

AR. IAN JACOB  
O. LIM

2021 - 2022

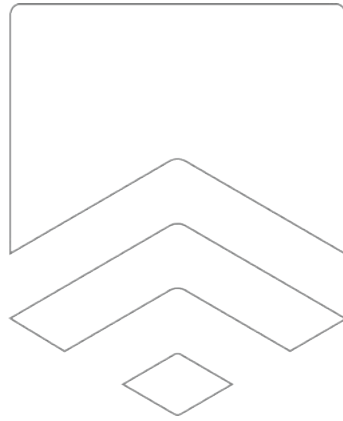
# ARCHITECTURAL PORTFOLIO



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LIM ARKITEKTURA

*/ architectural + construction services*  
*/ [www.limarkitektura.com](http://www.limarkitektura.com)*  
*/ selected works*



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## Ian Jacob O. Lim

Principal Architect of Lim Arkitektura

0999 675 1403 / 0915 778 7204 M

ianjacoblim@gmail.com E


www.limarkitektura.com W


Bonifacio St, Bamban, 2317 A  
Tarlac, Philippines


English/Filipino/Kapampangan L

limarkitektura 

limarkitektura 

limarkitektura 

limarkitektura 

ian jacob lim 



## A MESSAGE TO MY READERS

Six years ago, I became an Architect. I will always be grateful to my alma mater, Holy Angel University, and the companies who welcomed me as their intern. Since then, I have been able to explore new aspects of design from a different level and learn applied theories, practical conceptualization, and the actual construction of buildings.

Our profession has been around for many years; many buildings without proper planning and provision have been allowed. I understood then that many people thought that architecture was an expensive privilege. Many building owners compromise design and planning to maximize the real estate of their space. It has become a norm and has been neglected, which affects many people in their daily lives. And for xi years of my practice, I experienced and studied many new things to develop my principles and values of designing. I grasped this misconception caused both by us in the profession and the people around us. It motivated me to start my firm and to reach architecture to more Filipinos.

Architecture is a language and has means of communicating by visual cues and verbal approach, through textures or colors of the finishes, zoning, and planning, the harmony of the building to the site conditions and location. All of these are part of the design. Architecture is not just about aesthetics but the art of creating a beautiful space that is the best fit for both humans and the environment.

Architecture is for everyone. Every human deserves a well-built and well-designed shelter. Lim Arkitektura aims to provide transformational homes to set a high level of design standard to the community, from simple finished to high-end homes. It is affordable to everyone.

No matter how big or small, every home is an investment, and you should invest in a good architect.

YOURS SINCERLY,

Ian Jacob O. Lim



**LIM  
ARKITEKTURA**  
Architectural and Construction Services

## COMPANY PROFILE

*Architectural and Construction Services*

### General Business Information:

- Business Name: Lim Arkitektura Architectural Design Services
- Office Address: 16 Bonifacio Street, Brgy. San Roque, Bamban, Tarlac 2318, Philippines
- Contact Number: 09996751403 / 09157787204
- Website Address: [www.limarkitektura.com](http://www.limarkitektura.com)

### Business Details:

- Date Founded: January 2019
- Date Registered: 03 January 2020
- Main Services: Architectural Design, Consultation Service, Interior Design, Design + Build
- Other Services: Drafting, 3D Architectural Renderings, and Other Technical Services
- Customer Industries: Residential to Commercial
- Principal Geographies: Nationwide (Philippines)

### Business Capacity:

- Principal Architect / General Manager: Ar. Ian Jacob Lim
- Senior Architect / Site Manager: Ar. Gesther Vergara
- Intern Designer: Mylaine Puda
- Accountant: Rommel Lacsamana, CPA
- Digital Marketer: Maria Veronica Pamintuan

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## / MISSION - VISION



## We Create Transformational Homes for Every Filipino

Lim Arkitektur is a team of young Architects based in Pampanga and Tarlac, Philippines. We were formally established in January 2020.

Our contemporary Filipino-style housing design aims to transform lives through spaces that fit each family members' requirements. A transformational home that provides positive energy, sustainable living, space-efficient, functional, and can cater to all your needs. From your plant adventure to your Monday to Saturday work from home set up.

## What Our Clients Can Expect From Us?

Empathy and Transparency.

**E** - We understand through empathy. We go out to experience first-hand, to feel it ourselves, and we think, we brainstorm, and we introduce space solutions to meet our client's needs and wants.

