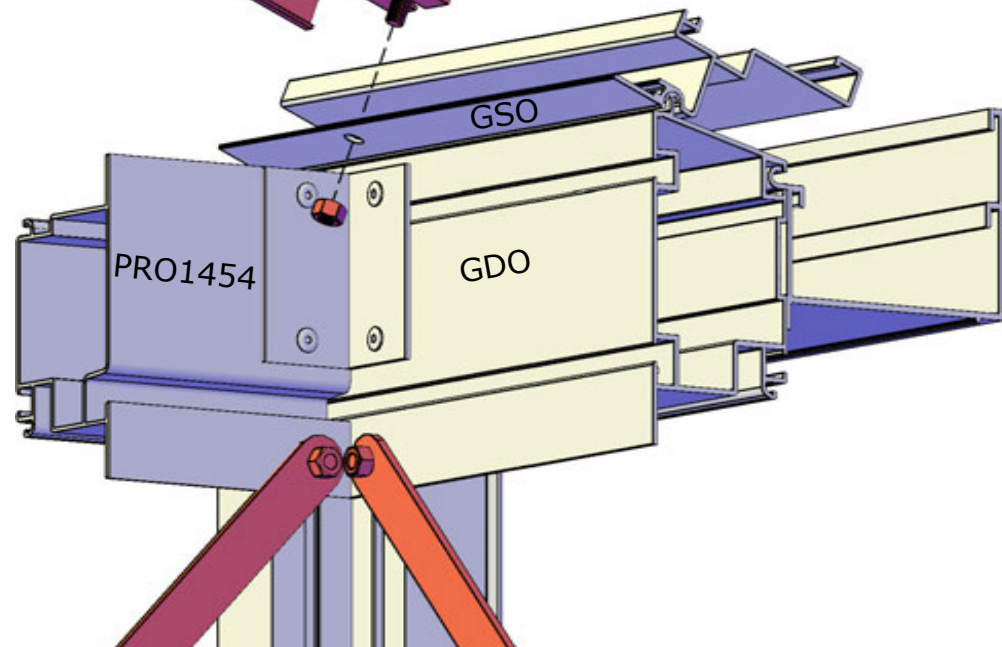
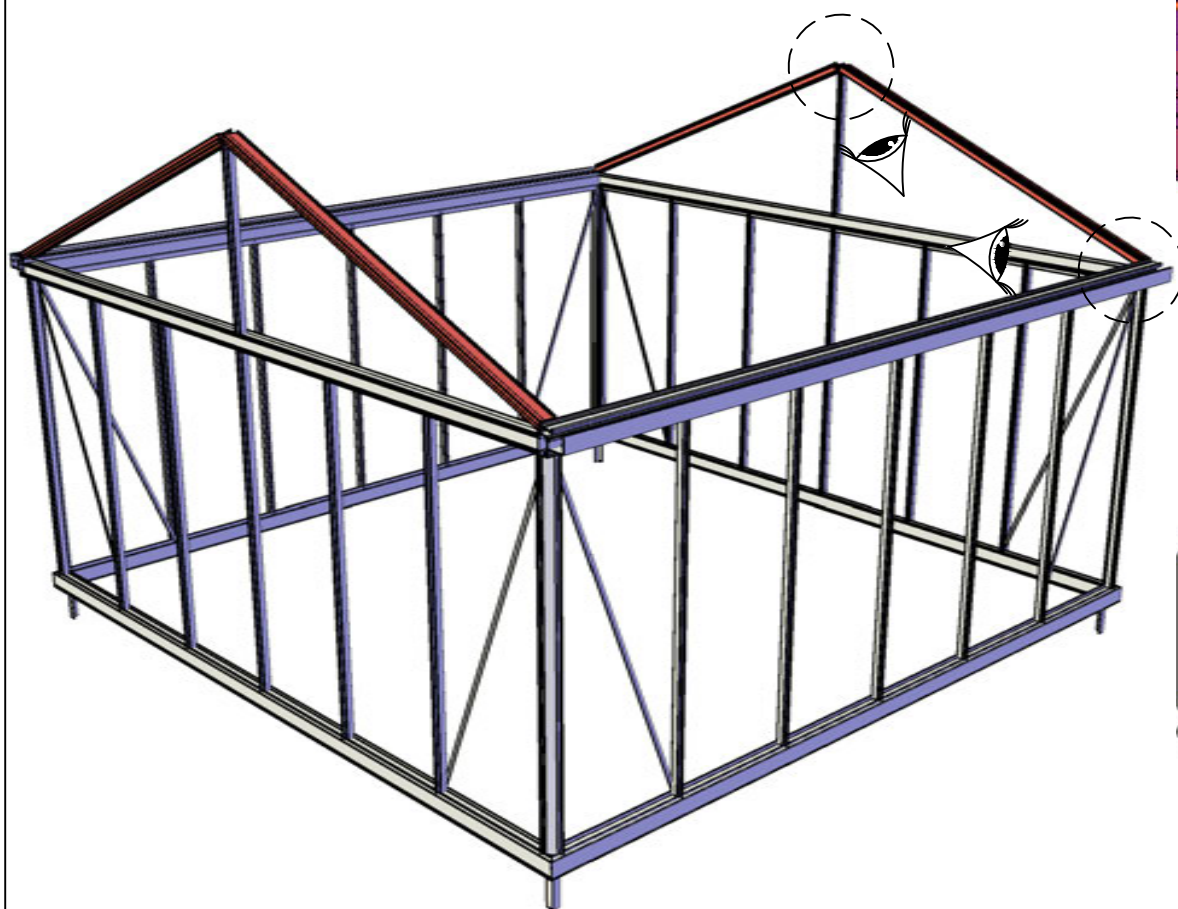
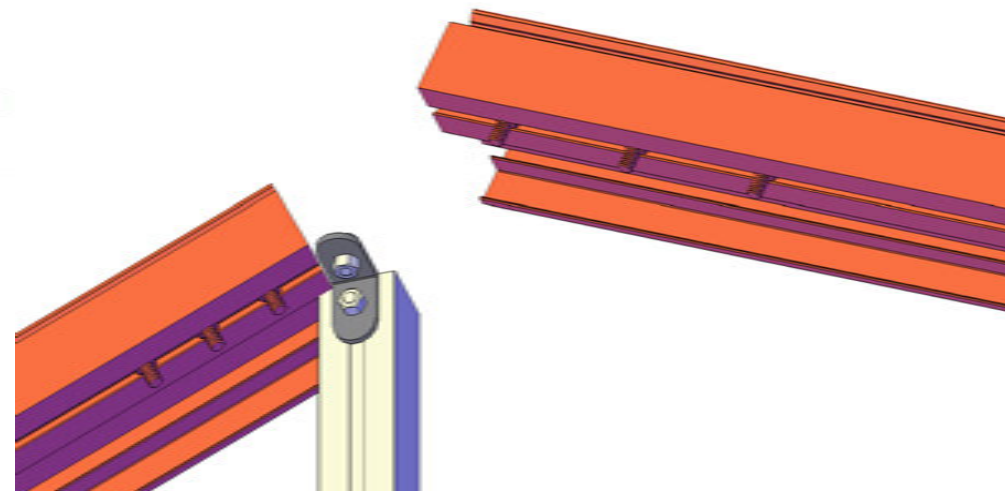


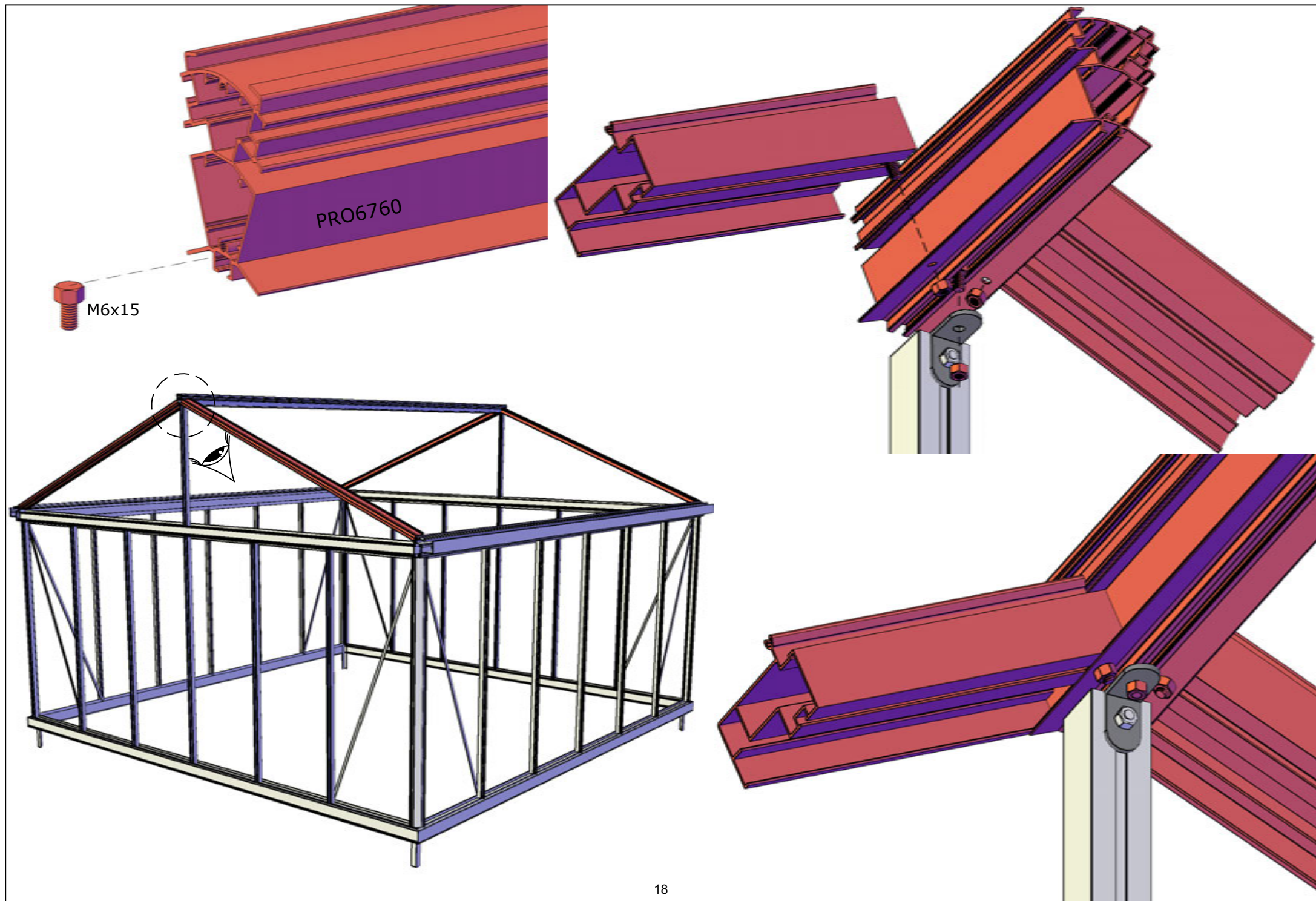


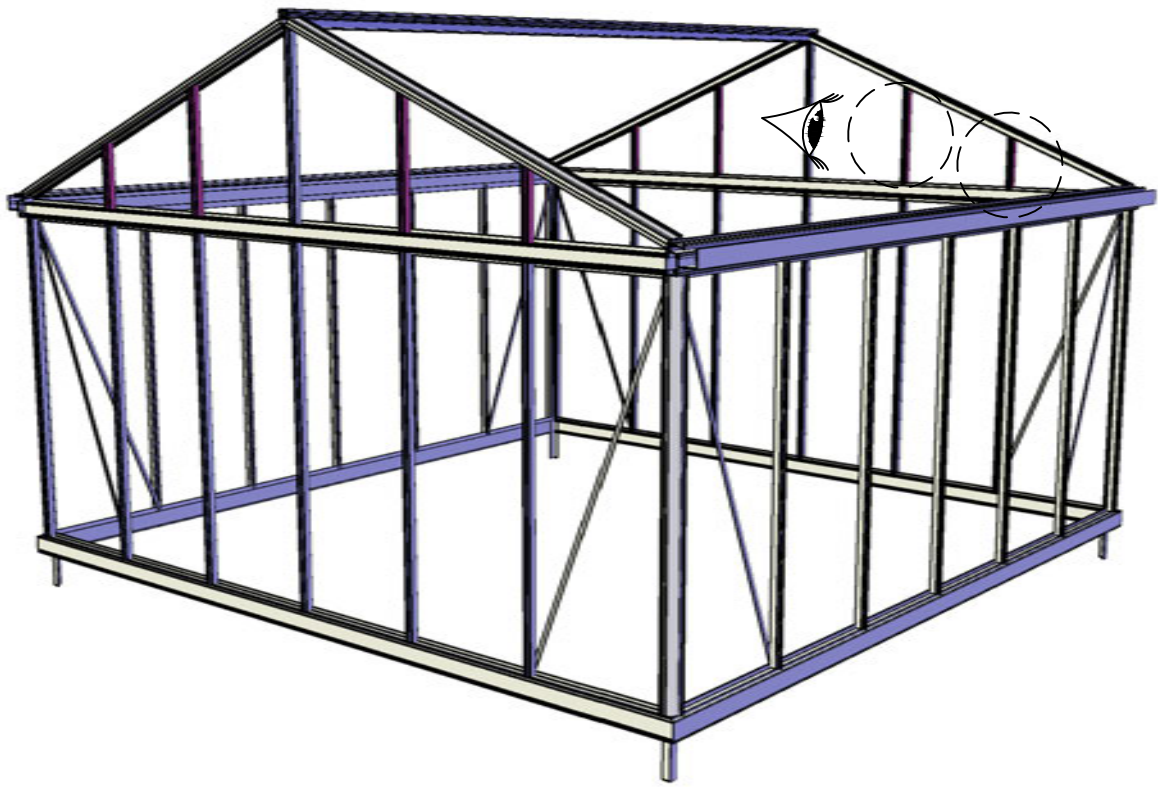
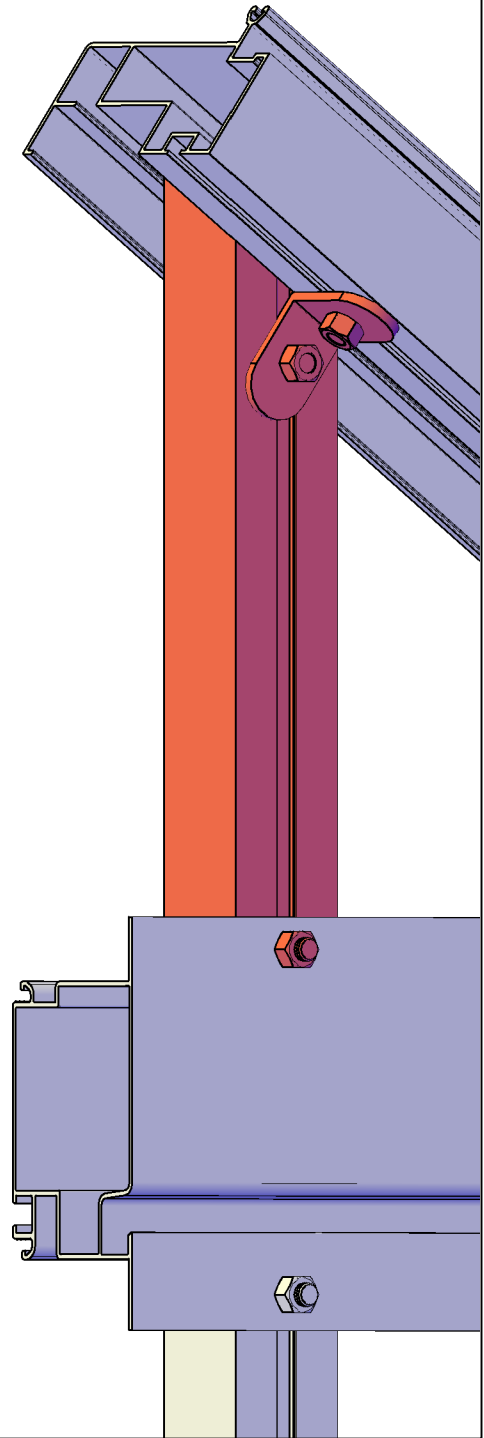
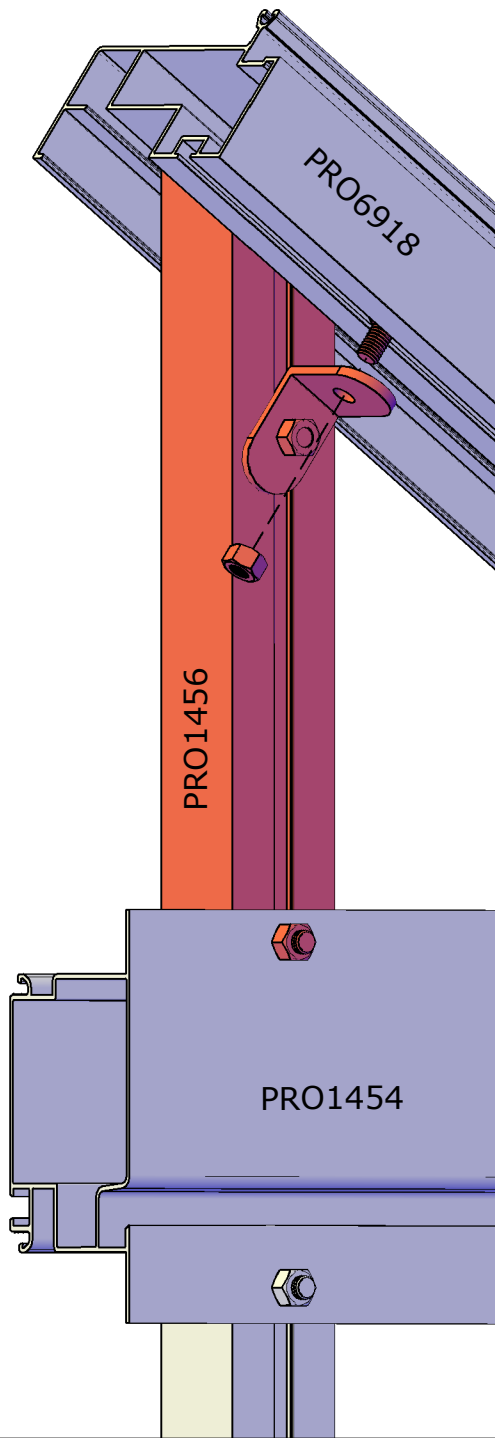
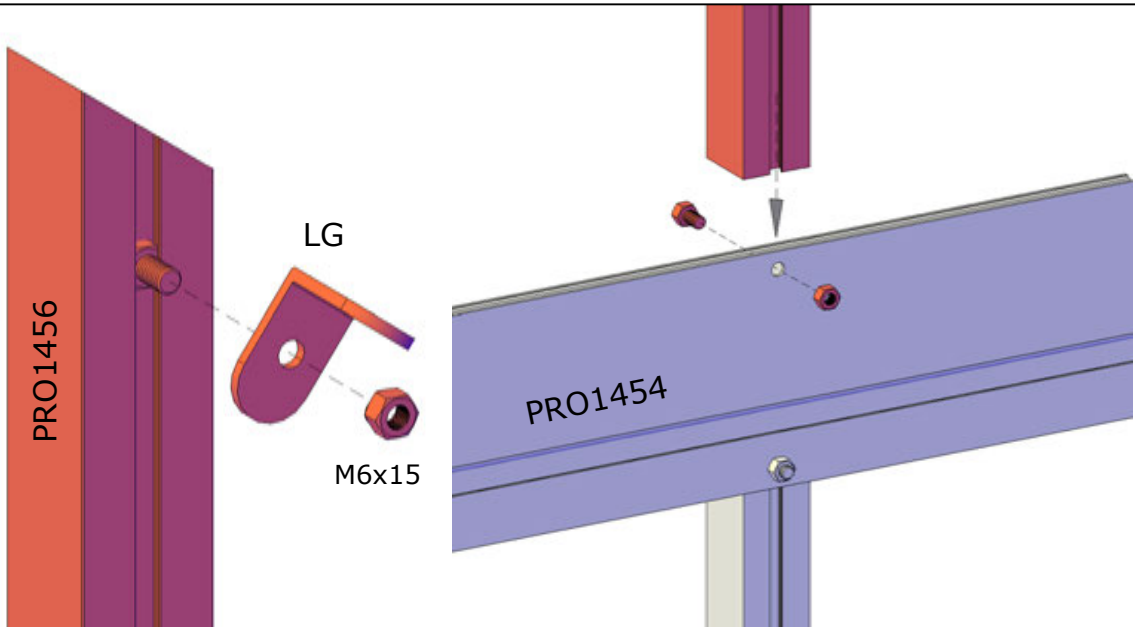


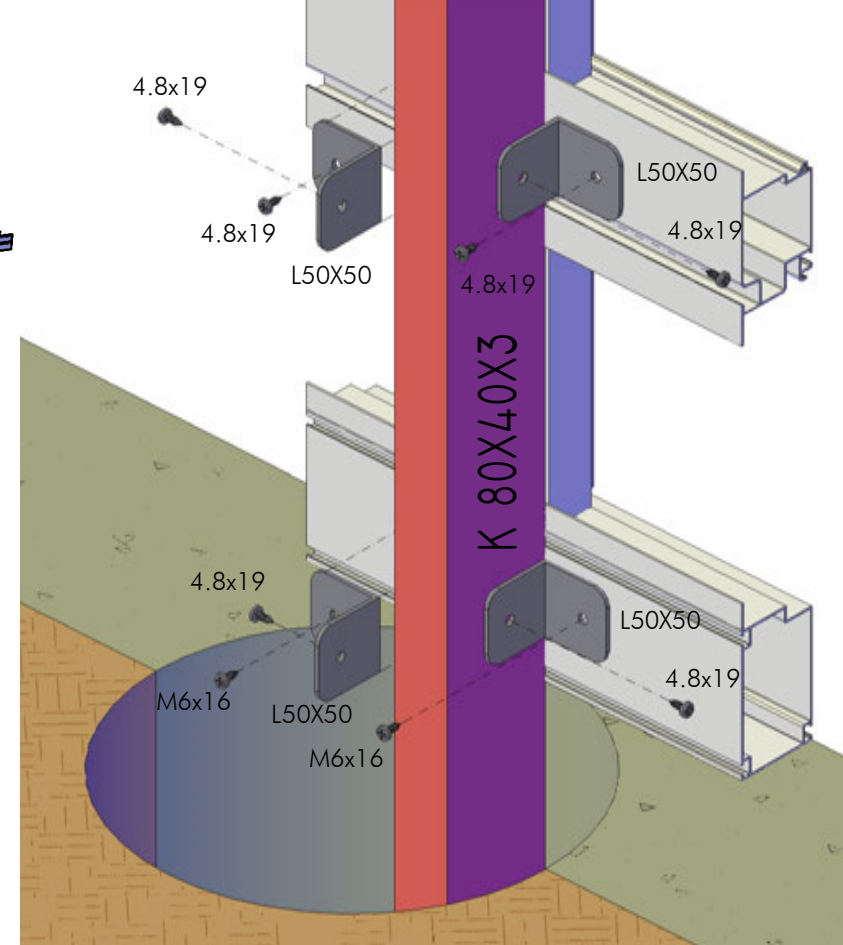
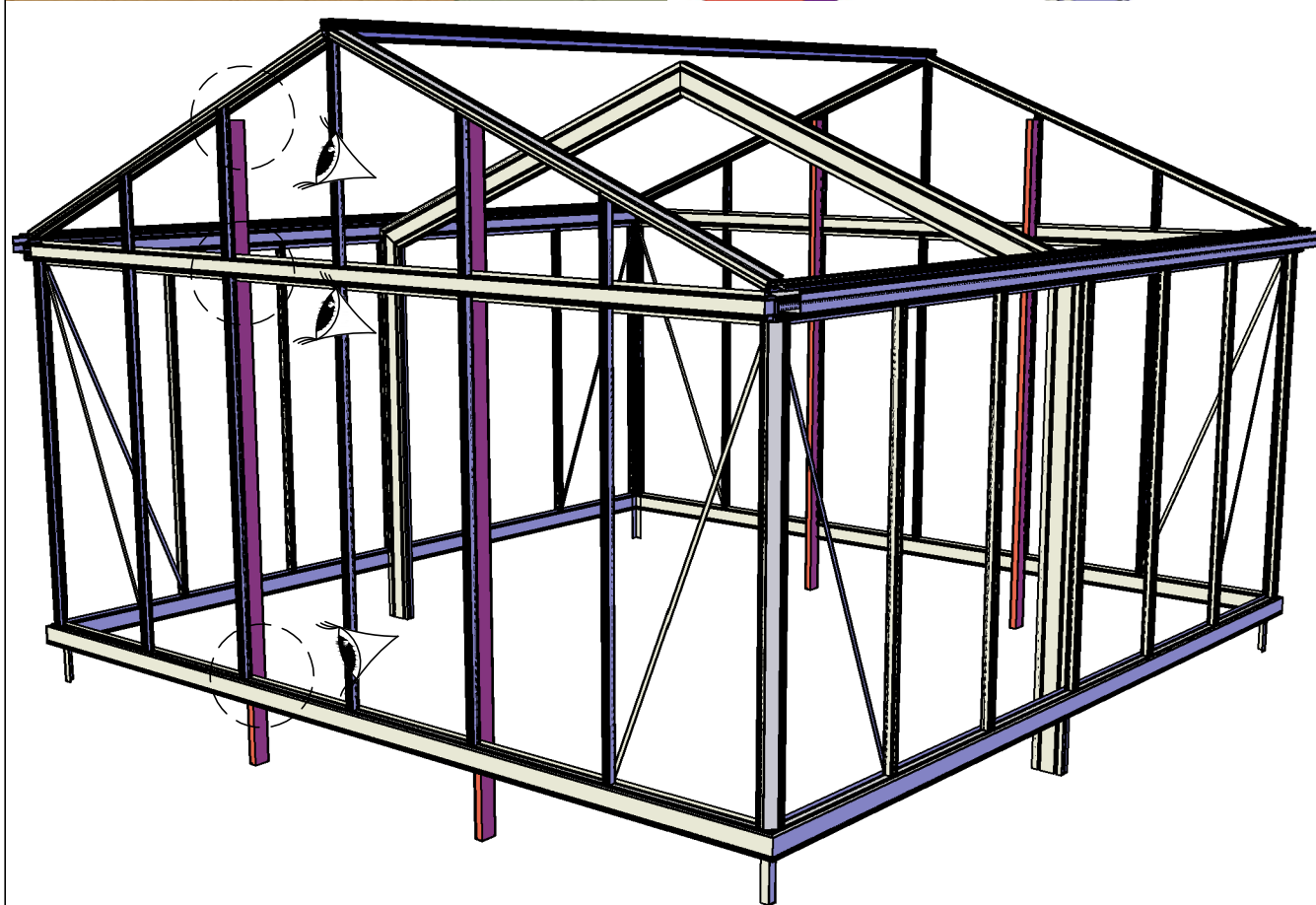
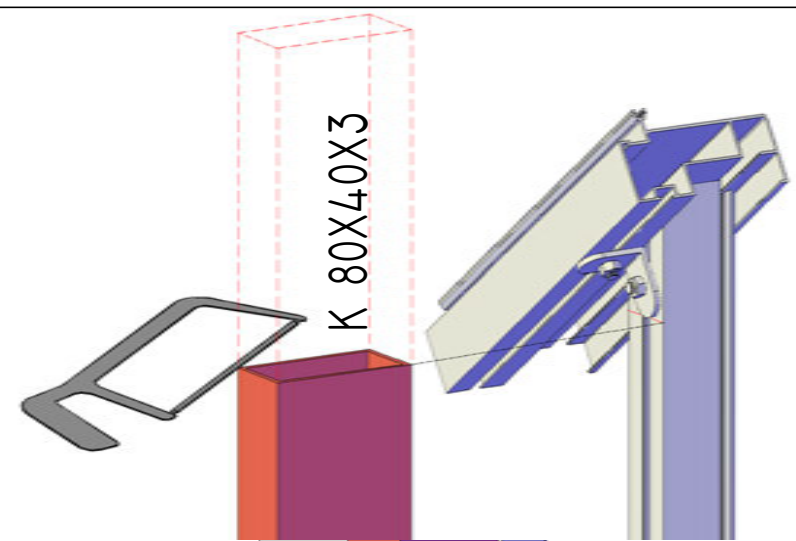
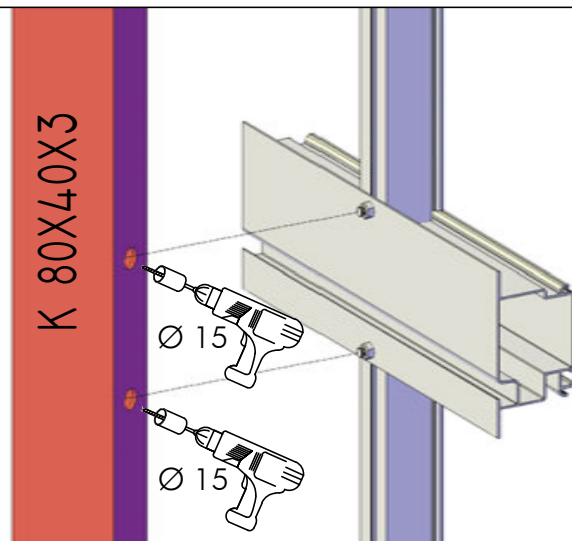
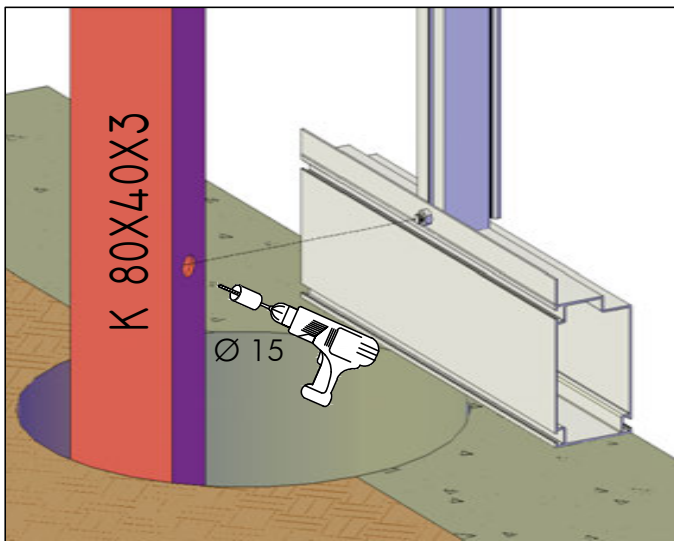


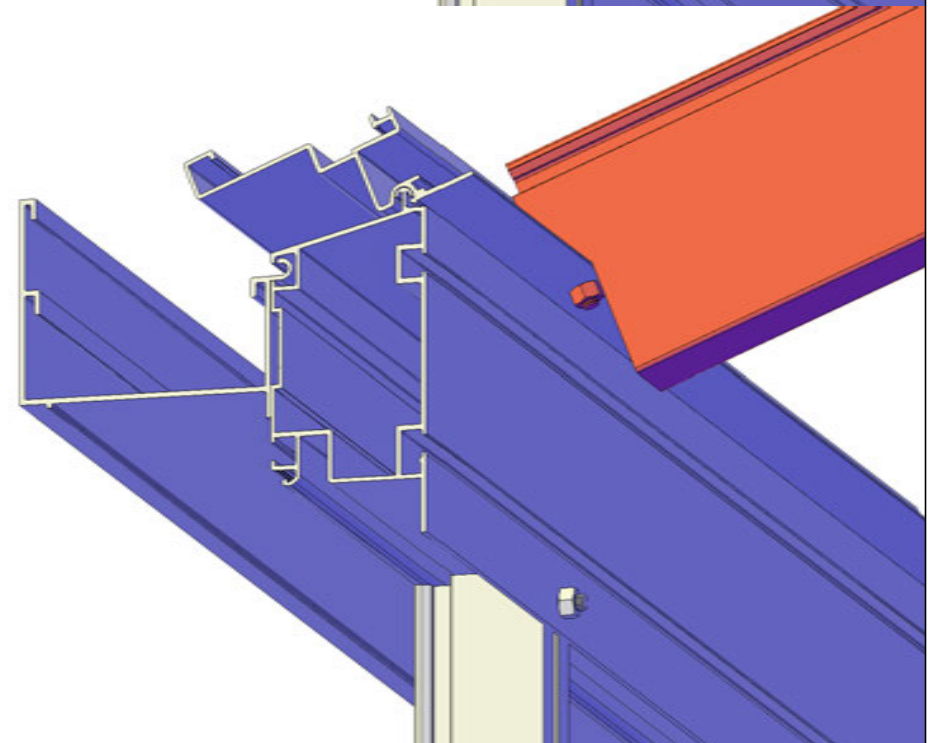
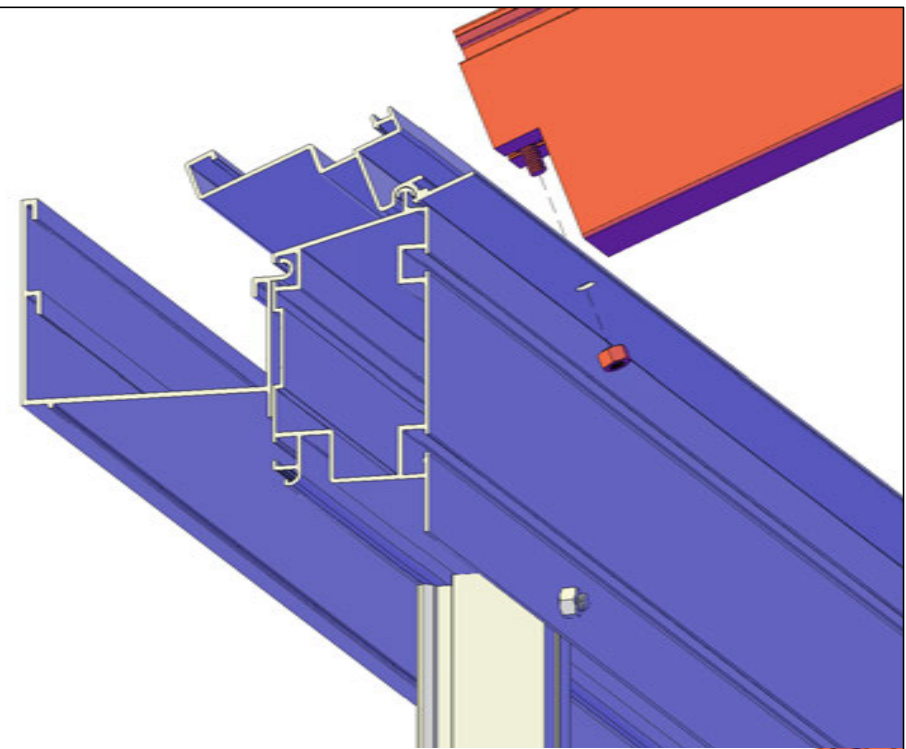
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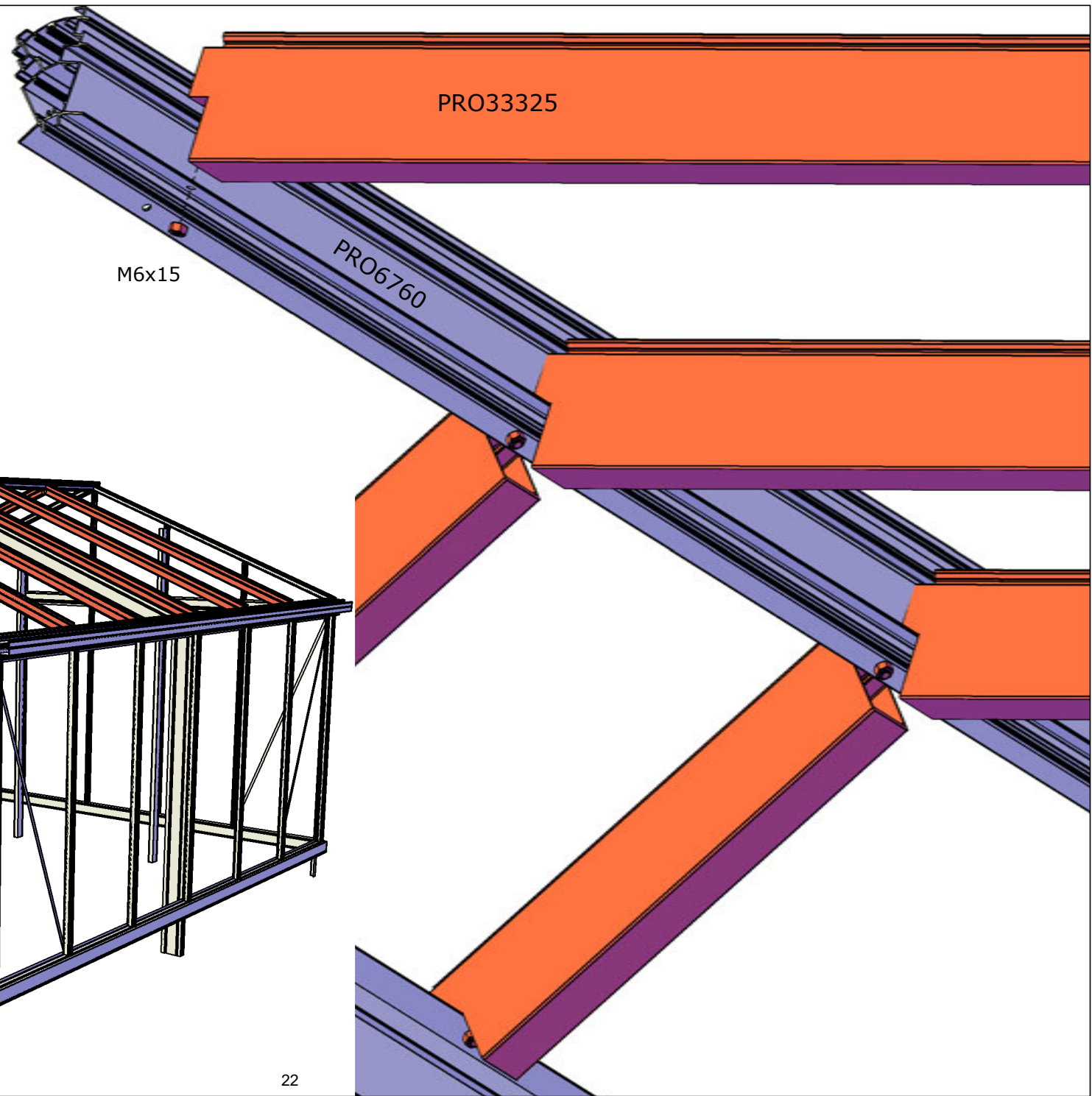
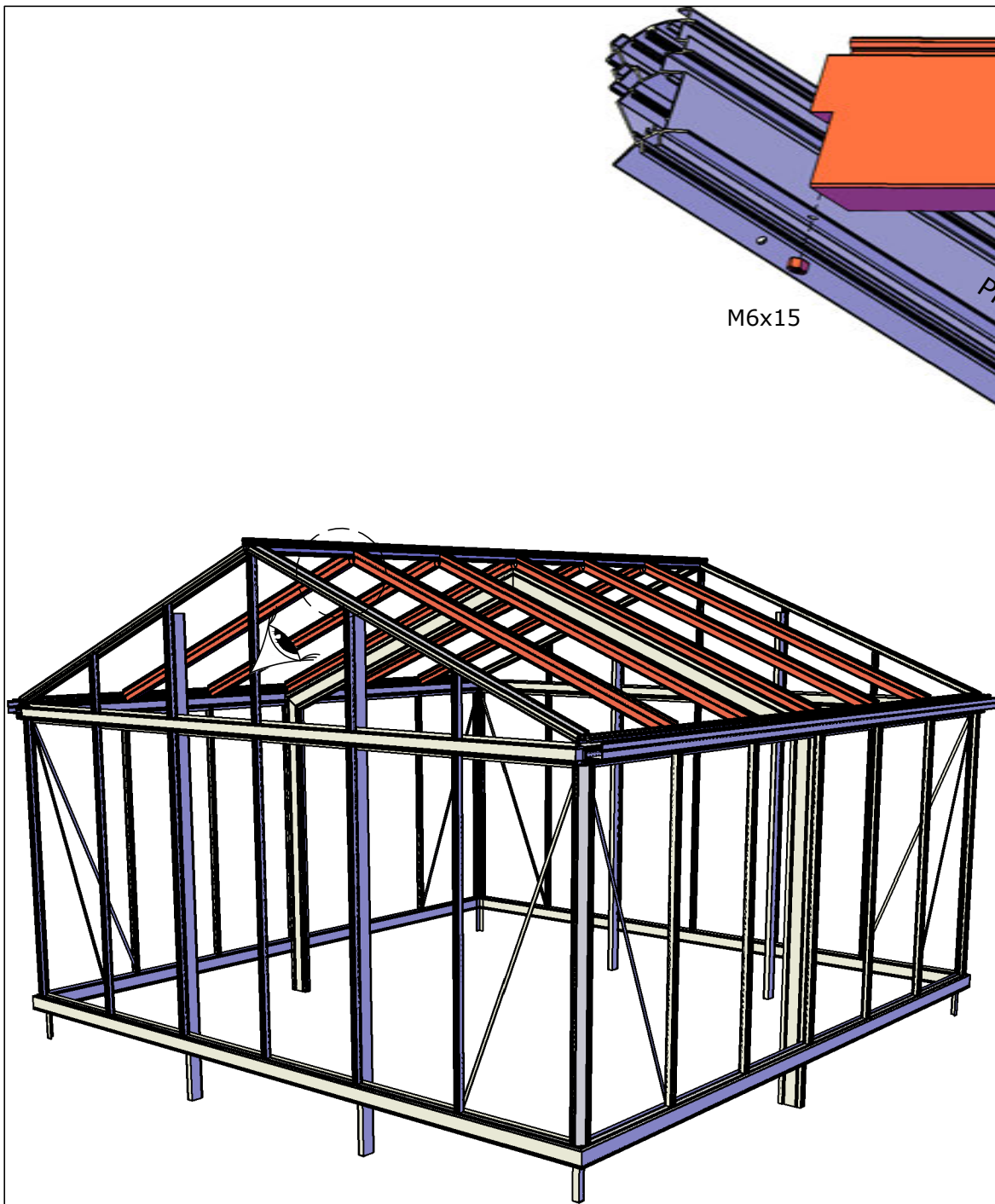


