



MOUNTING INSTRUCTIONS

Royal Orangerie (HELIOS & EOS T)

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Janssens Version 2025.01

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



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

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

https://docs.janssens.be/manuals/helios_eos_t.pdf



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Customer Service or Assembly Questions?

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Please watch our animated assembly videos on our
Exaco YouTube Channel.

Find the link at www.exaco.com

OR

Scan the code below:



Thank you for purchasing a Janssens' Royal Orangerie Greenhouse, imported and distributed in North America by Exaco in Austin, TX. Exaco will provide all the North American based customer support for your greenhouse. Please feel free to reach to Exaco customer service with any questions you may have during assembly!

Questions? Need Assembly Support?

Please call Exaco at 877-760-8500 or email customerservice@exaco.com.

THE FOLLOWING SECTION CONTAINS IMPORTANT RESOURCE INFORMATION – PLEASE READ BEFORE BEGINNING ASSEMBLY

Introduction

In this manual, you will find the assembly instructions for all basic/standard-model greenhouses. However, this manual also contains pages which apply to optional accessories that may not be included with your kit. **Greenhouse “kits” vary by retailer**. Some retailers may bundle additional accessories with their greenhouses - please check your order closely so you understand which accessories your greenhouse includes before building. It is also very helpful to plan out where each of these additional accessories will go to determine if you need to insert bolts/hardware during the build.

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. Painted aluminum profiles/extrusions are powder-coated for a durable finish. 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 is vital and should be checked periodically. During winter, the roof will need to be cleared of snow or supported in a suitable way (see additional notes in “Maintenance” section). The greenhouse should be built in a location protected from strong winds. Protective gear (such as gloves) should be used during assembly in order to avoid injuries. One should at all times pay attention to the local building regulations.

This Royal Orangerie greenhouse has been engineered and manufactured in Belgium using the metric system. We strongly recommend having a metric or combination tape measure on hand during assembly. We have converted and added inches to the manual when feasible – however for the most accurate and precise measurements some do still remain in metric. Conversion of metric to inches results in unusual fractional increments or decimals that become difficult to measure on a standard US customary ruler/tape measure. Using the metric system keeps your measurements more precise. If you prefer to work only in inches, you may use a converter tool available in app stores for smart phones.

Preparing the Construction Site

A properly 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 30 inches is required around the greenhouse for the placement of ladders and installing the glazing.

- When installing on 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.

Basic Foundation Guidelines

- It is recommended that the greenhouse must be placed on a sufficient load-bearing (concrete) foundation that is deep enough to reach up to a solid frost-free ground.
- The dimensions of our aluminum structures always the outer dimensions of the structure.
- We recommend a concrete foundation strip foundation on the outer dimensions of the greenhouse, although a slab will work as well. It must be 100% level and flat so that the lower profile can be mounted on it without the need of much additional levelling.
- Get detailed advice on the foundation from your local professional – climate/regional requirements may vary.
- The anchoring as well as the routine checking of the condition must always be provided by the owner or operator.
- Additional information on foundation and anchoring can be found further on in the section on “Foundation and Anchoring”

Storage of the greenhouse until assembly

- The tall glass pallet must be stored in a dry place, protected from direct sunlight and any form of moisture. You may store the packaged items outdoors, but they must be securely covered and protected with a tarp from moisture and weather.
- Excessive water, moisture, humidity or condensation in the packaging can quickly lead to corrosion on profiles (from packaging) 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 firm and level surface for safety.
- Look at the safety-instructions on the sticker on the glass box before opening the glass box.

Required/Recommend Tools

- Metric or Combination Measuring Tape (highly recommended)
- Socket wrench or spanner - 10mm (it is helpful to have multiple)
- Needle nose or other pliers (helpful when installing corner posts)
- Level
- Screwdrivers (Phillips and Flathead)
- Drill + bits
- Impact driver and 1/2” drill bit (useful to notch channel to insert missed bolts)
- Metal Saw to cut aluminum profiles when needed (i.e. low threshold kits)
- Caulk gun
- Scissors (to cut the rubber)
- Stable Ladder/s at least 6’ tall depending on the height of your greenhouse.
- Clear silicone caulk is included with the kit, you may find it desirable to use color-matched caulk (i.e. black) in some places.

Basic Assembly Order of Greenhouse

1. Preparing your site – must be level and accommodate anchoring of the structure (see section above and “Foundation and Anchoring” in section further on in this manual)
2. Unpacking, sorting, and checking components. Sorting of the profiles/extrusions according to size and shape will be helpful. The aluminum profiles (extrusions) are identified by their cross-section and length. It is helpful to have a metric or combination tape measure for this. Packages for specific accessories should be kept together – i.e. doors, windows, louvered windows, low thresholds.
3. Assembly of the complete aluminum framework, temporarily fixing it in place.
4. Checking the horizontal and vertical alignment of the structure again with a level.
5. Tightening and fastening all structural components.
6. Anchoring/securing of the greenhouse to the ground.
7. Glazing installation.

Safety Considerations

- Only assemble in dry and windless weather
- Keep children away from the construction site.
- **Glass safety**
 - During delivery you may need to assist the driver with the long narrow boxes, but do not assist with the tall glass pallet. Never try to “catch” a tall glass pallet if it is tipping, please just get out of the way.
 - Store the tall pallets of glass on firm level surfaces ONLY.
 - Keep your glass pallet dry! Moisture can cause the panes of glass to stick together and may be difficult to separate.
 - **Important! Please follow glazing removal instructions on the pallet for steps to safely remove glass panes from the pallet:**



To help guard against glass panels falling forward, Exaco recommends the following precautionary steps BEFORE unloading:

5. Unscrew the upper wooden brace
6. Move it up and forward
7. Reattach it to the crate
8. Remove the lower wooden brace entirely

Afterwards, carefully remove glass panels by pulling them down and out
(see picture →)



- Tempered glass is surprisingly strong. The corners are the most vulnerable – please be aware of the corners when handling and installing glass.
- Use a quality glass suction cup when handling glass, gloves are recommended.
- Watch your step! Be sure ladders are securely placed before climbing them.

Additional Remarks:

This manual is prepared for all standard constructions and is also applicable as a guide for other customized 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
- 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. (Please see section on "Maintenance of Greenhouse" for additional information for heavy snow/wind areas)
- 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.
- 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. See also "Maintenance of Greenhouse" section.

Helpful Suggestions

- Understand which greenhouse accessories you have and where they will be placed. There will be prompts throughout the manual to insert bolts during assembly for doors, window, shelves, shade cloth, misting system, etc.
- If you forget to add a bolt where one is needed, you may create an insertion point in the channel with a ½" drill bit and an impact driver. If possible, do it in a place that will be covered by the piece you will be attaching. We do also have hammerhead/T bolts available for purchase that may be added later.
- Look through the entire manual and watch the assembly video to help you prepare and understand the greenhouse assembly process.
- You may start with assembly of the doors and roof windows. This helps create familiarity with the materials and construction process and gives a head start when it comes to assembly time.
- **The stainless-steel hardware included with your greenhouse is preferred for damp greenhouse settings. This high-quality metal is malleable however, and the heads of the screws can be stripped or break if proper precautions are not taken. Set your driver (impact driver is preferred) to a low setting and hand tighten the screw at the end to avoid snapping the screw head.**

Please thoroughly read the email that was sent to you from Exaco customer service for additional addendums to the manual and other important information.



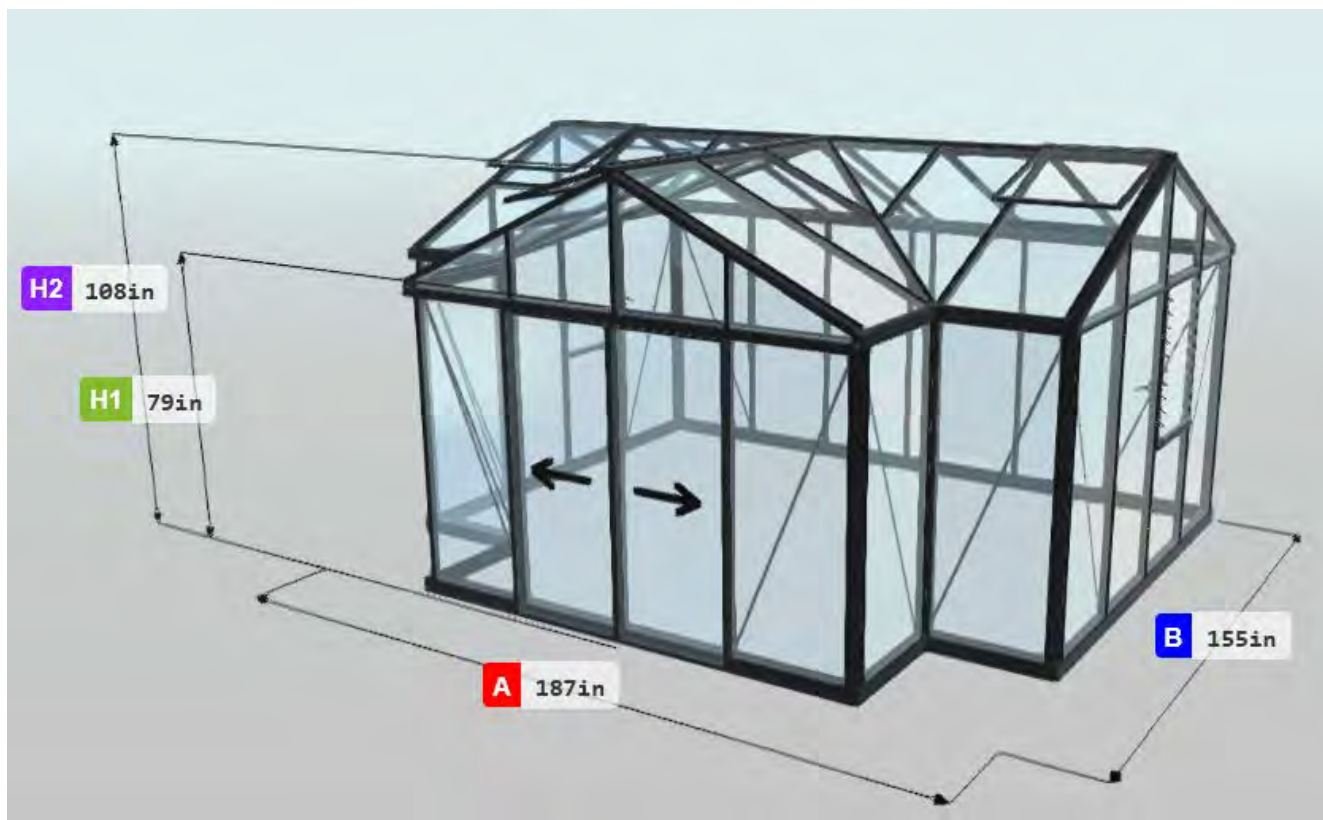
Refer to the Exaco YouTube Playlist for the Victorian Greenhouse for animated assembly videos as well as specific installation videos regarding your greenhouse. This playlist is also accessible via the QR code to the left.

Questions? Need Assembly Support?

Please call Exaco at 877-760-8500 or email customerservice@exaco.com.



The Standard Royal Victorian Orangerie Greenhouse (12'10" deep x 15'7" wide) includes the following: foundation frame/base, double sliding door, four roof vents (2 automatic openers, 2 manual spindle openers), two louvered windows (with auto openers and winter covers).



Doors

Royal Orangerie doors may be placed in any bay, but the double sliding doors make the most sense for this model in one of the gable ends. **Exceptions apply for corner placement, please call Exaco to discuss if you are considering an alternate placement.** Upgrades to additional single or double sliding doors and/or hinged doors are available.

Door Options:

- **Sliding Doors:** Single or double options are available. The sliding door/s of the greenhouse hang/slide along the outside of the greenhouse and feature brush weatherstripping. Keyed locks are included. Double doors will have no center support. For standard kits, the sliding door threshold will be the 4 ½" high base frame unless a low threshold kit (see below) is purchased. If you are building a stem wall, you will need to upgrade to hinged doors – see following section labeled "Drop Door Kits".
- **Low Threshold Kits:** Standard greenhouse sliding doors will have the 4 ½" base frame as the door threshold. The upgrade to a low threshold kit requires cutting the base frame at the doorway to allow installation of a 1" high threshold to secure the sliding door guide and make walking in and out of the greenhouse easier. Available for single or double sliding doors.

- **Hinged Doors:** These are a very handsome upgrade, but are significantly more challenging. We recommend installation by a highly skilled handyman. The hinged doors can be time-consuming, require adjustments, and special tools (such as a grinder) may be needed. It is similar to a commercial door. The doors are inset into the frame of the greenhouse and are further weatherproofed with rubber gaskets. The doors feature their own door jamb including low threshold and high-quality adjustable hinges for easier hanging. Traditional handles with a keyed lock will keep your greenhouse secure. Double or single hinged doors are available. A hinged door should be used for greenhouses placed on stem walls. It is preferable to order a hinged door with the greenhouse as the hinged doors must be sent via freight truck and shipping costs can be prohibitive if shipped at a later date.

Drop Door Kits for Installation on a Knee/Stem Wall

- You may choose to place your “ground mount” greenhouse on a knee/stem wall. If you do this, you will need to purchase a “drop door” kit. This will give you framing pieces needed to frame a header above your existing door when it is brought down to ground level.
- The standard drop door kit allows you to place the greenhouse on a knee wall height of your choice – we give enough material for up to a 30” high knee wall. If you are building a taller wall, let us know at the time of order and we can include additional material.

NOTE: The Drop Door kit is ONLY hardware and does not include the glazing for above the door. The reason for this is the knee wall height is custom to your site, so the glass for above the door will be a custom size. It is best to wait until the greenhouse is fully built and then order the header glass so you can be sure of the exact size needed (slight variations can happen during builds). The glass needs to be tempered safety glass with a width of 28 ¾” and thickness of 3/16” or ¼” – the height will be determined by your build. Please reach out to a local glass shop to order – we do not have custom sizes. You cannot cut any of the tempered glass pieces to fit, they will shatter into many pieces.

- Hinged doors are strongly recommended when placing the greenhouse on a knee wall. Hinged doors are better suited for this application than sliding doors for the following reasons:
 - Hinged doors are more forgiving of any texture/lip/capstone/veneer that may be on your knee wall. They allow about 1” of clearance beyond the exterior of your greenhouse for the above items.
 - Hinged doors are designed to open 180 degrees. If you happen to build your wall beyond the exterior dimensions of the greenhouse, it may restrict the width of the opening somewhere between 90 to 180 degrees – however they will still open at least 90 degrees.
 - Sliding doors slide along the outside of the greenhouse. If you place a sliding door on a knee wall – the final exterior dimensions of your knee wall (including any capstone/lip/veneer) **MUST** match the exterior dimensions of your greenhouse footprint so the door can slide along the outside of your wall.
 - Most importantly, sliding doors need to have a rail mounted at the top in which the wheels roll. This holds the weight of the door. When placing a sliding door on a knee wall – there is not an ideal way to mount the top rail to the greenhouse, so we recommend using a metal strap to support this rail - attached to the horizontal structural piece above the door (gutter extrusion or gable horizontal profile). This will require customization on your side and possibly additional materials and may not be as desirable as the easily dropped hinged doors.

- Please reference the table of contents for the pages which address how a drop door kits and knee walls under “Foundation Measurement and Planning”: “Planning/Building a Stem Wall” and “Hinged Door/s on a Stem Wall with Drop Door Kit”

Windows

Each greenhouse will have a combination of roof vents and a louver side wall window. The roof vents allow hot air up at the ridge to escape, while the louver side wall window acts as an intake for cooler air. The roof vents are usually staggered and some placed on both sides of the ridge beam. Occasionally if there is prevailing wind from one direction, more windows may be placed on that side. We recommend the manual spindle opener be used for windows facing strong gusts of wind. The windows cannot be placed side by side. There are a variety of openers available for roof vent windows.

● Roof Vent Openers

- Manual Stick openers - these will be packaged in every roof window kit. They are entry level openers that work on a peg/notch system. Not recommended for daily use but may be used to “lock down” the window if needed (auto openers must be disengaged or your piston will burst).
- Manual Spindle openers - a high-quality stainless steel threaded rod to securely crank the window to desired open position with use of a removable long handle. These are heavy-duty and will hold up well to strong winds if needed.
- Automatic Opener (Ventomax) - this opener utilizes a piston that is filled with oil that expands between 68 to 70 degrees. The oil pushes out the rod of the piston to open the window. When the piston is engaged, there is no manual control of the window. If there is rain when the temperature is above 68 in the greenhouse, it is likely that the roof vent will be open and rain will come in. During the cold months the pistons may be disengaged if heating the greenhouse.

● Louver/Jalousie Side Wall Window

- Placed in a sidewall bay, often opposite the door for a cross breeze
- Comes with a manual opener installed or included auto opener (Sesam Liberty) may be installed. The Sesam Liberty auto opener utilizes a piston that is filled with oil that expands between 68 to 70 degrees. The oil pushes out the rod of the piston to open the window. When the piston is engaged, there is no manual control of the window. If there is rain when the temperature is above 68 in the greenhouse, it is likely that the roof vent will be open and rain may come in. During the cold months the pistons may be disengaged if heating the greenhouse.
- If you are installing an exhaust fan, the louvered window with auto opener may act as your intake vent.

- Push Out/Top Hang Side Wall Window** - optional upgrade - It hangs from a hinge at the top and the bottom pushes out. An auto opener may be used.

Optional Accessories

There are a variety of optional accessories available, some of which are listed below. Some retailers may bundle a shade cloth/shelves with their greenhouse kits.

- Shade cloth - interior shade curtains hang from the gutters and ridge beam. Sliders installed in these channels allow the curtains to be pulled open/closed.
- Shelves

- Seed tray/Seedbed - in Orangeries, the seed tray installs along one of the gable walls at your preferred height. The seed tray is 20" wide and has a 4" planting depth with a white polycarbonate bottom to allow for drainage. It is best to order at the same time as the greenhouse as it has to ship via freight truck due to the length.
- Top Shelf - is 4" wide and it installs along one of the gable walls, either above the seed tray or on its own at your preferred height. It is best to order at the same time as the greenhouse as it has to ship via freight truck due to the length.
- Slat shelves - extremely flexible in terms of height, usage, and all around placement. They are 59" long (across two sections of glass) and may be run end to end for a long stretch of shelving. They may also be centered across 3 panes of glass if desired. Slat design works well for holding pots/planters or it may be used for a work surface. These shelves may be shipped via FedEx or UPS.
 - 2 Slat Shelves - 9" wide x 59" long
 - 5 Slat Shelves - 21" wide x 59" long
- Fly Screens are a brand new addition from Janssens
 - Roof Window Fly Screen - easily installs into roof vent opening
 - Louver Window Fly Screen - clips onto outside of louvered window
 - Side Window Fly Screen – easily installs into the window opening
- Ventilation - An exhaust fan may be installed in the gable of the greenhouse to blow out the hottest air. Replace a glass pane with a lexan panel into which you can mount the fan (polycarbonate greenhouse panels may be cut to accommodate the fan). Many exhaust fans will use an external thermostat to control at what temperature it turns on and off. Place an exhaust fan opposite your louver window to create a cross breeze. For the most effective cross breeze, it is often recommended to close window vents to force airflow through your louver window.
- Heaters - see below "Heating the Greenhouse"

Placement of the Greenhouse

The placement of the greenhouse varies by intended usage, climate, location, and space available. There is a wealth of information to be found online on this subject, here are some considerations:

- Will your greenhouse be in full sun or get afternoon shade? Glass greenhouses do what they are intended to do - heat up quickly on sunny days. Great for the winter, but depending on your climate, it can be a challenge during summer months. Think about what you will be growing as well as the seasonal usage of your new greenhouse to determine appropriate sun exposure. It may help to watch the seasonal variations of sun angles in your yard to determine the placement.
- Depending on what you are growing and where you are located, you may wish to orient your greenhouse east/west or north/south - many garden bloggers have weighed in on this and research may help you consider the options. In many areas of the US, we do get plenty of hours of sunlight. Some users end up placing the greenhouse based on layout/space available, aesthetics and convenience.
- The site must be level. If it is not, you will need to prepare the area to provide a firm and level surface to construct your greenhouse. This may include building a retaining wall or placing your greenhouse on a stem wall - or just leveling out the site. Consider rainwater flow in your yard if you are in a hilly area.

Foundation and Anchoring

All greenhouses must be securely anchored. The Royal Orangerie will include 8 corner anchors attached to the interior of the foundation/base frame and extend an additional 12" below ground level. In very high wind areas or to meet the structural specifications for a permit - additional corner anchors may be purchased (PRO210) for use at all vertical members.

The manufacturer recommends an 8" wide concrete strip foundation that extends to the frostline. Please consult your local building codes for this information. It is recommended to leave a 4" diameter hole at the corner for the anchors to be embedded in concrete after the greenhouse frame is assembled and it is confirmed to be level and square.

Alternatively, the corner anchors may be trimmed off at ground level and cut in sections to be used as L brackets to secure the greenhouse frame to your anchoring surface with the appropriate hardware.

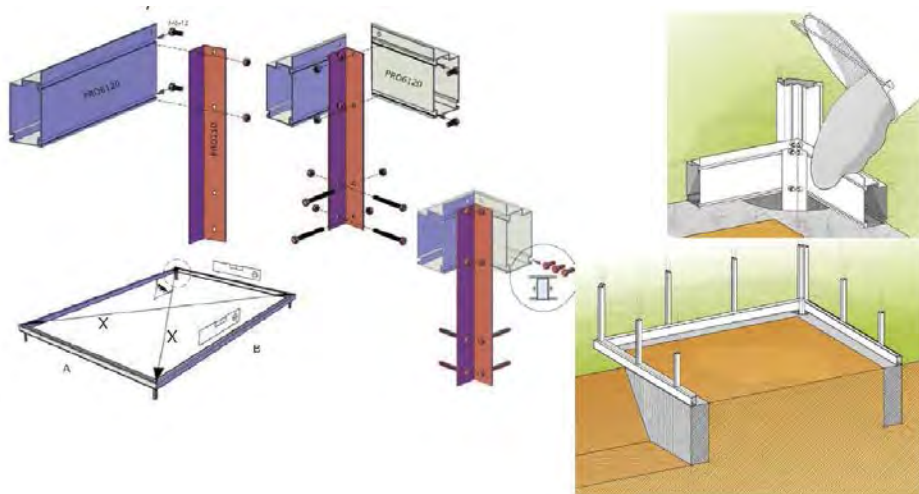
Some users have chosen a variety of alternative anchoring methods based on their climate, location, soil composition, and site considerations. These include full concrete slabs, concrete footers, pier and beam constructions, and even timbers. If you are considering the use of wood in your construction, be aware that your greenhouse will likely outlast your wood. If you use pressure treated wood, it is recommended to use a barrier material between the wood and the aluminum frame. When planning your anchoring method, keep in mind frost line/ground heaving, wind load, greenhouse location, ground composition, weather, climate, and local building code. If unsure, you should consult a local and experienced builder. Warranty coverage does not extend to damage resulting from improper anchoring of the greenhouse outside of manufacturer's recommendations (see above).

If a permit is needed in your area, we do have Texas-stamped structural certification letters and permit sets for most of our greenhouses. We may be able to obtain other state stamped documents, however if you need them specific to your state, we do not cover this expense. Please contact Exaco if structural documents are needed.

Anchoring Options (detail):

OPTION 1: Embedding the anchors into concrete – most secure, manufacturer recommended.

Leave a 4"-6" diameter hole for the anchors to be embedded in concrete after the greenhouse is assembled and confirmed to be level and square. PVC pipe or Sonotube (at least 4" wide) may help to leave the anchor hole in the concrete. The PVC or Sonotube must be at least 4" wide in diameter.



OPTION 2: Cutting the anchors and use concrete screws/self-tapping screws

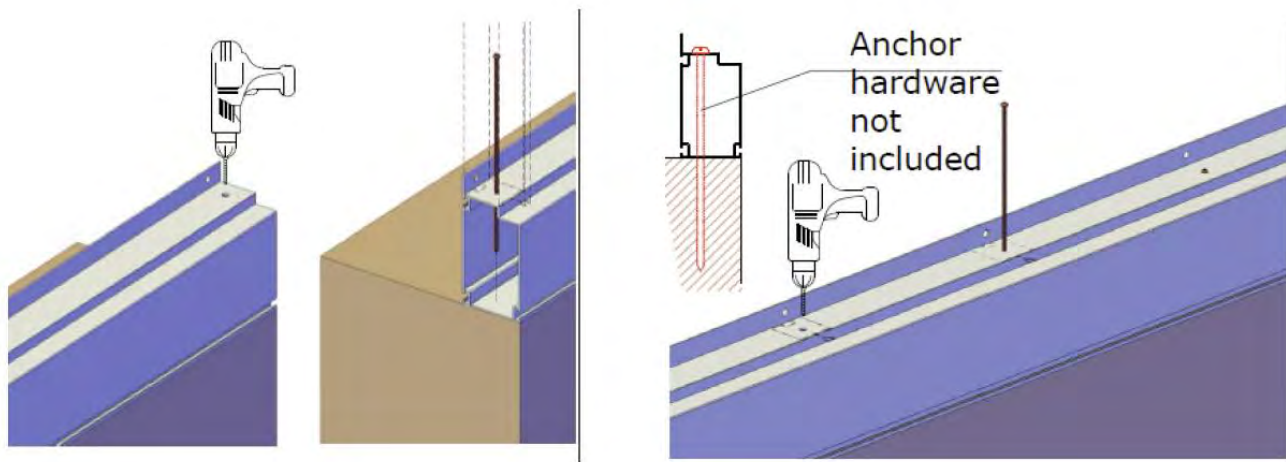
VIDEO: <https://youtu.be/3W62iOgLVG4?t=59> (may be found at minute 0:59 in the Exaco animated assembly video).

Steps:

- You will have (4) 15 3/4" long L brackets. VI 36 & 46 will have (6) long L Brackets-Cut off 4" of the L brackets to connect the foundation frame pieces together.
- Cut the remaining 11 3/4" into thirds and flip horizontally to mount the top half into the foundation frame and the bottom half into the concrete or other foundation.
- Use self-tapping screws or pre-drill and use normal screws to mount the top part into the foundation frame of the greenhouse.
- Use concrete anchor screws (link provided below) to attach the bottom part to your concrete. We HIGHLY recommend predrilling and using a hammer drill to drill the anchors in.
- TapCon Concrete Anchor Screws: <https://www.homedepot.com/p/Tapcon-1-4-in-x-1-3-4-in-410-Stainless-Steel-Hex-Head-Concrete-Anchors-8-Pack-26120/202097033>

OPTION 3: Long Anchor into foundation frame

Drill access holes as shown to the bottom right. Be sure to line these up with the holes in the vertical flange so they will be covered by a glazing bar (PRO1456). Use appropriate fasteners for your wall (not included). You may also leave holes at the corners to embed the long PRO210 anchors in concrete after the greenhouse is built. This is similar to what is shown for the ground mount version.



Flooring

The greenhouse does not include flooring material, allowing it to be customized to your needs and use. When planning your flooring, consider the intended use of the greenhouse, the plants that will be grown, drainage, heat sink benefits of the material, insulation, weed blocking, as well as aesthetics. If you use a natural flooring option - consider including a weed barrier. Here are a variety flooring options to consider:

- Soil - this is a great option if you have fertile soil and wish to plant directly into the ground. This can be used in combination with other options below.
- Pea gravel, crushed stone, etc. - provides natural drainage and some crushed rocks help with weed control
- Pavers and bricks - A very nice looking option with natural drainage capabilities. May also be used for paths in combination with in ground planting areas.

- Wood - Looks very nice, but requires more maintenance. Keep in mind that the wood may deteriorate before the greenhouse lifespan is over.
- Full concrete slab - This can double as your anchoring surface as well. Keep in mind that greenhouses can be wet environments so texture and drainage need to be considered.
- Tiling - this can be a beautiful option as well. If your greenhouse is a functioning greenhouse, consider water drainage. Tile may get very slippery when wet.

Water and Electricity

You may choose to bring water and electricity into your greenhouse. If possible, it is recommended to plan for this ahead of time so that you can plumb/wire underneath the base frame of the greenhouse. Generally users will bring electricity under the frame at the most convenient location and then attach conduit to the frame of the greenhouse to the desired location. Custom matched spray paint is available if needed.

The irrigation/misting system (included with Royal Victorians) may be directly plumbed or attached to a hose with a hose clamp (available at garden stores). The hookup end of the irrigation pipe will be at one of the gable ends, near the ridge. It is helpful to purchase a hose timer so watering can be automated.

Ventilation and Cooling of Greenhouse

Glass greenhouses are effective at heating up quickly on summer days. If you discover your greenhouse is becoming warmer than you desire, here are some options for cooling.

- Shadecloth - Janssens makes an interior shadecloth system
- Exhaust Fan - recommended to be installed in the gable of the greenhouse to blow out the hottest air. Replace a glass pane with a lexan panel into which you can mount the fan. Many exhaust fans will use an external thermostat to control at what temperature it turns on and off. Place the exhaust fan opposite your louver window to create a cross breeze. For the most effective cross breeze, it is often recommended to close window vents to force airflow through your louver window.
- Misting System - in dry environments, a misting system turning on at the hottest point of the day can cool a greenhouse up to 15 degrees.
- Tinting - Aftermarket tinting may be applied to the glass panes
- Whitewash - available from some greenhouse retailers, this can be washed off when the hot season is over.
- Exterior shade cloth - an exterior shade cloth, though not as beautiful, can be highly effective. An aluminet shade cloth is a metallic woven shade cloth that goes up and over the outside of the greenhouse. The metallic surface reflects the heat of the sun's rays before they get inside the greenhouse, while also providing shade.

Heating the greenhouse

Although the greenhouse heats up quickly during sunny days, you will likely find you will need to provide supplemental heat during cold winter nights and cold cloudy days.

- Heaters - electrical, propane and wood stoves have all been used. Be sure to properly vent according to manufacturer instructions. Find a BTU calculator online to determine how

powerful a heater you need. This is based on a variety of factors including greenhouse material, size, location/climate, low temperatures and desired goal temperature.

- Heat Sink - The more mass you have inside your greenhouse, the more heat can be absorbed during the warm day to release at night. This can help mitigate huge temperature swings during light frost, but can also reduce your heating costs. Easy ways to add mass that can retain heat are raised beds, a large dark water tank, or organic material. There is much information online about planning/designing more in depth heat sinks in your greenhouse - including flooring choices.
- Resources on insulated floors and geothermal heat can be found on many garden blogs.

Can I Use My Greenhouse as an Additional Living Space?

- These structures are designed to be a greenhouse first and foremost. As packaged, the greenhouse is not designed to be water/air tight. Greenhouse plants do benefit from a turn of air. You will need to do some extra sealing with silicone on the roof around the glass to achieve watertightness.
- We recommend any furniture be indoor/outdoor and that fine wood furniture/electronics be avoided or sufficiently protected.
- The glass is single pane, so there is a good chance for condensation on the inside that might drip. The roof windows do have auto openers, so it is likely the roof vents will be open during a rainstorm if the temperature in the greenhouse is above 68 degrees. You can switch to all manual openers if preferred.
- On sunny days, glass greenhouses can get warm very quickly. Depending on your climate, you will likely be fighting the heat in the summer (late spring/early fall).

It has been done, but you will need to make customized adjustments such as extra sealing, climate control, window tinting and heating. Indoor/outdoor furnishings are strongly recommended. Exaco will not be held responsible for any damages.

Maintenance of Greenhouse

The following will help keep your greenhouse in tip top shape:

- **WINTER/SNOW/ICE CONSIDERATIONS:**
 - The roof will need to be cleared of snow, this removes weight from the roof and also allows the sun to shine in and heat your greenhouse
 - Heating your greenhouse may also help some of the snow melt/slide off to assist in keeping the roof clear. If you are heating the greenhouse, you may wish to disengage your pistons so the roof vents do not open.
 - If you are expecting heavy snowfall that you will not be able to clear in a timely manner, we recommend bracing your ridge beam with a 2x4 in the center to help support the weight. Snow should still be cleared as soon as it is possible.
 - If you are in an area that routinely gets significant snow there are some options to strengthen and support your greenhouse:
 - Install self-tapping screws in addition to the bolts where the rafters meet the ridge beam and the gutters (noted in assembly manual).
 - Purchase extra spandrels/snow supports for your greenhouse for the ridge and gutters.

- Add a stainless-steel cable with a turnbuckle connecting opposite sidewalls/spandrels to prevent the sidewalls from bowing out if there is excessive weight on the roof.
- Pistons and openers - Several times each year oil your piston rods, threading, and moving parts of your openers. You may use WD40 or even olive oil. If your pistons stop opening your windows, you likely need to oil them to loosen them up.
- Glass Maintenance
 - Cleaning Glass - use a gentle cleaner, such as Palmolive dish soap with a soft cloth. A squeegee with a long handle is helpful as well. Distilled white vinegar can be used to remove hard water spotting.
 - Replacement Glass - if you need to replace a piece of broken glass, please refer to the glass spec sheet in this manual. Replacement panes of 3/16" standard tempered safety glass should be ordered from a local glass shop. Exaco will not ship large pieces of glass, locally ordered replacement panes of standard tempered safety glass will match the original panes.
- Polycarbonate Cleaning - use a gentle cleaner, such as Palmolive dish soap with a soft cloth.

Questions? Need Assembly Support?

Please call Exaco at 877-760-8500 or email customerservice@exaco.com.

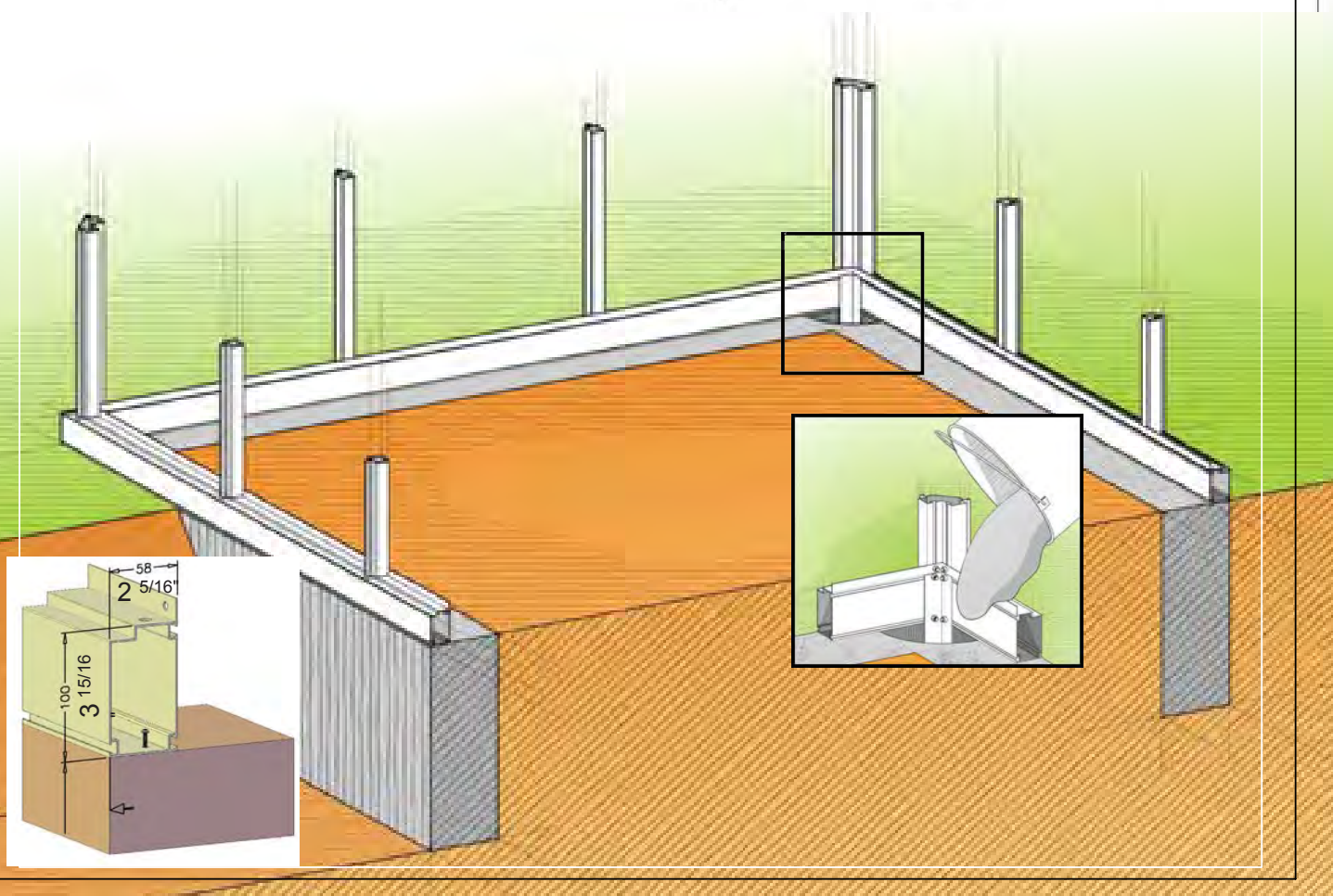
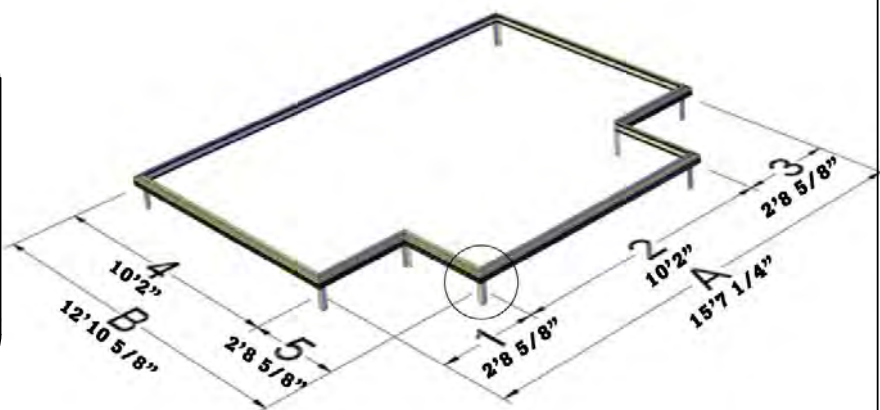
Standard Royal Orangerie

Please call Exaco for measurements if you have a custom greenhouse.

Notes:

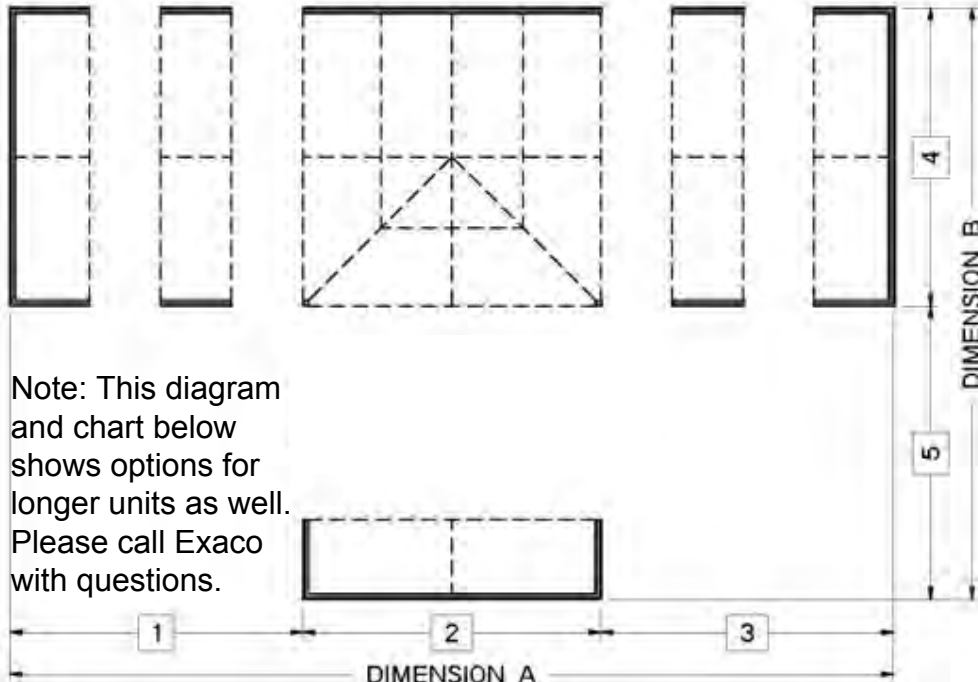
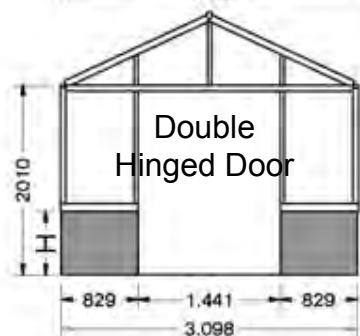
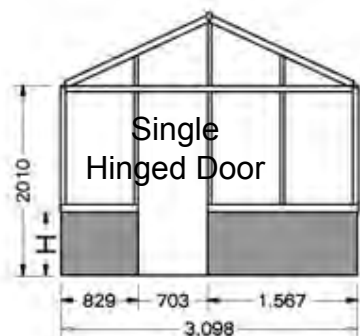
- Do not set anchors in concrete until the entire greenhouse frame is complete, level and square. You will need some play to attach the uprights.
- It is recommended to build your foundation down to the frost line in your area and/or consult a local contractor for recommendations.
- Greenhouse base frame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

A = 1+2+3 15'7 1/4"	1 829mm / 2'8 5/8"
	2 3098mm / 10'2"
B = 4+5 12'10 5/8"	3 829mm / 2'8 5/8"
	4 3098mm / 10'2"
	5 829mm / 2'8 5/8"



Option: Building on a knee wall

Note: You will need to upgrade to a hinged door and door drop kit. See also next page.



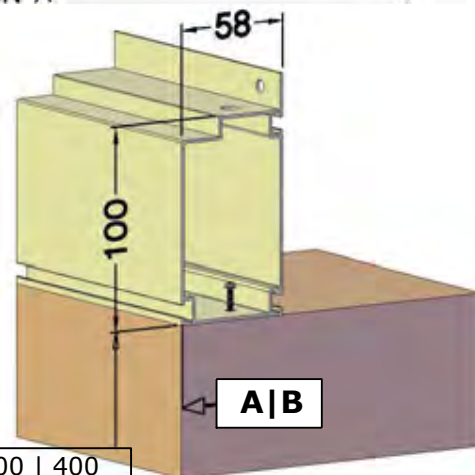
HELIOS T MUR + EOS T MUR

A
= 1+2+3

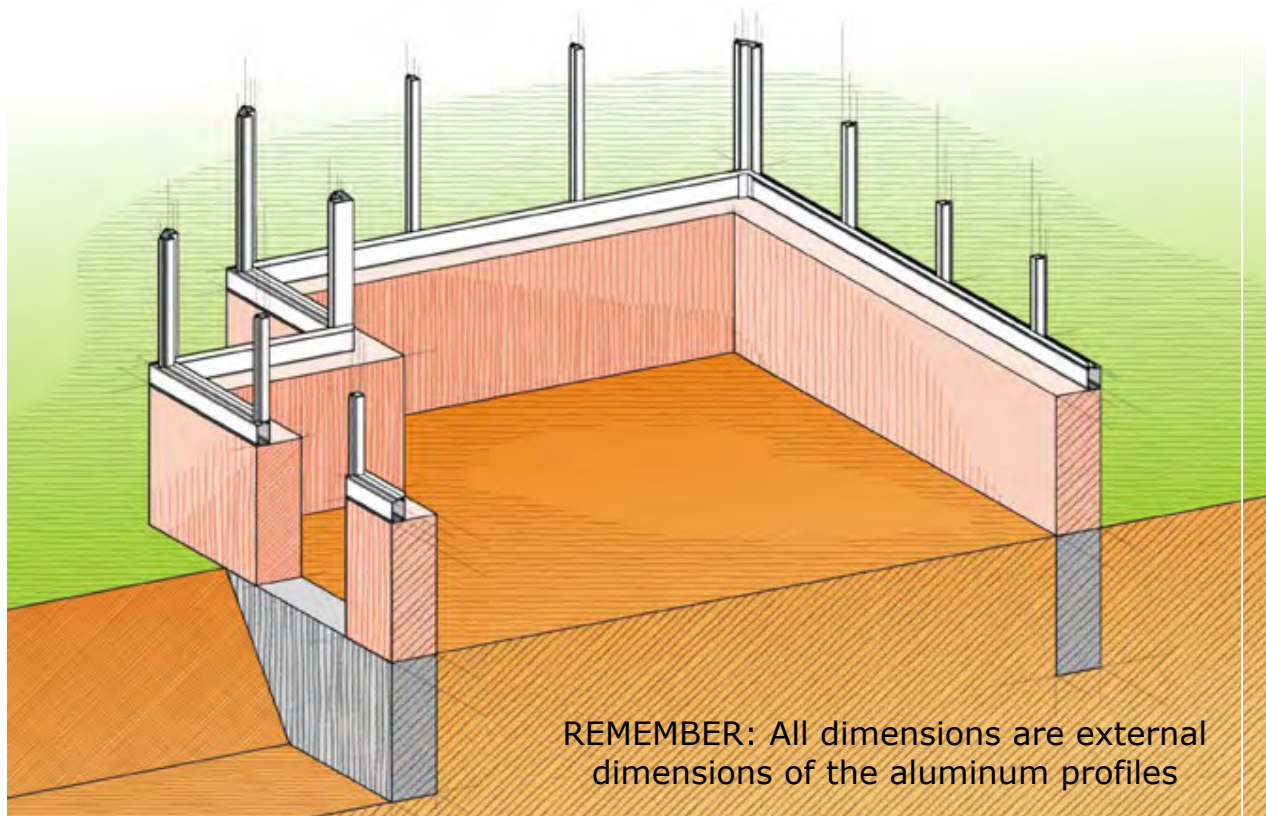
- | | |
|---|---------------------|
| 1 | 829mm + ... x 738mm |
| 2 | 3.098mm |
| 3 | 829mm + ... x 738mm |

B
= 4+5

- | | |
|---|---------|
| 4 | 3.098mm |
| 5 | 829mm |



H 200 | 400
600 | 1.025



REMEMBER: All dimensions are external dimensions of the aluminum profiles

Hinged door extension installation - View from inside Greenhouse

Can be installed on long or short gable end of greenhouse

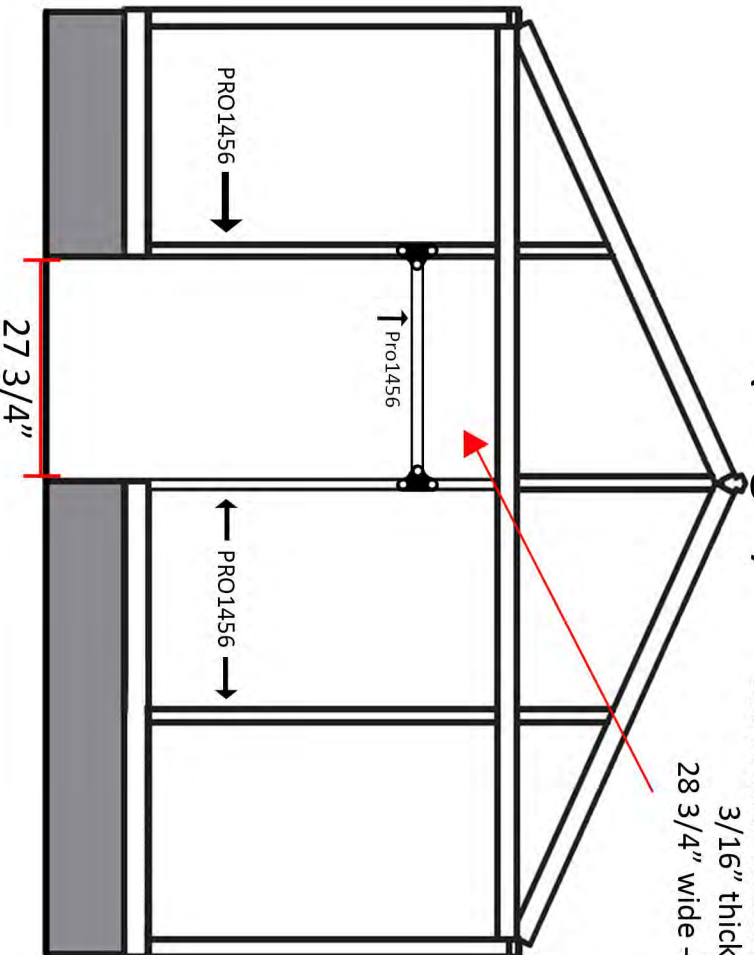
(see door considerations for VI36/VI46 at front of manual)

Glass for header must be ordered locally due to custom wall height

3/16" thick tempered safety glass

28 3/4" wide -height determined by wall

(Single)

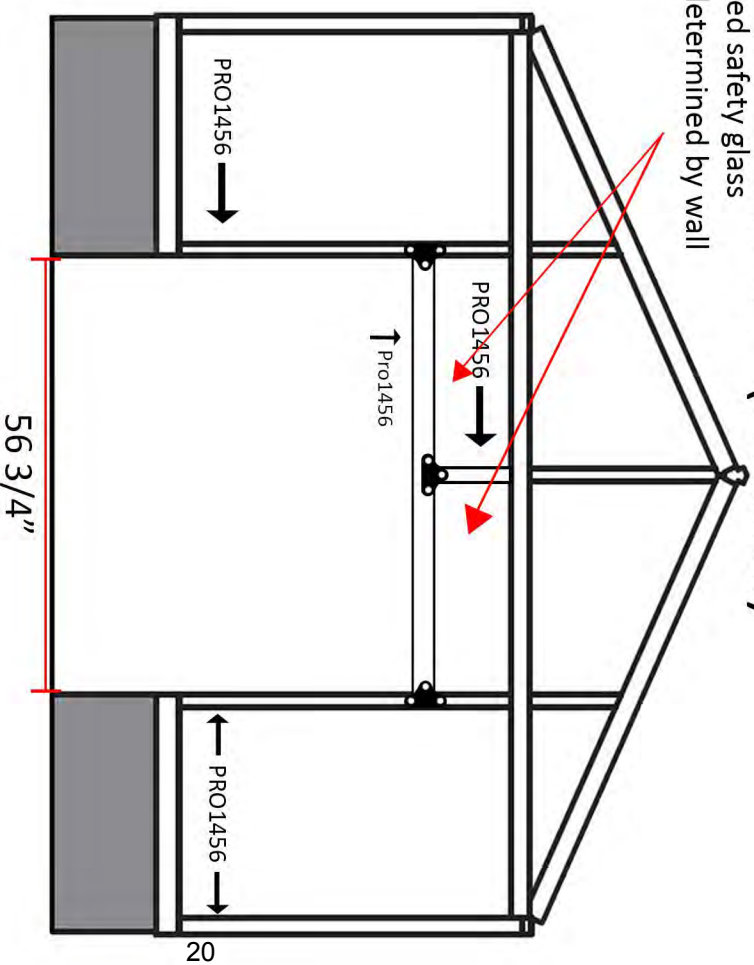


-Opening will be 27 3/4" or 703 mm wide

Kit will include:

- (1) PRO1456
- (2) 3-Hole Brackets
- Nuts & Bolts

(Double)



-Opening will be 56 3/4" or 1441 mm wide

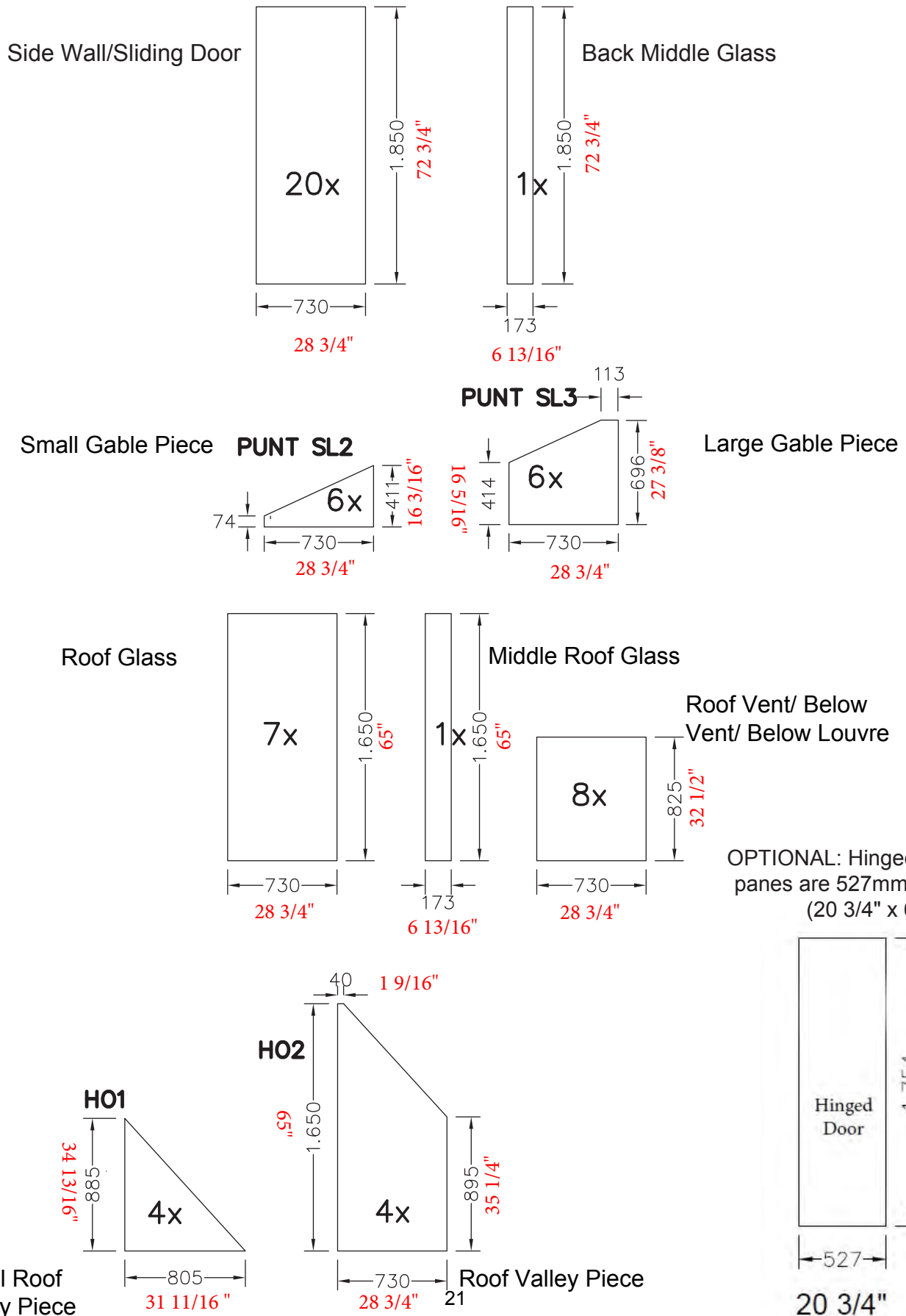
Kit will include:

- (1) PRO1456
- (1) 30" Pro1456 (cut to match the height of stem wall)
- (3) 3-Hole Brackets
- Nuts & Bolts

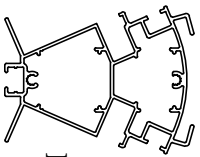
Hinged door will include its own door jamb - place the horizontal PRO1456 on top of the door jamb.
move to manual for door assembly & installation

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

Glass counts are for standard models - if you have changed any options on your greenhouse, counts may vary. If you have an Antique Orangerie with narrow glass, your glass sizes will be different. Please reach out to Exaco if you need these sizes.

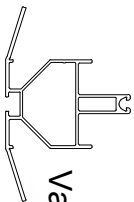


Key to Profile (Extrusion) Placement



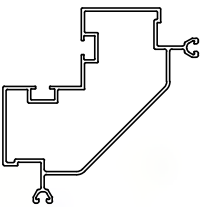
Ridge Beam

PRO6760

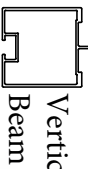


Valley Beam

PRO41942



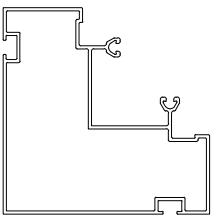
PRO6578
Corner Posts



Vertical Glazing
Beam

PRO1456

PRO20362 Wind Brace



Corner Post
for T-Shape

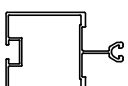
PRO40633



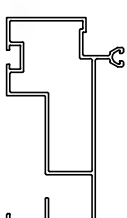
Corner Anchors
(Extend 12" below ground level)

PRO210

Roof Glazing Bar

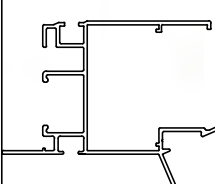


PRO1456



PRO6918

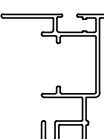
Roof Endbar



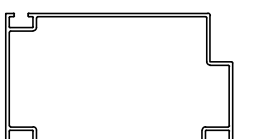
PRO20227
Gutter



Ø 19
Support Brace



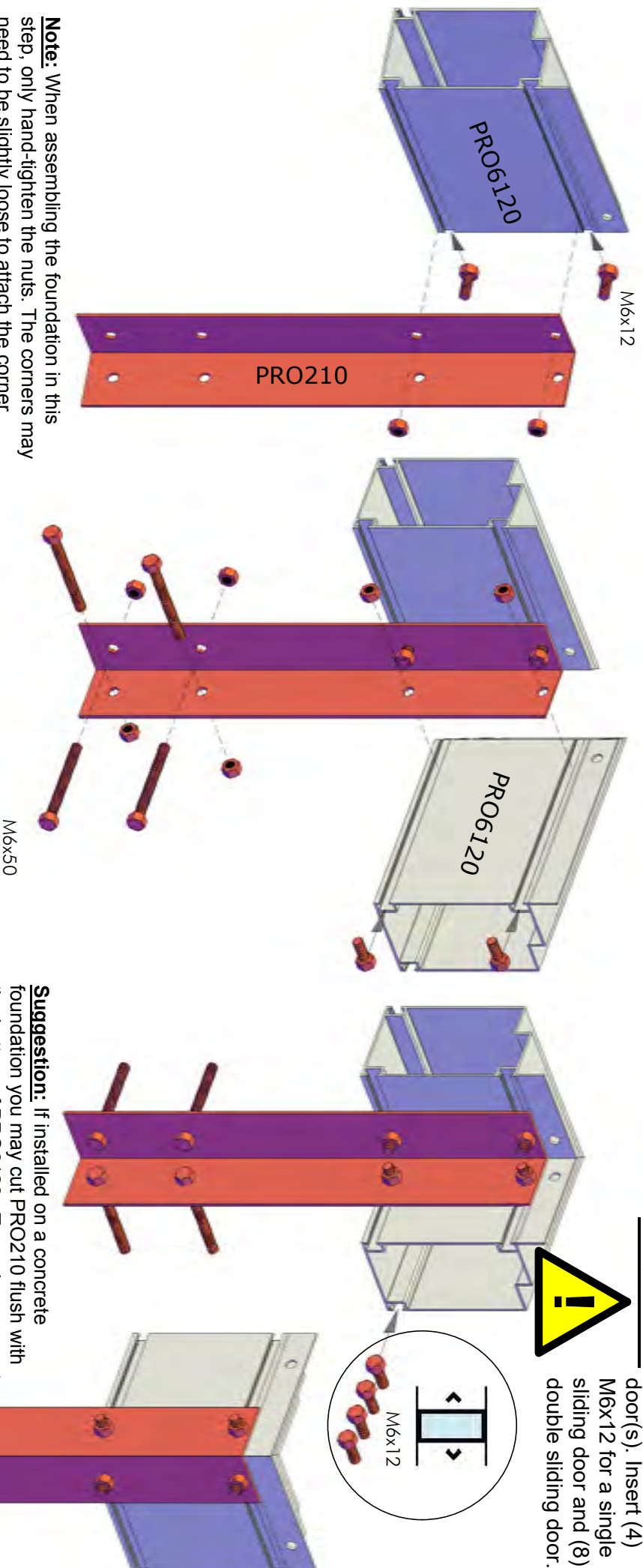
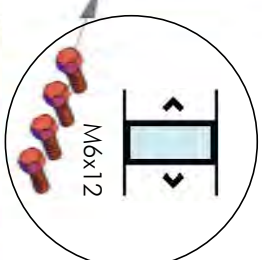
Horizontal Gable Bar PRO20229



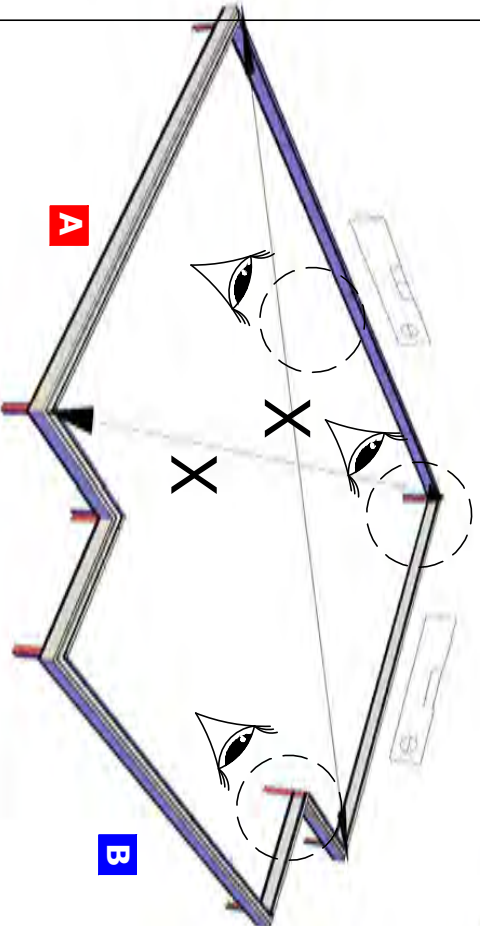
PRO6120
Foundation Frame

IMPORTANT!

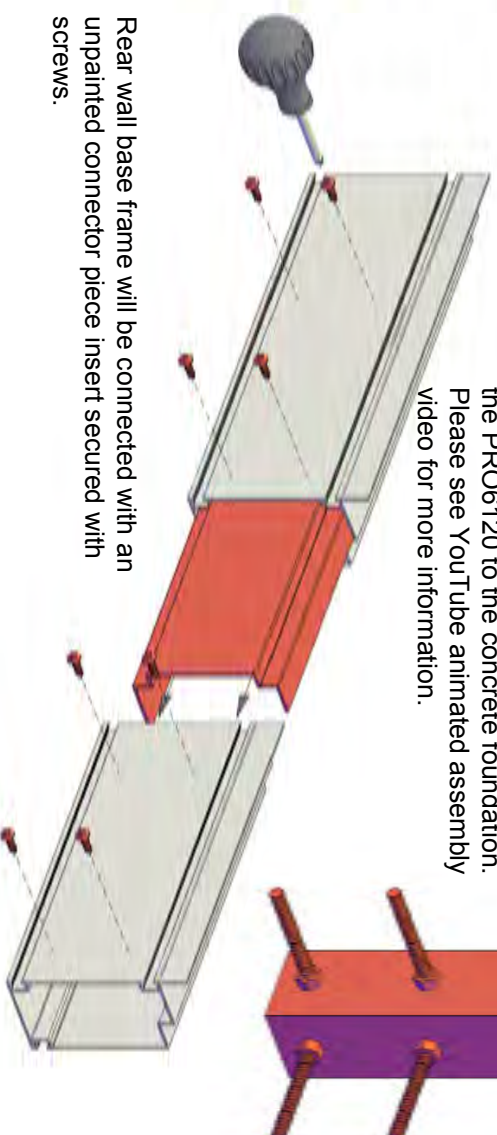
Insert bolts for sliding door(s). Insert (4) M6x12 for a single sliding door and (8) for a double sliding door.



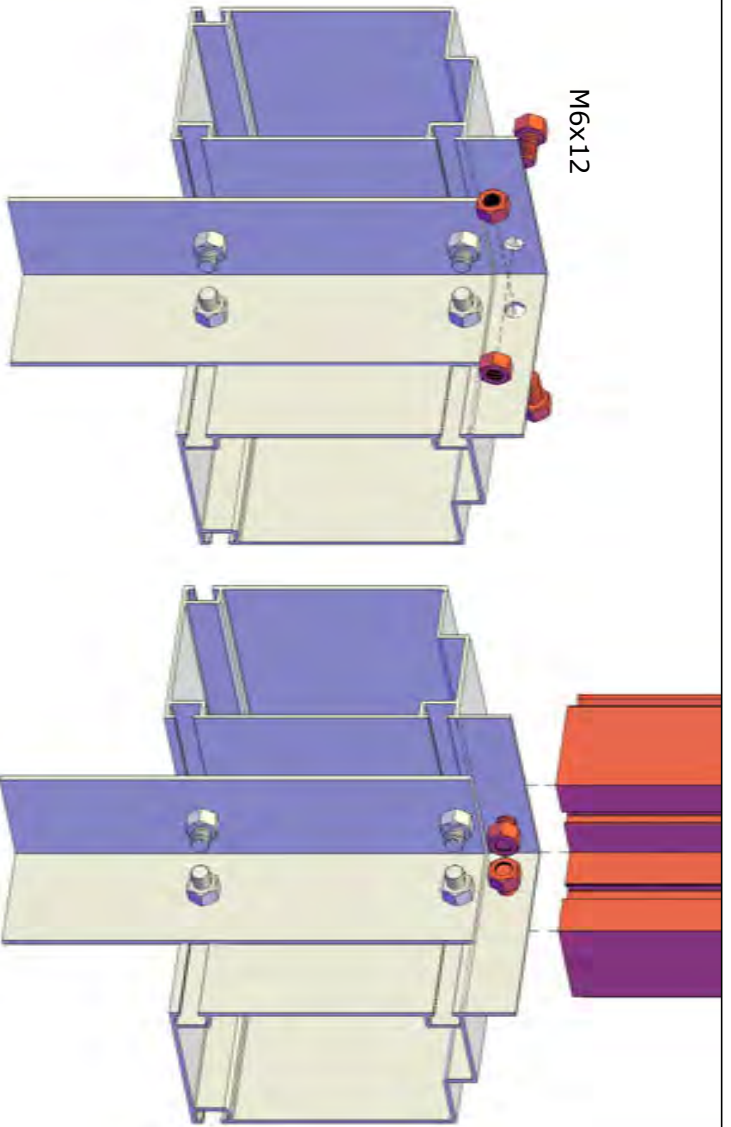
Note: When assembling the foundation in this step, only hand-tighten the nuts. The corners may need to be slightly loose to attach the corner uprights (PRO6578).