**T** - We know the sweat and blood poured into the budget of our clients, that is why we value the trust they give us through systematic processes and documentation from the initial concept to the final detail.

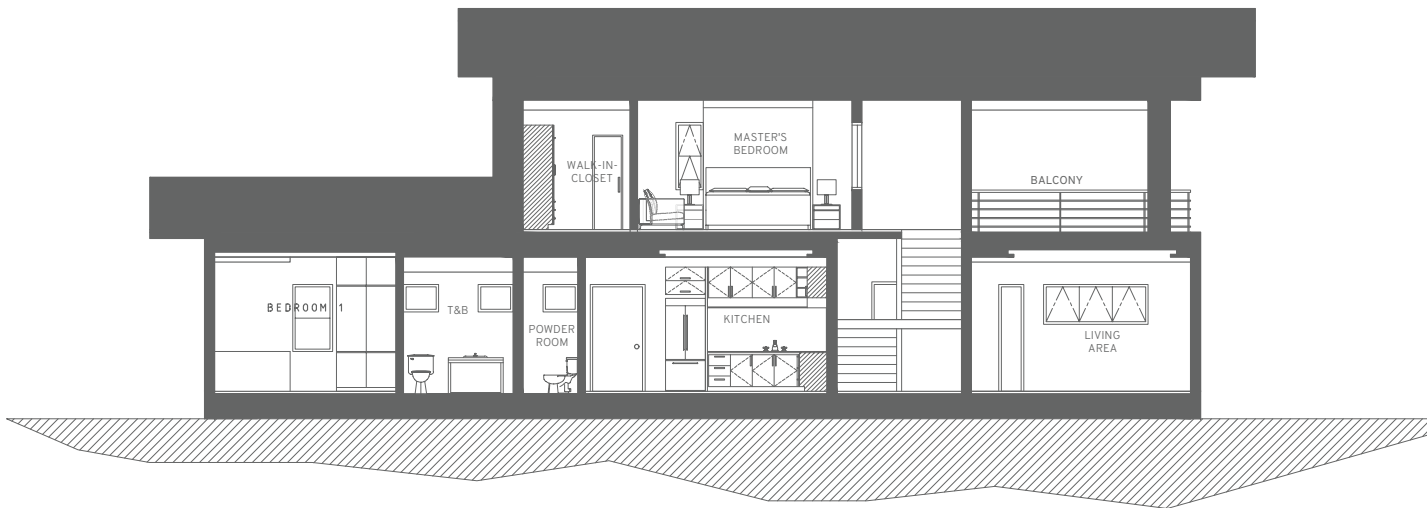


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## Architectural Projects

1

Pantar Norte,

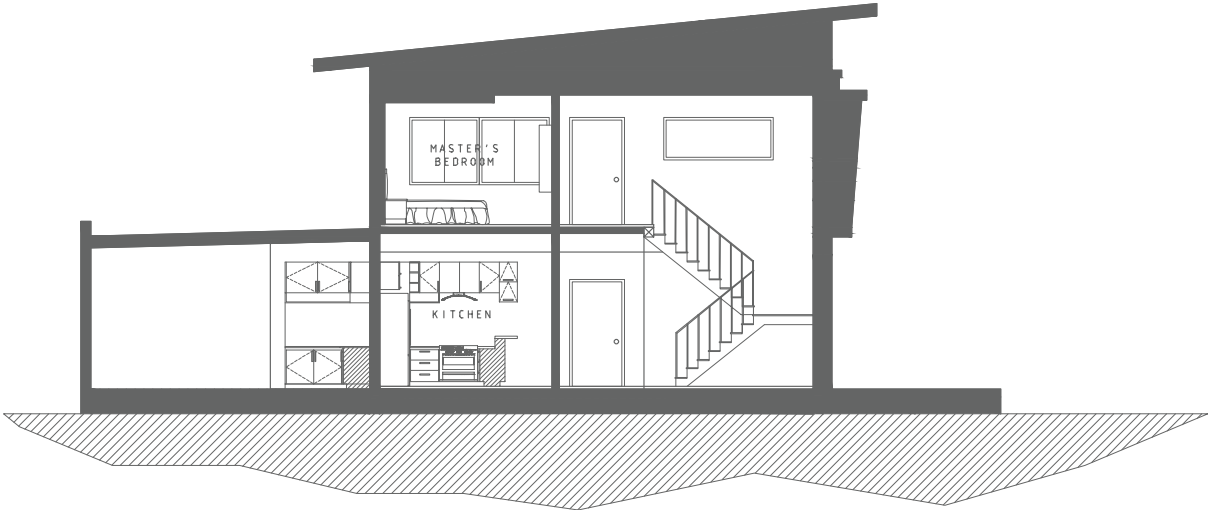


LONGITUDINAL SECTION



Balaoan, La Union

Architectural + Construction Services



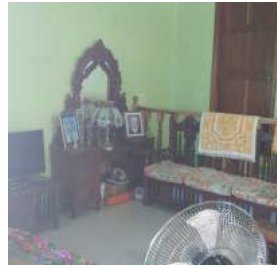
CROSS SECTION

Project Name:

Location: Pantar, La Union / Lot Area: 690 sqm. / Floor Size: 290 sqm.



### Ocular Visit



### Demolition and Pre-Construction





## On-Going Construction



Principal Architect: Ian Jacob. O. Lim  
Assistant Designer: Allaine Micah Muldong  
Contractors: Lim Arkitektura + RAYA Builders

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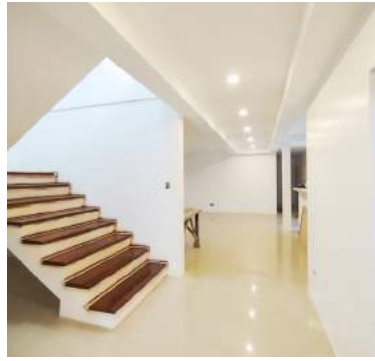


*/ On-site vs  
3D Visualization*

A 2-story 5-bedroom residence. All of the bedrooms have an attached bathroom, large closet, and spacious area. This project is the dream house of our client, who is currently living in the US. They wanted a huge white modern house with a spacious balcony that views the vast farm.

One of the best features of this house is the white roof. Since the weather in La Union is primarily dry and humid, we took advantage of the benefits of using a white roof.





*/ proposed interior design*



Materials Used:

Deco Stones | Textured Paint Finish | Plain White Paint with Gray Accents | Wood Parquet | Porcelain Tiles | Concrete Tiles