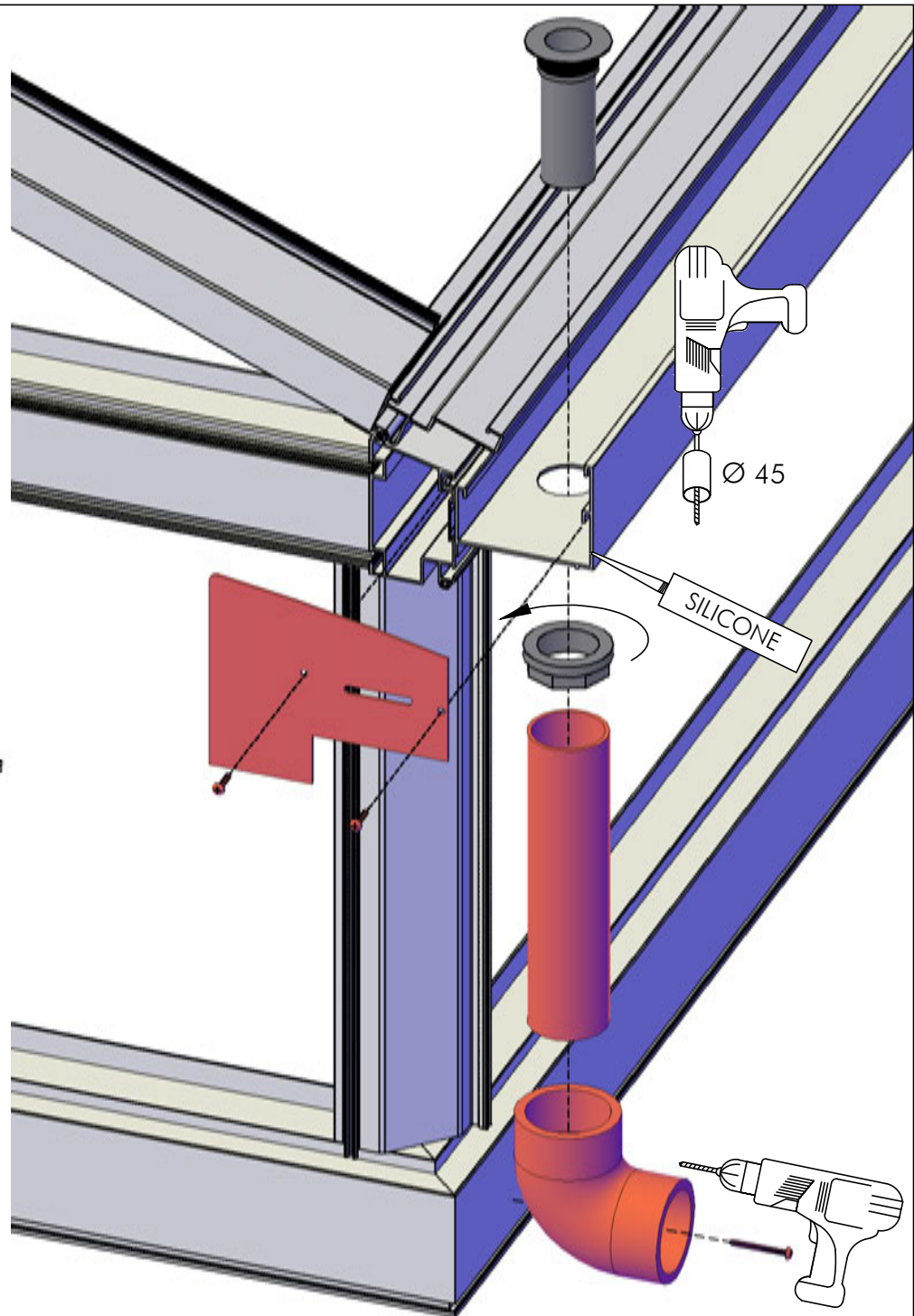
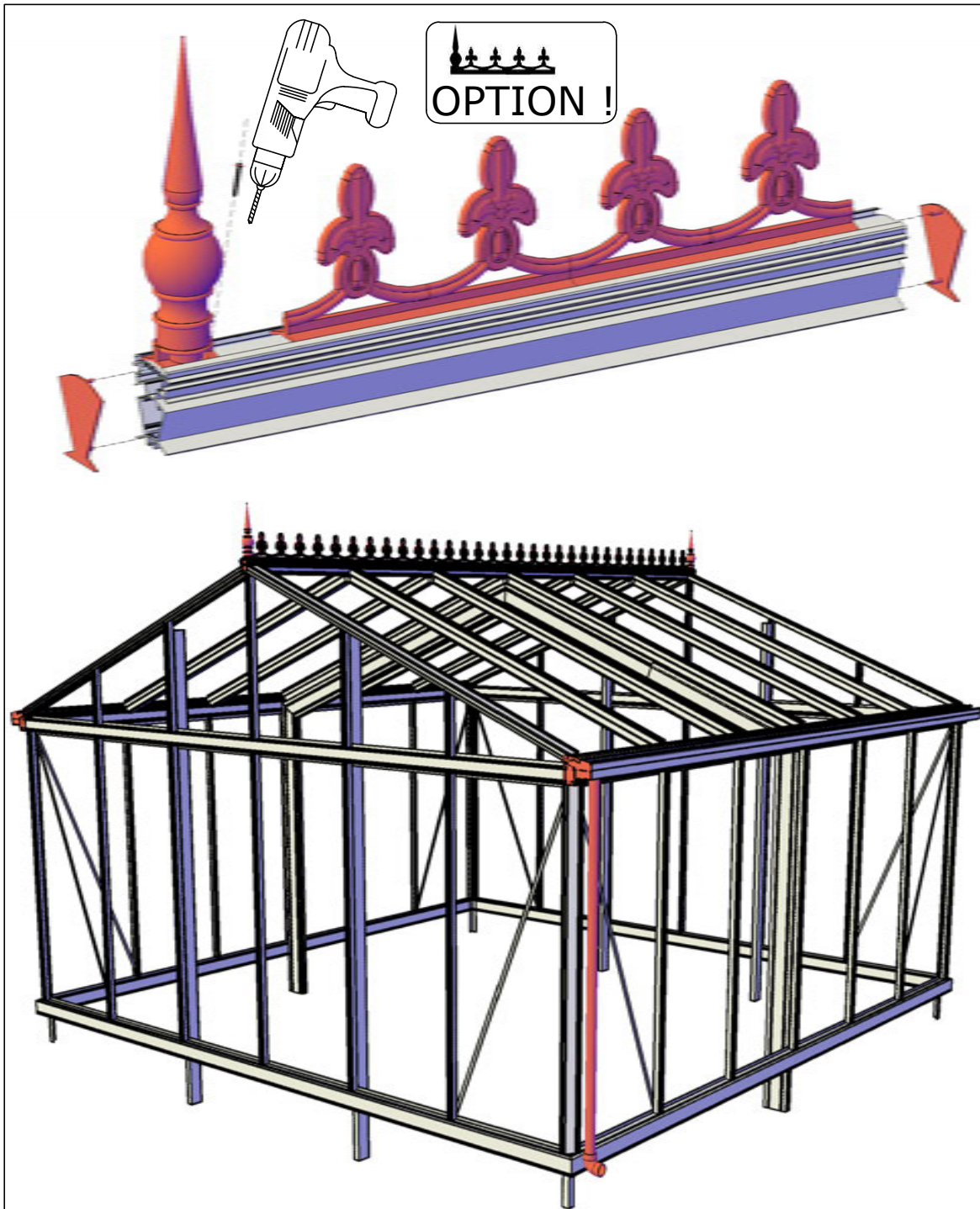


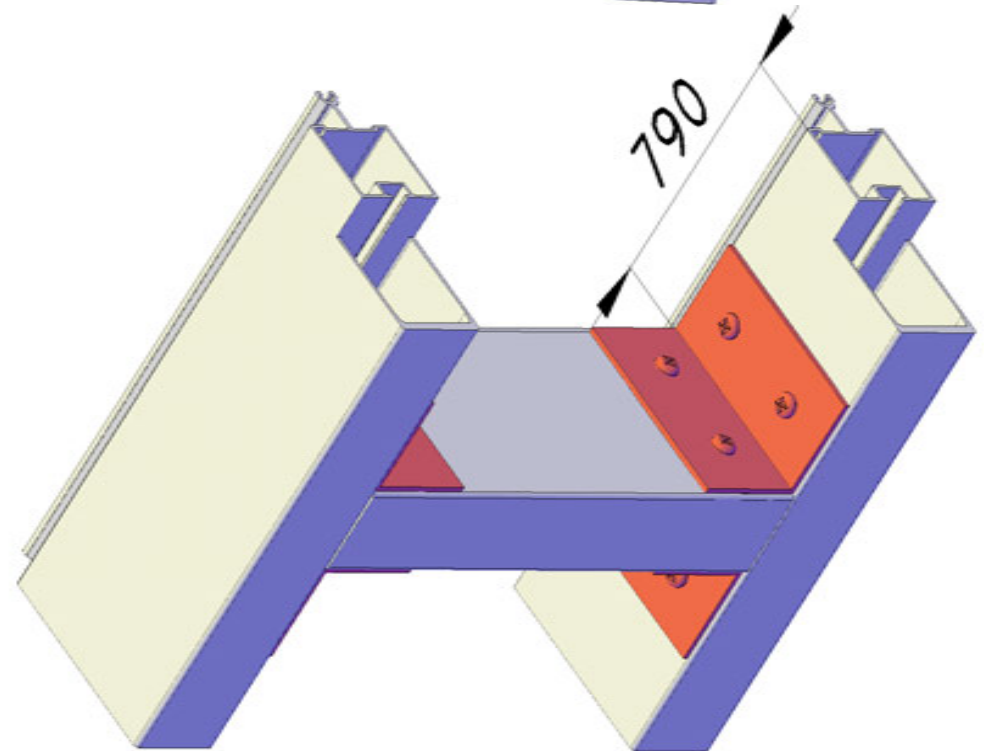
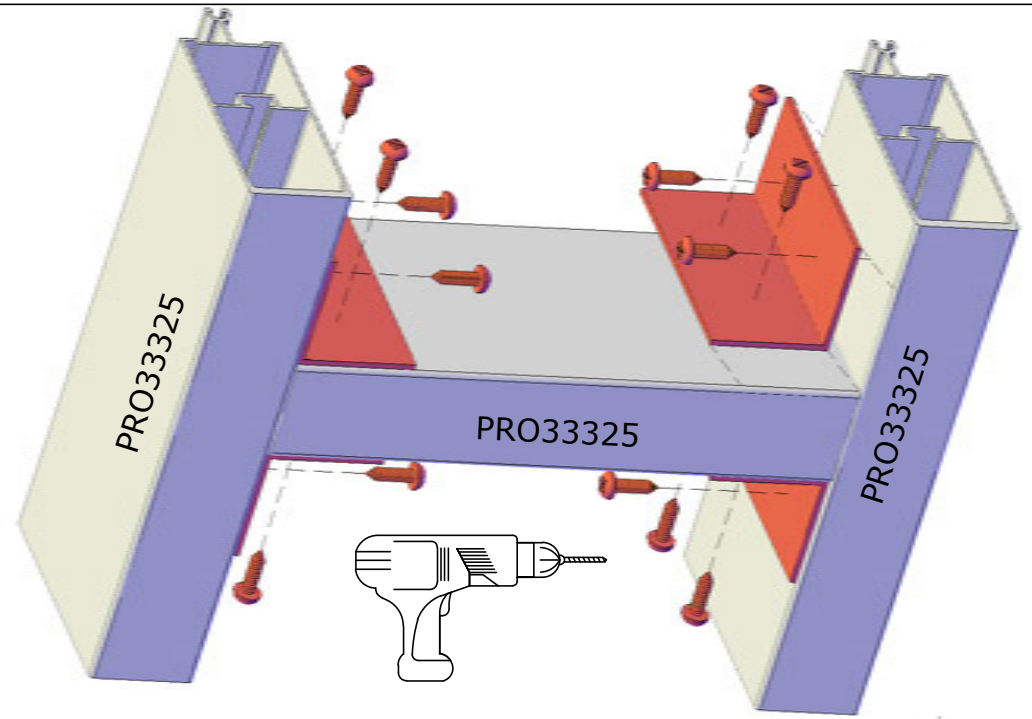
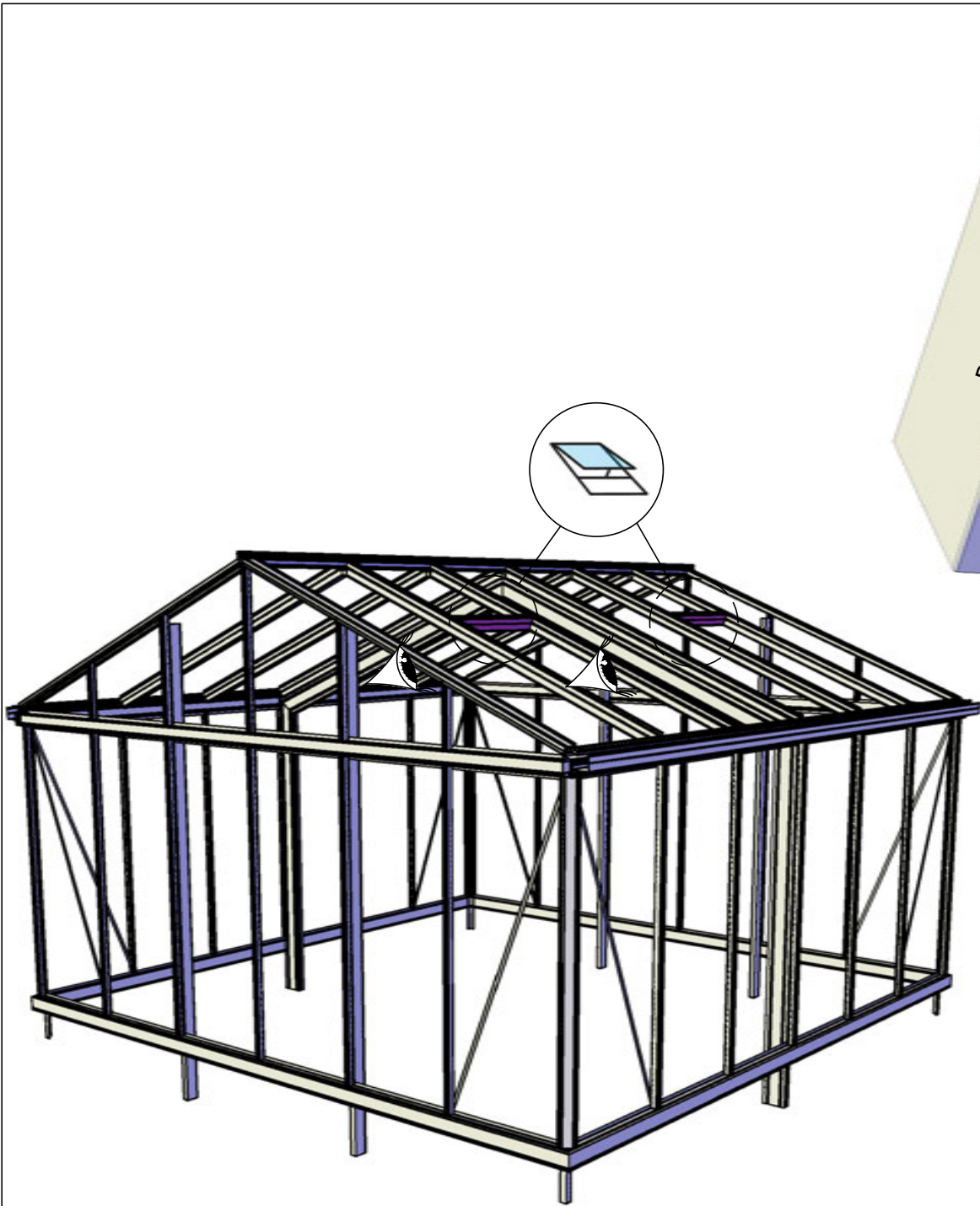






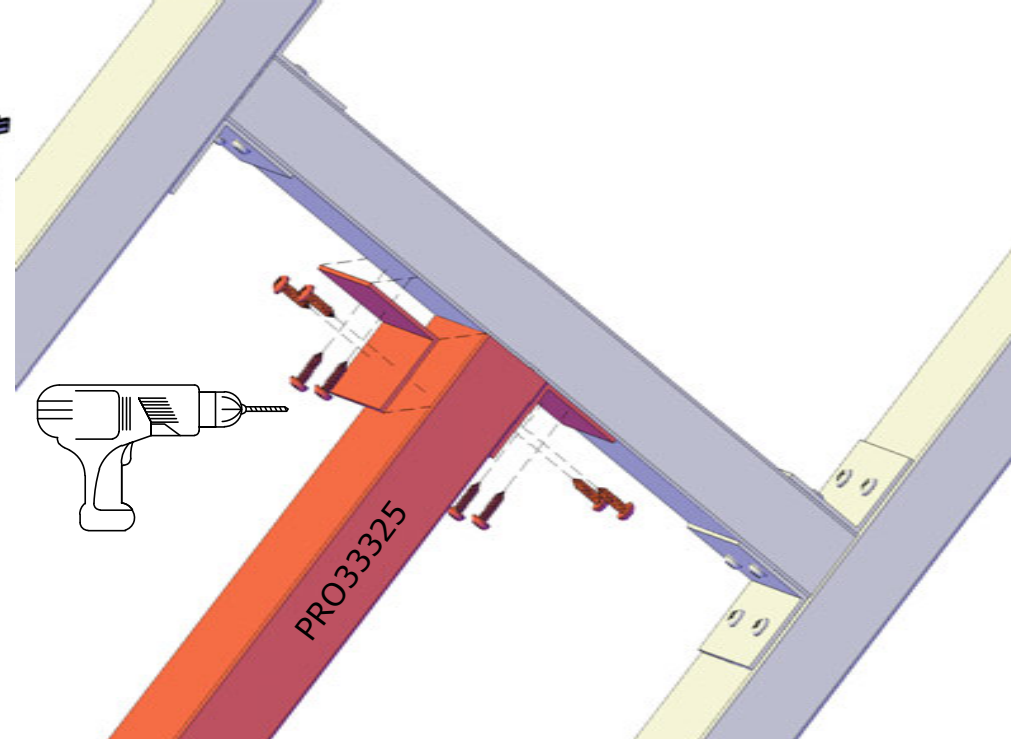
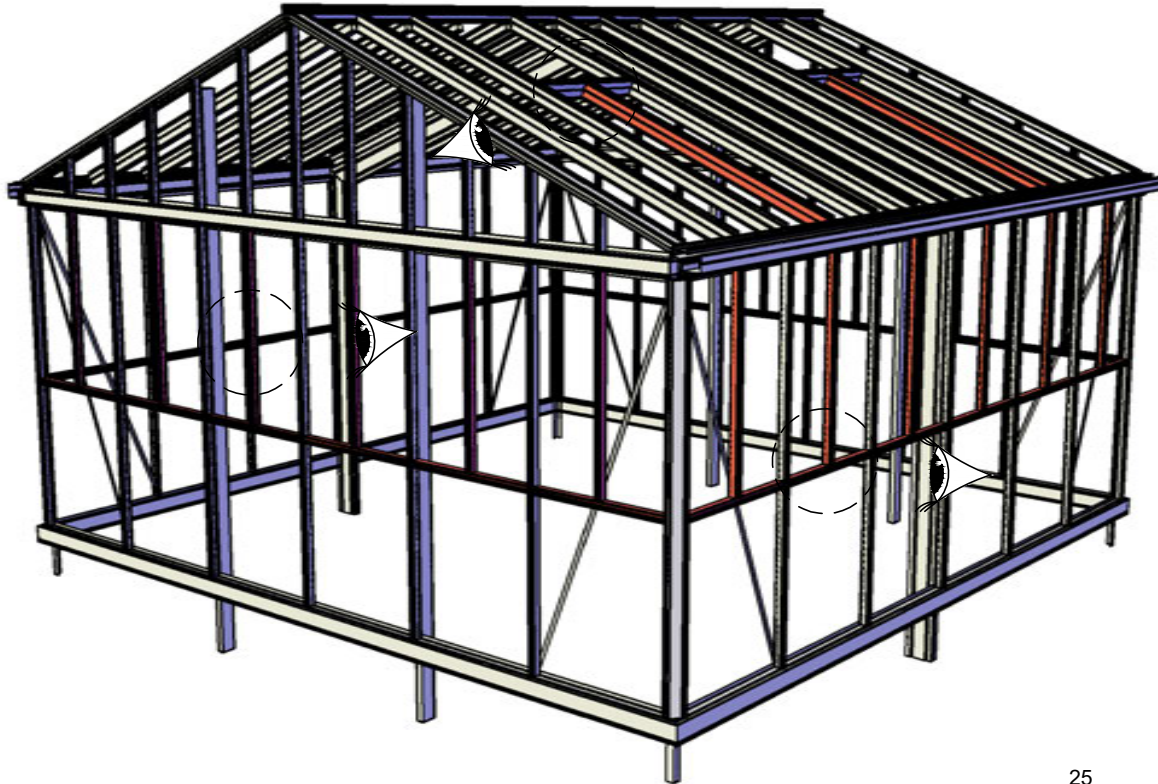
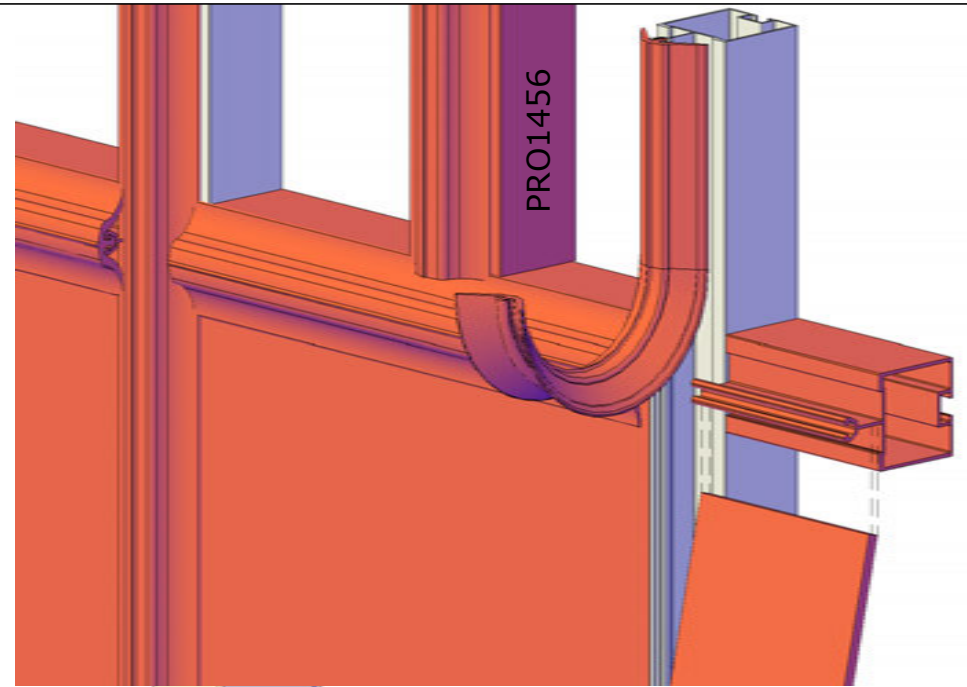
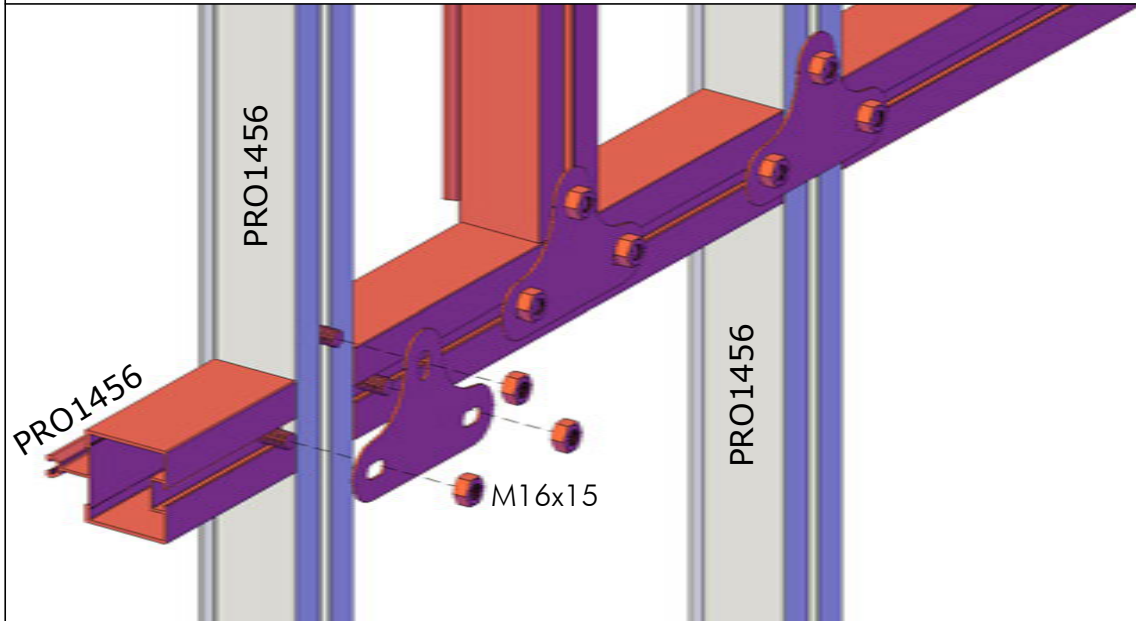


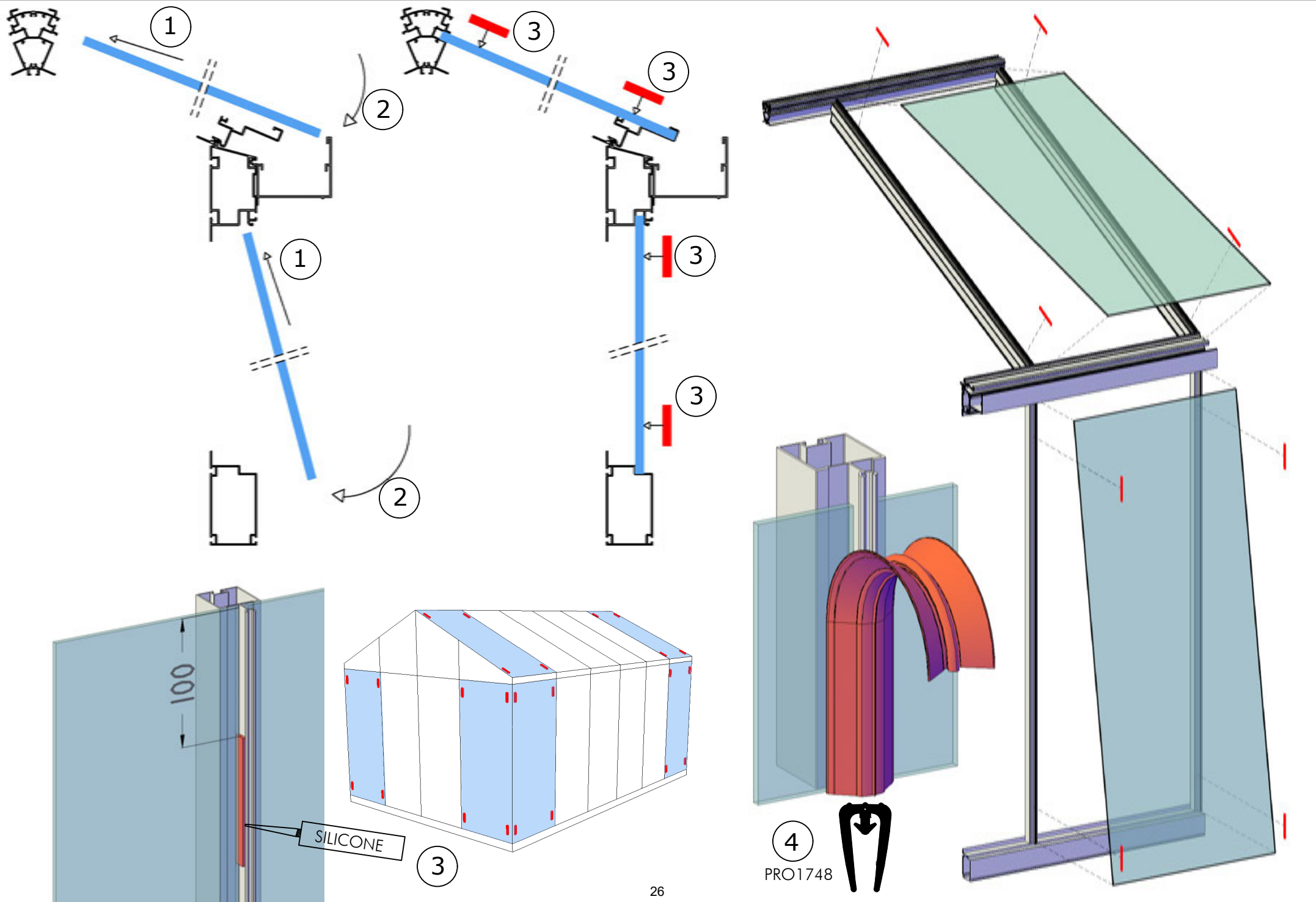


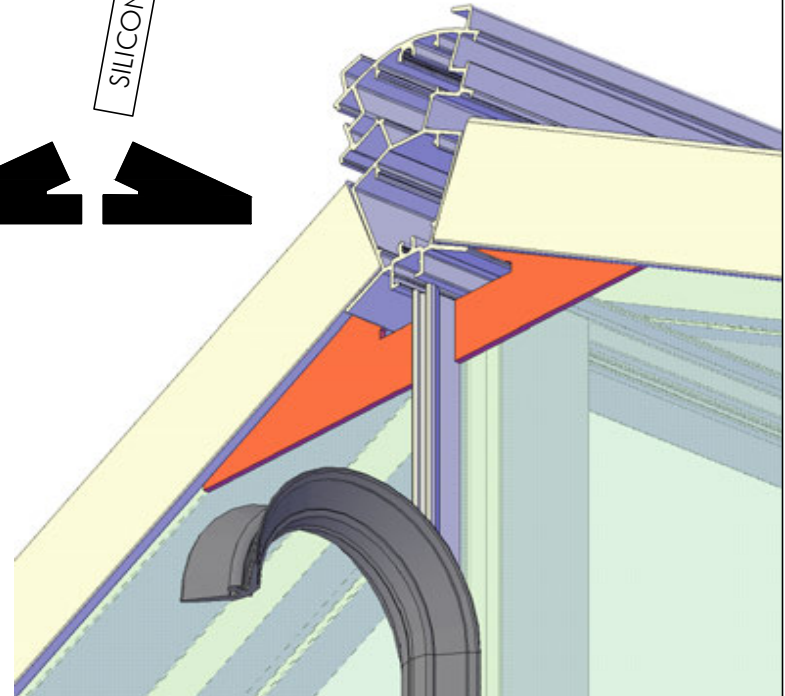
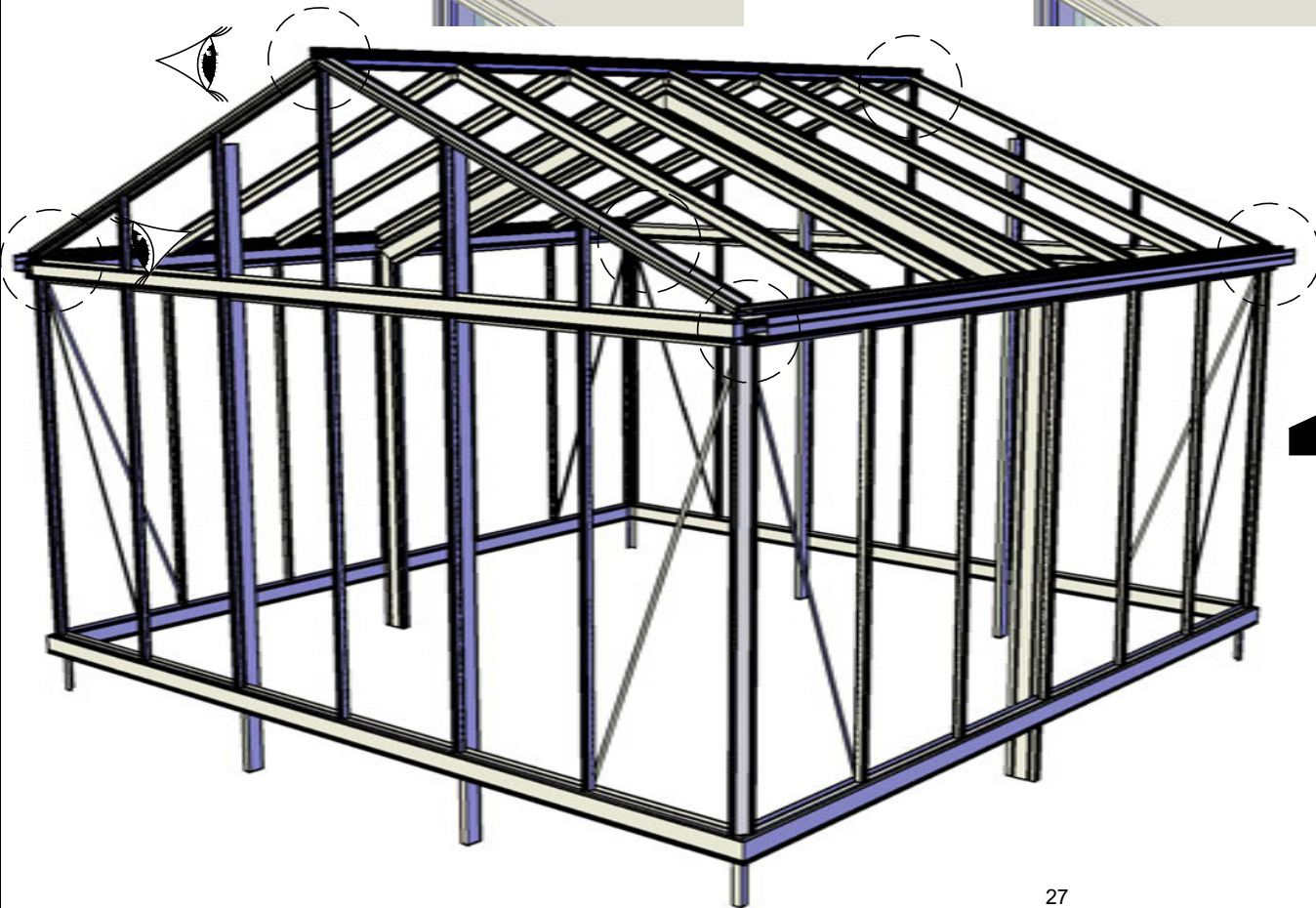
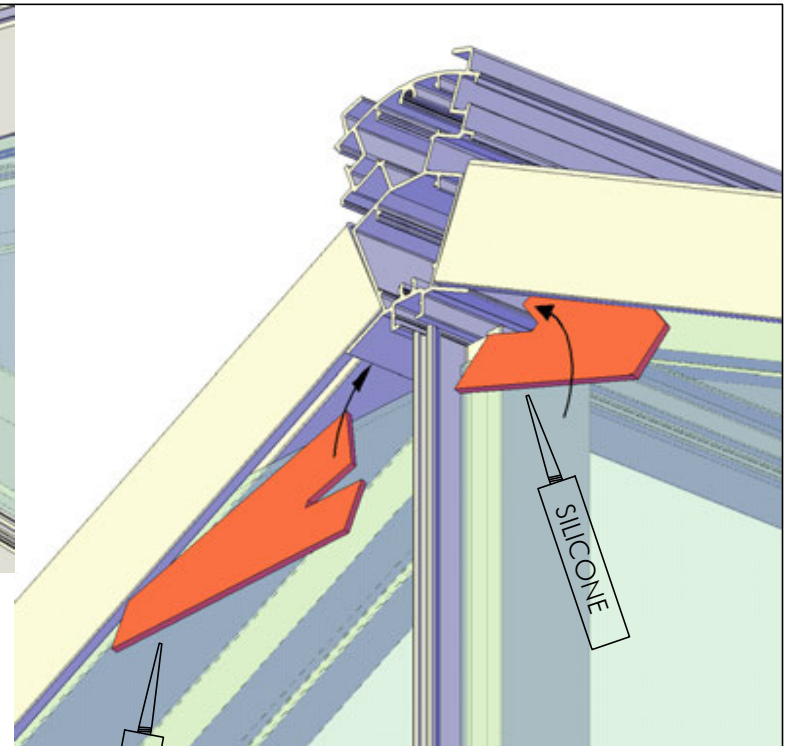
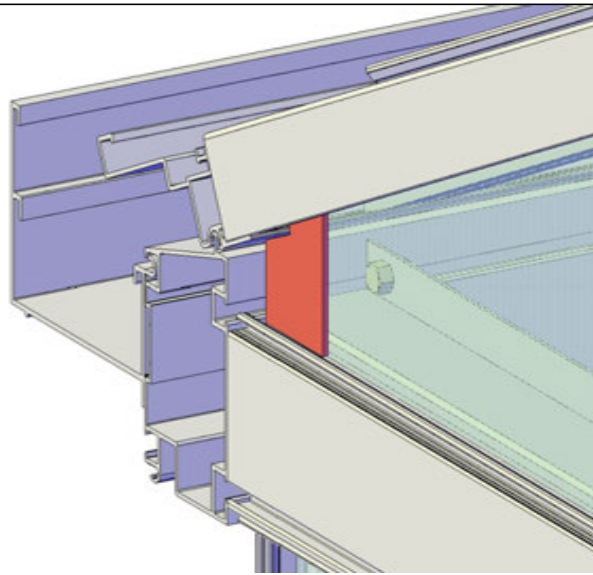
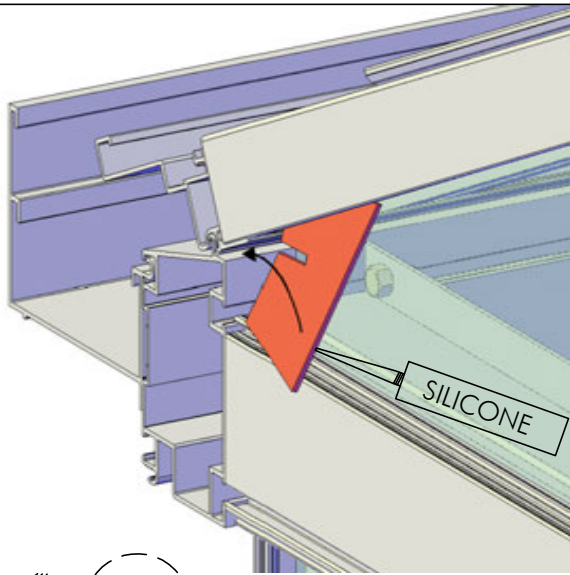
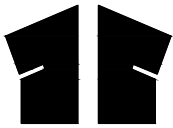