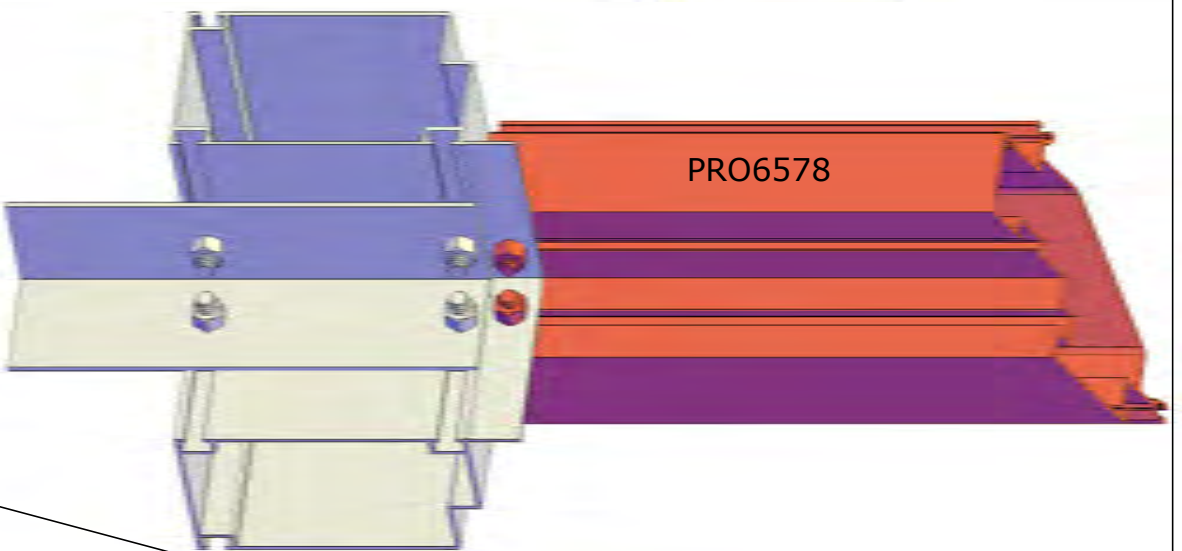
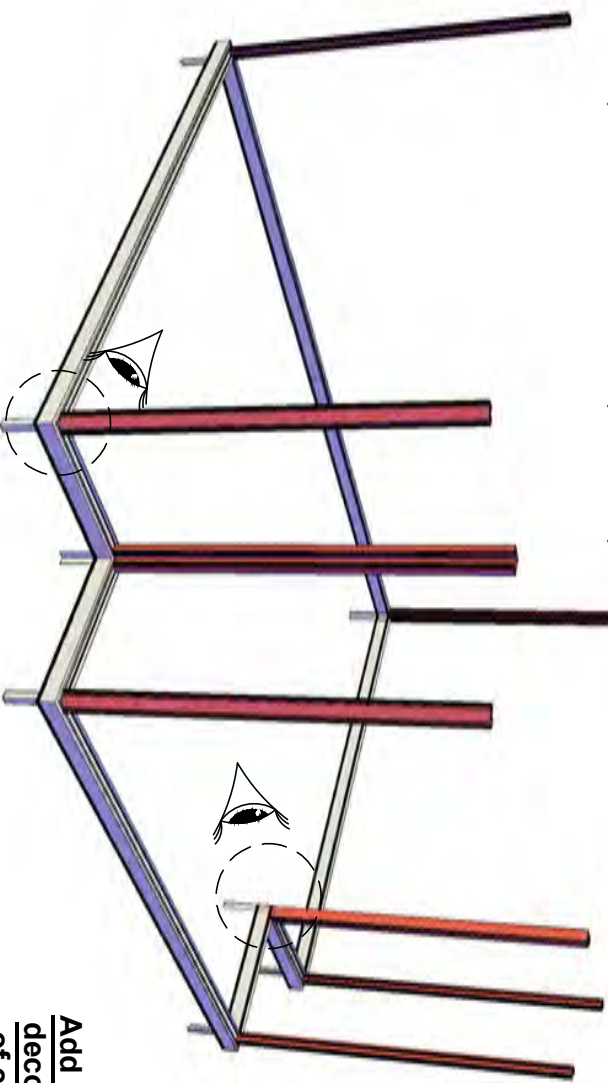
Suggestion: If installed on a concrete foundation you may cut PRO210 flush with the bottom of PRO6120. To anchor, use cut off PRO210 pieces as L-brackets to secure the PRO6120 to the concrete foundation. Please see YouTube animated assembly video for more information.



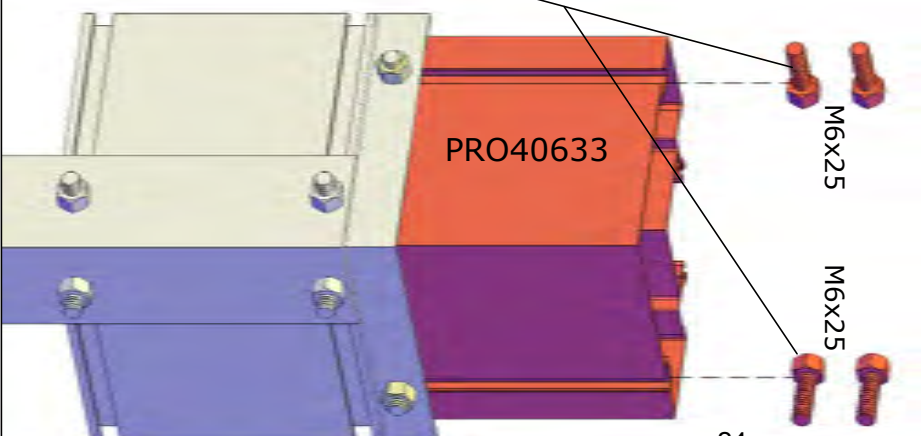
Rear wall base frame will be connected with an unpainted connector piece insert secured with screws.



You may need to loosen the nuts holding your anchor corner brackets to allow some "play" in the corner to slide the corner post (PRO6578) onto the bolt heads. It is helpful to have a second person slide the corner profile into place.



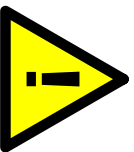
PRO6578



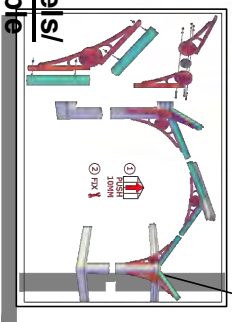
PRO40633

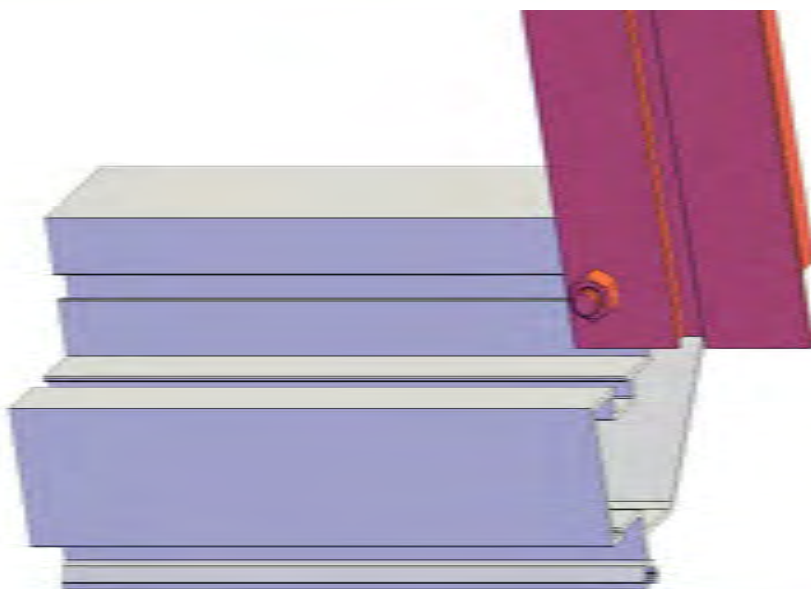
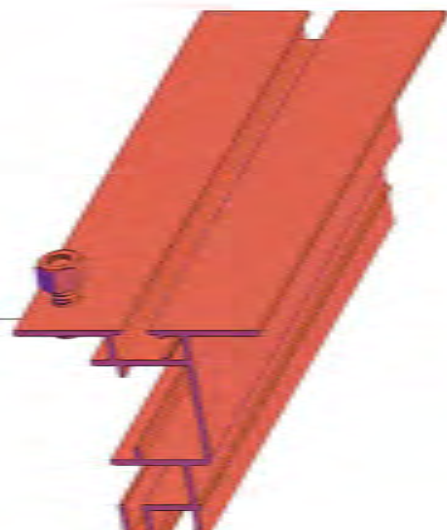
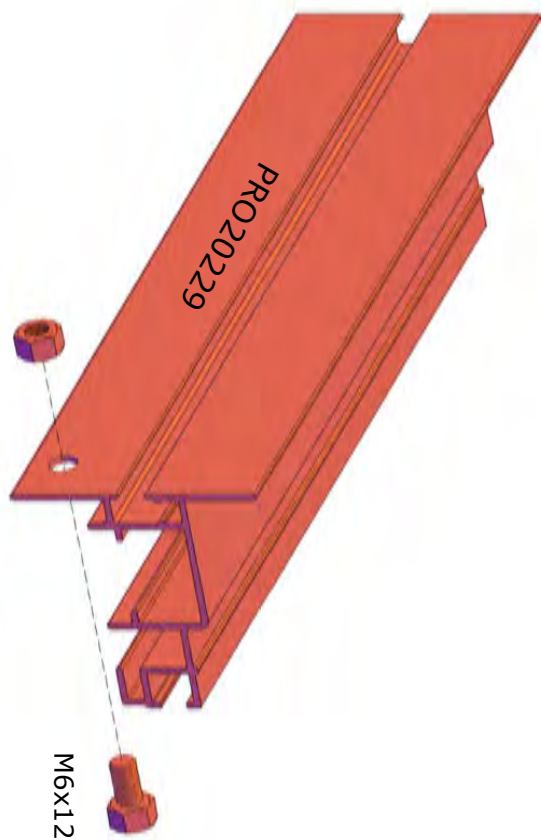
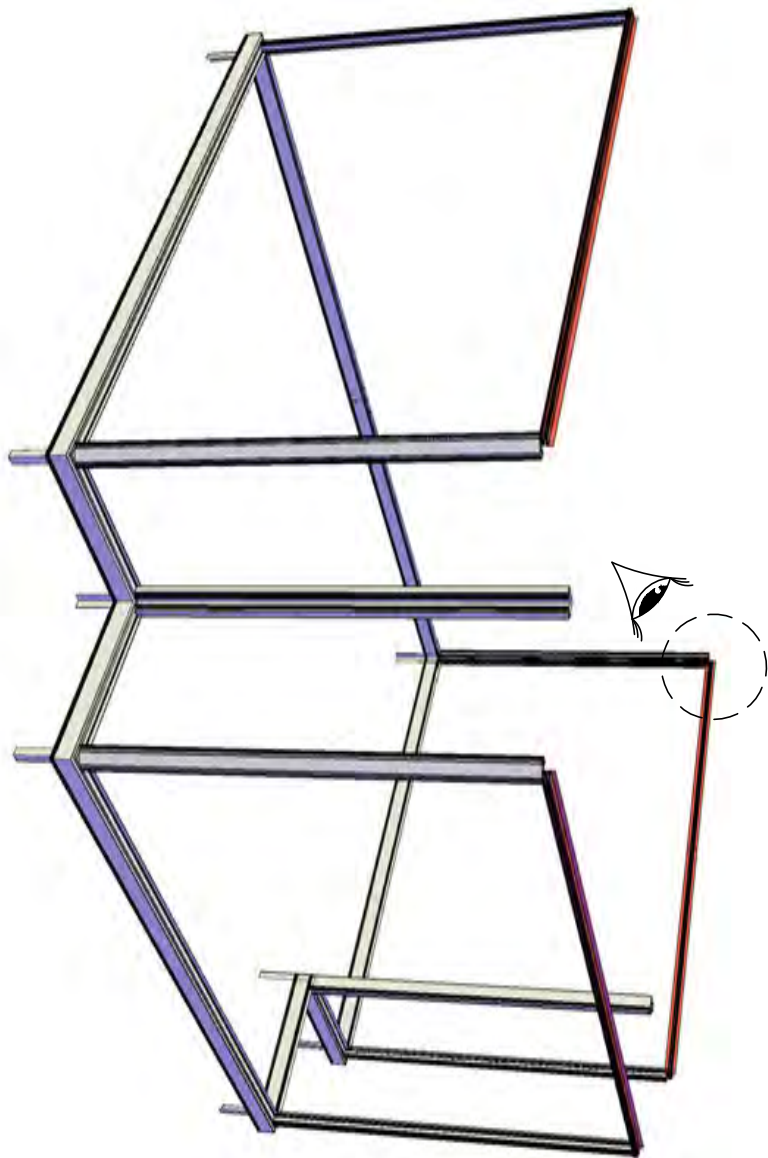
M6x25

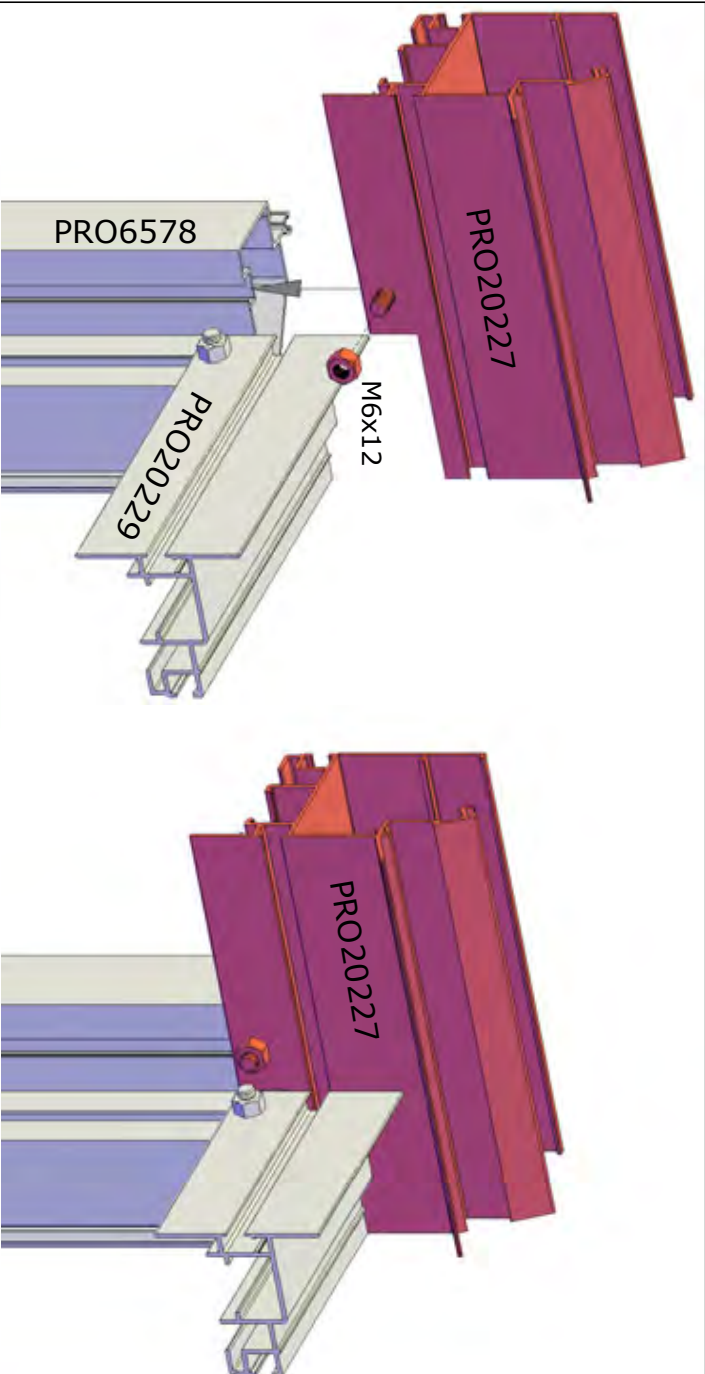
M6x25



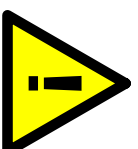
Add bolts for spandrels/
deco scrolls - see table
of contents for page #



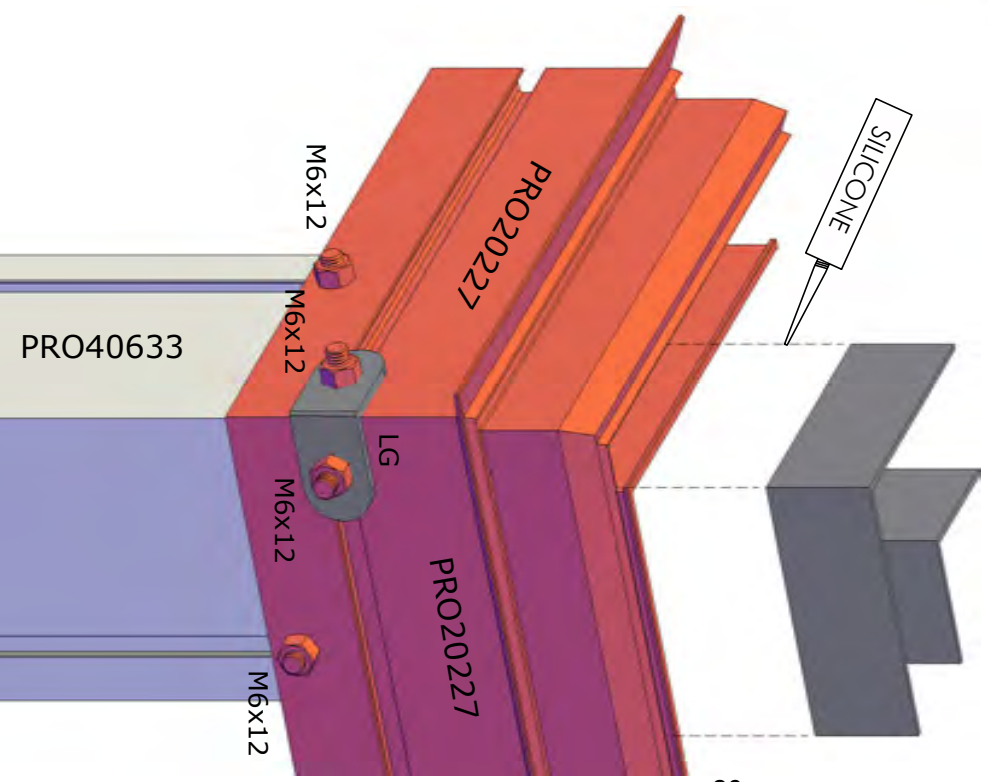
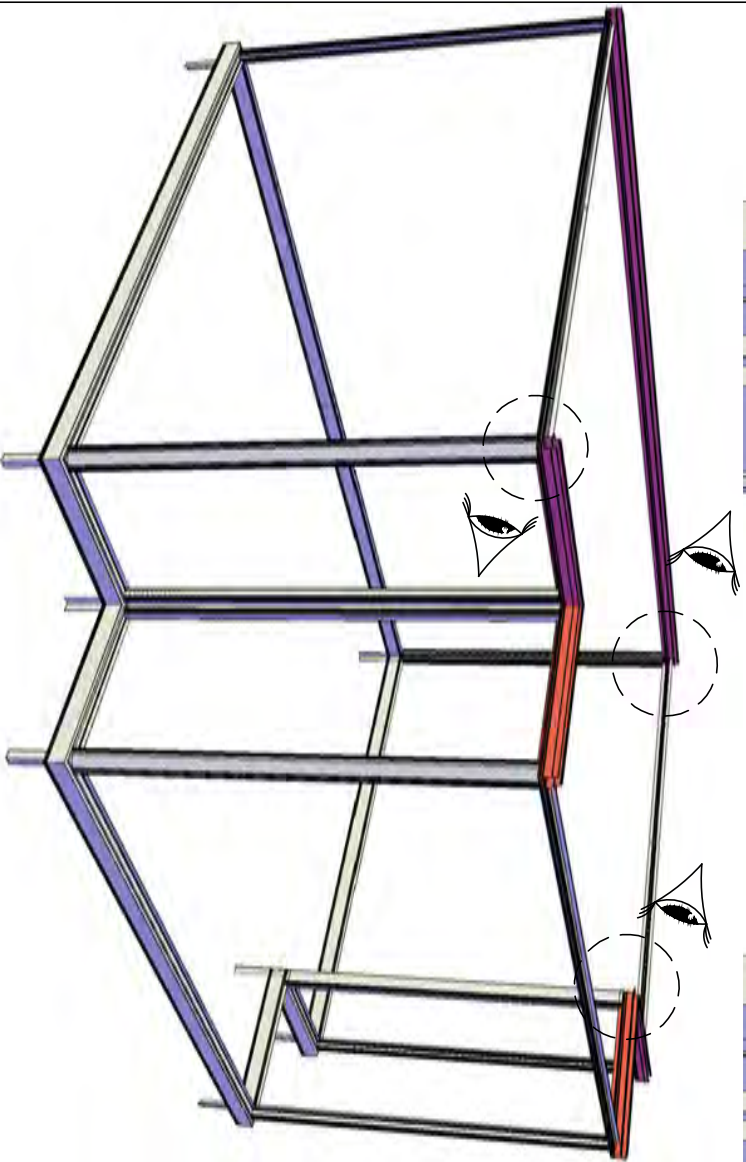




IMPORTANT! The gutter connector piece (to the right) inserts into the gutter extrusions from the end of the profiles. You will not be able to "drop" it in from the top. Use high quality silicone to secure against leakage.



Note: If you have the Shade Cloth Set (SUN310T & 3 SUN310-73), insert the sliders into the PRO20227 channels.



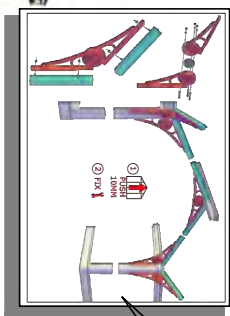
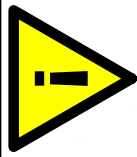
PRO1456

M6x12

PRO6120

PRO20227

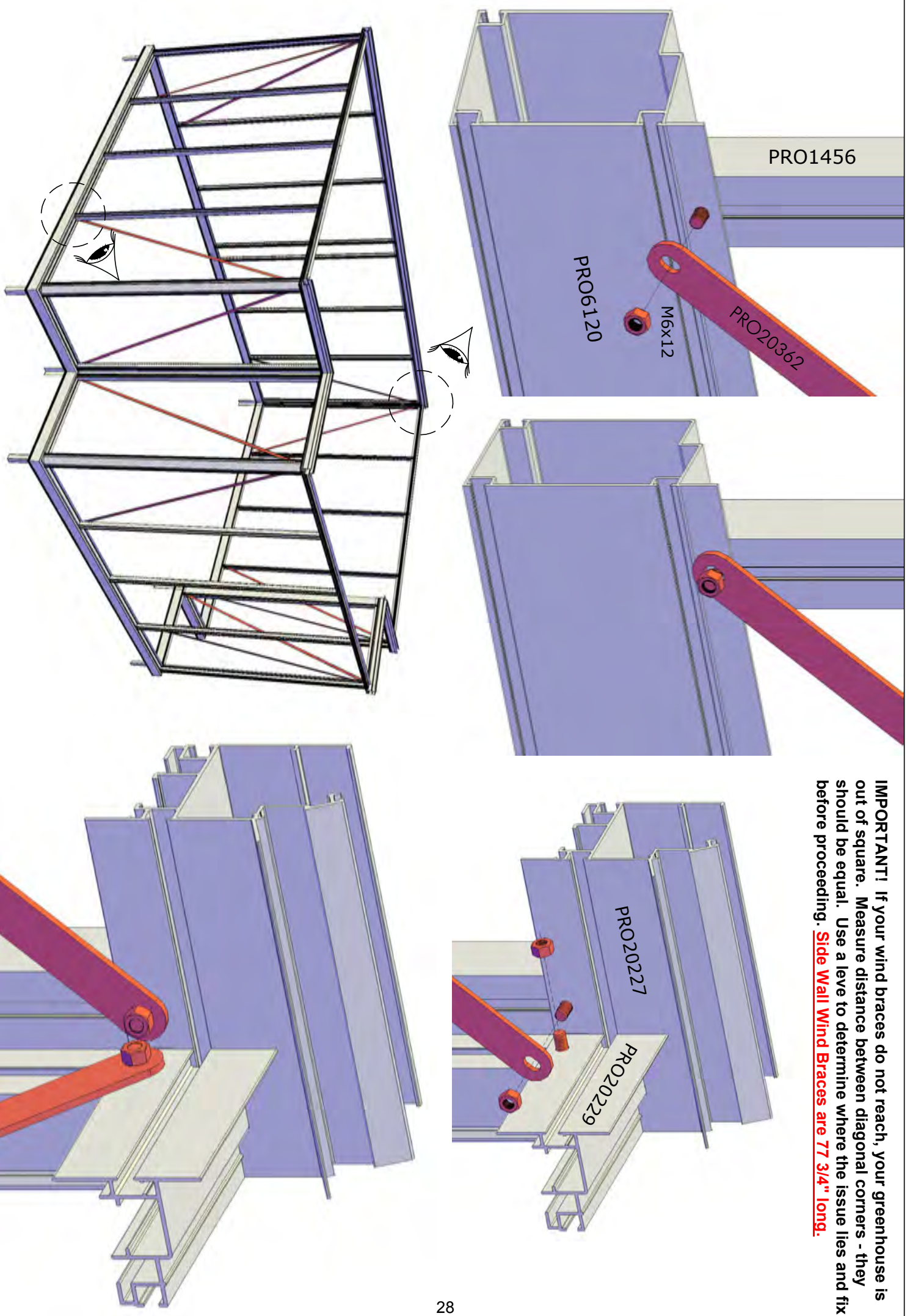
IMPORTANT:
Before securing vertical profiles, insert bolts for:
Louvered Window
Optional Top Shelf
Optional Seed Tray

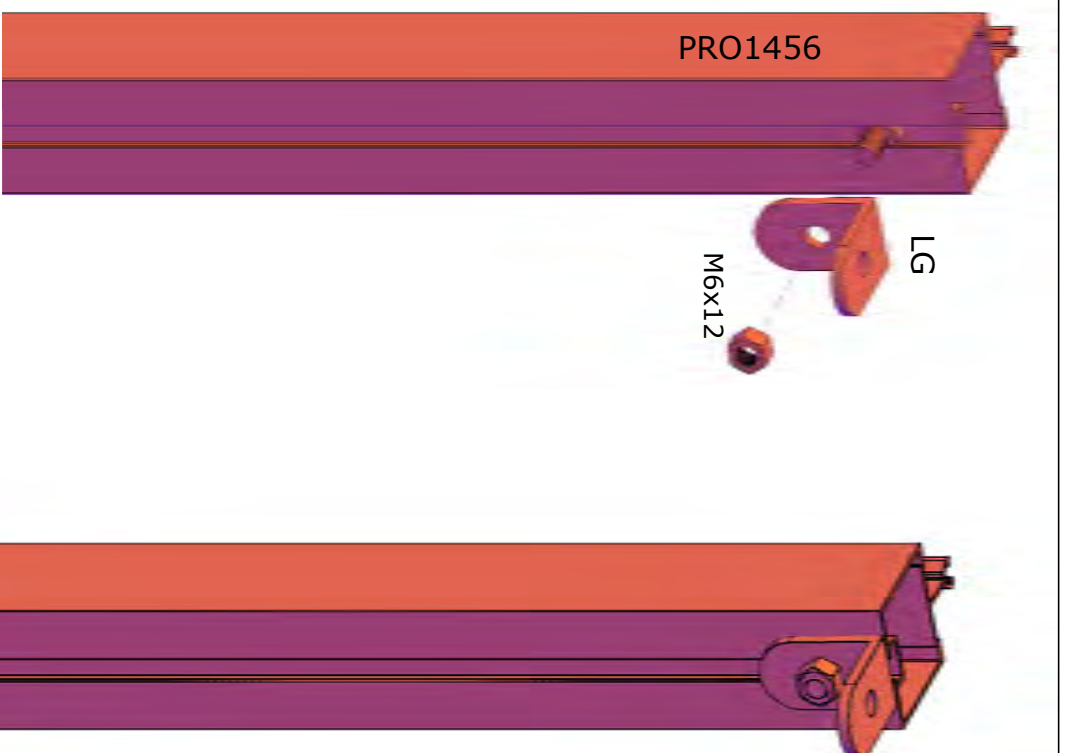
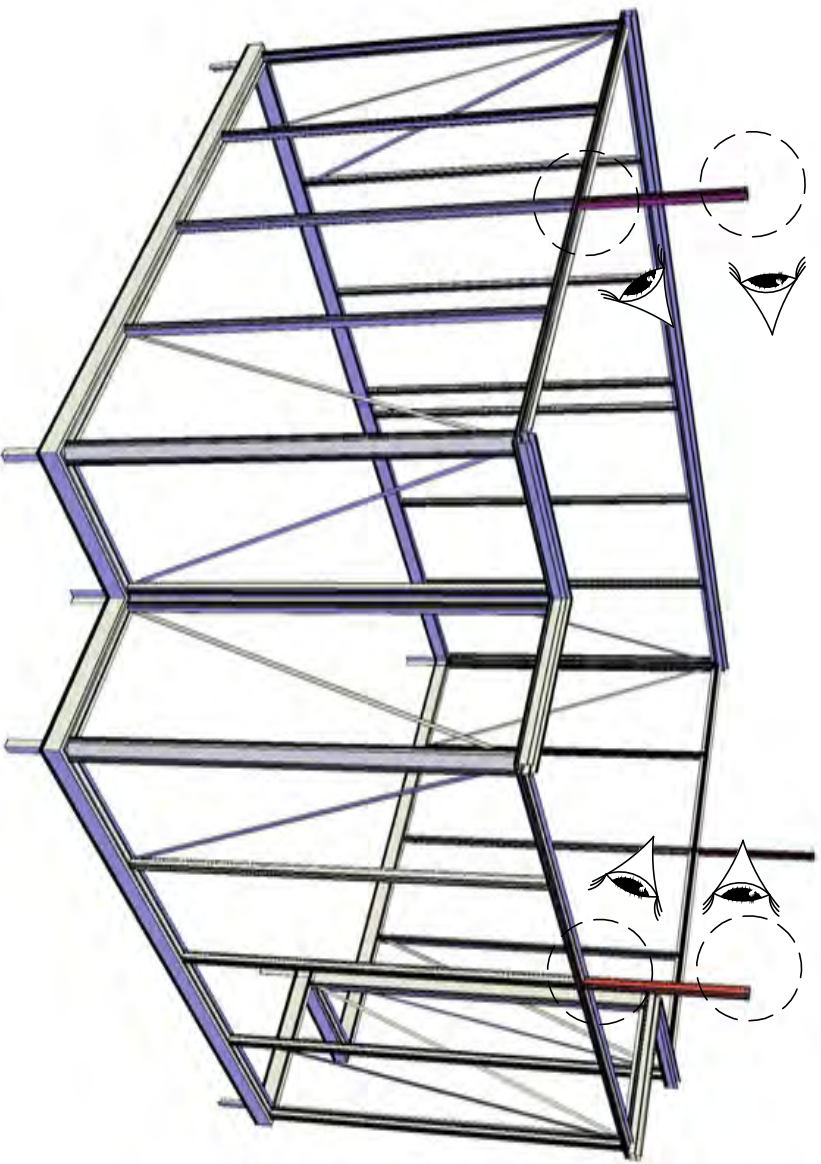
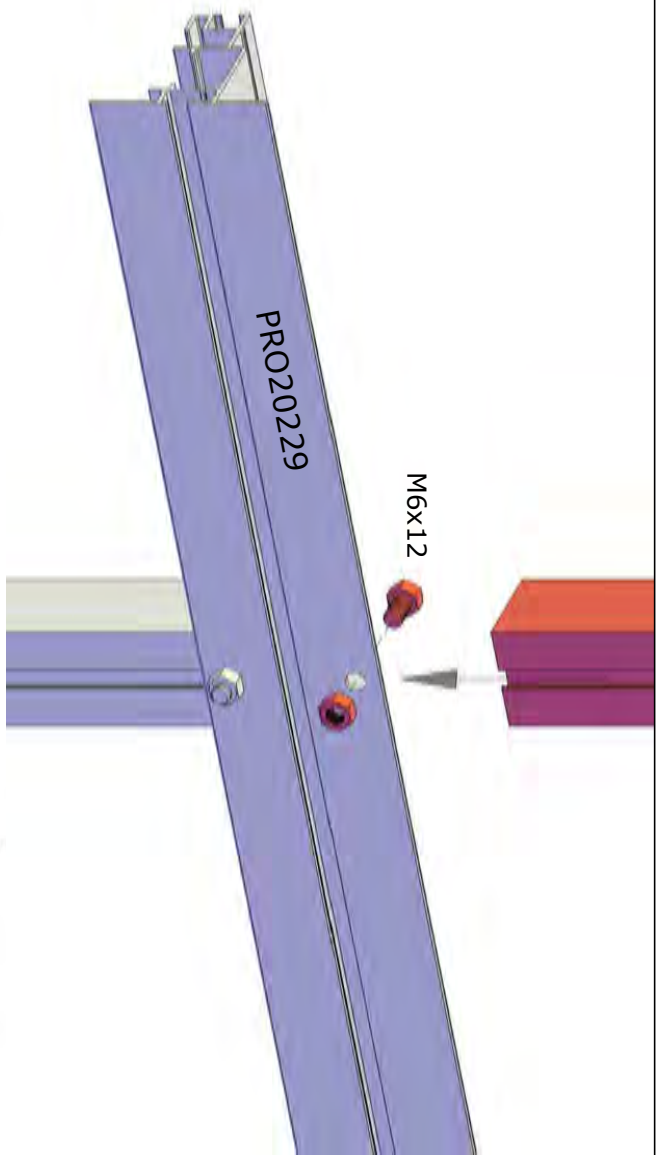


Add bolts for
spandrels/deco
scrolls (in spandrel
pkg) - see page for
clarification (use
table of contents)

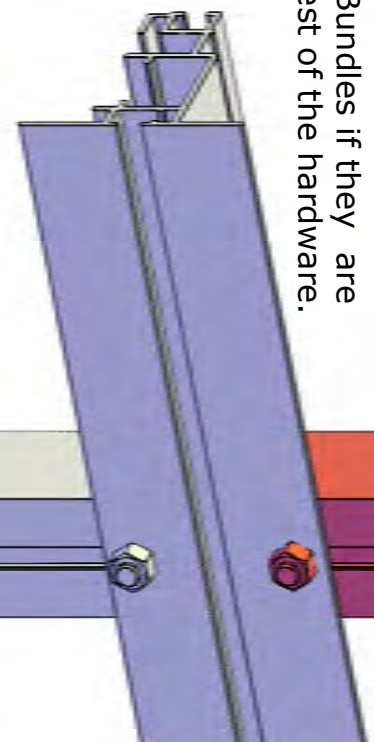
M6x25

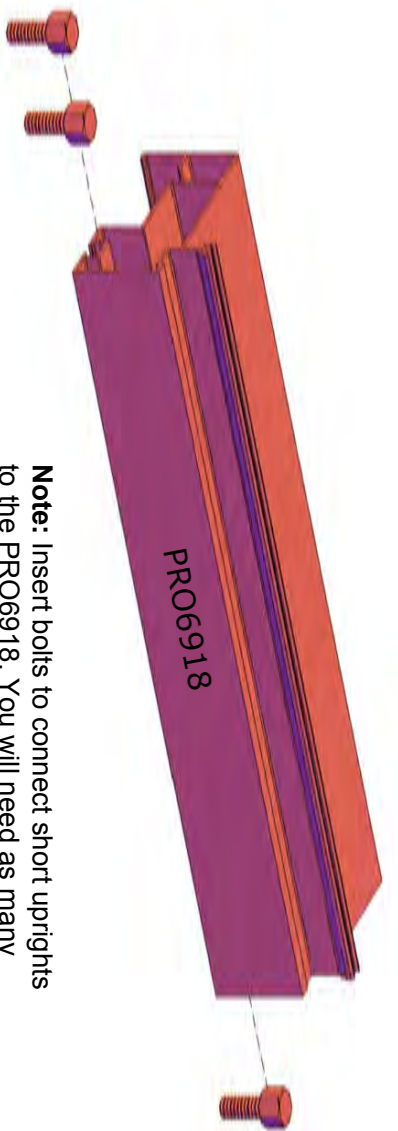
IMPORTANT! If your wind braces do not reach, your greenhouse is out of square. Measure distance between diagonal corners - they should be equal. Use a level to determine where the issue lies and fix before proceeding. Side Wall Wind Braces are 77 3/4" long.





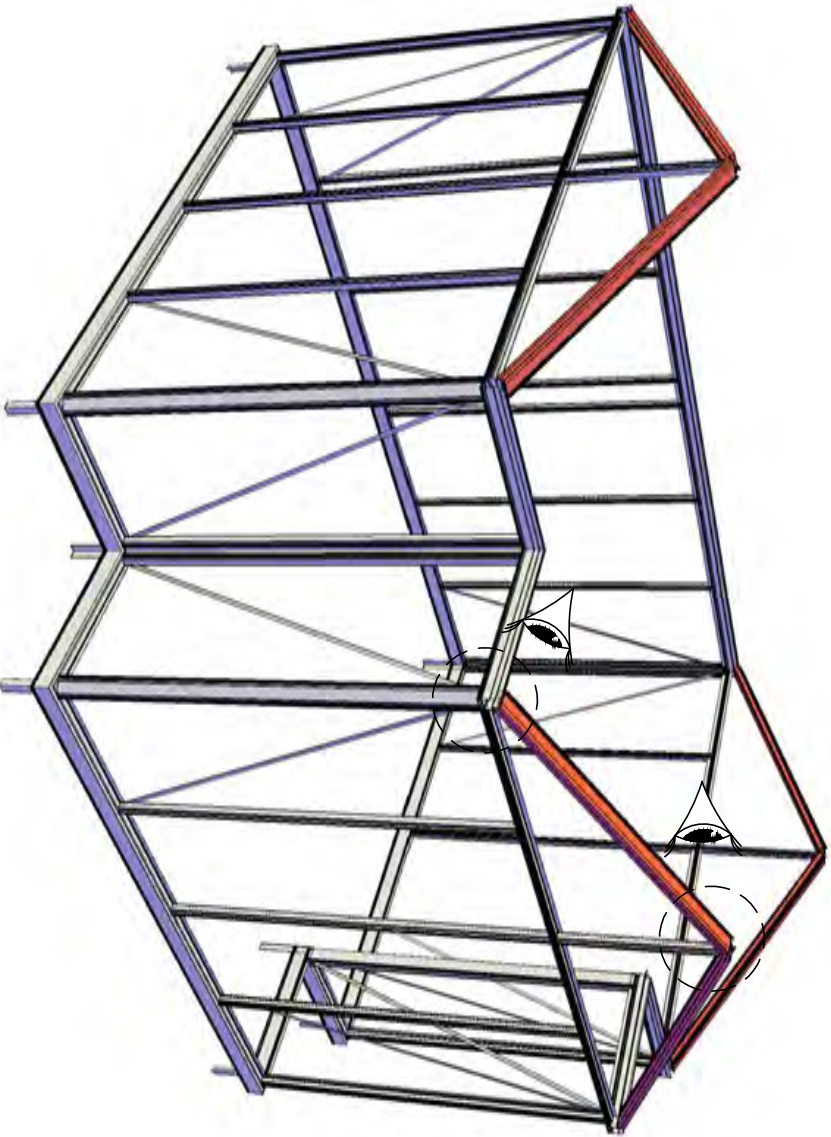
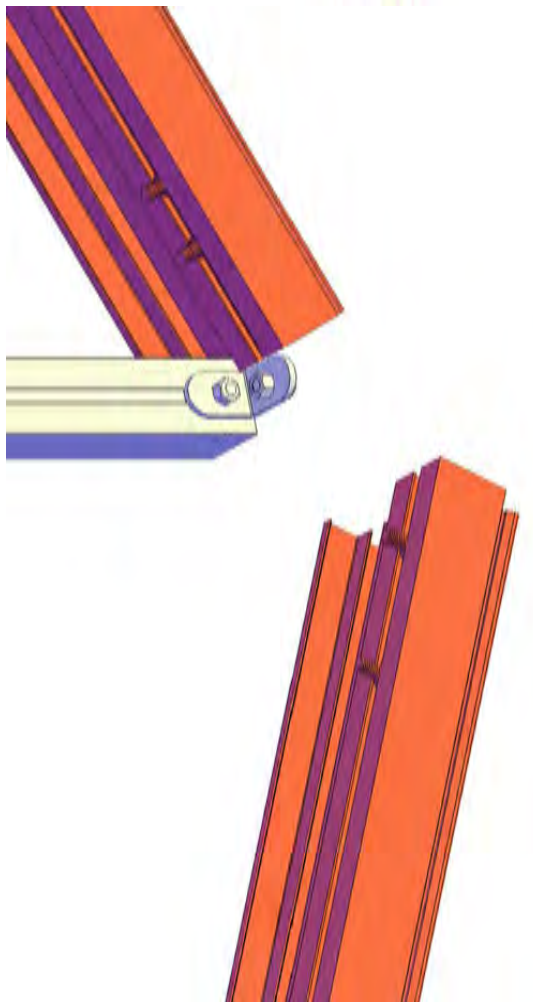
The LG Brackets can be found in the Roof Window Bundles if they are not with the rest of the hardware.

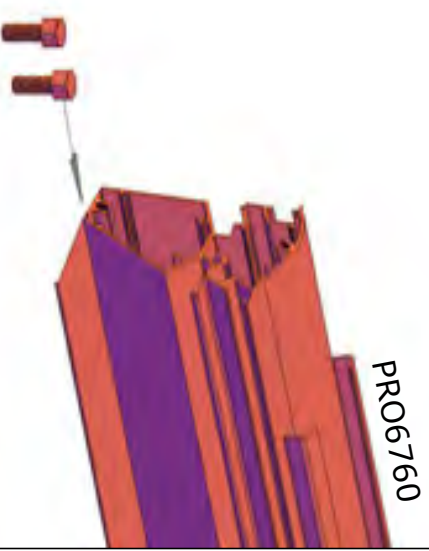
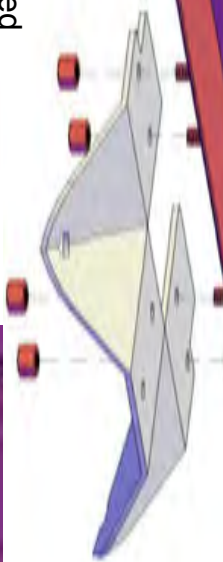
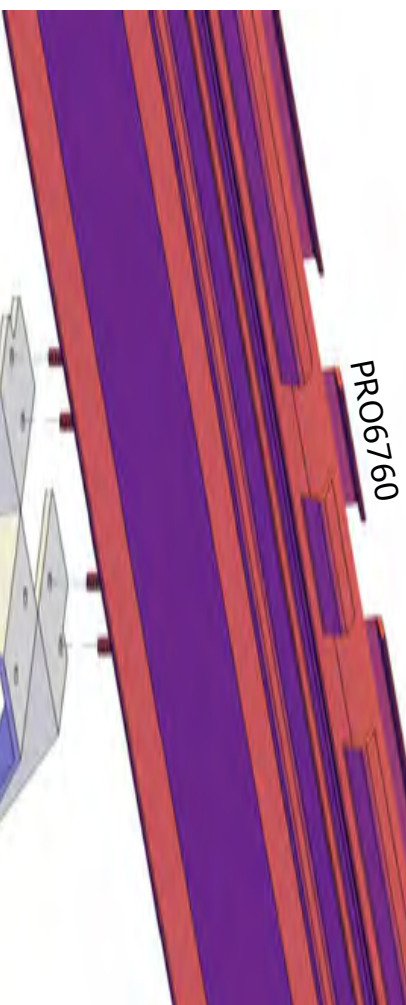
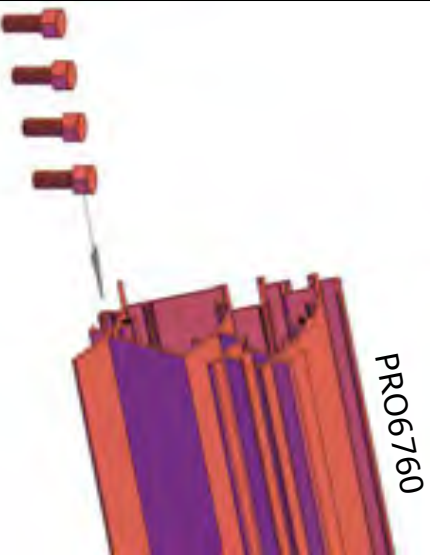




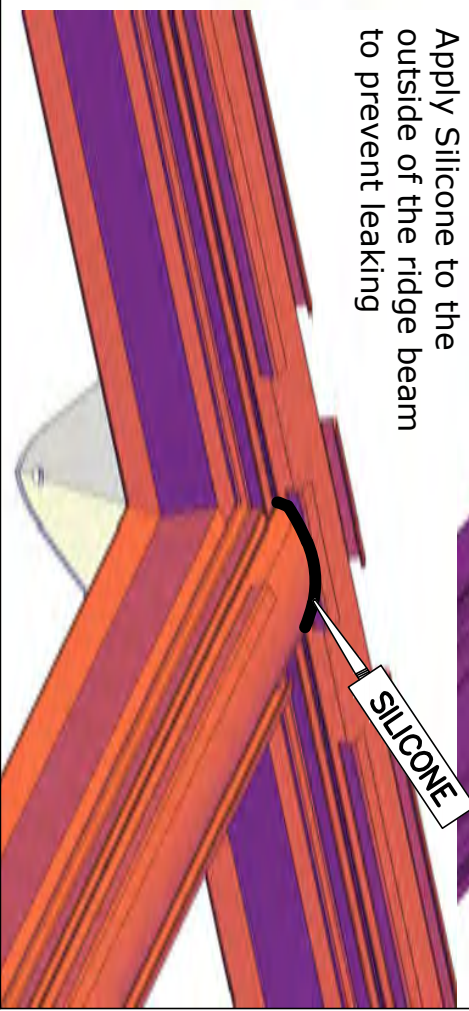
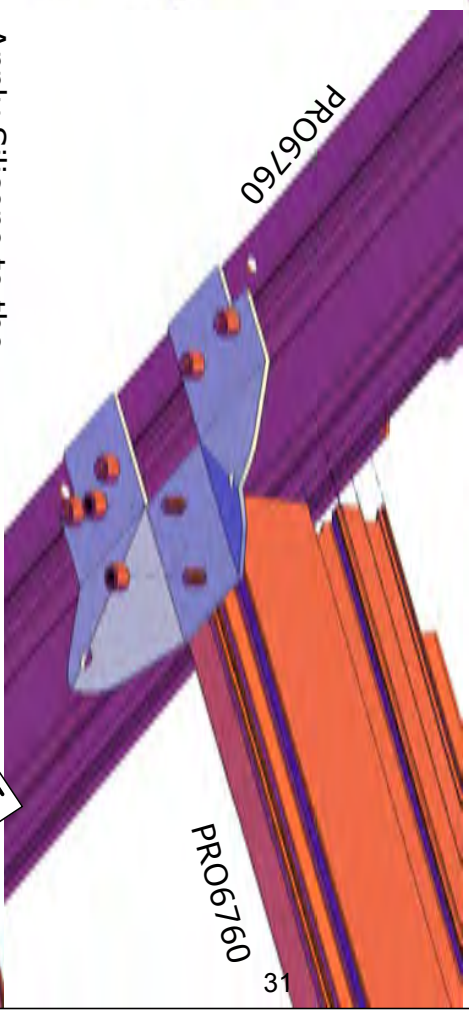
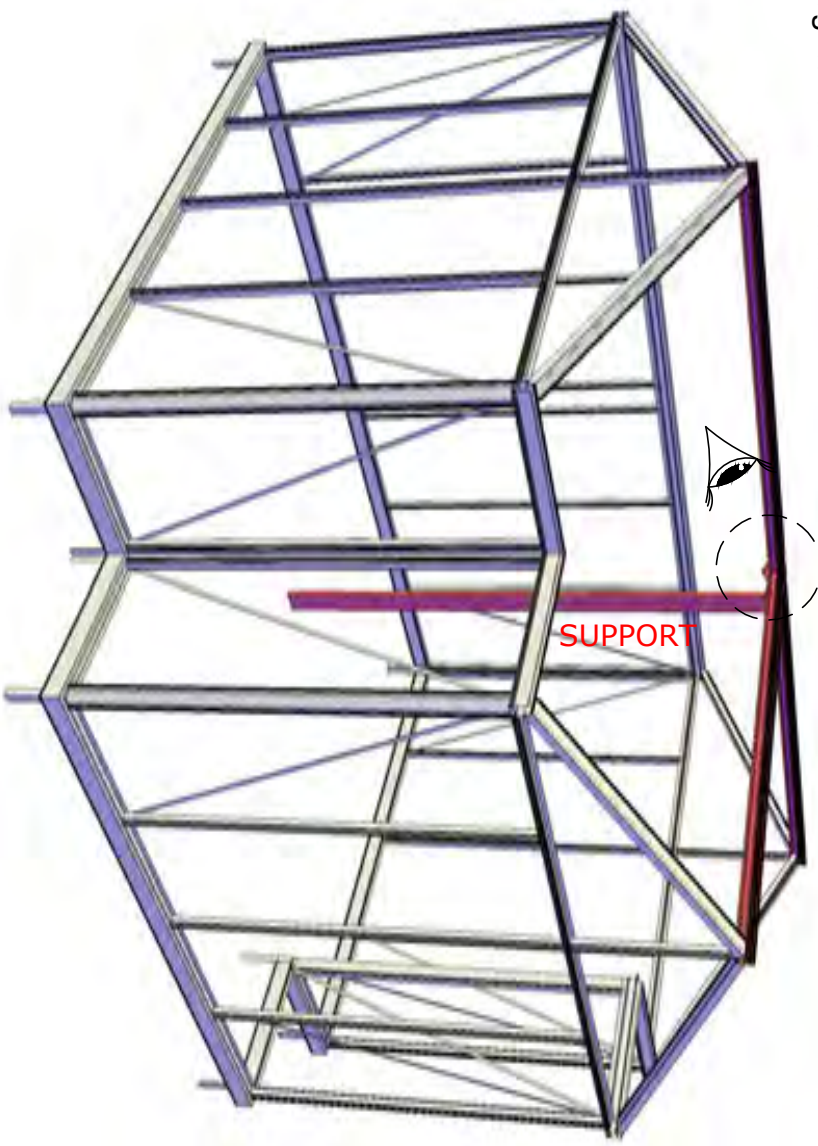
M6x12

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



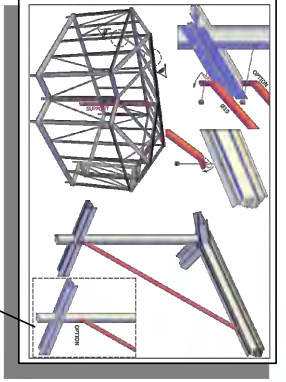
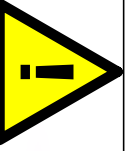


IMPORTANT: Place a 2x4 support under the center of the ridge beam (shown below) to ensure it is level and supported throughout the next steps until the spandrel/deco scrolls are tightened and secure.



Apply Silicone to the outside of the ridge beam to prevent leaking

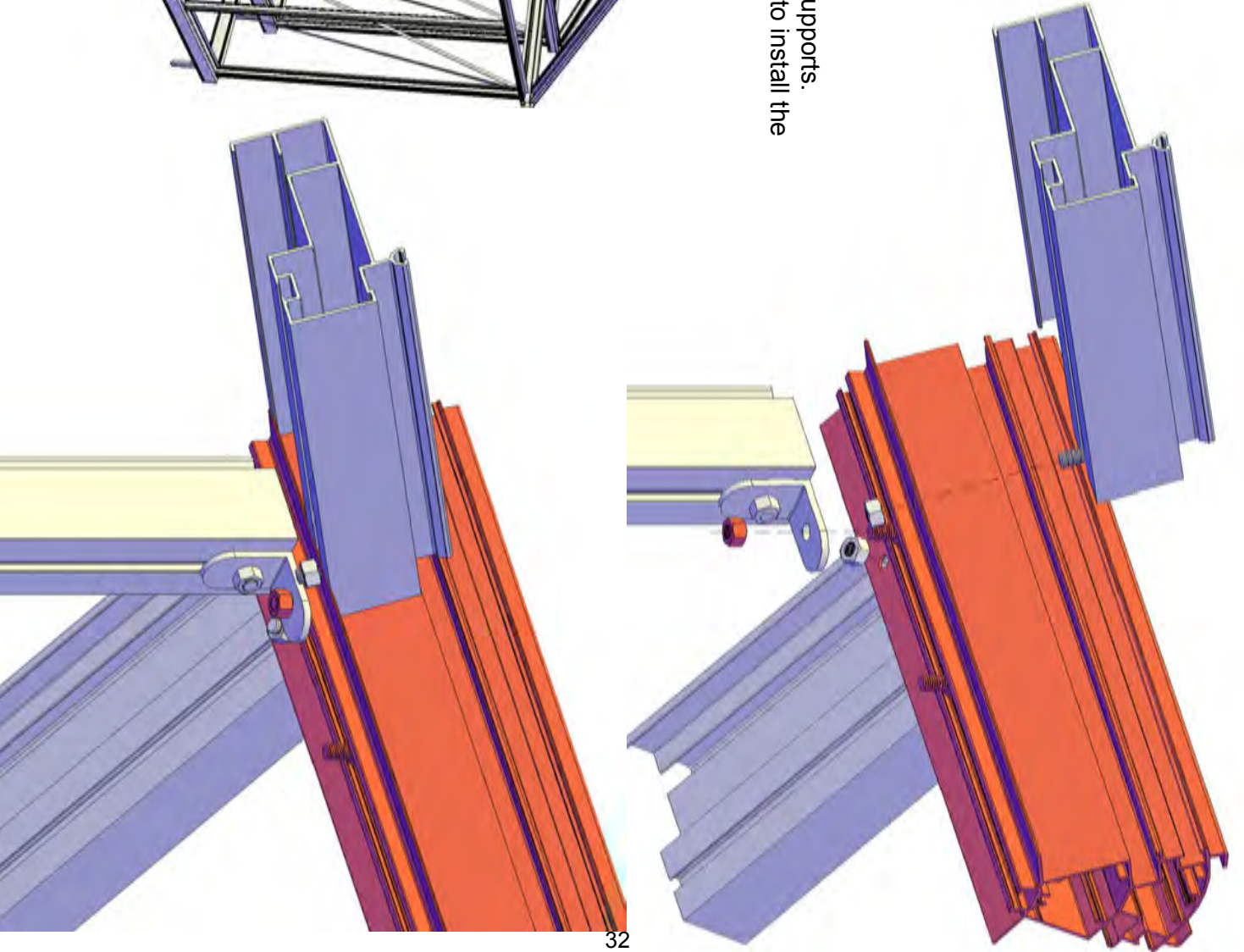
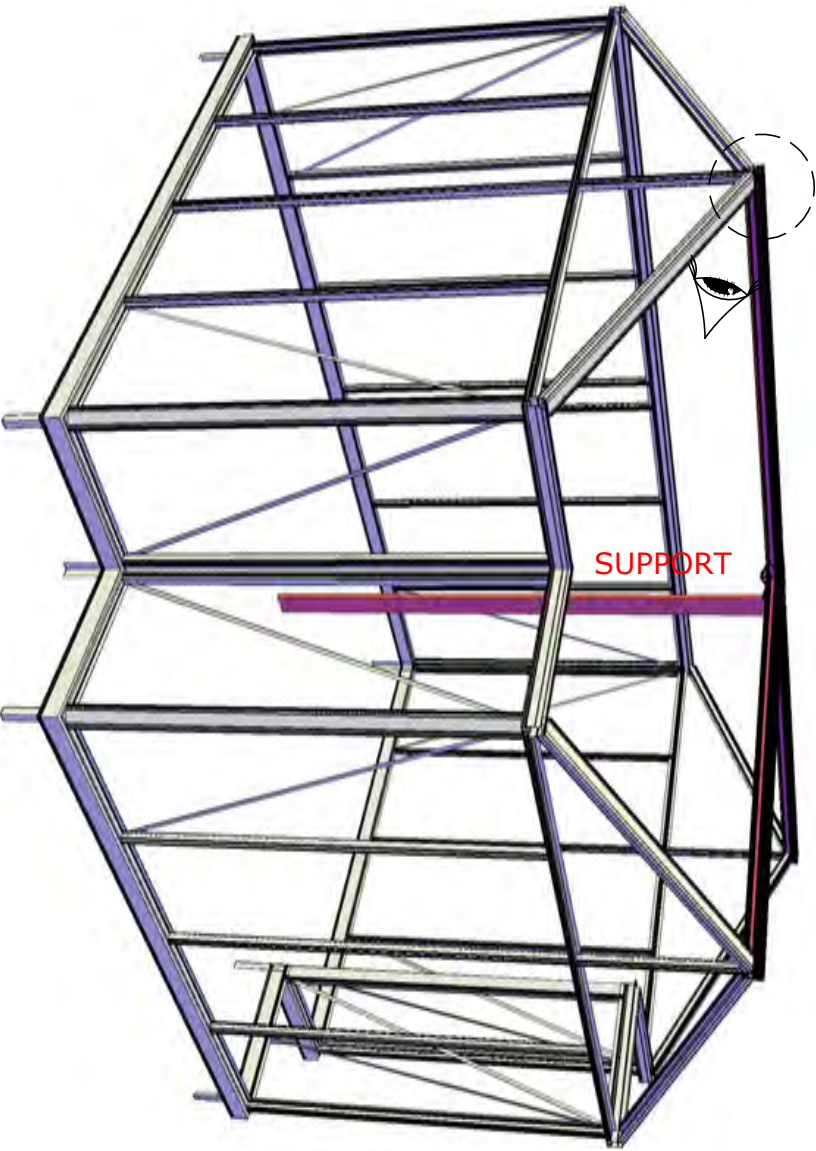
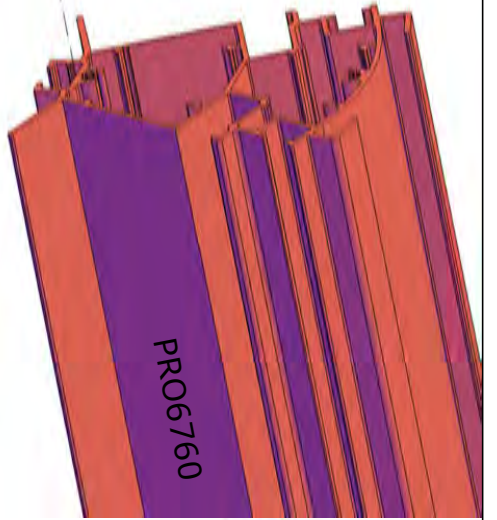
SILICONE

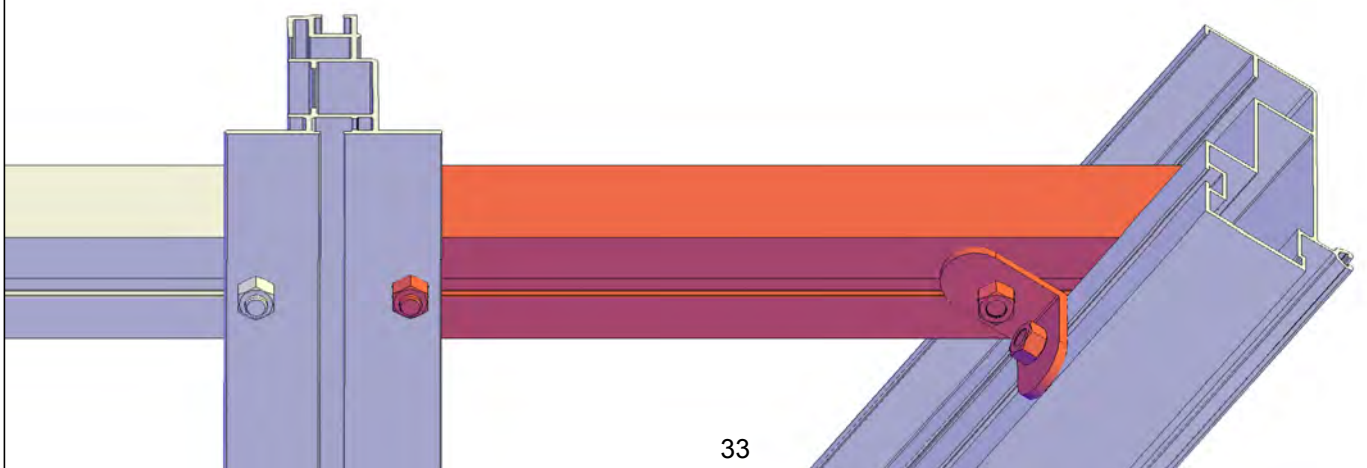
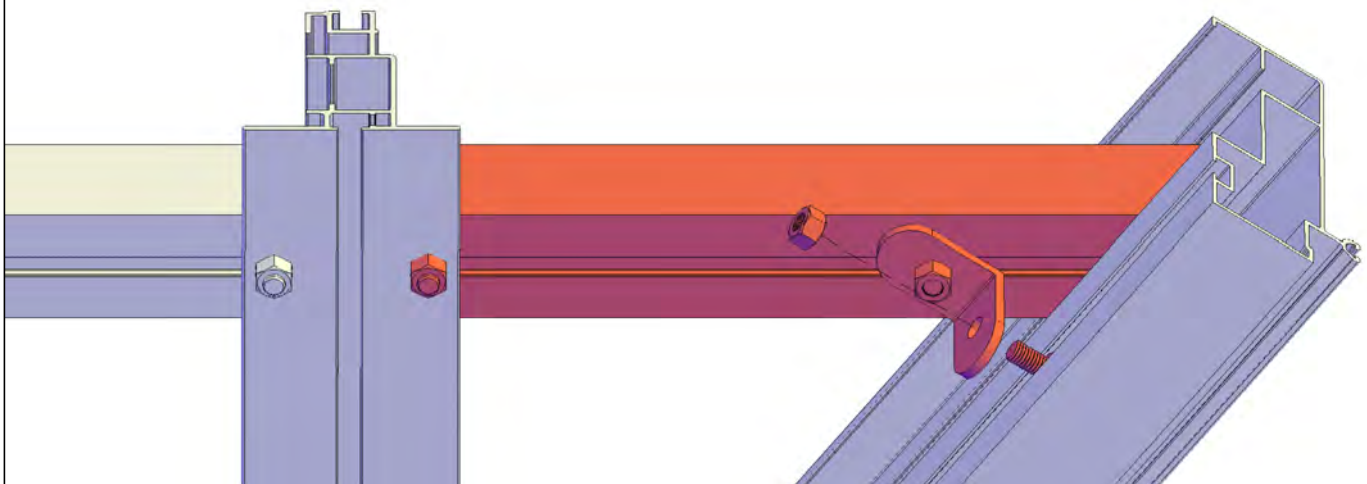
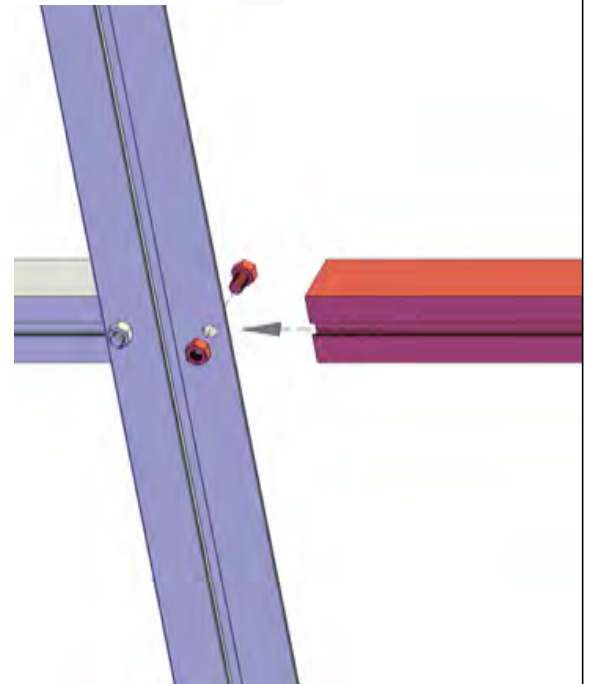
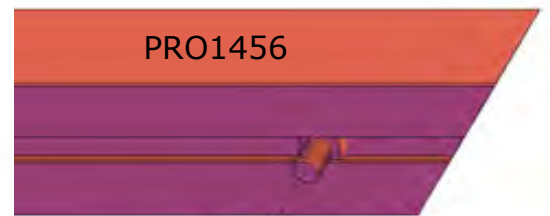
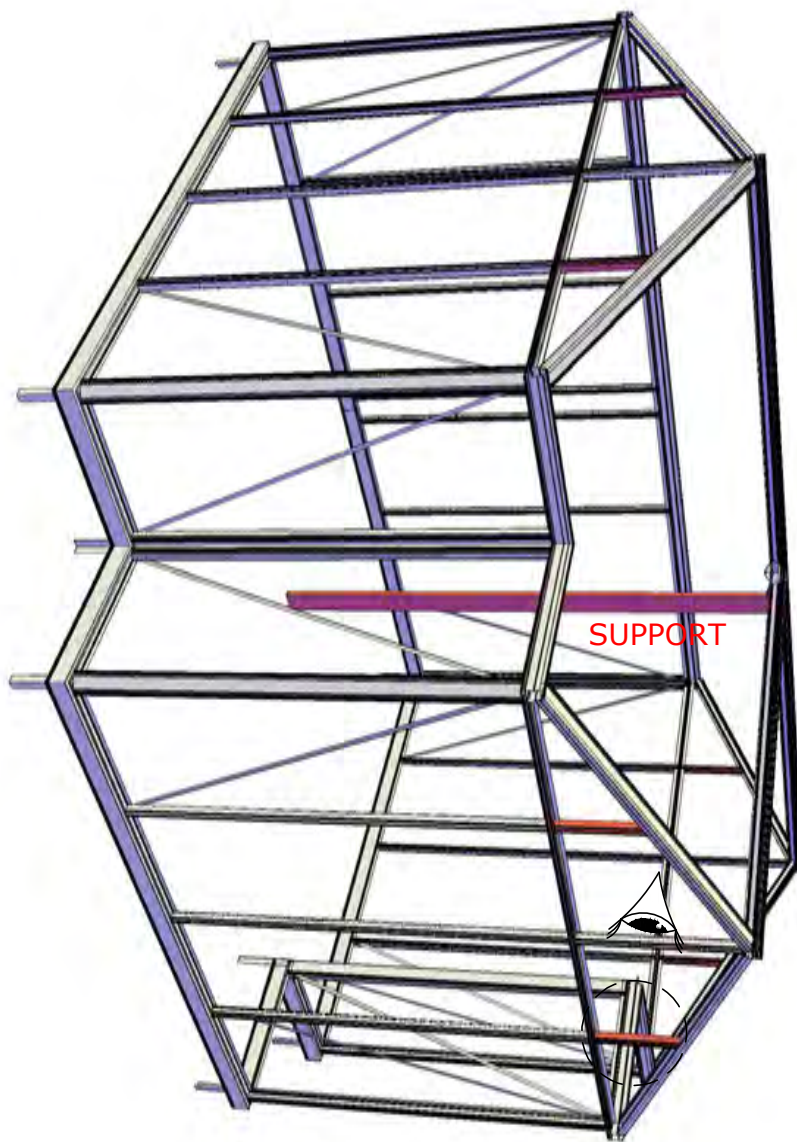