2



/ ground floor



**Project Name: FELL**

“Form follows function.” This proposed design was inspired by modern Japanese architecture. Fell’s house is a modern minimalist with a bright white complemented with wooden finishes, and it has 3-bedrooms. The right-side area opens to the main house entrance and the backyard garden and can serve as a multi-purpose area or room. Along the left side of the multi-purpose space is a door to the living area, dining area, and kitchen arranged in an open planning layout. The first bedroom is on the ground floor near the kitchen.

The kitchen has a modular design that creates an effect of hidden storage. It also has direct access to the washing area. The dining table is in contact with the kitchen prepare counter and has a sliding door/window serving as access to the left side of the house. The living area has a high ceiling with a TV console that conceals the stair behind it. It also has a large sliding WinDor, or it can be accessible to the front yard.

Upstairs caters to the other two bedrooms and an extra room for the office. There is also a corridor facing the living area. The whole layout of the Fell house is arranged to have significant passages that create an extension to the living and dining room while maximizing every corner of the footprint.



*/ second floor*

Location:	Bamban, Tarlac PH
Lot Area:	200 sqm.
Floor Area:	220 sqm.
Services:	Architecture
Designer:	Ar. Ian Jacob Lim

**Materials Used:**

Polished Concrete | Plain White Paint Finish |  
White Roof | Wood Parquet | Granite