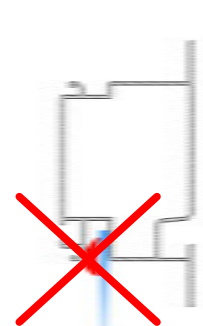
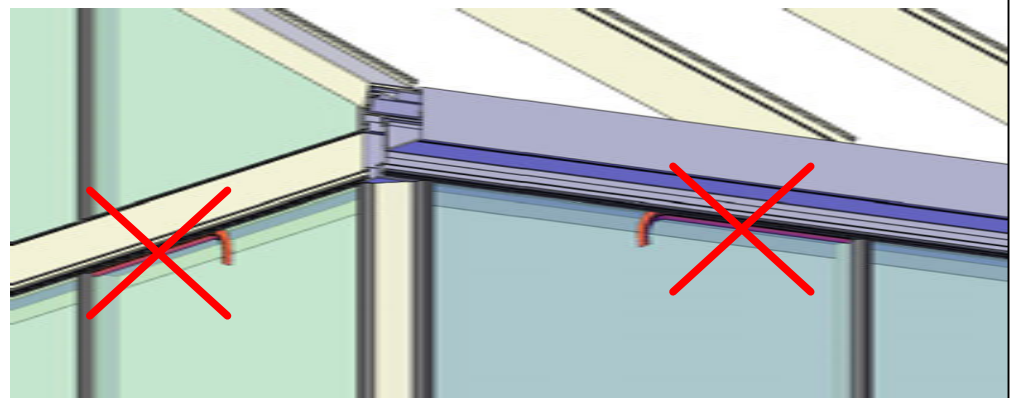
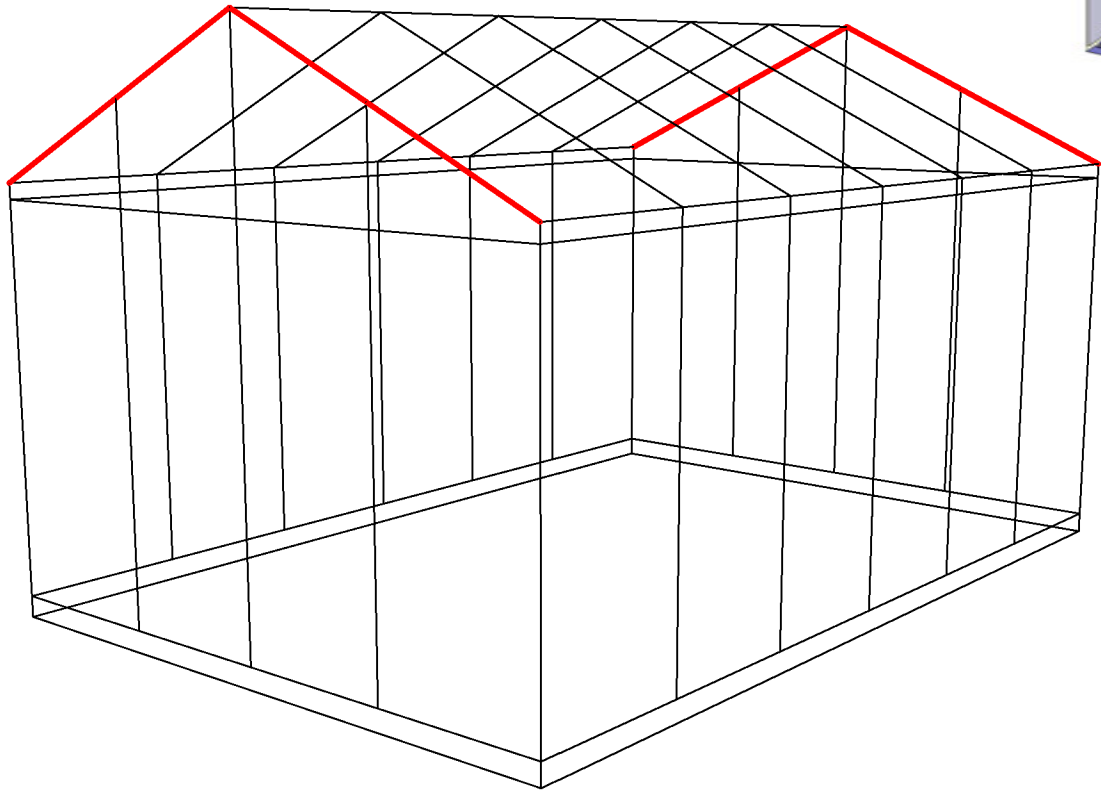
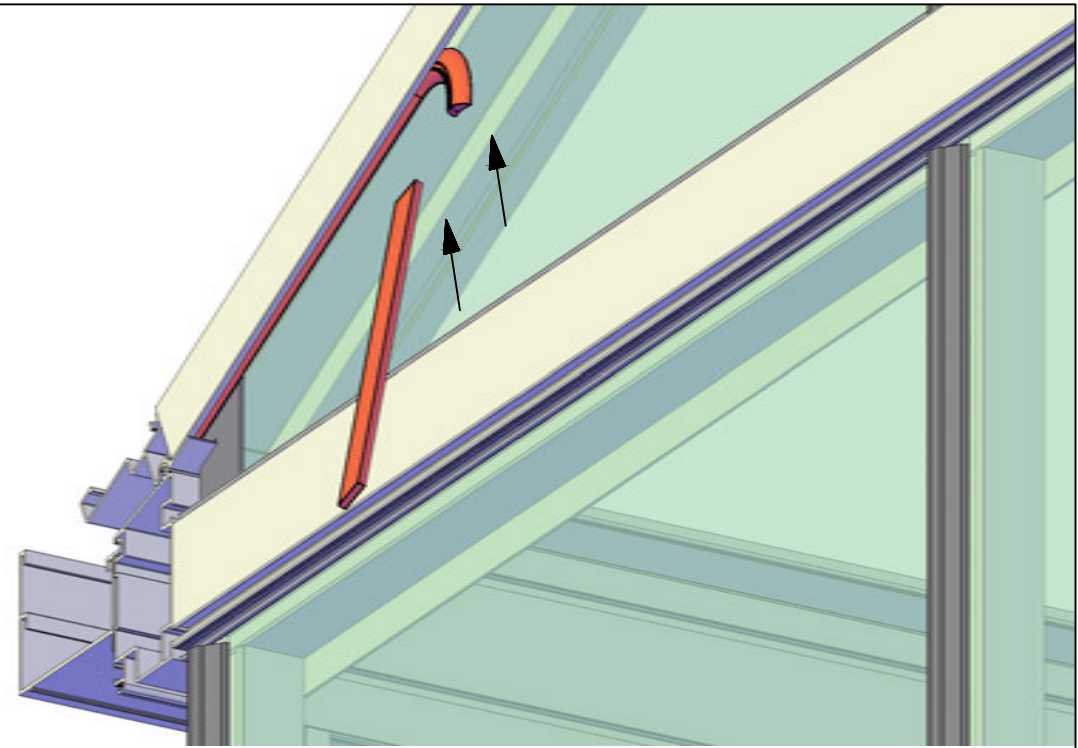
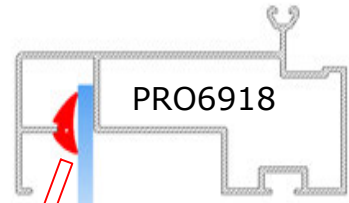
# CUSTOM MODEL 'RETRO'



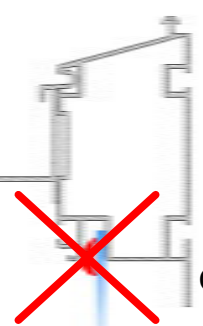




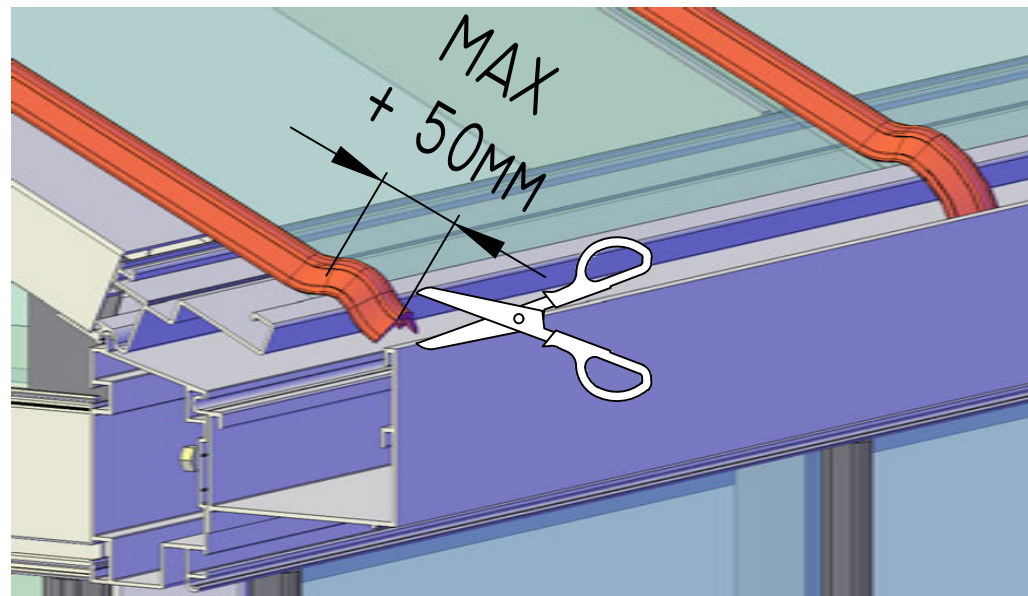
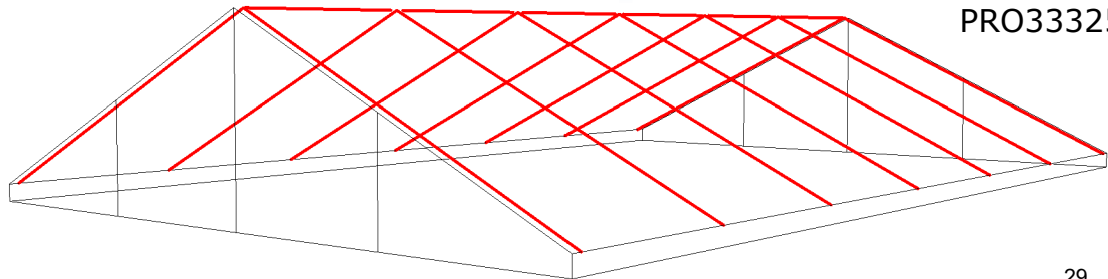
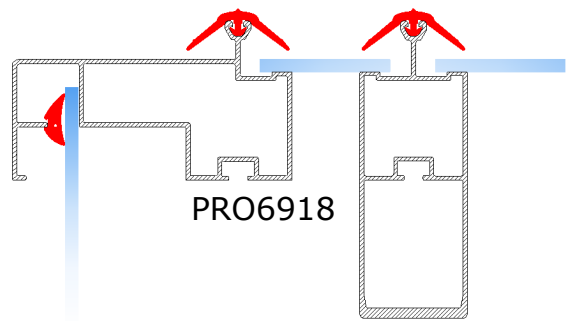
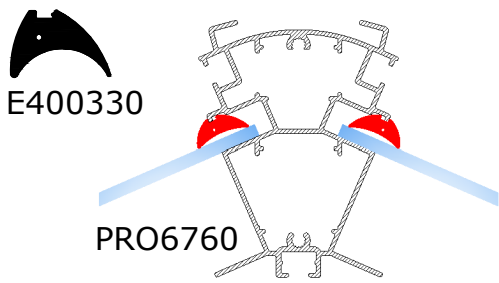
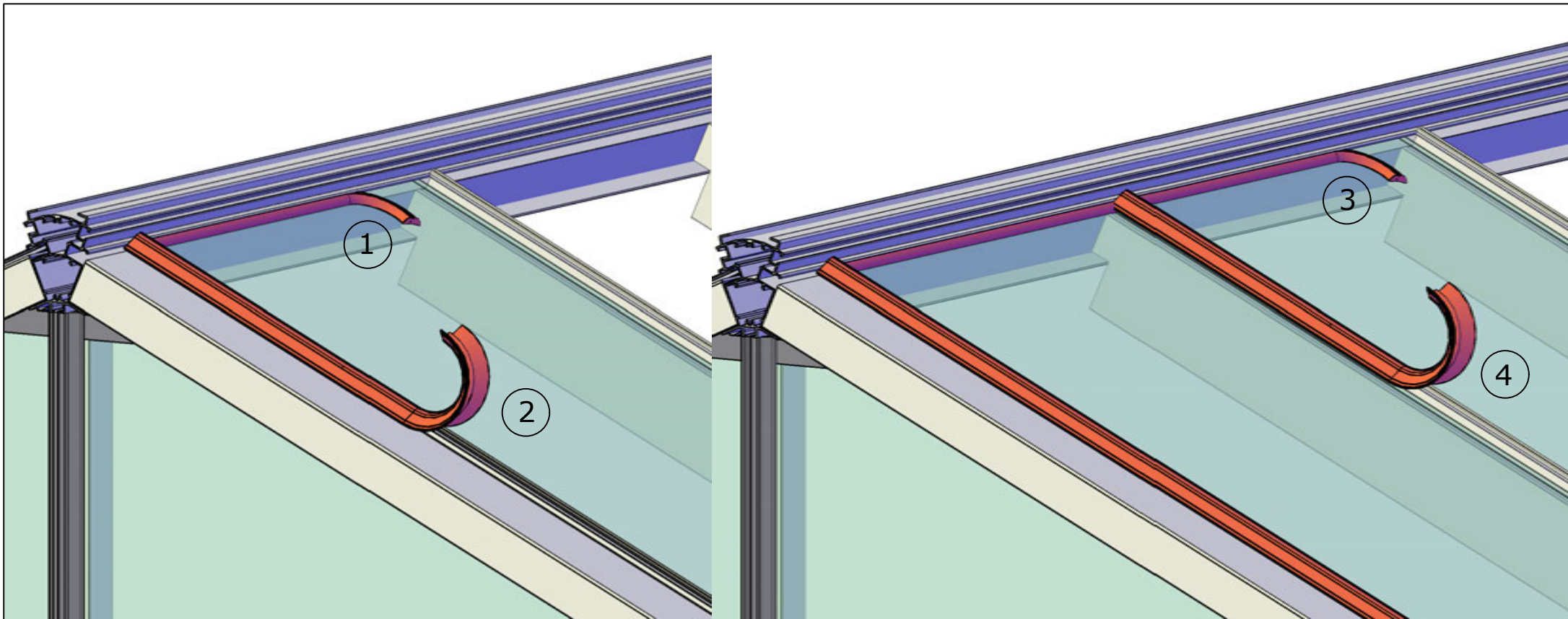
E400330



PRO1454



GDO



## **ACCESSORIES**

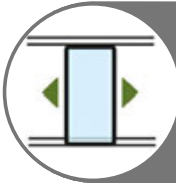
This section contains many of the optional accessories.

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

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

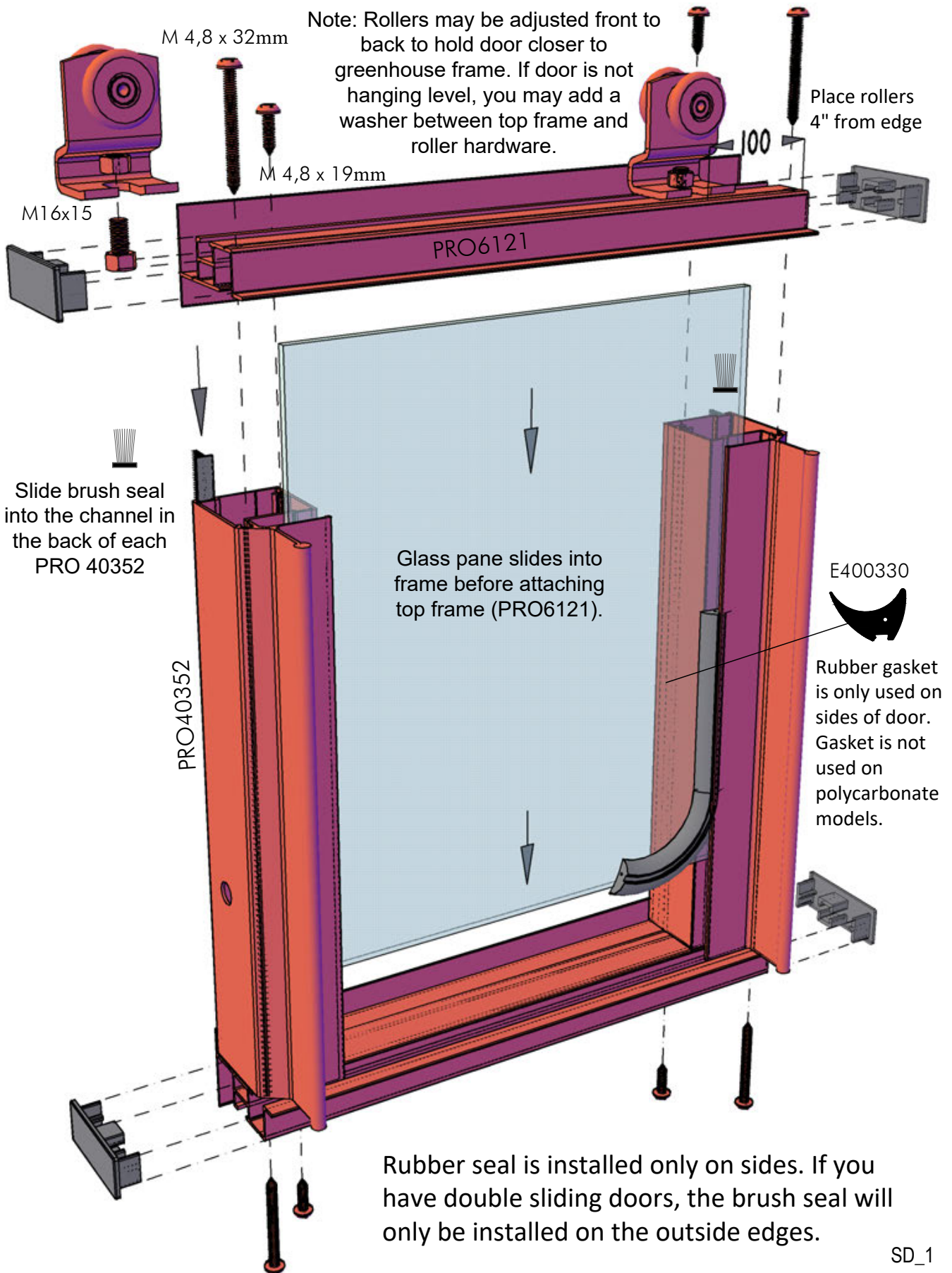
<https://www.exaco.com/greenhouse-victorian.php>

It will be immensely helpful!



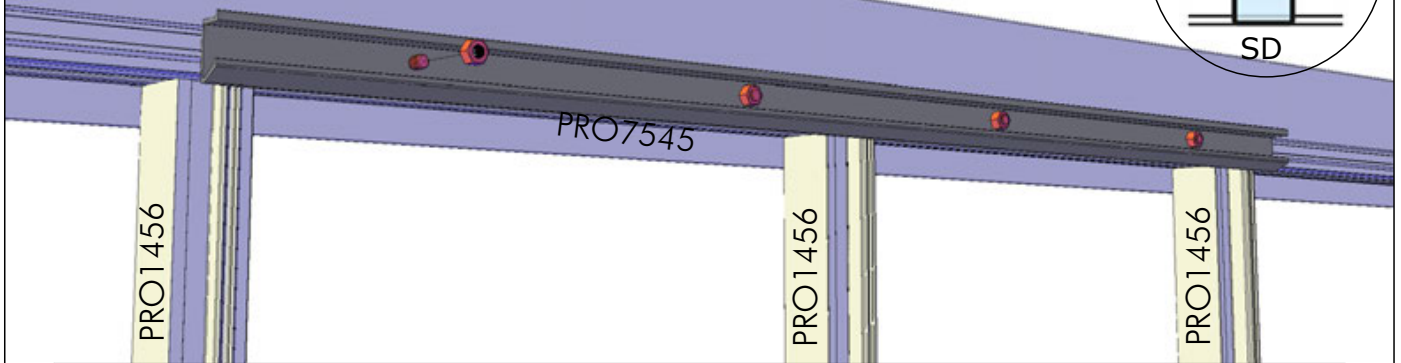
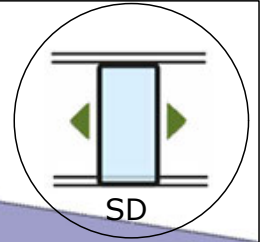
Sliding Door (Standard for most models). VI36 and 46 come with a double sliding door. Additional doors may be added to your greenhouse.

SD

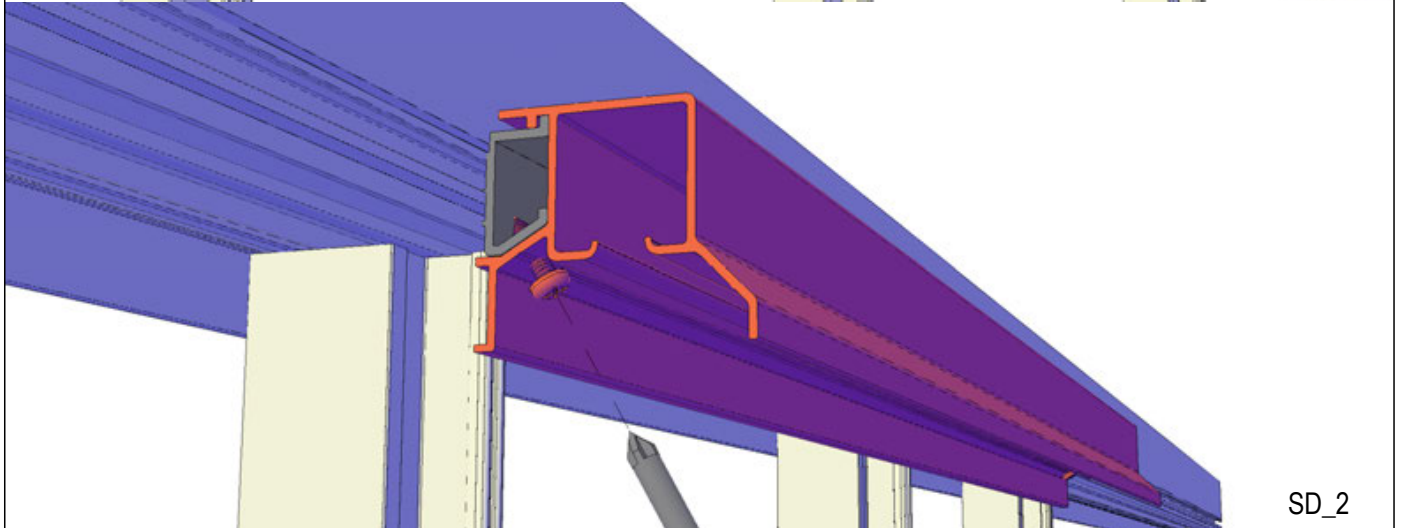
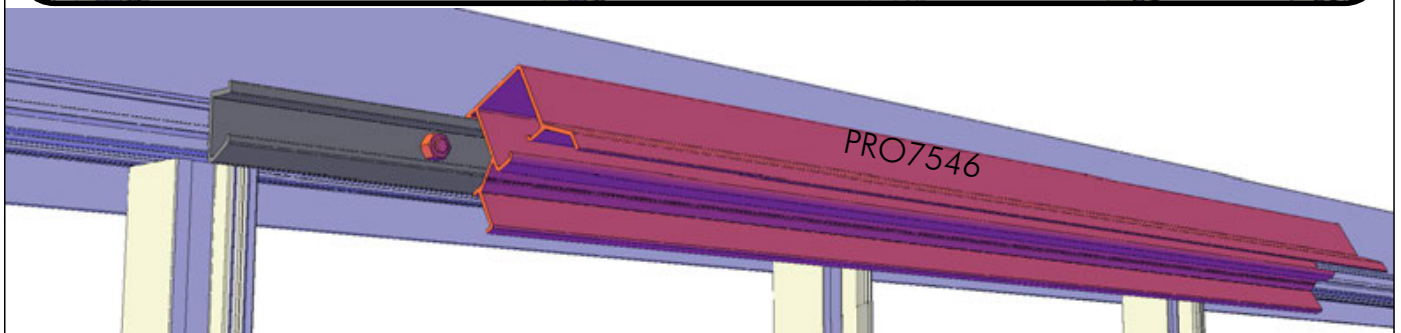
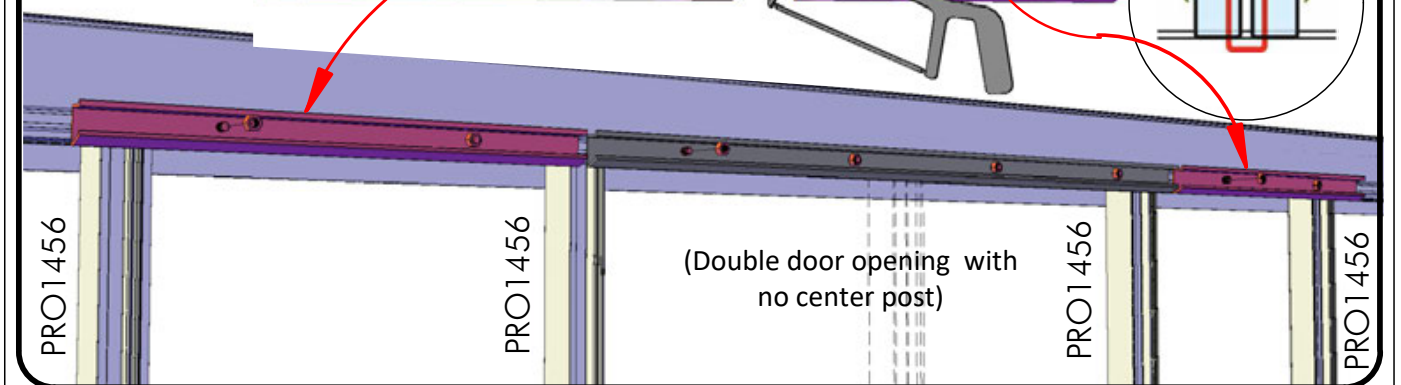
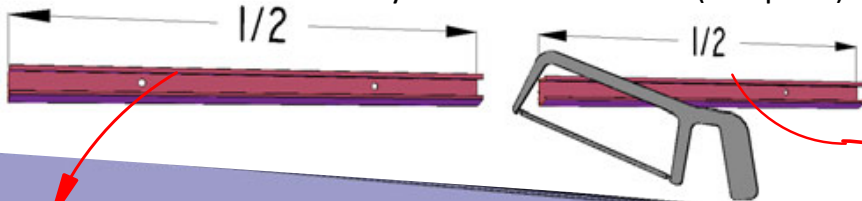


SD\_1

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



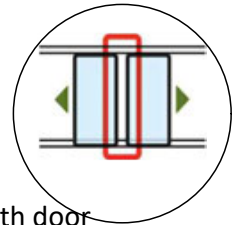
**IMPORTANT for Double Sliding Door Opening!!** Cut one PRO7545 in half. Place long PRO7545 in center (to support double opening) and the half PRO7545 on either side. Do not cut PRO7545 if you have a stem wall (See p. 19).



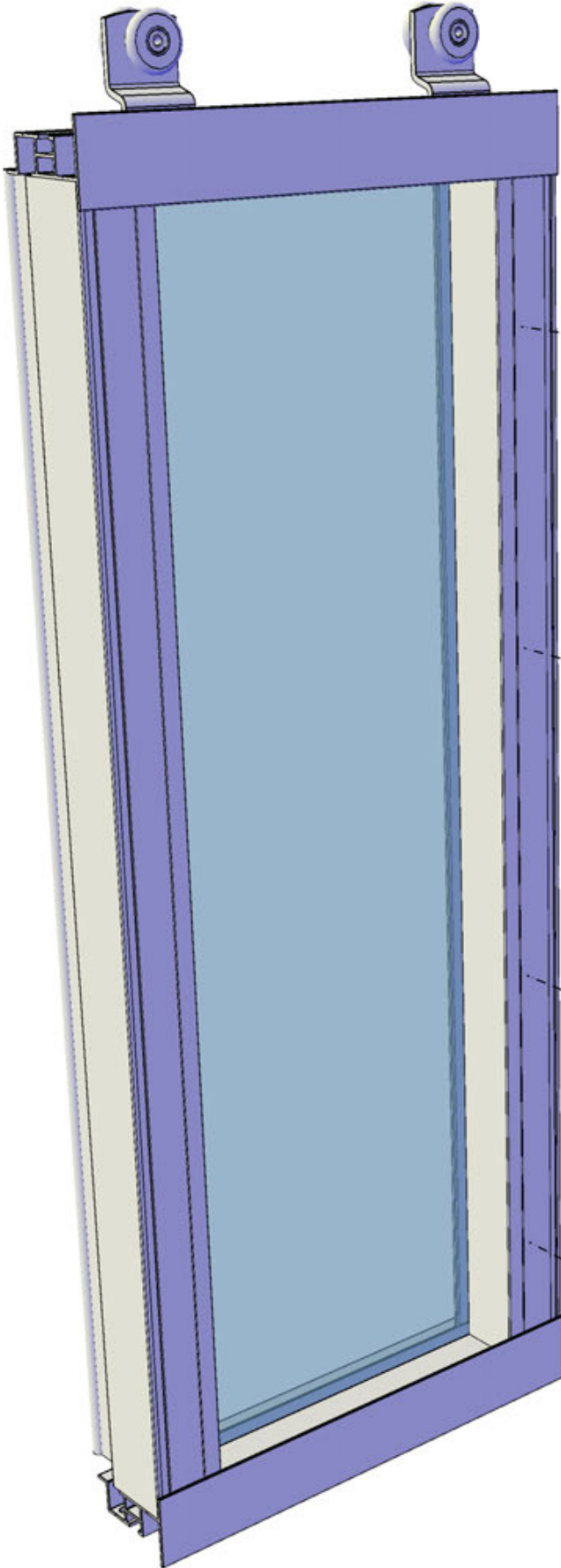
SD\_2



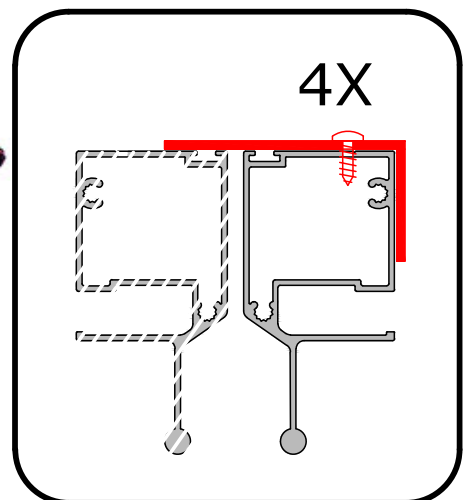
# OPTION: Double Sliding Door



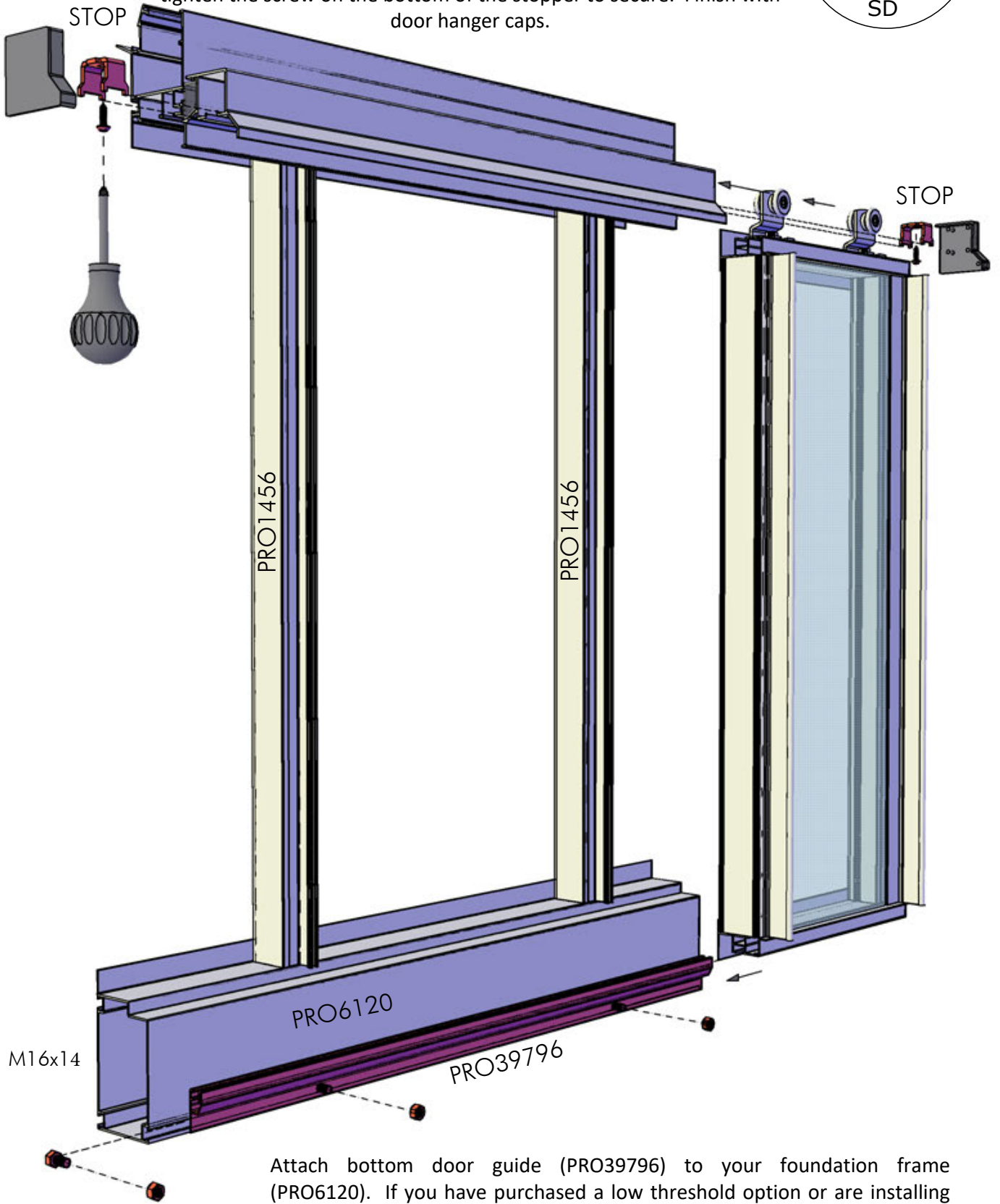
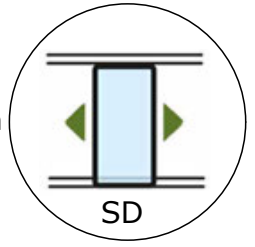
As needed, use washer underneath door hanger to level the door/s .



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.