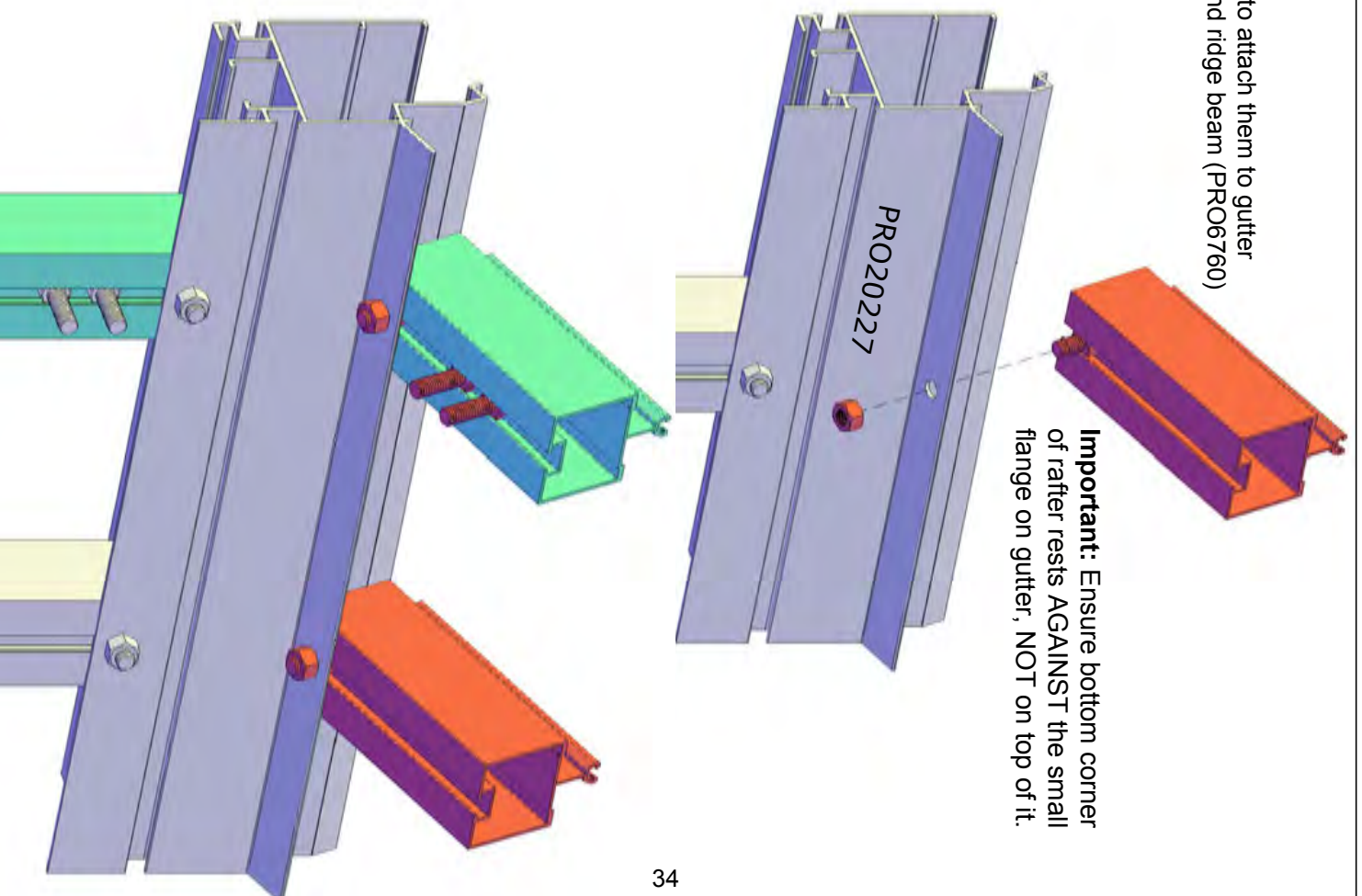
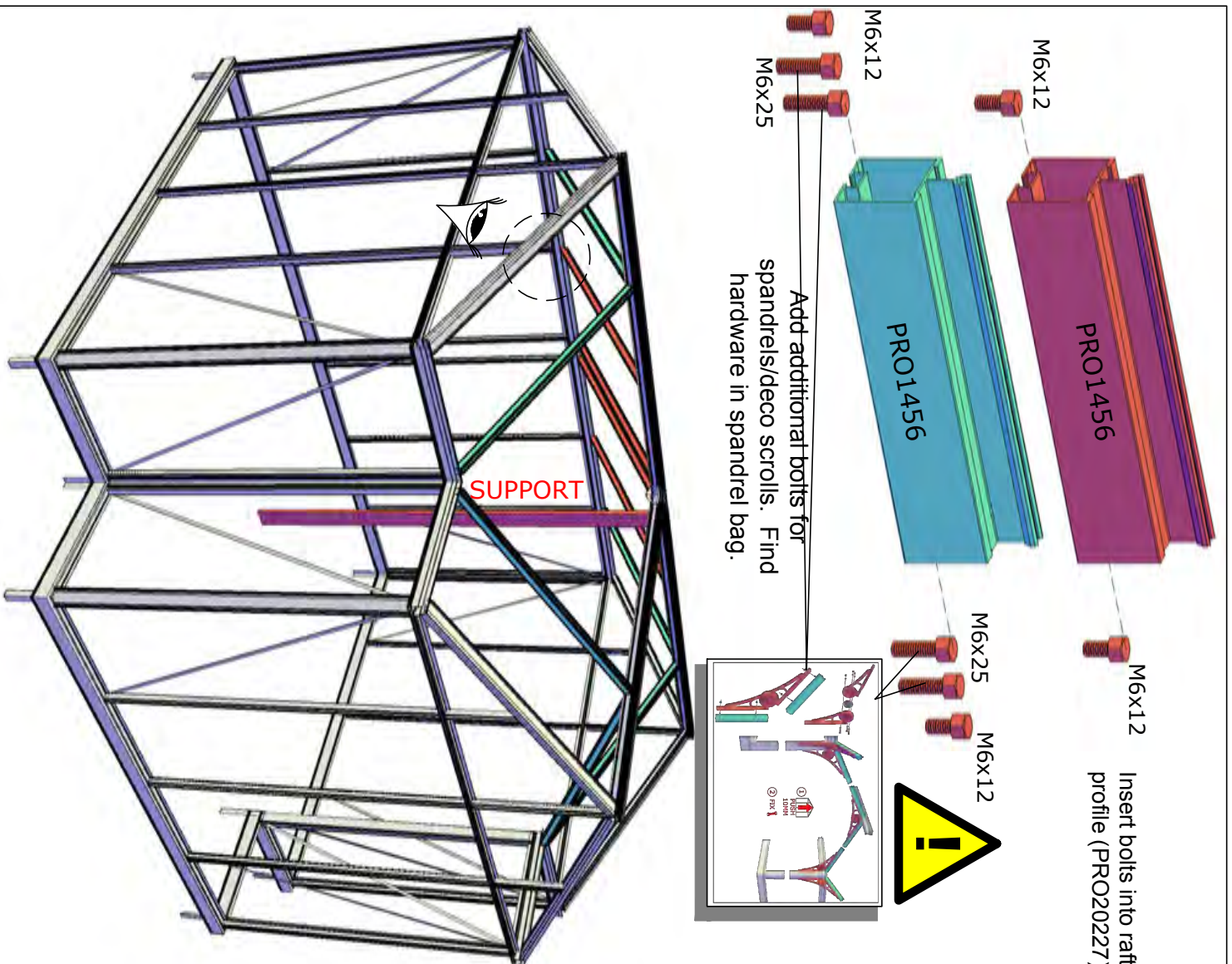
M6x12

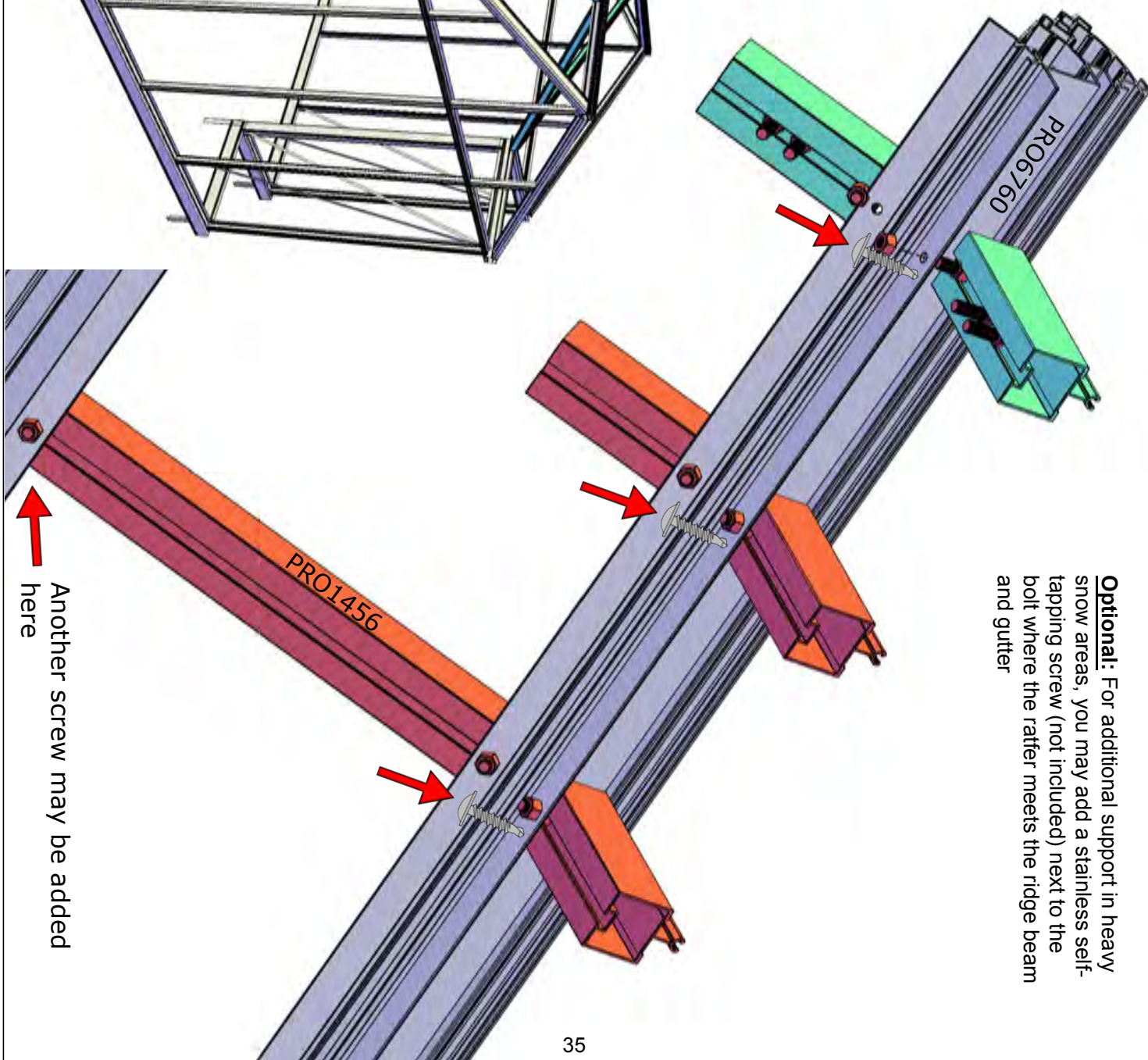
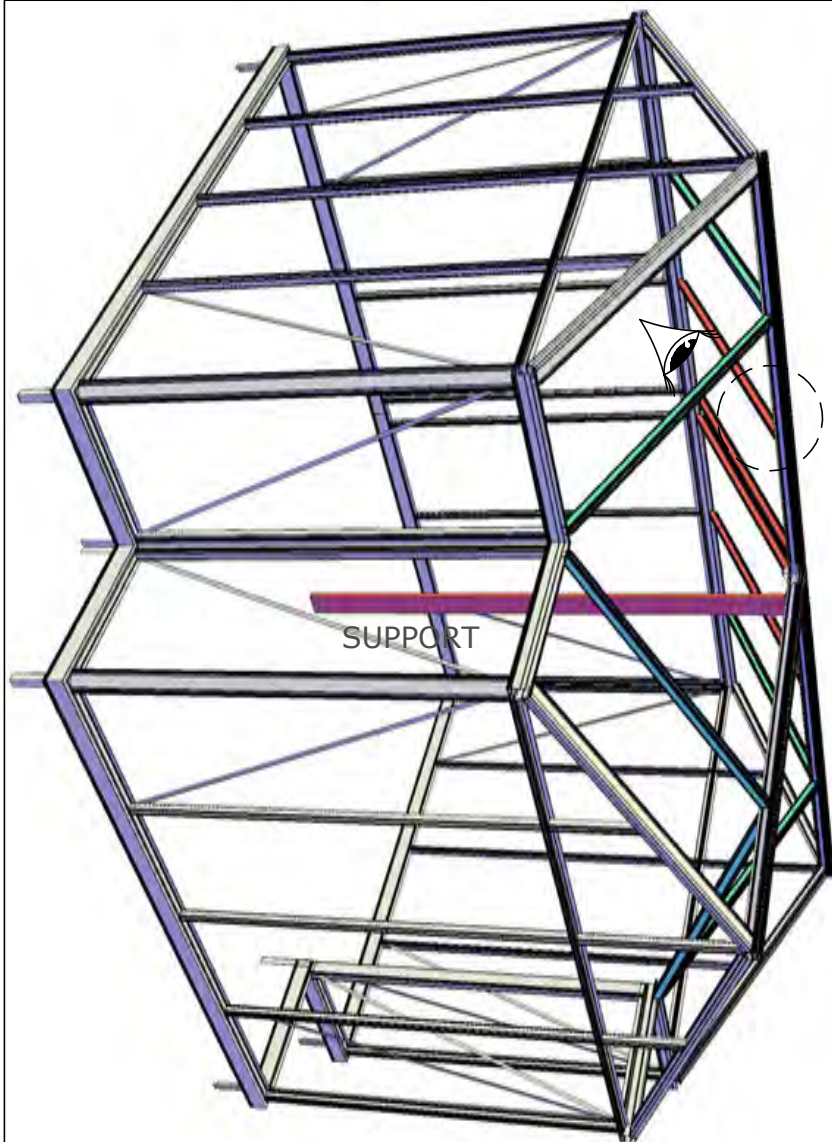


Add bolts to channel for diagonal roof supports.
You may use 16mm bolts to make it easier to install the
wind braces on the roof

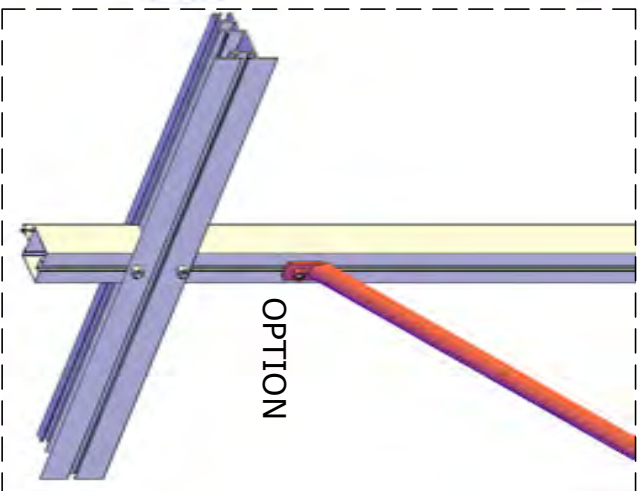
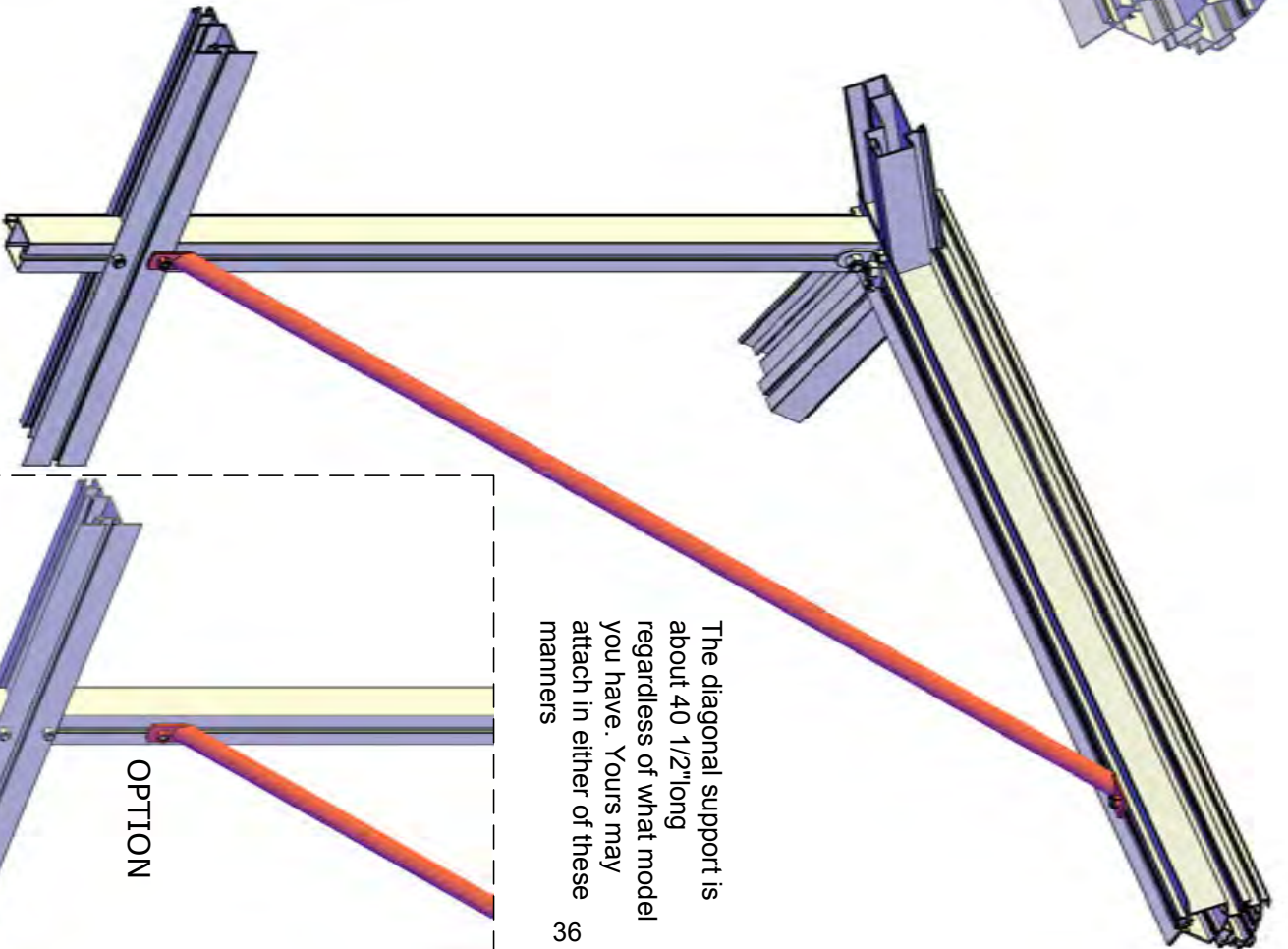
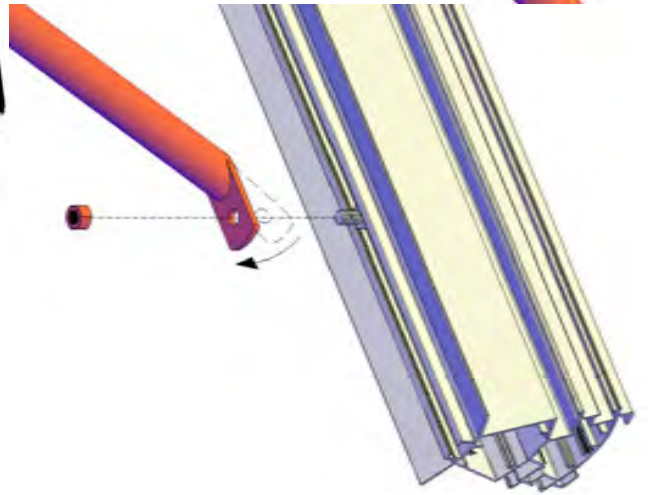
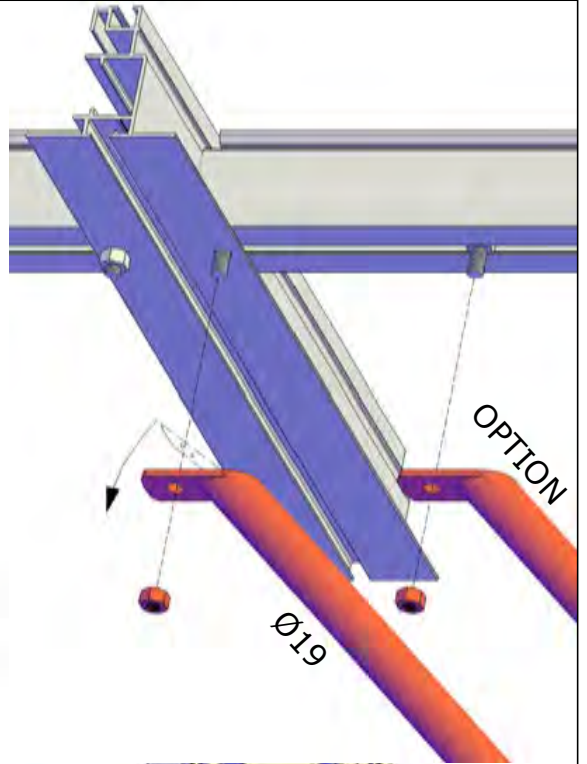
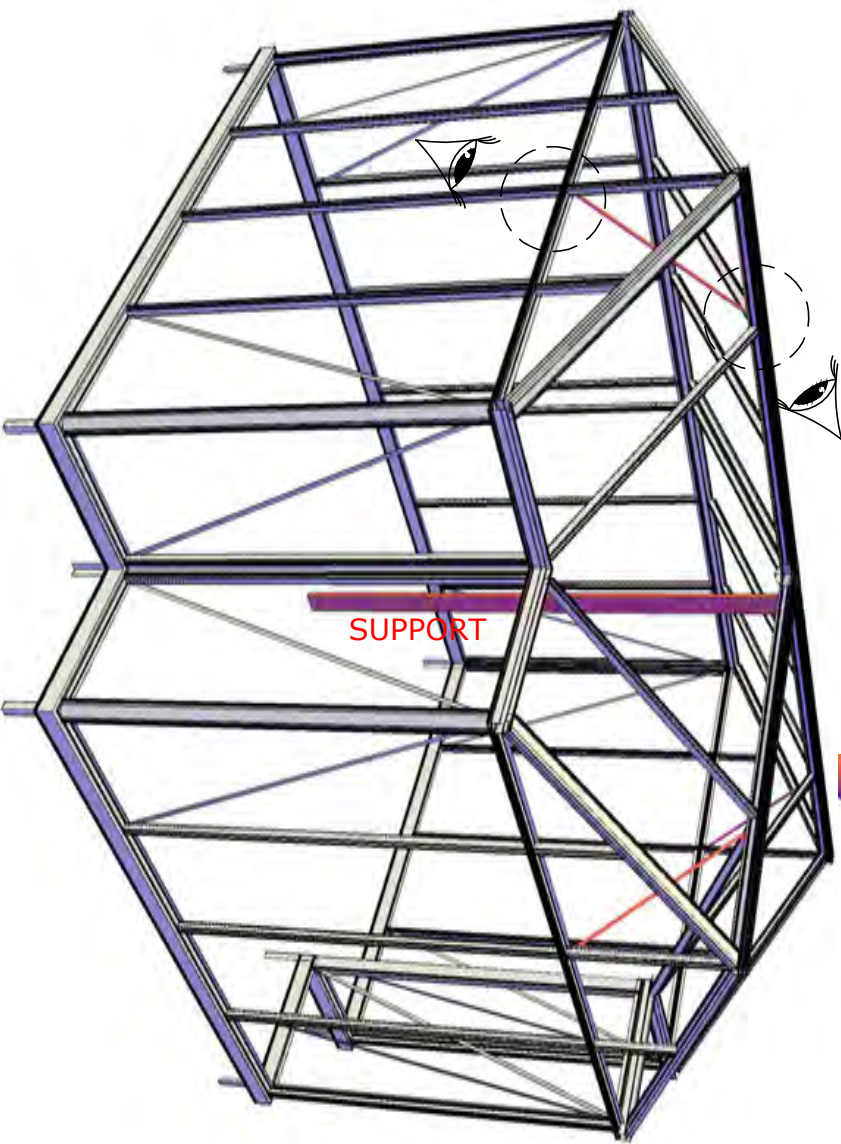




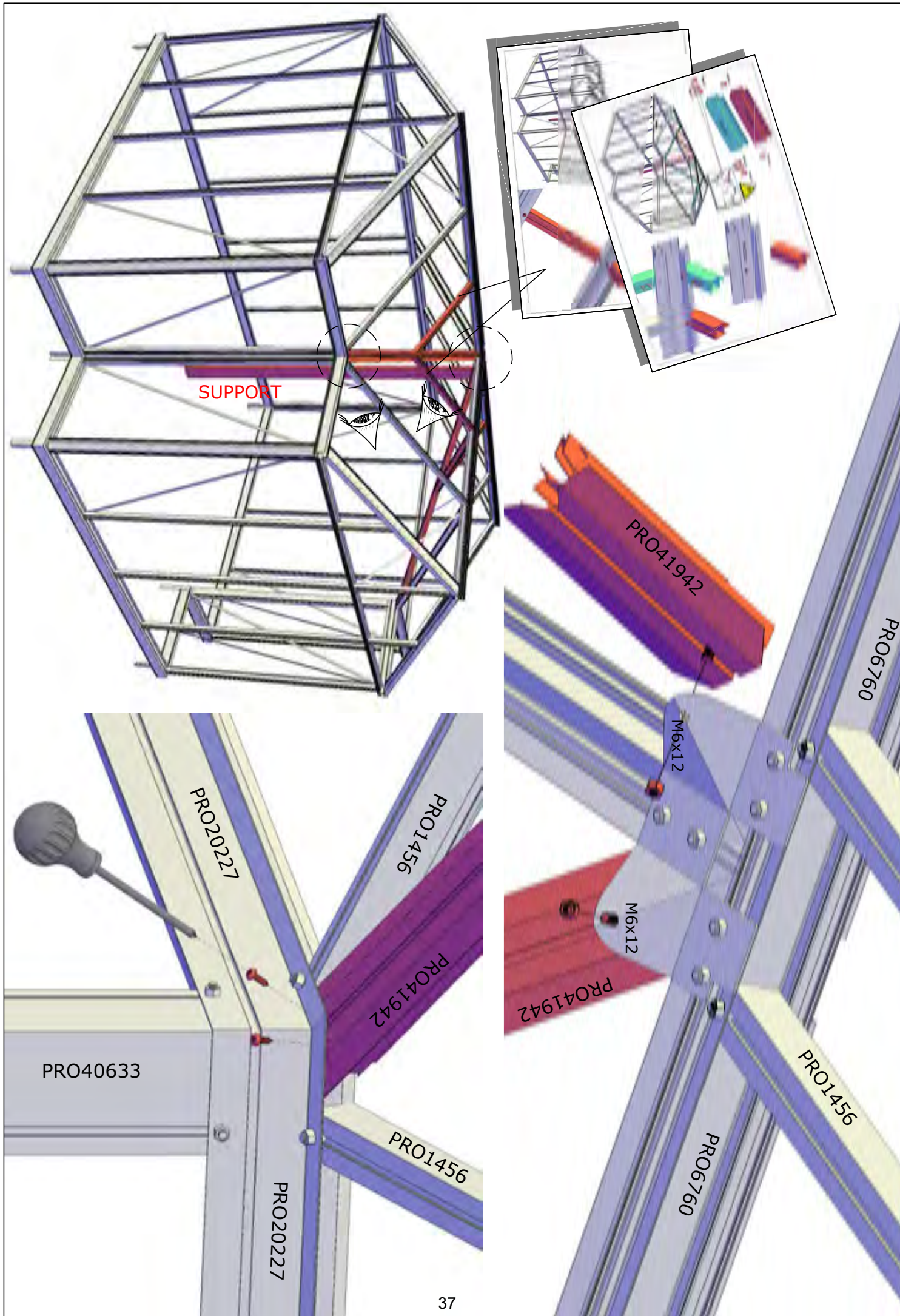


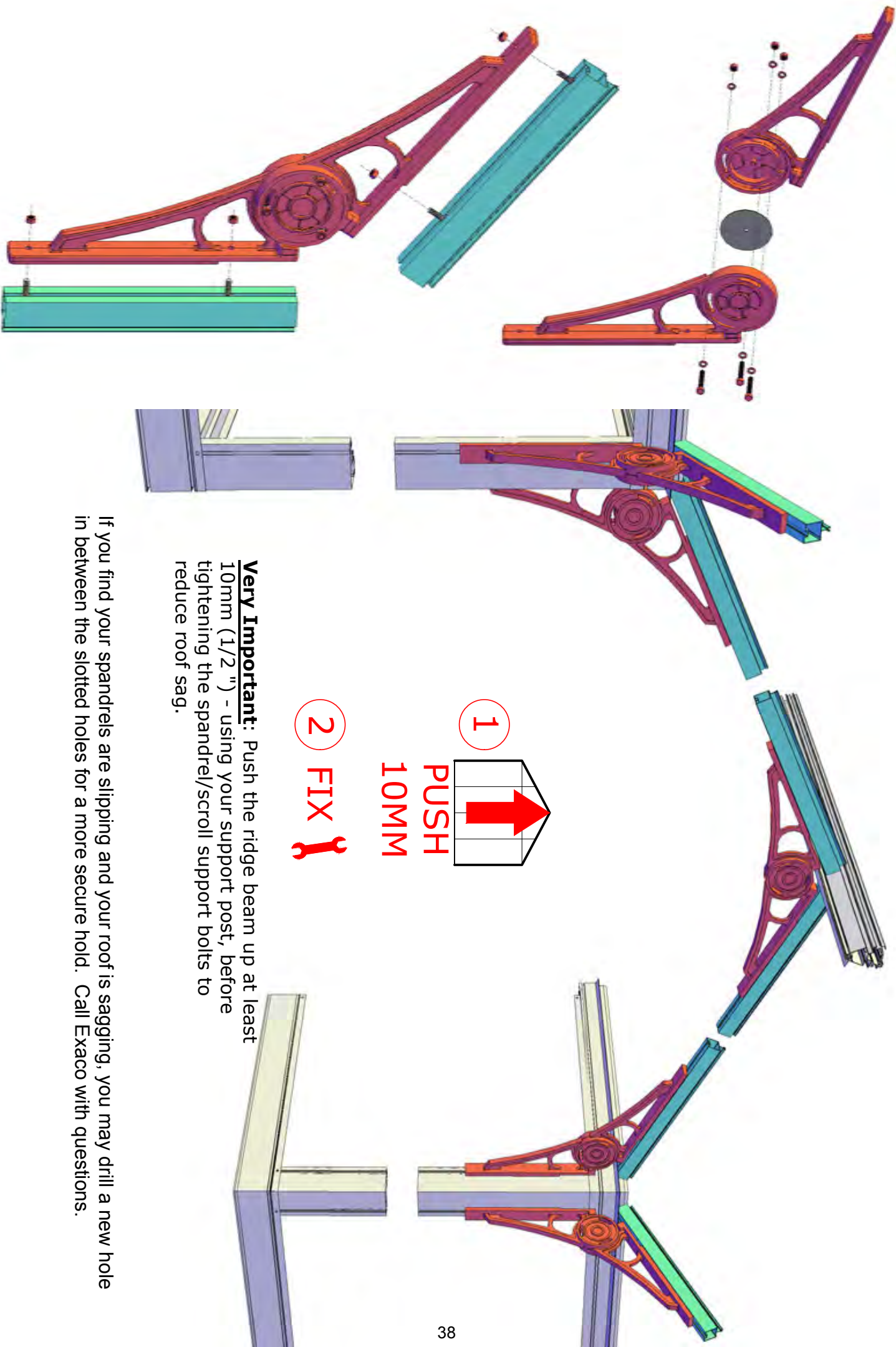


Optional: For additional support in heavy snow areas, you may add a stainless self-tapping screw (not included) next to the bolt where the rafter meets the ridge beam and gutter

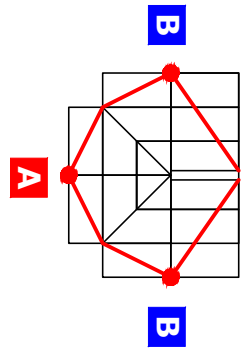


The diagonal support is about 40 1/2" long regardless of what model you have. Yours may attach in either of these manners





If you find your spandrels are slipping and your roof is sagging, you may drill a new hole in between the slotted holes for a more secure hold. Call Exaco with questions.

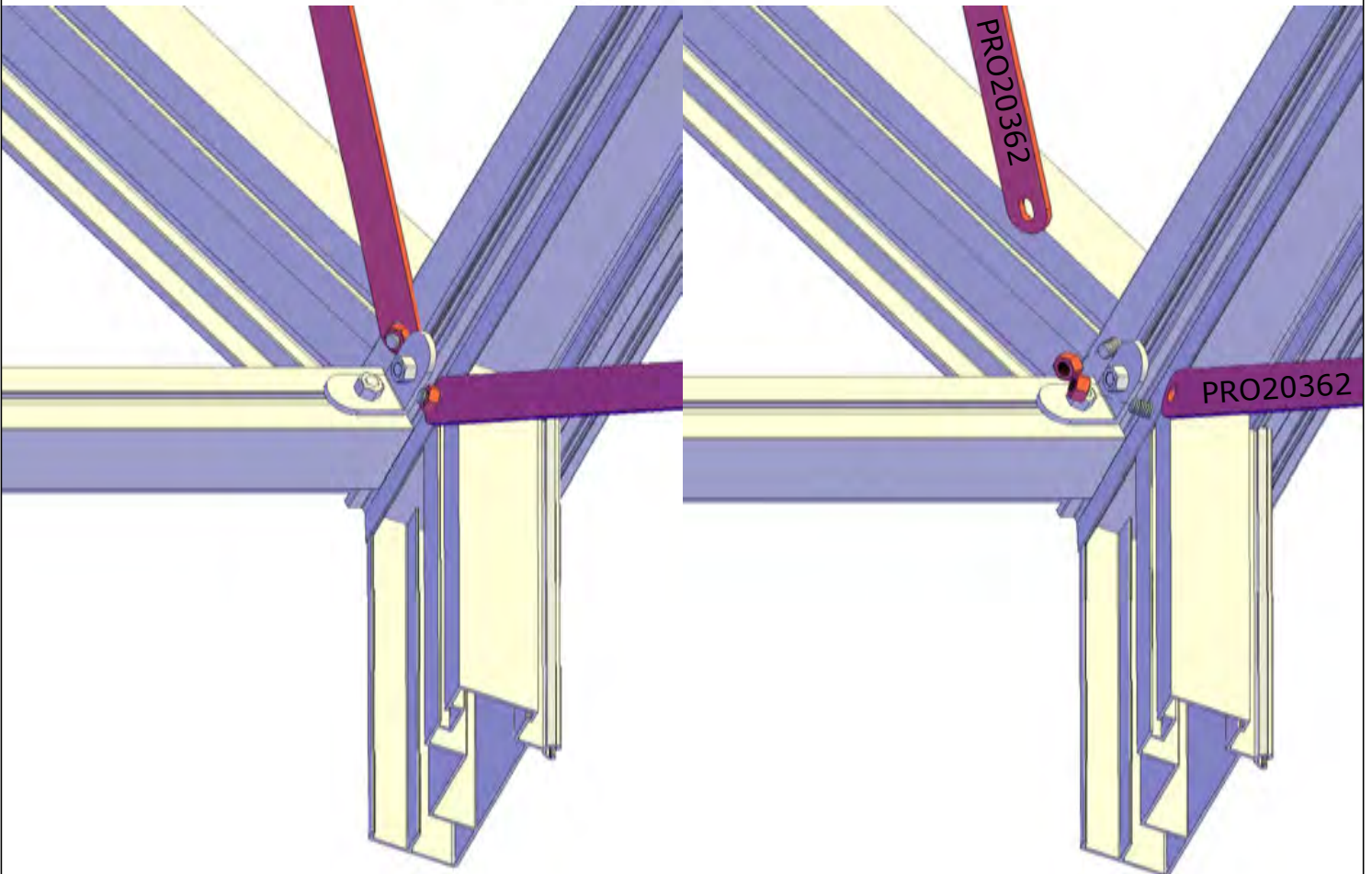
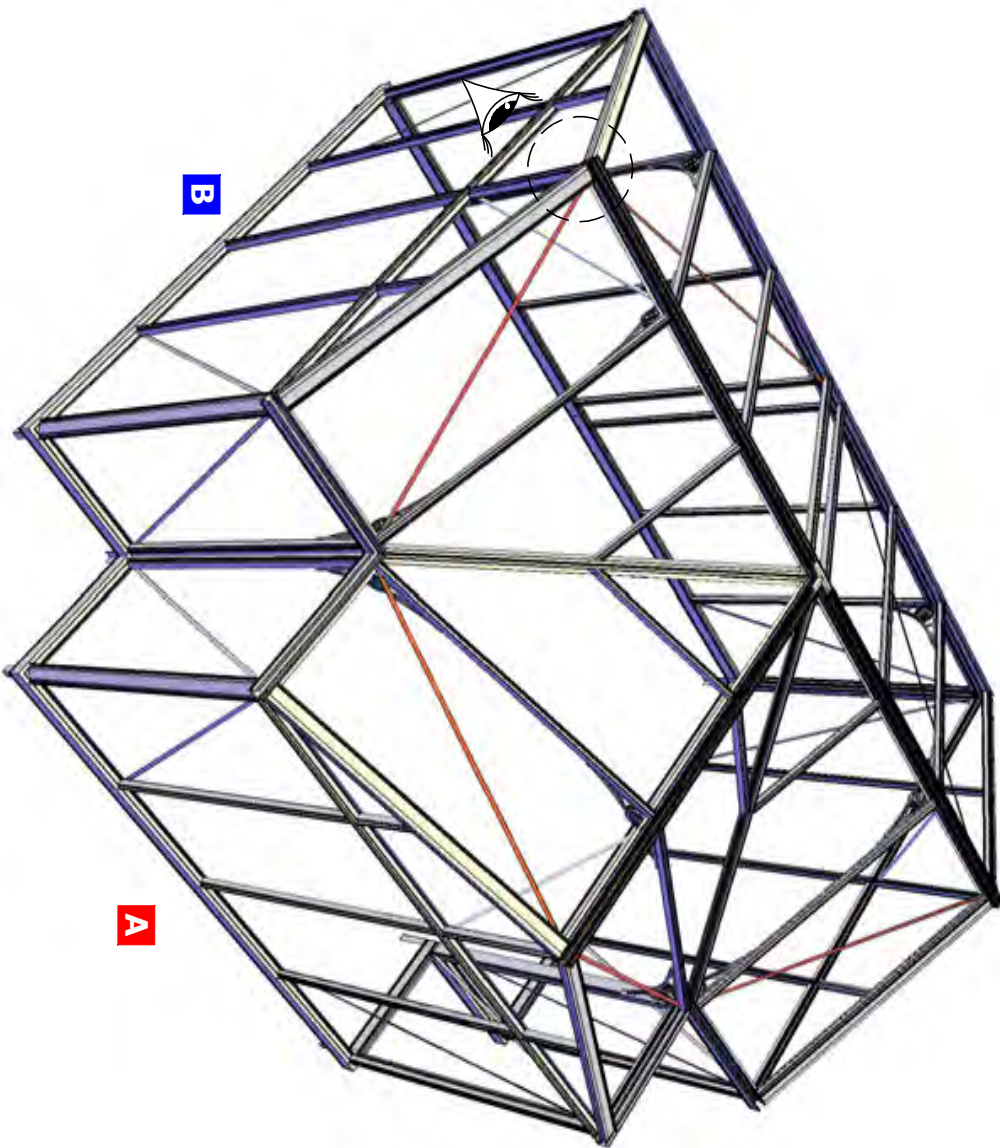


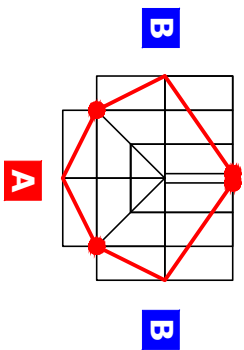
TOPVIEW

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

The (2) back wind braces are 108 9/16" Long

The front (4) are 70 11/16" Long.



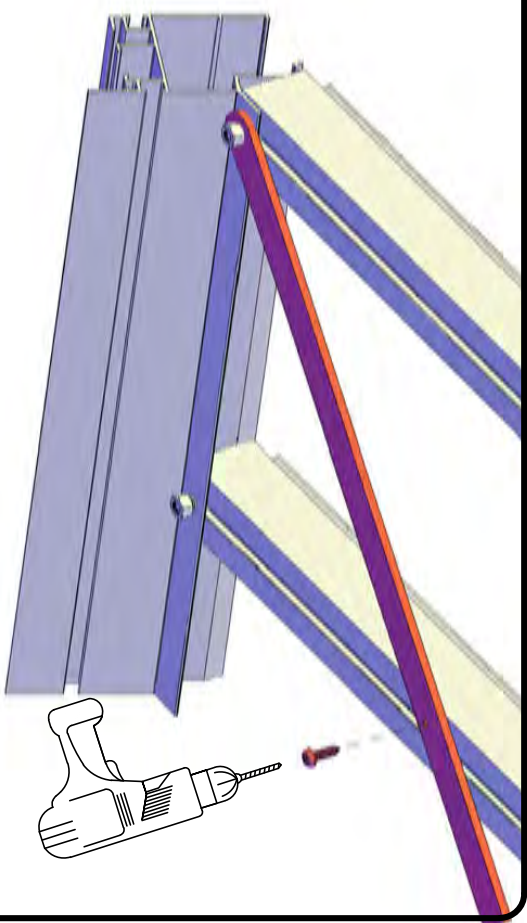
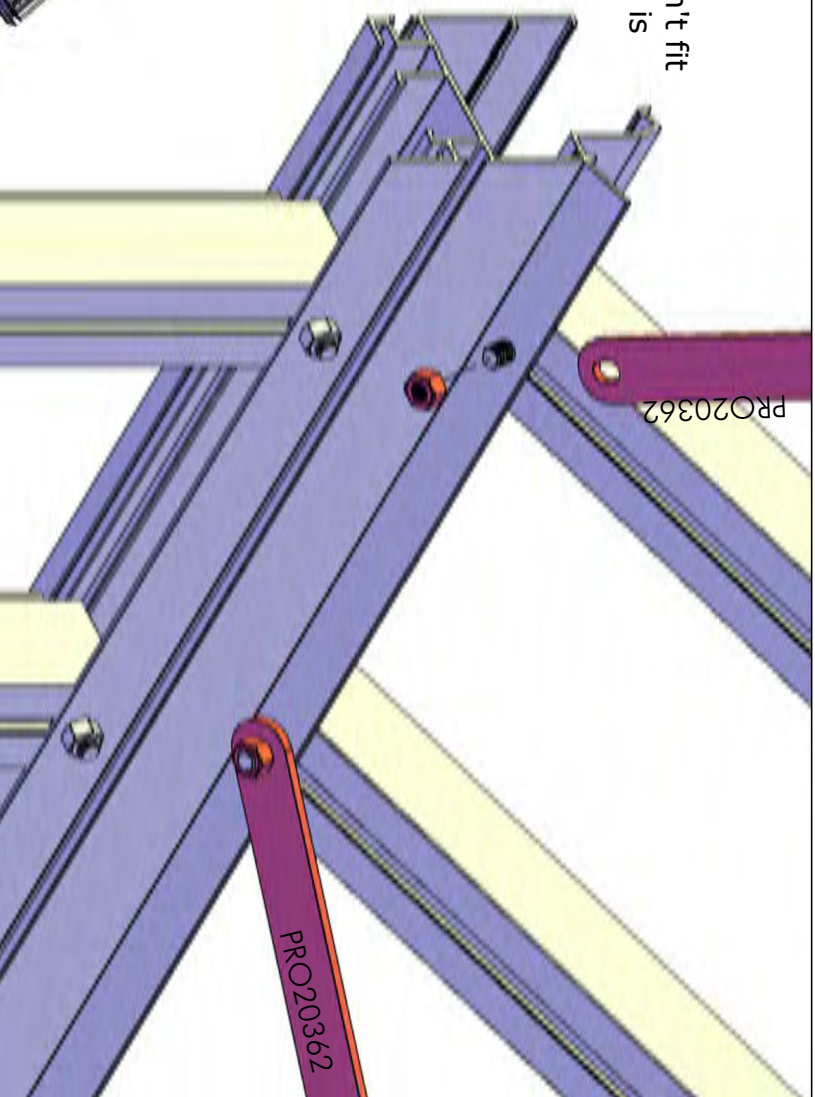
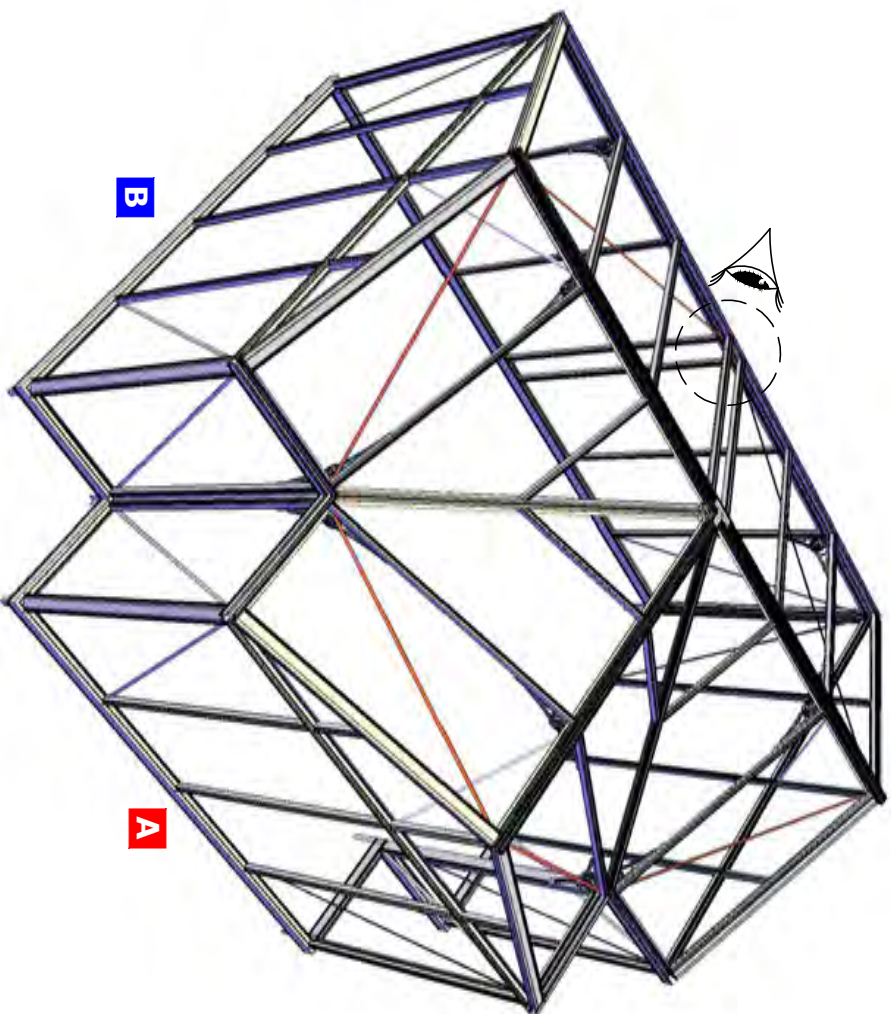


TOPVIEW

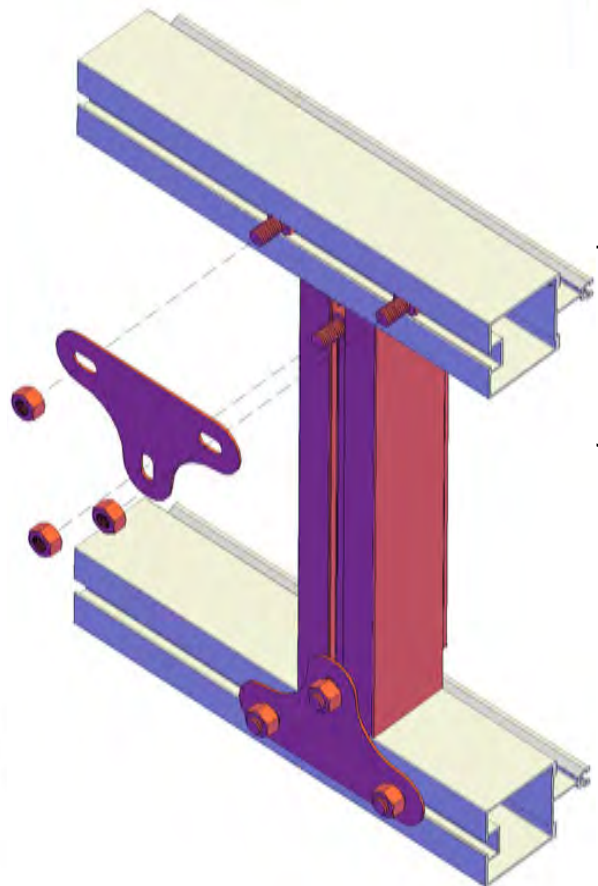
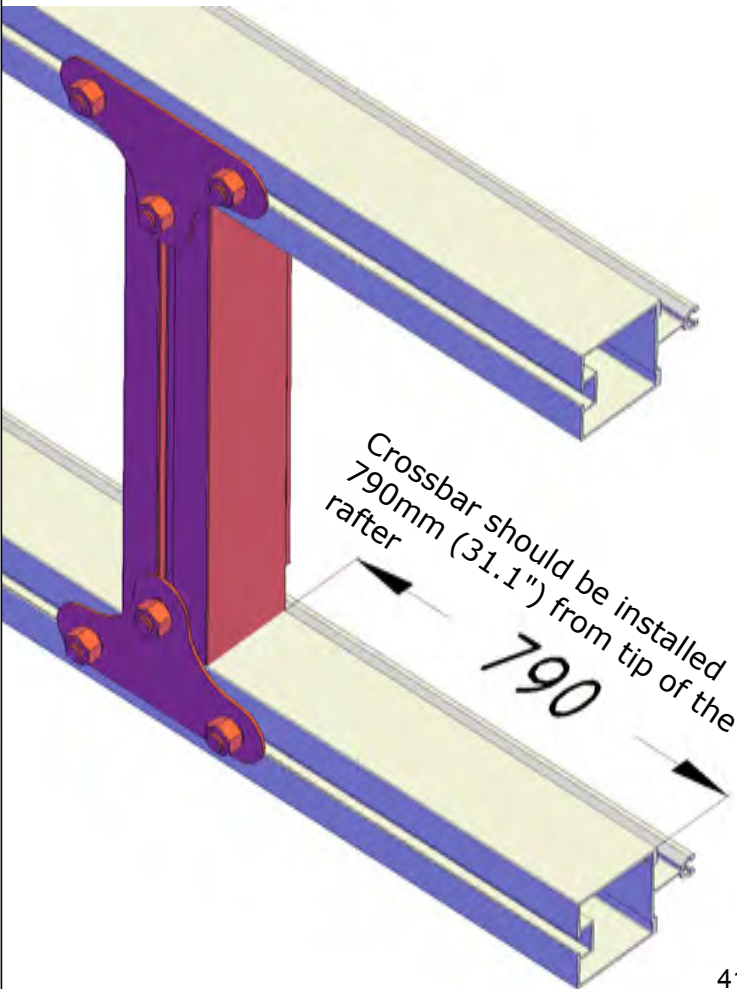
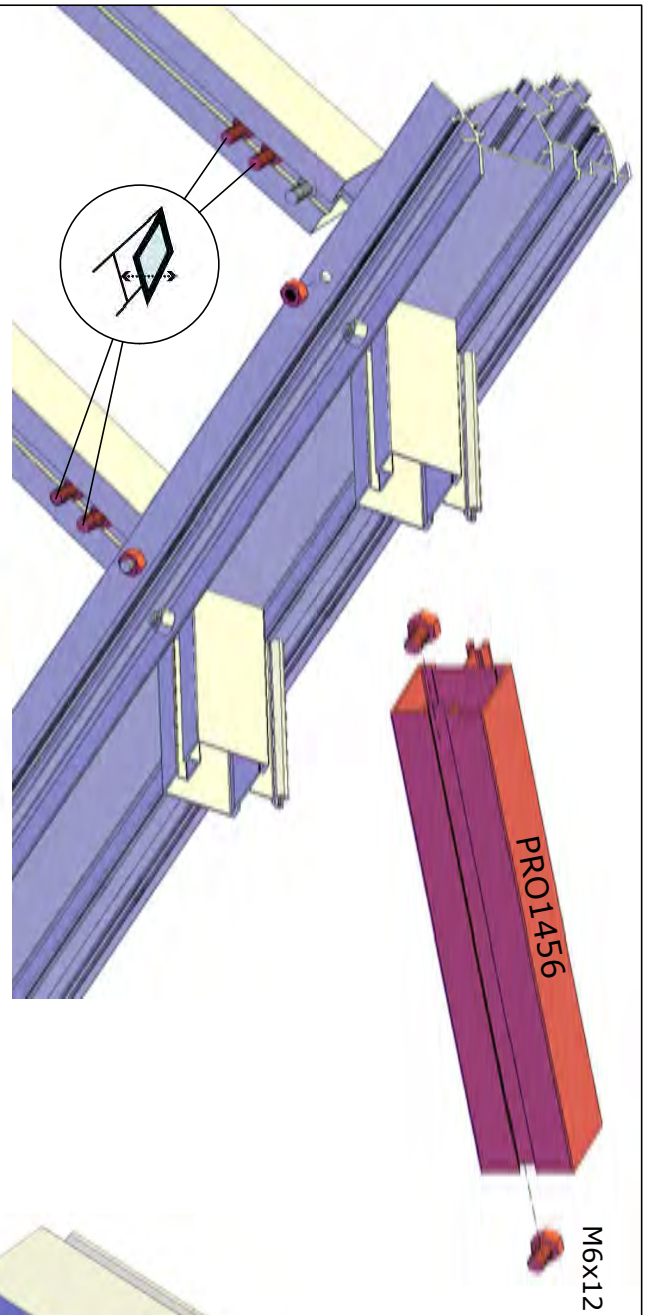
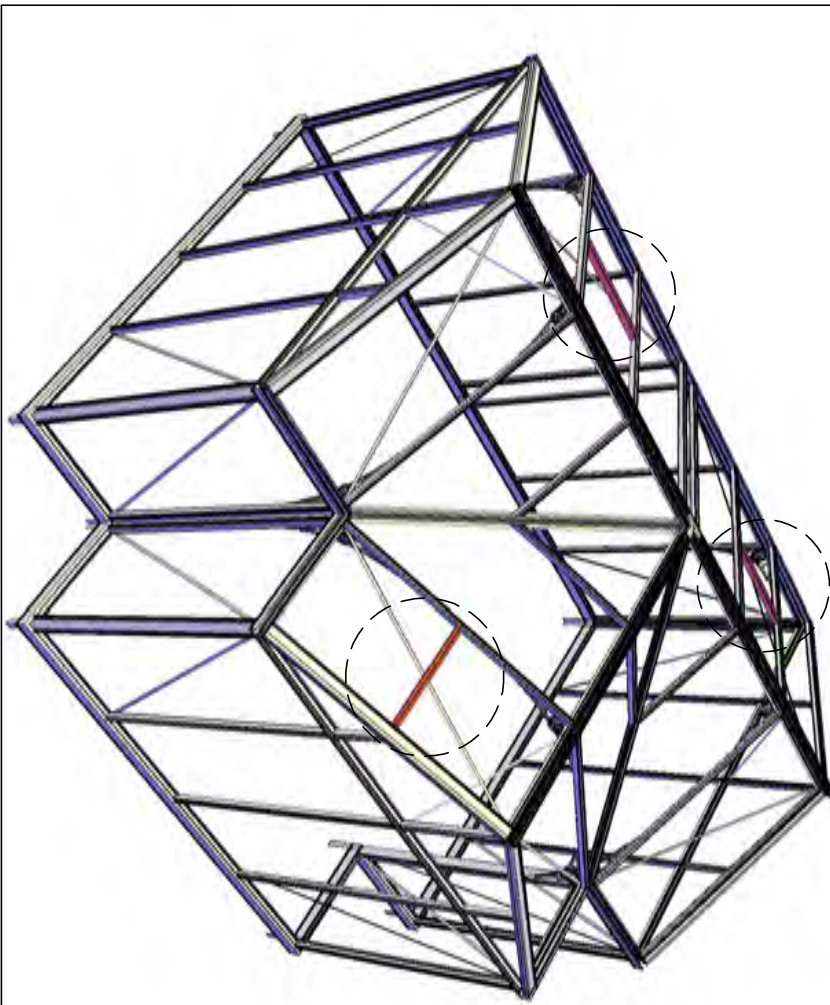
Important! If your wind braces don't fit where they should, your greenhouse is not square/level. Please go back to ensure your structure is square!

The (2) back wind braces are 108 9/16" Long

The front (4) are 70 11/16" Long.



EXTRA FIXING



Crossbar for framing roof vent opening will be found in each Roof Window bag/package. Roof vents may be installed in any bay. They may not be placed side by side.

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

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

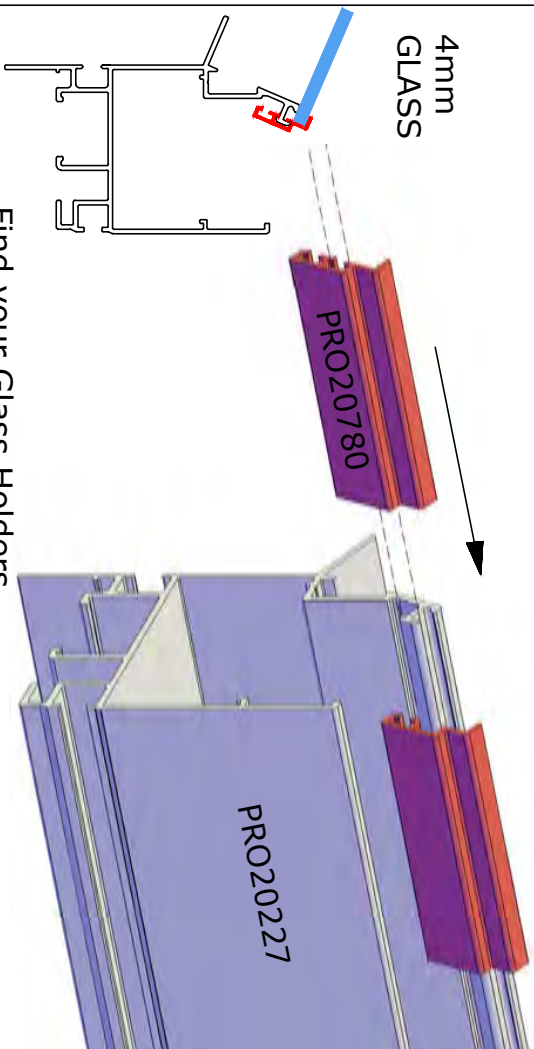
Use the provided glass suction cup - it helps a lot!