# 3

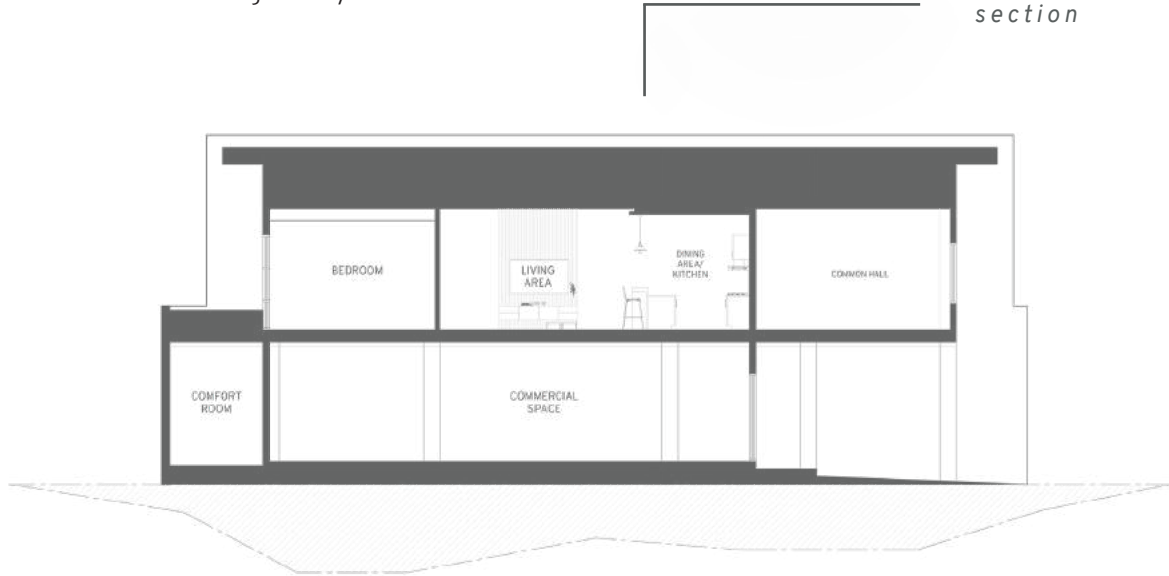
## Project Name: LEO

Location: Tarlac, Tarlac City / Lot Area: 170 sqm. / Floor Size: 160 sqm.

Principal Architect: Ian Jacob. O. Lim

Assistant Designer: Mylaine Puda

*longitudinal section*



*residential area*

*cross section*



*commercial area*

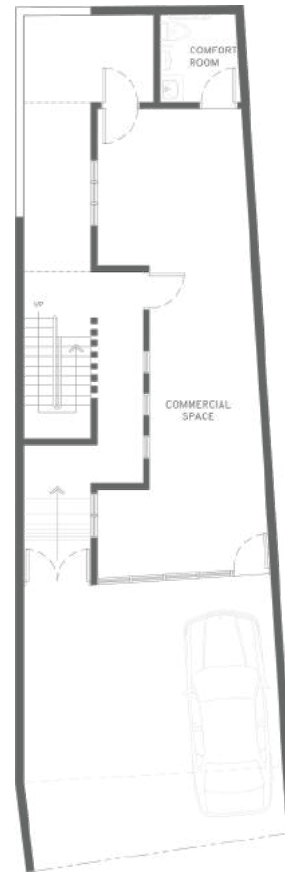


*/ living area*

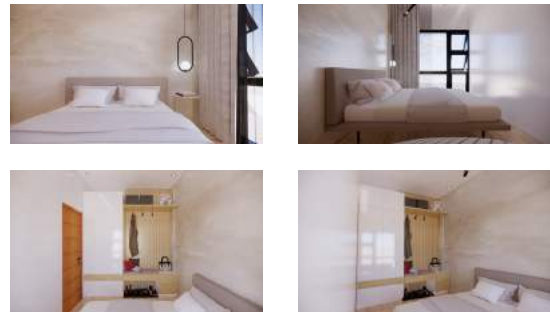


The design is to propose a fresh look to the emerging city of Tarlac. The site profile is a long rectangular shape next to the main road. The building footprint occupied is focused on the right side of the lot to maximize the space for occupancy and setback.

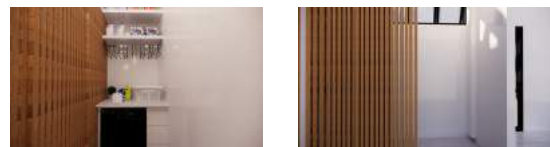
The proposed design aims to provide comfort and safety to the residents of this home. Our plan seeks to emphasize the differentiation of the commercial area to the residential through separate and private accesses and a chill and relaxing interior design



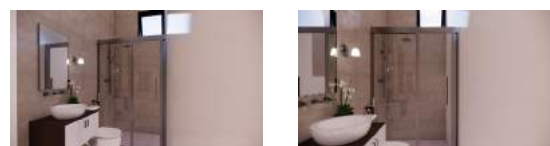
*/ bedroom*



*/ laundry room*



*/ bathroom*



# 4

## Project Name: RBA Townhomes

Location: Taytay, Rizal / Total Lot Area: 1 Hectare

Principal Architect: Ian Jacob. O. Lim



Service Rendered:

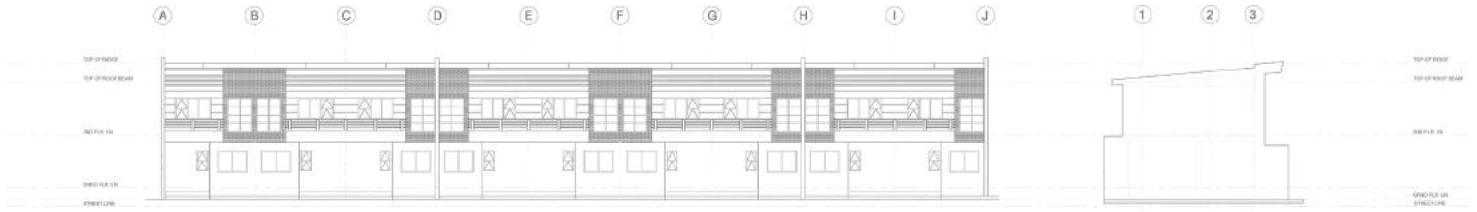
- / Plan and Design
- / Site Planning
- / Subdivision Layout

### About:

RBA Townhomes is a mid-end subdivision with a land area of 1 hectare and is located in Taytay, Rizal. PhilGem Realty Corporation, headed by Mr. Richard Carvajal, is the prime developer of this project.

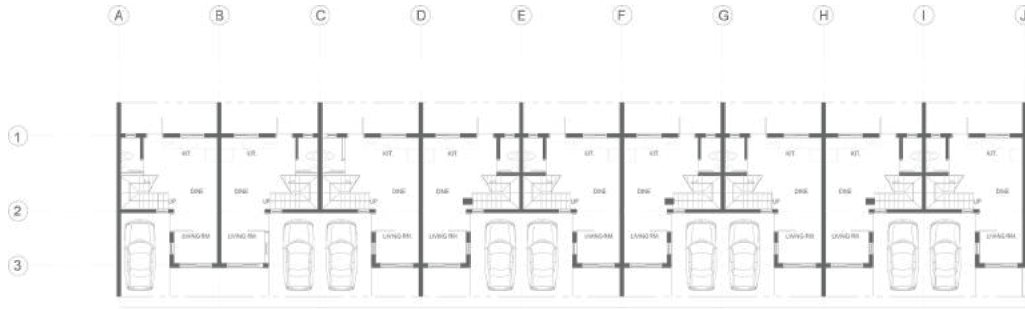
The developer of the project is Philgems Realty Corporation, headed by Mr. Richard Carvajal. The project is currently at phase 1, composed of 9 unit row houses with 56 square meters of lot area. Each house has a floor area of 82 square meters with an open-plan ground floor area. The second floor has two standard bedrooms and a master bedroom. The best features of these townhouses are the large frontage windows, wide carport area, and ample rear setback that can serve as an additional service area.



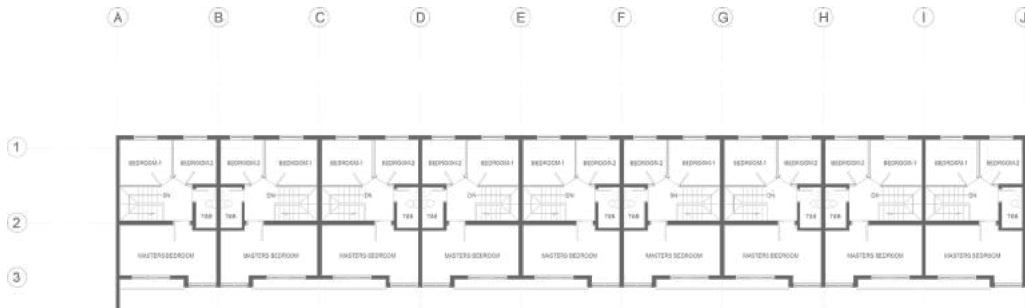


front elevation

left-side elevation



/ground floor



/second floor



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## Government Permits

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This certifies that

**LIM ARKITEKTURA ARCHITECTURAL DESIGN SERVICES**  
(NATIONAL)

is a business name registered in this office pursuant to the provisions of Act 3883, as amended by Act 4147 and Republic Act No. 863, and in compliance with the applicable rules and regulations prescribed by the Department of Trade and Industry.