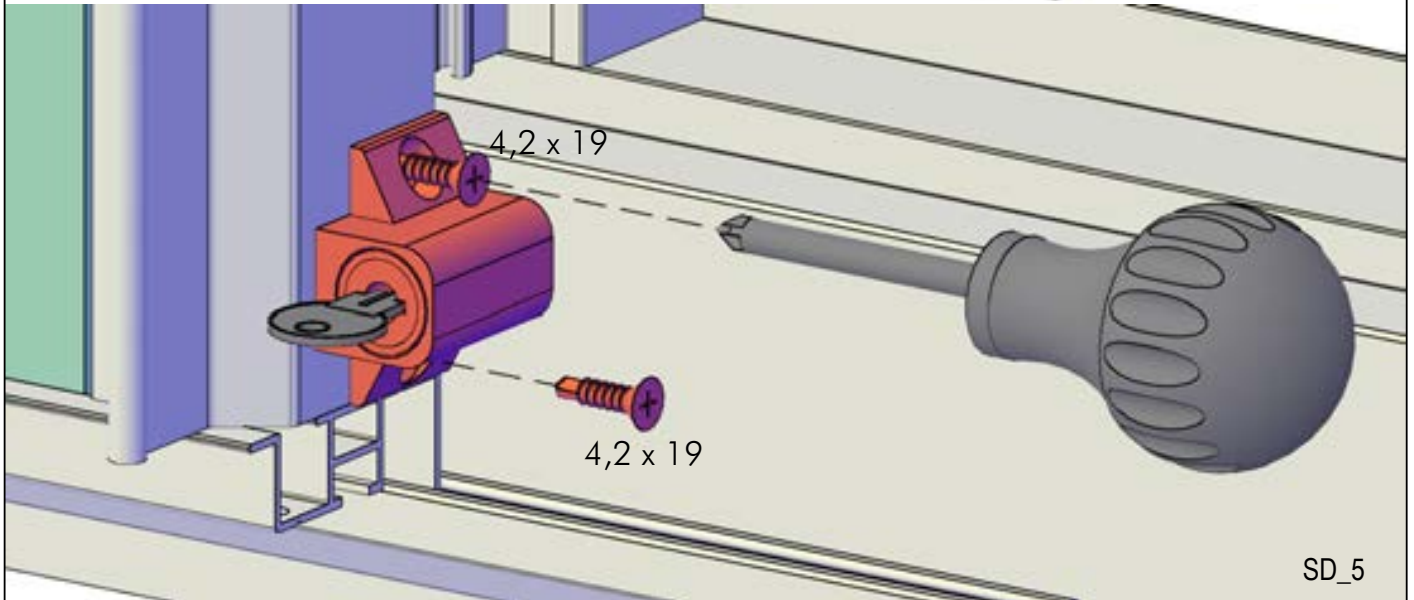
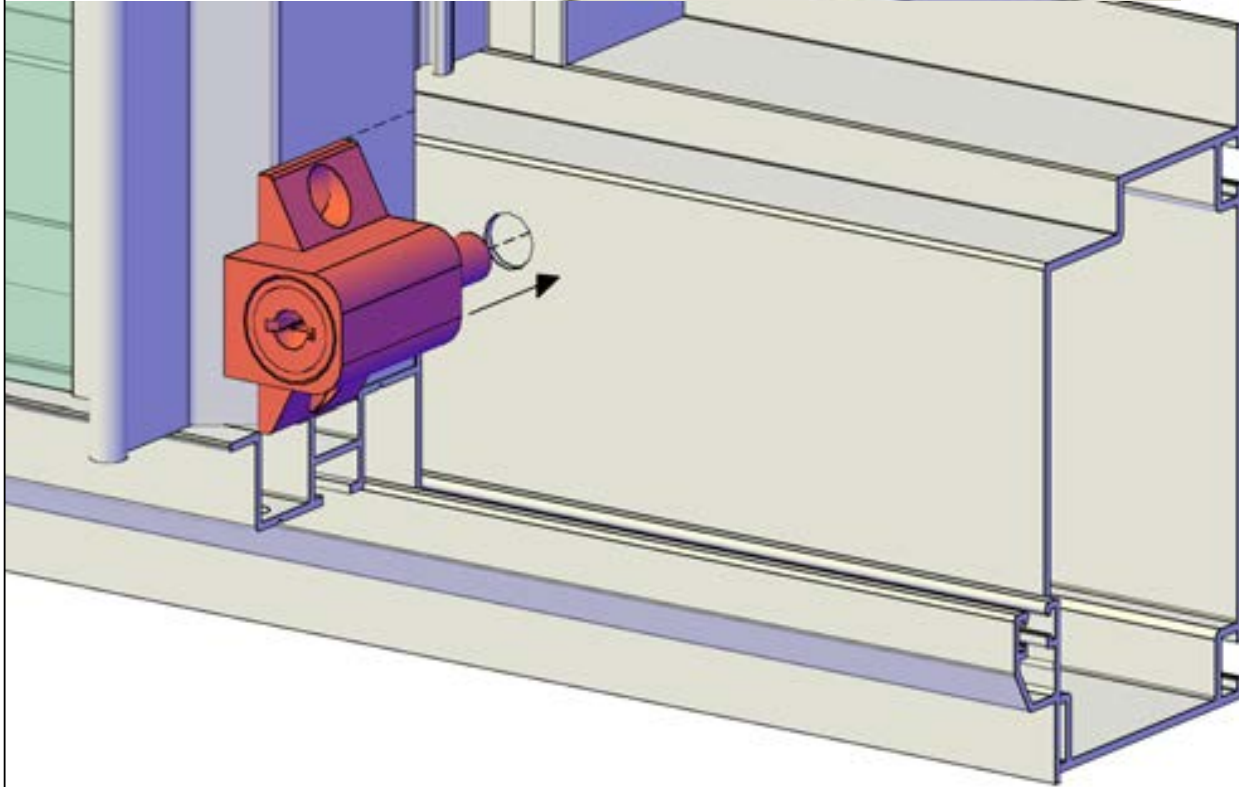
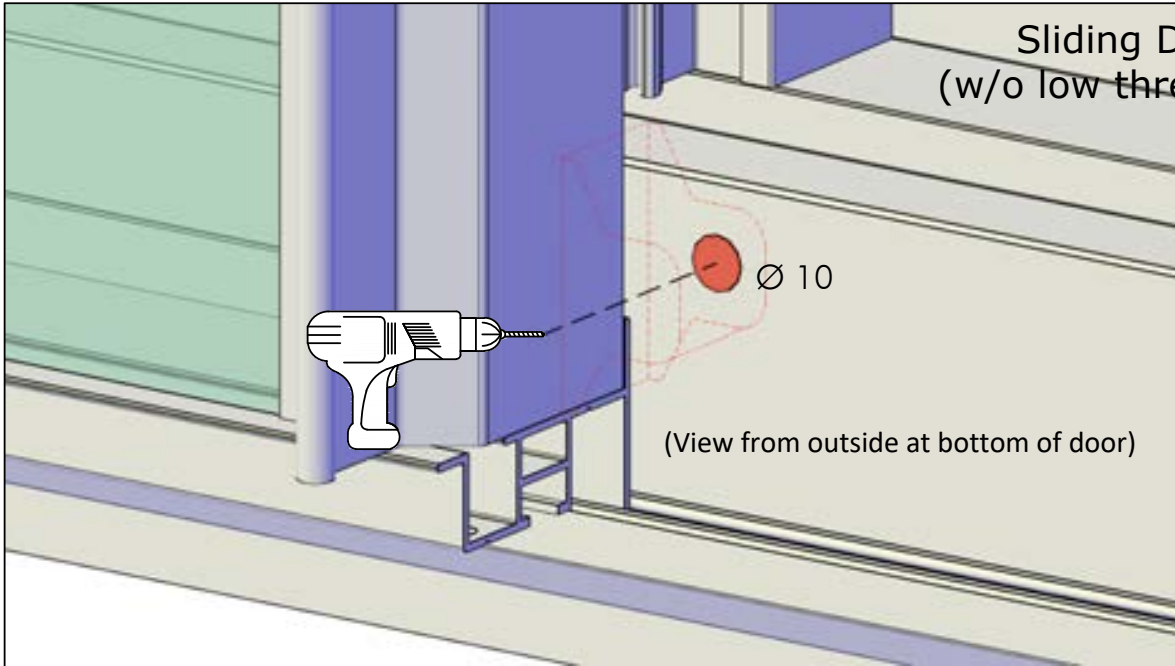


Attach bottom door guide (PRO39796) to your foundation frame (PRO6120). If you have purchased a low threshold option or are installing your greenhouse on a wall, please refer to the following pages marked SD\_MUR for stem wall and KSD for low threshold kit before installing door, bottom door guide, and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

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



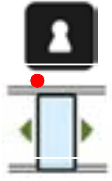
- Install lock at bottom of a:
  - single sliding door
  - first door of double sliding doors
  - both of your double sliding doors



SD\_5

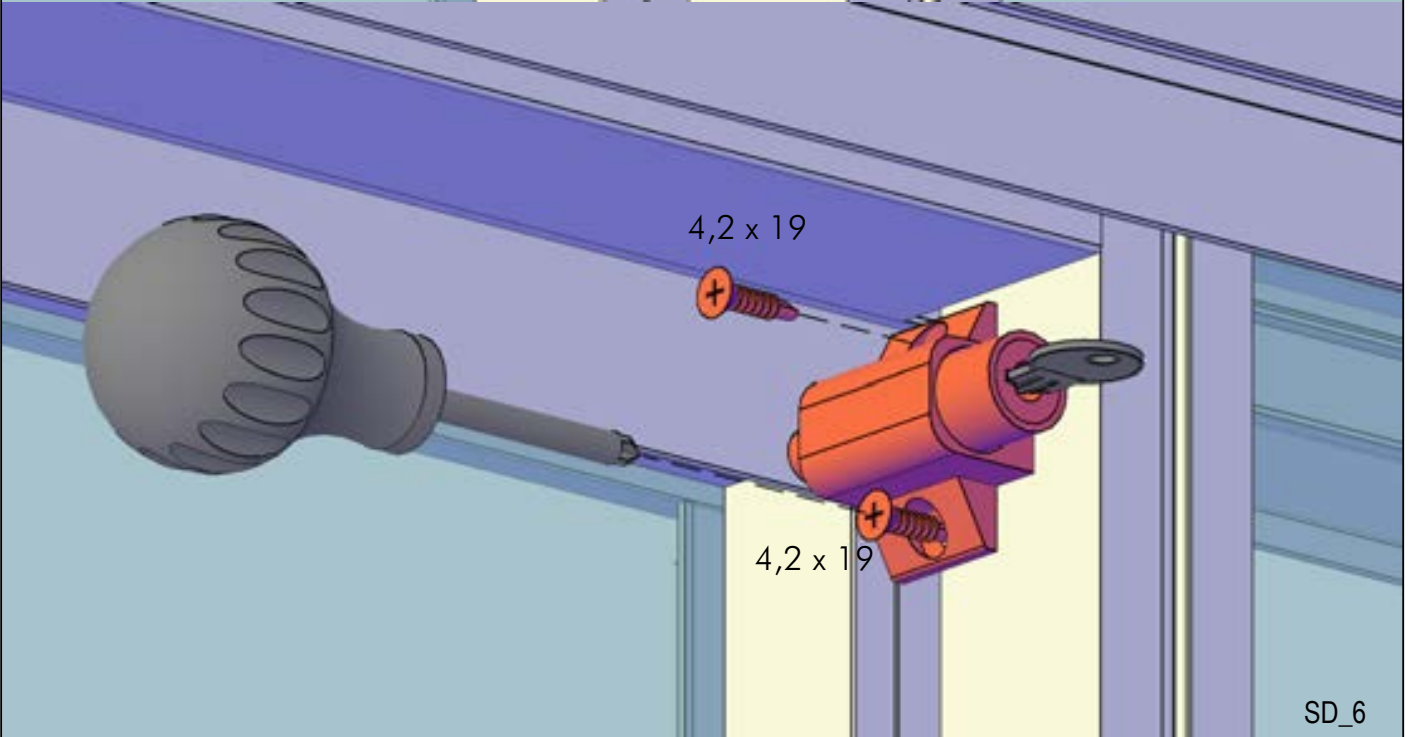
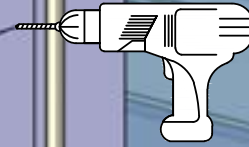
(View from inside at top of door)

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

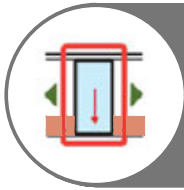


If you have a double sliding door, you may install one lock on the inside of your greenhouse as shown

Ø 10



SD\_6



OPTION: Greenhouse on a stem/knee wall

# SD\_MUR



KSD\_70

Single sliding door opening should be 703mm

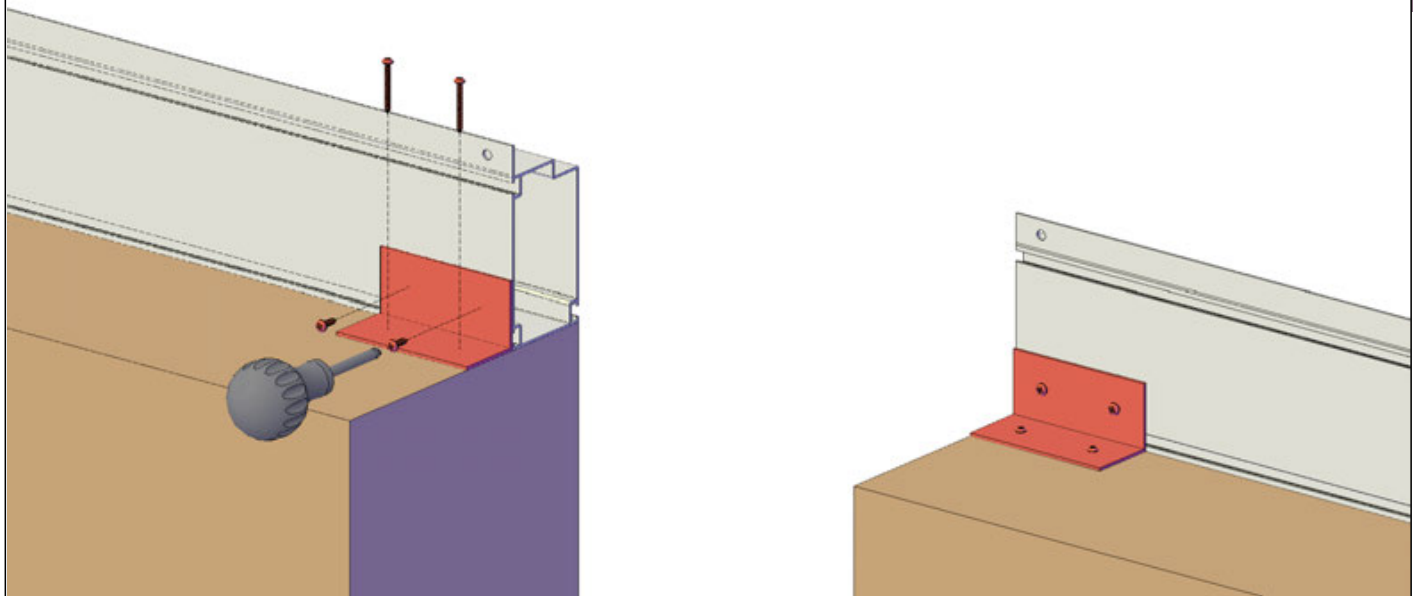
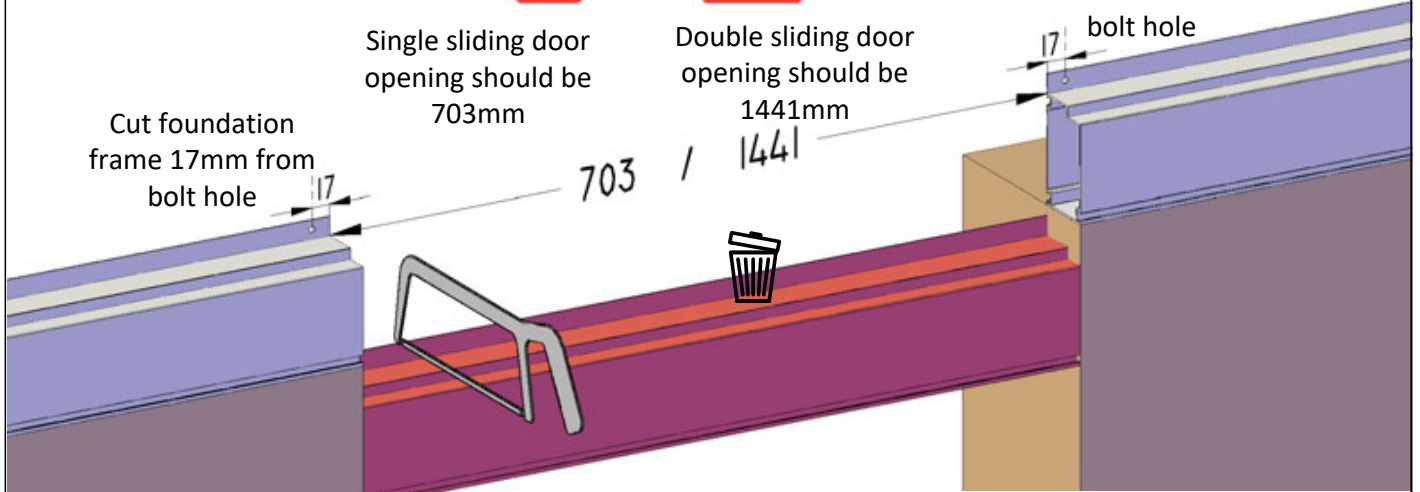


KSD\_144

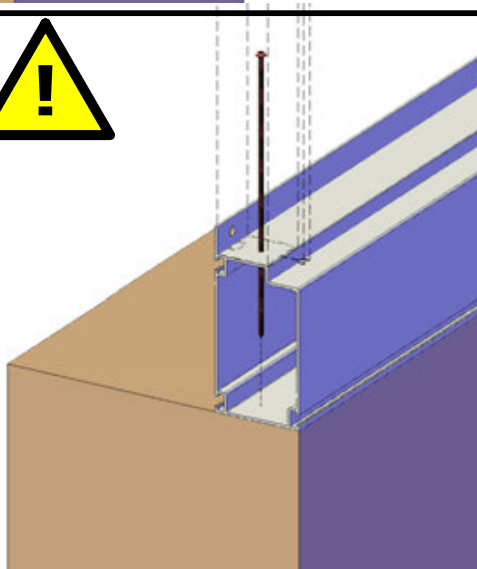
Double sliding door opening should be 1441mm

Cut foundation frame 17mm from bolt hole

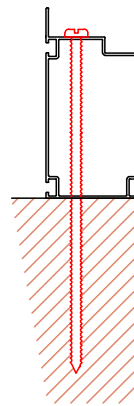
Cut foundation frame 17mm from bolt hole



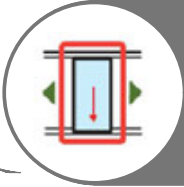
**ALTERNATIVE**



(hardware not included)



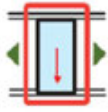
SD MUR\_1



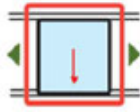
# OPTIONAL UPGRADE: Fall 2022 Low Threshold for Sliding Door/s

# KSD

KSD\_70



Single sliding door opening  
should be 703mm



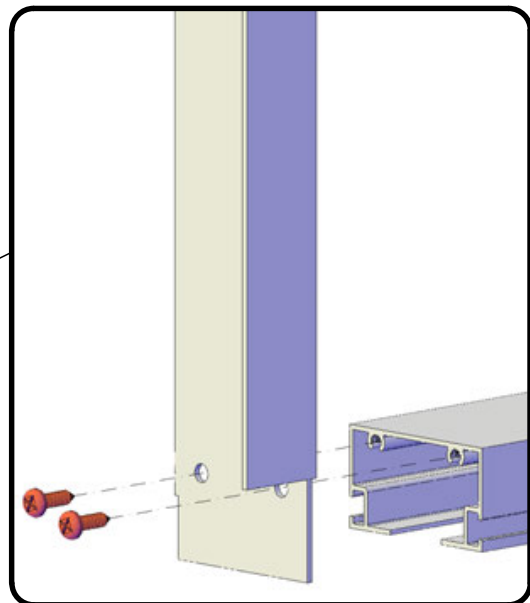
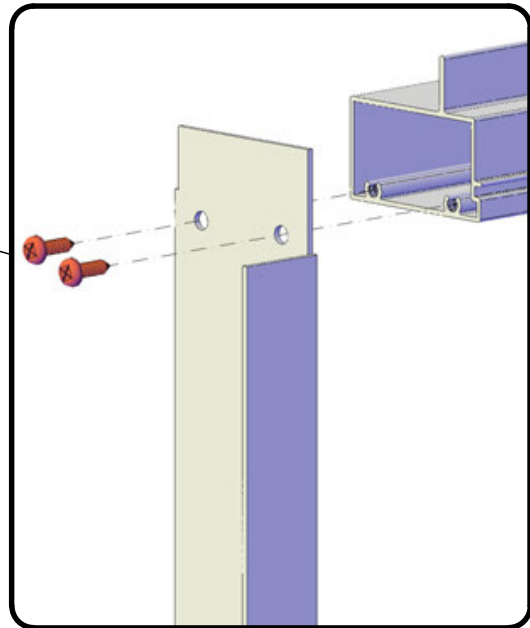
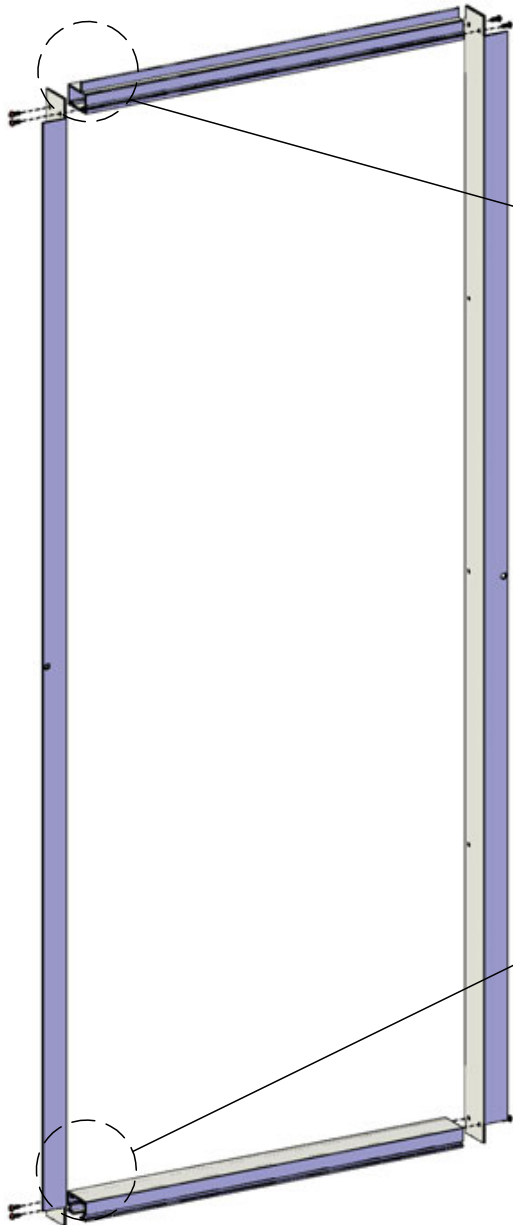
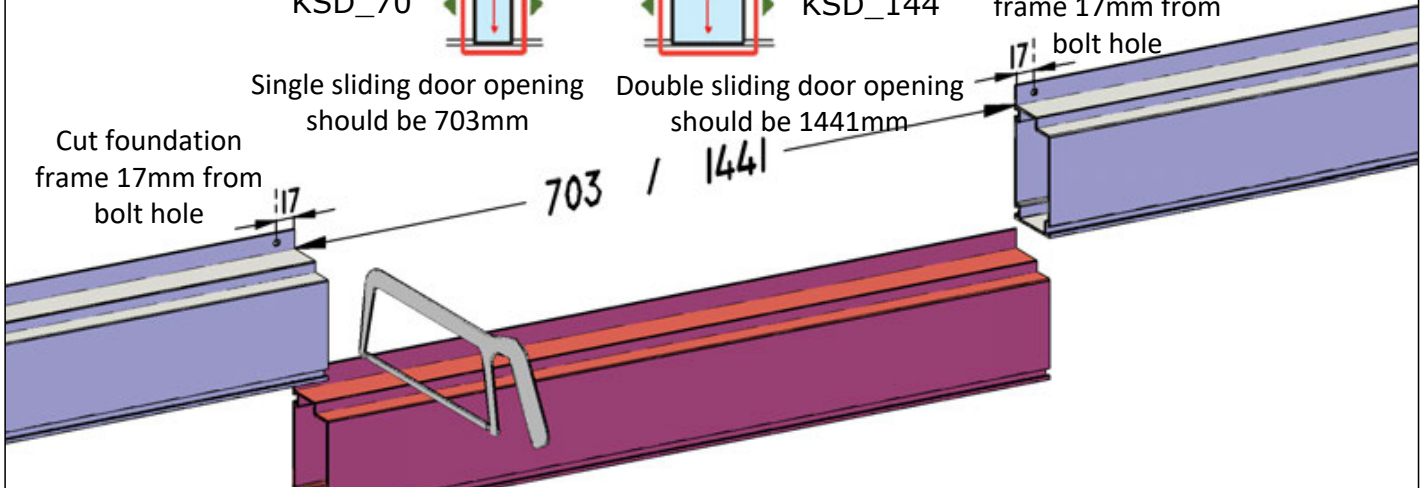
KSD\_144

Double sliding door opening  
should be 1441mm

Cut foundation  
frame 17mm from  
bolt hole

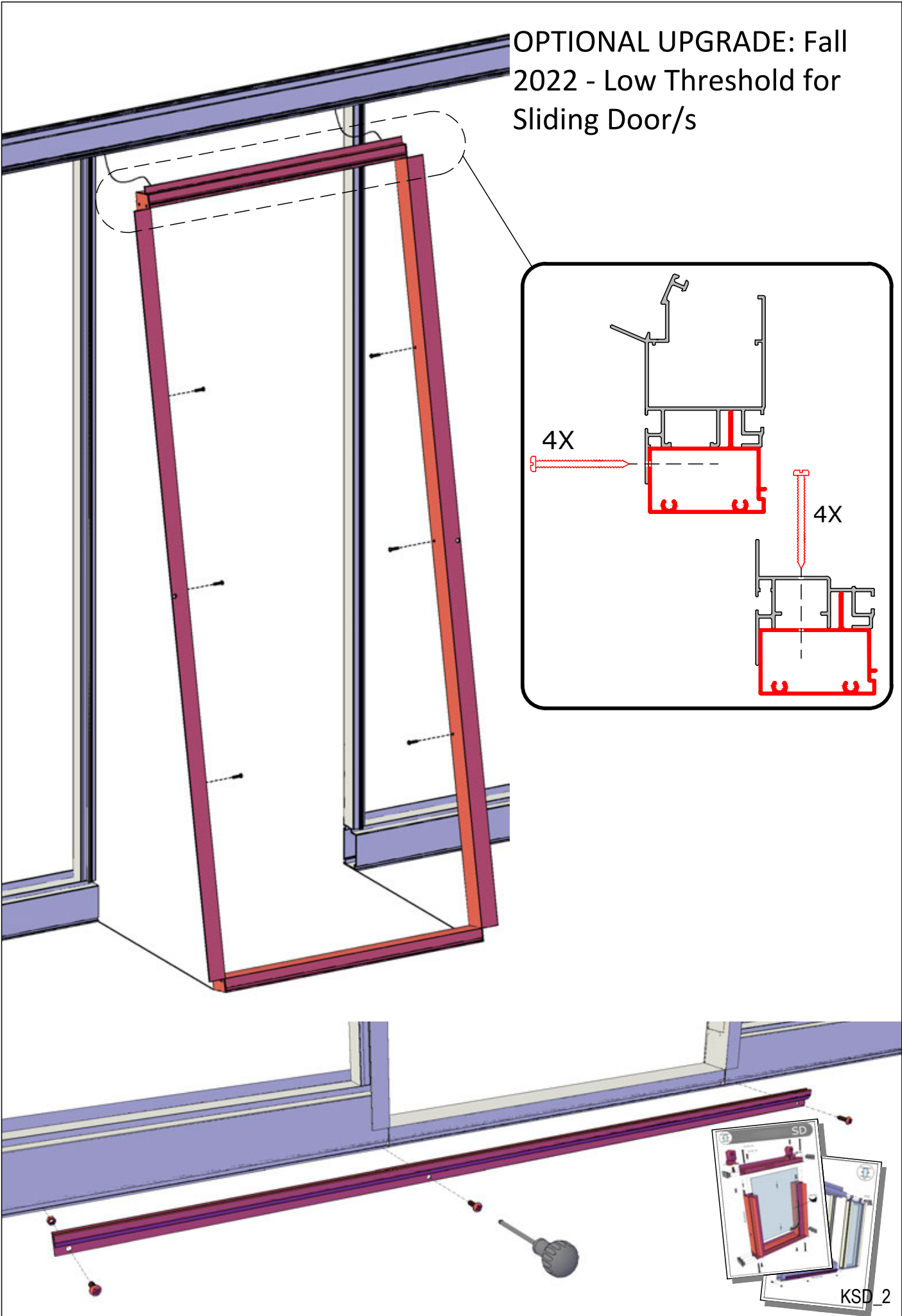
Cut foundation  
frame 17mm from  
bolt hole

703 / 1441



KSD\_1

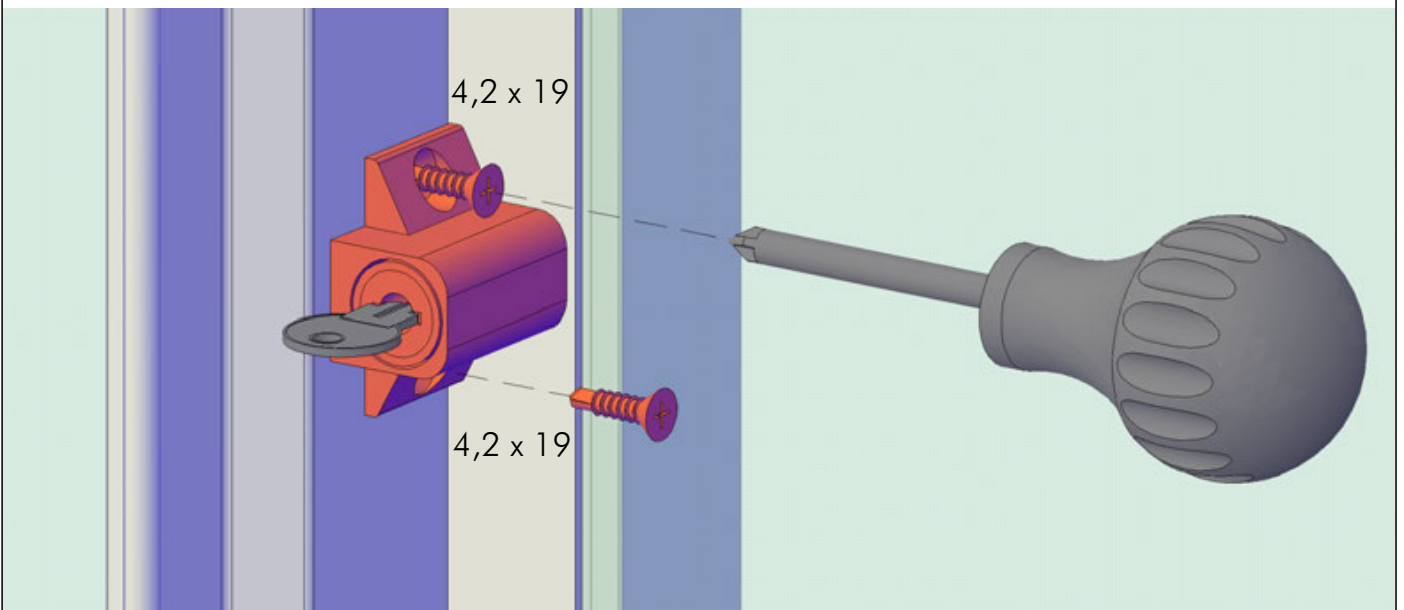
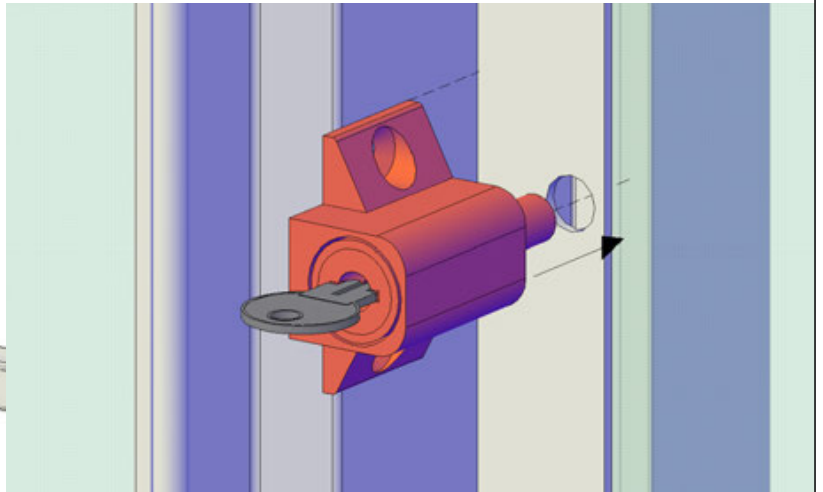
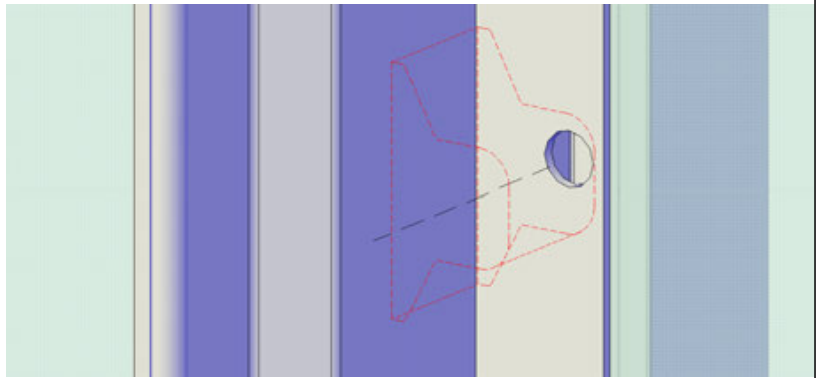
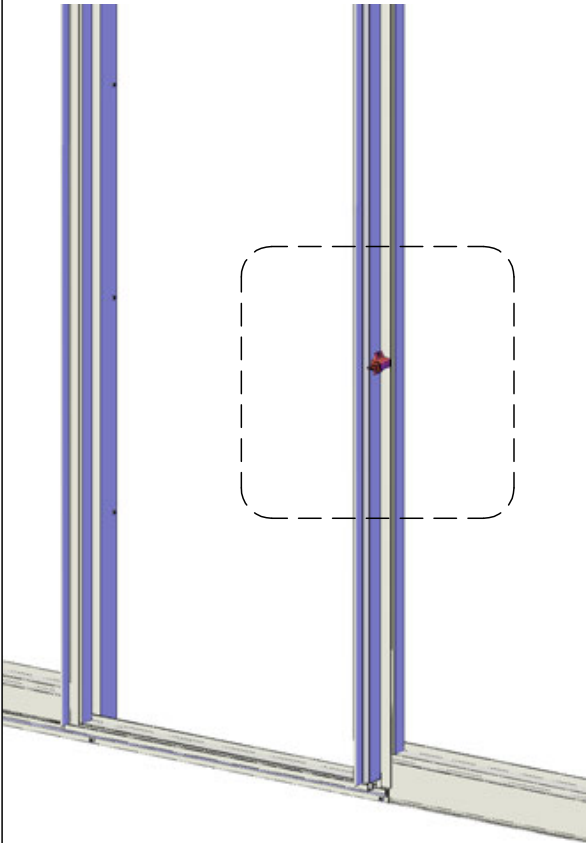
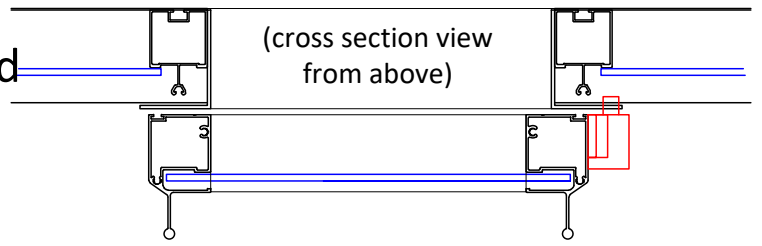
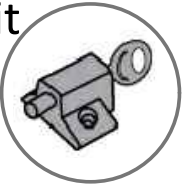
OPTIONAL UPGRADE: Fall 2022 - Low Threshold for Sliding Door/s



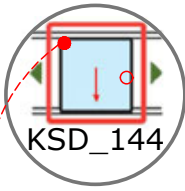
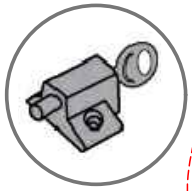
KSD\_2

# Optional Upgrade: Lock installation with Low Threshold Kit

Kit

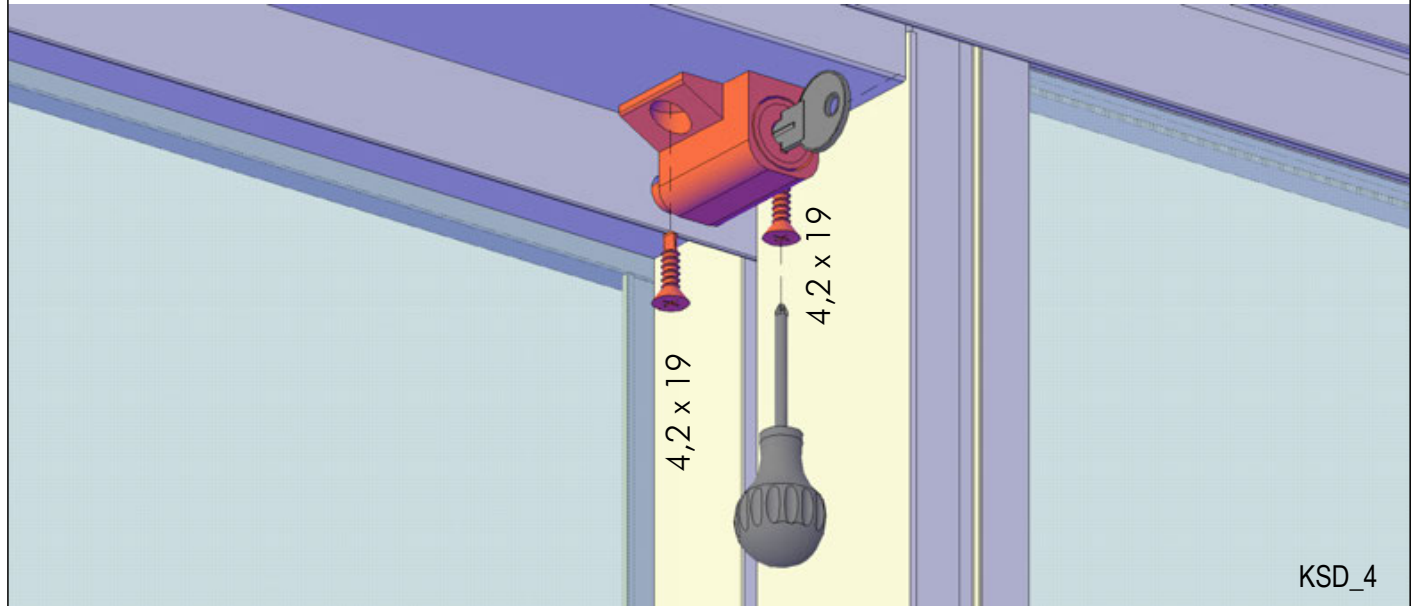
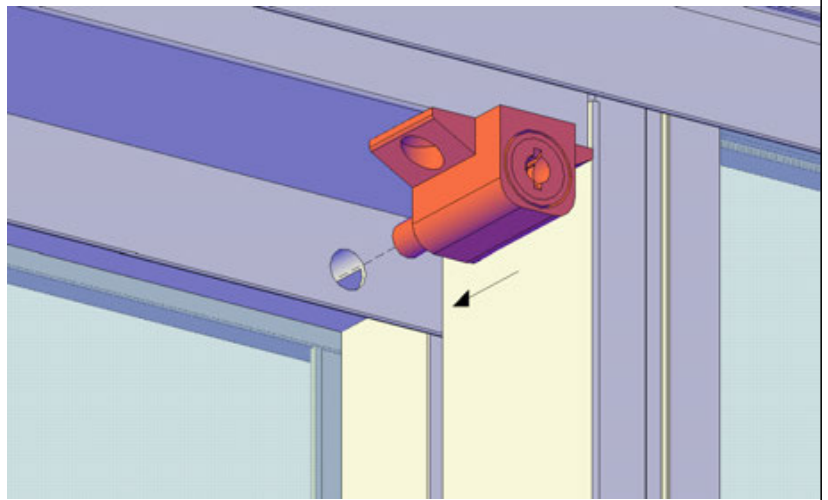
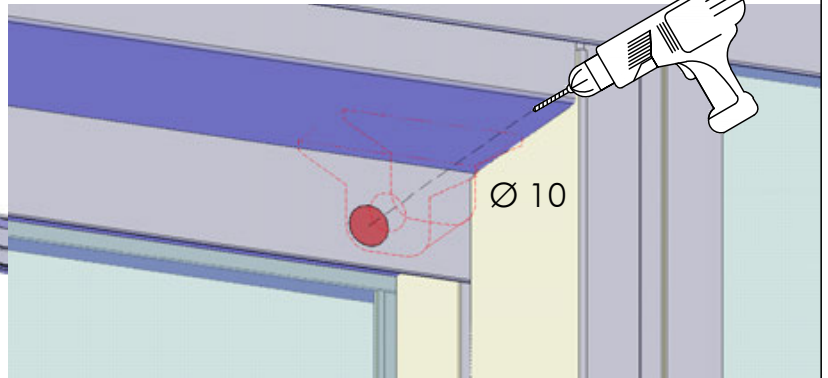
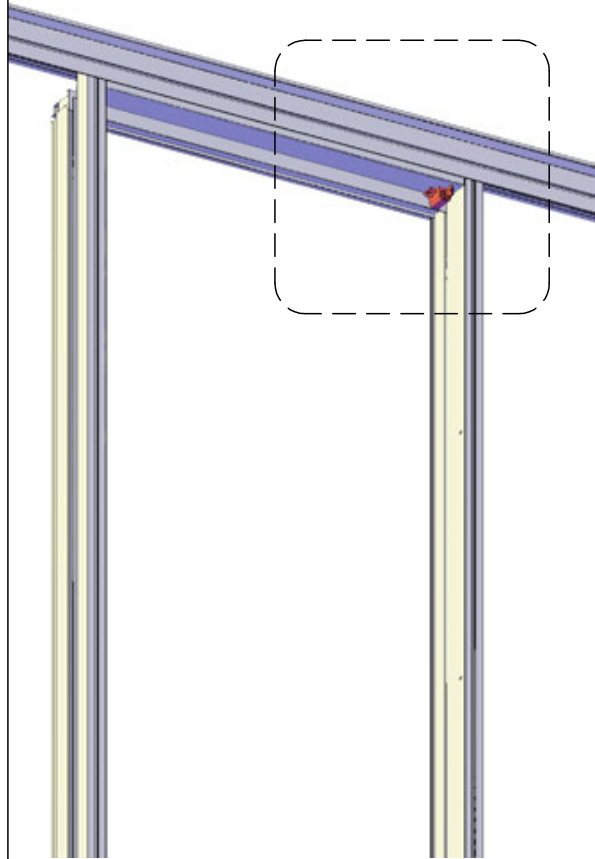
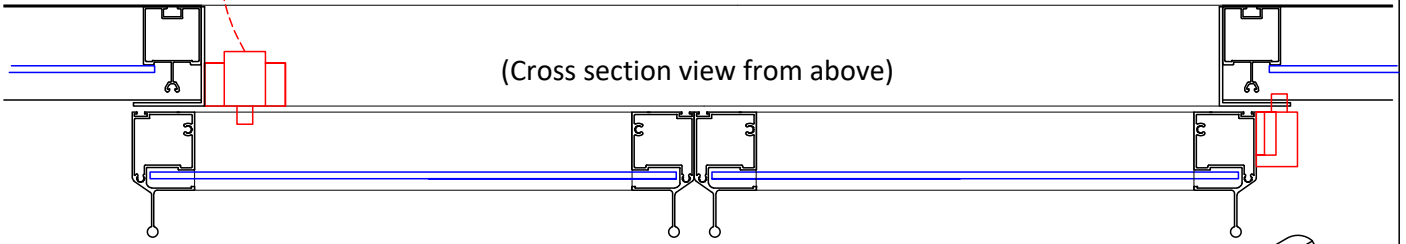