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

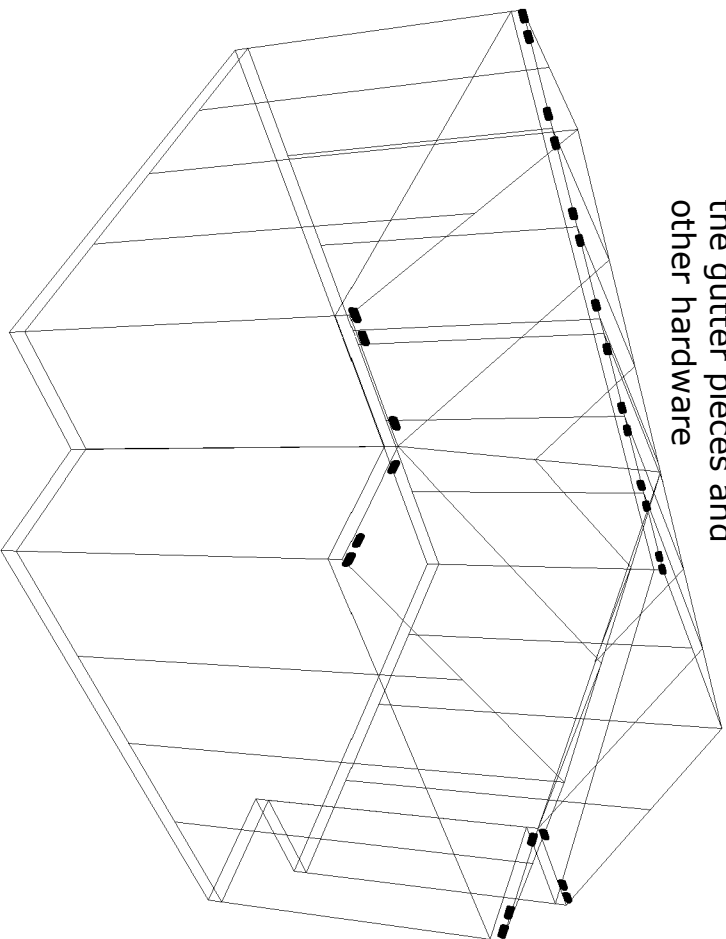
Start with your small, angled gable ends. For the smallest corner pieces, you may need to remove the vertical profile (PRO1456) next to it. Place the glazing, then replace profile. Secure the glass with the heavy duty gasket (PRO1748) on the verticals. Insert the crescent gasket (E400330) into the eaves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

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

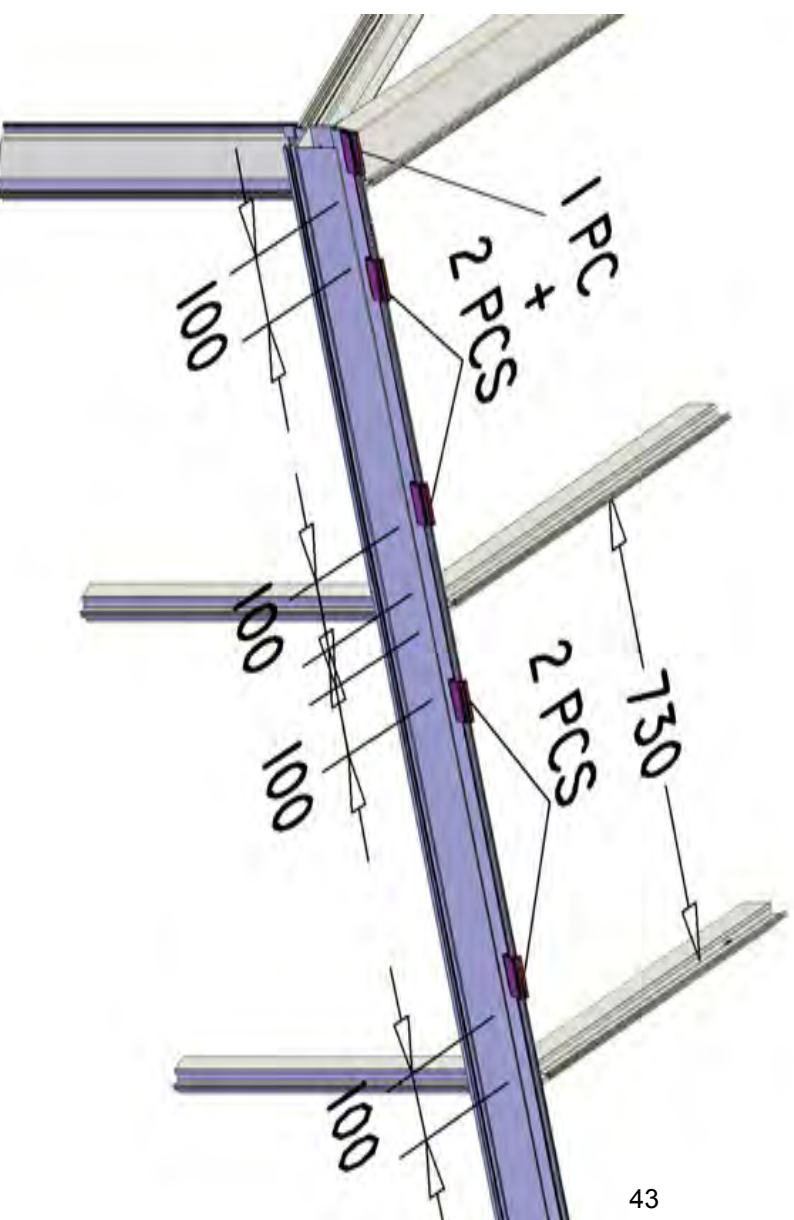
Finally place your sidewall panes, working one at a time. Place a panel, then secure one side with heavy duty gasket (PRO1748), place next panel, then secure where the two panel meet with gasket (PRO1748). **NOTE:** The crescent gasket (E400330) is **NOT** inserted at the top of the sidewall. There will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



Find your Glass Holders
in the Zak_H bag - with
the gutter pieces and
other hardware

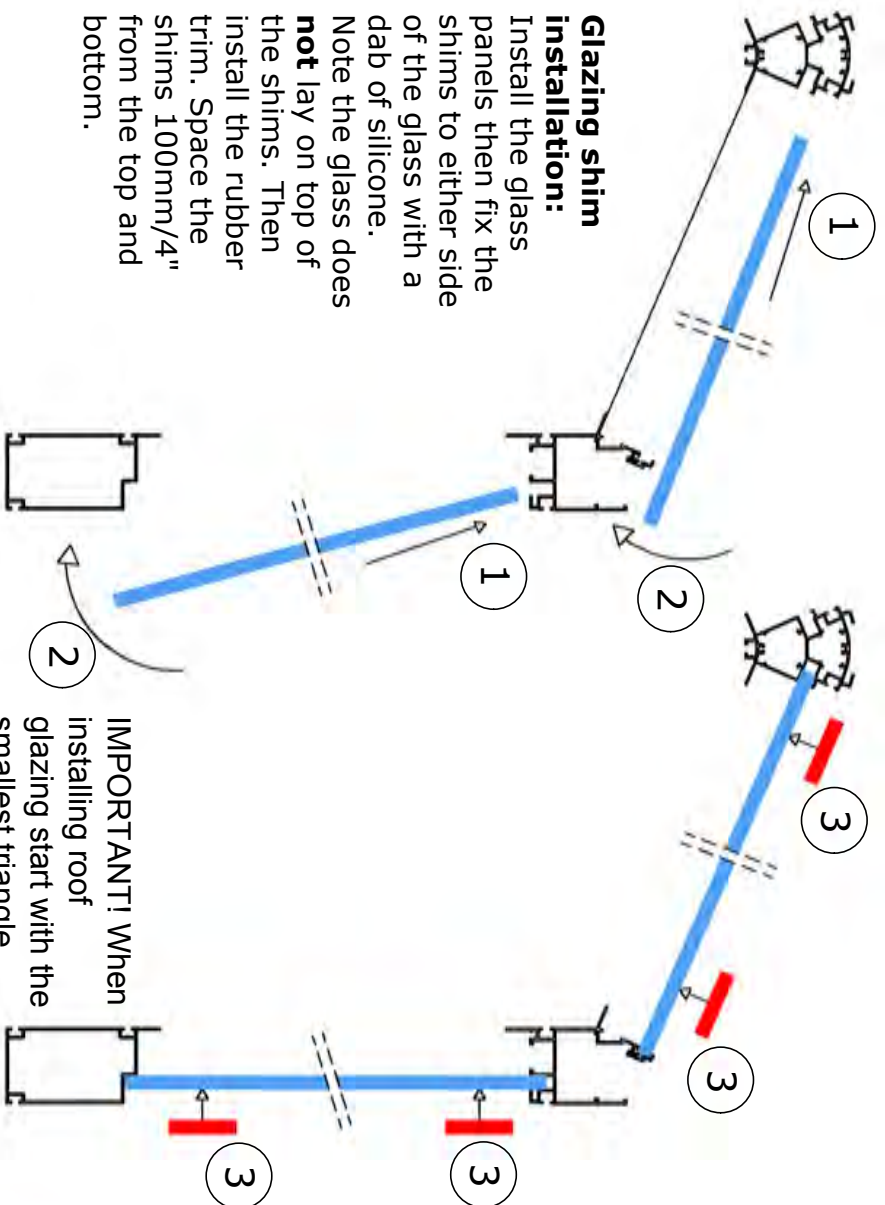


IMPORTANT! When installing roof glazing start with the smallest triangle pieces and work outward! It may help to loosen the bolts on the small PRO1456 pieces next to the triangle glass when installing the smallest pieces.

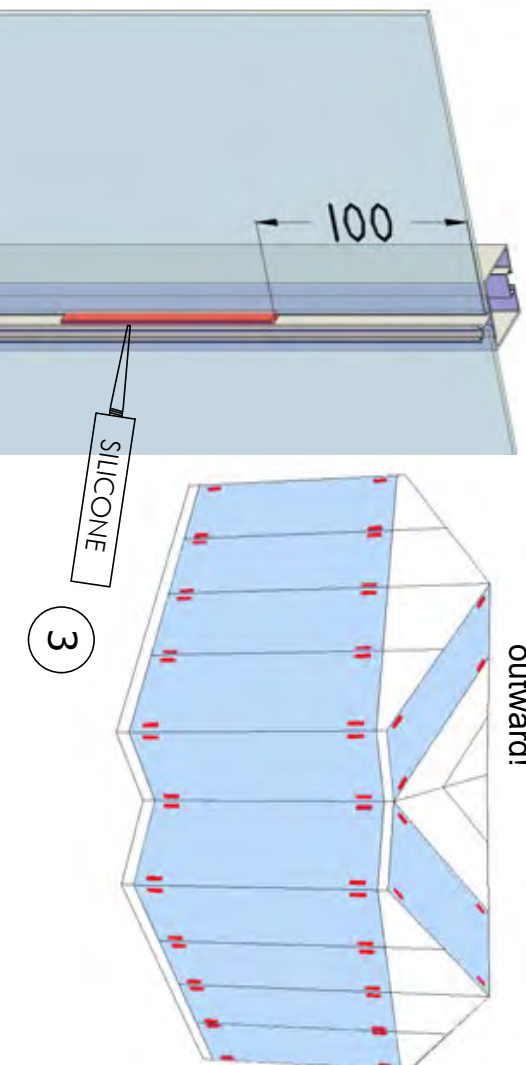


Glazing supports slide onto the gutter profile, space them 100mm or 4 inches from each roof profile.)

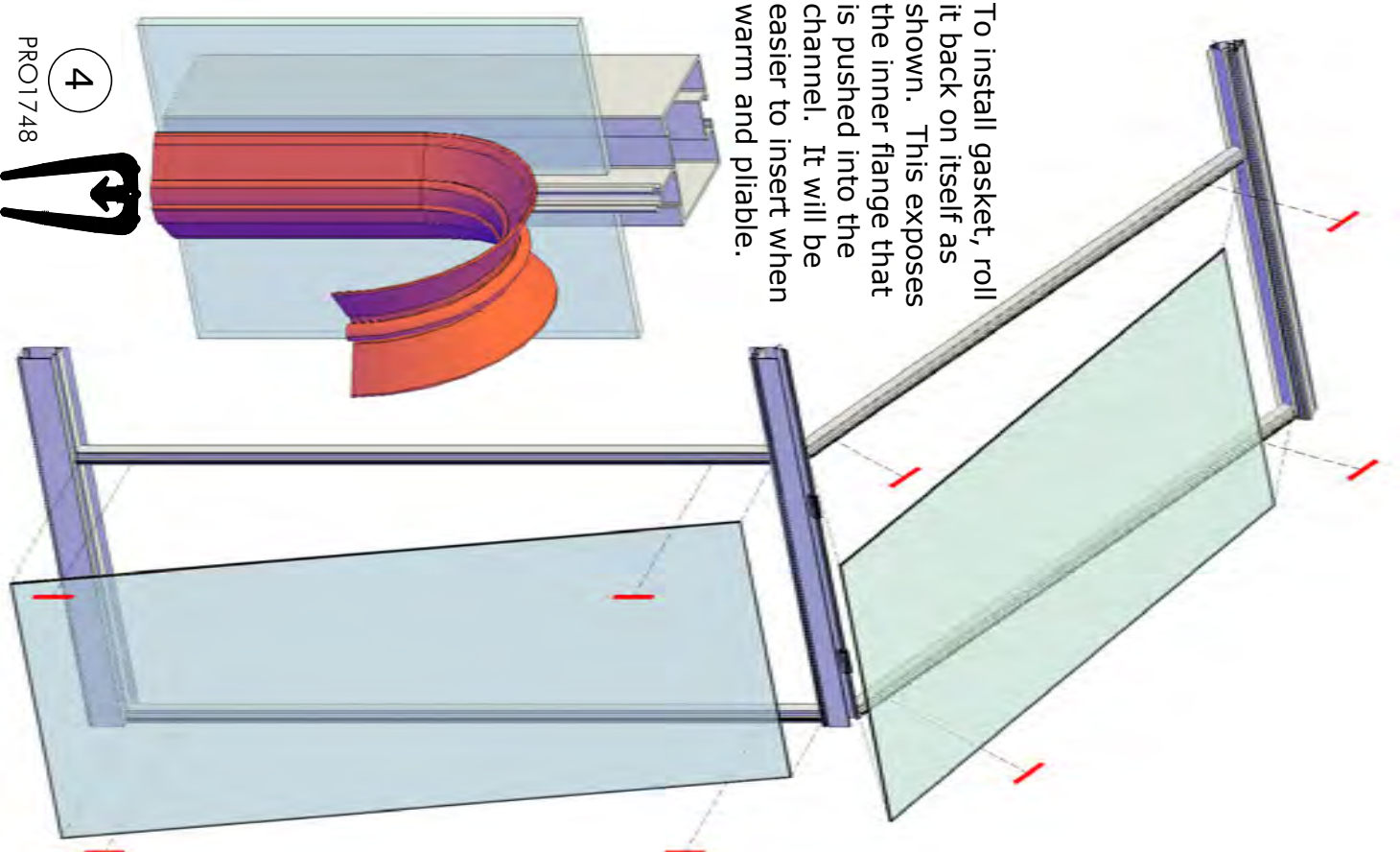
Glazing shim installation:
Install the glass panels then fix the shims to either side of the glass with a dab of silicone. Note the glass does **not** lay on top of the shims. Then install the rubber trim. Space the shims 100mm/4" from the top and bottom.

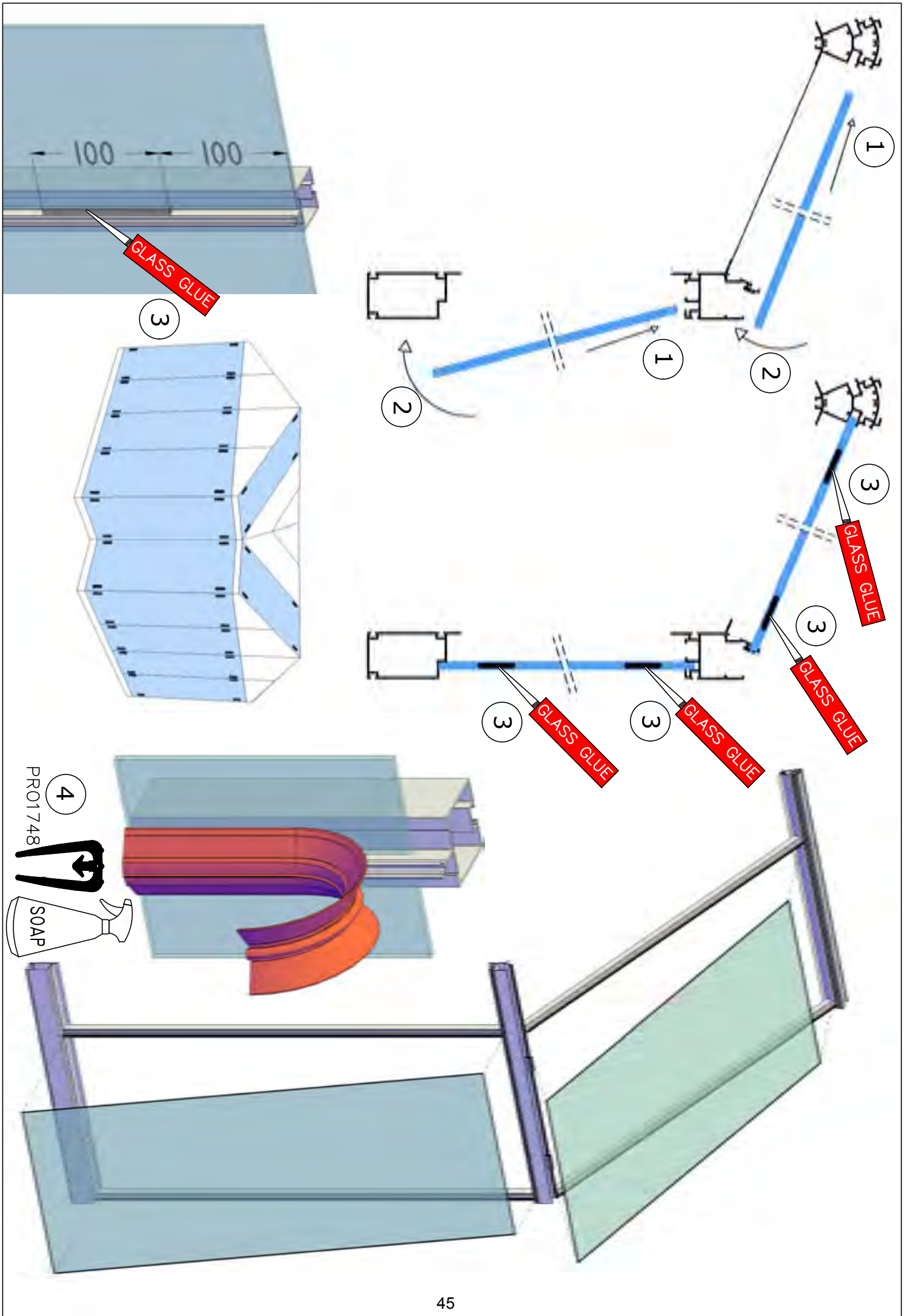


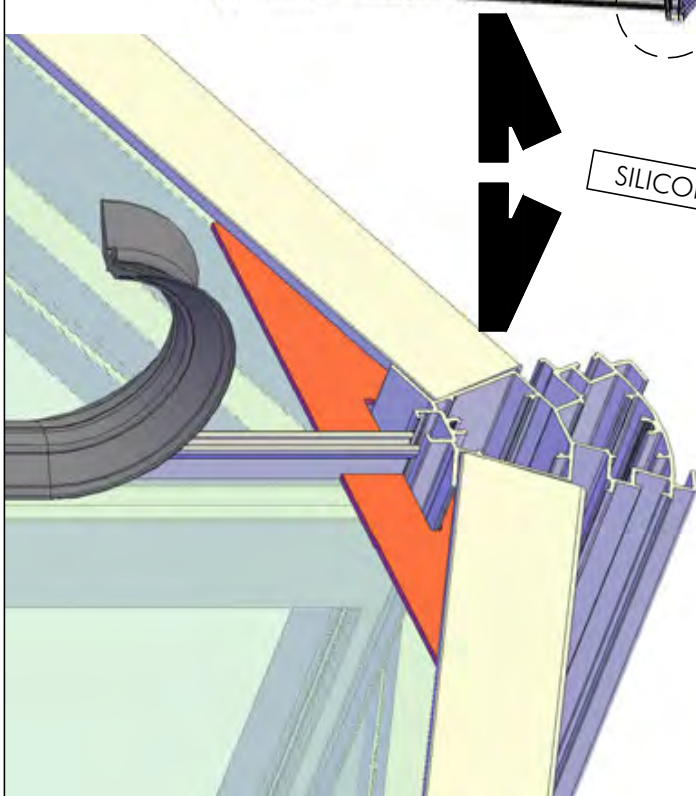
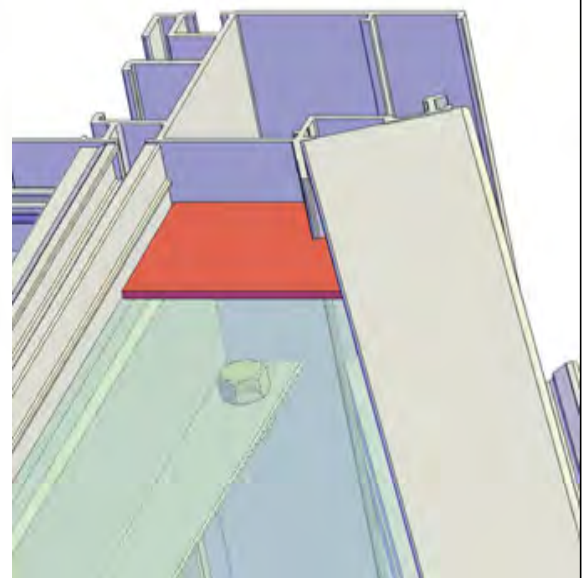
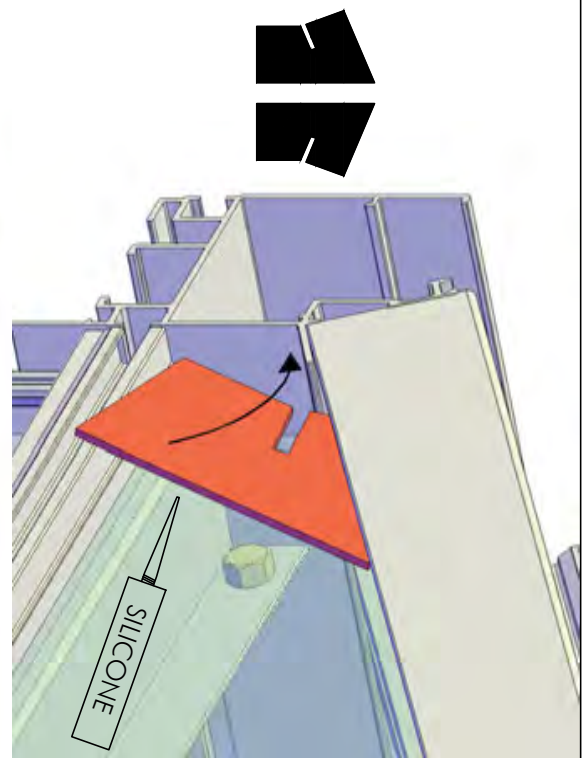
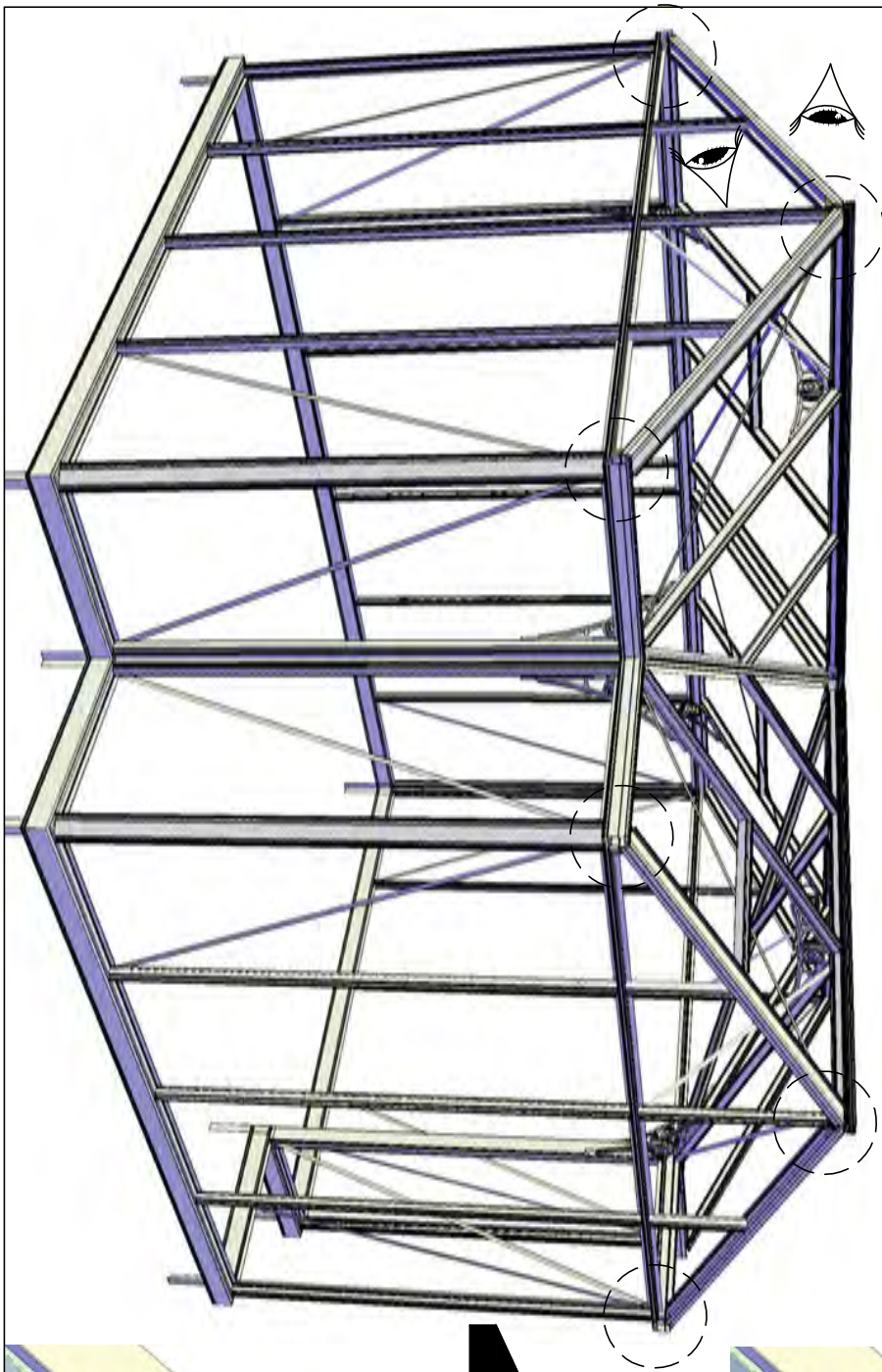
IMPORTANT! When installing roof glazing start with the smallest triangle pieces and work outward!



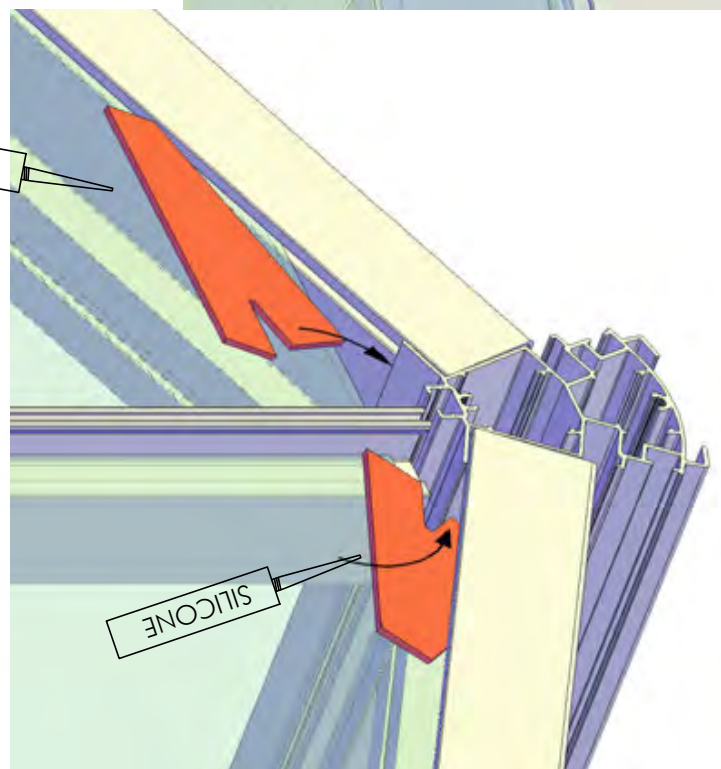
To install gasket, roll it back on itself as shown. This exposes the inner flange that is pushed into the channel. It will be easier to insert when warm and pliable.







SILICONE

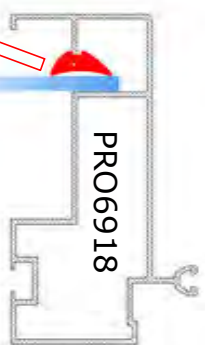




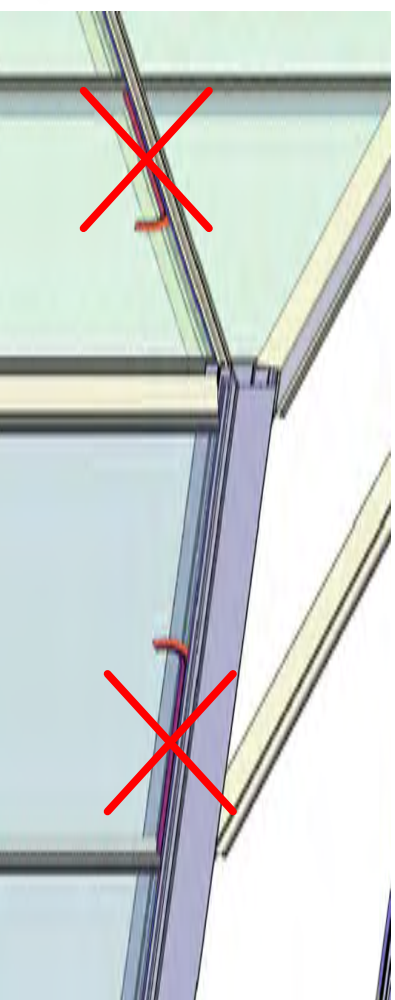
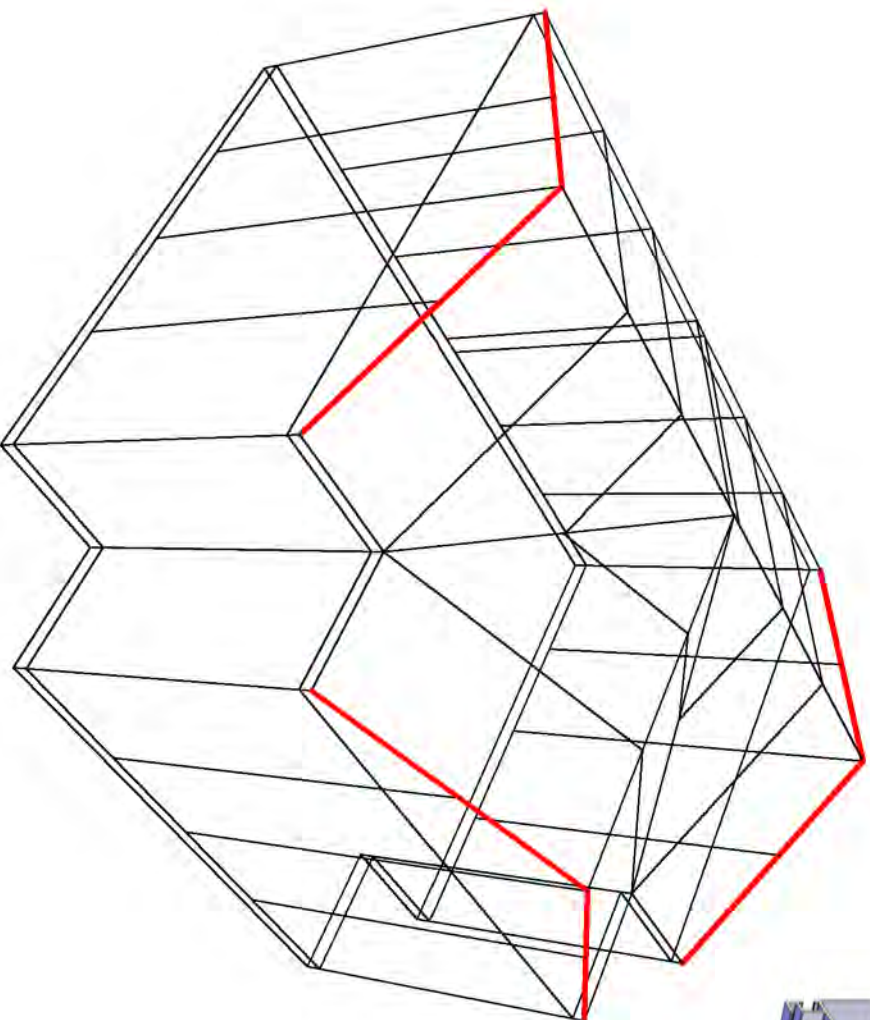
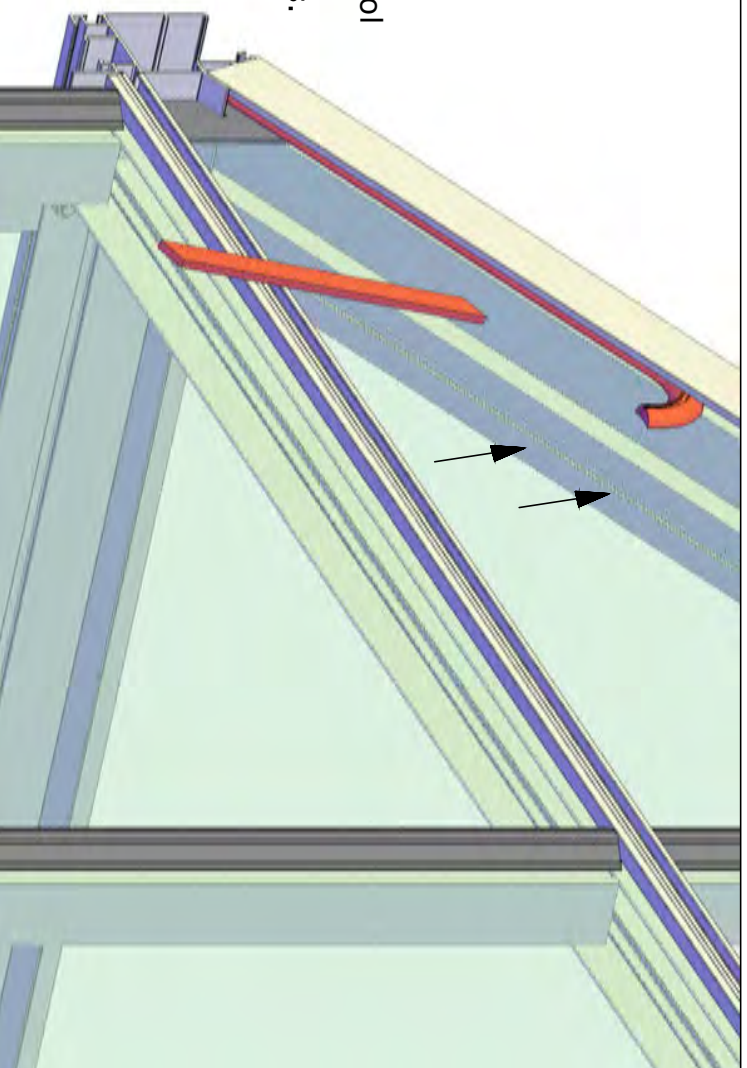
Crescent seal is only installed in the eaves and roof.
Not along side walls.



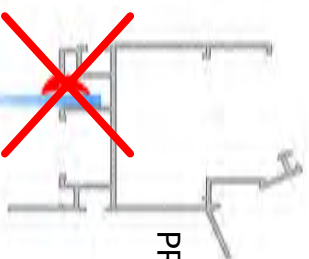
E400330



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

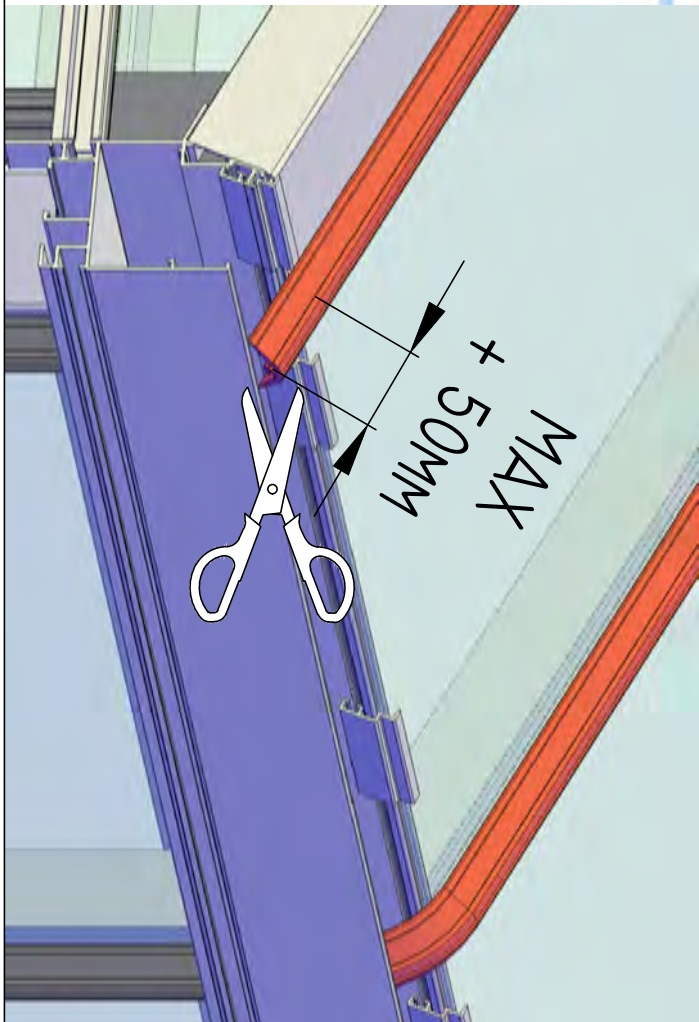
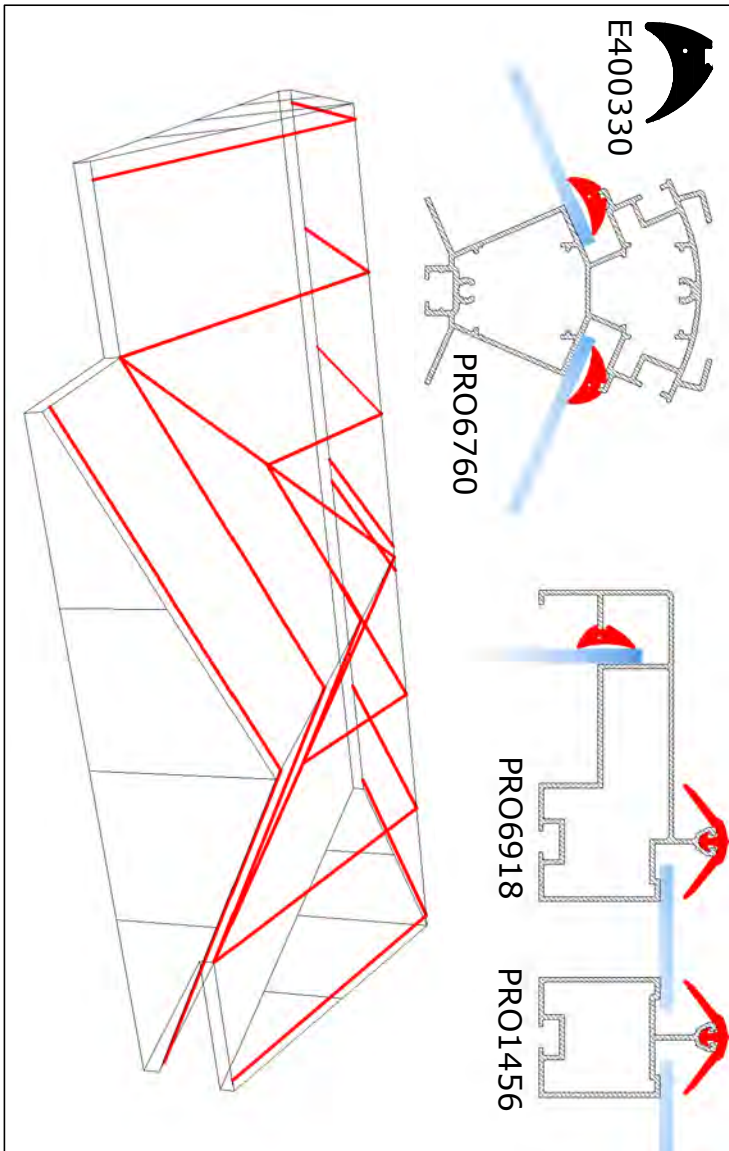
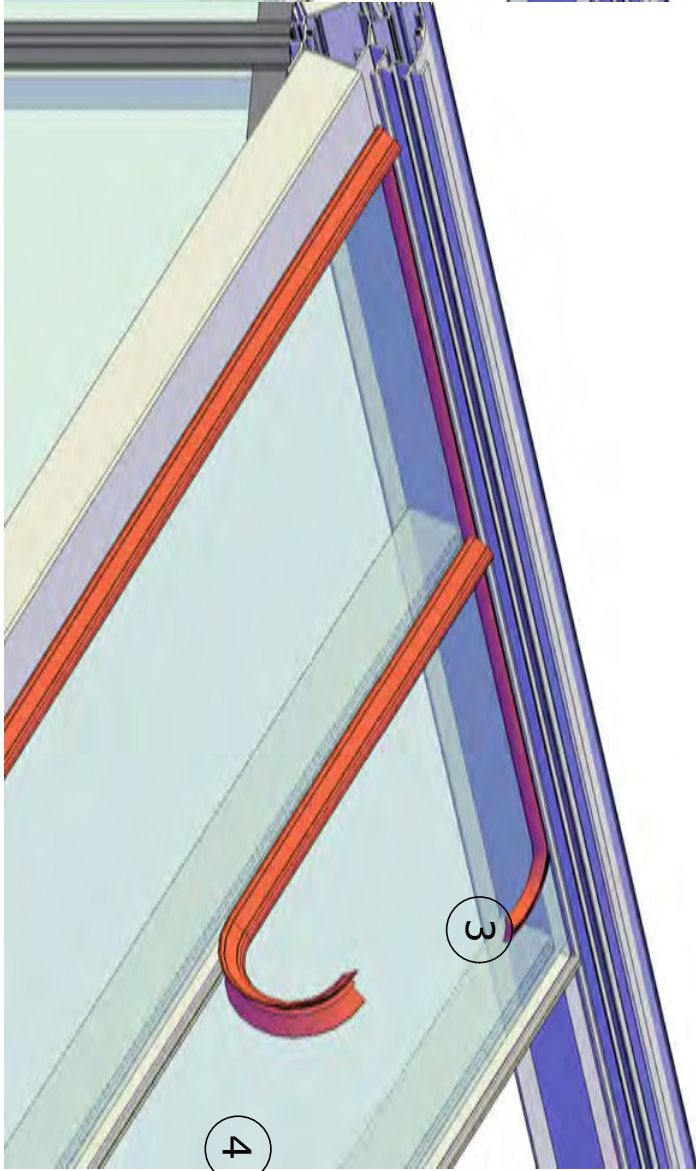
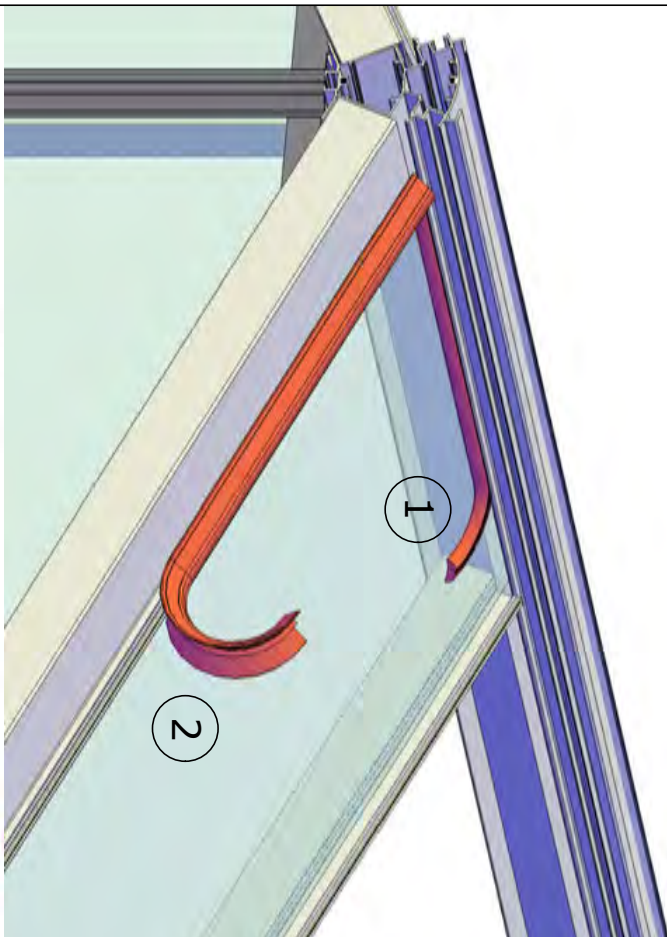


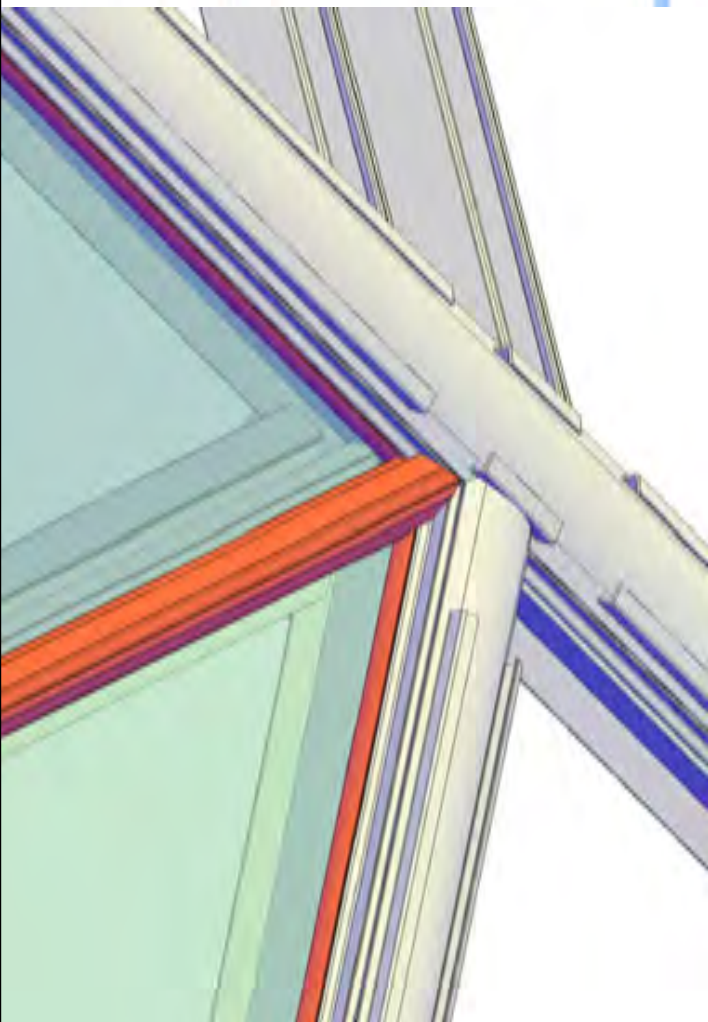
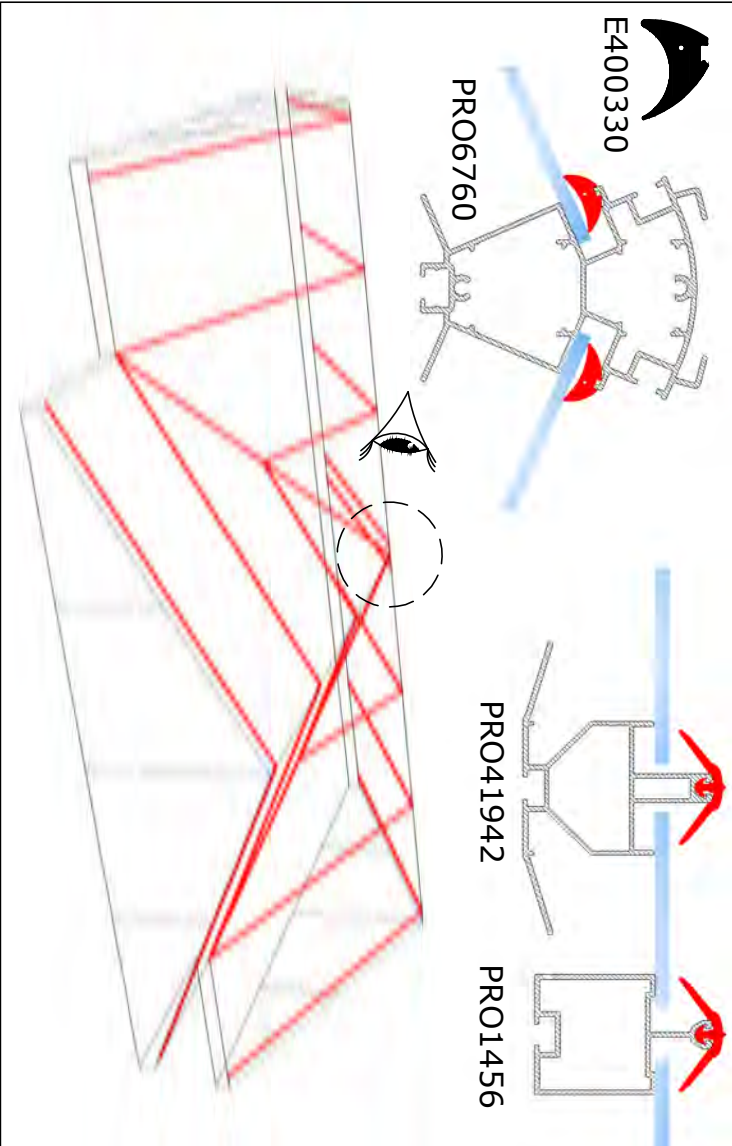
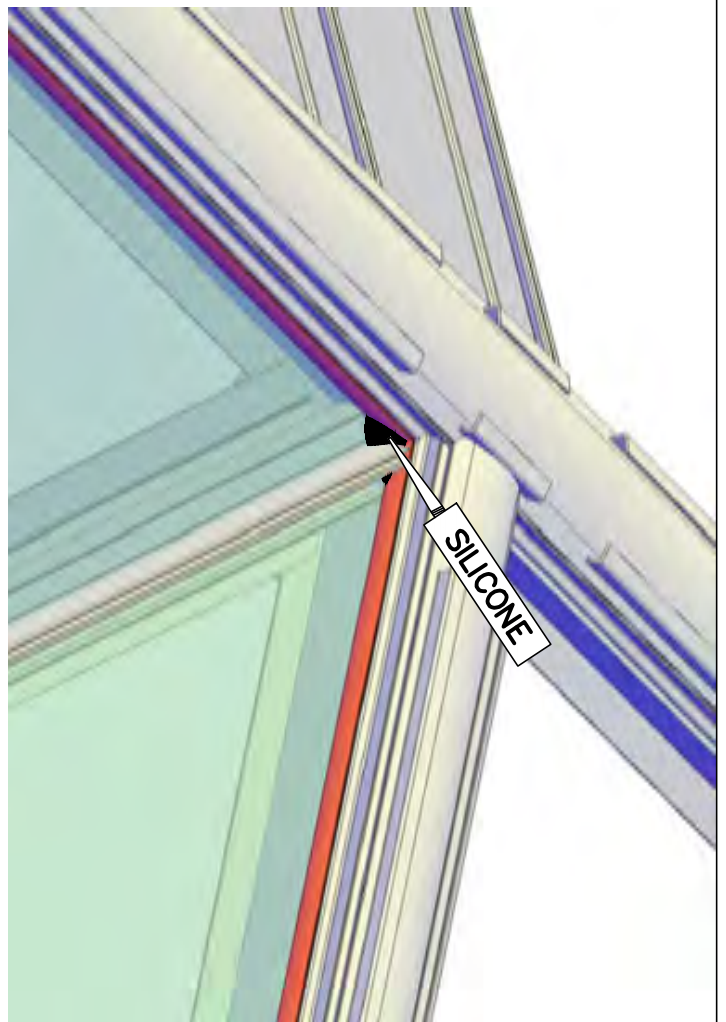
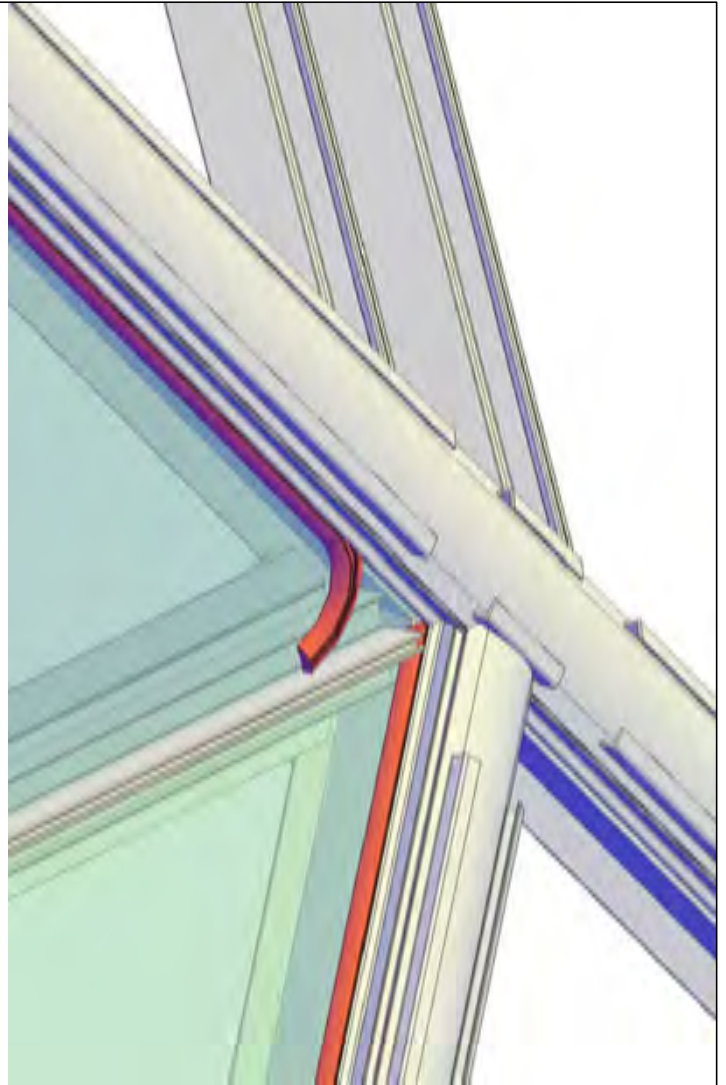
PRO20229



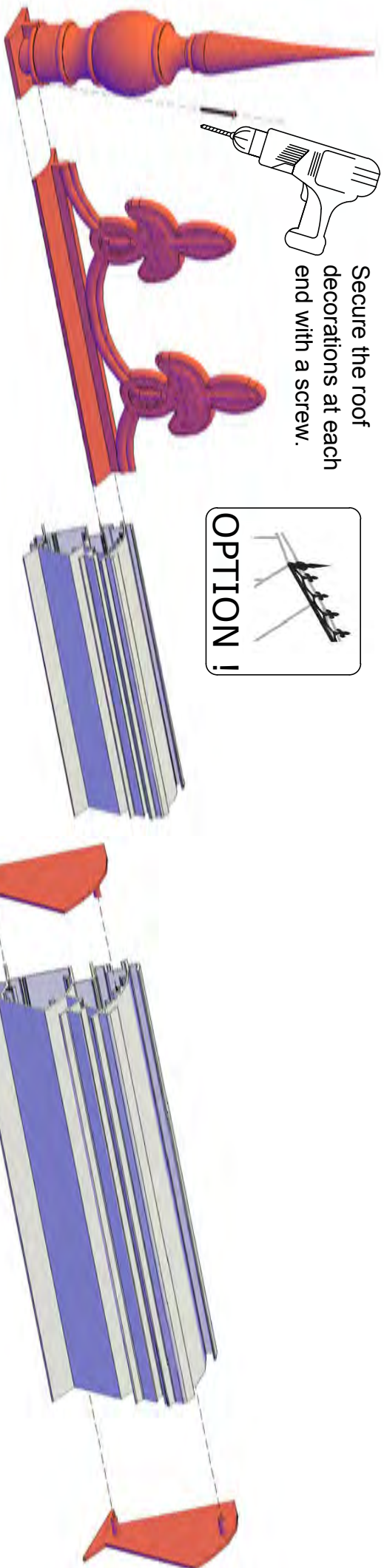
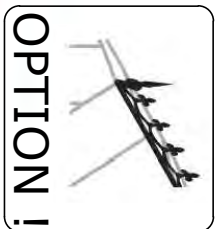
PRO20227

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



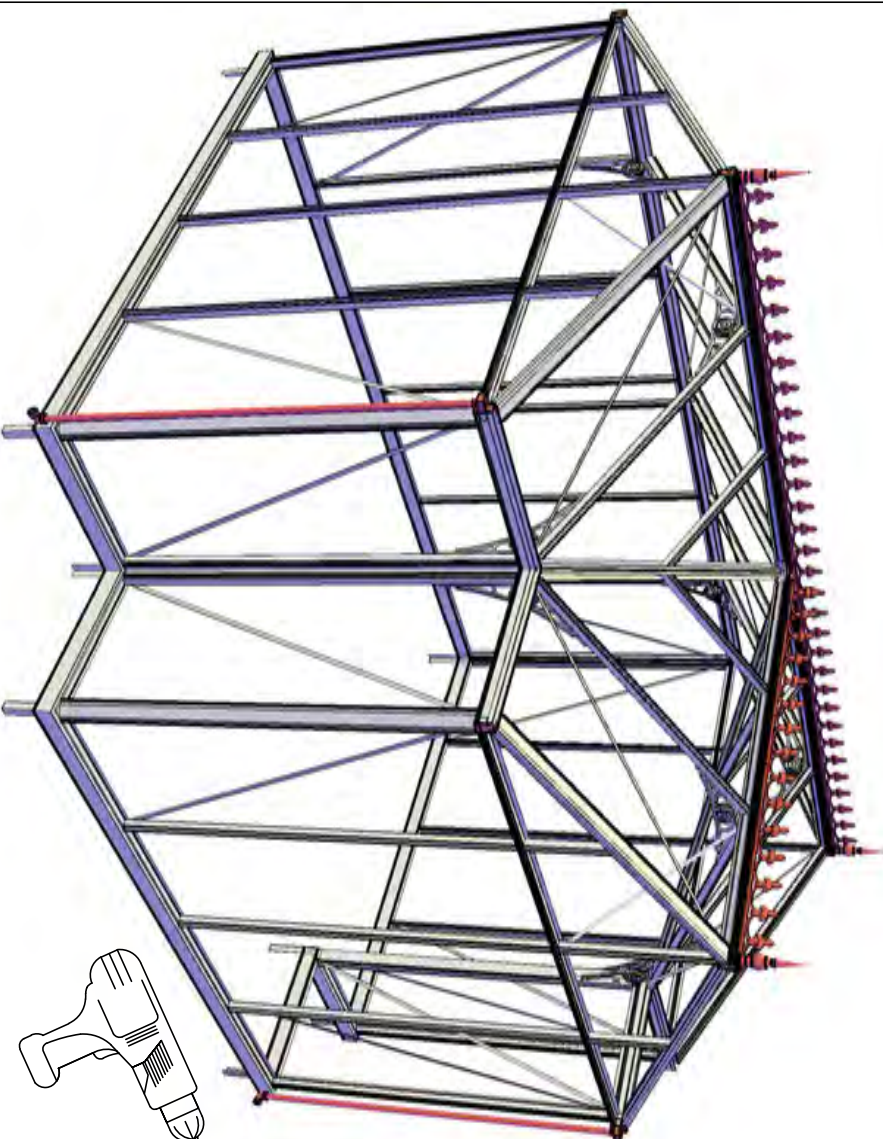


Secure the roof decorations at each end with a screw.



SILICONE

SILICONE



Note: Attach the elbow to the greenhouse the elbow and then a small hole in the frame of the greenhouse for the screw to thread base.

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

ACCESSORIES

This section contains many of the optional accessories.

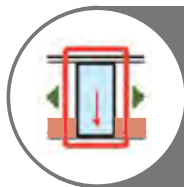
You will have some, but likely not all, items seen in this section.

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

<https://www.exaco.com/greenhouse-victorian.php>
It will be immensely helpful!

You can scan the QR code below to view how the accessories are installed on YouTube.

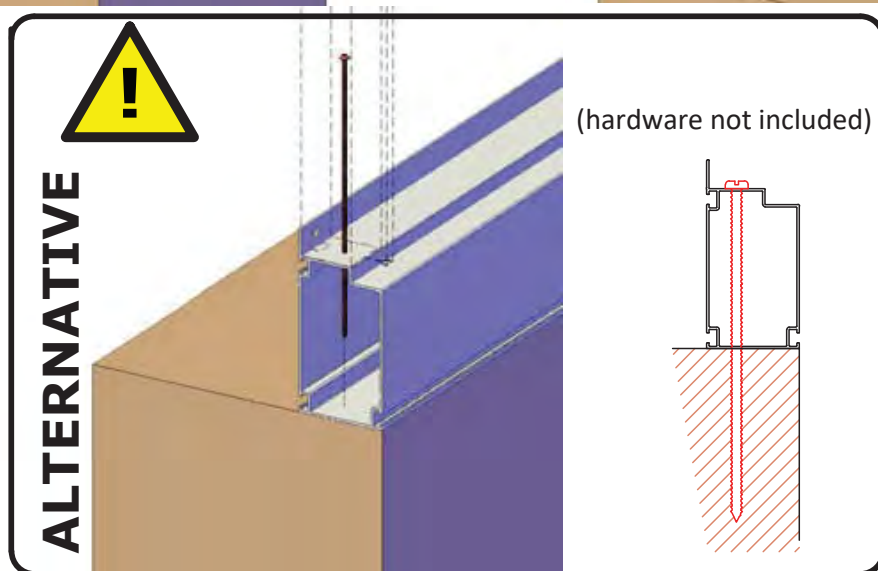
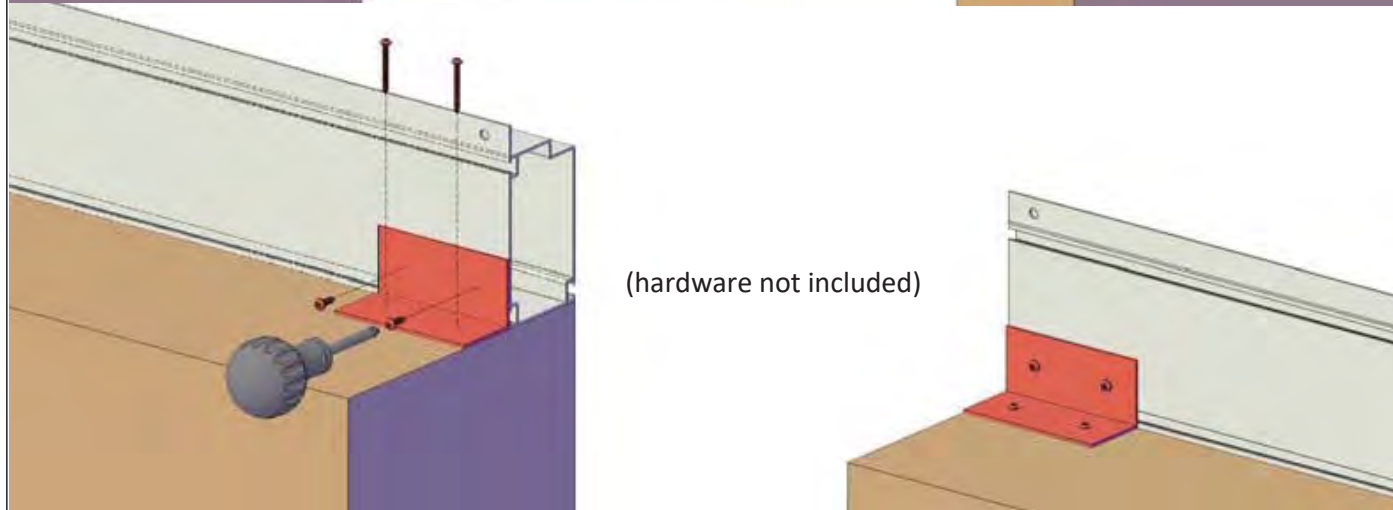
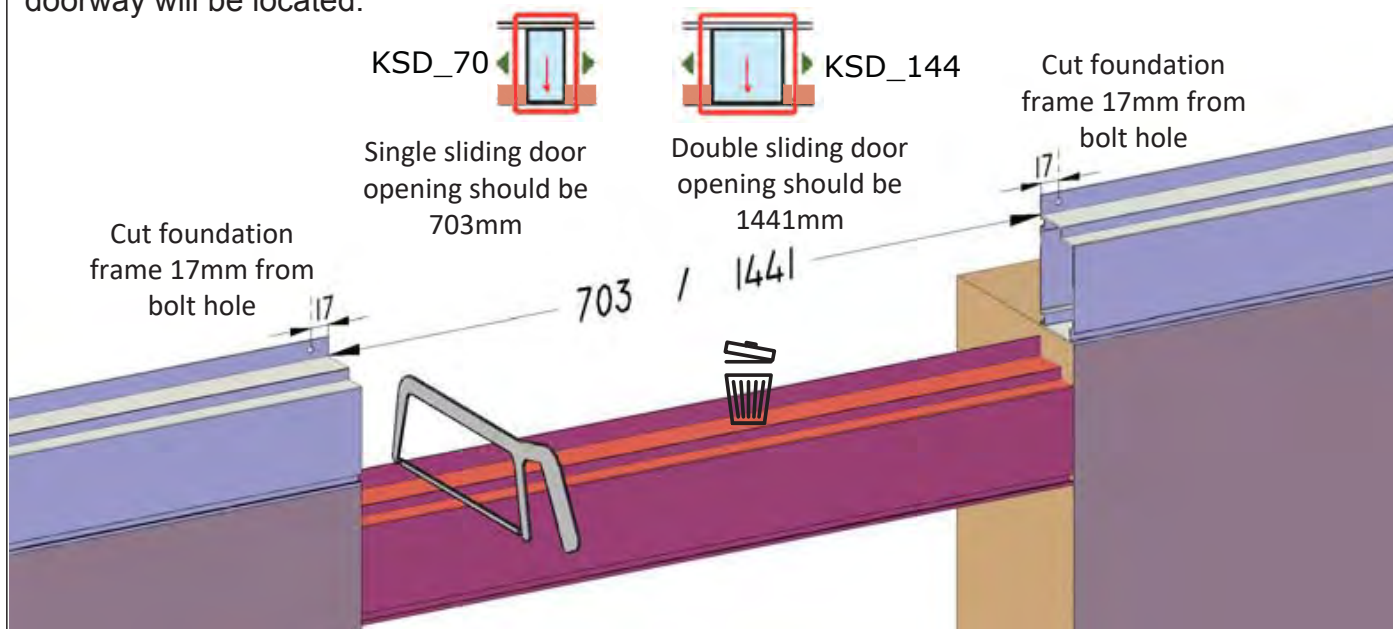


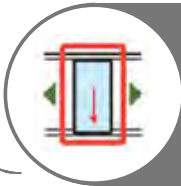


OPTION: Greenhouse on a stem/knee wall

SD_MUR

If your greenhouse is on a knee wall, you will need to cut the base frame (PRO6120) where the doorway will be located.