This certificate issued to

**IAN JACOB ONG LIM**

is valid from 03 January 2020 to 03 January 2025 subject to continuing compliance with the above-mentioned laws and all applicable laws of the Philippines, unless voluntarily cancelled

In testimony whereof, I hereby sign this

**Certificate of Business Name Registration**

and issue the same on 03 January 2020 in the Philippines.

  
**RAMON M. LOPEZ**  
Secretary

**Business Name No. 1342515**

This certificate is not a license to engage in any kind of business and valid only at the scope indicated herein.



FMKN299210501286



**MUNICIPALITY OF BAMBAN**  
**BUSINESS PERMITS AND LICENSING OFFICE**  
**BUSINESS PERMIT**

Permit is hereby granted to  
**LIM ARKITEKTURA ARCHITECTURAL DESIGN SERVICES**

**BUSINESS NAME:** LIM ARKITEKTURA ARCHITECTURAL DESIGN SERVICES

**BUSINESS LOCATION / ADDRESS:** 16 BONIFACIO ST., BRGY. SAN ROQUE, BAMBAN, TARLAC

**PROPRIETOR / OPERATOR / MANAGER:** IAN JACOB LIM

**OFFICE / HOME ADDRESS:** 16 BONIFACIO ST., BRGY. SAN ROQUE, BAMBAN, TARLAC

to engage in or operate the above-mentioned business of trade activity, specifically as

**LINE OF BUSINESS:** ARCHITECTURAL SERVICES

**COMMODITIES / ITEMS / SERVICES:**

The permit hereby granted is subject to all existing pertinent laws and ordinance, rules and regulations governing the business or trade hereby granted. Any violation of the conditions for which this permit was granted or when public interest so requires shall be enough ground to cancel or revoke the said permit and close or padlock the place of business.

This permit should be displayed at all times on a conspicuous place at the establishment, otherwise a fine not less than P 1,000.00 will be levied and collected.

This Permit is valid up to December 31, 2021, renewable on or before January 20 of the following year unless otherwise cancelled or revoked.







Issued on the 13th day of JANUARY, 2021 at Bamban, Tarlac.

  
**Hon. Jose Antonio T. Feliciano**  
Municipal Mayor

**SARAP MAGSERBISYO**  
**SA BAYAN**



/ SANITARY PERMIT

	<p>REPUBLIC OF THE PHILIPPINES Municipality of Bamban OFFICE OF THE MUNICIPAL HEALTH OFFICER Bamban, Tarlac</p>		
<b>SANITARY PERMIT</b>			
ISSUED TO: <u>San Jacob O. Lim</u>			
NAME OF ESTABLISHMENT: <u>41m ARCHITECTURAL</u>			
ADDRESS: <u>Batangay San Roque, Bamban, Tarlac</u>			
SANITARY PERMIT NO: <u>63</u> DATE ISSUED: <u>January 13, 2021</u>			
DATE OF EXPIRATION: <u>December 31, 2021</u>			
<p>This permit is not transferable and will be revoked for violation of the Sanitary Rules, Laws or Regulations of P.D. 522 &amp; P.D. 856 and Pertinent Local Ordinances.</p>			
<b>RECOMMENDING APPROVAL:</b>			
 <u>JAN R. ARCILLA</u> SANITATION INSPECTOR			
APPROVED:			
 <u>ROMMEL P. LEAL, M.D.</u> MUNICIPAL HEALTH OFFICER			
			



**This establishment **MUST** issue  
RECEIPT/INVOICE  
for each service rendered/sale of goods.**

LIM ARKITEKTURA  
LIM ARKITEKTURA

**Business Name**

LIM ARKITEKTURA ARCHITECTURAL DESIGN SERVICES


**Registered Name**

324-215-050-000 / 17A

**TIN and Branch Code**

**2 TO 4 YEARS IMPRISONMENT  
FOR NON-ISSUANCE OF RECEIPT/INVOICE  
REPORT VIOLATORS TO ANY OF THE FOLLOWING:**

- Telephone No. 8981-7030
- contact\_us@bir.gov.ph
- commissioner@bir.gov.ph
- ANY BIR OFFICE



**BUREAU OF INTERNAL REVENUE  
PHILIPPINES  
1904**

This NOTICE must be posted within this establishment in an area conspicuous to the public view.





[www.limarkitektura.com](http://www.limarkitektura.com)

[limarkitektura@gmail.com](mailto:limarkitektura@gmail.com) / [ianjacoblim@gmail.com](mailto:ianjacoblim@gmail.com)

0999 675 1403 / 0915 778 7204