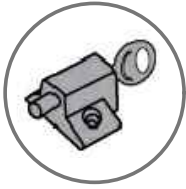


KSD\_144

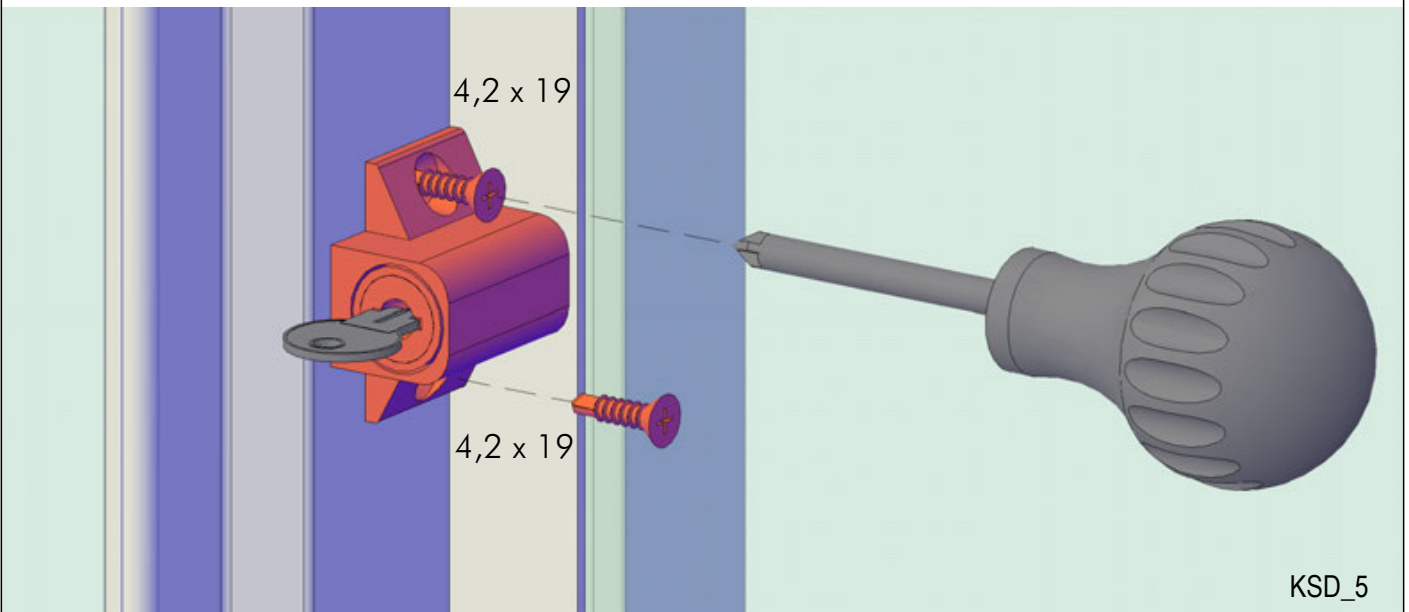
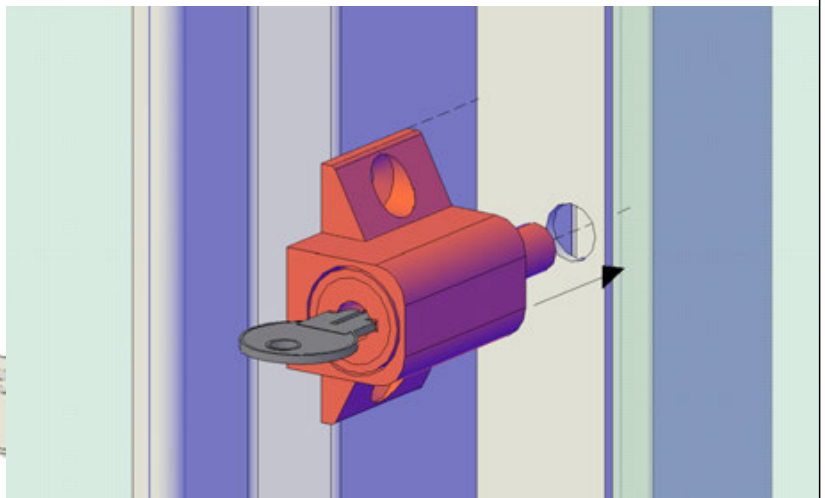
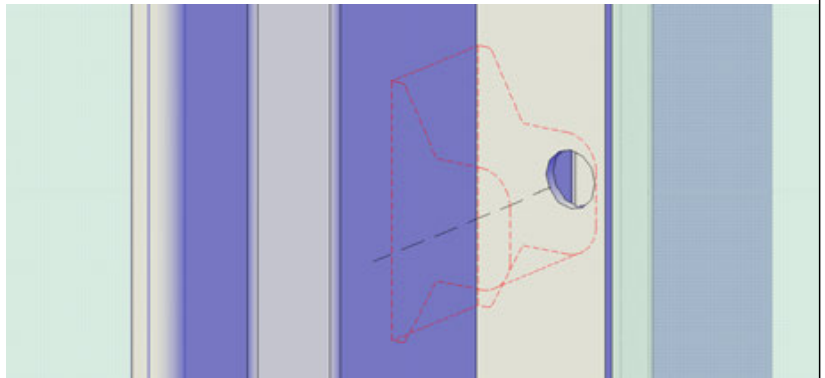
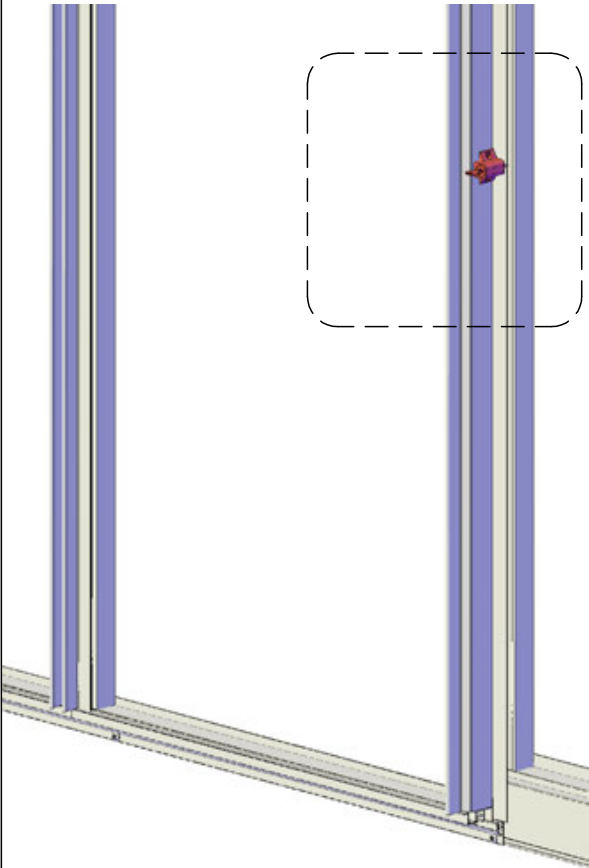
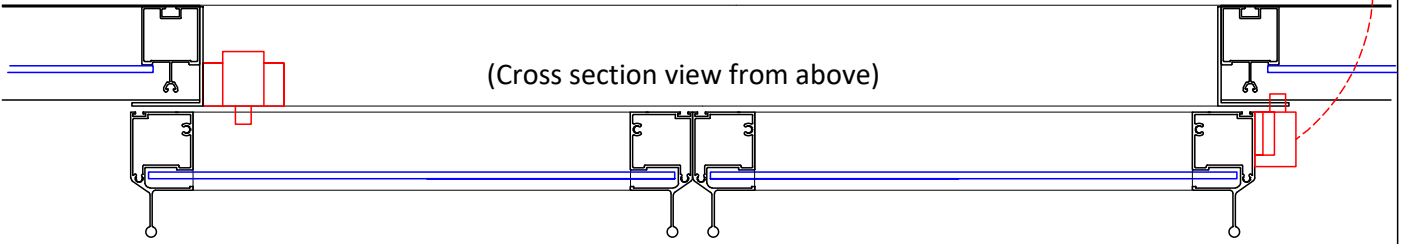
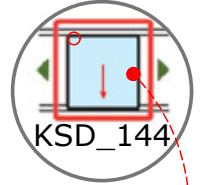
# Optional Upgrade: Lock installation with Low Threshold Kit (Double Sliding Door - installed on the inside on one door)



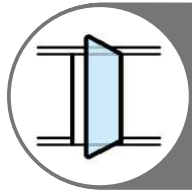
KSD\_4



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



KSD\_5



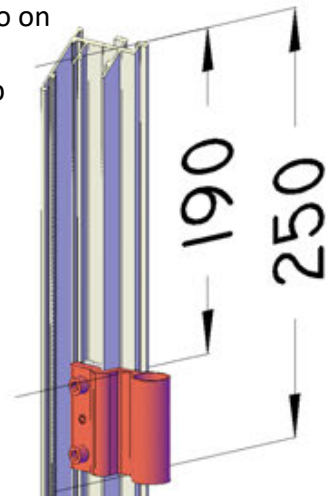
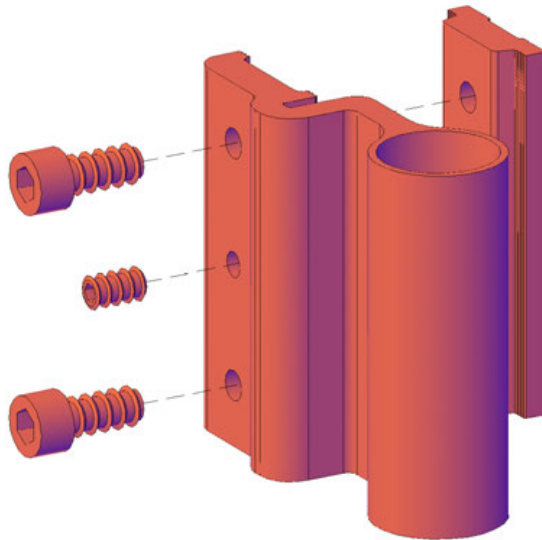
# OPTIONAL UPGRADE: Hinged Door

# HD

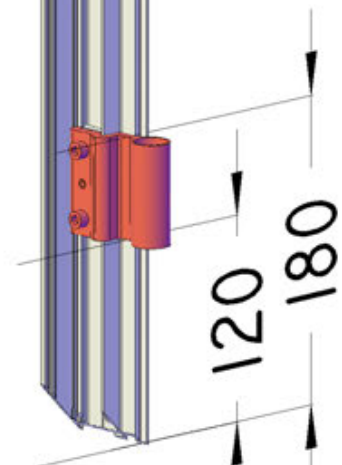
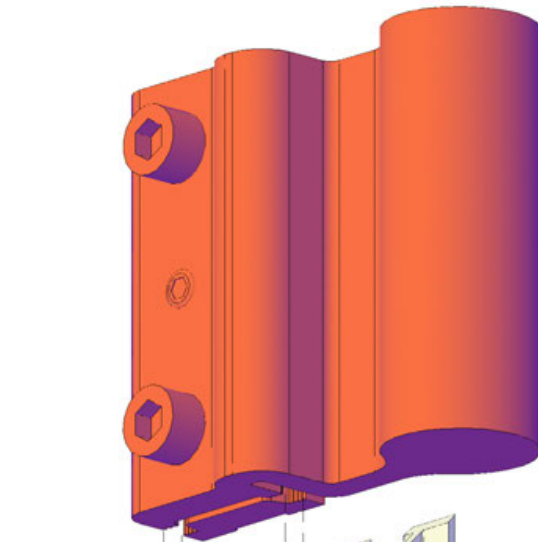
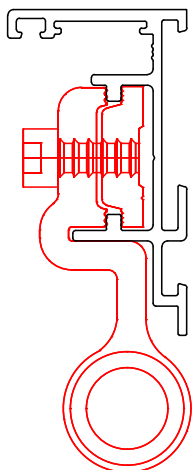


IMPORTANT: Find Janssens Accessory installation video on our site here:

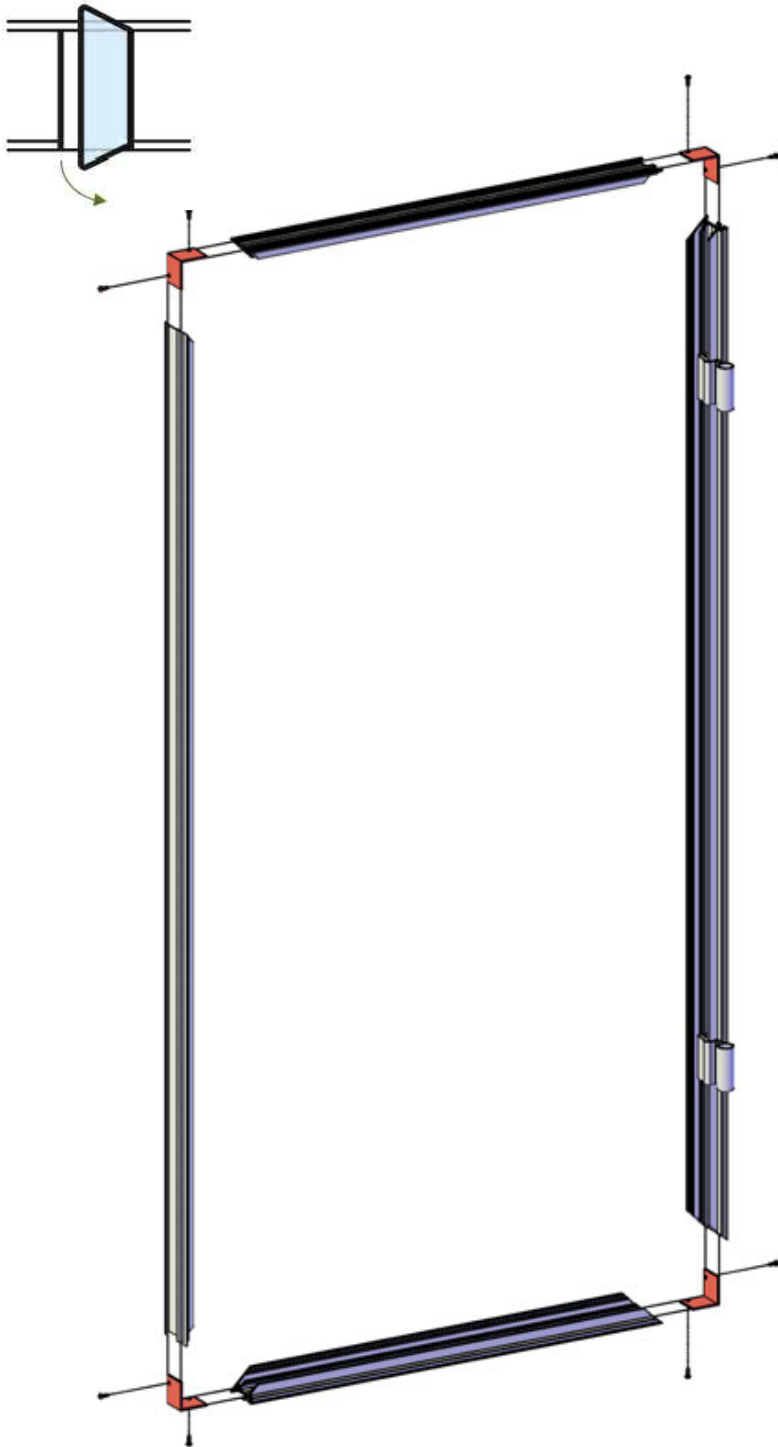
<https://www.exaco.com/greenhouse-victorian.php>








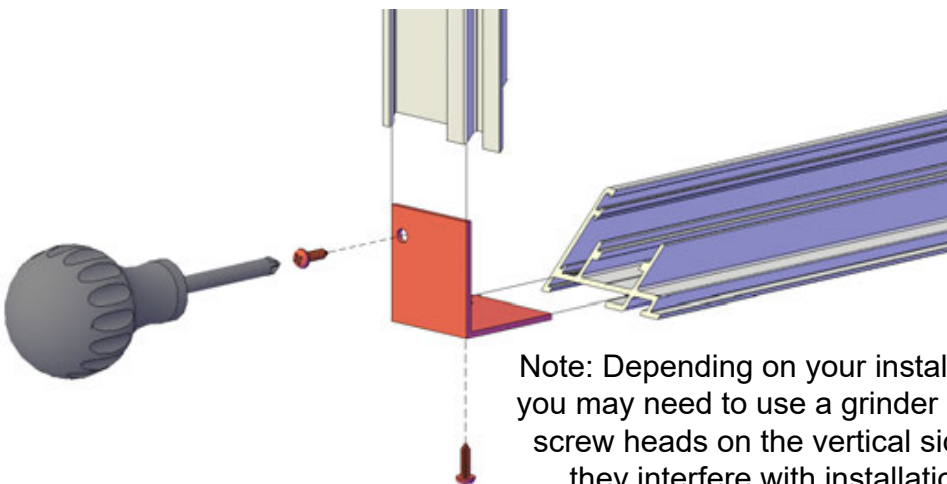
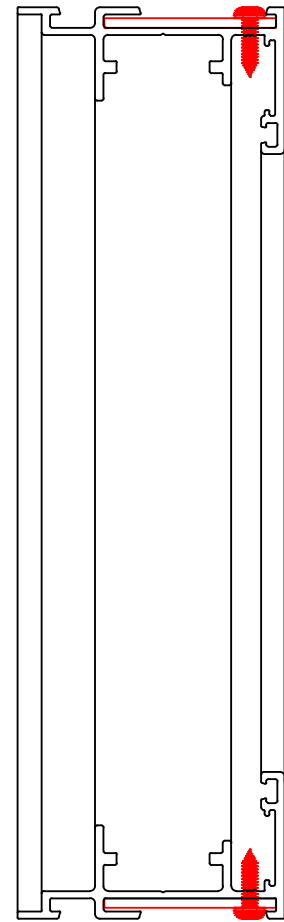
Hinges in door jamb will need to be adjusted.  
Distances are in millimeters.



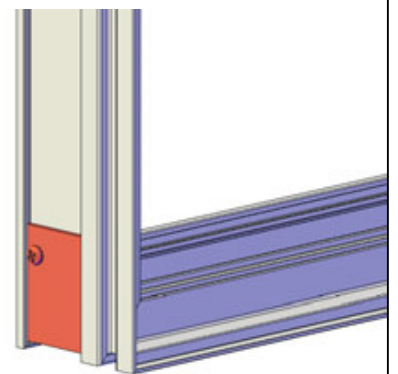
HD 1



	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	

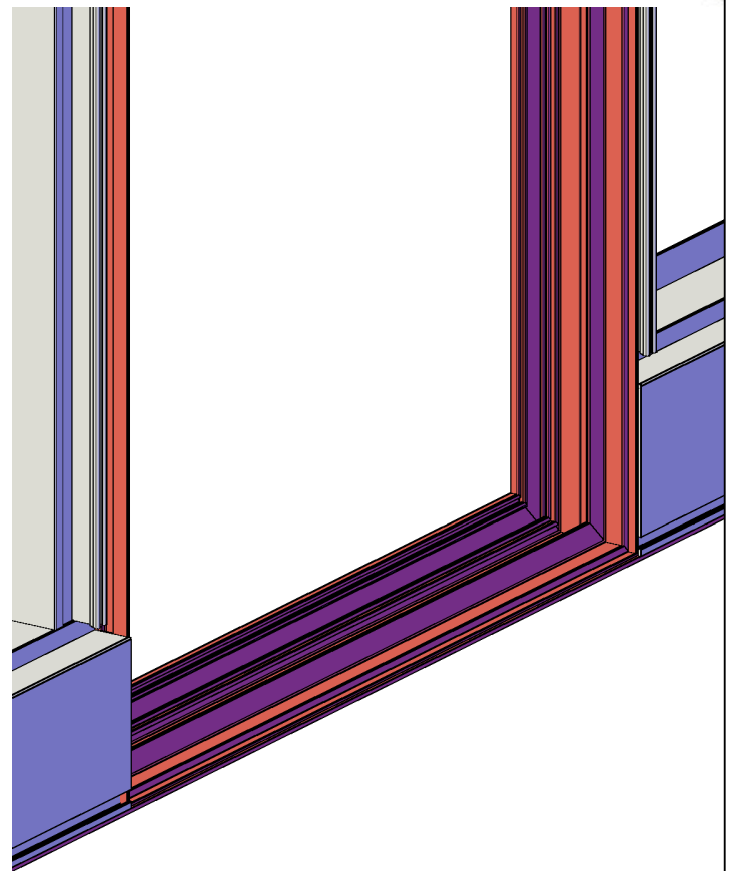
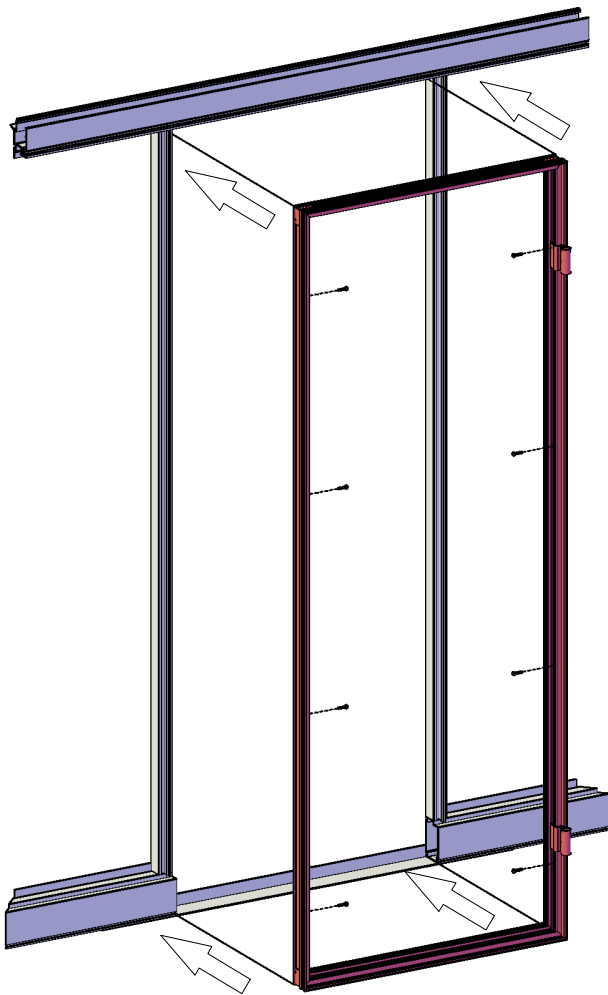
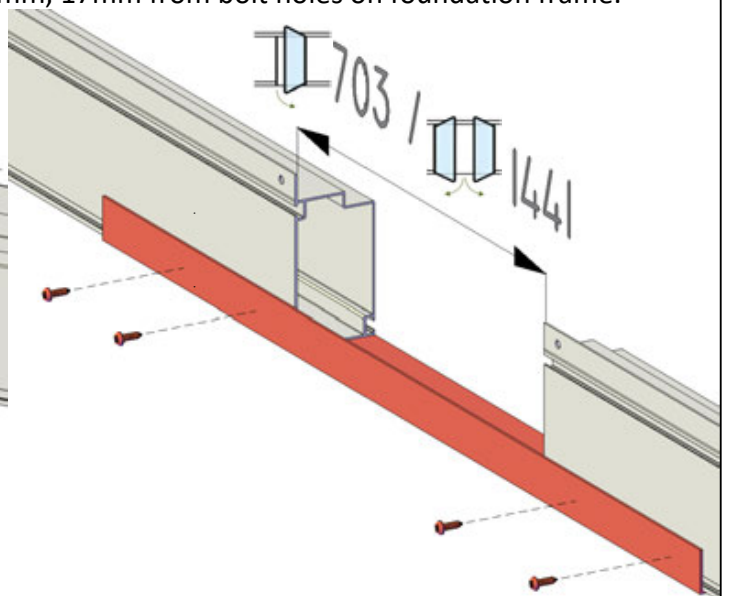
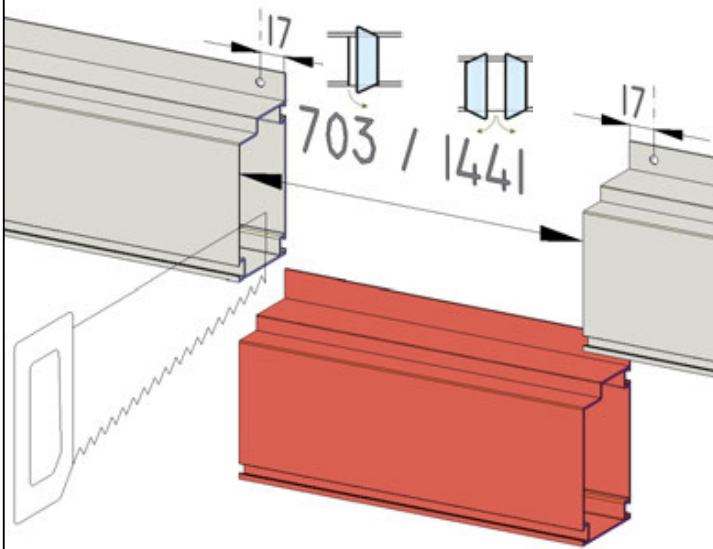


Note: Depending on your installation, you may need to use a grinder on the screw heads on the vertical sides if they interfere with installation.

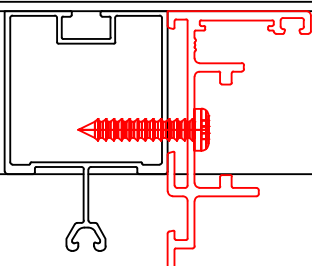


HD 2

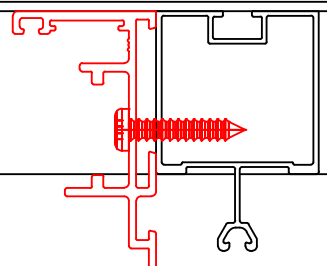
Double Hinged door will need opening of 1441mm, 17mm from bolt holes on foundation frame.



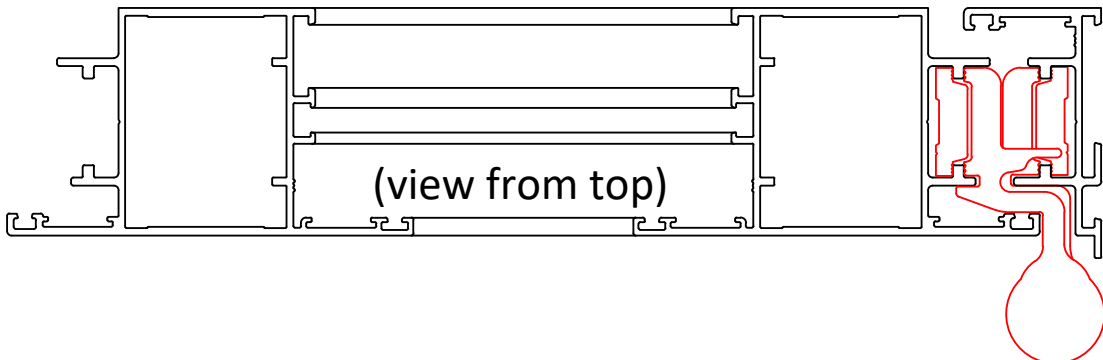
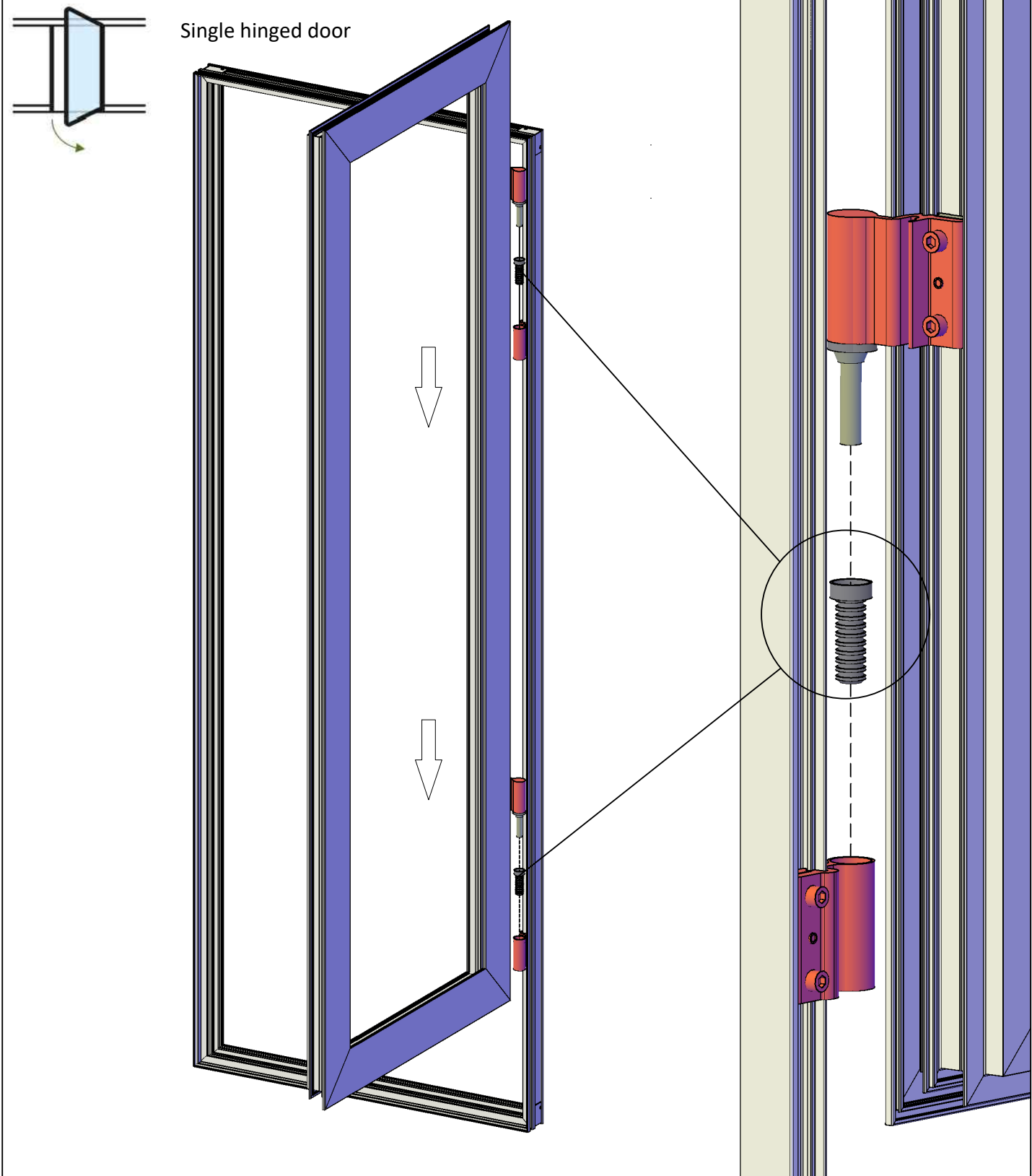
(Single door shown, double door jamb installation will be identical)



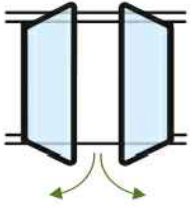
(view from top)



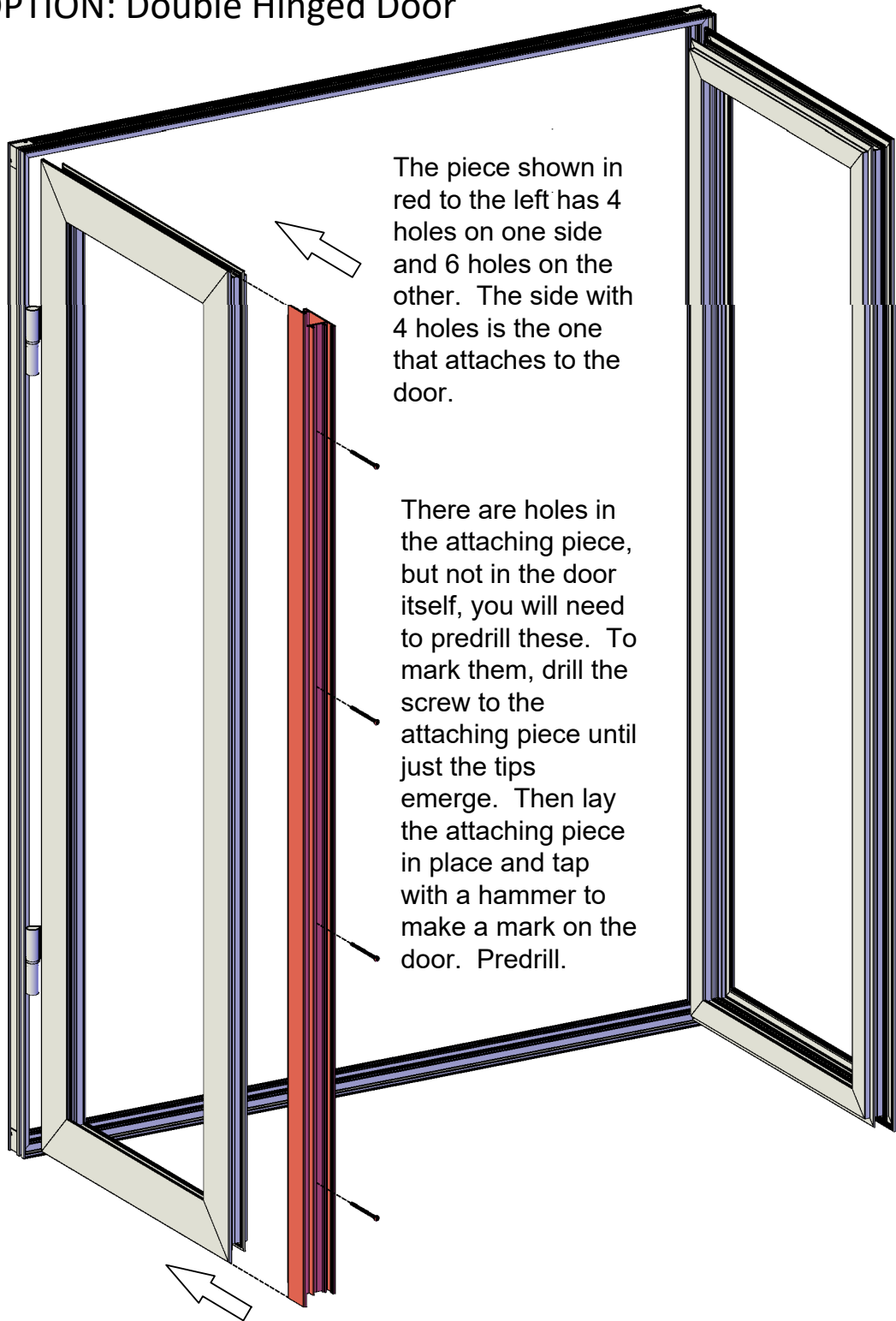
HD 3



HD 4

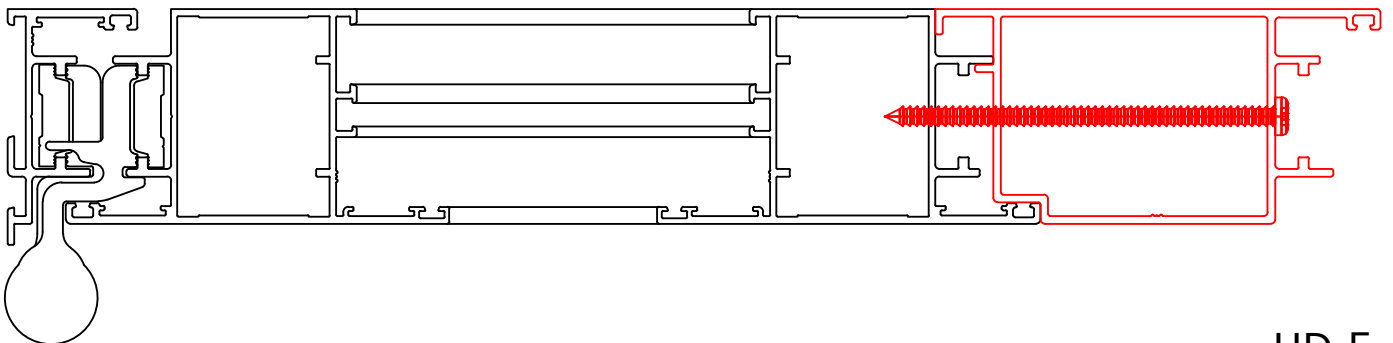


## OPTION: Double Hinged Door

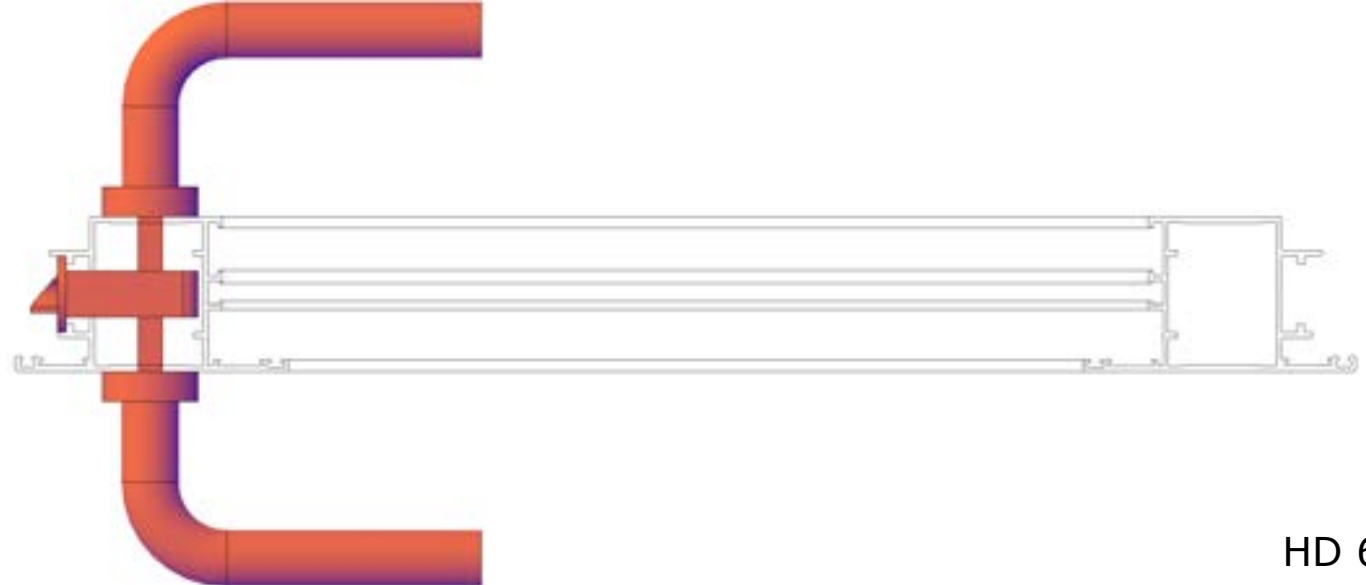
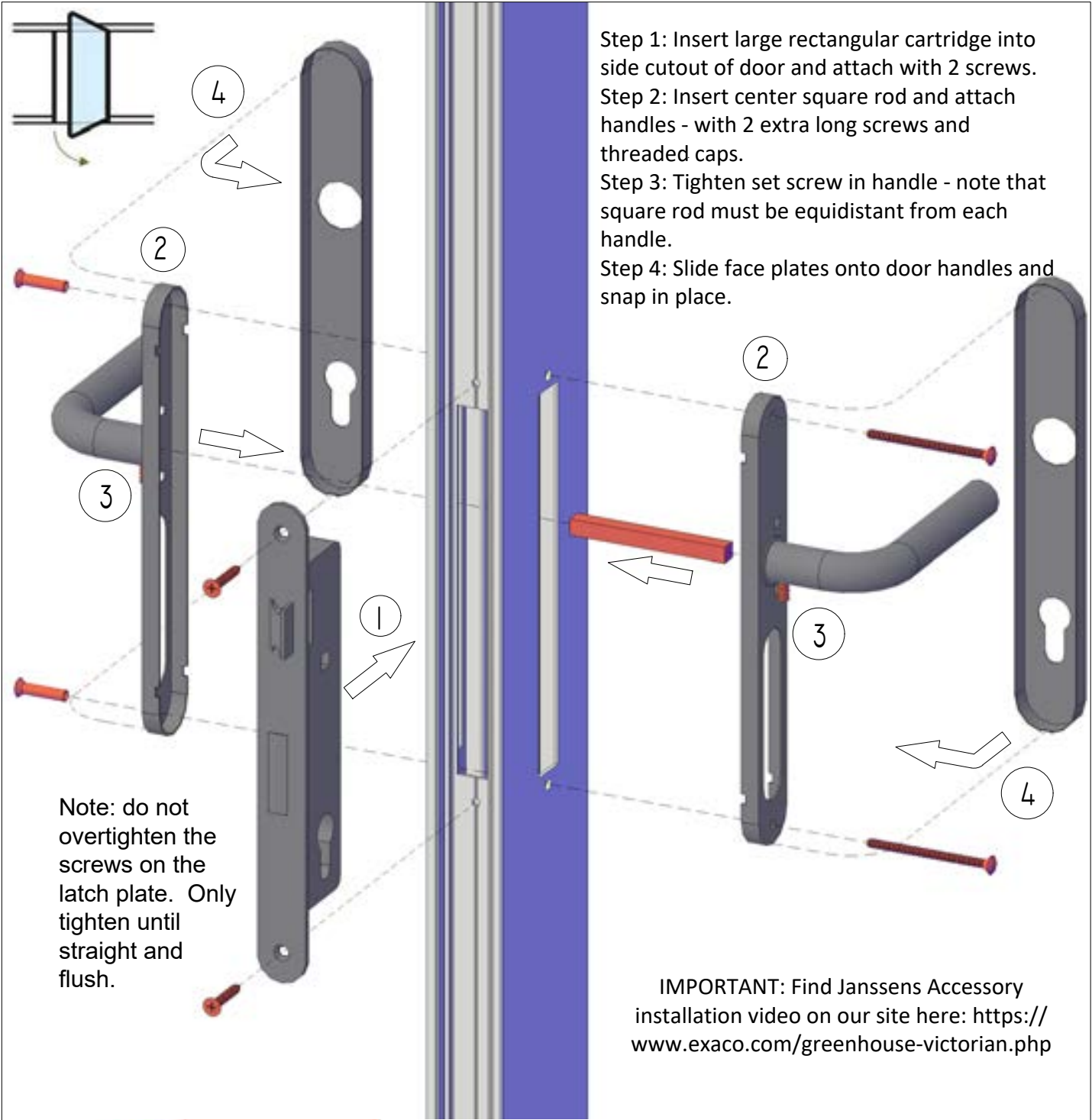


The piece shown in red to the left has 4 holes on one side and 6 holes on the other. The side with 4 holes is the one that attaches to the door.