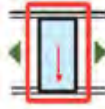




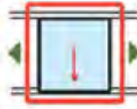
OPTIONAL UPGRADE: Low Threshold for Sliding Door/s

KSD

KSD_70



Single sliding door opening
should be 703mm



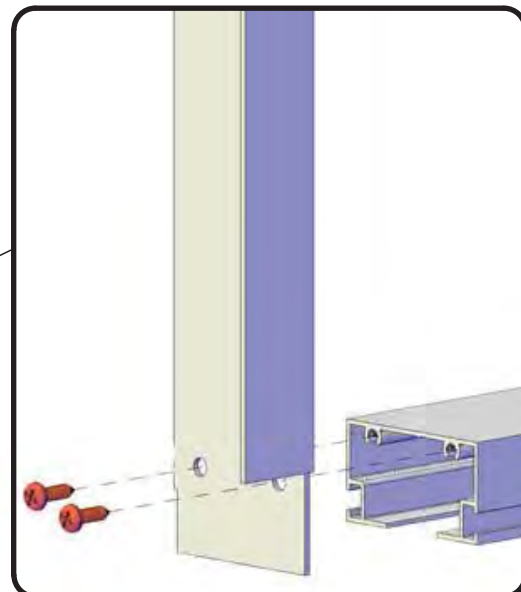
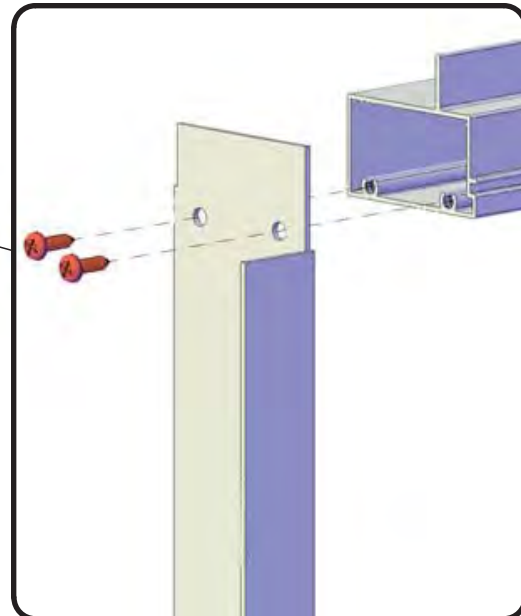
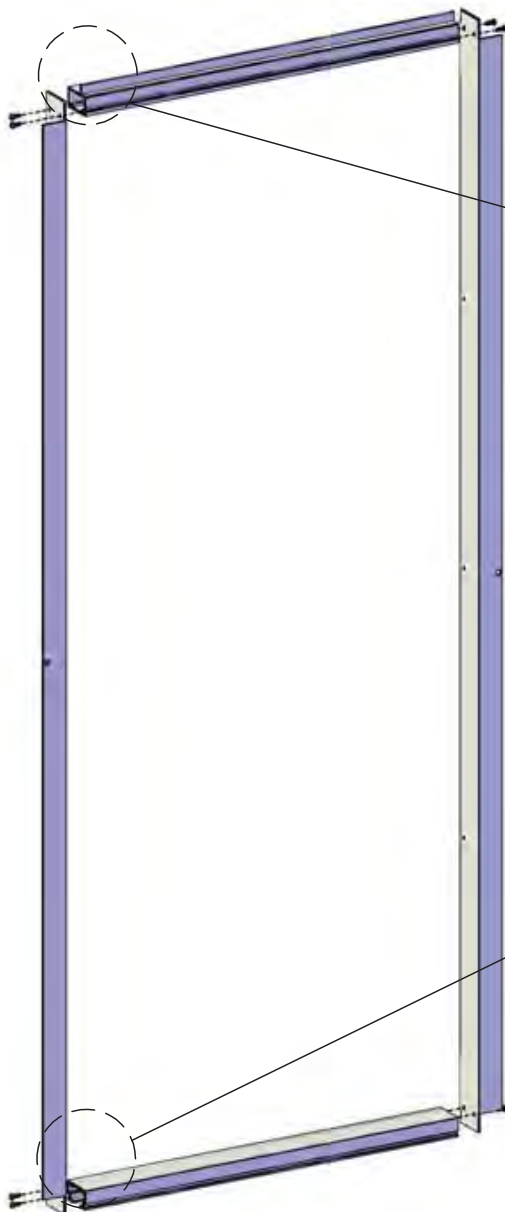
KSD_144

Double sliding door opening
should be 1441mm

Cut foundation
frame 17mm from
bolt hole

Cut foundation
frame 17mm from
bolt hole

703 / 1441

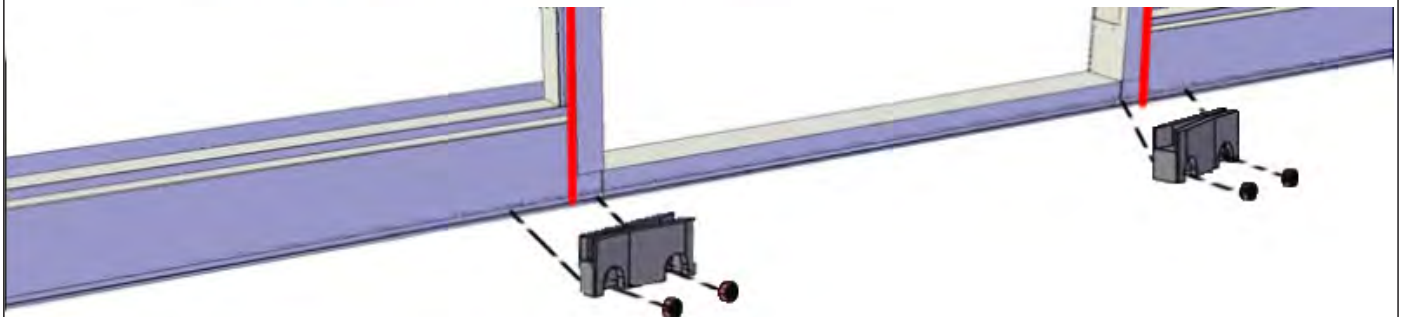
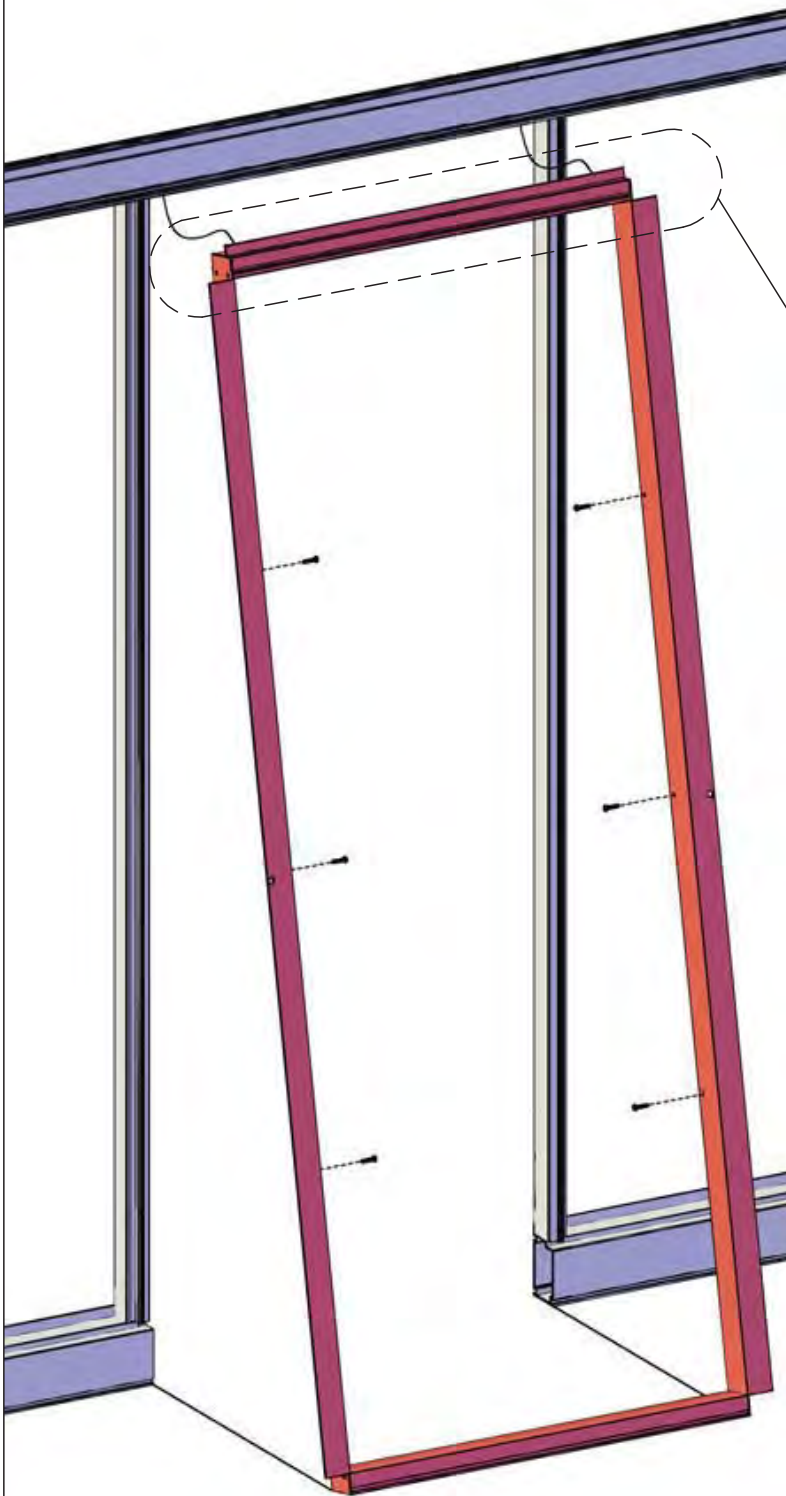
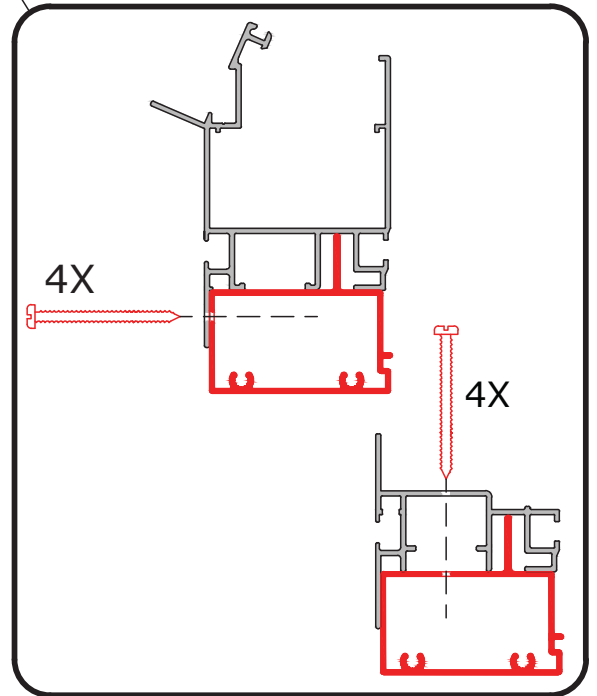


KSD_1

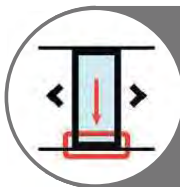
OPTIONAL UPGRADE: Low Threshold for Sliding Door/s

54

KSD_2

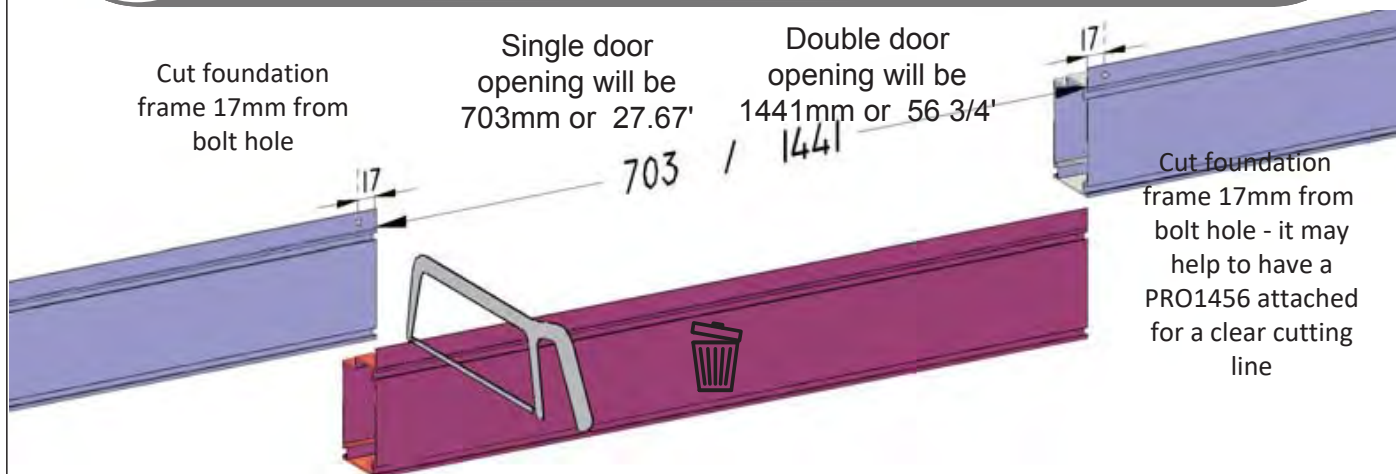


Insert (4) M6x12 bolts for Single-Sliding door and (8) bolts for Double-Sliding Door

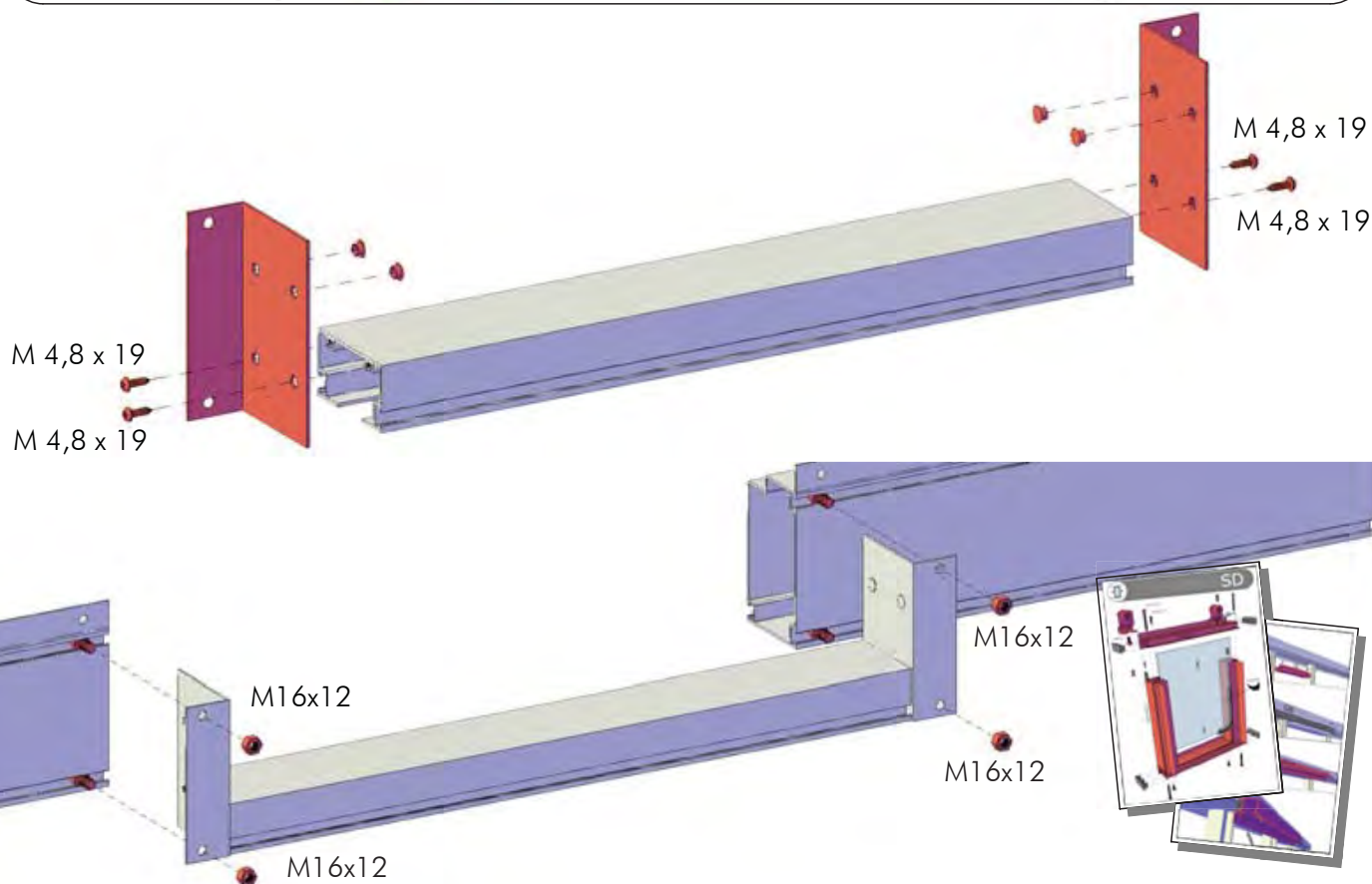
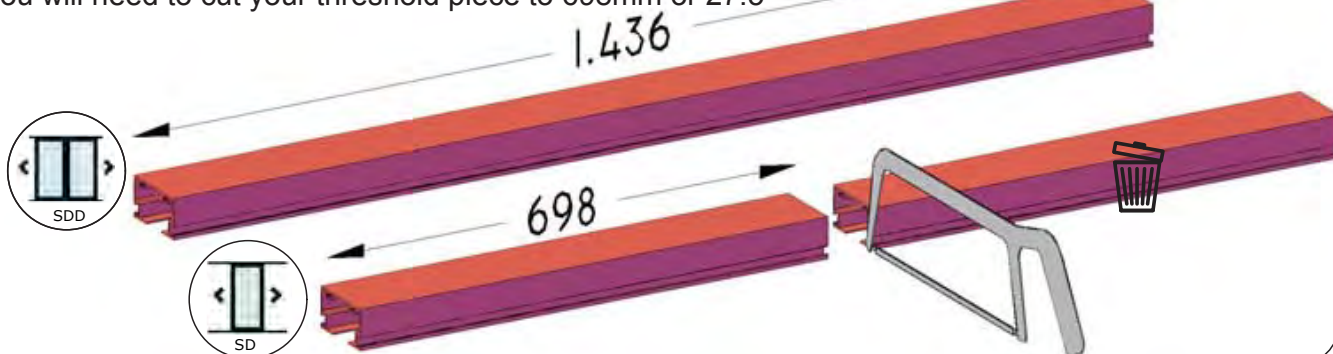


OPTIONAL UPGRADE: late 2024 low threshold kit

SDL



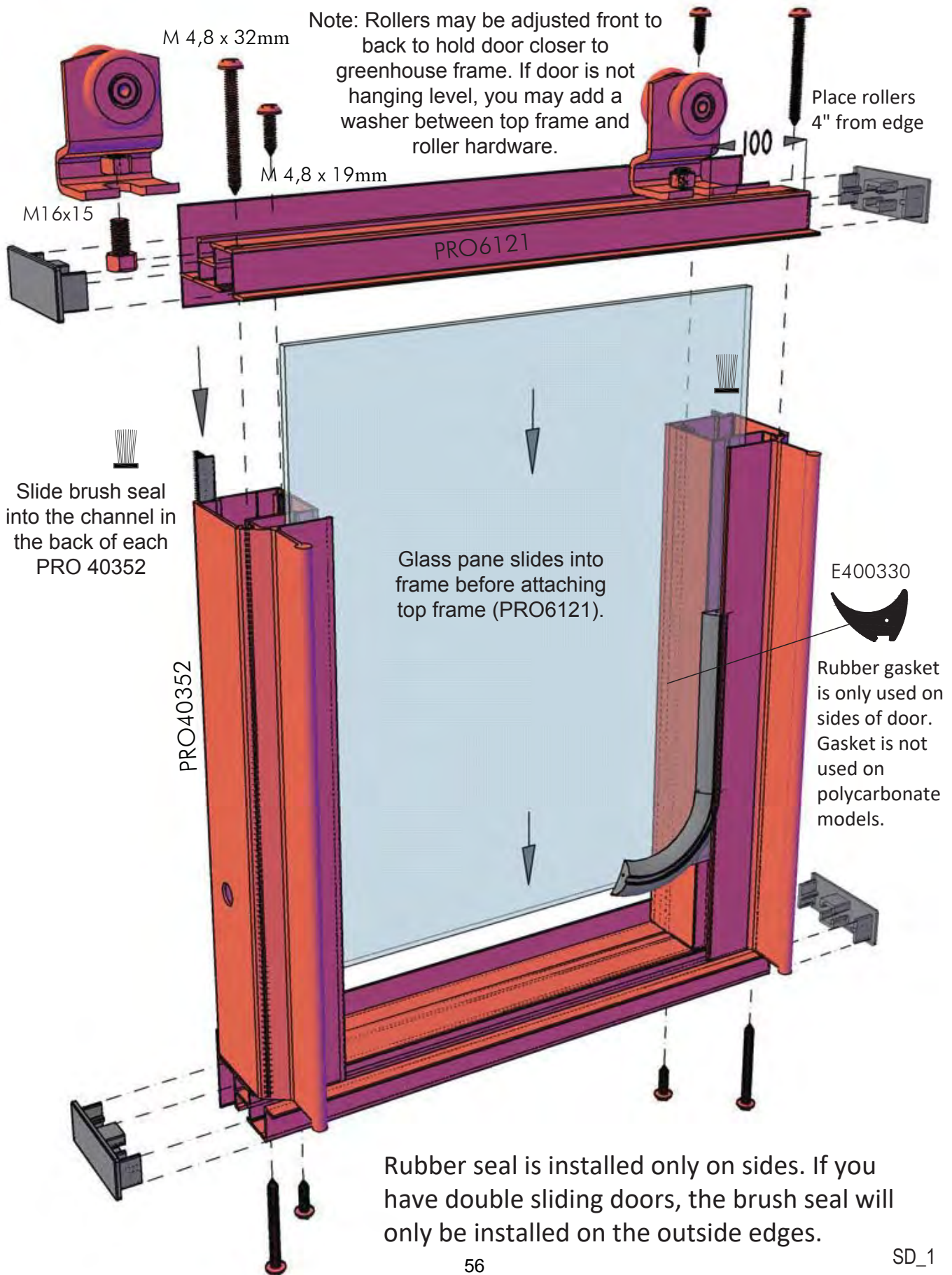
If you have a double door opening, you may use as is. For a single door, you will need to cut your threshold piece to 698mm or 27.5"





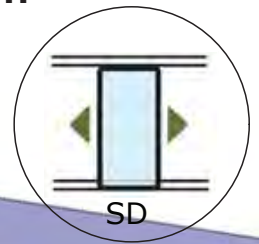
Sliding Door - Basic assembly of any sliding door.
VI36 and VI46 have double doors, some VI34 models
may include double doors. More doors may be added.

SD

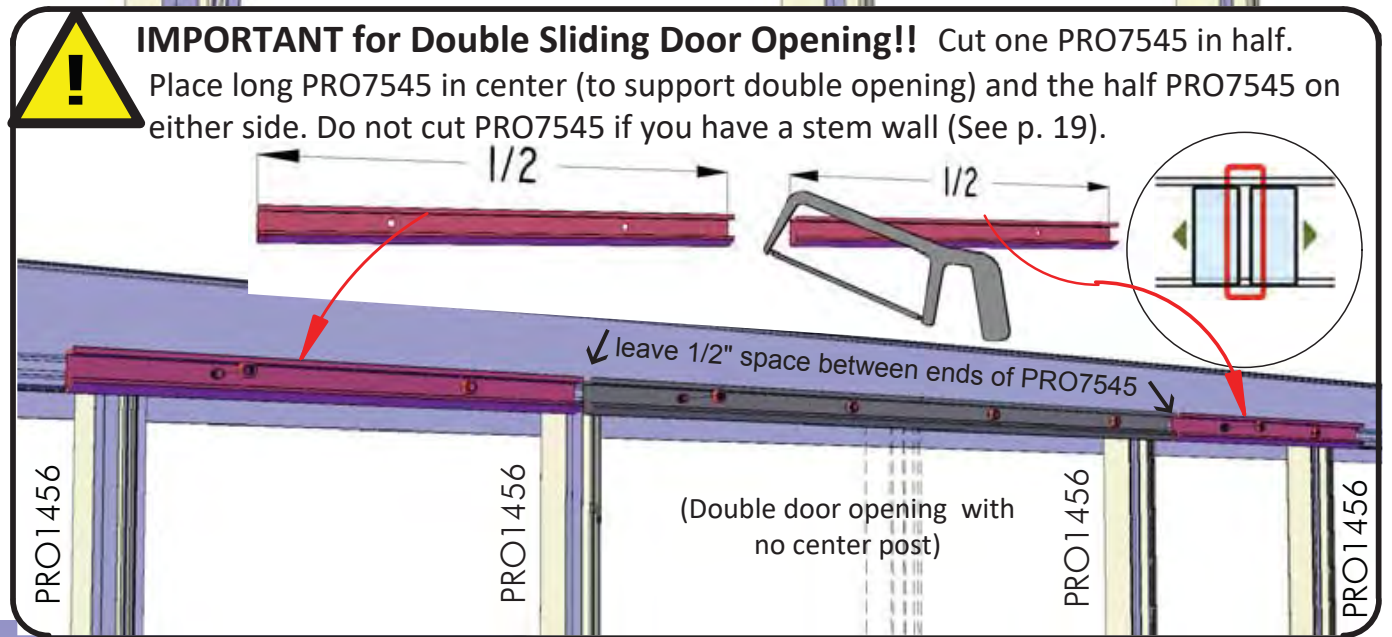


Version 1: Single and/or Double Door Hanger installation

Sliding door/s may be attached in any bay (with exceptions to corners)



! 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).

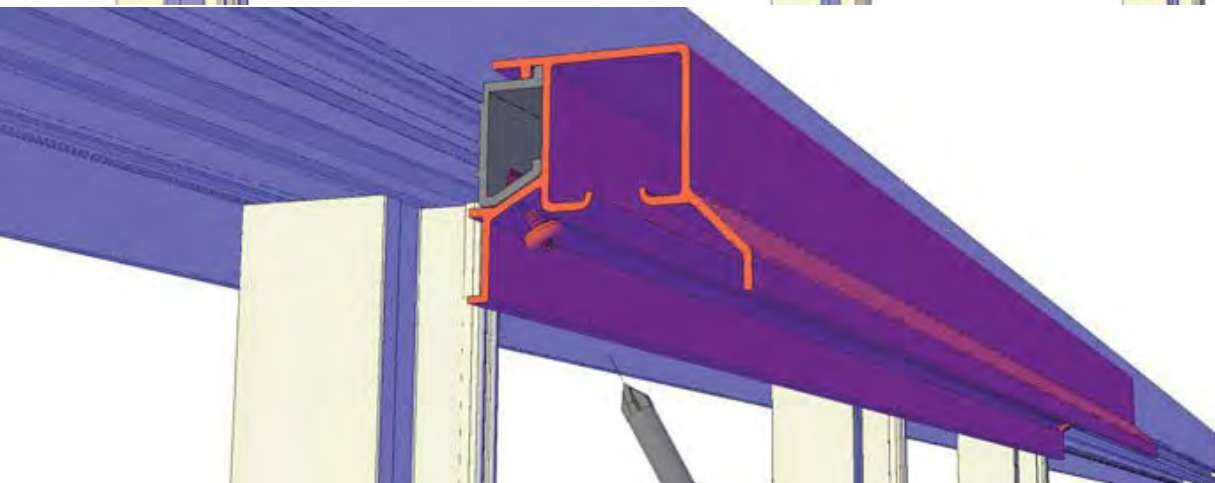
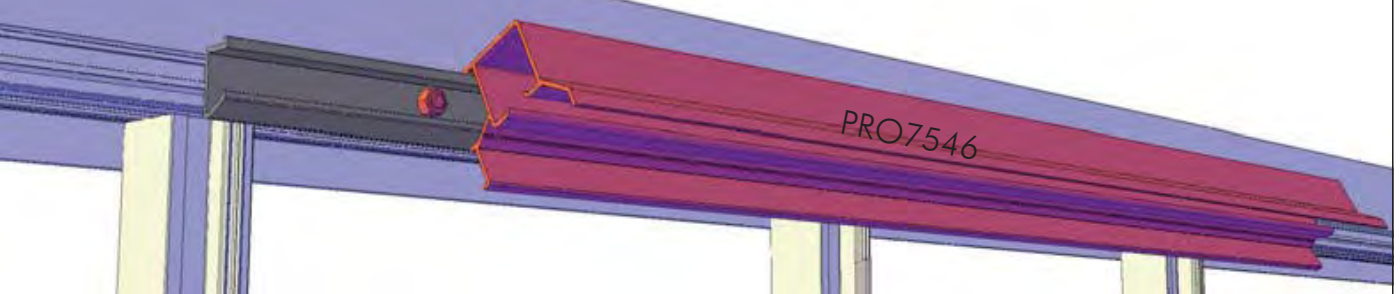


1/2 1/2

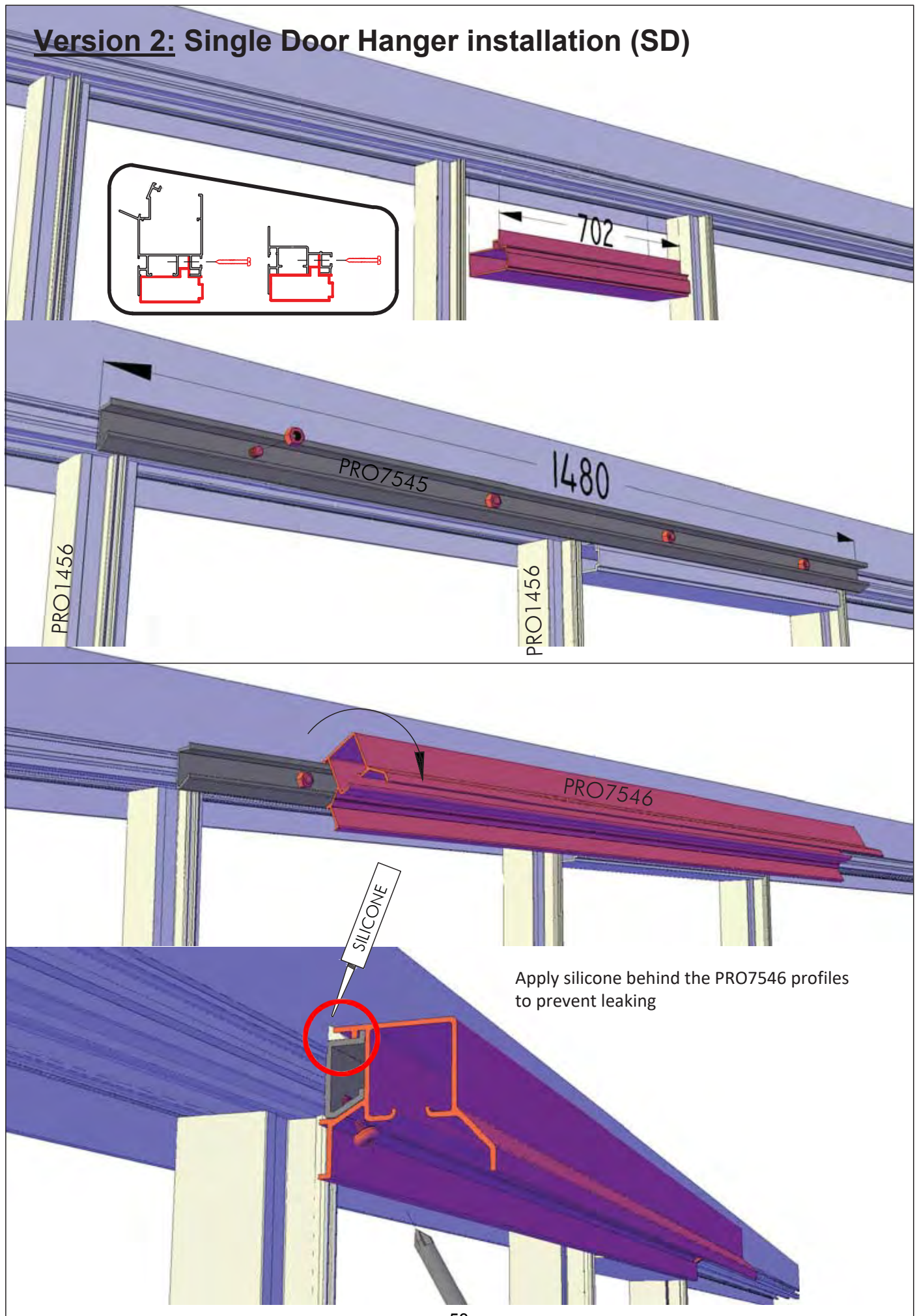
leave 1/2" space between ends of PRO7545

(Double door opening with no center post)

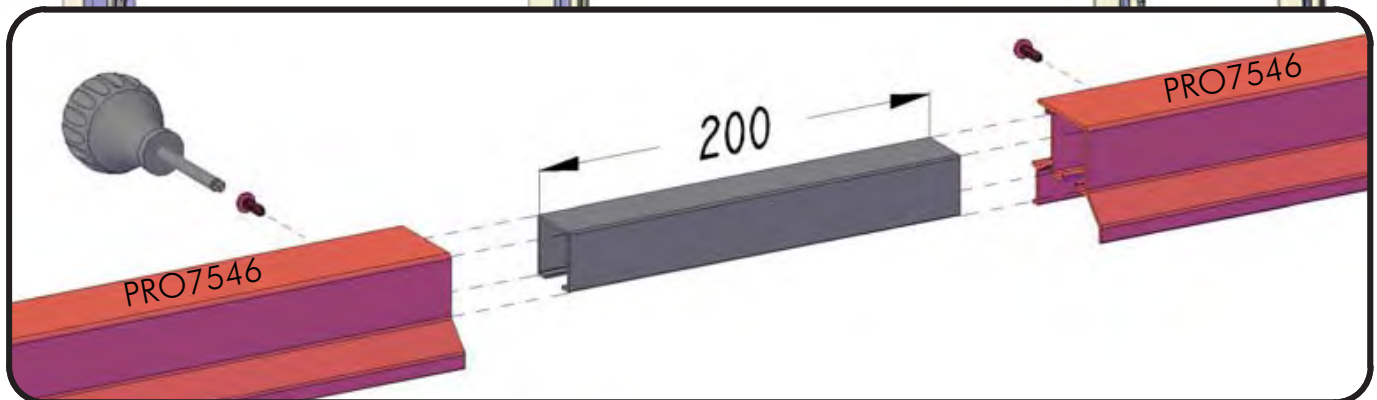
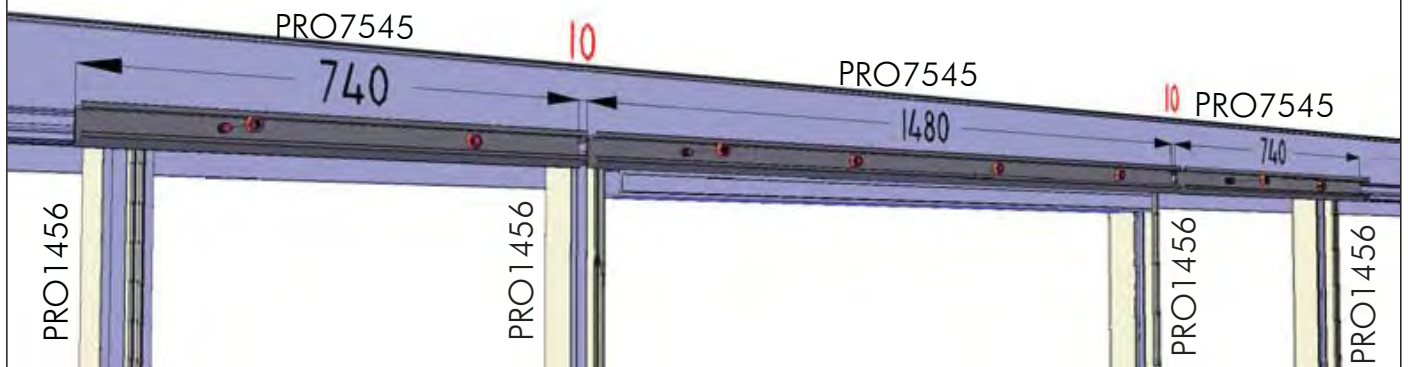
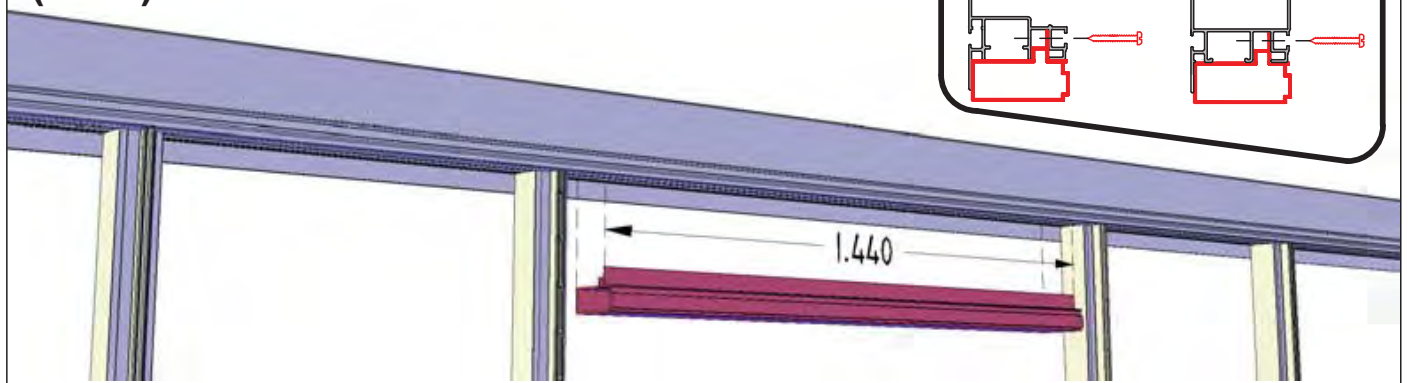
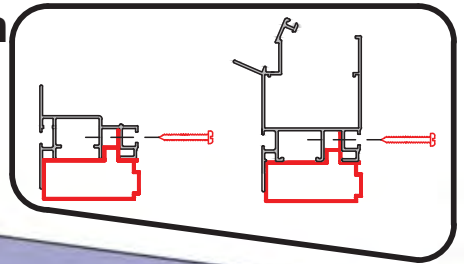
PRO1456 PRO1456 PRO1456 PRO1456



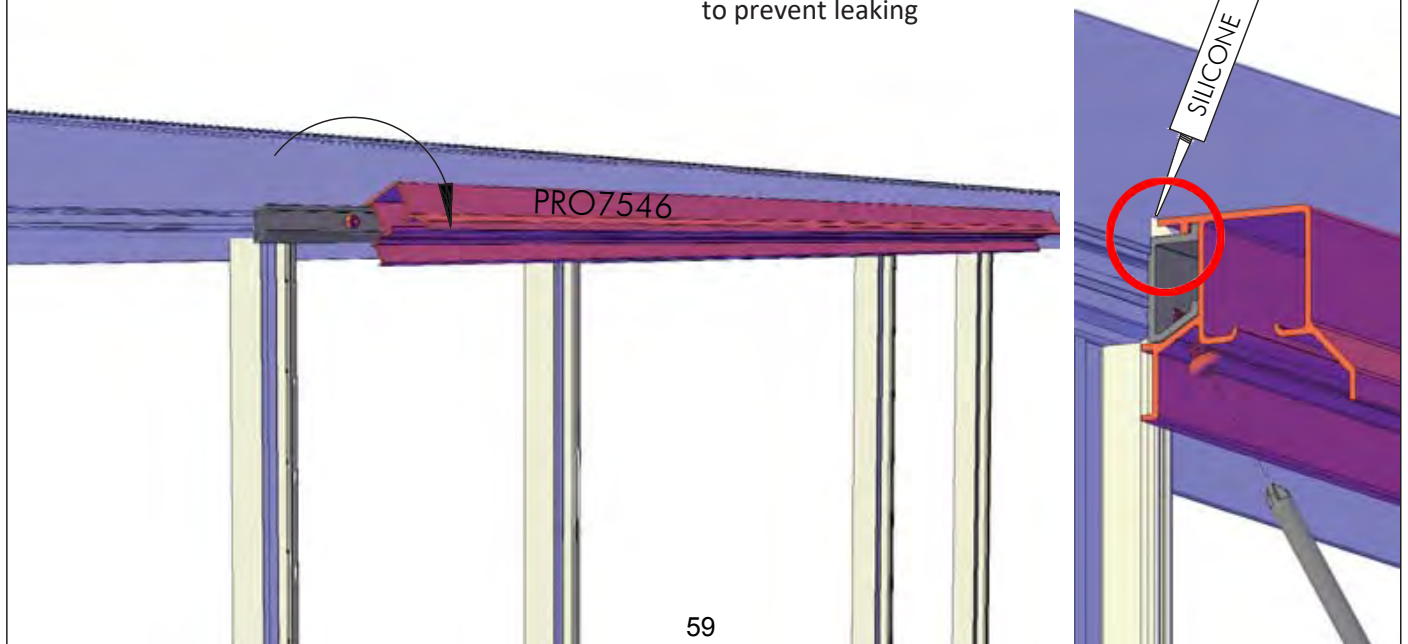
Version 2: Single Door Hanger installation (SD)



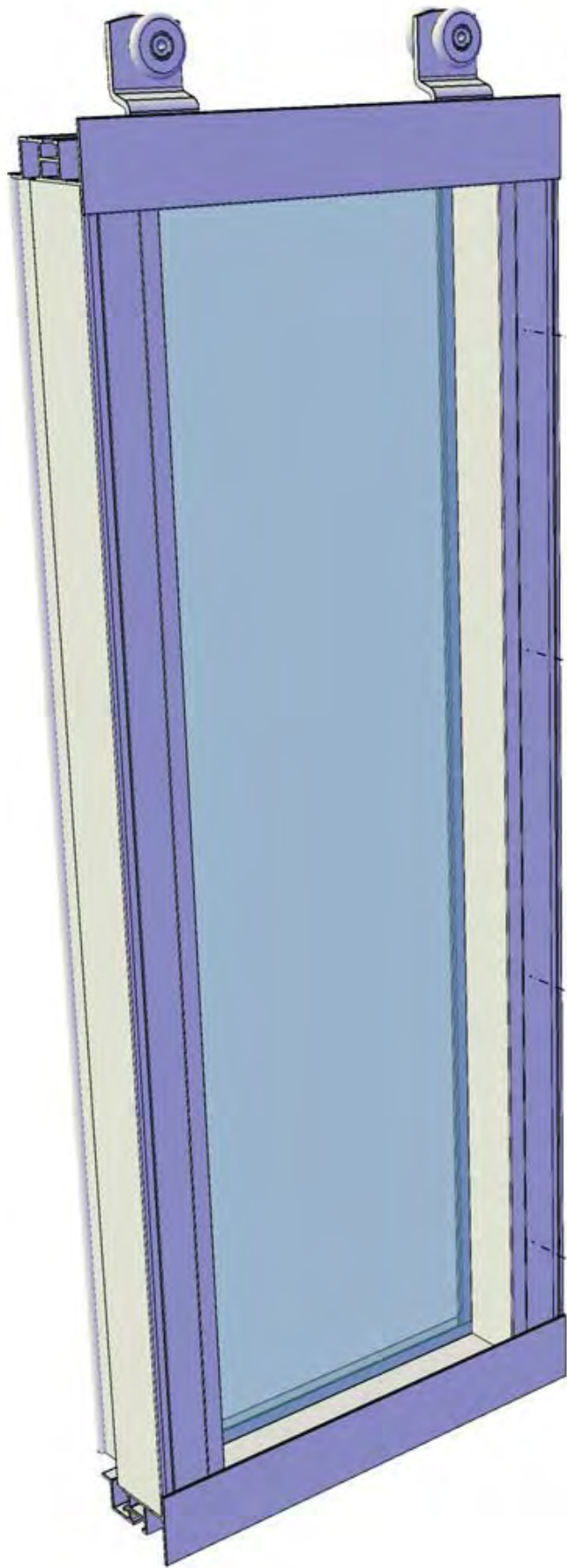
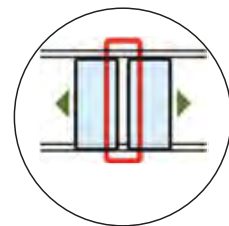
Version 2: Double Door Hanger installation (SDD)



Apply silicone behind the PRO7546 profiles to prevent leaking

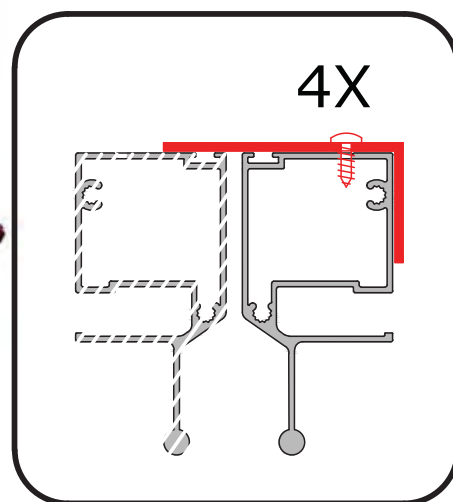


OPTION: Double Sliding Door (Applies to Version 1 and 2)

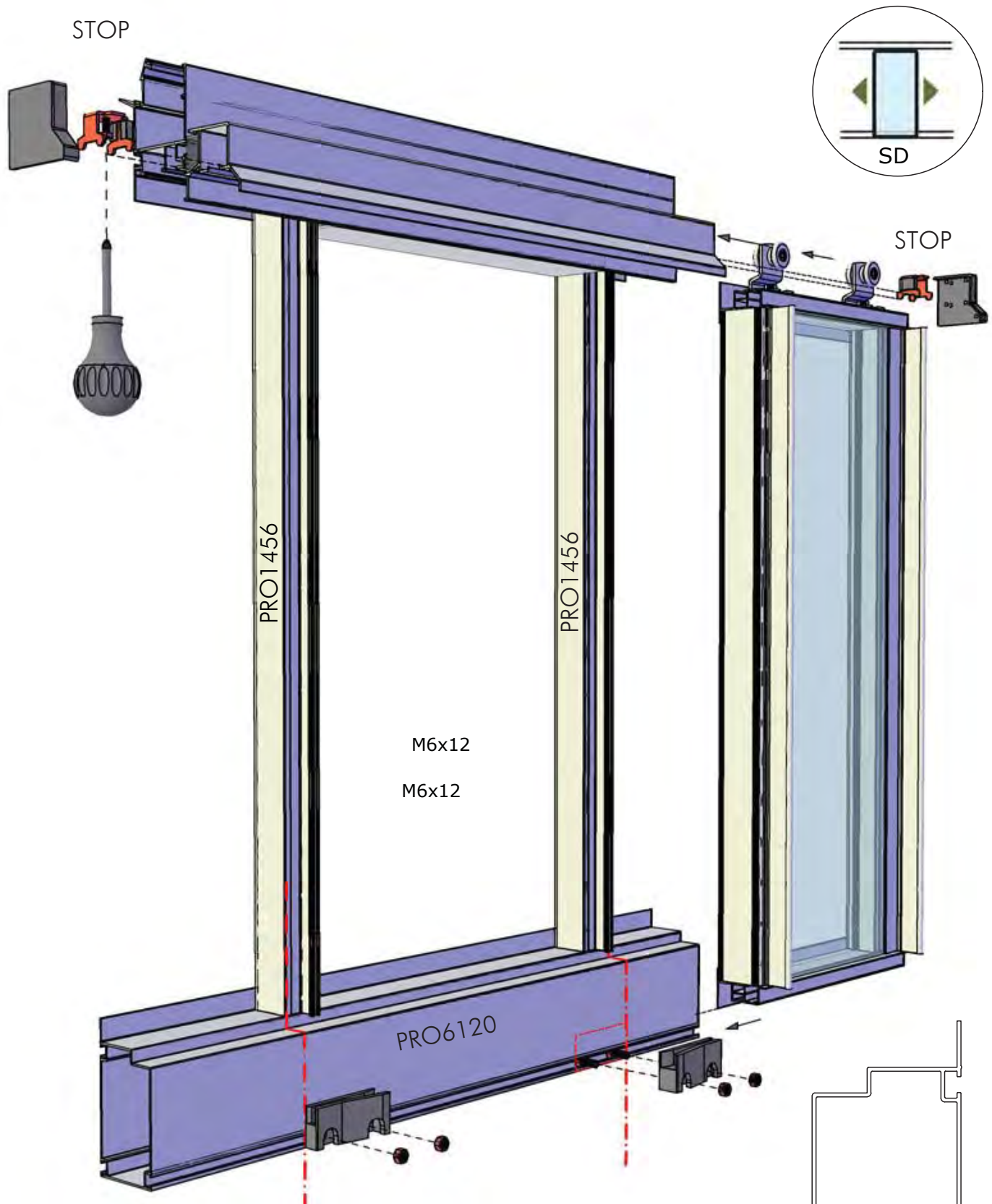


As needed, use washer underneath door hanger to level the door/s .

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.

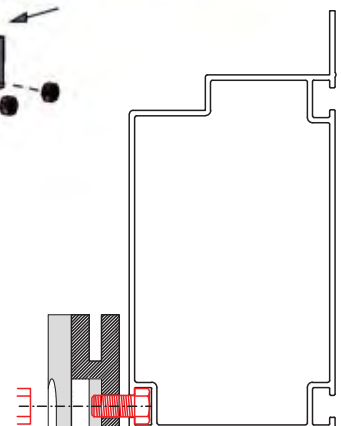


Slide door rollers into top door hanger (PRO7546 or PRO7876) and slide a stopper on either side. Determine how far the door should slide, then tighten the screw on the bottom of the stopper to secure. Finish with door hanger caps.



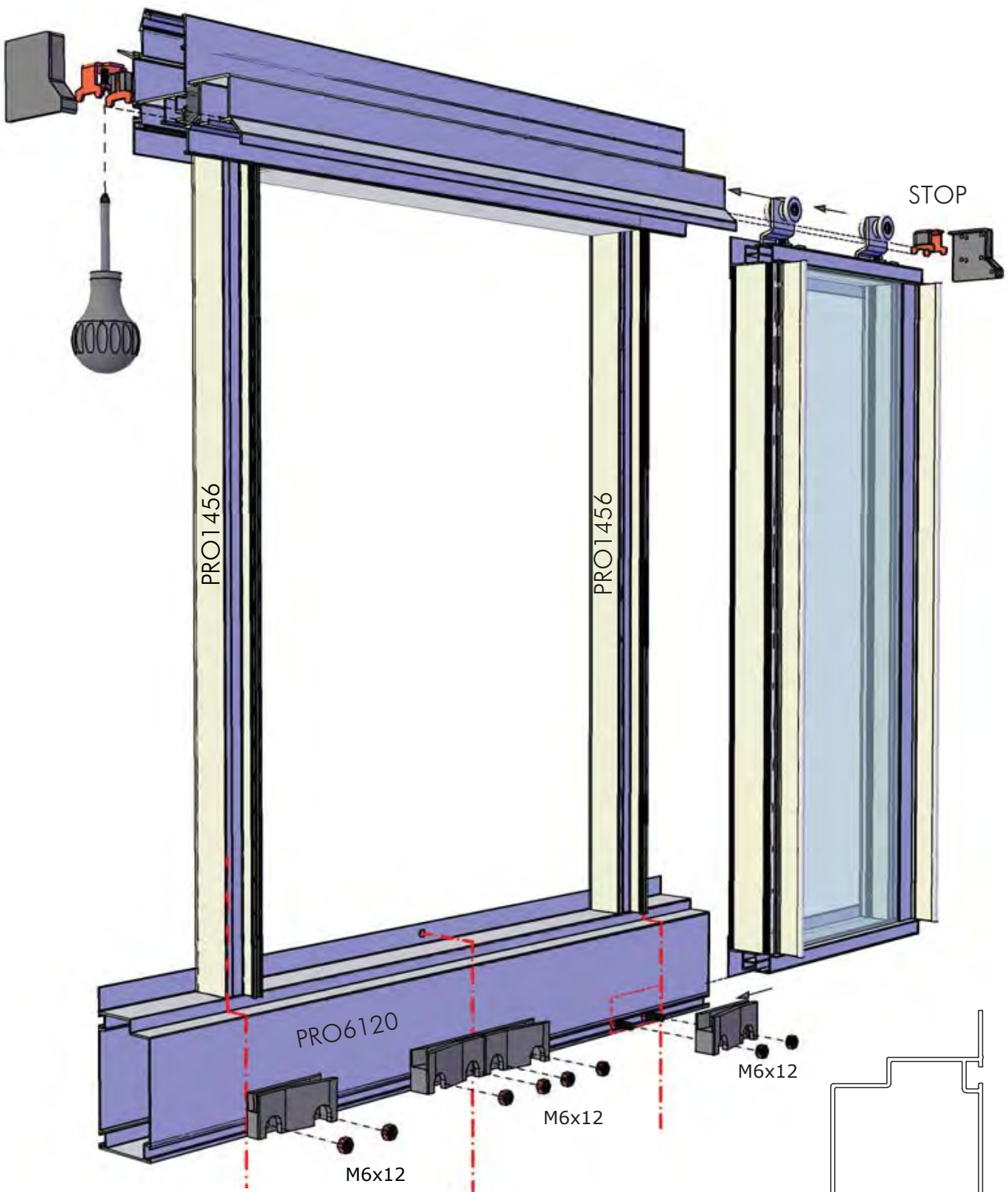
Attach Door clips to the foundation frame (PRO6120). You will use (2) M6x12 bolts per clip - insert (4) for a single sliding door and (8) for a double sliding door. Line the clips up with the PRO1456 vertical studs.

If you purchased a Low Threshold (KSD) or installing the unit on a stem wall, please refer to the following pages (52-55).

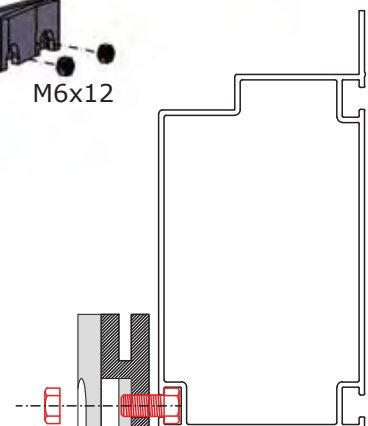


Slide door rollers into top door hanger (PRO7546 or PRO7876) and slide a stopper on either side. Determine how far the door should slide, then tighten the screw on the bottom of the stopper to secure. Finish with door hanger caps.

STOP



Attach Door clips to the foundation frame (PRO6120). You will use (2) M6x12 bolts per clip - insert (4) for a single sliding door and (8) for a double sliding door. Line the clips up with the PRO1456 vertical studs. If you purchased a Low Threshold (KSD) or installing the unit on a stem wall, please refer to the following pages (...).



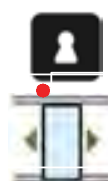
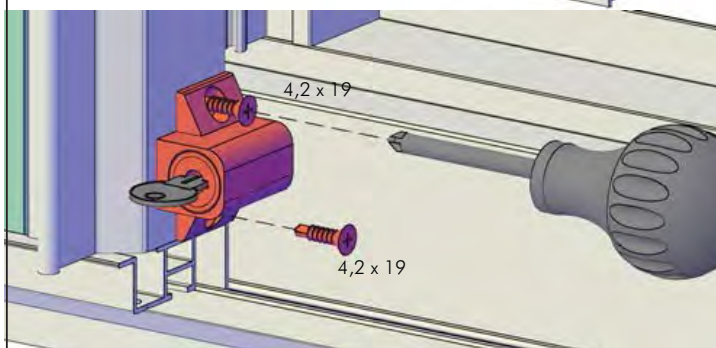
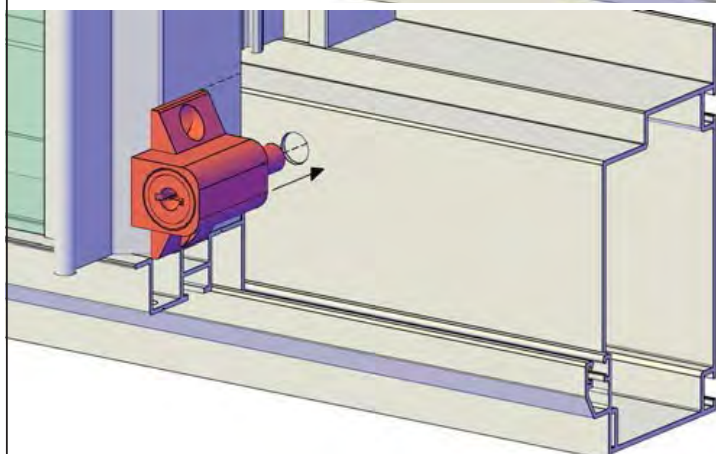
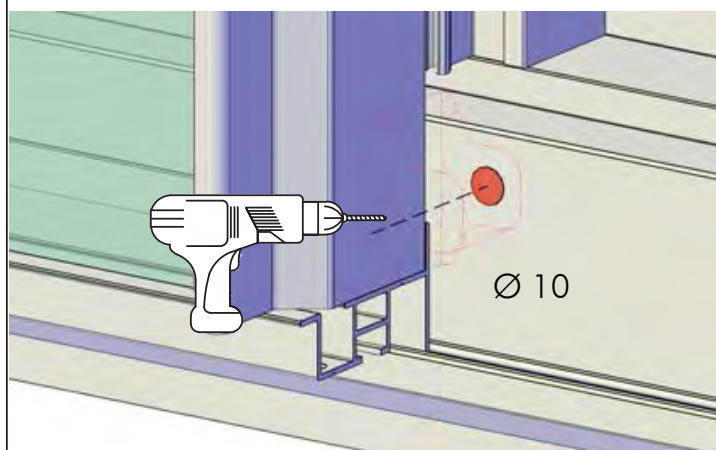
Version 1: Sliding Door Lock Installation w/o Low Threshold



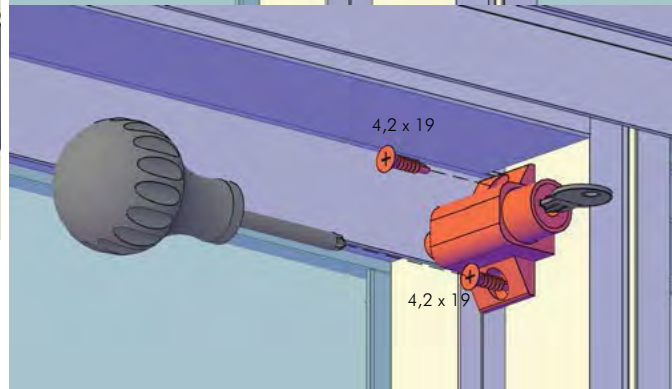
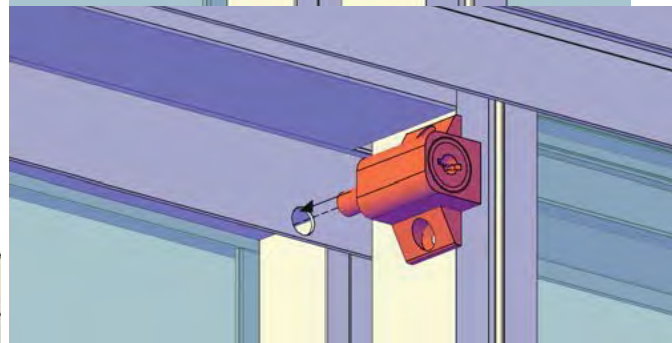
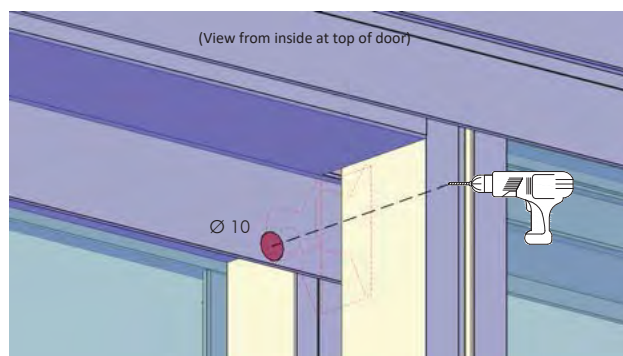
Install lock at bottom of a:

- single sliding door
- first door of double sliding doors
- both of your double sliding doors

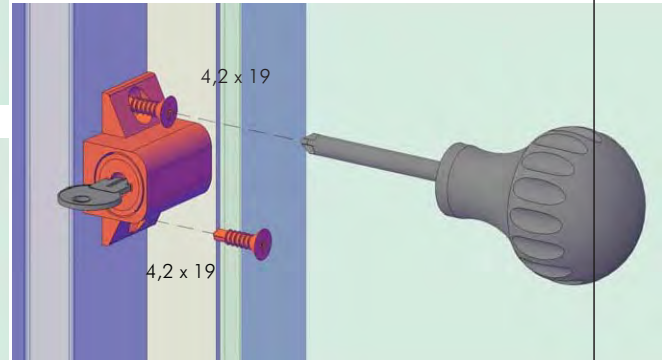
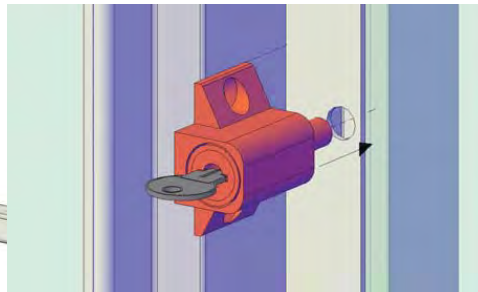
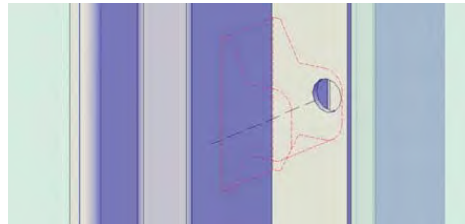
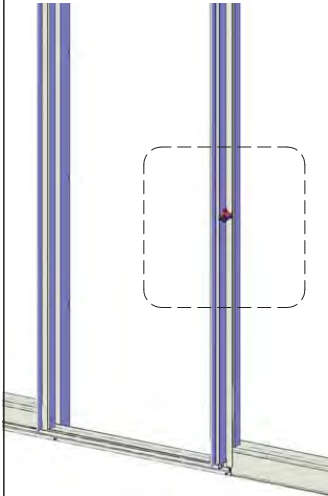
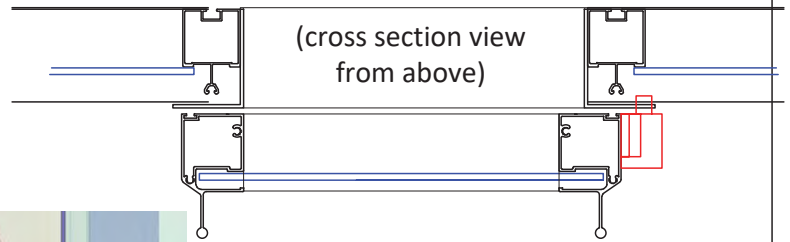
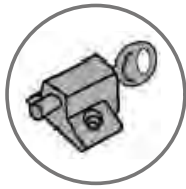
(View from outside at bottom of door)



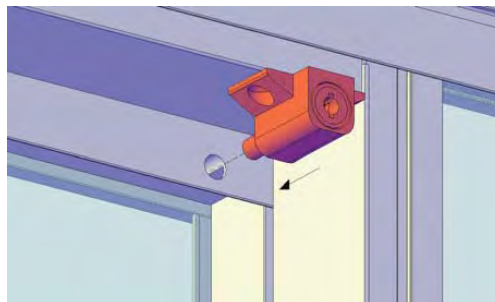
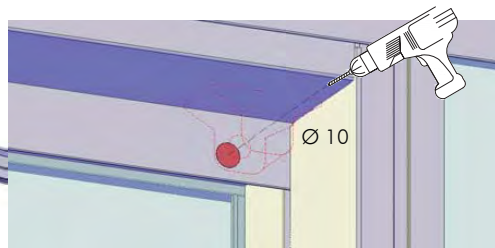
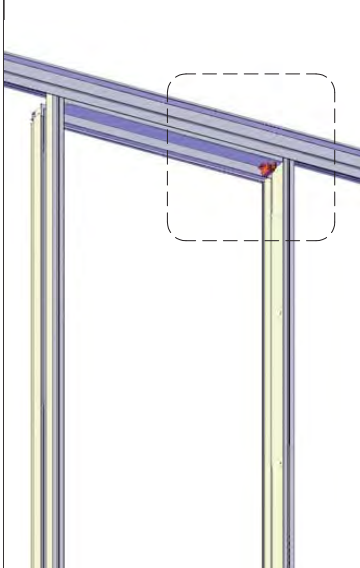
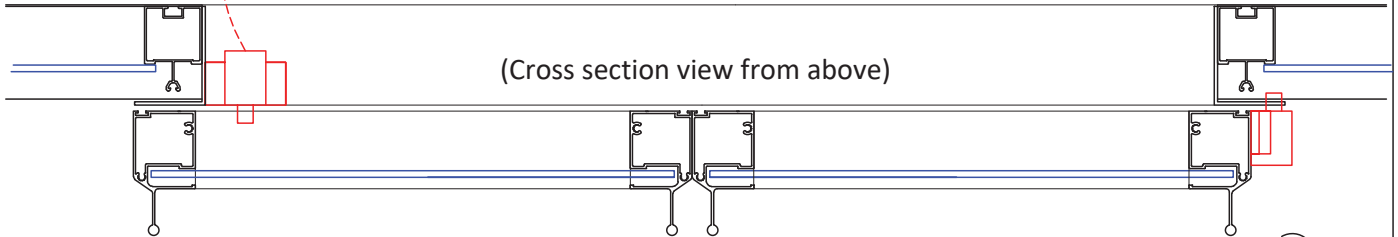
If you have a double sliding door, you may install one lock on the inside of your greenhouse as shown



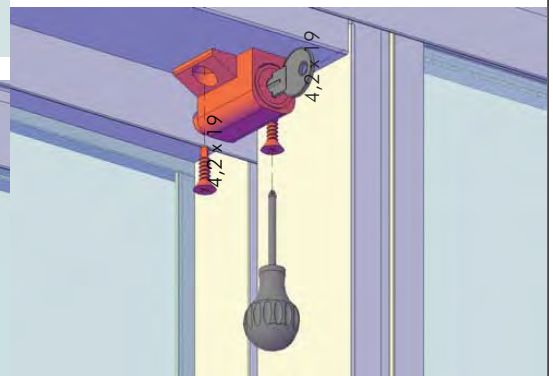
Optional Upgrade: Lock install with KSD - 4 Frame Low Threshold Kit (Single/First door)



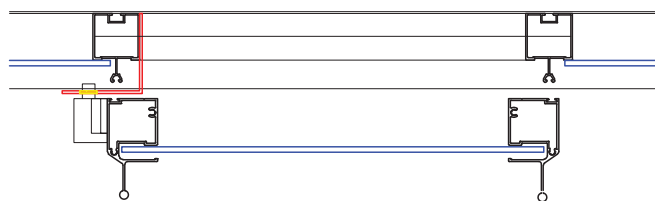
Lock installation on Double/Second Door Using Low Threshold Kit



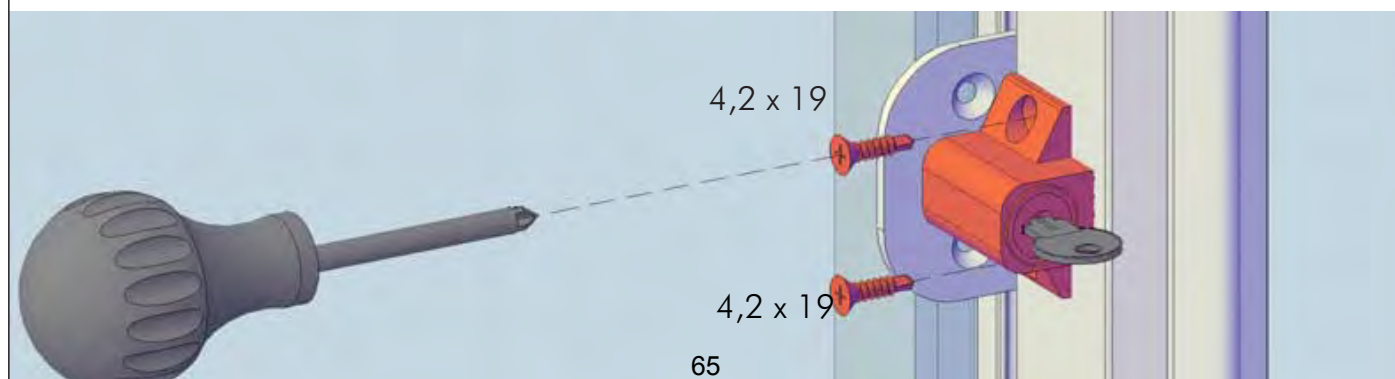
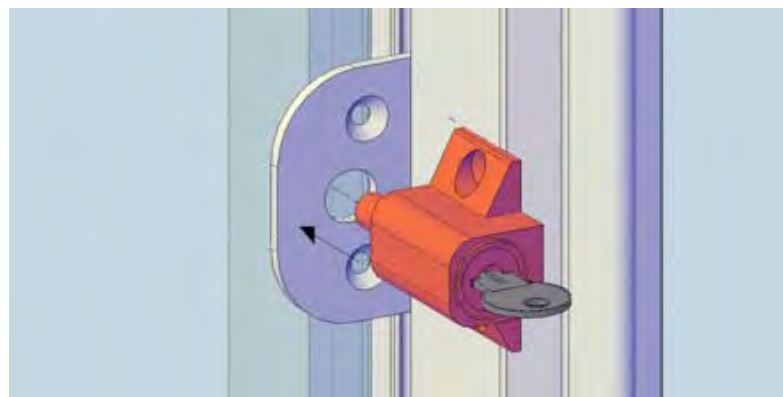
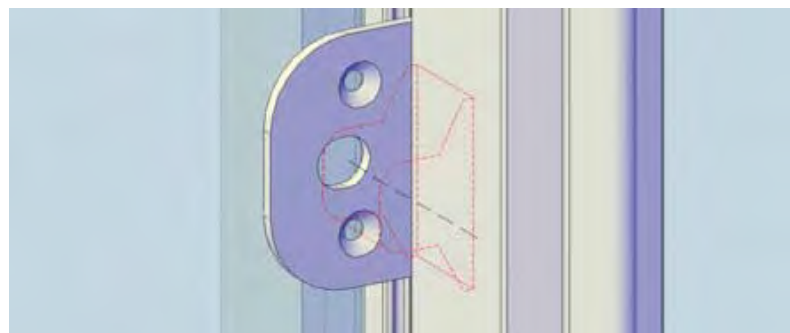
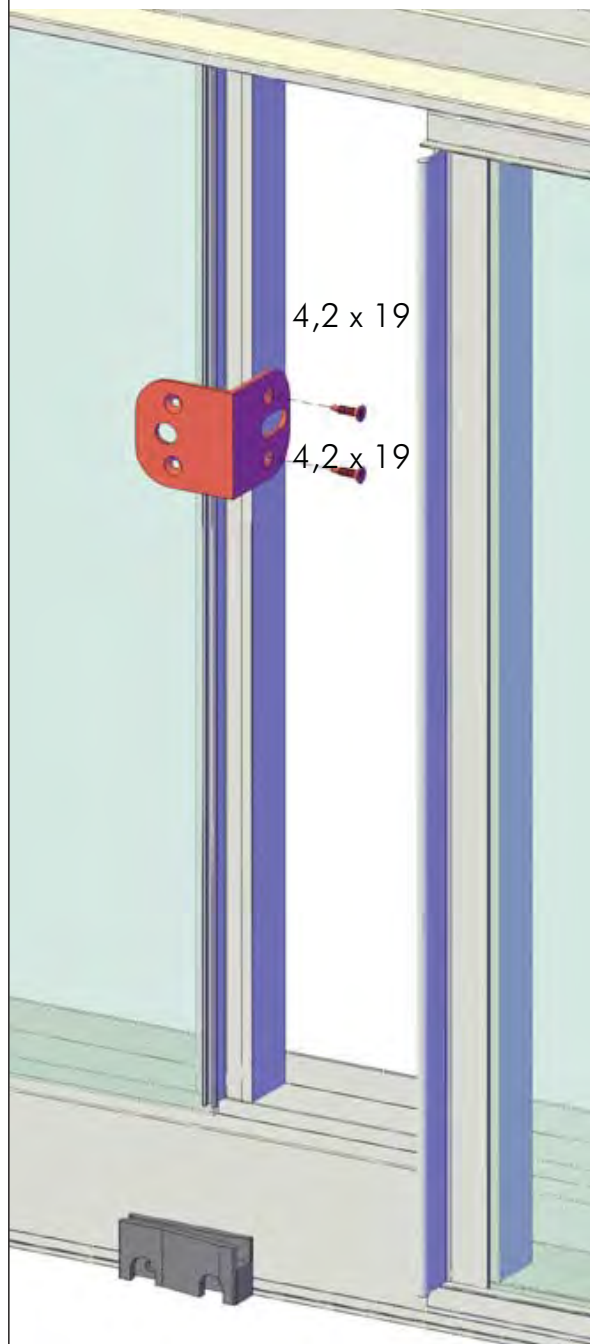
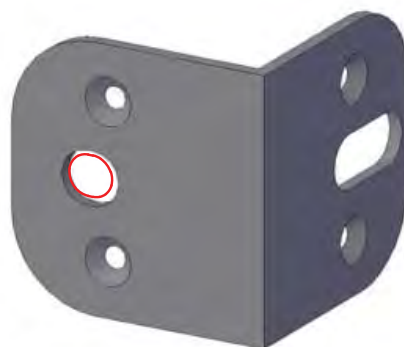
Note: Second lock is installed on the interior!



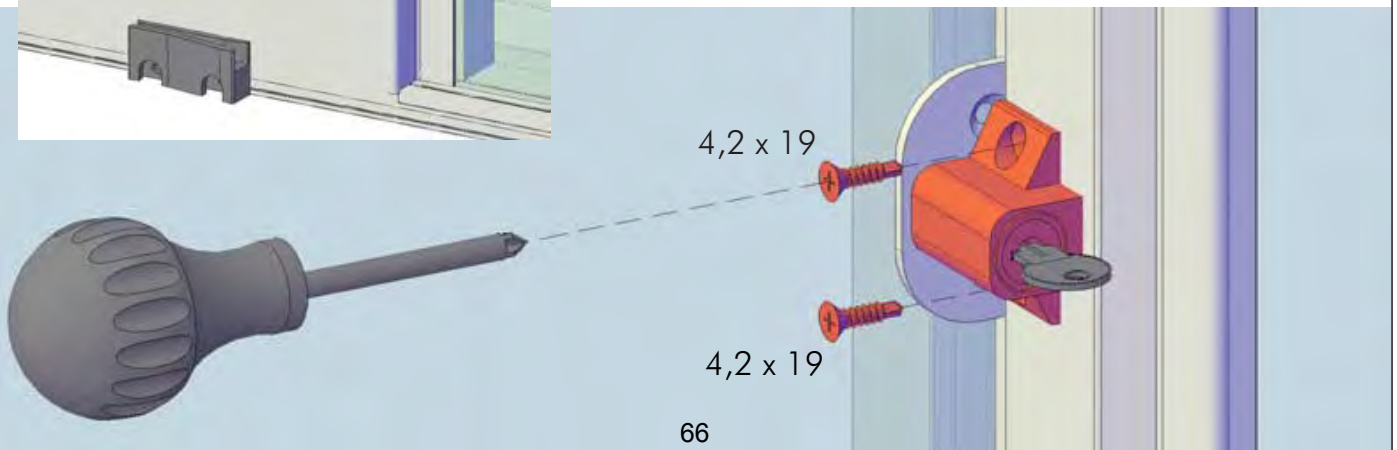
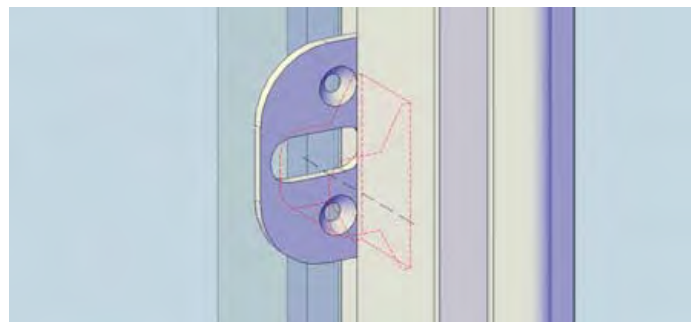
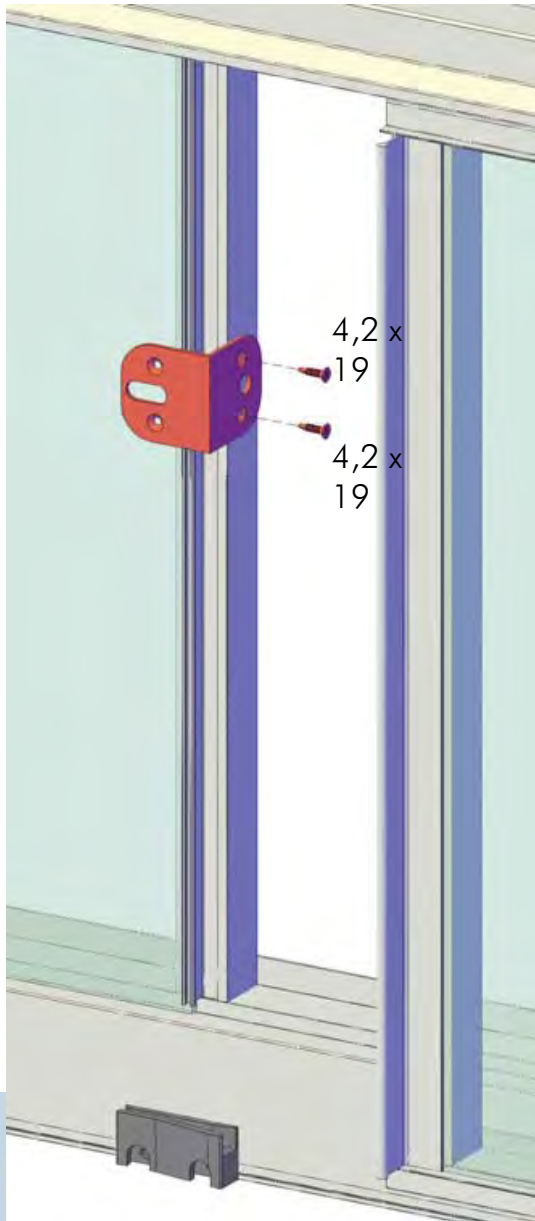
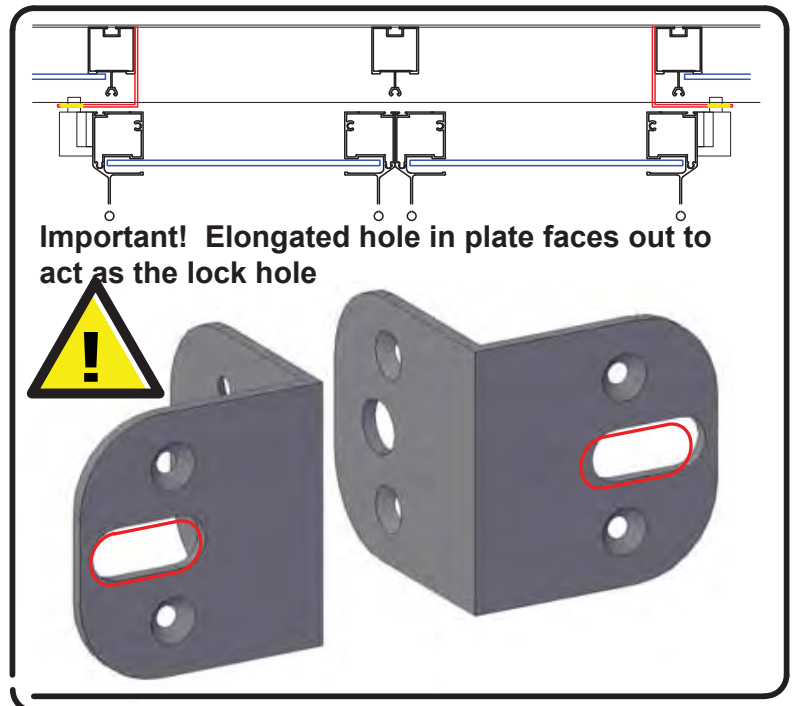
Version 2: Door Lock Installation - Single door

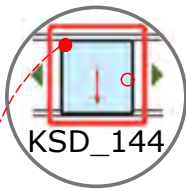
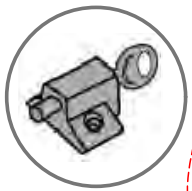


Important! Circular hole in plate faces out to act as the lock hole

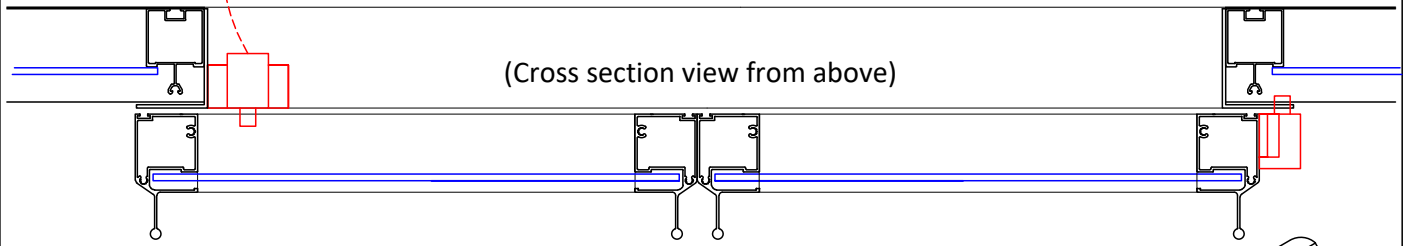


Version 2: Door Lock Installation - Double door

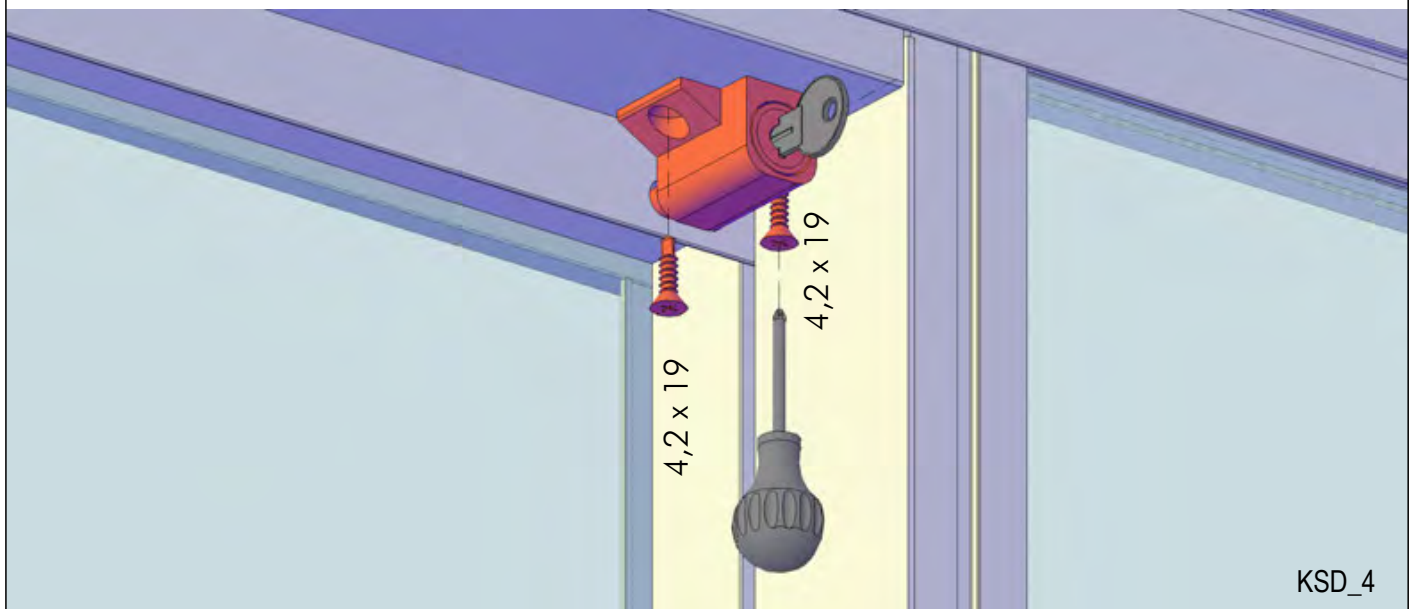
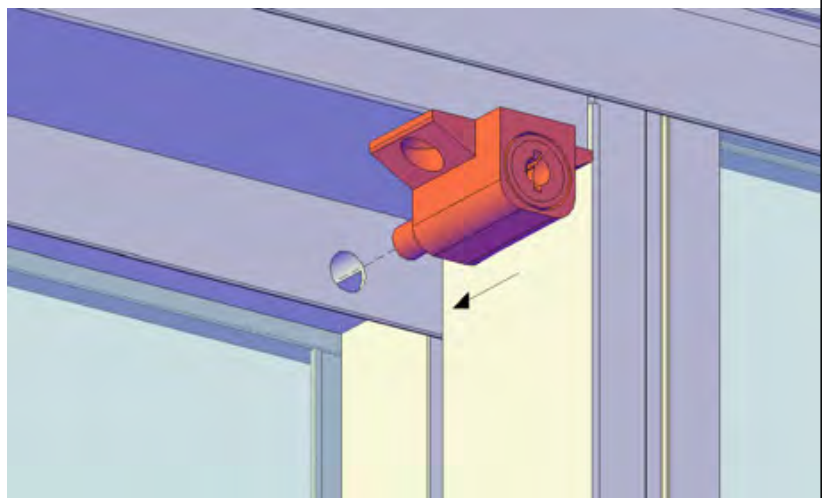
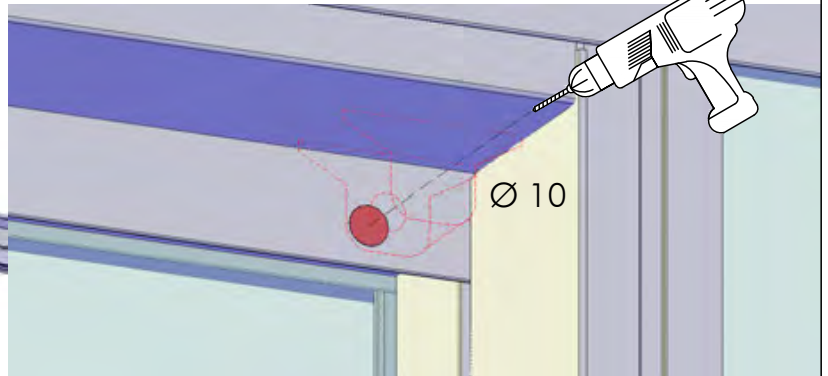




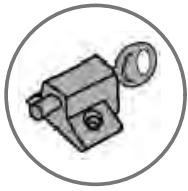
Optional Upgrade: Lock installation with Low Threshold Kit (Double Sliding Door - installed on the inside on one door)



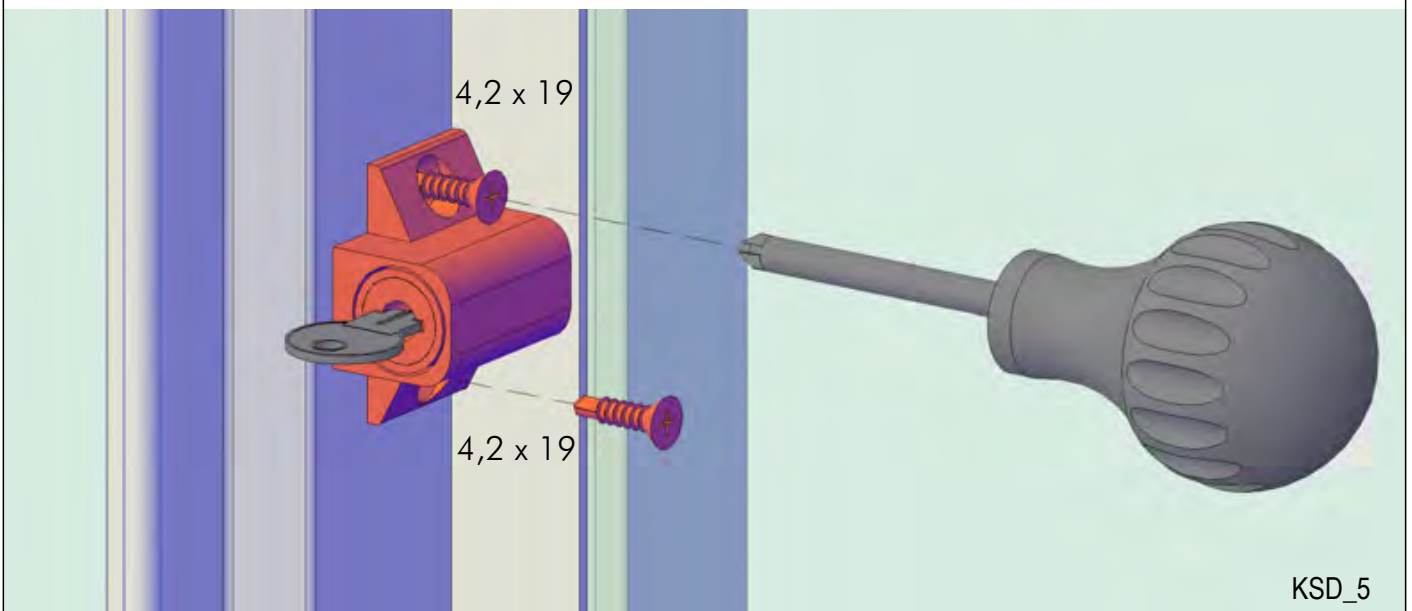
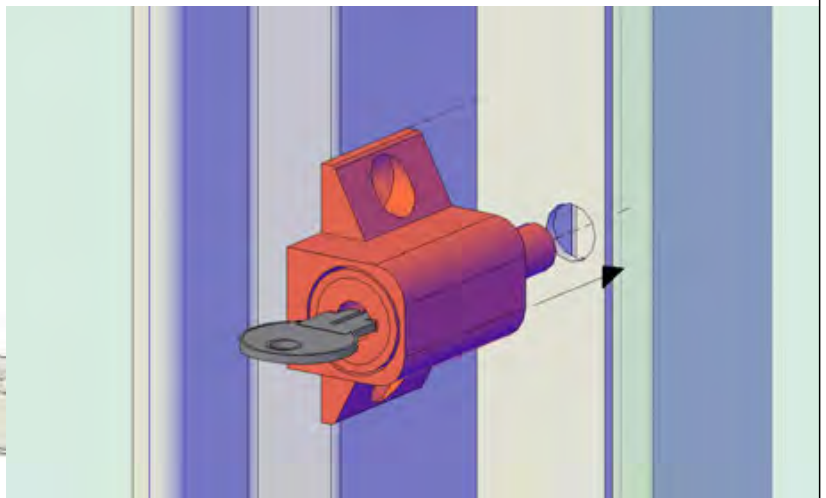
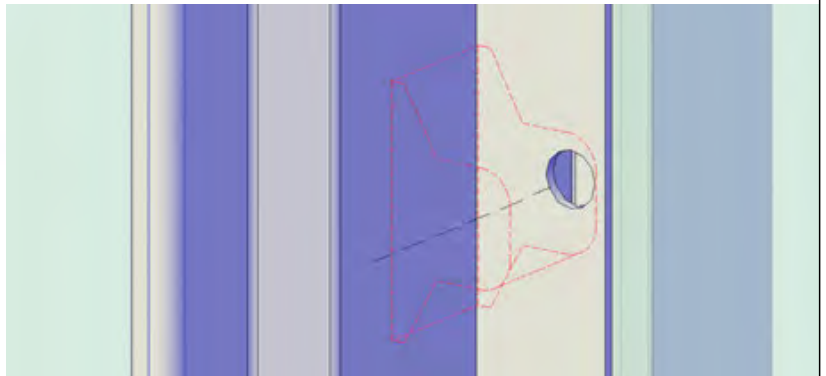
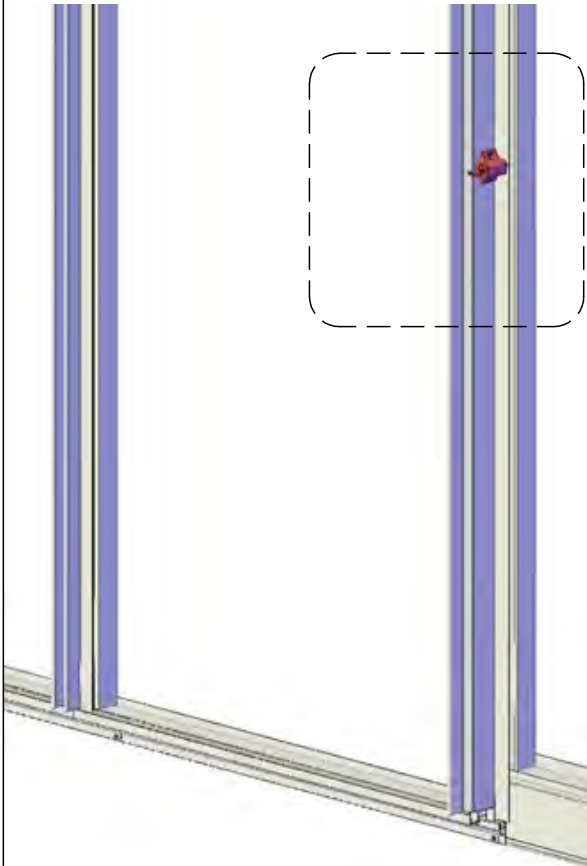
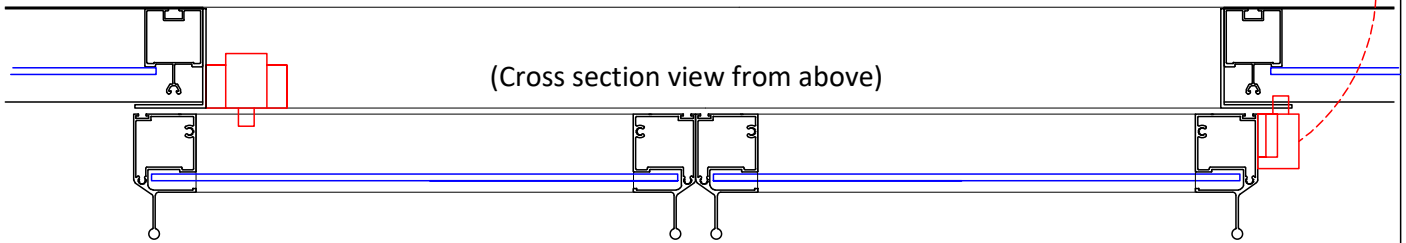
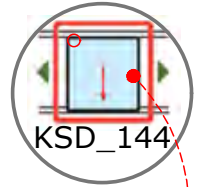
(Cross section view from above)

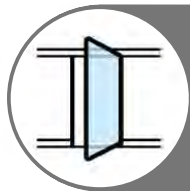


KSD_4



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





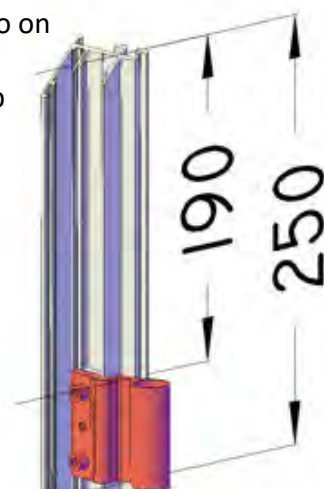
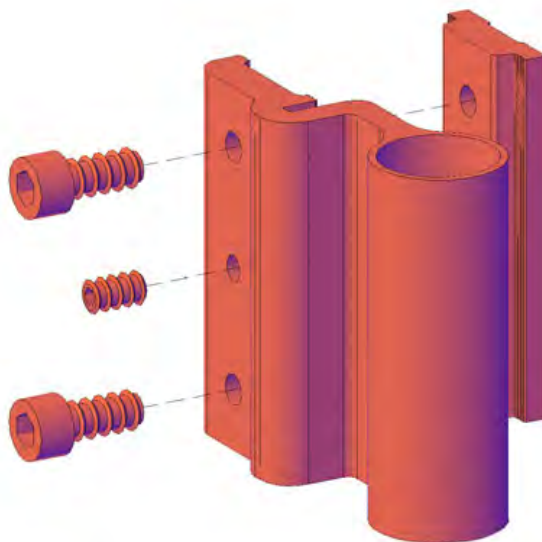
OPTIONAL UPGRADE: Hinged Door

HD

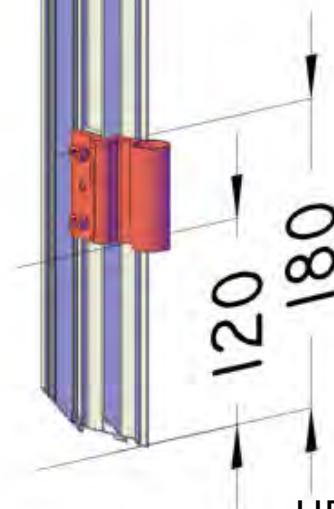
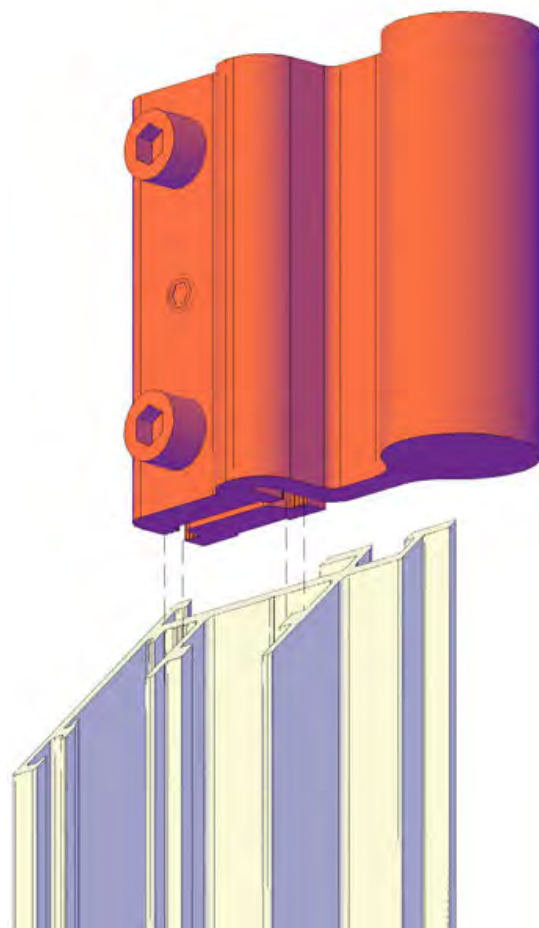
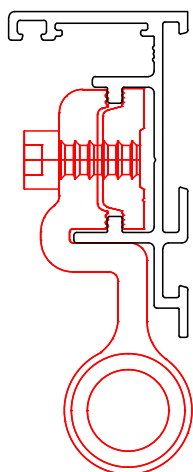


IMPORTANT: Find Janssens Accessory installation video on our site here:

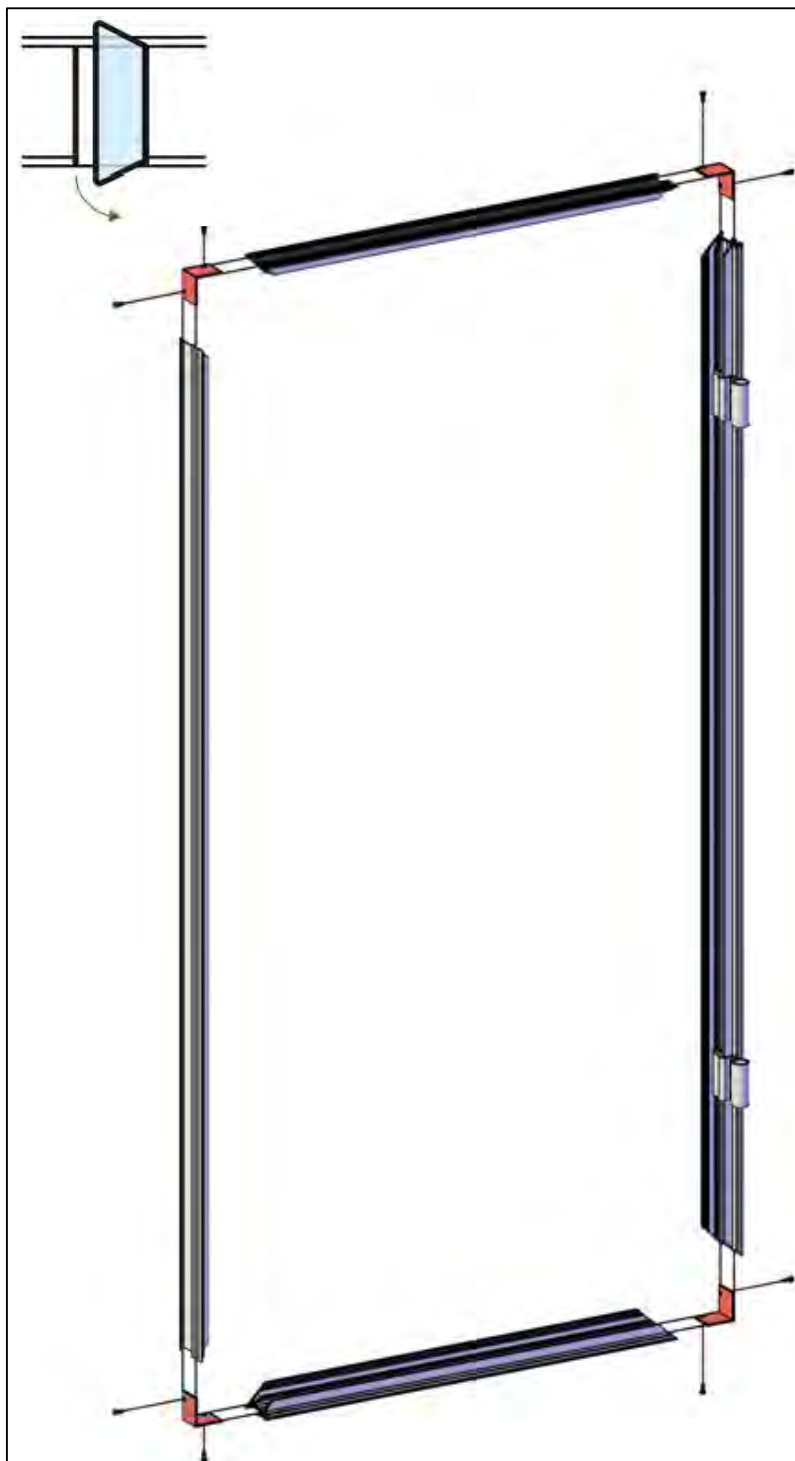
<https://www.exaco.com/greenhouse-victorian.php>

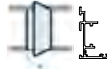





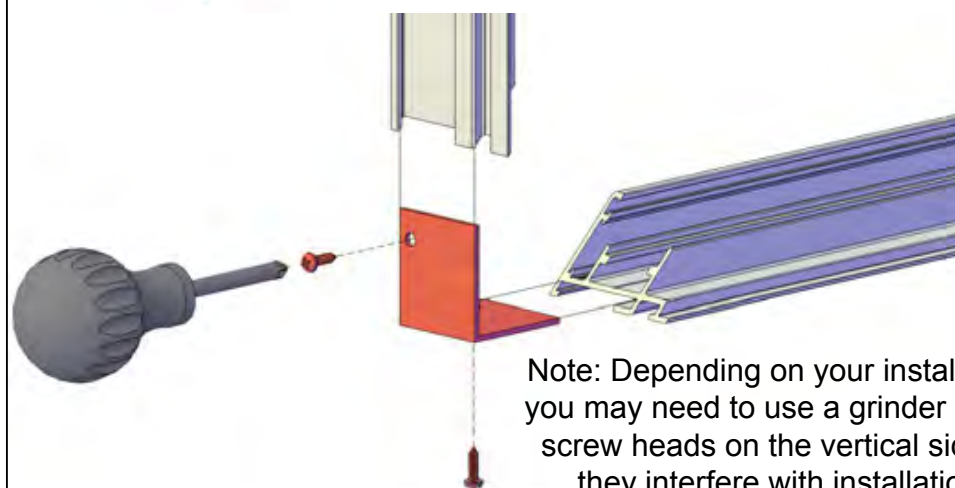
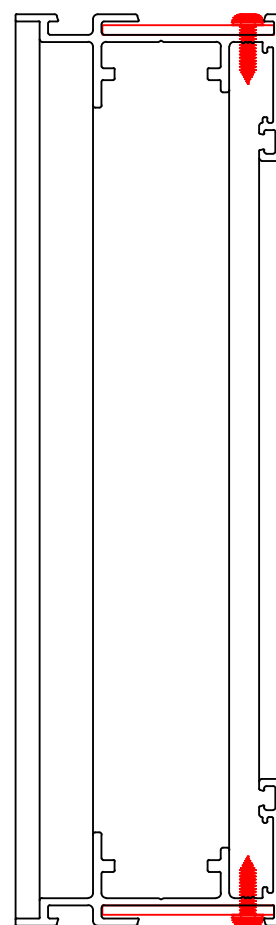
Hinges in door jamb will need to be adjusted.
Distances are in millimeters.



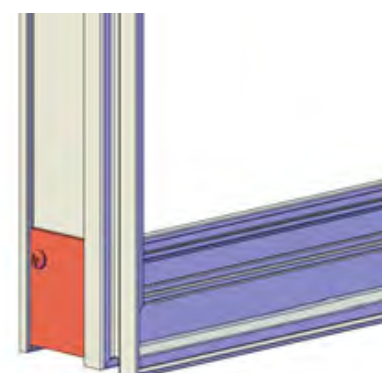
HD 1



	ITEM	PC.	L
L	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	

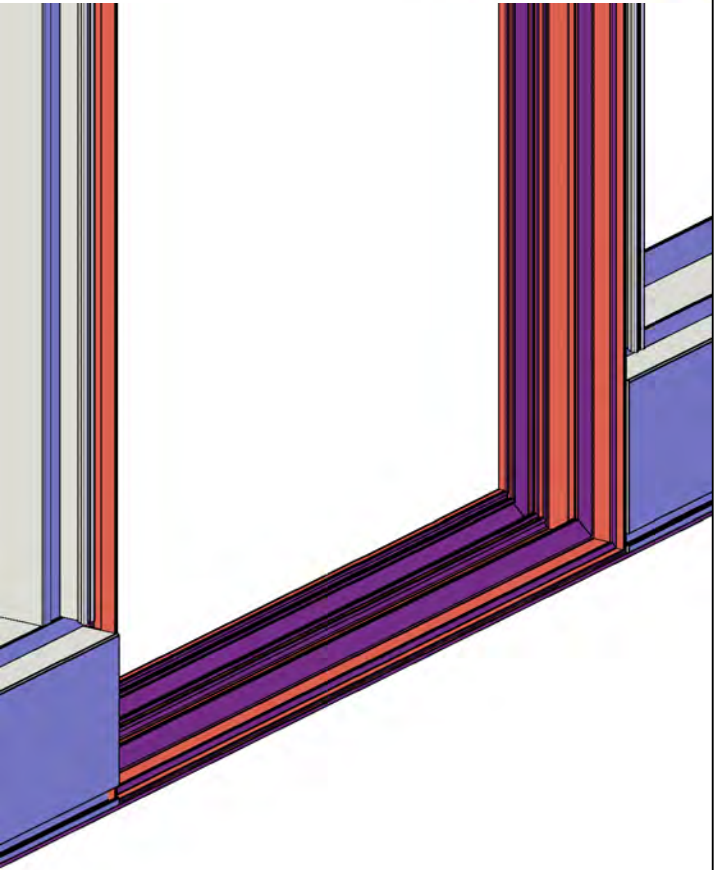
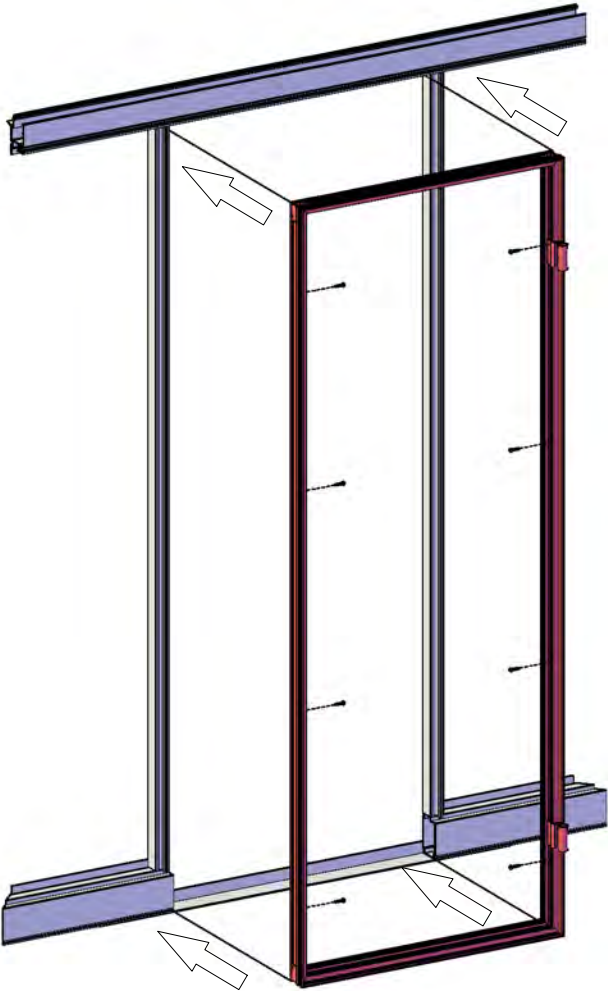
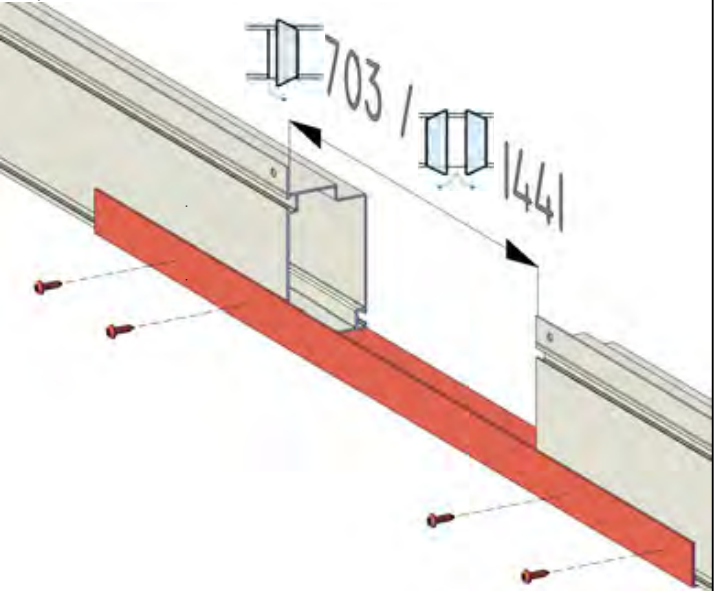
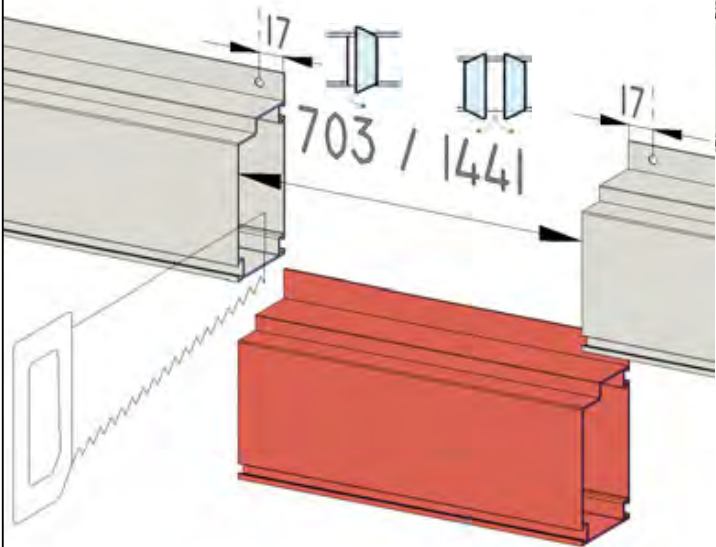


Note: Depending on your installation, you may need to use a grinder on the screw heads on the vertical sides if they interfere with installation.

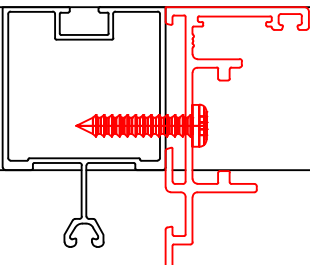


HD 2

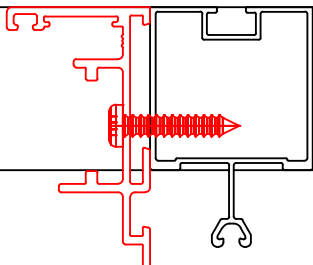
Double Hinged door will need opening of 1441mm, 17mm from bolt holes on foundation frame.

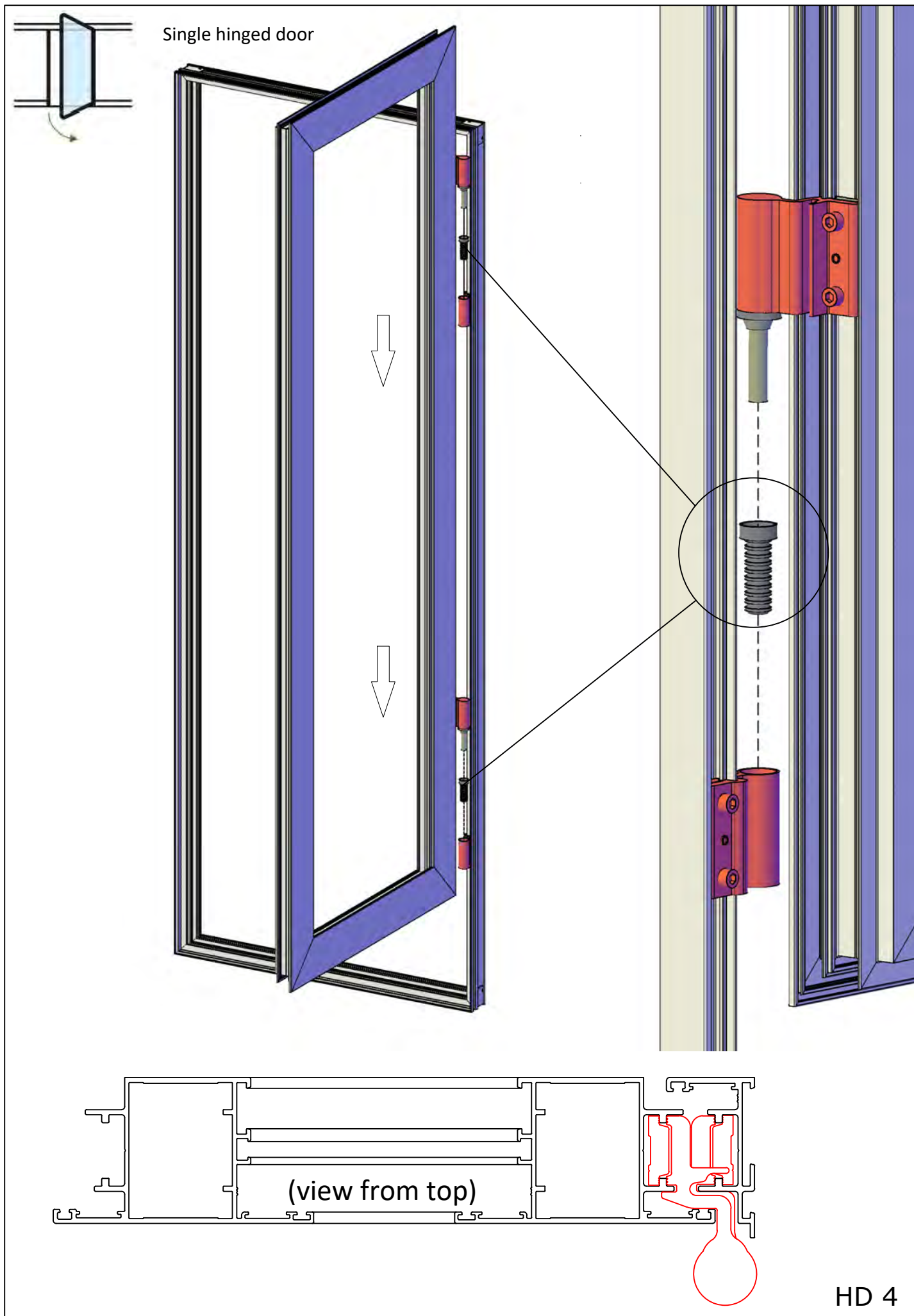


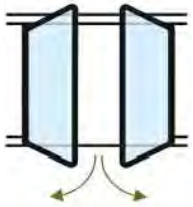
(Single door shown, double door jamb installation will be identical)



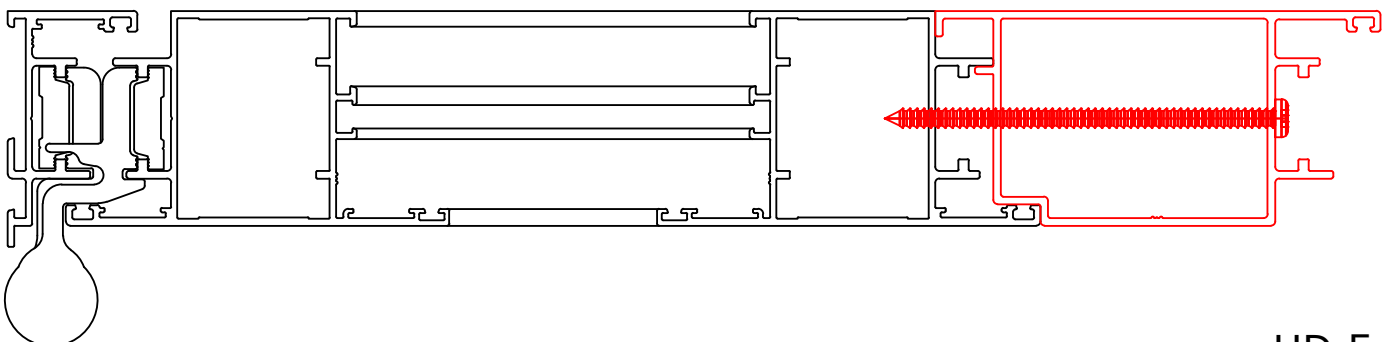
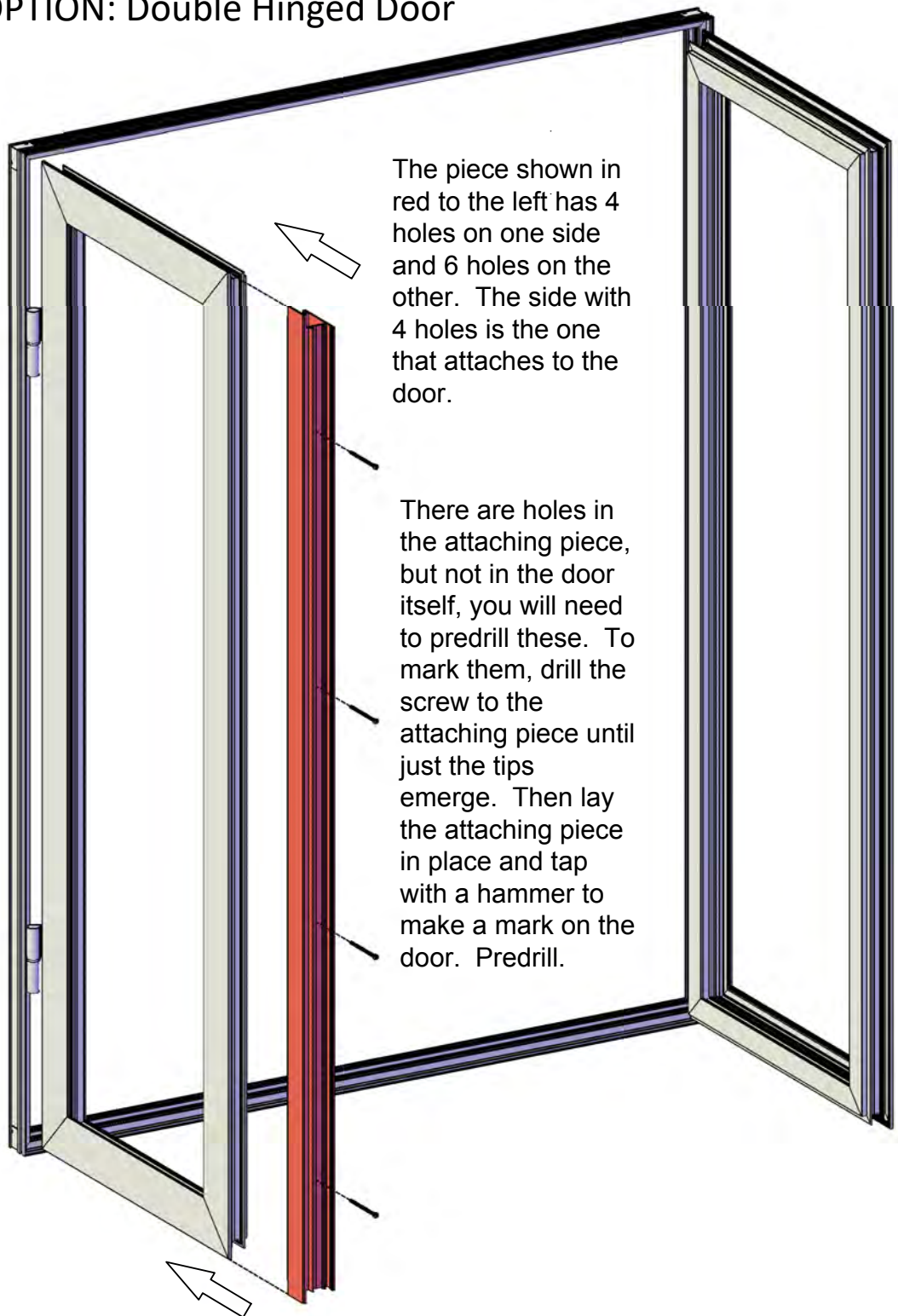
(view from top)



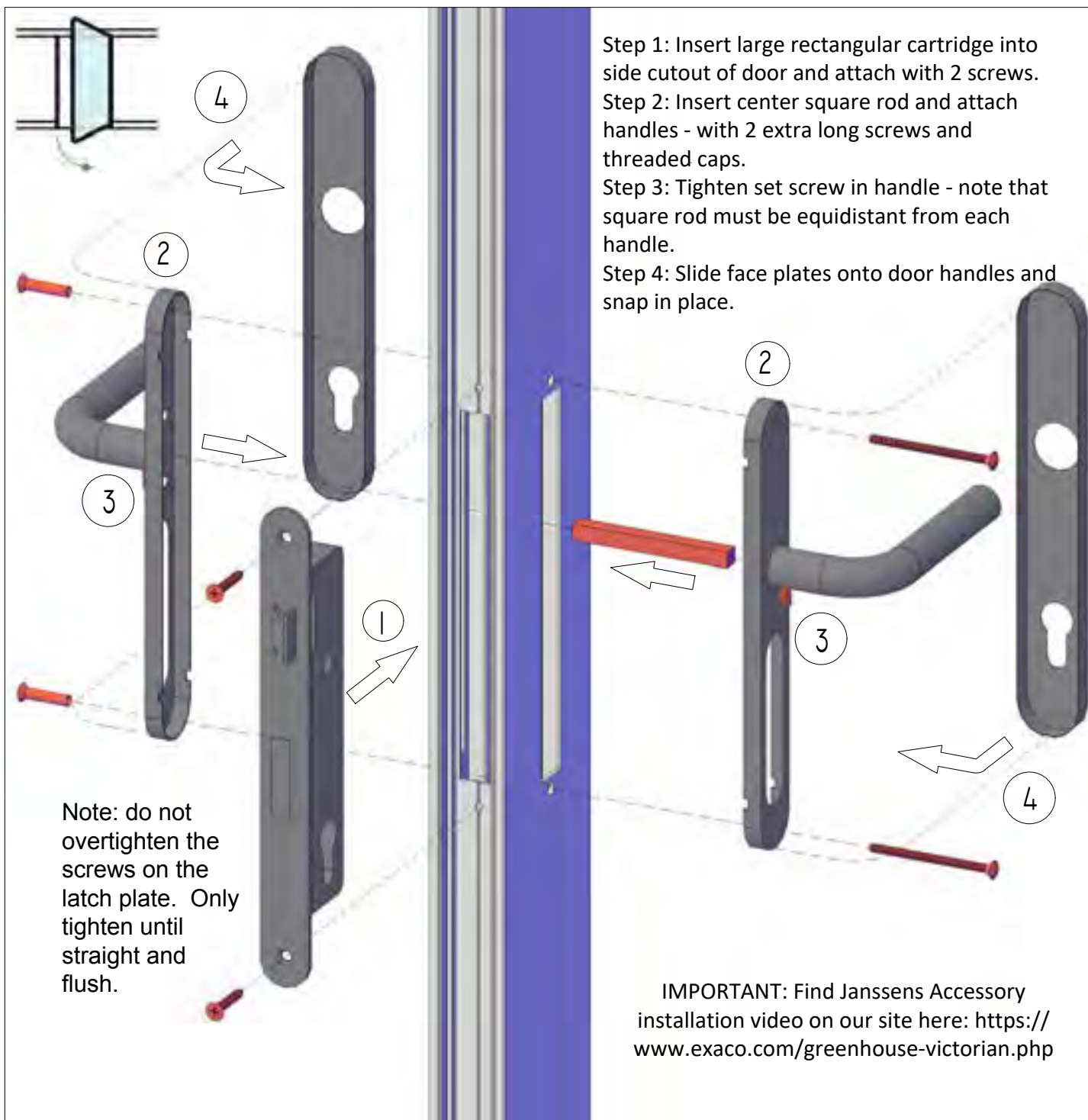




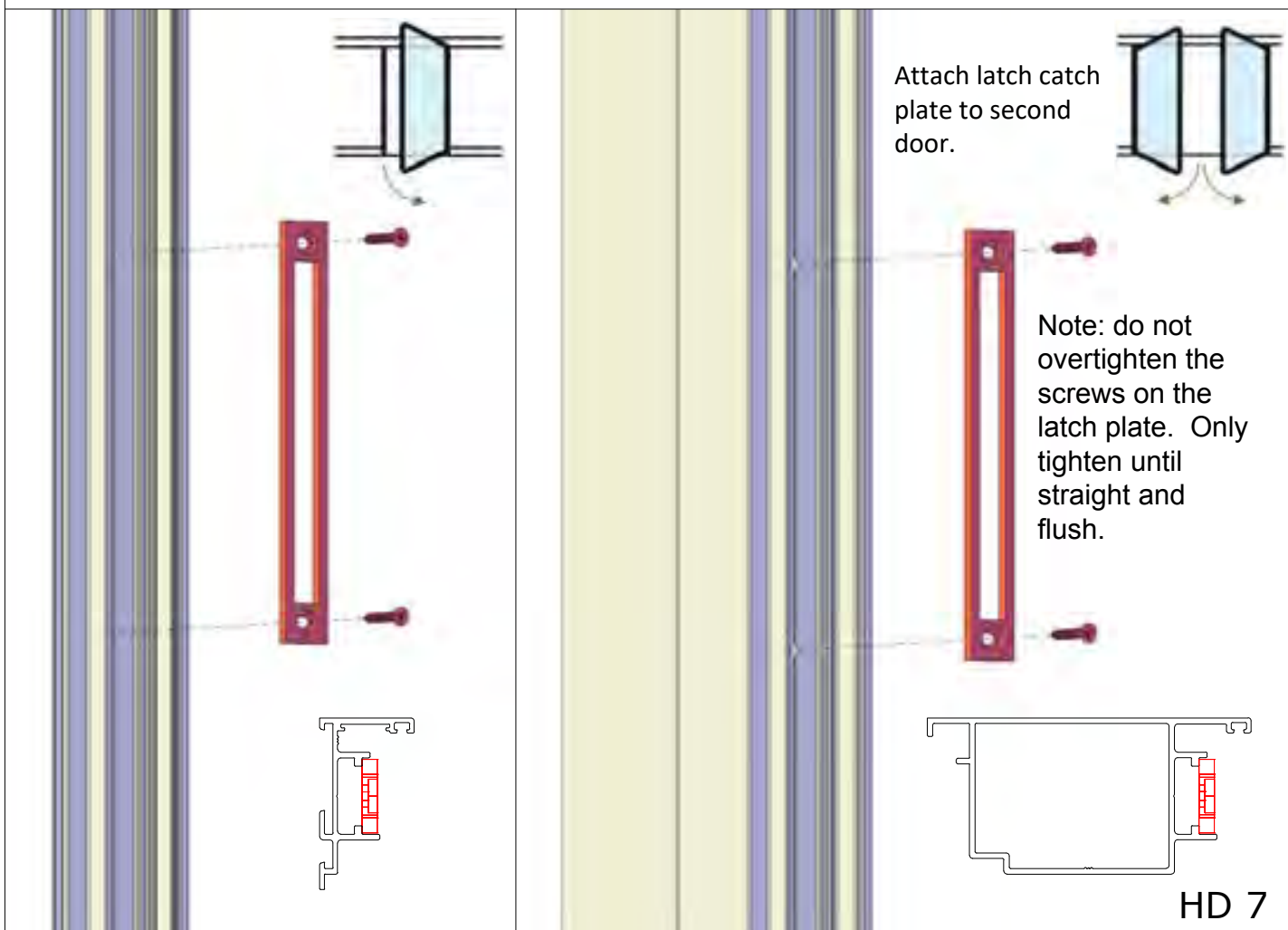
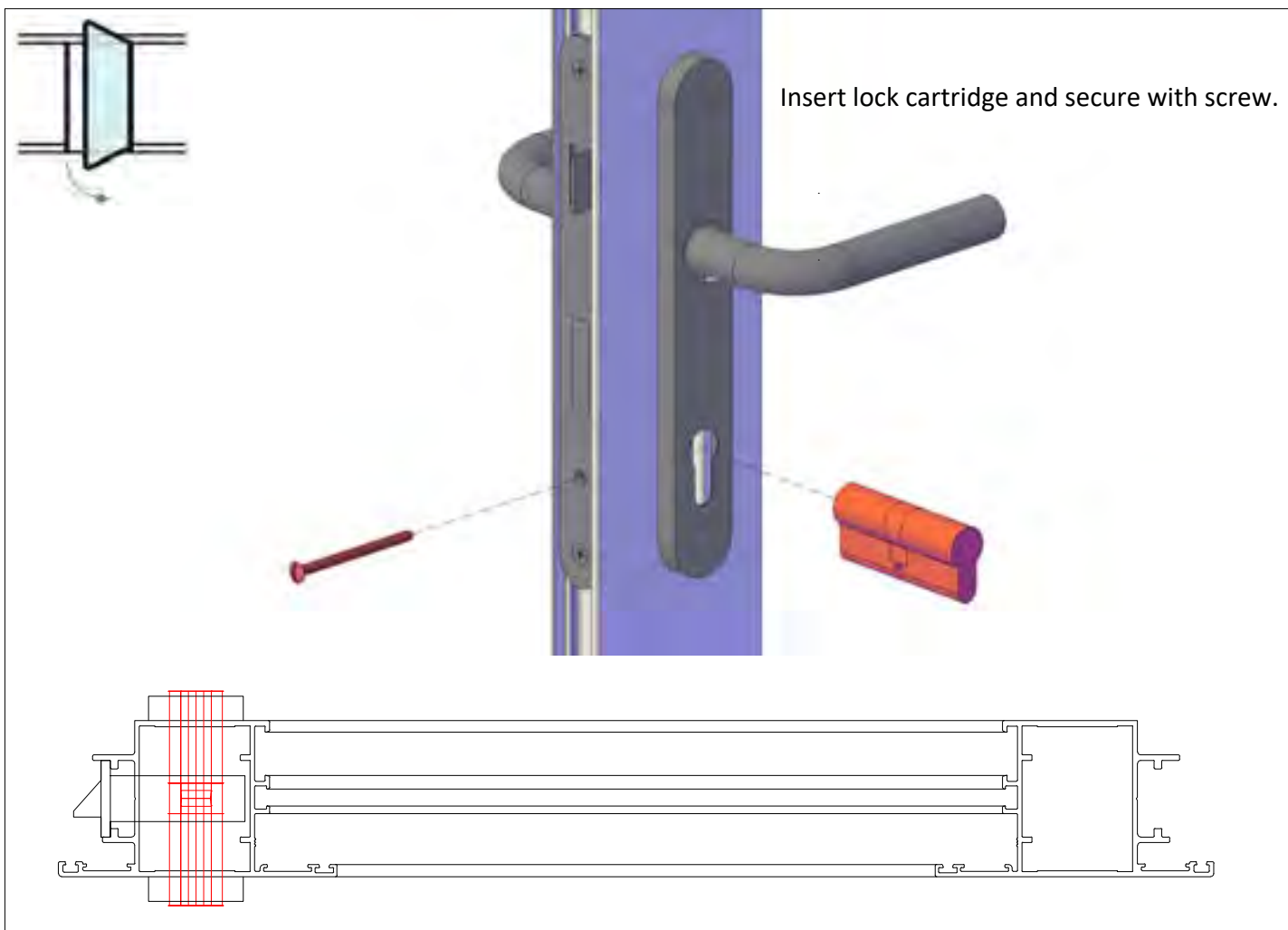
OPTION: Double Hinged Door