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.

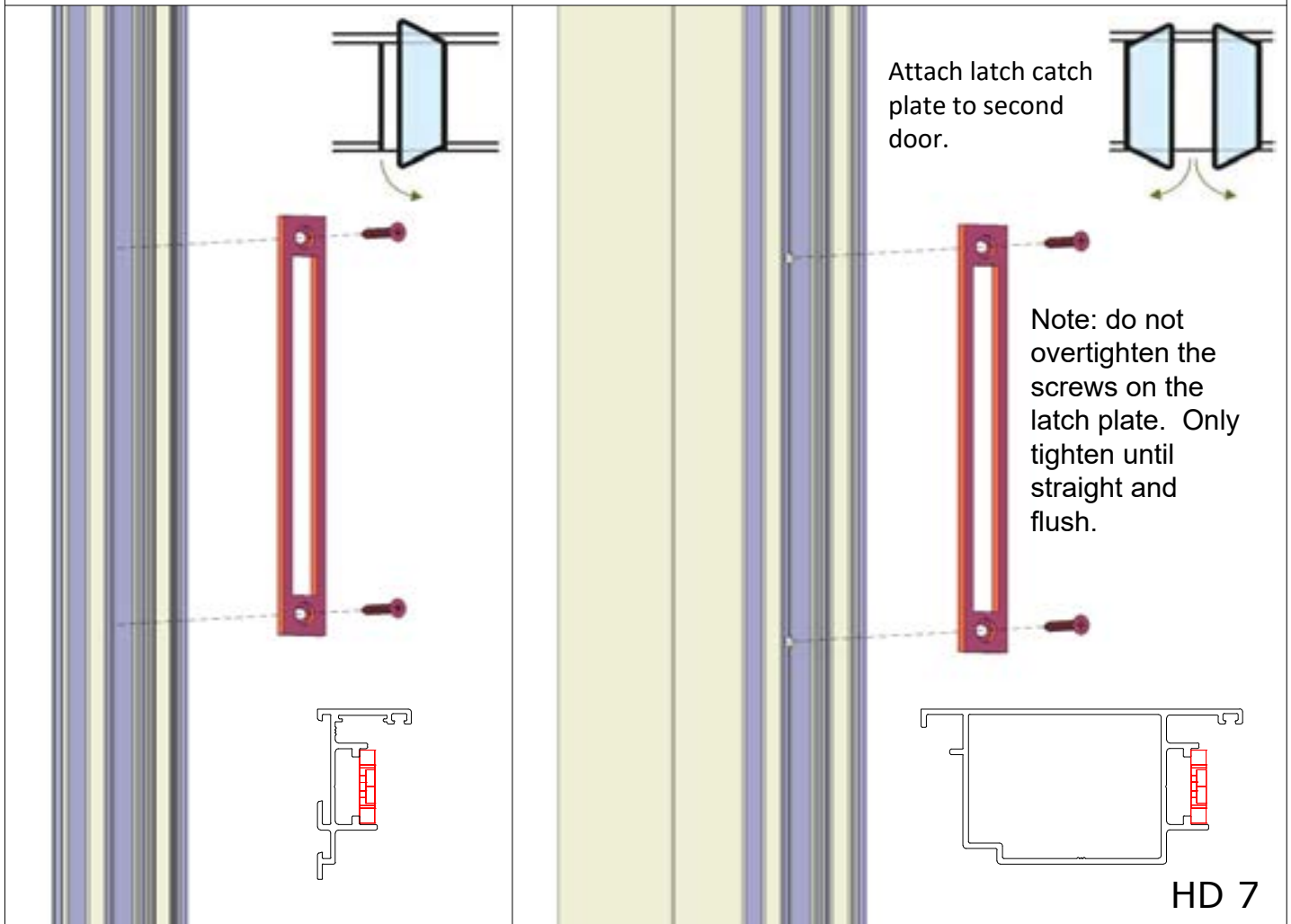
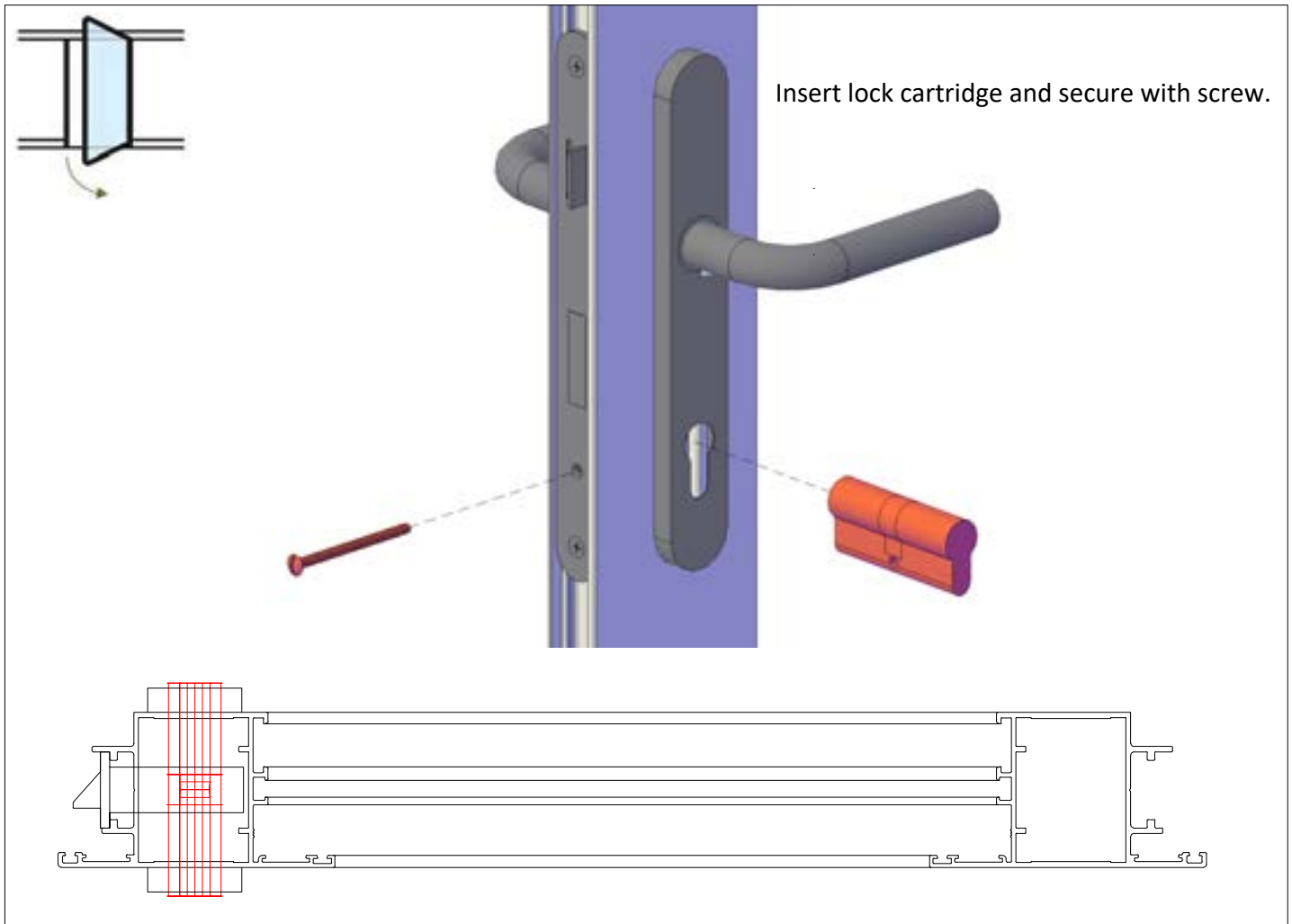


HD 5

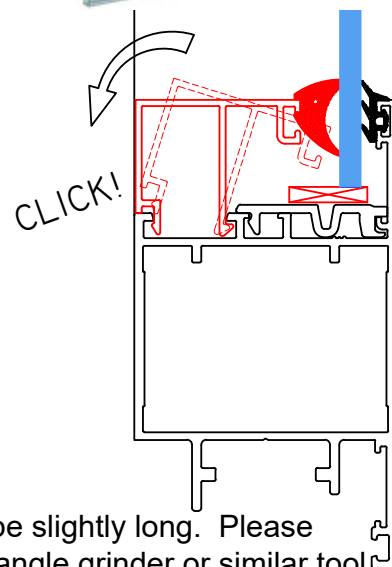
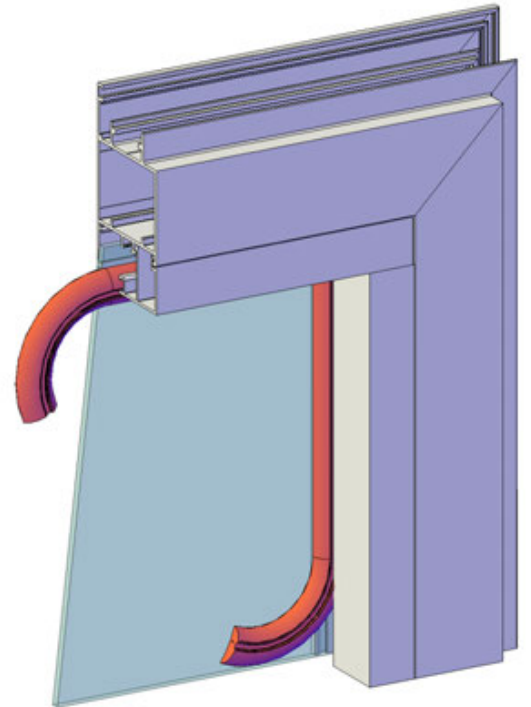
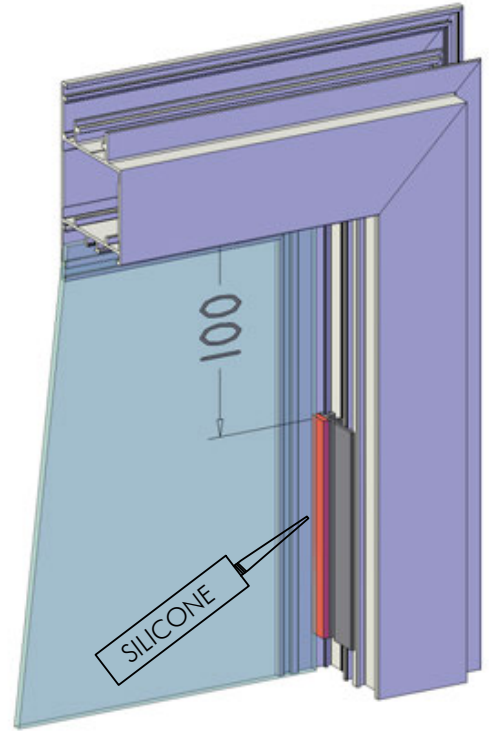
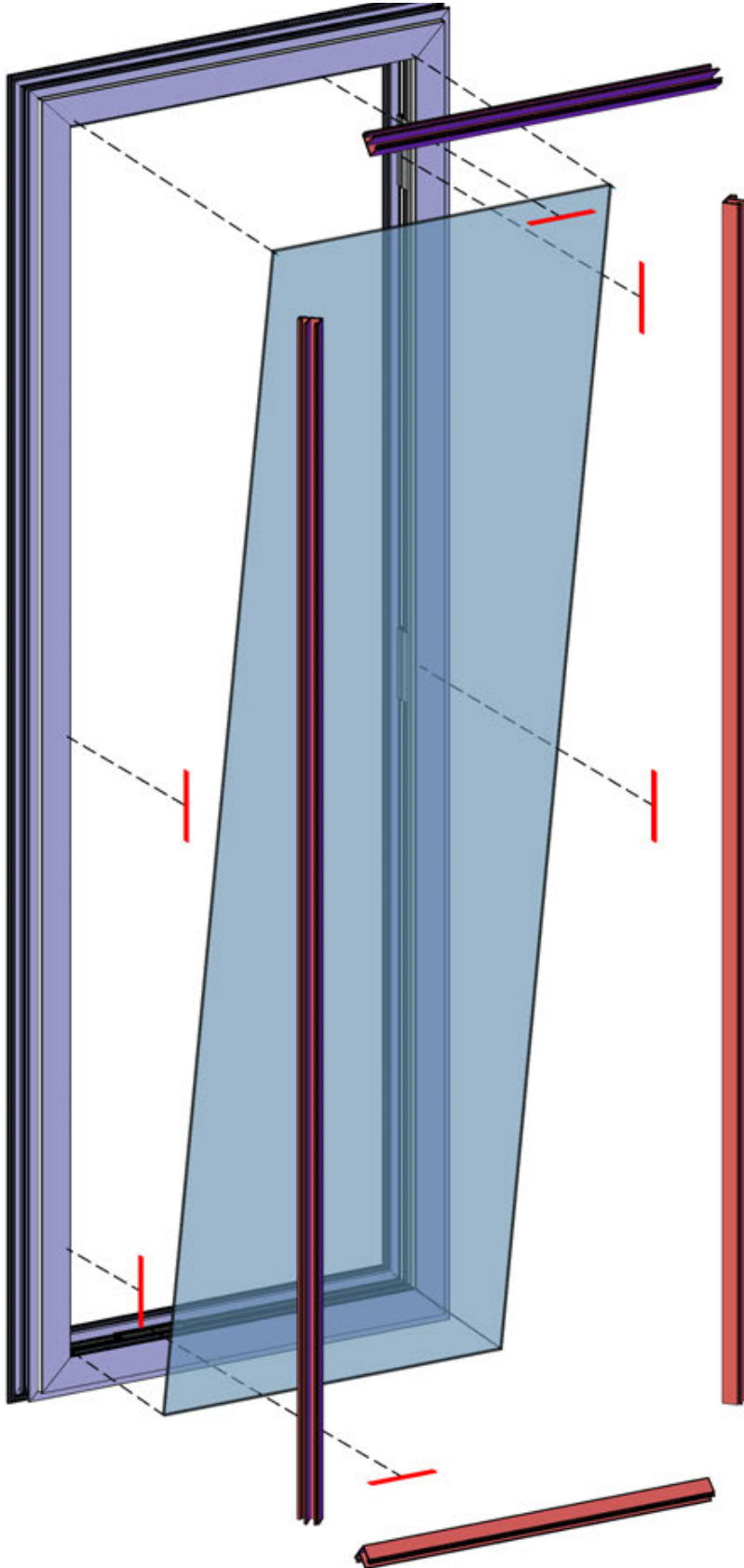
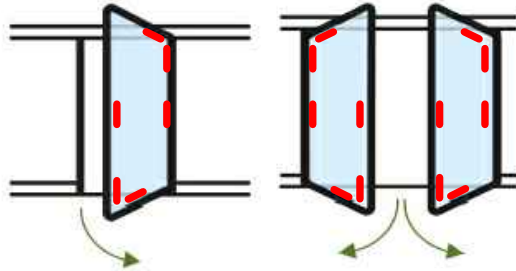


HD 6



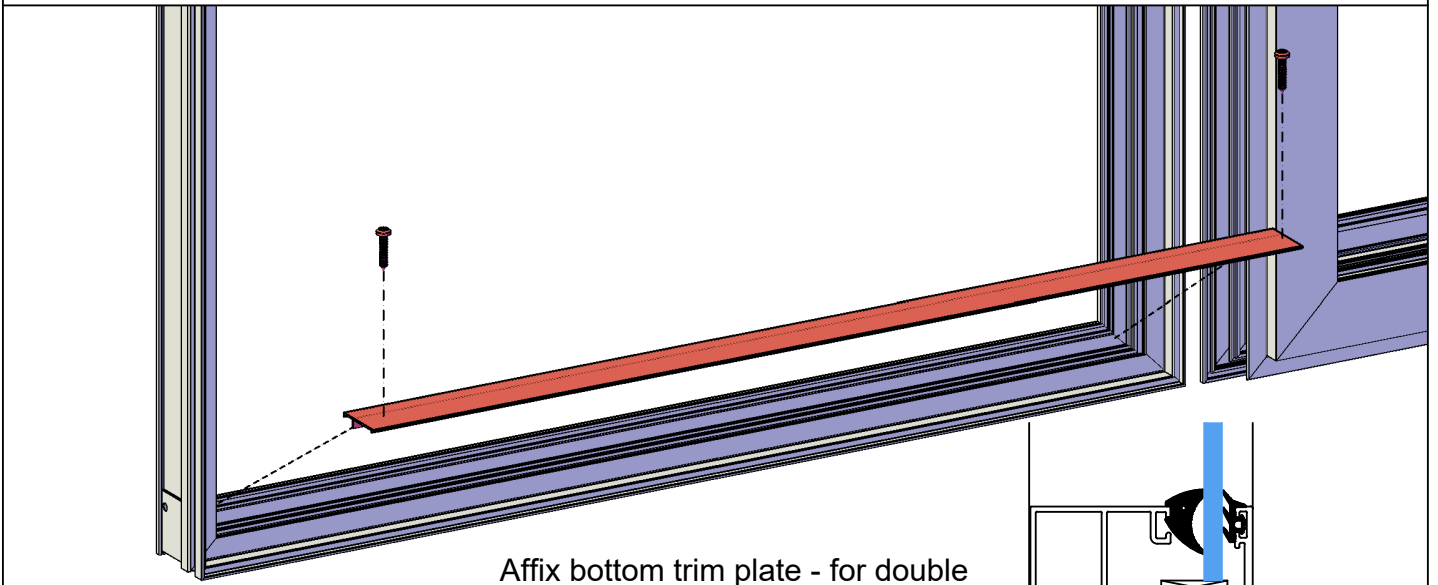
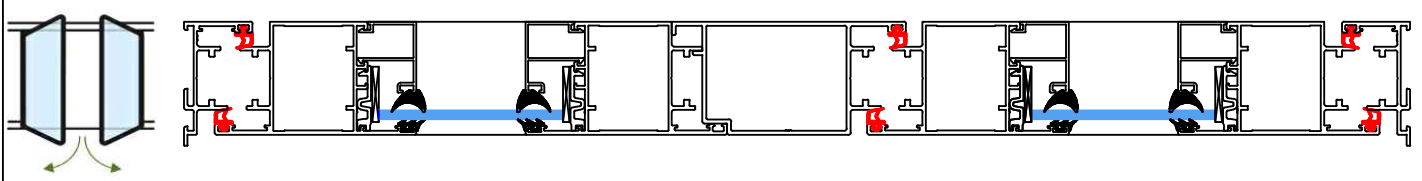
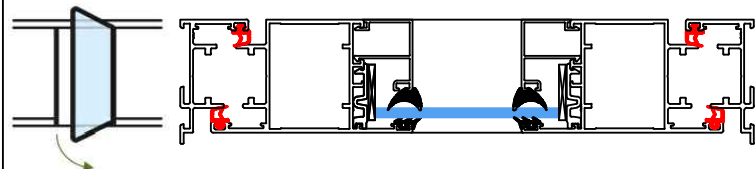
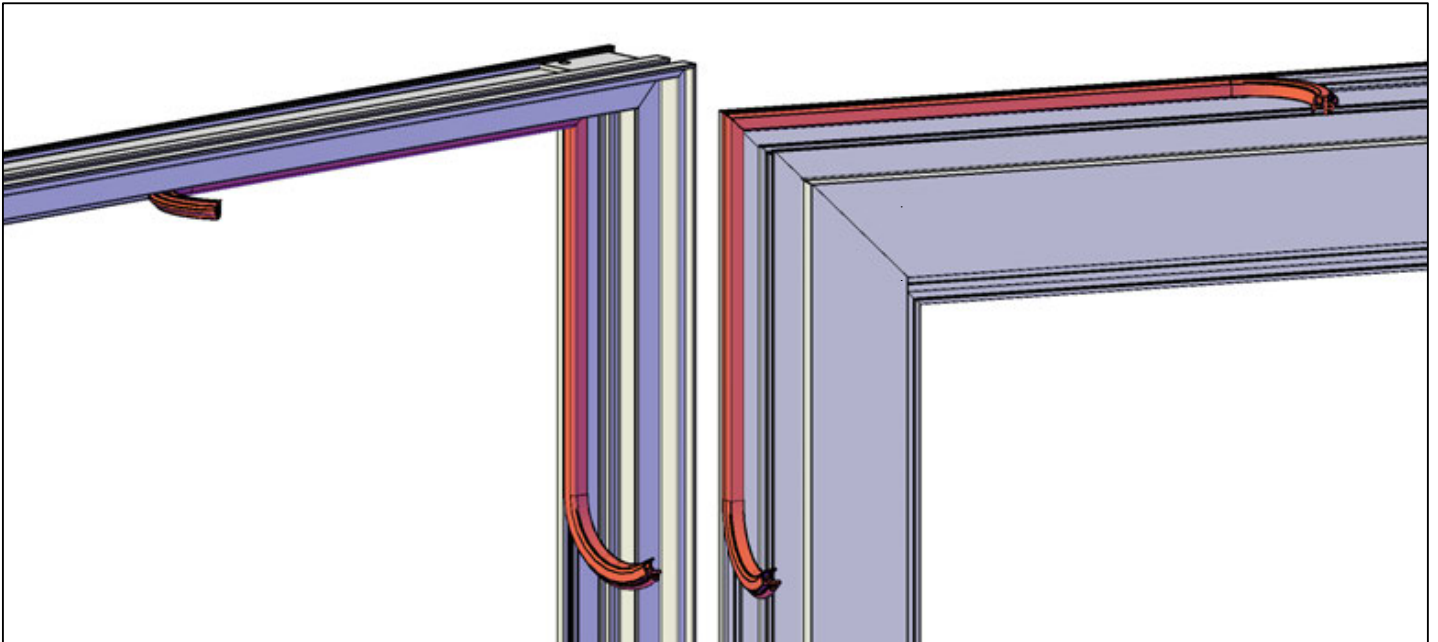


For the next step, we recommend placing the door flat until glass is installed.

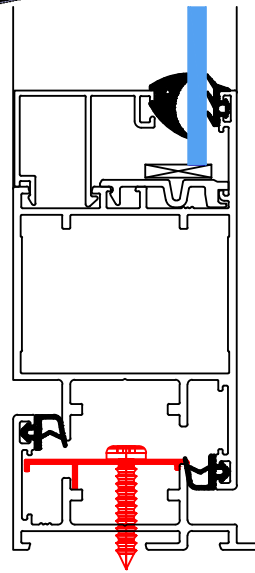


NOTE: the horizontal glazing strips shown in red above may be slightly long. Please measure and trim to fit your door using a hacksaw, hand file, angle grinder or similar tool.

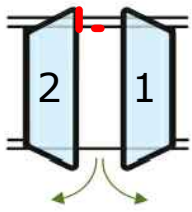
HD 8



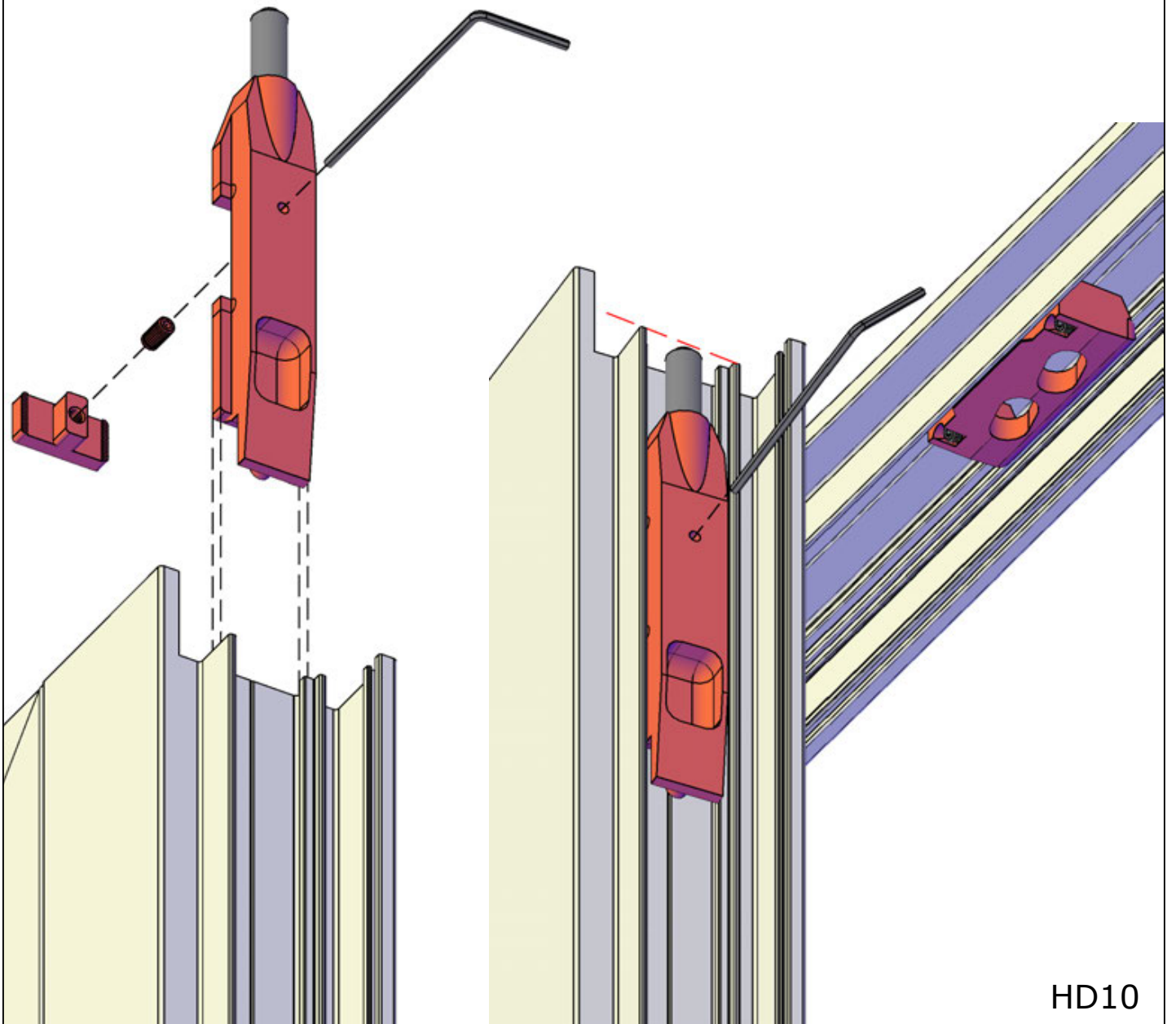
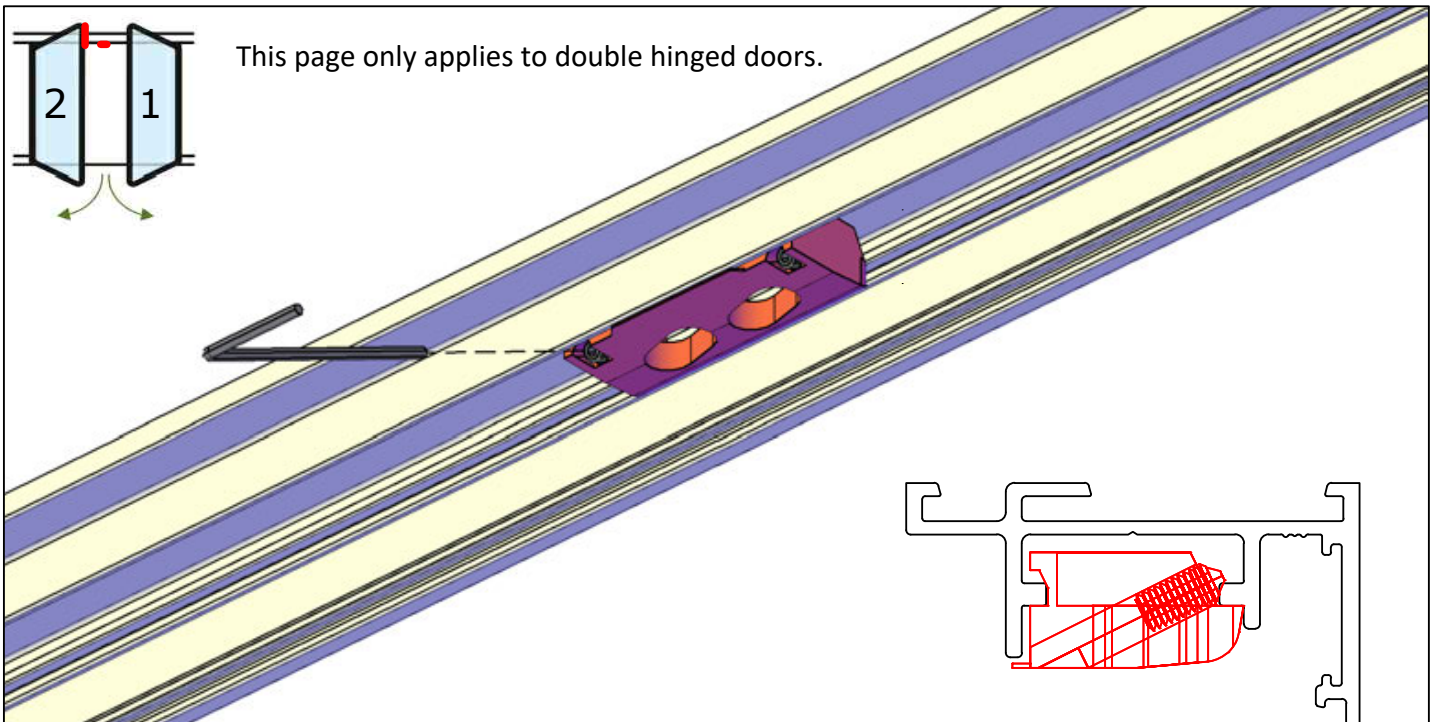
Affix bottom trim plate - for double doors see next page.



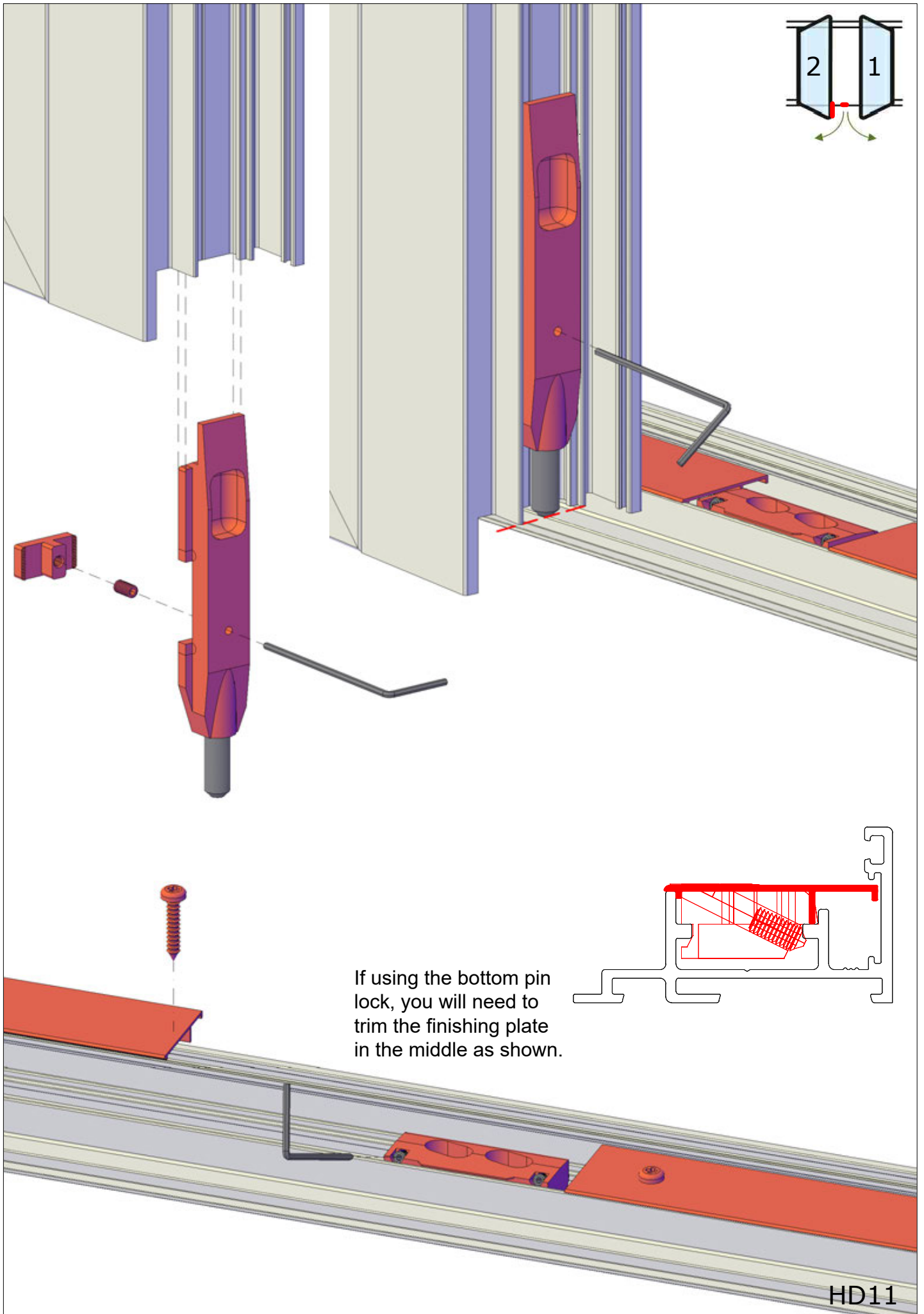
HD 9



This page only applies to double hinged doors.