HD 5

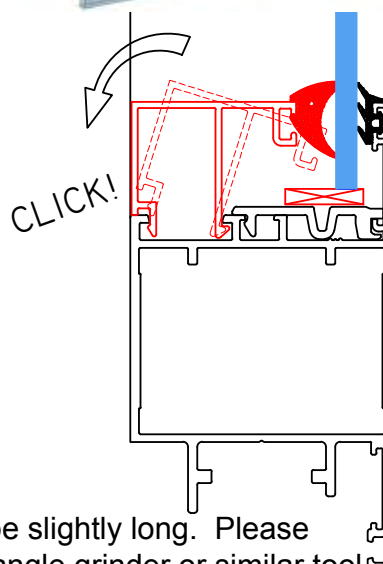
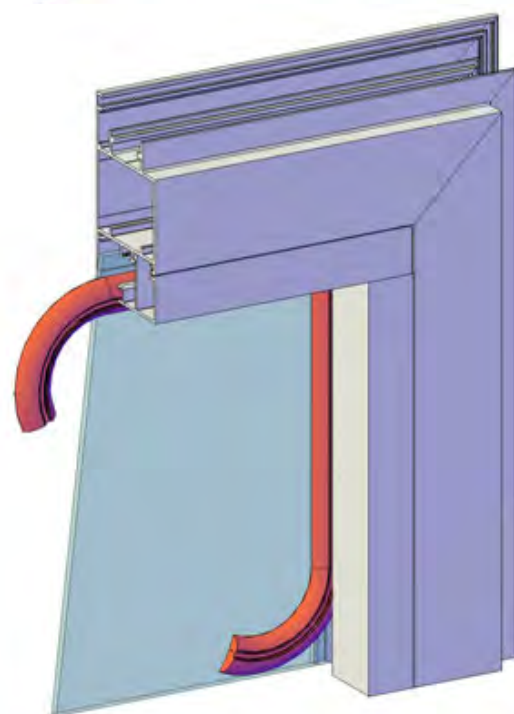
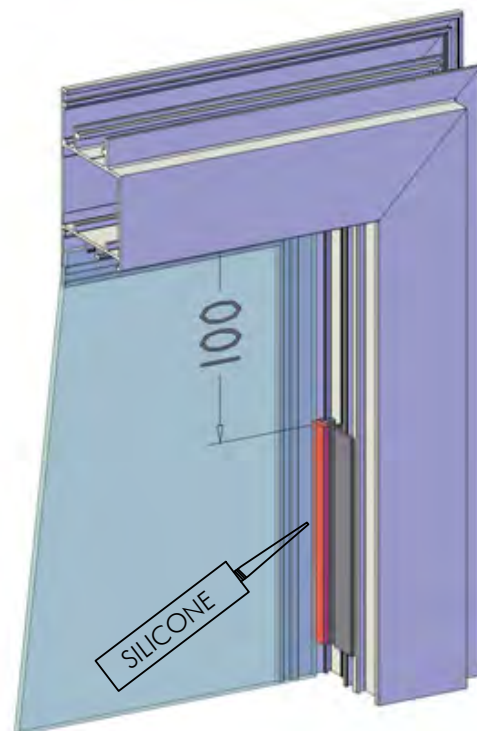
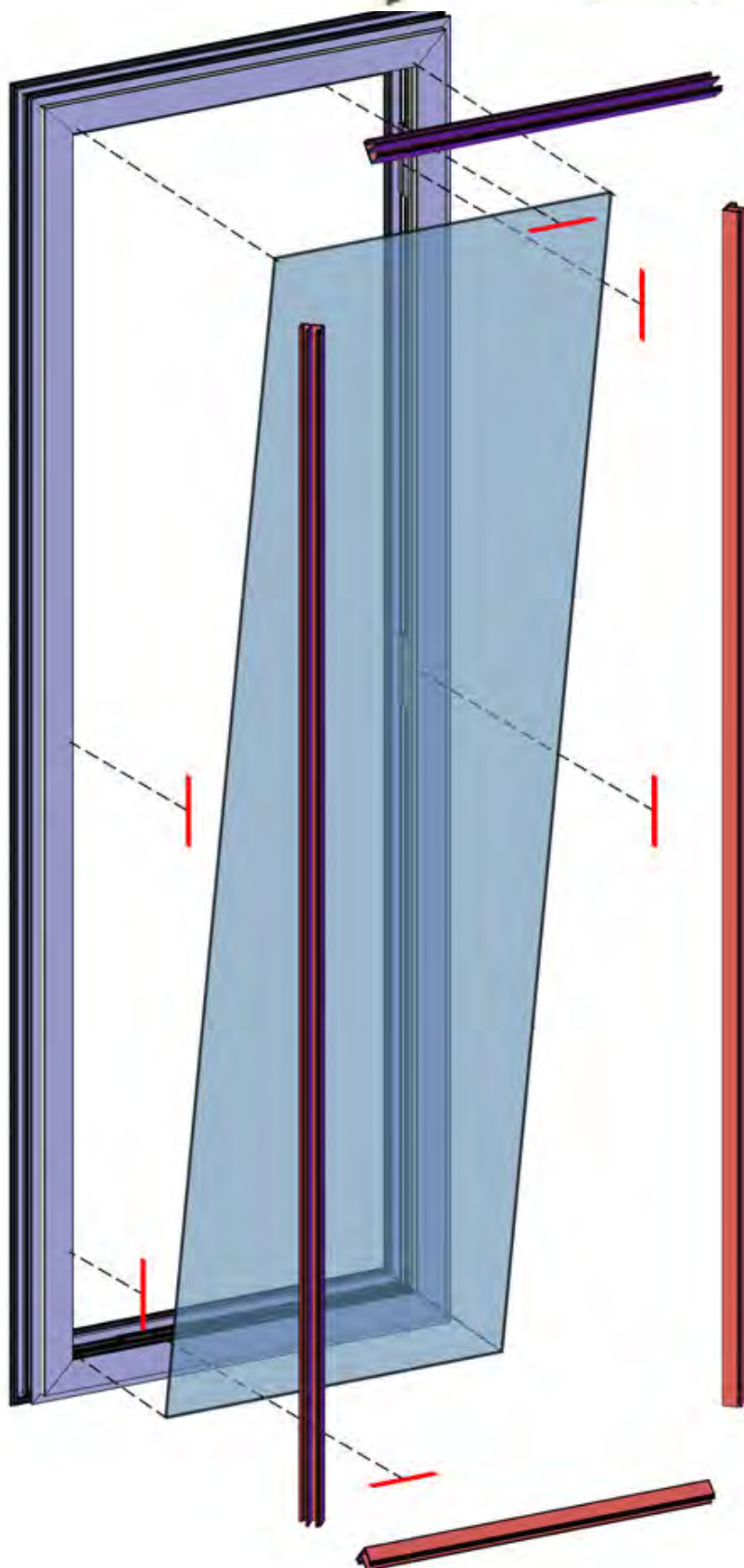
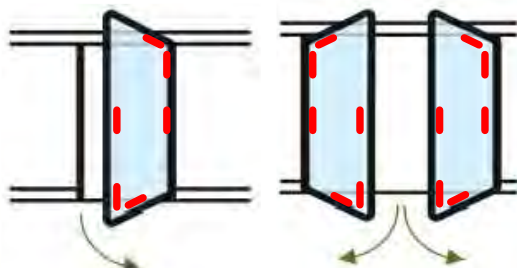


HD 6



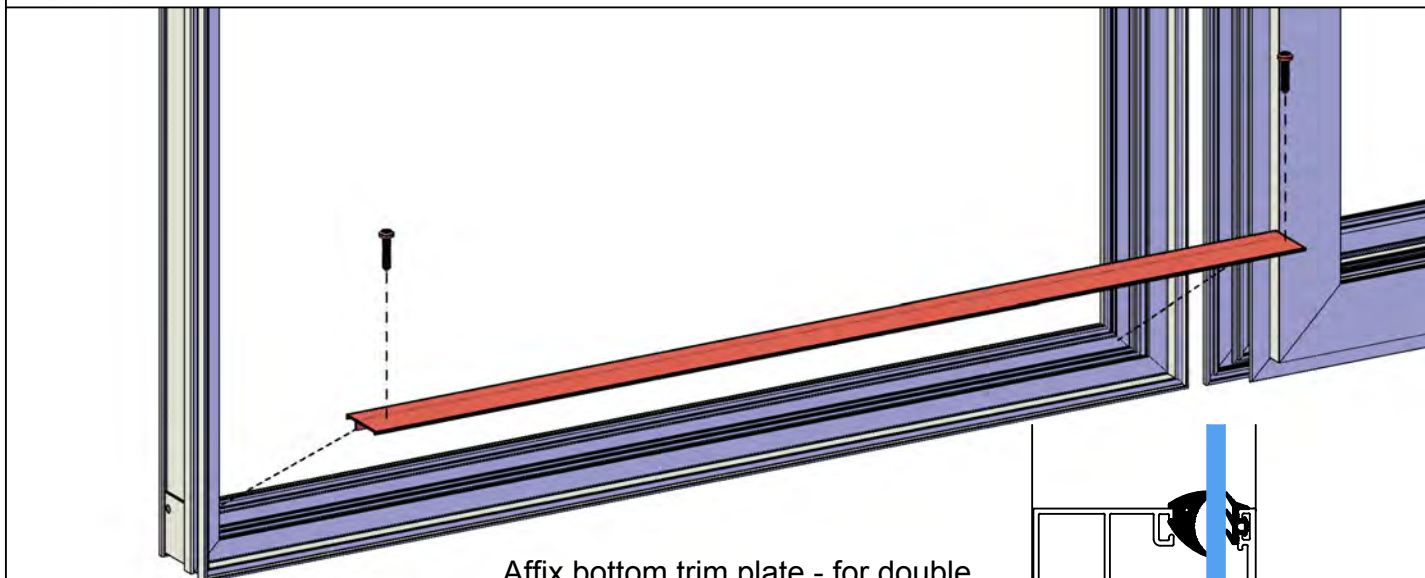
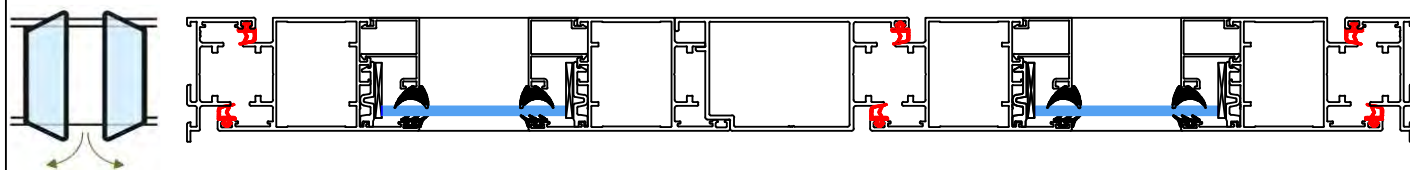
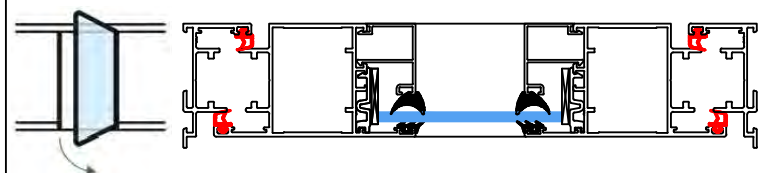
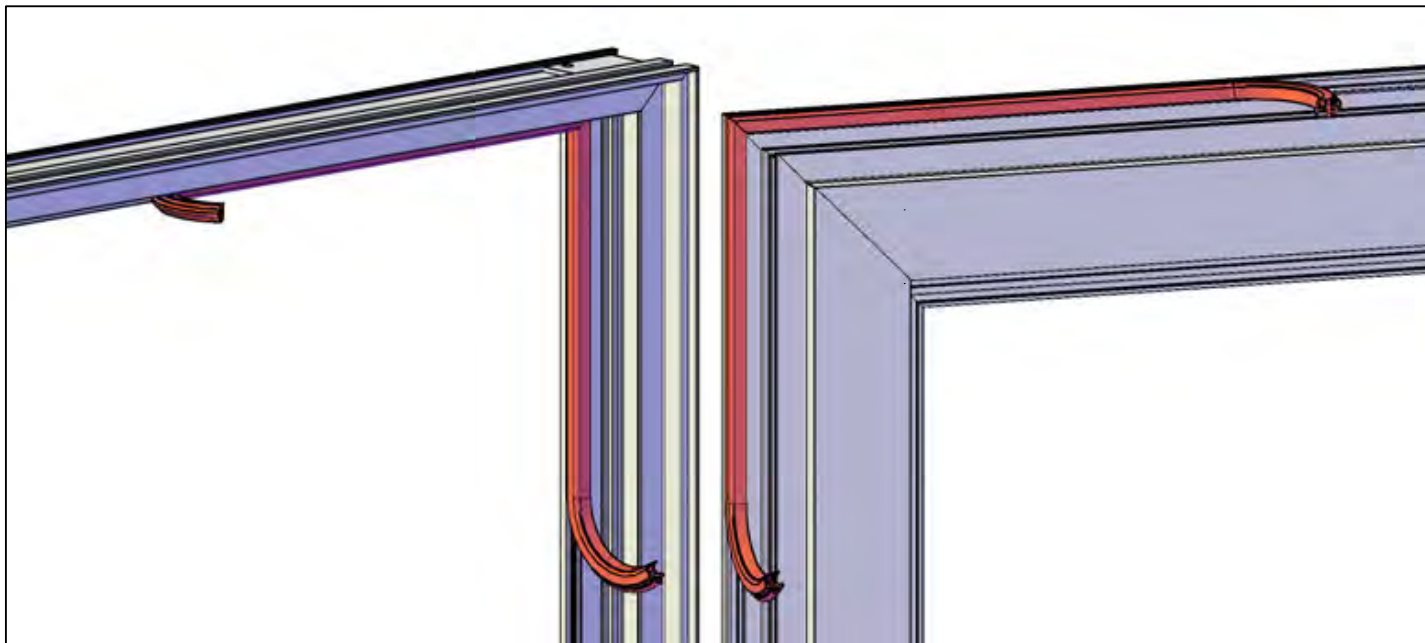
HD 7

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

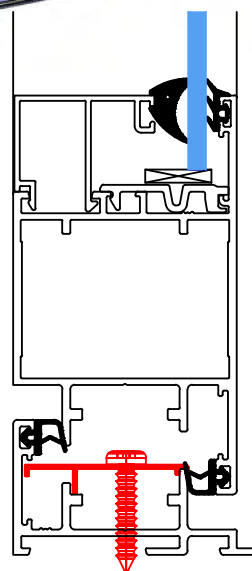


NOTE: the horizontal glazing strips shown in red above may be slightly long. Please measure and trim to fit your door usnig a hacksaw, hand file, angle grinder or similar tool.

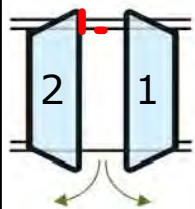
HD 8



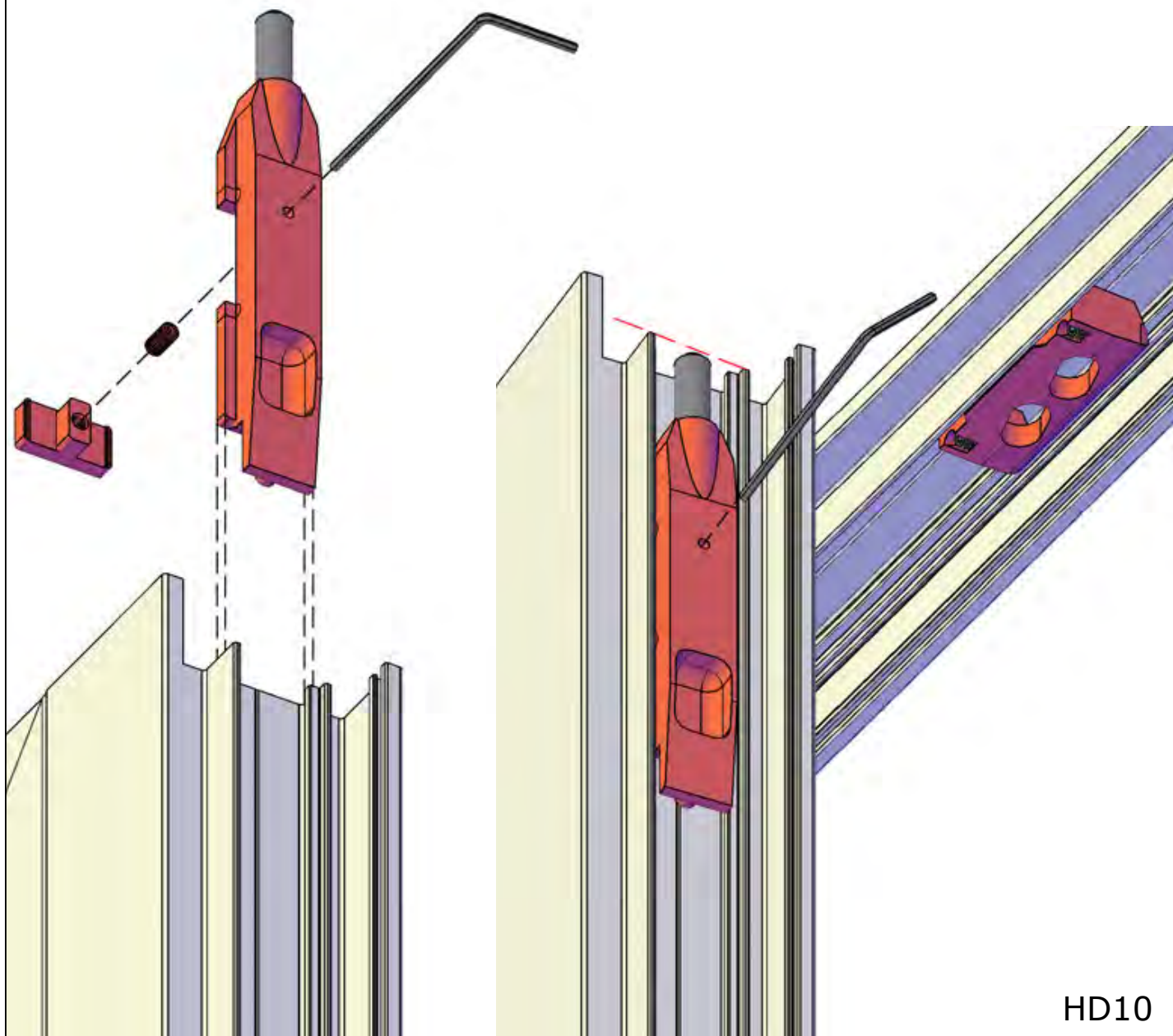
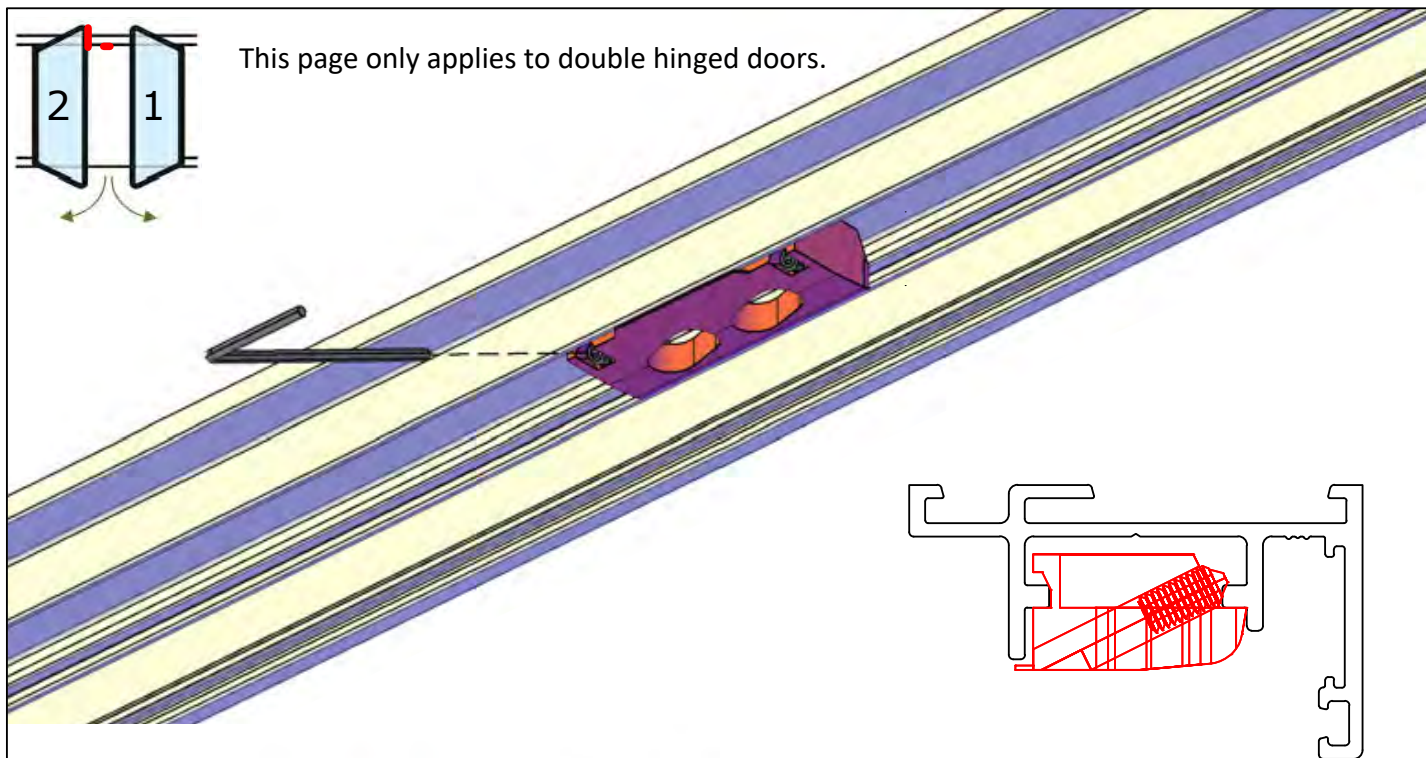
Affix bottom trim plate - for double doors see next page.



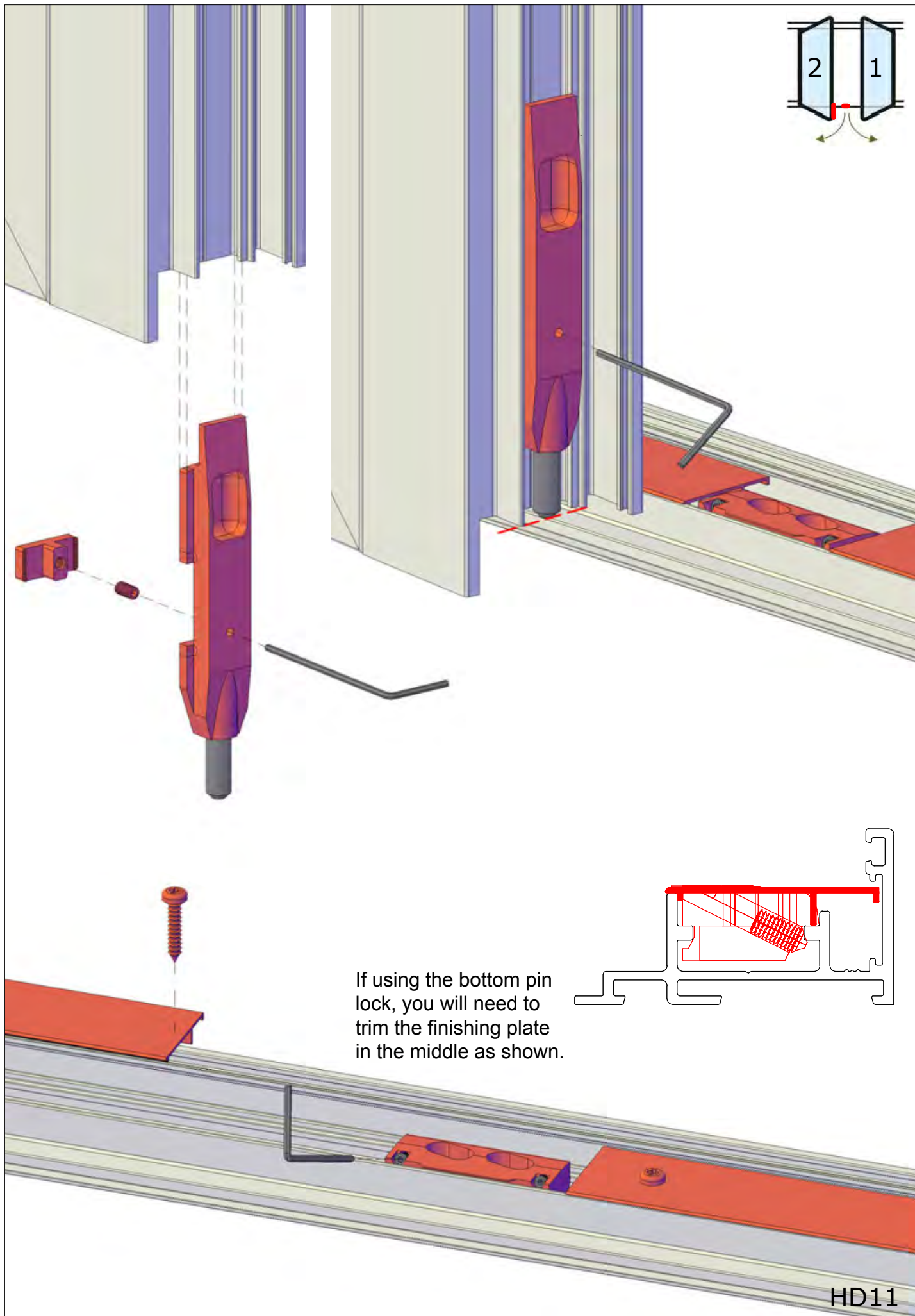
HD 9



This page only applies to double hinged doors.

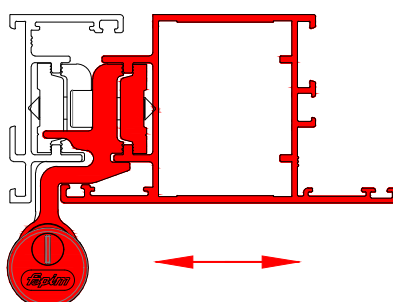
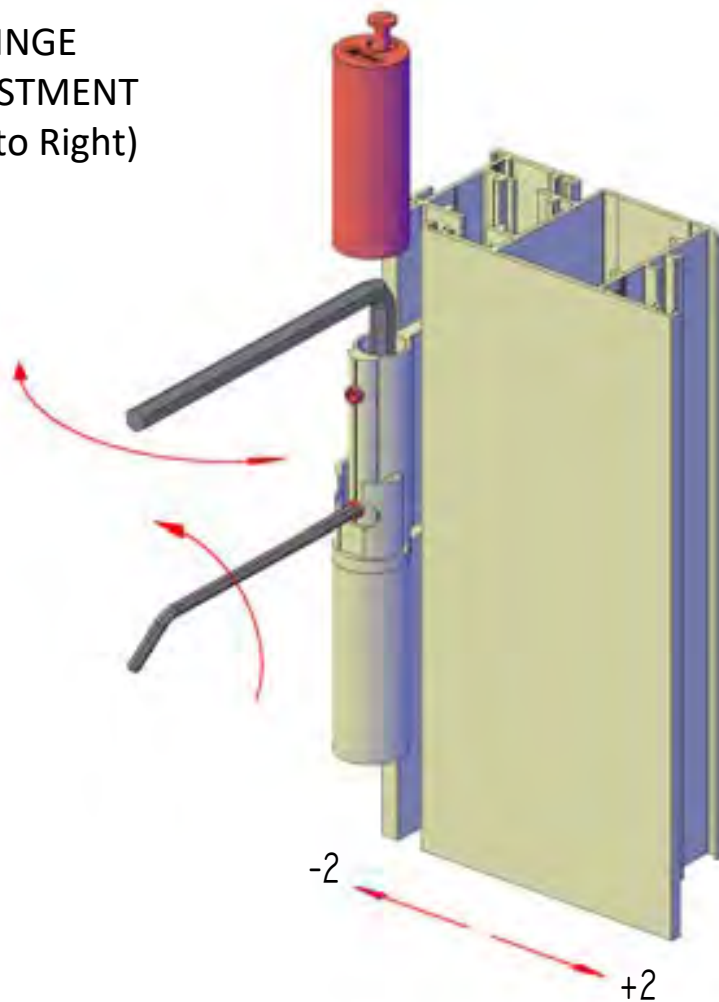


HD10





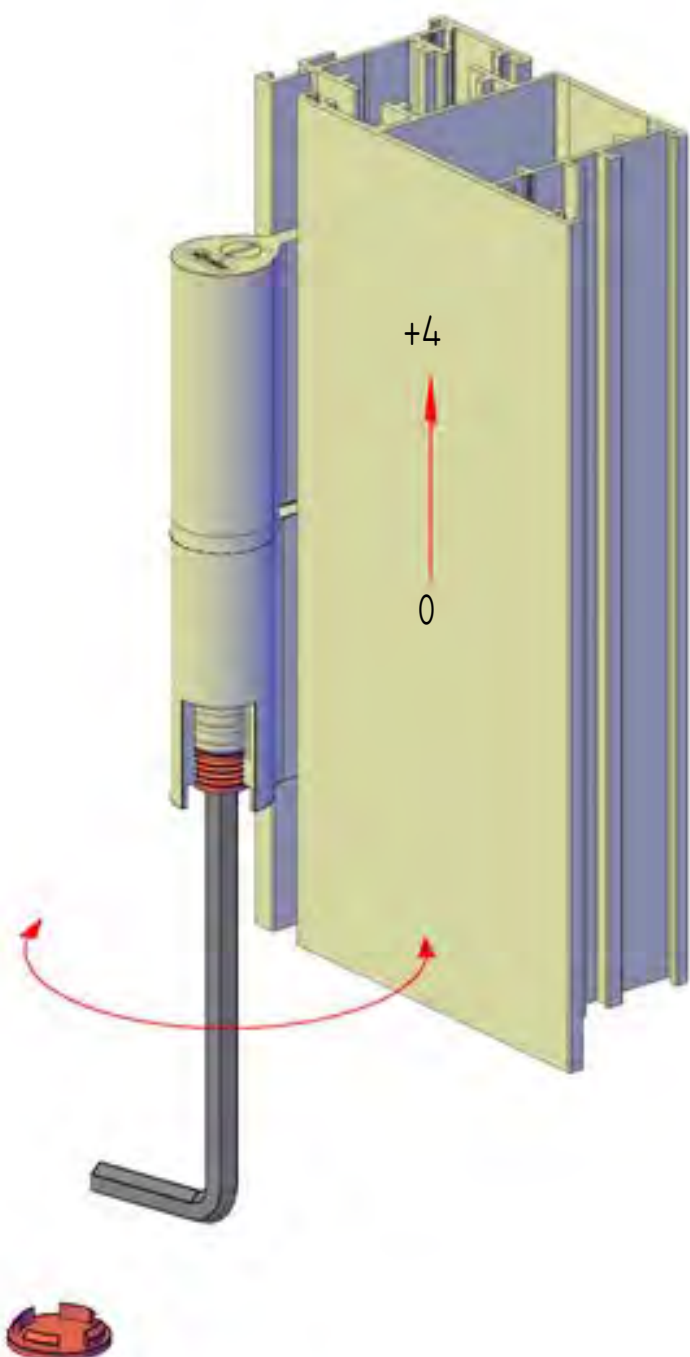
HINGE ADJUSTMENT (Left to Right)



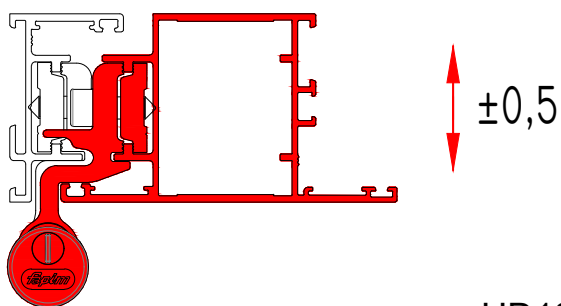
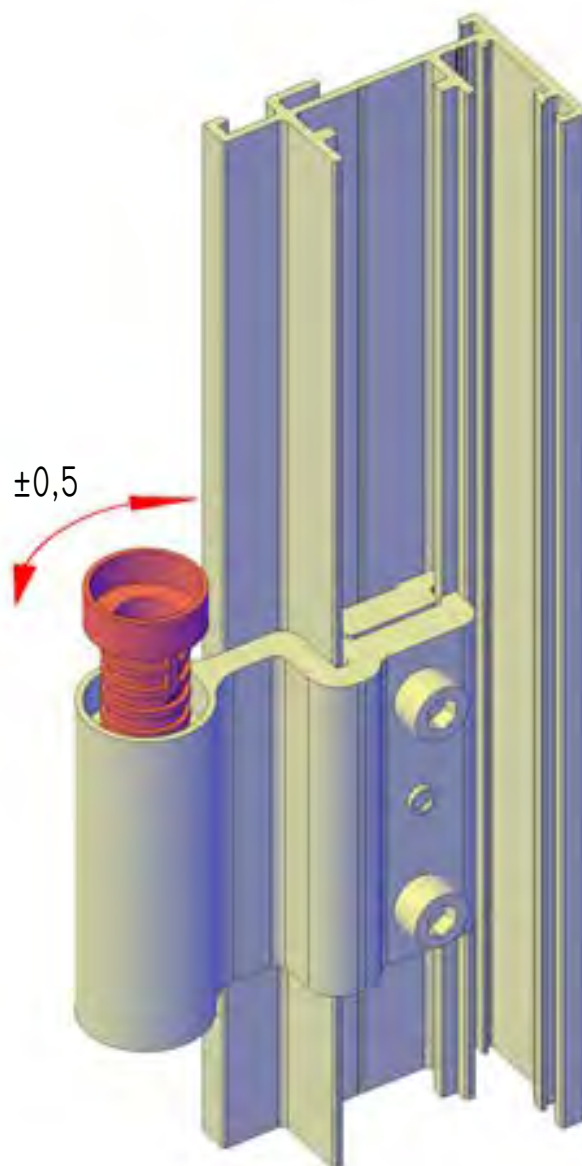
HD12



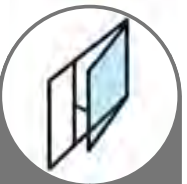
HINGE ADJUSTMENT (Up)



HINGE ADJUSTMENT (Front/Back)

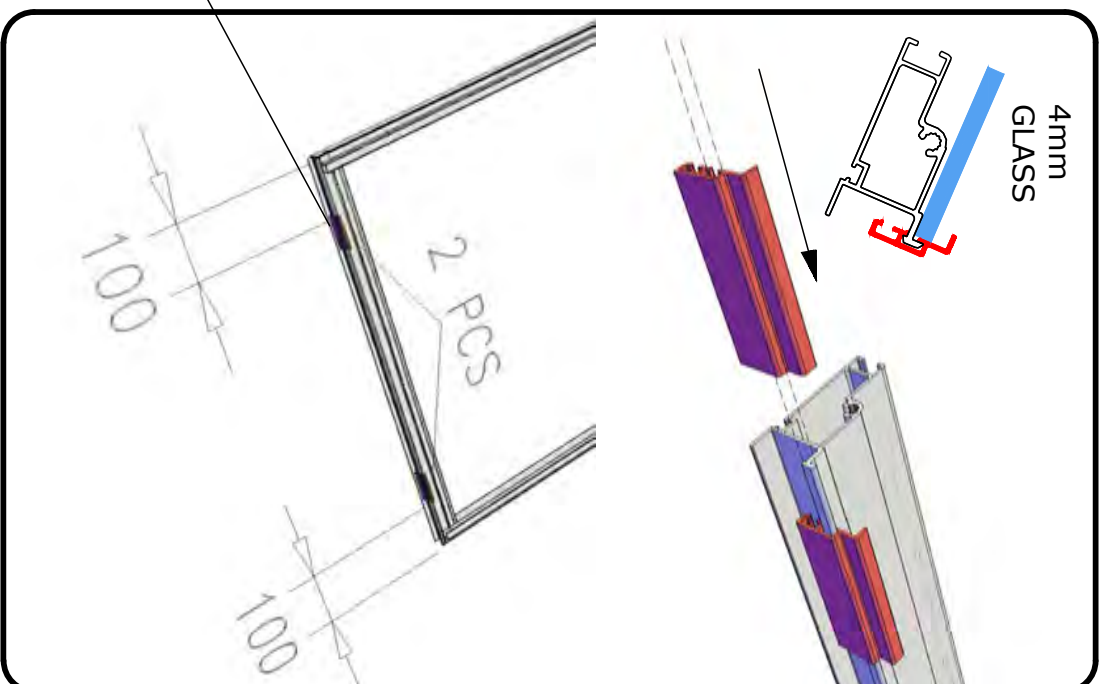
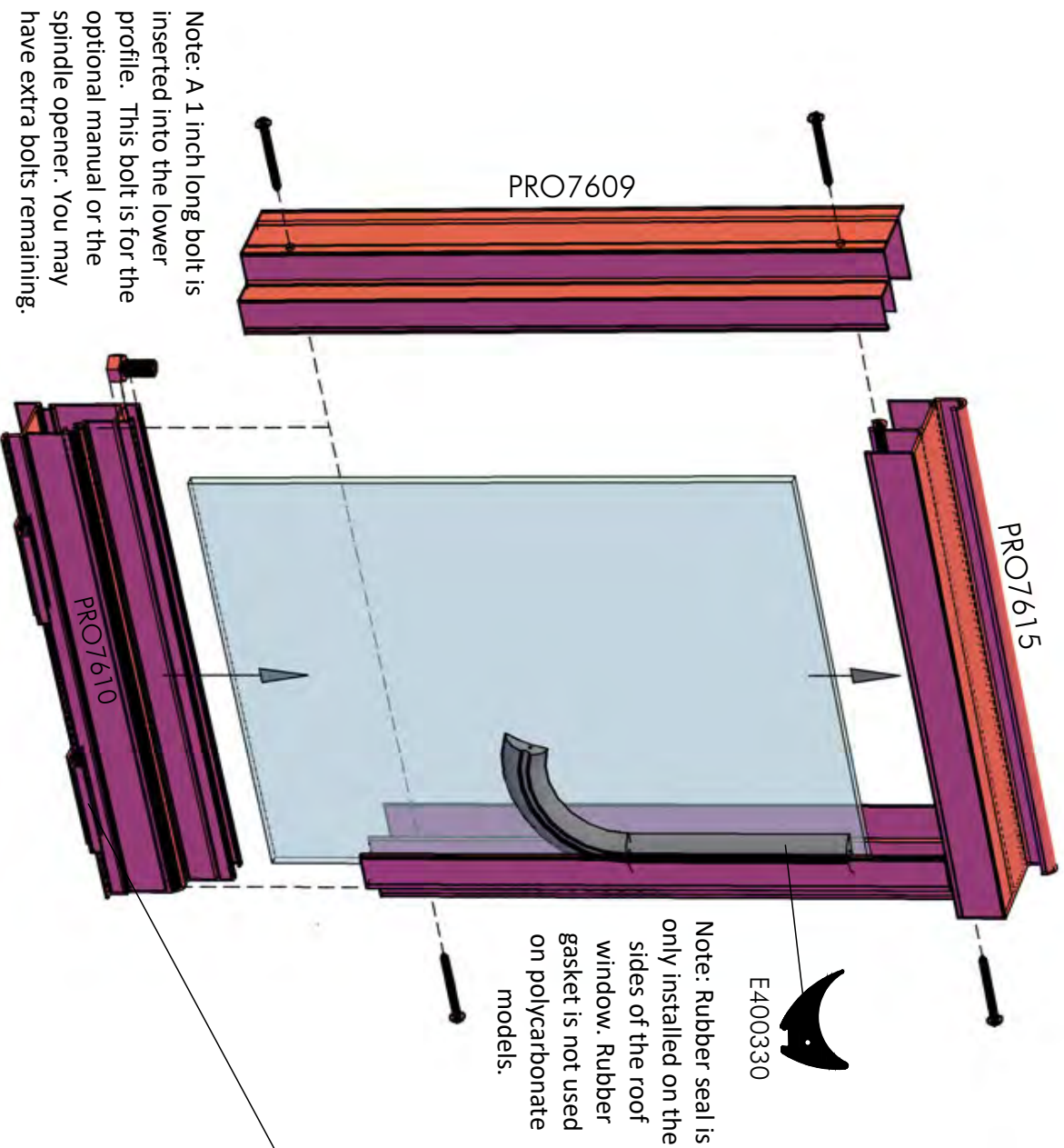


HD13



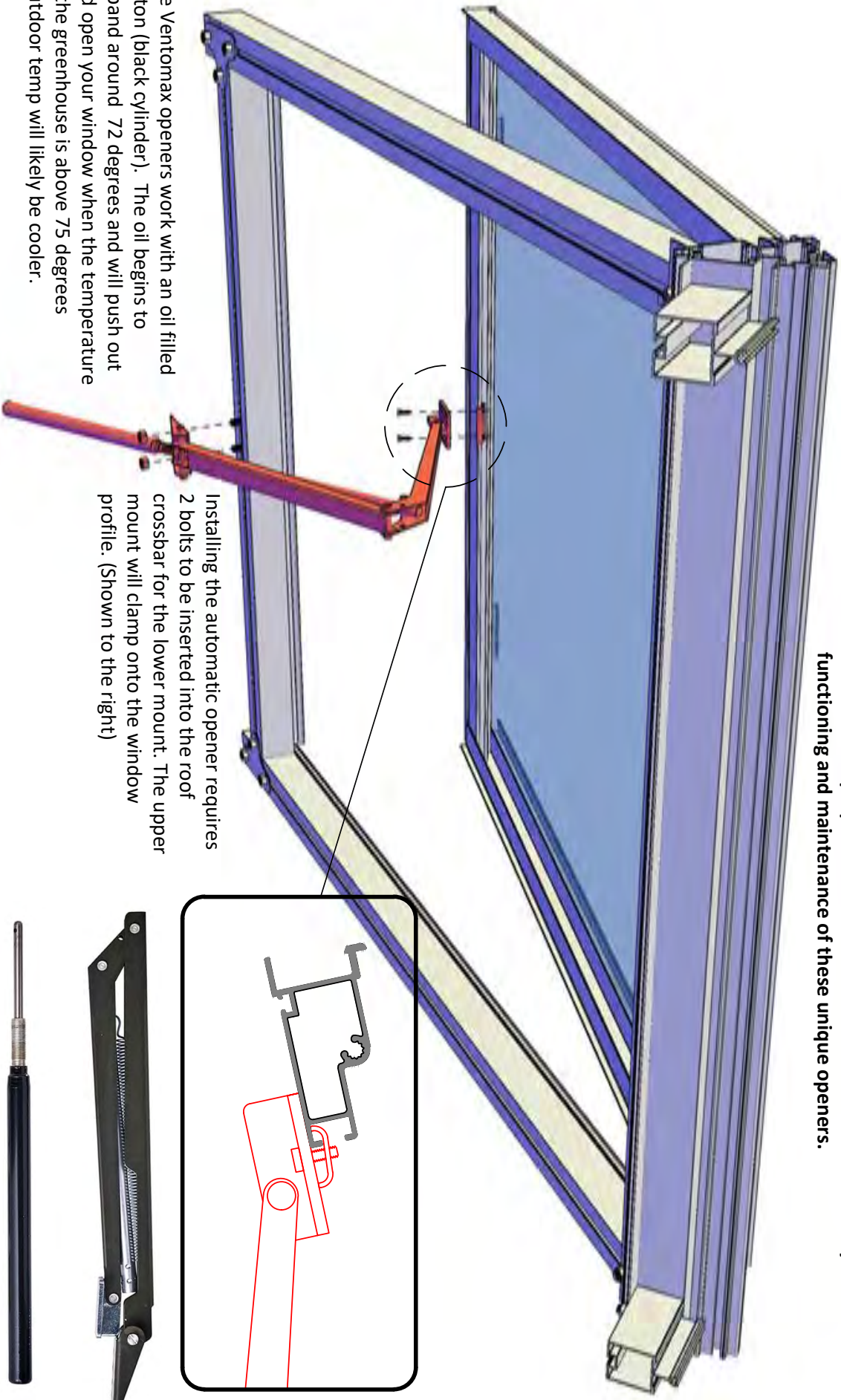
Roof Window /Vent -
all hardware will be included in roof vent package -
including crossbar to frame opening

RW



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.



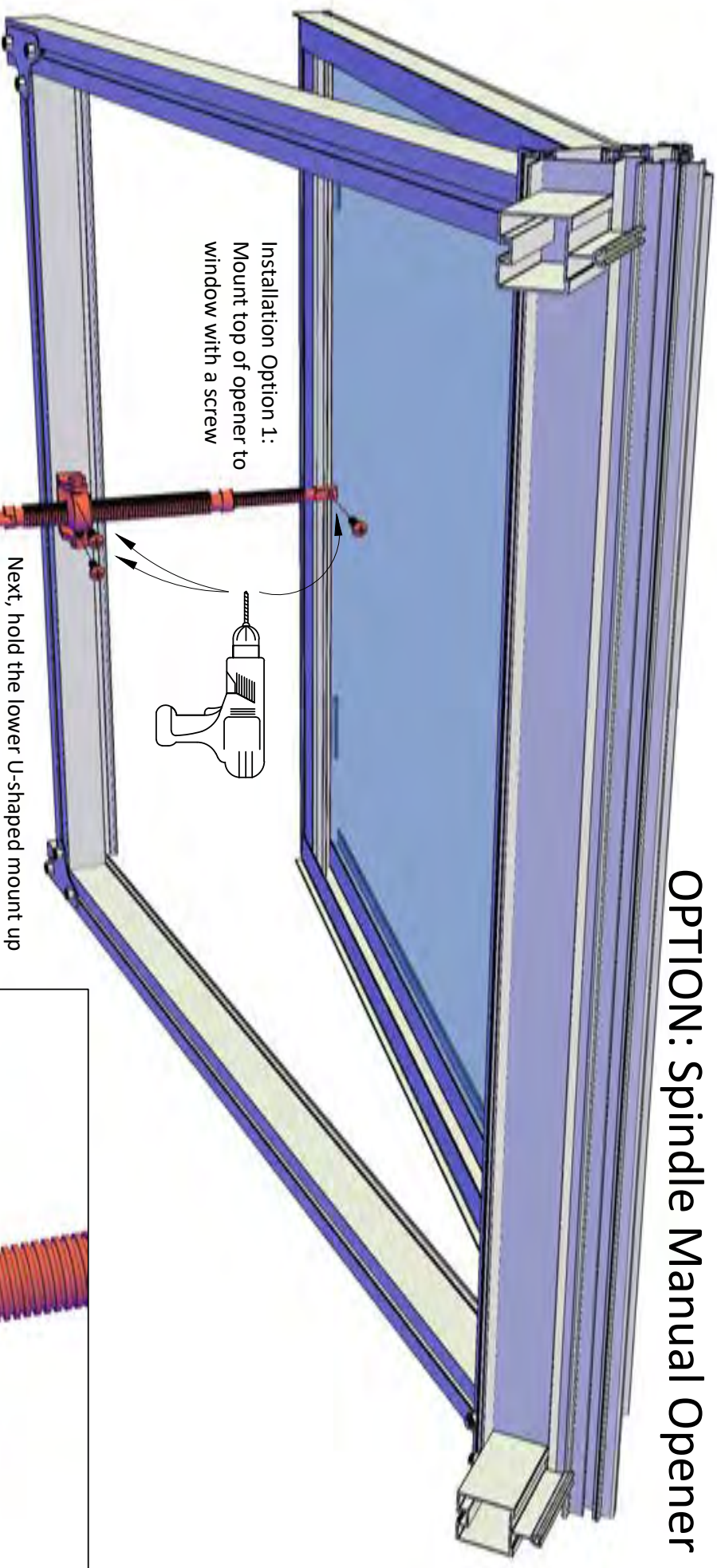
The Ventomax openers work with an oil filled piston (black cylinder). The oil begins to expand around 72 degrees and will push out and open your window when the temperature in the greenhouse is above 75 degrees (outdoor temp will likely be cooler).

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)

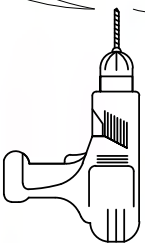
If you are struggling to install your piston and it is above 70 degrees, place the piston in cold water/fridge for 10 minutes so the rod can retract. Oil piston rod 2-3 times/year with a light oil such as WD40 or even olive oil.



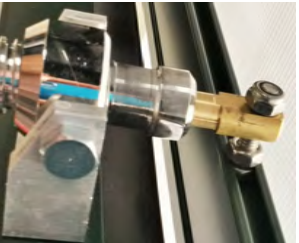
OPTION: Spindle Manual Opener



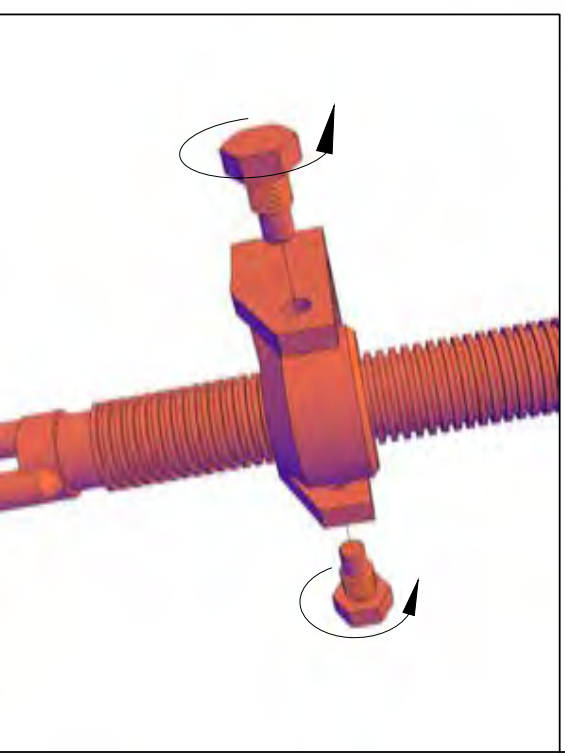
Installation Option 1:
Mount top of opener to
window with a screw



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.

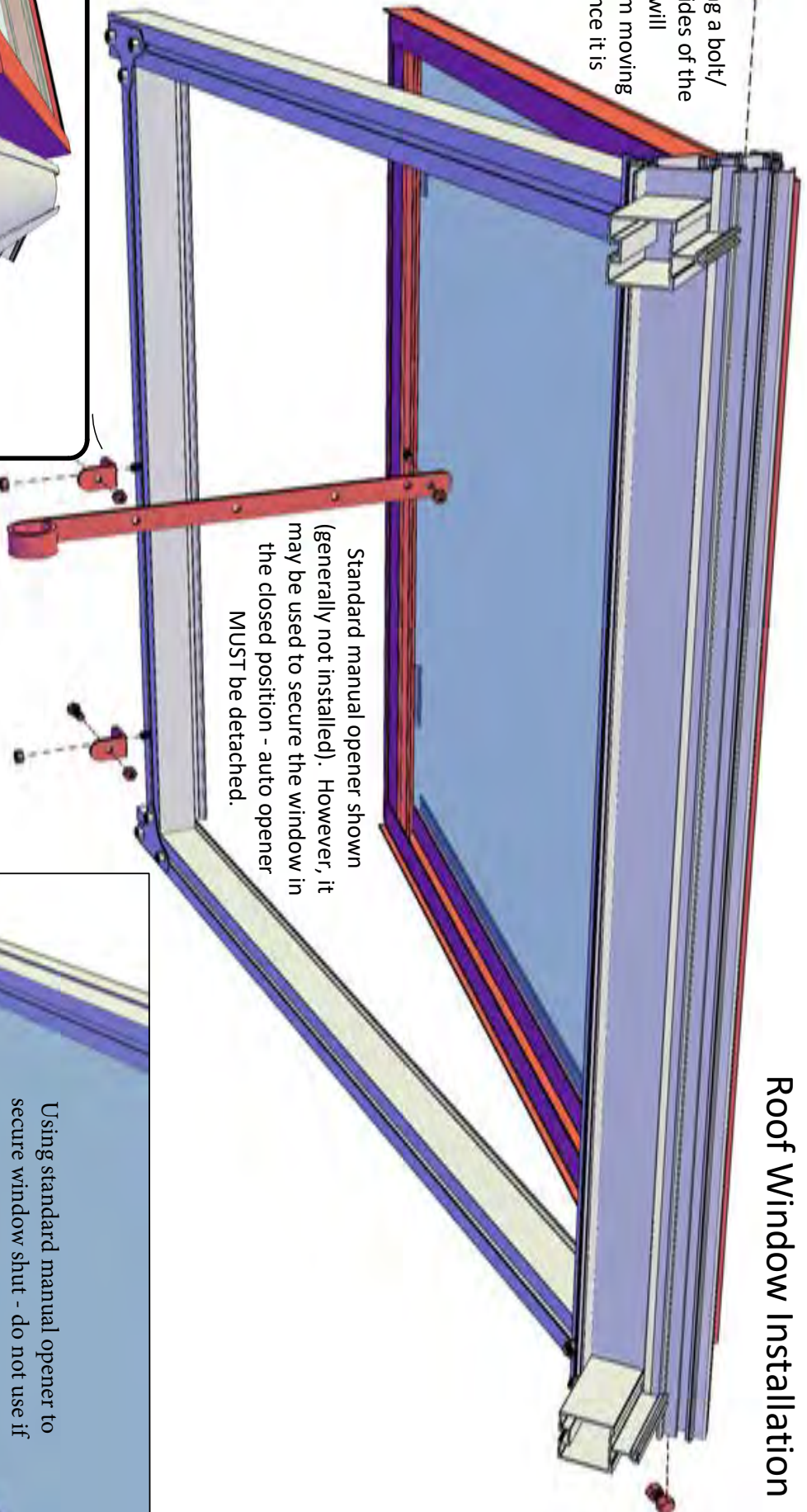


Next, hold the lower U-shaped mount up
to the crossbar and mark the center of one
hole. Using a 1/8" drill bit, drill the first
hole, then screw the bracket on, check for
level - then mark and drill the second hole.
Slide the brass part of the opener over the
bolt in the window channel. Use the
supplied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



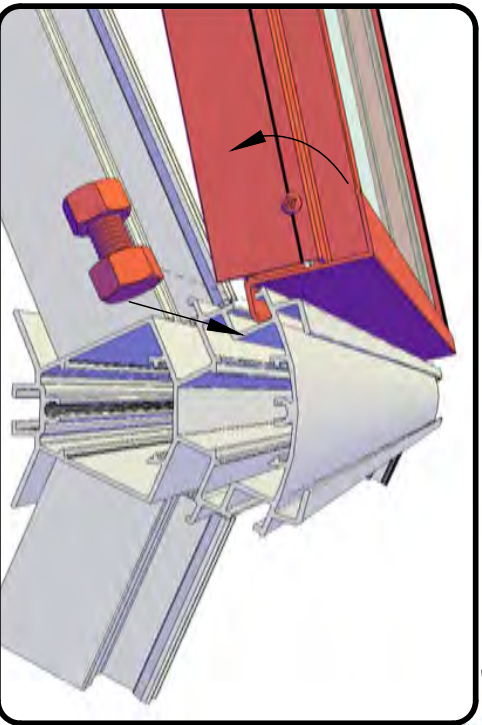
Roof Window Installation

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.

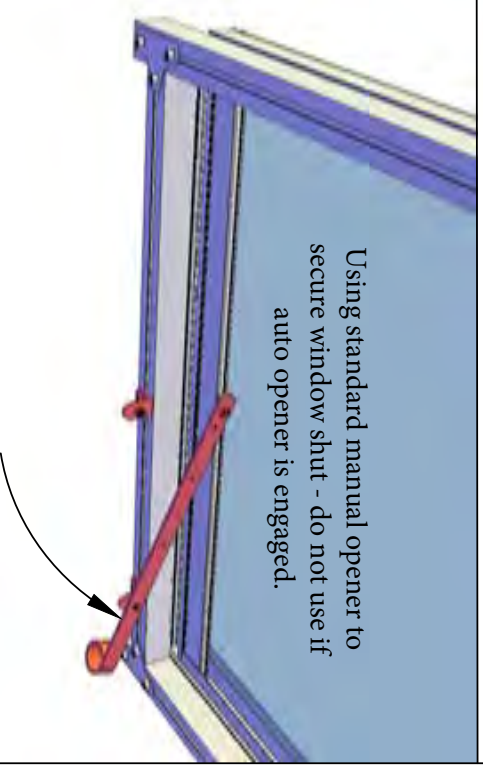


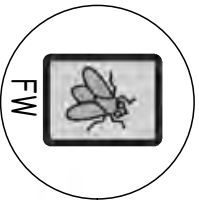
Standard manual opener shown (generally not installed). However, it may be used to secure the window in the closed position - auto opener **MUST** be detached.

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).

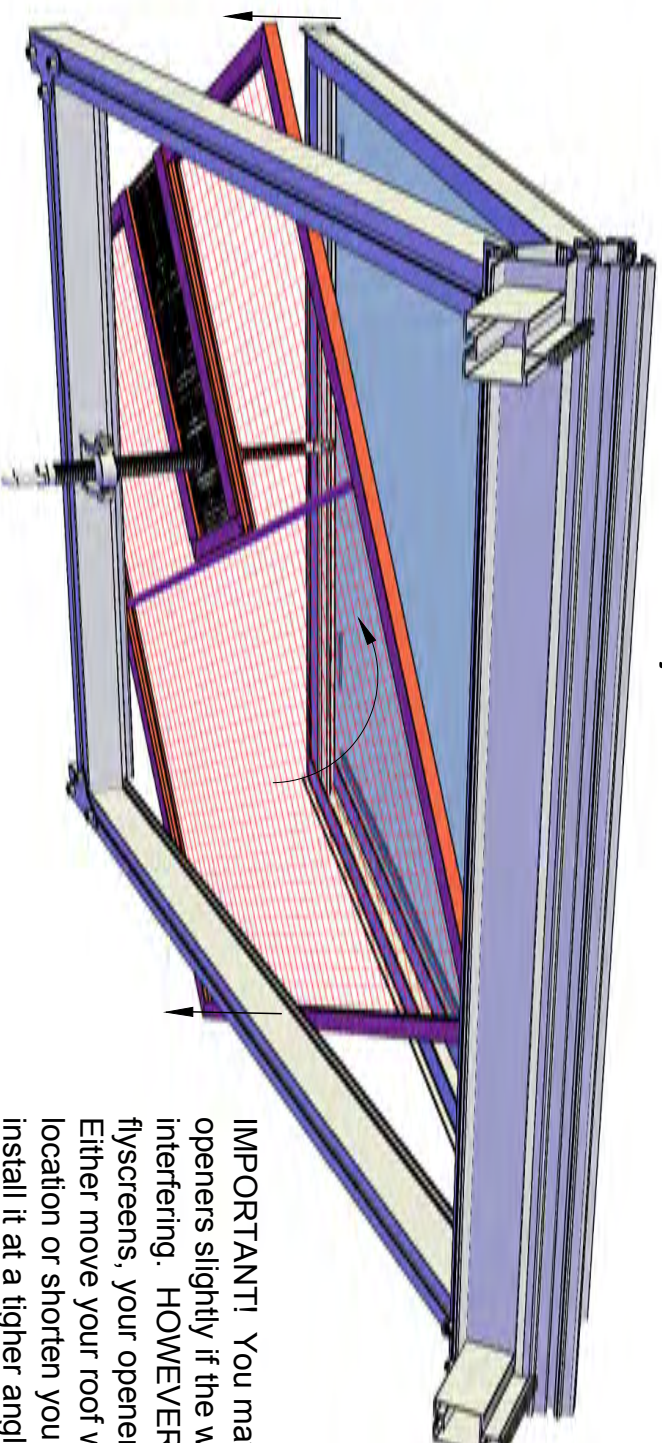


Using standard manual opener to secure window shut - do not use if auto opener is engaged.

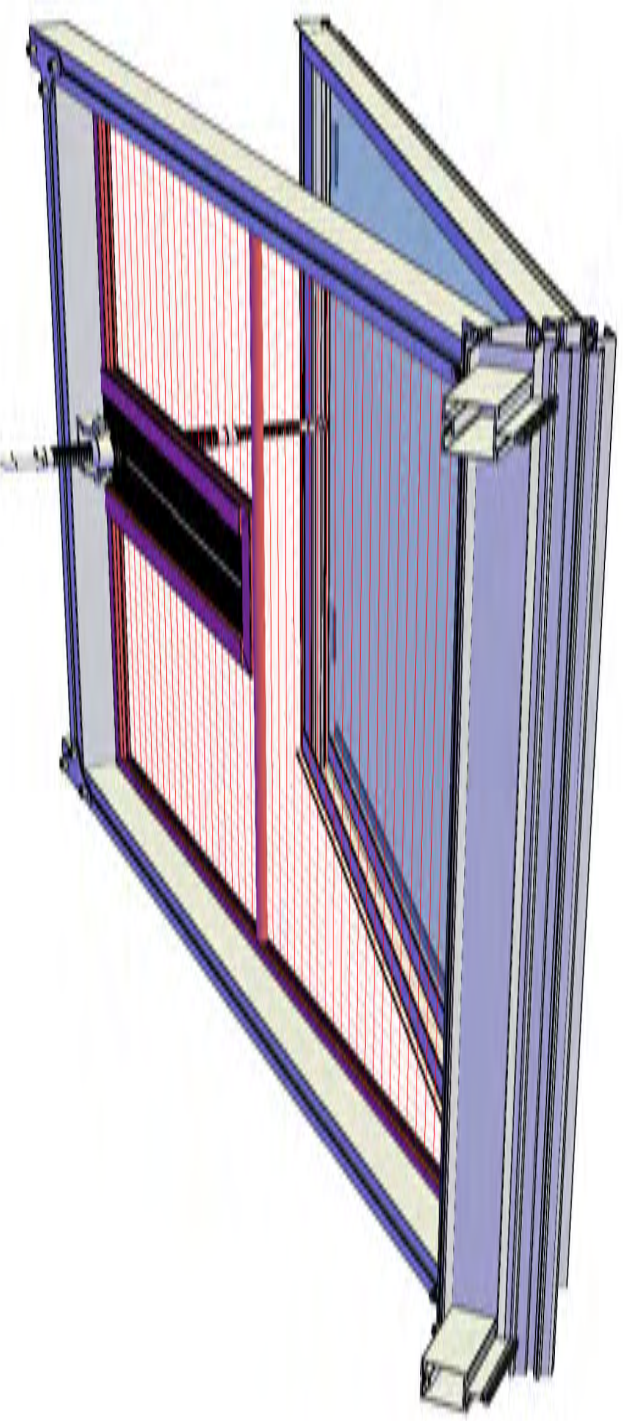




OPTIONAL UPGRADE: Fly screen for roof vent



IMPORTANT! You may offset your auto openers slightly if the wind braces are interfering. **HOWEVER**, if you have purchased flyscreens, your opener must be centered. Either move your roof window to a different location or shorten your wind strap slightly to install it at a tighter angle on the gutter flange.