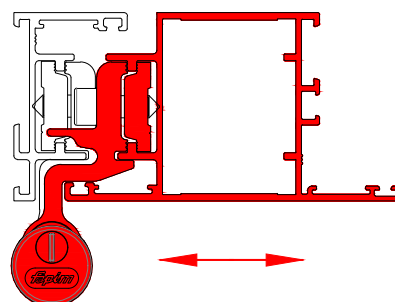
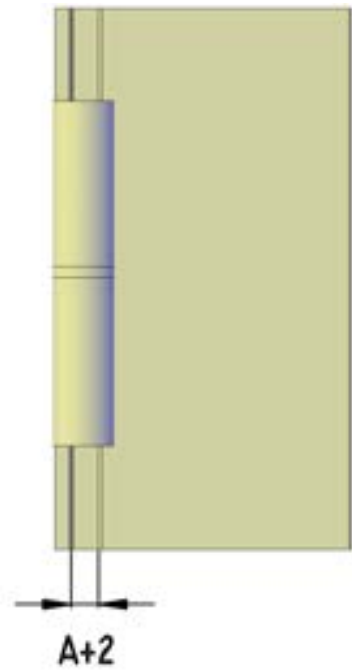
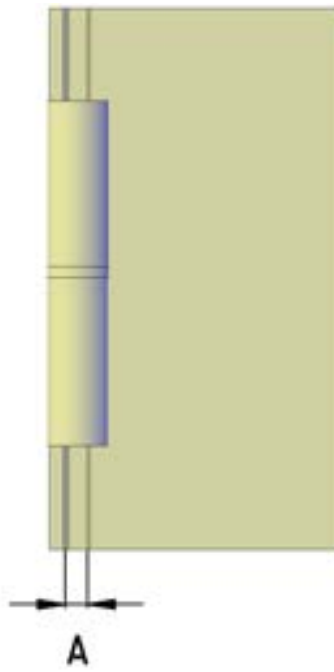
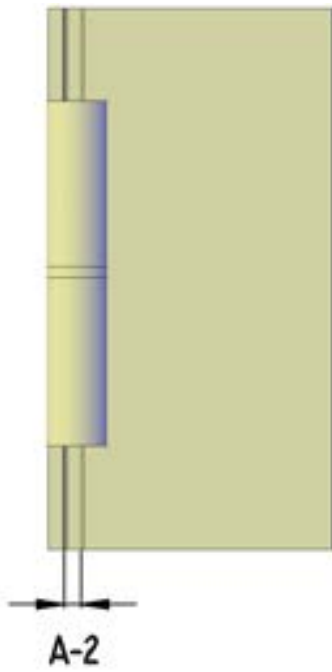
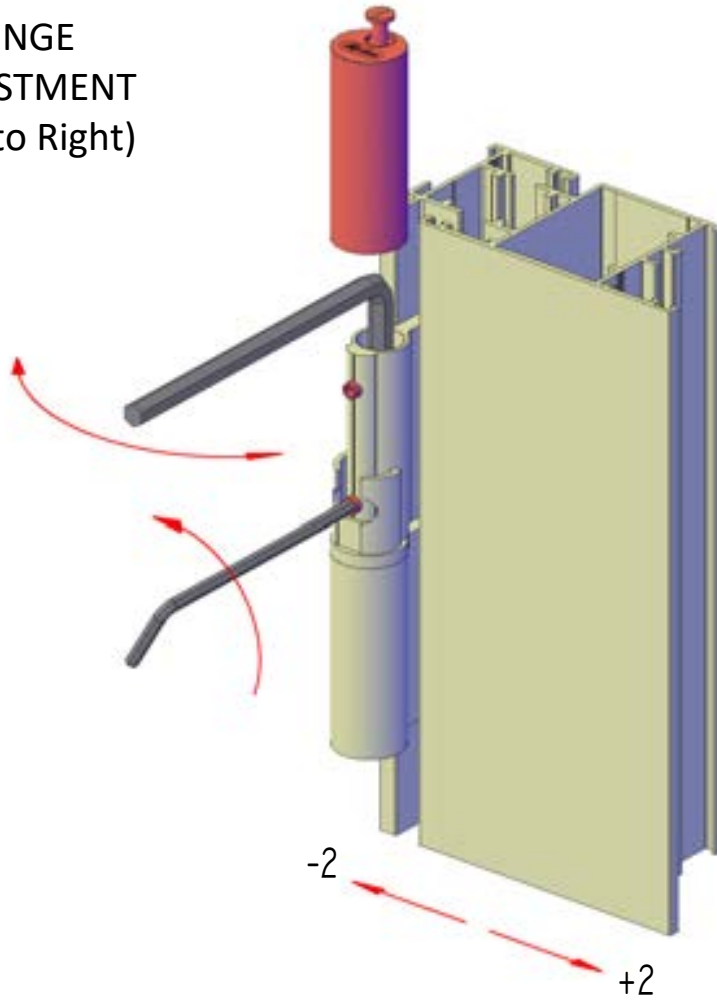


HD10





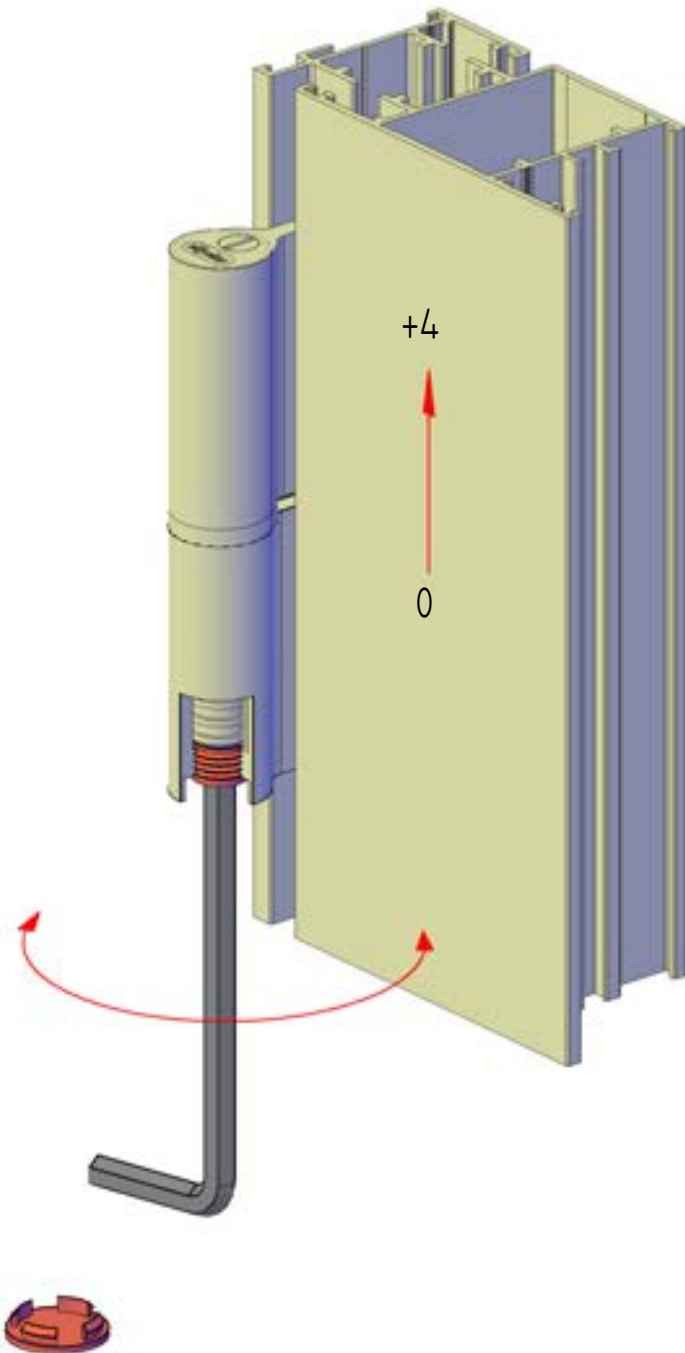
HINGE  
ADJUSTMENT  
(Left to Right)



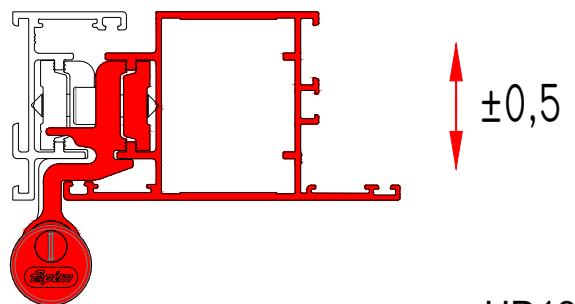
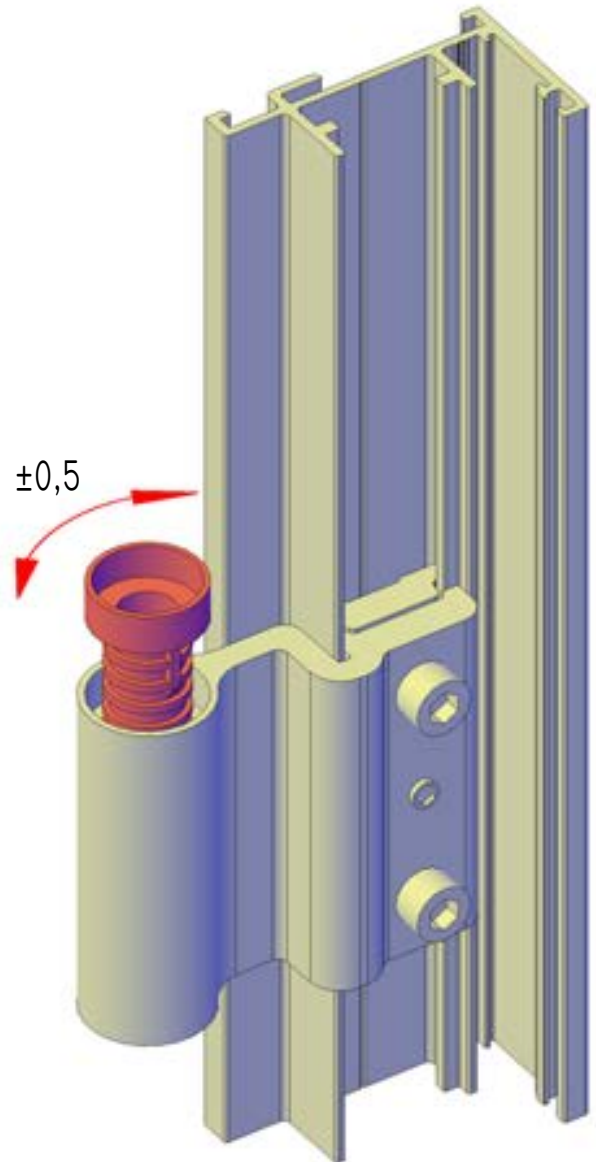
HD12



### HINGE ADJUSTMENT (Up)



### HINGE ADJUSTMENT (Front/Back)



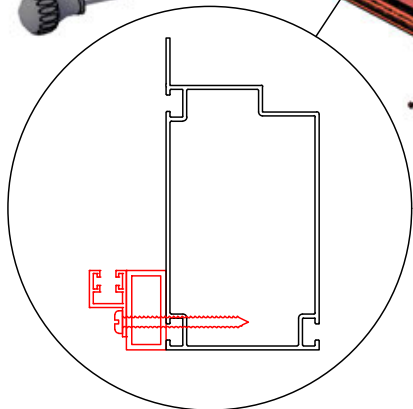
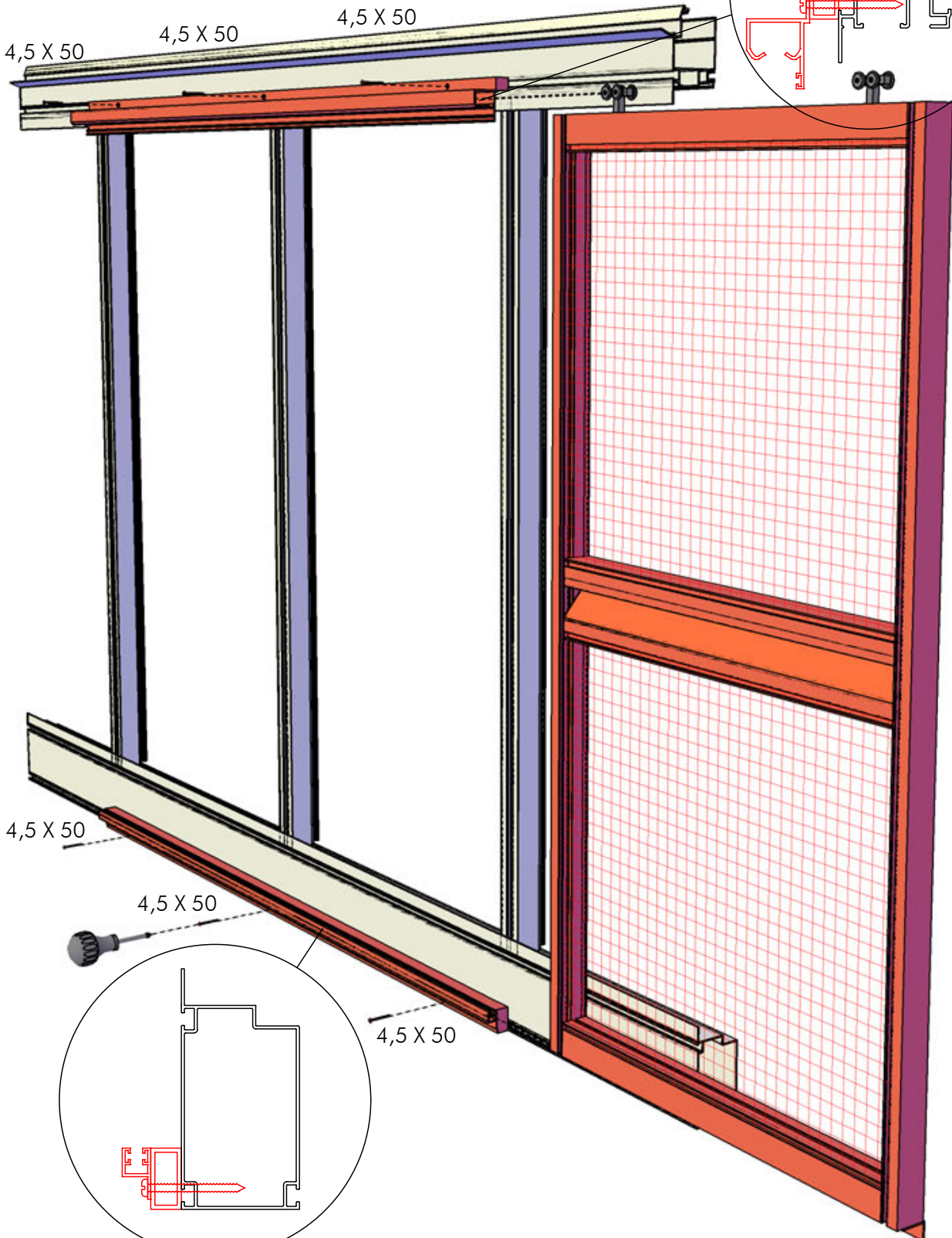
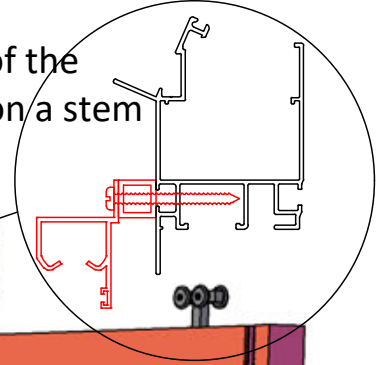
HD13



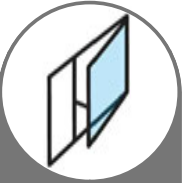
# Optional Upgrade: Door Fly Screen

# FD

Notes about Fly Screen Door: This slides along the interior of the greenhouse, and will not be compatible with greenhouses on a stem wall. May be used with sliding or hinged doors.

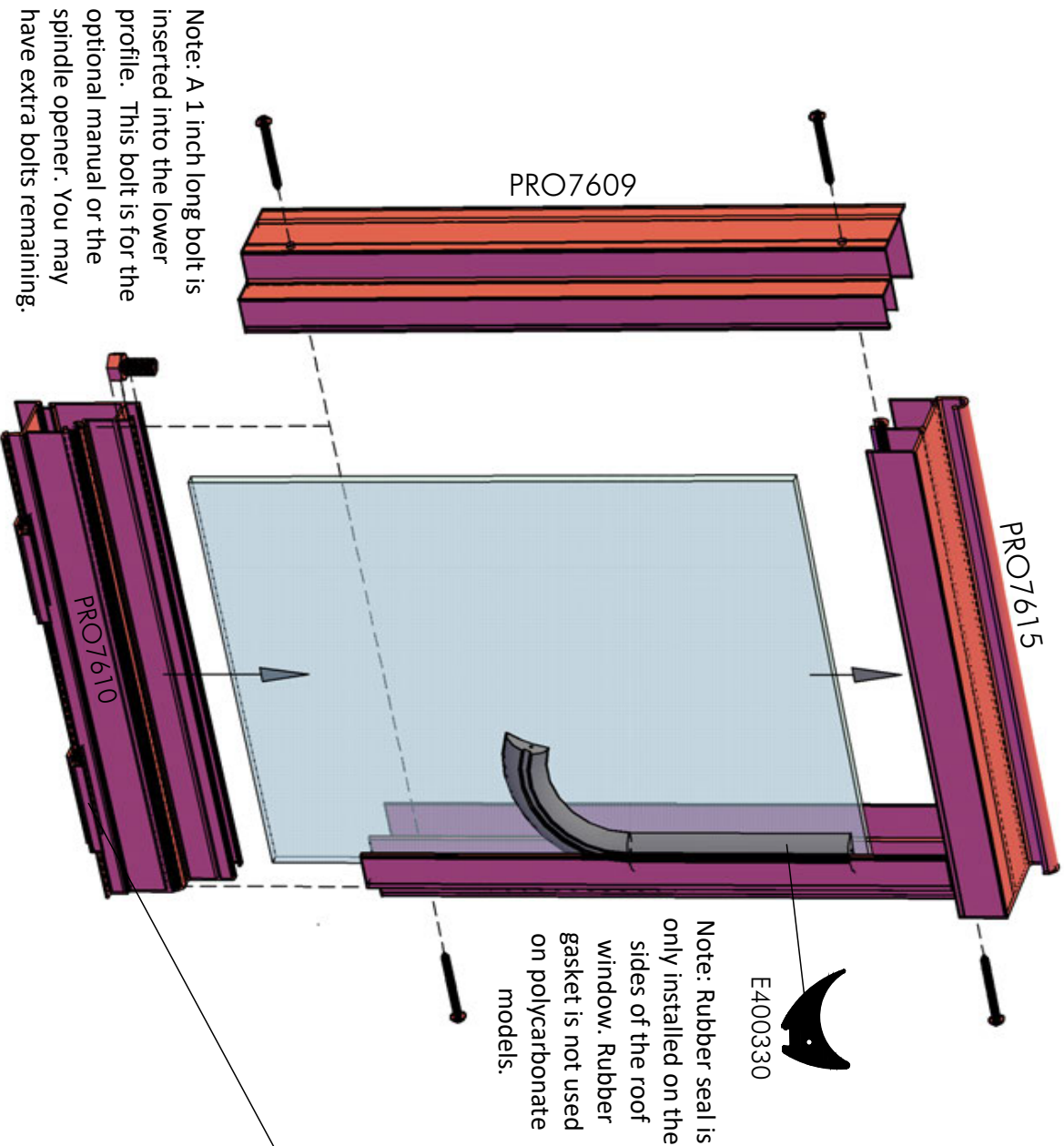




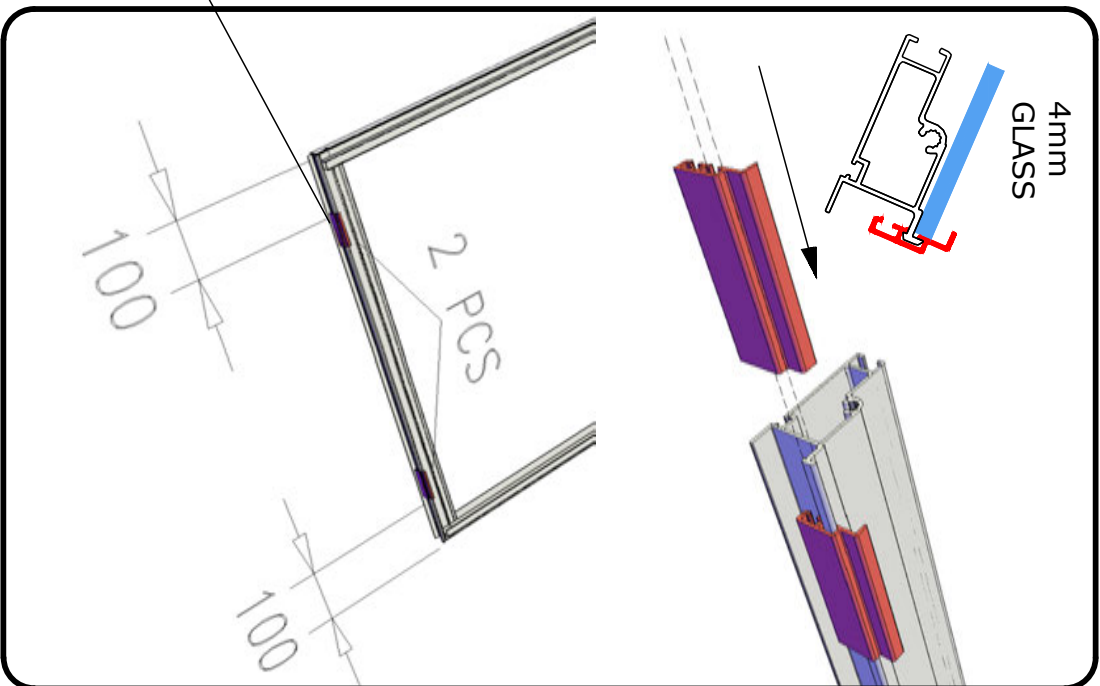


Roof Window /Vent -  
all hardware will be included in roof vent package -  
including crossbar to frame opening

# RW

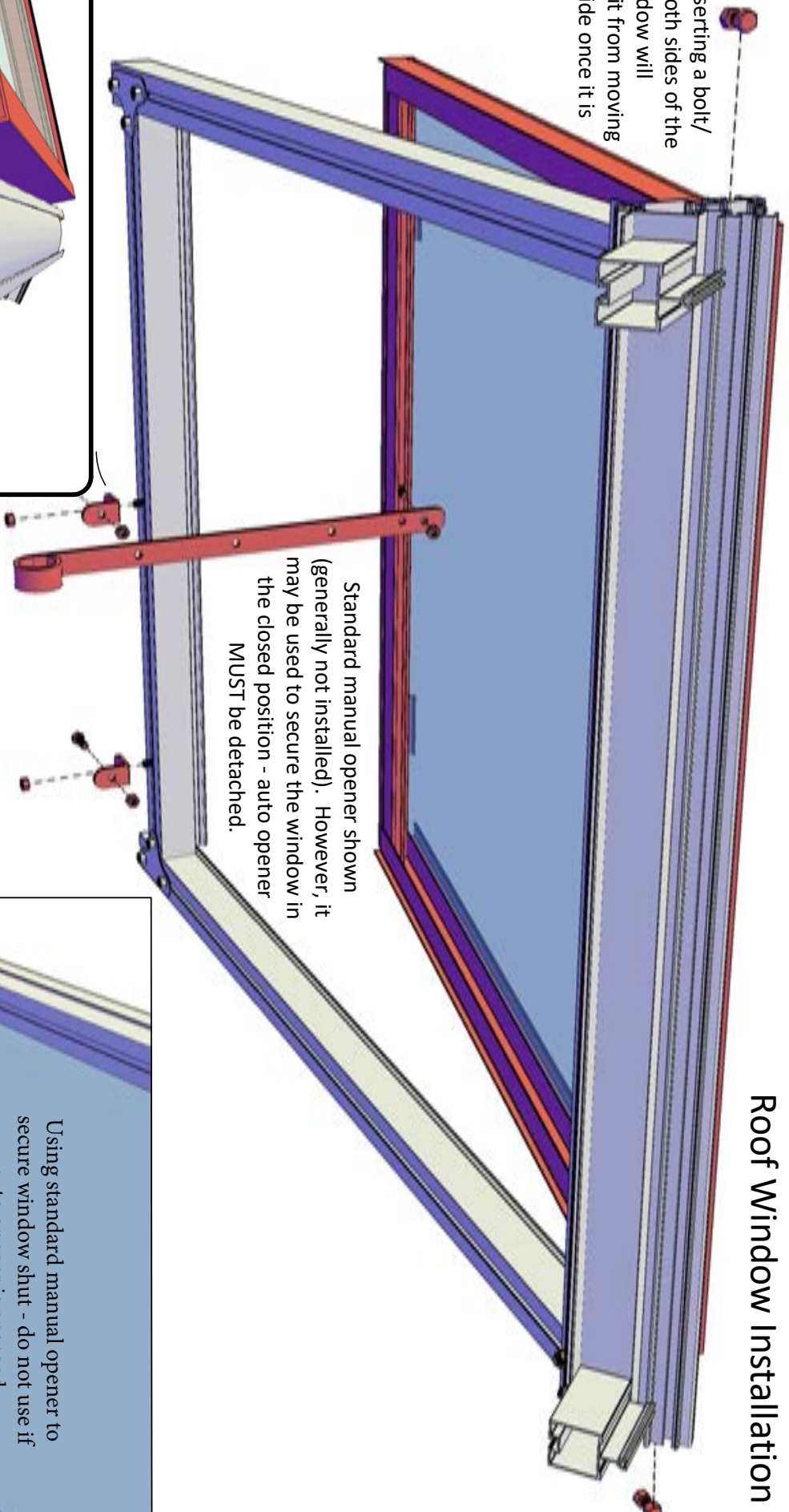


Note: A 1 inch long bolt is inserted into the lower profile. This bolt is for the optional manual or the spindle opener. You may have extra bolts remaining.



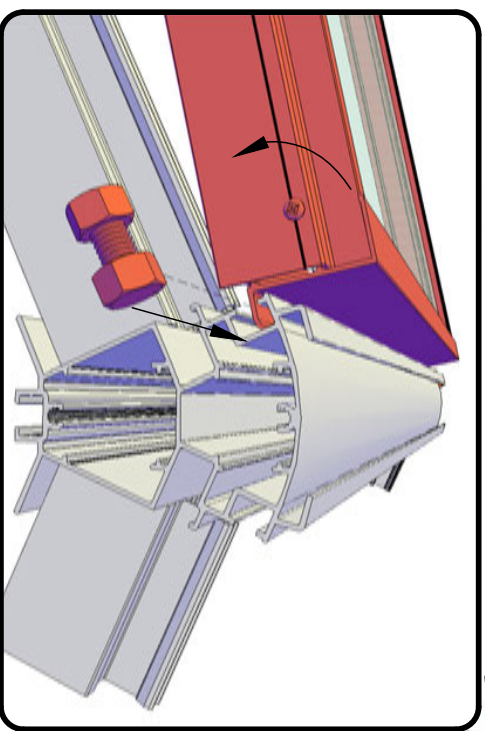
# Roof Window Installation

**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.

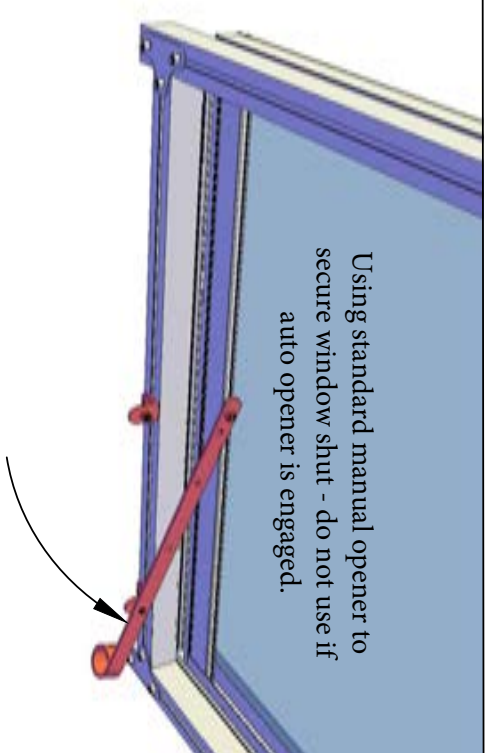


Standard manual opener shown (generally not installed). However, it may be used to secure the window in the closed position - auto opener **MUST** be detached.

**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).

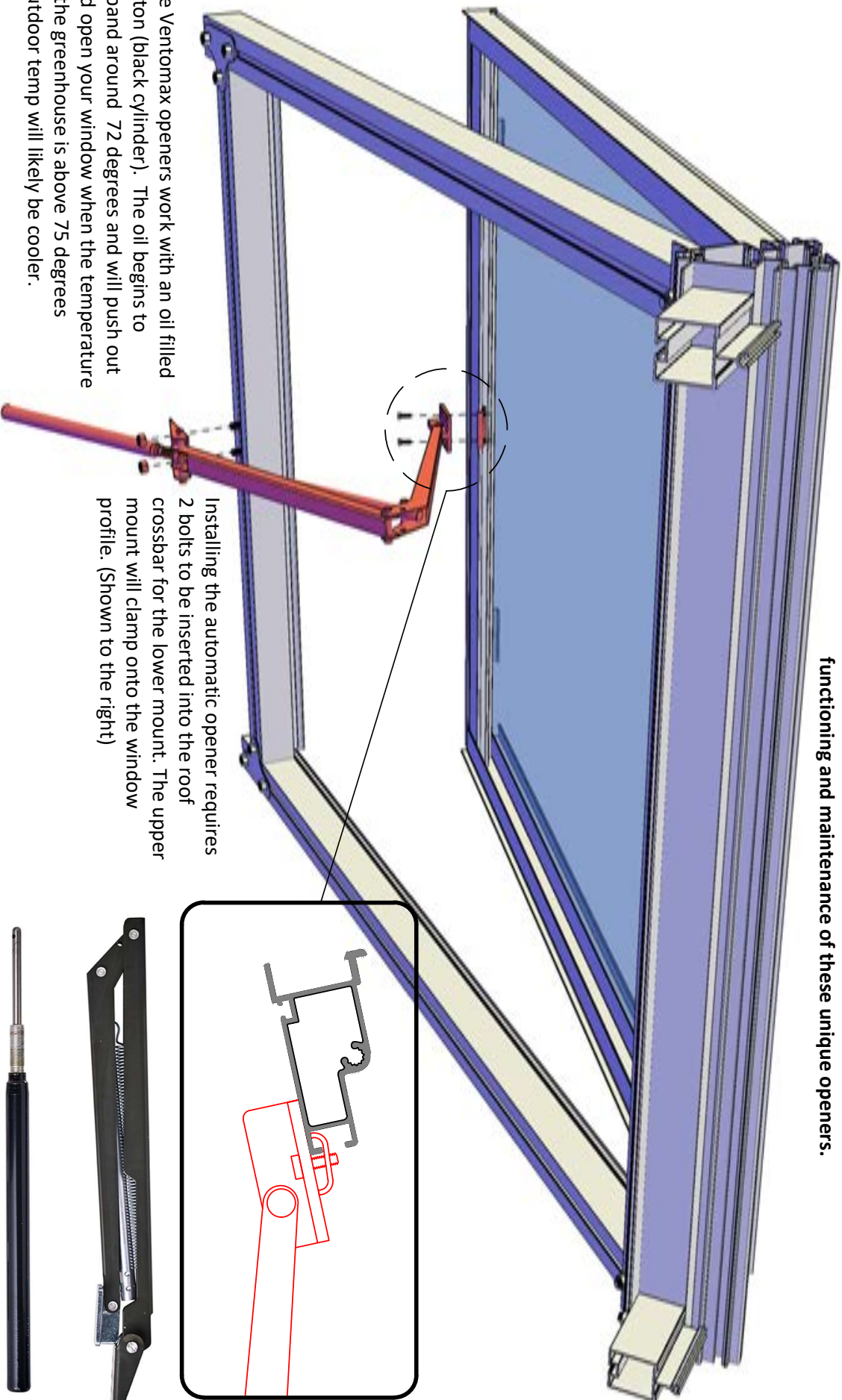


Using standard manual opener to secure window shut - do not use if auto opener is engaged.



# 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.

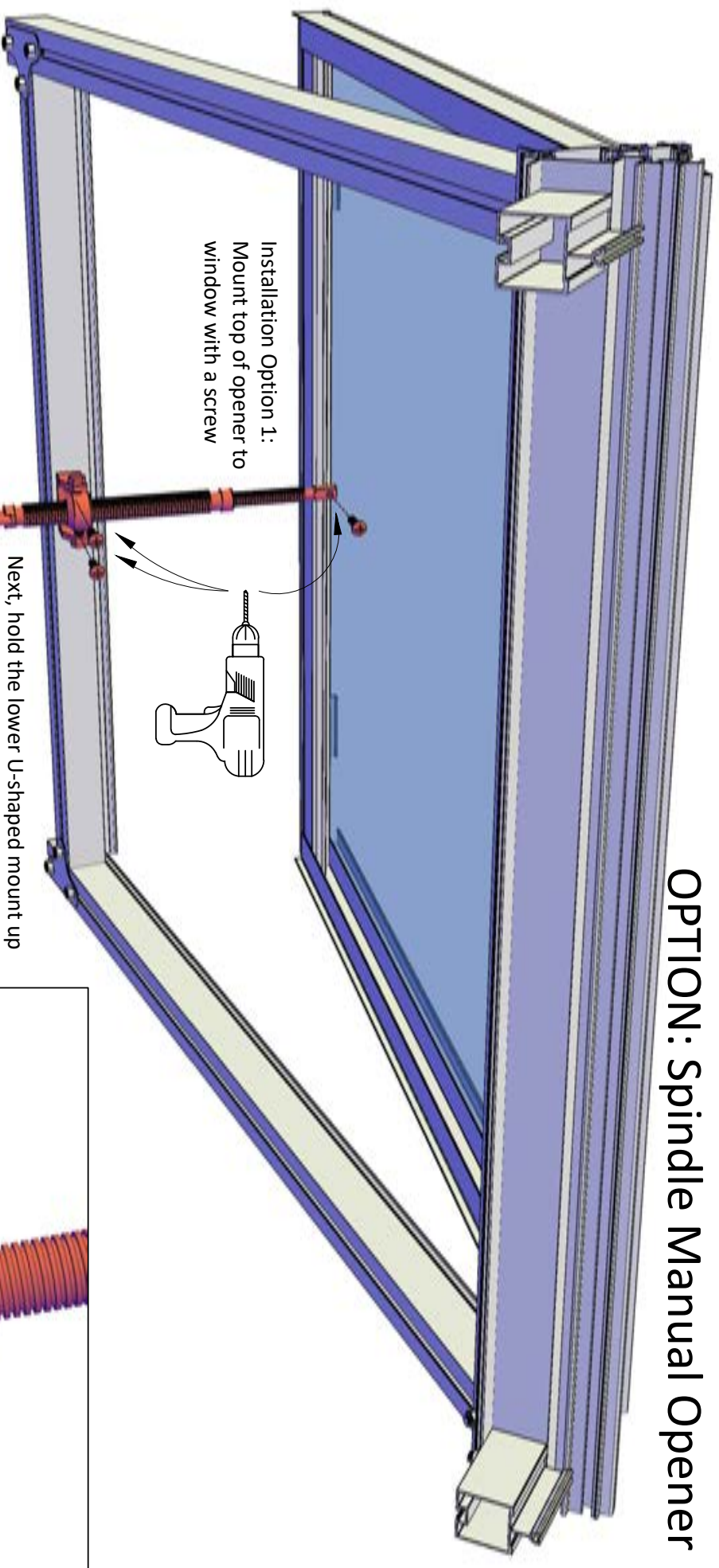


The Ventomax openers work with an oil filled piston (black cylinder). The oil begins to expand around 72 degrees and will push out and open your window when the temperature in the greenhouse is above 75 degrees (outdoor temp will likely be cooler).

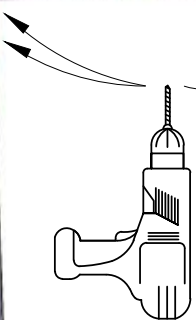
Installing the automatic opener requires 2 bolts to be inserted into the roof crossbar for the lower mount. The upper mount will clamp onto the window profile. (Shown to the right)

**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

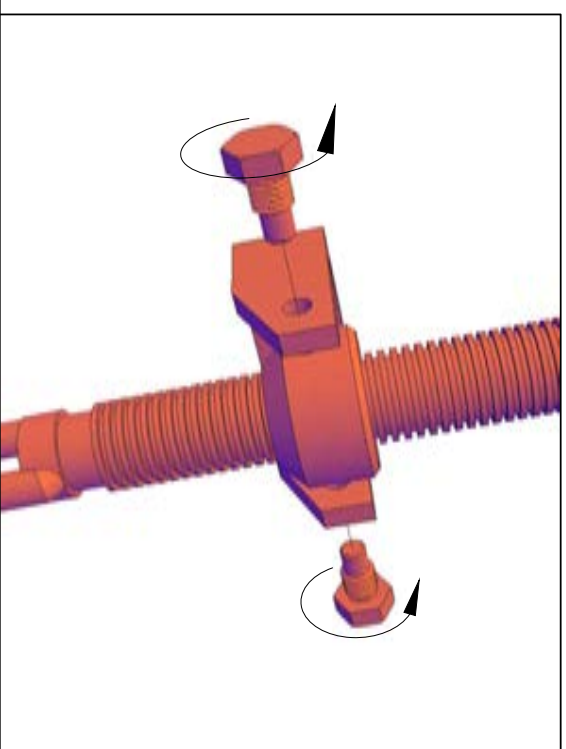
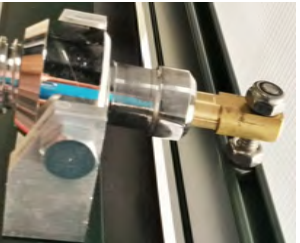


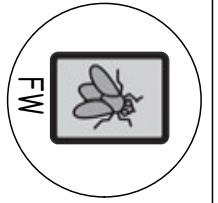
Installation Option 1:  
Mount top of opener to  
window with a screw



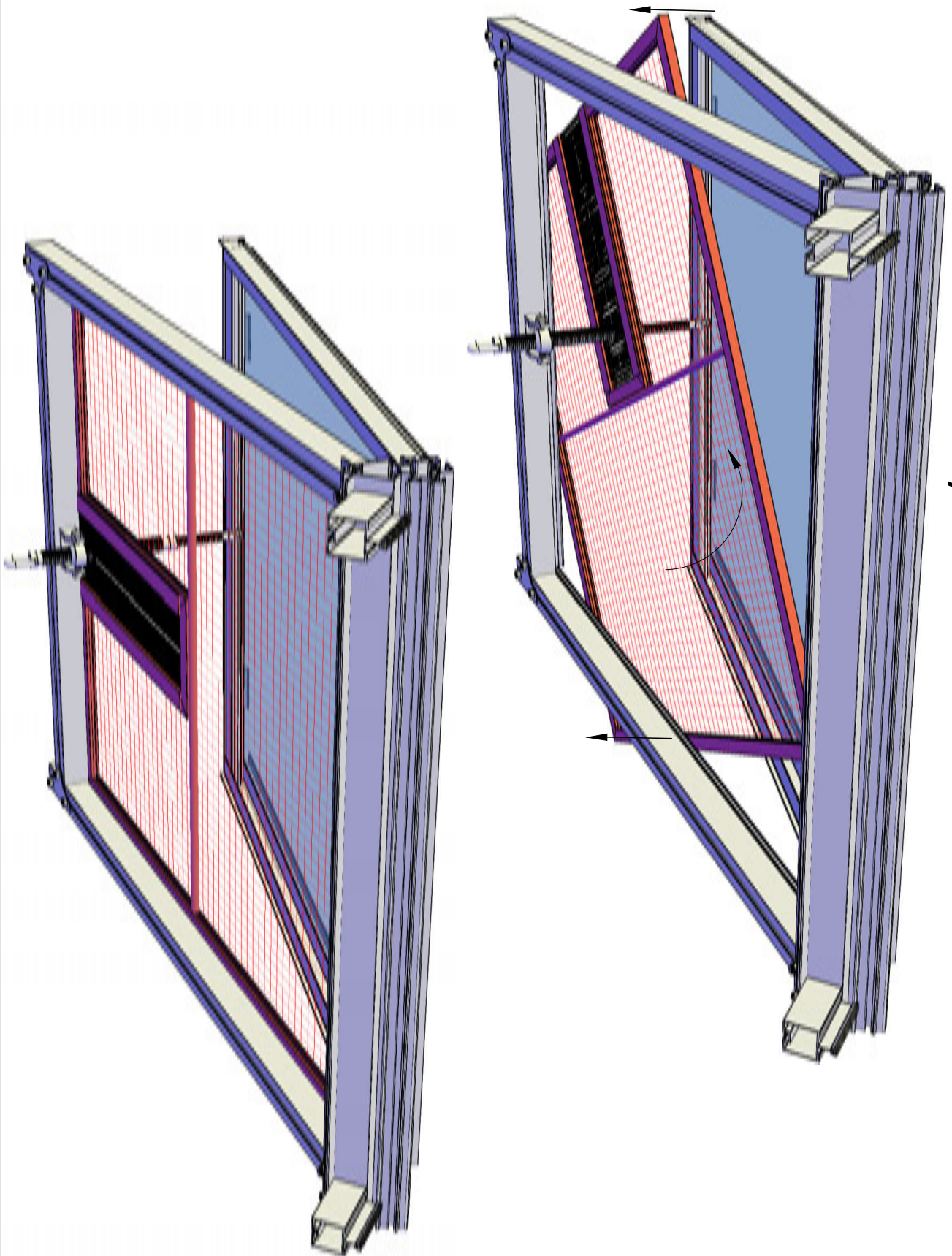
Installation Option 2: Insert a 1 inch long bolt into  
lower roof window channel. Slide to the center and  
lock it in place with a nut as shown below.

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.





OPTIONAL UPGRADE: Fly screen for roof vent





## Louvre Window - All Standard Royal models include one louvred window

# LV

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

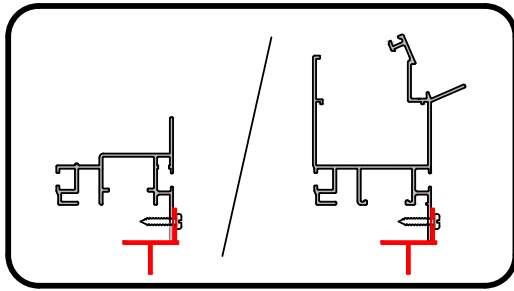
Numbers below refer to steps in the following pages



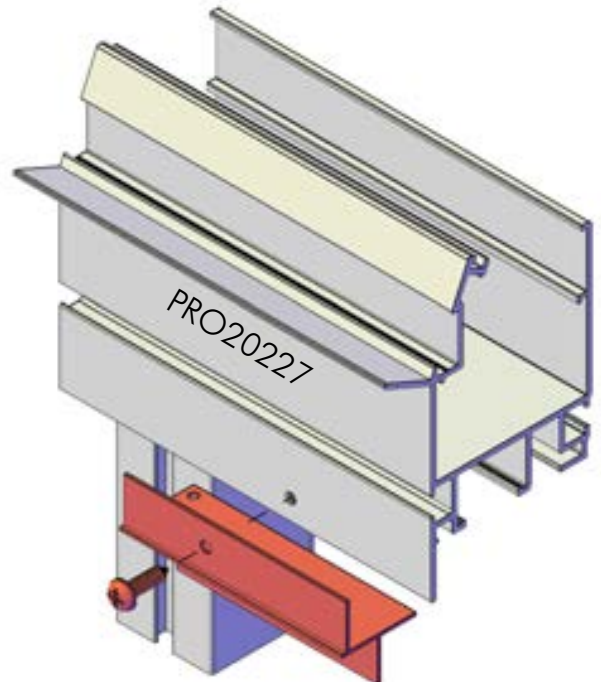
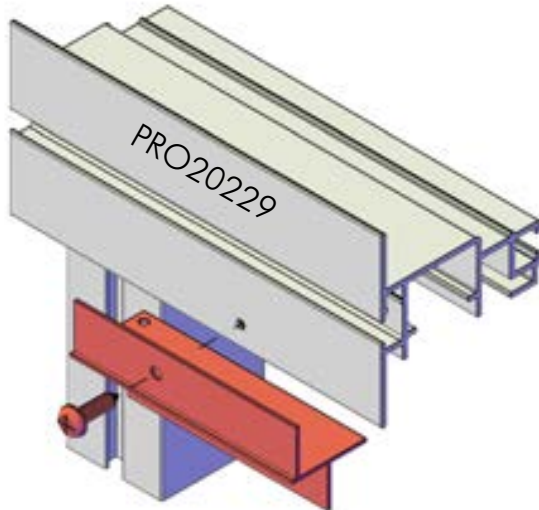
It is likely that your kit include an automatic opener (SESAM LIBERTY) for the louvre vent. Please refer to the Installation and Care manual packaged with the Sesam Liberty opener. You will need to remove the manual opener following the directions.

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

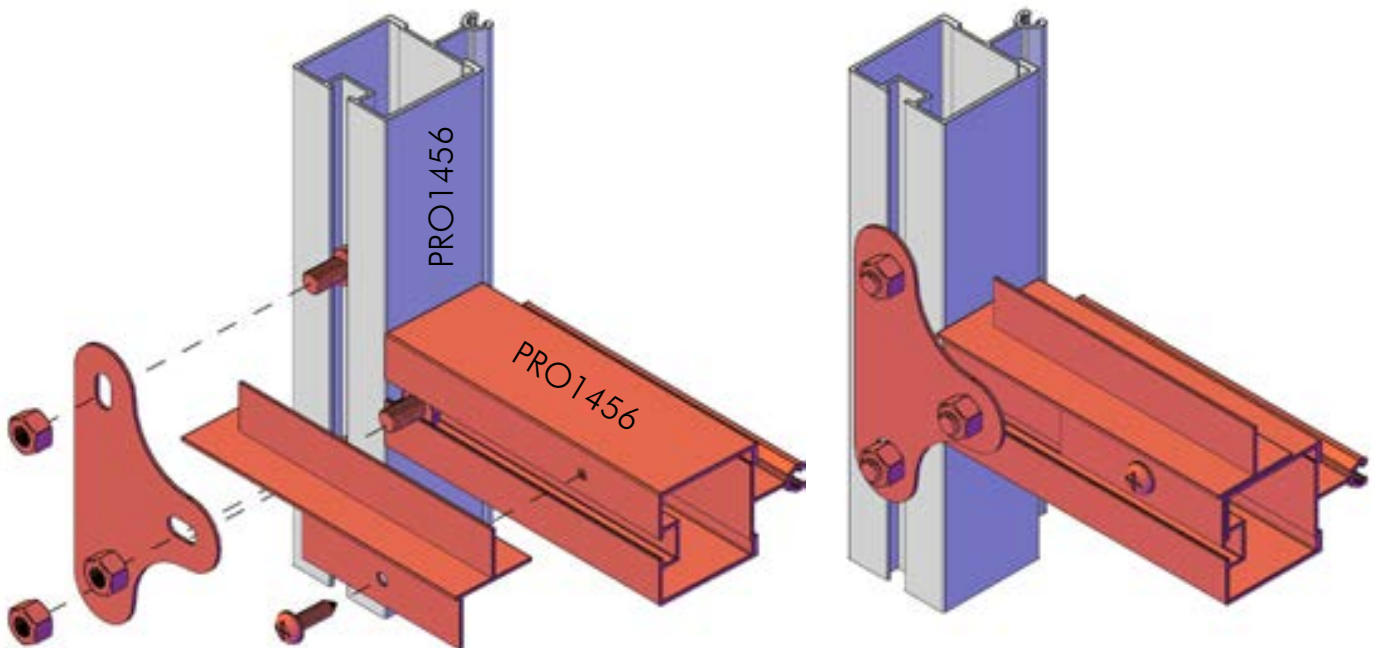
1



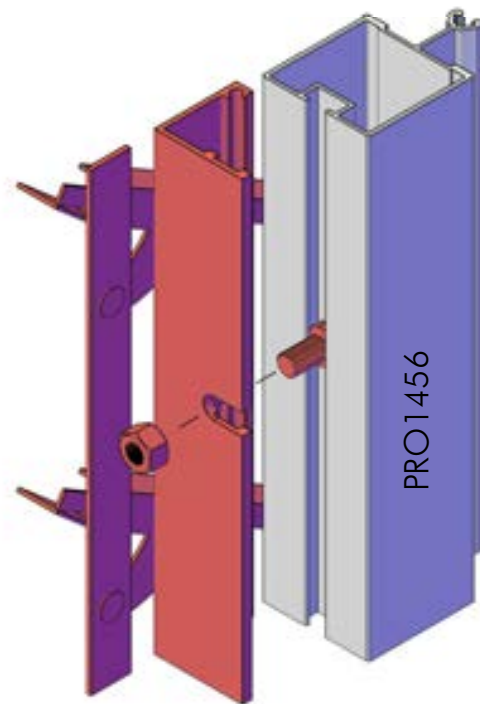
Louvre window may be installed on sidewall (under gutter profile (PRO20227)) or on gable end (under horizontal gutter profile (PRO20229)). Both are shown to the left and below.



2



3

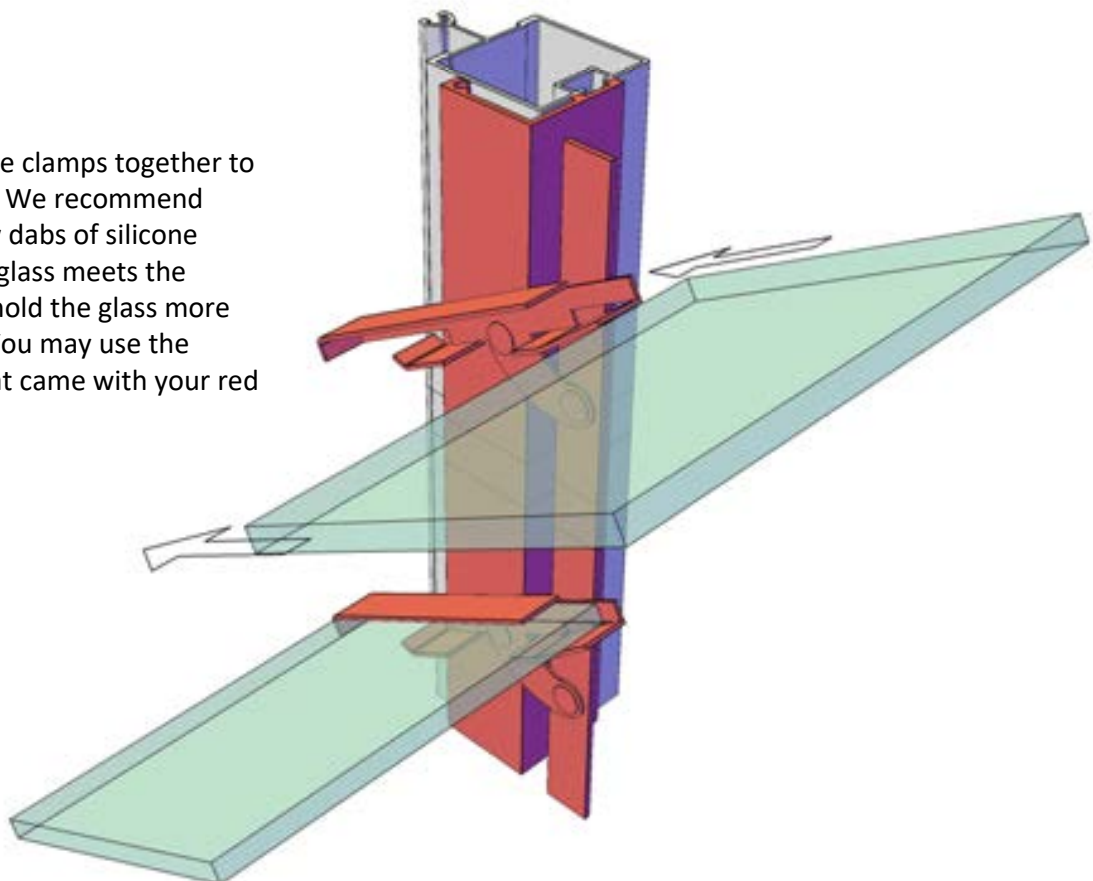


Insert a washer (not included) between black louvre frame and the greenhouse profile at all four bolt locations.

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:

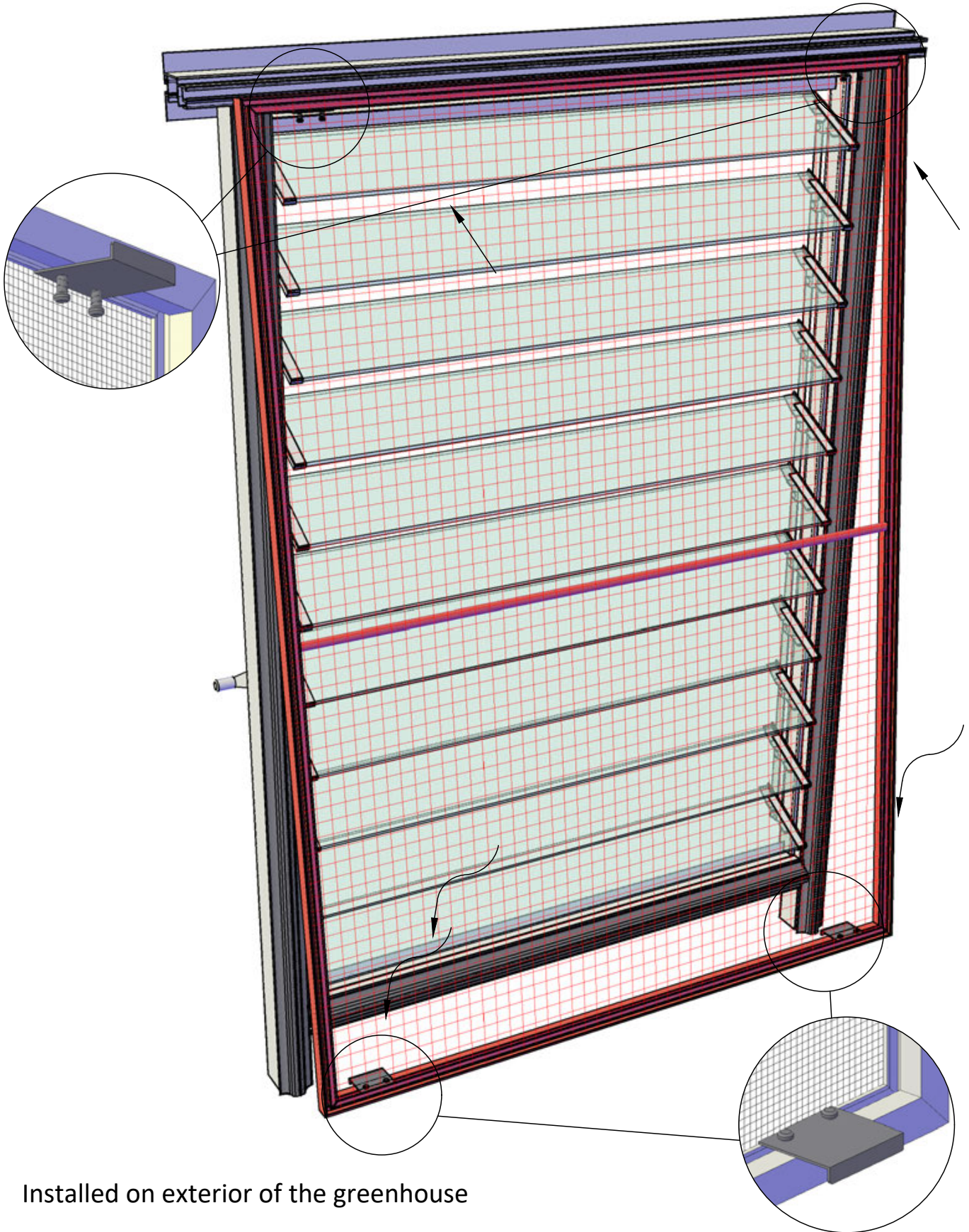
- Unscrew the piston from your auto opener
- Go outside the greenhouse and pull back the heavy duty rubber gaskets that hold in the panes of glass to the left, right, and bottom of the louvered window (see picture to the right)
- Place the lexan panel over the louvers as though it were a pane of glass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



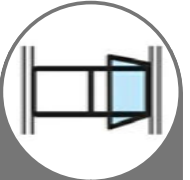


OPTIONAL UPGRADE: Louvered Window Fly Screen

FLV

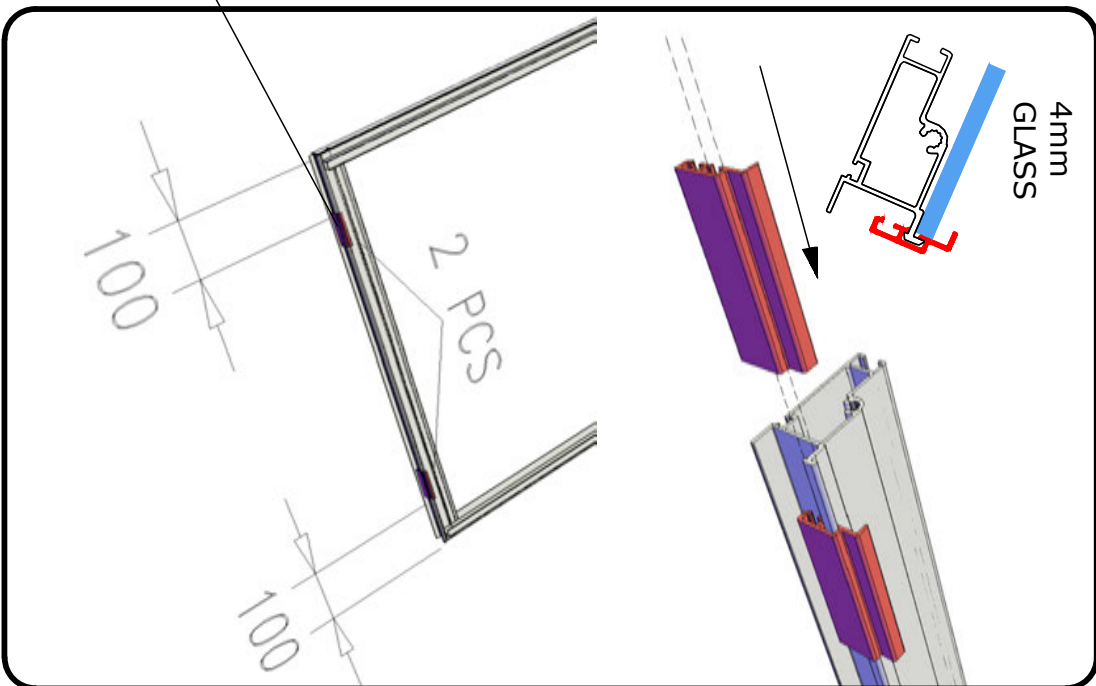
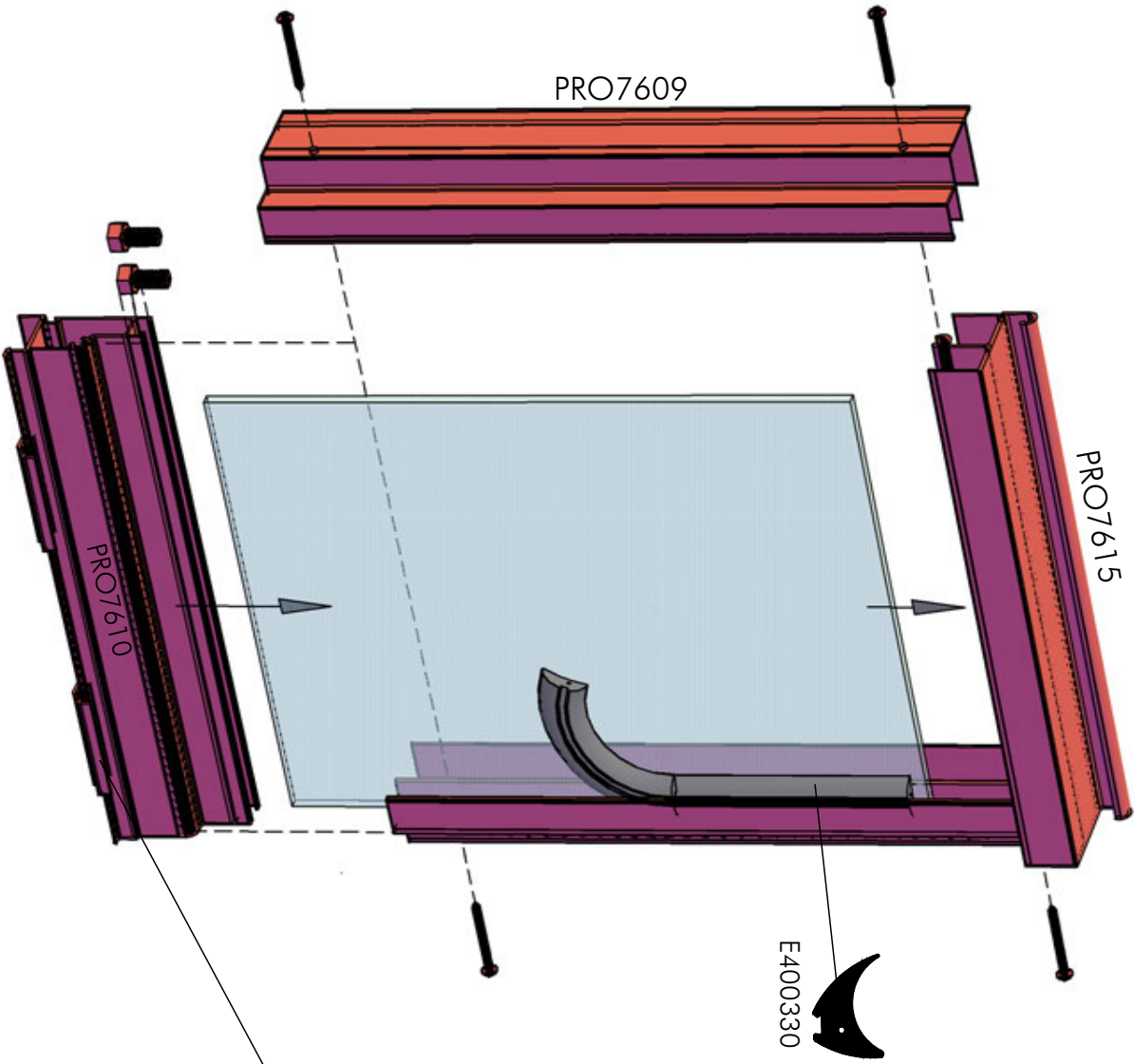


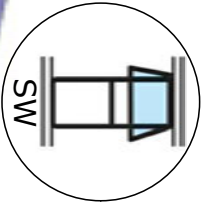
Installed on exterior of the greenhouse



OPTIONAL UPGRADE: Push out window -  
only Retro Victorians include this option

SW

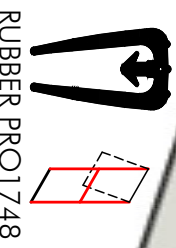
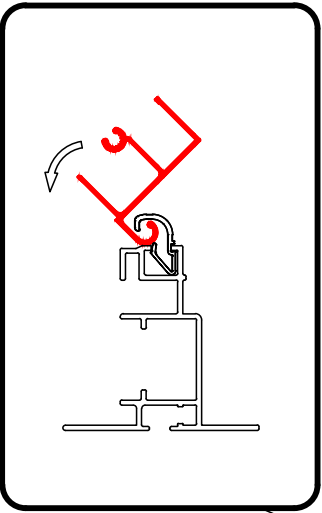
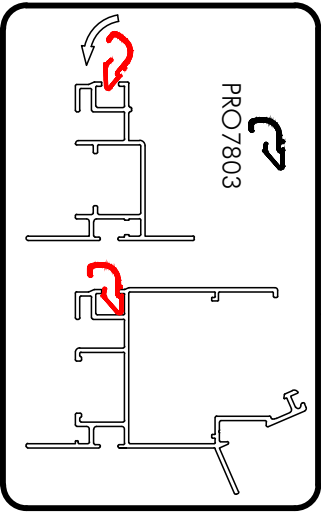
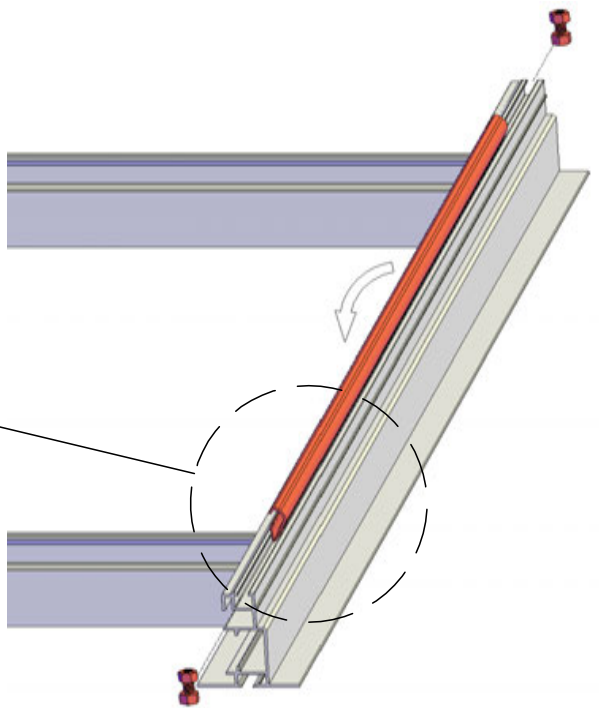




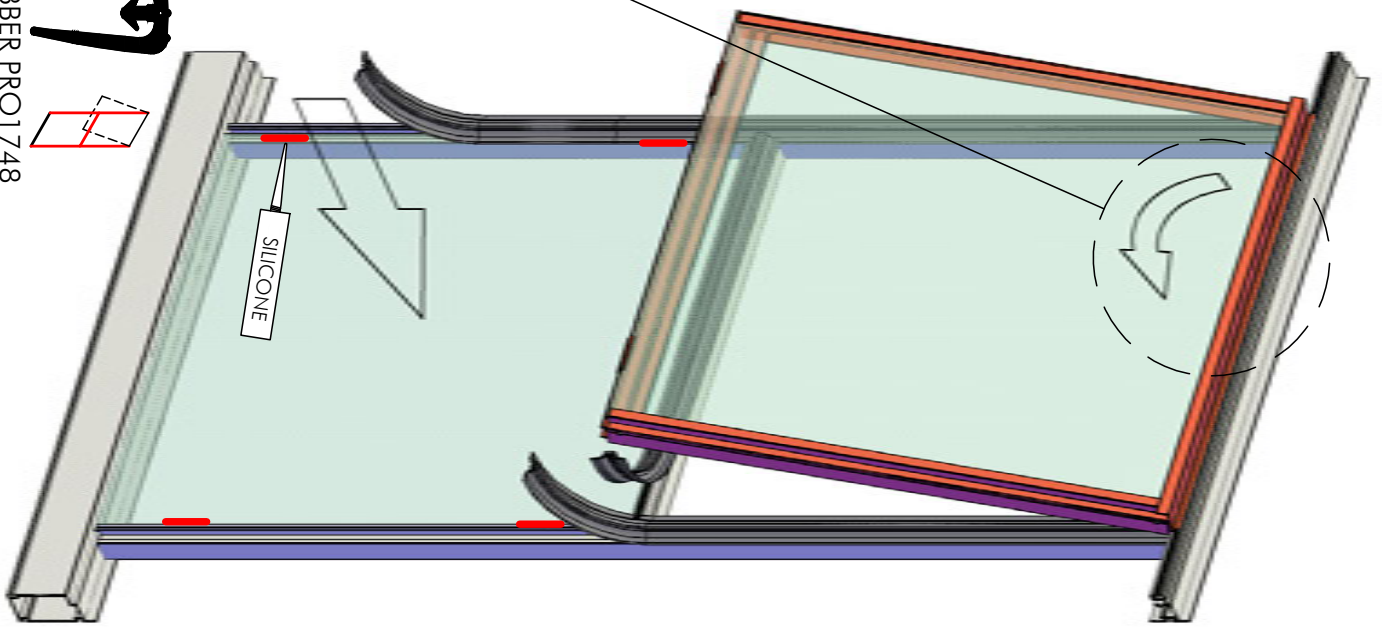
990

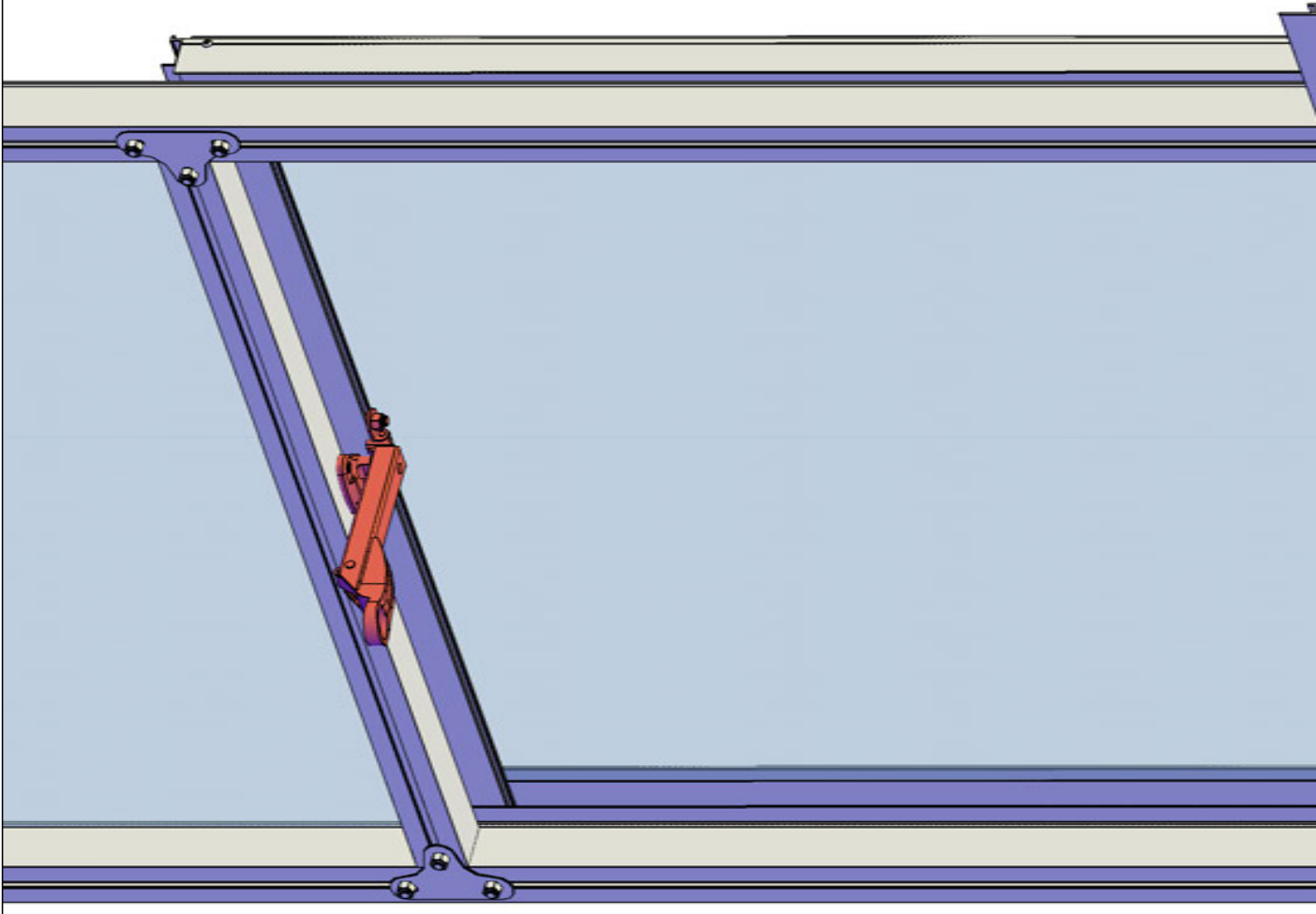
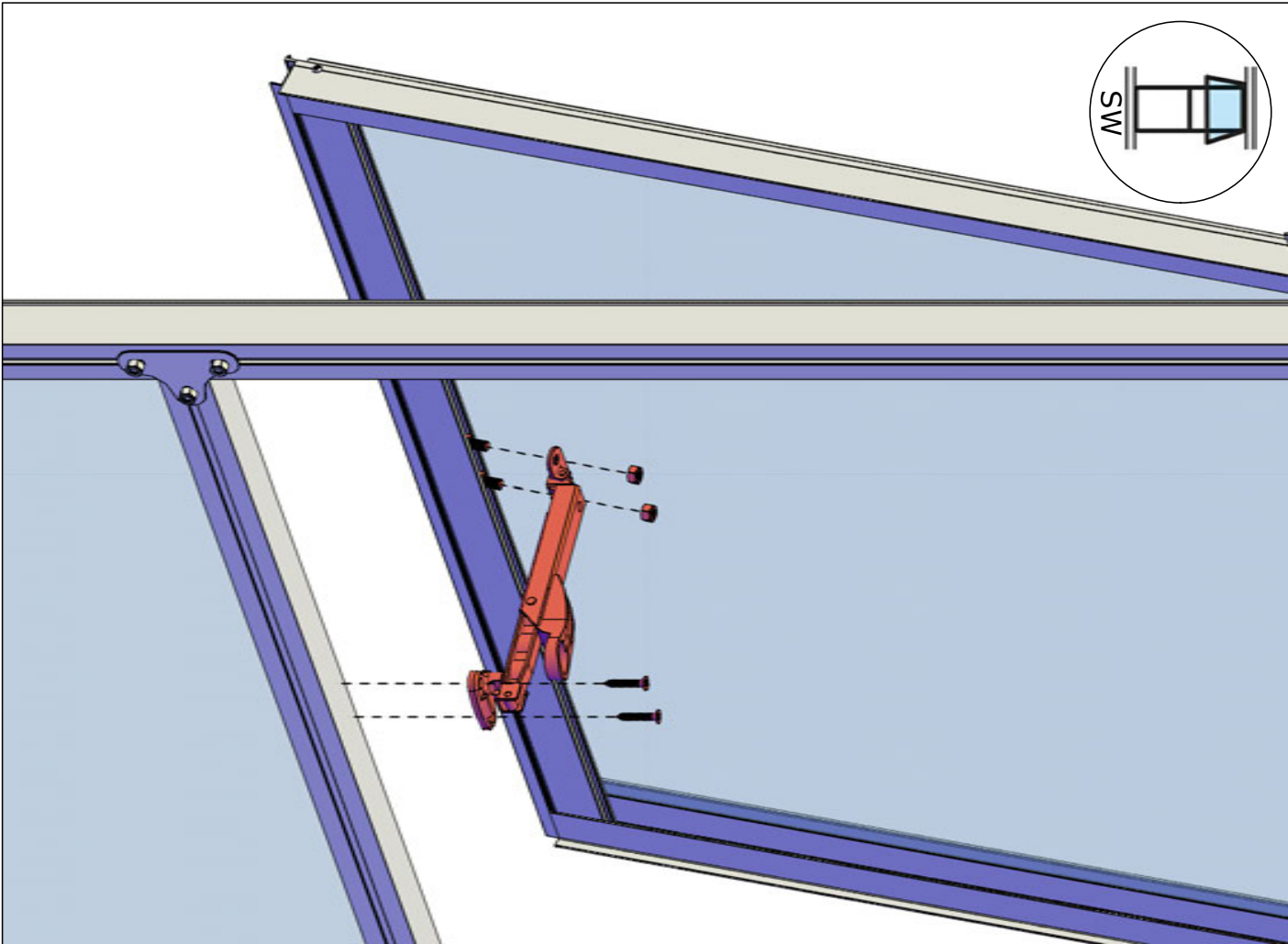
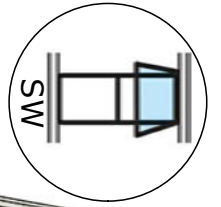
PRO1456

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

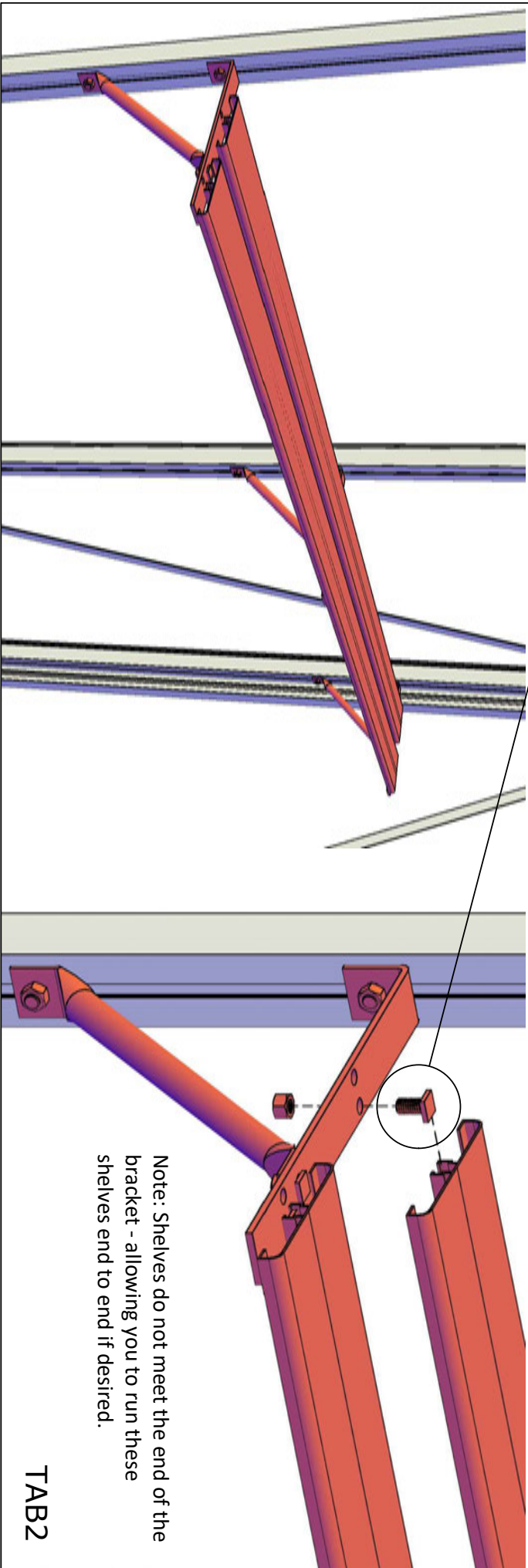
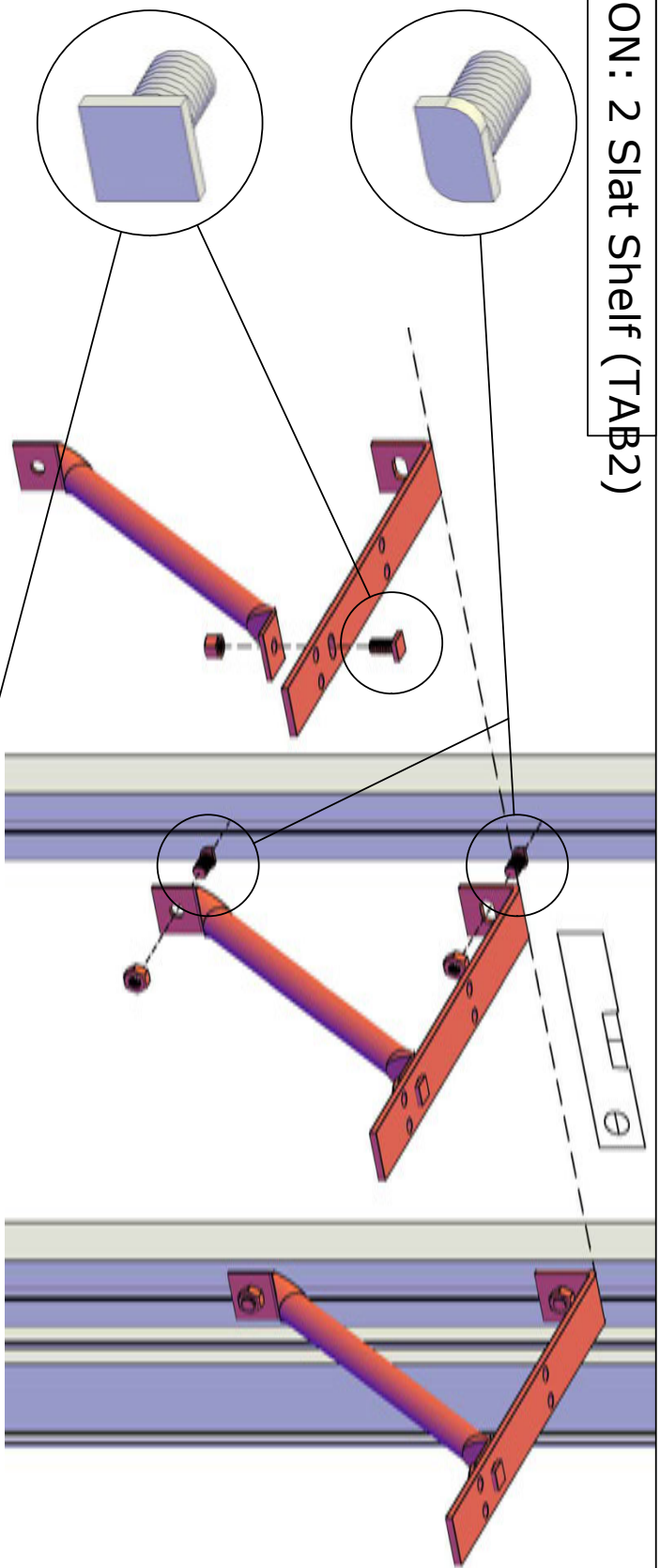


RUBBER PRO1748

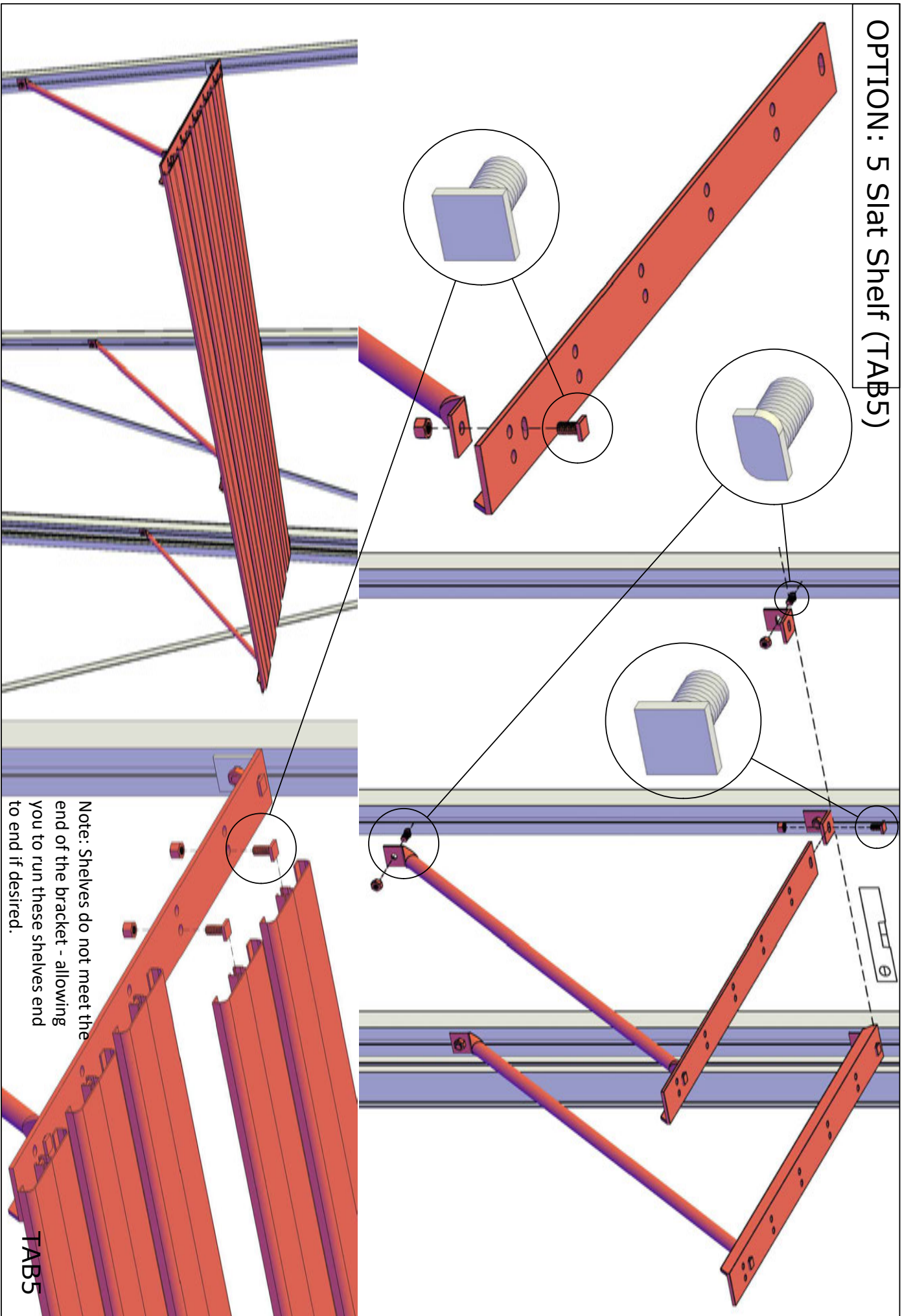




OPTION: 2 Slat Shelf (TAB2)



OPTION: 5 Slat Shelf (TAB5)





## Customer Service or Assembly Questions?

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