Louvre Window - All Standard Royal models include one louvred window

LV

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

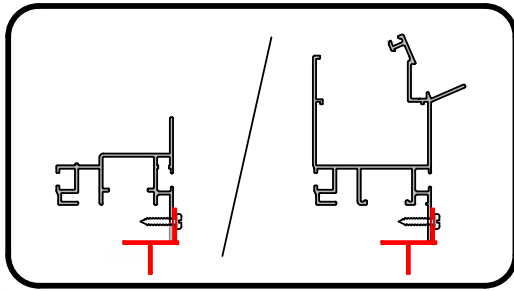
Numbers below refer to steps in the following pages



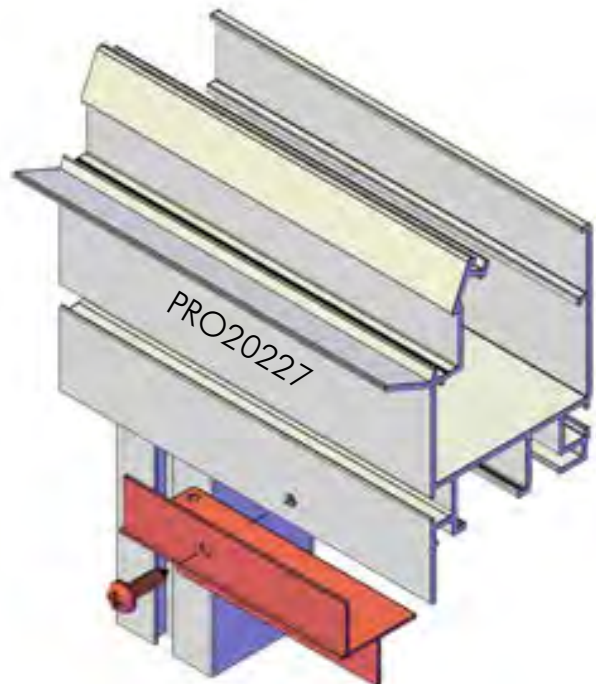
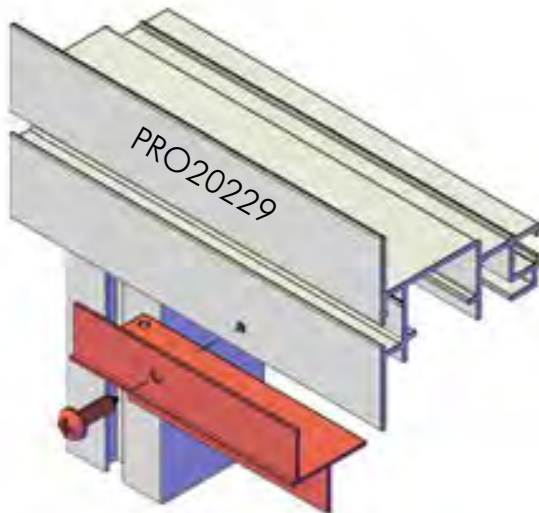
It is likely that your kit include an automatic opener (SESAM LIBERTY) for the louvre vent. Please refer to the Installation and Care manual packaged with the Sesam Liberty opener. You will need to remove the manual opener following the directions.

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

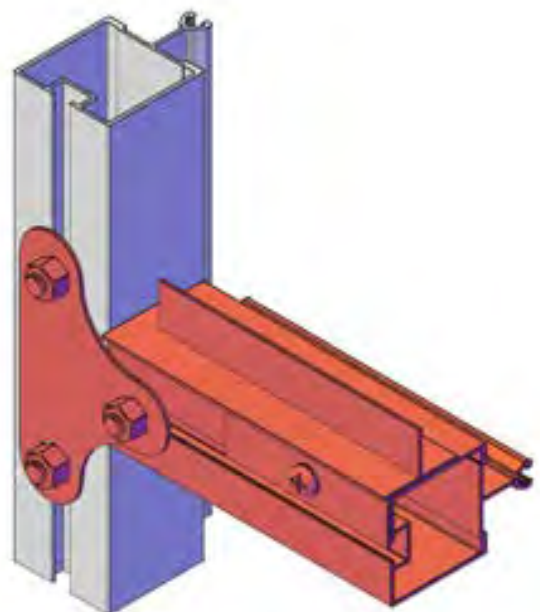
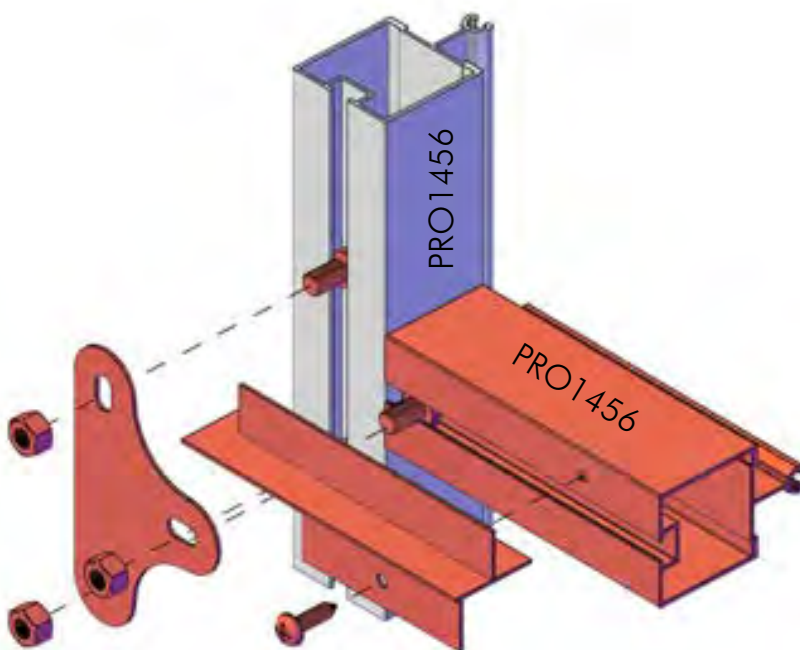
1



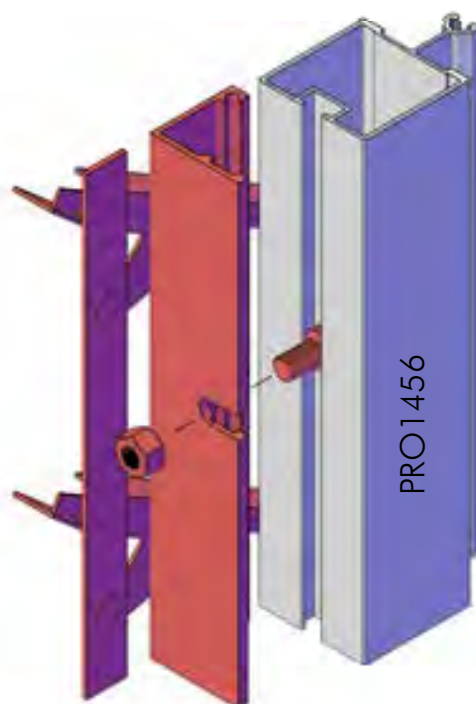
Louvre window may be installed on sidewall (under gutter profile (PRO20227)) or on gable end (under horizontal gable profile (PRO20229)). Both are shown to the left and below.



2



3

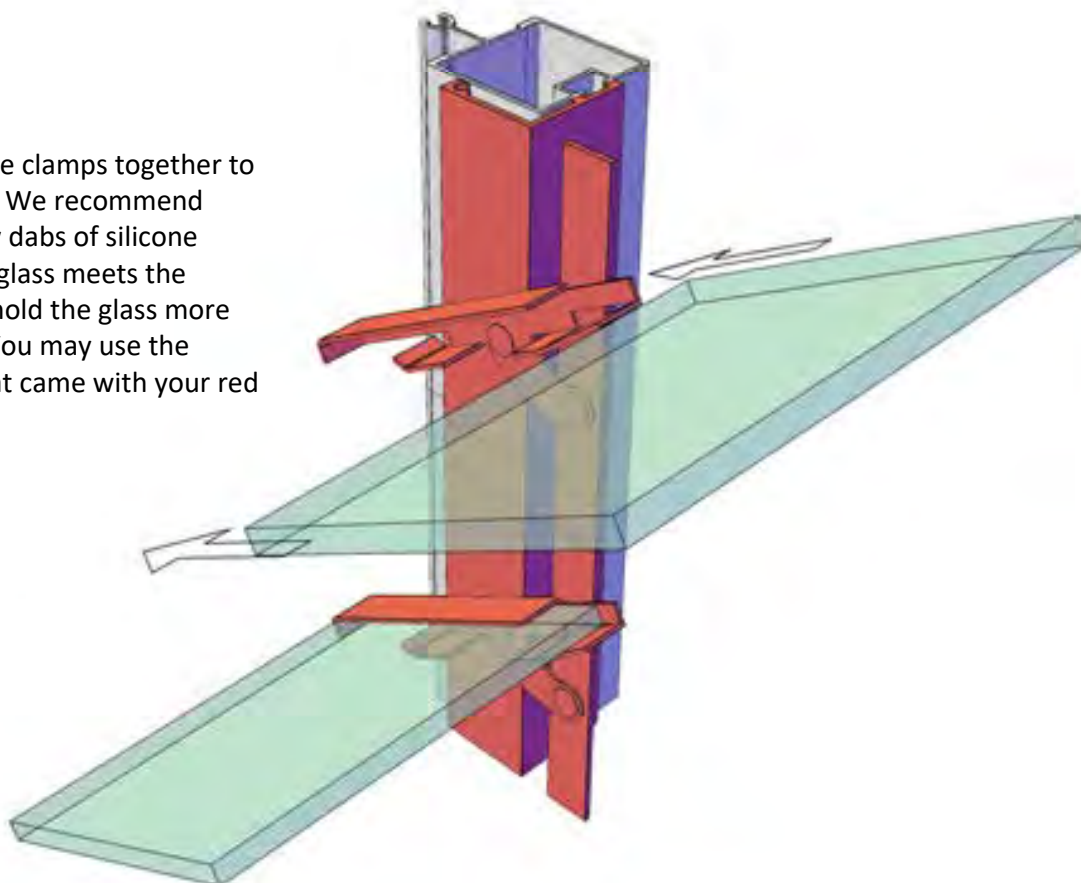


Insert a washer (not included) between black louvre frame and the greenhouse profile at all four bolt locations.

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)

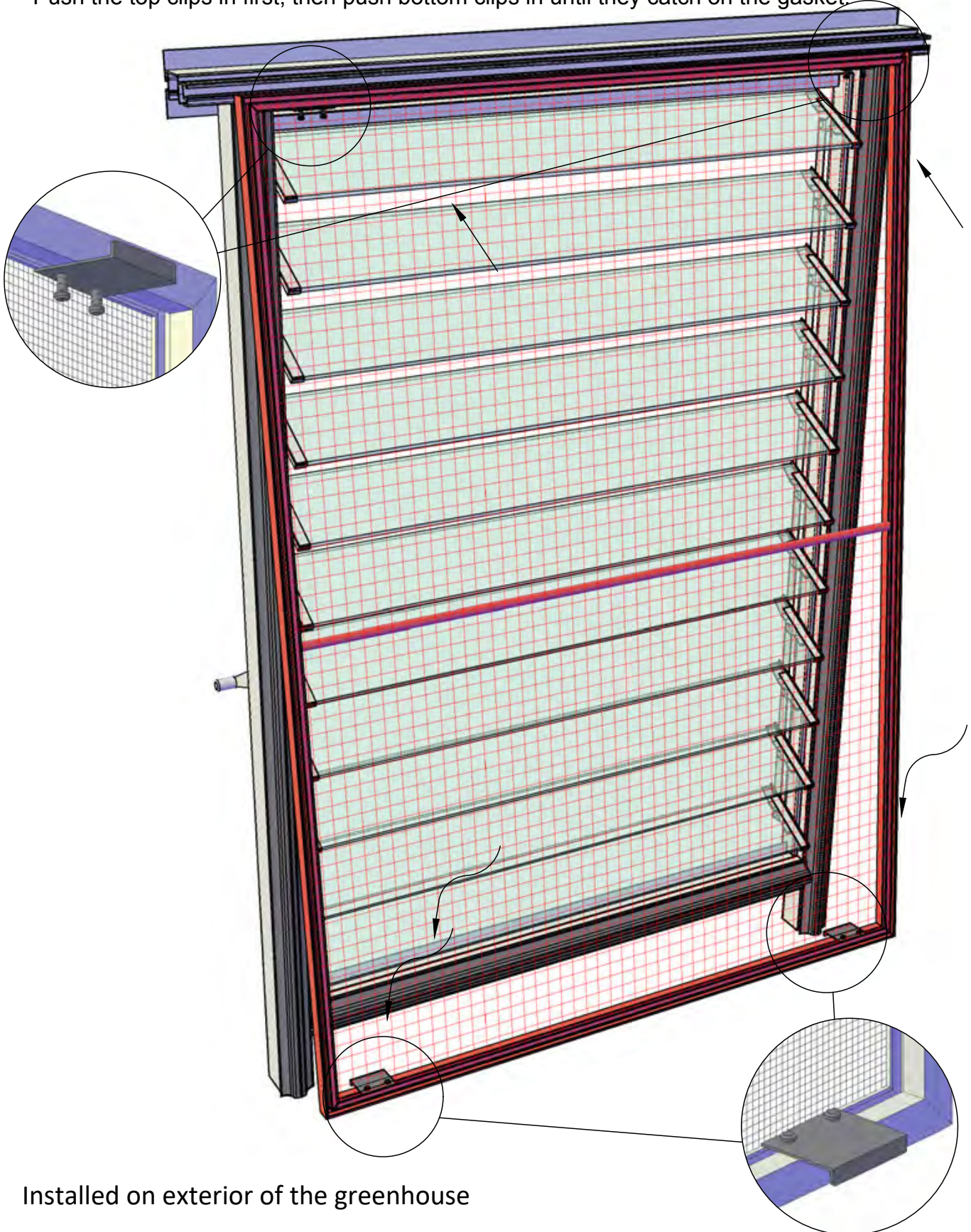




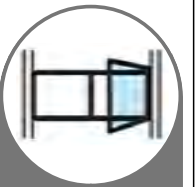
OPTIONAL UPGRADE: Louvered Window Fly Screen

FLV

One set of clips on the screen are spring-loaded. These spring loaded clips go at the top. Push the top clips in first, then push bottom clips in until they catch on the gasket.

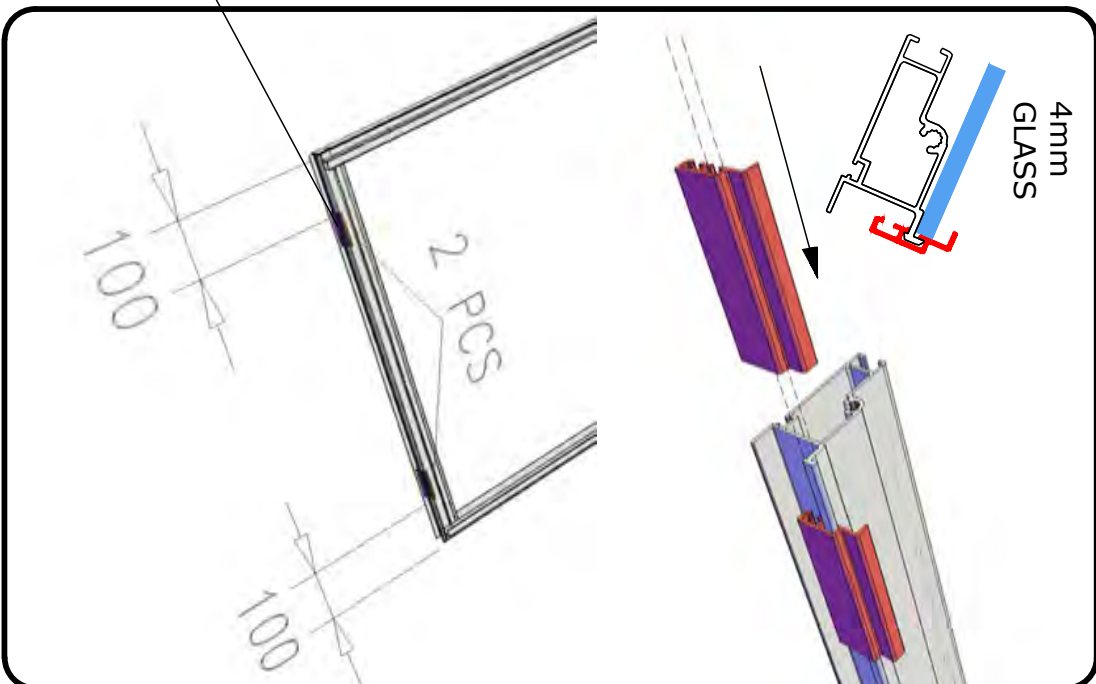
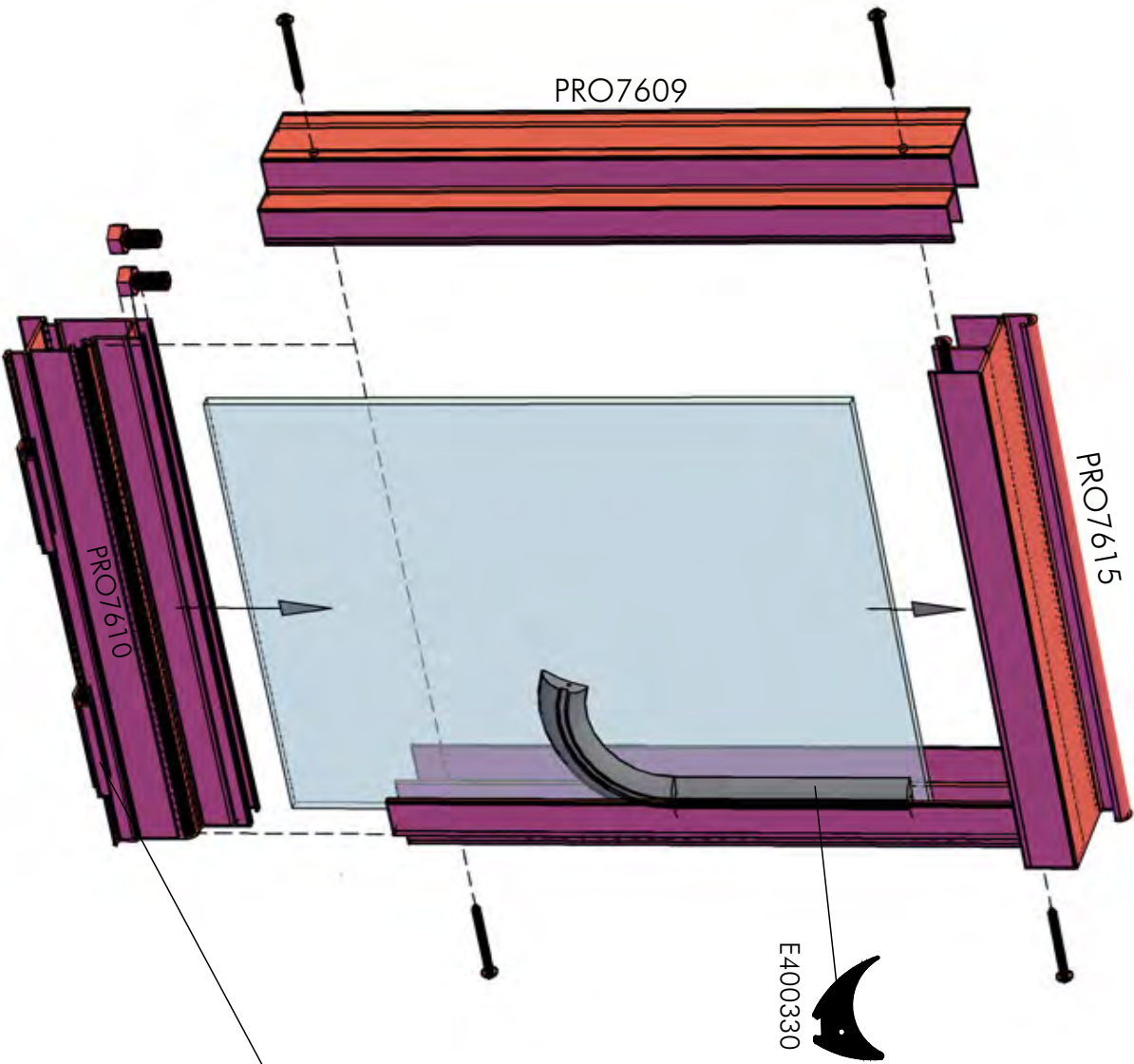


Installed on exterior of the greenhouse



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

SW



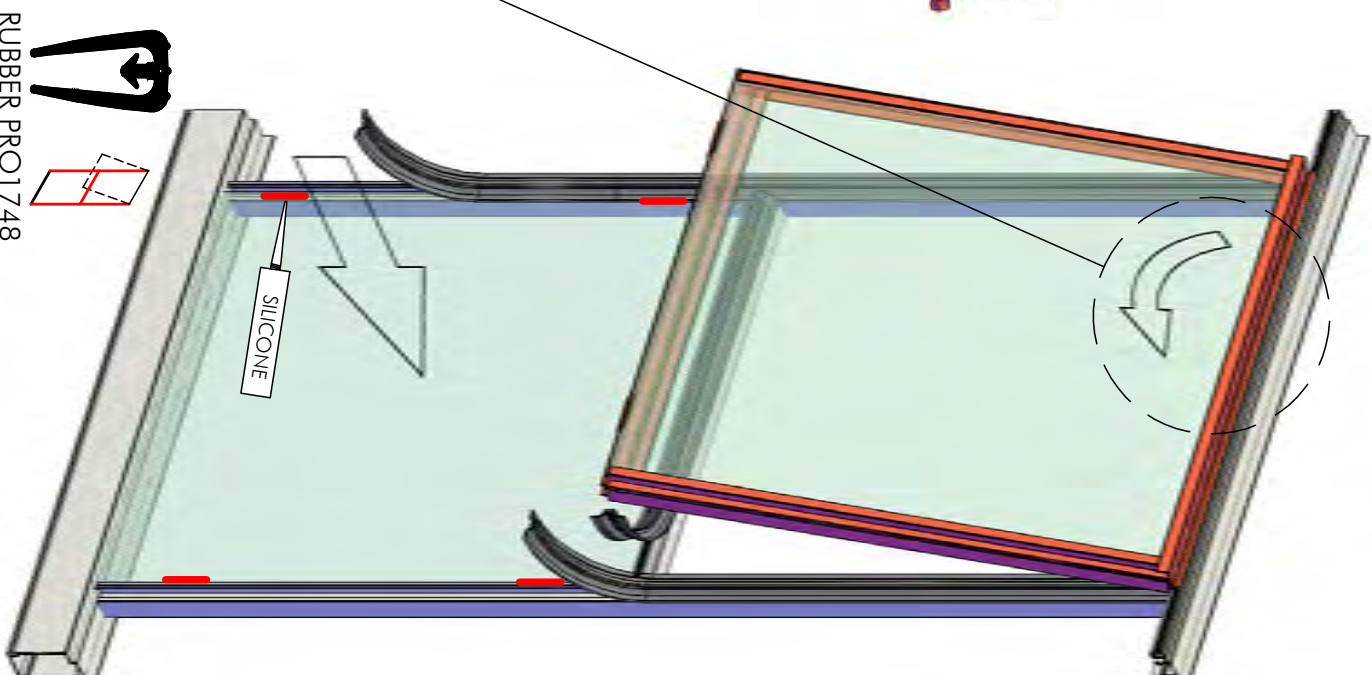
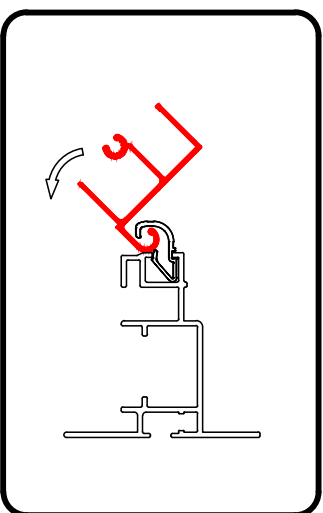
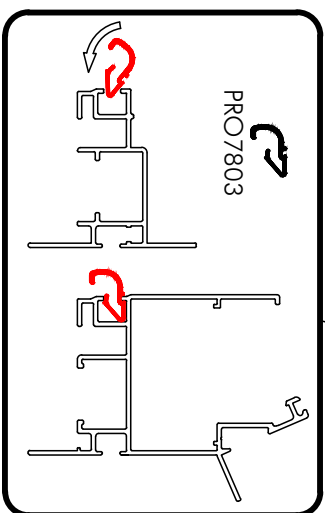
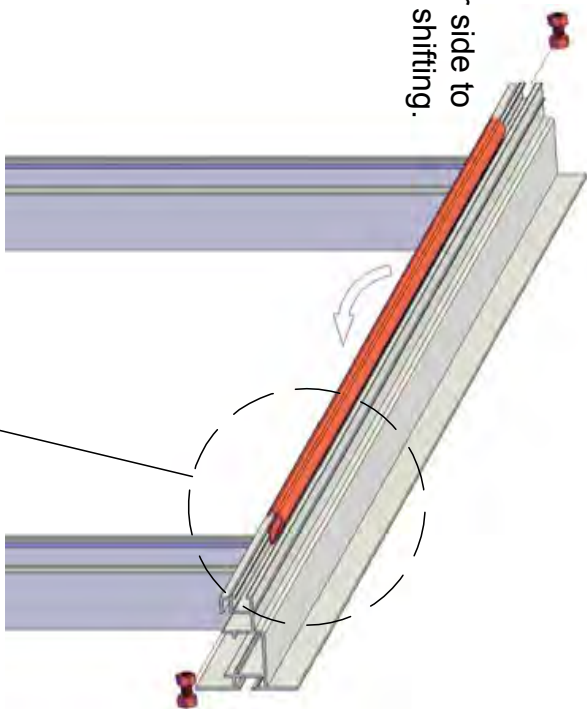
SW

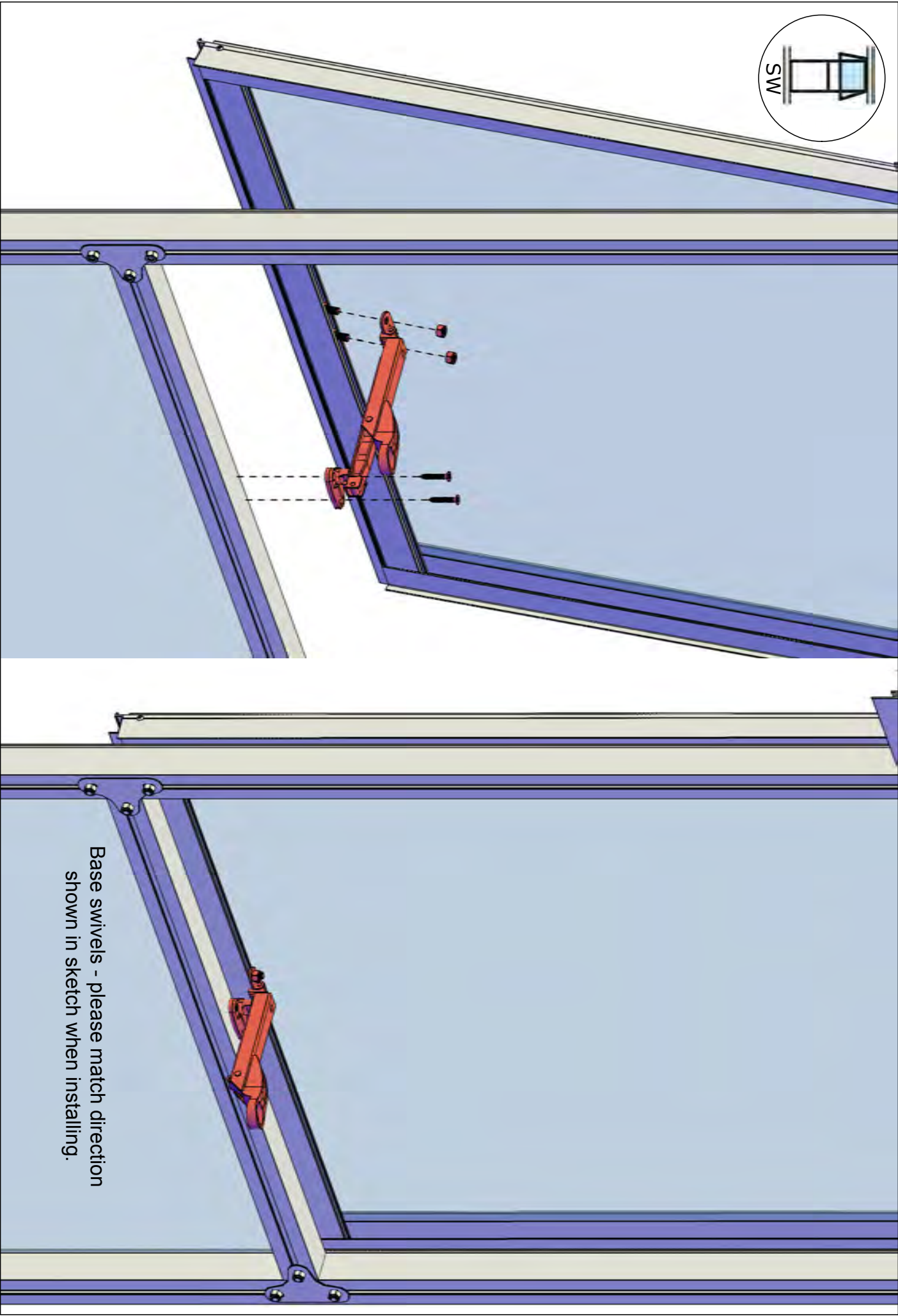
Insert bolts on either side to prevent window from shifting.

990

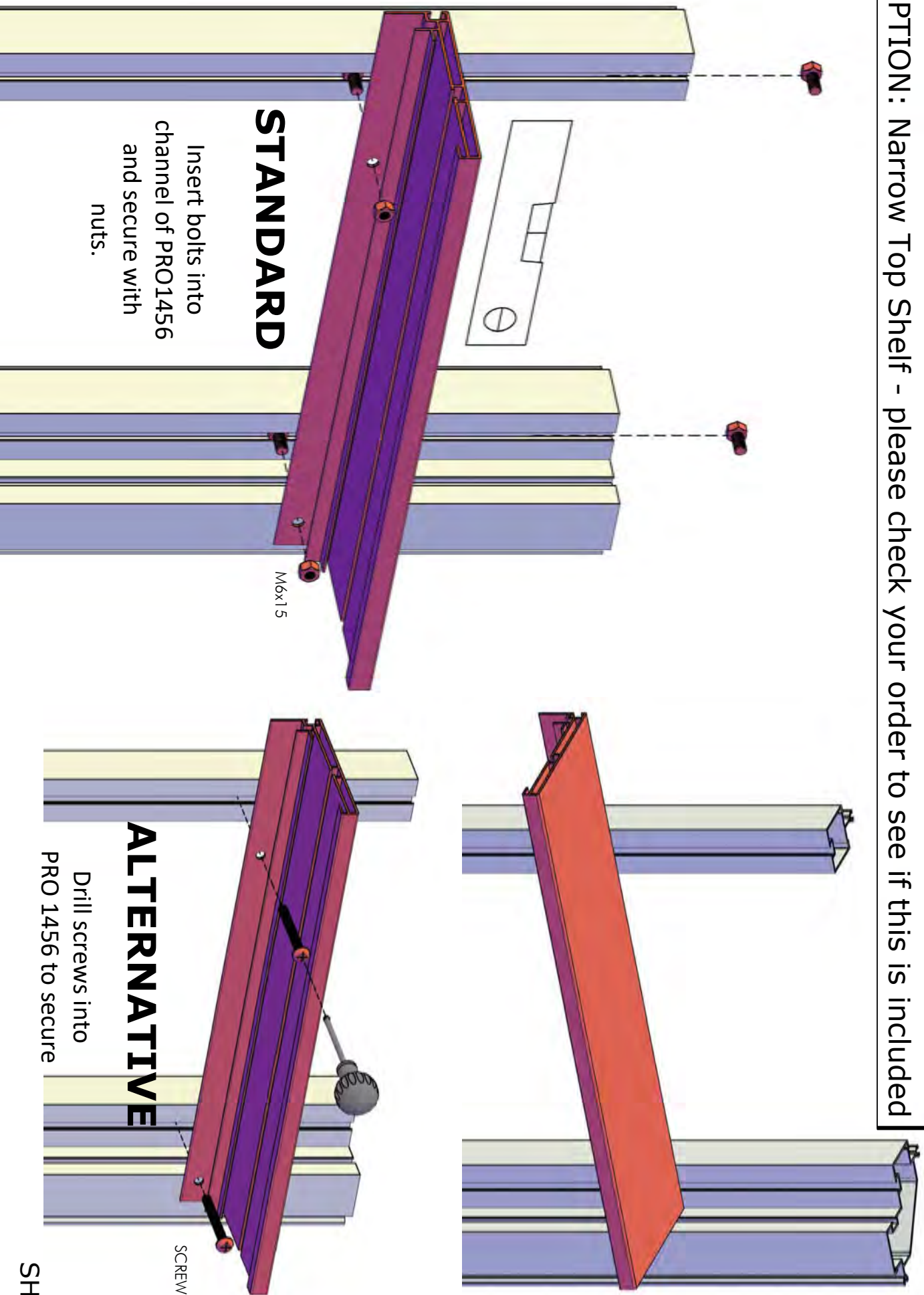
PRO1456

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

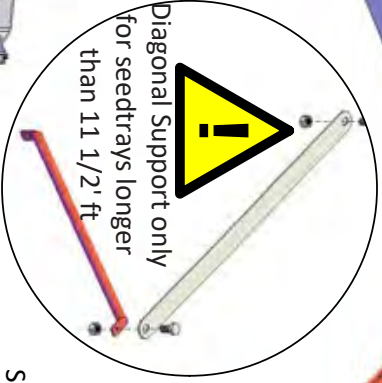
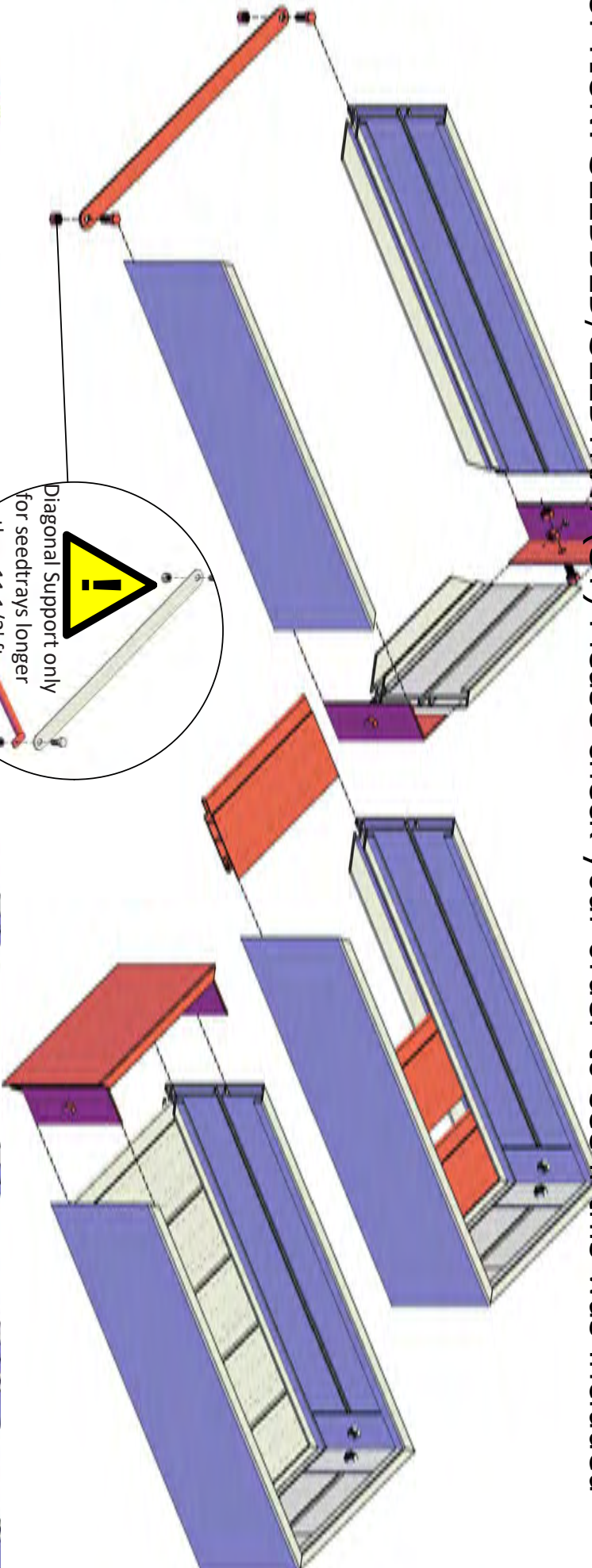




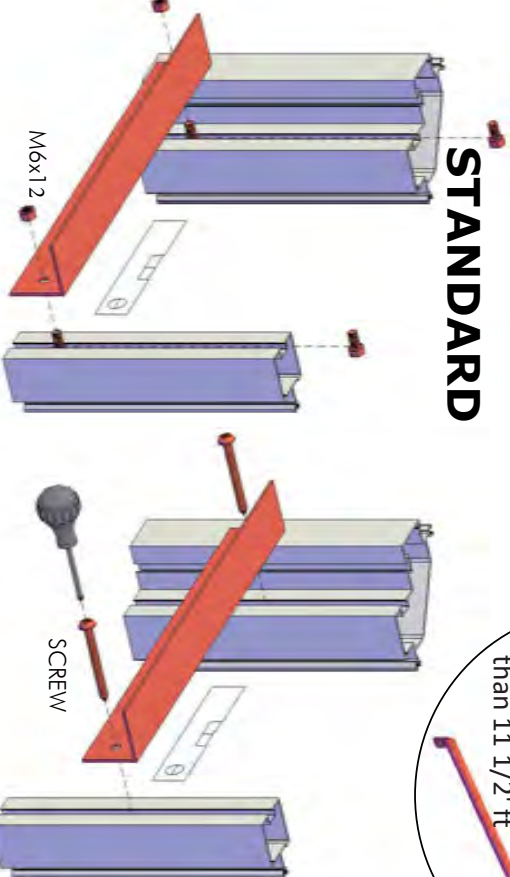
OPTION: Narrow Top Shelf - please check your order to see if this is included



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

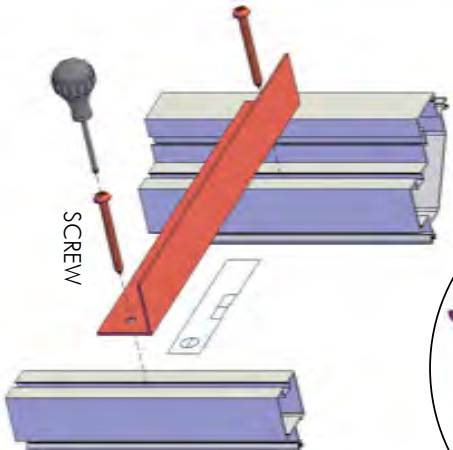


STANDARD

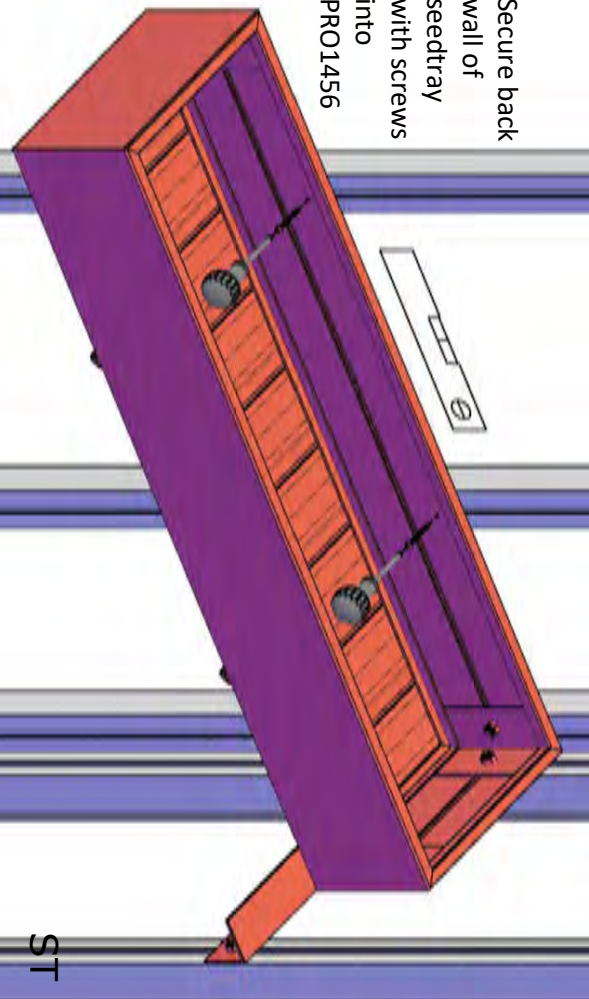


Attach L bracket to bolts inserted into corner post and PRO1456

ALTERNATIVE

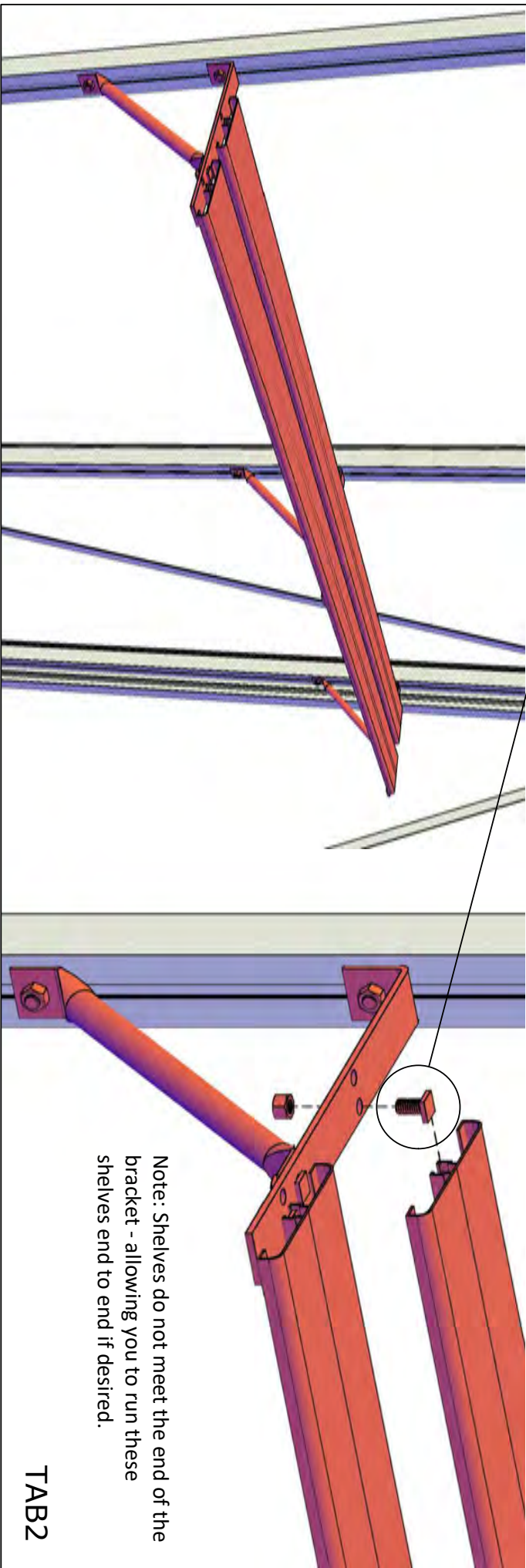
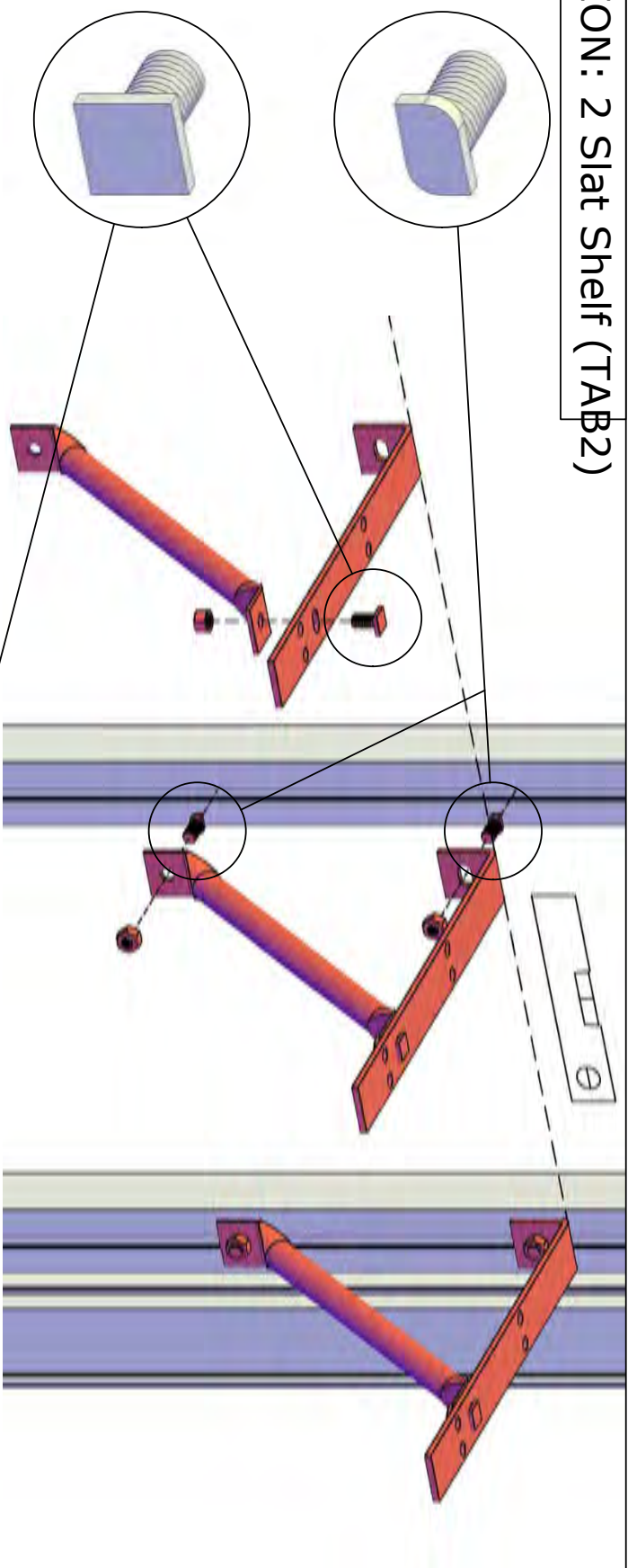


Secure back wall of seedtray with screws into PRO1456

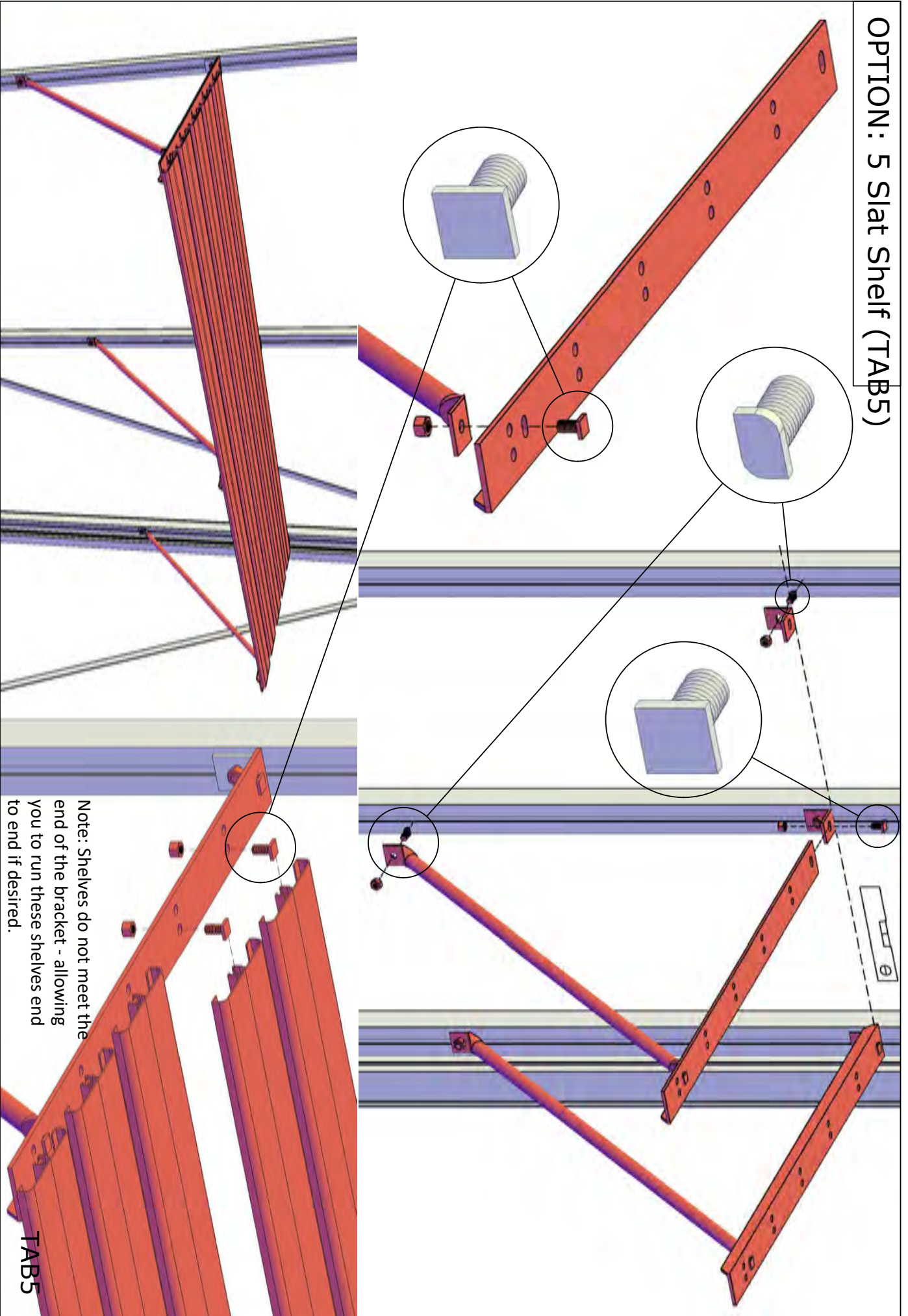


ST

OPTION: 2 Slat Shelf (TAB2)



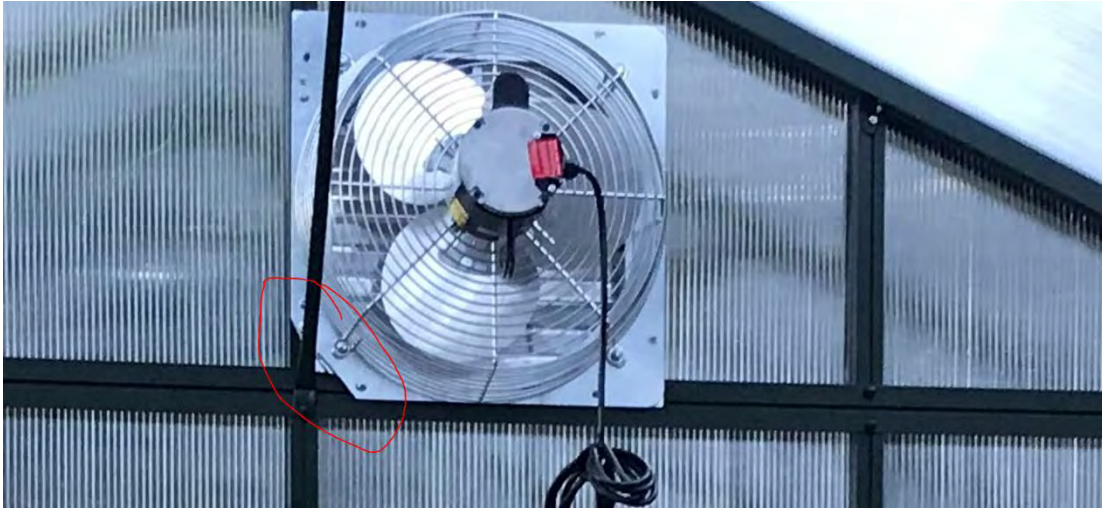
OPTION: 5 Slat Shelf (TAB5)



INSTALLING AN EXHAUST FAN IN A VICTORIAN GREENHOUSE

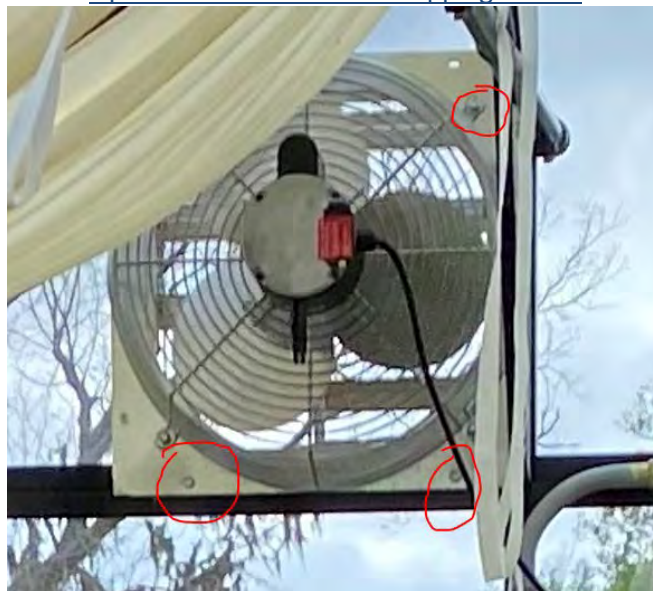
The exhaust fan in a Victorian Greenhouse should be installed up high in one of the gable ends of the greenhouse. If you happen to have polycarbonate walls on your Victorian, you may cut an opening in the polycarbonate to accommodate the fan. If you have glass glazing, we recommend replacing one of your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

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



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

Option 2: Attach with self-tapping screws



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

OPTIONAL ACCESSORY: ROYAL ORANGERIE SHADECLOTH

Inserting the curlicue hooks into the curtain: The curlicue hooks that insert into the curtain will go in every 6th loop in the white ribbon— look at the picture diagram to ensure you are inserting them in the correct direction so the curtain hangs well. Your curtains will have one looped ribbon running across the center (for the ridge) and 3 white looped ribbons on either side. You will use the center ribbon of the set of three and the ridge ribbon. **Please note: if you have forgotten to insert any items during assembly, you may “notch” the channel with a ½” drill bit in an inconspicuous place. We can send a touch up paint pen if you need one.**

Royal Orangerie (footprint of 12’10” D x 15’7” W)

Has a shade cloth set SUN310 – T SET, which consists of the following pieces: SUN310-T (Center sections T1 & T2) and (3) SUN310-73. There are 3 sets of “scroll” supports which the curtains fit around. The misting system is best hung in the long direction from bolts/hooks next to each “scroll” support.

Insert the following in this order:

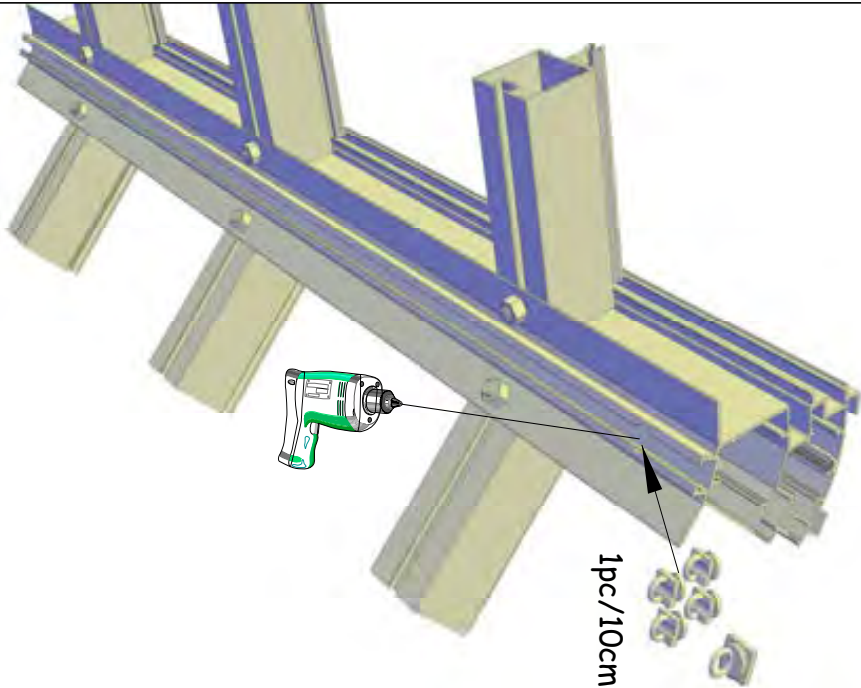
- In main ridge profile:
 - 1 bolt (for L bracket that connects at gable end)
 - 9 Sliding Eye Hooks
 - Space for scroll support
 - 1 bolt for hook for misting system
 - 1 Twist lock (optional)
 - 20 Sliding Eye Hooks
 - 1 bolt for hook for misting system
 - 20 Sliding Eye Hooks
 - 1 Twist lock (optional)
 - 1 bolt for hook for misting system
 - Space for “scroll” support
 - 9 Sliding Eye Hooks
 - 1 bolt (for L bracket that connects at gable end)
- In short ridge profile (inserting from front of the greenhouse):
 - 1 Twist lock (optional)
 - 18 Sliding Eye Hooks
 - Space for “scroll” support
 - 9 Sliding Eye Hooks
- In rear gutter profile:
 - 9 Sliding Eye Hooks
 - Space for “scroll” support
 - 1 Twist lock (optional)
 - 40 Sliding Eye Hooks
 - 1 Twist lock (optional)
 - Space for “scroll” support
 - 9 Sliding Eye Hooks
- In each small gutter section:
 - 9 Sliding Eye Hooks

Shadecloth Installation (see previous page for important info)

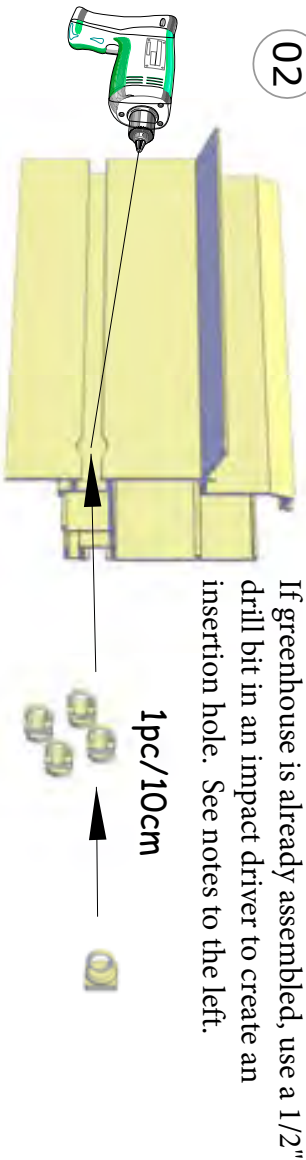
IMPORTANT! If you did not install the sliders during the build, you will need to drill an insertion hole into the channel. This is best done with a 1/2" drill bit and an impact driver. Make the insertion hole near the end of the channel. There are locking sliders that you can install near the hole to prevent the sliders from popping out of the hole.

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

01

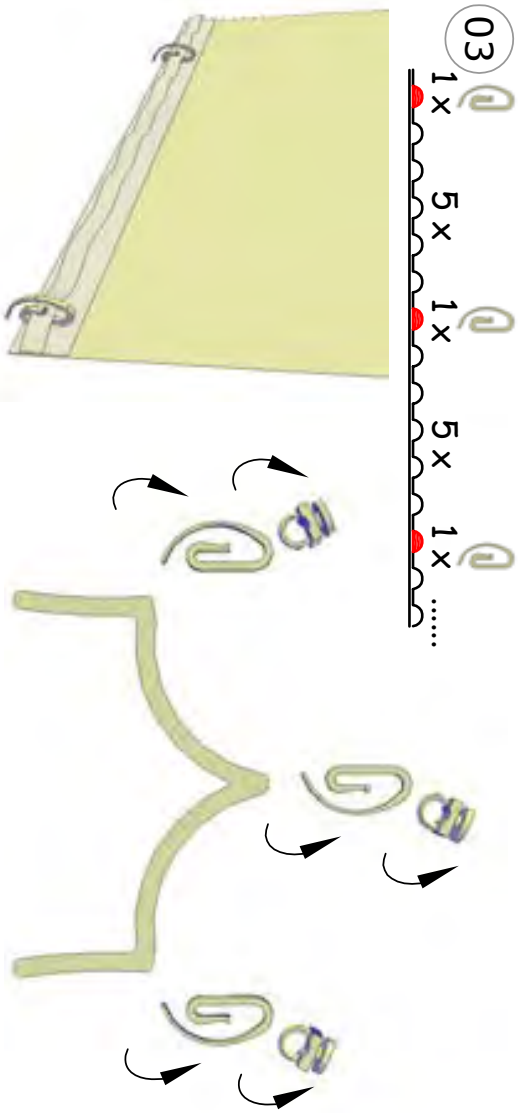


02



If greenhouse is already assembled, use a 1/2" drill bit in an impact driver to create an insertion hole. See notes to the left.

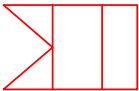








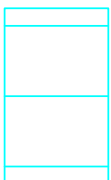


03

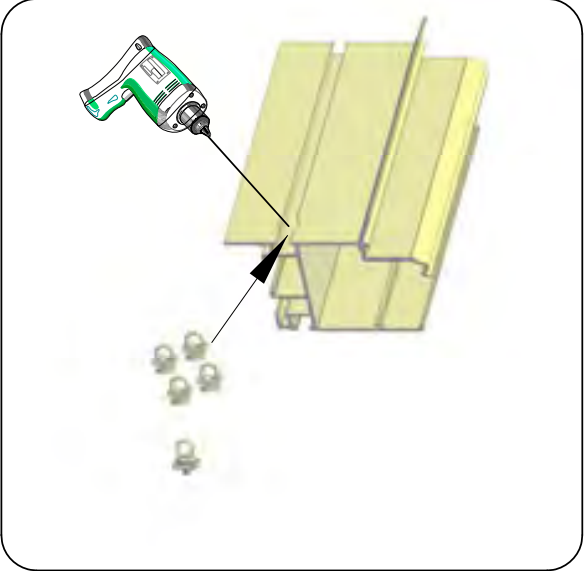
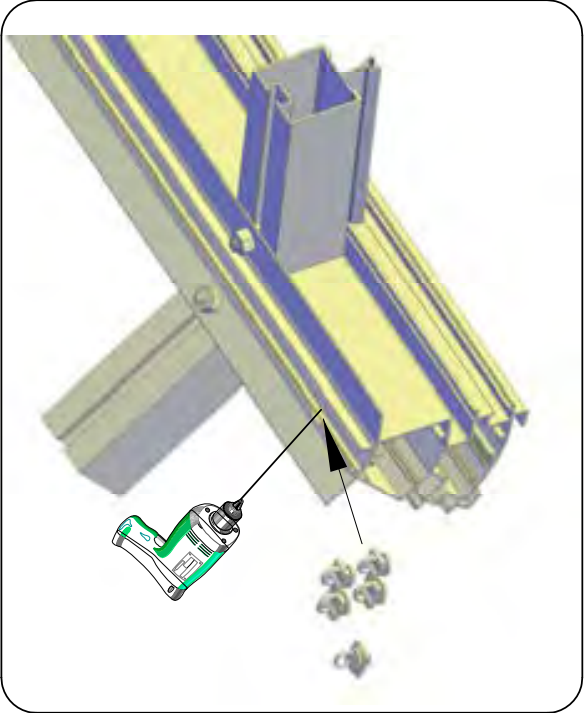
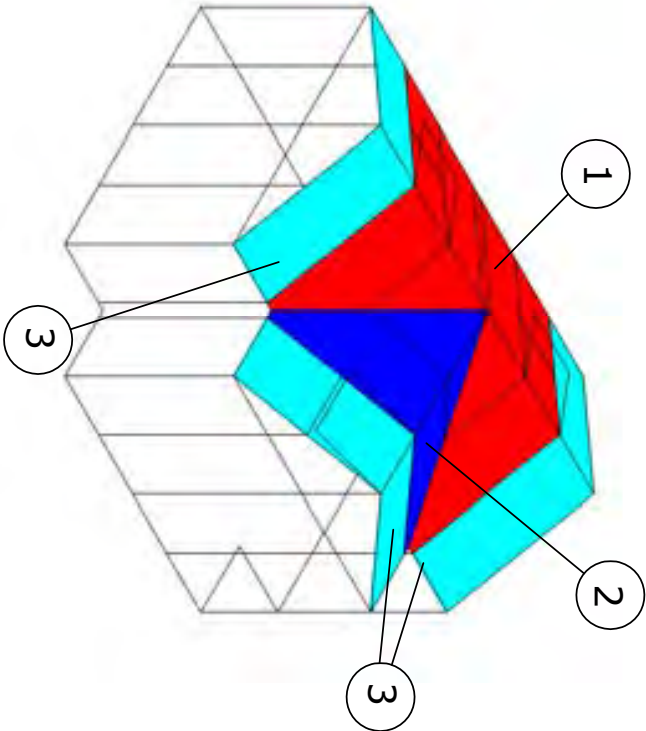


SD1

Shadecloth Installation

(please see previous pages for important info)

		SUN236	SUN310
1	 T1	 72 pcs	 91 pcs
		72 pcs	91 pcs
2	 T2	 52 pcs	 66 pcs
		52 pcs	66 pcs
3	 73	 24 pcs	 24 pcs
		24 pcs	24 pcs
	 300	 93 pcs	 93 pcs
		93 pcs	93 pcs



SD2

Additional Useful Accessories for Victorian Greenhouses:



Hinged Door Stop/Catch - you should receive these with your hinged door unless you have the auto closer. They are also available for purchase.



Magnetic Hinged Door Stop - These work great for greenhouses on knee walls that extend beyond the base of the greenhouse and hold the door in a nearly 90 degree opening.



Turnbuckle Reinforcement connector
- Attaches to the rafters to add support to areas with heavy snow loads. Available in black or green.

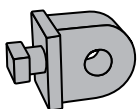


Metal Plant Hooks - Stainless Steel with a 2 3/4" J hook. They install in the channels with a T bolt. Come in a pack of 5.



T bolts - These are perfect if you've forgotten to add a bolt or if you want to add something later. Not recommended to attach structural items.

TWIST_EYE



x50

Twist Eyes - inserts easily into the channel. Good for growing wire, supports, or attaching insulating "bubble wrap". Black plastic. Sold in bags of 50.



Customer Service or Assembly Questions?

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

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

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